

Exhibit B

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

Kani (PLN210203)

RESOLUTION NO. 23 -

Resolution by the Monterey County Planning
Commission:

1. Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2. Approving a Combined Development Permit consisting of:
 - a. a Coastal Administrative Permit and Design Approval to allow the renovation of the exterior and interior of an existing three-story, 3,034 square foot single-family dwelling with associated site improvements;
 - b. a Coastal Administrative Permit to allow one parking space to extend into the required front setback;
 - c. a Coastal Administrative Permit to allow a reduction of the side setback from 5 feet to 4 feet and 6 inches;
 - d. a Coastal Development Permit to allow development within 750 feet of known archaeological resources;
 - e. a Coastal Development Permit to allow additional maintenance and repairs to a legal non-conforming structure; and
3. Adopting a Mitigation Monitoring and Reporting Plan.

[PLN210203 KANI 26398 Isabella Avenue
Carmel, Carmel Area Land Use Plan, Coastal Zone
(APN: 009-441-014-000)]

The KANI application (PLN210203) came on for a public hearing before the Monterey County Planning Commission on March 29, 2023 and April 12, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project and/or use, as conditioned, is consistent with the applicable policies of the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and Monterey County

Coastal Implementation Plan (Part 4); the zoning ordinance (Title 20); and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:** a) 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 (CAR LUP);
 - Coastal Implementation Plan, Part 4 (CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).

Potential inconsistencies with site development standards and parking regulations in Title 20 were identified. However, as demonstrated in the supporting evidence below, necessary entitlements have been incorporated and the project as designed is consistent with the regulations pertaining to the subject property. No other inconsistencies with the text, policies, and regulations in these documents were identified.

- b) Allowed Uses. The proposed project is located at 26398 Isabella Avenue, within the Carmel Area Land Use Plan, in unincorporated Monterey County. The property is zoned Medium Density Residential with a maximum density of 2 units an acre with a Design Control zoning overlay and a maximum height limit of 18 feet, Coastal Zone [MDR/2-D(18)(CZ)]. MDR zoning allows development of single-family dwellings and non-habitable accessory structures, such as garages, as principally allowable uses subject to approval of a Coastal Administrative Permit (Title 20 Sections 20.12.040.A and 20.12.040.H).
- c) Lot Legality. The 0.1-acre lot is shown in its current configuration as Lot 15 in Block B-13 on the Map of Addition No. 7 of Carmel-By-The-Sea, in book 2, pg. 24 of the maps of Cities and Towns. This map was filed in 1910 with the County of Monterey Recorder; therefore, the County recognizes this parcel as a legal lot of record.
- d) Development Standards – Setbacks. Pursuant to Title 20 Section 20.12.060.C.1, the main structure setbacks for the subject property are 20 feet (front), 5 feet (side) and 10 feet (rear). The existing single-family dwelling meets the required rear setback as well as the southern side setback. However, the existing setback on the northern side of the property is 4 feet 6 inches and the front setback is 19 feet 2 inches. At the time of construction of the single family dwelling (1973), zoning for the property was “One Family Residence” or “R-1”, which required a side setback of 6 feet and a front setback of 20 feet, staff could not locate County permit records supporting that the setbacks qualify as legal non-conforming. The applicant proposes to bring the attached garage in to meet a 26-foot setback which will bring the structure into compliance with the required 20-foot setback. Although there are no structural alterations proposed for the northern wall of the structure, the non-conformity shall be rectified. Pursuant to Title 20 Section 20.12.040.Q, the reduction in setback requirements of 10%, or less, that required may be allowed with a Coastal Administrative Permit. In this case, maintaining the existing setback would avoid the need to remove more than 50% of the exterior walls as well as reduce the amount of site disturbance.

Further, approval of this permit is unlike an approval of a Variance which would reduce the setback in perpetuity. As such, should the structure be demolished in the future, new development would be required to meet required setbacks.

- e) Development Standards – Height. In accordance with current zoning, the subject property has a maximum height limit of 18 feet. However, the maximum height limit allowed for the “R-1” (see preceding Evidence “d”), was 35 feet. The existing height of the structure is 27 feet and 4 inches and is considered legal non-conforming. The proposed remodel does not include any structural alterations, beyond maintenance and repairs, to the structure above 18 feet. The height of the home will stay the same and will not be increased or intensified, and the shape of the roof will not be altered. In this case, the house is allowed to maintain its legal non-conforming height without benefit of an additional entitlement pursuant to Title 20 Section Title 20 Section 20.68.040.A.
- f) Development Standards – Lot Coverage. Pursuant to Title 20 Section 20.12.060.E, the maximum lot coverage for the subject property is 35%. However, the existing coverage is approximately 1,812 square feet, or 40.60%. The project has been designed to reduce the building site coverage to 1,562 square feet, which conforms to the 35% maximum.
- g) Development Standards – Floor Area Ratio (FAR). Pursuant to Title 20 Section 20.12.060.F, the maximum FAR for the subject property is 45%. The “R-1” zoning district did not regulate FAR (see preceding Evidence “d”) and as a result, the dwelling has a legal non-conforming FAR of 3,034 square feet (67.98%). The renovation includes a reduction in FAR to 2,920 square feet or 65.43% to allow repairs and internal upgrades to meet the needs of the property owner while avoiding the demolition and rebuild (removing more than 50 percent of the exterior walls) of the structure. Title 20 Section 20.68.040.B allows maintenance and repair, including structural repairs and foundations without benefit of an entitlement. However, if structural alterations are made and/or the repair/alteration work exceeds 50 percent of the appraised value of the structure, then it would be subject to a Coastal Development Permit. Similar to the non-conforming setback, this reduction in FAR would avoid the need to remove more than 50% of the exterior walls and approval of this permit would not increase the allowed FAR for the property in perpetuity.
- h) Parking. Pursuant to Title 20 Section 20.58.050.E, parking spaces located within the required front setback shall not count toward the amount of required parking unless a Coastal Administrative Permit is first secured. The project proposes one covered parking spot (garage) and one parking spot in the driveway which extends into the required front setback; a Coastal Administrative Permit has been applied pursuant to Section 20.58.050.E to allow this exceedance. Approval of this exceedance would allow the required parking to be fully contained onsite resulting in a reduction of on-street parking.
- i) Visual Resources and Design. The project is subject to the Visual Resources protection policies of the Carmel Area Land Use Plan (CA

LUP), the applicable regulations and policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control “D” zoning overlay district. These policies and regulations require a design review of structures and fences to assure protection of the public viewshed and neighborhood character. The project is consistent with these policies, regulations, and the surrounding neighborhood character. In accordance with CIP Section 20.146.030.C.1.c the colors and materials include medium bronze aluminum for doors and windows, local stone, and wood shake in light beige finish for exterior walls, medium bronze standing seam metal roofing and Merlin Solar Roof Panels which will be embedded between the seams of the roof. Highway 1 is located approximately 1.1 miles southeast of the project site. Due to the distance and intervening development, the project would not be visible from the scenic highway.

- j) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with the regulations for development within the Carmel Area Land Use Plan (Coastal Implementation Plan Section 20.146.090.B), an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A report was prepared by Albion Environmental, Inc. (Albion – see Finding 2, Evidence “b”) in November 2021. The assessment included a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at the Sonoma State University in Rohnert Park, California that included the project site and a 0.5-mile radius. The search identified one known resource within the project vicinity, and two previously recorded resources located within a half mile of the proposed development. The assessment included a field survey of the subject property, archival research, and archaeological subsurface testing to determine if resources extend into the project site. Albion’s subsurface investigation of the Project Area produced negative results and indicates that significant cultural materials are not located within the project area. Their analysis also indicated the proposed renovations would not affect a historical resource and no further archeological investigation was recommended. The County reviewed the report and agreed that impacts to archaeological resources are anticipated to be less than significant. County’s standard Condition No. 3 is incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified. Due to the sensitivity of the Carmel point area for archaeological and tribal cultural resources, an Initial Study was prepared to evaluate the potential of the project to impact cultural resources. Impacts to Archaeological Resources were analyzed to be less than significant; impacts to Cultural Resources will be mitigated to a less than significant level with the incorporation of mitigation measures requiring Archaeological and Native American Monitoring for all ground disturbing activities.

- g) County staff conducted a site visit on June 28, 2022, and reviewed aerial imagery of the property, to verify that the proposed project conforms to the applicable plans and regulations.
- i) Land Use Advisory Committee. County staff referred the project to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on September 6th, 2022 and unanimously voted to recommend approval of the project as proposed.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210203.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Cypress Fire Protection District and Environmental Health Bureau. 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. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) The following technical reports have been prepared for the proposed project to analyze soil hazards and archaeological resources:

- “Extended Phase I Archaeological Assessment” (LIB210287) prepared by Albion Environmental, Inc. (Albion), Santa Cruz, CA, November 2021.

- “Geotechnical Investigation” (LIB210288) prepared by Soil Surveys Group Inc., Salinas CA, November 23, 2021.

The Geotechnical Investigation indicates that there are no unique or unsuitable soils within the subject property. The archaeological assessment indicates that there are known resources within the area. However, there were no site specific evidence or resource indicators that would result in an impact due to project implementation (see Finding 1, Evidence “j” and Finding 5 and supporting evidence). County staff reviewed the above reports and concurs with their conclusions.

c) The project is within the National Pollutant Discharge Elimination System (NPDES) general permit boundary governing post-construction stormwater requirements, as well as the area of Carmel which drains into the Carmel Bay Area of Special Biological Significance (ASBS). The project plans include preliminary stormwater and erosion control plans, and HCD-Environmental Services reviewed the project and incorporated conditions requiring stormwater and erosion control plans be submitted for final review and approval prior to issuance of construction permits. Further, a condition has been added requiring that the applicant schedule

weekly inspections during the rainy season, between October 15 and April 15, to ensure no contaminants are discharged into the ASBS.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210203.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Cypress Fire Protection District and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are currently existing and will not be affected by this project. The property is currently served, and will continue to be served, by Cal Am for potable water service and the Carmel Area Wastewater District (CAWD) for wastewater service. The applicant provided a residential release form from the Monterey Peninsula Water Management District (MPWMD) demonstrating a reduction in overall fixture units. The Environmental Health Bureau (EHB) reviewed the application and verified the evidence submitted was sufficient and that “Can and Will Serve” letters would not be needed for either service providers due to the existing connections to potable water and sewer.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File PLN210203.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.
 - b) County staff conducted a site visit on June 28, 2022 and did not observe any code violations on the property.
 - c) The existing home has a non-conforming site coverage, staff did not find records of the County approving the excess coverage. As demonstrated in Finding 1, Evidence “f”, the project complies with the County’s regulations as the property will conform with the allowable site coverage of 35%.

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210203.

5. FINDING:

CEQA (Mitigated Negative Declaration) – On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
- b) County of Monterey as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference (Planning File PLN210203, SCH No. 2022100320).
- c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified potentially significant impacts to cultural resources and hazards/hazardous materials. The applicant has agreed to mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the Initial Study, HCD-Planning prepared a Mitigated Negative Declaration. Mitigation measures have been made conditions of approval of this project.
- d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File PLN210203 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on October 14th, 2022 and circulated for public review and comment from October 14th, 2022 to November 14th, 2022.
- e) Resource areas that were analyzed in the Draft Initial Study/Mitigated Negative Declaration included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfires.
- f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File PLN210203) and are incorporated herein by reference.
- g) The County identified less than significant impacts to Aesthetics, Air Quality, Biological Resources Energy, Geology/Soils, Greenhouse Gas

Emissions, Hydrology/Water Quality, Noise, Transportation/Traffic, Utilities/Service Systems, and Wildfires.

