

JEFF MAIN
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050274

A. P. # 197-091-043-000

In the matter of the application of
James J. and Doris H. Thompson (PLN050274)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: (1) an Administrative Permit to allow the remodel and replacement of foundation of an existing 868 square foot single family residence; 2) a Use Permit for the development in the Carmel River Floodplain; and 3) Partial remedy for Code Enforcement case CE040288 (superseding CE19910073) which identified issues of exposed wiring, roof structurally unsound, unpermitted installation of sewer pipe and bathroom; and 4) Design Approval. The property is located at 3 Wawona Street, Carmel Valley, Carmel Valley Master Plan Area, and came on regularly for meeting before the Zoning Administrator on September 27, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel valley Master Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.
- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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) The property is located at 3 Wawona Road Carmel Valley (Assessor's Parcel Number 197-091-043-000), Carmel Valley Master Plan. The parcel is zoned LDR/2.5-D-S-RAZ ("Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays, with a Residential Allocation Zoning"). The subject property, as permitted and conditioned, will comply with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project planner conducted a site inspection on December 28, 2001 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The Camp Carmel Subdivision (April 30, 1974) allowed the division of a five-acre parcel into forty one parcels. The subject parcel is one of these forty one parcels.
 - (e) The project is in the Carmel River floodplain and therefore requires a Use Permit (Ordinance 21, Section 21.64.130 D 2). Water Resources Agency has applied requirements which include a higher finished floor level and minimum openings in the stem wall to pass flood waters, Condition #11. Applicant is required to have a certified civil engineer or licensed surveyor certify the finished floor level and the structure as having been constructed in compliance with Chapter 16.16 of Monterey County Code,

Condition #13 (Stemwall) and Condition #14 (Final). Additionally a Floodplain Notice shall be recorded for this property identifying it as being in the floodplain, Condition #12.

- (f) This structure has been identified as "Not Habitable." Code Enforcement has issued a citation (CE040288 superseding CE19910073) which describes the case as "Cut/fallen eucalyptus tree - major fire hazard; SFD [sic] - exposed wiring, un-permitted bathroom, (and) safety issue. 06-25-04 The single family dwelling is unfit for occupancy and structurally unsound. There has been new sewer pipes installed. There are exposed electrical wires and the roof is structurally unsound." The proposed project is intended to bring this structure up to code.
- (g) Ordinance 3932 requires the landscaping of the project with low water use and native plants. Irrigation, with low precipitation sprinkler heads, bubblers or drip irrigation devices and timing devices, is required. The landscaping is required to be installed prior to occupancy. Additionally, the Carmel Valley Master Plan Policies 11.1.1.1 and 11.1.1.2 require the use of native plants in the riparian corridor development landscape plans. Condition #6
- (h) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions; nor does it involve ridgeline/viewshed development and the project is exempt from CEQA per Section 15301.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLNPLN050274.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside biological and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - "A Biological Report for a property located at Camp Stephanie Carmel Valley, California" (LIB050698) prepared by Vern Yadon, Monterey, CA, September 23, 2004).
 - "A Geotechnical Report (Soils and Geoseismic) for a new foundation at the residence of #3 Wawona St Carmel Valley, California" (LIB050699) prepared by Grice Engineering, Salinas, CA, November 23, 2004).
 - (c) Staff conducted a site inspection on February 8, 2002 to verify that the site is suitable for this use.
 - (d) The subject property, as permitted and conditioned, will comply with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (e) Materials in Project File PLN050274.

3. FINDING: CARMEL VALLEY FLOOD PLAIN REQUIREMENTS

- EVIDENCE:** (a) Ordinance 21, Section 21.64.130 D. 2, requires all structures including related utilities shall be so located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems shall be located so as to avoid impairment of them or contamination from and during flooding. The first habitable floor of any structures shall be located at least one foot above the 100 year flood level.
- (b) The minimization or elimination of infiltration of flood waters into the utility and waste disposal systems and discharges are adequate because Monterey County Environmental Health Division reviewed the project and found no issues with them.
- (c) Monterey County Water Resource Agency, on review of the project, has required the conditions of approval that:
- The stem will include openings that will automatically equalize hydrostatic flood pressure. Condition #9.
 - An inspection by a certified civil engineer or licensed surveyor to assure that the stem wall installation; elevation, venting, external and internal grades are compliant with Chapter 16.16 of the Monterey County Code. Condition #11
 - Applicant will provide the Monterey County Water Resource Agency with a FEMA Elevation Certificate from a Certified civil engineer or licensed surveyor based on finished construction. Condition #12.
 - The lowest floor and attendant utilities be constructed at a minimum elevation of 313 feet mean sea level and provide a certificate to that effect by a certified civil engineer or licensed surveyor. Condition #13
 - The applicant record a Floodplain Notice on the property. Condition #10
- (d) Staff conducted a site inspection on February 8, 2002 to verify that the site is suitable for this use. The subject property, as permitted and conditioned, will comply with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (e) Materials in Project File PLN050274

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

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts minor alterations to existing private structures.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on February 8, 2002.
- (c) See preceding and following findings and supporting evidence.

