

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

HARTLEY CAITLIN (PLN240278)

RESOLUTION NO. 25-045

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow demolition of an existing 943 square foot single family dwelling, 493 square foot second single family dwelling, and a 365 square foot detached garage, and construction of a 2,729 square foot two-story single-family dwelling with attached 626 square foot garage and associated site improvements including 624 square feet of decks and refinishing of the existing asphalt driveway.

[PLN240278 HARTLEY, 308 Calle De Los Agrinemsors, Carmel Valley (APN: 189-421-011-000)]

The HARTLEY application (PLN240278) came on for an administrative decision before the County of Monterey Chief of Planning on September 17th, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Carmel Valley Master Plan (CVMP); and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 308 Calle Des Los Agrinemsors, Carmel Valley, Carmel Valley Master Plan (Assessor's Parcel Number: 189-421-011-000). The parcel is zoned Low Density Residential, with a density of 2.5 acre per unit, Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/2.5-D-S-RAZ", which allows for the establishment of a first single-family dwelling and accessory structures as principally allowed uses. The Site Plan Review overlay requires an Administrative Permit for all construction of structures, additions, and the deposit or removal of materials. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the demolition of all existing structures (943 square foot single-family dwelling, 493 square foot second single family dwelling, a 365 square foot detached garage, and a shed) and the construction of a 2,729 square foot two-story single-family dwelling with attached 626 square foot garage and associated site improvements including 624 square foot of composite wood decks, refinishing of the existing asphalt driveway, a new septic system, and retaining walls. The project involves approximately 107.5 cubic yards of cut and 120 cubic yards of fill. Therefore, the project is an allowed land use for this site.

The site plans included in this project illustrate an approximately 1,200 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of an ADU is not a part of this discretionary application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

- c) Lot Legality. The subject property (149,541.48 square feet; 3.43 acres), APN: 189-421-011-000, is identified in its current configuration as Parcel A on a Final Map within Rancho Laureles and Sections 10 and 11, recorded on January 8th, 2010 (Volume 31 of Surveys, Page 2). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The proposed development includes colors and materials consisting of brown-stained vertical wood siding, aluminum corrugated metal siding, red brick siding, a composite slate roof, and a light brown wooden trim. The proposed colors and materials are compatible with the surrounding environment and are consistent with the surrounding neighborhood character. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020. The exterior lighting will be approved prior to the issuance of building or grading permits and shall be implemented through the County's

standard condition. The proposed design is consistent with the neighboring development and assures protection of the public viewshed.

- e) Site Plan Review. The property is subject to the Site Plan Review “S” overlay zoning district, which provides regulations for development, with by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application, and an Administrative Permit application has been received and reviewed pursuant to these regulations. An archeological report was included in the application; this parcel did not have any archaeological resources identified on the property (see subsequent Evidence “g”). A fuel management plan was included in the application, which included measures to maintain vegetation surrounding the development area to reduce fire hazards. Development has been sited and designed to avoid tree removal, and the County’s standard condition has been incorporated, requiring the applicant to install and maintain tree protection fencing during construction activities. The applicants provided a grading and erosion control plan to demonstrate the feasibility of their proposed project. A geotechnical report and geological report were also prepared, which analyzed the soil and geological conditions of the site and determined it was suitable for the development of the proposed project. Pursuant to Title 16 section 16.08.110, all recommendations made in the geotechnical report will be incorporated in the final grading plans and specifications. Staff reviewed County records and data from the California Department of Fish and Wildlife; there are no known resources located within the subject property. Also see Finding 2, Evidence “b”.
- f) Development Standards. The property is subject to the site development standards for the LDR zoning district , which are identified in Title 21 section 21.14.060. Required setbacks for main structures and structurally attached accessory structures are 30 feet (front), 15 feet (side), and 20 feet (rear). As proposed, the single-family dwelling with attached garage complies with these requirements. The allowed height for main structures is 30 feet; the proposed structure has a height of 26 feet 11 inches from average natural grade. Allowed maximum site coverage is 25% on lots of 20,000 square feet or more. The project will result in 3,993.5 square feet of coverage or 2.6%. Therefore, the proposed project meets the required site development standards for the LDR zoning district.
- g) Cultural Resources. The Monterey County Geographic Information System (GIS) identifies the subject property to a high archaeological sensitivity. Pursuant to General Plan section OS-6.3 and Title 21 section 21.66.050.C.1.a, a Phase I Archaeological Survey (County of Monterey Library No. LIB250091) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited and will be controlled by the application of the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- h) Historical Resources. Due to the age of the existing residence (constructed in 1946), a Phase I Historic Assessment (County of Monterey Library No. LIB250093) was prepared to determine whether the residence retained any historical significance. The report determined that the circa-1946 residence and accessory structures do not retain any historical significance as the property has no historic associations and the existing residence is not an outstanding example of a type, construction period, or architectural design.
- i) Development on Slopes. Less than 399 square feet of development on slopes in excess of 25% will occur to accommodate the footings of the proposed exterior deck and the northern portion of the residence. No discretionary permit is required to allow development pursuant to General Plan Policy OS-3.5(1)(c). The siting of the residence is to accommodate the required 50-foot setback from a nearby fault.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240258.

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, Environmental Health Bureau, and Monterey County Regional FPD. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - “Phase I Archaeological Assessment in Support of the 308 Calle de Los Agrinemsors Project, Carmel Valley, Monterey County, CA” (County of Monterey Library No. LIB250091) prepared by Susan Morley, Marina, California, October 2024.
 - “Geotechnical and Percolation Investigation” (County of Monterey Library No. LIB250092) prepared by Belinda and Jeffrey Taluban, Salinas, California, January 28, 2025.
 - “Phase One Historic Assessment for 308 Calle De Los Agrinemsors” (County of Monterey Library No. LIB250093) prepared by Seth A. Bergstein, Pacific Grove, California, March 24, 2025.
 - “Geological Report for 308 & 308A Calle De Los Agrinemsors” (County of Monterey Library No. LIB250302) prepared by CapRock Geology Inc., Aromas, California, July 3, 2025.
- County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints

that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) A Geotechnical Report (County of Monterey Library No. LIB250092) was prepared for this project, where the qualified civil engineer made multiple recommendations for the development, including reinforced spread footing foundations, concrete slabs-on-grade, site drainage, and a septic system drain field system using conventional leaching fields is possible at the project site. The report concluded the site is suitable for the proposed project. Pursuant to Chapter 16.08 section 16.08.110 of the Monterey County Code, the recommendations included in geotechnical reports shall be incorporated in the grading plans and specifications. Therefore, as proposed and designed, the site is found to be suitable for the development.
- d) A Geological Report (County of Monterey Library No. LIB250302) was prepared due to the project site's location with 660 feet of an active or potentially active fault (Tularcitos). Based on a review of the published maps, the Project Geologist found that a discontinuous, well-constrained splay of the Monterey Bay-Tularcitos Fault is mapped crossing the property 45 to 50 feet west of the existing main single-family residence. This splay is underlain by granite and is not a lithologic contact. No geomorphic or textural evidence indicates the fault location. The existing house was built in the 1940s and shows no signs of foundation cracking or other evidence of active fault movement. The main trace of the Monterey Bay-Tularcitos fault is mapped approximately 200 feet to the east of the subject property. The Geologist's observations during their site visit and aerial photo interpretation did not reveal the existence of any geomorphic expression or tonal lineaments indicating the fault location crossing the subject property. Given the well-constrained location of the splay of the Tularcitos fault, the Project Geologist determined that a fault setback of 45-50 feet is considered prudent. General Plan Policy S-1.5 and Title 21 section 21.66.040(C)(2) requires that habitable development be sited at least 50 feet from active faults. The proposed residence is sited 50 feet from the mapped trace and therefore complies with the requirements of the General Plan, Zoning Ordinance, and the recommendation of the Geologist. As sited and required to comply with County Code and California Building Code, the site is physically suitable, the development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property (General Plan Policies S-1.7 and S-1.8).
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240278.

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, Environmental Health Bureau, and Monterey County Regional FPD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are currently available to the subject property. California American Water (Cal-Am) provides potable water, and the subject property contains an On-site Wastewater Treatment System (OWTS). The proposed project includes the installation of a new OWTS to increase the property's wastewater disposal. EHB will review and approve an OWTS Permit concurrent with issuance of the required construction permit.
 - c) See Finding No. 2, Evidence "c" and "d."
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240278.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240278.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) As detailed in Finding 1, evidence "b", the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that "[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA." In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004). Accordingly, while the Chief of Planning's discretionary authority is limited to consideration of the proposed residence and garage, the proposed residence, garage, and ADU are subject to CEQA. The project involves the construction of the

first single-family dwelling, with an attached garage and a detached accessory dwelling unit on a residentially zoned property.

- b) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- c) The replacement structures will have the same residential purpose and capacity as the original structures. The replacement structures will be on substantially the same footprint as the existing structures and will be located on the same site. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The historical report concluded that the existing main residence has no historical significance or integrity, the Phase I archaeological report concludes no impact to archaeological resources with implementation of the project. Construction of the proposed residential development will neither create nor significantly contribute to geologic instability or geologic hazards, and the project will not lead to an unacceptable level of risk to life and property. See Finding Nos. 2 and 3 and supporting evidence. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240278.

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

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Administrative Permit and Design Approval to allow demolition of an existing 943 square foot single family dwelling, 493 square foot second single family dwelling, and a 365 square foot detached garage, and construction of a 2,729 square foot two-story single-family dwelling with attached 626 square foot garage and associated site improvements including 624 square feet of decks and refinishing of the existing asphalt driveway.

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

PASSED AND ADOPTED this 17th day of September 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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 HCD-Planning and HCD-Building Services Department office in Salinas.

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

County of Monterey HCD Planning

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

PLN240278

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative Permit and Design Approval (PLN240278) to allow for the demolition of an existing 943 square foot house, 493 square foot house and 365 square foot detached garage; and construction of a 2,729 square foot two-story single family dwelling with attached 626 square foot garage, a 1,200 square foot accessory dwelling unit, 624 square foot of new composite wood decks, refinish existing asphalt driveway. The property is located at 308 Calle De Los Agrinemsors, Carmel Valley (Assessor's Parcel Number 189-421-011-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 on-going 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:
"A [Type of Permit] (Resolution Number _____) was approved by [Name of Hearing Body] for Assessor's Parcel Number 189-421-011-000 on September 17th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. 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(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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. 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 through out 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. 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.

6. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).
(Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services 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. (Public Works)

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 and HCD- Engineering Services 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.

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.

PROPOSED MATERIALS



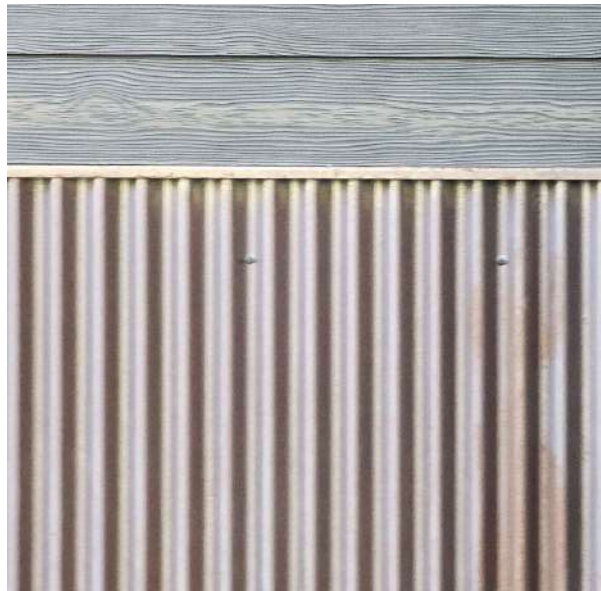
COMPOSITE SLATE ROOF - GRAY/BROWN BY 'DAVINCI'



VINYL WINDOWS & DOORS - BLACK



VERTICAL WOOD SIDING - BROWN BY 'HEWN ELEMENTS - RUSTIC RECLAIMED'



CORRUGATED METAL SIDING



BRICK VENEER - RED/BROWN BY 'GLEN-GERY - MT. RUSHMORE'

EXISTING SITE PHOTOS



STREET VIEW OF (E) HOUSE & GARAGE



REAR VIEW OF 2ND (E) HOUSE & STORAGE SHED

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
- CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
- SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
- CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.

AVERAGE NATURAL GRADE CALCULATIONS

PROPOSED HOUSE:
HIGHEST ELEVATION = 793.5'
LOWEST ELEVATION = 782.0'

$(793.5+782.0)/2 = 787.75'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 30'-0" OR 817.75'
PROPOSED HEIGHT ABV. A.N.G. = 26'-2" OR 813.91'

PROPOSED A.D.U.:
HIGHEST ELEVATION = 777.0'
LOWEST ELEVATION = 774.0'

$(777.0+774.0)/2 = 775.5'$ AVERAGE NATURAL GRADE (A.N.G.)

