

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

In the matter of the application of:

Konig (PLN180339)

RESOLUTION NO. 20-034

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the demolition of a one-story, 1,060 square foot single family dwelling and construction of a two-story, 3,515 square foot single-family dwelling with an attached two-car garage; 2) A Coastal Development Permit to allow 550 cubic yards of grading on slopes greater than 30%; and 3) A Coastal Development Permit to allow the removal of four (4) Oak trees and one (1) Bay tree.

46199 Clear Ridge Road, Big Sur, Big Sur Coast
Land Use Plan (APN: 419-221-004-000)

The Konig application (PLN180339) came for a public hearing before the Monterey County Zoning Administrator on August 13, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE: a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:
 - Big Sur Coast Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 3)
 - 1982 Monterey County General Plan; and
 - Monterey County Zoning Ordinance (Title 20)b) The property is located at 46199 Clear Ridge Road in Big Sur (Assessor's Parcel Number 419-221-004-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Watershed and Scenic Conservation, 40 acres per unit with a Design Control Overlay in the

Coastal Zone [WSC/40-D (CZ)]. The WSC zoning allows development in more remote or mountainous areas in the Coastal Zone while protecting biological resources, so long as the development does not have an adverse effect to those resources.

- c) The 5-acre (218,193 square-feet) lot was filed in Volume 10 of Maps, Cities and Towns at Page 223, Records of Monterey County, California. The applicant has submitted a grant deed that matches the recorded document, and this property is thus a legal lot of record.
- d) Setbacks. As shown in the attached plans, the project meets site development standards for the WSC zoning district (Section 20.17.060, MCC Title 20) including height, setback, lot coverage, and floor area ratio.
- e) Tree Removal. The project proposes the removal of four (4) Oak trees and one (1) Bay tree. Four of the trees are decaying and one is in fair condition (See Finding 6 with supporting evidence).
- f) Design. Pursuant to Chapter 20.44 of the Monterey County Zoning Ordinance, Title 20, a Design Control Zoning District (“D” zoning overlay) regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public view shed and neighborhood character.

The surrounding residential homes may be described as eclectic in design, with Spanish-revival, California ranch, and modern style single-family dwellings. Colors and materials vary as much as the designs, with predominately natural materials and earth toned exterior finishes to blend in well with the natural topography the area. Most homes also have landscaping and retain the natural forested terrain. The proposed development is a two-story single family dwelling with an attached two car garage and pool house. It is a unique modern architectural design that combines different textures (such as glass, concrete, and wood) into an oval shaped single family dwelling. It incorporates a stainless steel multi-colored tile roof with cool-charcoal concrete and wooden exterior colors and materials. Concrete and stainless steel materials are important for fire safety in this Urban Woodland Interface area. The bulk and mass of the home is situated well within the slope of the property and given the forested area, is not visible outside its boundaries. The architect has designed the home, pool house, and garage to be built into the slope of the parcel to protect any potential view shed impacts from Highway 1 or from neighboring properties on the hillside. Although slightly more modern in design than neighboring properties, the colors, materials, and finishes are earth toned and match the eclectic neighborhood character. The existing tiny home on the property would be removed upon project’s completion, and a condition of approval has been incorporated into this project to ensure its removal.

- g) Land Use Advisory Committee (LUAC). The proposed project was reviewed by the Big Sur Coast Land Use Advisory Committee (LUAC) on August 27, 2019. The LUAC members expressed concern that a list of neighbors was not included in the LUAC documents and therefore not properly contacted. They suggested County staff review the contact list to ensure homeowner’s P.O. Box numbers were included in the mailings. The County did post a notice of the LUAC meeting at the

meeting location as well as the project site ten days prior to the meeting, so proper noticing requirements per the Brown Act were satisfied. Despite this concern, no issues over the design of the proposed development were raised. The LUAC therefore voted to support the project as proposed by a vote of four to zero and one absence.

- h) Biological Resources. In accordance with the Big Sur Coast Land Use Plan Policies 3.3.2.4 and 3.3.2.7, the proposed residential project is sited and designed to minimize further site disturbance within the development area. Invasive Italian thistle was identified along the east slope surrounding the existing residential structure proposed for demolition and removal. Italian thistle is a species classified by the California Invasive Plant Council (Cal-IPC) as having adverse impacts to native habitats and should be managed to prevent migration to offsite natural communities that are found beyond the development area. The Big Sur LUP Policy 3.3.3.10 encourages Big Sur residents to undertake restoration of natural environments by removal of exotic, invasive plants.

With recommendations incorporated as conditions of approval, the impacts of the proposed project would be reduced to levels that sustain the biotic resources supported at the subject property and to natural communities and sensitive elements adjacent to the parcel. In addition, when the recommendations in this report are applied, no development activities associated with the proposed project will have long-term adverse impacts on the sensitive biological resources that occur on site or on adjacent areas.

- i) Fire Management. CalFire has instituted a set of rules and guidelines for fuel management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fire hazard around homes. Given the steep slopes on the property and its location in the WUI, the project has been conditioned to incorporate management recommendations outlined in the applicant provided forest management plan. These include maintaining at least 30 feet of vegetation management immediately around the structure, and maintaining additional fire protection by managing all brush, flammable vegetation, or combustible growth located within 100 feet from the building.
- j) Slopes. The project involves development on slopes greater than 30 percent and the criteria for granting a permit for development on slopes are met. Development on slopes cannot be avoided in this case (See Finding 7 with supporting evidence).
- k) Critical Viewshed. The Big Sur Coast Land Use Plan Policy 3.2 ensures the protection of Scenic Resources. It is the County's policy to prohibit all future public or private development visible from Highway 1 and major public viewing areas (the critical viewshed). The project site is located off Clear Ridge Road about half a mile from Highway 1, and the parcel is visible traveling northbound on the Highway. However, the project has been sited, situated and designed away from the visible portion of the property to ensure it could not be seen from Highway 1. Staff conducted two separate site visits with the staking and

flagging in place; during the first site visit in August of 2019, staff stood on the project site and noted that the natural terrain, topography, and vegetation of the site along with its design shields it from public view. Staff conducted a second site visit in July of 2020 traveling along Highway 1. Staff did not see any staking and flagging within a moving vehicle from the Highway, so staff stood along Highway 1 with binoculars and could not see any staking and flagging from the Highway. This project would not be visible from a public viewing area, and this development would not create any impacts to the critical viewshed; it therefore meets the goals and policies of the Big Sur Coast Land Use Plan.

- 1) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180339.

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, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and the Big Sur Coast Land Use Advisory Committee. Conditions recommended by RMA-Planning and RMA-Environmental Services have been incorporated.
 - b) Available technical information and reports indicate that there are no physical or environmental constraints that would render the site unsuitable for the use proposed. Reports in the Project File (PLN180339) include:
 - Geotechnical Report (LIB190251), prepared by Belinda Taluban, December 17, 2018.
 - Arborist Assessment (LIB190248), prepared by Frank Ono, April 17, 2019.
 - Engineering Geology Report (LIB190250), prepared by William H. Godwin, November 19, 2019.
 - Biological Assessment (LIB190249), prepared by Fred Ballerini, May 22, 2019.
 - c) 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 PLN180339.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, RMA-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate,

to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) The property is connected to and will be served by the Clear Ridge Water System. Development will require a new septic system, which has met the requirements for the Monterey County Environmental Health Bureau.
- c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA – Planning for the proposed development can be found in Project File PLN180339.

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

EVIDENCE: a) Staff reviewed Monterey County RMA – Planning and Building Services Department records and there are no existing violations on subject property. The site currently has a vacant, dilapidated house along with a 125-square foot tiny home occupied by a site caretaker. The rest of the property maintains natural vegetation.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review.

EVIDENCE: a) Section 15303 (a) of the CEQA guidelines categorically exempts new construction of a single-family residence, or a second dwelling unit in a residential zone. The applicant proposes to construct the first single family home in a residential zone. Therefore, the project qualifies for a categorical exemption pursuant to Section 15303 of the guidelines.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project would not substantially impact any resources. Adequate evidence has been presented to support finding that there are no unique circumstances for potential impact in this case. Other than tree removal, the site is not located in a particularly sensitive environment. It is surrounded on all sides by watershed conservation zoning to allow development in more remote or mountainous areas in the Coastal Zone while protecting biological resources, so long as the development does not have an adverse effect to those resources. Views from Highway 1 (a scenic highway) are protected and development will be screened with trees remaining after construction. There are no significant cumulative effects of residential development on residentially zoned lands, there are no historical resources and no hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a Categorical exemption as one residential home on a residential lot.

c) 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 PLN180339.

- d) A site visit was conducted on August 27, 2019 and on July 30, 2020 to verify the staking and flagging were in place and in accordance with plans. The site is not visible from Highway 1 nor any other public viewing area.

6. **FINDING:** **TREE REMOVAL** – The project is consistent with all tree removal policies of the Big Sur Coast Land Use Plan (LUP) and Coastal Implementation Plan (CIP), Part 3.

- EVIDENCE:**
- a) Monterey County Code Section 20.146.060 requires a forest management plan (FMP) where development affects trees and/or forest resources. The applicant provided an FMP examining impacts of the tree removal on the site and within the forest setting. The FMP identifies the need to remove three Coast Live Oak trees and one Bay tree in dead or poor condition along with one eight-inch Coast Live Oak tree in fair condition to accommodate development. According to the FMP, the arborist conducted a site visit on April 11, 2019, to site the best location for the proposed development against the protected trees. During the visit, the proposed improvements included preserving trees to the greatest extent feasible. A study of the individual trees was made to determine the treatments necessary to complete the project. The arborist located, measured, inspected and recorded trees within and immediately adjacent to the proposed development area. The assessment of each tree concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. Based on these observations, the arborist recommended removing the four decaying trees, and one in fair condition to accommodate the development.
The FMP recommends tree protection measures and implementation of best management practices to protect trees near construction that are to be retained. The report recommends eight five gallon Coast live oak replacement trees be planted and monitored for two-years in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction. Recommended conditions have been included as conditions of approval for the project.
 - b) The following FMP has been prepared for Project File (PLN180339):
 - Arborist Assessment (LIB190248), prepared by Frank Ono, April 17, 2019.

7. **FINDING:** **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes of less than 30%.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Big Sur Coast Land Use Plan and Monterey County Code Section 20.64.230.E, a Coastal Development Permit is required for development on slopes greater than 30% and the criteria to grant said permit have/have not been met.
 - b) The project site is located mid-slope below the ridge with terraced flats, with slopes ranging from 2% to over 50%. The natural terrain of this

property includes slope in excess of 30% along the northern and southern portions of the parcel.

- c) The residence has been situated to accommodate the proposed development avoid the greatest impact to onsite trees, and development would require 550 cubic yards of grading on slopes over 30%. Moreover, the site location of the home accommodates the necessary septic leach fields needed to support it. Due to the nature of slopes on this lot and the thick vegetation of protected trees, this is the best location for the proposed single family dwelling. Any development on this parcel would impact slopes and trees therefore the project has been sited to best avoid the maximum impact to slopes and designed to achieve compliance with resource protection objectives.
- d) Grading plans and erosion control measures are required for the proposed development pursuant to Chapter 16.12 of the Monterey County Code. RMA – Environmental Services and RMA- Planning will review the grading and erosion control plans and measure to ensure that development will not cause erosion on or off the project site.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180339.

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

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal to the Coastal Commission because this project involves tree removal and development on slopes which both require a Coastal Development Permit (conditional use).

DECISION

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

- A. Find that the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- B. Approve a Combined Development Permit consisting of:
 - 1) A Coastal Administrative Permit and Design Approval to allow the demolition of a one-story, 1,060 square foot single family dwelling and construction of a two-story, 3,515 square foot single-family dwelling with an attached two-car garage;
 - 2) A Coastal Development Permit to allow 550 cubic yards of grading on slopes greater than 30%; and
 - 3) A Coastal Development Permit to allow the removal of four (4) Oak trees and one (1) Bay tree.

In general conformance with the attached plans and subject to ten (10) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of August, 2020.


Mike Novo,
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 24 2020**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **SEP 03 2020**.