5. FINDING: VIOLATION CORRECTION - The subject property will be in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance with the completion of this project. The violation which exists on the property will be corrected with this project as described and conditioned. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and only one violation exists on subject property CE040288 (superseding CE19910073).

6. **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) Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040 B Monterey County Zoning Ordinance (Title 21).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 27th day of September, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 17 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 27 2007

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 the Monterey County Planning and Building Inspection Department office in Salinas.

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

**Monterey County Resource Management Agency
Planning Department**

**Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

PROJECT NAME: Thompson
FILE NO: PLN050274 **APN:** 197-091-043-000
APPROVED BY: Zoning Administrator **DATE:** September 27, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Thompson (PLN050274) Combined Development Permit consisting of: 1) an Administrative Permit to allow the remodel and replacement of foundation of an existing 868 square foot single family residence; 2) a Use Permit for the development in the Carmel River Floodplain; and 3) Partial remedy for Code Enforcement case CE040288 (superseding CE19910073) which identified issues of exposed wiring, roof structurally unsound, unpermitted installation of sewer pipe and bathroom; and 4) Design Approval. The property is located at 3 Wawona Street, Carmel Valley (Assessor's Parcel Number 197-091-043-000), Carmel Valley Master Plan Area. The property is located at 3 Wawona Street, Carmel Valley (Assessor's Parcel Number 197-091-043-000), Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

	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 Department)				
2.	PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 050274) was approved by the Zoning Administrator for Assessor's Parcel Number 197-091-043-000 on September 27, 2007. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.	PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	

		resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)				
4.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
5.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Grice Engineering, Inc., dated November 23, 2004 and is on record in the Monterey County RMA - Planning Department , Library No. LIB050699. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
6.		PDSP001 - NON-STANDARD- LANDSCAPE PLANTS. The site shall be landscaped with native species occurring in the immediate riparian area. These plants shall be incorporated into the landscaping plan required in condition #7. (RMA – Planning Department)	Applicant shall submit landscape plans which include the native riparian species.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
7.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

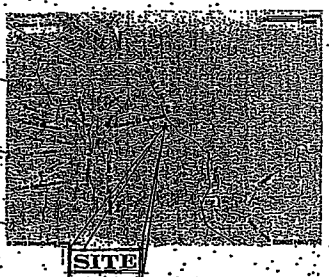
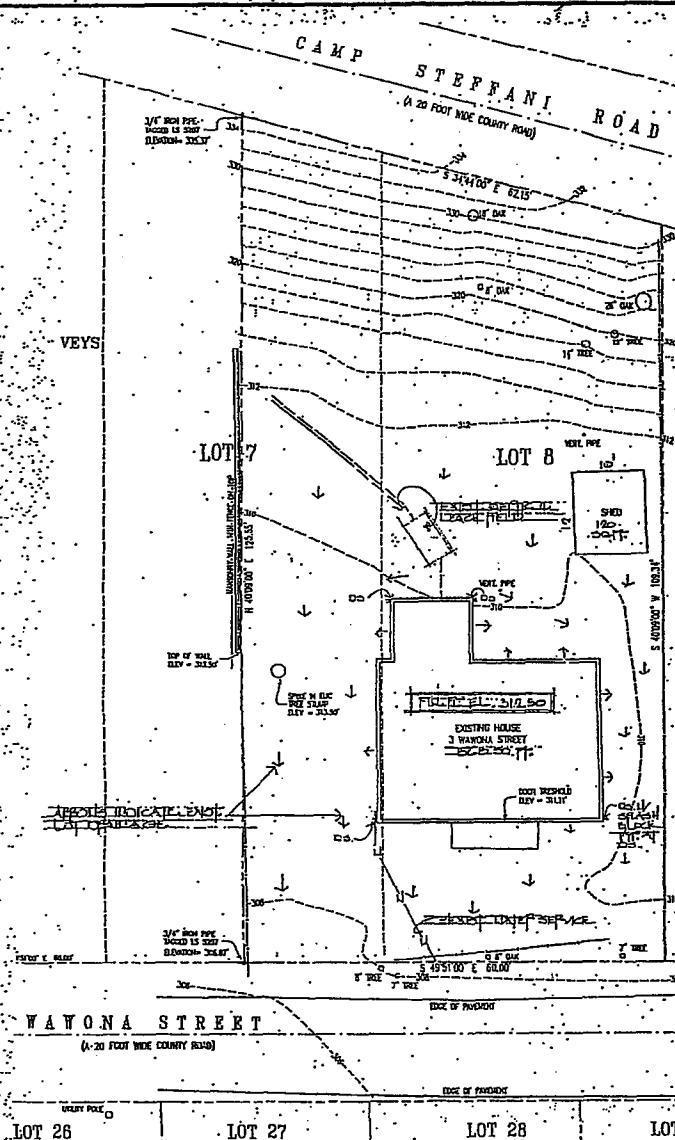
		proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. 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. (RMA – Planning Department)	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.	Owner/ Applicant	Ongoing	
8.		PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) 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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to the issuance of building permits.	
				Owner/ Applicant	Ongoing	
9.		WR21 - FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A	Submit the engineered foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

		minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. (Water Resources Agency)			
10.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits
11.		WR15 - STEMWALL INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to the stemwall inspection
12.		WR16 - ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection
13.		WRASP001 NON-STANDARD: ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at a minimum elevation of 313 feet mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits

		marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)				
14.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

		provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Carmel Valley Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
17.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Valley Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
18.		<u>EH12 - EXISTING SEPTIC SYSTEM</u> Submit a plot plan to the Division of Environmental Health showing the locations of all existing septic systems on the property. Any sewage disposal system or part thereof which crosses property lines or does not meet the setback requirements specified in Monterey County Code, Chapter 15.20 will require proper abandonment and replacement with an approved system. A permit for the system replacement shall be obtained from the Monterey County Health Department. <u>(Environmental Health)</u>	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of a building permit	

END OF CONDITIONS



PROJECT DATA:

- 1. SCOPE: CONSTRUCT NEW FOUNDATION
- 2. OCCUPANCY GROUP: R-3
- 3. COUNTY: W-V
- 4. FLOOR AREA: 265 SQ. FT.
- 4.1 LEVELS: 1
- 5. STORES: 1
- 6. FINISH METHOD: SYCOPAN V-801
- 7. FIRE RZL. ROOFING: CLASS A COMPOSITION
- 8. ENERGY CALC. 250 BTU
- 9. CODE REQUIREMENTS: 2001 CALIF. BLDG. MECH. PLUMB. ELEC. AND TITLE 24 ENERGY CALCS.

- 1. LOT AREA - 1000 SQ. FT.
- 2. ILLUS. COVERAGE - 900 SQ. FT. OR 14%

SPECIAL NOTES:

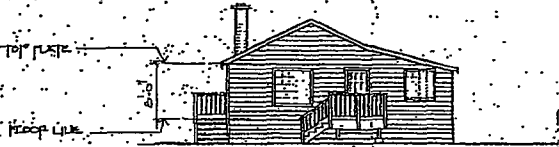
- 1. GRADING NOT TO EXCEED 25 CUBIC YARDS
- 2. ALL EXCAVATION TO BE REMOVED FROM SITE

SCOPE OF WORK:

- 1. TO CONSTRUCT NEW FOUNDATION PER MONTEREY COUNTY PLANNING AND BUILDING DEPT. STANDARDS SPECIFICATIONS.

SHEET INDEX:

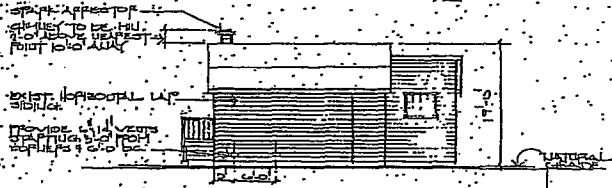
- 1. ELEVATIONS AND SITE PLAN
- 2. SECTIONS, FLOOR PLAN, ROOF FRAMING PLAN AND DETAILS
- 3. DETAILS AND HEAT LOSS CALCS.
- 4. SPECIAL NOTES
- SI FOUNDATION PLAN, SECTION AND DETAILS
- SE SECTIONS AND DETAILS



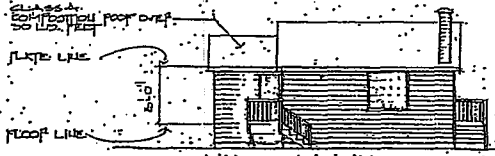
FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"