ALLOWABLE HEIGHT ABV. A.N.G. = 16'-0" OR 791.5'
PROPOSED HEIGHT ABV. A.N.G. = 14'-9" OR 790.25'

SHEET INDEX

G1.0 PROJECT INFORMATION
G1.1 CONSTRUCTION MANAGEMENT PLAN
G1.2 GRADING PLAN
G1.3 FUEL MANAGEMENT PLAN

A1.0 SURVEY / EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A1.2 PROPOSED SITE LIGHTING
A2.0 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED SECOND FLOOR PLAN
A2.4 PROPOSED ROOF PLAN
A2.5 PROPOSED A.D.U. FLOOR PLAN
A2.7 PROPOSED A.D.U. ROOF PLAN
A3.0 BUILDING ELEVATIONS
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A3.3 BUILDING ELEVATIONS
A4.0 DOOR & WINDOW SCHEDULES

SCOPE OF WORK

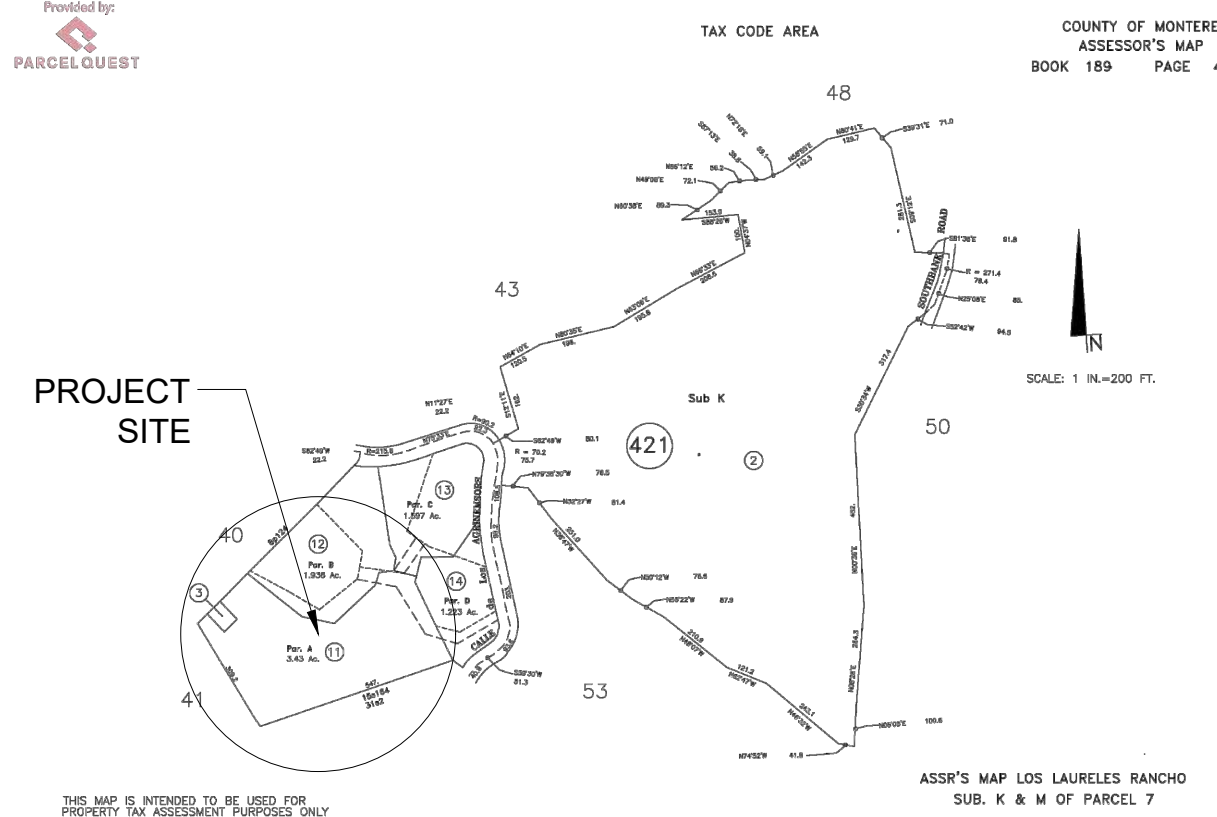
DEMOLITION OF AN (E) 943 SF HOUSE, (E) 493 SF HOUSE, AND (E) 365 SF DETACHED GARAGE.

CONSTRUCTION OF A NEW 2,774 SF TWO STORY SINGLE FAMILY HOUSE WITH ATTACHED 626 SF GARAGE. CONSTRUCTION OF A NEW 1,200 SF ACCESSORY DWELLING UNIT. CONSTRUCT 623.5 SF OF NEW COMPOSITE WOOD DECKS. REFINISH (E) ASPHALT DRIVEWAY 12' WIDE & 120'-0" LONG. NO LANDSCAPING PROPOSED.

VICINITY MAP



PARCEL MAP



BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

ALL MATERIALS & CONSTRUCTION TO COMPLY WITH CHAPTER 7A OF THE 2022 CBC, AND CHAPTER 3, SECTION 337R OF THE 2022 CRC.

PROJECT TEAM

OWNER CAITLIN HARTLEY
308 CALLE DE LOS AGRINEMSORS
CARMEL VALLEY, CA 93924

ARCHITECT SAMUEL PITNICK ARCHITECTS, INC.
LICENSE # C-34362
PO BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
SAMUEL.PITNICK@GMAIL.COM

SURVEYOR LANDSET ENGINEERS INC.
520 CRAZY HORSE CANYON RD B
SALINAS, CA 93907
PHONE: (831) 443-6970

ARCHAEOLOGIST ACHASTA ARCHAEOLOGICAL SERVICES
3059 BOSTICK AVENUE
MARINA, CA 93933
PHONE: (831) 757-2172

GEOTECHNICAL ENGINEER SOIL SURVEYS GROUP, INC.
103 CHURCH STREET, SALINAS, CA 93901
PHONE: (831) 757-2172

SEPTIC DESIGN TALUBAN ENGINEERING, INC.
P.O. BOX 292, SALINAS, CA 93902
PHONE: (831) 754-0545

PROJECT INFORMATION

PROPERTY ADDRESS 308 CALLE DE LOS AGRINEMSORS
CARMEL VALLEY, CA 93924

APN 189-421-011-000

ZONING LDR/2.5-D-S-RAZ

TYPE OF CONSTRUCTION TYPE V-B

OCCUPANCY GROUP R-3 / SINGLE FAMILY RESIDENCE
U / GARAGE

YEAR BUILT 1946

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE 149,410 SF (3.43 ACRES)

(E) FLOOR AREA:
(E) HOUSE #1 943 SF
(E) HOUSE #2 493 SF
(E) GARAGE 365 SF
TOTAL 1,801 SF

(P) FLOOR AREA:
(P) FIRST FLOOR 1,534 SF
(P) SECOND FLOOR 1,240 SF
(P) GARAGE 626 SF
SUB-TOTAL 3,400 SF

(P) A.D.U. 1,200 SF
TOTAL 4,555 SF

ALLOWABLE SITE COVERAGE 25% OR 37,352 SF

(E) SITE COVERAGE:
(E) STRUCTURES 1,801 SF
(E) EAVES > 30" 162 SF
(E) DECKS/PATIOS > 24" 556 SF
TOTAL 2,519 SF OR 1.6%

(P) SITE COVERAGE:
(P) STRUCTURES 3,360 SF
(P) EAVES > 30" 10 SF
(P) DECKS/PATIOS > 24" 623.5 SF
TOTAL 3,993.5 SF OR 2.6%

MISCELLANEOUS

WATER SOURCE CAL AM

WASTE DISPOSAL SYSTEM SEPTIC

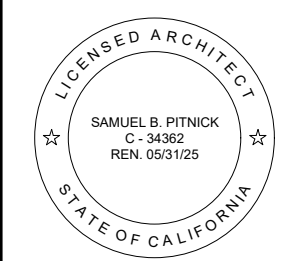
TREES TO BE REMOVED NONE

GRADING ESTIMATES:
(P) CUT 107.5 CU.YDS.
(P) FILL 119.5 CU.YDS.
(P) NET CUT/FILL 12 CU. YDS. FILL

(E) PARKING 2 SPACES (COVERED)
(P) PARKING 3 SPACES (COVERED)

(E) BUILDING SPRINKLERED NO
(P) BUILDING SPRINKLERED YES

**HARTLEY
RESIDENCE**
308 CALLE DE LOS
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CARMEL VALLEY, CA
93923



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ARCHITECTS**
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PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

**PROJECT
INFORMATION**

Scale: SEE DWG.

Drawn By: SBP

Job: -

G1.0

01/03/2025

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FUEL MANAGEMENT NOTES

'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING:

- CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:
 - CUT DRY AND DEAD GRASS TO A MAXIMUM HEIGHT OF 4 INCHES.
 - MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.
 - MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.
 - TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE. O TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.
 - REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.
 - REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.
 - REMOVE ALL CUT MATERIAL FROM THE AREA.
- REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.
- PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH IN SIZE.
- POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS.

'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING:

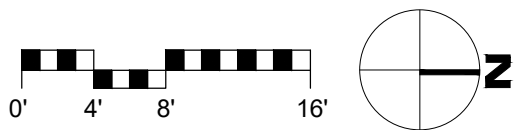
- CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES.
- DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT LEGEND

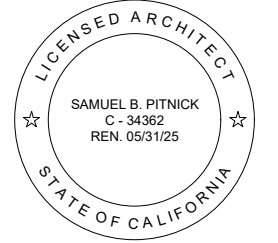
-  'GREEN ZONE' WITHIN 30 FEET SURROUNDING THE BUILDING
-  'REDUCED FUEL ZONE' BETWEEN 30 AND 100 FEET AROUND THE BUILDING



1 FUEL MANAGEMENT PLAN
SCALE: 3/32"=1'-0"



HARTLEY
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CARMEL VALLEY, CA
93923



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REVISIONS	DATE

ARCHITECTURAL

FUEL
MANAGEMENT
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.3

01/03/2025



LEGEND:

--- PROPERTY BOUNDARY	■ BUILDING	⊙ CONDUIT	△ SURVEY CONTROL POINT
--- ADJACENT PROPERTY BOUNDARY	▨ ASPHALT CONCRETE	⊙ CLEANOUT	100.00 + SPOT ELEVATION
--- ORIGINAL PROPERTY BOUNDARY	▨ CONCRETE	⊙ DOWNSPOUT	100.00 RL RIDGELINE
--- EASEMENT (TYPE AS SHOWN)	▨ PAVERS	⊙ ELECTRIC METER	100.00 FF FINISHED FLOOR
--- ROADWAY CENTERLINE	▨ WOOD	⊙ GAS LINE	100.00 TH THRESHOLD
--- MAJOR CONTOUR LINE (5' INTERVAL)	▨ NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊙ HOSE BIB	○ TREE (TYPE/SIZE AS MARKED)
--- MINOR CONTOUR LINE (1' INTERVAL)	▨ SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 30%	⊙ PIPE	○ SYMBOL CENTER IS APPROX CENTER OF TREE
--- FENCE		⊙ UNKNOWN UTILITY	
		⊙ UTILITY POLE	
		⊙ FOUND MONUMENT (TYPE NOTED)	

ABBREVIATIONS:

AC = ASPHALT CONCRETE	FL = FLOWLINE
AD = AREA DRAIN	FND = FOUND
BLDG = BUILDING	GR = GRATE
BRK = BRICK	MON = MONUMENT
BRKR = BREAKER	MTL = METAL
BSW = BACK OF SIDEWALK	OK = OAK
CB = CATCH BASIN	PN = PINE
CL = CENTERLINE	RL = RIDGE LINE
CMU = CONCRETE MASONRY UNIT	RW = RETAINING WALL
CONC = CONCRETE	RWD = REDWOOD
CTL = CONTROL	STN = STONE
CYP = CYPRESS	TH = THRESHOLD
DG = DECOMPOSED GRANITE	TR = TREE
ELEC = ELECTRIC	TYP = TYPICAL
EP = EDGE OF PAVEMENT	UTIL = UTILITY
ESMT = EASEMENT	WD = WOOD
FF = FINISHED FLOOR	

- GENERAL NOTES:**
- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, SPIKE W/PH LOCATED 51' NORTHERLY AND 33' WESTERLY FROM THE MOST EASTERLY PROPERTY CORNER. ELEVATION IS 745.97' AS SHOWN.
 - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/08/24) 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 AND/OR THEIR REPRESENTATIVES.
 - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
MS. CAITLIN HARTLEY
1850 FOLSOM STREET APARTMENT 307
BOULDER, CO 80302

SITE LOCATION:
3018 CALLE DE LOS AGRIINEMSOR
CARMEL VALLEY, CA 93924

08/22/24	AL	RELEASED TO CLIENT	
No.	DATE	BY	REVISION

APN: 189-421-011

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2024023586

OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL VALLEY, CALIFORNIA

FOR

MS. CAITLIN HARTLEY

SHEET	1
OF	1 SHEETS

APPROVED BY:

GUY R. GIRAUDO

PLS. No. 8703

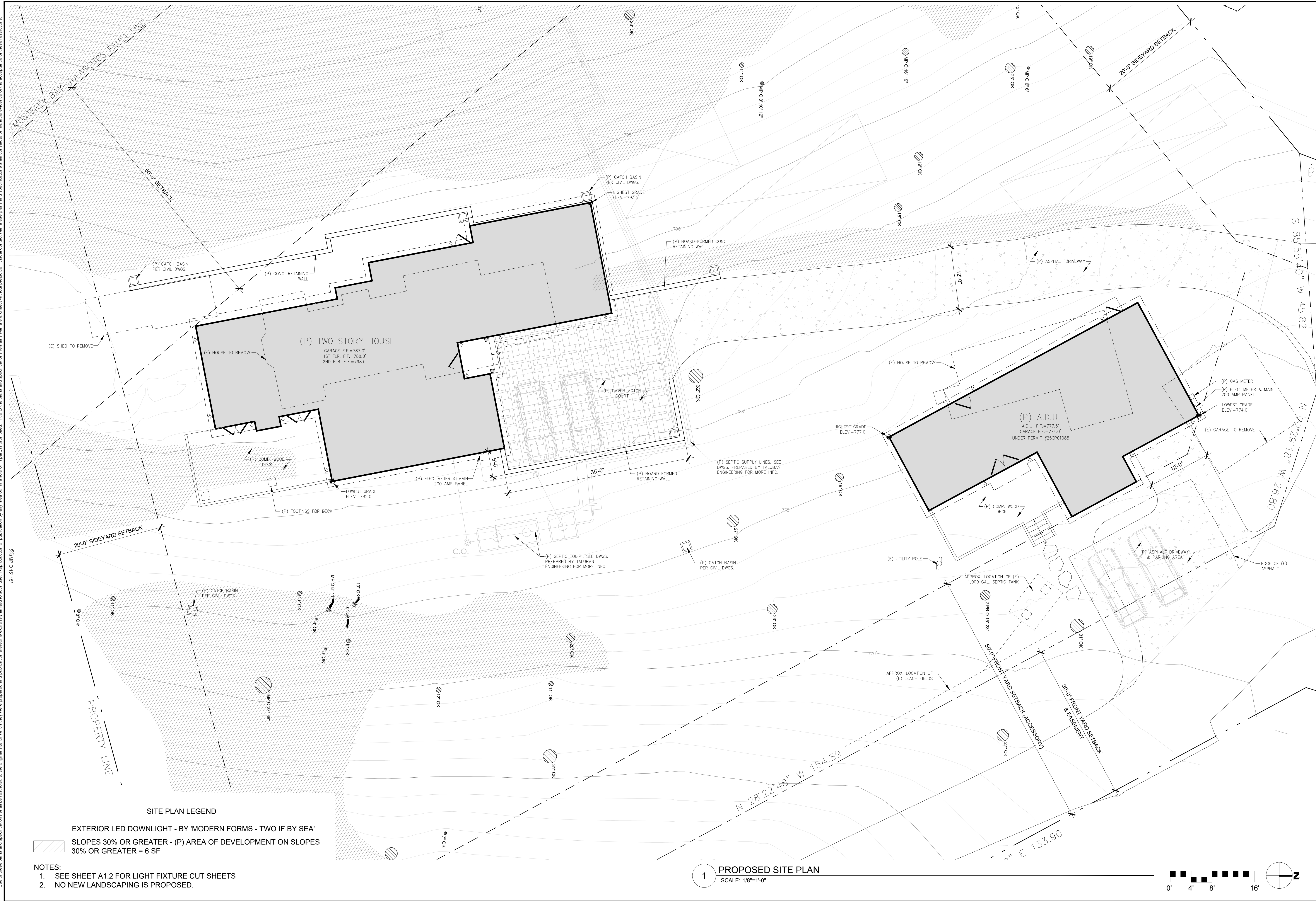
LANDSET ENGINEERS, INC.

15303 Calle de los Agriinemosor, Boulder, CO 80302

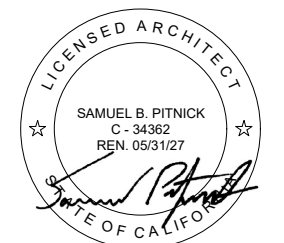
Office: (833) 443-6970 Fax: (833) 443-3801

www.landseteng.com

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HARTLEY RESIDENCE
308 CALLE DE LOS AGRINEMORS
CARMEL VALLEY, CA 93923



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EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

PROPOSED
SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.1

09/02/2025

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Lightology

Two If By Sea Outdoor Wall Sconce
ITEM NUMBER MFR833767



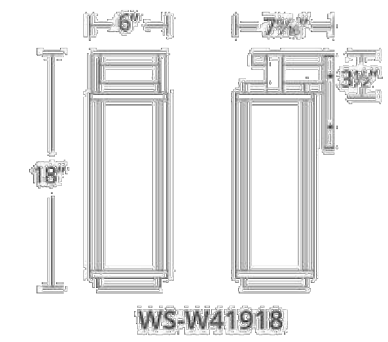
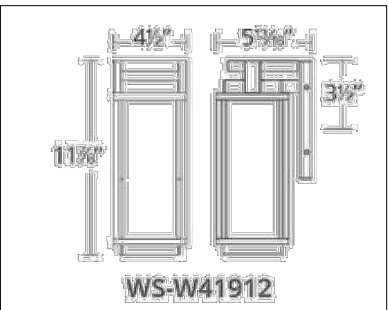
BRAND Modern Forms

DESCRIPTION
The Two If By Sea Outdoor Wall Light features aluminum hardware with clear hammered seeded glass for a soft glow on all sides of this geometric wall sconce. Down light illumination.



Shown in: Black / Clear

SHADE COLOR	Clear
BODY FINISH	Black
WATTAGE	19W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.8"W x 11.8"H x 4.5"D
LAMP	1 x LED/19W/20V LED
Technical Information	
LUMINOUS FLUX	870 lumens
LUMENS/WATT	58.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI
ITEM NUMBER	MFR833767

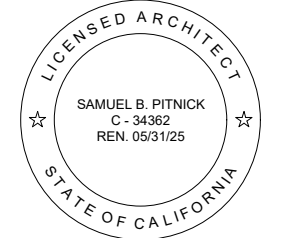


COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

LIGHTOLOGY.COM | QUOTES@LIGHTOLOGY.COM Apr 05, 2021 | 1,866,954.4489

1 PROPOSED EXTERIOR WALL SCONCE
SCALE: N.T.S.

HARTLEY
RESIDENCE
308 CALLE DE LOS
AGRINEMSORS
CARMEL VALLEY, CA
93923



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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
SITE
LIGHTING

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.2

01/03/2025

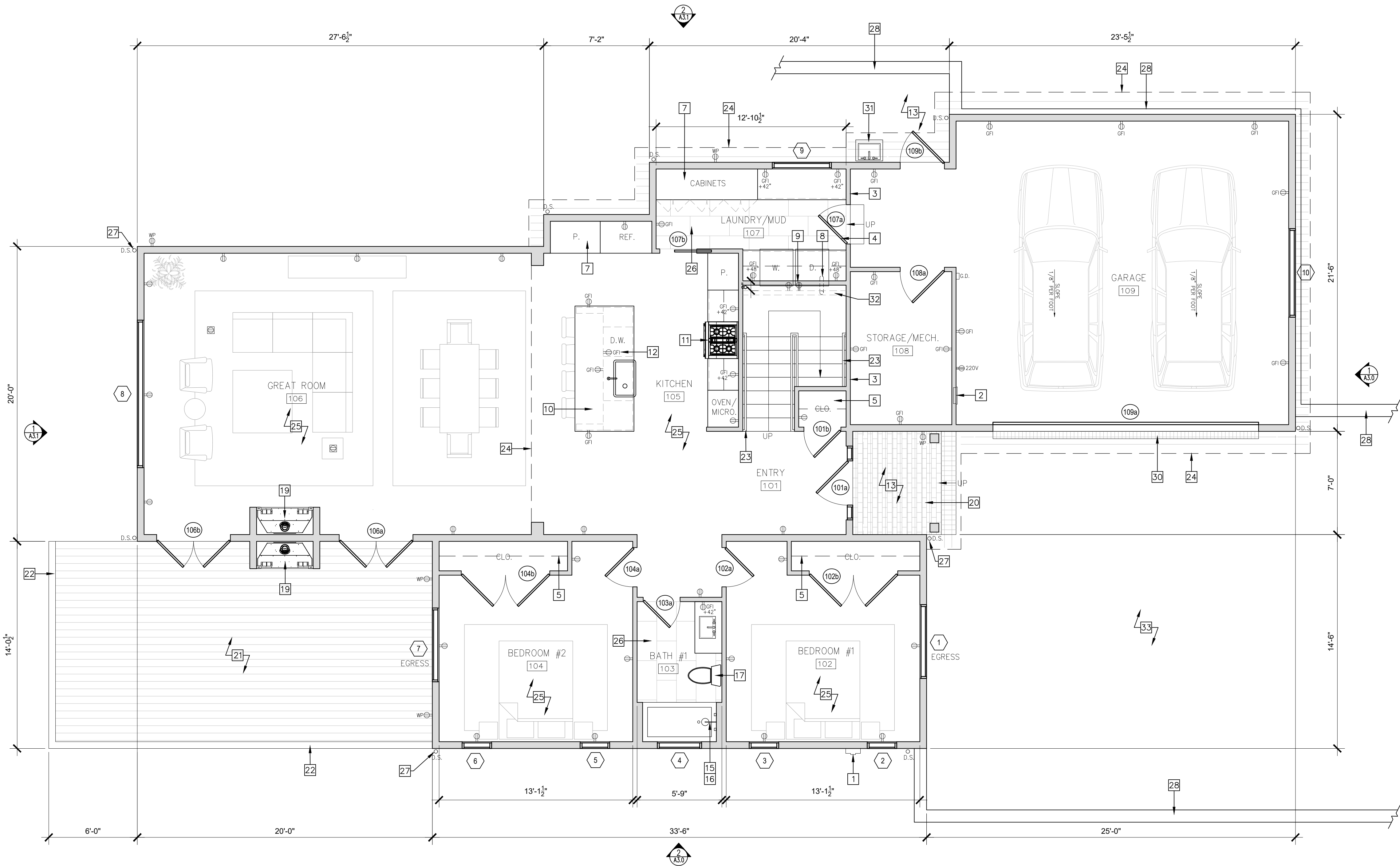
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FLOOR PLAN KEYNOTES

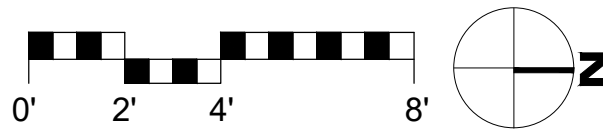
- ELEC. METER & MAIN 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD ALONG WALLS BETWEEN GARAGE & HOUSE
- 20-MIN FIRE RATED RATED DOOR W/ SELF-CLOSING & SELF-LATCHING HARDWARE
- WOOD CLOSET SHELF & ALUM. CLOTHES ROD
- CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- DRYER VENT & 4" DIA. METAL DUCT, SEE DETAILS SHEET FOR MORE INFORMATION
- PROVIDE GAS HOOKUP & 240V OUTLET AT CLOTHES DRYER
- 36"H KITCHEN ISLAND W/ EAT-IN COUNTER
- 30" GAS RANGE TOP W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
- PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
- PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- 1/2" TEMPERED SHOWER GLASS DOOR
- SHOWERHEAD, 1.8 GPM
- PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- TOILET, 1.28 GPF
- FREESTANDING BATHTUB & TUB FILLER
- 'KOZY HEAT - CARLTON' 46" WIDE DIRECT VENT GAS FIREPLACE, OR APP'V'D EQUAL, PROVIDE GAS & POWER PER MANUF.
- BRICK PATIO/LANDING, SLOPED TO DRAIN
- COMPOSITE WOOD DECK, CLASS 'A' FIRE RATED
- GUARDRAIL, 42"H MIN., SEE DETAILS FOR MORE INFO.
- HANDRAIL/GUARDRAIL, 36" AFF
- ROOF/STRUCTURE ABOVE
- ENGINEERED HARDWOOD FLOORING
- PORCELAIN TILE FLOORING
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS, TYP.
- RETAINING WALL / SITE WALL, SEE DETAILS FOR MORE INFO.
- MECH./PLUMBING EQUIP., REFER TO SHEETS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.
- 6"W TRENCH DRAIN
- OUTDOOR UTILITY SINK, EXTEND ROOF ABOVE FOR COVER
- FRAME WALL BELOW STAIRS TO RECESSED WASHER/DRYER
- SAND-SET PAVER MOTOR COURT

FLOOR PLAN SYMBOLS LEGEND

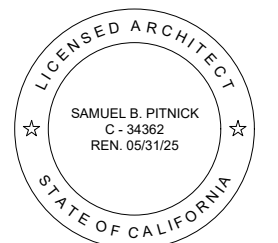
- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT SWITCHED DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. U.N.O.
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARNING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
- TAMPER RESISTANT FLOOR OUTLET
- TAMPER RESISTANT SWITCHED FLOOR OUTLET
- GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- THERMOSTATIC CONTROL FOR HEATING SYSTEM
- HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



