

# Exhibit B

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## **DRAFT RESOLUTION**

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

In the matter of the application of:

**ISABELLA 2 LLC (PLN240018)**

**RESOLUTION NO. 24 -**

Resolution by the County of Monterey Zoning Administrator:

- 1) Considering a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approving an Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) as amended by PLN180523-AMD1 (Board of Supervisors Resolution 23-127) to allow construction of an attached 708 square foot accessory dwelling unit, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and removal of one (1) Coast Live oak tree. The previously approved permits allowed:
  - a) Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling, a 708 square foot accessory dwelling unit, and associated site improvements;
  - b) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
  - c) Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking;
  - d) Coastal Development Permit to allow the removal of four Coast live oaks; and
  - e) Variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent.Previously approved components would remain unchanged with the exception of the accessory dwelling unit, modification to parking standards and added tree removal.

[26308 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone (APN 009-451-015-000)]

**The Isabella 2 LLC application (PLN240018) came on for a public hearing before the County of Monterey Zoning Administrator on November 7, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Zoning Administrator finds and decides as follows:**

### **FINDINGS**

- 1. FINDING:** **PROCESS** - The County has received and processed an amendment to a previously approved permit in accordance with Monterey County Code and state law.
- EVIDENCE:**
- a) On January 18, 2024, an application for a Minor and Trivial Amendment (PLN240018) was submitted to HCD-Planning to modify portions of the project approved under a Combined Development Permit (PLN180523) as amended by PLN180523-AMD1. Modifications include the construction of a 708 square foot accessory dwelling unit, attached to the previously approved single family dwelling, modification to parking standards, and removal of one Coast Live Oak tree.
  - b) Prior approvals - PLN180523. On May 26, 2021, at a duly-noticed public hearing at which all persons had the opportunity to be heard, the Planning Commission voted 8 - 0 to adopt a Mitigated Negative Declaration and approve a Combined Development Permit consisting of a 2,100 square foot single family dwelling, 318 square feet of decks, 304 cubic yards of grading, development within 750 feet of a known archaeological resource, relocation of 4 Coast live oaks, and modification of parking standards (Planning Commission Resolution No. 21-015).
  - c) On June 17, 2021, The Open Monterey Project (Molly Erickson; appellant) filed a timely appeal of the May 26, 2021 discretionary decision of the Planning Commission, pursuant to County of Monterey Zoning Ordinance Section 20.86.030.A. The Appellant's contentions related to the interior and exterior design of the proposed residence, neighborhood character, the amount of grading, tribal representative receipt of draft mitigation measure language, privacy of neighbors, the County's history regarding Variances, the adequacy of the initial study and mitigated negative declaration, and comparable lots at Carmel Point.
  - d) On August 24, 2021, the Board of Supervisors considered the appeal by The Open Monterey Project and the Planning Commission's decision to adopt a Mitigated Negative Declaration and approve a Combined Development Permit to allow construction of 2,100 square foot single family dwelling and associated site improvements and Variance to reduce the required Floor Area Ratio. The Board of Supervisors voted 6-0 to deny the appeal of The Open Monterey Project, adopt a Mitigated Negative Declaration, and approved the Combined Development Permit and Variance (Board of Supervisors Resolution No. 21-273).
  - e) The County sent a Final Local Action Notice (FLAN) to the California Coastal Commission (CCC) on September 13, 2021



[FLAN No. 3-MCO-21-0855 (PLN180523/Isabella 2 LLC)]. The Open Monterey Project appealed the Board of Supervisor's decision to the California Coastal Commission on September 28, 2021 (Commission Appeal No. A-3-MCO-21-0064). Prior to the appeal being scheduled before the Coastal Commission, the Applicant notified the County and the Coastal Commission staff of their desire to modify certain portions of the project contested during the appeal including reducing the floor area ratio and grading quantities, and eliminating the internal stairway to the roof and a 6 foot chimney. As a result, in coordination with Coastal Commission staff, County staff withdrew the Final Local Action Notice on October 21, 2022. Withdrawal of the FLAN only affected the Coastal Commission appeal; it does not alter the County's prior decision or the associated CEQA determination. Withdrawal of the FLAN simply means that the County was not requesting the Coastal Commission consider the local action "final" at that time (as consideration of modifications were pending).

- f) PLN180523-AMD1. To address concerns raised in the appeal before the Coastal Commission, the property owners applied for an Amendment to the previously approved Combined Development Permit (PLN180523). The proposed modifications included a reduction of the residence's floor area by 263 square feet, thereby reducing the required floor area ratio Variance from 58.4% to 51% (45% is allowed) and minimized the amount of grading from 304 cubic yards to 114 cubic yards. Additionally, the proposed amendment increased the square footage of decking from 318 square feet to 484 square feet and eliminated the previously proposed 6-foot chimney. The revisions were minor in nature and consistent with the previous approval. Pursuant to County of Monterey Zoning Ordinance Section 20.70.105 a Minor & Trivial Amendment was required for the changes. Although County of Monterey Zoning Ordinance Section 20.70.105.A authorizes the HCD Director to approve Minor & Trivial Amendments administratively, the project agent requested a public hearing. Therefore, the Minor & Trivial Amendment (PLN180523-AMD1) was referred to a public hearing before the County of Monterey Zoning Administrator.
- g) On February 9, 2023, the County of Monterey Zoning Administrator held a duly-noticed public hearing on the Isabella 2 LLC application amendment, at which all persons had the opportunity to be heard. Notices for the Zoning Administrator public hearing were published in the Monterey County Weekly on January 26, 2023; posted on and near the project site on January 31, 2023; and mailed to vicinity property owners and interested parties on January 25, 2023.
- h) On February 9, 2023, the Zoning Administrator found the project consistent with the previously adopted Mitigated Negative Declaration and approved the Minor & Trivial Amendment to a previously approved Combined Development Permit (PLN180523) consisting of construction of a 1,837 square foot single-family dwelling, development within 750 feet of known archaeological resources (County of Monterey Zoning Administrator Resolution No. 23-007).

- i) The Open Monterey Project, represented by Molly Erickson, timely filed an appeal of the February 9, 2023 decision of the Zoning Administrator's environmental determination and approval of the Minor and Trivial Amendment. The appeal contended that the findings were not supported by the evidence, and that the decision was contrary to law.
- j) On April 18, 2023, the Board of Supervisors considered the appeal by The Open Monterey Project and the Zoning Administrator's decision. The Board of Supervisors voted 5-0 to deny the appeal of The Open Monterey Project, adopt a Mitigated Negative Declaration, and approve the Combined Development Permit and Variance (Board of Supervisors Resolution No. 23-127).
- k) The County sent a Final Local Action Notice (FLAN) to the California Coastal Commission (CCC) on May 9, 2023 [FLAN No. 3-MCO-23-0463 (PLN180523-AMD1/Isabella 2 LLC)]. The Open Monterey Project appealed the Board of Supervisor's decision to the California Coastal Commission on May 25, 2023 (Commission Appeal No. A-3-MCO-23-0018). The appeal was scheduled before the California Coastal Commission on July 12, 2023. The California Coastal Commission approved a resolution which stated, "The Commission finds that Appeal Number A-3-MCO-23-0018 does not present a substantial issue with respect to the grounds on which the appeal has been filed under Section 30603 of the Coastal Act regarding consistency with the certified Local Coastal Program and/or the public access and recreation policies of the Coastal Act."
- l) On January 18, 2024, the property owners applied for a second amendment to the project (PLN240018) to construct a 708 square foot accessory dwelling unit (ADU), attached to the previously approved single-family dwelling, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and to remove one additional Coast Live Oak tree. This amendment is the subject of this resolution.
- m) Resolution No. 23-127 (PLN180523-AMD1) was subject to 22 conditions of approval (inclusive of 3 mitigation measures, applied as Condition Nos. 17-19). Two previously approved conditions (Condition Nos. 18 and 20), which are in a "Not Met" status, are still applicable to the proposed amendment and therefore have been carried forward and incorporated as Condition Nos. 10 and 5, respectively. Six previously approved conditions (Condition Nos. 5-8, 17, 19) are in a "Partially Met" status and are applicable to the proposed amendment, and therefore have been carried forward as Condition Nos. 4, 6-9, and 11. Twelve previously approved conditions (Condition Nos. 1-4, 9, 11-14, 16, 21, and 22) are in a "Met," "On-Going," or "Not Applicable" status and therefore have not been carried forward to this amendment and have no outstanding actions needing to be satisfied.
- n) The findings and evidence from PLN180523-AMD1 (Zoning Administrator Resolution No. 23-007 and Board of Supervisors Resolution No. 23-127) have been carried forward to this permit amendment, PLN240018. Once approved, the proposed Amendment (PLN240018) will be the operating entitlement for the subject

- property.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN180523, PLN180523-AMD1, and PLN240018.

**2. FINDING:** **CONSISTENCY** - The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

The project and/or use, as conditioned and/or mitigated, is consistent with the policies of the Monterey County 1982 General Plan, Carmel Area Land Use Plan, and other County health, safety, and welfare ordinances related to land use development.

**EVIDENCE** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:

- 1982 Monterey County General Plan;
- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan – Part 4;
- Monterey County Zoning Ordinance - Coastal (Title 20); and
- State law pertaining to Accessory Dwelling Units

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable County of Monterey Zoning Ordinances. The project is located within the Coastal zone and, therefore, the 2010 Monterey County General Plan does not apply to this project.

b) The amendment involves the construction of a 708 square foot accessory dwelling unit. Inclusive of the prior approvals, the whole project includes a 1,837 square foot two-story single-family dwelling, a 708 square foot accessory dwelling unit, modification of parking standards, and site improvements including 484 square feet of decks and the removal of five Coast live oak trees. The project also involves development within an area of known archaeological resources, and a Variance to increase the allowed floor ratio from 45 percent to 51 percent. Associated grading consists of approximately 118 cubic yards of cut and fill.

c) Allowed Uses. The property is located at 26308 Isabella Avenue, Carmel (Carmel Point neighborhood) [Assessor's Parcel Number 009-451-015-000], Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre; with a Design Control Overlay and 18-foot height limit (Coastal Zone) [MDR/2-D (18)(CZ)], which allows a main dwelling and accessory dwelling unit with the granting of a Coastal Administrative Permit. Therefore, as proposed, the project involves allowed land uses for this site. Development within 750 feet of known archaeological resources, removal of native trees, and modification of parking standards are also allowed subject to the granting of a Coastal Development Permit. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence

“h”).

- d) Amendment. In comparison to the previously proposed project (PLN180523-AMD1), the proposed amendment includes the construction of a 708 square foot accessory dwelling unit, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and the removal of one additional Coast Live oak. All other project components are the same: development with 750 feet of a known archaeological resource, removal of 4 Coast live oaks, modification to required parking standards to allow parking spaces within the front setback, and no covered parking. Therefore, in accordance with County of Monterey Zoning Ordinance Section 20.70.105.B, the amendment is of other than a minor or trivial nature, or may cause impacts not already assessed in the original permit, or is not in keeping with the action of the appropriate authority the amendment shall be taken to the decision making body of the original permit and processed consistent with the original permit procedures, and therefore the County of Monterey Zoning Administrator is the appropriate authority to consider this amendment.
- e) Lot Legality. The subject 0.8253-acre property (Assessor’s Parcel Number 009-451-015-000) is identified in its current configuration as Lot 23, within Block 8, on the Final Map for Addition No. 7, Carmel-by-the-Sea, recorded May 4, 1910, filed at Volume 2, Cities and Towns, Page 24. The County has previously recognized the legality of lots created by the subject 1910 final map. The County and property owners have also relied on the 1910 final map to direct development of lots within the subdivision, including utilities. The lots and streets, as identified on the final map, conform to the surrounding topography and the siting of lots and improvements on the final map indicate evidence of design. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Public Access. As proposed and conditioned, the development is consistent with applicable public access policies of the Carmel Area LUP. See Finding No. 6 and supporting evidence.
- g) Development Standards. Development standards for the MDR zoning district are identified in County of Monterey Zoning Ordinance Section 20.12.060. Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). An accessory dwelling unit attached to the principal residence shall be subject to the height, setback and coverage regulations of the principal residence pursuant to Section 20.64.030.E.8. However, though a local agency may still apply front yard setbacks for ADUs, front yard setbacks cannot preclude an ADU of at least 800 square feet and must not unduly constrain the creation of all types of ADUs. (Gov. Code, § 65852.2, subd. (c) and (e).) As proposed, the development would have a front setback of 7 feet, a rear setback of 11 feet, and side setbacks of 5.5 and 8 feet (south and north, respectively).

The maximum allowed height in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling would have a height of approximately 18 feet above average natural grade and

would conform to the maximum allowed height limit. The County has applied a standard condition of approval (Condition No. 8 – Height Verification) to ensure conformance to the allowed height standard.

The site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The property is 3,595 square feet, which would allow site coverage of 1,258 square feet and floor area of 1,618 square feet. The development proposed and approved under PLN180523-AMD1 resulted in site coverage of 1,216 square feet (33.8 percent), and floor area of 1,837 square feet (51 percent or 219 square feet over the allowed maximum). The applicant applied for and received approval of a Variance to increase the allowed floor area ratio under PLN180523-AMD1. The proposed development of the 708 square foot two-story accessory dwelling unit under PLN240018 would increase the site coverage by 401 square feet and floor area by 708 square feet thereby resulting in a total of 1,659 square feet of site coverage (46.1 percent), and 2,326 square feet floor area (64.7 percent). Pursuant to Government Code Section 65852 subdivision “c” a local agency shall not establish by ordinance any minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

Pursuant to County of Monterey Zoning Ordinances and State Regulations for accessory dwelling units, the project would conform to applicable development standards regarding front, side and rear setbacks, height, site coverage and floor area.

- h) Design. Pursuant to MCC Chapter 20.44, the proposed project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

The Applicant proposes exterior colors and materials that match the single-family dwelling and are consistent with the residential setting. The primary colors and materials include grey metacrylics (solid membrane) roofing, Carmel stone veneer and cedar siding, and bronze aluminum windows and doors. The proposed exterior colors and finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. Also, per Carmel LUP Policy 2.2.3.6, the proposed structure would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general

appearance of natural materials. The proposed residence is also consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- i) Visual Resources and Public Viewshed. The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources (Chapter 2.2) and will have no impact on the public viewshed. The project planner conducted a site inspection on June 23, 2024, to verify that the project minimizes development within the public viewshed. The project site is also located in a residential neighborhood, and the adjacent parcels have been developed with single-family dwellings.
- j) Tree Removal. Forest resource policies of the Carmel Area LUP and development standards contained in Section 20.146.060 of the Coastal Implementation Plan provide for protection of native forest areas and require development to be sited to minimize the amount of tree removal to the greatest extent feasible. As proposed, the project minimizes tree removal in accordance with the applicable goals, policies, and regulations of the Carmel Area LUP (Forest Resources) and the associated Coastal Implementation Plan. The small parcel has 11 oak trees located primarily around the perimeter of the lot. The proposed amendment includes the removal of one Coast live oak. Four Coast Live oaks were previously approved for removal. Removal of oaks requires the granting of a Coastal Development Permit. Per the arborist report prepared for the project (LIB180395), the trees proposed for removal are the minimum number necessary for the project. Removal of one additional Coast live oak resulting in a total of five Coast live oaks to be removed will not involve a risk of adverse environmental impacts. The remaining six oaks have been integrated into the project design with the development sited to avoid further tree impacts. Condition No. 4 requires the Applicant/Owner to install protective measures to ensure all nearby trees not proposed for removal are protected during construction activities. Additionally, Condition No. 5 requires the Applicant/Owner to replant Coast live oaks on the subject property at a one-to-one removal/replant ratio.
- k) Modification of Parking Standards. The previously approved project involved modification of parking standards to allow two uncovered parking spaces within the front setback to count toward the amount of required parking, and to not require a covered parking space. As proposed, the amendment would add an ADU to the previously approved single-family dwelling while maintaining two parking spaces within the front setback (driveway). This amendment would increase the need for parking on the street. Section 65852.2(d) of the California Government Code prohibits a local government from imposing parking standards if the ADU is part of a proposed or existing residence, among other things. It is unclear how the legislation is intended to be applied when referring to an ADU that is “part of” a residence or accessory structure but in this case, the proposed ADU is attached to the previously approved residence. The

intent of the legislature is captured in Section 65852.150, which states, “It is the intent of the Legislature that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance.” Applying the parking standard to require a parking space for an accessory dwelling unit in this case would prohibit its development and therefore would be incongruous with the intent of the legislative action. Moreover, many of the properties in the Carmel Point vicinity have minimal on-site parking, and parallel parking along the street is common. Continuation of this pattern would not change the existing conditions within the neighborhood.

l) The project planner reviewed the project via the County’s GIS records, and conducted a site visit on June 23, 2024, to verify that the proposed project conforms to the applicable plans and County of Monterey Zoning Ordinances.

m) Cultural Resources. County records identify that the project site is within an area of high sensitivity for cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources, including areas of known archaeological resources.

Archaeological survey and testing reports (LIB180439, LIB190047, and LIB190293) prepared for the property determined that the potential for impacts to archaeological resources on this particular site is low; however, given the parcel’s location in the archaeologically sensitive Carmel Point area, the reports recommended the presence of both archaeological and tribal monitors during all excavation activities. Ground penetrating radar and test excavations were also performed as part of the archeological investigation. No significant archaeological resources were found during testing; yet given the site’s location in Carmel Point and within the assumed boundary of CA-MNT-16, the potential for resources to be uncovered during construction could not be entirely ruled out. The County prepared an Initial Study and mitigation measures were applied to minimize potential impacts to resources if discovered during construction (see Finding No. 4 and supporting evidence). The requirements for monitoring have been carried forward to this amendment. Adherence to required conditions and mitigation measures will reduce potential impacts to unknown archaeological and/or cultural resources to less than significant.

n) Land Use Advisory Committee. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this amendment was not referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee for review as it does not meet any of the criteria in the guidelines requiring LUAC review for the following reasons: 1) there are no new environmental documents; 2) there are

no conflicts (e.g. modifications to Scenic Easements or Building Envelopes, etc.); 3) the amendment does not include a Design Approval subject to review by the Zoning Administrator or Planning Commission; 4) there is no new Variance; 5) it is not a discretionary permit for which the local area plan, land use plan, master plan, specific plan, or community plan requires review by a local citizens' committee; and 6) the LUAC shall review any discretionary permit application, and any land use matter that in the opinion of the Board of Supervisors, the Planning Commission, or Director of Planning, raises significant land use issues that necessitate review prior to a public hearing by the Appropriate Authority, which this project did not elicit.

- o) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN180523, PLN180523-AMD1, and PLN240018.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development.

- b) The following technical reports have been prepared:
  - Tree Resource Assessment (LIB180395) prepared by Frank Ono, Certified Arborist, Pacific Grove, California, October 26, 2018;
  - Biological Resource Analysis (LIB180396) prepared by Fred Ballerini Biological and Horticultural Services, Pacific Grove, California, October 26, 2018;
  - Geologic Evaluation (LIB180397) prepared by Craig S. Harwood, Consulting Engineering Geologist, Ben Lomond, California, June 8, 2019;
  - Geologic Evaluation Addendum (LIB240181) prepared by Craig S. Harwood, Consulting Engineering Geologist, Ben Lomond, California, May 12, 2024
  - Geotechnical Investigation (LIB180440) prepared by Soils Survey Group, Inc., Salinas, California, November 8, 2018;
  - Preliminary Archaeological Assessment (LIB180439) prepared by Archaeological Consulting, Salinas, California, February 23, 2018;
  - Cultural Resources Auger Testing and Supplemental Letter (LIB190047) prepared by Susan Morley, M.A., Marina, California, January 2019 and March 2024, respectively; and
  - Archaeological Presence/Absence Testing (LIB190293) prepared by PaoloWest Archaeology and Byram Archaeological Consulting, Walnut Creek and Berkley, respectively, California October 31, 2019, including an Addendum prepared February



26, 2020.

- c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the property is not suitable for the use proposed.
- d) The project planner reviewed submitted plans and conducted a site visit on June 23, 2024, to verify that the project conforms to the plans listed above and that the project area is suitable for this use.
- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN180523, PLN180523-AMD1, and PLN240018.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Cypress Fire Protection District. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) All necessary public facilities are available to the project site. Public sewer service will be provided by the Carmel Area Wastewater District (CAWD), and the CAWD wastewater collection and treatment system/facility has adequate remaining capacity for sewage disposal. Potable water service will be provided by a California American Water Company connection (see subsequent Evidence “c”). The Environmental Health Bureau reviewed the project application and did not require any conditions.
  - c) The applicant purchased 0.25-acre feet of potable water credits for the proposed development on the “Benefited Property identified as Assessor’s Parcel Number 009-451-015-000” per Water Use Permit No. 687 issued by the Monterey Peninsula Water Management District on August 2, 2017 (assignment of a Portion of Monterey Peninsula Water Management District Ordinance No. 165, and District Rules 23.1 and 23.7, Mal Paso Water Company Water Entitlement.)
  - d) The project planner reviewed submitted plans and conducted a site visit on June 23, 2024, to verify that the project, as proposed and conditioned/mitigated, would not impact public health and safety.
  - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN180523, PLN180523-AMD1, and PLN240018.

**5. FINDING: CEQA (Previous Mitigated Negative Declaration) – A Mitigated**

Negative Declaration was previously adopted for the project, and in accordance with CEQA Guidelines Section 15162, the resulting changes from the amendment would not require any further environmental documentation.

