

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

In the matter of the application of:

SETHI (PLN180323)

RESOLUTION NO. 18-062

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is a single-family residence which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Administrative Permit and Design Approval to allow the construction of an approximately 4,010-square foot two-story single family dwelling with an approximately 790-square foot attached garage within a Visually Sensitive District; and
 - b.) Use Permit to allow development on slopes greater than 25%.

[PLN180323 - SETHI, 401 Via Del Milagro,
Monterey, Greater Monterey Peninsula Area Plan
(APN 173-074-024-000)]

The Sethi application (PLN180323) came on for public hearing before the Monterey County Zoning Administrator on October 25, 2018. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Monterey County Zoning Ordinance (Title 21); and
 - Greater Monterey Peninsula Land Use Area Plan.No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 401 Via Del Milagro, Monterey (Assessor's Parcel Number 173-074-024-000), Greater Monterey Peninsula Area Plan. The parcel is zoned as Low Density Residential, Building Site

Zoning District – Visually Sensitive District, 16-foot maximum height limit (LDR/B-6-VS (16')) which allows for residential uses of the first single-family dwelling per lot subject to an Administrative Permit and Design Approval. Therefore, the project is an allowed land use for this site. The project is consistent with the height and setback requirements for development in the LDR/B-6 District zone. The required front setback is 30 feet minimum; the project maintains a 36'-5½" front setback. The required side setback is 20 feet minimum; the project maintains a 69'-6" foot setback to the west and a 20'-8½" foot setback to the east. The required rear setback is 20 feet minimum; the project maintains a rear setback of 69'-6" feet.

- c) The parcel includes a "B-6" (Building Site District) zoning overlay. The B-6 zoning overlay does not allow further subdivision of the subject parcel. The project proposal does not involve any proposed land division and meets the development standards of the B-6 zoning overlay as discussed above.
- d) The parcel includes a "VS (16') (Visually Sensitive District with a 16' maximum height limitation) zoning overlay. The Visually Sensitive Overlay requires a use permit if any portion of the development is determined to have the potential to create a substantial adverse visual impact when viewed from a common public viewing area, or an Administrative Permit for all other development in the VS district. It was determined during site inspections conducted on August 14, 2018 after flagging and staking was conducted, that the development will not create a substantially adverse visual impact from any public area; therefore, an Administrative Permit has been incorporated and reviewed as part of the proposed project. The project does not create a substantially adverse visual impact based on the following: (1) Due to the topography, distance from the scenic corridor, and the existing landscaping berm & tree screening along the Highway 68 scenic corridor, views of the project site from the Highway 68 scenic corridor is minimal and would not create a substantial adverse visual impact when viewed from Highway 68; (2) The project meets all the site development standards, specifically the 16 foot maximum height limit and is tucked into the hillside; (3) landscape screening is a condition of approval (See Condition No. 8), and is considered an effective tool to break up the mass of the structure; and (4) the proposed colors & materials and architectural style of the single-family home are consistent with the neighborhood character and was approved by the Pasadera Architectural Review Committee on June 13, 2018.
- e) The project's exterior lighting plan will be required to meet the Exterior Lighting Guidelines of the County of Monterey pursuant to the 2010 General Plan Land Use Policy LU-1.13 (see Condition No. 9).
- f) Land Use Advisory Committee Review: The project was scheduled for the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) Meeting on October 3, 2018, however was continued to the October 17, 2018 LUAC meeting. Therefore, the outcome of the recommendation will be presented to the Zoning Administrator at the hearing and this resolution shall be updated to reflect the LUAC's recommendation.

- g) 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 PLN180323.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Salinas Rural Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to slope/slope stability due to the site being located on slopes in excess of 25%. A Geotechnical Report Update was prepared for the site on January 17, 2018 (the original report was prepared in 2005 (LIB050780)) by Haro, Kasunich and associates, Inc. Both the update and original geotechnical reports indicated that there are no physical or environmental constraints that would indicate that the site is not suitable or is hazardous for the proposed single-family residential home. County staff has independently reviewed the report and concur with its conclusions and has conditioned the project to comply with the geotechnical report's recommendations (see Condition No. 12 through 15).
 - c) Staff conducted a site inspection on August 14, 2018 to verify that the site is suitable for this use. The proposed construction, architectural style and colors & materials are consistent with the residential neighborhood character. Additionally, there are 5 oak trees located at the project site that will remain and therefore not be impacted by the proposed development (see Condition No. 7).
 - d) The Pasadera Architectural Review Committee reviewed the proposed plans and unanimously voted to approve the plans on June 13, 2018.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180323.

3. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 25% --** The project includes development on slopes exceeding 25%, and the proposed development better achieves the goals, policies, and objectives of the Monterey County General plan and the Monterey County Zoning Ordinance (Title 21) since there is no feasible alternative which would allow development to occur on slopes of less than 25%.

- EVIDENCE:**
- a) In accordance with General Plan policy OS-3.5, development on slopes in excess of 25%, “may be allowed pursuant to a discretionary permit if one or both of the following findings are made, based upon substantial evidence: 1. There is no feasible alternative which would allow development to occur on slopes of less than 25%; 2. The proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan, accompanying Area Plans, and all applicable master plans.” In this particular case, 100 percent of the residential lot is located on slopes that exceed 25% and therefore cannot be avoided. Different alternative layouts were

considered within the project's developable area, however were determined not feasible due to building restrictions, compliance with the Pasadera Design Guidelines and/or would prohibit the property owner from taking full advantage of the southern views enjoyed by other residential homes nearby. The steepest slopes within the project site are located within the southern portion of the buildable area and the proposed residential development avoids this area completely. Therefore, the proposed development better achieves the resource protection objectives and policies contained in the Monterey County General Plan and Greater Monterey Peninsula Area Plan.

- b) In accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the authority to grant said permit has been met.
- c) Staff has reviewed the project plans and visited the site on August 14, 2018, to analyze possible development alternatives.
- d) See the preceding and following findings and evidence.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
EVIDENCE: Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on the subject property prior to the site visit.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
EVIDENCE:
 - a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts one single-family residence.
 - b) The construction of the 4,009-square foot two-story residence and attached 790-square foot garage meets this exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 14, 2018.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location is not within a sensitive environment of significance. There is no cumulative impact, since it's a vacant lot without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a highway officially designated areas as a state scenic highway.
 - e) Staff conducted a site inspection on August 14, 2018 to verify that the site is suitable for this use.
 - f) 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 PLN180323.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

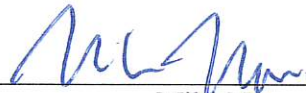
DECISION

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of an approximately 4,010-square foot two-story single family dwelling with an approximately 790 square foot attached garage within a Visually Sensitive District; and
 - b. Use Permit to allow development on slopes greater than 25%.

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 25th day October, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON: **OCT 26 2018**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE: **NOV 06 2018**

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 Planning Commission in the event of appeal.

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

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

Monterey County RMA Planning

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

PLN180323

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180323) allows the construction of a two-story 4,009-square foot single family dwelling with a 789-square foot attached garage on a 38,183-square foot (.877 acre) parcel. The property is located at 401 Via Del Milagro (Assessor's Parcel Number 173-074-024-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 4,009-square foot two-story single family dwelling with attached garage within a Visually Sensitive District, and 2) Use Permit to allow development on slopes greater than 25%. (Resolution Number 18-062) was approved by the Zoning Administrator for Assessor's Parcel Number 173-074-024-000 on October 25, 2018. The permit was granted subject to 17 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 a construction permit. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of a construction permit, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of a construction permit, 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.

The Owner/Applicant shall adhere to this condition on an on-going basis.

4. PD004- INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: The applicant/owner shall submit a signed and notarized Indemnification Agreement to the RMA Chief of Planning for review and signature by the County.

Prior to issuance of a construction permit, proof of recordation of the Indemnification Agreement, as outlined in this condition shall be submitted to RMA-Planning.

5. PD006(A) – CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to clearing any conditions of approval, the owner/applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD007 - GRADING-WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA – Planning and RMA – Building Services)

Compliance or Monitoring Action to be Performed: On an ongoing basis, the applicant/owner must obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD011 – TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the 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 a 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 a construction permit, the applicant/owner shall submit evidence of tree protection to RMA - Planning for review and approval.

During Construction, the applicant/owner 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 applicant/owner 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.

8. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (NEW §

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The site shall be landscaped in order to break up the massing of the home when viewed from the Highway 68 Scenic Corridor. Prior to the issuance of building permits, landscaping plans shall be submitted with the building plans to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. It shall also provide a note that states how the landscaping provides sufficient screening of the proposed home when viewed from Highway 68. Landscaping plans shall comply with the Pasadera Design Guidelines "Approved Plant Materials". The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of a construction permit, the applicant/owner/agent shall include landscape plans and contractor's estimate within the building plans for RMA - Planning's review and approval. Landscaping plans shall comply with the Pasadera Design Guidelines "Approved Plant Materials". All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of construction permits, the owner/applicant/agent shall submit to RMA – Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of a construction permit, a landscaping plan review fee must be submitted to RMA-Planning.

Prior to occupancy, evidence that the landscaping has been installed or that a certificate of deposit or other form of surety was made payable to Monterey County for that cost estimate has been submitted to Monterey County RMA - Planning.

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

9. PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall include exterior lighting plans with the building plans which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6 and with the Monterey County Exterior Lighting Guidelines pursuant to the 2010 General Plan Land Use Policy LU-1.13. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA – Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, lighting plans with catalog sheets for fixtures must be included in the building plans for RMA-Planning's review and approval.

Prior to Occupancy, evidence of lighting being installed in accordance with the approved plans must be submitted to the RMA-Planning for review and approval.

On an on-going basis, the lighting shall be maintained in accordance with the approved lighting plan.

10. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on October 25, 2021 unless use of the property or actual construction has begun within this period. (RMA – Planning)

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

11. PD041 – HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

Prior to the foundation pre-pour inspection, the applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

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

12. 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 grading plan. (RMA-Environmental Services)

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

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.

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. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation dated September 9, 2005 and a Geotechnical Investigation Update prepared by Haro, Kasunich, & Associates, dated January 17, 2018. 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.

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.

15. 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 project Geotechnical Investigation and the approved grading 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.

16. DRAINAGE PLAN (PASADERA)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The owner/applicant shall provide a drainage plan to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Pasadera Subdivision. A registered civil engineer or other qualified professional shall design a drainage plan to the satisfaction of the Water Resources Agency. (Water Resources Agency or other designated authority).

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the Owner/Applicant shall submit a drainage retention plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

17. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

PROJECT TEAM

OWNER

DR. ANIL SETHI
C/O CRISP VISION OPTOMETRY
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Phone: (831) 402-8294
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fax: (831) 899-7879
e-mail: mbayengr@mbay.net
Contact: Ben Wilson

PROJECT DATA

PROJECT ADDRESS:	401 VIA DEL MILAGRO MONTEREY (PASADERA), CA 93940
ASSESSOR'S PARCEL NUMBER:	173-074-024
ZONING:	LDR/B-6-VS (16')
RESIDENCE OCCUPANCY:	"R-3" (RESIDENCE) & "U" (GARAGE)
CONSTRUCTION TYPE:	TYPE V-B (SPRINKLERED) — SEE FIRE DEPARTMENT NOTES ON SHEET A3.3
SITE AREA:	± 30,183 sf (.87657 ACRES)
SITE COVERAGE:	4,009 sf RESIDENCE & GARAGE FOOTPRINT INCLUDES: 36 S.F. ROOFED ENTRY PORCH & 25 S.F. OF AREA AT GARAGE DOOR WALL RECESSES NOT IN GARAGE FLOOR AREA
	848 sf TOTAL EXT. BALCONY AREA THESE BALCONY AREAS ARE MORE THAN 24" ABOVE GRADE
	200 sf EXT. BALCONY OFF MASTER BEDROOM
	648 sf EXT. BALCONY OFF LIVING ROOM
	4,857 sf [TOTAL SITE COVERAGE] (12.72 % OF 30,183 sf SITE AREA)
ALLOWABLE SITE COVERAGE:	25% OF SITE AREA FOR LOTS GREATER THAN 20,000 S.F. 30,183 sf LOT X .25 OR 9,546 sf ALLOWED
FLOOR AREA:	3,159 sf UPPER FLR. LIVABLE FLR AREA 789 sf GARAGE FLOOR AREA 1,043 sf LOWER FLR. LIVABLE FLR AREA
	5,046 sf [TOTAL BLDG FLR AREA] (13.21 % OF 30,183 sf SITE AREA)
LIVABLE FLOOR AREA:	4,257 sf [TOTAL LIVABLE FLR AREA] (11.15 % OF 30,183 sf SITE AREA)
OTHER AREAS WITHIN BUILDING ENVELOPE:	156 sf LOWER FLOOR EXT. TERRACE COVERED BY UPPER FLOOR ABOVE
	1,182 sf LOWER FLR. CRAWL SPACE AREAS WITH GRADES HIGHER THAN LOWER FLOOR SLAB ELEVATION
	710 sf LOWER FLR. CRAWL SPACE AREAS WITH GRADES AT OR BELOW LOWER FLOOR SLAB ELEVATION
IMPERVIOUS SURFACE ELEMENTS ON SITE NOT DIRECTLY CONNECTED TO THE BUILDING:	385 sf SITE WALLS AT DRIVEWAY AND RAISED PLANTER BEDS
	3,573 sf DRIVEWAY (IF SEMI PERVIOUS PAVER SYSTEM WITH GRAVEL JOINTS IS NOT USED)
	3,958 sf [TOTAL NON-BLDGS IMPERVIOUS SURFACE AREA]
CALCULATED TO LIMIT OF THE PROPERTY LINE	
REQUIRED BLDG SETBACKS	MAIN STRUCTURES FRONT YARD SETBACK: 30' SIDE YARD SETBACK: 20' REAR YARD: 20'
MAXIMUM BLDG HEIGHT ALLOWED:	16 FEET ABOVE AVERAGE GRADE

IMPERVIOUS SURFACE ELEMENTS ON SITE NOT DIRECTLY CONNECTED TO THE BUILDING:	385 sf SITE WALLS AT DRIVEWAY AND RAISED PLANTER BEDS
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MAXIMUM BLDG HEIGHT ALLOWED:	16 FEET ABOVE AVERAGE GRADE

UTILITIES INFORMATION

ELECTRICAL SERVICE:	PG&E: SERVICE TO BE UNDERGROUND TO RESIDENCE FROM (E) U.G. LINES AT STREET
WATER SERVICE:	CALIFORNIA - AMERICAN WATER COMPANY SEE GENERAL NOTE "B"
GAS SERVICE:	PG&E:
SEWER SERVICE:	SEWER SYSTEM @ ROAD SERVED BY: CALIFORNIA - AMERICAN WATER COMPANY

GENERAL NOTES

- A) PROPERTY LINES; (E) STREET PAVING EDGES;
(E) UTILITY LOCATIONS AND (E) GRADE
ELEVATIONS ARE BASED ON INFORMATION
CONTAINED ON TOPOGRAPHIC SURVEY
PREPARED BY MONTEREY BAY ENGINEERS, INC.
DATED DECEMBER 2004 WHICH IS INCLUDED IN
THIS PLAN SET.
- SITE SLOPE NOTES:
THE ENTIRE PARCEL WITHIN PERIMETER SITE
BOUNDARIES HAVE SLOPES OF 25% OR
GREATER (100% OF PARCEL HAVING OVER
25% SLOPE). SITE SLOPES FROM NORTH TO
SOUTH ARE AS FOLLOWS:
.1) FROM THE ROAD EDGE TO GRADE
COUNTOUR @ 100.00' - SLOPES RANGE
FROM 9.50% TO 10.50%.
.2) FROM GRADE COUNTOUR @ 100.00'
TO THE FRONT YARD SETBACK LINE
SITE SLOPES ARE GENERALLY AT 33.33%
WITH SITE SLOPE AT THE AREAS ALIGNED
WITH THE TOP OF DRIVEWAY AND WEST
SIDE YARD SETBACK BEING 28% TO 29%.
.3) FROM THE FRONT YARD SETBACK LINE
TO THE REAR SETBACK LINE, THE SITE
SLOPE IS GENERALLY 21.77% AREAS OF
THE PROPOSED HOUSE WITH LESSER SLOPES
OF AROUND 25% TOWARD THE WESTERLY
SIDE OF THE PARCEL THAT ALIGNS WITH THE
TOP OF DRIVEWAY AND WEST SIDE YARD
SETBACK LOCATIONS.
- B) NEW WATER SERVICE IS REQUIRED FOR
THIS PARCEL. WATER ALLOCATIONS NEED TO
BE SECURED AND OBTAINED THRU APPROVAL
BY THE MONTEREY PENINSULA WATER
MANAGEMENT DISTRICT (MPWMD) AND BY
APPROVAL OF THE PROJECT BY REVIEW OF
THE COUNTY OF MONTEREY PLANNING AND
BUILDING INSPECTION DEPARTMENTS. A NEW
WATER METER IS REQUIRED FOR THE NEW
RESIDENCE ON AN UNDEVELOPED PARCEL
WITHOUT PRIOR WATER ALLOCATIONS BEING
RESERVED FOR SITE DEVELOPMENT.
- C) NO NEW FENCING AT PROPERTY LINES
OR OTHER LOCATIONS AROUND THE
RESIDENCE IS PROPOSED.
- D) NO EXISTING TREES ARE PROPOSED TO BE
REMOVED. NEW LANDSCAPING IS SHOWN
ON PLAN SHEET L52.1 (CONCEPT LANDSCAPE
PLAN) WHICH MOSTLY OCCURS IMMEDIATELY
ADJACENT TO THE BLDG PERIMETER, ALONG
DRIVEWAY SITE WALLS AND AT RAISED
PLANTER BEDS AT DRIVEWAY & GARAGE
AREAS.
- E) THERE ARE NO KNOWN ENVIRONMENTALLY
SENSITIVE HABITATES; ARCHAEOLOGICAL
RESOURCES; HISTORIC SITES; OR
IDENTIFIED HAZARDS (e.g. GEOLOGICAL)
ON THE SITE. SEE GEOTECHNICAL REPORT
FOR KNOWN SEISMIC FAULTS THAT ARE
WITHIN OR POTENTIALLY AFFECT THE
MONTEREY PENINSULA AREA & ADJACENT
COMMUNITIES.
- F) SEE PLAN SHEET E2.1 FOR PROPOSED
EXTERIOR LIGHTING.
- G) BASED ON DRIVEWAY AND GARAGE
CONFIGURATIONS, ON-SITE PARKING
CAN BE AS FOLLOWS:
(3) COVERED PARKING SPACES
(2) EXT. UNCOVERED PARKING SPACES
- REQUIRED PARKING: (2) UNCOVERED
SPACES PER TITLE 21, SECTION 21.58.040
- H) SEE GRADING PLAN (CIVIL DRAWS)
FOR GRADING CUT & FILL QUANTITIES

