

In the matter of the application of
Canada Woods LLC (PLN080076)

FINDINGS & DECISION

for an **Administrative Permit** in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, and Design Approval to allow the construction of an 834 square-foot attached Caretaker Unit; and Design Approval for a 15,949 square foot, two-story single family dwelling, with a 2,851 square-foot attached garage, 3,053 square foot basement, 5,877 square foot loggia/covered patios, 400 square foot cabana and a sports court. Grading is approximately 13,000 cubic yards (10,000 cubic yards of cut and 3,000 cubic yards fill). The project also includes the relocation of four Coast live oaks and one Monterey pine tree. The property is located at 8025 Quattro, Carmel, Tehama Subdivision, southerly of Highway 68, Greater Monterey Peninsula Area, and came on regularly for meeting before the Zoning Administrator on June 26, 2008.

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, Greater Monterey Peninsula Area Plan, Greater Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential 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 8025 Quattro, Carmel (Assessor's Parcel Number 259-092-024-000), Tehama, Greater Monterey Peninsula Area. The parcel is zoned "RDR/10-UR-D" or Rural Density Residential, 10 acres per unit, with Urban Reserve and Design Control overlays. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provision of Title 21, and is therefore suitable for the proposed development.
 - (c) The project for a single-family dwelling with attached garage and caretaker unit are uses allowed in the RDR zoning designation in accordance with Section 21.16.040(A) and (C) and is consistent with the development standards of Section 21.64.030 Monterey County Zoning Ordinance (Title 21).
 - (d) The proposed project is consistent with the approval of the Canada Woods North Subdivision (Board of Supervisors Resolution No. 96-518).
 - (e) Regulations of the Design Control or "D" zoning district require design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The project design, materials, and color treatments chosen for the caretaker unit and residence and improvements blend with the natural landscape and are keeping with materials and treatment approved for other residence and structures in the subdivision.

- (f) The project planner conducted a site inspection on January 7, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (g) The project was not referred to the Greater Monterey Peninsula 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 no Initial Study was required. The project did not involve slope restrictions, ridgeline/viewshed development restrictions, a Lot Line Adjustment with conflicts, or a Variance. The proposed residence is not in a "VS" district or visible from any public road or common public viewing area.
- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN080078.

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, Salinas Rural 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 arborist and geotechnical 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:
 1. An "Amended Forest Management Plan" was prepared for this parcel by Frank Ono, Forester, dated June 5, 2008 (Library No. LIB080311) which supports that there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed. Recommendations for tree relocation, removal, tree protection, monitoring for the survival of the relocated and remaining trees is provided.
 2. A "Geotechnical Investigation Lot 85, Phase 1, Tehama Monterey County CA" was prepared by O'Brien & Gere Engineers, Inc, dated November 2007 (Library No. LIB080308) and concludes that the site is suitable for the proposed residential construction and provides recommendations.
 - (c) Staff conducted a site inspection on January 7, 2008 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN080076

3. FINDING: TREE REMOVAL (Minimum Required and Adverse Environmental Impacts) - The project, as conditioned, is consistent with the applicable goals and policies of the Greater Monterey Peninsula Area Plan and with the Regulations for Preservation of Oak and Other Protected Trees, Section 21.64.260(D) of the Monterey County Zoning Ordinance (Title 21).

- EVIDENCE:**
- (a) The proposed tree removal is the minimum required under the circumstances of the case. The structures proposed are within the 2.13 acre building envelope established by the final map. The project proposes to relocate four Coast live oak trees ranging from seven inches to 18 inches in diameter and one Monterey pine. No landmark oaks are proposed to be removed. The structures and driveway have been located to minimize protected and landmark oak tree removal and development on slopes, while minimizing the visual impact and maintaining the natural aesthetic qualities of the site and area. The forester conducted several on-site meetings with the owner to assess and identify ways to minimize removal and to determine relocation sites. No alternative building site was considered for development of the project as it was concluded that development at alternative sites would involve the removal of more trees in a healthier condition or

development on steeper slopes. One alternative that could result in fewer trees relocated or removed would be a smaller development footprint. Locations for replacement trees are proposed on the plans for Tehama lot 86, sheet L.3.01 (Existing Tree and Relocation Plan) and L.3.02 (Planting Plan).