- h) The County identified potentially significant impacts to Hazards/Hazardous Materials and Cultural Resources. Mitigation Measures and Conditions of Approval have been proposed to reduce the identified impacts to a level of less than significant. Mitigation Measure Nos. HAZ-1 and HAZ-2 would reduce the potential impacts to the Carmel Bay which is considered an Area of Special Biological Significance (ASBS); these mitigation measures have been incorporated into the project as condition of approval Nos. 10 and 11. HAZ-1 requires the applicant to sample any suspected lead-based paint prior to any renovation or demolition activities. If any lead-based paint is identified, it shall be disposed of in accordance with all state and local regulations. HAZ-2 requires the applicant to have the structure sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants, prior to renovation. Additionally, the Monterey Bay Air Resources District (MBARD) shall be notified through submittal of the Asbestos Program Demolition and Renovation online notification system. If asbestos is found in the building, it shall be removed and disposed of in compliance with applicable State laws. Mitigation Measure No. CR-1 would reduce the potentially significant impacts to cultural resources, including land use and planning, by requiring the presence of on-site archaeological monitor during all ground disturbing activities. This mitigation measure has been incorporated into the project as condition of approval No 9. In addition to this mitigation measure, a non-standard condition of approval has been applied to the project, Condition No. 12, this condition requires the applicant to submit a contract assuring there will be a local Native American Tribal monitor onsite during all ground disturbing activities.
- i) Pursuant to Public Resources Code Section 21083.2 et seq., County of Monterey HCD–Planning staff initiated AB52 consultation with local Native American tribes on October 5, 2022. Albion’s (see Finding 2, Evidence “b”) subsurface investigation of the project area produced negative results and indicates that potentially significant Tribal Cultural materials are not located within the project area. This determination was based on two criteria: 1) lack of identification of intact soil strata, lacking evidence of redeposition or disturbance; and 2) artifacts below the threshold for classification as an intact deposit were recovered from the excavation units. However, the project includes grading and foundation repair and due to known resources within Carmel Point, mitigation/conditions have been incorporated requiring archaeological and tribal monitoring of ground disturbance and halting construction work if resources are accidentally uncovered. Implementation of these mitigation/conditions would ensure potential impacts to archaeological and/or tribal cultural resources be reduced to a less than significant level.
- j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation

Monitoring and/or Reporting Plan will be prepared in accordance with Monterey County regulation; it is designed to ensure compliance during project implementation. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan” as a condition of project approval (Condition No. 5).

- k) No comments were received during the public review period of the draft Initial Study; pursuant to CEQA Guidelines Section 15073(e), no public agencies submitted comments on the Initial Study and Mitigated Negative Declaration.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210203.

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 Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the applicable 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210203.

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

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A.3. of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 Section 20.14.030.F. (development on a positive archaeological site).

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

- 1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approve a Combined Development Permit consisting of:

- a. Coastal Administrative Permit and Design Approval to allow the renovation of the exterior and interior of an existing three-story, 3,034 square foot single-family dwelling and associated site improvements;
 - b. A Coastal Administrative Permit to allow one parking space to extend into the required front setback;
 - c. a Coastal Administrative Permit to allow a reduction of the side setback from 5 feet to 4 feet and 6 inches;
 - d. a Coastal Development Permit to allow additional maintenance and repairs to a legal non-conforming structure; and
 - e. A Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 12th day of April, 2023,

Craig Spencer, Planning Commission
Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN210203

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210203) allows the renovation of the exterior and interior of an existing three-story, 3,034 square foot single-family dwelling, one parking space to extend into the required front setback, a reduction of the side setback from 5 feet to 4 feet and 6 inches, development within 750 feet of known archaeological resources, and additional maintenance and repairs to a legal non-conforming structure.

The property is located at 26398 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-014-000), Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 009-441-014-000 on April 12, 2023. The permit was granted subject to 16 conditions of approval and mitigations which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

4. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of 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. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

10. PDSP001 -MITIGATION MEASURE CR-1 ARCHAEOLOGICAL & NATIVE AMERICAN MONITORING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Archaeological and Native American monitoring shall be conducted for all project-related ground disturbing activities. Archaeological monitoring shall be performed under the direction of a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology. Native American monitoring shall be provided by a locally affiliated tribal member(s). Monitors shall have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the CRHR and NRHP. Archaeological or Native American monitoring or both may be reduced or halted at the discretion of the monitors, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 50 percent of ground-disturbance. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock). Furthermore, monitoring may be terminated in the event it is determined that the soils within the project site do not have the potential to encounter cultural resources.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action (MMA) No. CL-1a:
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 CR-1, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

CL-1b: 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 for which the archaeological monitor will not be present, 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.

CL-1c: 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.

11. PDSP002 -MITIGATION MEASURE HAZ-1 LEAD-BASED PAINT ABATEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any suspect lead-based paint shall be sampled prior to renovation or demolition activities. Any identified lead-based paint shall be abated by a licensed lead-based paint abatement contractor and disposed of in accordance with all state and local regulations.

Compliance or Monitoring Action to be Performed: Prior to renovation and demolition activities, any suspect lead-based paint shall be sampled and dispose accordingly.

12. PDSP003 -MITIGATION MEASURE HAZ-2 ABESTOS ABATEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: MBARD Asbestos Standards as defined within District Rule 424, prior to the initiation of demolition work, areas of the on-site structures proposed for removal shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants. If asbestos is found in any building, asbestos-related work, including demolition, involving 100 square feet or more of asbestos containing materials (ACMs) shall be performed by a licensed asbestos abatement contractor under the supervision of a certified asbestos consultant and asbestos shall be removed and disposed of in compliance with applicable State laws.

Compliance or Monitoring Action to be Performed: Prior to demolition of the existing structure, regardless of whether asbestos is identified in the building, MBARD shall be notified through submittal of the Asbestos Program Demolition and Renovation online notification system.

13. PDSP004 (NON-STD) - CONTRACT WITH LOCAL NATIVE AMERICAN TRIBE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified local Native American Tribe for monitoring efforts. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the Tribal monitor will not be present, 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.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a local Native American Tribe for monitoring efforts.

14. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project. CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

16. WINTER INSPECTIONS - AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

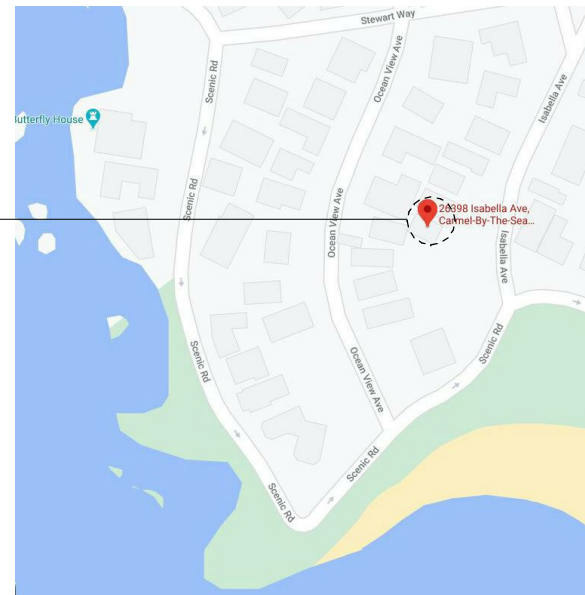
Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with the Department of Housing & Community Development during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (HCD- Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with the Department of Housing & Community Development in the rainy season (October 15th to April 15th).

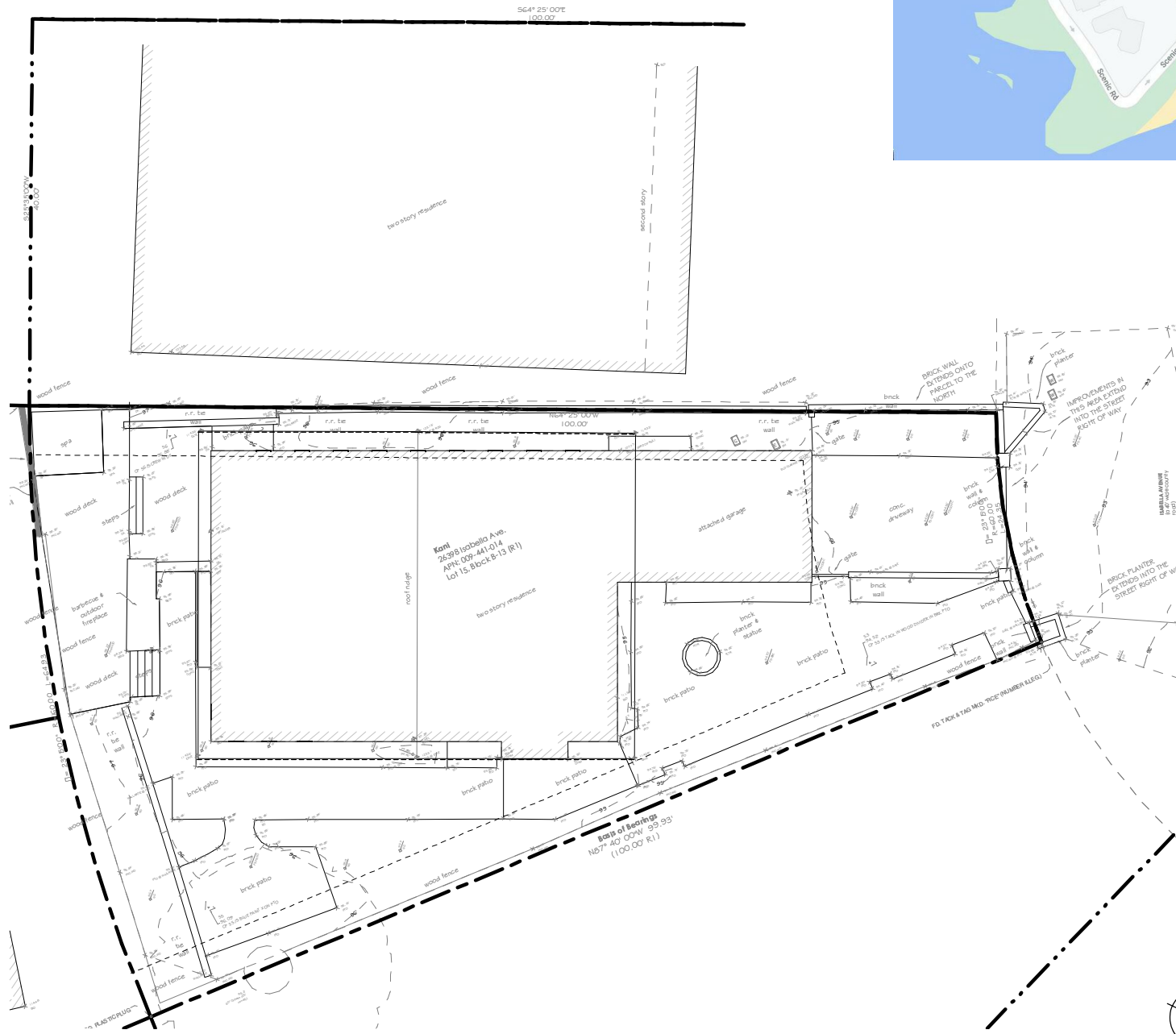


EXISTING SITE IMAGES

PROJECT LOCATION



VICINITY MAP



1 EXISTING SITE PLAN
1/8" = 1'-0"

PROPERTY ADDRESS 26398 ISABELLA AVE. CARMEL CA. 93923
APN/ LOT SIZE: 009-441-014 / 0.1 ACRES (4,463.7 SF)
ZONING: MDR/2-D(18)(CZ)

UTILITIES
WATER SOURCE: (E) MPWMD
SEWER: (E) CITY SEWER
ELECTRICITY PROVIDER: (E) PG&E

BUILDING CODE DATA
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B
SPRINKLERS: YES

ZONING REGULATIONS
SETBACKS:
MAIN STRUCTURE
 Front 20'
 Side 5'
 Rear 5'
ACCESSORY STRUCTURES (HABITABLE)
 Front 50'
 Side 6'
 Rear 6'
ACCESSORY STRUCTURES (NON-HABITABLE)
 Front 50'
 Side 6'
 Rear 1'

BUILDING HEIGHT:
MAX. ALLOWED HEIGHTS:
 Main Structure 18'
 Accessory Str. (Habitable) 15'
 Accessory Str. (Non-Habitable) 15'
NEW RESIDENCE / EXPANSION:
 Average Natural Grade: 96'
 Proposed Height: 18' - 0'

BUILDING SITE COVERAGE
 LOT SIZE: 4,463 SF
SITE COVERAGE PERMISSIBLE: 35.00 % (1,562 SF)
SITE COVERAGE EXISTING : 40.60 % (1,812 SF)
SITE COVERAGE PROPOSED : 35.00 % (1,562 SF)

FLOOR AREA RATIO

EXISTING FLOOR AREA	PROPOSED FLOOR AREA
LEVEL 1 1,553	1,411
LEVEL 2 1,216	1,178
LEVEL 3 265	331
3,034	2,920

FAR PERMISSIBLE : 45.00 % (2,008 SF)
FAR EXISTING : 67.98 % (3,034 SF)
FAR PROPOSED: 65.43 % (2,920 SF)

TREE REMOVAL
 NO OF TREES TO REMOVE: 0
 NOTE: CYPRESS POINT FAULT APPROX. 460' AWAY

GRADING
 CUT : 5.10 C.Y.
 FILL : 39.52 C.Y.
 FILL /SOIL TO BE IMPORTED : 34.42 C.Y.