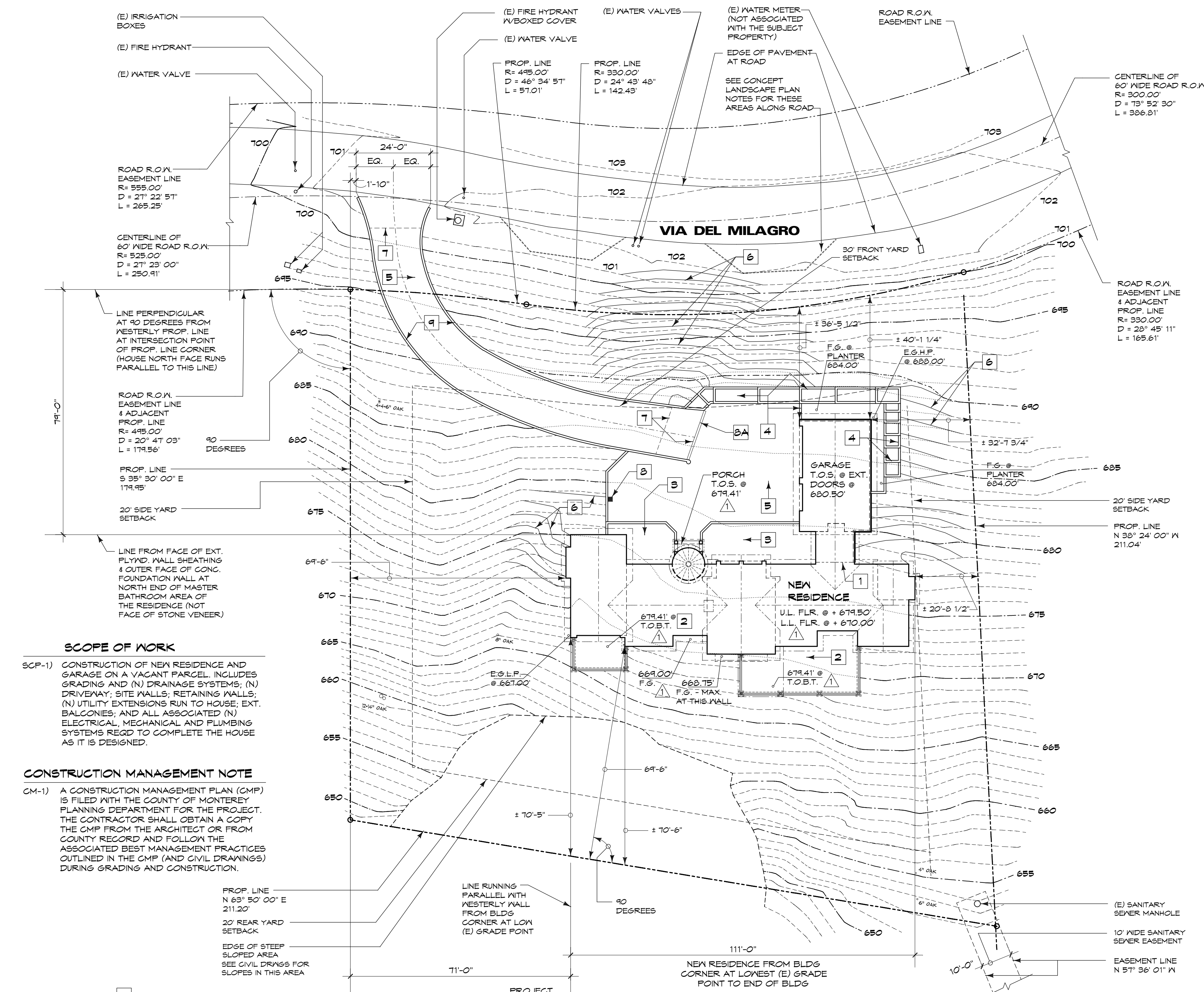
LIST OF DRAWINGS

(LAND USE & DEVELOPMENT APPLICATION SUBMITTAL)

SHT #	SHEET TITLE
	ARCHITECTURAL
A1.1	SITE PLAN & PROJECT DATA
DEC 2004	TOPOGRAPHIC SURVEY
A2.1	UPPER LEVEL FLOOR PLAN
A2.2	LOWER LEVEL FLOOR PLAN
A2.3	NOT USED (RESERVED)
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS & ELEVATIONS
L2.1	CONCEPT LANDSCAPE PLAN
E2.1	EXTERIOR LIGHTING PLAN

CIVIL

C1	GRADING & DRAINAGE PLAN
C2	DRAINAGE PLAN
C3	GRADING & DRAINAGE PLAN



SCOPE OF WORK

- SCP-1) CONSTRUCTION OF NEW RESIDENCE AND
GARAGE ON A VACANT PARCEL. INCLUDES
GRADING AND (N) DRAINAGE SYSTEMS; (N)
DRIVEWAY; SITE WALLS; RETAINING WALLS;
(N) UTILITY EXTENSIONS RUN TO HOUSE; EXT.
BALCONIES; AND ALL ASSOCIATED (N)
ELECTRICAL, MECHANICAL AND PLUMBING
SYSTEMS READ TO COMPLETE THE HOUSE
AS IT IS DESIGNED.

CONSTRUCTION MANAGEMENT NOTE

- CM-1) A CONSTRUCTION MANAGEMENT PLAN (CMP)
IS FILED WITH THE COUNTY OF MONTEREY
PLANNING DEPARTMENT FOR THE PROJECT.
THE CONTRACTOR SHALL OBTAIN A COPY
THE CMP FROM THE ARCHITECT OR FROM
COUNTY RECORDS AND FOLLOW THE
ASSOCIATED BEST MANAGEMENT PRACTICES
OUTLINED IN THE CMP (AND CIVIL DRAWINGS)
DURING GRADING AND CONSTRUCTION.

KEYED NOTES -

- 1 1'-0" STEP UP AT FLOOR ELEVATION
AT UPPER FLOOR LEVEL LAUNDRY
& MUD ROOM AND AT SHORT HALL
THAT LEADS TO MUD ROOM
- 2 EXTERIOR BALCONY (TILE OR
STONE FLOOR) WITH 3'-6" HIGH
RAILING AT OUTER EDGES
- 3 PLANTER AREA
- 4 RAISED PLANTER BEDS WITH SITE
RETAINING WALLS THAT STEP UP
TO HIGHER GRADE ELEVATIONS
IN 4" HIGH STEPPED INCREMENTS.
SEE GRADING PLAN & ELEVATIONS
ON SHEETS A3.1 THRU A3.3
- 5 DRIVEWAY (PAVERS)
- 6 (N) GRADES SLOPED AT 2 1/2:1 MAX.
SEE GRADING PLAN FOR GRADE
COUNTOUR ELEVATIONS
- 7 GRADE BREAK ALONG DRIVEWAY
AT POINT WHERE 10' LONG 8% TO
8% SLOPE BLEND TRANSITION
ZONES OCCUR AT CHANGE OF
DRIVEWAY SLOPE WHERE IT MEETS
THE ROADWAY EDGE AND AT
LESSER SLOPED DRIVEWAY AREAS
AS OCCUR IN FRONT OF THE GARAGE
AND RESIDENCE ENTRY

NOTE:
SYMBOLS AND ABBREVIATIONS AS SHOWN
ON THE SITE PLAN DENOTE THE FOLLOWING:

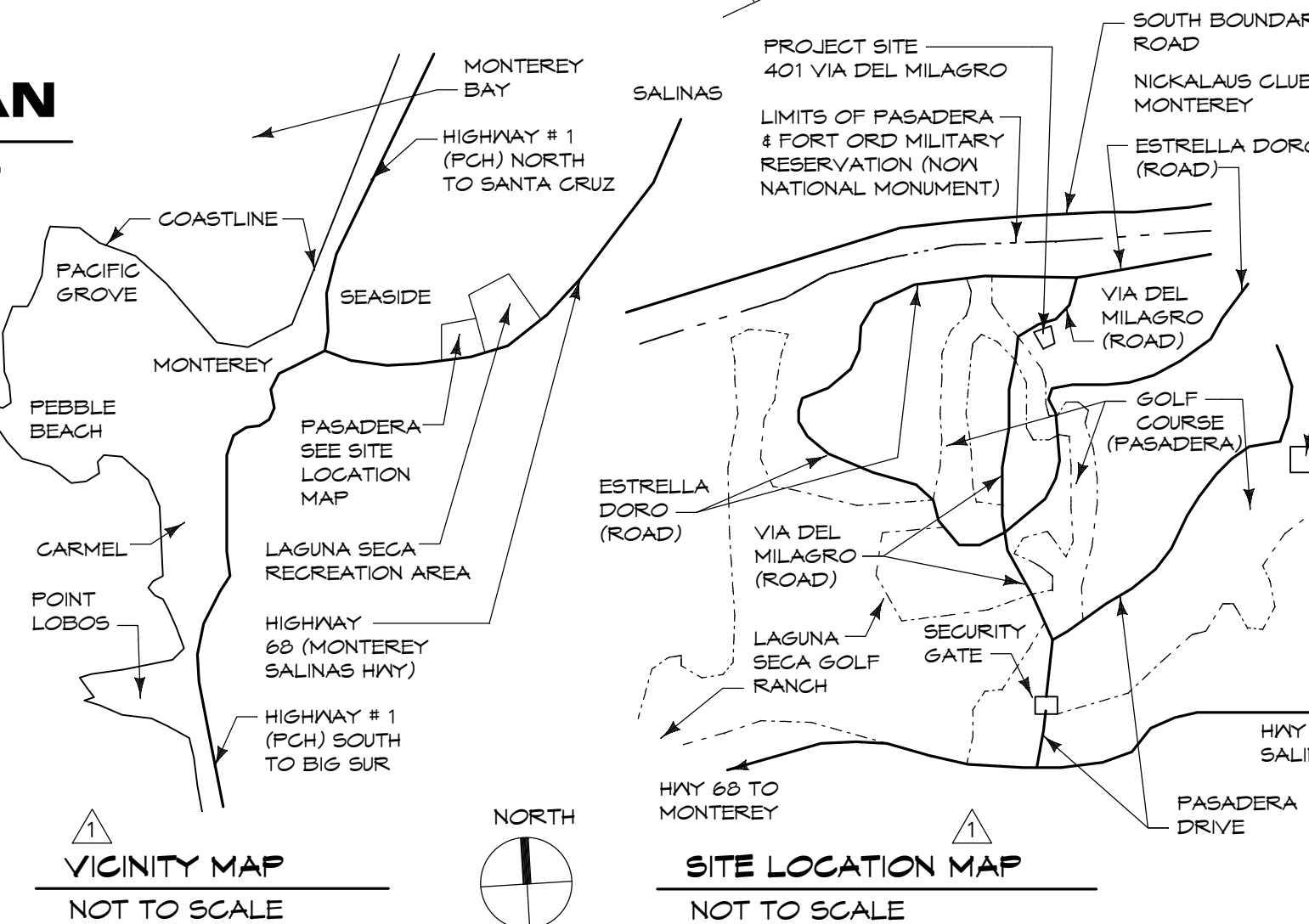
84.33'	ELEVATION REFERENCE POINT
F.G.	FINISH GRADE (E) = EXISTING & (N) = NEW
T.O.B.T.	TOP OF EXT. BALCONY TILE
E.G.L.P.	EXISTING GRADE - LOW POINT OF (E) GRADE AT BLDG CORNER
E.G.H.P.	EXISTING GRADE - HIGH POINT OF (E) GRADE AT BLDG CORNER

(E) GRADE POINTS USED TO
ESTABLISH AVERAGE NATURAL
GRADE AND MAXIMUM BLDG
HEIGHT AS FOLLOWS:
E.G.H.P. @ 688.00'
E.G.L.P. @ 667.00'
688.00' + 667.00' = 1,355.00'
1,355.00' ÷ 2 = 677.50' AVERAGE
NATURAL GRADE AT BLDG.

BLDG MAX. HEIGHT: 16 FEET
ABOVE AVERAGE NATURAL GRADE OR
677.50' + 16'-0" (16.00') = 693.50'
MAX. TO TOP POINT OF HIGHEST
ROOF (ROOFING) ELEMENT

SITE PLAN

SCALE: 1" = 20'-0"



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Sethi Residence

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Dr. Anil Sethi and Family
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Monterey, California 93940 APN 171-074-024

DATE 8-21-2018

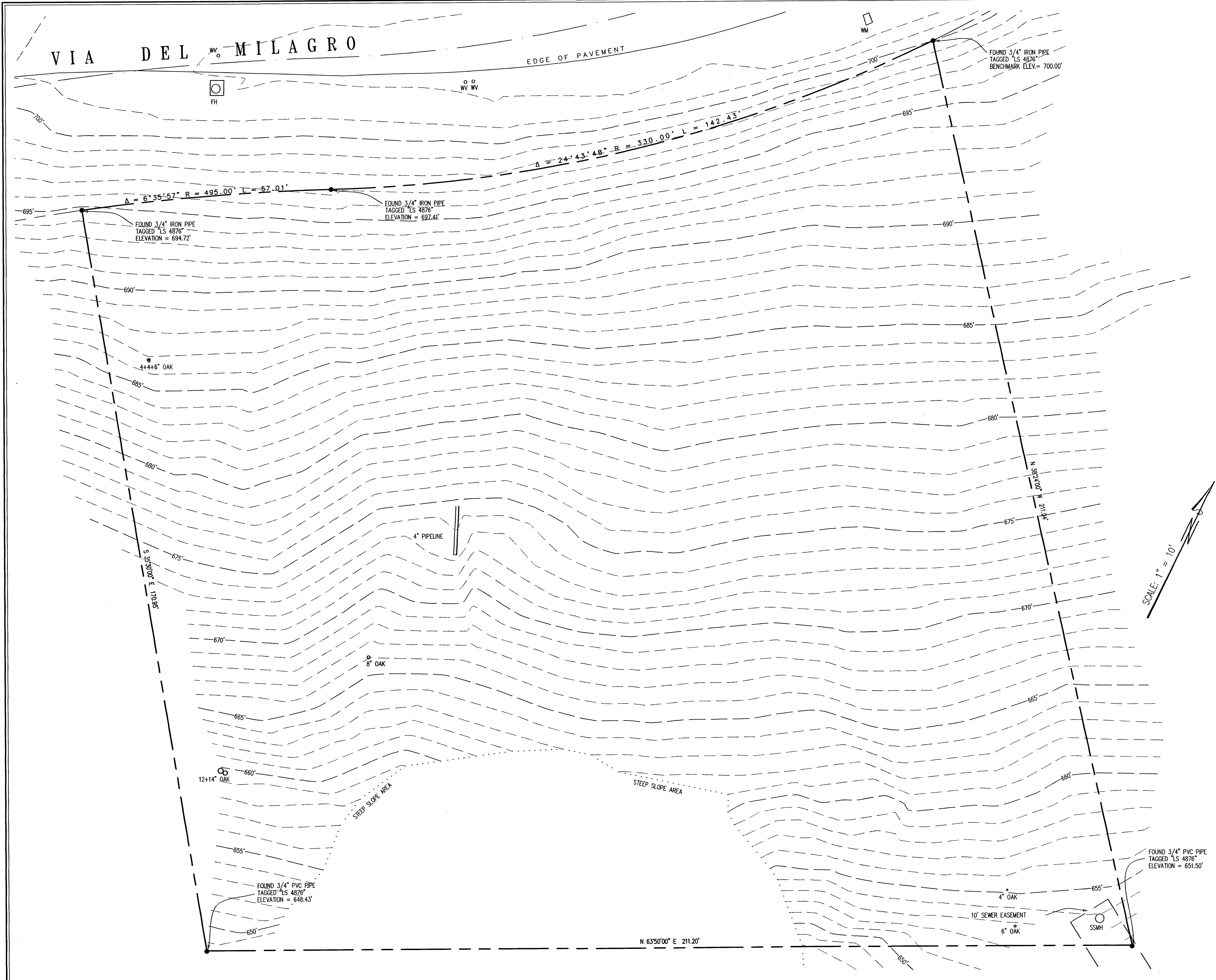
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PLANNING REV.
4-25-2018

DRAWN BY
JOB NO. 1805

SHEET TITLE

Site Plan
& Project
Data

SHEET NO. A1.1



NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL 1 FOOT.
4. ELEVATION SHOWN ARE BASED ON ASSUMED DATUM: BENCHMARK: 3/4" IRON PIPE TAGGED "LS 4876" ELEVATION = 700.00'.
5. ● DENOTES A FOUND MONUMENT.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

LEGEND:

FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
WM WATER METER
WV WATER VALVE



TOPOGRAPHIC SURVEY

LOT 98
TRACT 1307 RANCHO MONTEREY
(Filed in Vol. 20 of Cities & Towns at Page 7, Records of Monterey County)

PREPARED FOR
GOZZI CONSTRUCTION

BY
MONTEREY BAY ENGINEERS, INC.
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 10' JOB No. 04-124 DECEMBER, 2004

FLOOR PLAN GENERAL NOTES

- A) SEE PLAN SHEET A2.2 FOR LOWER LEVEL FLOOR PLAN.
- B) SEE PLAN SHEET E2.1 FOR EXTERIOR LIGHTING PLAN.