- EVIDENCE:**
- a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR or negative declaration shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.
  - b) On August 24, 2021, the County of Monterey Board of Supervisors adopted a Mitigated Negative Declaration for the construction of the Isabella 2 LLC residence (SCH No. 2020029094), pursuant to Board of Supervisors Resolution No. 21-273.
  - c) The adopted Mitigated Negative Declaration (SCH No. 2020029094) contemplated the construction of a 2,315 square foot two-story single-family residence. The contemplated project also included development within 750 feet of known archaeological resources and modifying the Monterey County development standards to allow a required parking space within the front setback, reduce the front setback from 20 feet to 14 feet to accommodate the grade-level garage, and increase the allowed site coverage from 35 percent to 37.5 percent and floor area from 45 percent to 64.4 percent. Associated site improvements included relocation of four Coast live oaks and approximately 300 cubic yards of grading. The Mitigated Negative Declaration identified potentially significant impacts to biological resources, cultural resources, geology and soils, land use and planning, and tribal cultural resources. Four mitigation measures were adopted to reduce the identified impacts to a level of less than significant.
  - d) As amended, the proposed project involves the construction of a 1,837 square foot two-story single-family dwelling, a 708 square foot accessory dwelling unit, and site improvements including 484 square feet of decks and the removal of five Coast live oak trees. The project also involves development within an area of known archaeological resources, modification of parking standards to allow parking within the front setback and to remove the requirement of a parking space for an accessory dwelling unit, and a Variance to increase the allowed floor ratio from 45 percent to 51 percent. With the proposed development of the 708 square foot two-story accessory dwelling unit under PLN240018 the site coverage would increase by 401 square feet and floor area by 708 square feet thereby resulting in a total of 1,659 square feet of site coverage (46.1 percent), and 2,326 square feet floor area (64.7 percent) See Finding No. 2 Evidence “g.” Associated grading consists of approximately 118 cubic yards of cut and fill. In the aggregate, the proposed project description remains stable with the scope analyzed in the adopted Mitigated Negative

- Declaration - the development of a single-family dwelling.
- e) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
  - f) No new information of substantial importance has been identified which was not known at the time the Mitigated Negative Declaration was adopted which would indicate that: the project would have significant effects which have not been evaluated, an increase in severity for any potential environmental effects, or the modification of any of the adopted mitigation measures. Mitigation Measure No. 1 (Tree Relocation; applied to PLN180523 as Condition No. 22) does not apply to the proposed project as relocation of four Coast live oaks is no longer incorporated into the project scope. Therefore, only Mitigation Measures 2, 3 and 4 have been carried forward to this Amendment. Consideration of the proposed amendment does not delete or alter Mitigation Measure No. 1 from the adopted Mitigated Negative Declaration.
  - g) No adverse environmental effects were identified during staff review of the development application during and during a site visit on June 23, 2024.
  - h) Mitigation measures applicable to the project have been carried forward as conditions of this amendment.
  - i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project Files PLN180523, PLN180523-AMD1, and PLN240018.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan (Part 4) can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) As proposed, the project would not obstruct public views of the shoreline from surrounding roadways, nor obstruct public visual access to the shoreline from major public viewing corridors (Carmel Land Use Plan Policy 5.3.3.4.a).
  - e) The project planner conducted a site visit on June 23, 2024, to verify that the project, as proposed and conditioned/mitigated, would not impact public access. Based on this site inspection, the proposed project would not be visible from Highway 1 or any common public viewing area. The project will not result in adverse impacts to the

public viewshed or scenic character in the project vicinity, and is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan. See also Finding No. 1, Evidence “n” above.

- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523, PLN180523-AMD1, and PLN240018.

**7. 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 of Monterey Zoning Ordinances. No violations exist on the property.

- EVIDENCE:**
- a) County staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and is not aware of any violations existing on the subject property.
  - b) Staff conducted a site inspection on June 23, 2024 to assess and confirm that no violations exist on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN180523, PLN180523-AMD1, and PLN240018.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the County of Monterey Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development permitted in the underlying zone as a conditional use (i.e.; development within 750 feet of known archaeological resources).

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the County of Monterey Chief of Planning does hereby:

- 1) Consider a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- 2) Approve an Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) as amended by PLN180523-AMD1 (Board of Supervisors Resolution 23-127) to allow construction of an attached 708 square foot accessory dwelling unit, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and removal of one (1) Coast Live oak tree. The previously approved permits allowed:

- a. Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling and associated site improvements;
- b. Coastal Development Permit to allow development within 750 feet of known archaeological resources;
- c. Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking;
- d. Coastal Development Permit to allow the removal of four Coast live oaks; and
- e. Variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent.

All previously approved components would remain unchanged with the exception of the accessory dwelling unit, modification to parking standards and added tree removal.

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of November, 2024.

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Mike Novo, AICP  
County of Monterey Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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

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

NOTES

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

Additionally, the Zoning Ordinance provides that no construction 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 HCD-Planning and HCD-Building Services offices in Salinas.

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

# County of Monterey HCD Planning

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

PLN240018

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Amendment to a previously approved Combined Development Permit PLN180523 (Board of Supervisors Resolution No. 21-273), as amended by PLN180523-AMD1 (Board of Supervisors Resolution No. 23-127) consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single family dwelling and associated site improvements; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking; 4) Coastal Development Permit to allow the removal of four (4) Coast Live Oak trees; and 5) Variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent. The Amendment would allow construction of a 708 square foot attached accessory dwelling unit, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and removal of one (1) Coast Live Oak tree. The property is located at 26308 Isabella Avenue, Carmel (Assessor's Parcel Number 009-451-015-000), Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - 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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Amendment (Resolution Number \_\_-\_\_) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 009-451-015-000 on October 2, 2024. The permit was granted subject to 11 conditions of approval, inclusive of 3 mitigation measures, which run with the land. These 11 conditions of approval supersede Board of Supervisors Resolution No. 23-127 (PLN180523-AMD1). A copy of the permit is on file with Monterey County HCD - Planning. "

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

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



### 3. PD003(B) - DISCOVERY OF CULTURAL RESOURCES (NON-STANDARD)

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Due to the project site's location in or near CA-MNT-16, a recorded prehistoric site, and because the project includes excavation for a foundation, there is a potential for human remains or cultural artifacts to be accidentally discovered. If human remains are uncovered, all work shall be halted within 50 meters (164 feet) of the find on the parcel until it can be evaluated by a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) and the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission, and the procedure set forth in CEQA Guidelines Section 15064.5(e) shall be followed in addition to the language contained in this condition. In the event that archaeological materials other than human remains are uncovered, all excavation shall be halted within 50 meters (164 feet) of the find on the parcel and shall be immediately evaluated by a qualified archaeological monitor and a Tribal Monitor. A Tribal Monitor is defined as a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel, and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative. If the find is determined to be historically (by a qualified archaeologist) or culturally (as determined by a Tribal Monitor) significant, an appropriate plan of action shall be formulated, with the concurrence of HCD-Planning, and implemented. The plan shall be consistent with applicable compliance measures in this condition and/or Mitigation Measures 2 and 4. All mechanical excavation undertaken with a backhoe shall be done with a flat blade bucket and rubber tires to minimize unnecessary impacts to any potential resources on site. (HCD-Planning)

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

a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Condition PD003(B), including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

b: Discovery of Human Remains

If human remains are discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (164 feet) of the find on the parcel and the following

shall occur:

- The Owner/Applicant/Contractor shall contact the Monterey County Coroner within 24 hours of the find to request that they determine that no investigation of the cause of death is required;
- The Owner/Applicant/Contractor shall contact HCD-Planning within 24 hours of the find to alert them to the discovery;
- If the coroner determines the remains to be Native American :
  - o The coroner shall contact the Native American Heritage Commission and HCD-Planning within 24 hours of the determination.
  - o The Native American Heritage Commission shall identify the person or persons it believes to be the MLD (from a tribal group such as, though not limited to, the Esselen, Salinan, Costonoans/Ohlone or Chumash tribal groups, as appropriate.
  - o The MLD may make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98-5097.994.
- If the remains are determined to be Native American , and the MLD, in concurrence with a qualified archaeological monitor, determines that the remains are evidence of a larger burial of human remains, which would qualify as a “unique archaeological resource”, as defined in Public Resources Code Section 21083.2(g) that would be disturbed by further excavation; or there is no acceptable location on the parcel to re-bury the remains which would not be affected by excavation ; then the Owner will work with HCD-Planning to move/shrink/modify/redesign the foundation portions of the project which would have further impact on those areas of the site containing remains . Modified plans shall be submitted to HCD-Planning. The redesign shall be in accordance with the process codified in State law Public Resources Code section 5097.98 with penalty for violation pursuant to Public Resources Code section 5097.994. No work will recommence on site within 50 meters of the find until the County has approved the revisions to the approved plans.

(See continuation page for remaining text of compliance actions for Condition No. 3.)

#### 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

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

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

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

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

#### 5. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Due upon final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 (5)
- Replacement ratio recommended by arborist:
- Other:

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

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to HCD -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.

## 6. PD016 - NOTICE OF REPORT

**Responsible Department:** 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 Tree Resource Assessment (Library No. LIB180395), was prepared by Frank Ono, Certified Arborist, on October 26, 2018, and is on file in Monterey County HCD-Planning. All development shall be in accordance with this report." (HCD-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 HCD - 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 HCD - Planning.

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

**Responsible Department:** 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 HCD - Planning, prior to the issuance of building permits.  
(HCD - 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 HCD - 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.

## 8. PD041 – HEIGHT VERIFICATION

**Responsible Department:** Planning

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

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

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

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

## 9. MITIGATION MEASURE NO. 2: ONSITE ARCHAEOLOGICAL MONITOR

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be present and observe all soil disturbance for all grading and excavation at 26308 Isabella Avenue. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented. To facilitate data recovery of smaller midden components, such as beads or lithic debitage, the excavated soil from the project site shall be screened during monitoring. (HCD-Planning)

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

2a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 2, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

2b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities where the archaeological monitor will not be present for, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found . In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

2c: Prior to the issuance of grading or building permits, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community .

2d: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal Monitor (see Mitigation Measure No. 4) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

2e: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning

## 10. MITIGATION MEASURE NO. 3: SOIL RECOMPACTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to preparation of the building pad, all loose soil within the proposed building pad area plus a minimum of five feet in all directions beyond the proposed building foundations shall be sub-excavated and recompactd as necessary to 90 percent relative compaction. A qualified geotechnical engineer shall determine the depth of re-compaction, if any, within the building perimeter after clearing, grubbing and basement excavation are completed. Sub-excavation and re-compaction shall be extended under any proposed patios or other permanent flatwork. Furthermore, the applicant shall comply with the following design features identified in the Geotechnical Investigation:

- Spread footings shall be constructed a minimum of 18 inches deep for both single story and two-story portions of the proposed new building as measured from the lowest adjacent grade, and continuous non-retaining footings shall be reinforced with two #4 reinforcement bars placed near the bottom.
- All new concrete floor slabs-on-grade shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 16 inches on center or #4 steel reinforcement bars at 30 inches on center, each way and shall be bent to extend a minimum of eight inches into the perimeter footing.
- Roof and site rain water should be directed away from the proposed building foundations. Rainfall runoff must not be allowed to collect or flow in a downslope direction against any building foundation. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to final, the owner/applicant shall submit a letter from a qualified geotechnical engineer certifying that all development has been completed in accordance with the requirements of this mitigation measure.



## 11. MITIGATION MEASURE NO. 4: ONSITE TRIBAL MONITOR

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** To ensure that Tribal Cultural Resources incur less than significant impacts, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be present and observe all soil disturbance during project-related grading and excavation at both 26308 Isabella Avenue and 26346 Valley View to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with Mitigation Measure No. 2 and Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** 4a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 4, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

4b: Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

4c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

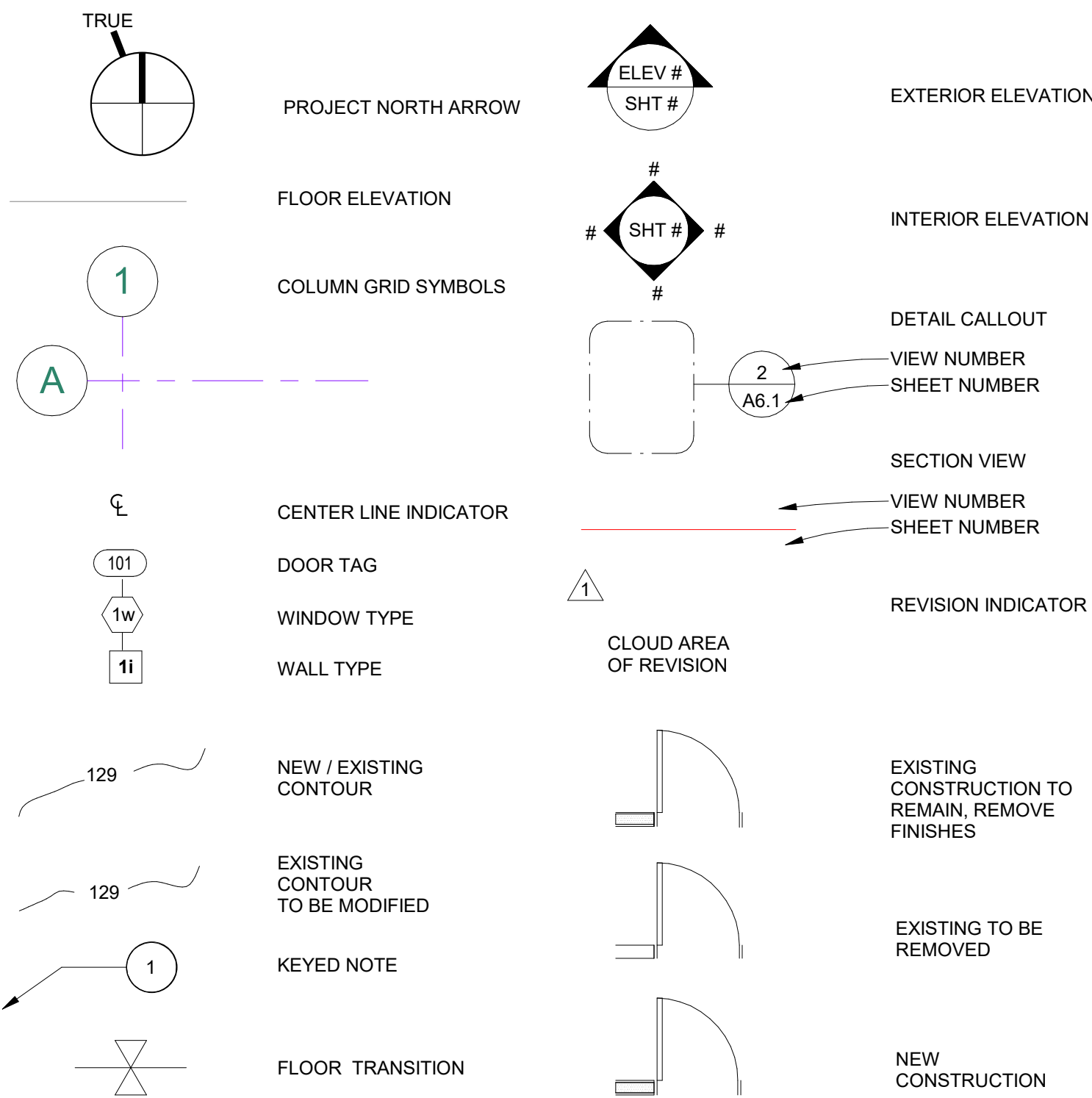
4d: Prior to final building inspection, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

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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. Title 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.

### ARCHITECTURAL SYMBOLS



### PROJECT TEAM

<b>OWNER</b>	<b>ISABELLA 2 LLC</b> C/O EMERSON DEVELOPMENT GROUP P.O. Box 5837, Carmel, CA 93921 Phone: (831) 238-9655 Fax: (831) 309-7683 E-mail: C/O Applicant
<b>ARCHITECT/APPLICANT</b>	<b>STUDIO CARVER ARCHITECTS</b> 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
<b>SURVEYOR</b>	<b>RASMUSSEN LAND SURVEING, INC.</b> 2150 Garden rd., Suite A-3 Monterey, CA 93942 Phone: (831) 375-7240 Fax: (831) 375-2545 E-mail: isaac@rasmussenland.com
<b>MECHANICAL</b>	<b>MONTEREY BAY ENGINEERS</b> 26465 Carmel Rancho Blvd., Suite 8 Carmel, CA 93923 Phone: (831) 372-8328 E-mail: dave@meg4.com
<b>STRUCTURAL</b>	<b>DUCKBREW INC.</b> PO Box 831 Carmel Valley, CA 93924 Phone: (831) 659-3825 E-mail: duckcfc@yahoo.com
<b>CIVIL</b>	<b>L&amp;S ENGINEERING &amp; SURVEYING INC.</b> 2460 Garden Rd., Suite G Monterey, CA 93940 Phone: (831) 655-2723 E-mail: chris@landsurveyors.com
<b>LANDSCAPE</b>	<b>BFS LANDSCAPE ARCHITECTS</b> 425 Pacific St., #201 Monterey, CA 93940 Phone: (831) 646-1383 Email: simon@bfsa.com

### BUILDING CODE INFO

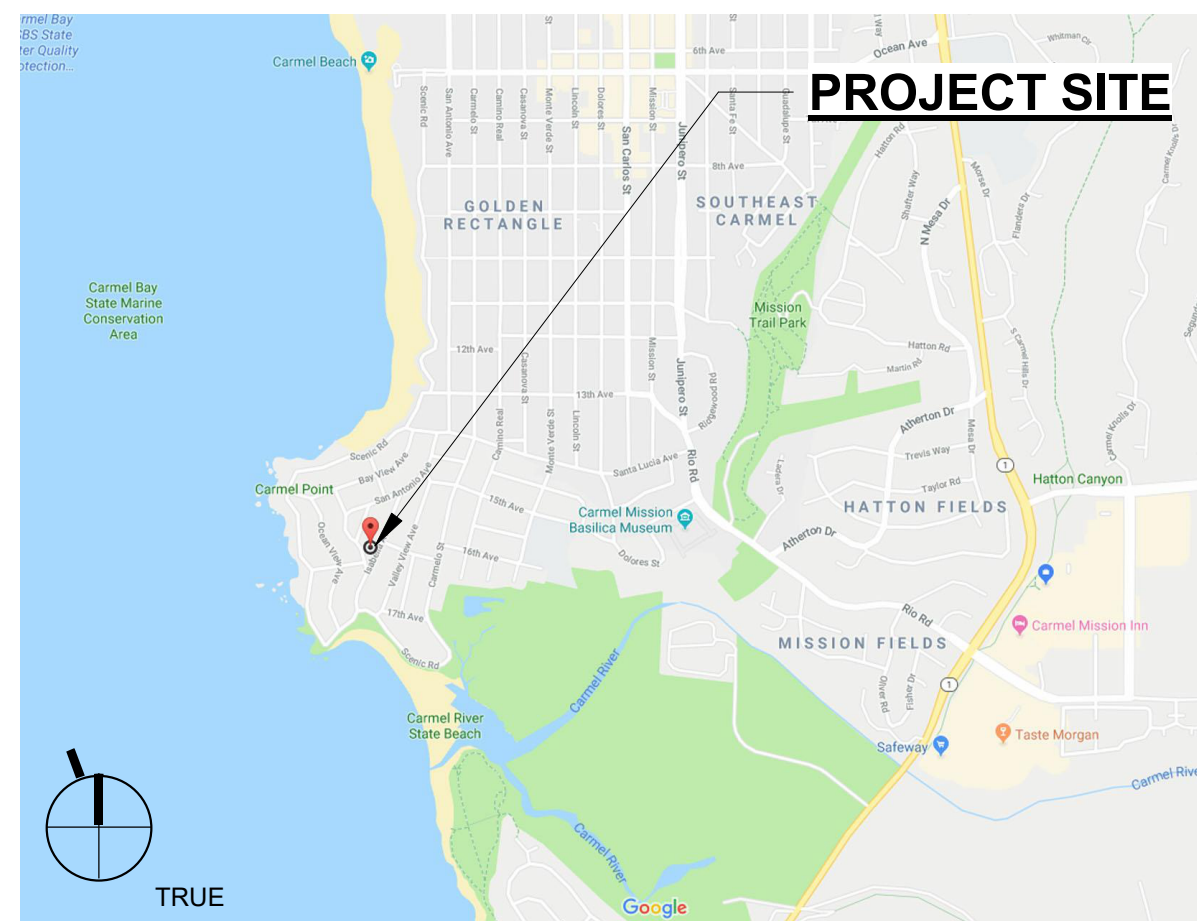
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

- THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- THE 2019 CALIFORNIA MECHANICAL CODE (CMC)
- THE 2019 CALIFORNIA PLUMBING CODE (CPC)
- THE 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- THE 2019 CALIFORNIA ENERGY CODE (CEC)