HARTLEY
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REVISIONS	DATE

ARCHITECTURAL

PROPOSED
FIRST FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

01/03/2025

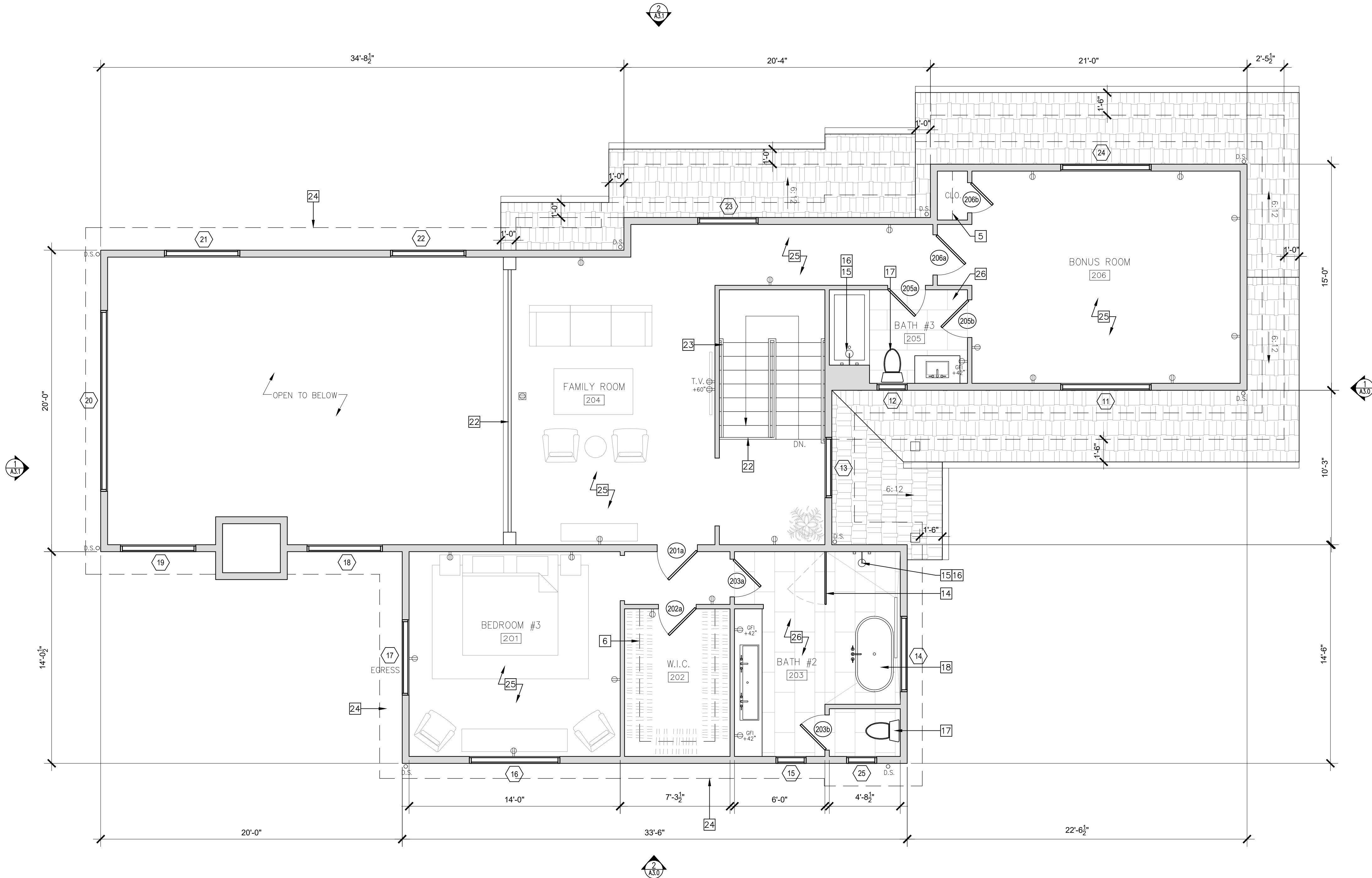
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FLOOR PLAN KEYNOTES

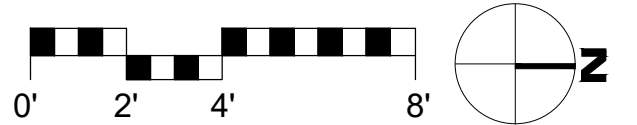
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- 20-MIN FIRE RATED DOOR W/ SELF-CLOSING & SELF-LATCHING HARDWARE
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- CUSTOM CLOSET BUILT-INS, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
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- 36"H KITCHEN ISLAND W/ EAT-IN COUNTER
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- PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- TOILET, 1.28 GPF
- FREESTANDING BATHTUB & TUB FILLER
- 'KOZY HEAT - CARLTON' 46" WIDE DIRECT VENT GAS FIREPLACE, OR APP'V'D EQUAL, PROVIDE GAS & POWER PER MANUF.
- BRICK PATIO/LANDING, SLOPED TO DRAIN
- COMPOSITE WOOD DECK, CLASS 'A' FIRE RATED
- GUARDRAIL, 42"H MIN., SEE DETAILS FOR MORE INFO.
- HANDRAIL/GUARDRAIL, 36" AFF
- ROOF/STRUCTURE ABOVE
- ENGINEERED HARDWOOD FLOORING
- PORCELAIN TILE FLOORING
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS, TYP.
- RETAINING WALL / SITE WALL, SEE DETAILS FOR MORE INFO.
- MECH./PLUMBING EQUIP., REFER TO SHEETS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.
- 6"W TRENCH DRAIN
- OUTDOOR UTILITY SINK, EXTEND ROOF ABOVE FOR COVER
- FRAME WALL BELOW STAIRS TO RECESSED WASHER/DRYER
- SAND-SET PAVER MOTOR COURT

FLOOR PLAN SYMBOLS LEGEND

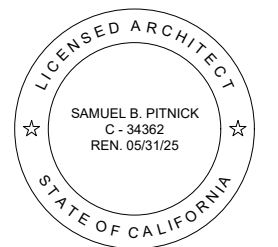
- TAMPER RESISTANT DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. ALL OUTLETS
- TAMPER RESISTANT SWITCHED DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. U.N.O.
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARNING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
- TAMPER RESISTANT FLOOR OUTLET
- TAMPER RESISTANT SWITCHED FLOOR OUTLET
- GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- THERMOSTATIC CONTROL FOR HEATING SYSTEM
- HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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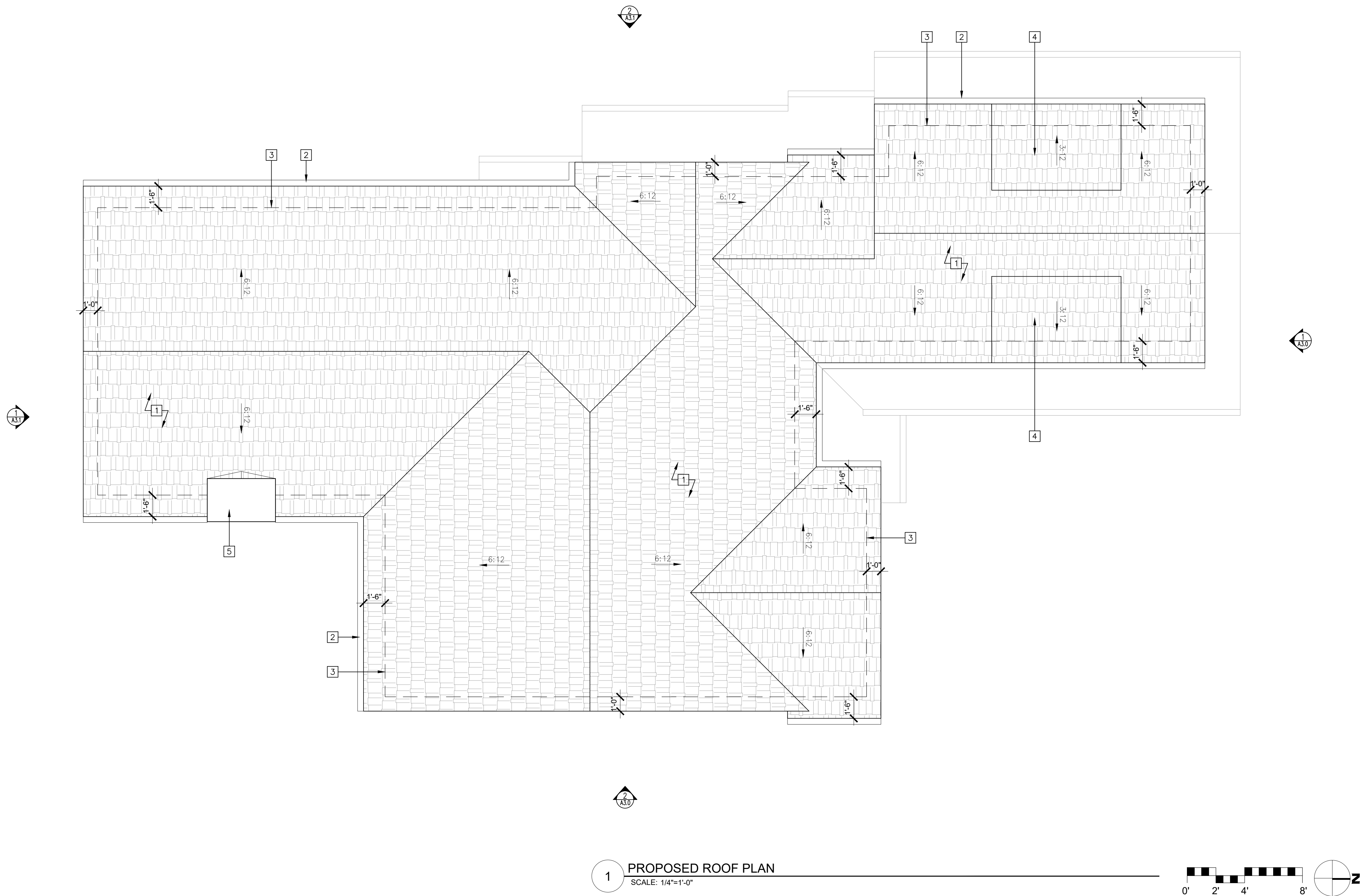
PROPOSED
SECOND FLOOR
PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

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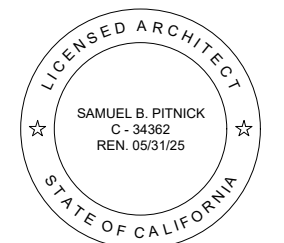
1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

ROOF PLAN NOTES

- 1 COMPOSITE SLATE ROOF, CLASS 'A' FIRE RATED
- 2 HALF-ROUND ALUMINUM GUTTER , PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- 3 STRUCTURE BELOW
- 4 SHED ROOF OVER DORMER WINDOW BELOW
- 5 BRICK CLAD CHIMNEY & ALUMINUM CHIMNEY CAP

ADDITIONAL NOTES:
1. THE CONTRACTOR SHALL LOCATE ALL VENT PIPES & OTHER ROOF PENETRATIONS TO MINIMIZE VISIBILITY FROM THE PRIMARY OUTDOOR SPACES & FRONT ELEVATION.

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PROPOSED
ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

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A.D.U. FLOOR PLAN KEYNOTES

- 1

ELECTRICAL METER & 200 AMP MAIN PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 2

200 AMP SUB-PANEL, PROVIDE MIN. 36"D x 30"W x 78"H CLEARANCE
- 3

GAS METER
- 4

PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD ALONG WALLS BETWEEN GARAGE & HOUSE
- 5

20-MIN FIRE RATED RATED DOOR W/ SELF-CLOSING & SELF-LATCHING HARDWARE
- 6

WOOD CLOSET SHELF & ALUM. CLOTHES ROD
- 7

CUSTOM BUILT-IN CABINETRY, REFER TO INTERIOR ELEVATIONS FOR MORE INFO.
- 8

DRYER VENT & 4" DIA. METAL DUCT, SEE DETAILS SHEET FOR MORE INFORMATION
- 9

PROVIDE GAS HOOKUP & 240V OUTLET AT CLOTHES DRYER
- 10

30" GAS RANGE W/ EXHAUST FAN ABV., DUCTED TO OUTSIDE, MIN. 5"DIA. FLEX DUCT & MAX 35' LONG, W/ A MIN. 100 CFM VENTILATION RATE
- 11

PROVIDE GFCI POWER BELOW SINK FOR GARBAGE DISPOSAL AND DISHWASHER
- 12

PROVIDE LEVEL LANDING @ EA. GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MIN. 36" IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- 13