4,009 S.F. BLDG FOOTPRINT COVERED BY RESIDENCE UPPER FLOOR LIVABLE AREA & GARAGE (INCLUDES 36 S.F. ROOFED EXT. ENTRY PORCH & 25 S.F. OF AREA @ GARAGE DOOR RECESSES NOT PART OF GARAGE FLR AREA)

848 S.F. TOTAL EXTERIOR BALCONY AREA (AS SITE COVERAGE DUE TO BEING MORE THAN 24" ABOVE GRADES BELOW)

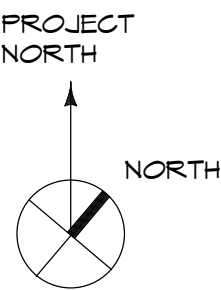
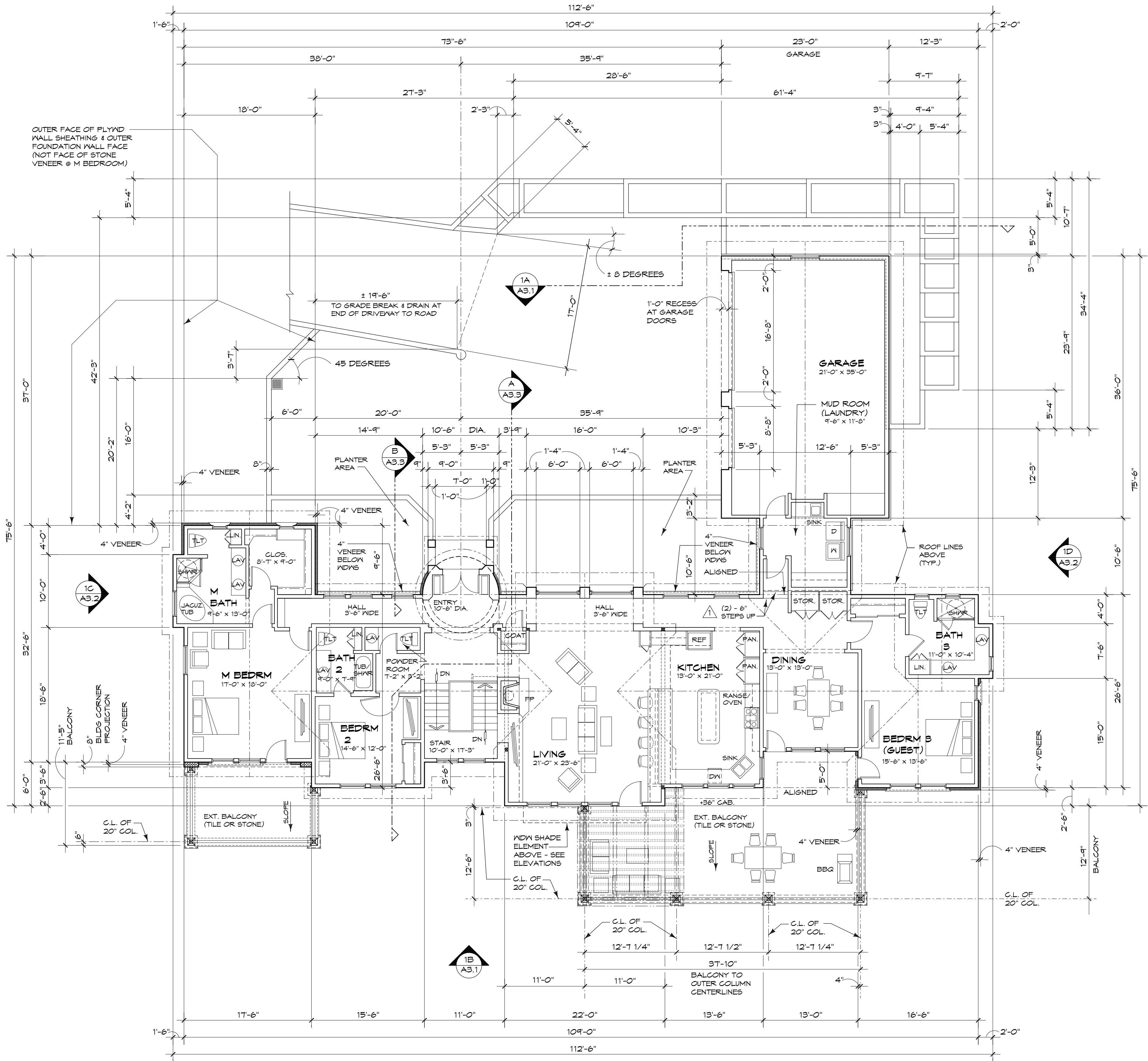
3,159 S.F. LIVABLE AREA AT RESIDENCE

789 S.F. 3 CAR GARAGE FLOOR AREA (EXCLUDING MUD ROOM (LAUNDRY) SINK AREA PROJECTING INTO GARAGE COUNTED AS RESIDENCE LIVABLE FLOOR AREA)

36 S.F. ROOFED ENTRY PORCH

648 S.F. EXT. BALCONY OFF LIVING ROOM

200 S.F. EXT. BALCONY OFF MASTER BEDROOM



1

UPPER LEVEL FLOOR PLAN

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

0 12' 4' 8'

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REVISIONS
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9-25-2018

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JOB NO. 1805

SHEET TITLE

Upper Level
Floor Plan

SHEET NO. A2.1

LEGEND & KEYED NOTES -

1 CRAWL SPACE ACCESS DOOR AT LIMIT OF INTERIOR ROOM DEVELOPMENT

2 BEARING WALLS WITH FOUNDATIONS BELOW TO BE CONSTRUCTED IN THE 4 HIGH CRAWL SPACE AREAS AS REFERENCED BY NOTE "CS-1" THAT SUPPORT UPPER FLOOR FRMG ABOVE

BEARING WALLS REFERENCED BY NOTE ARE TO HAVE FOUNDATIONS BELOW WHERE THE TOP OF FOUNDATIONS ARE LEVEL WITH AND AT THE SAME FLOOR SLAB ELEVATION AS FLOOR SLABS AS OCCUR NORTH AND EAST OF THE INTERIOR STAIR.

3 HOOD BEAMS RUN TO POSTS WITHIN ENDS OF BEARING WALLS REFERENCED BY THESE KEYED NOTES. BEAMS ARE TO BE FRAMED IMMEDIATELY BELOW FLOOR JOIST FRAMING AT UPPER FLR LEVEL ABOVE. THESE BEAMS OCCUR WITHIN UNDEVELOPED CRAWL SPACE AREAS REFERENCED BY NOTE "CS-1"

4 @ INTERIOR WALL @ EXTERIOR WALL
NON-BEARING WALL CONSTRUCTED BETWEEN BEARING WALL LOCATIONS AND BELOW BEAM PLACED BELOW UPPER FLOOR LEVEL FLOOR JOISTS TO OCCUR IN HIGH CRAWL SPACE AREAS REFERENCED BY NOTE "CS-1". THESE WALLS OCCUR WEST OF THE INTERIOR STAIR WALL FRAMING AT THESE NON-BEARING WALL LOCATIONS ARE TO BE CONSTRUCTED IN A MANNER TO ALLOW FOR POSSIBLE FUTURE REMOVAL OF THE WALL AND/OR PORTIONS OF THE WALL FOR FUTURE WALL OPENINGS AND/OR FOR INSTALLING FUTURE EXTERIOR DOORS OR WINDOWS. SEE ADJACENT NOTE 4 CRAWL SPACE NOTE "CS-1".

WHERE NON-BEARING WALLS ARE INDICATED, BEAMS ARE TO BE FRAMED IMMEDIATELY BELOW UPPER FLOOR LEVEL FLOOR FRAMING (FLOOR JOISTS) SIMILAR TO KEYED NOTE 3

NOTE: BEAMS SHALL RUN TO SUPPORTING POSTS WITHIN BEARING WALLS EACH SIDE OF THE NON-BEARING WALL LOCATION. POSTS ARE TO BE PLACED A MINIMUM OF 3' BEYOND THE NON-BEARING WALL SECTION. SEE STRUCTURAL DRAWS FOR POST AND BEAM FRAMING AS WELL AS SLABS OR FOUNDATIONS AS MAY OCCUR ALONG THE NON-BEARING WALL AND AT ADJACENT BEARING WALLS.
FOR NON-BEARING WALL SECTIONS AS OCCUR ALONG EXTERIOR WALLS, PROVIDE PLASTER SCREED (PLASTER & LATH STOP) AT ENDS OF VERTICAL POSTS AND ALONG THE BOTTOM OF BEAMS THAT OCCUR UNDER UPPER FLOOR LEVEL FLOOR JOISTS. THE SCREED IS TO ALLOW FOR POSSIBLE FUTURE REMOVAL OF EXT. PLASTER FINISH AND LATH - SEE NOTE "CS-1"

1,098 S.F. LIVABLE AREA TO LIMIT OF WEST WALL AT STAIR INCLUDING THE MECHANICAL ROOM [EXCLUDES ALL CRAWL SPACE AREAS]

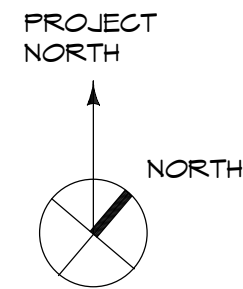
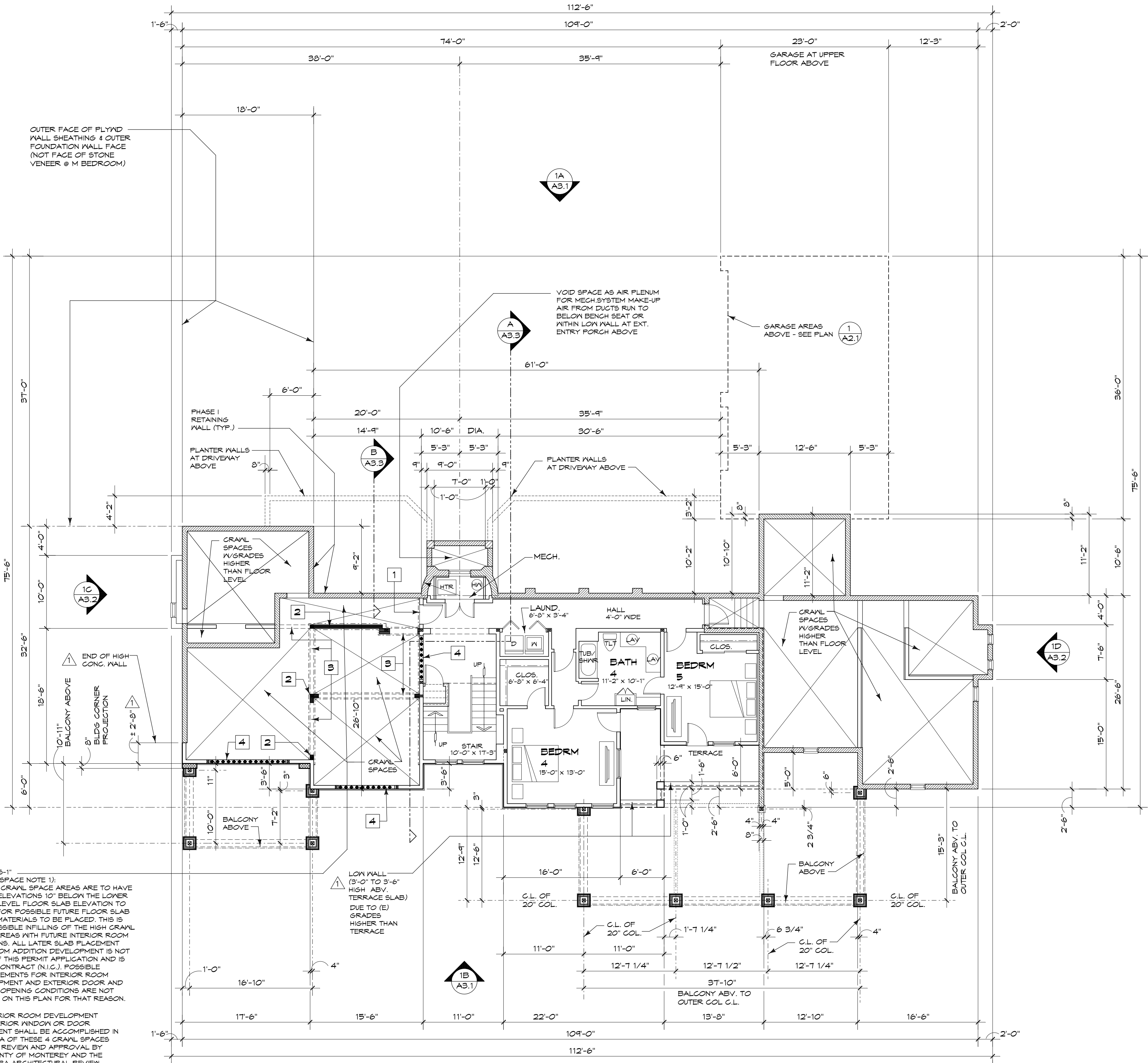
156 S.F. EXT. TERRACE AT LOWER FLOOR LEVEL COVERED BY BLDG AREAS AT UPPER FLR ABOVE

1,182 S.F. CRAWL SPACES WITH GRADES HIGHER THAN LOWER FLOOR LEVEL SLAB
710 S.F. CRAWL SPACES WITH GRADES 10" BELOW LOWER FLOOR LEVEL SLAB SEE NOTE "CS-1"

NOTE "CS-1"
(CRAWL SPACE NOTE 1): THESE 4 CRAWL SPACE AREAS ARE TO HAVE GRADE ELEVATIONS 10" BELOW THE LOWER FLOOR LEVEL FLOOR SLAB ELEVATION TO ALLOW FOR POSSIBLE FUTURE FLOOR SLAB & BASE MATERIALS TO BE PLACED. THIS IS FOR POSSIBLE INFILLING OF THE HIGH CRAWL SPACE AREAS WITH FUTURE INTERIOR ROOM ADDITIONS. ALL LATER SLAB PLACEMENT AND ROOM ADDITION DEVELOPMENT IS NOT PART OF THIS PERMIT APPLICATION AND IS NOT IN CONTRAST (N.C.) POSSIBLE ARRANGEMENTS FOR INTERIOR ROOM DEVELOPMENT AND EXTERIOR DOOR AND WINDOW OPENING CONDITIONS ARE NOT DEFINED ON THIS PLAN FOR THAT REASON.

NO INTERIOR ROOM DEVELOPMENT OR EXTERIOR WINDOW OR DOOR PLACEMENT SHALL BE ACCOMPLISHED IN THE AREA OF THESE 4 CRAWL SPACES WITHOUT REVIEW AND APPROVAL BY THE COUNTY OF MONTEREY AND THE PASADENA ARCHITECTURAL REVIEW COMMITTEE. ADDITIONALLY, OBTAINING CONSTRUCTION PERMITS FOR ANY POSSIBLE FUTURE INTERIOR ROOM DEVELOPMENT OR EXTERIOR WALL OPENINGS IN THESE CRAWL SPACE AREAS MUST FIRST BE OBTAINED FROM THE COUNTY OF MONTEREY BUILDING AND PLANNING DEPARTMENTS PRIOR TO:

- 1) FLOOR SLAB PLACEMENT.
- 2) NON-BEARING WALL REMOVAL OR PLACEMENT OF EXTERIOR DOORS OR WINDOWS IN NON-BEARING WALL AREAS.
- 3) INTERIOR ROOM DEVELOPMENT.
- 4) EXTENSIONS OF PLUMBING, MECHANICAL & ELECTRICAL SYSTEMS INTO AREAS WITHIN THESE CRAWL SPACES.



2

LOWER LEVEL FLOOR PLAN

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

0' 1' 2' 4' 8'

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DATE 8-21-2018

REVISIONS
PLANNING REV.
4-25-2018

DRAWN BY
JOB NO. 1805

SHEET TITLE

Lower Level
Floor Plan

SHEET NO. A2.2

ROOF PLAN GENERAL NOTES

- A) LETTERS ON ROOF PLAN DENOTE THE FOLLOWING:
- H = HIP
R = RIDGE
V = VALLEY
FS = FASCIA W/MTL. DRIP EDGE
FSG = FASCIA W/GUTTER & MTL. ROOF EDGE DRIP FLASHING
RK = RAKE FASCIA AND RAKE FASCIA @ GABLE W/MTL. ROOF EDGE DRIP FLASHING
OTR = OUTRIGGER PLACED AT EXT. WALL TO SUPPORT FASCIA OR AS DECORATIVE BLDG ELEMENT
SDL = FLASHED SADDLE
RV = RIDGE VENT
RFV = ROOF VENT (LOW PROFILE DORMER STYLE VENT)
BM = BEAM BELOW ROOF TO SUPPORT ROOF FRMG
BM@R = BEAM BELOW RIDGE TO SUPPORT RAFTERS RUN TO RIDGE
BME = RIDGE BEAM EXTENDING BEYOND EXT. WALL LINE TO INTERSECT BACK SIDE OF GABLE RAKE FASCIA
DS = DOWNSPOUT LOCATION
DSHG = DOWNSPOUT AT HIGHER GUTTER OUTFALLING TO LOWER GUTTER BELOW OR TO LOWER ROOF BELOW HAVING GUTTER SYSTEM AT ITS FASCIA
- B) ROOF PITCH FOR ALL ROOF AREAS AT THE RESIDENCE IS 9:12 PITCH
- EXCEPTIONS:
.1) CURVED ROOF AREA OVER ENTRY PORCH.
- B.1) ROOF OVERHANGS AT THE RESIDENCE AND GARAGE ARE TYPICALLY 1'-6" AT EAVES AND 2'-0" AT GABLE ENDS WITH RAKED FASCIA (TYPICAL UNLESS NOTED OR DIMENSIONED OTHERWISE ON ROOF PLAN FOR OVERHANGS - O.H.). ROOF OVERHANGS ARE MEASURED FROM THE OUTER FACE OF THE FASCIA BOARDS TO THE EXTERIOR FACE OF EXTERIOR WALL SHEATHING AT WALLS WHERE THE OVERHANG OCCURS.
EXCEPTION: ROOF AREAS SUPPORTED BY EXPOSED BEAMS SHALL BE MEASURED FROM THE OUTER FACE OF THE BEAM.
- C) ROOFING AT THE RESIDENCE IS TO BE CLAY TILE ROOFING - INNOVA TILE "S" TILE OR BARREL TILE ROOFING. THE OWNER PREFERES USE OF CLAY "S" TILE ROOFING DUE TO COST & WEIGHT OF ROOF MATERIAL CONSIDERATIONS. FINAL ROOFING MATERIAL, PRODUCT & COLOR SELECTED BY OWNER AND CONTRACTOR ARE SUBJECT TO BEING APPROVED BY PASADERA ARC AND MONTEREY COUNTY PLANNING DEPT. UNDER DESIGN APPROVAL REVIEWS.
- INSTALL NEW ROOFING IN ACCORDANCE WITH CRC SECTION R905.2.
- ALL ROOFING SHALL BE CLASS "A" ROOFING MATERIALS AND UNDERLAYMENTS. INSTALL ROOFING PER MANUFACTURER'S INSTRUCTIONS AND ANY OTHER APPLICABLE ROOFING REQUIREMENTS REFERENCED UNDER THE CALIFORNIA RESIDENTIAL BUILDING CODE (2016 CRC).