(Coastal Projects)

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN180339

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180339) allows 1) A Coastal Administrative Permit and Design Approval to allow the demolition of a one-story, 1,060 square foot single family dwelling and construction of a two-story, 3,515 square foot single-family dwelling with an attached two-car garage; 2) A Coastal Development Permit to allow 550 cubic yards of grading on slopes greater than 30%; and 3) A Coastal Development Permit to allow the removal of four (4) Oak trees and one (1) Bay tree. This project also consists of the removal of a 125 square foot tiny home. The property is located at 46199 Clear Ridge Road in Big Sur (Assessor's Parcel Number 419-221-004-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 20-034) was approved by the Zoning Administrator for Assessor's Parcel Number 419-221-004-000 on August 13, 2020. The permit was granted subject to ten (10) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. 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 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, 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. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"An Arborist Assessment (Library No. LIB190248), was prepared by Frank Ono on April 17, 2019 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

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

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Assessment (Library No. LIB190249), was prepared by Fred Ballerini on May 22, 2019 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

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

7. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services.
(RMA-Environmental Services)

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

8. REMOVAL OF TINY HOME

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon project completion, the applicant shall either remove the existing 125 square foot tiny home from the premises or submit an Application to the County for an Amendment to PLN180339 allow it to remain on site. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of final permit and occupancy of the main dwelling, the Owner/Applicant/Agent shall either submit proof, for review and approval by County Planning, that the tiny home and all related development has been completely removed, and the site has restored to its previous condition, or submit an application for an Amendment to PLN180339 allow it to remain on site.
(RMA-Planning)

9. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

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

The owner shall plant eight five gallon Coast live oak replacement trees in locations with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight (if five gallon is unavailable, smaller sizes may be substituted). Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.
(RMA - Planning)

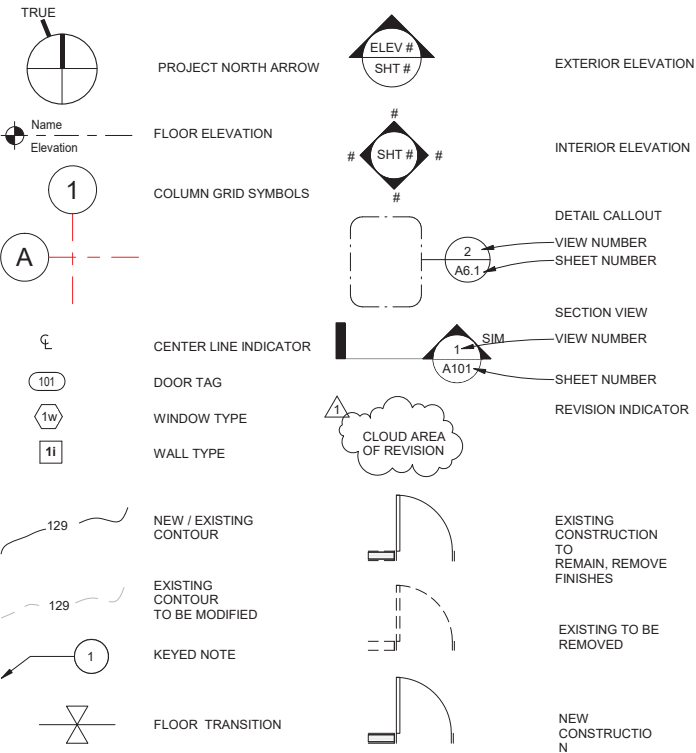
Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

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

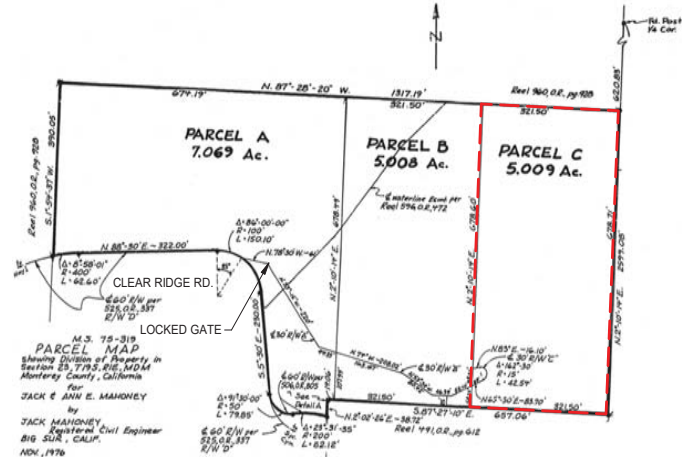
One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional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

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. View to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SYMBOLS LEGEND



PARCEL MAP



VICINITY MAP



PROJECT SITE

ARCHITECTURAL ABBREVIATIONS

&	AND	E	EAST	JAN.	JANITOR	R	RADIUS / RISER
<	ANGLE	(E)	EXISTING	JT.	JOINT	R.A.	RETURN AIR
@	AT	EA.	EACH			R.D.	ROOF DRAIN
°	DIAMETER	E.J.	EXPANSION JOINT	L	ANGLE	REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	LB.	POUND	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL	LG.	LONG, LENGTH	RES.	RESIN
AB	AGGREGATE	ELEV.	ELEVATOR	LAM.	LAMINATE(JON)	REV.	REVISED(JON)
BASE	BASE	EMER.	EMERGENCY	LAV.	LAVATORY	REQD.	REQUIRED
A.B.T	ANCHOR BOLT	EM.R	ELEVATOR MACHINE RM.	LLH	LONG LEG HORZ.	RM.	ROOM
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	LLV	LONG LEG VERT.	R.O.	ROUGH OPENING
ACD.	ACCESS DOOR	ENGR.	ENGINEER	LT(G)	LIGHTING		
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LVR.	LOUVER	S	SOUTH
AD.	AREA DRAIN	EOP.	EQUIPMENT			SAFB	SOUND ATTENUATION FIRE BLANKET
A.D.A	AMERICANS WITH DISABILITIES ACT	EST.	ESTIMATE	MACH.	MACHINE	SC.	SEALED CONCRETE SOLID CORE
ADJ.	ADJUSTABLE	EX.	EXISTING	MAX.	MAXIMUM	SCH.	SCHEDULE
A.F.F	ABOVE FINISH	EXH.	EXHAUST	MECH.	MECHANICAL	SCP.	SKIM COAT PLASTER
FLOOR	FLOOR	EXP.	EXPANSION	MEMB.	MEMBRANE	SEC.	SECTION
AL.	ALUMINUM	EXT.	EXTERIOR	MEZZ.	MEZZANINE	S.F.	SQUARE FEET
ANOD.	ANODIZED			MFR.	MANUFACTURER	SHT.	SHEET
A.P.	ACCESS PANEL	F.A.I.	FRESH AIR INTAKE	MH.	MAN HOLE	SIG.	SOUND INSULATING GLASS
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SIM.	SIMILAR
AVG.	AVERAGE	F.DN.	FOUNDATION	MISC.	MISCELLANEOUS	SIP	Structural Insulated Panel
		F.F.	FIRE EXTINGUISHER	M.O.	MASONRY OPENING	S.J.	SCORED JOINT
			FINISH FLOOR OR FINISH GRADE	MTD.	MOUNTED	SPKLR.	SPEAKER
BO.	BOARD			MTG.	MEETING	SQ.	SQUARE
BITUM.	BITUMINOUS			MTL.	METAL	S.S.	STAINLESS STEEL
BLDG.	BUILDING	F.G.	FIBERGLASS	N	NORTH	SMI	SEE MANUFACTURERS INSTRUCTIONS
BLK.	BLOCKING	F.H.	FIRE HYDRANT, FLAT	NAT.	NATURAL	SED	SEE ENGINEERING DRAWINGS
BM.	BEAM	HEAD		N.I.C.	NOT IN CONTRACT	SSD	SEE STRUCTURAL DRAWINGS
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	NO.	NUMBER	ST	STONE TILE / STONE
B.O.	BOTTOM OF	FIN.	FINISH	NOM.	NOMINAL	STL.	STEEL
BR.	BRASS	FLR.	FLOOR	NRC	NOISE REDUCTION COEFFICIENT	STC.	SOUND TRANSMISSION COEFFICIENT
BRK.	BRICK	FL.	FLUORESCENT			STD.	STANDARD
B.S.	BOTH SIDES	F.O.	FACE OF	N.T.S.	NOT TO SCALE	STOR.	STORAGE
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.			STRUCT.	STRUCTURAL
B.U.R.	BUILT-UP ROOF	F.O.M.	FACE OF MASONRY	O/	OVER	SUSP.	SUSPENDED
		F.O.S.	FACE OF STUD	O.C.	ON CENTER	SW.	STAINED WOOD
CAB.	CABINET	F.P.	FIRE PROOFING	O.D.	OUTSIDE DIAMETER	T	TREAD
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	OFF.	OFFICE	TB.	TILE BACKER BOARD
CAT.	CATALOG	F.S.	FULL SIZE/SCALE	O.H.	OPPOSITE HAND	T.C.	TERRA COTTA
C.C.F.I.	CLOSED CELL FOAM	FT.	FOOT/FEET	OPG.	OPENING	TEL.	TELEPHONE
		FTG.	FOOTING	OPP.	OPPOSITE	TEMP.	TEMPORARY
		FXTR.	FIXTURE	OVHD.	OVERHEAD	TERR.	TERRACE
C.B.	CATCH BASIN	GA.	GAUGE			T&G	TONGUE AND GROOVE
CE.	CEDAR	GALV.	GALVANIZED			THK.	THICK
CEM.	CEMENTITIOUS	G.C	GENERAL CONTRACTOR	PERF.	PERFORATED	THRU.	THROUGH
CER.	CERAMIC	GEN.	GENERAL	PL.	PLATE	TMPO	TEMPERED
CFM.	CUBIC FEET/MIN.	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	PLAS.	PLASTER	(T)	TEMPERED
C.I.	CAST IRON			PLBG.	PLUMBING	T.O.P	TOP OF PLATE
C.L.	CENTERLINE	G.I.	GALVANIZED IRON	PLY	PLYWOOD	T.O.S	TOP OF SLAB
CLG.	CEILING	GL.	GLASS	PM.	PERF. MTL.	T.O.W.	TOP OF WALL
CLOS.	CLOSET	GLM	GLUELAM	POL.	POLISH(ED)	T.S.S.	TOP OF STRUCTURAL STEEL
CLR.	CLEAR	GMT.	GLASS MOSAIC TILE	PR.	PAIR	TYP.	TYPICAL
CLW.	CLEAR FINISH	GR.	GRADE	PT.	PAINTED	TZ	TERRAZZO
WOOD	WOOD			PTN.	PARTITION		
C.J.	CONTROL JOINT	GT.	GLASS TILE	PW.	PAINTED WOOD	UNF.	UNFINISHED
CMU.	CONC. MASONRY UNIT	GWB.	GYPSUM WALL BOARD			UN.O	UNLESS NOTED OTHERWISE
		GYP.	GYPSUM	QT.	QUARRY TILE	UPD.	UPHOLSTERED
CNTR.	COUNTER	HC.	HOLLOW CORE	QTY.	QUANTITY	VENT.	VENTILATION
C.O.	CLEANOUT	HD(R).	HEAD(ER)			VERT.	VERTICAL
CONF.	CONFERENCE	HDWD.	HARDWOOD			VEST.	VESTIBULE
COL.	COLUMN	HDWR.	HARDWARE			VIF.	VERIFY IN FIELD
COMM.	COMMUNICATION	H.M.	HOLLOW MTL.			V.R.	VENEER PLASTER
CONC.	CONCRETE	HORZ.	HORIZONTAL			V.P.	VENETIAN PLASTER
CONST.	CONSTRUCTION	HR.	HOUR				
CONT.	CONTINUOUS	H.S.	HEADED STUD				
CORR.	CORRIDOR	HT.	HEIGHT				
CPT.	CARPET	HTG.	HEATING				
CRS.	COURSE	HTR.	HEATER				
CT.	CERAMIC TILE	HVAC	HEATING VENTILATION & AIR CONDITIONING				
CTR.	CENTER	HW	HOT WATER				
CW	COLD WATER						
DBL.	DOUBLE	IB	IMPERIAL BOARD				
DEMO.	DEMOLITION	I.D.	INSIDE DIAMETER				
DET.	DETAIL	IN.	INCHES				
DF.	DOUGLAS FIR	INSL.	INSULATION				
DIA.	DIAMETER	INV.	INVERT				
DIAG.	DIAGONAL						
DIM.	DIMENSION						
DKG.	DECKING						
DN.	DOWN						
D.O.	DOOR OPENING						
DR.	DOOR						
D.S.	DOWNSPOUT						
DTL.	DETAIL						
DWG.	DRAWING						

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC),
THE 2016 CALIFORNIA MECHANICAL CODE (CMC)
THE 2016 CALIFORNIA PLUMBING CODE (CPC)
THE 2016 CALIFORNIA ELECTRICAL CODE (CEC)
THE 2016 CALIFORNIA ENERGY CODE (CEC)

SCOPE OF WORK

Demolition of existing house, and construction of new 2,874 SF (2) story house and attached 641 SF (2) car garage. Construction of new pool, new 1,500 gallon septic system, 58' long 6' high fence, generator with solar panels, and temporary placement of tiny home and deck.