### ARCHITECTURAL ABBREVIATIONS

& AND ANGLE	E EAST EXISTING	JAN JANITOR	R RADIUS / RISER
@ AT EACH	(E) EACH	JT. JOINT	R.A. RETURN AIR
2CP DIAMETER	E.C. ENTRY CLOSET	L ANGLE	R.D. ROOF DRAIN
3CP 2 COAT PLASTER	E.J. EXPANSION JOINT	LB. POUND	REF. REFRIGERATOR
3CP 3 COAT PLASTER	E.L. ELEVATION	LG. LONG LENGTH	REINF. REINFORCED
AB AGGREGATE BASE	ELEC. ELECTRICAL	L.G. LONG LENGTH	RES. RESIN
A.B.T. ANCHOR BOLT	ELEV. ELEVATOR	LAM. LAMINATE(ION)	REV. REVISED(ION)
AC. AIRCONDITIONER	EMER. EMERGENCY	LAV. LAVATORY	REQD. REQUIRED
ACD. ACCESS DOOR	E.M.R. ELEVATOR MACHINE RM.	LLH. LONG LEG HORZ.	RM. ROOM
ACT. ACOUSTIC TILE	ENCL. ENCLOSURE, ENCLOSED	LLV. LONG LEG VERT.	R.O. ROUGH OPENING
AD. AREA DRAIN	ENGR. ENGINEER	LT(G) LIGHT(ING)	S SOUTH
A.D.A. AMERICANS WITH DISABILITIES ACT	ENTR. ENTRANCE	LVR. LOUVER	S.F.B. SOUTH SOUND ATTENUATION FIRE BLANKET
ADJ. ADJUSTABLE	EQ. EQUIPMENT	MACH. MACHINE	SC. SCHEDULE
A.F.F. ABOVE FINISH FLOOR	EST. ESTIMATE	MAX. MAXIMUM	SCH. SKIM COAT PLASTER
AL. ALUMINUM	EX. EXISTING	MC. MECHANICAL	SEC. SECTION
ANOD. ANODIZED	EXH. EXHAUST	MEMB. MEMBRANE	S.F. SQUARE FEET
A.P. ACCESS PANEL	EXP. EXPANSION	MEZZ. MEZZANINE	SHT. SHEET
ARCH. ARCHITECTURAL	EXT. EXTERIOR	MFR. MANUFACTURER	SIG. SOUND INSULATING GLASS
AVG. AVERAGE	F.A.I. FRESH AIR INTAKE	MH. MAN HOLE	SIM. SIMILAR
BO. BOARD	F.D. FLOOR DRAIN	MIN. MINIMUM	SIP. Structural Insulated Panel
BTUM. BITUMINOUS	FDN. FOUNDATION	MISC. MISCELLANEOUS	S.J. SCORED JOINT
BLDG. BUILDING	F.E. FIRE EXTINGUISHER	M.O. MASONRY OPENING	SPKLR. SPRINKLER
BLK. BLOCKING	FF. FINISH FLOOR OR FINISHED FACE	M.TD. MOUNTED	SPKR. SPEAKER
BM. BEAM	F.G. FINISH GRADE	MTG. MEETING	SO. SQUARE
B.M. BENCH MARK	FGL. FIBERGLASS	MTL. METAL	S.S. STAINLESS STEEL
B.O. BOTTOM OF	F.H. FIRE HYDRANT, FLAT HEAD	N NORTH	SMI. SEE MANUFACTURERS INSTRUCTIONS
BR. BRASS	F.H.C. FIRE HOSE CABINET	NAT. NATURAL	SED. SEE ENGINEERING DRAWINGS
BRK. BRICK	FIN. FINISH	N.I.C. NOT IN CONTRACT	SSD. SEE STRUCTURAL DRAWINGS
B.S. BOTH SIDES	FLR. FLOOR	NO. NUMBER	ST. STONE TILE / STONE
BSMT. BASEMENT	FL. FLUORESCENT	NOM. NOMINAL	STL. STEEL
B.U.R. BUILT-UP ROOF	F.O. FACE OF	NRC. NOISE REDUCTION COEFFICIENT	STC. SOUND TRANSMISSION COEFFICIENT
CAB. CABINET	F.O.C. FACE OF CONCR.	OFF. OFFICE	STD. STANDARD
CAP. CAPACITY	F.O.M. FACE OF MASONRY	O. OVER	STRUC. STRUCTURAL
CAT. CATALOG	F.P. FIRE PROOFING	O.C. ON CENTER	SUSP. SUSPENDED
C.C.F.I. CLOSED CELL FOAM INSULATION	FR. FRAME / FIRE RATED	O.D. OUTSIDE DIAMETER	SW. STAINED WOOD
C.B. CATCH BASIN	F.S. FULL SIZE/SCALE	OFF. OFFICE	T TREAD
CE. CEDAR	FT. FOOTPRINT	O.H. OPPOSITE HAND	TB. TILE BACKER BOARD
CEM. CEMENTITIOUS	FTG. FOOTING	O.P. OPPOSITE	T.C. TERRA COTTA
CER. CERAMIC	FXTR. FIXTURE	OPG. OPENING	TEL. TELEPHONE
CFM. CUBIC FEET/MIN.	GA. GAUGE	OPP. OPPOSITE	TEMP. TEMPORARY
C.I. CAST IRON	GALV. GALVANIZED	OVHD. OVERHEAD	TERR. TERRACE
C.L. CENTERLINE	G.C. GENERAL CONTRACTOR	PERF. PERFORATED	T&G. TONGUE AND GROOVE
CLG. CEILING	GEN. GENERAL	PL. PLATE	TK. THICK
CLO. CLOSET	G.F.C.I. GROUND FAULT CIRCUIT INTERRUPTER	PLB. PLASTER	TL. TILE
CL.R. CLEAR	G.I. GALVANIZED IRON	PLGB. PLUMBING	(T) TEMPERED
CL.W. CLEAR FINISH WOOD	GL. GLASS	PLG. PANELLING	T.O.P. TOP OF PLATE
C.J. CONTROL JOINT	GLM. GLEULAM	PLY. PLYWOOD	T.O.S. TOP OF SLAB
CMU. CONC. MASONRY UNIT	GLZ. GLAZING	P.M. PERF. MTL.	T.O.W. TOP OF WALL
CONTR. COUNTER	GMT. GLASS MOSIAC TILE	POL. POLISHED	T.S.S. TOP OF STRUCTURAL STEEL
C.O. CLEANOUT	GR. GRADE	PR. PAIR	TP. TYPICAL
CONF. CONFERENCE	GT. GLASS TILE	PT. PAINTED	TZ. TERRAZZO
COL. COLUMN	GWB. GYPSUM WALL BOARD	PTN. PARTITION	UFA. UNDER FLOOR ACCESS
COMM. COMMUNICATION	GYP. GYPSUM	PW. PAINTED WOOD	UNF. UNFINISHED
CONC. CONCRETE	HC. HOLLOW CORE	QT. QUARRY TILE	UN.O. UNLESS NOTED OTHERWISE
CONST. CONSTRUCTION	HD(R). HEADER	QTY. QUANTITY	UPD. UPHOLSTERED
CONT. CONTINUOUS	HDWD. HARDWOOD	VENT. VENTILATION	VERT. VERTICAL
CORR. CORRIDOR	HW. HARDWARE	VERT. VERTICAL	VEST. VESTIBULE
CPT. CARPET	H.M. HOLLOW MTL.	VIF. VERIFY IN FIELD	V.R. VENEER PLASTER
CRS. COURSE	HORZ. HORIZONTAL	V.P. VENETIAN PLASTER	W WIDE
CT. CERAMIC TILE	HR. HOUR	W(O) WITH (OR WITHOUT)	WA. WALNUT
CTR. CENTER	H.S. HEADED STUD	WC. WATER CLOSET	WD. WOOD
CW. COLD WATER	HT. HEIGHT	WDW. WINDOW	WLP. WALL PAPER
DBL. DOUBLE	HTG. HEATING	W.P. WATERPROOFING	WT. WEIGHT
DEM. DEMOLITION	HTR. HEATER	W.R.B. WATER RESISTIVE BARRIER	YD. YARD
DET. DETAIL	HVAC HEATING VENTILATION & AIR CONDITIONING		
DF. DOUGLAS FIR	HW HOT WATER		
DIA. DIAMETER	IB IMPERIAL BOARD		
DIAG. DIAGONAL	I.D. INSIDE DIAMETER		
DIM. DIMENSION	IN. INCHES		
DKG. DECKING	INSL. INSULATION		
DN. DOWN	INV. INVERT		
D.O. DOOR OPENING			
DR. DOOR			
D.S. DOWNSPOUT			
DTL. DETAIL			
DWG. DRAWING			

### VICINITY MAP



### SHEET INDEX - ADU

- G1.10 COVER SHEET ADU
- G1.11 SURVEY
- G1.14 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
- G1.15 EROSION CONTROL / CONSTRUCTION MGMT NOTES
- G1.16 FUEL MANAGEMENT PLAN

- A1.1 SITE PLAN ADU
- A2.10 LEVEL 1 - EXISTING / DEMO
- A2.11 LEVEL 1 - ADU
- A2.12 LEVEL 2 - EXISTING / DEMO
- A2.13 LEVEL 2 - ADU
- A2.14 ROOF - EXISTING / DEMO
- A2.15 ROOF - ADU
- A3.2 ADU EXTERIOR ELEVATIONS
- A3.3 ADU ELEVATION & SECTIONS
- A5.5 ADU INTERIOR ELEVATIONS

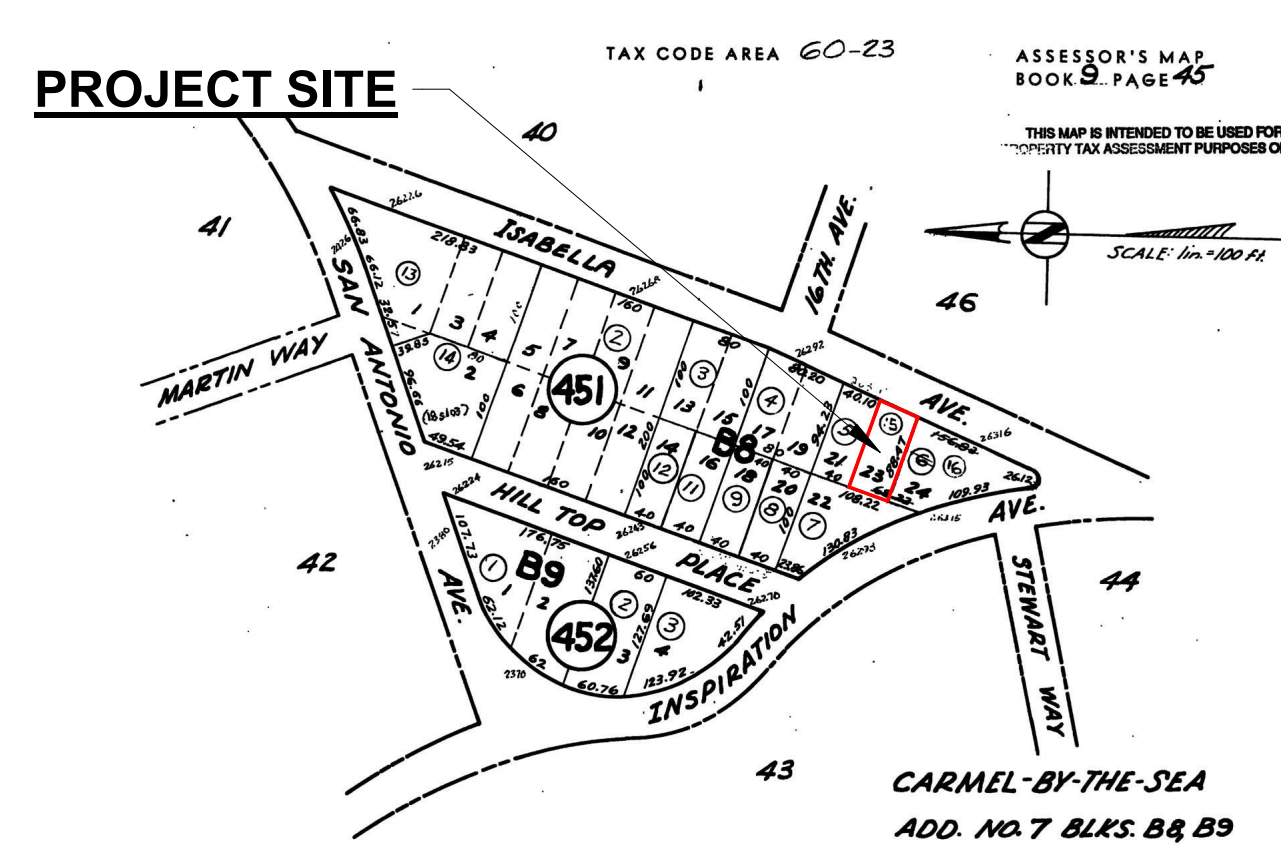
### SCOPE OF WORK

CONSTRUCTION OF A CALIFORNIA GOVERNMENT CODE SECTION 65852.2 COMPLIANT 708 SF TWO STORY ATTACHED ADU WITH A 7' FRONT SETBACK FOR MINSTERIAL APPROVAL. 4 CU YDS OF GRADING.

### DEFERRED SUBMITTAL

AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D

### PARCEL MAP



### PROJECT INFORMATION

<b>PROPERTY ADDRESS</b>	26308 ISABELLA AVE., CARMEL, CA 93923
<b>APN</b>	009-451-015-000
<b>ZONING</b>	MDR/2-D(18)(CZ)
<b>PERMIT #</b>	PLN180523 - AMD1 / PLN180523 / PLN180057 19CP01482
<b>GENERAL PLAN LAND USE DESIGNATION</b>	RESIDENTIAL
<b>TYPE OF CONSTRUCTION</b>	TYPE V-B
<b>OCCUPANCY GROUP</b>	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
<b>WILDLAND URBAN INTERFACE AREA</b>	NO
<b>AVERAGE NATURAL GRADE</b>	ELEV. = 501' - 9 1/2"
<b>ALLOWED HEIGHT LIMIT ABOVE A.N.G</b>	18' - 0" ELEV. = 519' - 9 1/2"
<b>(P) HEIGHT ABOVE A.N.G</b>	18' - 0" ELEV. = 519' - 9 1/2"

### LOT COVERAGE

<b>LOT SIZE</b>	.08253 ACRES (3,595 SF)
<b>ALLOWABLE LOT COVERAGE</b>	35% OR 1,258 SF
<b>(P) LOT COVERAGE</b>	
(P) RESIDENCE	970 SF
(P) OVERHANGS	246 SF
(P) ADU	401 SF EXCLUDED PER CA 65852.2
<b>TOTAL</b>	1,216 SF OR 33.8%

### BUILDING AREA

<b>ALLOWABLE FLOOR AREA RATIO</b>	45% OR 1,618 SF
<b>(P) BUILDING AREA</b>	
LEVEL 1	970 SF
LEVEL 1 (ADU)	401 SF EXCLUDED PER CA 65852.2
LEVEL 2	867 SF
LEVEL 2 (ADU)	307 SF EXCLUDED PER CA 65852.2
<b>TOTAL</b>	1,837 SF or 51% 377 SF

### GRADING ESTIMATES

<b>GRADING CUT</b>	4 CU.YDS.
<b>GRADING FILL</b>	4 CU.YDS.
<b>GRADING NET EXPORT</b>	0 CU.YDS.

### MISCELLANEOUS

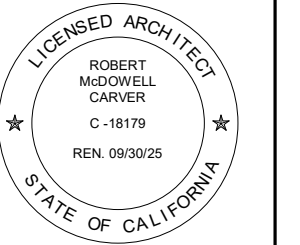
<b>WATER SOURCE</b>	CAL AM
<b>SEWER SYSTEM</b>	CAWD
<b>TREES TO BE REMOVED</b>	(1) 10" OAK
<b>REQUIRED ADU PARKING</b>	0 SPACES/UNIT PER CA 65852.2 (d) (C)
(1) The local agency shall not impose any parking standards for an accessory dwelling unit in any of the following instances: (C) Where the accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.	

### BUILDING CODE DATA

SPRINKLERS BY DEFERRED SUBMITTAL

ISABELLA 2 LLC

26308 ISABELLA AVE.,  
CARMEL, CA 93923



PLANNING PERMIT

100 BOX 2684  
CARMEL, CA 93921, USA  
T 831 622-7837  
WWW.STUDIOCARVER.COM

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ARCHITECTURE + PLANNING + INTERIOR DESIGN



### REVISION #

3	8/25/2019	BUILDING
4	1/7/2020	PLANNING
5	11/5/2020	BUILDING
6	5/6/2021	PLANNING
7	3/18/2022	REVISION
8	10/19/2022	PLANNING
9	8/24/2023	BUILDING
0	2/27/2024	BUILDING REVISION

ARCHITECTURAL COVER SHEET ADU

Scale: @ 24x36  
Drawn By: DP  
Job: 1713

G1.10

5/7/2024 2:01:33 PM

NOT FOR CONSTRUCTION



Fd. 3/4" I.P. mkl. 1.5 236SP per R2  
 56° 33' 30"E 0.96' M.  
 56° 33' 30"E 1.0' R2  
 Fd. 3/4" I.P. mkl. RCE 288 | 1" per R2  
 521° 26' 30"W 39.95' M.  
 521° 26' 30"E 329.89' R2  
 521° 26' 30"E 329.89' R2  
 Basis of Bearings  
 N21° 26' 30"E 40.00' R3  
 S66° 33' 30"E 100.00' R3  
 N21° 26' 30"E 40.00' R3  
 Fd. 3/4" I.P. mkl. RCE 288 | 1" per R2  
 521° 26' 30"W 39.95' M.  
 521° 26' 30"E 329.89' R2  
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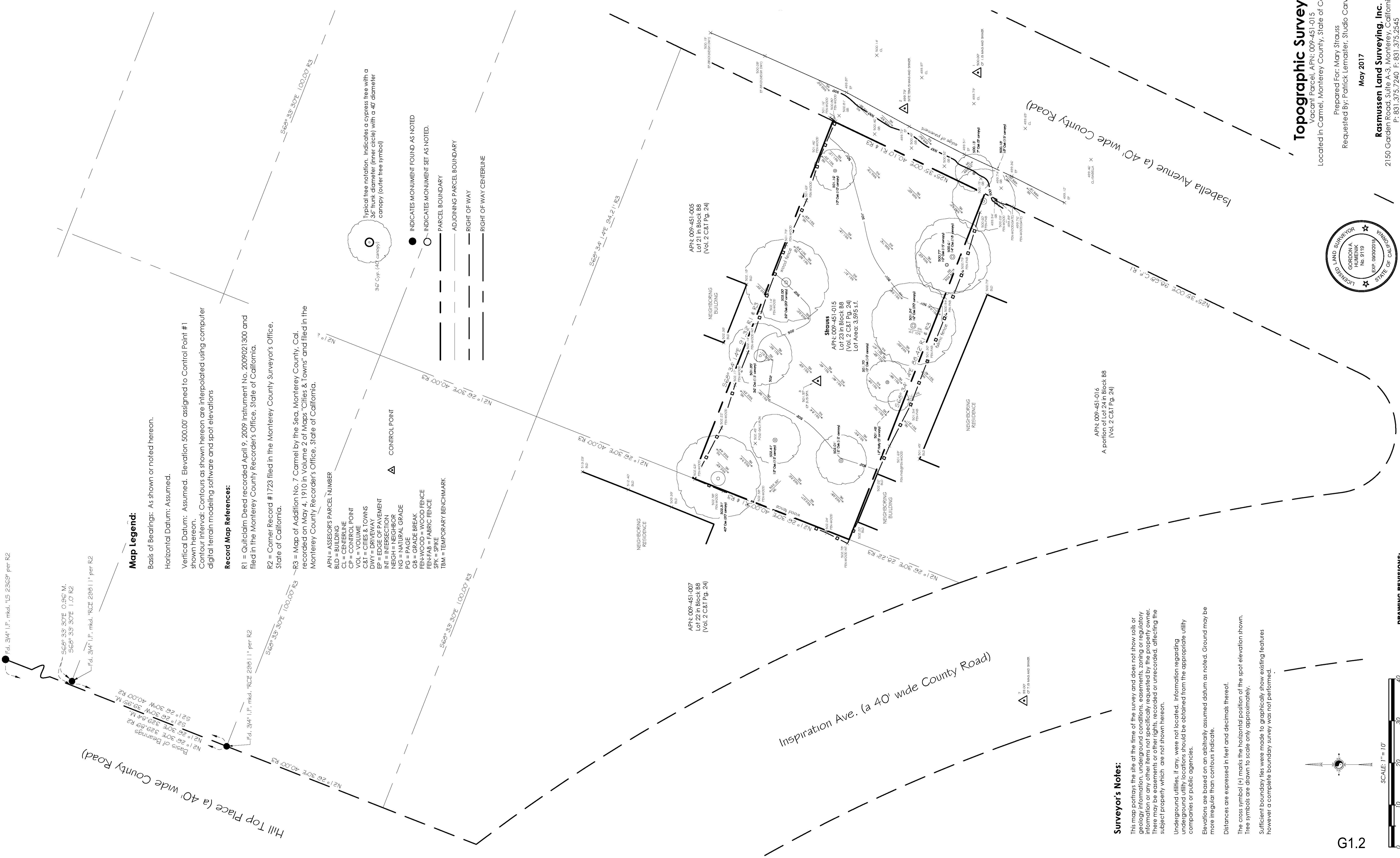
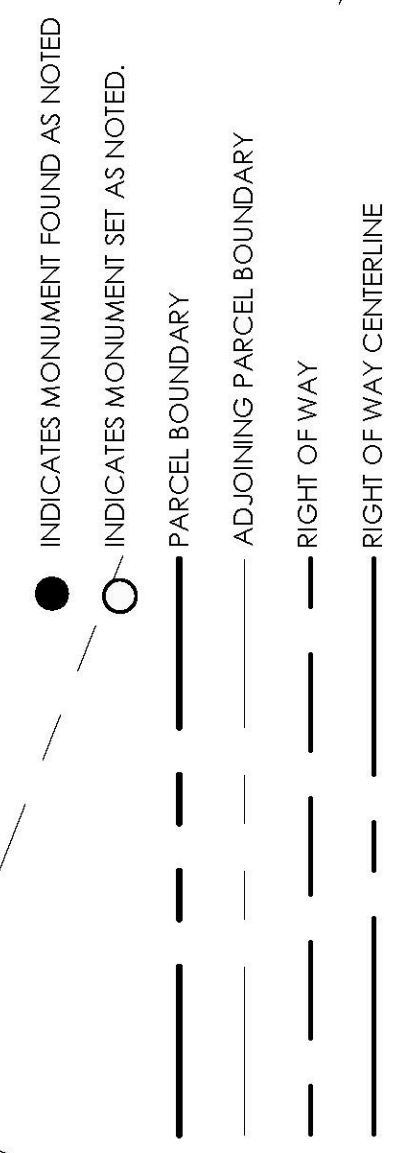
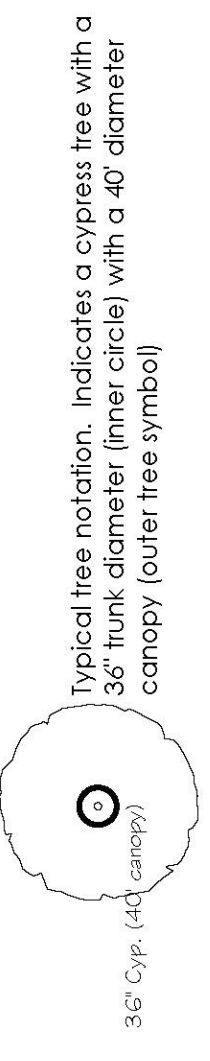
**Map Legend:**

Basis of Bearings: As shown or noted hereon.  
 Horizontal Datum: Assumed.  
 Vertical Datum: Assumed. Elevation 500.00 assigned to Control Point #1 shown hereon.  
 Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations

**Record Map References:**

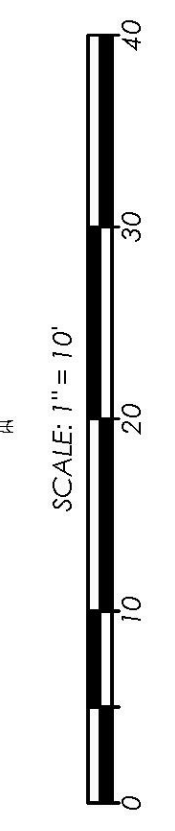
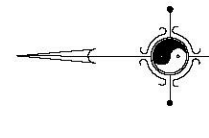
R1 = Quitclaim Deed recorded April 9, 2009 Instrument No. 2009021300 and filed in the Monterey County Recorder's Office, State of California.  
 R2 = Corner Record #1723 filed in the Monterey County Surveyor's Office, State of California.  
 R3 = Map of Addition No. 7 Carmel by the Sea, Monterey County, Cal. recorded on May 4, 1910 in Volume 2 of Maps "Cities & Towns" and filed in the Monterey County Recorder's Office, State of California.