IMPERVIOUS SURFACE
 EXISTING:1,266 PROPOSED: 1,111
COVERAGE OF STRUCTURE
 EXISTING:1,812 PROPOSED:1,562
ESTIMATED VALUE OF REMODEL: \$459,600

SCOPE OF WORK

- REMODEL AND RECONFIGURE EXISTING 3-BEDROOM, 3 1/2 BATHROOM RESIDENCE TO A 4-BEDROOM, 4-BATHROOM RESIDENCE W/ ELEVATOR.
- INSTALL NEW STONE AND PAINTED WOOD SHINGLE FACADE, INSTALL NEW STANDING SEAM METAL ROOF AND SKYLIGHTS.
- RECONFIGURE EXISTING 2ND LEVEL DECK TO IMPROVE THE STREET APPEARANCE OF THE HOME.
- NO STRUCTURAL WORK ABOVE 18'-0 HEIGHT
- INSTALLATION OF ROOF MOUNTED PHOTOVOLTAIC FILM.
- INSTALLATION OF NEW SPRINKLER SYSTEM.
- NO INCREASE IN WATER FIXTURE COUNT

PROJECT DATA

CLIENT NAME KANI c/o Studio Schicketanz
ARCHITECT Studio Schicketanz
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 Carmel, CA 93921
 Phone: 831.622.9000 / Fax: 831.373.1417
 Contact: Kumaresh Sekaran
 E-Mail: buildingpermit@studioschicketanz.com

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 Fax: 831-375-2545
 e-mail: info@rasmussenland.com
 Contact: Isaac Romero

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 Fax: 831-469-9137
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BIOLOGIST Denise Duffy & Associates
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 Contact: Josh Harwayne

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 9600 Blue Larkspur Lane, Suite 202, Monterey, CA 93940
 Phone: 831.373.3119
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 Contact: Csilla Foss

MECHANICAL Monterey Energy Group
 26465 Carmel Ranch Blvd, Suite #8, Carmel, CA 93923
 Phone: 831.372.8328
 e-mail: abe@meg4.com
 Contact: Abe Stalcup

ELECTRICAL / LIGHTING Light Ideas
 P.O.Box 679, Monterey, CA 93942
 Phone: 831.801.8942
 e-mail: Lightideas7@gmail.com
 Contact: Roger Hector

SHEET INDEX - CDP SET

1	COVER PAGE
2	TOPOGRAPHICAL SURVEY PLAN
3	PROPOSED SITE DEVELOPMENT PLAN
3.1	SCHEMATIC GRADING PLAN
3.2	SCHEMATIC GRADING SECTIONS
3.3	CONSTRUCTION MANAGEMENT PLAN
4	LEVEL 1 EXISTING PLAN,DEMOLITION PLAN & PROPOSED PLAN
5	LEVEL 2 EXISTING PLAN,DEMOLITION PLAN & PROPOSED PLAN
6	LEVEL 3 EXISTING PLAN,DEMOLITION PLAN & PROPOSED PLAN
7	SOUTH AND WEST EXTERIOR ELEVATIONS
8	NORTH AND EAST EXTERIOR ELEVATIONS

TITLE COVER PAGE

KANI RESIDENCE

KANI 26398 ISABELLA AVE. CARMEL CA. 93923 APN 009-441-014

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	04/04/23	SHEET 1
SCALE	As indicated	
DRAWN BY	JS	
JOB NUMBER	2105	

04/04/23

4/4/2023 1:21:21 PM Line art photos and specifications shall be restricted to the original file 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 will constitute your acceptance of these restrictions.

Map Legend:

Basis of Bearings: As shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 50 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

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.

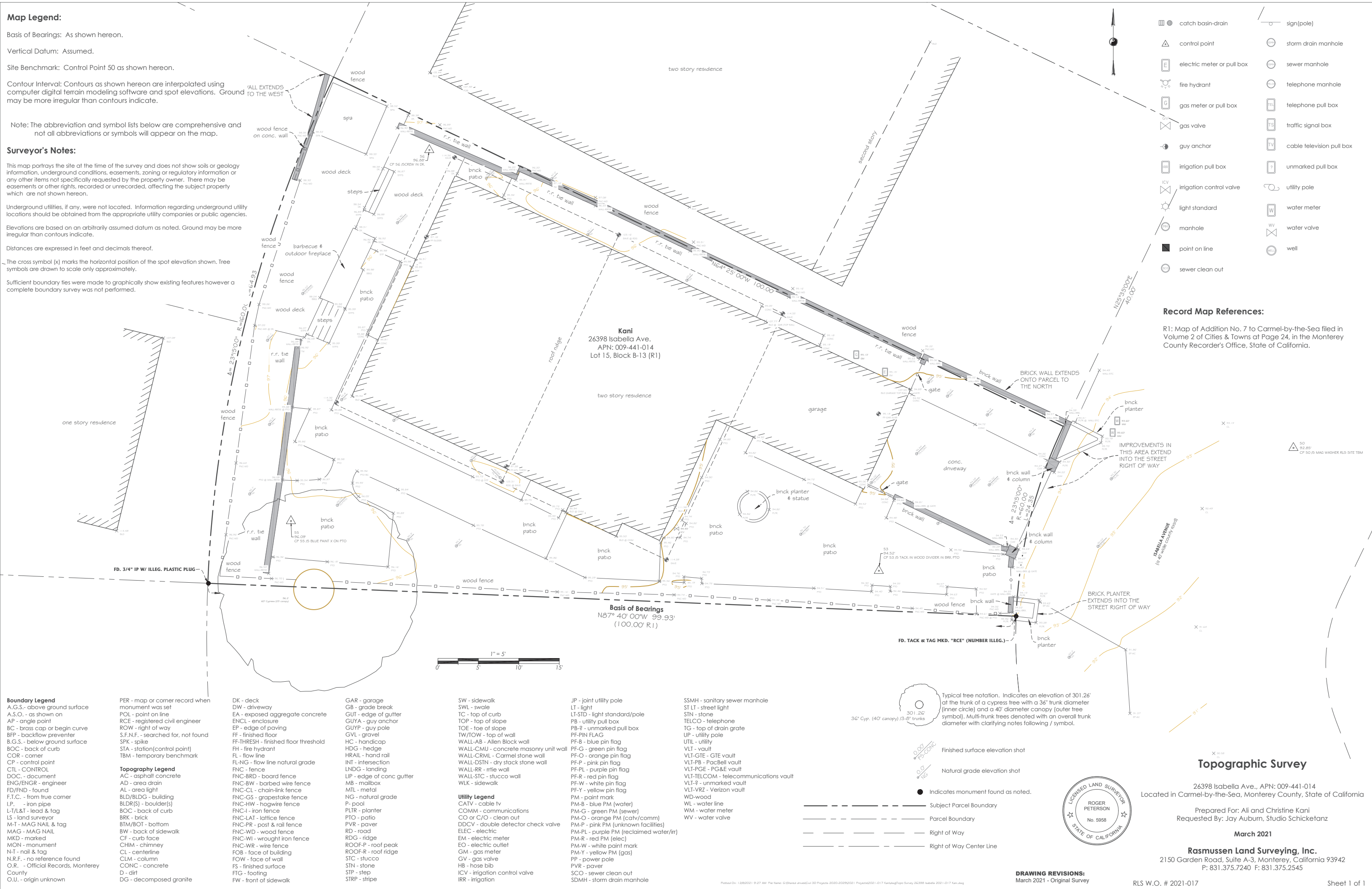
The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

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

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well

Record Map References:

R1: Map of Addition No. 7 to Carmel-by-the-Sea filed in Volume 2 of Cities & Towns at Page 24, in the Monterey County Recorder's Office, State of California.



- Boundary Legend**
- A.G.S. - above ground surface
 - A.S.O. - as shown on
 - AP - angle point
 - BC - brass cap or begin curve
 - BFP - backflow preventer
 - B.G.S. - below ground surface
 - BOC - back of curb
 - COR - corner
 - CP - control point
 - CTL - CONTROL
 - DOC - document
 - ENG/ENGR - engineer
 - FD/FND - found
 - F.T.C. - from true corner
 - I.P. - iron pipe
 - L-T/L&T - lead & tag
 - LS - land surveyor
 - M-T - MAG NAIL & tag
 - MAG - MAG NAIL
 - MKD - marked
 - MON - monument
 - N-T - nail & tag
 - N.R.F. - no reference found
 - O.R. - Official Records, Monterey County
 - O.U. - origin unknown

- Topography Legend**
- AC - asphalt concrete
 - AD - area drain
 - AL - area light
 - BLD/BLDG - building
 - BLDR(S) - boulder(s)
 - BOC - back of curb
 - BRK - brick
 - BTM/BOT - bottom
 - BW - back of sidewalk
 - CF - curb face
 - CHIM - chimney
 - CL - centerline
 - CLM - column
 - CONC - concrete
 - D - dirt
 - DG - decomposed granite

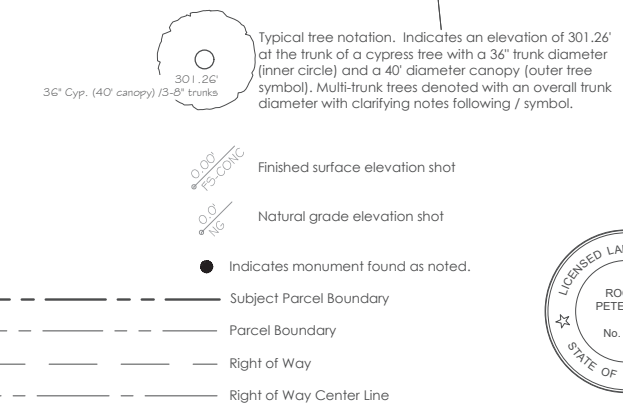
- DK - deck
- DW - driveway
- EA - exposed aggregate concrete
- ENCL - enclosure
- EP - edge of paving
- FF - finished floor
- FF-THRESH - finished floor threshold
- FH - fire hydrant
- FL - flow line
- FL-NG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-BW - barbed wire fence
- FNC-CL - chain-link fence
- FNC-GS - grapestake fence
- FNC-HW - hogwire fence
- FNC-I - iron fence
- FNC-LAT - lattice fence
- FNC-PR - post & rail fence
- FNC-WD - wood fence
- FNC-WI - wrought iron fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FTG - footing
- FW - front of sidewalk

- GAR - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUYP - guy pole
- GVL - gravel
- HC - handicap
- HDG - hedge
- HRAIL - hand rail
- INT - intersection
- LANDG - landing
- LIP - edge of conc gutter
- MB - mailbox
- ML - metal
- NG - natural grade
- P - pool
- PLIR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- ROOF-P - roof peak
- ROOF-R - roof ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe

- Utility Legend**
- SW - sidewalk
 - SWL - swale
 - TC - top of curb
 - TOP - top of slope
 - TOE - toe of slope
 - TW/TOW - top of wall
 - WALL-AB - Allen Block wall
 - WALL-CMU - concrete masonry unit wall
 - WALL-CRML - Carmel stone wall
 - WALL-DSTN - dry stack stone wall
 - WALL-RR - rrie wall
 - WALL-STC - stucco wall
 - WLK - sidewalk

- JP - joint utility pole
- LT - light
- LT-STD - light standard/pole
- PB - utility pull box
- PB-? - unmarked pull box
- PF-PIN FLAG
- PF-B - blue pin flag
- PF-G - green pin flag
- PF-O - orange pin flag
- PF-P - pink pin flag
- PF-PL - purple pin flag
- PF-R - red pin flag
- PF-W - white pin flag
- PF-Y - yellow pin flag
- PM - paint mark
- PM-B - blue PM (water)
- PM-G - green PM (sewer)
- PM-O - orange PM (catv/comm)
- PM-P - pink PM (unknown facilities)
- PM-PL - purple PM (reclaimed water/irr)
- PM-R - red PM (elec)
- PM-W - white paint mark
- PM-Y - yellow PM (gas)
- PP - power pole
- PVR - paver
- SCO - sewer clean out
- SDMH - storm drain manhole

- SSMH - sanitary sewer manhole
- ST LT - street light
- STN - stone
- TELECO - telephone
- TC - top of drain grate
- UP - utility pole
- UTIL - utility
- VLT - vault
- VLT-GTE - GTE vault
- VLT-PB - PacBell vault
- VLT-PGE - PG&E vault
- VLT-TELCOM - telecommunications vault
- VLT-VRZ - Verizon vault
- WD - wood
- WL - water line
- WM - water meter
- WV - water valve



Topographic Survey

26398 Isabella Ave., APN: 009-441-014
 Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Ali and Christine Kani
 Requested By: Jay Auburn, Studio Schicketanz

March 2021

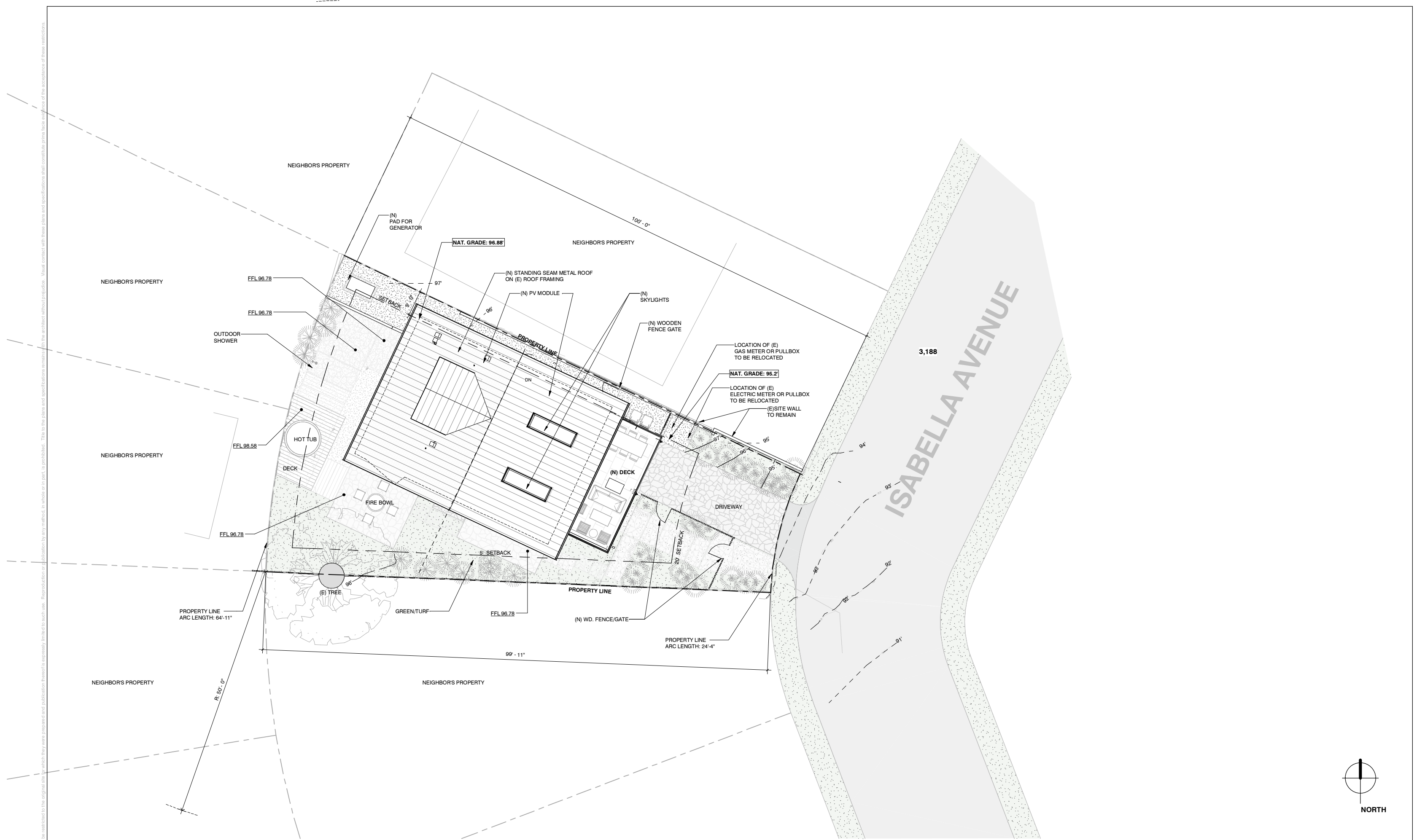
Rasmussen Land Surveying, Inc.
 2150 Garden Road, Suite A-3, Monterey, California 93942
 P: 831.375.7240 F: 831.375.2545

DRAWING REVISIONS:
 March 2021 - Original Survey

RLS W.O. # 2021-017

Sheet 1 of 1

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TITLE PROPOSED SITE DEVELOPMENT PLAN

KANI RESIDENCE

KANI 26398 ISABELLA AVE. CARMEL CA. 93923 APN 009-441-014

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

DATE	04/04/23
SCALE	1/8" = 1'-0"
DRAWN BY	JS
JOB NUMBER	2105

SHEET
3
04/04/23

GRADING/EROSION CTRL NOTES

- ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE # 2535 AND EROSION CONTROL ORDINANCE #2806. THE RECOMMENDATIONS FOUND IN THE PROJECT SOILS ENGINEERING INVESTIGATION PREPARED BY HARO KASJUNICH AND ASSOCIATES, INC. ON NOVEMBER 23, 2021 ; AND GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING, DATED 19 OCTOBER 2021 THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE ARCHITECT AND COMPLY WITH THE SPECIFICATIONS. ON-SITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT. SOILS ENGINEER SHALL INSPECT KEYWAYS (IF REQUIRED) PRIOR TO THE PLACEMENT OF ANY FILL. CONTRACTOR IS TO SUBMIT SOIL ENGINEER'S COMPACTION TEST RESULTS AND FINAL GRADING REPORTS PRIOR TO SCHEDULING ANY INSPECTIONS.
- ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND SHALL NOT EXCEED 4" IN DEPTH.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8' LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. RE. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1' PRIOR DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A COPY OF ALL THE COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATIONS. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISION OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACT BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFO ON EROSION CONTROL PLANNING, GRADING SPECIFICATIONS, SITE PREPARATION, EXCAVATIONS, BACKFILL AND OTHER SPECIAL RECOMMENDATIONS.
- INSPECTION - PRIOR TO LAND DISTURBANCE: PRIOR TO LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICE TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- INSPECTION - DURING ACTIVE CONSTRUCTION: 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.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION: 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.
- GEOTECHNICAL CERTIFICATION: PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT DATED NOVEMBER 23, 2021; AND GEOTECHNICAL INVESTIGATION AND PERCOLATION TESTING, DATED 10/19/2021 BY BELINDA TALUBAN.



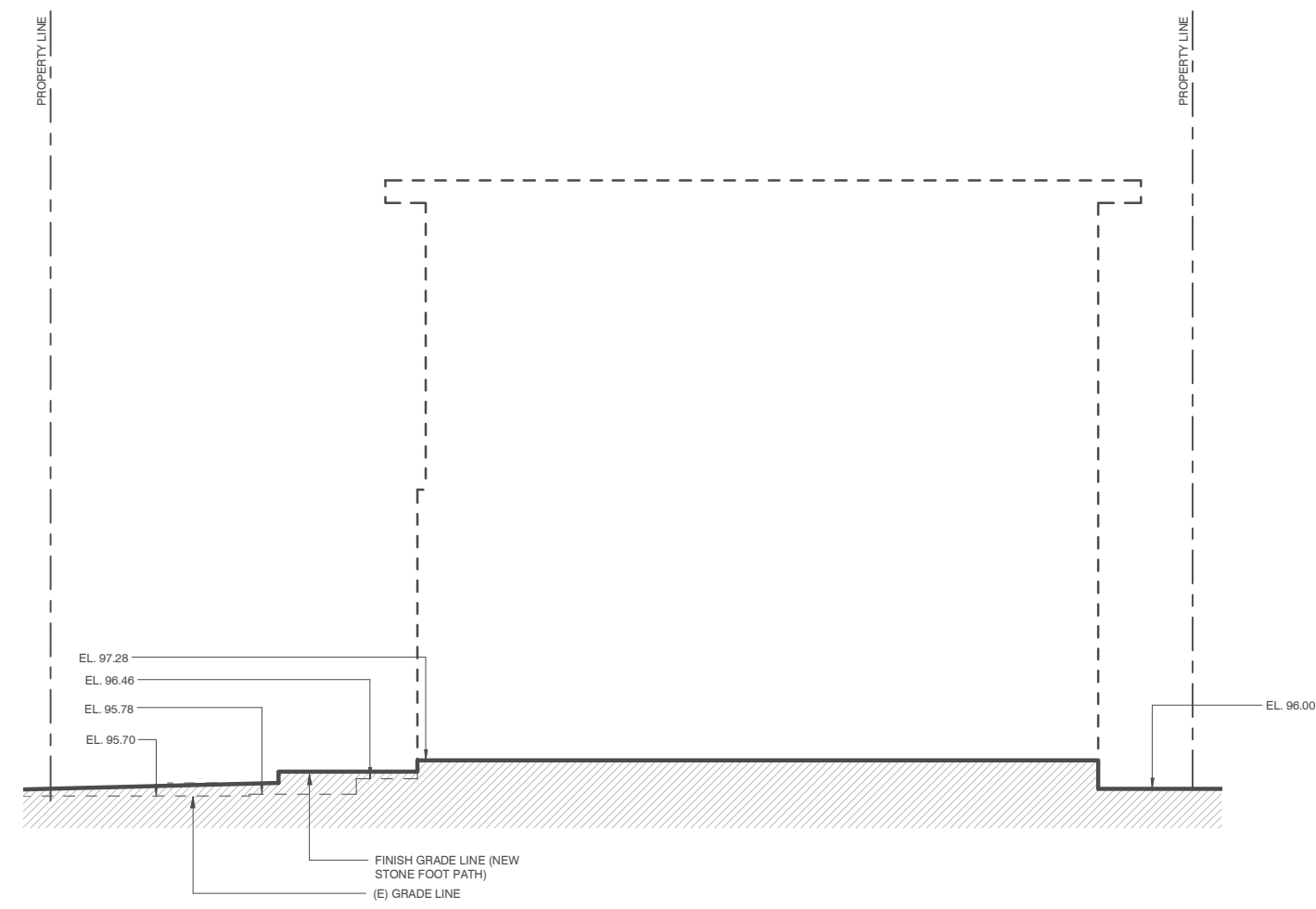
LEGEND

- CUT: 5.10 CU. YARDS**
- FILL: 39.52 CU. YARDS**
- FILL/SOIL TO BE IMPORTED: 34.42 CU. YARDS**
- LINE OF PROPOSED RESIDENCE**

