

RESOLUTION NO. 070420

A.P.# 009-563-005-000

In the matter of the application of
IWF Carmel River Investors LP (PLN070420)

FINDINGS & DECISION

for a **Variance** to Section 21.42.030F, in accordance with Title 21 (Zoning) Chapter 21.72 (Variances) of the Monterey County Code, Title 16 Section 16.16.050 (C), elevation requirements for new construction and substantial improvements, for PLN030646. The Variance will allow the applicant to substantially improve 23 legal non-conforming historic structures located within the 100-year Floodplain of the Carmel River without elevating the structures. As historic structures, a Variance may be issued in accordance with Title 16 Section 16.16.060 (B). There is no change in the approved design, appearance, or locations of any structures proposed under this permit. The property is located at 26600 Oliver Road, Carmel, Carmel Land Use Plan, and came on regularly for hearing before the Zoning Administrator on October 11, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto, now makes the following findings and decision:

FINDINGS OF FACT

1. **FINDING: CONSISTENCY 16.16.060(B)** – The project conforms to the policies, requirements, and standards of Monterey County Code Title 16 Chapter 16.16.060 B (Variance Procedures) which establishes conditions under which a Variance to Title 16.16.060 C can be granted.

EVIDENCE: (a) The Variance will allow the applicant to substantially improve 23 legal non-conforming historic structures located within the 100-year Floodplain of the Carmel River without raising the structures floor heights above the base flood elevation as this would impact the integrity of the historic structures.

(b) Monterey County Code Title 16 Chapter 16.16.060B1 allows a Variance to be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places.

(c) On July 5, 2007 The Monterey County Historic Resource Review Board unanimously recommended the inclusion of the Carmel River Inn Historic District (The 23 existing cottages) to the Monterey County Register of Historic Resources.

(d) On July 24, 2007 the Monterey County Board of Supervisors approved the adoption of the Carmel River Inn Historic District to the Monterey County Register of Historic Resources.

(e) The application, project plans, and related support materials found in Project File Numbers PLN030646 (original Combined Development and General Development Permit) and PLN070420 (new Variance).

2. **FINDING: CEQA (No Project):** - The issuance of the Variance pursuant to Title 16 Chapter 16.16.060 does not meet the definition of a project under CEQA.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 21065 defines the term "project" for the purposes of applying CEQA.

(b) Monterey County Code Title 16 Chapter 16.16.060 B (Variance Procedures) establishes conditions under which a Variance can be granted, no findings are required to be made other than to say the proposal meets those conditions.

(c) This Variance does not include a permit for development. The development was permitted under the previous development permit (PLN030646) and related Mitigated Negative Declaration.

(c) See preceding and following findings and supporting evidence.

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 has been reviewed for health and safety regulations by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that granting of the variance would be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the County. Conditions recommended have been incorporated.

(b) Preceding findings and supporting evidence.

4. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for Variance be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 11th day of **October**, 2007.


JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON OCT 23 2007

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

NOV - 2 2007

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

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

2. This permit expires two 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: Carmel River Inn

File No: PLN070420

APNs: 009-563-005-000

Approved by: Zoning Administrator

Date: October 11, 2007

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

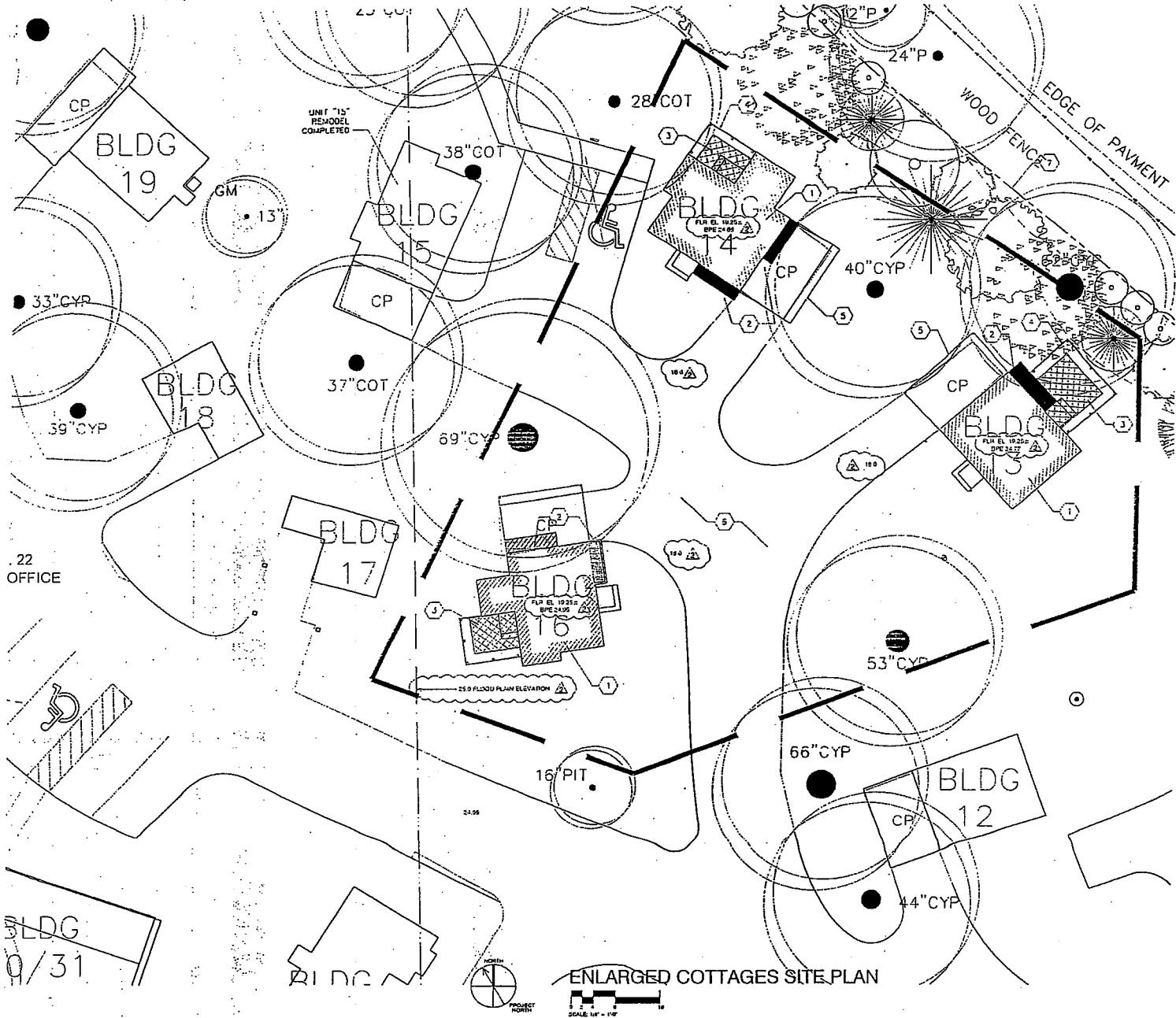
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Variance (PLN070420) allows the rehabilitation/reconstruction of 23 historic cottages units, consistent with the previously approved development permit PLN030646, exceeding 50% of the total assessed value within the Carmel River 100 year flood plain. The property is located at 26600 Oliver Road Carmel (Assessor's Parcel Number 009-563-005-000), Carmel Land Use Plan. 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 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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (PLN070420) was approved by the Zoning Administrator for Assessor's Parcel Number 009-563-005-000 on October 11, 2007. The permit was granted subject to 6 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)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable</p>	

<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
4.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
5.		FLOODPROOFING PLAN The cottage units shall be protected to the maximum extent possible using floodproofing materials and vents where appropriate. The applicant shall provide the Water Resources Agency a floodproofing plan, for each unit, prepared by a registered civil engineer or licensed architect showing the internal and external grade elevations, the location and dimensions of all vents, and the proposed floodproofing materials. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit a floodproofing plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	WRA

<i>Permit Cond. Number</i>	<i>Ming Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		DEED NOTIFICATION The owner shall provide the Water Resources Agency a recorded Deed Notification stating: "The twenty-three historic cottages were permitted to be substantially improved with their lowest floor elevation below the base flood elevation. Flood insurance premiums may be commensurate with the increased risk resulting from the reduced lowest floor elevation." (Water Resources Agency)	Submit a recorded deed notification to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	WRA

END OF CONDITIONS



SHEET NOTES

1. RE COTTAGES UNITS #13, #14 & #16 TO REMAIN SHOWN HATCHED
2. NEW ADDITION SHOWN SHADDED
3. NEW CONC SLAB ON-GRADE TERRACE W/PLANTER BOXES AROUND ALL SIDES
4. NEW 6" HIGH CEDAR PRIVACY FENCE ENCL. USING NEW TERRACE & PLANTER BOXES
5. RE CARPORT TO REMAIN
6. RE A/C PAVED DRIVEWAY TO REMAIN
7. RAINWATERLINE

THE PERMIT IS FOR THE REBUILD ADDITION TO COTTAGE UNIT #12, 13, 14, 15, 16 ONLY. NO SITE WORK IS INCLUDED IN THIS PERMIT EXCEPT FOR A FENCED ON-GRADE TERRACE AT THE REAR OF THE UNIT. PLEASE SEE ATTACHED FLOOR PLANS.

THIS PERMIT IS FOR THE REBUILD ADDITION TO COTTAGE UNIT #12, 13, 14, 15, 16 ONLY. NO SITE WORK IS INCLUDED IN THIS PERMIT EXCEPT FOR A FENCED ON-GRADE TERRACE AT THE REAR OF THE UNIT. PLEASE SEE ATTACHED FLOOR PLANS.

UNIT 13 - SP 000700
 UNIT 14 - SP 000695
 UNIT 15 - SP 000690
 ARE BEING REBUILT BECAUSE OF EXISTING CONDITIONS

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation vents around perimeter of 1 sq. in. net opening/1 SF of enclosed area. Note: The vents below the floor is only 1/2".
2. The floor framing will be pressure-treated wood. Future leadings, and including Building 12 & 16 will have a wood framing below 1 foot above floor line pressure-treated lumber with vent holes at top and bottom of stud space.
3. The exterior siding and trim will be re-sidled, which is not resided.
4. The inside wall finish will be paperless gypsum board, mold and moisture resistant, which has a three-month in place warranty warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet or linoleum in area over pad - non slip-down.