- (b) The removal will not involve a risk of adverse environmental impacts to soil erosion; water quality, ecological impacts, noise pollution; air movement, wildlife habitat or associated ecosystems. The Canada Woods North Final Environmental Impact Report (EIR96-002) analyzed the environmental implications of the tree removal and appropriate mitigation measures were incorporated as conditions of approval of that project. Approval of that project by the Board of Supervisors (Resolution No. 96-091), included a Use Permit for the removal of 66 protected oaks and 64 Monterey pine trees to allow road and driveway development and the removal of 30 protected trees for building sites. The EIR Mitigation Measures and Use Permit conditions of approval require a site specific Forest Management Plan and the implementation of best management practices for tree relocation and monitoring to enhance maximum rate of survival of relocated trees and protection of trees potentially impacted by construction. Measures for tree protection during construction have been incorporated as conditions of this approval; these include methods and timing for tree relocation, pruning, planting irrigation, tree protection zones, trunk protection, and hand digging. After five years monitoring and an assessment of the health of the relocated and remaining trees, any protected trees that do not survive based on the success criteria shall be replaced on a 3:1 ratio consistent with the following mitigation measures from the approved Combined Development Permit:
- Mitigation Measure 12-1 (Condition No. 118) incorporated as Condition No. 15;
 - Mitigation Measure 12-6 (Condition No. 122) limits fencing to the building envelope is incorporated into this project as Condition No. 15;
 - Mitigation Measure 15-1 (Condition No. 125) grading, filling, and site and subdivision construction activity within the dripline of oak trees;
 - Mitigation Measure 15-2 (Condition No. 126) restricts the siting of home sites to minimize removal of oak trees and requires tree protection consistent with the forest management plan, implemented as Condition No. 15.
- (c) A tree assessment is required to be submitted and approved by the RMA- Planning Director addressing the health of the trees after five years and recommending further actions and/or replacement trees for trees that do not survive based on the success criteria.
- (d) The Monterey County Zoning Ordinance, Section 21.64.260.D.4 requires replacement at a rate of 1:1 for protected tree species removed. However, approval of the Canada Woods North Subdivision (File No. 965120PC) requires implementation of Mitigation Measure No. 118 requiring the replacement of non-landmark oak trees at a 3:1 ratio. This mitigation also requires that replacement and remaining trees shall be monitored for a minimum period of five years after replanting. A success ratio threshold of no less than 80% is anticipated with the implementation of the replanting success criteria. In addition, any protected trees and any tree damaged by grading or construction shall be replaced on a 3:1 ratio with a size replacement tree to be recommended by the Forester considering the size, canopy and habitat value, or other value of the tree to be removed. This has been incorporated into the project as Condition No. 15.
- (e) The application, 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 PLN080078.
- (f) Staff conducted an on-site inspection on January 7, 2008 to verify that the proposed tree removal plan is consistent with the site conditions.

4. FINDING: CARETAKER UNIT –

- a) The establishment of the caretaker unit will not under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
- b) The proposed caretaker unit complies with all the applicable requirements for caretaker units, as provided at Chapter 21.64.030(C) of the Monterey County Zoning Ordinance (Title 21).
- c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the Monterey County Zoning Ordinance (Title 21) and that all zoning violations and abatement costs, if any, have been paid.
- d) Adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

- EVIDENCE:**
- (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments 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 or the county in general.
 - (b) The project for a caretaker unit is a use allowed subject to securing an Administrative Permit in accordance with Section 21.64.030(C).
 - (c) The project complies with the regulations for the Design Control Zoning District in accordance with Chapter 21.44 and is consistent with the development standards of Section 21.16.060 of the Monterey County Zoning Ordinance (Title 21). Design Approval has been incorporated into the project and the Design Approval Request Form is attached as Exhibit G. See Finding No. 7, No Violations.
 - (d) Letter justifying caretaker unit request, dated March 13, 2008 can be found in Project File PLN080076.
 - (e) Staff conducted a site inspection on January 7, 2008 to verify that the project would not present adverse impacts to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
 - (f) The application, plans, and related support materials were reviewed by the Environmental Health Department during Inter-Departmental Review (IDR) dated April 7, 2008.
 - (g) See Finding No. 7, Health and Safety
 - (h) Materials in Planning File No. PLN080076.

