

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

In the matter of the application of:

**BRUNO MICHAEL A & CONCETTINA TRS  
(PLN180448)**

**RESOLUTION NO. 19-006**

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 Design Approval to allow the demolition of an existing 3,253 square foot two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (approximately 8,115 square feet), and an approximately 285 square foot rear covered porch and 810 square foot front covered porch. Grading of approximately 1,685 cubic yards of cut.

1420 Deer Flat Road, Monterey, Greater Monterey  
Peninsula Area Plan (APN: 101-111-002-000)

**The BRUNO application (PLN180448) came on for a public hearing before the Monterey County Zoning Administrator on February 28, 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 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) The project has been reviewed for consistency with the text, policies, and regulations in:
  - 2010 Monterey County General Plan (General Plan);
  - Greater Monterey Peninsula Area plan (GMPAP);
  - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. The subject property is not located within the Coastal Zone; therefore, the 1982 Monterey County General Plan does not apply.

- b) Allowed Use. The property is located at 1420 Deer Flat Road, Monterey, [Assessor's Parcel Number (APN) 101-111-002-000], Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, 1 Unit per Acre with an Urban Reserve and Design Control Overlays, or "MDR/1-UR-D."



- c) Lot Legality. The subject parcel (1.03 acres), APN 101-111-002-000, is located on a residential subdivision created through the Del Monte Fairways parcel map. The recorded map can be found in Volume 5, Page 39. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. Pursuant to Chapter 21.44 of Title 21, 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 project proposes to maintain the colors and materials from the existing single family dwelling, which are: beige stucco siding, off white trimming and a brown composition roof. Although the new single family will be larger than what currently exists, the site contains other structures and vegetation that would aid in screening the new mass of the structure. The neighborhood ranges with one-story and two-story homes with similar mass and colors that are subordinate to the surrounding environment. The materials, location and nature of the project are consistent with the overall diversity of neighborhood character and will not detract the visual integrity of the site.

The project will not impact any visual resources viewed from a scenic highway corridor. Figure 14 of the GMPAP illustrates that the subject property is not designated as a visually sensitive or highly sensitive area, as the property is not visible from Highway 1 or Highway 68. Therefore, the project would not create any substantial visual impacts.

- e) Review of Development Standards. The subject parcel is zoned Medium Density Residential, 1 Unit per Acre with an Urban Reserve and Design Control Overlays, or “MDR/1-UR-D.” Per Section 21.12.030 and Section 21.44.040 of Title 21, the single family dwelling is an allowed use that would require a Design Approval.

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 79 foot front setback, 9 foot east side setback, 67.6 foot west side setback and 82.1 foot rear setback. The maximum building site coverage allowed is 35%, (16,008 square feet) and the proposed coverage is 18.6 % (8,133 square feet). The proposed height is 28’-3”, which meets the 30’ maximum height limitation. Therefore, the proposed project complies with the development standards listed within this zoning district per Section 21.12.060 of Title 21.

- f) Cultural Resources. The project site is in an area identified in County records as having a moderately archaeological sensitive area. Two reports were prepared and provided for the subject property. One report (Monterey County RMA- Planning Library No. LIB110288) prepared and provided in 2011 identified a portion of the site to have no evidence of prehistoric or cultural historic remains on the subject parcel. An additional report (Monterey County RMA- Planning



Library No. LIB190054) was prepared and provided to the County on February 6, 2019. This report concluded that there is no evidence of prehistoric or cultural historic remains on the entire project parcel. The nearest historic archaeological resource is approximately ¾ of a mile away. Therefore, the siting and design of the single family dwelling and conditioned basement would not have any potential impact to archaeological resources. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop work while resources are evaluated if previously unidentified resources are discovered during construction.

- g) Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review on February 20, 2019. The LUAC unanimously recommended approval of the project as proposed.
- h) Staff conducted a site inspection on February 20, 2019 to verify that the project on the subject property conforms to the plans submitted.
- i) 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. PLN180448.

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

- EVIDENCE:**
- a) The project includes a new single family dwelling associated with an established residential use in a residential neighborhood.
  - b) The project was reviewed by RMA-Planning 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.
  - c) Staff conducted a site inspection on February 20, 2019 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 PLN180448.

3. **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 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) The subject property is currently being served by California American Water Company (Cal-Am) and an existing on-site well. According to the Monterey Peninsula Water Management District, a



property can be served by both Cal-Am and an on-site well provided that there is no internal circulation between structures. Cal-Am currently serves the existing single family dwelling, the existing gym and guesthouse bathrooms located in one of the garages and the detached recreational room. The existing on-site well currently serves the office bathroom above the other garage, pool and irrigation system. The new single family dwelling will have five (5) total bathrooms which would exceed the allotted water credits for the property. The applicant proposes to disconnect the existing gym and guesthouse bathrooms from Cal-Am and permanently connect these bathrooms to the existing on-site well. The water credits would then be utilized with the new single family dwelling, resulting in Cal-Am only serving the new single family dwelling and detached recreational room. Monterey County Environmental Health Bureau (EHB) reviewed the application and required the applicant to conduct Water Quality Testing for the existing well and have a Performance Evaluation to ensure the septic system can serve the new single family dwelling, guesthouse and gym. EHB has determined that the water and septic are adequate for the proposed use/development.

- c) The project includes a new single family dwelling 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. PLN180448.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and 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 PLN180448.

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 (a) categorically exempts the construction of one single family dwelling.
  - b) The proposed project is to construct a two-story single family dwelling with a conditioned basement (approximately 8,115 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, 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 PLN180448.

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

**EVIDENCE:** Planning Commission. Pursuant to Section 21.80.050 of Title 21, an appeal may be made to the Planning Commission by any public agency or person aggrieved by a decision of an Appropriate Authority.



## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator 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 Design Approval to allow the demolition of an existing 3,253 square foot two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (approximately 8,115 square feet), and an approximately 285 square foot rear covered porch and 810 square foot front covered porch. Grading of approximately 1,685 cubic yards of cut, 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 28<sup>th</sup> day of February, 2019.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 01 2019**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAR 11 2019**

THIS PROJECT IS NOT LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION.

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

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

PLN180448

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN180448) allows the demolition of existing 3,253 square foot two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (approximately 8115 square feet), an approximately 285 square foot rear covered porch and 810 square foot front covered porch. The property is located 1420 Deer Flat Road, Monterey (Assessor's Parcel Number 101-111-002-000), 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval (Resolution Number 19-006) was approved by the Zoning Administrator for Assessor's Parcel Number 101-111-002-000 on February 28, 2019. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.