ME - BASE FLOOD ELEVATION

Project / Owner
CARMEL RIVER INN
 U.S. HIGHWAY 1
 @ CARMEL RIVER BRIDGE
 P.O. BOX 221409
 CARMEL, CA 95022
 APR. 005-655-005

PHASE II COTTAGE REBUILD
 UNITS 13,14 & 15

THE PAUL DAV PARTNERS ARCHITECTS & PLANNERS

The Paul Dav Partnership, LLC
 226 Elmwood Street
 San Jose, CA 95131
 415.934.2244 FAX 415.934.2245
 E:PAUL@PAULDAV.COM

Sheet No: 2A
 Drawing Date: 02-11-06

Revised: 04/18/07
 07/31/07

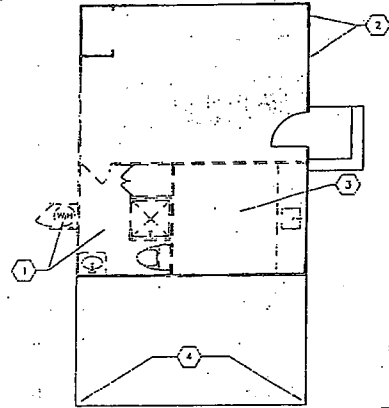
Sheet Title
SITE PLAN ENLARGED COTTAGES

Sheet Number

A1.0

FIRE SPRINKLER CALCS

(E) TOTAL LINEAL FOOTAGE = 140'-0"
 TOTAL LINEAL FOOTAGE DEPENDENCY-ADDED OR REPLACED = 20'-0"
 TOTAL (E) = 120'-0"
 NOTE: PER CALCS ABOVE SPRINKLERS ARE NOT REQUIRED



DEMO PLAN UNIT 13
 SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

SEE DOOR SCHEDULE SHT. A31
 SEE WINDOW SCHEDULE SHT. A31
 NOTE: ALL FRAMING STUDS & CONNECTION DETAILS SHALL COMPLY WITH CDC CHAPTER 23

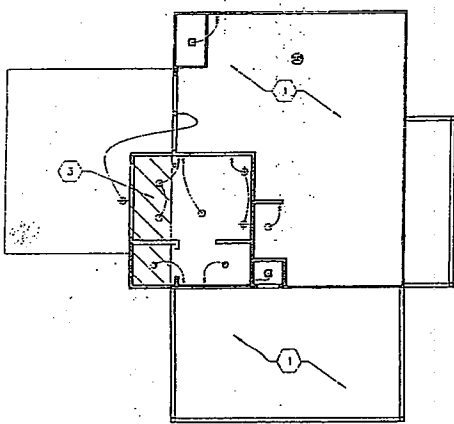
RCP NOTES

- 1 (E) CEILING & LIGHTING TO REMAIN IN THIS ROOM
- 2 NOT USED
- 3 ALL NEW CEILINGS TO HAVE 1/2" GYP. ED. W/ FINISH SPEC BY OWNER

RCP LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- BREAKER SWITCH
- RECESSED LIGHT FIXTURE
- RECESSED WALL WASHER
- SURFACE MOUNTED FIXTURE
- PENDANT FIXTURE
- EXHAUST FAN
- COMBINATION LIGHT & EXHAUST FAN FIXTURE
- WALL MOUNTED FIXTURE
- SMOKE DETECTOR 110V HARDWIRED W/ BATTERY BACKUP TYPE ONLY
- CONE ON INDIRECT LIGHT FIXTURE
- UNDER CABINET MOUNTED FIXTURE
- FLUORESCENT TUBE

NOTE: ALL FRAMING STUDS & CONNECTION DETAILS SHALL COMPLY WITH CDC CHAPTER 23



RCP PLAN UNIT 13
 SCALE: 1/4" = 1'-0"

DEMO NOTES

- 1 DEMG (E) BATHROOM, WATER HEATER CLOSET & CLOSET AS SHOWN
- 2 (E) WALLS & WINDOWS SHOWN TO REMAIN, TYP
- 3 (E) ROOF TO REMAIN, TYP
- 4 (E) COLLARNS FOR CARPORT ROOF, TYP

ELECTRICAL LEGEND

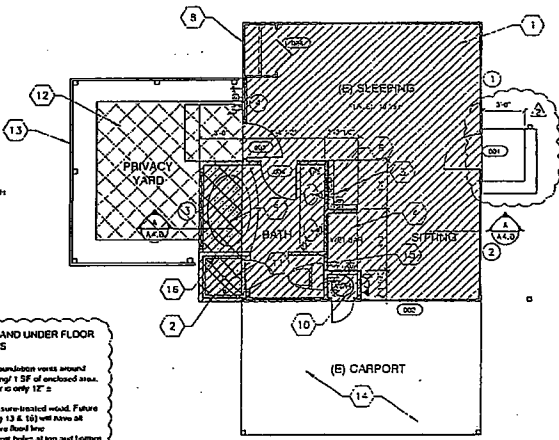
- DUPLEX OUTLET
- HALF SWITCHED OUTLET
- DEDICATED CIRCUIT (20 AMP)
- 220V OUTLET
- OUTLET W/ GROUND FAULT INTERRUPTER
- OUTLET WITH WEATHERPROOF ENCLOSURE & GFI
- TELEPHONE JACK
- HIGH SPEED DATA LINE
- THERMOSTAT CONTROL
- TELEVISION CABLE
- GAS OUTLET
- KEY VALVE
- HOSE BIBB VALVE
- WALL MOUNTED GAS HEATER

NOTES:
 1. NOT ALL THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS WORK.
 2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH OWNERS TO SEE EXISTING FINAL FIXTURE LOCATIONS.
 3. PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.