5. FINDING: CEQA - The project, as conditioned and mitigated, will not have significant environmental impacts.

- EVIDENCE:**
- (a) The development is contained in an area analyzed by the Final EIR for the Canada Woods North Final Environmental Impact Report (96-002), certified December 17, 1996, by Board of Supervisors Resolution No. 96-518 as an area for disturbance (pre-determined building site).
 - (b) Addendum to the Final EIR for the Canada Woods North Final Environmental Impact Report (96-002) prepared by staff pursuant to CEQA, Article 14 Section 15164 for the Quattro Oaks LLP Administrative Permit and Design Approval, Planning File No. PLN080076.
 - (c) The project, as conditioned is consistent with the conclusions and mitigations contained in the certified Final EIR for the Canada Woods North Final Environmental Impact

Report (EIR No. 96-002 SCH96061076), certified December 17, 1996, by Board of Supervisors Resolution No. 96-518 and Combined Development Permit (965120PC).

- (d) A "Amended Forest Management Plan" was prepared for this parcel by Frank Ono, Forester, dated June 5, 2008 (Library No. LIB080311).
- (e) There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Canada Woods North EIR.

6. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission
EVIDENCE: Section 21.80.40 .B Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that the Addendum to EIR No. 94-005 prepared pursuant to Article 11, Section 15164 be adopted, and said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 26th day of June, 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 27 2008

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 07 2008

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 RMA - Planning Department and RMA - Building Services Department offices in Salinas.

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

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: CANADA WOODS LLC File No: PLN080076 APNs: 259-092-024-0000 Approved by: <u>Zoning Administrator</u> Date: <u>June 26, 2008</u>
--	--

**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.		PD001 - SPECIFIC USES ONLY This Administrative Permit and Design Approval (PLN080076) to allow the construction of a 834 square-foot attached Caretaker Unit; and Design Approval for a 15,949 square foot two-story single family dwelling, with a 2,851 square-foot attached garage, 3,544 square foot basement, 5,877 square foot loggia/covered patios, 400 square foot cabana and a sports court. Grading is approximately 13,000 cubic yards (10,000 cubic yards of cut and 3,000 cubic yards fill). The project also includes the relocation of four Coast live oaks and one Monterey pine tree. The property is located at 8025 Quattro, Carmel (Assessor's Parcel Number 259-092-024-000) Tehama Subdivision, Southerly of Highway 68, Greater Monterey Peninsula 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 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	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)
		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 080076) was approved by the Zoning Administrator for Assessor's Parcel Number 259-092-024-000 on June 26, 2008 The permit was granted subject to 28 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 any 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 resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	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	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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 upon demand of County Counsel or 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 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)</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>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

<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>
5.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	Enter into agreement with the County to implement a Mitigation Monitoring Program.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		PD008 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	

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)
8.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits</p> <p>Prior to the issuance of grading and building permits</p>	
9.		<p>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – 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 a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>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.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and/or building permits</p>	

<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>
		removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)				
10.		<p>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of 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 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)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>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</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	<p>Prior to issuance of Building Permits</p> <p>Prior to Occupancy</p>	
11.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>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 applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include</p>	<p>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</p>	Owner/ Applicant	<p>Prior to Occupancy/ Ongoing</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>
		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)	The lighting shall be installed and maintained in accordance with the approved plan.			
12.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: <ol style="list-style-type: none"> 1. “A Geotechnical Investigation Lot 85, Phase 1, Tehama Monterey County CA” was prepared by O’Brien & Gere Engineers, Inc, dated November 2007, and is on record in the Monterey County RMA - Planning Department Library No. LIB080308. 2. An “Amended Forest Management Plan” was prepared for this parcel by Frank Ono Forester, dated June 5, 2008, and is on record in the Monterey County RMA - Planning Department, Library No. LIB080311.” All development shall be in accordance with these reports.” (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.	
13.		PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. 	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

Permit Cond. Number	Ming. 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)
		<ul style="list-style-type: none"> • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. <p>(RMA – Planning Department)</p>				
14.		<p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