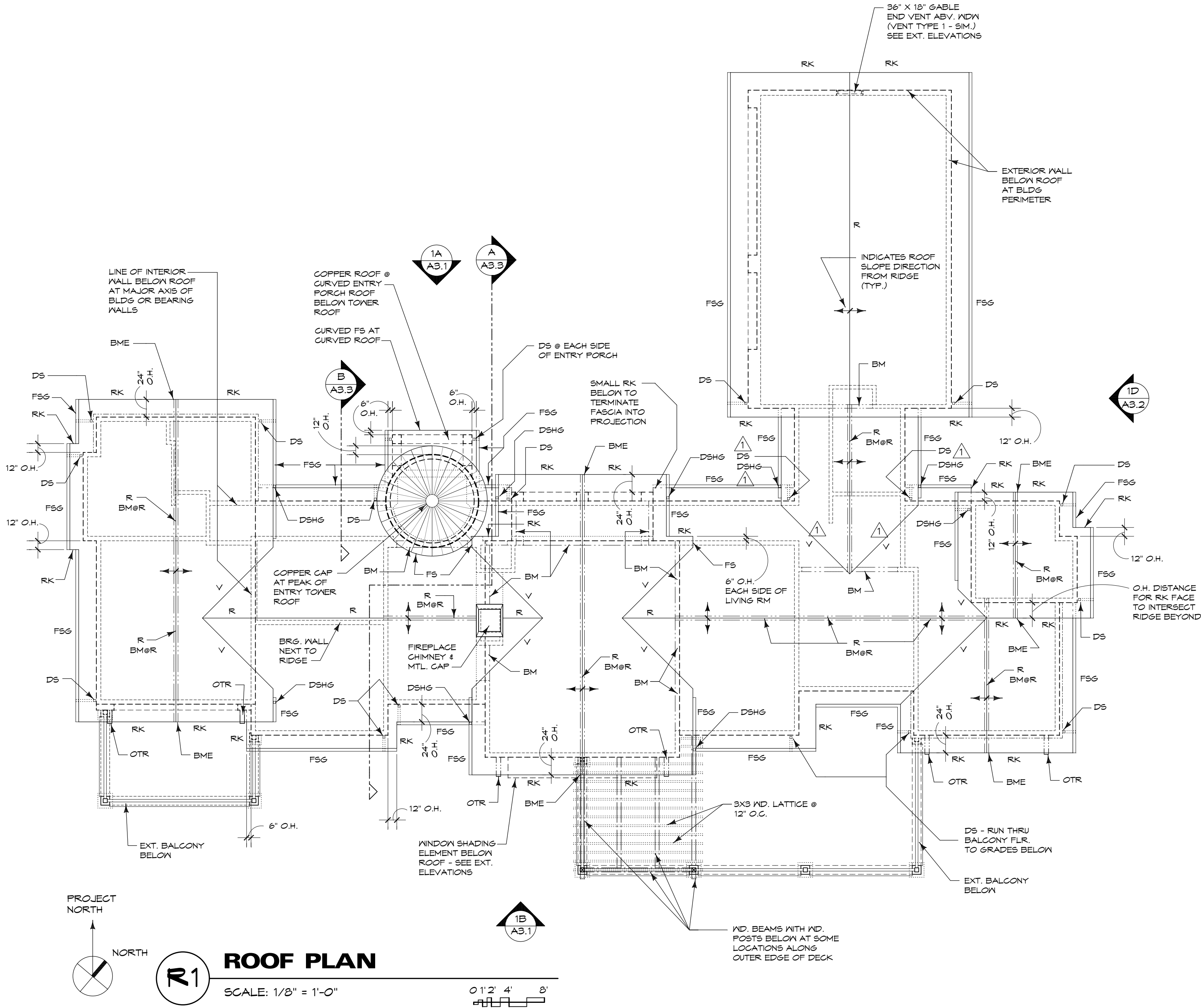
- D) PROVIDE SHEET MTL. FLASHING AS REQD TO INCLUDE:
- 1) DRIP EDGE FLASHING AT ROOF EDGES
- 2) FLASHING AT VERTICAL WALLS & CHIMNEY AREAS TO HORIZONTAL ROOF TRANSITIONS
- 3) RIDGE & VALLEY FLASHING IF REQD BY ROOFING MANUFACTURER.
- ALL (N) SHEET MTL. FLASHING SHALL BE 20 GA. .1. (GALV. IRON SHT. MTL.)
- E) VENT PIPE & FLUES THAT ARE TO EXTEND TO ROOF HALL PROJECT ABOVE ROOF IN ACCORDANCE WITH THE APPLICABLE PLUMBING & MECHANICAL CODES. PROVIDE MTL. ROOF CAP FLASHINGS, ANCHOR STRAPS & TERMINATION CAPS AS REQD WHERE PLUMBING VENTS, EXHAUST OR MECH. FLUES, AND OTHER SIMILAR ITEMS TERMINATE ABOVE ROOFS.
- ALL (N) ROOF PENETRATION CAP FLASHING & TERMINATION CAPS SHALL BE MINIMUM 20 GA. G.I. (GALV. IRON SHT. MTL.)
- F) ALL (N) SHT. MTL. GUTTERS & DOWNSPOUTS SHALL BE MIN. 20 GA. G.I. - GUTTER PROFILE IS TO BE PER ROOF OVERHANG DETAILS. ALL (N) DOWNSPOUTS SHALL BE 3" X 4" MINIMUM. PROVIDE MTL. FLASHINGS WHERE GUTTERS INTERSECT EXT. WALLS AND PROVIDE MTL. ANCHOR STRAPS AT DOWNSPOUT TO EXT. WALL LOCATIONS AS OCCUR. TERMINATION AT BOT. OF DOWNSPOUTS ARE TO BE TIED TO AN UNDERGROUND SITE DRAINAGE SYSTEM AS INDICATED ON THE PROJECT SITE DRAINAGE PLAN - SEE CIVIL DRNGS.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES, NEEDLES AND OTHER DEBRIS IN THE GUTTER PER R321.5.4.

NOTE:
DOWNSPOUT LOCATIONS ARE NOT SHOWN ON THE EXTERIOR ELEVATIONS DUE TO THE FACT THAT THE OWNER AND CONTRACTOR MAY ELECT TO MOVE DOWNSPOUT LOCATIONS ALONG EXT. WALL AREAS WHERE THEY ARE INDICATED TO OCCUR ON THE ROOF PLAN. DOWNSPOUTS ARE REQD FOR EACH WALL LOCATION THAT THEY ARE SHOWN TO OCCUR ON THE ROOF PLAN.

ALL ANCHOR STRAPS & FASTENERS ARE TO BE SIMILAR TO THE MTL. TYPE SELECTED FOR GUTTERS & DOWNSPOUTS

ALL DOWNSPOUTS TIED TO UNDERGROUND DRAINAGE SYSTEM SHALL COMPLY WITH THE FOLLOWING:
VERTICAL PIPING FROM U.S. DRAINS SHALL TERMINATE MINIMUM OF 4" ABOVE FINISH GRADE - PIPE IS TO BE SIZED TO RECEIVE DOWNSPOUT WITH TRANSITION- TERMINATION CAP AT TOP OF DRAIN THAT IS DESIGNED TO RECEIVE DOWNSPOUT TYPE. THE CAP IS TO COVER TOP OF DRAIN TO PREVENT RODENTS OR INSECTS FROM ENTERING DRAINAGE PIPING.

- G) ROOF VENTS SUCH AS DORMER VENTS, RIDGE VENTS AND WALL LOUVER VENTS WHERE REFERENCED ON THE ROOF PLAN ARE TO BE SIZED AS INDICATED ON THE ROOF VENTILATION CALCULATIONS.
- H) (N) SKYLIGHTS (IF NOTED TO BE USED) ARE TO BE SELECTED BY OWNER & CONTRACTOR. SKYLIGHTS ARE TO BE FIXED SKYLIGHTS WITH INTEGRAL RAISED CURB WITH HEIGHT FOR APPLICABLE ROOFING TYPE. FLASHED RAISED CURBS SHALL HAVE FLANGES FOR ATTACHMENT TO ROOF SHEATHING AND SUPPORTING ROOF FRAMING MEMBERS BELOW. SKYLIGHT SIZES REFERENCED ON THE PLAN SUCH AS 2X2 IS EQUIVALENT TO THE NEAREST FOOT LONG DIMENSION SUCH AS A 2'-0" X 2'-0" SKYLIGHT AND SO FORTH . GLASS IN SKYLIGHTS IS TO BE DUAL PANE SAFETY GLASS WITH OUTER PANES USING LOW-E GLASS OR SIMILAR ENERGY EFFICIENT GLASS TYPE. ALL SKYLIGHTS AND GLASS FOR THEM SHALL MEET REQUIREMENTS OF THE LATEST RESIDENTIAL BLDG CODE ADOPTED THE COUNTY OF MONTEREY BLDG INSPECTION DEPARTMENT AND ALSO MEET APPROVAL BY THE BUILDING OWNER.



VENTILATION CALCULATIONS

NOTE:
ALL ROOF AREAS FOR THE RESIDENCE HAVE VAULTED CEILINGS WITH INTERIOR CEILING FINISHES APPLIED TO THE BOTTOM OF SLOPED RAFTERS. THEREFORE, NO ATTIC SPACES ARE PROPOSED THAT NEED TO BE VENTILATED. GARAGE AREA ONLY HAS WD. TRUSSES WITH ATTIC SPACES THAT ARE VENTILATED BY WALL VENTS AS NOTED ON ROOF PLAN AND EXTERIOR ELEVATIONS.

ALL RAFTER BAYS AT THE RESIDENCE ROOF WITH VAULTED CEILINGS ARE TO FULLY FILLED WITH SPRAY-IN FOAM OR OTHER FORM OF RIGID INSULATION.

NO RIDGE VENTS; NO VENTS BELOW ROOF OVERHANG EAVES; & NO DORMER TYPE ROOF VENTS ARE PROPOSED DUE TO RAFTER BAYS BEING FULLY FILLED WITH FOAM OR RIGID INSULATION - SEE FLOOR PLAN GENERAL NOTES REGARDING WALL & ROOF INSULATION TO COMPLY WITH THE ENERGY CODE COMPLIANCE DOCUMENTATION FOR THE PROJECT.

CRAWL SPACE AREAS TO BE VENTILATED SHOWN EXT. VENTS ON EXTERIOR BLDG ELEVATIONS AND LOWER FLOOR PLAN. THE SIZE OF THE VENTS IS SUBJECT TO BE VERIFIED BY CRAWL SPACE AREA CALCULATIONS FOR BLDG PERMIT REVIEW. THESE CALCULATIONS ARE NOT PROVIDED FOR OBTAINING DESIGN APPROVALS BY THE COUNTY PLANNING DEPARTMENT AND PASADERA AREA ARCHITECTURAL REVIEW LUAC.

AREAS TO BE VENTILATED

GARAGE ATTIC VENTILATED AREA:
828 SQUARE FEET (29'X 36') - SEE "V1" CALCULATIONS

V1 GARAGE ATTIC VENTILATION REQD:
828 S.F. ÷ 150 = 5.52 S.F. REQD
18 TRUSS BAYS @ 24" O.C. EACH

- A) PROVIDE (2) 2" DIAMETER HOLES AT EACH 2X BLOCK AT EAVE OF ROOF AT EACH TRUSS BAY. 2" Ø HOLE = .02181 S.F. VENT PER HOLE X 2 HOLES = .04375 S.F. TOTAL LOWER VENTILATION FOR EACH TRUSS BAY X 18 BAYS X 2 SIDES = 1.575 S.F.
- B) (1) 36" WIDE X 18" HIGH AVERAGE GABLE END WALL VENT (RADIAL TOP) @ 4.50 S.F. AT NORTH END GABLE @ 90% NET FREE AREA OR 4.50 X .90 S.F. = 4.05 S.F.

TOTAL VENTILATION PROVIDED:
"A" + "B" OR
(1.575 S.F. + 4.05 S.F.) = 5.625 S.F.

GV-1) ALL VENTS ARE TO HAVE DESIGNS THAT RESIST THE INTRUSION OF FLAME & EMBERS IN ACCORDANCE WITH CBC SECTION 903.1.1 - CRAWL SPACE, & ATTIC VENTS ARE TO BE CORROSION RESISTANT, NON-COMBUSTIBLE WITH WIRE MESH INSECT SCREENS WITH OPENINGS MINIMUM OF 1/16" AND MAX. 1/8" IN COMPLIANCE WITH R321.6.2 & R321.6.3 AS APPLIES

GENERAL VENT NOTE

VENT TYPE 1:
SQUARE OR RECTANGULAR LOUVER VENT BY AIR VENT. INC. OR SIMILAR AS SELECTED BY OWNER & CONTRACTOR (90% NET FREE AREA AT EACH VENT) - SEE VENTILATION CALCULATIONS FOR SIZE & GENERAL NOTE "GV-1"

VENT TYPE 2:
(2) 2 1/2" DIAMETER ROUND HOLES CUT INTO SOFFIT BLOCKING BELOW ROOF OVERHANG ROOF SHEATHING AT EACH RAFTER BAY BETWEEN RAFTER TAILS @ 24" O.C. - CUT SIMILAR 2 1/2" DIA. HOLES AT 2X BLDG. BETWEEN RAFTERS AS MAY OCCUR BEHIND THE EXT. OUTER FACE BLDG ALIGNED WITH VENT HOLES FOR ATTIC VENTILATION. PLACE 2 1/2" DIA. ROUND VENTS AT EACH HOLE THAT HAVE GALV. MTL. INSECT SCREENS PER GENERAL VENT NOTE "GV-1"

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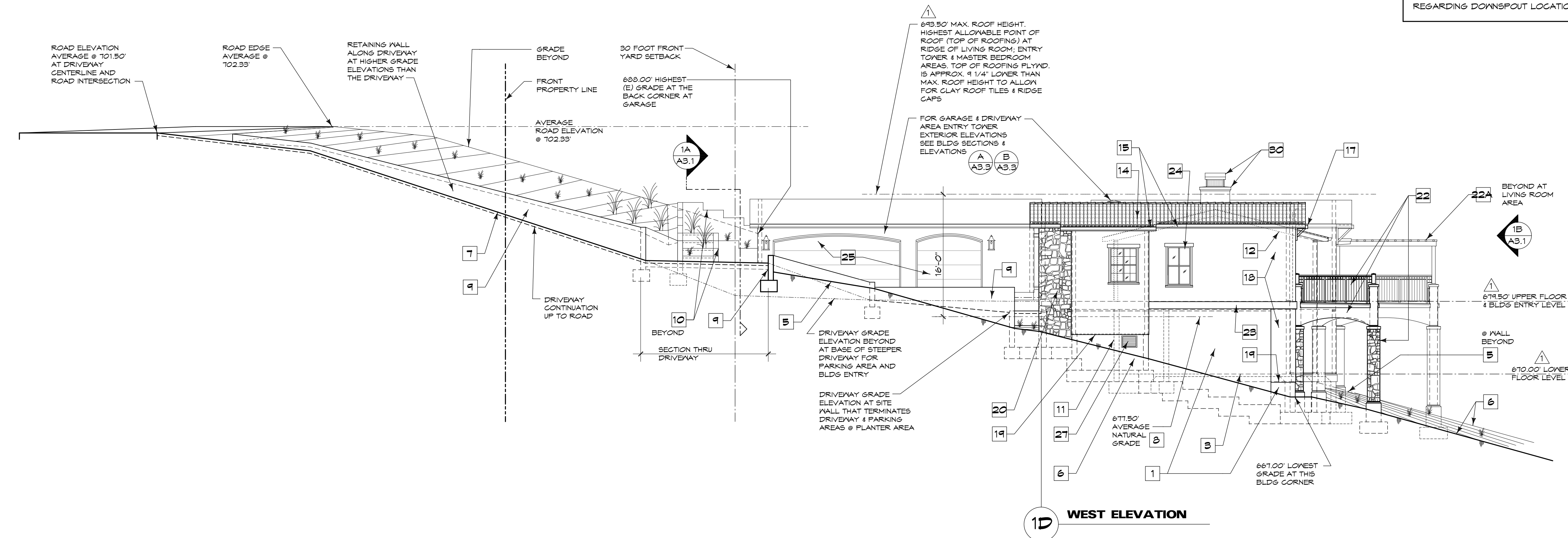
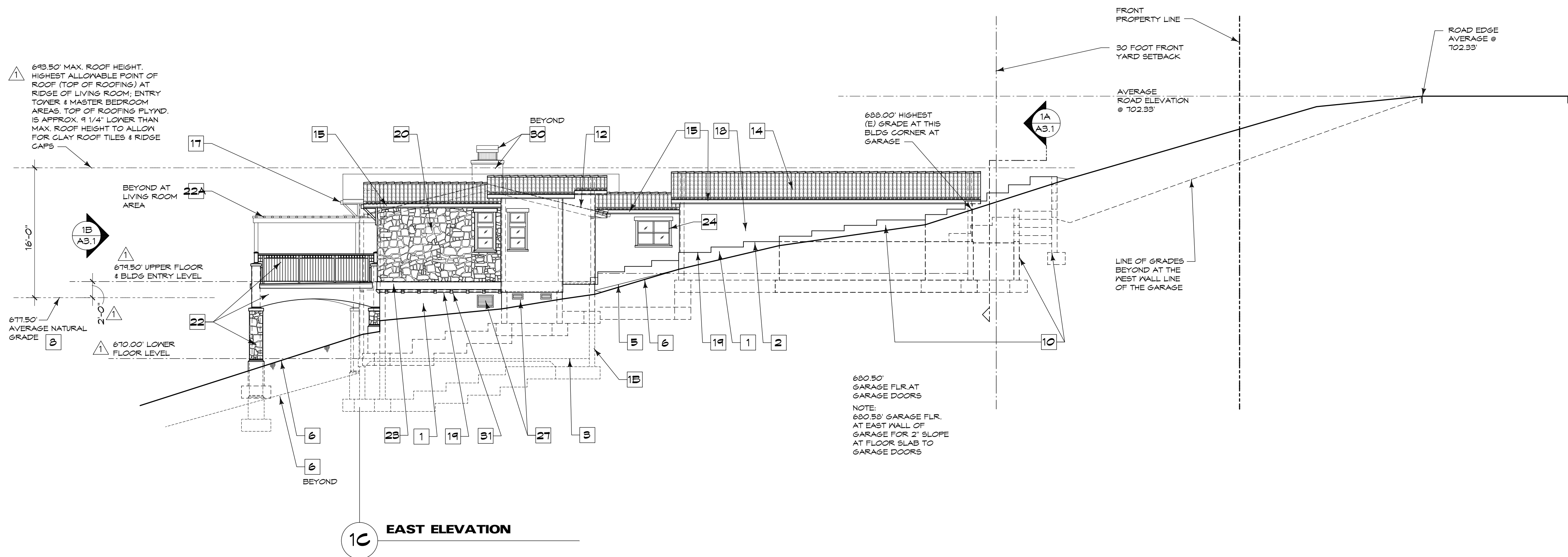
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9-25-2018

DRAWN BY
JOB NO. 1805

SHEET TITLE

Roof Plan

SHEET NO. A2.4



1 PROPOSED EXTERIOR ELEVATIONS

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

0' 1' 2' 4' 8'

NOTE: NOT ALL NOTES MAY APPLY TO ELEVATIONS SHOWN ON THIS PLAN SHEET. NOTES ARE APPLICABLE TO EXTERIOR ELEVATIONS & BUILDING SECTIONS SHOWN ON PLAN SHEETS A3.1, A3.2 AND A3.3.