WET-FLOOD PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Walls - Provide foundation walls around perimeter of 1 sq. ft. not opening 1 SF of enclosed area. Note: The space below the floor is only 12" s.
2. The floor framing will be pressure-treated wood. Future buildings (not including Building 13 & 14) will have all wood framing below 1 foot above finished pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be removed, which is not resistant.
4. The stud wall finish will be paperless gypsum board mold and moisture resistant, which has a two-month in place exposure warranty.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathroom and carpet in high-traffic areas over spot + non-slip stone.

SPE - BASE FLOOD ELEVATION



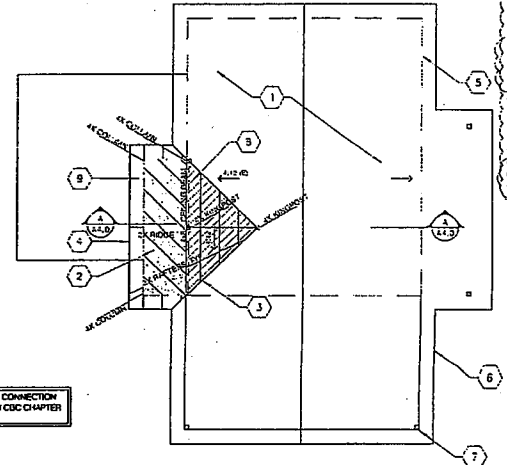
FLOOR PLAN UNIT 13
 SCALE: 1/4" = 1'-0"

REBUILD AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 2 X 6 FOOT JOISTS WITH 5/8" X 12" @ 12" FROM ENDS AND 16" O.C. W/ FIELD
 2 X 6 OF PT FLOOR JOISTS 24" 16" O.C. MAX. SPAN 7' 0" OVER 4 X 4 OF PT CENTER BEAM AT POSTS AND PERG
 FLOOR VENTILATION R-19 WITH 2x4" INSULATED WATERPROOF PLYWOOD OVER JOISTS
 WALL FRAMING: 2 X 4 OF 24" 16" O.C. WITH 4 X 8 HEADERS OVER OPENINGS BEHIND EXISTING SINGLE WALL CONSTRUCTION
 WALL FRAMING ABOVE 14' TO BE PRESSURE TREATED
 DRILL 1/4" HOLES THRU BOT. PLATE & TOP PLATE @ EACH STUD SPACE 400 3/4" P.S. ON INSIDE OF EXTERIOR WALLS W/ 16" X 16" O.C. W/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA SIDE BEYOND
 ROOF SYSTEM: 2 X 6 @ 24" O.C. WITH 11" TIES 2 X 9 RIGID AND 2 X 6 COLLAR TIES UP 24" FROM TOP PLATE
 5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 6 X 8 TAG AT OVERHANG AND CARPORT.
 CARPORT BEAMS: 4 X 10 OVER 2 X 4 POST WITH POST CAP W/ BUTTER TIES @ 7' 0" O.C. 5/8" TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

ROOF NOTES

- 1 (E) ROOF TO REMAIN
- 2 NEW ASPHALT/FLY COMP. SHINGLE ROOF (TO MATCH (E) COLOR & SLOPE) SHOWN SHAIDED
- 3 ALL VALLEY & EDGE FLASHING TO BE PAINTED GALVANIZED
- 4 PAINTED GALVANIZED "GABLE" VENT FOR ATTIC VENTILATION (SEE ELEVATIONS)
- 5 OUTLINE OF WALL BELOW SHOWN DASHED, TYP.
- 6 OUTLINE OF ROOF, TYP.
- 7 (E) COLLARNS FOR CARPORT ROOF, TYP
- 8 CALIFORNIA FRAME NEW ROOF OVER (E) ROOF TO REMAIN (E) DOWN TO 10'-0"
- 9 NEW ROOF SLOPE TO MATCH (E) TYP.



ROOF PLAN UNIT 13
 SCALE: 1/4" = 1'-0"

Project / Owner
CARMEL RIVER INN
 U.S. HIGHWAY 1
 67 CARMEL RIVER BRIDGE
 P.O. BOX 221869
 CARMEL, CA 93822
 APN: 009-583-005
PHASE II COTTAGE REBUILD
 UNITS 13, 14 & 15

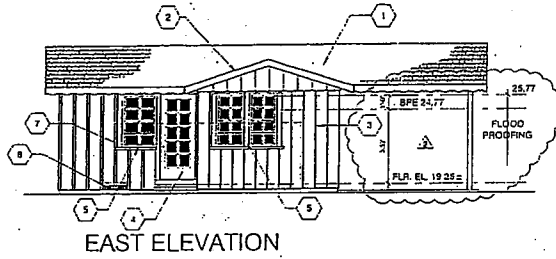
THE PAUL DAY PARTNERS ARCHITECTS & PLANNERS
 1000 S. Foothill Parkway, Suite 100
 Pasadena, CA 91106
 (626) 797-2299 FAX (626) 797-2299
 E-MAIL: info@paulday.com