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)
		structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.		Prior to final inspection	
15.		<p>PDSP001- TREE RELOCATION AND REPLACEMENT (NON-STANDARD) All grading, construction, oak and pine tree pruning, relocation, removal, (including all trees to be protected near areas of construction or any grading, cutting or filling) replacement, monitoring and assessment shall be in accordance with the “Amended Forest Management Plan” prepared by Frank Ono, dated June 5, 2008 including recommendations for:</p> <ul style="list-style-type: none"> a) Techniques for Transplanting Large Trees b) Tree removal c) Tree Planting and Irrigation d) Tree Pruning, Retention and Monitoring, e) Project Assessment f) Recommendations for Replant Success Criteria <p>Tree Preservation, and Management Measures A tree relocation plan is part of the plans sheets L3.01 and L3.02, dated 3/12/08. The Forester and tree removal contractor shall include the time of year for relocation, where the relocated trees shall be stored or nursered, and maintained until replanted. Successful relocation and impacts to trees in areas disturbed by construction or grading shall be monitored for a minimum five years from the date the trees are replanted and at that time a qualified forester or arborist shall submit a report for review by the RMA – Planning Director to determine if additional monitoring time or actions are necessary to address or</p>	<p>Prior to grading or construction or removing any trees the trees:</p> <ol style="list-style-type: none"> 1. The contractor shall meet with the forester to identify relocation techniques are consistent with the recommendations in the forester’s report. 	Owner/ Applicant/ Arborist	Prior to the issuance of grading or building permits	
			<ol style="list-style-type: none"> 2. A preconstruction meeting shall be held to train all construction managers, heavy equipment operators, and tree cutters that will work on site, in relocation, tree protection during construction activities according the Tree Assessment and Forest Management Plan, conducted by a certified arborist or qualified forester. 	Owner/ Applicant/ Arborist	Prior to any grading or construction activities	
			<ol style="list-style-type: none"> 3. Submit a relocation plan including details of the maintenance of the relocated trees during construction to the RMA- Planning Director for review and approval. 	Owner/ Applicant/ Arborist	Prior to issuance of a occupancy or final permit	

Permit Cond. Number	Ming. 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)
		assess the success of replanting. All trees that die or are determined by the Forester not "successful" including those damaged from grading or construction shall be replaced on a 3:1 ratio with a size replacement tree to be recommended by the Forester considering the size, canopy and habitat value, or other value of the tree to be removed. MM # 12-1, 12-2, 125 and 126) (RMA – Planning Department)	The five-year monitoring period shall commence upon building permit final. After 5 years monitoring, submit a tree assessment report to the RMA-Planning Department for review and approval concerning the health of the trees and include recommendations for further actions and/or replacement trees for trees that do not survive based on the success criteria.	Owner/ Applicant/ Arborist	After five years monitoring by qualified forester or certified arborist	
16.		PDSP002- FENCING (NON-STANDARD) Fencing shall be limited to within designated building envelopes. CC&R's shall prohibit fencing of parcel boundaries consistent with the habitat management plan prepared for project. (MM # 12-6) (RMA – Planning Department and Building Services Department)		Owner/ Applicant/ Arborist	Ongoing	
17.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet,	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	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Ming. 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)
		turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Valley Fire Protection District)				
18.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire District)	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	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	

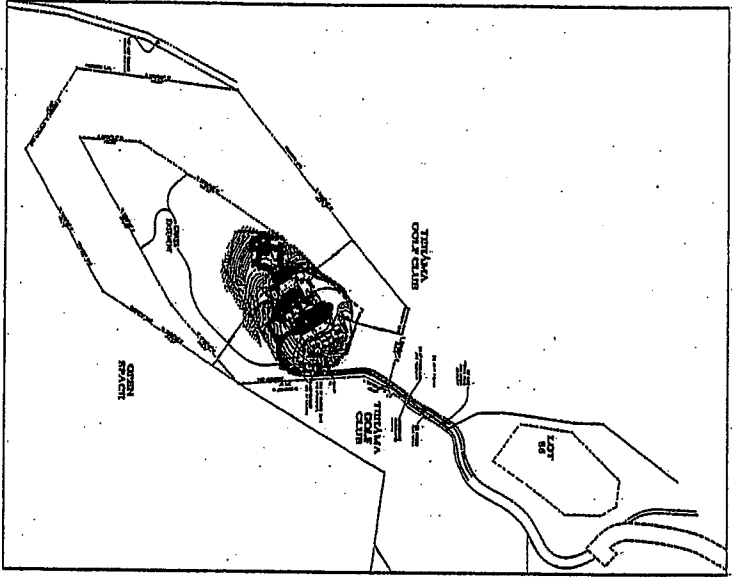
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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. (Salinas Rural Fire District)</p>				
20.		<p>FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Salinas Rural Fire District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<p>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to 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. (Salinas Rural Fire District)</p>	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	

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)
22.		<p>FIRE021 – (NONSTANDARD) FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) See FIRE030 for additional conditions All buildings 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. (Salinas Rural Fire District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		<p>FIRE024 – (NONSTANDARD) FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) All buildings shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm</p>	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.	