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

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Chief 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, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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



## 5. PD006(A) - CONDITION COMPLIANCE FEE

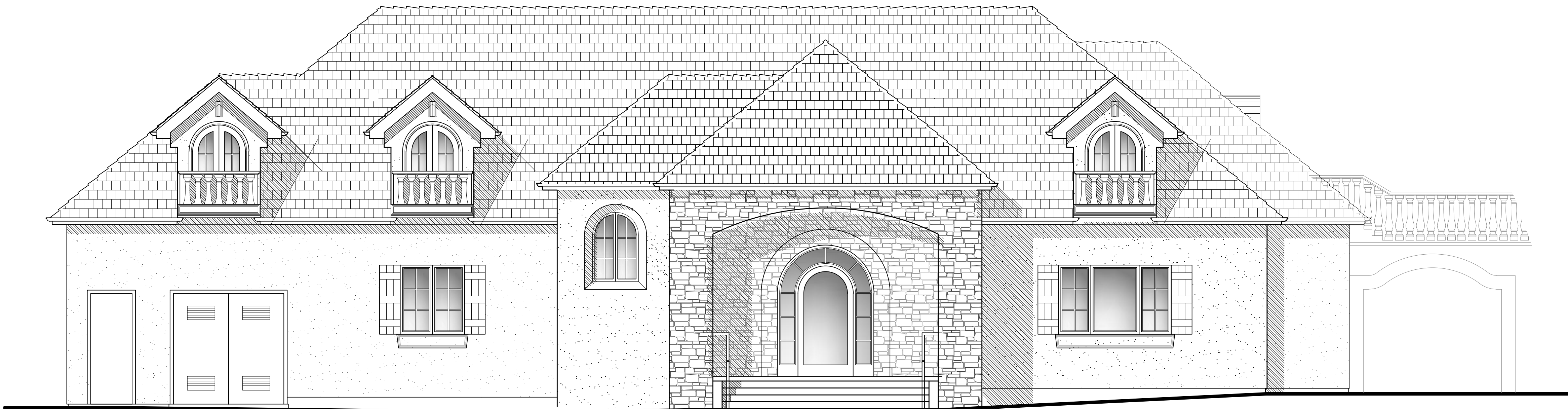
**Responsible Department:** RMA-Planning

**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.

**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.



MONTEREY, CA



FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS - Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Fire District

FIRE008 - GATES - All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department:

FIRE111 - ADDRESSES FOR BUILDINGS- All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

FIRE116 - SETBACKS- All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center line of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

FIRE117 - DISPOSAL OF VEGETATION AND FUELS - Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

FIRE119 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) - Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

FIRE121 - FIRE PROTECTION EQUIPMENT & SYSTEMS- FIRE SPRINKLER SYSTEM (STANDARD)- The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

FIRE124 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)- The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

FIRE125 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)- Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment.

FIRE126 - ROOF CONSTRUCTION (STANDARD)- All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICCB Class B roof construction.

GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.

2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.

3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.

4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barriers, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barriers with owner prior to commencement of work and necessary.

5. Materials that are specified by their brand names establish standards of quality and performance, any request for substitution shall be submitted to Moore Design LLC and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall install a list of products and manufacturers being used for review by the designer prior to purchase or installation.

6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code /California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.

7. All dimensions on construction drawings are face of stud (f.s.s.), face of curb, unless otherwise noted to be the center line of masonry, partition, or column, etc.

8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.

9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.

10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.

11. The use of the word "provide" in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.

12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.

13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.

14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas or in outside the job site.

15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.

16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety codes of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.

17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plan, shall be performed by contractor and included in his bid.

18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.

19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.

20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

VICINITY MAP

The vicinity map shows the project site located at the intersection of Manor Road and Deer Flat Road. The map includes lot numbers (e.g., 17, 10, 06, 07, 08, 09, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) and street names (Manor Road, Deer Flat Road, Del Monte Parkway, Lugoia Avenue). The project site is highlighted with a red outline and labeled 'PROJECT SITE'.

CAL GREEN NOTES

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered based. CGBC 4.504.1

2. Rodent Proofing- Protect animal spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1

3. Construction Waste Management- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1

4. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1

5. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1

6. Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2

7. Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.

8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3

9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4

10. Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5

11. Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1

12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3

13. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of : 50% to a maximum of 80%. CGBC 4.506.1

14. Heating and Air-Conditioning System Design- HVAC system shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

OWNER:

MIRE & TINA BRUNO  
1430 DEER FLATS ROAD  
MONTEREY, CA 93940  
831-915-2905

DESIGNER:

MOORE DESIGN, LLC  
CONTACT: JOHN MOORE  
225 CANNERY ROW, SUITE 1  
MONTEREY, CA 93940  
(831) 831-44-9732  
CELL (831) 239-4868  
EMAIL: john@mooredesign.org

GENERAL CONTRACTOR:

T.B.D.

GEOTECHNICAL ENGINEER:

LANDSET ENGINEERS, INC.  
CONTACT: BRIAN PAPIRELLLO  
520 CRAZY HORSE RD.  
SALINAS, CA 93907  
TEL (831) 443-6870  
FAX (831) 443-3801  
EMAIL: bpapi@landseteng.com

STRUCTURAL ENGINEER:

ESA DESIGN  
CONTACT: ERIQY ARABADO  
4075 PAPAIA WAY, SUITE 206  
FREMONT, CA 94538  
TEL (510) 683-8914  
FAX (510) 683-8941  
EMAIL: eriqy@esaengineer.net  
Lic. # C 62568

TITLE 24 CONSULTANT:

MONTEREY ENERGY GROUP  
CONTACT: DAVID KACHT  
227 FOREST AVE., SUITE 3  
PACIFIC GROVE, CA 93950  
TEL (831) 372-8328  
FAX (831) 372-4013  
EMAIL: cad@meegd.com

PLANNING CONDITIONS

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT  
If, during course of construction, cultural, archaeological, historical or pre-historological 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.

PD01(AA) - LIGHTING - EXTERIOR LIGHTING PLAN  
All exterior lighting shall be unobtrusive, down lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 part 6. The exterior lighting plan shall be subject to approval by the director of RMA - Planning, prior to the issuance of building permits.

(RMA - PLANNING)

CONTRACTOR NOTES

1. Glu-lam adhesives shall be copied to the building department.

2. At time of final inspection provide installation, operation and maintenance guides/manuals for all equipment and appliances including masonry vapor anchors, fireplace insert, and chimney fly acceptable to the enforcing agency shall be provided to the owner.

3. All construction shall be in accordance with soils investigations by xxxxxx, project # xxxxxx, dated xx-xx-xxxx.

4. Contractor to provide two copies completed & signed of the CPER-ITC-GI-E form (when applicable) to the owner & field inspector prior to receiving the final.

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant 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.

2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.

3. No potable water may be used for collection or other 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 appropriate for such use.

4. The use of solder containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).

5. Provide non-removable backflow devices at all households.

PROJECT ADDRESS:

1430 DEER FLATS ROAD  
MONTEREY, CA 93940

A.P.N.:

001-111-002

PROJECT SCOPE:

DEMOLISH EXISTING 2-STORY RESIDENCE (MAIN FLOOR 2353 SF AND UPPER FLOOR 900 SF).  
NEW 2-STORY SINGLE FAMILY DWELLING WITH BASEMENT, MAIN FLOOR 3,480 SF, UPPER FLOOR 1,292 SF) BASEMENT (3,340 SF), NEW COVERED FRONT PORCH (867 SF), NEW COVERED REAR PORCH (285 SF).