Sheet No: 03
 Drawing Date: 12/14/06

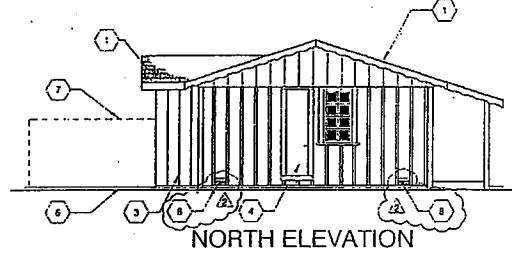
Revisions:
 04/15/07
 07/31/07

Sheet Title:
FLOOR, DEMO, RCP, ROOF UNIT #13 BP 060

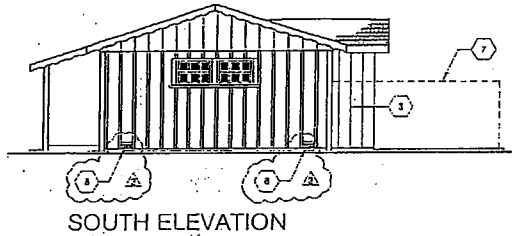
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EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

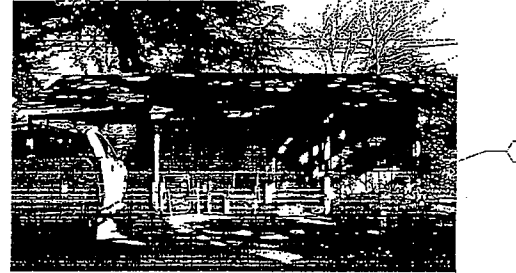


PHOTO OF (E) WEST ELEVATION
NO CHANGES TO THIS ELEVATION UNDER THIS PERMIT

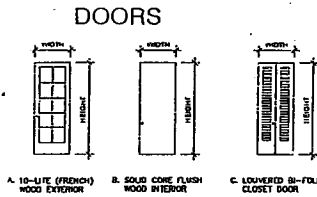
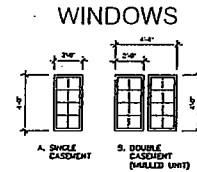
SHEET NOTES

- 1 NEW ASPHALT COMP ROOFING TO MATCH UNIT #15
 - 2 PAINTED 1X6 REDWOOD FASCIA WITH STRAIGHT EDGE THAT DOESN'T MATCH (E)
 - 3 PAINTED ROUGH SAWN 1" BONGO ON REDWOOD BOARD SIDING (THIS WILL DIFFERENTIATE THE NEW FROM THE OLD)
 - 4 NEW WOOD DOORS PAINTED TO MATCH (E)
 - 5 NEW WOOD WINDOWS PAINTED TO MATCH (E)
 - 6 NEW SLAB ON-GRADE TERRACE
 - 7 NEW REDWOOD FENCE INCLUDING TERRACE (SHOWN DASHED)
- CONCRETE SCHEDULE FOR FLOOD PROOFING
1.50' CLEAR OPENING PER 100 FT. OF FLOOR AREA - 340 SQ. IN. USC 9. 2. 1.4' VENTS @ 25% OPEN - 275 SQ. IN.

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

SCHEDULES



WINDOW SCHEDULE										
ID	TYPE	WIDTH	HEIGHT	WINDOW OPER.	WINDOW FRAME	HEAD HEIGHT	HEAD	JAMB	THRESHOLD	REMARKS
1	(E) TO REMAIN									
2	(E) TO REMAIN									
3	B	3'-4"	4'-2"	DOUBLE CASEMENT	WOOD	6'-4" VIF	MATCH (E)	MATCH (E)	MATCH (E)	MULLED UNIT
4	A	2'-0"	4'-2"	CASEMENT	WOOD	6'-4" VIF	MATCH (E)	MATCH (E)	MATCH (E)	MULLED UNIT

DOOR SCHEDULE										
NO.	WIDTH	HEIGHT	THICK.	DOOR TYPE	FRAME TYPE	HEAD	JAMB	THRESHOLD	REMARKS	
(S1)									REUSE	
(S2)	1'-8"	6'-6" VIF	1-3/4"	B	WOOD	MATCH (E)	MATCH (E)	MATCH (E)	FOR WATER HEATER CLOSET	
(S3)	2'-8"	6'-6" VIF	1-3/4"	A	WOOD	MATCH (E)	MATCH (E)	MATCH (E)	10-LITE FRENCH DOOR	
(S4)	3'-0"	6'-6" VIF	1-3/4"	C	WOOD	MATCH (E)	MATCH (E)	MATCH (E)	BI-FOLD CLOSET	
(S5)	2'-0"	6'-6" VIF	1-3/4"	B	WOOD	MATCH (E)	MATCH (E)	MATCH (E)		