APN = ASSessor's PARCEL NUMBER  
 BLD = BUILDING  
 CL = CENTERLINE  
 CP = CONTROL POINT  
 VOL = VOLUME  
 C&T = CITIES & TOWNS  
 DWY = DRIVEWAY  
 EP = EDGE OF PAVEMENT  
 INT = INTERSECTION  
 NG = NATURAL GRADE  
 PG = PAGE  
 GB = GRADE BREAK  
 FEN-WOOD = WOOD FENCE  
 FEN-FAB = FABRIC FENCE  
 SPK = SPIKE  
 TBM = TEMPORARY BENCHMARK

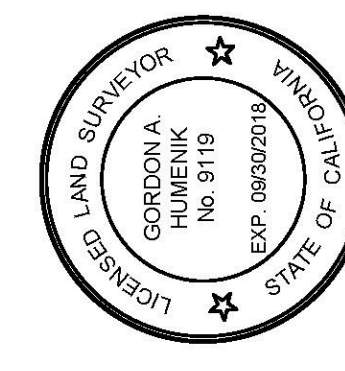


**Surveyor's Notes:**

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



G1.2



**Topographic Survey**  
 Vacant Parcel, APN: 009-451-015  
 Located in Carmel, Monterey County, State of California

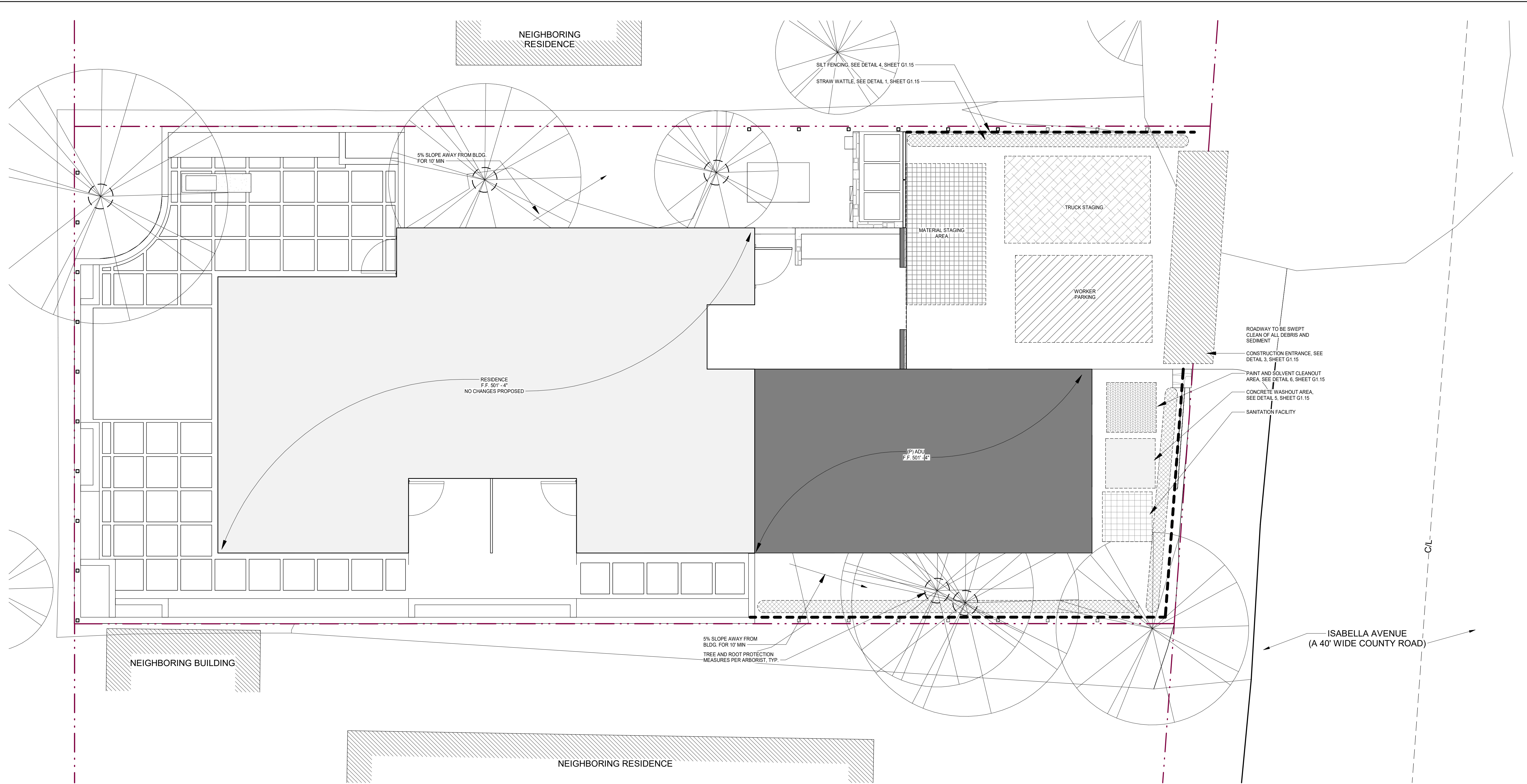
Prepared For: Mary Strauss  
 Requested By: Patrick Lemaster, Studio Carver  
 May 2017

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

**DRAWING REVISIONS:**  
 May 2017 - ORIGINAL SURVEY



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**1 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN**  
1/4" = 1'-0"

**WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE**

THE OWNER/APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE CARMEL BAY AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE. THIS INSPECTION REQUIREMENT SHALL BE NOTED ON THE EROSION CONTROL PLAN. (RMA- ENVIRONMENTAL SERVICES)  
MONITORING MEASURE:  
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES IN THE RAINY SEASON (OCTOBER 15TH TO APRIL 15TH).

**CONSTRUCTION MANAGEMENT NOTES**

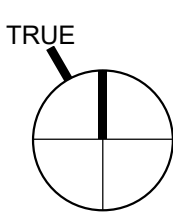
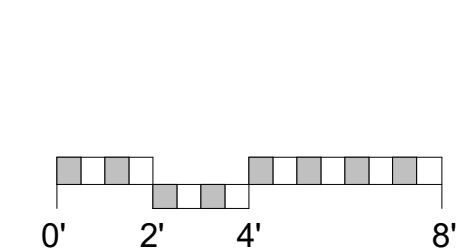
- DURATION OF CONSTRUCTION IS ESTIMATED TO BE 6-8 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
- WORK SHALL BE PERFORMED ON WEEKDAYS BETWEEN THE HOURS OF 7 AM AND 7 PM AND ON SATURDAYS FROM 8 AM TO 6 PM. WORK PERFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
- TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING HIGHWAY 1 VIA RIO RD., SANTA LUCIA AVE., SAN ANTONIO AVE. & ISABELLA AVE. 46 ESTIMATED NUMBER OF TRUCK TRIPS.
- THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12. **CARPPOOLING IS STRONGLY ENCOURAGED.**
- 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.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

**STORMWATER DRAINAGE LEGEND**

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

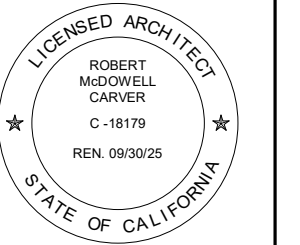
**CONTACT INFO DURING CONSTRUCTION**

**EMERSON DEVELOPMENT GROUP**  
PO Box 5837, Carmel, CA 93921  
Phone: (831) 238-9655  
Fax: (831) 309-7683



**ISABELLA 2 LLC**

26308 ISABELLA AVE.,  
CARMEL, CA 93923



**PLANNING PERMIT**

PO BOX 8684  
CARMEL CA 93921, USA  
T 831 922-7837  
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REVISION #

6 5/6/2021 PLANNING

**ARCHITECTURAL EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN**

Scale: @ 24x36  
Drawn By: DP/JP  
Job: 1713

**G1.14**

5/7/2024

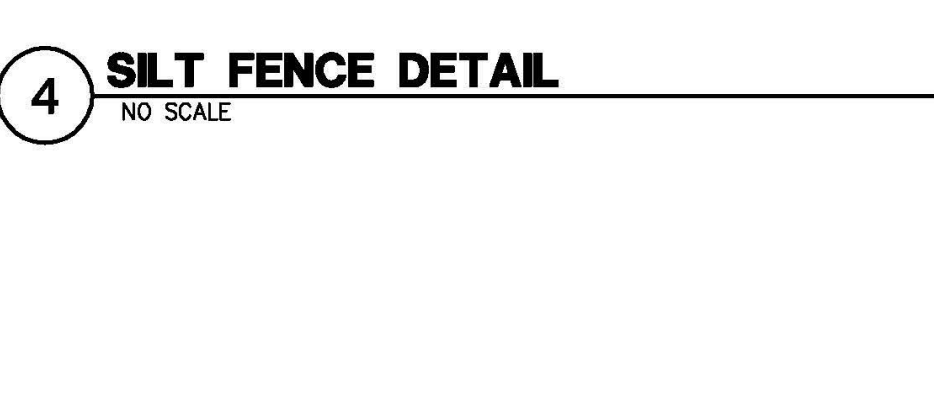
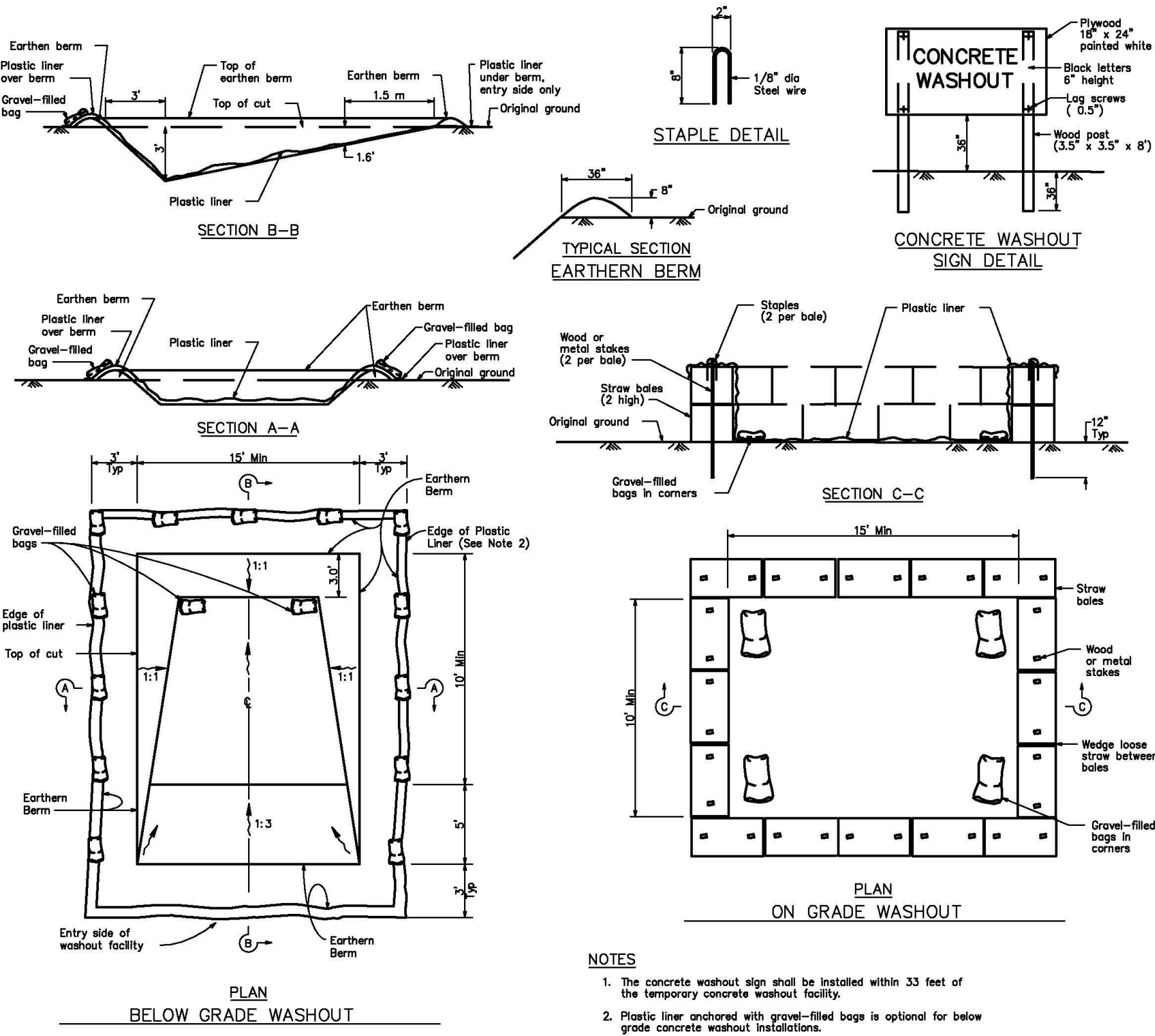
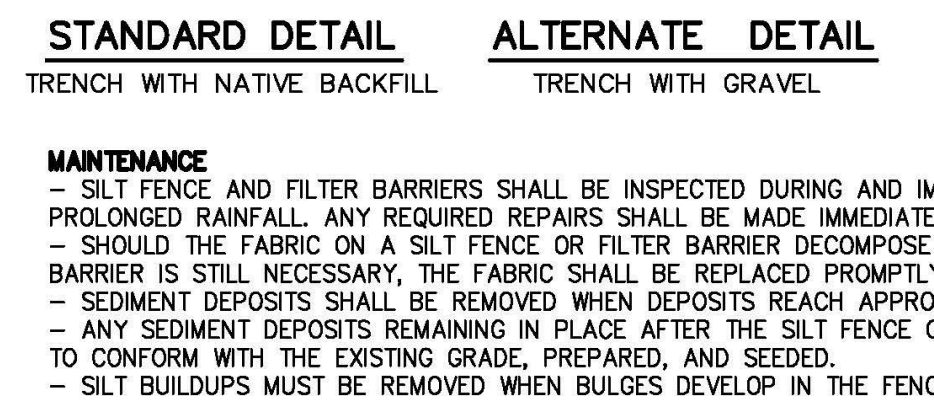
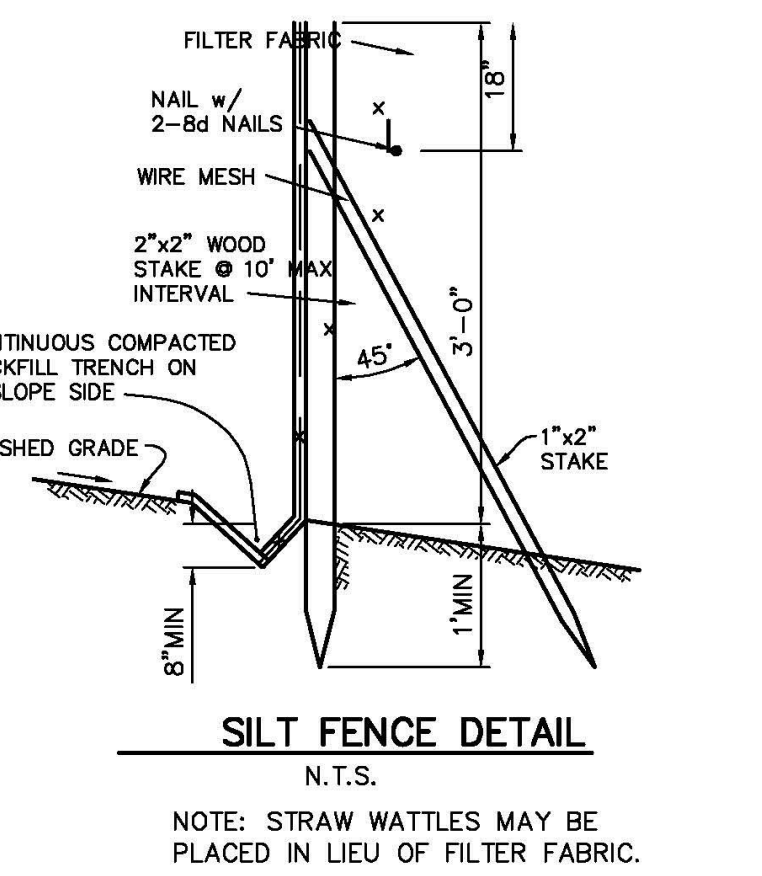
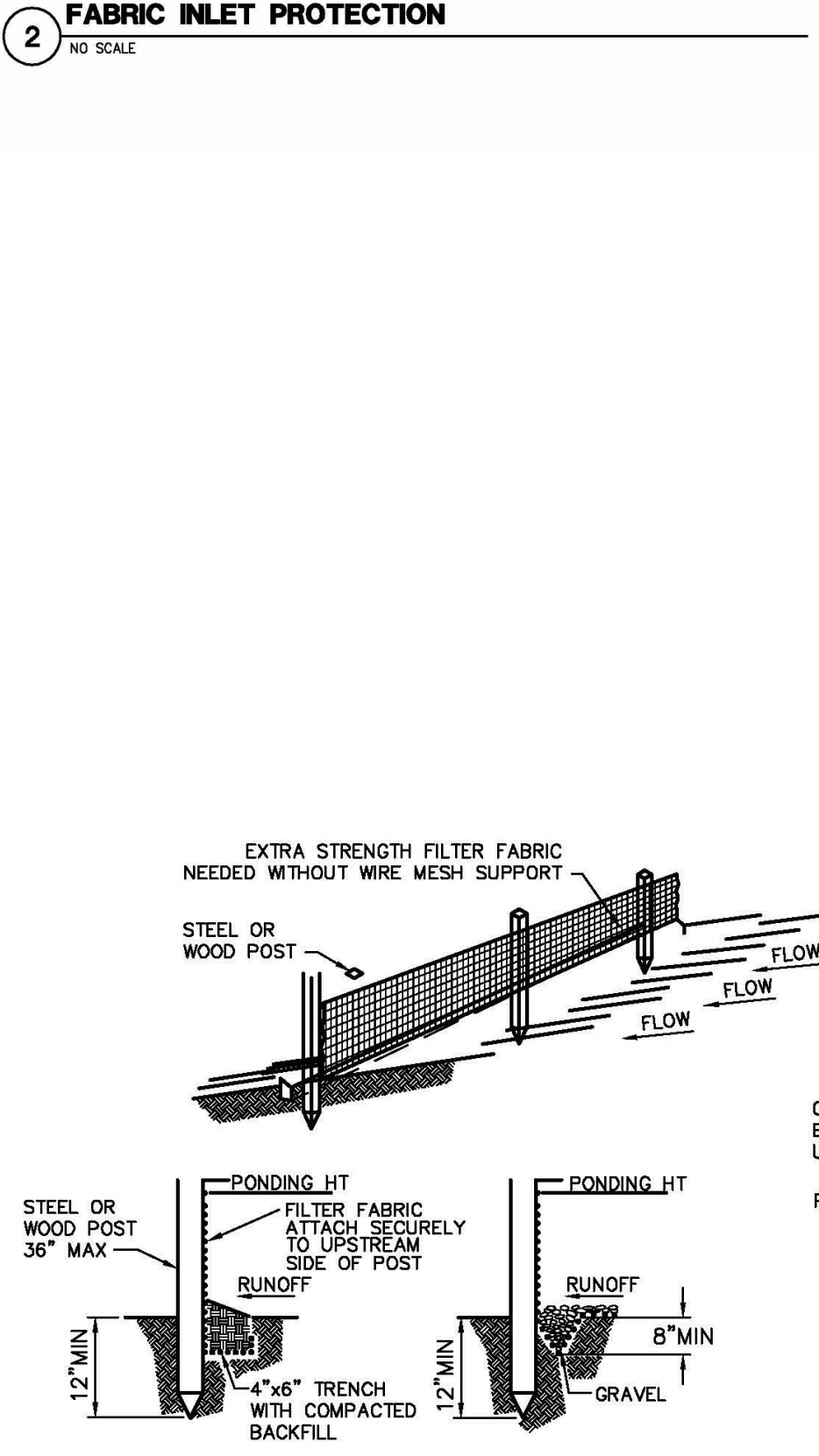
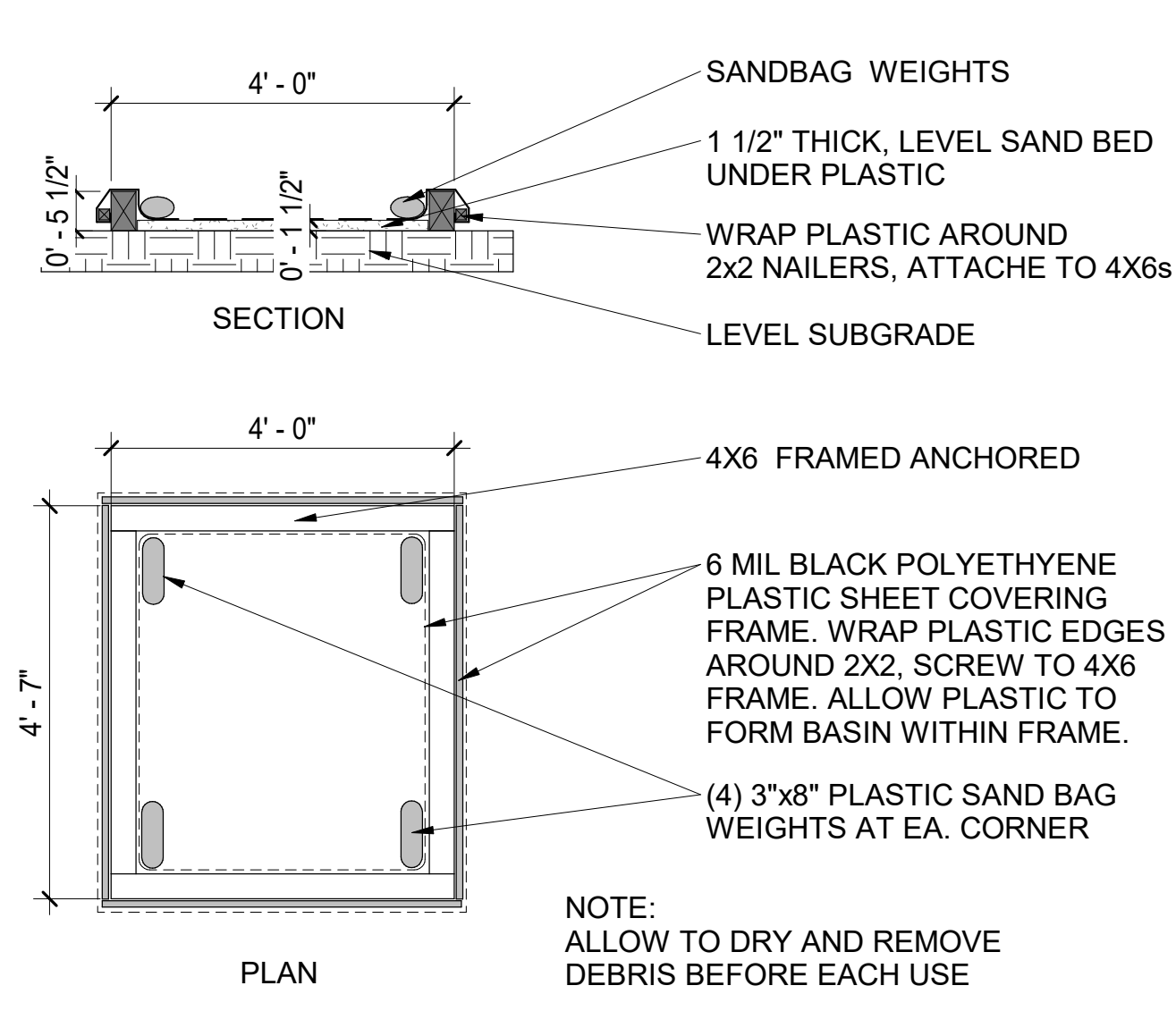
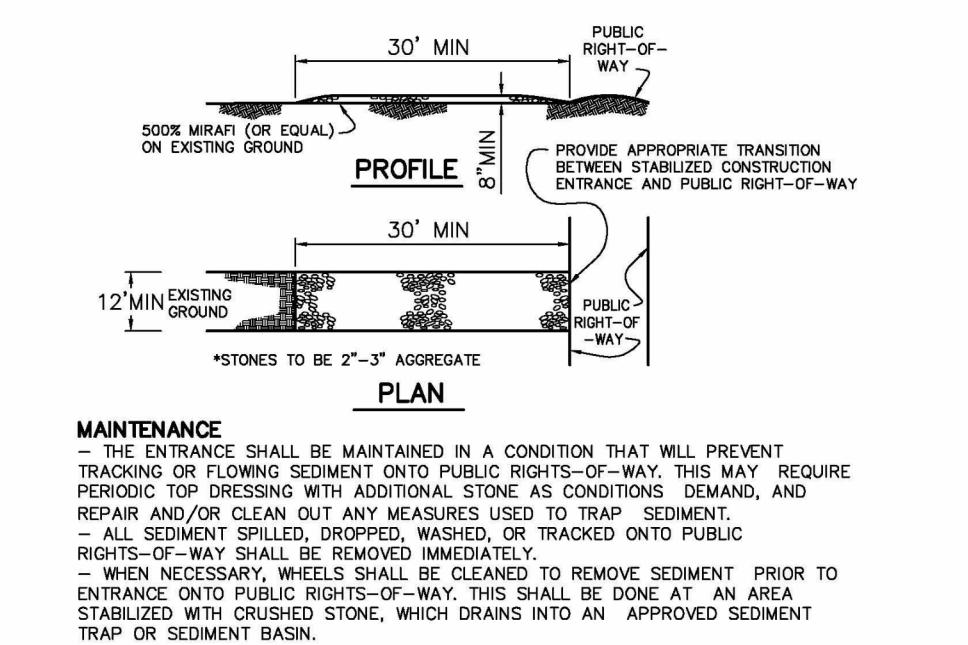
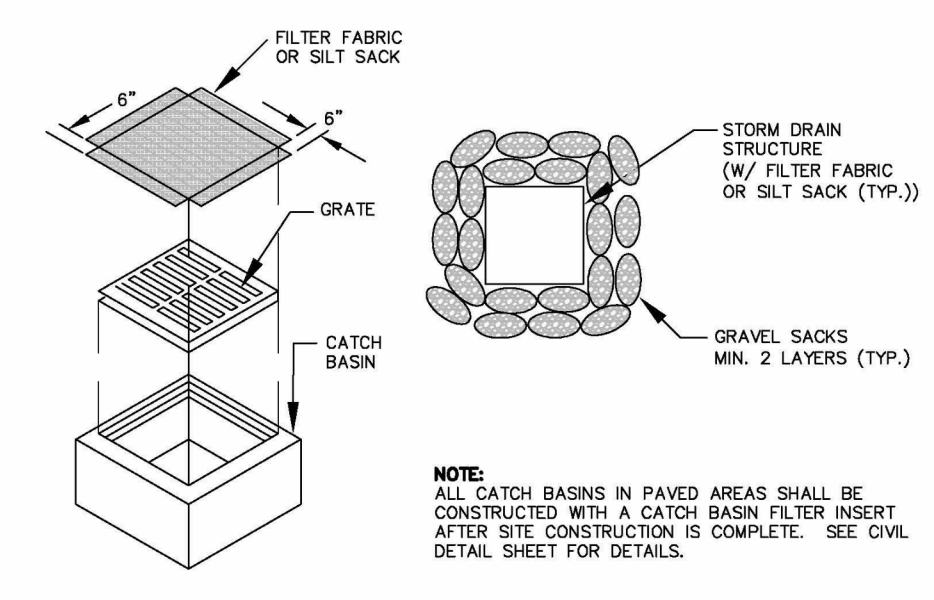
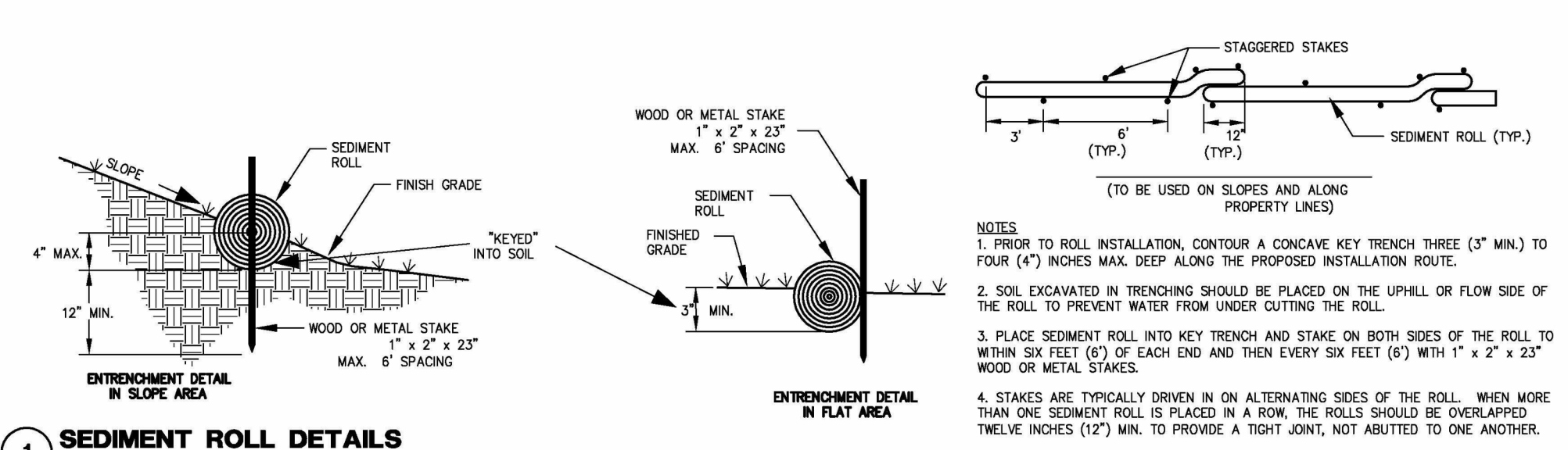
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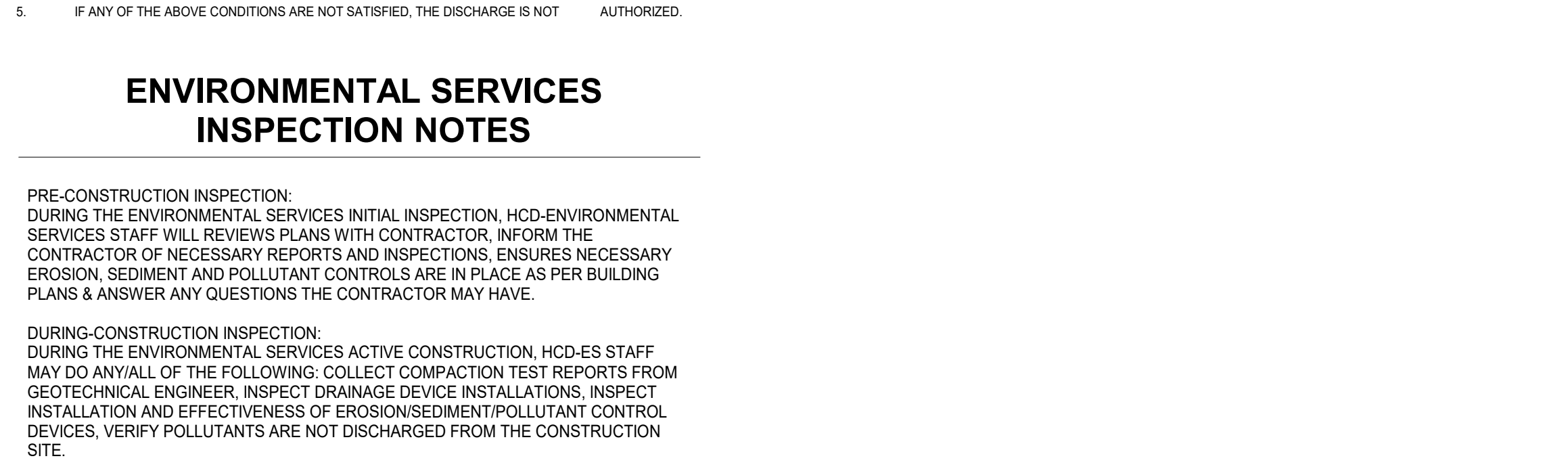
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### EROSION CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES**
- 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.
  - 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.
  - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
  - 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.
  - APPLY STRAW WITH TACKFEEER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
  - 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) TACKFEEER AND MULCH.
  - 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.
  - 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**
- 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**
- VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
    - INSPECT BMPs WEEKLY, AND
    - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
    - WITHIN 48 HOURS AFTER EACH STORM EVENT.
  - REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
  - 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 SLUMP. IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
  - TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
  - 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.
  - REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.
- NON-STORM WATER DISCHARGES**
- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER FLUSHING, 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.
  - MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
  - 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.
  - 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;
    - IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.