KEYED NOTES -

- 1 CONG. FOUNDATION WALL (EXPOSED ABOVE GRADE)
- 1A LINE OF CONG. FOUNDATION AND FOUNDATION WALL (RETAINING WALL AS OCCURS IN SOME LOCATIONS)
- 1B LINE OF CONG. FOUNDATION & FOUNDATION WALL BEYOND
- 2 LINE OF TOP OF FOUNDATION WALL
- 3 LINE OF CONG. FLOOR SLAB (BEYOND RETAINING WALL) AS OCCURS AT LOWER FLOOR & AT GARAGE
- 4 CONG. SLAB EDGE PROJECTION 2" BEYOND EXT. FACE OF FOUNDATION WALL FOR HORIZ. BAND
- 5 FINISH GRADE
- 6 (E) GRADE LINE
- 7 LINE OF DRIVEWAY GRADE
- 8 AVERAGE NATURAL GRADE IS BASED ON HIGHEST & LOWEST GRADES AS OCCUR AT OPPOSITE CORNERS OF THE BUILDING. THESE POINTS OF GRADE ARE REFERENCED ON THE ELEVATIONS
- 9 CONG. SITE WALL (RETAINING WALL AT SOME LOCATIONS)
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- 11 LINE OF EXT. WALL BEYOND
- 12 LINE OF ROOF BEYOND
- 13 CONG. STEP UP TO ENTRY LANDING
- 14 CLAY TILE ROOFING - SEE ROOF PLAN GENERAL NOTES
- 15 FASCIA BOARD AT END OF ROOF AT ROOF OVERHANG - PROVIDE RAKE TILES AT GABLE END FASCIA - SEE ROOF PLAN FOR GUTTER/DOWNSPOUT LOCATIONS AT EAVES
- 16 RIDGE BEAM PROJECTING TO BACK SIDE OF FASCIA BOARD
- 17 KNEE BRACE (OUTRIGGER) TO SUPPORT FASCIA BOARD
- 18 PLASTER FINISH - TYPICAL EXT. FINISH (U.N.O.) - SEE PLASTER NOTES ON SHT A3.3
- 19 CONT. KEEP SCORED AT BASE OF PLASTER FINISH
- 20 STONE VENEER FINISH (CULTURED STONE)
- 21 WD. SILL BELOW WINDOWS THAT CONTINUES TO RUN WITH STONE FINISH BELOW
- 22 EXT. BALCONY WITH VERT. PLASTER COLUMNS AT ENDS OR ARCHES (STONE VENEER AT LOWER BASE OF COLUMNS BELOW). PROVIDE 3'-6" HIGH MTL. OR WROUGHT IRON GUARDRAIL BETWEEN VERT. PLASTER COLUMNS
- 22A WD. POSTS SUPPORTING WOOD BEAMS AT AREA WHERE LATTICE OCCURS ABOVE THE BALCONY
- 23 HORIZONTAL PLASTER WRAPPED BAND
- 24 EXT. DOOR OR WINDOW WITH PERIMETER WD. TRIMS
- 25 WD. GARAGE DOORS
- 26 WD. ENTRY DOORS
- 27 GRVL SPACE VENT @ WALL
- 28 LOWER ROOF AT ROOF COVERED ENTRY PORCH TO BE COPPER RADIAL ROOF WITH COPPER CLADDING AT FASCIA. HIGHER ROOF AT TOWER IS TO BE CLAY TILE ROOF W/ COPPER CAP AT PEAK AND COPPER CLADDING AT PERIMETER FASCIA BOARD
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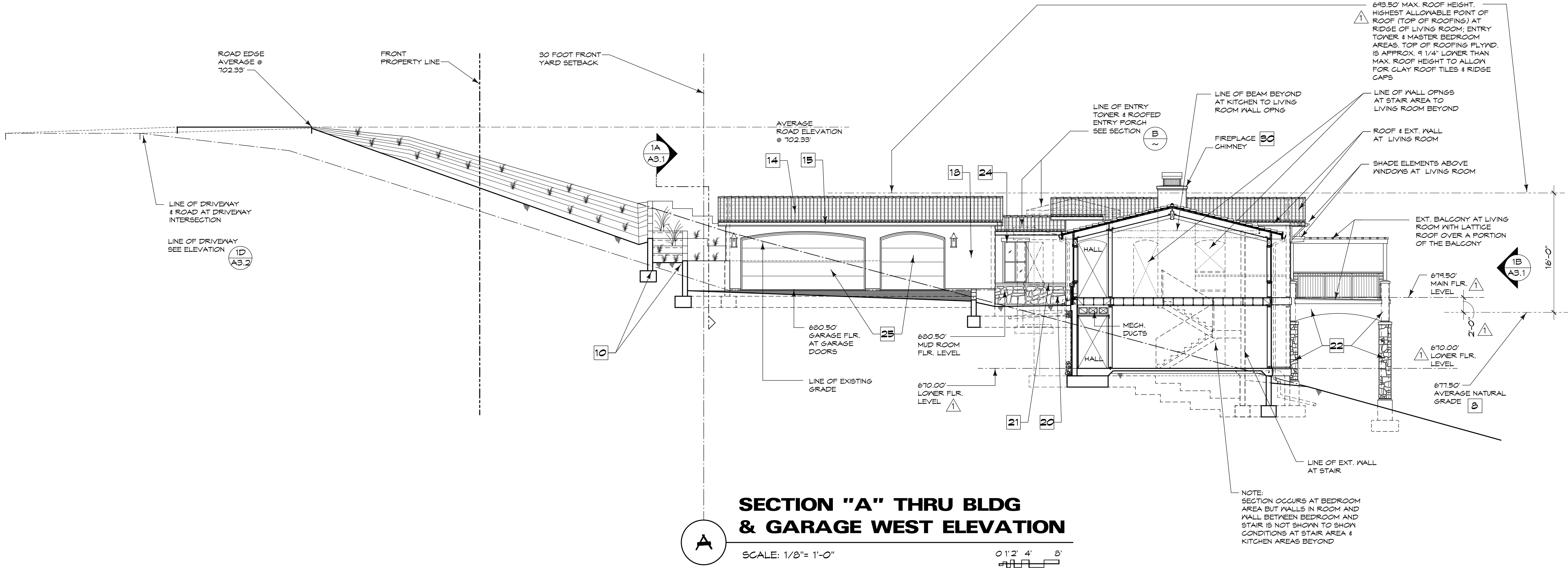
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DRAWN BY:
JOB NO. 1805

SHEET TITLE

Exterior
Elevations

SHEET NO. A3.2



SECTION "A" THRU BLDG
& GARAGE WEST ELEVATION

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

0' 1' 2' 4' 8'

FIRE DEPARTMENT GENERAL NOTES

- A) THE DRIVEWAY IS LESS THAN 150 FEET IN LENGTH FROM THE ROAD EDGE TO THE RESIDENCE AND GARAGE AND THEREFORE DRIVEWAY TURNAROUND AND DRIVEWAY SURFACES CAPABLE OF SUPPORTING FIRE APPARATUS ARE NOT PLANNED TO BE PROVIDED. FIRE PROTECTION FOR THE PROPERTY IS TO BE BASED ON THE FOLLOWING:
- 1) THE BUILDING IS TO BE SPRINKLERED. SEE FIRE SPRINKLER NOTES ON THIS SHEET.
 - 2) (E) FIRE HYDRANT(S) OCCUR AT THE ROAD EDGE ADJACENT TO THE DRIVEWAY ENTRY - SEE SITE PLAN ON SHEET A1.1 FOR LOCATIONS.
 - 3) VEGETATION/FUEL MANAGEMENT FOR DEFENSIBLE SPACE AROUND STRUCTURES IS TO BE MAINTAINED. SEE LANDSCAPE PLAN (SHEET L32.1) FOR NOTES REGARDING VEGETATION/FUEL MANAGEMENT.
- B) PROVIDE SIGNAGE IDENTIFYING THE PROPERTY ADDRESS DURING AND AFTER CONSTRUCTION. SEE ADDRESS FOR BUILDING NOTES ON THIS SHEET.
- C) ROOFING SHALL BE CLASS "A" OF "B". SEE ROOF PLAN ON PLAN SHEET A2.4 FOR ROOFING TYPE AND OTHER GENERAL NOTES REGARDING ROOFING FOR THE BUILDING.

FIRE SPRINKLER NOTES

- FD-1) ALL PORTIONS OF THE RESIDENCE & GARAGE (INCLUDING ATTIC SPACES) SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH CRC R313.2 & R313 (EQUIVALENT TO N.F.P.A. - 13B) AND ALL COUNTY OF MONTEREY AND APPLICABLE FIRE DISTRICT ADOPTED FIRE CODES, ORDINANCES, AND REGULATIONS AS APPLY.
- AS A DEFERRED SUBMITTAL, THE CONTRACTOR SHALL SUBMIT TO THE COUNTY BUILDING INSPECTION DEPARTMENT & FIRE DISTRICT SPRINKLER SYSTEM SHOP DRAWINGS SHOWING A PLAN & ALL COMPONENTS OF THE SPRINKLER AND ANY ASSOCIATED FIRE ALARM SYSTEMS TO BE INSTALLED.
- OBTAIN COUNTY AND FIRE DISTRICT APPROVAL OF SHOP DRAWINGS PRIOR TO INSTALLATION OF THESE SYSTEMS.
- THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED W/SHOP DRAWING PREPARATION AND ANY FEES ASSOCIATED WITH PLAN CHECK REVIEWS OR PERMITS FOR SPRINKLER AND/OR ALARM SYSTEMS AS MAY APPLY.

ADDRESS FOR BUILDING NOTE

- AD-1) THE BUILDING SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. ADDRESS SIGNAGE SHALL HAVE NUMBERS, LETTERS AND SYMBOLS THAT ARE MINIMUM 4" IN HEIGHT WITH MINIMUM STROKE OF 1/2" AND SHALL CONTRAST WITH THEIR BACKGROUND COLOR. SIGNAGE SHALL BE REFLECTIVE AND MADE OF NON-COMBUSTIBLE MATERIALS. ADDRESS NUMBERS SHALL BE "ARABIC" (1, 2, 3, ETC.), NOT "ROMAN" (I, VI, X, ETC.) OR WRITTEN WORDS (THIRTEEN, SEVENTY-SIX, ETC.). THE SIGNAGE SHALL BE CLEARLY VISIBLE & LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ADJACENT STREET. POST TEMPORARY ADDRESS SIGN MEETING SAME REQUIREMENTS DURING CONSTRUCTION AT DRIVEWAY AREA USED TO ACCESS THE SITE.

PLASTER NOTES

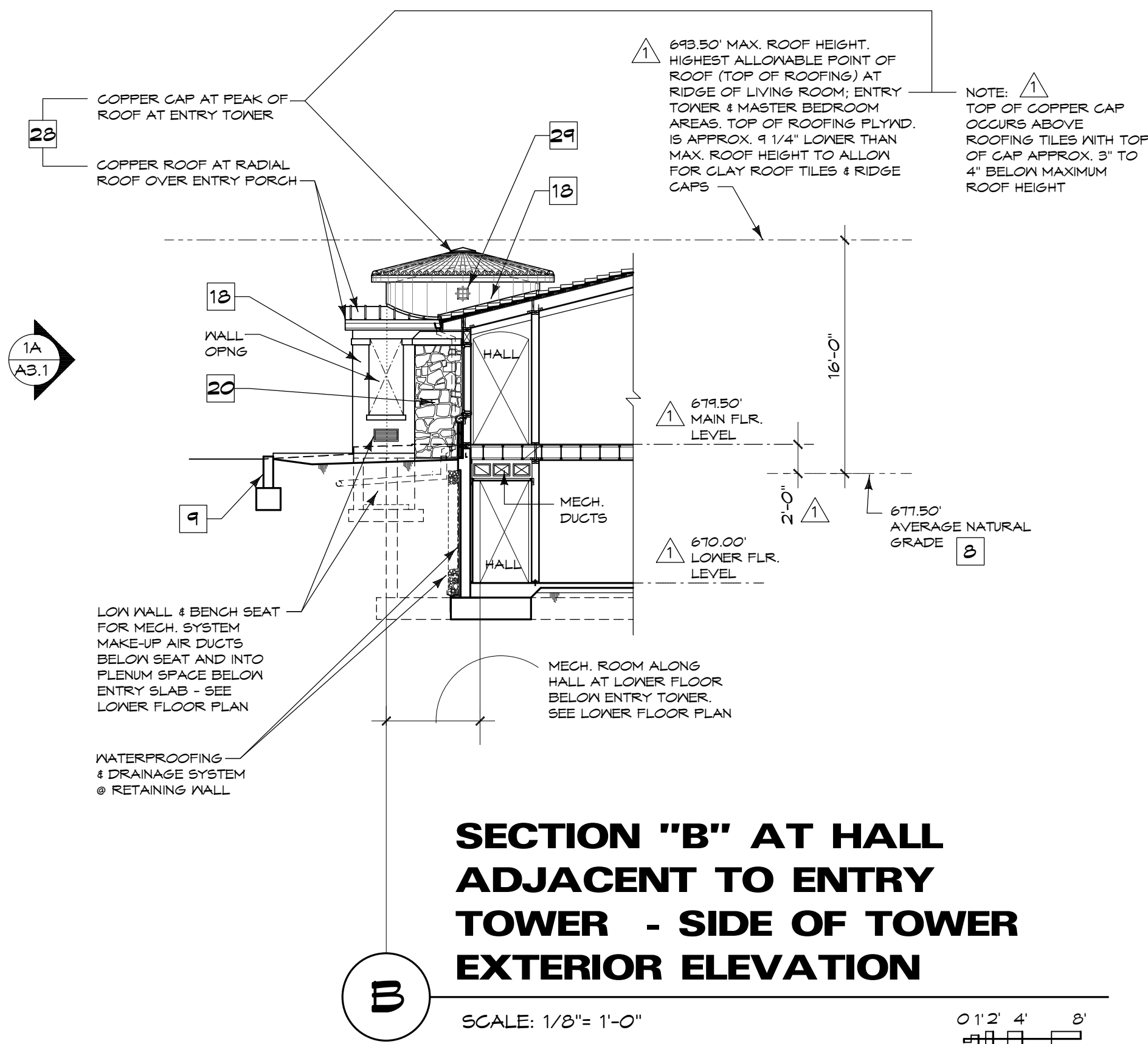
- (N) PLASTER FINISH SHALL BE 3 COAT, 7/8" THICK PLASTER W/ FINISH TEXTURE SELECTED BY OWNER & CONTRACTOR - PLASTER MIX: (CEMENT TO SAND, BY VOLUME, 1:4 FOR SCATCH COAT & 1: 5 FOR BROWN COAT)

PLASTER ON VERTICAL WALL SURFACE SHALL OCCUR OVER PAPER BACKED WIRE LATH OVER 2 LAYERS GRADE "D" BLDG PAPER. PROVIDE (N) PLYWD. WALL SHEATHING BEHIND BLDG PAPER PER STRUCTURAL PLANS. PROVIDE 26 GA. GALV. KEEF SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING AS OCCURS.

PLASTER ON HORIZONTAL SURFACES SUCH AS CEILINGS, SOFFITS OR ROOF OVERHANGS (IF USED OR AS MAY OCCUR) SHALL BE 7/8" THICK AND OCCUR OVER GALV. EXPANDED WIRE LATH ATTACHED TO 3/8" EXT. RATED PLYWOOD SHEATHING ANCHORED TO 2X FRMG MEMBERS OR 2X BLKG AS OCCURS @ 24" O.C. ABOVE SHEATHING. PROVIDE GALV. MTL. PLASTER STOPS WHERE PLASTER INTERSECTS ANY DISSIMILAR MATERIALS SUCH AS EXPOSED WOOD BEAMS, 2X FASCIA BOARDS, ETC.

EXTERIOR WALL PLASTER COVERINGS SHALL EXTEND FROM KEEF SCREDES AS OCCUR AT THE TOP OF FOUNDATIONS TO THE ROOF WHERE 2X SOLID WOOD BLOCKING OCCURS AT ROOF EAVE OVERHANGS PER R321.7.3.1.

EXTERIOR WALL ASSEMBLIES WITH PLASTER FINISHES SHALL MEET IGNITION RESISTANT PERFORMANCE CRITERIA OF STANDARD SFM 12-TA-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE PER R321.7.3



SECTION "B" AT HALL
ADJACENT TO ENTRY
TOWER - SIDE OF TOWER
EXTERIOR ELEVATION

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

0' 1' 2' 4' 8'

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

Building
Sections &
Elevations

SHEET NO. A3.3

EXTERIOR LIGHTING PLAN GENERAL NOTES

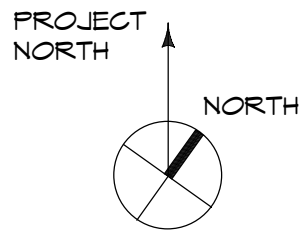
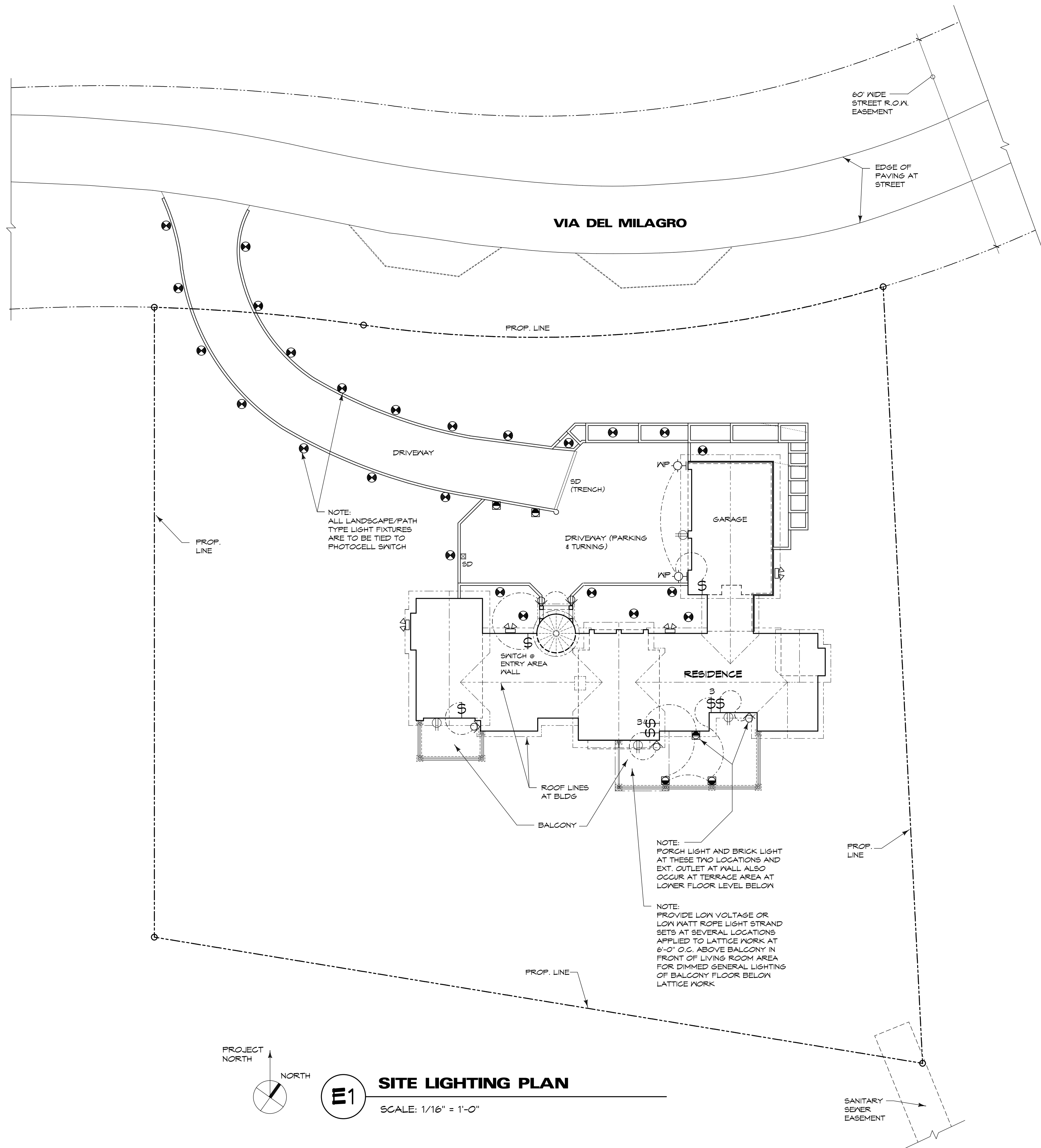
- A) ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH THE LATEST ELECTRICAL CODES ADOPTED BY THE COUNTY OF MONTEREY, CA BLDG. DEPT. (2016 CEC). FOR GENERAL DESCRIPTION OF LIGHTING FIXTURES USED AT EXTERIOR - SEE LEGEND.
- VERIFY THE MANUFACTURER & LOCATIONS OF ALL LIGHT FIXTURES W/OWNER PRIOR TO PURCHASE AND/OR INSTALLATION. ALL FIXTURES TO BE INSTALLED SHALL BE APPROVED BY THE COUNTY OF MONTEREY PLANNING DEPARTMENT AS WELL AS PASADERA ARCHITECTURAL REVIEWS AND/OR ASSOCIATED LUAG REVIEWS.
- VERIFY MOUNTING HEIGHTS FOR ALL ELECTRICAL OUTLETS, LIGHT SWITCHES & WALL MOUNTED LIGHT FIXTURES W/OWNER PRIOR TO INSTALLATION.
- B) ALL EXTERIOR LIGHTING SHALL BE TIED TO PHOTOCELL SWITCHES (INTEGRAL TO UNIT OR REMOTE SWITCH LOCATED WHERE DIRECTED BY OWNER THAT IS SUNLIGHT SENSITIVE). THE PHOTOCELL SWITCHES SHALL SHUT OFF THE LIGHT FIXTURES DURING DAYLIGHT HOURS.
- NOTE:
ALL EXTERIOR LIGHTING SHALL MEET THE DESIGN GUIDELINES FOR EXTERIOR LIGHTING PURSUANT TO POLICY LU 1.13.
- C) LOW VOLTAGE LIGHT FIXTURES, WHERE INDICATED SHALL HAVE INTEGRAL OR REMOTE TRANSFORMERS DEPENDING ON THE FIXTURE TYPE AND AVAILABLE OPTIONS BY THE LIGHTING MANUFACTURER. IF DIMMER SWITCHES OR OCCUPANCY SENSOR SWITCHES ARE SHOWN TO CONTROL THESE LIGHT FIXTURES, THE TRANSFORMER & SWITCH TYPES SHALL BE MATCHED FOR CORRESPONDING LINE VOLTAGE. PROVIDE ALL REQUIRED COMPONENTS FOR SWITCH CONTROLS.
- D) ALL MOTION SENSOR SWITCHED LIGHTS ARE TO HAVE AUTOMATIC-OFF DEVICES (30 MINUTE SHUT-OFF REQUIREMENT) AND HAVE A PHOTOCELL SENSOR THAT SHUTS OFF LIGHT FIXTURES DURING DAYLIGHT HOURS. FOR LIGHT FIXTURES OTHER THAN EXTERIOR SPOTLIGHT TYPE FIXTURES, THE MOTION SENSOR LIGHT CONTROL IS TO BE CONNECTED TO A SWITCH THAT ALLOWS TURNING LIGHTS ON AND OFF MANUALLY.
- E) THE ELECTRICAL SYSTEM SHALL BE FULLY GROUNDED USING A GROUNDING ELECTRODE SYSTEM PER CEC 250.50.