DEFERRED SUBMITTAL

FIRE SPRINKLERS UNDER SEPARATE PERMIT / SUBMITTAL

MISCELLANEOUS

WATER SOURCE	CLEAR RIDGE WATER SYSTEM
SEWER SYSTEM	NEW SEPTIC SYSTEM
TREES TO BE REMOVED	(1) POOR CONDITION 34" BAY (1) 8" OAK (1) DEAD 24" OAK (1) POOR CONDITION 30" OAK (1) DEAD 12" OAK
PROPOSED PARKING	2 SPACES (COVERED)

PROJECT TEAM

OWNER	Chadd Konig C/O Architect
ARCHITECT	Studio Carver Architects P.O. Box 2684, Carmel, CA 93921 Phone: (831) 624-2304 Fax: (831) 624-0364 E-mail: Robert@StudioCarver.com Contact: Robert Carver, AIA, LEED AP
SURVEYOR	Monterey Bay Engineers, Inc. 607 Charles Ave. Suite B Seaside, CA 93955 Phone: (831) 899-7899 Fax: (831) 899-7879 E-mail: mbayengr@mbay.net
GEOLOGIST	William Godwin, P.G., C.E.G. 25525 Shafter Way Carmel, CA 93923 Phone: (831) 884-3308 E-mail: bgodwinn@gmail.com
GEOTECHNICAL	Soil Surveys Group, Inc. 103 Church Street Salinas, CA 93901 Phone: (831) 757-2172 E-mail: info@soilsurveys.net
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ARBORIST	Frank Ono 1213 Miles Avenue Pacific Grove, CA 93950 Phone: (831) 373-7086 E-mail: foconsulting@redshift.com

ZONING INFORMATION

PROPERTY ADDRESS	46199 CLEAR RIDGE ROAD BIG SUR, CA 93920
APN	419-221-004-000
ZONING	WSC/40-D(CZ)
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
WILDLAND URBAN INTERFACE AREA (ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF 2016 CBC)	YES
AVERAGE NATURAL GRADE	ELEV. = 982' - 0"
ALLOWED HEIGHT LIMIT ABOVE A.N.G	24' - 0" ELEV. = 1006' - 0"
(P) HEIGHT ABOVE A.N.G	19' - 0" ELEV. = 1001' - 0"
PROPOSED SETBACKS: FRONT YARD SETBACK SIDE YARD SETBACK REAR YARD SETBACK	65'-11" (MIN. 30') 26'-9" (MIN. 20') 165'-0" (MIN. 25')

BUILDING AREA & LOT COVERAGE

LOT SIZE	5.009 ACRES (218,193 SF) (Per Monterey County Assessors Office)
(E) BUILDING AREA: (E) HOUSE	1,060 SF (TO BE DEMOLISHED)
ALLOWABLE LOT COVERAGE	21,819.3 SF OR 10%
MAIN LEVEL	1224 SF
POOL HOUSE	573 SF
GARAGE	641 SF
MAIN LEVEL DECK	340 SF
TOTAL BUILDING COVERAGE	2778 SF
LOWER LEVEL PATIO	351 SF
MAIN LEVEL POOL & PATIO	1200 SF
BREEZEWAY	239 SF
TOTAL PAVED AREA	1789 SF
PROPOSED LOT COVERAGE:	4567 SF OR 2%
LOWER LEVEL	1077 SF
MAIN LEVEL	1224 SF
POOL HOUSE	573 SF
GARAGE	2874 SF 641 SF
GROSS FLOOR AREA	3515 SF

SHEET INDEX

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G1.2	SURVEY
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G1.5	GRADING/SLOPE MAP & DRAINAGE PLAN
G1.6	FUEL MANAGEMENT PLAN
G1.7	RENDERINGS
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A1.0	SITE & LANDSCAPE PLAN
A2.1	PROPOSED FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

KONIG RESIDENCE

46199 CLEAR RIDGE ROAD,
BIG SUR, CA 93920



COMBINED DEVELOPMENT PERMIT

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STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN



△ REVISION #

ARCHITECTURAL COVER SHEET

Scale: As indicated
Drawn By: PM
Job: 1718

G1.0

5/29/19

NOT FOR CONSTRUCTION

5/29/2019 3:26:53 PM

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FIRE DEPT. NOTES

1.

(FIRE007) -- 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 ASPHALT OR 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, 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/IT IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE INSTALLATION OF DRIVEWAY IMPROVEMENTS AND OBTAIN FIRE DEPARTMENT APPROVAL THE FINAL FIRE INSPECTION.
2.

(FIRE008) -- 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 ROADWAY 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. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE INSTALLATION OF THE ENTRY GATE AND OBTAIN FIRE DEPARTMENT APPROVAL THE FINAL FIRE INSPECTION.
3.

(FIRE011) -- 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. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL INSTALL THE REQUIRED ADDRESS SIGNAGE AND SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE FIRE DEPARTMENT FINAL INSPECTION.
4.

(FIRE014) -- FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 8 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL LEVEL OF WATER RESOURCES AS REQUIRED BY CONVENTIONAL STANDARDS. IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE INSTALLATION OF THE WATER SYSTEM IMPROVEMENTS AND SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE FINAL FIRE INSPECTION.
5.

(FIRE015) -- A FIRE HYDRANT OR FIRE VALVE IS REQUIRED. THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET AND NO FURTHER THAN 12 FEET FROM A ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS USING IT WILL NOT BLOCK THE ROADWAY. THE HYDRANT SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 FEET AND NOT MORE THAN 1,000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE. MINIMUM HYDRANT STANDARDS SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ONE 2 1/2 INCH NATIONAL HOSE OUTLET SUPPLIED BY A MINIMUM 4 INCH MAIN AND RISER. MORE RESTRICTIVE HYDRANT REQUIREMENTS MAY BE APPLIED BY THE REVIEWING AUTHORITY. EACH HYDRANT/VALVE SHALL BE IDENTIFIED WITH A REFLECTORIZED BLUE MARKER, WITH MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE DRIVEWAY ADDRESS SIGN, NON-COMBUSTIBLE POST OR FIRE HYDRANT RISER. IF USED, THE POST SHALL BE WITHIN 3 FEET OF THE HYDRANT/VALVE, WITH THE BLUE MARKER NOT LESS THAN 3 FEET OR GREATER THAN 5 FEET ABOVE THE GROUND, VISIBLE FROM THE DRIVEWAY. ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS. MAY 1988. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE INSTALLATION OF THE WATER SYSTEM IMPROVEMENTS AND SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE FINAL FIRE INSPECTION.
6.

(FIRE019) -- 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 ALTERNATIVE 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. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE VEGETATION MANAGEMENT AND SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE FINAL FIRE INSPECTION.
7.

(FIRE022) -- 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 COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FRAMING INSPECTION, THE APPLICANT SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE ROUGH SPRINKLER INSPECTION.

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL COMPLETE THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM AND OBTAIN FIRE DEPARTMENT APPROVAL OF THE FINAL FIRE SPRINKLER INSPECTION.
8.

(FIRE025) -- 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. (CAL-FIRE COASTAL STATION)

PRIOR TO REQUESTING A FINAL BUILDING INSPECTION, THE APPLICANT SHALL OBTAIN FIRE DEPARTMENT APPROVAL OF THE FIRE ALARM SYSTEM ACCEPTANCE TEST.
9.

(FIRE027) -- 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 ICBO CLASS A ROOF CONSTRUCTION. (CAL-FIRE COASTAL STATION)
- GENERAL NOTES
1.

SPECIAL INSPECTIONS, BY GEOTECH ENGINEER, ARE REQUIRED FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS. DURING FILL PLACEMENT, THE ENGINEER SHALL DETERMINE THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. (CBC 1705.6)

2.

DEVELOPMENT AND RELATED CONSTRUCTION ACTIVITIES SUCH AS SITE CLEANING, GRADING, SOIL REMOVAL OR PLACEMENT WHICH CAUSES A PERMANENT CHANGE TO EXISTING SITE CONDITIONS ARE PROHIBITED ON SLOPES GREATER THAN OR EQUAL TO 30% (GREATER THAN 25% FOR DEVELOPMENT IN NORTH COUNTY LUP) (16.12.040)

3.

THE SLOPE OF CUT AND FILL SURFACES SHALL BE NO STEEPER THAN IS SAFE FOR THE INTENDED USE, AND SHALL BE NO STEEPER THAN TWO UNITS HORIZONTAL TO ONE UNIT VERTICAL (50% SLOPE) UNLESS THE OWNER OR AUTHORIZED AGENT FURNISHES A REPORT FROM A GEOTECHNICAL ENGINEER JUSTIFYING A STEEPER SLOPE. (MCC 16.08.300A & 16.08.310 B & F)

4.

FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 12 INCHES (305 mm) IN ANY DIMENSION SHALL BE INCLUDED IN FILLS. (MCC 16.08.310 E)

5.

ALL FILL MATERIAL SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR, IN LIFTS NOT EXCEEDING 12 INCHES (305 mm) IN DEPTH, UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL ENGINEER.

6.

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.

7.

THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, AIA DOCUMENT A201- 2007 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT.

8.

ANY DISCREPANCIES / QUESTIONS SHALL BE REFERRED TO ARCHITECT VIA A WRITTEN R.F.I. PRIOR TO COMMENCEMENT OF WORK.

9.

VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

10.

CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SCHEDULE THE WORK TO EXPEDITE COMPLETION OF THE WORK.

11.

DIMENSIONS ARE TO THE BUILDING GRID LINES OR THE FACE OF CONCRETE/ FACE OF STUD UNLESS OTHERWISE NOTED. CONSULT WITH THE ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK.

12.

CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

13.

CALIFORNIA BUILDING STANDARDS CODE, 2016 EDITION: AS APPLICABLE, ALL MATERIALS, WORKMANSHIP, AND METHODS SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE; [PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 2 - CALIFORNIA RESIDENTIAL CODE, PART 3 - CALIFORNIA ELECTRICAL CODE, PART 4 - CALIFORNIA MECHANICAL CODE, PART 5 - CALIFORNIA PLUMBING CODE, PART 6 - CALIFORNIA ENERGY CODE, PART 8 - CALIFORNIA FIRE CODE, PART 10 - CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE] AND OTHER APPLICABLE CODES AND ORDINANCES AS CURRENTLY ADOPTED BY THE LOCAL JURISDICTION.

14.

SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND O.S.H.A. SAFETY REGULATIONS.

15.

CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

16.

DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

17.

TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY 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 SHALL BE DEMONSTRATED PRIOR TO THE ISSUANCE OF BUILDING PERMITS SUBJECT TO THE APPROVAL OF THE BUILDING DEPARTMENT.

18.

SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).

19.

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT & FROM MONTEREY COUNTY.

20.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPARTMENT & APPROPRIATE FOR SUCH USE.

21.

ALL HOSES USED FOR ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE & TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. ALL HOSE BIBS SHALL USE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICES.(CPC 603.3.7).

22.

GLAZING USED IN DOORS, PANELS OF SHOWER AND TUB ENCLOSURES AND GLASS GUARD RAILS SHALL BE FULLY TEMPERED GLASS OR LAMINATED SAFETY GLASS APPROVED FOR USE IN SUCH LOCATIONS BY THE CURRENT ADOPTED BUILDING CODE.

23.

SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A MINIMUM HEIGHT OF 72" ABOVE DRAIN INLET.

24.

INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

25.

IN ADDITION TO THE REQUIRED PRESSURE OR COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL SHALL BE INSTALLED WHEN ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGHOUT THE BUILDING SUPPLY. (CPC 608.3)

26.

THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTION TO AVOID GALVANIC REACTION IN ALL METAL COMPONENTS. THE CONTRACTOR SHALL AVOID THE DIRECT CONTACT OF DISSIMILAR METALS. WHERE DISSIMILAR METALS ARE USED, AN INTERMEDIATE LAYER OF INERT MATERIAL SHALL BE PLACED BETWEEN DISSIMILAR METALS. WHERE DISSIMILAR METALS ARE USED IN SERIES, THE CONTRACTOR SHALL NOT PENETRATE THESE MATERIALS WITH ANY METAL FASTENERS. METAL FASTENERS USED IN CONJUNCTION WITH METAL COMPONENTS SHALL BE OF THE SAME OR SIMILAR MATERIAL.

27.

CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW FOR CASEWORK, MILLWORK, STRUCTURAL STEEL, STAIRS AND OTHER ITEMS REQUIRING CUSTOM SHOP FABRICATION.

28.

ALL MATERIALS TO BE NEW

29.

IN ADDITION TO THE DEMOLITION SPECIFICALLY SHOWN, CONTRACTOR SHALL CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND WORK TO PROCEED - INCLUDING ITEMS SUCH AS RE-ROUTING OF EXISTING UTILITIES, REMOVAL OF ABANDONED ITEMS AND REMOVAL OF DEBRIS SUCH AS ROTTED WOOD, RUSTED METAL AND DETERIORATED CONCRETE. RETURN ALL EQUIPMENT TO BE REMOVED TO OWNER.

30.

PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR CASEWORK, FIXTURES, ELECTRICAL ITEMS, RESTROOM ACCESSORIES, AND ALL OTHER ITEMS REQUIRING SIMILAR SUPPORT.

31.

CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS INCLUDING THE BUILDING PERMIT.

PLUMBING NOTES

1.

ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY.

2.

PER CPC 2016, MAXIMUM PLUMBING FIXTURE FLOW RATES SHALL BE:

TOILET	1.28 GAL
SINK FAUCET	1.5 GPM
SHOWER VALVE	2.0 GPM
KITCHEN FAUCET	1.8 GPM
DISHWASHER	2.0 GPM
CLOTHES WASHER	2.0 GPM

3.

THIS IS A PARTIAL LIST OF PRIMARY PLUMBING FIXTURES, AND IS NOT INTENDED AS A COMPREHENSIVE LIST OF ALL PLUMBING FIXTURES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE ALL FIXTURES, SUPPLIES, PARTS, AND EQUIPMENT TO ENSURE PROPER FUNCTIONING OF ALL FIXTURES.

4.

SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [§ 418 CPC]. MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES.

5.

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE. [4.303.2 CBC]

6.

PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3 OF CGBS.

7.

EXTERIOR HOSE BIBS: PROVIDE ANTI-SIPHON DEVICE AT ALL HOSE BIBS, ALL HOSE BIBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACKFLOW PREVENTER OR WITH A LISTED ATMOSPHERIC VACUUM BREAKER.

CAL GREEN NOTES

1.

MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL.

2.

AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.

3.

LOW VOC ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS, LOW FORMALDEHYDE WOOD, LOW VOC RESILIENT FLOORING SHALL COMPLY WITH CGBSC SECTION 4.504. CONTRACTOR SHALL HAVE SPEC SHEETS AND PRODUCT ON SITE AND AVAILABLE SUBJECT TO VERIFICATION DURING FIELD INSPECTION, PRODUCT SPECIFICATIONS AND CONTAINERS MUST BE AVAILABLE ON SITE.

4.

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 PERCENT MOISTURE CONTENT [4.505.3 CGBSC]

A.

MOISTURE CONTENT MUST BE VERIFIED IN COMPLIANCE WITH ALL OF THE FOLLOWING:

a.

MOISTURE CONTENT MUST BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT TYPE MOISTURE METER;

b.

MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 TO 4 FEET FROM THE GRADE STAMPED END TO BE VERIFIED;

c.

AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO INSPECTOR. INSPECTOR MUST APPROVE MOISTURE CONTENT READING PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING.

KONIG RESIDENCE

46199 CLEAR RIDGE ROAD,
BIG SUR, CA 93920

COMBINED DEVELOPMENT PERMIT

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ARCHITECTURAL GENERAL NOTES

Scale: @ 24x36
Drawn By: PM
Job: 1718

G1.1

5/29/19

NOT FOR CONSTRUCTION

5/23/2019 3:25:54 PM

Map Legend:

Basis of Bearings: A measured line between the southeasterly corner of Parcel C and a found post at the 1/4 corner as shown on R1.

Horizontal Datum: Assumed.

Vertical Datum: Assumed. The elevation of an existing control point, established during a prior survey, with an elevation of 970.62' was held. The current tie of this existing control point is shown as CP 7035 lying southwesterly of the dirt road.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations.

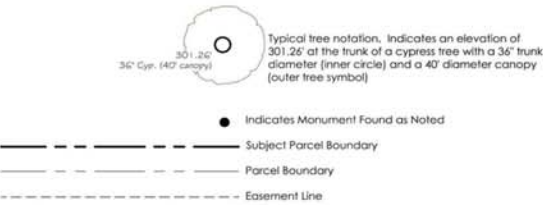
Record Map References:

R1 = Parcel Map recorded in Volume 10 of Parcel Maps at Page 223, filed in the Monterey County Recorder's Office, State of California.

- AC = ASPHALT CONCRETE
AGS = ABOVE GROUND SURFACE
AL = AREA LIGHT
AP = ANGLE POINT
BC = BRASS CAP OR BEGIN CURVE
BGS = BELOW GROUND SURFACE
BL = BIKE LANE
BLD = BUILDING
BLDR(S) = BOULDER(S)
BM = BENCHMARK
X = BOUNDARY LINE
BTM/BOT = BOTTOM
BW = BACK OF WALK
CL = CENTERLINE
CLM = COLUMN
COMM = COMMUNICATIONS
CONC = CONCRETE
COR = CORNER
C/O = CLEAN OUT
CP = CONTROL POINT
CTL = CONTROL
DG = DRAIN GRATE
DI = DROP INLET
DW/DWY = DRIVEWAY
EDD = EDGE OF DIRT DRIVE
EDR = EDGE OF DIRT ROAD
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
ENG/ENGR = ENGINEER
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FD/FND = FOUND
FEN = FENCE
FEN-CL = CHAINLINK FENCE
FEN-GS = GRAPESTAKE FENCE

FEN-WI = WROUGHT IRON FENCE
FEN-WD = WOOD FENCE
FEN-WR = WIRE FENCE
FH = FIRE HYDRANT
FF = FINISHED FLOOR
FL = FLOW LINE
FNTN = FOUNTAIN
FOS = FACE OF BUILDING
FS = FINISHED SURFACE
FTG = FOOTING
FW/FOW = FACE OF WALL
F.T.C. = FROM TRUE CORNER
GAR = GARAGE
G/GRD/GRND = GROUND ELEV.
GB = GRADE BREAK
GM=GAS METER
GUT = EDGE OF GUTTER
GV = GAS VALVE
HC = HANDICAP
HDG = HEDGE
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIPE
INT = INTERSECTION
IRR = IRRIGATION
JP = JOINT UTILITY POLE
L-T/L&T = LEAD & TAG
LDG/LNDG = LANDING
LIP = EDGE OF CONC GUTTER
LS = LAND SURVEYOR
LT = LIGHT
M-T/M&T = MAG NAIL & TAG
MAG = MAG NAIL
ENCL = ENCLOSURE
MON = MONUMENT
N-T/N&T = NAIL & TAG
NG = NATURAL GRADE
OPN = OPEN
P = POOL

PB = PULL BOX
PLTR = PLANTER
PP = POWER/UTILITY POLE
PTH = PATH
PIO = PATIO
RCE = REGISTERED CIVIL ENGINEER
RCK = ROCK
RDG = RIDGE
ROW = RIGHT OF WAY
SCO = SEWER CLEAN OUT
SDMH = STORM DRAIN MANHOLE
SW/SDWK = SIDEWALK
SMH = SEWER MANHOLE
SPK = SPIKE
STC = STUCCO
STN = STONE
STP = STEP
ST LT = STREET LIGHT
STRP = STRIPE
SWL = SWALE
TCV = TEMPORARY BENCHMARK
TC = TOP OF CURB
TCN = TOP OF CONCRETE
TEL/TELCO = TELEPHONE
TG = TOP OF GRADE
TOP = TOP OF SLOPE
TOE = TOE OF SLOPE
TOW/TOW = TOP OF WALL
UL = UTILITY POLE
UTL = UTILITY
WL = WATER LINE
WLK = SIDEWALK
WM = WATER METER
WV = WATER VALVE



Southwell
Clear Ridge Road
APN: 419-221-003
Parcel B (10-PM-223)

EASEMENT

30' wide Right of Way per R1

Konig
Clear Ridge Road
APN: 419-221-004
Parcel C (10-PM-223)

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

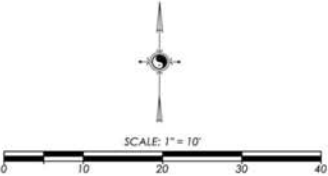
Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (+) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

DRAWING REVISIONS:
November 2017 - ORIGINAL SURVEY
June 2018 - Additional Topography
March 2019 - Locate stone wall, new stone headwall & story pole staking



Topographic Survey
Clear Ridge Road, APN: 419-221-004
Located in Big Sur, Monterey County, State of California

Prepared For: Chadd Konig
Requested By: Studio Carver Architects, Daniel Petersen

November 2017
Updated: June 2018, March 2019

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



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ARCHITECTURAL
EROSION
CONTROL /
CONSTRUCTION
MGMT PLAN

Scale: As indicated
@ 24x36
Drawn By: PM
Job: 1718

G1.3

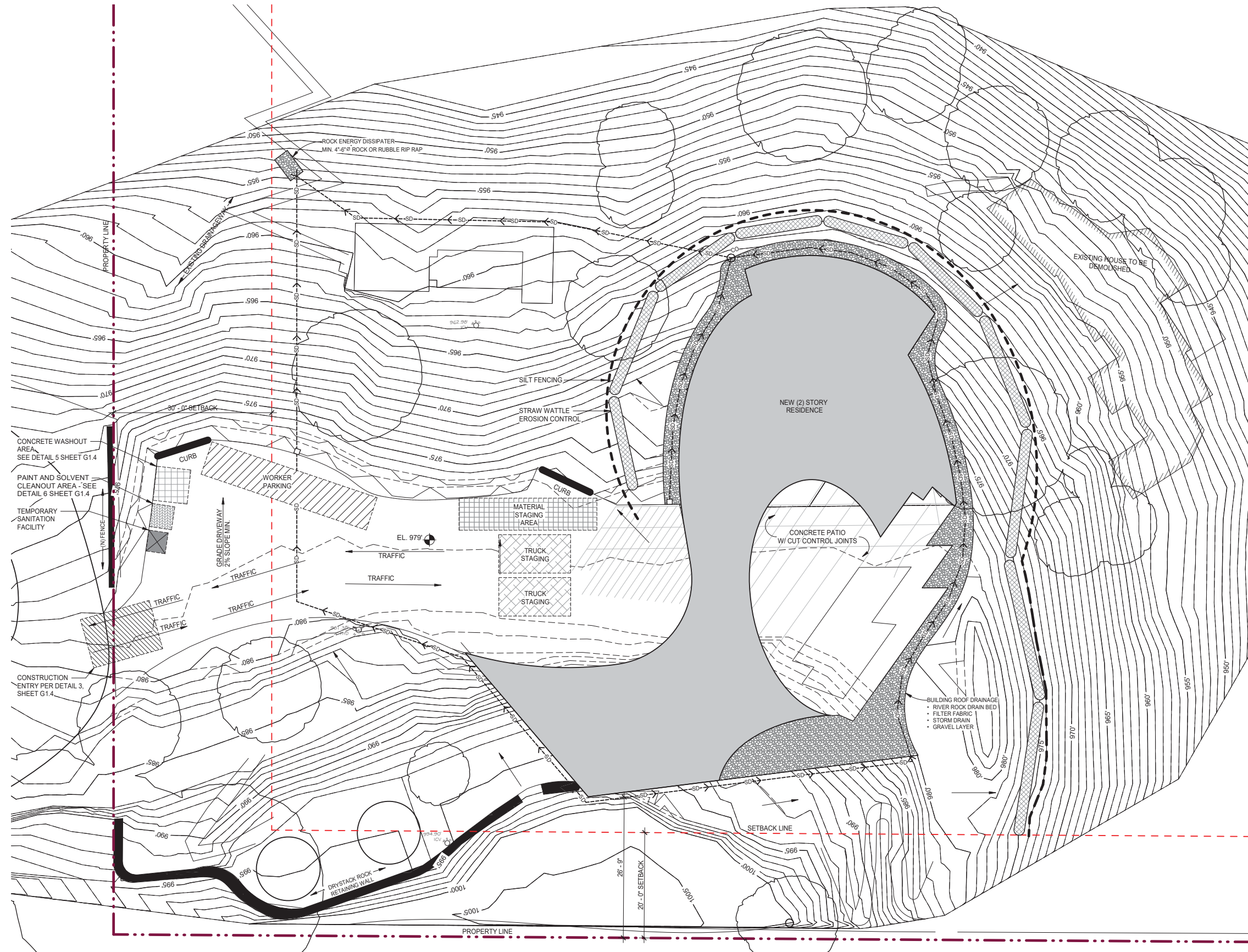
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CONSTRUCTION MANAGEMENT NOTES:

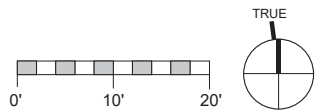
- DURATION OF CONSTRUCTION IS ESTIMATED TO BE 12-18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED ON WEEKDAYS BETWEEN THE HOURS OF 7 AM AND 7 PM AND ON SATURDAYS FROM 8 AM TO 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 1 VIA WESTON RIDGE RD.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
- EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS PRIOR TO THE START OF CONSTRUCTION.
- STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
- ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
- CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
- DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.

STORMWATER DRAINAGE LEGEND

- CONSTRUCTION ENTRY
- WORKER PARKING
- EQUIPMENT PARKING AND MATERIAL STAGING AREA
- TRUCK STAGING
- PAINT AND SOLVENT CLEANOUT AREA
- CONCRETE WASHOUT AREA
- TREE AND ROOT PROTECTION MEASURES PER ARBORIST
- STRAW WATTLE EROSION CONTROL
- TRAFFIC
- SILT FENCE



1 CONSTRUCTION MGMNT PLAN
1" = 10'-0"



NOT FOR CONSTRUCTION

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THE EROSION CONTROL PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.

5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.

7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

- SPILL PREVENTION AND RESPONSE;
- LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
- GOOD HOUSEKEEPING;
- FINES AND PENALTIES;
- MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS: A. INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

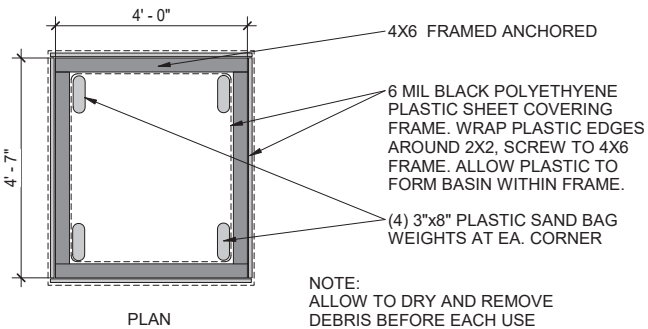
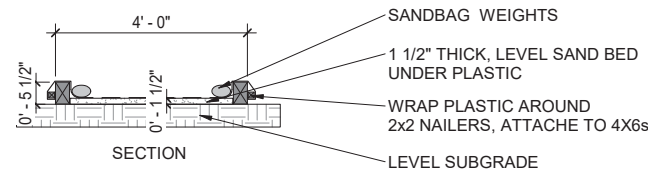
NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
13. ALL DISTURBED SURFACES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION AND TO ESTABLISH NATIVE OR NATURALIZED VEGETATIVE GROWTH COMPATIBLE WITH THE AREA. THIS CONTROL SHALL CONSIST OF:
 - A) EFFECT TEMPORARY PLANTING SUCH AS RYE GRASS, SOME OTHER FAST-GERMINATING SEED, AND MULCHING WITH STRAW AND/OR OTHER SLOPE STABILIZATION MATERIAL;
 - B) PERMANENT PLANTING OF NATIVE OR NATURALIZED DROUGHT RESISTANT SPECIES OF SHRUBS, TREES OR OTHER VEGETATION, PURSUANT TO THE "COUNTY'S LANDSCAPE CRITERIA", WHEN THE PROJECT IS COMPLETED;
 - C) MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE REQUIRED TO ESTABLISH NEW VEGETATION, ON SLOPES LESS THAN 20%, TOPSOIL SHOULD BE STOCKPILED AND REAPPLIED.
14. GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL ROSION. (MCC 16.08.300 C.1)
15. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (MCC 6.08.300 C.2)
16. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACCIDENT OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
18. LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION REMOVAL SHALL BE KEPT TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS AND CONSTRUCTION AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
19. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (MCC 16.08.310 D)

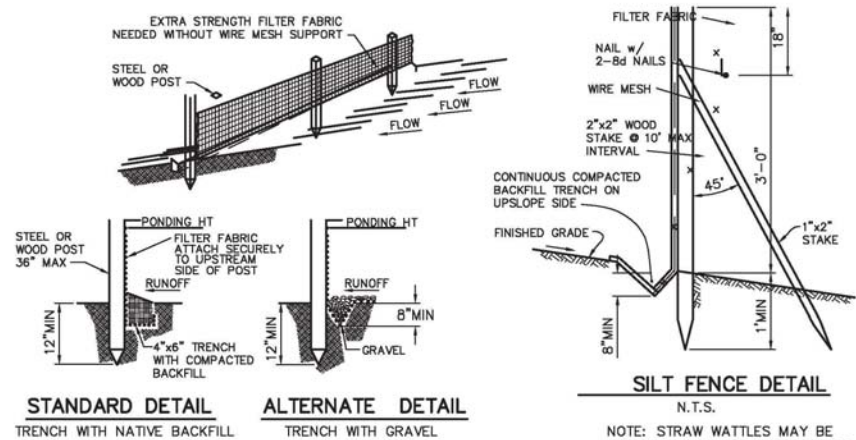
EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.



NOTE:
ALLOW TO DRY AND REMOVE
DEBRIS BEFORE EACH USE

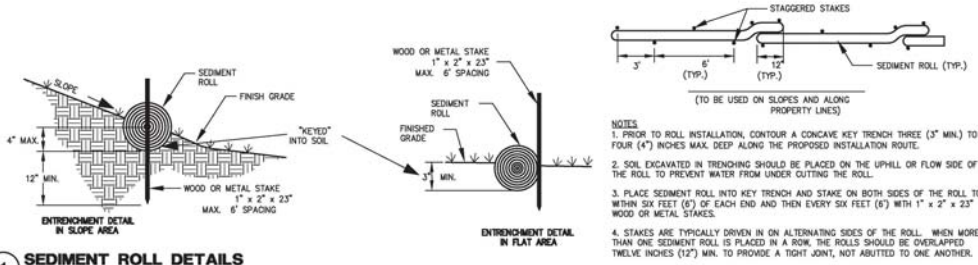
6 PAINT AND SOLVENT CLEANOUT AREA 1/2" = 1'-0"



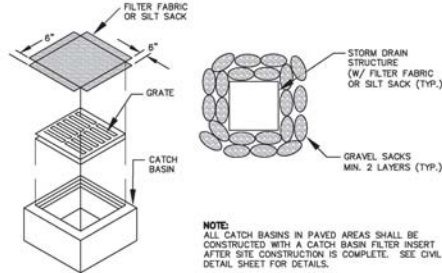
MAINTENANCE

- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURI PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE- THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESS TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

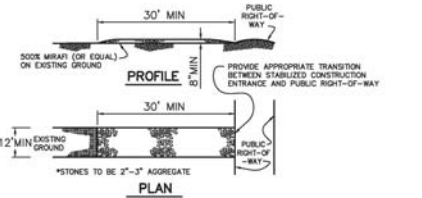
4 SILT FENCE DETAIL NO SCALE



1 SEDIMENT ROLL DETAILS NO SCALE

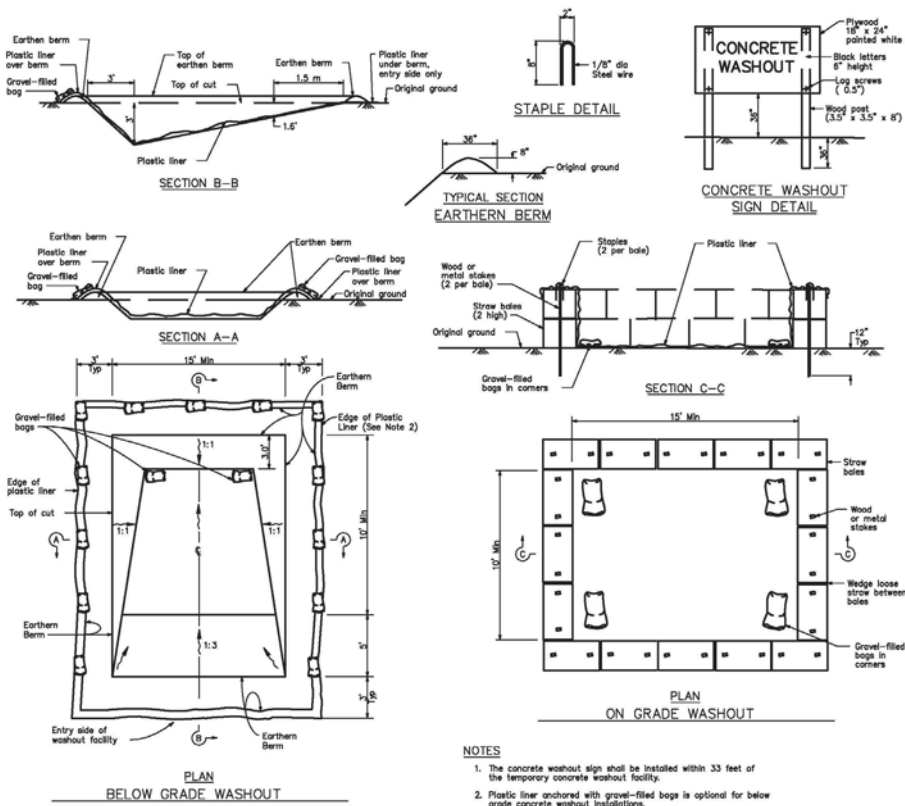


2 FABRIC INLET PROTECTION NO SCALE



MAINTENANCE
— THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
— ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
— WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

3 CONSTRUCTION ENTRANCE NO SCALE

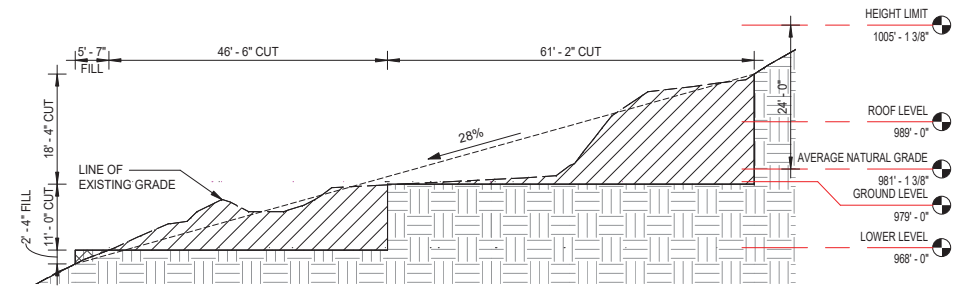
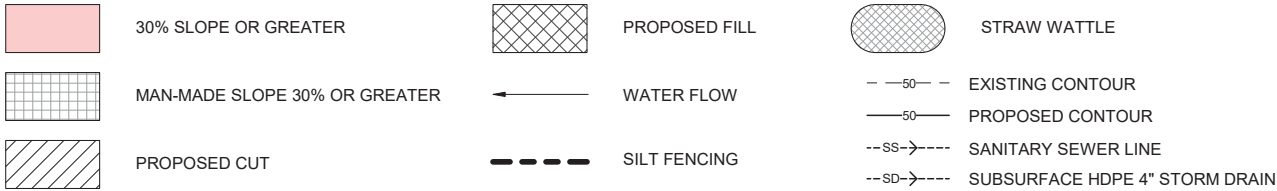


NOTES

1. The concrete washout sign shall be installed within 33 feet of the temporary concrete washout facility.
2. Plastic liner anchored with gravel-filled bags is optional for below grade concrete washout installations.