SHOWERHEAD, 1.8 GPM
- 14

PRESSURE BALANCED, THERMO-STATIC MIXING VALVES THAT PROVIDES SCALD & THERMAL SHOCK PROTECTION FOR SHOWER
- 15

TOILET, 1.28 GPF
- 16

COMPOSITE WOOD DECK, CLASS 'A' FIRE RATED
- 17

GUARDRAIL, 42"H MIN., SEE DETAILS FOR MORE INFO.
- 18

HANDRAIL/GUARDRAIL, 36" AFF
- 19

ROOF ABOVE
- 20

ENGINEERED HARDWOOD FLOORING
- 21

PORCELAIN TILE FLOORING
- 22

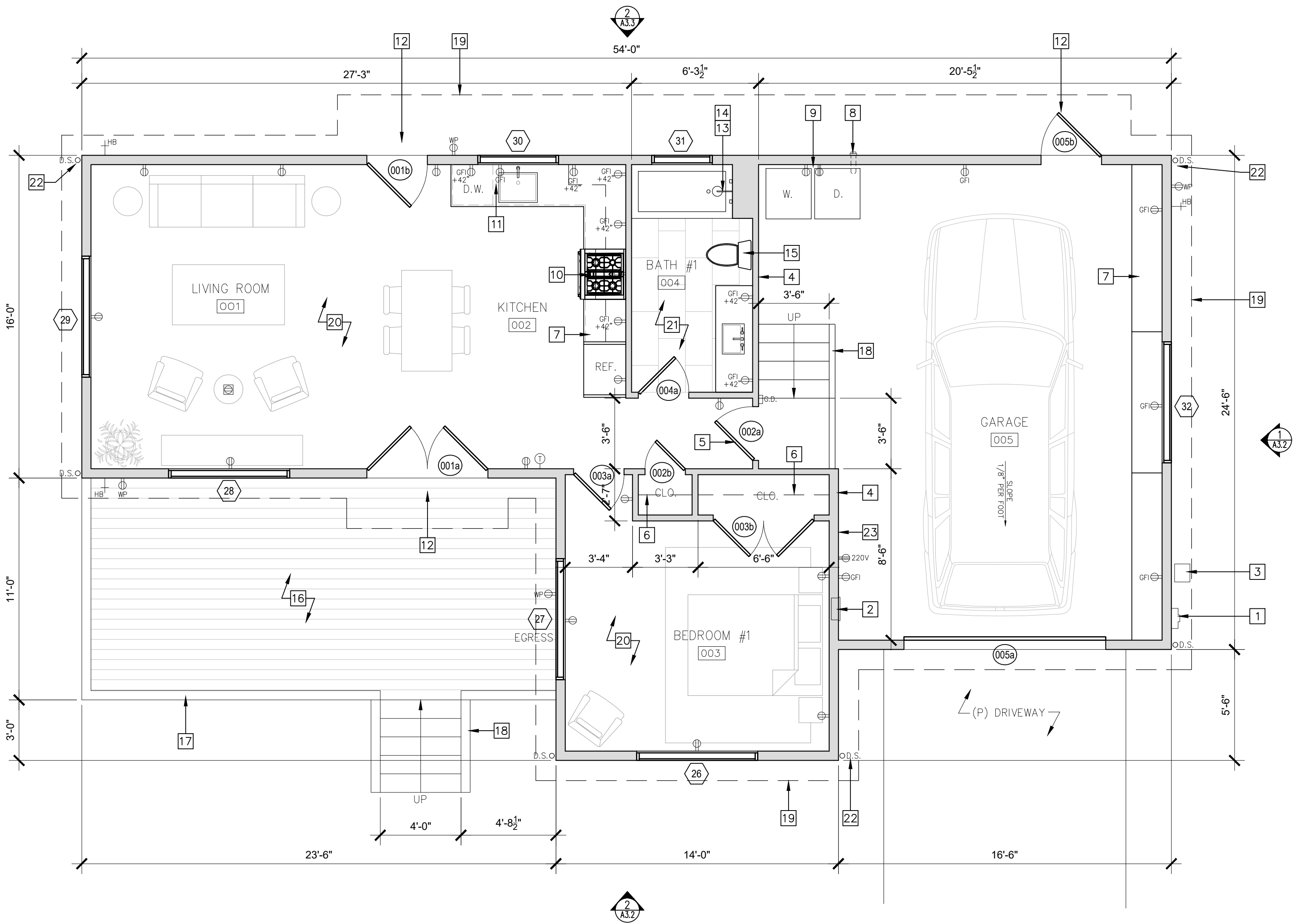
PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS, TYP.
- 23

CRAWL SPACE ACCESS IN WALL, MIN. 16"X24" PER CRC R408.4
- 24

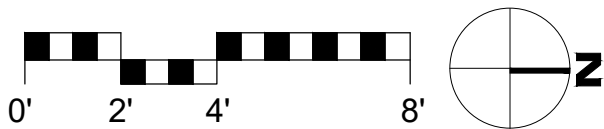
MECH./PLUMBING EQUIP., REFER TO SHEETS PREPARED BY MONTEREY ENERGY GROUP FOR MORE INFO.

FLOOR PLAN SYMBOLS LEGEND

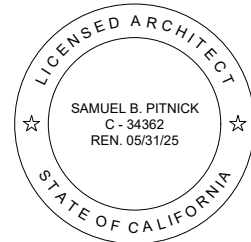
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- TAMPER RESISTANT SWITCHED DUPLEX OUTLET, BY LUTRON 'DESIGNER' SERIES W/ SCREWLESS WALL PLATES, TYP. U.N.O.
- TAMPER RESISTANT QUAD OUTLET
- 220V TAMPER RESISTANT DUPLEX OUTLET
- TAMPER RESISTANT DUPLEX OUTLET W/ USB CHARNING
- GROUND FAULT CIRCUIT INTERRUPT OUTLET
- WATER PROOF EXTERIOR GFCI OUTLET / TAMPER RESISTANT, RECESSED INTO WALL
- TAMPER RESISTANT FLOOR OUTLET
- TAMPER RESISTANT SWITCHED FLOOR OUTLET
- GARAGE DOOR OPENER W/ AUTOMATIC GARAGE DOOR BATTERY BACKUP
- THERMOSTATIC CONTROL FOR HEATING SYSTEM
- HOSE BIBB W/ ANTI-SIPHON DEVICE, RECESSED INTO WALL



1 PROPOSED A.D.U. FLOOR PLAN
SCALE: 1/4"=1'-0"



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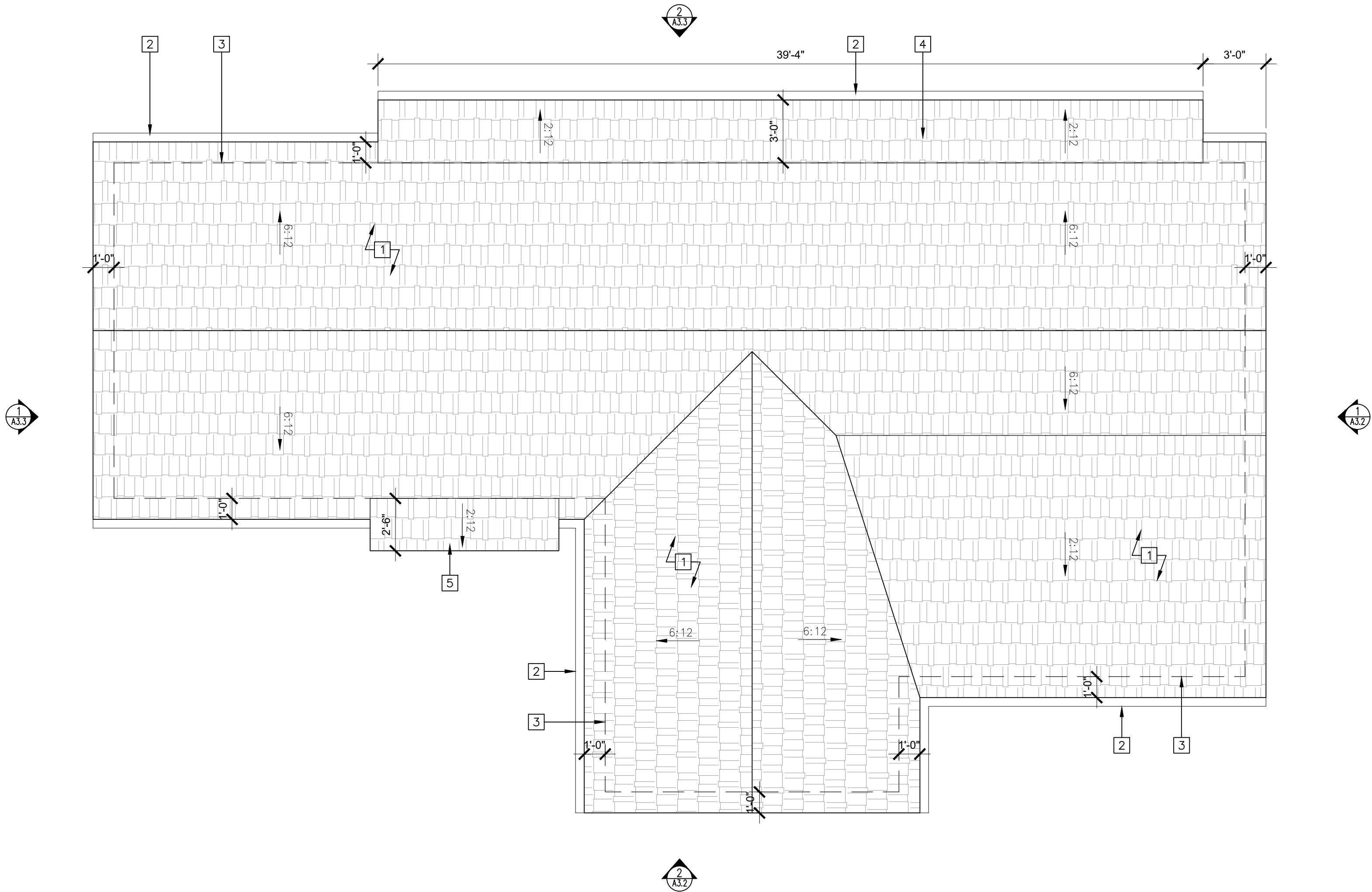
PROPOSED
A.D.U.
FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

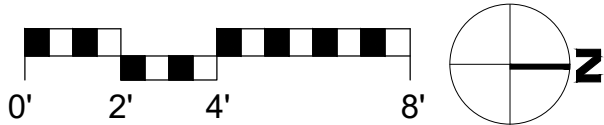
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1 PROPOSED A.D.U. ROOF PLAN
SCALE: 1/4"=1'-0"

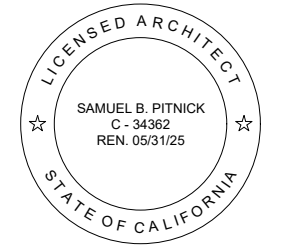


A.D.U. ROOF PLAN NOTES

- 1 COMPOSITE SLATE ROOF, CLASS 'A' FIRE RATED
- 2 HALF-ROUND ALUMINUM GUTTER , PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER
- 3 STRUCTURE BELOW
- 4 SHED ROOF OVER WALKWAY BELOW
- 5 SHED ROOF CENTERED OVER ENTRY BELOW

ADDITIONAL NOTES:
1. THE CONTRACTOR SHALL LOCATE ALL VENT PIPES & OTHER ROOF PENETRATIONS TO MINIMIZE VISIBILITY FROM THE PRIMARY OUTDOOR SPACES & FRONT ELEVATION.

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PROPOSED
A.D.U.
ROOF PLAN

Scale: SEE DWG.