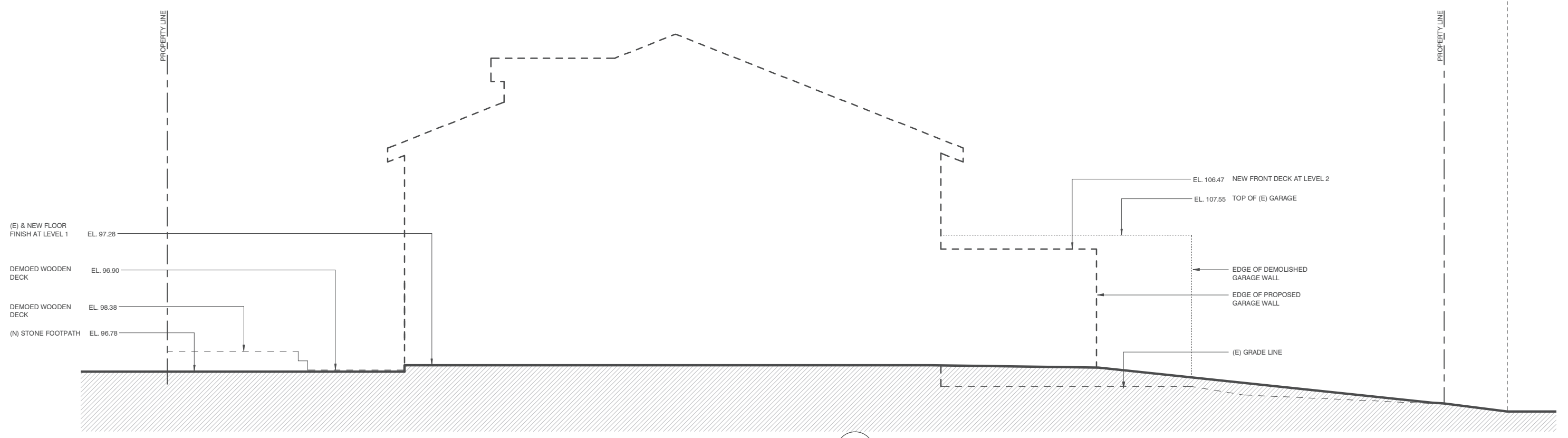
1 SCHEMATIC GRADING PLAN
1/8" = 1'-0"

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1 GRADING SECTION 1
1/4" = 1'-0"



2 GRADING SECTION 2
1/4" = 1'-0"

TITLE SCHEMATIC GRADING SECTIONS

KANI RESIDENCE REMODEL

KANI 26398 ISABELLA AVE. CARMEL CA. 93923 APN 009-441-014

STUDIO SCHICKETANZ

P.O. Box 2704, Carmel, CA, 93921 831.622.9000

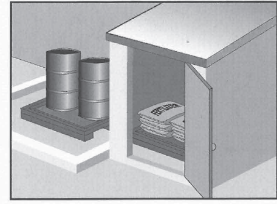
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DRAWN BY	JS
JOB NUMBER	2105

SHEET

3.2

12/06/21

Material Delivery and Storage WM-1

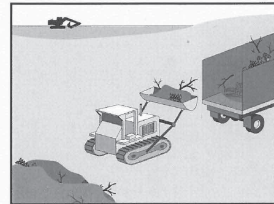


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	None
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Material Pollution Control	Oil and Grease	
	Organics	
Legend:		
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<input checked="" type="checkbox"/> Secondary Category		

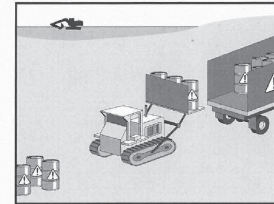
Solid Waste Management WM-5



Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	None
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Material Pollution Control	Oil and Grease	
	Organics	
Legend:		
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<input checked="" type="checkbox"/> Secondary Objective		

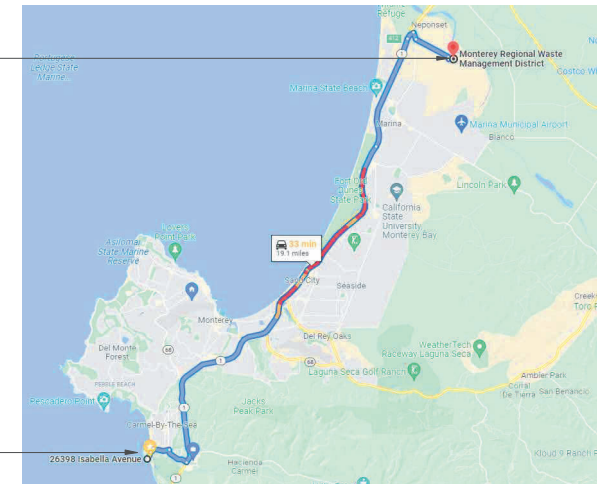
Hazardous Waste Management WM-6



Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories	Targeted Constituents	Potential Alternatives
EC Erosion Control	Sediment	None
SE Sediment Control	Nutrients	
TC Tracking Control	Trash	
WE Wind Erosion Control	Metals	
NS Non-Stormwater Management Control	Bacteria	
WM Waste Management and Material Pollution Control	Oil and Grease	
	Organics	
Legend:		
<input checked="" type="checkbox"/> Primary Objective		
<input checked="" type="checkbox"/> Secondary Objective		

MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT



CONSTRUCTION SITE

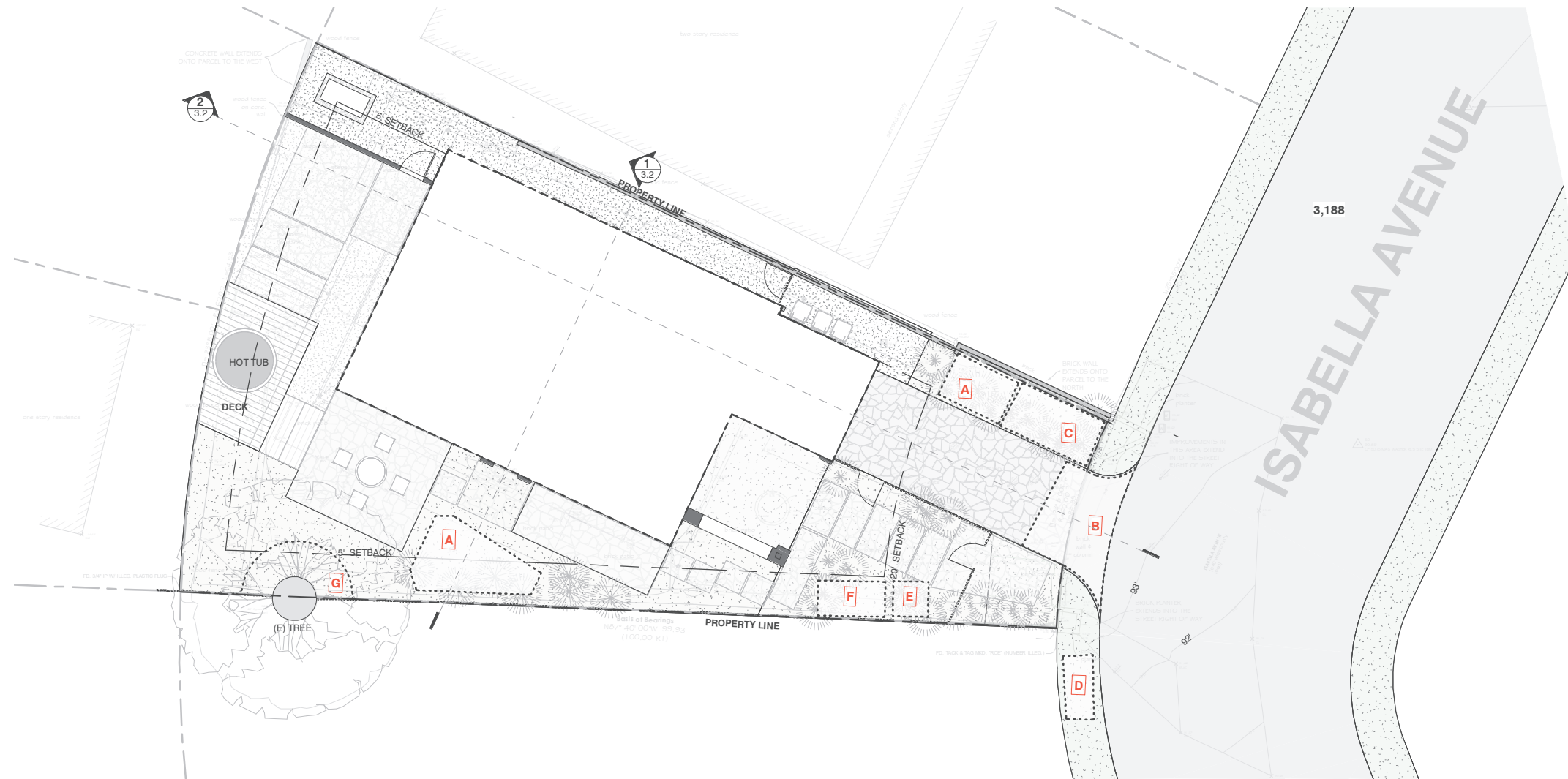
REFUSE ROUTE MAP

CONSTRUCTION MANAGEMENT NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY-FRIDAY, 7.30 AM TO 5.30 PM, OCCASIONALLY SATURDAY SUNDAY 9 AM TO 4PM
- WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
- ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WIND (15 MPH).
- HAUL TRUCKS SHALL MAINTAIN 2-FEET FREEBOARD AND BE COVERED.
- COVER INACTIVE STORAGE PILES.
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES, SEE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION HOUSEKEEPING CONTROLS AND PROCEDURES (E.G., CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY



1 CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"

LEGEND	
A	STAGING AREA
B	EXISTING STABLE CONSTRUCTION ENTRANCE PER OASCA
C	TEMPORARY CONCRETE WASHOUT FACILITY
D	EMPLOYEE PARKING AREA
E	PORTABLE SANITATION FACILITY
F	ON-SITE STOCKPILE
G	TREE PROTECTION