PROJECT VALUATION:

\$1,300,000

RELATED PERMIT:

NONE

PROJECT CODE COMPLIANCE:

2016 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Fire Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments

ZONE:

MDR-1-UR-D

YEAR CONSTRUCTED:

1986

MAX BLDG. HT.:

28'-2" (30'-0" ALLOWED)

CONSTR. TYPE:

TYPE V-B

OCCUPANCY:

R-3 (RESIDENTIAL, U

FIRE SPRINKLERS:

REQUIRED NFPA-1D

WATER SYSTEM:

CALAM

SEWER SYSTEM:

EXISTING SEPTIC

TREE REMOVAL:

NONE

TOPOGRAPHY:

FLAT

GRADING:

1685 C.Y. CUT/ 0 C.Y. FILL

LOT SIZE:

45,738 SF / 1.05 ACRES

LOT COVERAGE CALCUS:

(N) MAIN RESIDENCE - MAIN FLOOR 3,480 SF  
(N) COVERED FRONT & REAR PORCH 1,092 SF  
(E) GYM ATTACHED TO (E) GARAGE 413 SF  
(E) RECREATION ROOM 763 SF  
(E) 3-CAR GARAGE 886.6 SF  
(E) 4-CAR GARAGE 1,498.0 SF  
TOTAL 8,133 SF

FLOOR AREA CALCUS:

(N) 2-STORY RESIDENCE - MAIN FLOOR 3,480.0 SF  
(N) 2-STORY RESIDENCE - UPPER FLOOR 1,292.0 SF  
(N) SUBTOTAL 4,772.0 SF  
(N) 2-STORY RESIDENCE - BASEMENT 3,340.0 SF  
Not counted in FAR  
(E) 4-CAR GARAGE 1,498.0 SF  
(E) OFFICE ABOVE 4-CAR GARAGE 496.0 SF  
(E) 3-CAR GARAGE 886.6 SF  
(E) GUEST RM ABOVE 3-CAR GARAGE 640.8 SF  
(E) GYM ATTACHED TO (E) GARAGE 413.0 SF  
(E) RECREATION ROOM 763.2 SF  
(E) SUBTOTAL 4,697.6 SF  
(N) FLOOR AREA TOTAL 9,469.6 SF

WALL LINE

NUMBERS VERTICAL  
LETTERS HORIZONTAL

DOORS SYMBOL NUMBERS

WINDOW TYPE NUMBERS

DETAIL NUMBER  
SHEET WHERE DETAIL IS LOCATED

SHEET NOTE

SECTION  
SECTION IDENTIFICATION  
SHEET WHERE SECTION IS DRAWN

ELEVATION  
ELEVATION IDENTIFICATION  
SHEET WHERE ELEVATION IS DRAWN

REVISIONS NUMBERS  
CLOUD AROUND REVISION OPTIONAL

Ceiling Height  
+8'-0"

PROJECT SITE

LOT 17  
LOT 10  
LOT 06  
LOT 07  
LOT 08  
LOT 09  
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LOT 99  
LOT 100

MANOR ROAD  
DEER FLAT ROAD  
DEL MONTE PARKWAYS & LUGOIA AVENUE

DEEL MONTE PARKWAYS & LUGOIA AVENUE  
45,738 SQ. FT. OF PDA OF  
REARWARD 1/4 SEC. 17, T4S, R11E, N41  
100, LOT 06, S-5

JOB NUMBER: 1805

225 CANNERY ROW, SUITE I  
MONTEREY CA. 93940  
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john@mooredesign.org

PRINT DATE: 9/12/2018

**MEMBER**  
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**B | D**  
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# A0.1



SITE NOTES

- No person may tap into any fire hydrant 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.
- All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. 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.
- No potable water may 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 appropriate for such use.
- The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
- Provide non-removable backflow devices at all hosebills.
- Slope all grades away from the structure for a min 5% for 10'-0".
- Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

PROJECT NAME:

BRUNO  
RESIDENCE

1420 DEER FLATS ROAD  
MONTEREY, CA.  
93940

APN: 101-111-002  
JOB NUMBER: 1805

*mm*  
MOORE DESIGN

RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9/12/2018
PRINT DATE:	9/12/2018

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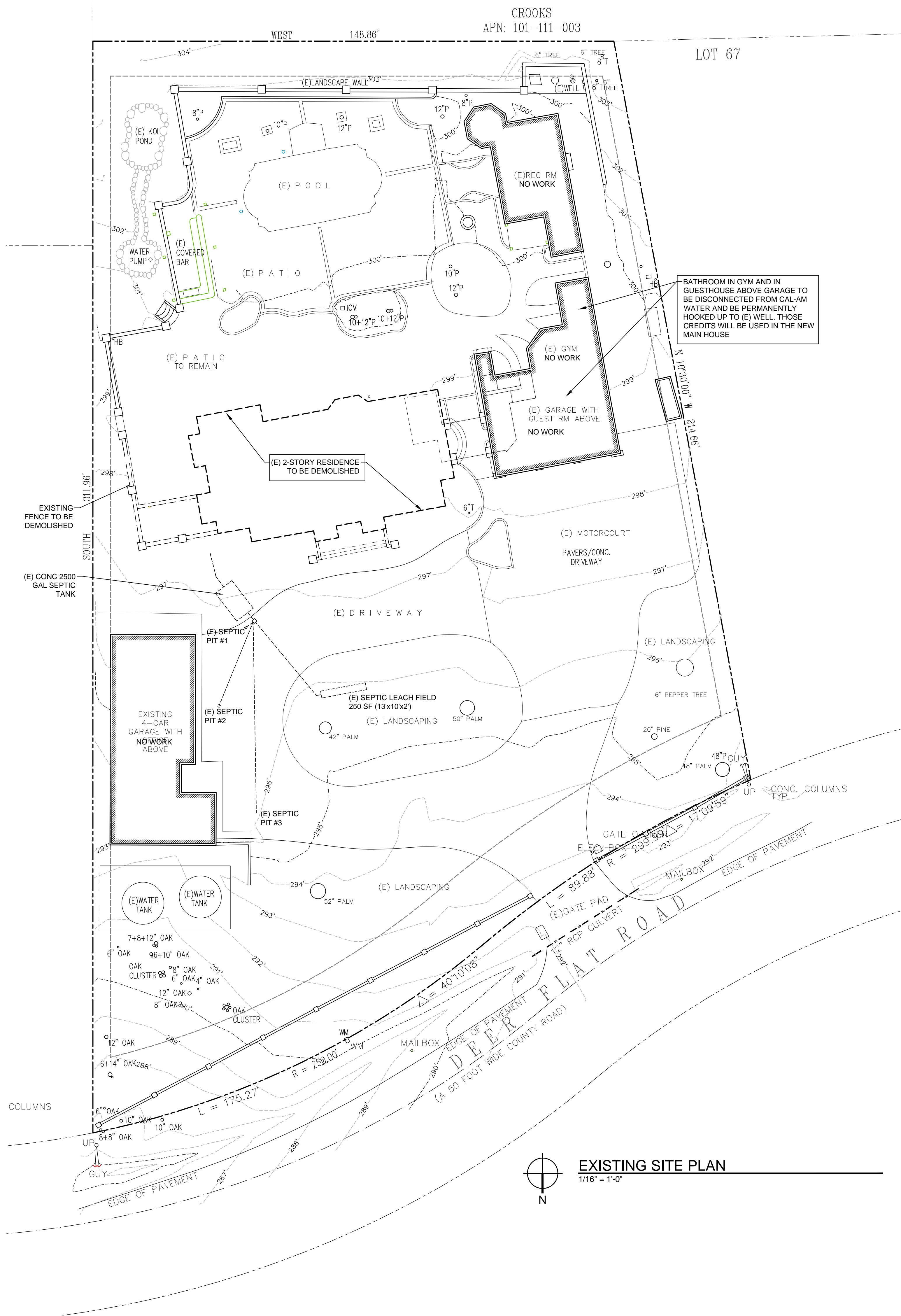
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SHEET TITLE:

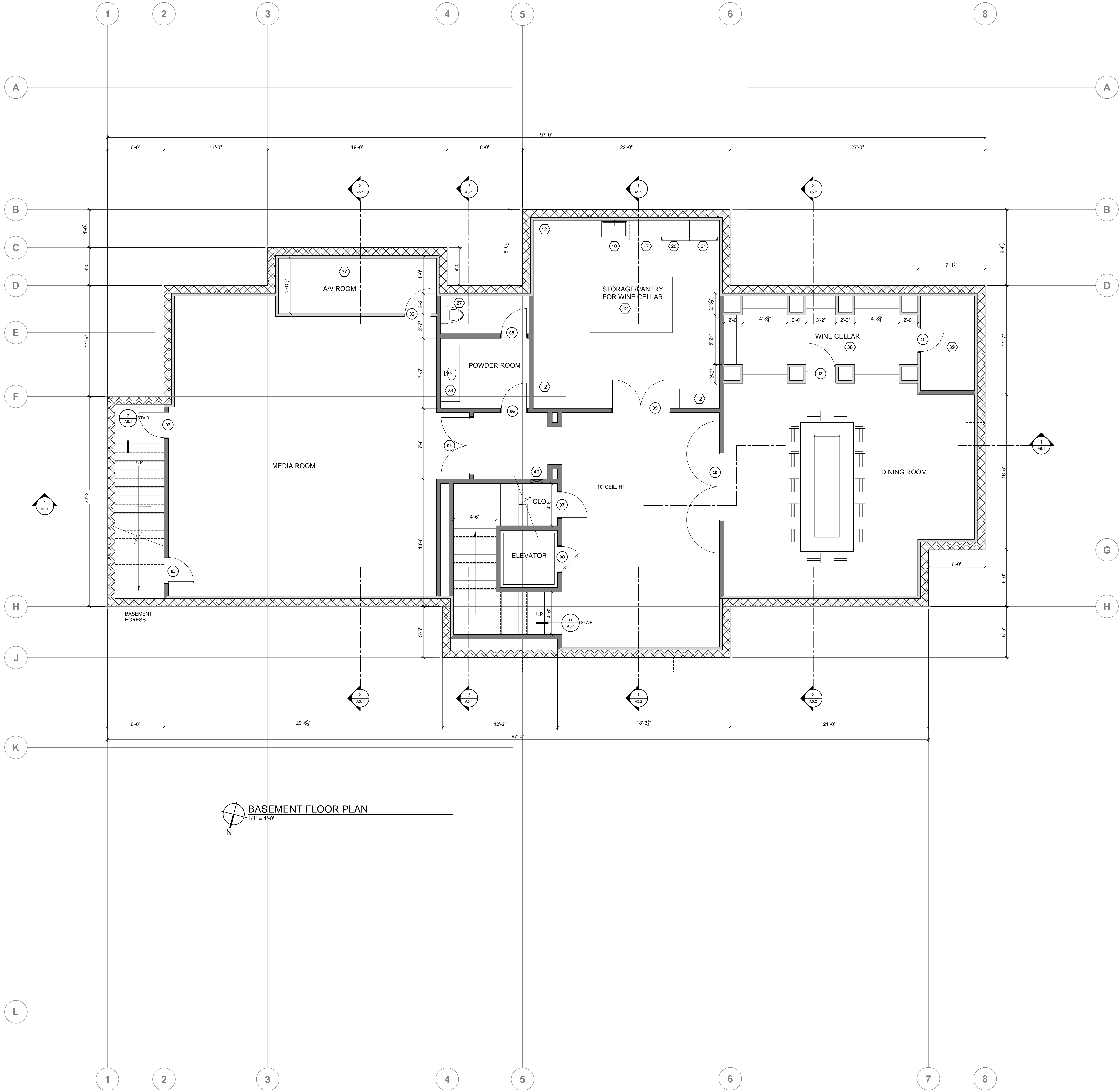
SITE PLANS

SHEET NUMBER:

A1.1







**BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

- ### SHEET NOTES
- Floor elevations at the required **Egress Door** (1 required) (CRC (311.3.1) landings or floors at the required egress door shall not be more than 1'-1/2" lower than the top of the threshold for outgoing doors and 7'-3/4" for incoming or sliding doors. **Non-egress doors** (CRC (311.3.2) landings or floors shall be not more than 7'-3/4" lower than the top of the threshold for incoming, outgoing, or sliding. A landing is not required where a stairway has two or fewer risers is located on the exterior side of the door and the door does not swing over the landing or floor.
  - Landing at doors (CRC (311.3) min. depth 36", min. width shall be not less than the width of the door served, landing may have a slope not to exceed 2% (1/4" vertical in 12" horizontal).
  - Terraces and patios- slope at min. 1/4" per ft. away from structure and toward drainage system - see civil drawings
  - Hose bib- provide shut off valve for all hose bibs located near the garage or water main. all hose bibs shall have a non-removable back flow device per cdc 603.3.7.
  - Fire separation wall (CRC (302.6) provide 5/8 type "x" gyp. bd. over framing at walls and ceiling
  - Water Softener
  - Boiler & holding water holding tank with recirculating pump
  - Venting- provide 100 sq. in. of venting within the top 12" and bottom 12" of the doorwall for combustion air for fuel burning appliances
  - Attic space and access (CRC (807.1) attic opening shall be min. 22"x 30" with 30" min. head clearance and is required when an attic area exceed 30 sf and has a vertical height of 30" or greater.
  - Kitchen sink with garbage disposal- owner to select make and model
  - Bar sink- owner to select make & model
  - Casework- 24" base cabinet with 14" upper cabinet, owner to select finish, countertop & layout.
  - Casework- pantry adjustable shelves
  - Casework- full height linen cabinet with adjustable shelves
  - Casework- slide out trash/recycle center
  - Deep laundry sink- owner to select make & model
  - 24" dishwasher- low-flow per standards, see water permit- owner to select make & model
  - Range/Oven top- 36" wide with drawers below- owner to select make & model
  - Oven with convection microwave- 30" wide- owner to select make & model
  - Refrigerator- 36" wide, provide recessed plumbing for ice maker- owner to select make & model
  - Freezer- 36" wide- owner to select make & model
  - Warming drawer- located under counter
  - Refrigerator drawer- located under counter
  - Beverage cooler- 24" wide, under counter
  - Shower- provide:
    - 25.1. 24" wide minimum (outsiding) tempered glass door, door optional
    - 25.2. shampoo recess, soap shelf & seat per owner's specifications
    - 25.3. impervious surface to 72" minimum above drain inlet
    - 25.4. 2"x6" wall for thermostatic valve
    - 25.5. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower array. (CRC- 408.6)
  - Large soaking tub over 65 gallons.
  - Toilet- 1.28 gallons per flush u.o.n. on water permit, provide 30" width clear in the toilet compartment and min. 24" clear from the front of bowl to the wall (cpc 2904)
  - Provide sink(s), base cabinet, plumbing fixture, countertop, mirror and optional recessed vanity cabinet per owner's specifications
  - Dry vanity- base cabinet, (with open area for stool and drawers), countertop, mirror per owner's specifications
  - Washing machine- verify make and model with owner (provide plumbing connections recessed in wall
  - Clothes dryer- vent to exterior with 4" pipe, 14'-0" maximum horizontal run with (2) 90° bends maximum. Vent discharge location shall be a minimum 3' away from any opening into the building per CMC 504.5.1.
  - Fireplace- 36" logskern masonry firebox hearth and metalbestos flue. Hearth extension shall be at least 20" in front of, and at least 12" beyond each side of, the fireplace opening, provide operable metal framed doors with tempered glass
  - Fireplace- 48" logskern masonry firebox hearth and metalbestos flue. Hearth extension shall be at least 20" in front of, and at least 12" beyond each side of, the fireplace opening, provide operable metal framed doors with tempered glass
  - Fireplace- direct vent - to be selected by owner
  - Provide a shelf and closet pole system at all wardrobe closets. Owner to specify locations for double pole and/or additional shelving/drawer systems
  - Recessed ironing board
  - Audio/visual room. All lines for audio/visual/data networking shall enter this room and be installed in distribution panels
  - Wine room- rack layout and finish to be selected by owner.
  - Temperature of this room to be controlled by cooling unit (whispercool or equal). Install per manufacturer's specifications.
  - Radiant heat manifolds- see mechanical plans for exact locations
  - Recessed decorative niche
  - Casework- island with cabinets and drawers below. Owner to select finish, countertop and layout.