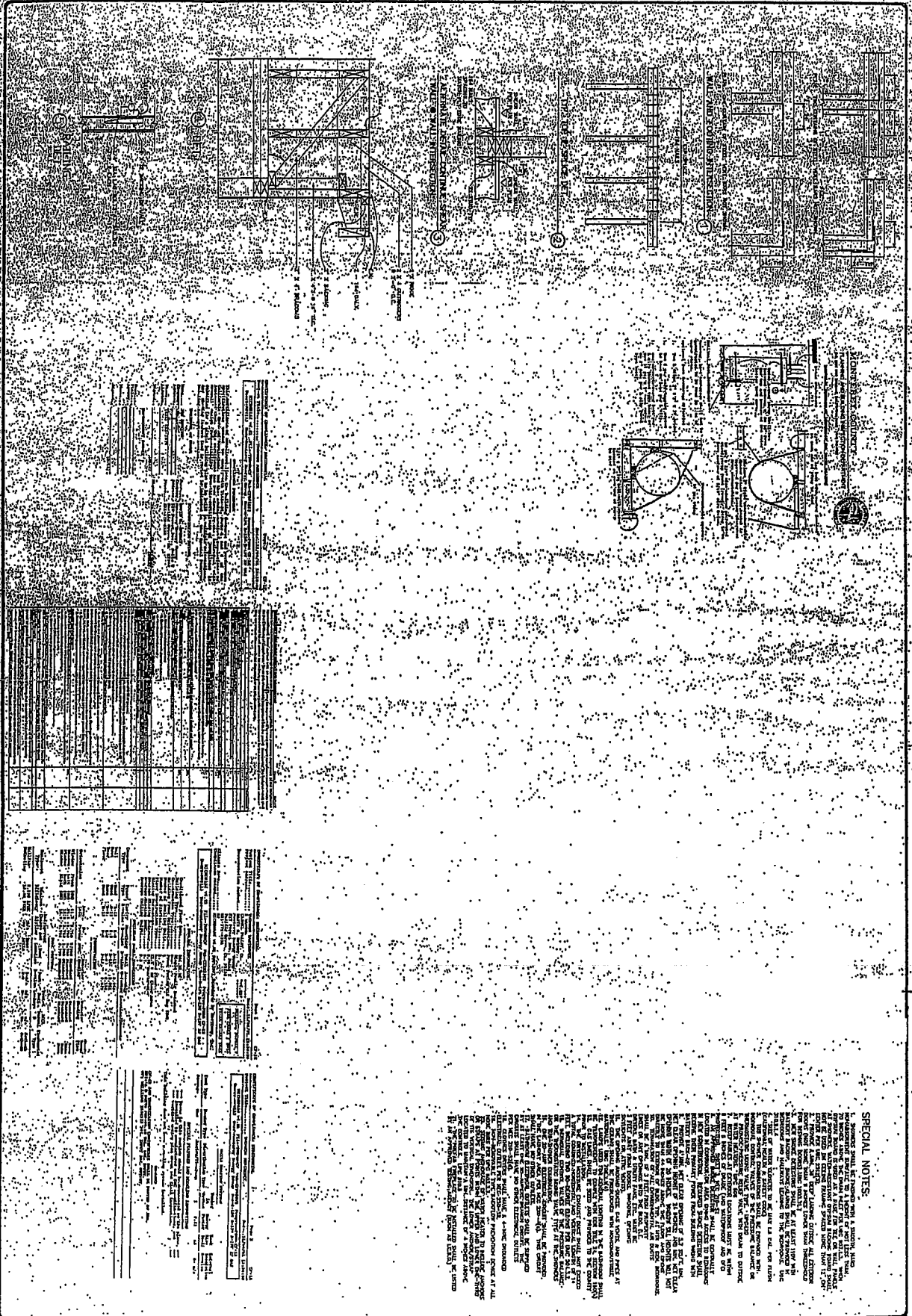
SITE PLAN
ADDRESS: 3 WAYONA RD., CARROLL VALLEY CA.
APN: 277-002-002-000