Project / Owner
CARMEL RIVER INN
U.S. HIGHWAY 1
#3 CARMEL RIVER BRIDGE
P.O. BOX 231609
CARMEL, CA 93922
APN: 009-563-005

PHASE II COTTAGE REBUILD UNITS 13,14 &

THE PAUL DAY PARTNERS ARCHITECTS & PLANS

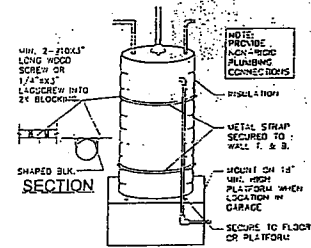
The Paul Day Partnership, 11
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Menlo Park, CA 94025
415.321.2294 FAX 415.321.2123
EMAIL: paul.day@pdaypartnership.com

Sheet No: 22
Drawing Date: 02.11.06

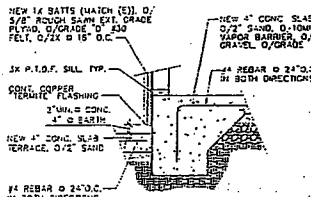
Revised:
04.18.07
07.31.07

Sheet Title:
ELEVATIONS & SCHEDULES UNIT #13

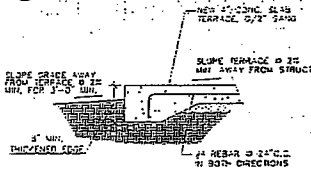
DETAILS



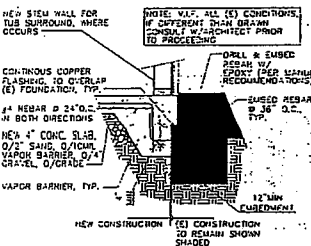
1 WATER HEATER STRAPPING
SCALE: N.T.S.



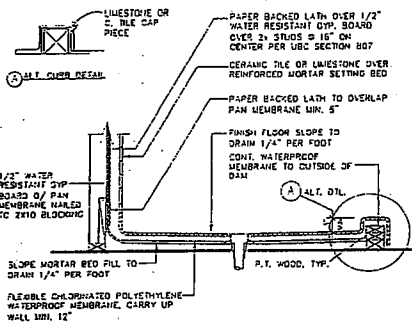
2 NEW FOUNDATION EDGE
SCALE: 1" = 1'-0"



3 TERRACE EDGE
SCALE: 1" = 1'-0"



4 (N)-(E) FOUNDATION CONNECTION
SCALE: 1" = 1'-0"

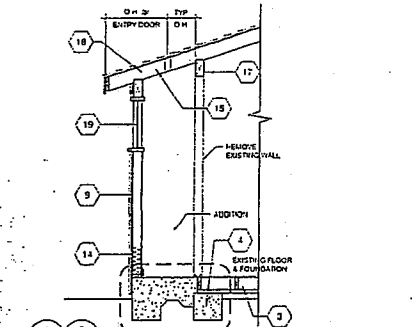


5 SHOWER DETAIL
1" = 1'-0"

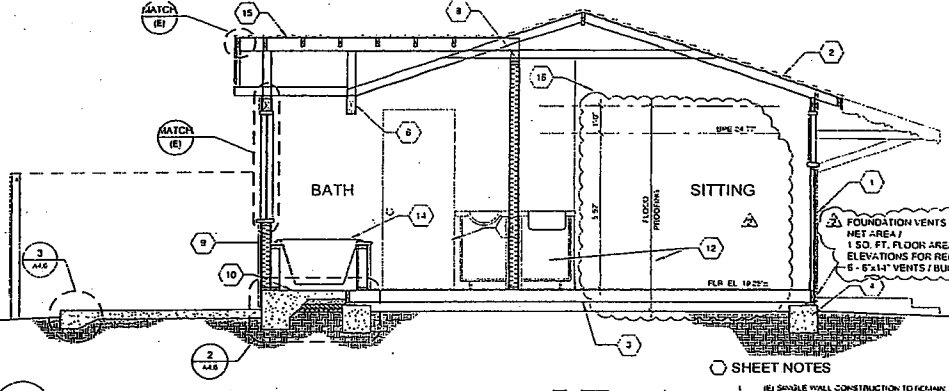
WET-FLOOR PROOFING AND UNDER FLOOR VENTING REQUIREMENTS

1. Foundation Vents - Provide foundation vents around perimeter of 1/4" in. net opening/1/2" of enclosed area. Note: The space below the floor is only 12" ±.
2. The floor framing will be pressure-treated wood. Future buildings (not including Buildings 13 & 16) will have all wood framing below 1 foot above finished floor pressure-treated lumber with vent holes at top and bottom of stud spaces.
3. The exterior siding and trim will be rubberwood, which is rot resistant.
4. The exterior wall finish will be paperless gypsum board and moisture resistant, which has a threshold in place wherever necessary.
5. Mold resistant paint will be used exterior and interior.
6. Flooring will be tile in bathrooms and carpet in living/sleeping area over pad - non-glue-down.