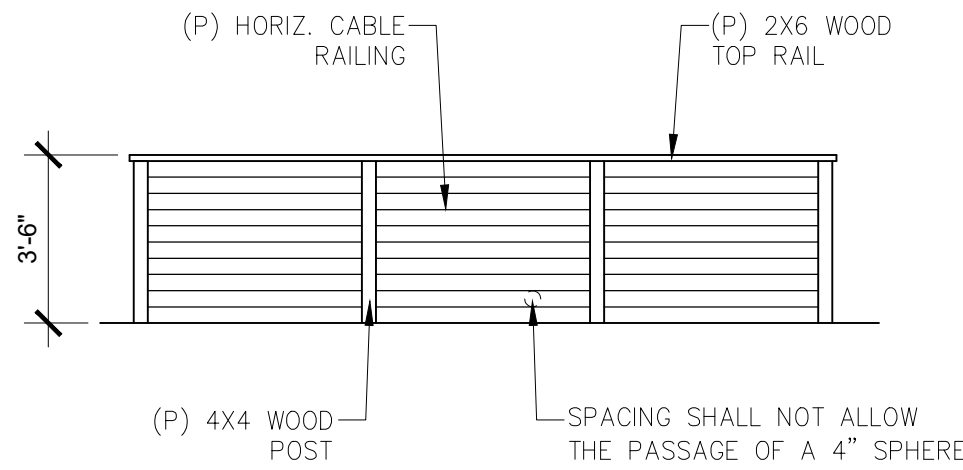
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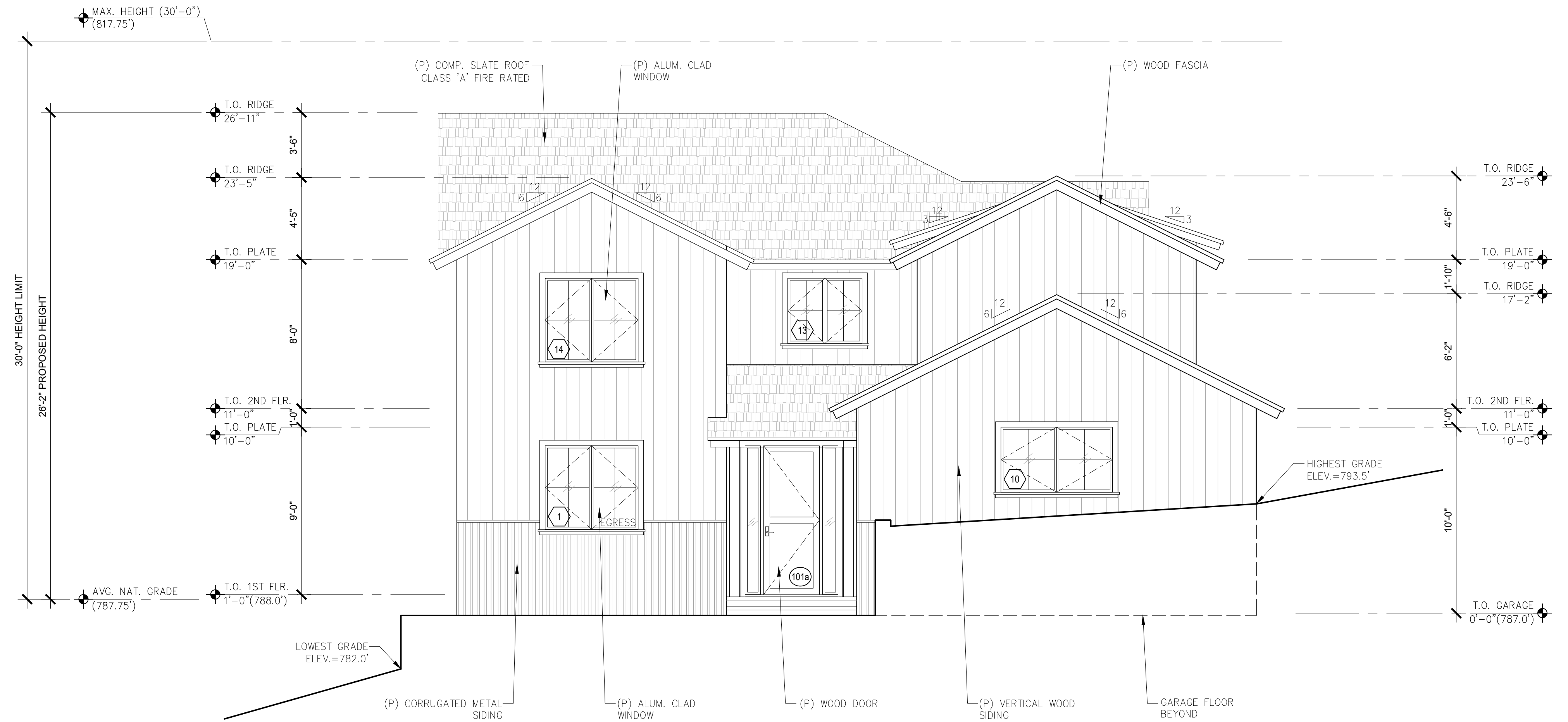
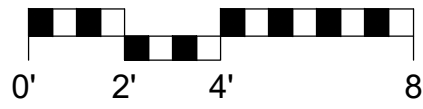
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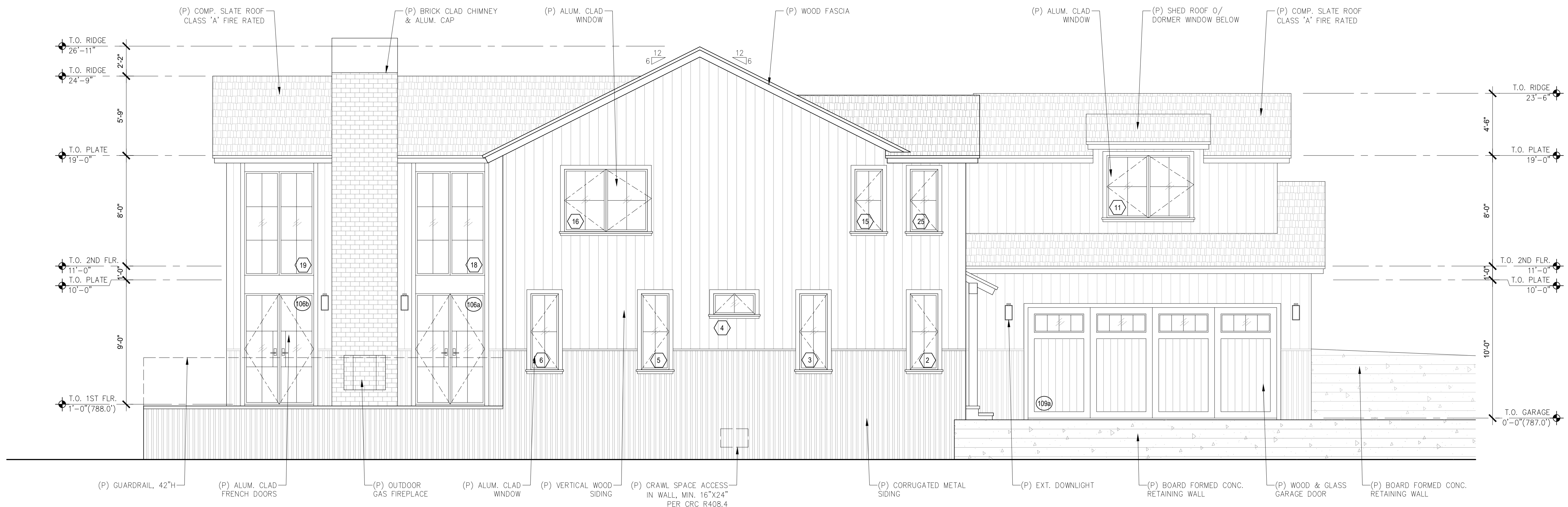
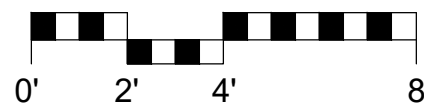
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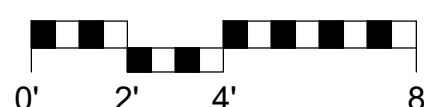
3 PROPOSED GUARDRAIL AROUND DECKS
SCALE: 1/4"=1'-0"



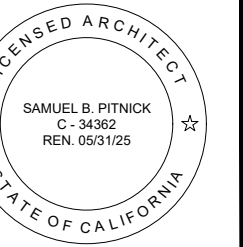
1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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REVISIONS DATE

REVISIONS	DATE

ARCHITECTURAL

BUILDING
ELEVATIONS

Scale: SEE DWG.

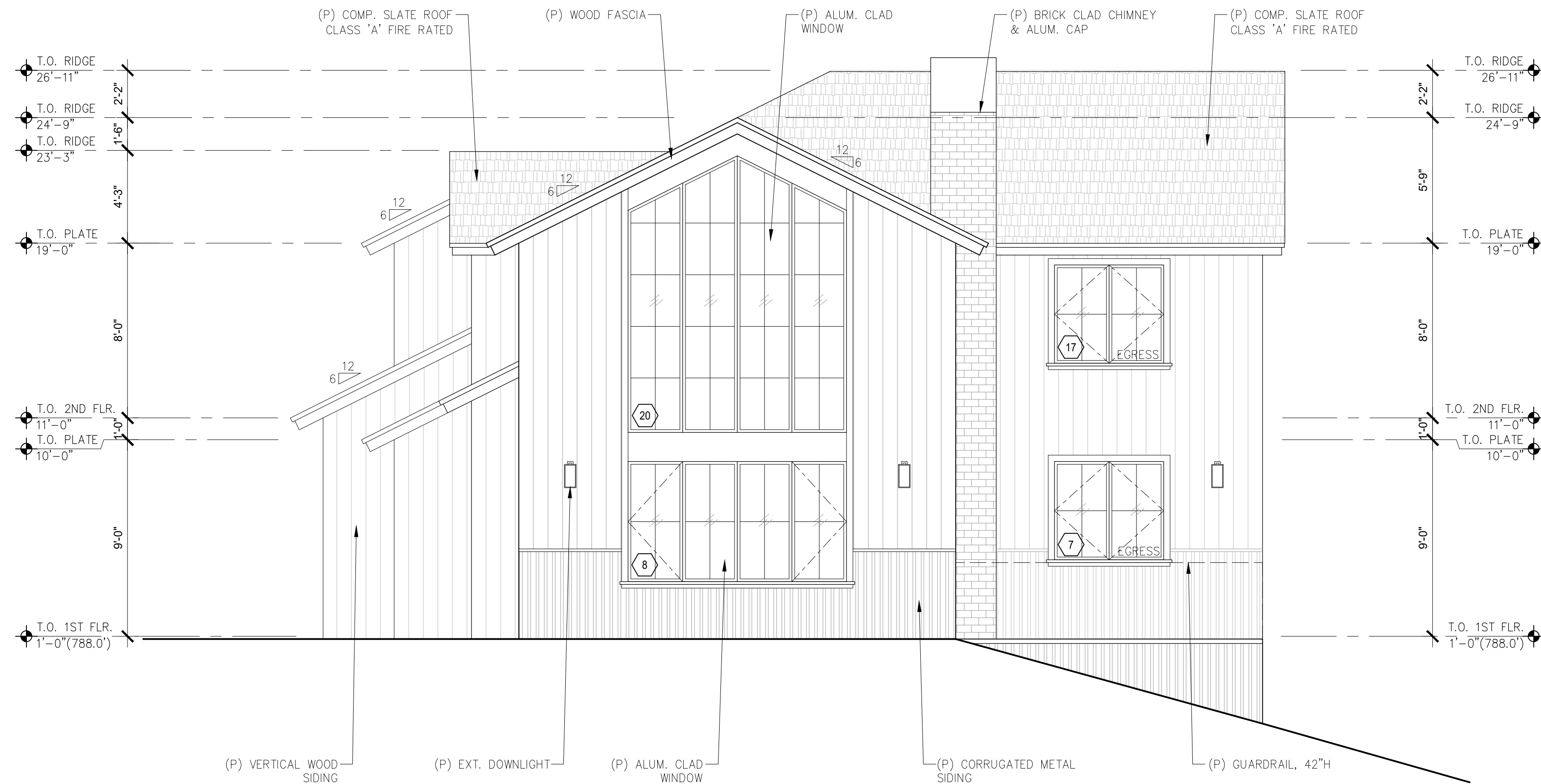
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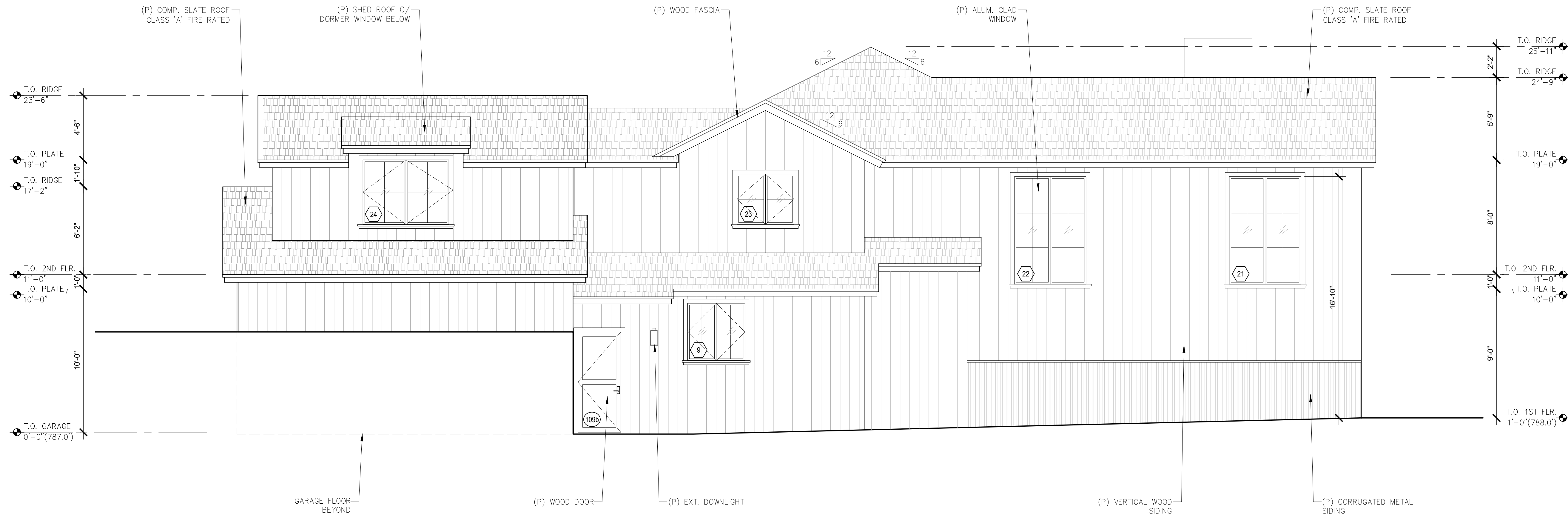
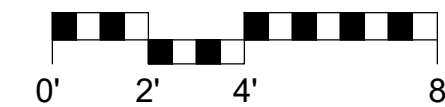
A3.0