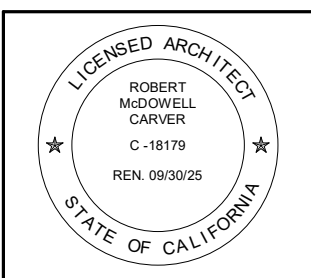
- EROSION CONTROL MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
    - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
    - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
    - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED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



- PRE-CONSTRUCTION INSPECTION:**  
DURING THE ENVIRONMENTAL SERVICES INITIAL INSPECTION, HCD-ENVIRONMENTAL SERVICES STAFF WILL REVIEW PLANS WITH CONTRACTOR, INFORM THE CONTRACTOR OF NECESSARY REPORTS AND INSPECTIONS, ENSURE NECESSARY EROSION, SEDIMENT AND POLLUTANT CONTROLS ARE IN PLACE AS PER BUILDING PLANS & ANSWER ANY QUESTIONS THE CONTRACTOR MAY HAVE.
- DURING-CONSTRUCTION INSPECTION:**  
DURING THE ENVIRONMENTAL SERVICES ACTIVE CONSTRUCTION, HCD-ES STAFF MAY DO ANY/ALL OF THE FOLLOWING: COLLECT COMPACTION TEST REPORTS FROM GEOTECHNICAL ENGINEER, INSPECT DRAINAGE DEVICE INSTALLATIONS, INSPECT INSTALLATION AND EFFECTIVENESS OF EROSION/SEDIMENT/POLLUTANT CONTROL DEVICES, VERIFY POLLUTANTS ARE NOT DISCHARGED FROM THE CONSTRUCTION SITE.
- PRIOR TO FINAL INSPECTION:**  
DURING THE ENVIRONMENTAL SERVICES HOLD FINAL INSPECTION, HCD-ES STAFF MAY DO ANY/ALL OF THE FOLLOWING: CONDUCT FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION/SEDIMENT/POLLUTANT CONTROL MEASURES NO LONGER NEEDED HAVE BEEN REMOVED.
- ASBS INSPECTION:**  
PROJECTS THAT CONTINUE CONSTRUCTION DURING THE RAINY SEASON IN THE ASBS ARE REQUIRED TO HAVE WEEKLY INSPECTIONS. DURING THIS INSPECTION HCD-ES STAFF MUST INSPECT INSTALLATION AND EFFECTIVENESS OF EROSION/SEDIMENT/POLLUTANT CONTROL DEVICES, VERIFY POLLUTANTS ARE NOT DISCHARGED FROM THE CONSTRUCTION SITE.

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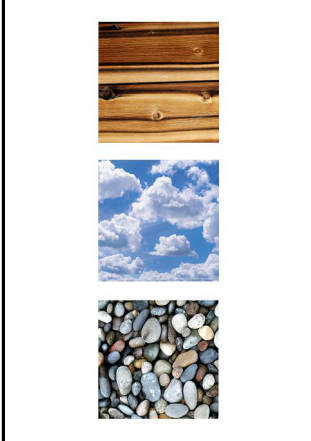
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ARCHITECTURAL EROSION CONTROL / CONSTRUCTION MGMNT NOTES

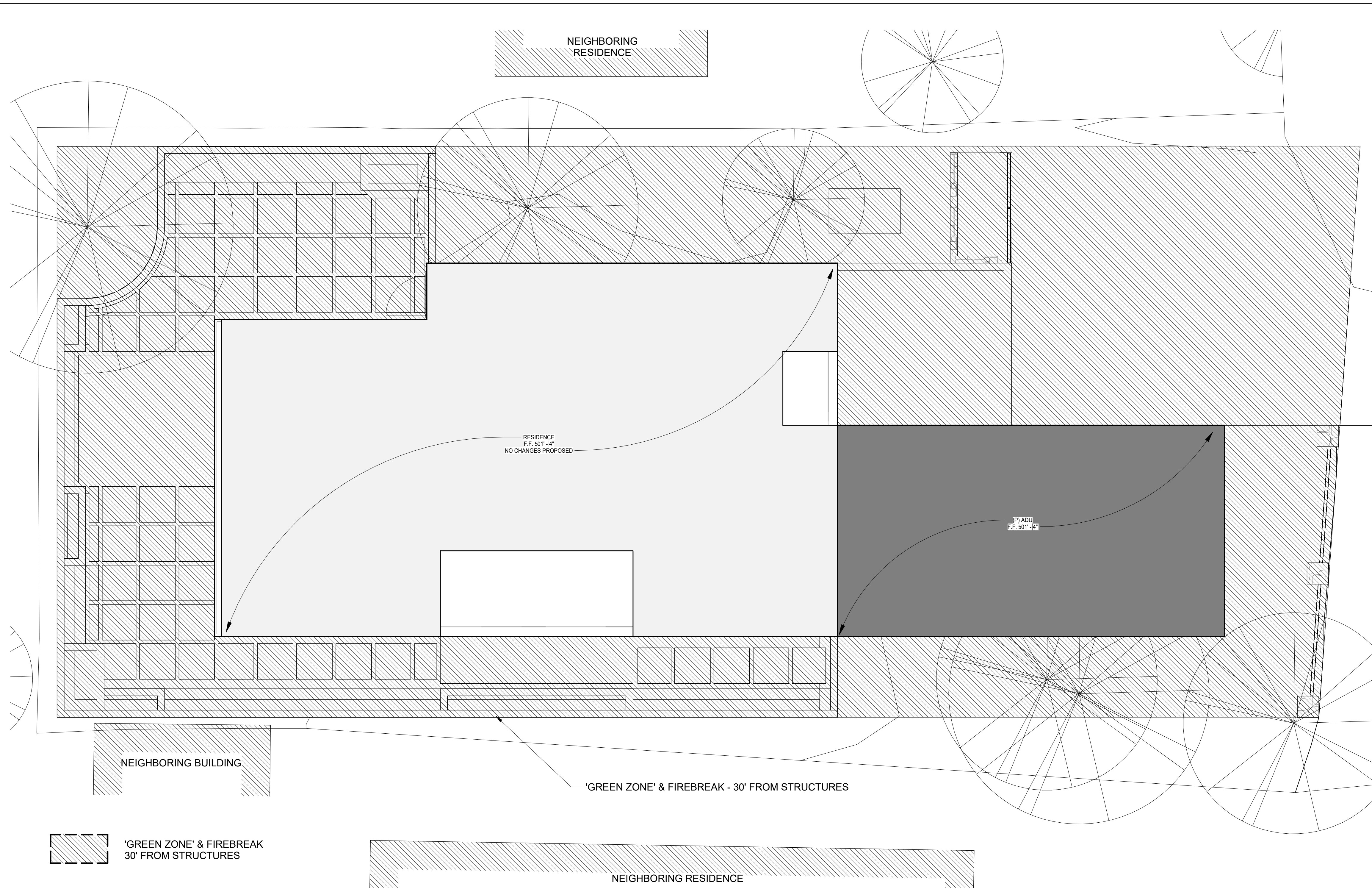
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**DEFENSIBLE SPACE GUIDELINES:**

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.

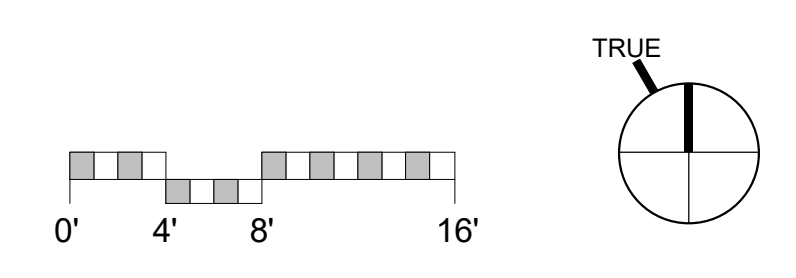
**4B. REDUCED FUEL ZONE: DEFENSIBLE SPACE WITH CONTINUOUS TREE CANOPY**

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.



**1 FUEL MANAGEMENT PLAN**  
 1/4" = 1'-0"

**GEOTECHNICAL ENGINEER INSPECTION SCHEDULE**

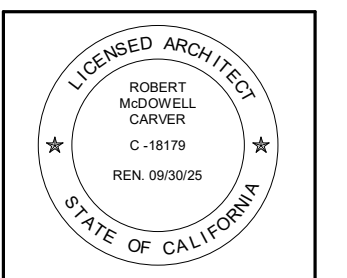
When the inspection is to be completed	Who will conduct the inspection	Description of the required inspection	Name	Date
Pre-Construction Meeting	Geotechnical Engineer			
Completion of Over-Excavation	Geotechnical Engineer	Observation and testing		
Placement of Fill	Geotechnical Engineer	Observation and testing		

**GRADING ESTIMATES**

GRADING CUT	4	CU.YDS.
GRADING FILL	4	CU.YDS.
GRADING NET EXPORT	0	CU.YDS.

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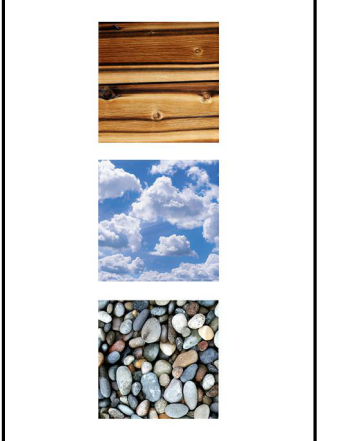
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**ARCHITECTURAL FUEL MANAGEMENT PLAN**

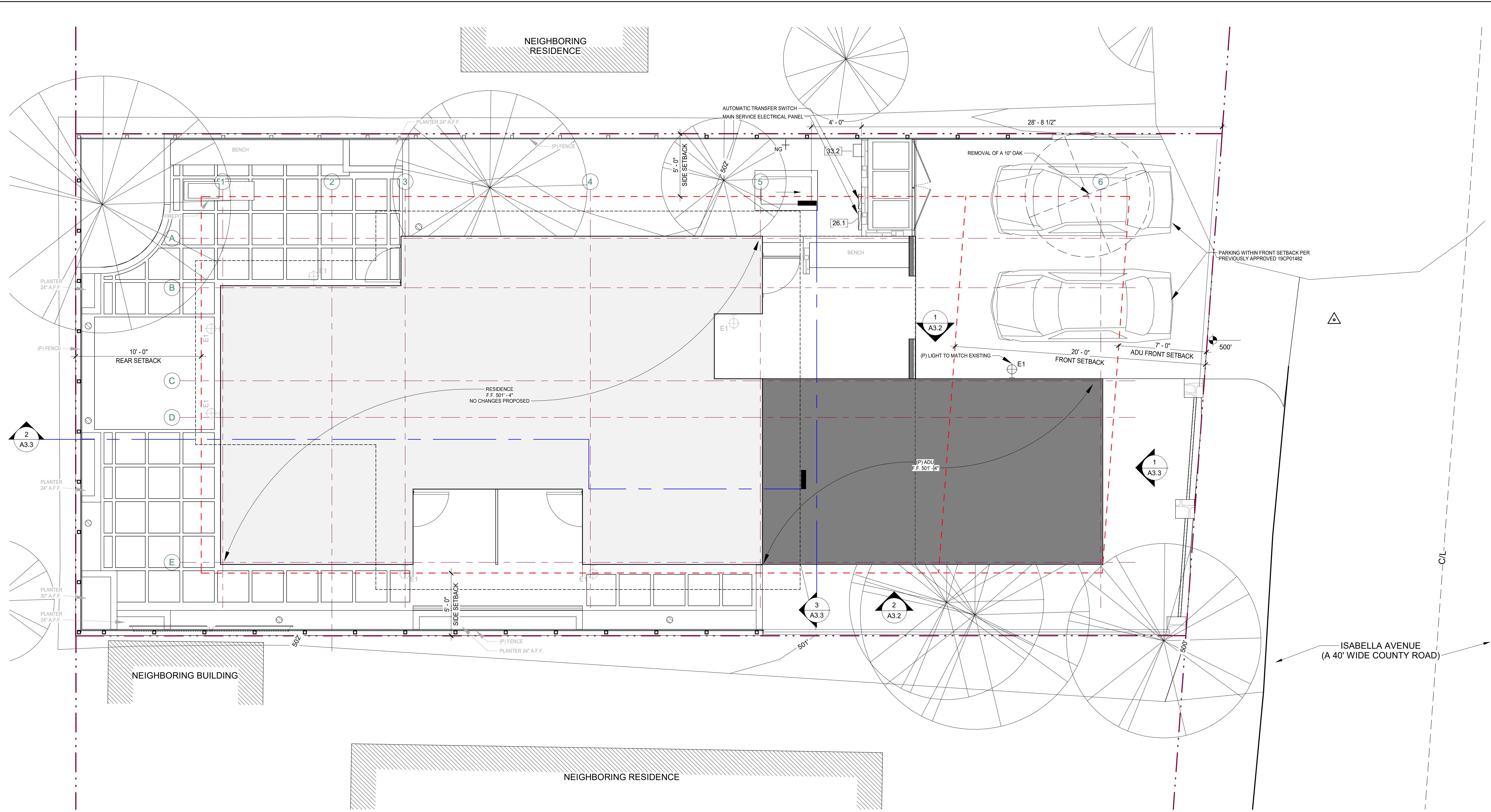
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**1 SITE PLAN**  
1/4" = 1'-0"

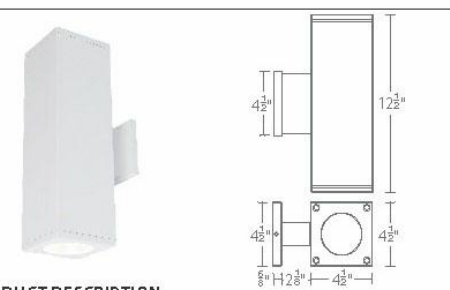
**GENERAL NOTES**

- 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.
- ALL EXTERIOR SWINGING EXIT DOORS SHALL HAVE A THRESHOLD THAT SHALL NOT EXCEED 1-1/2" IN HEIGHT.
- 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 ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED."