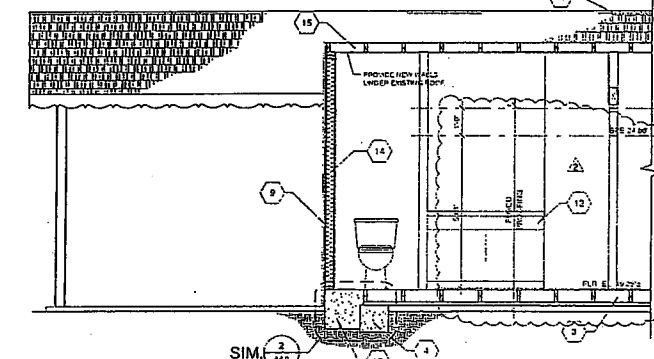
SPE - BASE FLOOR ELEVATION



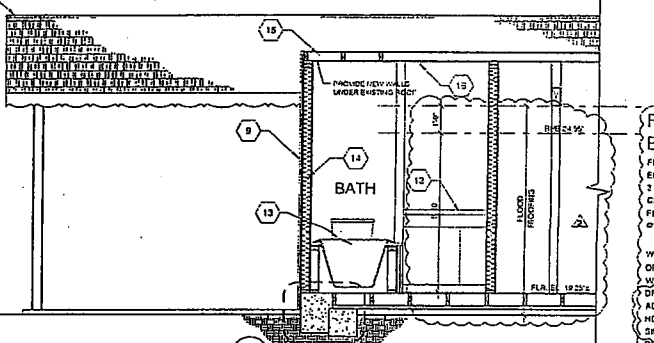
D UNIT #14 & 16 SECTION
SCALE: 1/2" = 1'-0"



A UNIT #13 SECTION
SCALE: 1/2" = 1'-0"



B UNIT #14 SECTION
SCALE: 1/2" = 1'-0"



C UNIT #16 SECTION
SCALE: 1/2" = 1'-0"

- SHEET NOTES**
1. RE SINGLE WALL CONSTRUCTION TO REMAIN. TYP. (SEE FLOOR PLAN #14 & 16)
 2. (SEE FLOORING CONTRACT) REPLACE WHERE DETERMINED
 3. (SEE FLOOR FRAMING TO REMAIN EXCEPT WHERE REPAIRS ARE NEEDED AS NOTED) REPLACE WHERE DETERMINED
 4. (SEE FOUNDATION TO REMAIN) REPLACE WHERE DETERMINED
 5. NEW GABLE ROOF CALIFORNIA FRAME OVER (NO ROOF), ASPHALT/FLY ASPHALT ROOFING (NO MATCH) 1/2" OSB FELL. 1" OSB CON. PLYWOOD 0.021 FRAMING @ 16" O.C. TYP.
 6. NEW 4x4 LEADER, PEN ROOF PLAN
 7. NEW 4x4 WINDPOST, PEN ROOF PLAN
 8. NEW 4x4 COLUMN, WHERE REQUIRED PER PLANS
 9. NEW WALLS: 1/2" OSB 1/2" OSB 1/2" OSB 1/2" OSB FELL. ALL WALL FRAMING TO BE DRY
 10. NEW 4" SLAB ON GRADE 0.2" SAND, 0.2" VAPOR BARRIER, 0.2" GRAVEL, TYP.
 11. NEW 2x6 BRIDGE SEAL TYP.
 12. NEW CASEWORK BY OWNER TYP.
 13. NEW 1/2" & SURROUND BY OWNER TYP.
 14. 3/4" BATT INSULATION @ ALL EXTERIOR WALLS. ADD 2" F.S. @ INTERIOR OF NEW WALLS.
 15. R-12 BATT INSULATION @ ALL INTERIOR AREAS TYP.
 16. 1/2" OSB @ ALL NEW INTERIOR WALLS, TYP.
 17. NEW 2x6 & 3x10 F. HEAVY
 18. EXTEND EXISTING OVERHANG & FRONT ROOF OVER ADDITION TO 2" LONG WALL TO EXISTING TO 10' IN. HIG.
 19. REMOVE EXISTING TIMBERY MATCH EXISTING FROM

REBUILD AS REQUIRED BY EXISTING CONDITIONS

FLOOR SYSTEM: 3 X 6 FOOT LOGGAL WITH 5/8" X 10" @ 12" FROM ENDS AND 1/2" O.C. IN FIELD

2 X 6 DF PT FLOOR JOISTS @ 16" O.C. MAX. SPAN 7'-0" OVER 4 X 4 DF PT CENTER BEAM AT POSTS AND PIERS.

FLOOR INSULATION: R-19 WITH 3/4" ADVANCED WATERPROOF PLYWOOD OVER JOISTS.

WALL FRAMING: 2 X 4 @ 16" O.C. WITH 4 X 4 HEADERS OVER OPENINGS BEHIND EXISTING SINGLE WALL CONSTRUCTION

WALL FRAMING AT UNIT 14 TO BE PRESSURE TREATED

DRILL 1/2" HOLES THROUGH TOP PLATE & TOP PLATE AT EACH STUD SPACE ADD 3/4" P.S. ON INSIDE OF EXTERIOR WALLS @ 16" O.C. W/ HORIZ. METAL STRAPPING ACROSS OPENINGS AT LEAST 2 STUDS EA SIDE BEYOND.

ROOF SYSTEM: 2 X 6 @ 24" O.C. WITH H-1 TIES 2 X 6 RIDGE AND 2 X 6 COLLAR TIES UP 2" FROM TOP PLATE.