5 CONCRETE WASHOUT AREA NO SCALE

LEGEND:

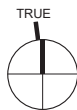


GRADING NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- ALL GRADING WORK SHALL CONFORM TO THE GEOTECHNICAL REPORT DATED 12/17/2018, PREPARED BY SOIL SURVEYS GROUP INC.
- TOPOGRAPHY WAS PREPARED BY RASMUSSEN LAND SURVEYING, INC.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS AS REFERENCE ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. FILL SLOPES SHALL TOE OUT NO CLOSER THAN TWELVE (12) FEET HORIZONTALLY TO THE TOP OF EXISTING OR PLANNED CUT SLOPES.
- DRAINAGE TERRACES SHALL BE PROVIDED. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN THIRTY (30) DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED IN ACCORDANCE WITH THE PROVISION OF MONTEREY COUNTY CODE SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OR WATER-COURSES OR UNCONTROLLABLE EROSION.
- PREPARATION OF GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NONCOMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND, WHERE SLOPES ARE STEEPER THAN FIVE TO ONE, AND THE HEIGHT IS GREATER THAN FIVE FEET, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE SOILS ENGINEER. THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN FIVE TO ONE SHALL BE AT LEAST TWELVE (12) FEET WIDE. THE AREA BEYOND THE TOE OF FILL SHALL BE SLOPED FOR SHEET OVERFLOW OR A PAVED DRAIN SHALL BE PROVIDED. WHERE FILL IS TO BE PLACED OVER A CUT, THE BENCH UNDER THE TOE OF FILL SHALL BE AT LEAST TEN (10) FEET WIDE BUT THE CUT MUST BE MADE BEFORE PLACING FILL AND APPROVED BY THE SOILS ENGINEER AND ENGINEERING GEOLOGIST AS A SUITABLE FOUNDATION FOR FILL. UNSUITABLE SOIL IS SOIL WHICH, IN THE OPINION OF THE BUILDING OFFICIAL OR THE CIVIL ENGINEER OR THE SOILS ENGINEER OR THE GEOLOGIST, IS NOT COMPETENT TO SUPPORT OTHER SOIL OR FILL, TO SUPPORT STRUCTURES OR TO SATISFACTORILY PERFORM THE OTHER FUNCTIONS FOR WHICH THE SOIL IS INTENDED.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED FOUR INCHES IN DEPTH. THE BUILDING OFFICIAL MAY PERMIT PLACEMENT OF IMPORTED ROCK OVER TWELVE (12) INCHES IN ITS MAXIMUM DIMENSION ONLY WHEN A CIVIL ENGINEER, SOILS ENGINEER, OR ENGINEERING GEOLOGIST PROPERLY DEVISES A METHOD OF PLACEMENT, SUPERVISES ITS PLACEMENT UNDER CONTINUOUS INSPECTION, AND PROVIDES ASSURANCE OF FILL STABILITY.
- FILL SLOPES. NO COMPACTED FILL SHALL BE MADE WHICH CREATES AN EXPOSED SURFACE STEEPER IN SLOPE THAN TWO HORIZONTAL TO ONE VERTICAL. THE BUILDING OFFICIAL MAY REQUIRE THAT THE FILL BE CONSTRUCTED WITH AN EXPOSED SURFACE FLATTER THAN ONE AND ONE-HALF HORIZONTAL TO ONE VERTICAL IF HE OR SHE FINDS THIS NECESSARY FOR STABILITY AND SAFETY.
- COMPACTION OF FILLS. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE UNIFORM BUILDING CODE, STANDARD NO. 70-1. COMPACTION TESTS MAY BE REQUIRED ON ANY FILL. AS A MINIMUM REQUIREMENT, FIELD DENSITY VERIFICATION MUST BE SUBMITTED FOR ANY FILL GREATER THAN TWELVE (12) INCHES IN DEPTH WHERE SUCH FILL MAY SUPPORT THE FOUNDATION OF A STRUCTURE.
- ALL PRIVATE ROAD CONSTRUCTION INVOLVING GRADING SHALL BE DONE UNDER PERMIT PURSUANT TO THE PROVISIONS OF CHAPTER 16.08 OF THE CBC. THE STRUCTURAL SECTION SHALL CONSIST OF A MINIMUM OF FOUR INCHES OF CLASS II AGGREGATE BASE, EXCEPT WHERE NATIVE MATERIALS PROVIDE SUFFICIENT BEARING CAPACITY FOR ALL WEATHER USE. ADDITIONALLY, ONE AND ONE-HALF INCHES OF ASPHALT CONCRETE SURFACING SHALL BE PROVIDED WHERE ROAD GRADIENTS EXCEED FIFTEEN (15) PERCENT. ASPHALT BERMS ARE REQUIRED WHERE NECESSARY TO CONTROL DRAINAGE. DISCHARGE SHALL BE AT POINTS OF NATURAL WATERWAYS WITH ENERGY DISSIPATORS INSTALLED WHERE NECESSARY TO CONTROL EROSION.
- PER COUNTY ORDINANCE 0102.2 ROAD ACCESS. (FIRE 001) ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE HUNDRED FIFTY (150) FEET FROM FIRE DEPARTMENT ACCESS.
- WHEN GRADING OPERATIONS TAKE PLACE FROM OCTOBER 15TH THROUGH APRIL 15TH, THE FOLLOWING MEASURES MUST BE TAKEN TO MITIGATE EROSION:
 - VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY. THE MONTEREY COUNTY INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

GRADING ESTIMATES

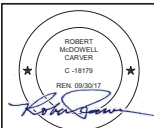
GRADING CUT	1157.80 CY
GRADING FILL	22.48 CY
GRADING NET EXPORT	-1135.32 CY



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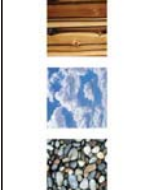
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PLAN

Scale: As indicated
@ 24x36
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5/29/19

DEFENSIBLE SPACE GUIDELINES:

1. MAINTAIN A FIREBREAK BY REMOVING AND CLEARING AWAY ALL FLAMMABLE VEGETATION AND OTHER COMBUSTIBLE GROWTH WITHIN 30 FEET OF EACH BUILDING OR STRUCTURE, WITH CERTAIN EXCEPTIONS PURSUANT TO PRC §4291(A). SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL- SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.
2. DEAD AND DYING WOODY SURFACE FUELS AND AERIAL FUELS WITHIN THE REDUCED FUEL ZONE SHALL BE REMOVED. LOOSE SURFACE LITTER, NORMALLY CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES, SHALL BE PERMITTED TO A DEPTH OF 3 INCHES. THIS GUIDELINE IS PRIMARILY INTENDED TO ELIMINATE TREES, BUSHES, SHRUBS AND SURFACE DEBRIS THAT ARE COMPLETELY DEAD OR WITH SUBSTANTIAL AMOUNTS OF DEAD BRANCHES OR LEAVES/NEEDLES THAT WOULD READILY BURN.
3. DOWN LOGS OR STUMPS ANYWHERE WITHIN 100 FEET FROM THE BUILDING OR STRUCTURE, WHEN EMBEDDED IN THE SOIL, MAY BE RETAINED WHEN ISOLATED FROM OTHER VEGETATION. OCCASIONAL (APPROXIMATELY ONE PER ACRE) STANDING DEAD TREES (SNAGS) THAT ARE WELL-SPACE FROM OTHER VEGETATION AND WHICH WILL NOT FALL ON BUILDINGS OR STRUCTURES OR ON ROADWAYS/DRIVEWAYS MAY BE RETAINED.
4. WITHIN THE REDUCED FUEL ZONE, ONE OF THE FOLLOWING FUEL TREATMENTS (4A. OR 4B.) SHALL BE IMPLEMENTED. PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER CLEARING TREATMENTS. COMBINATIONS OF THE METHODS MAY BE ACCEPTABLE UNDER §1299(C) AS LONG AS THE INTENT OF THESE GUIDELINES IS MET.

4A. REDUCED FUEL ZONE: FUEL SEPARATION

IN CONJUNCTION WITH GENERAL GUIDELINES 1., 2., AND 3., ABOVE, MINIMUM CLEARANCE BETWEEN FUELS SURROUNDING EACH BUILDING OR STRUCTURE WILL RANGE FROM 4 FEET TO 40 FEET IN ALL DIRECTIONS, BOTH HORIZONTALLY AND VERTICALLY.

CLEARANCE DISTANCES BETWEEN VEGETATION WILL DEPEND ON THE SLOPE, VEGETATION SIZE, . VEGETATION TYPE (BRUSH, GRASS, TREES), AND OTHER FUEL CHARACTERISTICS (FUEL COMPACTION, CHEMICAL CONTENT ETC.). PROPERTIES WITH GREATER FIRE HAZARDS WILL REQUIRE GREATER SEPARATION.

GRASS GENERALLY SHOULD NOT EXCEED 4 INCHES IN HEIGHT. HOWEVER, HOMEOWNERS MAY KEEP GRASS AND OTHER FORBS LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND WHEN THESE GRASSES ARE ISOLATED FROM OTHER FUELS OR WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.

CLEARANCE REQUIREMENTS INCLUDE:

HORIZONTAL CLEARANCE BETWEEN AERIAL FUELS, SUCH AS THE OUTSIDE EDGE OF THE TREE CROWNS OR HIGH BRUSH. HORIZONTAL CLEARANCE HELPS STOP THE SPREAD OF FIRE FROM ONE FUEL TO THE NEXT.

VERTICAL CLEARANCE BETWEEN LOWER LIMBS OF AERIAL FUELS AND THE NEAREST SURFACE FUELS AND GRASS/WEEDS. VERTICAL CLEARANCE REMOVES *LADDER FUELS* AND HELPS PREVENT A FIRE FROM MOVING FROM THE SHORTER FUELS TO THE TALLER FUELS.

4B. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY

TO ACHIEVE DEFENSIBLE SPACE WHILE RETAINING A STAND OF LARGER TREES WITH A CONTINUOUS TREE CANOPY APPLY THE FOLLOWING TREATMENTS:

GENERALLY, REMOVE ALL SURFACE FUELS GREATER THAN 4 INCHES IN HEIGHT. SINGLE SPECIMENS OF TREES OR OTHER VEGETATION MAY BE RETAINED PROVIDED THEY ARE WELL-SPACED, WELL-PRUNED, AND CREATE A CONDITION THAT AVOIDS SPREAD OF FIRE TO OTHER VEGETATION OR TO A BUILDING OR STRUCTURE.

REMOVE LOWER LIMBS OF TREES ("PRUNE") TO AT LEAST 6 FEET UP TO 15 FEET (OR THE LOWER 1/3 BRANCHES FOR SMALL TREES). PROPERTIES WITH GREATER FIRE HAZARDS, SUCH AS STEEPER SLOPES OR MORE SEVERE FIRE DANGER, WILL REQUIRE PRUNING HEIGHTS IN THE UPPER END OF THIS RANGE.

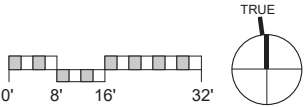
DEFENSIBLE SPACE: REDUCED FUEL ZONE

30 FT. REDUCED FUEL ZONE:
30 FT. TO 100 FT.
BETWEEN FUELS. FOR EXAMPLE, PROPERTIES ON STEEP SLOPES HAVING LARGE SIZED VEGETATION WILL REQUIRE GREATER SPACING BETWEEN INDIVIDUAL TREES AND BUSHES (SEE PLANT SPACING GUIDELINES AND CASE EXAMPLES BELOW). GROUPS OF VEGETATION (NUMEROUS PLANTS GROWING TOGETHER LESS THAN 10 FEET IN TOTAL FOLIAGE WIDTH) MAY BE TREATED AS A SINGLE PLANT. FOR EXAMPLE, THREE INDIVIDUAL MANZANITA PLANTS GROWING TOGETHER WITH A TOTAL FOLIAGE WIDTH OF EIGHT FEET CAN BE "GROUPED" AND CONSIDERED AS ONE PLANT AND SPACED ACCORDING TO THE PLANT SPACING GUIDELINES IN THIS DOCUMENT.