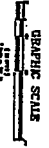
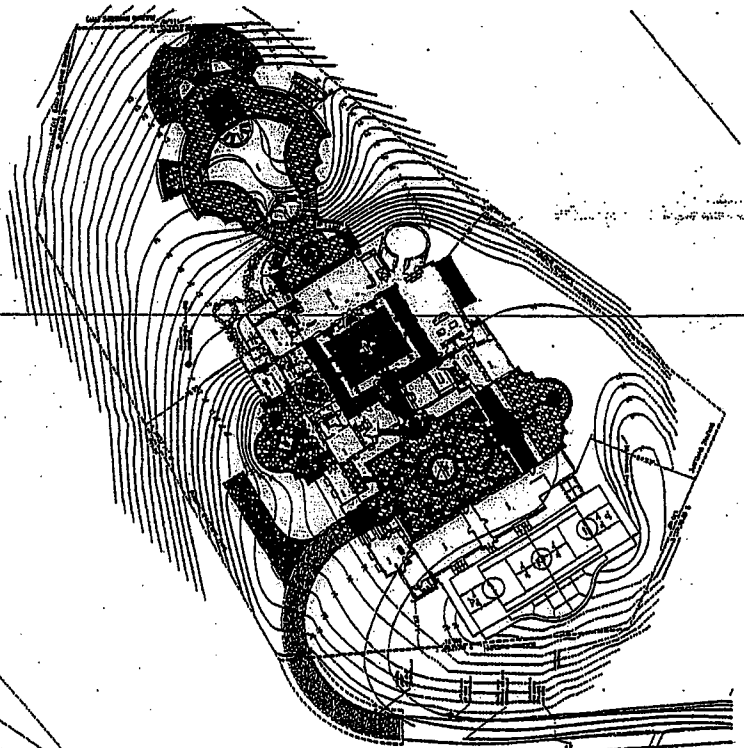
<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Salinas Rural Fire District)	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
24.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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 B roof construction. (Salinas Rural Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
25.		FIRE030 – OTHER NON-STANDARD CONDITIONS – MANUAL DRY STANDPIPE SYSTEM, CLASS I - A fire department connection (FDC) and dry standpipes with fire valves are required. The locations are to be determined by the fire district. Prior to installation, a minimum of four sets of plans shall be prepared and submitted by the installing contractor or by a registered engineer. The plans shall be submitted in a timely manner so they can be approved by the fire district prior to installation. Inspections, hydrostatic pressure testing, acceptance testing and maintenance shall be conducted in accordance with NFPA Standards 15, 24, and other applicable standards. (Salinas Rural Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
26.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

<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 (time/date)</i>
27.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	
28.		<p>DRAINAGE PLAN (NON-STANDARD WORDING) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be directed to the existing stormwater drainage system for the Canada Woods Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval	Owner/ Applicant	Prior to issuance of any building or grading permits	

End of Conditions



REFERENCE SITE PLAN



SITE DATA
 PROJECT NO. 10074301
 LOT COVERAGE 1/8 ACRE
 LOT COVERAGE 2.87%
 ADDRESS / LEGAL DESCRIPTION
 LOT 85, TRACT 10074301
 CORNEL, CA 93922
 414-29-89101
OWNER
 MICHON HOLDINGS
 500 CALIFORNIA AVENUE, SUITE 1200
 SAN FRANCISCO, CA 94104
OWNER'S ARCHITECT
 DANIEL WINTER - JAWORSKI
 101 CALIFORNIA AVENUE, SUITE 1200
 SAN FRANCISCO, CA 94104
 415-775-8800
PREPARED BY
 ARCHITECTURAL
 PHOTO BY MICHELLE SHERIDAN
 11.14.2007

REFER TO LANDSCAPE AND CIVIL PLANS FOR
 ADDITIONAL INFORMATION.