**EXTERIOR LIGHTING FIXTURES**

- E1 EXTERIOR ULTRA NARROW BEAM LED WALL MOUNTED LIGHT QUANTITY = 1

**CUBE ARCHITECTURAL DC-WD05**  
LED Wall Mounts



**PRODUCT DESCRIPTION**  
The latest energy-efficient LED technology in an appealing, subtle profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

- FEATURES**
- High performance exterior-rated LED wall mount light
  - Fixture can install upside down to alter light distribution
  - Solid aluminum construction
  - 5-year warranty

**ORDERING NUMBER**

Diameter	Watt	Beam Angle	Color Temp.	CRI	Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DC-WD05 1" - 27W(x2)	27W	23°	8275	2700K	90	1725(x2)	424(x2)	84.2	BK Black
			8275	2700K	90	1850(x2)	457(x2)	89.4	WT White
			8305	3000K	90	1740(x2)	430(x2)	83.2	BZ Bronze
			8305	3000K	90	1845(x2)	461(x2)	75.4	GN Graphite
DC-WD05 1" - 40W(x2)	40W	23°	8355	3000K	90	2045(x2)	517(x2)	82.2	BK Black
			8405	4000K	90	2320(x2)	579(x2)	85.4	WT White

DC-WD05- Example DC-WD05-F930A-WT

**WAC LIGHTING**  
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

**SPECIFICATIONS**

**Input:** Universal voltage 120V - 277VAC, 50/60Hz  
Electronic low voltage (ELV): 100% - 9% (120V only)  
0-10V: 100% - 1% (120-277V)

**Light Source:** High output 3.5hp Max-Adam Ellipse COB  
Rated life of 60,000 hours at L70

**Finish:** Electrostatically powder coated, white, black, bronze and graphite  
IP65-rated, UL & cUL wet location listed

**Standards:** IESNA, IEC, and other industry standards

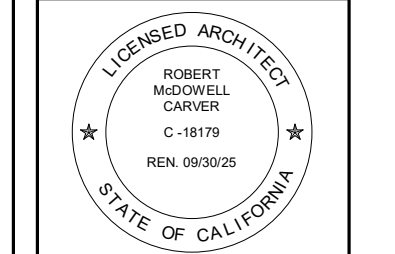
**Operating Temp:** -13°F to 122°F (-23°C to 50°C)

**KEYNOTE LEGEND**

- 26.1 NEW 200 AMP ELECTRICAL PANEL W/ EXTERIOR DISCONNECT FOR FIRE DEPT. ELECTRICAL LOAD CALCULATIONS WILL BE REQ'D PRIOR TO FIRST ELECTRICAL INSPECTION. ALL ELECTRICAL PANELS SHALL HAVE A 36" DEEP, 30" WIDE & 66" HIGH WORKING SPACE. WORKING SPACE SHALL NOT BE USED FOR STORAGE. ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES.
- 33.2 GAS METER - COORDINATE WITH PG&E

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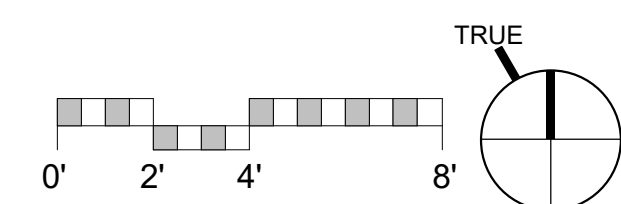
**REVISION #**

REVISION #	DATE	DESCRIPTION
1	6/10/2019	FIRE REV #1
2	8/25/2019	BUILDING
3	1/7/2020	PLANNING
4	1/15/2020	BUILDING
5	1/15/2020	BUILDING
6	5/6/2021	PLANNING
8	10/19/2022	PLANNING
1	2/2/2024	BUILDING REVISION
0		

**ARCHITECTURAL SITE PLAN ADU**

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Drawn By: DP  
Job: 1713

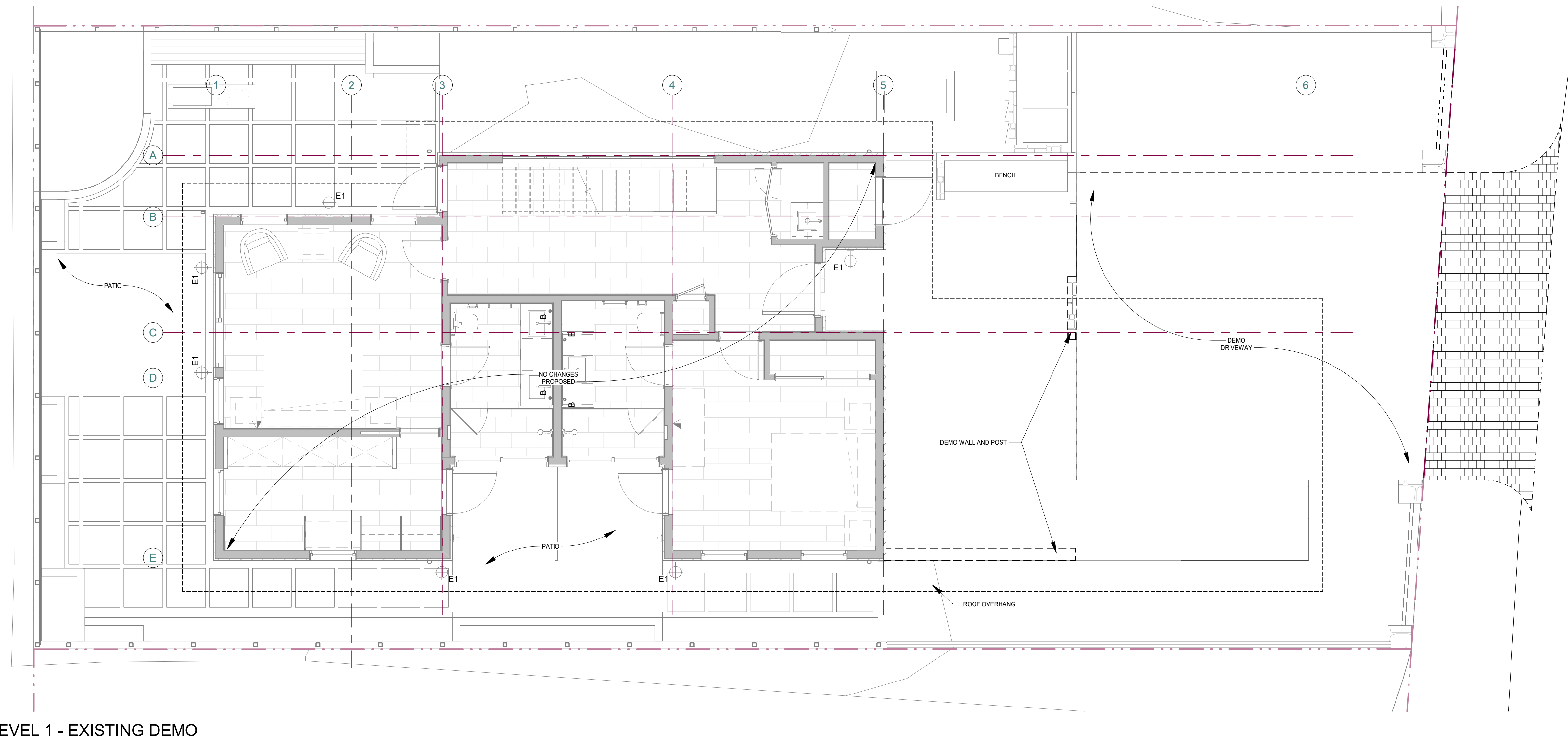
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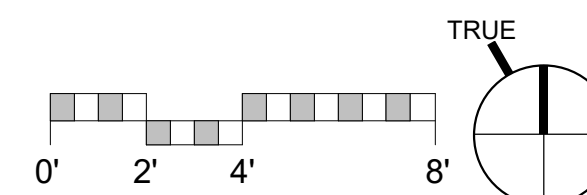
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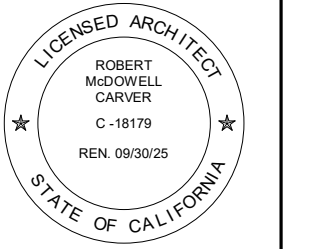
1 LEVEL 1 - EXISTING DEMO  
1/4" = 1'-0"



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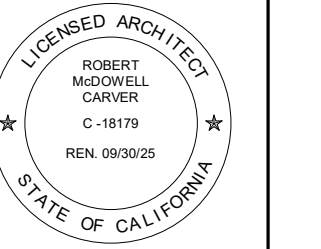
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LEVEL 1 -  
EXISTING / DEMO

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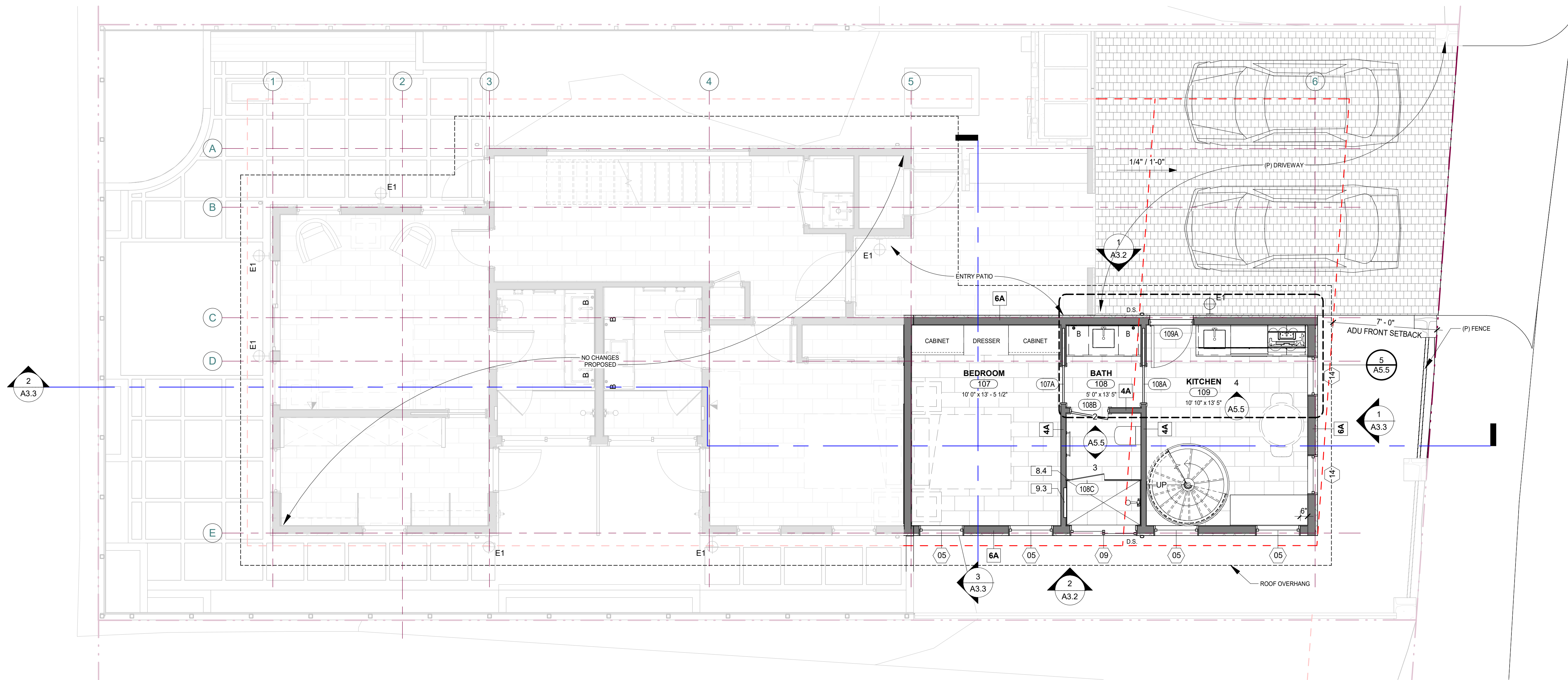
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1	6/10/2019	FIRE REV #1
2	1/7/2020	PLANNING

ARCHITECTURAL  
LEVEL 1 - ADU

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1 LEVEL 1 - ADU  
1/4" = 1'-0"

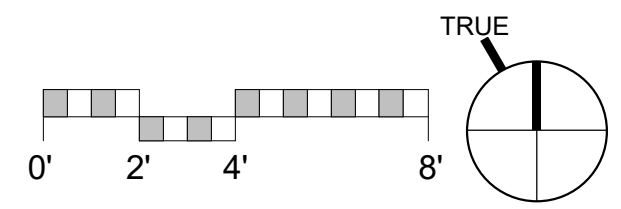
MARK	DESCRIPTION	NOTE
4A	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
4B	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; 3/4" SHIP LAP CEDAR SIDING	
6A	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; MORTAR BED; THIN STONE VENEER	
6B	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; 3/4" SHIP LAP CEDAR SIDING	
6C	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
6D	THIN STONE VENEER; MORTAR BED; DRIWALL RAINSCREEN; SELF ADHERED WRB; 1/2" PLYWOOD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; MORTAR BED; THIN STONE VENEER	
6E	6" BOARD FORMED CONCRETE WALL	

KEYNOTE LEGEND

- 8.4 CBC 2406.4.5 GLAZING AND WET SURFACES: GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL CONTAIN SAFETY GLAZING.
- 9.3 TILE NICHE

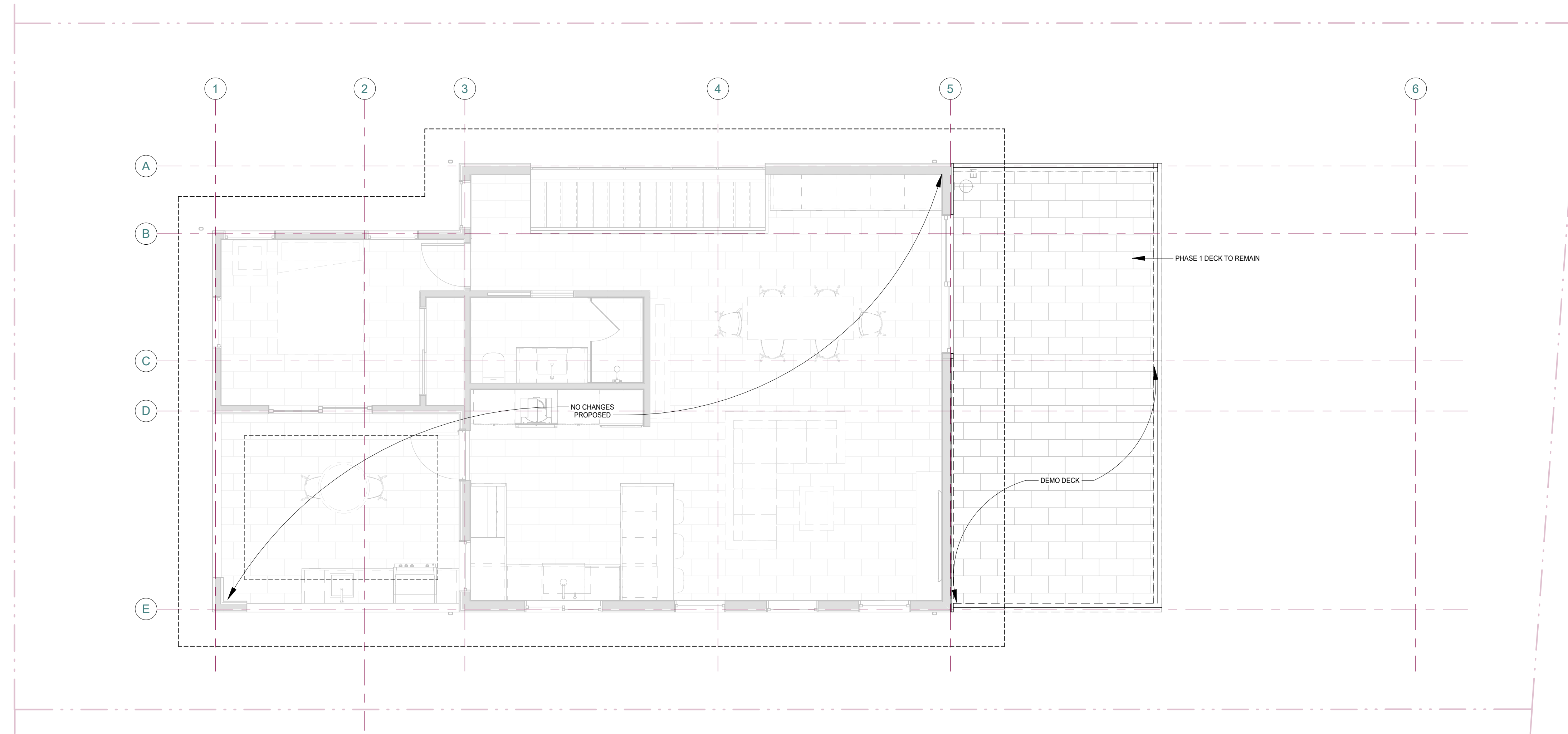
ELECTRICAL SYMBOL LEGEND

- TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT TRIPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER OUTLET / TAMPER RESISTANT
- WATER PROOF EXTERIOR OUTLET / TAMPER RESISTANT
- SWITCHED OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- DUAL CATSE / TELEPHONE JACK
- CABLE TV JACK
- HOSE BIBB
- NATURAL GAS VALVE

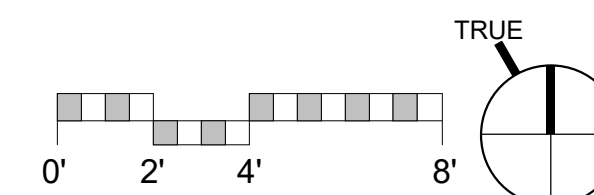


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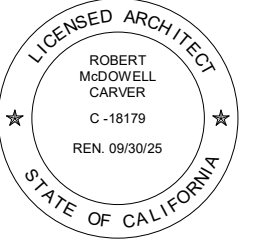
1 LEVEL 2 - EXISTING DEMO  
1/4" = 1'-0"



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LEVEL 2 -  
EXISTING / DEMO

Scale: @ 24x36  
Drawn By: DPIJP  
Job: 1713

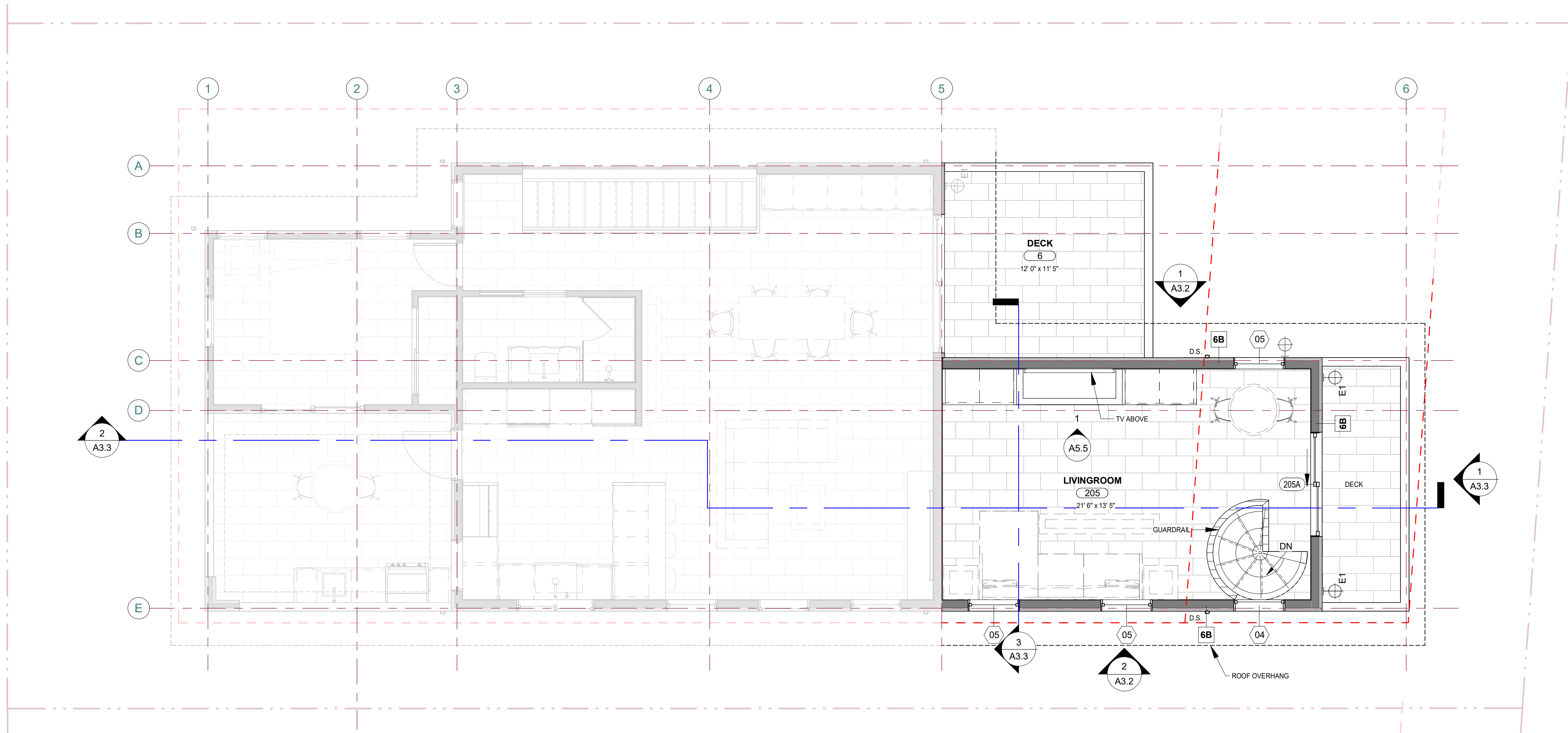
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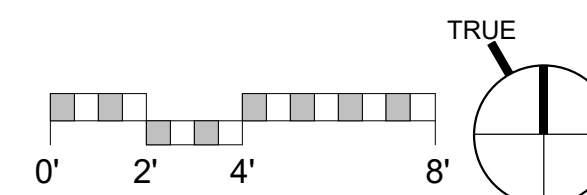
**1** LEVEL 2 - ADU  
1/4" = 1'-0"