5/8" OSB ROOF SHEATHING WITH H CLIPS WITH 1 X 8 X 16 @ OVERHANG AND CARPORT

CARPORT BEAMS: 2 X 10 OVER 4 X 4 POST WITH POST CAP W/ PASTER TIES @ 4" O.C. - SILL TO HOUSE ROOF BRACE CORNERS WITH DIAGONAL MEMBER @ CORNER FASTENERS 2'-0" FROM CORNERS OF BOTH BEAMS

SECTIONS & DETAILS
UNIT #13, 14 & 16

A4.0

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PHASE II COTTAGE REBUILD
UNITS 13, 14 & 16

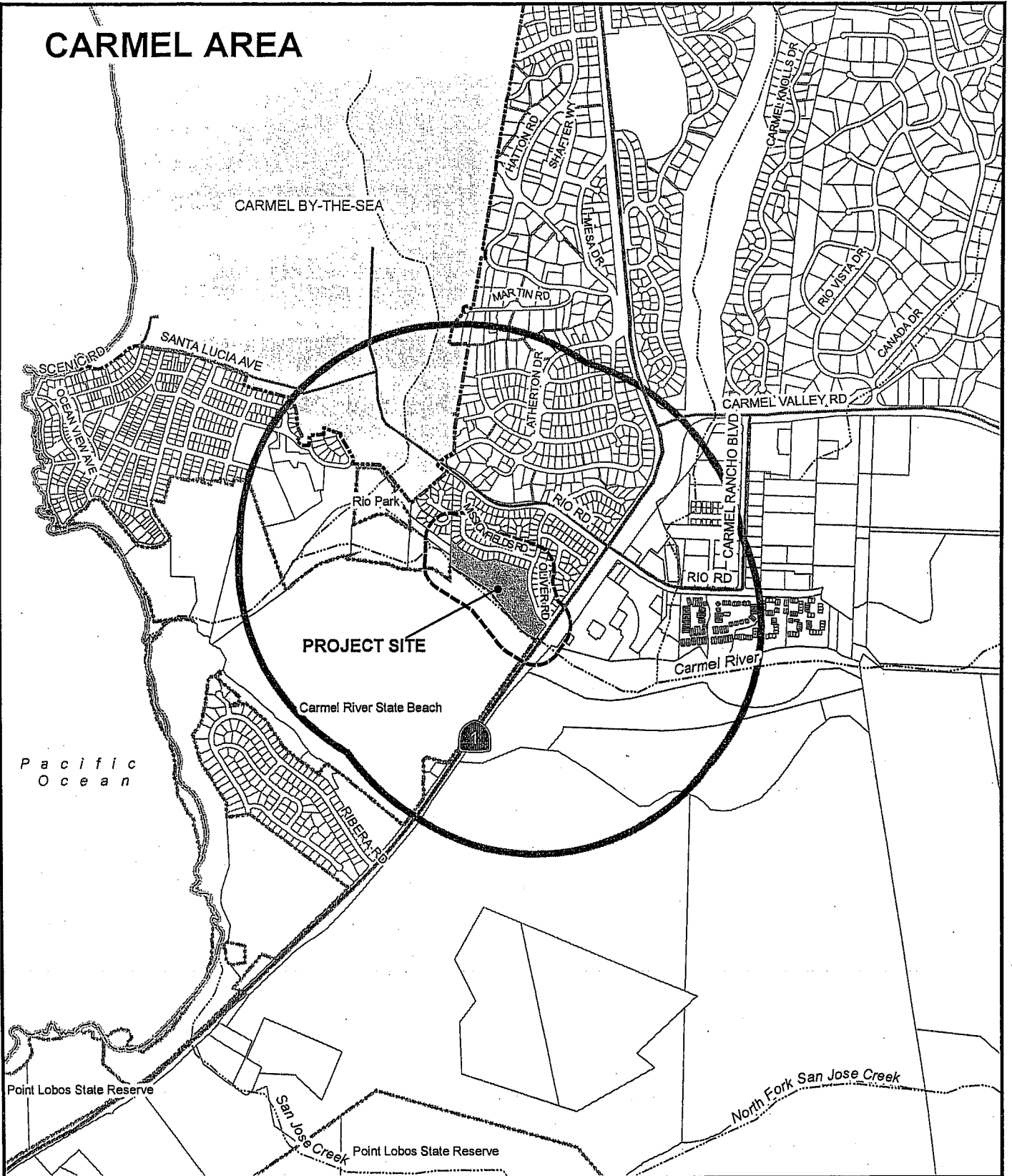
THE PAUL DAY PARTNERS
ARCHITECTS & PLANNERS

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E: paul@pday.com

Sheet No. 13
Drawing Date: 12/14/06
Scale: 1/2" = 1'-0"

Drawn By: J. J. J.
Checked By: J. J. J.
Date: 04/15/07
Scale: 1/2" = 1'-0"

CARMEL AREA

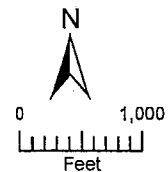


APPLICANT: IWF CARMEL RIVER INVESTORS LP

APN: 009-563-005-000

FILE # PLN070415

300' Limit
 2500' Limit
 City Limits



PLANNER: SPENCER