REVISIONS	BY

FOUNDATION PLAN FOR:
JIM THOMPSON
 ADDRESS: 3 WAYONA RD., CARROLL VALLEY
 APN: 277-002-002-000

NO.	DATE	REVISION
1		
2		
3		
4		





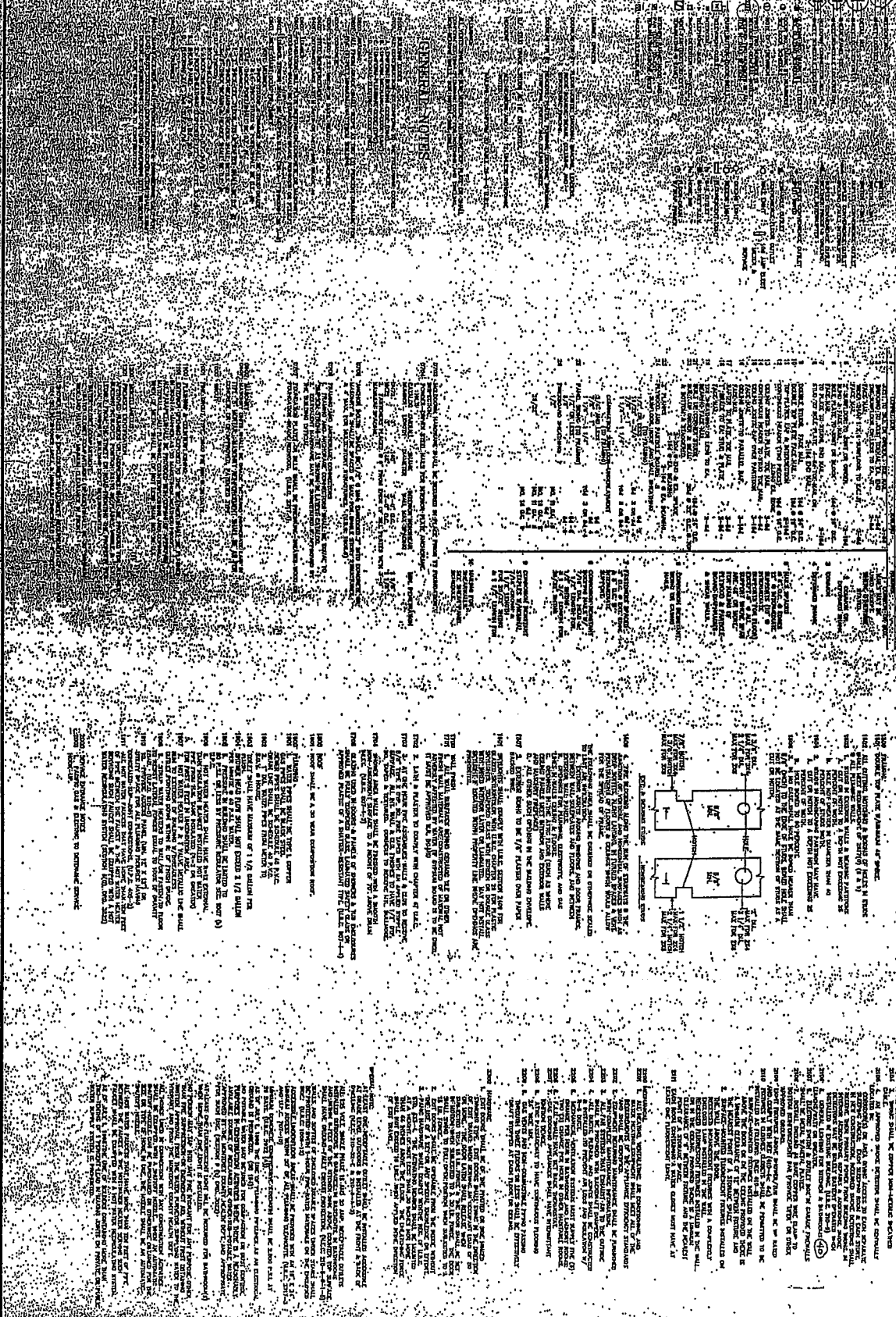
NO.	DATE
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48	10/1/88
49	10/1/88
50	10/1/88

FOUNDATION PLAN FOR:
JIM THOMSON
 ADD: 18311 WAWONA RD. CARMEL VALLEY
 APPROX 107 001 046 000

DRAWN BY:
 HERRICK DESIGN & DRAFTING SERVICE
 P.O. BOX 840
 CASTROVILLE, CA 95012
 TEL: 408/662-5859
 FAX: 408/662-1703

NO.	DATE
1	10/1/88
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49	10/1/88
50	10/1/88

FOUNDATION PLAN FOR:



FOUNDATION PLAN FOR:
JIM THOMSON
A DIVISION OF WICKMAN, INC., CARROLL VALLEY
APR 1971 107 051 040 000

FOUNDATION PLAN FOR:
JIM THOMSON
A DIVISION OF WICKMAN, INC., CARROLL VALLEY
APR 1971 107 051 040 000

DRAWN BY:
HEWCOMB DESIGN & DRAFTING
P.O. BOX 549
CASTROVILLE, CA 95012
(408)683-1763

REVISIONS	BY



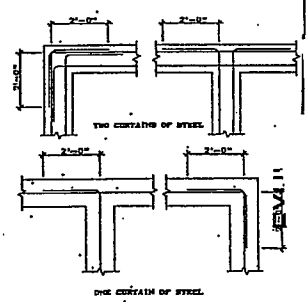
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REGISTERED PROFESSIONAL ENGINEER
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PHONE (916) 934-8000

PREPARED FOR:
MR. JIM THOMPSON
5 WATSON ROAD
CARMEL VALLEY, CALIFORNIA 95006
PHONE (818) 934-8000

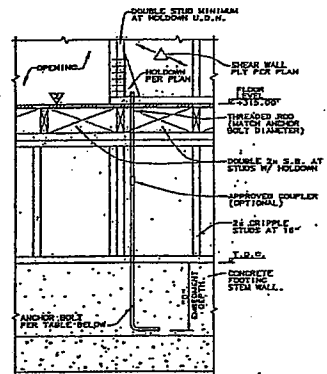
NEW CONCRETE FOUNDATION
FOR
JIM THOMPSON RESIDENCE
5 WATSON ROAD, CARMEL VALLEY, CALIFORNIA
FOUNDATION: PLAN, SECTIONS AND DETAILS.