ELECTRICAL SYMBOL LEGEND

	WP: SURFACE MOUNT LED LIGHT FIXTURE (LANTERN) AT EXTERIOR WALL LAMP RANGE: MAX. 25 WATT (375 LUMENS) PER FIXTURE
	SURFACE MOUNTED PORCH LIGHT FLOURESCENT LIGHT FIXTURE (EXTERIOR RATED) HIGH EFFICACY FIXTURES WITH "WARM WHITE" LAMPS (4 PIN COMPACT FLOURESCENT LAMPS - RANGE: 15 WATTS MIN. TO 25 WATT MAX.) OPTION: LED LIGHT FIXTURE (EXTERIOR RATED) LED = 60 TO 75 WATT EQUIVLANT FIXTURE
	RECESSED BRICK LIGHT MOUNTED AT EXT. WALL (18" ABOVE PAVING MAX.) OR AT EXT. COLUMN AT BALCONY (12" ABOVE BALCONY FLOOR) WITH T5 FLOURESCENT LAMP OR LED LAMP LAMP RANGE: MAX. 15 WATT (225 LUMENS) PER FIXTURE NOTE: FIXTURES ARE TO BE AT LEAST 10'-0" APART
	EXTERIOR DBL LED SPOTLIGHT WITH INTEGRAL "MOTION SENSOR" AT WALL (ADJUSTABLE SHIELDED LAMPS) (DOWNWARD DIRECTIONAL LAMPS) LAMP RANGE: MAX. 25 WATT (375 LUMENS) AT EACH SPOT LIGHT
	LANDSCAPE/PATHWAY GROUND MOUNT GARDEN TYPE LIGHT FIXTURE LOW VOLTAGE OR LED EXTERIOR RATED GARDEN LIGHTING TYPE FIXTURES (FIXTURE HEIGHT - MAX. 18" HIGH ABOVE GRADE) LAMP RANGE: MAX. 50 LUMENS PER FIXTURE NOTE: FIXTURES ARE TO BE AT LEAST 10'-0" APART
	110V DUPLEX OUTLET MOUNT @ 48" U.N.G. WATER PROOF EXT. RATED GFCI (GROUND FAULT INTERRUPT OUTLET)
	SWITCH (MOUNT @ 48" U.N.G.) WHERE NOTED ON THE PLAN, THE FOLLOWING SWITCH TYPES ARE TO BE USED: WP = WATER PROOF EXTERIOR SWITCH OCC = OCCUPANCY/VAGANCY SENSOR SWITCH - SEE GENERAL NOTES DM = DIMMER SWITCH
	3-WAY SWITCH (WHERE NOTED, DM = DIMMER SWITCH)
	100 AMP ELECTRICAL SUB PANEL

NOTE:
ALL LIGHTING FIXTURES ARE TO BE SELECTED BY OWNER & CONTRACTOR

POWER / DATA / SWITCH / MISC.
IF INDICATED ON PLAN



E1

SITE LIGHTING PLAN

SCALE: 1/16" = 1'-0"

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9-25-2018

DRAWN BY:
JOB NO. 1805

SHEET TITLE

Exterior
Lighting
Plan

SHEET NO. E2.1

LANDSCAPING NOTES

LS-1) THIS PLAN SHOWS A CONCEPT FOR (N) LANDSCAPE PLANTINGS FOR AREAS THAT SURROUND THE RESIDENCE & GARAGE AND ALONG DRIVEWAY AREAS. THE OWNER SHALL SUBMIT A FORMAL LANDSCAPE PLAN TO THE COUNTY OF MONTEREY, CA PLANNING DEPARTMENT FOR REVIEW AND APPROVAL WITH SPECIFIC PLANT SPECIES, PLANTING SIZES, ASSOCIATED GROUND COVERINGS SUCH AS WOOD CHIPS OR SIMILAR MATERIALS AS WELL AS A LANDSCAPE IRRIGATION PLAN. THE PROPOSED PLANT LIST SHALL MEET THE PASADENA DESIGN GUIDELINES, "APPROVED PLANT MATERIALS." THE FORMAL LANDSCAPE PLAN IS TO BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER OR LANDSCAPE CONTRACTOR. THESE PLANS ARE TO BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO OR CONCURRENT WITH SUBMITTING AN APPLICATION FOR OBTAINING BUILDING PERMITS ASSOCIATED WITH THE NEW RESIDENCE, GARAGE AND OTHER SITE IMPROVEMENTS.

GENERAL PLANT TYPES FOR THE PURPOSE OF A PROPOSED LANDSCAPE CONCEPT ARE INDICATED PER THE ADJACENT PLANT LEGEND:

LS-2) SD DENOTES SITE DRAIN - SEE PROPOSED SITE PLAN. SEE ALSO CIVIL DRNGS FOR DRAINAGE SYSTEMS.

LS-3) ALL (E) TREES TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION ACTIVITIES AS REGD TO PROTECT TREES & ROOT SYSTEMS FROM INADVERTENT DAMAGE FROM EQUIPMENT. TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE COUNTY OF MONTEREY TREE PROTECTION STANDARDS.

VEGETATION/FUEL MANAGEMENT NOTES

VM-1) THE PROPERTY SHALL MAINTAIN DEFENSIBLE SPACE & VEGETATION MANAGEMENT PRACTICES IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY CALFIRE AND THE MONTEREY COUNTY FIRE PREVENTION OFFICERS ASSOCIATION AS FOLLOWS:

- 1) CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING BY:

* CUTTING DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.

* KEEPING ROOF GUTTERS FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATION GROWTH.

* MAINTAINING ANY TREE ADJACENT TO OR OVERHANGING THE BUILDING FREE OF DEADWOOD.

* TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE.

* TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET OF THE GROUND.

* REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.

* REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED INTO THE SOIL.

* REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.

- 2) BETWEEN 30 AND 100 FEET AROUND THE BUILDING (OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER), CREATE FUEL REDUCTION ZONE BY:

* CUTTING PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO TREES. THESE PLANTS SHALL BE "TOPPED-OFF" LEAVING THE ROOT STRUCTURE INTACT TO PREVENT EROSION.

* DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION

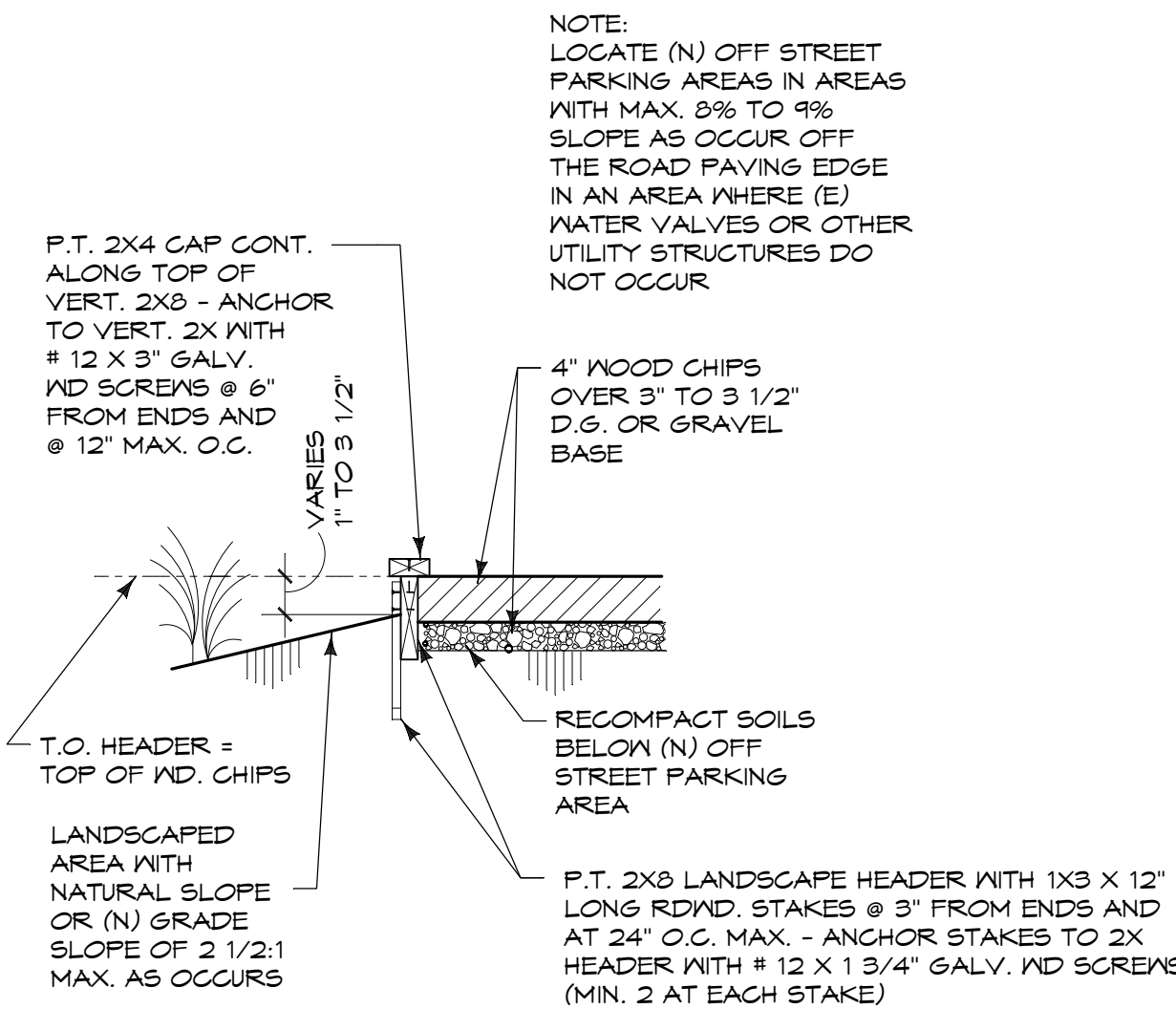
- 3) PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF A NONFLAMMABLE MATERIAL AND OPENINGS NOT MORE THAN ON-HALF INCH IN SIZE.

- 4) PROVIDE HOUSE ADDRESS NUMBERS POSTED PER FIRE DEPT. REQUIREMENTS - SEE PLAN SHEET A3.3 EXTERIOR ELEVATIONS & SECTIONS REGARDING BLDG ADDRESS SIGNAGE.

PLANT LEGEND

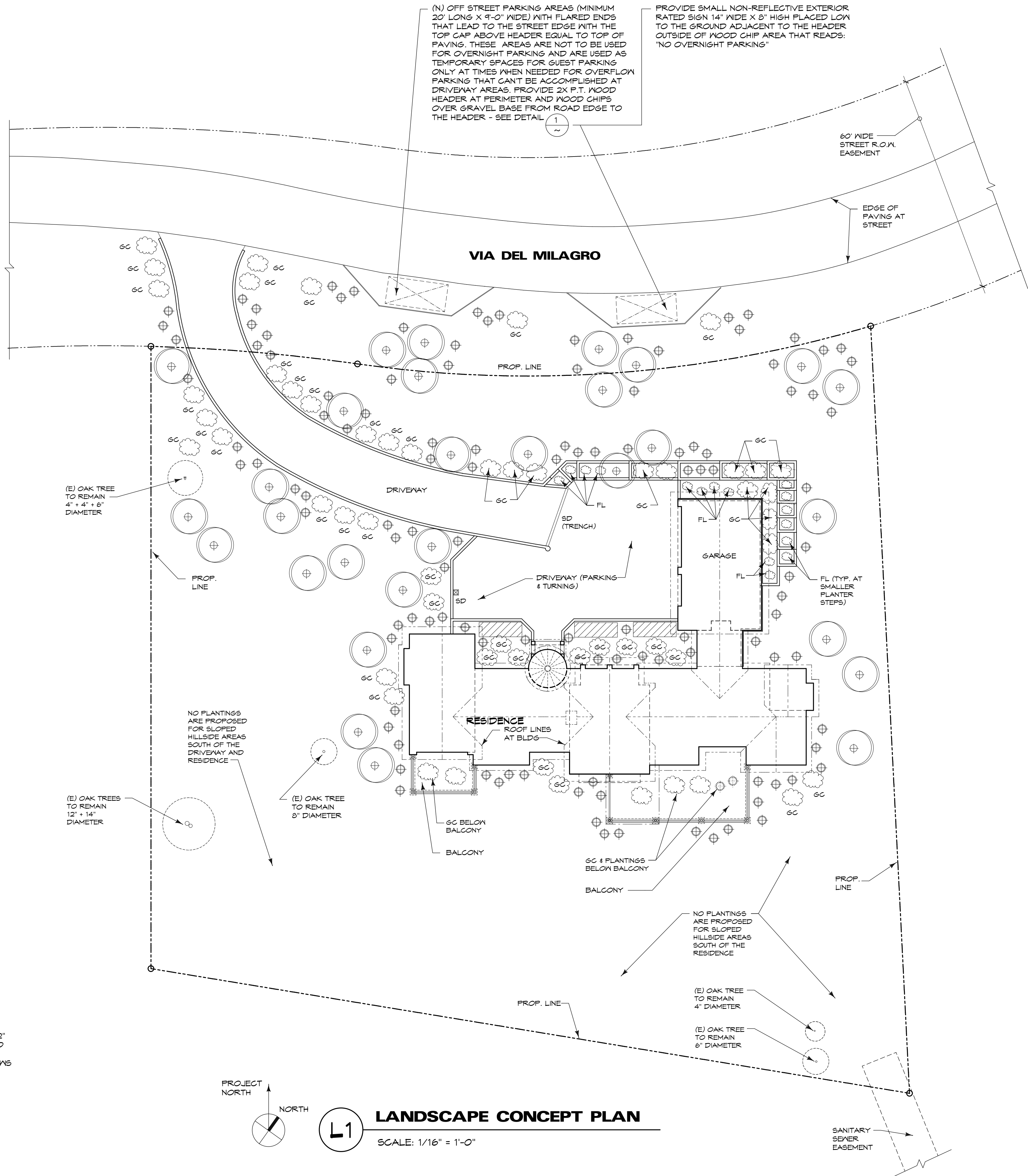
- /// DENOTES (N) HEDGE PLANTING LOCATION
HEDGE PLANTINGS ARE TO BE LOW GROWTH PLANT TYPES THAT GROW TO MAXIMUM 3'-0" TO 3'-6" IN HEIGHT
- GC DENOTES (N) LOW GROUND COVER PLANTING LOCATION
- FL DENOTES (N) ANNUALS (FLOWERS) USED FOR LOW GROUND COVER PLANTINGS
- ⊕ DENOTES (N) ORNAMENTAL PLANT OR SHRUB LOCATION - PLANTINGS ARE TO LOW GROWTH PLANTINGS THAT GENERALLY DO NOT GROW MORE THAN 2'-0" TO 3'-0" IN HEIGHT
- ⊕ DENOTES (N) ORNAMENTAL DWARF TREE OR LARGER SHRUB LOCATION THAT WILL GROW TO MAXIMUM HEIGHT OF 5 FEET TO 7 FEET TALL. ALL TREE PLANTINGS SHALL HAVE MINIMUM TRUNK DIAMETER OF 2". SHRUBS, IF USED SHALL BE AT LEAST 2'-0" HIGH AT THE TIME OF PLANTING. ALL PLANTINGS SHALL BE TRANSFERRED FROM MIN. 10 GALLON TO 15 GALLON CONTAINERS. DECORATIVE TREE OR SHRUB TYPE TO BE AS SELECTED BY THE OWNER AND LANDSCAPE DESIGNER

ALL PLANT TYPES ARE TO BE DROUGHT TOLERANT PLANTINGS USING LANDSCAPE IRRIGATION SYSTEMS THAT MINIMIZE WATER USE



LANDSCAPE HEADER

SCALE: 3/4" = 1'-0"



JEFFREY W. KILPATRICK - ARCHITECT

POST OFFICE BOX 51044

PACIFIC GROVE, CALIFORNIA 93950

PHONE (831) 786-8639

CELL (831) 601-7831

Sethi Residence

Proposed New Residence For:

Dr. Anil Sethi and Family

401 Via Del Milagro

Monterey, California 93940 APN 171-074-024

DATE 8-21-2018

REVISIONS
PLANNING REV. 9-25-2018

DRAWN BY
JOB NO. 1805

SHEET TITLE

Concept
Landscape
Plan

SHEET NO. L2.1

CIVIL IMPROVEMENT PLANS
PROPOSED RESIDENCE
LOTS 98, RANCHO MONTEREY
(VOLUME 20, CITIES & TOWNS, PAGE 7)
PREPARED FOR
DR. ANIL & PRIYA SETHI
JUNE, 2018