DATE: 11.14.2007
 SHEET NO. SP-1

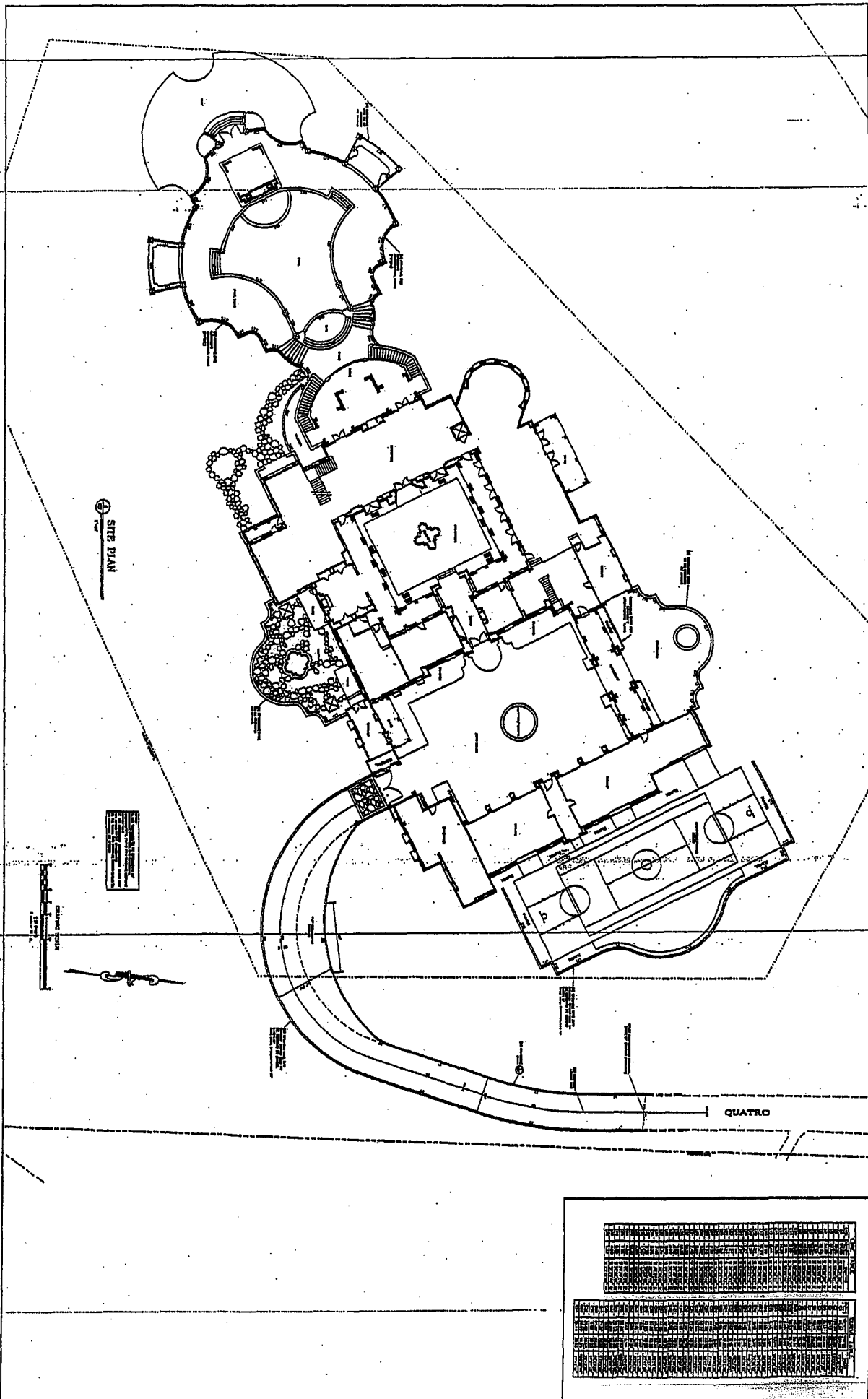
ARCHITECTURAL SITE PLAN

BUILDING DEPARTMENT SUBMITTAL



LOT 85
 TEHAMA
 8025 Quarto
 Carmel, CA 93922





⊕ SITE PLAN



QUATRO

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	10/15/01	J. MCKENNA
2	REVISED	11/15/01	J. MCKENNA
3	REVISED	12/15/01	J. MCKENNA
4	REVISED	01/15/02	J. MCKENNA
5	REVISED	02/15/02	J. MCKENNA
6	REVISED	03/15/02	J. MCKENNA
7	REVISED	04/15/02	J. MCKENNA
8	REVISED	05/15/02	J. MCKENNA
9	REVISED	06/15/02	J. MCKENNA
10	REVISED	07/15/02	J. MCKENNA
11	REVISED	08/15/02	J. MCKENNA
12	REVISED	09/15/02	J. MCKENNA
13	REVISED	10/15/02	J. MCKENNA
14	REVISED	11/15/02	J. MCKENNA
15	REVISED	12/15/02	J. MCKENNA
16	REVISED	01/15/03	J. MCKENNA
17	REVISED	02/15/03	J. MCKENNA
18	REVISED	03/15/03	J. MCKENNA
19	REVISED	04/15/03	J. MCKENNA
20	REVISED	05/15/03	J. MCKENNA
21	REVISED	06/15/03	J. MCKENNA
22	REVISED	07/15/03	J. MCKENNA
23	REVISED	08/15/03	J. MCKENNA
24	REVISED	09/15/03	J. MCKENNA
25	REVISED	10/15/03	J. MCKENNA
26	REVISED	11/15/03	J. MCKENNA
27	REVISED	12/15/03	J. MCKENNA
28	REVISED	01/15/04	J. MCKENNA
29	REVISED	02/15/04	J. MCKENNA
30	REVISED	03/15/04	J. MCKENNA
31	REVISED	04/15/04	J. MCKENNA
32	REVISED	05/15/04	J. MCKENNA
33	REVISED	06/15/04	J. MCKENNA
34	REVISED	07/15/04	J. MCKENNA
35	REVISED	08/15/04	J. MCKENNA
36	REVISED	09/15/04	J. MCKENNA
37	REVISED	10/15/04	J. MCKENNA
38	REVISED	11/15/04	J. MCKENNA
39	REVISED	12/15/04	J. MCKENNA
40	REVISED	01/15/05	J. MCKENNA