TITLE CONSTRUCTION MANAGEMENT PLAN

KANI RESIDENCE REMODEL

KANI 26398 ISABELLA AVE. CARMEL CA. 93923 APN 009-441-014

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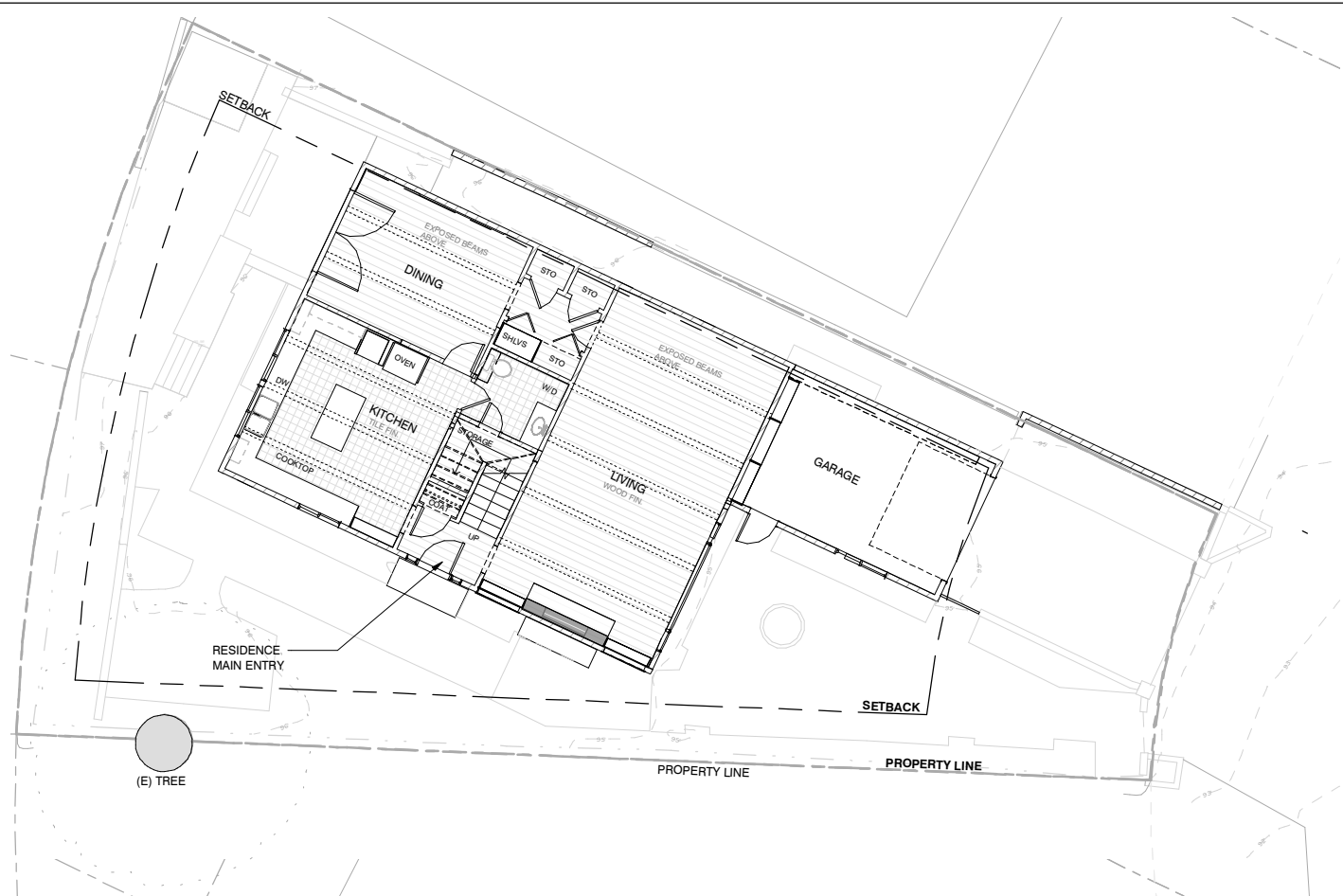
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JOB NUMBER	2105

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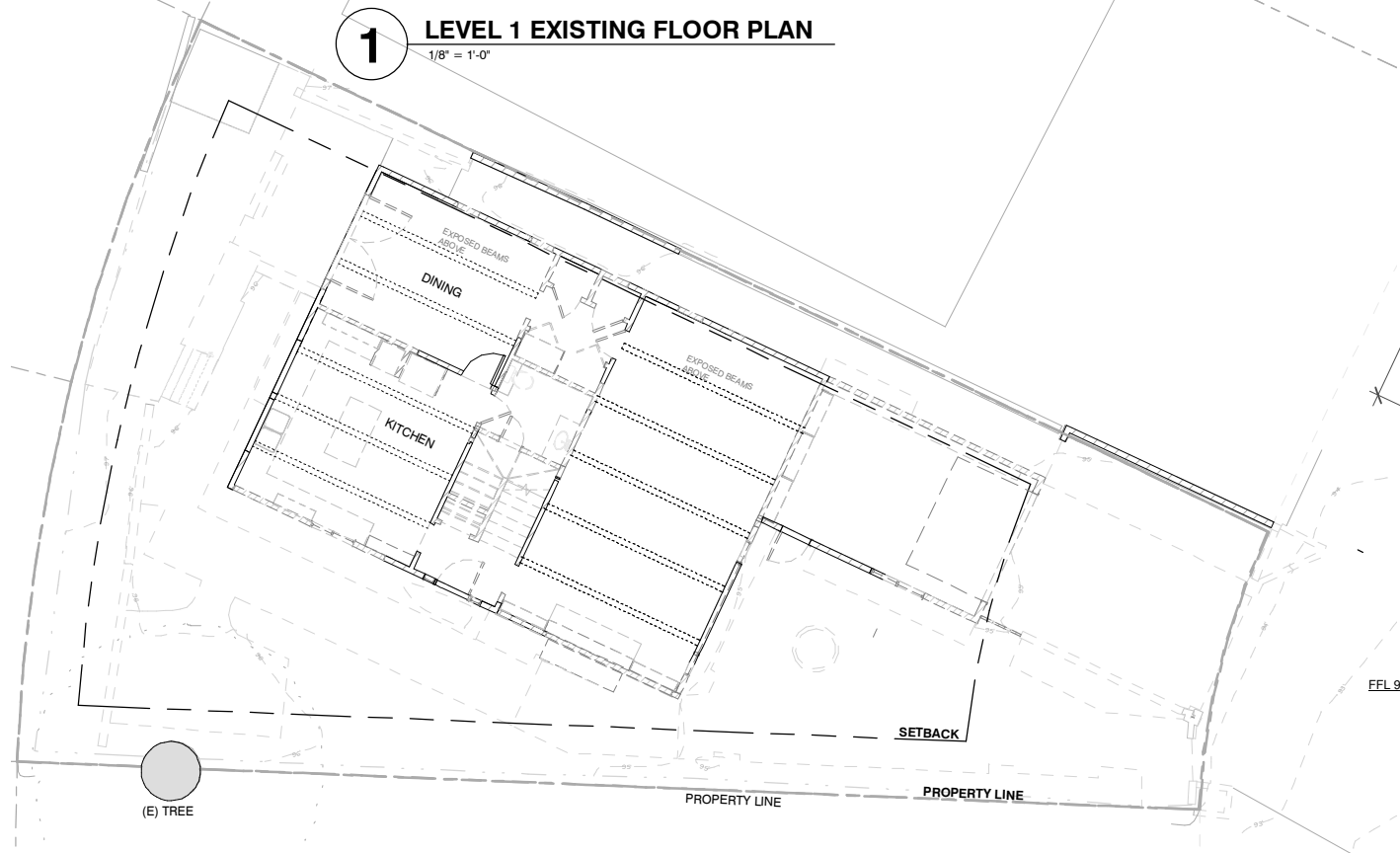
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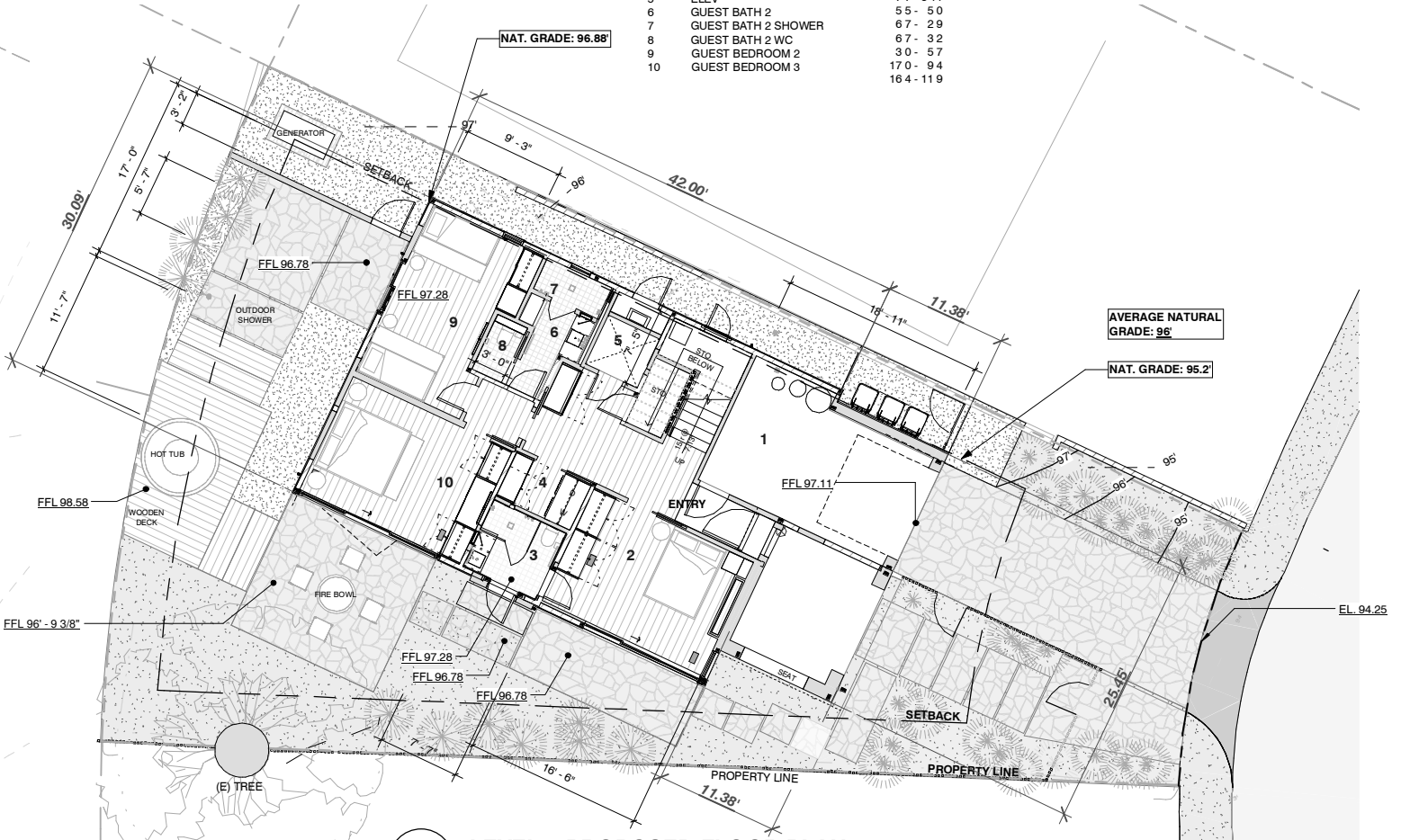
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1 LEVEL 1 EXISTING FLOOR PLAN
 1/8" = 1'-0"



2 LEVEL 1 DEMOLITION PLAN
 1/8" = 1'-0"



3 LEVEL 1 PROPOSED FLOOR PLAN
 1/8" = 1'-0"

LEGEND

EXISTING WALLS
 WALLS TO DEMOLISH

LEVEL 1 - MAIN HOUSE NEW WALLS

131.7' : TOTAL LENGTH OF EXTERIOR (E) WALLS
 52.6' : TOTAL LENGTH OF EXTERIOR WALLS TO BE DEMOLISHED
 40.0% : PERCENTAGE OF EXTERIOR WALLS TO BE DEMOLISHED

85.2' : TOTAL LENGTH OF INTERIOR (E) WALLS
 42.4' : TOTAL LENGTH OF INTERIOR WALLS TO BE DEMOLISHED
 49.7% : PERCENTAGE OF INTERIOR WALLS TO BE DEMOLISHED

TOTAL PERCENTAGE OF WALLS TO BE DEMOLISHED

53.6% : LEVEL 1 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 57.0% : LEVEL 2 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 31.0% : LEVEL 3 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 47.2%

TOTAL LENGTH OF INTERIOR & EXTERIOR WALLS TO DEMOLISH @ LEVEL 1: 125.3'

LEVEL 1	EXISTING	PROPOSED
	1,553	1,411

ROOM SIZES

1	GARAGE	20 1 - 11 0
2	GUEST BEDROOM 1	16 6 - 11 9
3	GUEST BATH 1	7 7 - 7 5
4	LAUNDRY	7 7 - 3 11
5	ELEV	5 5 - 5 0
6	GUEST BATH 2	6 7 - 2 9
7	GUEST BATH 2 SHOWER	6 7 - 3 2
8	GUEST BATH 2 WC	3 0 - 5 7
9	GUEST BEDROOM 2	17 0 - 9 4
10	GUEST BEDROOM 3	16 4 - 11 9