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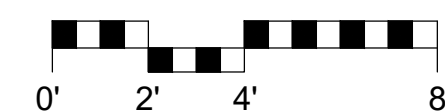
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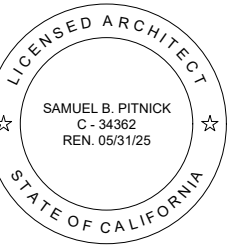
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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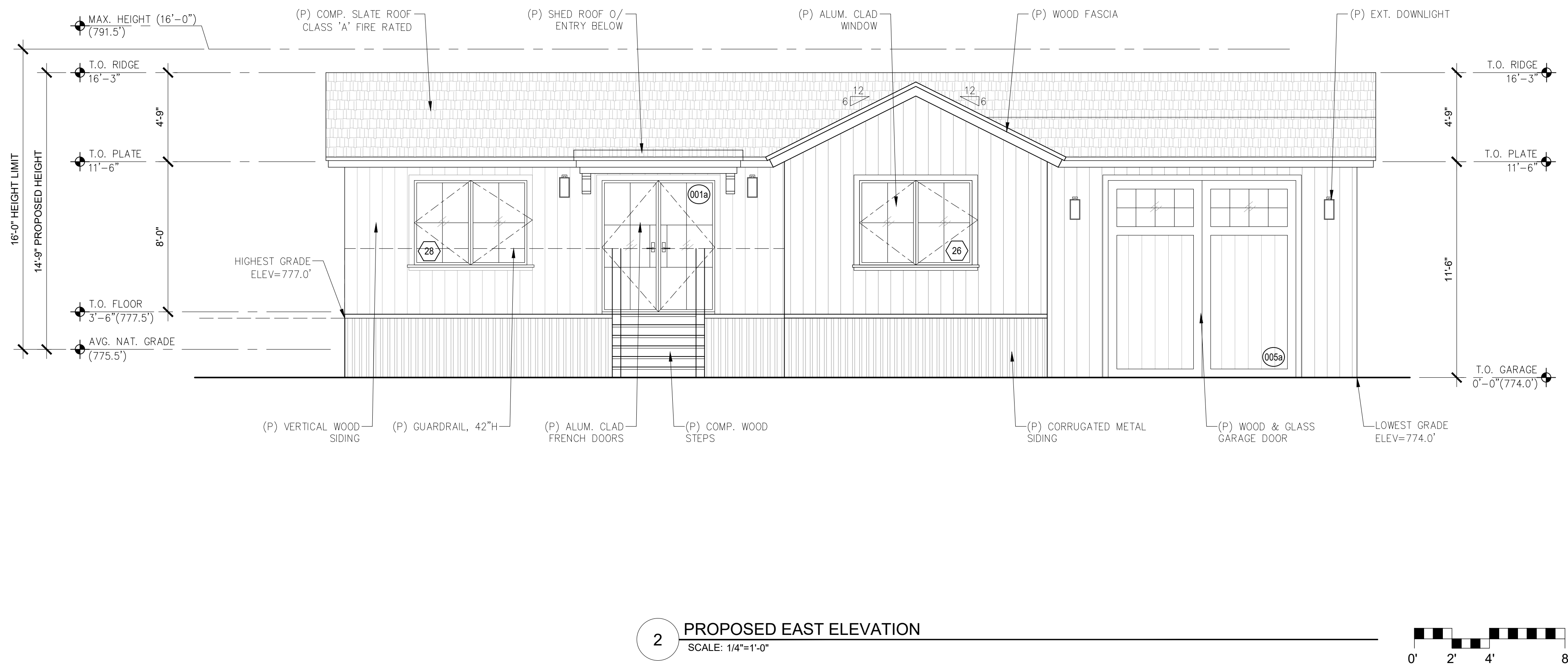
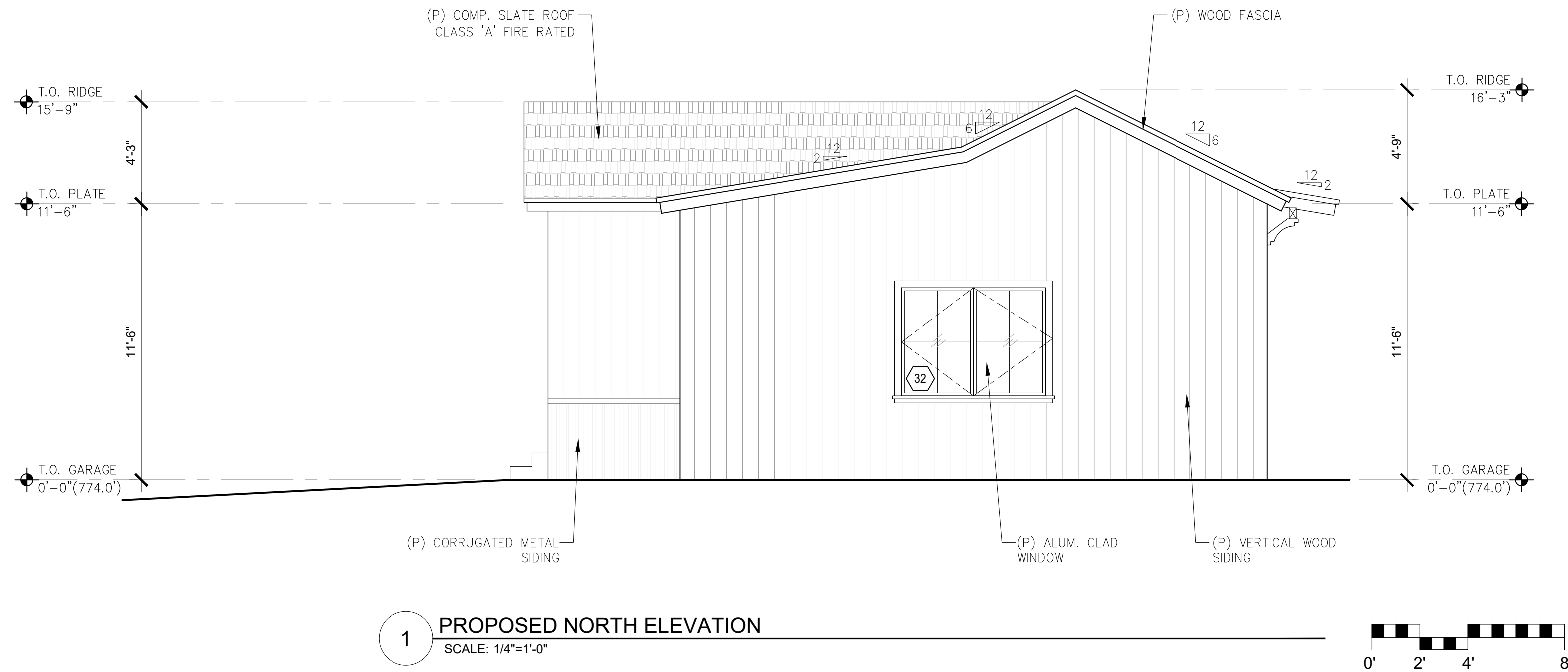
BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

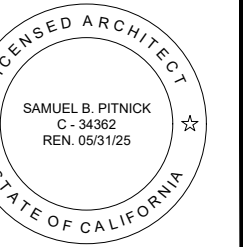
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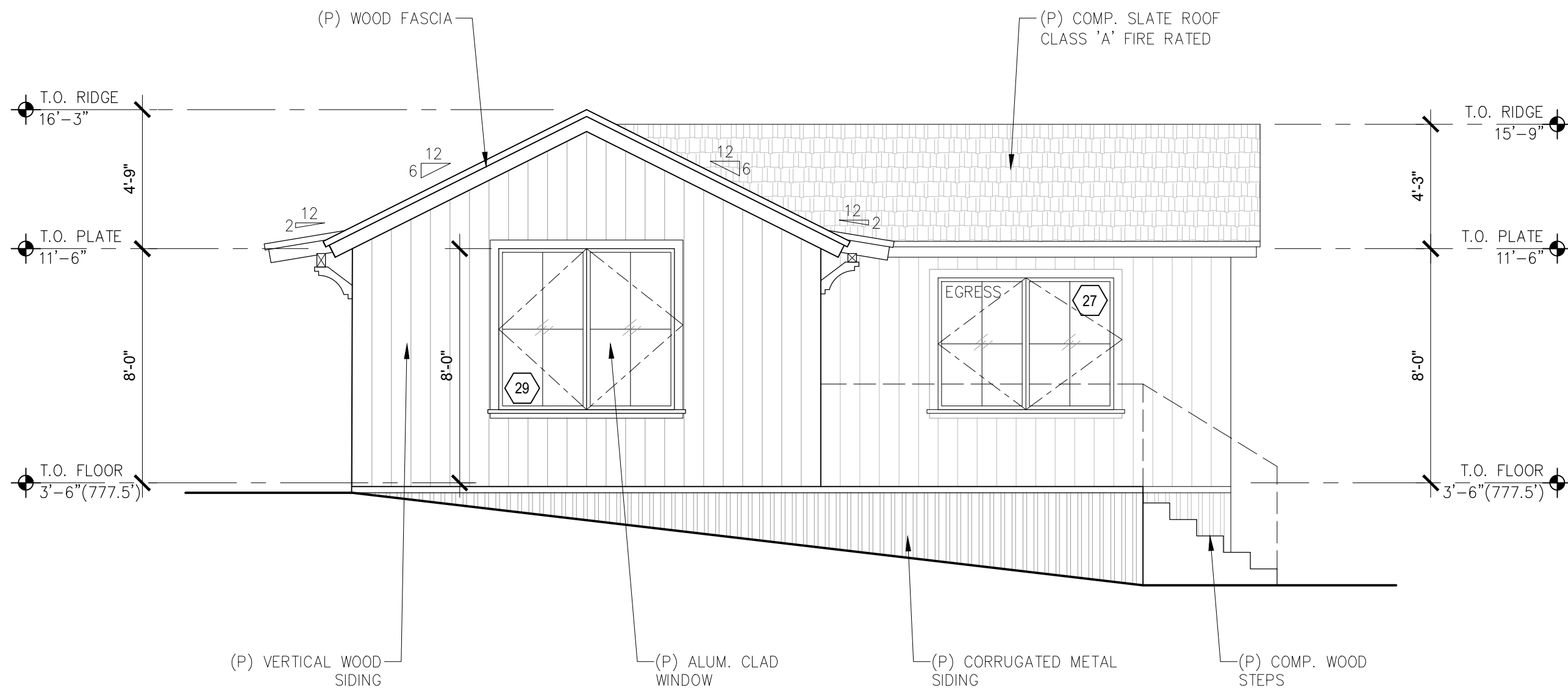
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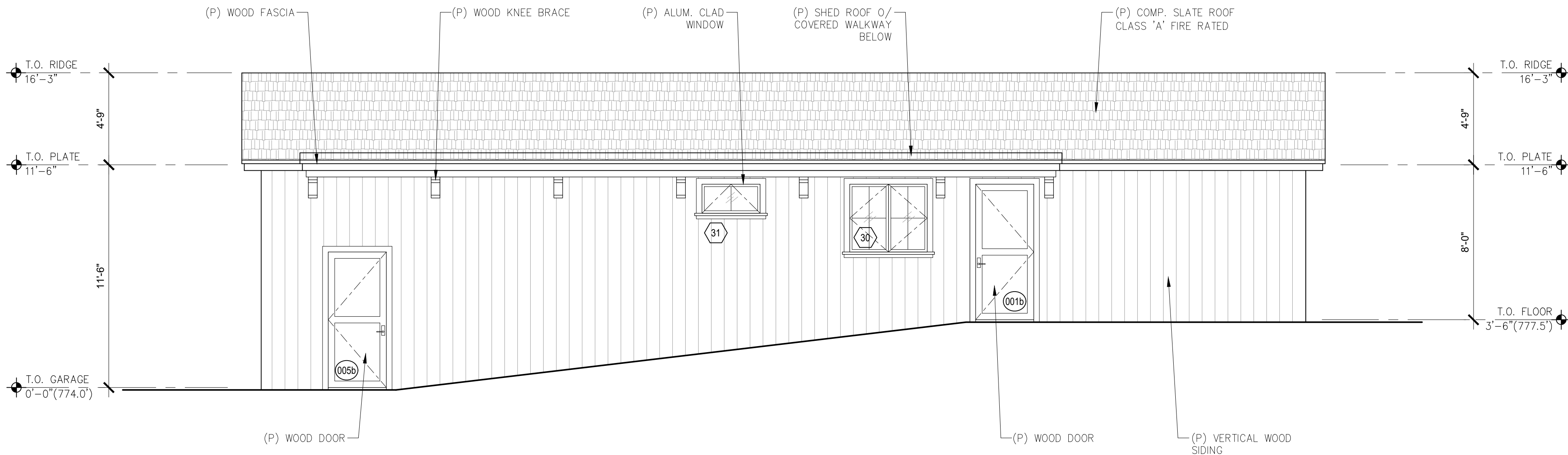
ARCHITECTURAL
BUILDING
ELEVATIONS
Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2
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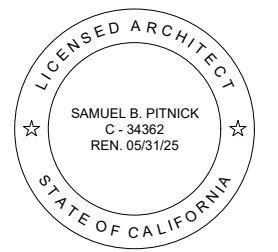


1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

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BUILDING
ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.3

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A.D.U. EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
001a	6'-0"	7'-0"	-	VINYL/GLASS	VINYL	FRENCH	TEMPERED GLAZING
001b	3'-0"	7'-0"	-	WOOD	WOOD	SWING	
005a	10'-0"	10'-6"	-	WOOD/GLASS	WOOD	GARAGE-SECTIONAL	TEMPERED GLAZING
005b	3'-0"	7'-0"	-	WOOD	WOOD	SWING	

A.D.U. INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
002a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, SELF-CLOSING, SELF-LATCHING
002b	2'-0"	7'-0"	1.75"	WOOD	WOOD	SWING	
003a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
003b	5'-0"	7'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
004a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	

A.D.U. WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
26	5'-11"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
27	6'-0"	4'-6"		GLASS	VINYL	CASEMENT, EGRESS	TEMPERED GLAZING
28	6'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
29	6'-0"	5'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
30	4'-0"	3'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
31	3'-0"	1'-6"		GLASS	VINYL	AWNING	TEMPERED GLAZING, OBSCURED
32	6'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING

MAIN HOUSE EXTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101a	3'-0"	7'-0"	-	WOOD	WOOD	SWING	W/ 10" SIDELITES, TEMPERED GLAZING
106a	5'-0"	8'-0"	-	VINYL/GLASS	VINYL	FRENCH	TEMPERED GLAZING
106b	5'-0"	8'-0"	-	VINYL/GLASS	VINYL	FRENCH	TEMPERED GLAZING
109a	18'-0"	8'-0"	-	WOOD/GLASS	WOOD	GARAGE-SECTIONAL	TEMPERED GLAZING
109b	3'-0"	7'-0"	-	WOOD	WOOD	SWING	