**Floor Plan Notes:**

- Refer to general building notes on A3.1 for additional notes.
- SEE DOOR & WINDOW SCHEDULE ON SHEET A3.1

- ### WALL LEGEND
- |  |               |
|--|---------------|
|  | NEW 2x4 WALLS |
|  | NEW 2x6 WALLS |
|  | NEW 2x8 WALLS |
- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
  - INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
  - SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
  - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
  - SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE
  - PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

PROJECT NAME:

**BRUNO RESIDENCE**

1420 DEER FLATS ROAD  
MONTEREY, CA.  
93940

APN: 101-111-002  
JOB NUMBER: 1805

**MOORE DESIGN**  
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PLN SUBMIT	9/12/2018
BLDG SUBMIT	9/18/2018
PRINT DATE:	10/25/2018

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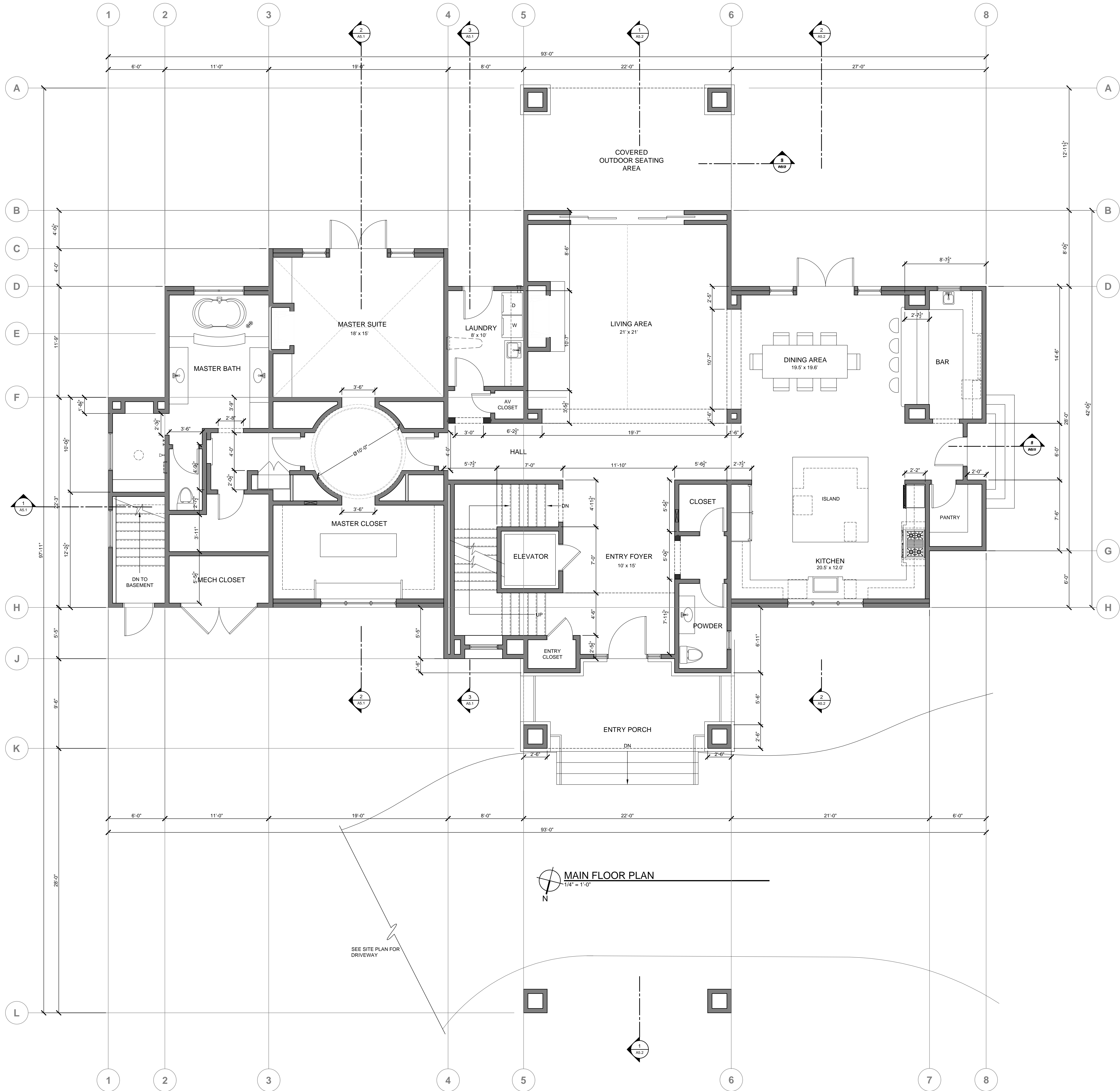
SHEET TITLE:

**BASEMENT FLOOR PLAN**

SHEET NUMBER:

**A2.0**





- WALL LEGEND**
- NEW 2x4 WALLS
  - NEW 2x6 WALLS
  - NEW 2x8 WALLS
- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
  - INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
  - SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT CYPSSIM WALLBOARD (CBC 2512).
  - ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
  - SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
  - PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