TITLE LEVEL 1 EXISTING PLAN, DEMOLITION PLAN & PROPOSED PLAN

KANI RESIDENCE

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STUDIO SCHICKETANZ

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DRAWN BY	JS
JOB NUMBER	2105

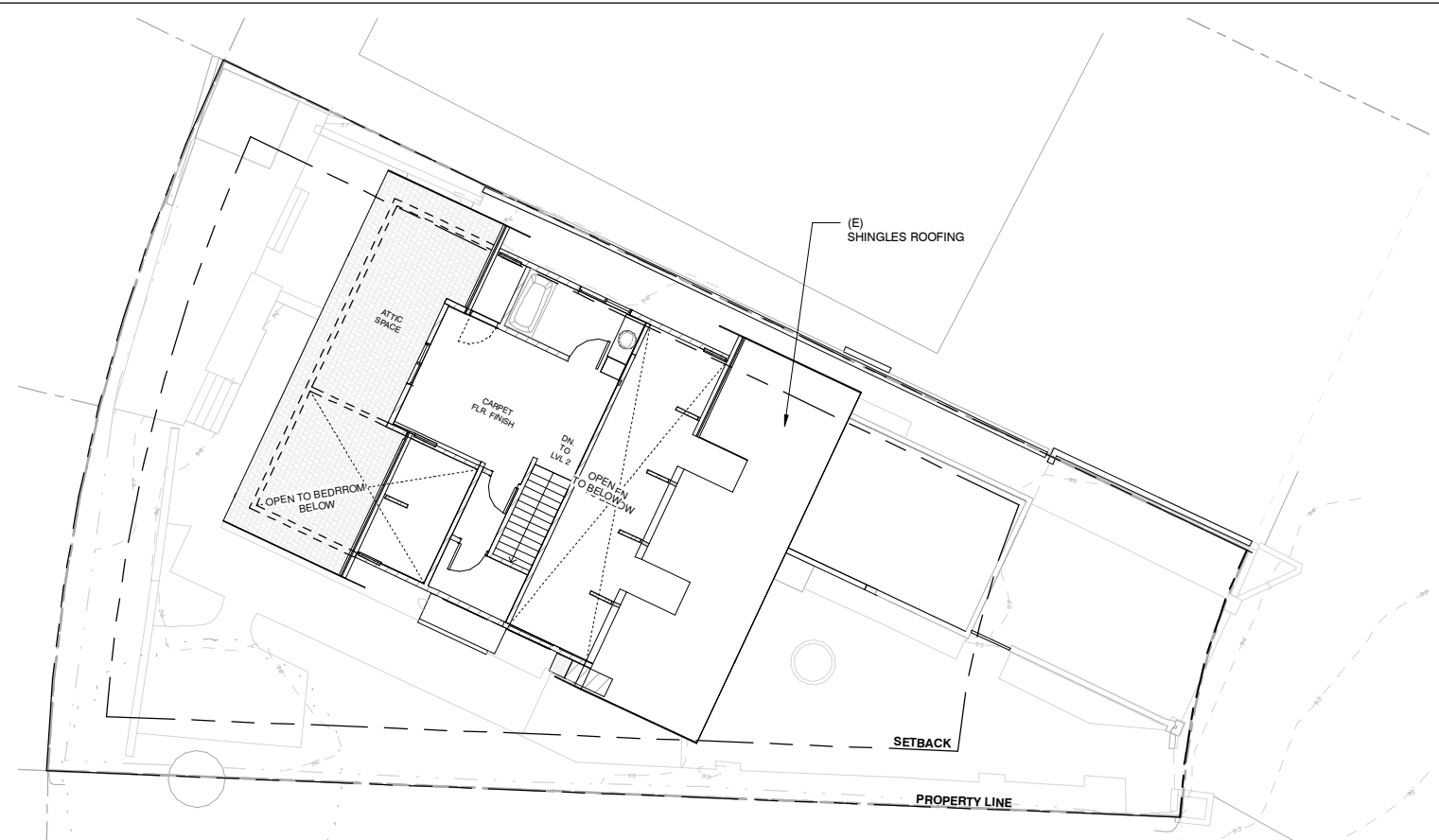
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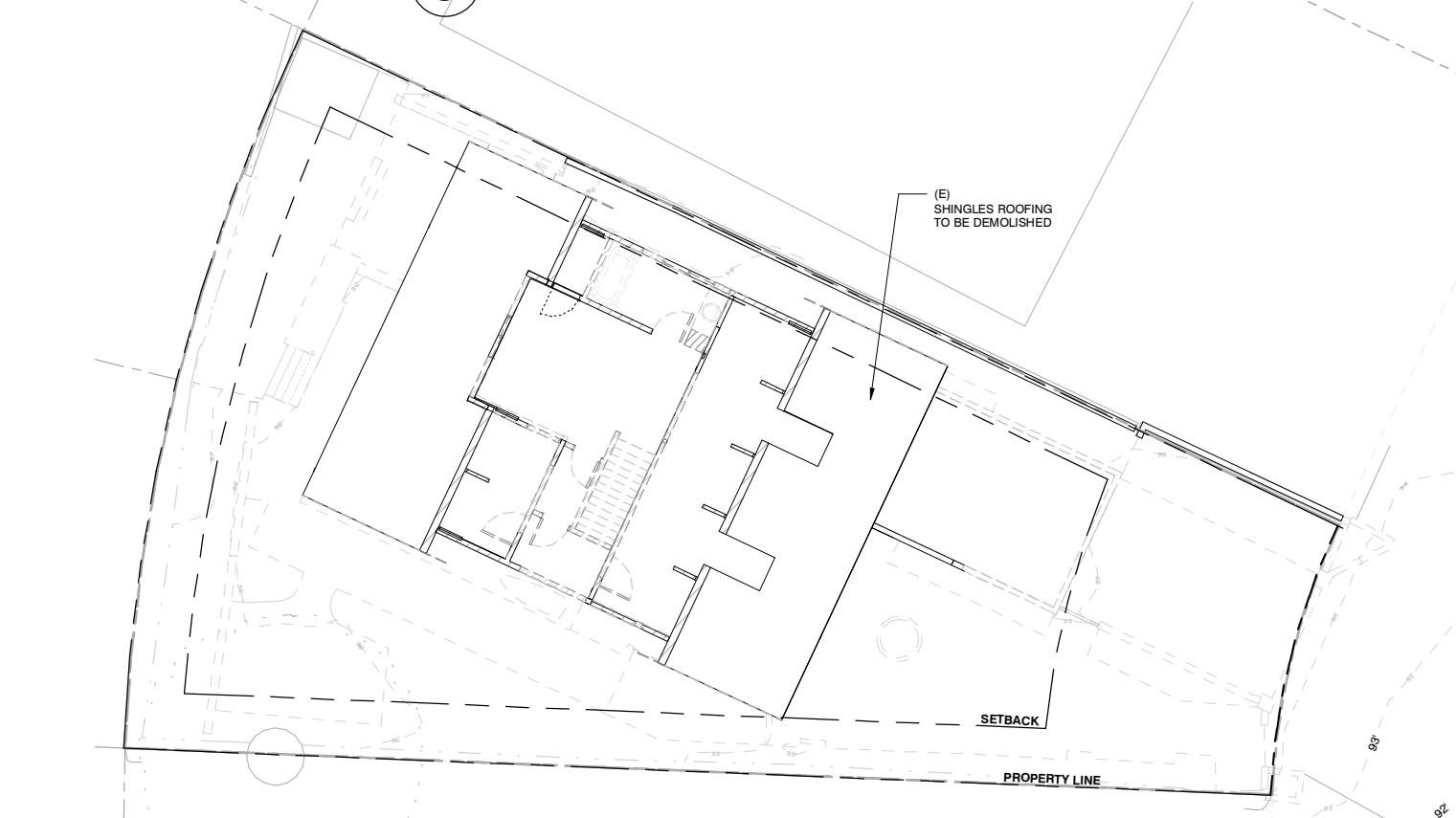
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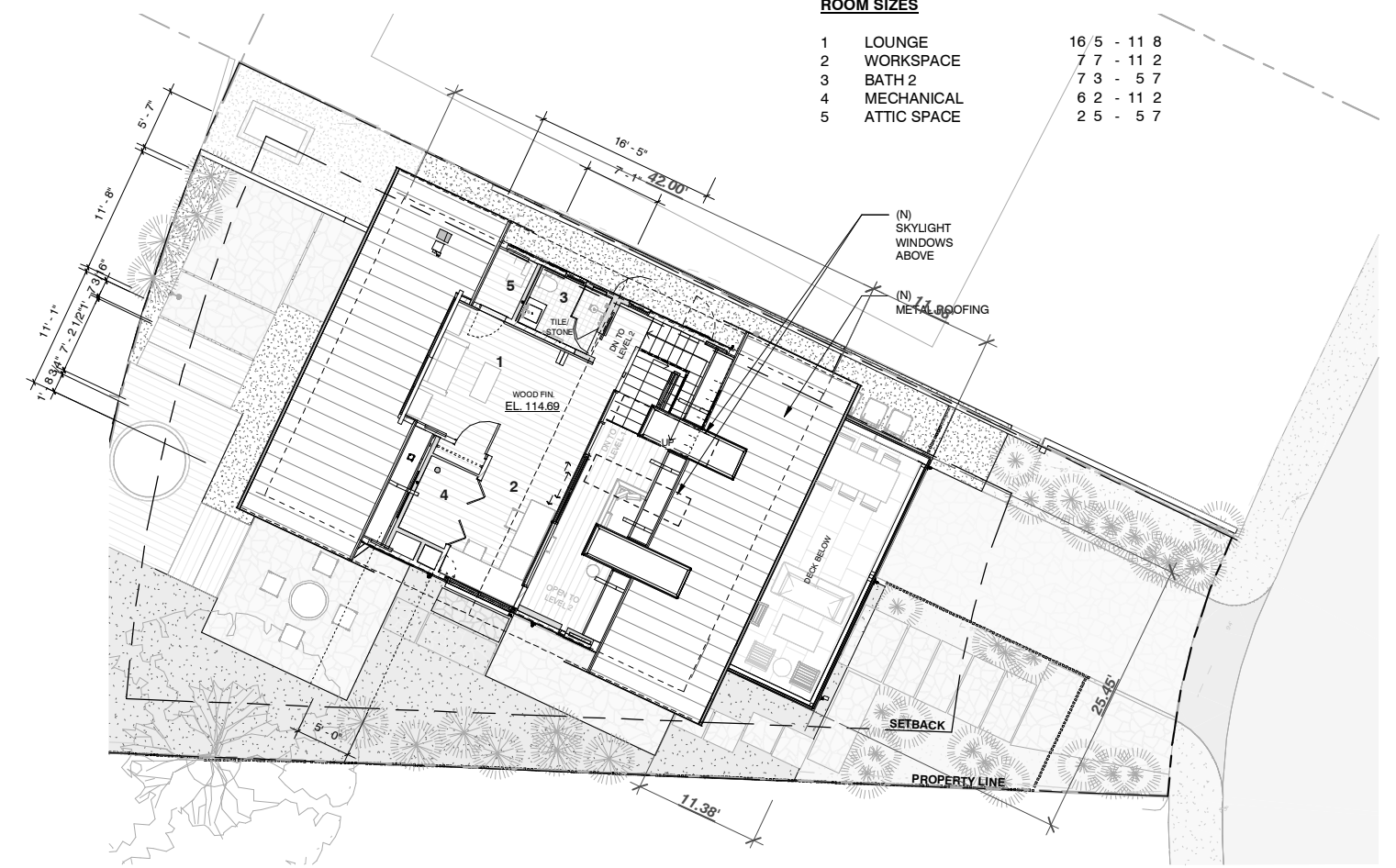
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3 LEVEL 3 EXISTING FLOOR PLAN
 1/8" = 1'-0"