GEOTECHNICAL INSPECTION SCHEDULE				
TASK	DESCRIPTION OF WORK	TIME OF INSPECTION	PERSONNEL	COMPLETION DATE
PRE-CONSTRUCTION MEETING	SITE MEETING WITH PROJECT ENGINEER AND CONTRACTOR	BEFORE CONSTRUCTION STARTS	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	
VEGETATION REMOVAL / STRIPPING	REMOVAL OF ALL VEGETATION AND NON-ENGINEERED FILL PRIOR TO GRADING	ONE SITE INSPECTION AFTER REMOVAL ACTIVITIES AND BEFORE GRADING	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	
GRADING	MASS GRADING-COMPACTION TESTING OF ENGINEERED FILL BENEATH BUILDING PADS, FOOTINGS, DRIVEWAYS	AS NEEDED/UPON REQUEST DURING GRADING OPERATIONS	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	
FOUNDATION EXCAVATION	INSPECT FOOTING/EXCAVATIONS PRIOR TO PLACEMENT OF REBAR AND FORM WORK	AS NEEDED/UPON REQUEST AFTER FOOTINGS HAVE BEEN EXCAVATED	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	
DRIVEWAY AND PARKING	COMPACTION TESTING OF SUBGRADE AND BASE/ROCK BENEATH PAVEMENT SECTION	AS NEEDED / UPON REQUEST	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	
EROSION CONTROL	INSTALLATION OF FINAL DRAINAGE AND EROSION CONTROL MEASURES	ONE SITE INSPECTION AFTER INSTALLATION OF FINAL DRAINAGE AND EROSION CONTROL MEASURES	HARO KASUNICH SENIOR ENGINEER GEOTECHNICAL FIELD TECHNICIAN	

SURVEY NOTES:

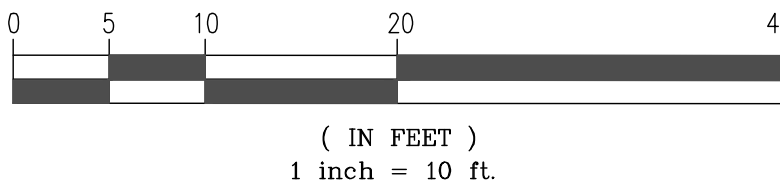
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY A FIELD SURVEY BY MONTEREY BAY ENGINEERS. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- TOPOGRAPHY WAS PROVIDED BY MONTEREY BAY ENGINEERS. SURVEY WAS DATED JUNE, 2005.
- ELEVATIONS SHOWN ARE BASED ASSUMED DATUM. LOCAL ELEVATION BENCHMARK IS THE TOP OF IRON PIPE SET AS THE NORTHERN PROPERTY CORNER. ELEVATION=700.00'
- CONTOUR INTERVAL = ONE FOOT.

FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

GRAPHIC SCALE



REVISIONS		GRADING & DRAINAGE PLAN			
DATE	BY	401 VIA DEL MILAGRO LOT 98 RANCHO MONTEREY A.P.N. 173-074-024 (Filed in Vol. 20, CITIES & TOWNS, Page 7) COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR DR. ANIL & PRIYA SETHI BY MONTEREY BAY ENGINEERS, INC. CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 10'	OCT, 2018	BCW	C1 OF THREE
JOB No. 17-134					

LEGEND:

- AB ASPHALT BASE
- AC ASPHALTIC CONCRETE
- CO CLEAN OUT
- DI DROP INLET
- DS DOWN SPOUT
- (E) EXISTING
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- INV INVERT
- L LENGTH
- (P) PROPOSED
- R RADIUS
- TBR TO BE REMOVED
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- PROPERTY MONUMENT
- RAINWATER LEADER
- CLEANOUT
- BUILDING LINE
- CONTOUR LINE
- FENCE
- PROPERTY LINE
- PROPOSED GRADING LINE

APPLICANT INFORMATION

PROJECT APN: 173-074-024

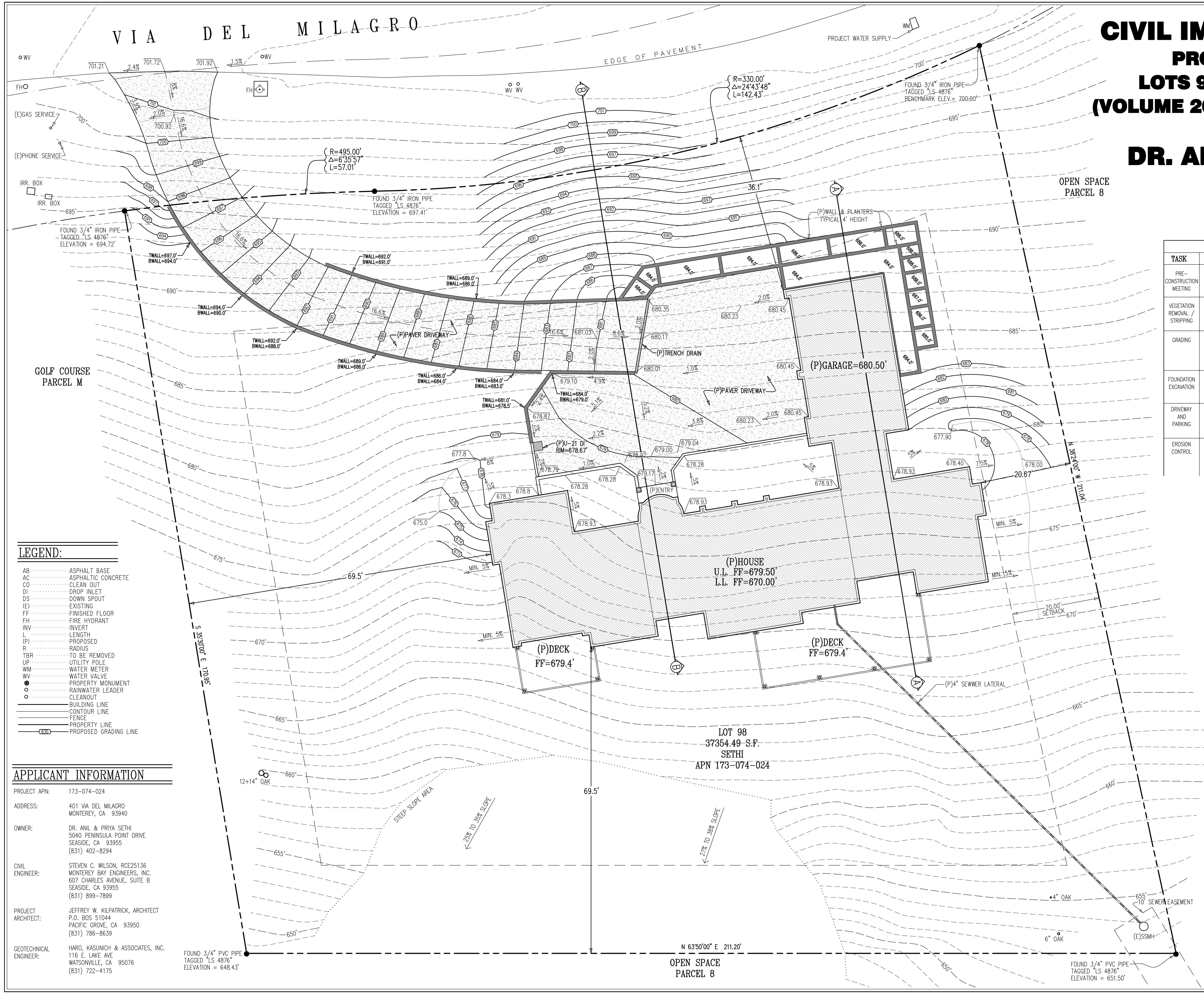
ADDRESS: 401 VIA DEL MILAGRO
MONTEREY, CA 93940

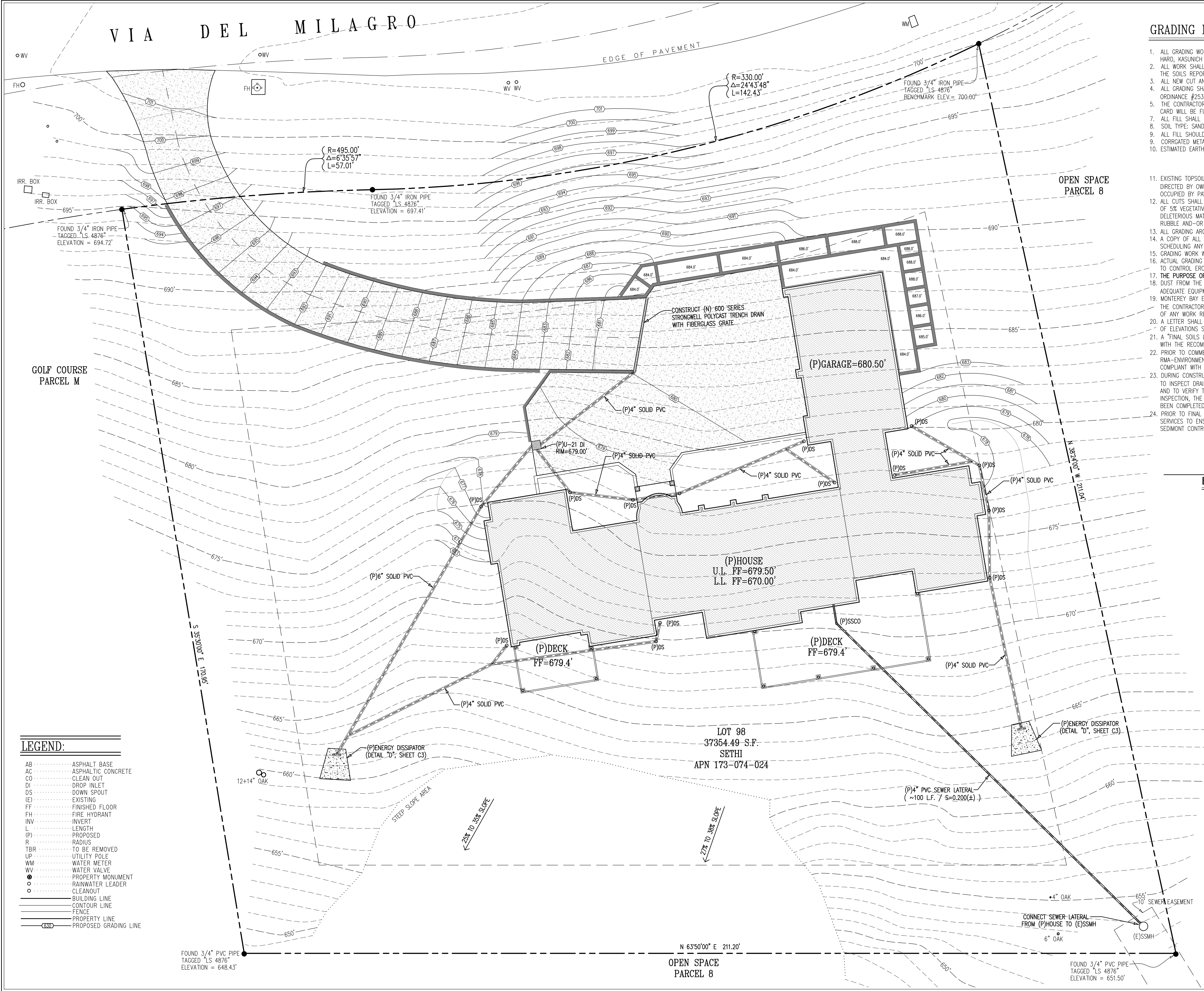
OWNER: DR. ANIL & PRIYA SETHI
5040 PENINSULA POINT DRIVE
SEASIDE, CA 93955
(831) 402-8294

CIVIL ENGINEER: STEVEN C. WILSON, RCE25136
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899

PROJECT ARCHITECT: JEFFREY W. KILPATRICK, ARCHITECT
P.O. BOX 51044
PACIFIC GROVE, CA 93950
(831) 786-8639

GEOTECHNICAL ENGINEER: HARO, KASUNICH & ASSOCIATES, INC.
116 E. LAKE AVE
WATSONVILLE, CA 95076
(831) 722-4175





GRADING NOTES

1. ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2016 CBC AND SOILS REPORT PREPARED BY HARO, KASUNICH & ASSOCIATES INC., DATED SEPTEMBER, 2005.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C. STANDARDS AND SPECIFICATIONS AND THE SOILS REPORT PREPARED BY HARO, KASUNICH & ASSOCIATES, INC., DATED SEPTEMBER, 2005.
3. ALL NEW CUT AND FILL SLOPES SHALL BE 2:5:1 OR FLATTER.
4. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. A GRADING INSPECTION CARD WILL BE FURNISHED BY THE COUNTY OF MONTEREY THAT WILL PROVIDE DETAILS OF ALL REQUIRED INSPECTIONS.
7. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
8. SOIL TYPE: SAND WITH SILT, POORLY GRADED.
9. ALL FILL SHOULD BE PLACED AND COMPACTED IN 6" LIFTS.
9. CORRUGATED METAL PIPE SHALL NOT BE USED IN THIS PROJECT.
10. ESTIMATED EARTHWORK QUANTITIES:

CUT:	890 CU.YDS.
FILL:	275 CU.YDS.
NET EXPORT:	615 CU.YDS.
11. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
12. ALL CUTS SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. DELETERIOUS MATERIAL CONTAINING AN EXCESS OF 5% VEGETATIVE OR OTHER MATTER MAY BE USED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILL. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATERIALS, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.
13. ALL GRADING AROUND THE PROPOSED BUILDING SHOULD SLOPE AWAY FROM THE FOUNDATION AT 5% FOR 10' MIN.
14. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
15. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
16. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
17. THE PURPOSE OF GRADING IS FOR A NEW RESIDENCE AS SHOWN.
18. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2354 SECTION 118, 1979).
19. MONTEREY BAY ENGINEERS, INC. SHALL BE RETAINED FOR CONSTRUCTION STAKING AND OBSERVATION SERVICES. THE CONTRACTOR SHALL CONTACT MONTEREY BAY ENGINEERS, INC. (831) 899-7899, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK REQUIRING SURVEYING CONTROL TO ARRANGE FOR CONSTRUCTION STAKING.
20. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING FOUNDATION INSPECTIONS.
21. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
22. PRIOR TO 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 REGULATIONS.
23. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT THE POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
24. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

EROSION CONTROL NOTES

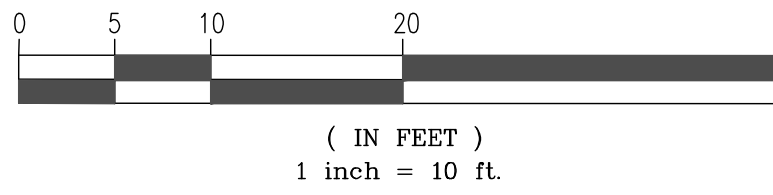
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FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

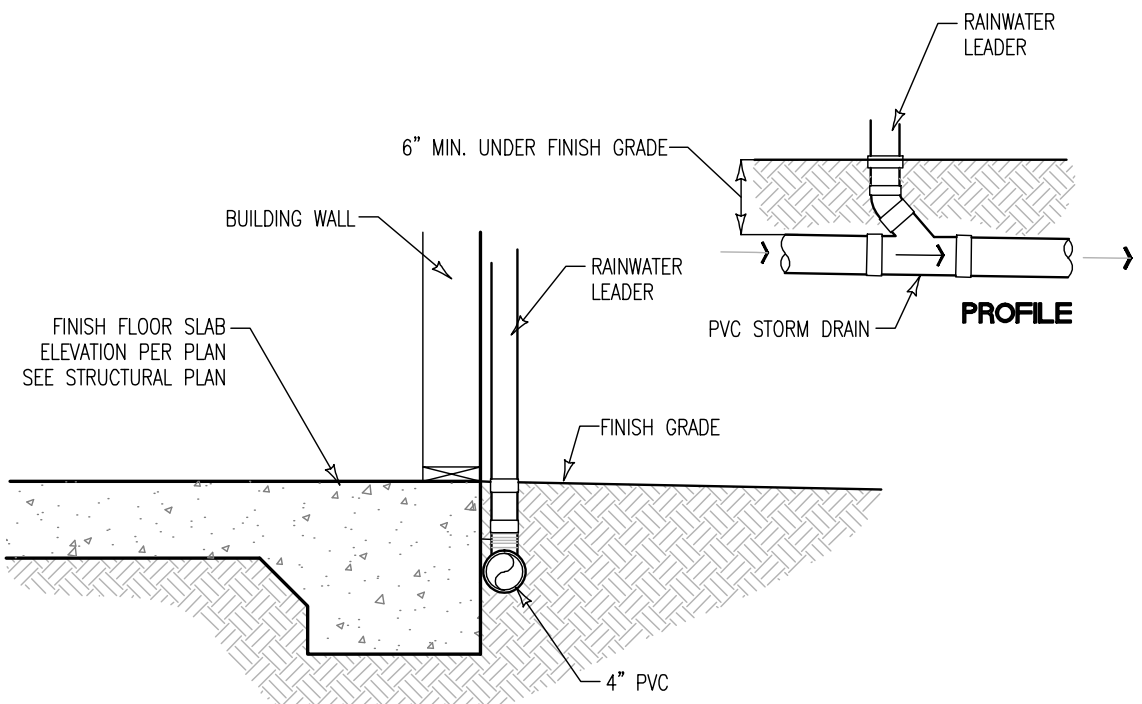
GRAPHIC SCALE



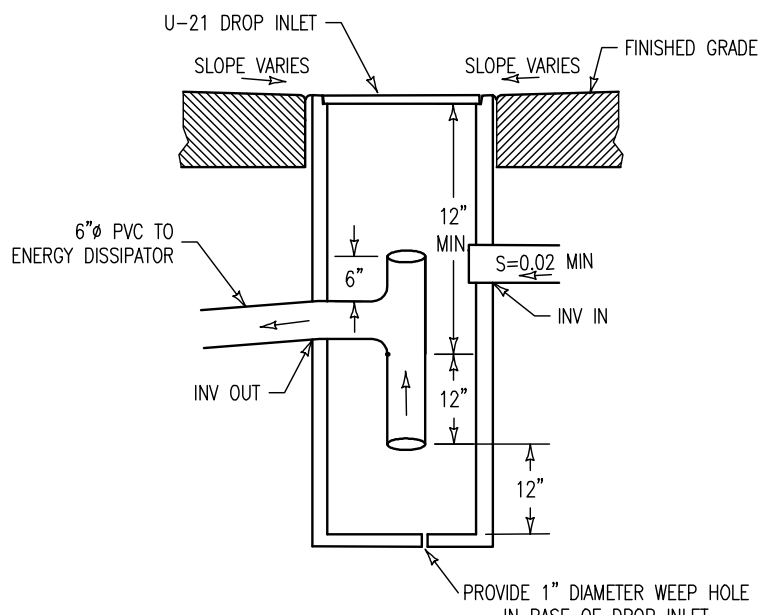
REVISIONS		DRAINAGE PLAN			
DATE		401 VIA DEL MILAGRO LOT 98 RANCHO MONTEREY A.P.N. 173-074-024 (Filed in Vol. 20, CITIES & TOWNS, Page 7) COUNTY OF MONTEREY STATE OF CALIFORNIA			
BY		PREPARED FOR DR. ANIL & PRIYA SETHI BY MONTEREY BAY ENGINEERS, INC. CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE		DATE		DRAWN BY	
1" = 10'		OCT, 2018		BCW	
JOB No. 17-134		SHEET		C2 OF THREE	