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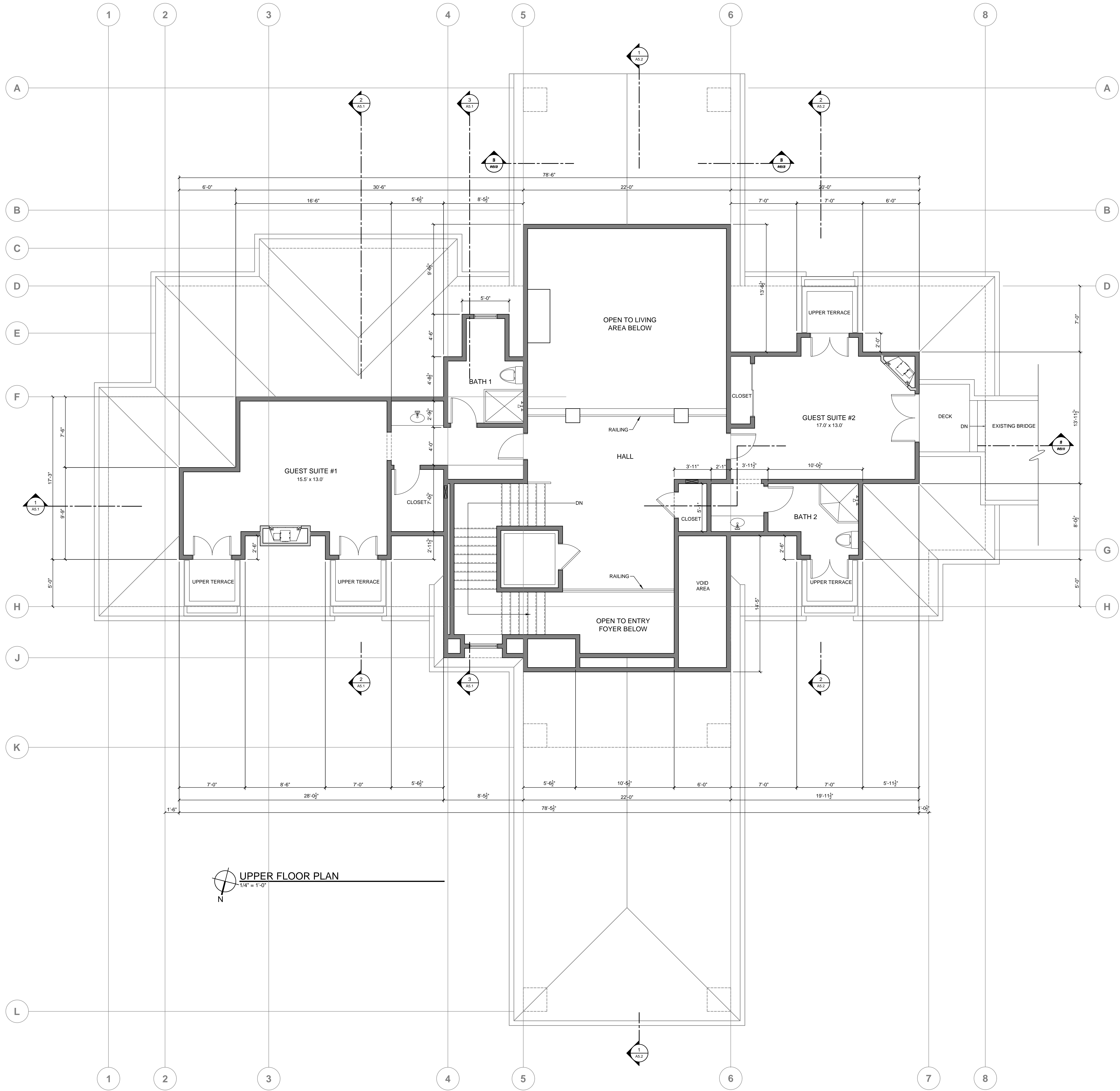
SHEET TITLE:

**MAIN FLOOR  
PLAN**

SHEET NUMBER:

**A2.1**





WALL LEGEND

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 2x8 WALLS

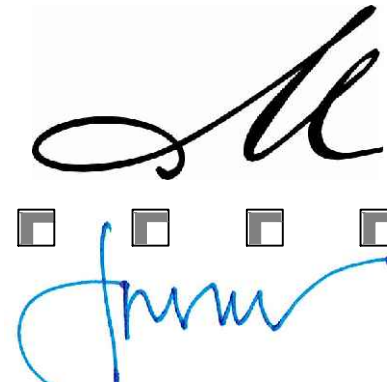
- EXTERIOR WALLS: 2x8 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL: 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

PROJECT NAME:

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PRINT DATE: 9/12/2018

MEMBER



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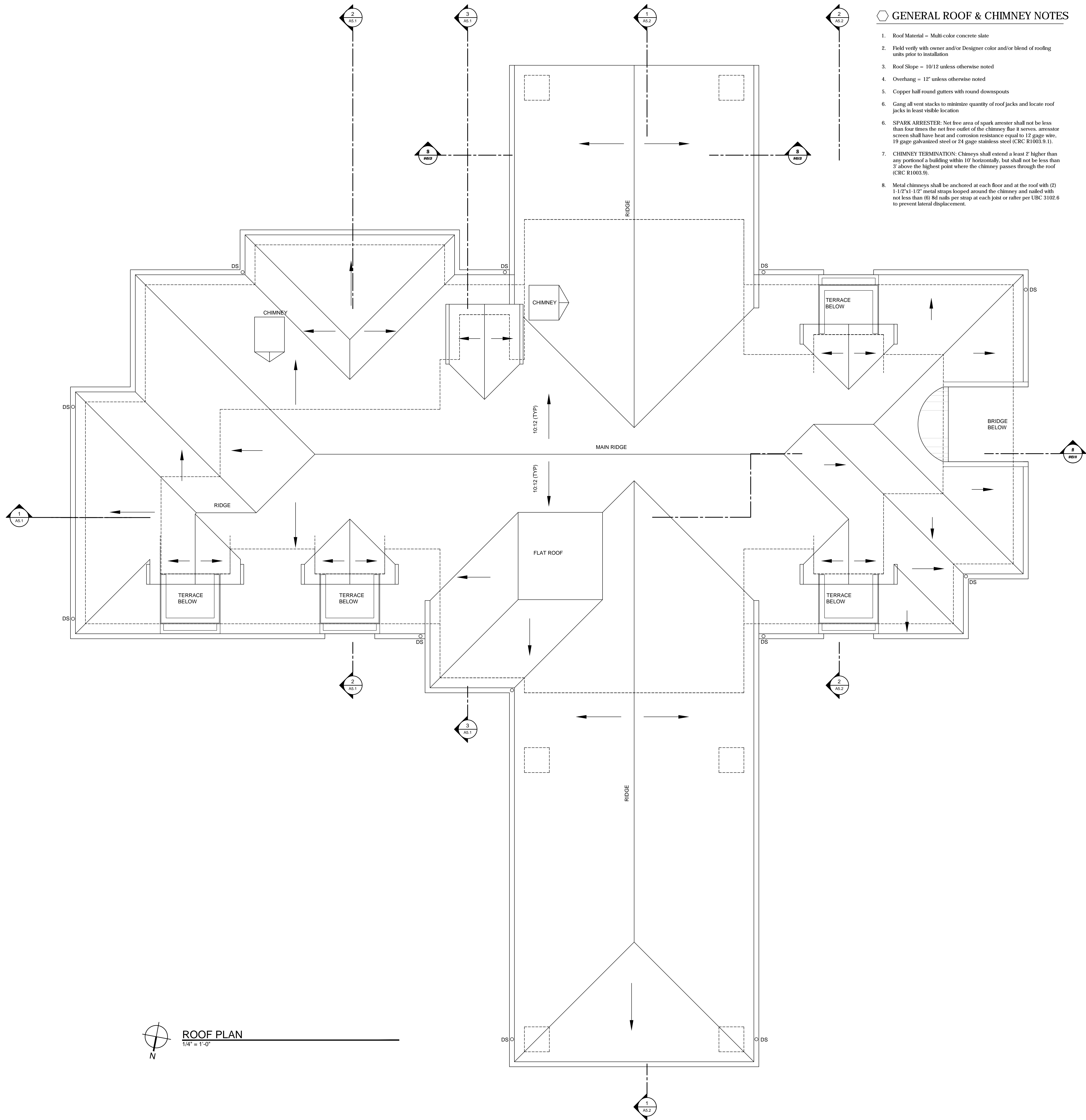
SHEET TITLE:

UPPER FLOOR  
PLAN

SHEET NUMBER:

A2.2





## GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Multi color concrete slate
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = 10/12 unless otherwise noted
4. Overhang = 12' unless otherwise noted
5. Copper half-round gutters with round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
7. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
8. CHIMNEY TERMINATION: Chimneys shall extend a least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
9. Metal chimneys shall be anchored at each floor and at the roof with (2) 1-1/2"x1-1/2" metal straps looped around the chimney and nailed with not less than (6) 8d nails per strap at each joist or rafter per UBC 3102.6 to prevent lateral displacement.

PROJECT NAME:

**BRUNO  
RESIDENCE**

1420 DEER FLATS ROAD  
MONTEREY, CA.  
93940

APN: 101-111-002  
JOB NUMBER: 1805

*John Moore*  
MOORE DESIGN

RESIDENTIAL PLANNING &  
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1  
MONTEREY CA. 93940  
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### DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9/12/2018

PRINT DATE: 9/12/2018

MEMBER

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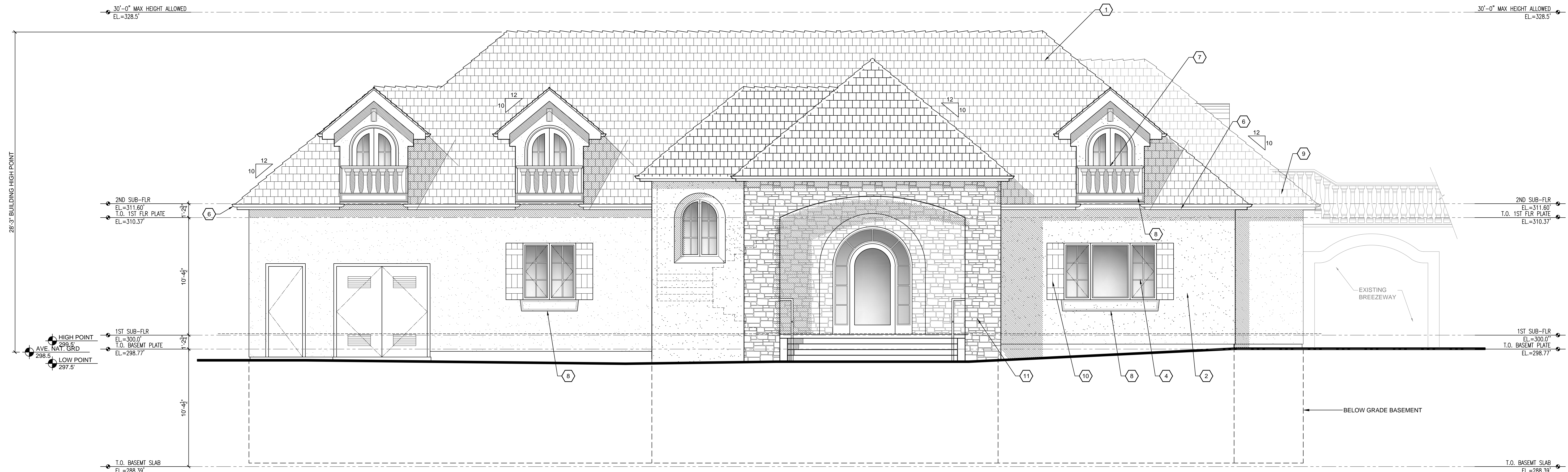
SHEET TITLE:

**ROOF PLAN**

SHEET NUMBER:

**A2.3**

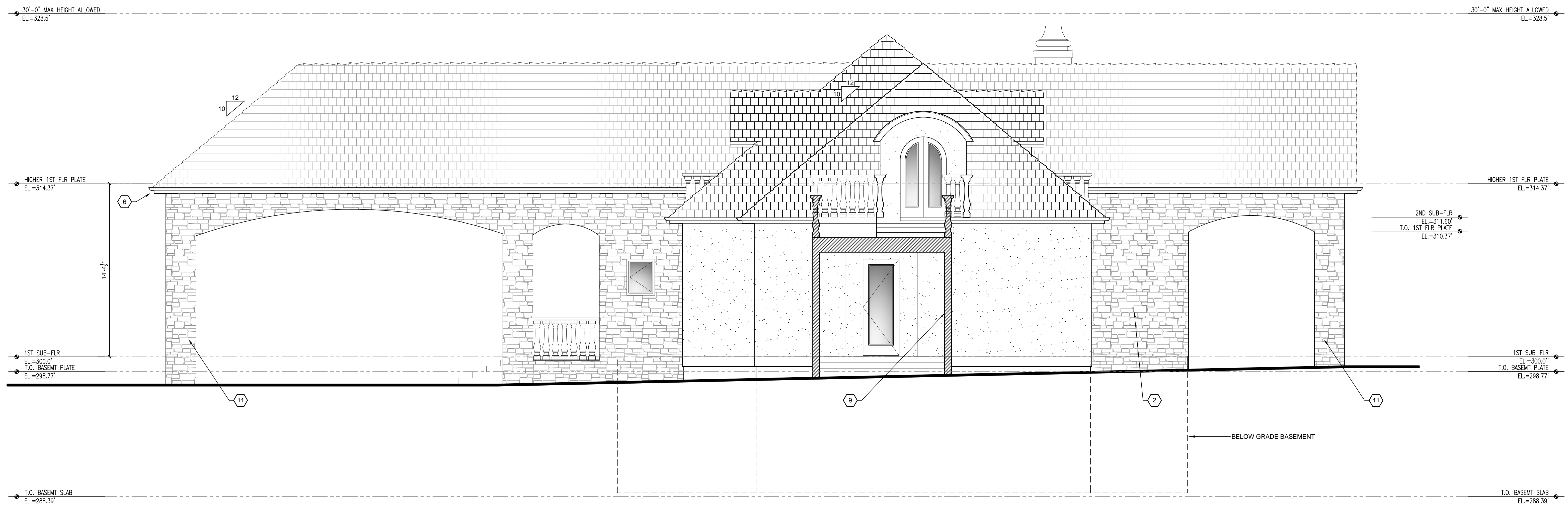




1 NORTH ELEVATION  
1/4" = 1'-0"

SHEET NOTES

1. ROOF - MULTI COLOR CONCRETE SLATE.
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTERIZER ADDITIVE (3 COAT PER CBC 2508.1) @ 2 LAYERS GRADE 1' BLDG. PAPER.
3. EAVE DETAIL - FLAT STUCCO SOFFIT.
4. WINDOWS - WOOD CLAD DOUBLE PANE WINDOWS (MARVIN).
5. WINDOW DETAIL - STAINED WOOD LINTELS ABOVE WINDOWS.
6. GUTTERS - COPPER HALF ROUND GUTTERS WITH ROUND DOWNSPOUTS.
7. GUARDRAILS - CONCRETE BALUSTRADES & HANDRAIL TO MATCH EXISTING.
8. DECORATIVE STAINED PLANTER BOXES TO MATCH EXISTING
9. EXISTING BRIDGE OVER BREEZEWAY
10. STAINED WOOD SHUTTERS TO MATCH EXISTING
11. STONE VENEER