1 LEVEL 3 DEMOLITION PLAN
 1/8" = 1'-0"



2 LEVEL 3 PROPOSED FLOOR PLAN
 1/8" = 1'-0"

LEGEND

- EXISTING WALLS
- WALLS TO DEMOLISH
- NEW WALLS

LEVEL 3

105.7' : TOTAL LENGTH OF EXTERIOR (E) WALLS
 27.4' : TOTAL LENGTH OF EXTERIOR WALLS TO BE DEMOLISHED
 26.0' : % OF EXTERIOR WALLS TO BE DEMOLISHED

84.7' : TOTAL LENGTH OF INTERIOR (E) WALLS
 30.5' : TOTAL LENGTH OF INTERIOR WALLS TO BE DEMOLISHED
 36.0' : % OF INTERIOR WALLS TO BE DEMOLISHED

TOTAL LENGTH OF INTERIOR & EXTERIOR WALLS TO DEMOLISH @ LEVEL 3: 55.2'

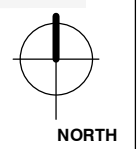
TOTAL PERCENTAGE OF WALLS TO BE DEMOLISHED

53.6% : LEVEL 1 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 57.0% : LEVEL 2 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 31.0% : LEVEL 3 - PERCENTAGE OF EXTERIOR & INTERIOR WALLS TO BE DEMOLISHED
 47.2%

LEVEL 3	EXISTING	PROPOSED
	265	331

ROOM SIZES

1	LOUNGE	16' 5" - 11' 8"
2	WORKSPACE	7' 7" - 11' 2"
3	BATH 2	7' 3" - 5' 7"
4	MECHANICAL	6' 2" - 11' 2"
5	ATTIC SPACE	2' 5" - 5' 7"



TITLE LEVEL 3 EXISTING PLAN, DEMOLITION PLAN & PROPOSED PLAN

KANI RESIDENCE

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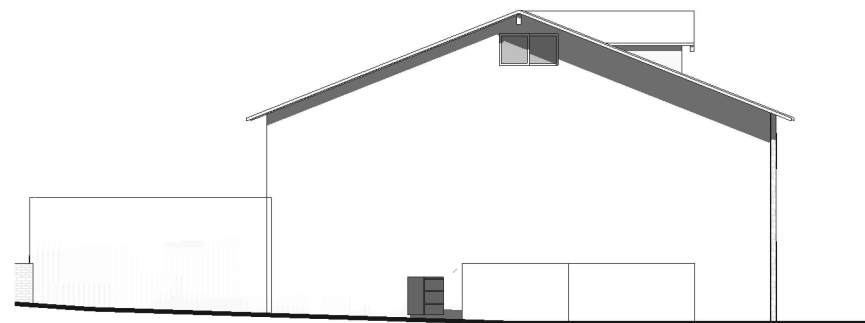
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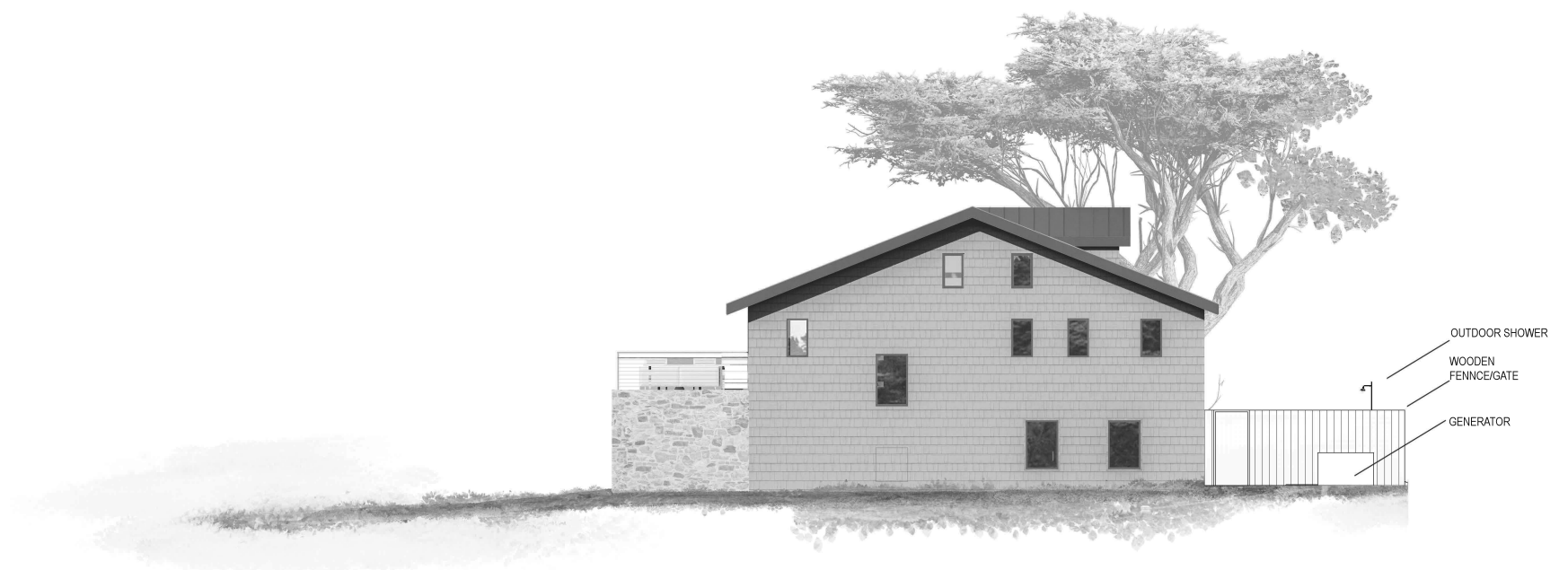
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1 EXISTING EXTERIOR NORTH ELEVATION
1/8" = 1'-0"



3 EXISTING EXTERIOR EAST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

TITLE NORTH AND EAST EXTERIOR ELEVATIONS

KANI RESIDENCE REMODEL

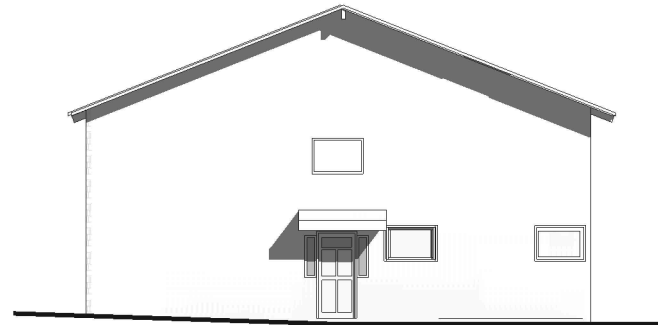
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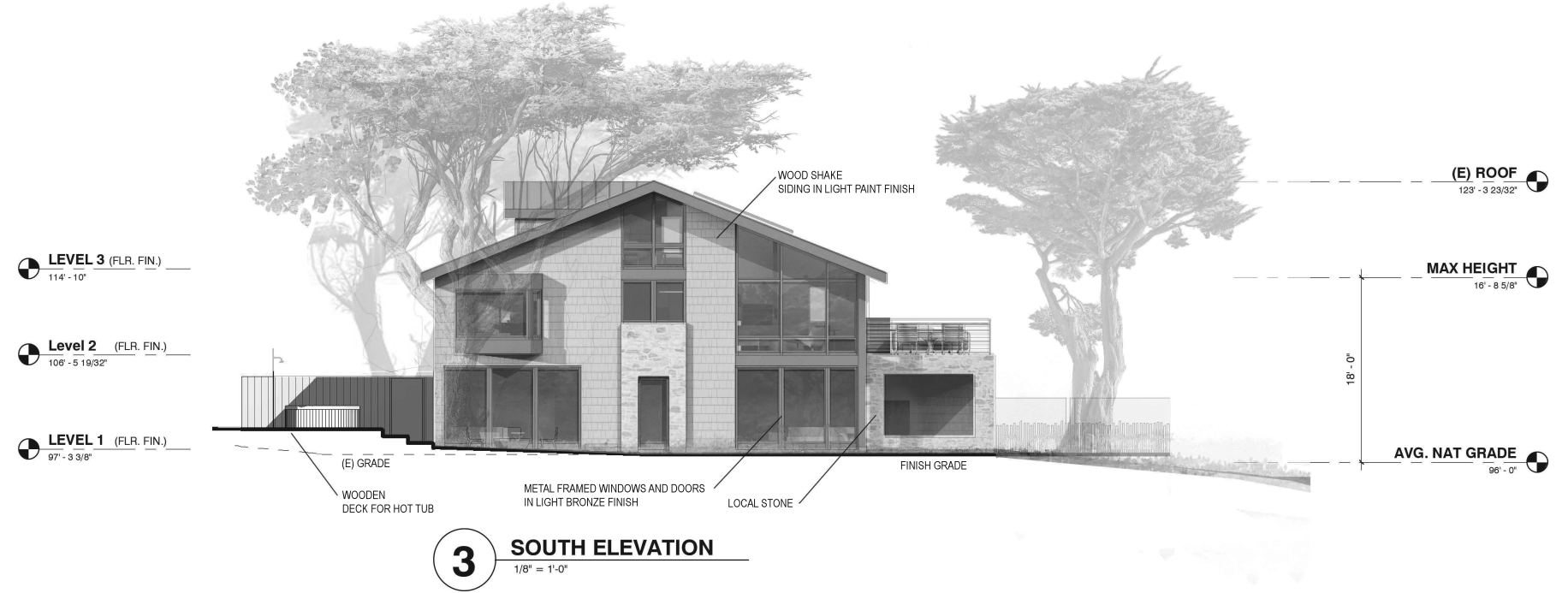
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JOB NUMBER	2105

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12/02/21

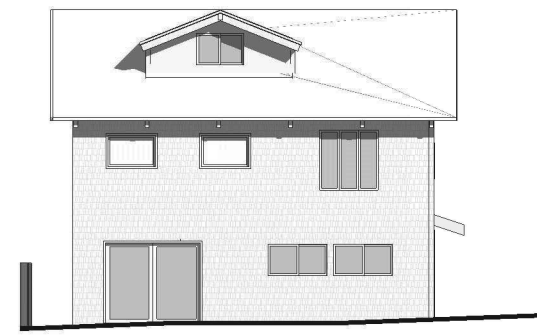
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1 **EXISTING EXTERIOR SOUTH ELEVATION**
1/8" = 1'-0"



3 **SOUTH ELEVATION**
1/8" = 1'-0"



2 **EXISTING EXTERIOR WEST ELEVATION**
1/8" = 1'-0"



4 **WEST ELEVATION**
1/8" = 1'-0"

TITLE SOUTH AND WEST EXTERIOR ELEVATIONS

KANI RESIDENCE REMODEL

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STREET VIEW PERSPECTIVE (EXISTING)



STREET VIEW PERSPECTIVE (PROPOSED)

TITLE STREET VIEW PERSPECTIVE

KANI RESIDENCE

KANI 26398 ISABELLA AVE. CARMEL CA. 93923 APN 009-441-014

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

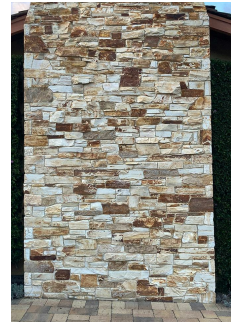
DATE	09/06/22
SCALE	
DRAWN BY	JS
JOB NUMBER	2105

SHEET
8.1
09/06/22

DOORS AND WINDOWS: ALUMINUM IN MEDIUM BRONZE FINISH



EXTERIOR WALLS: LOCAL STONE



EXTERIOR WALLS : WOOD SHAKE IN LIGHT PAINT FINISH



ROOF: STANDING SEAM METAL IN MEDIUM BRONZE FINISH



TITLE

MATERIAL PALETTE

SCALE

KANI RESIDENCE

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