REV	REVISION	DATE

- ### GENERAL NOTES:
- GENERAL**
 - 1. SITE CONDITIONS:** THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
 - 2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THAT HIS REQUIREMENT SHALL APPLY CONTINGENTLY & SHALL BE LIMITED TO NORMAL WORKING HOURS. THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND THE PERFORMANCE OF THE CONSTRUCTION OF THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.**
 - 3. ALL CONSTRUCTION NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION SHOWN AND THE REQUIREMENTS OF THE UNIFORM BUILDING CODE 1995 REQUIREMENTS.**
 - 4. FOUNDATION DESIGN IS BASED ON PROJECT LOADS REPORT #848-00-10 BY BRILL-ENGINEERING AND GEOTECHNICAL, INC. DATED NOVEMBER 23, 2004. THIS REPORT IS CONSIDERED PART OF THE PROJECT RECORDS. THE CONTRACTOR SHALL FOLLOW ALL OF ITS REQUIREMENTS.**
 - LAMBER**
 - 1. LAMBER SHALL BE DOUGLAS FIR LARCH AS FOLLOWS:**
 - JOISTS AND STUDS:..... 2" AND BETTER
 - POSTS:..... 4" AND BETTER
 - BEAMS AND RAFTERS:..... 4" AND BETTER
 - BRACING AND SECONDARY FRAMING:..... 4" AND BETTER
 - SILL PLATE AND ALL WOOD IN CONTACT WITH CONCRETE:..... PRESERVE TREATED #1
 - 2. WALLING SHALL BE CONCRETE BLOCKS, GALVANIZED WIRE MESH SHALL BE MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. USE LATEST EDITION OF THE UNIFORM BUILDING CODE.**
 - PLYWOOD:..... SEE PLAN OR SECTION
 - ALL OTHERS:..... SEE PLAN OR SECTION (1)
 - 3. JOIST HANGERS, SHEET METAL CLIPS AND OTHER CONNECTIONS SHALL BE MANUFACTURED BY SIMPSON CO. OR APPROVED EQUAL. USE LATEST EDITION OF THE UNIFORM BUILDING CODE. SUBSTITUTION MAY BE USED IN LIEU OF SIMPSON HARDWARE.**
 - CONCRETE**
 - 1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. MAXIMUM AGGREGATIVE GRADE SHALL BE 3/4". ALL MIXED PLACES AND CURED IN ACCORDANCE WITH A.C.I. 318.**
 - 2. REINFORCING STEEL SHALL CONFORM WITH ASTM A-615, GRADE 60 FOR #4 BARS & SMALLER, GRADE 80 FOR #5 & LARGER. BARS SHALL HAVE A MINIMUM LAP LENGTH OF 48 BAR DIAMETERS OR 12" MINIMUM LAP LENGTH FOR #3 BARS. ALL REINFORCING SHALL BE AS PER SECTION 7.7.11 OF A.C.I. 318 UNLESS OTHERWISE SHOWN.**
 - 3. ANCHOR BOLTS SHALL BE ASTM A307 OR GALVANIZED STEEL, PER ASTM A307 WELD INSTALLED IN PRECAST, TYPICAL ACCESSIBLE.**



SECTION FOOTING INTERSECTION 1
1/2" = 1'-0"



DETAIL TYPICAL HOLDOWN 1
1/2" = 1'-0"

HOLDOWN SCHEDULE*	
HOLDOWN TYPE	2" X 8" X 12" GALV. STEEL
PIPS - SIZE	3/8" X 1/2" GALV. STEEL
W. ALL BOLTS	ASTM A307 U.S.S.

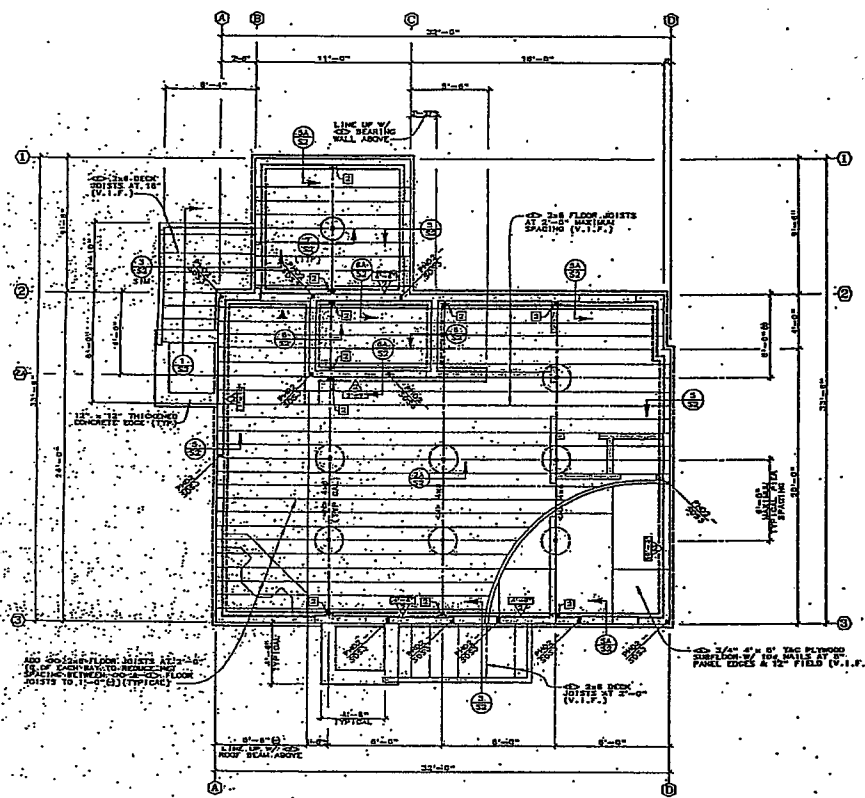
LEGEND:

(Symbol)	CONCRETE FOOTING
(Symbol)	CONCRETE STEM WALL
(Symbol)	2" X 8" X 12" GALV. STEEL HOLDOWN PER PLAN
(Symbol)	WOOD FRAMED STUD WALL
(Symbol)	WOOD FRAMED STUD WALL
(Symbol)	DOUBLE 2X8 POST
(Symbol)	APPROVED COUPLER
(Symbol)	2X8 SHEAR PLATE
(Symbol)	T.O.C.
(Symbol)	CONCRETE STEM WALL
(Symbol)	ANCHOR BOLT PER TABLE BELOW
(Symbol)	EXISTING
(Symbol)	MEASUREMENT
(Symbol)	LINE
(Symbol)	CENTRELINE
(Symbol)	PLATE
(Symbol)	EACH
(Symbol)	U.D.N. - UNLESS OTHERWISE NOTED
(Symbol)	T.O.C. - TOP OF CONCRETE
(Symbol)	B.O.C. - BOTTOM OF CONCRETE
(Symbol)	E.W. - EXISTING WALL
(Symbol)	F.F. - FINISHED FLOOR
(Symbol)	F.G. - FINISHED GRADE
(Symbol)	ARCH. - ARCHITECTURAL PLANS
(Symbol)	N.T.C. - NOT IN CONTRACT
(Symbol)	SIM. - SIMILAR
(Symbol)	TYP. - TYPICAL
(Symbol)	S.B. - SOLID BLOCKING
(Symbol)	A.B. - ANCHOR BOLT
(Symbol)	N.T.S. - NOT TO SCALE
(Symbol)	V.I.F. - VERIFY IN FIELD
(Symbol)	E.A.D. - SEE ARCHITECTURAL DRAWINGS
(Symbol)	S.F.E. - SOILS FIELD ENGINEER

SHEAR SHEATHING SCHEDULE*

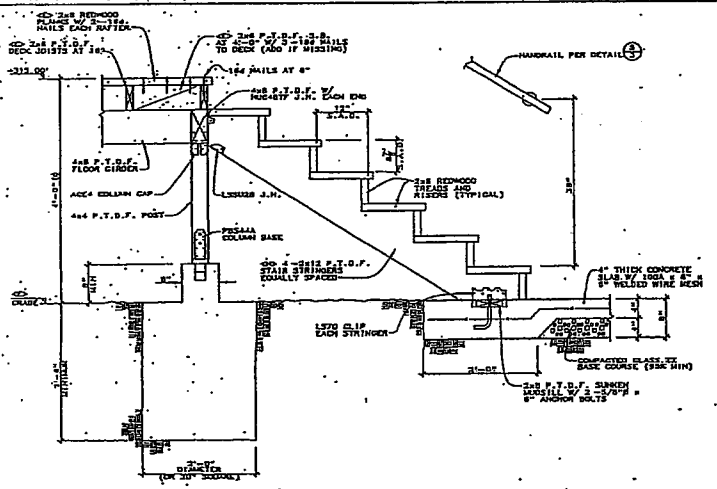
WALL TYPE	WALL THICKNESS	WALL HEIGHT	WALL SPACING	WALL MATERIAL	WALL BOLTING	WALL BRACING	REMARKS
△	1/2"	8x8	8"	8"	12"	---	3/8" X 10" A.B. AT 48"
△	1/2"	8x8	8"	8"	12"	166 AT 8"	---

*PROVIDE 2" X 2" X 3/16" PLATE BARNER TO ALL ANCHOR BOLTS TO MUDSILL.

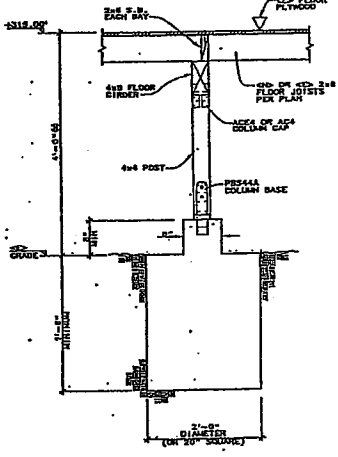


FOUNDATION PLAN 1:00
1/2" = 1'-0"