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

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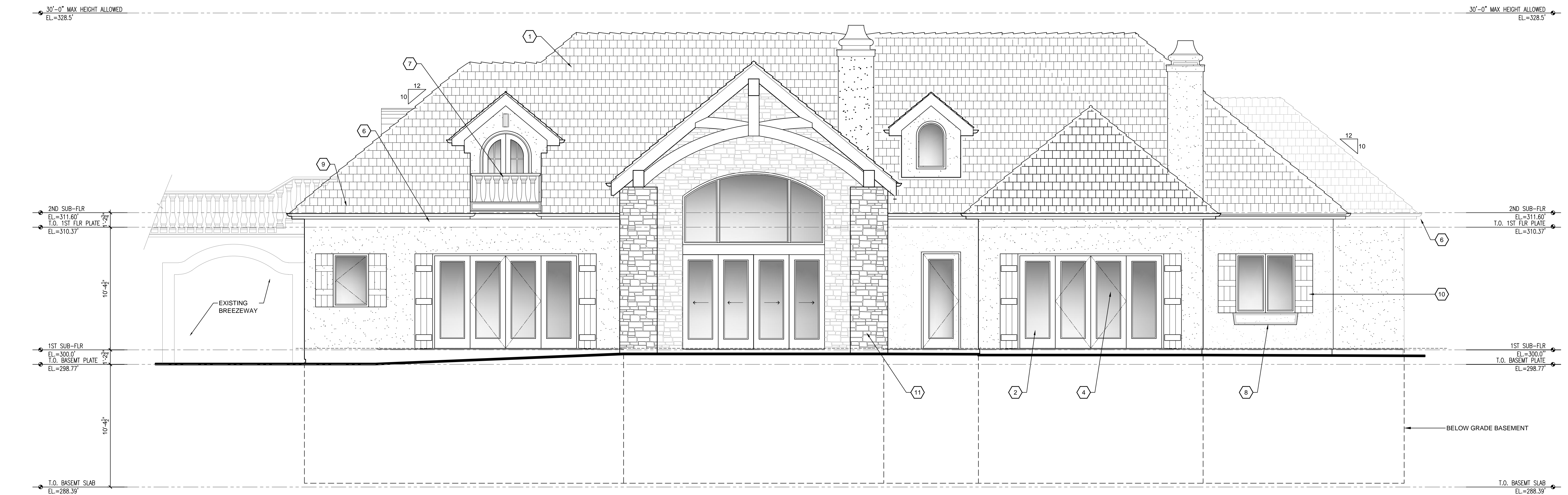
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.1

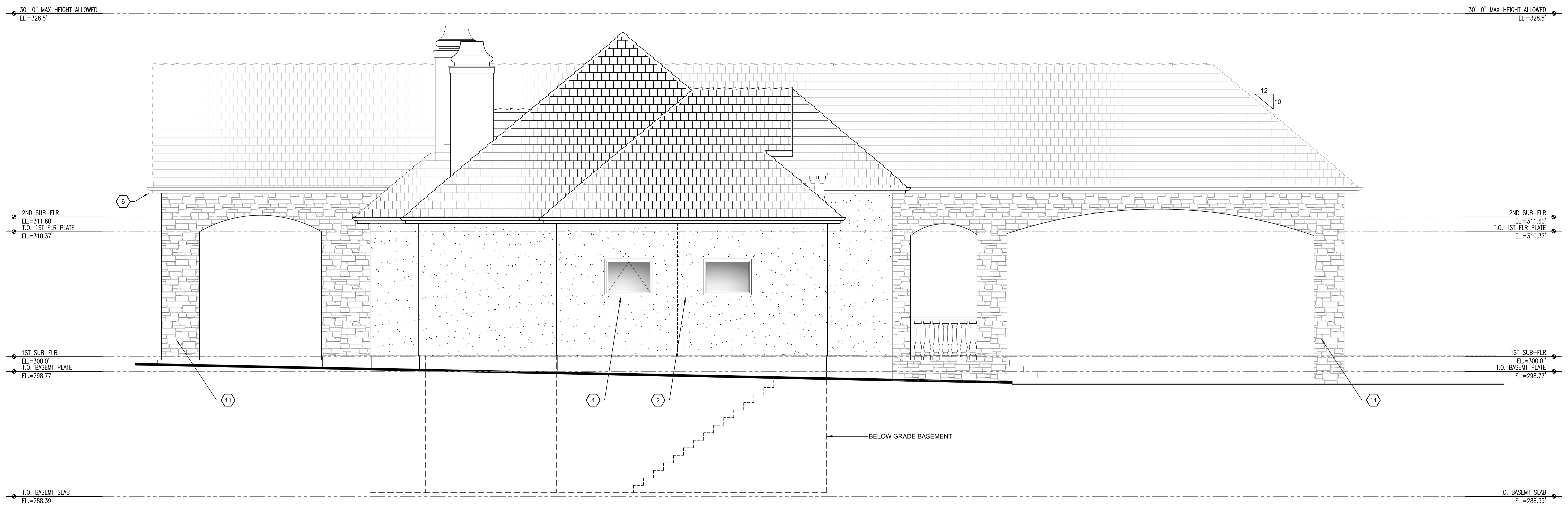




1 SOUTH ELEVATION  
1/4" = 1'-0"

SHEET NOTES

1. ROOF - MULTI COLOR CONCRETE SLATE
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE ( 3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. EAVE DETAIL - FLAT STUCCO SOFFIT.
4. WINDOWS - WOOD CLAD DOUBLE PANE WINDOWS (MARVIN).
5. WINDOW DETAIL - STAINED WOOD LINTELS ABOVE WINDOWS.
6. GUTTERS - COPPER HALF ROUND GUTTERS WITH ROUND DOWNSPOUTS.
7. GUARDRAILS - CONCRETE BALUSTRADES & HANDRAIL TO MATCH EXISTING.
8. DECORATIVE STAINED PLANTER BOXES TO MATCH EXISTING
9. EXISTING BRIDGE OVER BREEZEWAY
10. STAINED WOOD SHUTTERS TO MATCH EXISTING
11. STONE VENEER



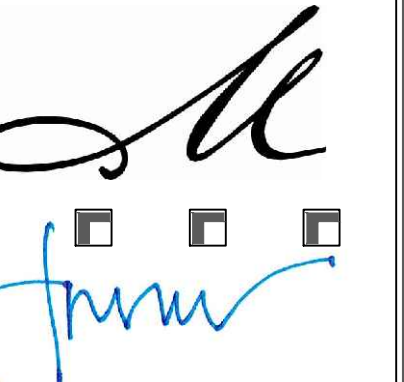
2 EAST ELEVATION  
1/4" = 1'-0"

PROJECT NAME:

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.2