ROOF WATER COLLECTION NOTES:

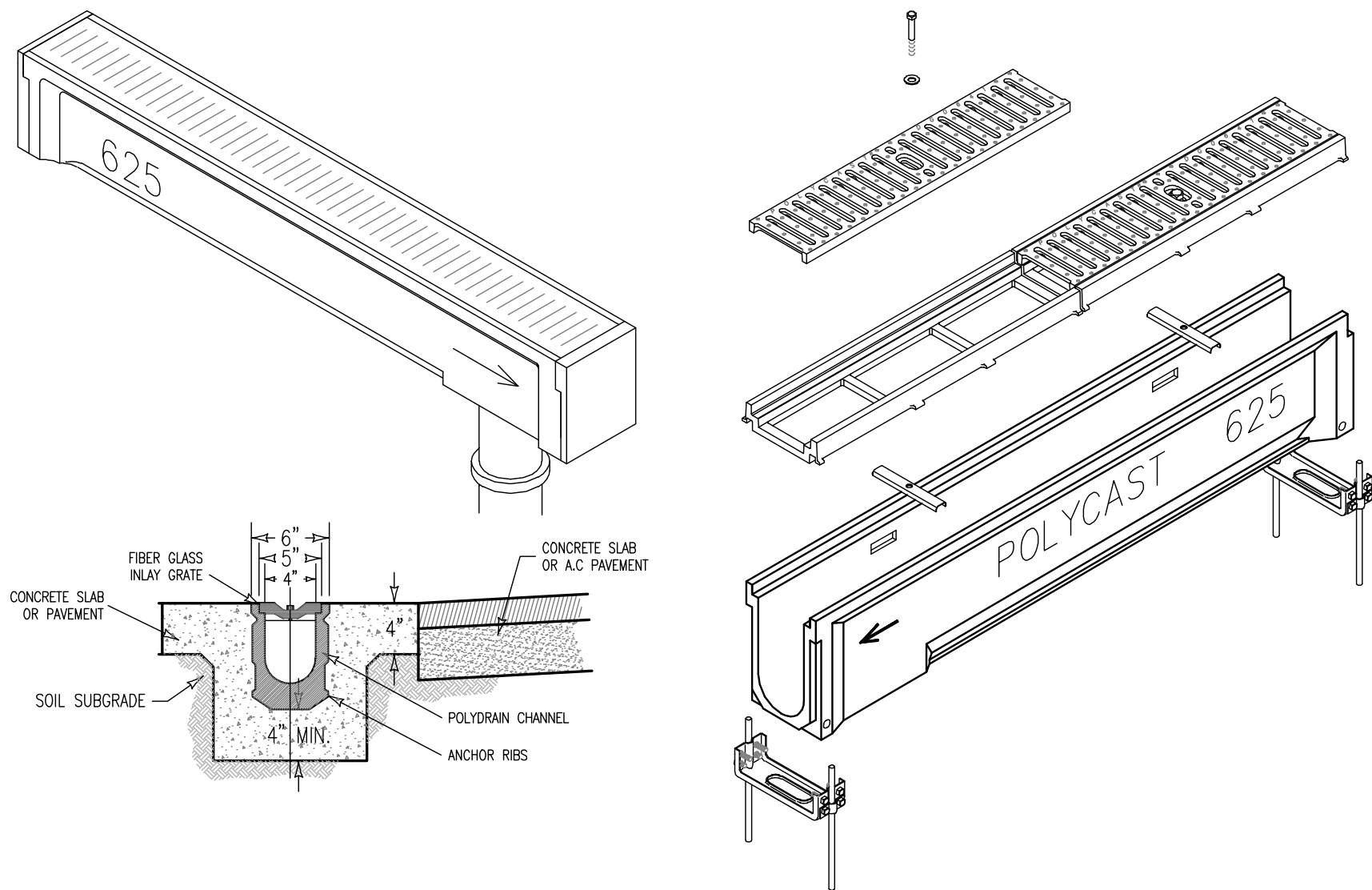
1. ALL ROOF RUNOFF SHALL BE COLLECTED BY EVE GUTTERS AND RAIN WATER LEADERS. RAIN WATER LEADERS SHALL DISCHARGE TO SPLASH BLOCKS AND DISPERSE TO ADJACENT LANDSCAPING. GRADE ADJACENT TO THE HOUSE SHALL SLOPE AWAY FROM THE STRUCTURE AT MINIMUM GRADE OF 5%.
2. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER AND NEIGHBORING PROPERTY OWNERS, SURFACE STORM WATER SHALL BE DIRECTED TOWARD THE PUBLIC RIGHT-OF-WAY (SERRA AVE.) TO THE MAXIMUM EXTENT POSSIBLE. UNDERGROUND INFILTRATION OF STORM WATER SHOULD BE AVOIDED.
3. IF CONSTRUCTED, ALL UNDERGROUND ROOF WATER PIPING SHALL BE SMOOTH WALLED, SOLID PVC.
 - A) MINIMUM PIPING DIAMETER SHALL BE 4".
 - B) MINIMUM SLOPE ON ALL UNDERGROUND ROOF WATER PIPING SHALL BE 2%.
 - C) MINIMUM COVER FOR UNDERGROUND ROOF WATER PIPING SHALL BE 12".
 - D) CLEAN OUT CONNECTIONS SHALL BE CONSTRUCTED AT ALL PIPING ANGLES AND CHANGES IN DIRECTION.



C TYPICAL RAIN WATER LEADER
NOT TO SCALE



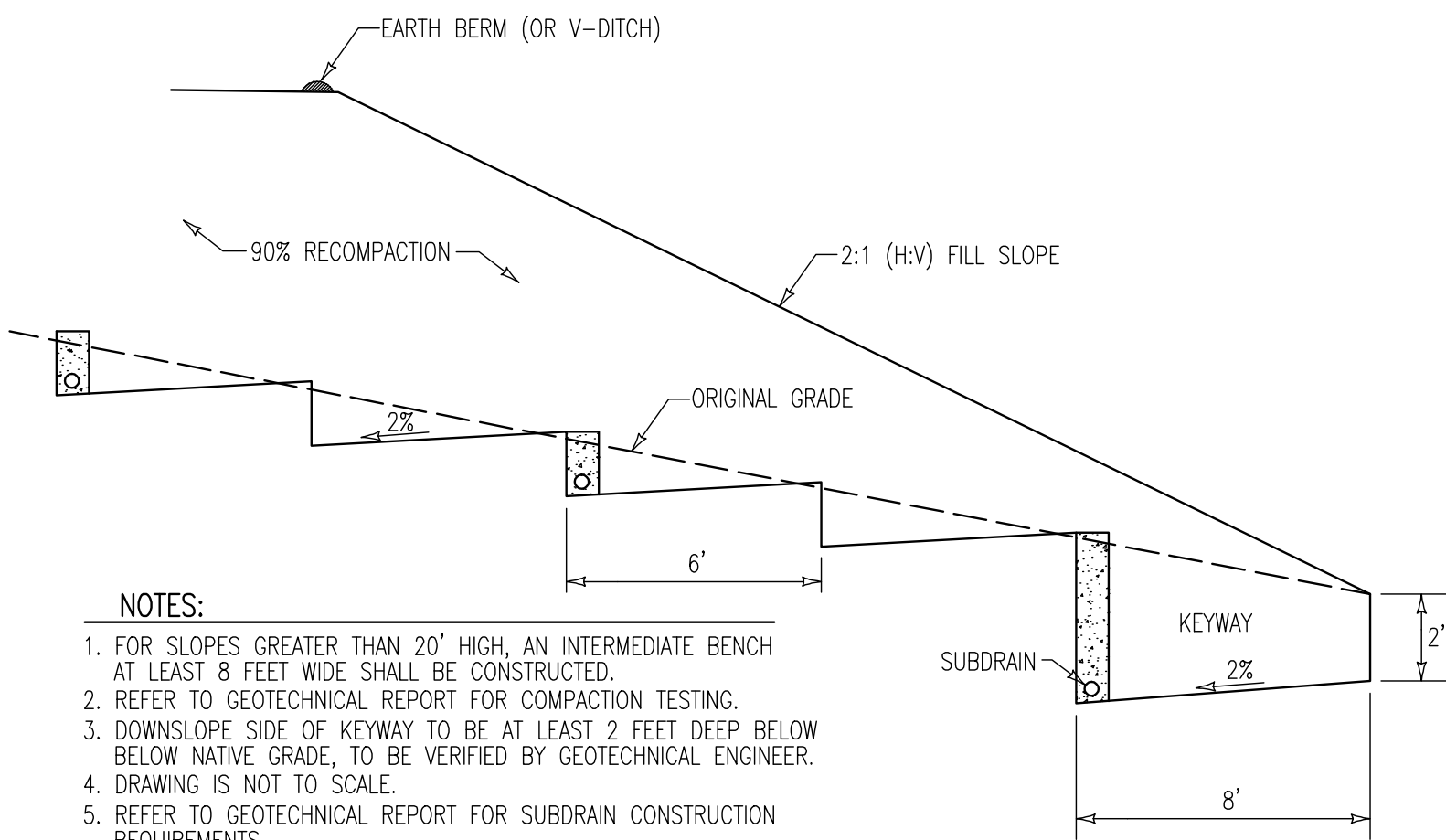
F U-21 GREASE TRAP DETAIL
NOT TO SCALE



E STRONGWELL 600 SERIES POLYCAST TRENCH DRAIN DETAIL
NOT TO SCALE

WATER CONSERVATION NOTES:

1. NO PERSON SHALL 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 (SECTION 6(L), ORDINANCE 3522).
2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. (SECTION (K), ORDINANCE 3522).
3. NO POTABLE WATER SHALL BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROVED FOR SUCH. (SECTION 6(K), ORDINANCE 2522).



- NOTES:
1. FOR SLOPES GREATER THAN 20" HIGH, AN INTERMEDIATE BENCH AT LEAST 8 FEET WIDE SHALL BE CONSTRUCTED.
 2. REFER TO GEOTECHNICAL REPORT FOR COMPACTION TESTING.
 3. DOWNSLOPE SIDE OF KEYWAY TO BE AT LEAST 2 FEET DEEP BELOW BELOW NATIVE GRADE, TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
 4. DRAWING IS NOT TO SCALE.
 5. REFER TO GEOTECHNICAL REPORT FOR SUBDRAIN CONSTRUCTION REQUIREMENTS.

K FILL KEY AND BENCH DETAIL
NOT TO SCALE

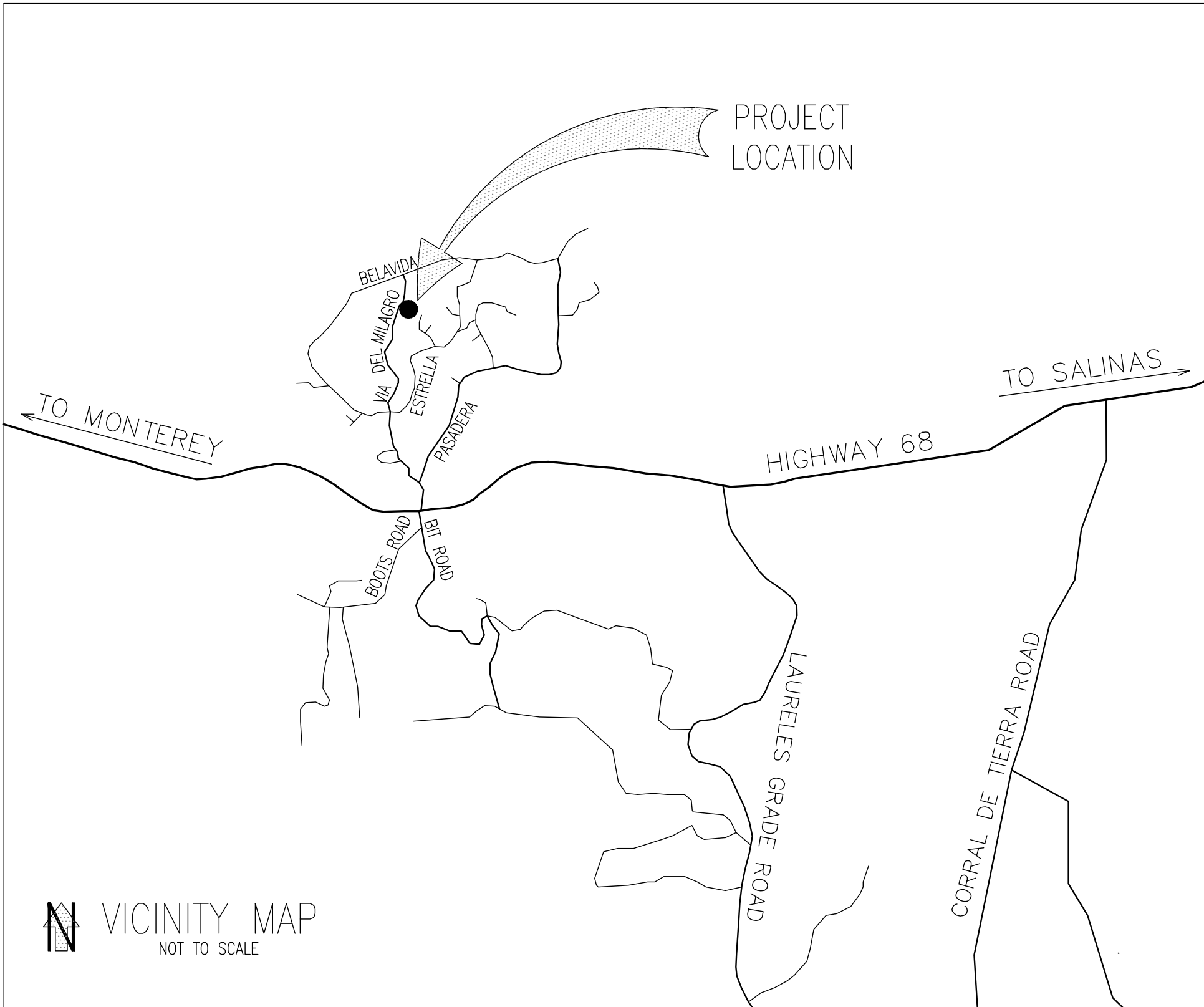
EROSION CONTROL NOTES:

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED PER EROSION CONTROL ORDINANCE #2906.
2. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. A CONTINUOUS STRAW BALE BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
4. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE EXISTING NATURAL VEGETATION.
5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE	(SLOPE MEASUREMENTS)
SEED	51 POUNDS	
FERTILIZER	500 POUNDS	
STRAW MULCH	1,000 POUNDS	
WATER	AS REQUIRED	
6. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. TEMPORARY CUTOFF BERMS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO OUTLETING INTO NATURAL CHANNELS OR ONTO ROADS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

ADDITIONAL GEOTECHNICAL RECOMMENDATIONS:

1. ALL RESIDENTIAL PERIMETER FOUNDATIONS WITHIN 3 LINEAR FEET OR CLOSER TO THE EXTERIOR CMU RETAINING WALLS SHOULD HAVE THEIR FOOTINGS EMBEDDED A MINIMUM OF 36 INCHES TO COMPENSATE FOR POTENTIAL SURCHARGE LOADS.
2. THE RESIDENTIAL STRUCTURE FOUNDATION MAY BE EMBEDDED INTO FIRM NATIVE SOIL WHERE EXCAVATIONS GREATER THAN 24 INCHES ARE PLANNED.
3. ENGINEERED FILL SHOULD EXTEND A MINIMUM OF 18 INCHES BELOW THE BOTTOM OF ALL HOUSE FOOTINGS THAT ARE LOCATED ON THE BUILDING PAD WHERE LESS THAN 24 INCHES OF NATIVE GRADE IS EXCAVATED.
4. THE ENTIRE BUILDING ENVELOPE PLUS 3 FEET BEYOND THE PERIMETER FOUNDATION SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES AND RECOMPACTED TO 95 PERCENT RELATIVE COMPACTION.
5. ALL FILL SLOPES SHOULD BE KEYED AND BENCHED AS INDICATED IN THE TYPICAL KEY AND BENCH DETAIL. (SEE DETAIL 'K')
6. THE DISPERSION TRENCHES SHOULD BE RELOCATED A MINIMUM OF 20 FEET DOWN SLOPE OF THE FILL SLOPE KEYWAY EXCAVATION.



FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

<div>REVISIONS</div> <table><tr><th>DATE</th><th>BY</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		DATE	BY																			<div>GRADING & DRAINAGE PLAN</div> <div>401 VIA DEL MILAGRO</div> <div>LOT 98</div> <div>RANCHO MONTEREY</div> <div>A.P.N. 173-074-024</div> <div>(Filed in Vol. 20, CITIES & TOWNS, Page 7)</div> <div>COUNTY OF MONTEREY</div> <div>STATE OF CALIFORNIA</div>	
		DATE	BY																				
PREPARED FOR																							
DR. ANIL & PRIYA SETHI																							
BY																							
MONTEREY BAY ENGINEERS, INC.																							
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING																							
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955																							
SCALE	DATE	DRAWN BY	SHEET																				
AS SHOWN	OCT, 2018	BCW	C3																				
JOB No. 17-134			OF THREE																				

Dr. SETHI RESIDENCE
401 Via Del Milagro, (Pasadera) – Monterey, CA
EXTERIOR MATERIAL & COLOR SAMPLES (Revised 10-19-2018)

Exterior Paint -

Exterior Body Color: Upper Left Paint Color

Exterior Trim Color: Middle Left Paint Color

Exterior Fascia Color: Bottom Left Paint Color

Exterior Door Color: Door Color as Shown at Right of Paint Color samples



Note: Stone as shown in this Paint Color Image is not the stone to be used - See Stone Veneer sample on next sheet (Page 2 of 4)

Windows -

Exterior Window & Door Frame Color: Tan or Sand



Stone Veneer -

Cultured Stone: Eldorado Stone Stacked Stone – Chapel Hill



Roofing –

Clay Roof Tile: Innova Tile - Color: Moka Caffe



Garage Doors –

Wood (Sectional Overhead Doors)



Note: Door stain or paint color is to be per
Paint Colors shown on previous sheet (page 1 of 4)

Railings at Balconies –

Metal Railing between vertical Plaster Piers



Pavers –

At Driveway and Parking:

Color - Blend / Grey, Brown & Tan Mix



Exterior Lighting

Sample Fixture Types where referenced on Exterior Lighting Plan



Wall Mount Lantern Fixtures –

Exterior Lighting (continued)

Ground Path Lighting –



Brick Lights at Exterior Walls –



LED Motion Sensor Fixtures –