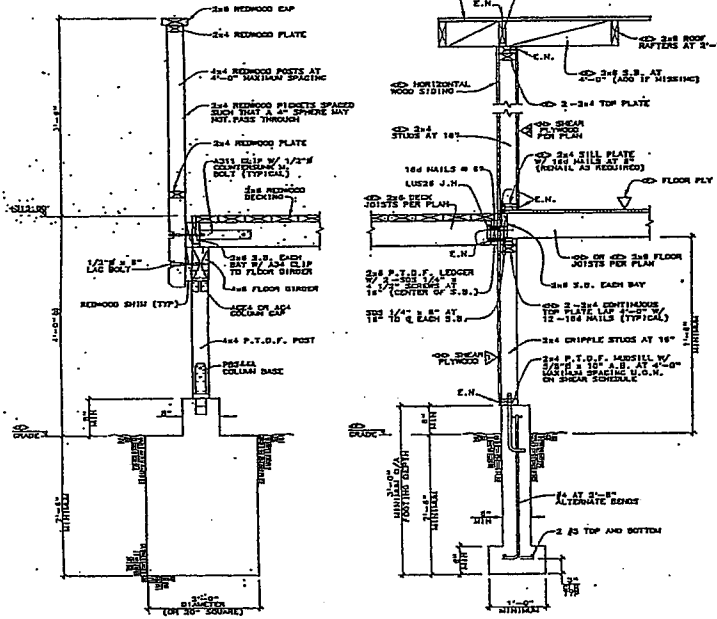
- ### FOUNDATION REFERENCED NOTES:
- SEE TYPICAL DETAILS AND TYPICAL FOOTING INTERSECTION AND HOLDOWN ELEVATION AND ANCHOR BOLT SCHEDULE
 - SIMPSON GH4 - 8 GIRDER HANGER (TYPICAL)
 - ALL WORK IS NEW UNLESS IT IS MARKED EX FOR EXISTING, SEE ALSO GENERAL NOTES.



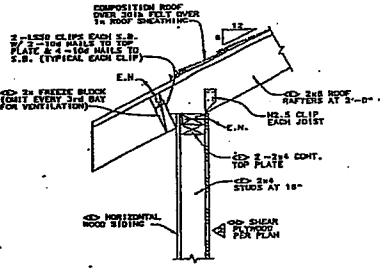
SECTION 1
1" = 1'-0"



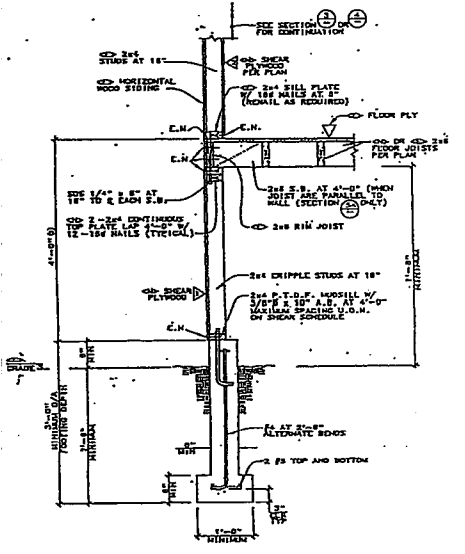
SECTION 2
1" = 1'-0"



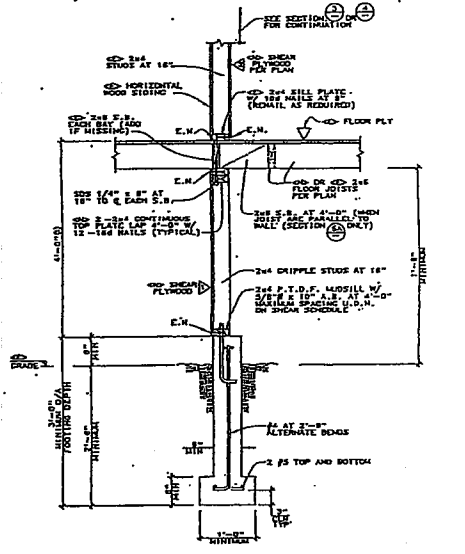
SECTION 3
1" = 1'-0"



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

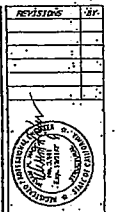


SECTION 5
1" = 1'-0"



SECTION 6
1" = 1'-0"

1. FOR GENERAL NOTES SEE DRAWING 21.
2. ALL WORK IS NEW UNLESS IT IS
MARKED AS FOR EXISTING.



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Carmel Valley, California 95008
Phone: (415) 555-5678

NEW CONCRETE FOUNDATION
J.M. THOMPSON FOR RESIDENCE
3 WATONA ROAD - CARMEL VALLEY, CALIFORNIA

DEC 20 1964
AS SHOWN
4088
4080-52
9-2

CARMEL VALLEY



APPLICANT: THOMPSON

APN: 197-091-043-000

FILE # PLN050274



300' Limit

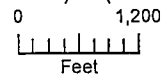


2500' Limit



City Limits

N



PLANNER: LYONS