- 'MANAGEMENT ZONE' & REDUCED FUEL ZONE
100' FROM STRUCTURES
- 'GREEN ZONE' & FIREBREAK
30' FROM STRUCTURES



1 FUEL MANAGEMENT PLAN
1/16" = 1'-0"



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ARCHITECTURAL
FUEL
MANAGEMENT
PLAN

Scale: 1/16" = 1'-0"
@ 24x36
Drawn By: PM
Job: 1718

G1.6

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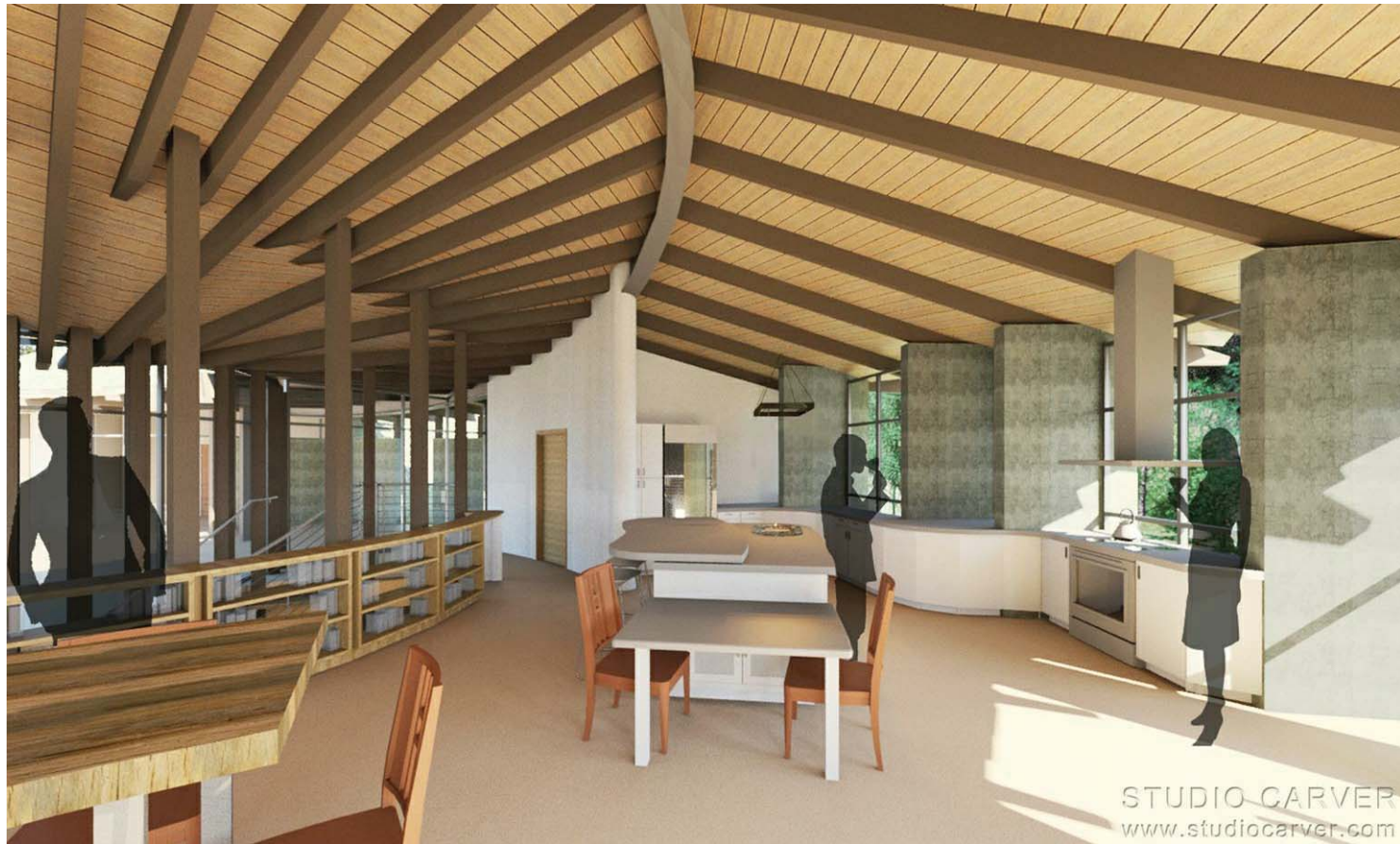
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ARCHITECTURAL
RENDERINGS

Scale: @ 24x36
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Job: 1718

G1.7

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STAKING WEST VIEW



STAKING SOUTH VIEW



STAKING NORTH VIEW



STAKING EAST VIEW

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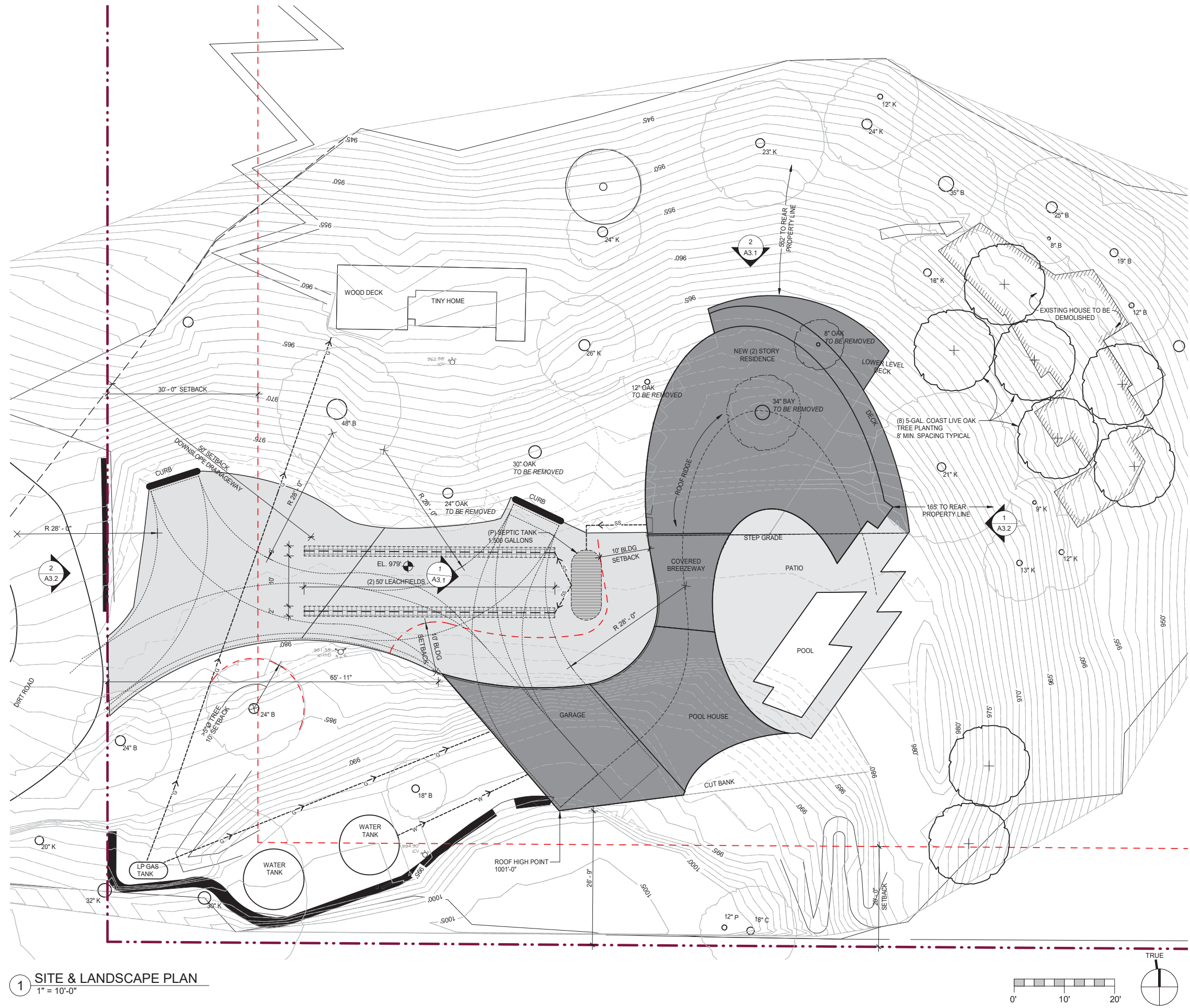
ARCHITECTURAL
STAKING
PHOTOGRAPHS

Scale: @ 24x36
Drawn By: PM
Job: 1718

G1.8

5/29/19

5/29/2019 3:32:15 PM



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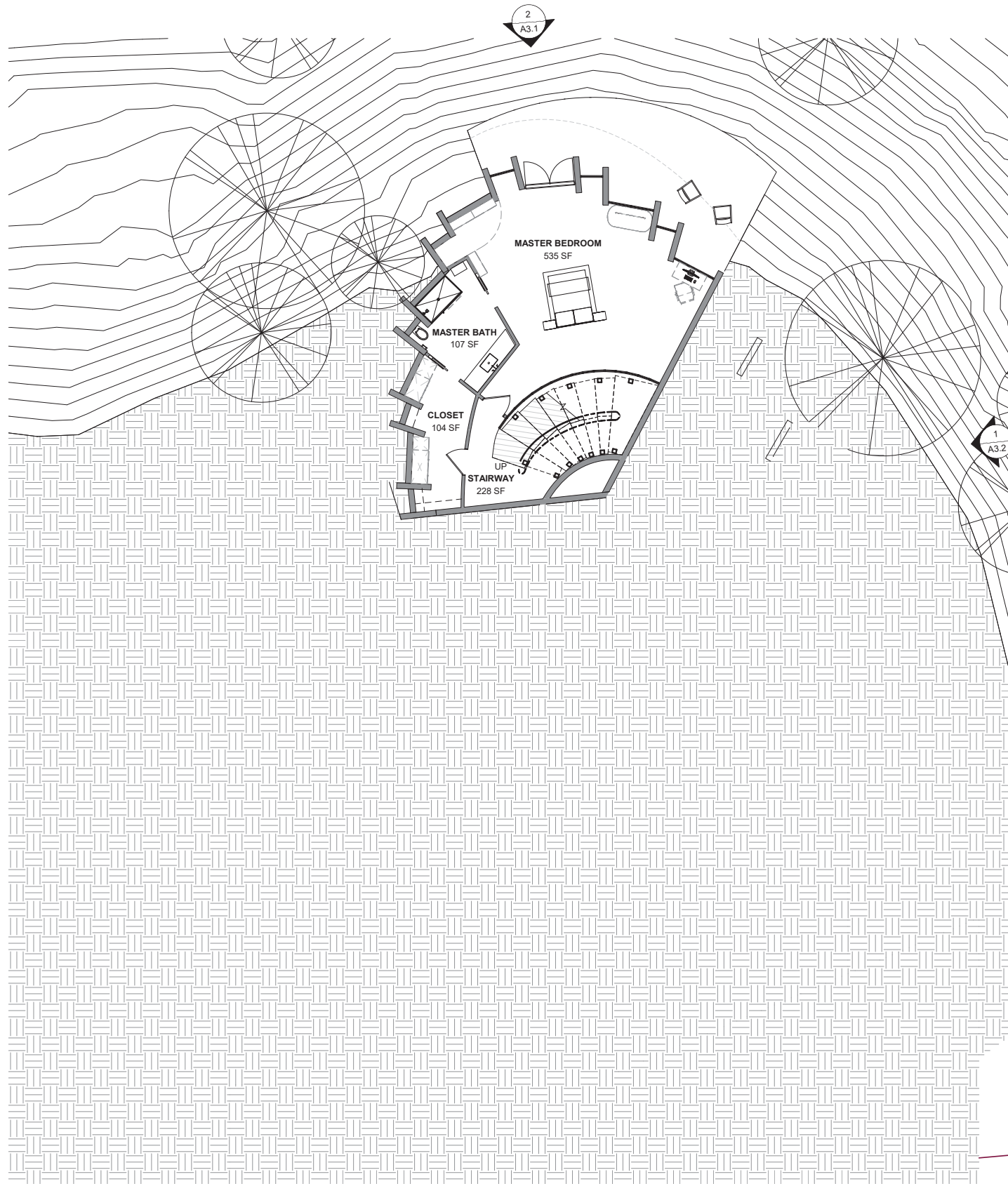
ARCHITECTURAL
PROPOSED
FLOOR PLANS