WALL SCHEDULE		
MARK	Description	Note
4A	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
4B	1/2" GYP. BOARD; 2X4 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; 3/4" SHIP LAP CEDAR SIDING	
6A	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; MORTAR BED; THIN STONE VENEER	
6B	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; 3/4" SHIP LAP CEDAR SIDING	
6C	1/2" GYP. BOARD; 2X6 STUDS @ 16" O.C.; 1/2" GYP. BOARD	
6D	THIN STONE VENEER; MORTAR BED; DRIWALL RAINSCREEN; SELF ADHERED WRB; 1/2" PLYWOOD; 2X6 STUDS @ 16" O.C.; 1/2" PLYWOOD; SELF ADHERED WRB, DRIWALL RAINSCREEN; MORTAR BED; THIN STONE VENEER	
6E	6" BOARD FORMED CONCRETE WALL	

**KEYNOTE LEGEND**

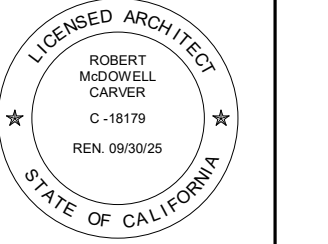
**ELECTRICAL SYMBOL LEGEND**

- TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT TRIPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER OUTLET / TAMPER RESISTANT
- WATER PROOF EXTERIOR OUTLET / TAMPER RESISTANT
- SWITCHED OUTLET / TAMPER RESISTANT
- DEDICATED OUTLET - VERIFY W/ EQUIP. MFG. TAMPER RESISTANT
- DUAL CATSE / TELEPHONE JACK
- CABLE TV JACK
- HOSE BIBB
- NATURAL GAS VALVE



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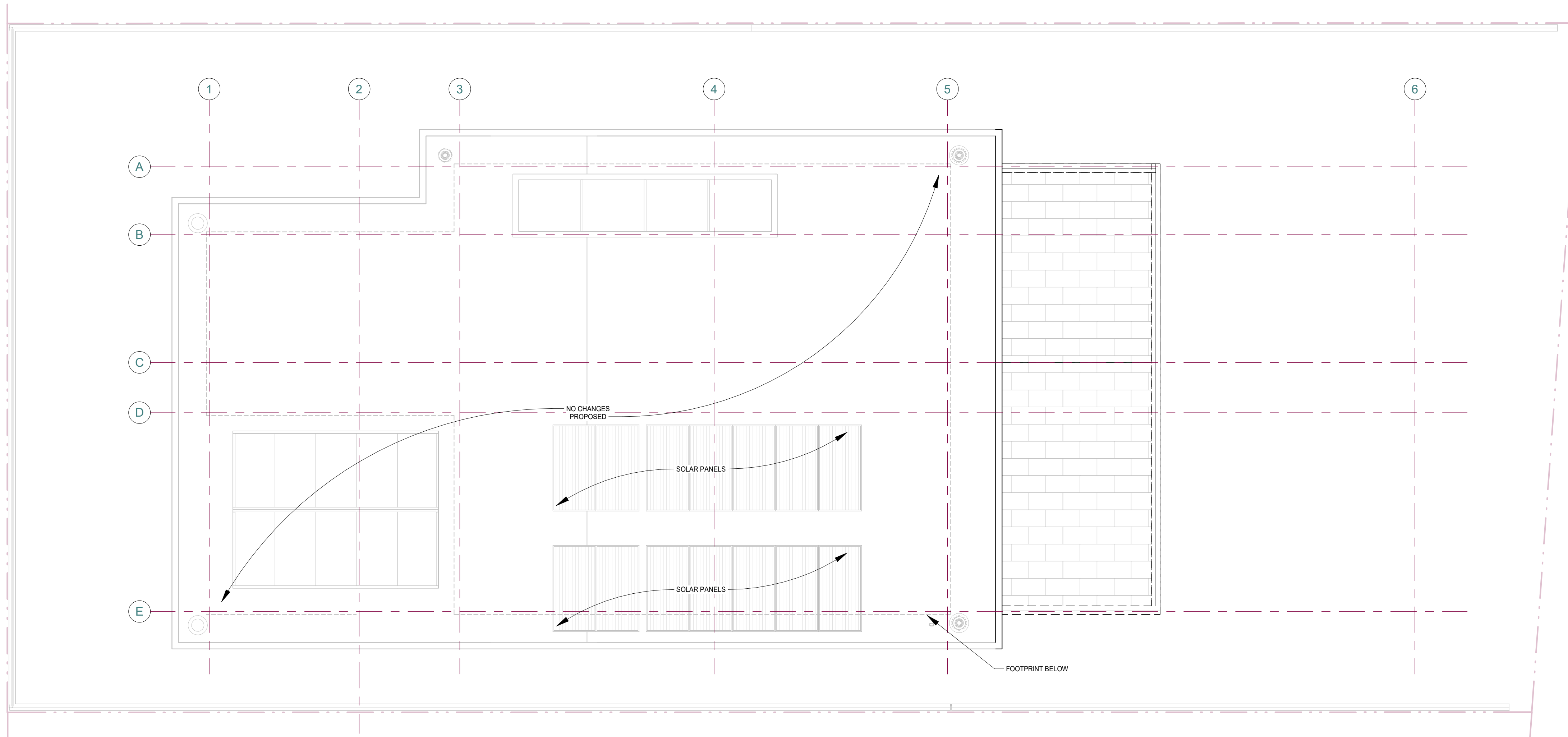
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Drawn By: DP  
Job: 1713

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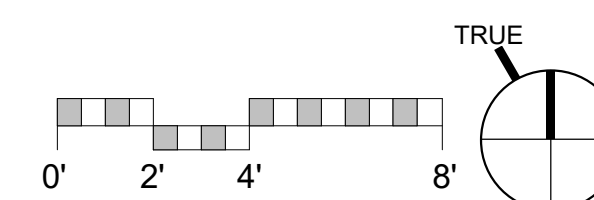
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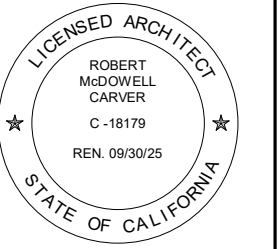
1 ROOF - EXISTING / DEMO  
1/4" = 1'-0"



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ROOF - EXISTING  
/ DEMO

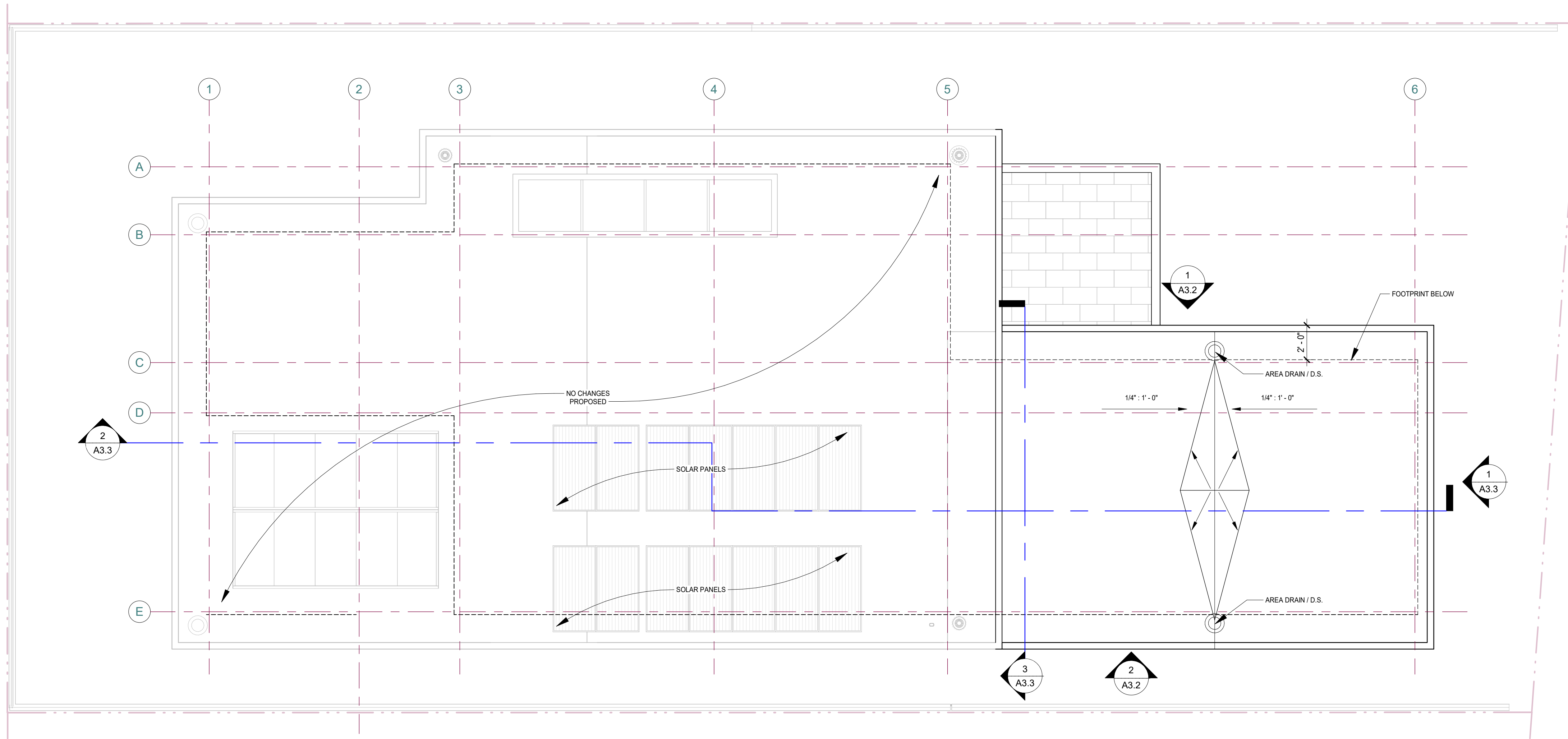
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Job: 1713

A2.14

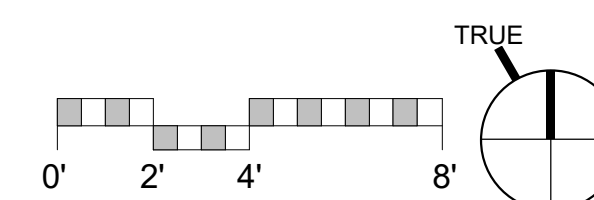
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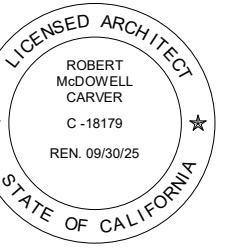
1 ROOF - ADU  
1/4" = 1'-0"



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ROOF - ADU

Scale: @ 24x36  
Drawn By: DP  
Job: 1713

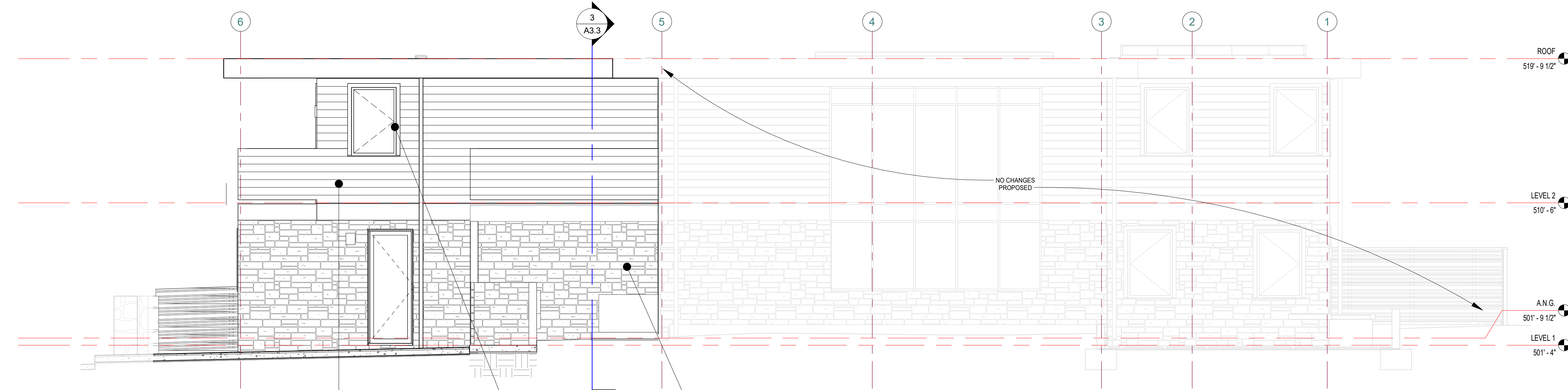
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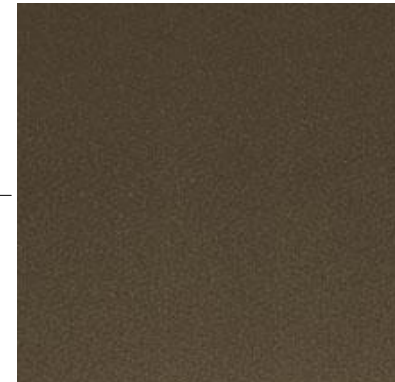
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**1 NORTH ELEVATION**  
1/4" = 1'-0"



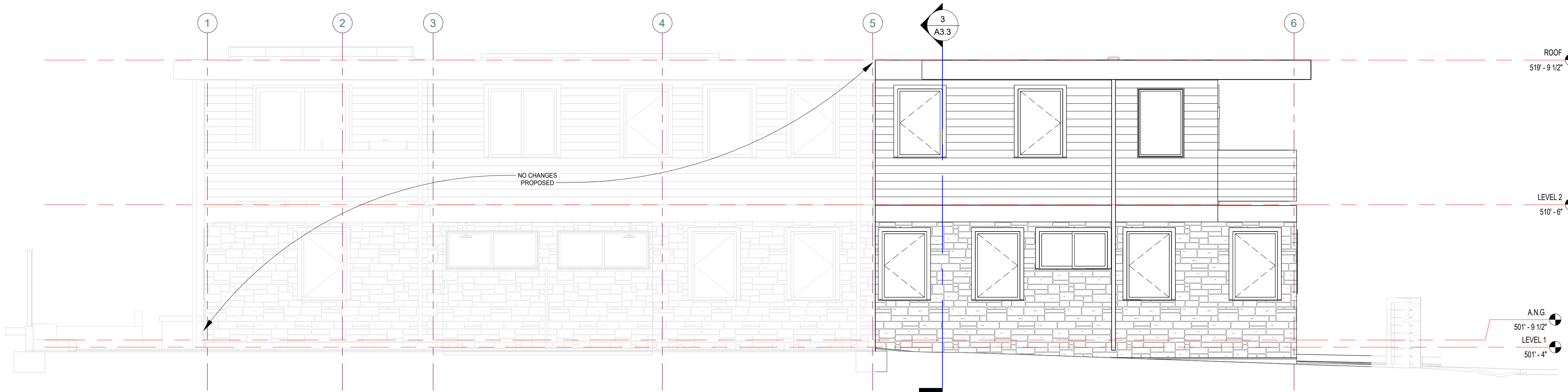
CEDAR SIDING TO MATCH EXISTING



BRONZE DOOR & WINDOW FINISH, TYP. TO MATCH EXISTING

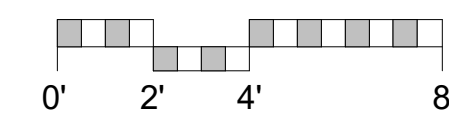


CARMEL STONE VENEER TO MATCH EXISTING



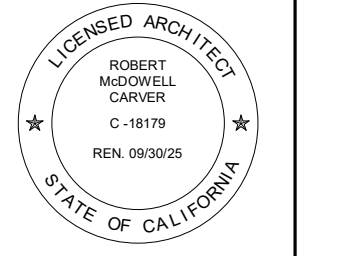
**2 SOUTH ELEVATION**  
1/4" = 1'-0"

**KEYNOTE LEGEND**



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4	1/7/2020	PLANNING
6	5/8/2021	PLANNING
8	10/19/2022	PLANNING
9	8/24/2023	BUILDING