MAIN HOUSE INTERIOR DOOR SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
101b	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
102a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	
102b	6'-0"	7'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
103a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
104a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	
104b	6'-0"	7'-0"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
107a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	20-MIN. FIRE RATED, SELF-CLOSING, SELF-LATCHING
107b	2'-8"	7'-0"	1.75"	WOOD	WOOD	POCKETING	
108a	3'-0"	7'-0"	1.75"	WOOD	WOOD	SWING	
201a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	
202a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
203a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
203b	2'-4"	7'-0"	1.75"	WOOD	WOOD	SWING	
205a	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
205b	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	
206a	2'-8"	7'-0"	1.75"	WOOD	WOOD	SWING	
206b	2'-6"	7'-0"	1.75"	WOOD	WOOD	SWING	

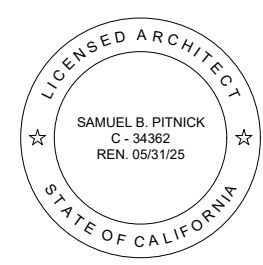
MAIN HOUSE WINDOW SCHEDULE							
TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	5'-0"	4'-6"		GLASS	VINYL	CASEMENT, EGRESS	TEMPERED GLAZING
2	2'-0"	5'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
3	2'-0"	5'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
4	3'-0"	1'-6"		GLASS	VINYL	AWNING	TEMPERED GLAZING
5	2'-0"	5'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
6	2'-0"	5'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
7	5'-0"	4'-6"		GLASS	VINYL	CASEMENT, EGRESS	TEMPERED GLAZING
8	10'-0"	5'-6"		GLASS	VINYL	X-O-O-X	TEMPERED GLAZING
9	4'-0"	4'-0"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
10	6'-0"	3'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
11	6'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
12	2'-0"	3'-0"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
13	4'-0"	3'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
14	5'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
15	2'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
16	6'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
17	5'-0"	4'-6"		GLASS	VINYL	CASEMENT, EGRESS	TEMPERED GLAZING
18	5'-0"	7'-6"		GLASS	VINYL	FIXED	TEMPERED GLAZING
19	5'-0"	7'-6"		GLASS	VINYL	FIXED	TEMPERED GLAZING
20	10'-0"	VARIES		GLASS	VINYL	FIXED	TEMPERED GLAZING
21	5'-0"	7'-6"		GLASS	VINYL	FIXED	TEMPERED GLAZING
22	5'-0"	7'-6"		GLASS	VINYL	FIXED	TEMPERED GLAZING
23	4'-0"	3'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
24	6'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING
25	2'-0"	4'-6"		GLASS	VINYL	CASEMENT	TEMPERED GLAZING

WINDOW & EXTERIOR DOOR NOTES

- WINDOWS & DOORS ARE BY 'MILGARD' (OR APPV'D EQUAL)
GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
MTL: VINYL OR FIBERGLASS - BLACK
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
- REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
(E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
(F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER.
- MIN. U-VALUE = SEE TITLE 24 REPORT.
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

HARTLEY
RESIDENCE

308 CALLE DE LOS
AGRINEMSORNS
CARMEL VALLEY, CA
93923



SAMUEL PITNICK
ARCHITECTS

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PHONE: (831) 241-1895
EMAIL: SAMUEL@PITNICK.COM

REVISIONS DATE

ARCHITECTURAL

DOOR &
WINDOW
SCHEDULES

Scale: SEE DWG.

Drawn By: SBP

Job: -

A4.0

01/03/2025



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY OWNER: CAITLIN HARTLEY
308 CALLE DE LOS AGRINEMSORS
CARMEL VALLEY, CALIFORNIA 93924

JURISDICTION: COUNTY OF MONTEREY

ASSESSORS PARCEL NO: 189-421-011-000

DESCRIPTION: 308 CALLE DE LOS AGRINEMSORS, CARMEL VALLEY, CA 93924

LOT SIZE: 3.47 ACRES

BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY ORDINANCE FOR OWTs, THE TOTAL ALLOWABLE NITROGEN LOADING FOR THIS PARCEL IS 138.80 TOTAL GRAMS OF NITROGEN. THE PROPOSED DEVELOPMENT PROVIDES A TOTAL OF 70 GRAMS OF NITROGEN FOR THE PROPOSED 4 BEDROOM RESIDENCE AND ONE BEDROOM ADU.

2. THE EXISTING SYSTEM SERVING THE ADU CONSISTS OF A 1,500 GALLON CONCRETE TANK TO THE SOUTHEAST OF THE EXISTING ADU. THE SYSTEM IS IN GOOD CONDITION AND IS CURRENTLY OPERATING.

THE REMODEL/ADDITION TO THE EXISTING RESIDENCE WILL CREATE A 4-BEDROOM RESIDENCE. THE PROPOSED NEW SEPTIC SYSTEM WILL CONSIST OF AN AQUAKLEAR TREATMENT TANK WITH A 500 GALLON PUMP VAULT TANK TO THE NORTHEAST OF THE MAIN RESIDENCE AND WILL CONNECT TO A NEW SUBSURFACE DRIP DISPERSAL SYSTEM.

3. THE REMODEL/ADDITION TO THE EXISTING RESIDENCE; THE PROPOSED SYSTEM IS DESIGNED FOR AN ESTIMATED DAILY WASTEWATER GENERATION IS 450 GALLONS PER DAY.

4. A GEOTECHNICAL AND PERCOLATION INVESTIGATION PREPARED BY SOIL SURVEYS GROUP, INC. DATED JANUARY 28, 2025 (JOB#8659) IDENTIFIES THE PERCOLATION RATES AS FOLLOWS:

BORING	DEPTH(FT)	PERC RATE(MPI)
P-1	10.13	250.00
P-2	5.09	83.33
P-3	2.93	55.56
P-4	9.96	50.00
P-5	4.90	27.78
P-6	2.70	13.89

GROUNDWATER WAS NOT ENCOUNTERED TO THE MAXIMUM EXPLORED DEPTH OF 30-FEET. PRACTICAL DRILLING REFUSAL WAS ENCOUNTERED AT 12.5 TO 13 FEET BELOW EXISTING GRADE AT AND AROUND THE MAIN RESIDENCE.

5. AN PERCOLATION RATE AT 3-FOOT DEPTH OF 55.56 MINUTES PER INCH. THE DESIGN SOIL APPLICATION RATE IS 0.30 GALLONS PER DAY PER SQUARE FOOT BASED ON THE DEPTH OF 3 FEET BELOW GRADE.

SINCE THE INSTALLATION OF TRENCHES ON SLOPES GREATER THAN 30 PERCENT AND THE LOW PERCOLATION RATES AT THE 5 TO 10 FOOT DEPTHS, THE MOST PRACTICAL DISPERSAL IS THE SUBSURFACE DRIP SYSTEM TO ALLOW THE MINIMUM SOIL PROFILE BELOW THE DISPERSAL BOTTOM AND THE AREA REQUIREMENTS FOR THE DISPERSAL SYSTEM. (TRENCHES NEED 7 - 100' LONG TRENCHES FOR BOTH THE PRIMARY AND SECONDARY WITH FUTURE REPAIR AREA).

6. THE ESTIMATED DAILY WASTEWATER GENERATION 450 GALLONS. $450 / 0.30 = 1500$ SQUARE FEET.

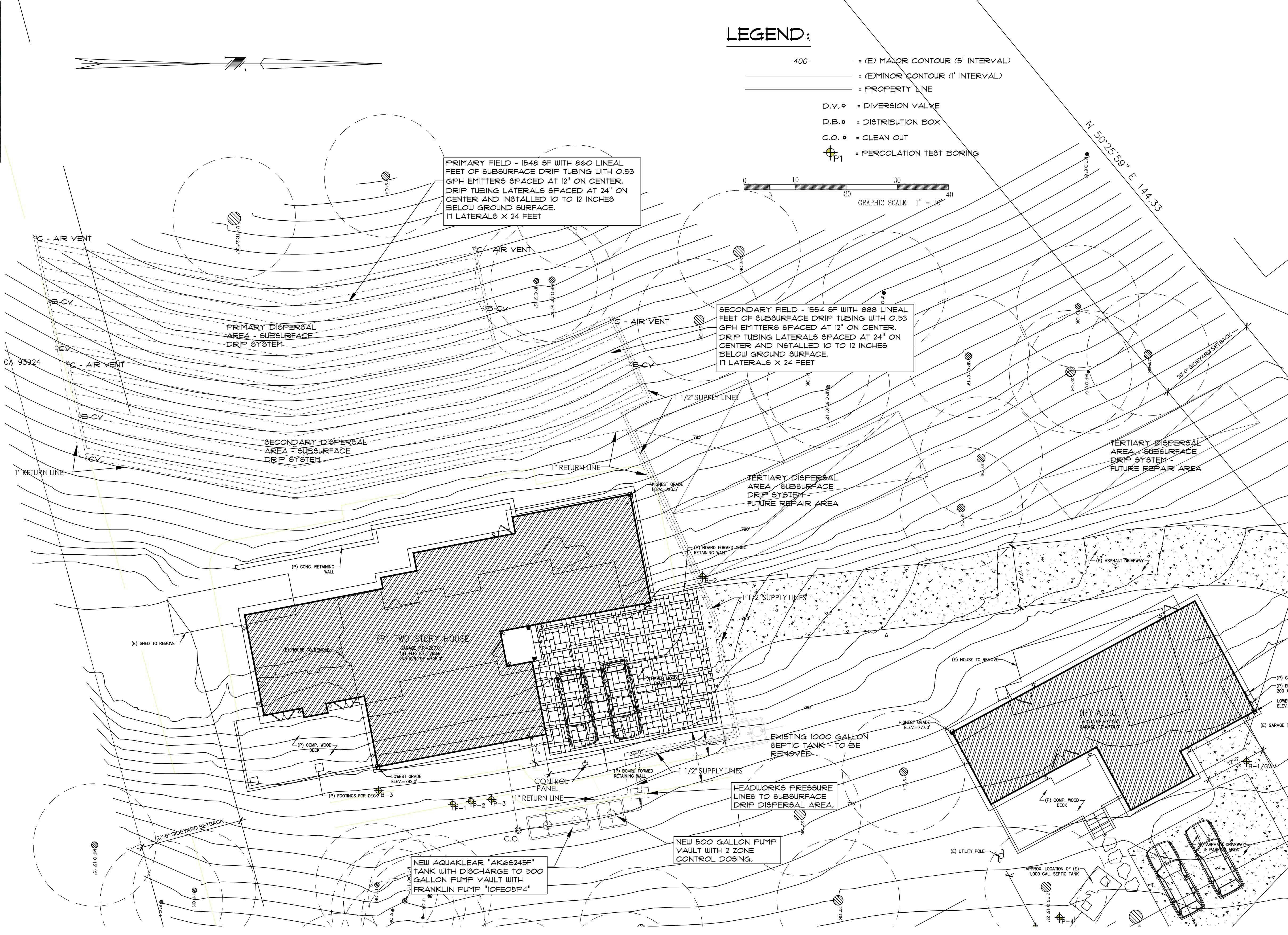
PRIMARY FIELD: - 18-FT BY 85-FT (19 LATERALS BY 85' LONG) = 1530 SF
SECONDARY FIELD: - 18-FT BY 85-FT (19 LATERALS BY 85' LONG) = 1530 SF

7. THE DISPERSAL AREA SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.

8. TO FACILITATE FUTURE INSPECTION AND MAINTENANCE OF THE DISPERSAL FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPES.

9. THIS PARCEL IS NOT LOCATED IN A GROUNDWATER RECHARGE AREA. THE MAXIMUM DISPERSAL FIELDS SHALL NOT BE DEEPER THAN TEN FEET.

10. ALL TANKS SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.



SEPTIC PLAN

SCALE: 1" = 10' 0"

SEPTIC NOTES:

- THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTs FOR NEW CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS, DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.
- THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.
- THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.

GENERAL / GRADING NOTES

- SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
- ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

SCOPE OF WORK

INSTALL A 600 GALLON PER DAY AQUAKLEAR FIBERGLASS ADVANCED SEPTIC TANK (AK6S245F) WITH GRAVITY FLOW TO A 500 GALLON DISCHARGE TANK.

INSTALL A 500 GALLON PUMP VAULT WITH A 2-ZONE CONTROLLER AND PUMP TO CONVEY EFFLUENT TO TWO - SUBSURFACE DRIP AREAS

INSTALL TWO SUBSURFACE DRIP AREAS AS SHOWN ON THE PLAN. EACH ZONE IS TO BE A MINIMUM OF 1500 SQUARE FEET THAT INCLUDES DRIP LINES AT 24 INCHES.

THE NEW SYSTEM SHALL INCLUDE ALL ACCESSORIES AND PUMPS REQUIRED FOR THE ADVANCED TREATMENT OF THE SEWERAGE, CONTROL VALVES, CHECK VALVES, PIPES, TUBING, AIR VALVES, DRIP EMITTERS, PUMPS, TANKS, FILTERS, ETC.

REVISIONS

TALUBAN ENGINEERING, INC.

103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902



SEPTIC SYSTEM SITE PLAN

RESIDENCE REMODEL/ADDITION
308 CALLE DE LOS AGRINEMSORS
CARMEL VALLEY, CALIFORNIA

DATE: 3.31.25

SCALE: AS SHOWN

DRAWN: BT

JOB: 24-060

APN: 189-421-011-000

SHEET

3W.1

OF

SHEETS