Scale: 1/8" = 1'-0"
@ 24x36
Drawn By: PM
Job: 1718

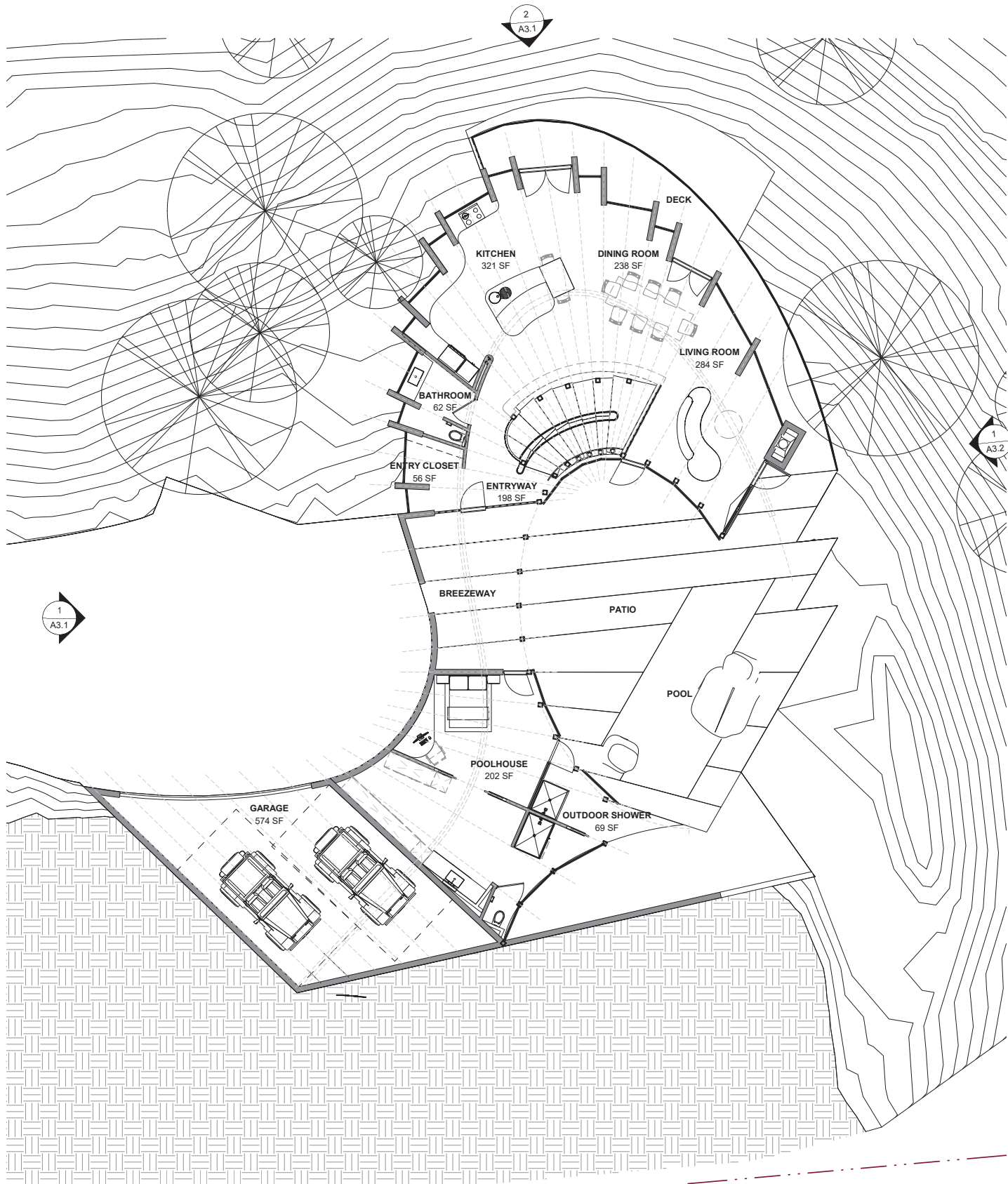
A2.1

5/29/19

5/23/2019 3:27:40 PM



1 LOWER LEVEL
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"



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KONIG
RESIDENCE

46199 CLEAR RIDGE ROAD,
BIG SUR, CA 93920



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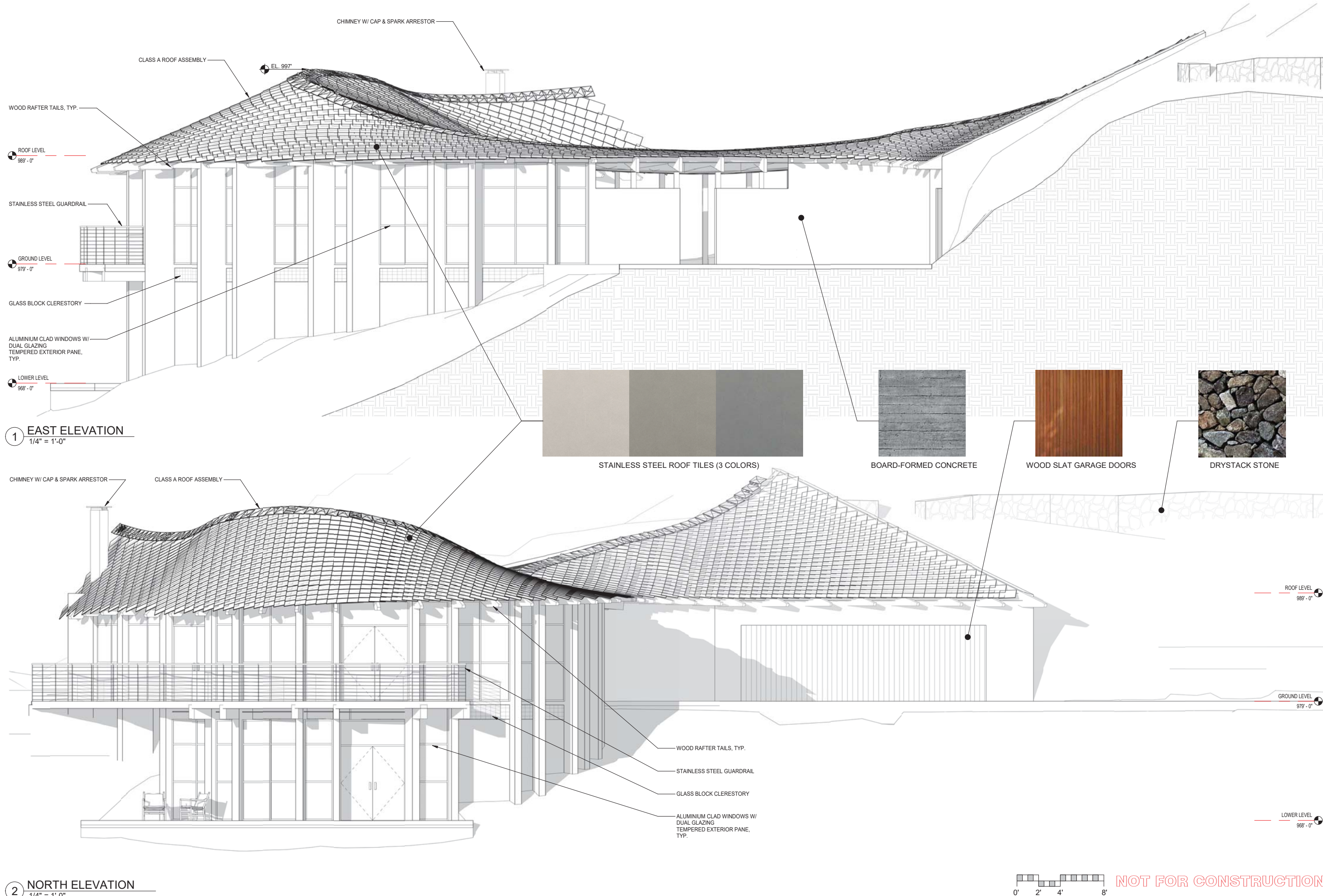
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ARCHITECTURAL
EXTERIOR
ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: PM
Job: 1718

A3.1

5/23/2019 3:26:53 PM



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

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

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RESIDENCE

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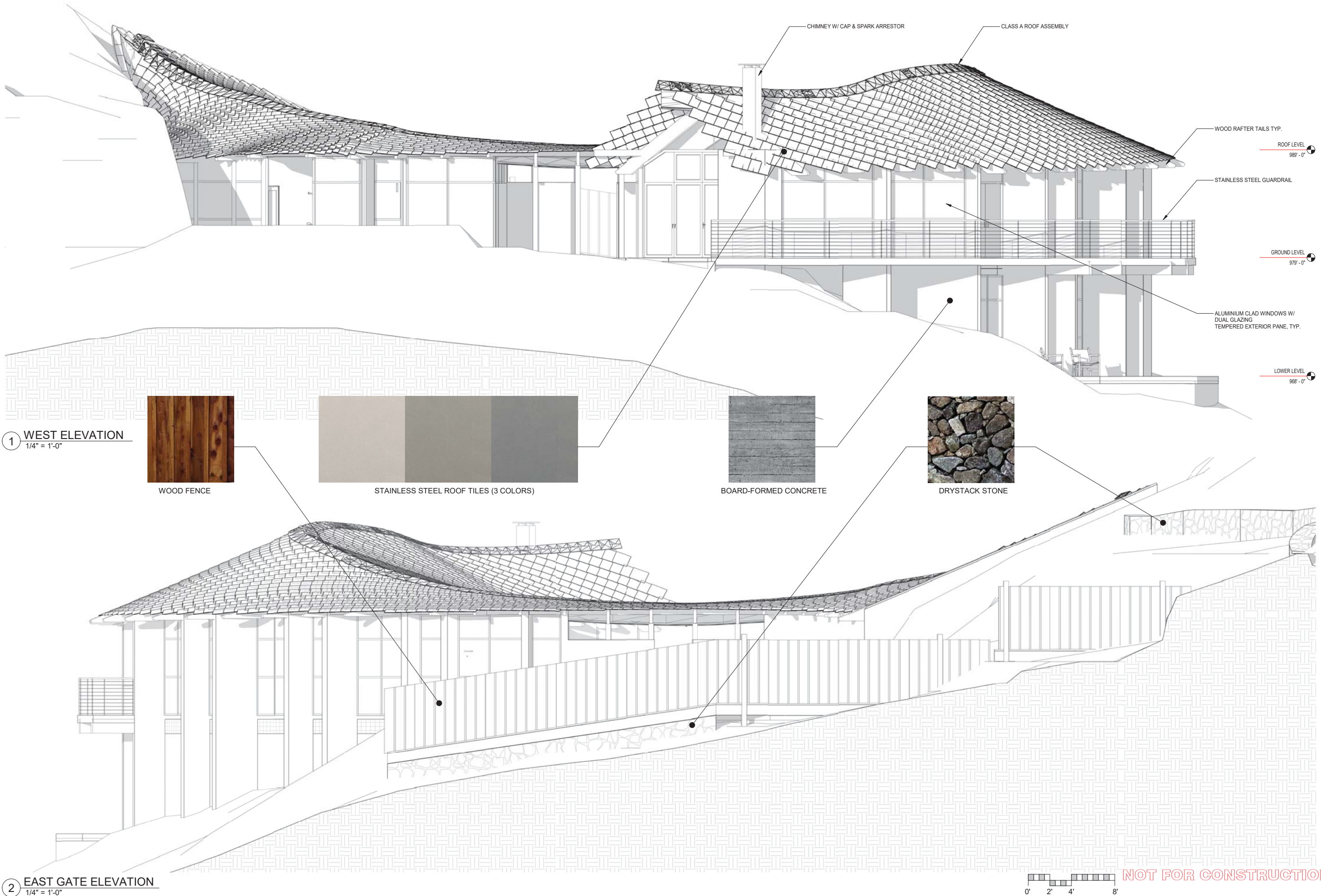
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ARCHITECTURAL
EXTERIOR
ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: PM
Job: 1718

A3.2

5/29/19 3:25:51 PM



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

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

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