**ARCHITECTURAL ADU EXTERIOR ELEVATIONS**

Scale: @ 24x36  
Drawn By: DP  
Job: 1713

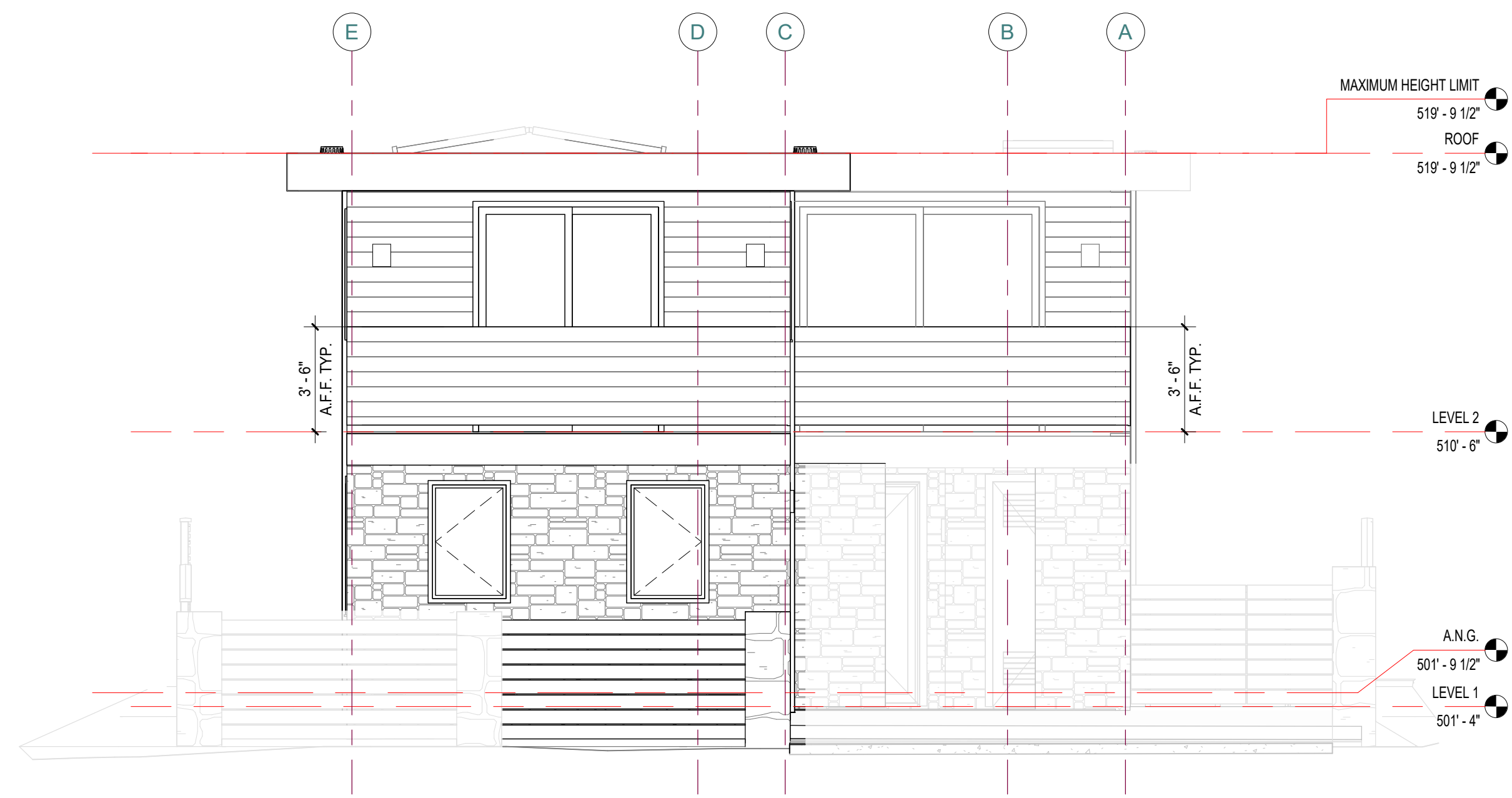
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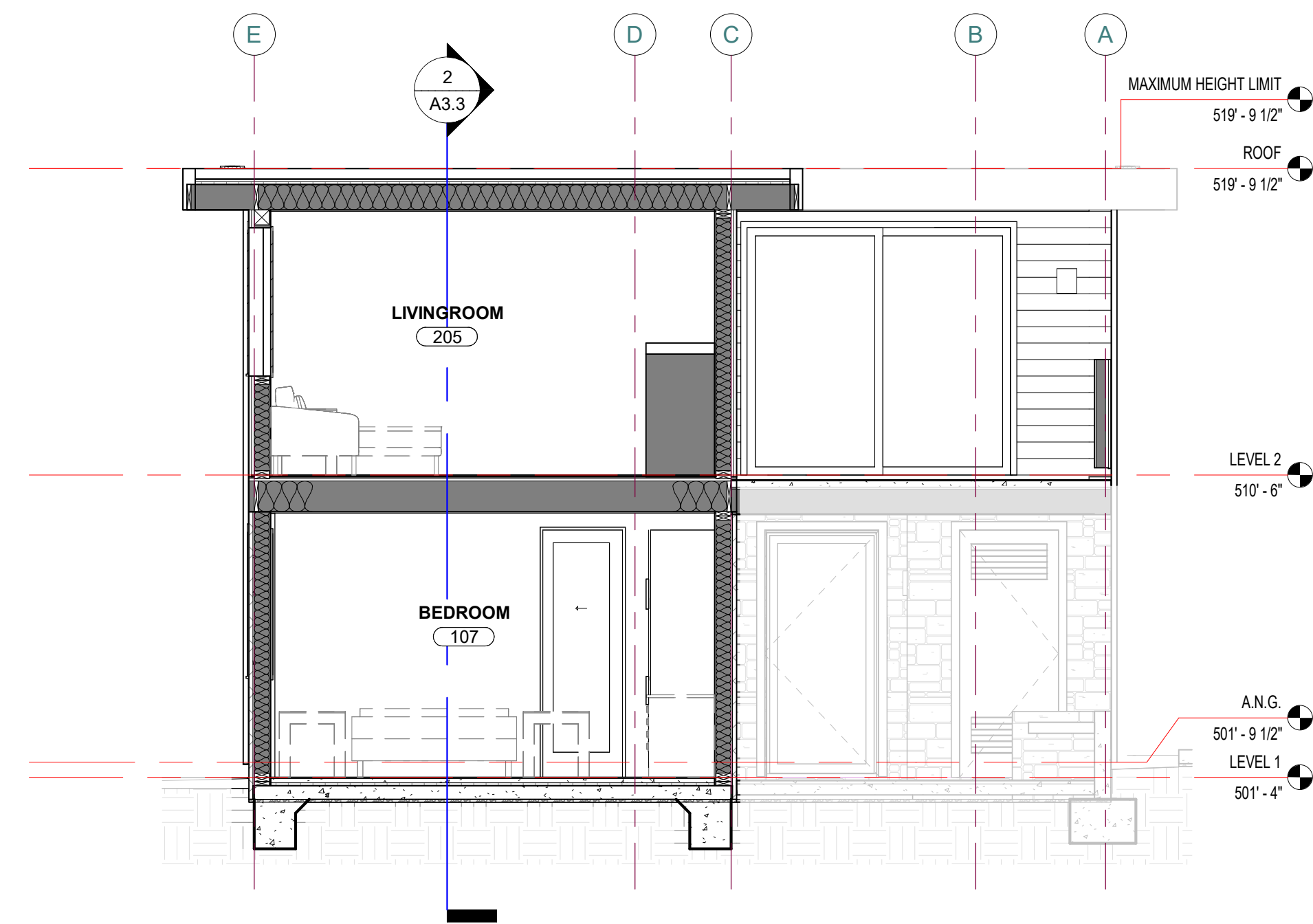
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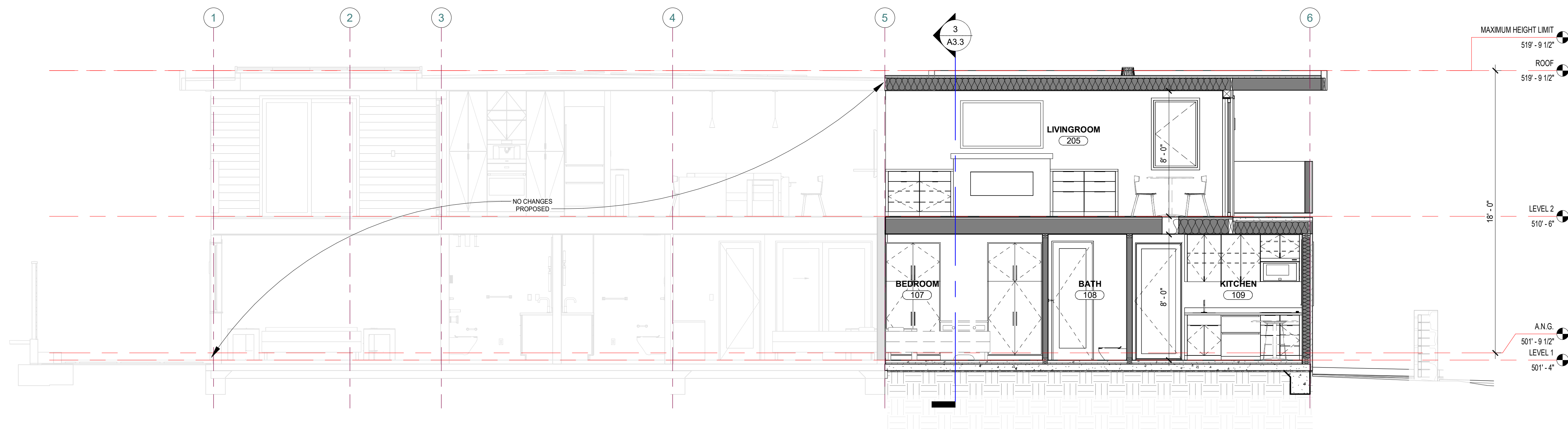
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1 EAST ELEVATION  
1/4" = 1'-0"

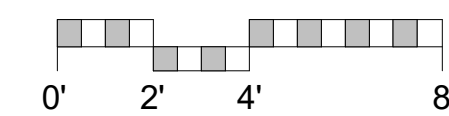


3 SOUTH NORTH SECTION  
1/4" = 1'-0"



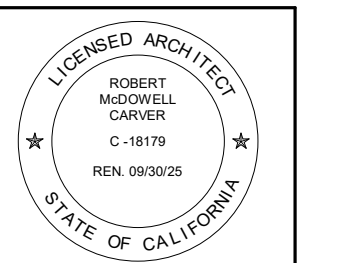
2 EAST WEST SECTION  
1/4" = 1'-0"

KEYNOTE LEGEND



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ADU ELEVATION  
& SECTIONS

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A3.3

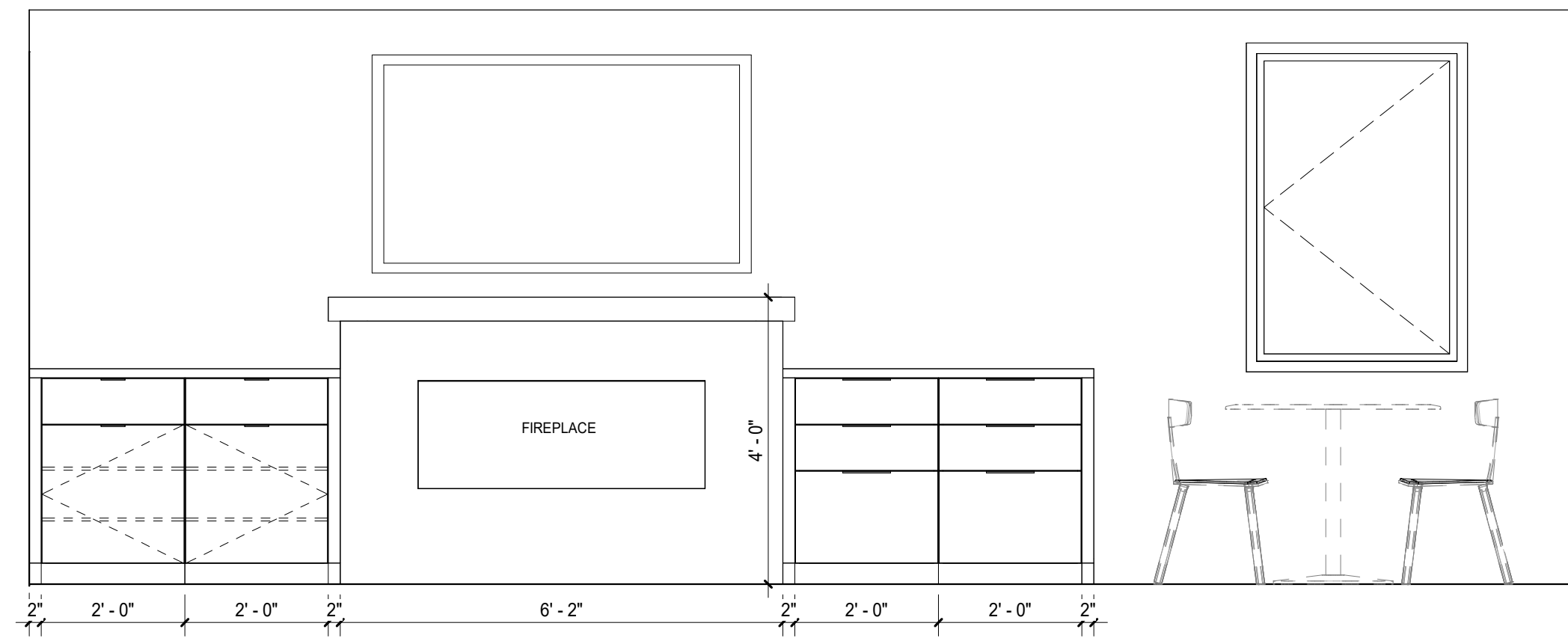
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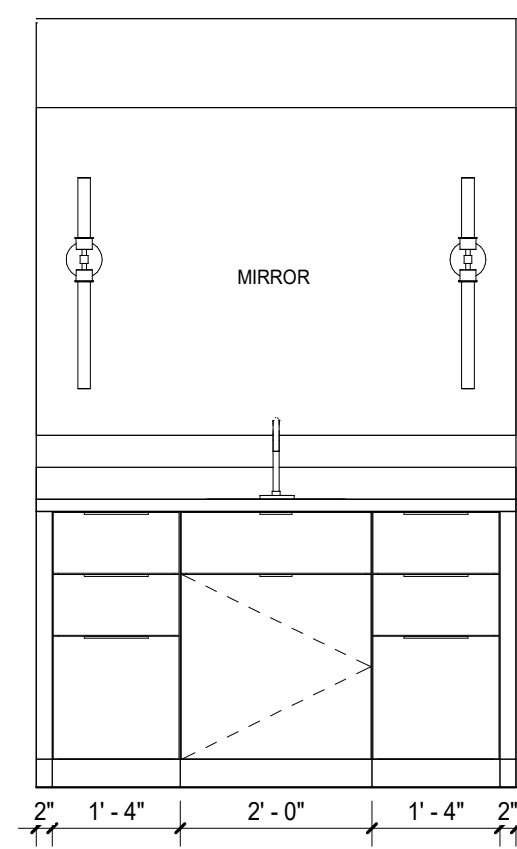
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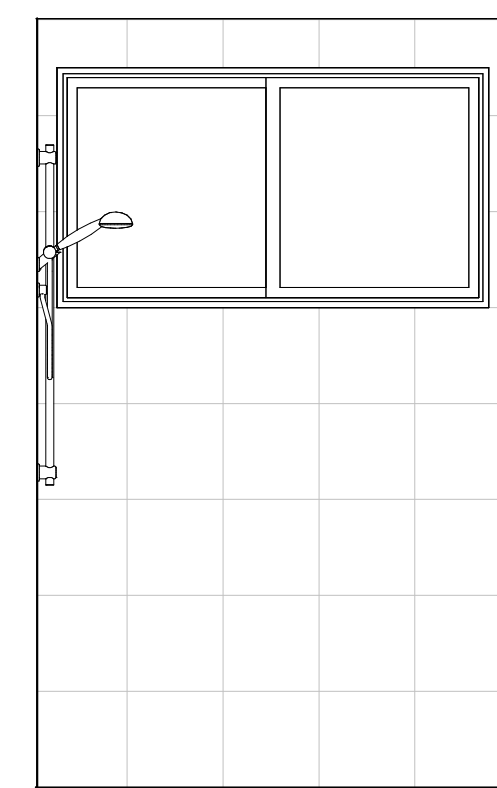
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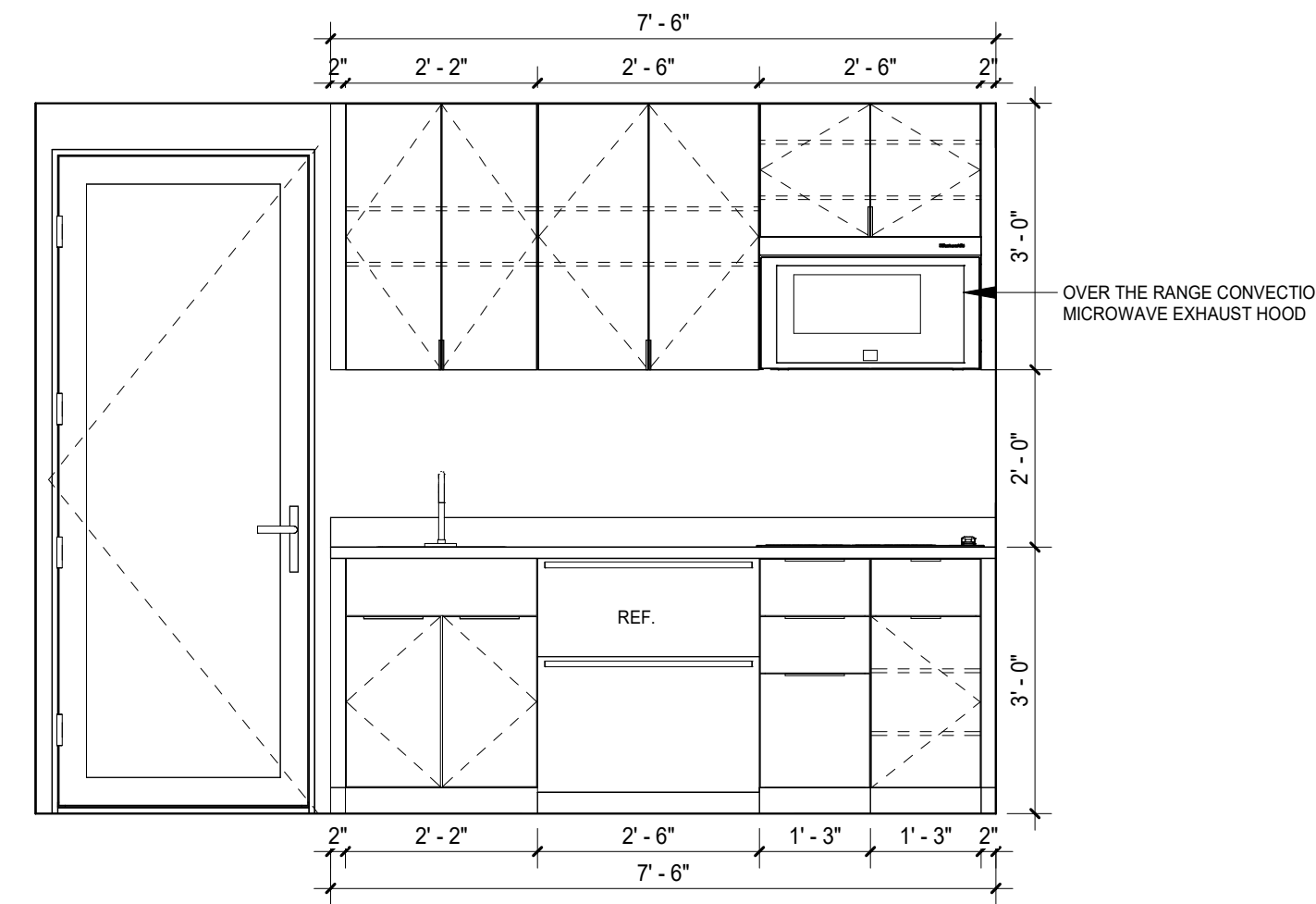
1 LEVEL 2 ELEVATION  
1/2" = 1'-0"



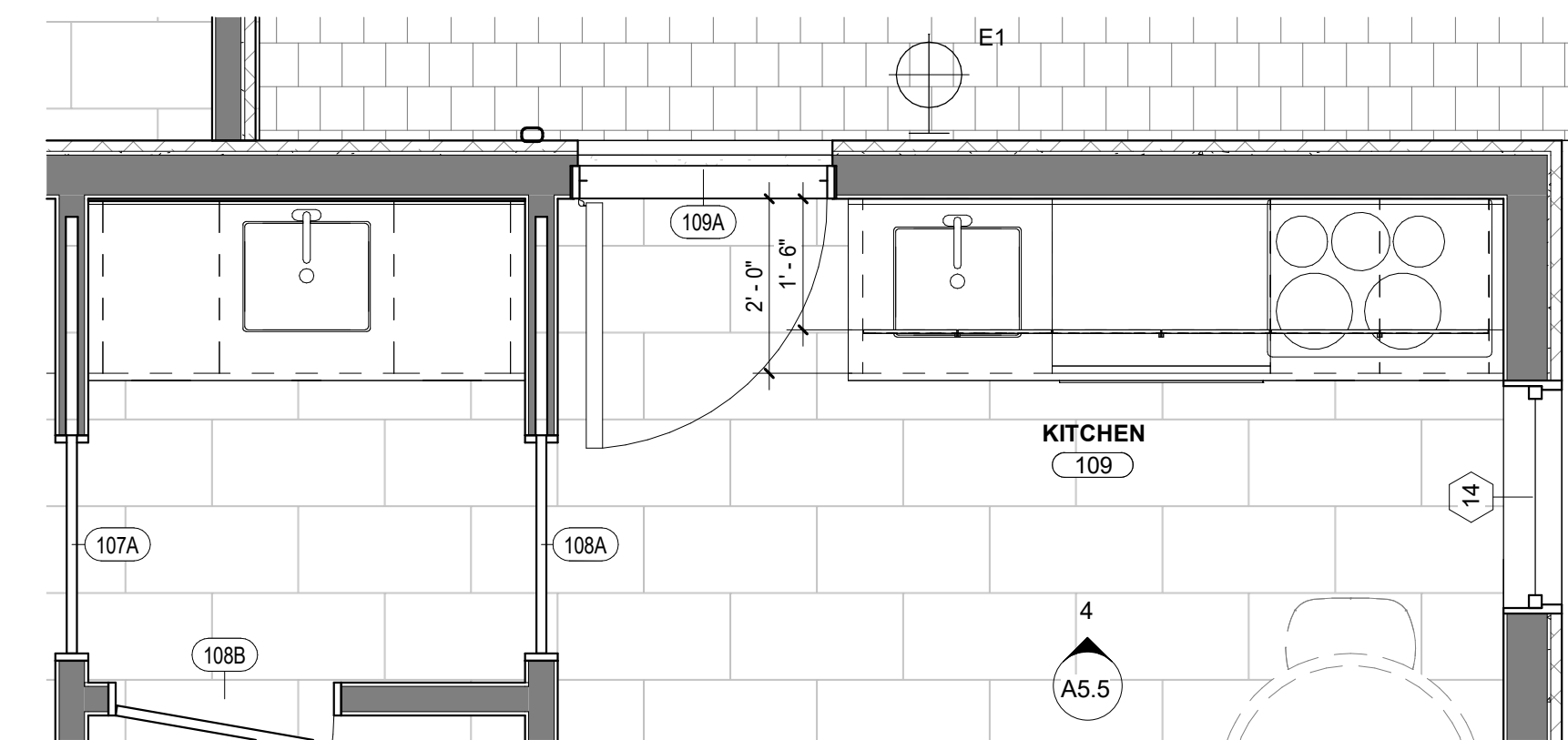
2 ADU BATH  
1/2" = 1'-0"



3 ADU BATH 2  
1/2" = 1'-0"



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



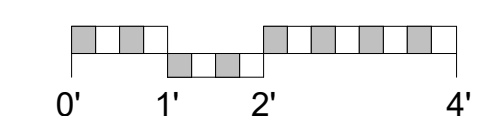
5 KITCHEN ENLARGED  
1/2" = 1'-0"

**PLUMBING FIXTURE NOTES**

1. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. REFER TO THE TABLE IN SECTION 4.303.2 OF THE CBC ON G1.2
2. ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY.
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. [S 418 CPC]. MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES.
5. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303.3 OF CGBS.
6. 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.

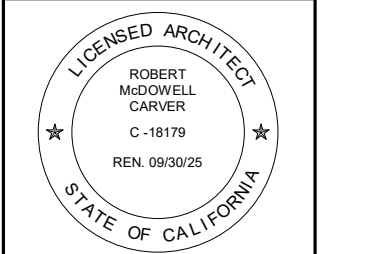
**PLUMBING DIMENSION NOTES**

SHOWER	• MIXER ELEVATION	3'-0" A.F.F.
	• SHOWER HEAD ELEVATION	6'-8" A.F.F.
	• ALL FIXTURES TO BE CENTERED ON PLACEMENT WALL	
SHOWER WALL BAR	• SHOWER WALL BAR TOP ELEVATION	6'-8" A.F.F.
	• HOSE ELBOW ELEVATION	3'-8" A.F.F.
	• SHOWER MIXER AND HOSE ELBOW TO ALIGN	
FAUCET	• WALL MOUNTED FAUCET ELEVATION	3'-0" A.F.F.
	• FAUCET TO BE CENTERED ON SINK	
TOWEL BARS	• TOWEL BAR ELEVATION	4'-0" A.F.F.
	• 2ND TOWEL BAR ELEVATION	5'-0" A.F.F. (WHERE APPLICABLE)
	• CENTER TOWEL BAR ON THE WALL	
TOWEL HOOKS	• TOWEL HOOK ELEVATION	6'-0" A.F.F.
TOILET PAPER HOLDER	• TOILET PAPER HOLDER ELEVATION	2'-2" A.F.F.
SHOWER NICHE	• SCHLUTER 12" X 20" NICHE	4'-0" A.F.F.
	• BOTTOM OF NICHE	
NOTES:	• LEVEL 1 FLOOR BUILD UP FROM CONCRETE	3"
	• LEVEL 2 FLOOR BUILD UP FROM PLYWOOD	2"
	• SEE COVER SHEET FOR ARCHITECTURAL ABBREVIATIONS	



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ADU INTERIOR  
ELEVATIONS

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A5.5  
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