41	REVISED	02/15/05	J. MCKENNA
42	REVISED	03/15/05	J. MCKENNA
43	REVISED	04/15/05	J. MCKENNA
44	REVISED	05/15/05	J. MCKENNA
45	REVISED	06/15/05	J. MCKENNA
46	REVISED	07/15/05	J. MCKENNA
47	REVISED	08/15/05	J. MCKENNA
48	REVISED	09/15/05	J. MCKENNA
49	REVISED	10/15/05	J. MCKENNA
50	REVISED	11/15/05	J. MCKENNA
51	REVISED	12/15/05	J. MCKENNA
52	REVISED	01/15/06	J. MCKENNA
53	REVISED	02/15/06	J. MCKENNA
54	REVISED	03/15/06	J. MCKENNA
55	REVISED	04/15/06	J. MCKENNA
56	REVISED	05/15/06	J. MCKENNA
57	REVISED	06/15/06	J. MCKENNA
58	REVISED	07/15/06	J. MCKENNA
59	REVISED	08/15/06	J. MCKENNA
60	REVISED	09/15/06	J. MCKENNA
61	REVISED	10/15/06	J. MCKENNA
62	REVISED	11/15/06	J. MCKENNA
63	REVISED	12/15/06	J. MCKENNA
64	REVISED	01/15/07	J. MCKENNA
65	REVISED	02/15/07	J. MCKENNA
66	REVISED	03/15/07	J. MCKENNA
67	REVISED	04/15/07	J. MCKENNA
68	REVISED	05/15/07	J. MCKENNA
69	REVISED	06/15/07	J. MCKENNA
70	REVISED	07/15/07	J. MCKENNA
71	REVISED	08/15/07	J. MCKENNA
72	REVISED	09/15/07	J. MCKENNA
73	REVISED	10/15/07	J. MCKENNA
74	REVISED	11/15/07	J. MCKENNA
75	REVISED	12/15/07	J. MCKENNA
76	REVISED	01/15/08	J. MCKENNA
77	REVISED	02/15/08	J. MCKENNA
78	REVISED	03/15/08	J. MCKENNA
79	REVISED	04/15/08	J. MCKENNA
80	REVISED	05/15/08	J. MCKENNA
81	REVISED	06/15/08	J. MCKENNA
82	REVISED	07/15/08	J. MCKENNA
83	REVISED	08/15/08	J. MCKENNA
84	REVISED	09/15/08	J. MCKENNA
85	REVISED	10/15/08	J. MCKENNA
86	REVISED	11/15/08	J. MCKENNA
87	REVISED	12/15/08	J. MCKENNA
88	REVISED	01/15/09	J. MCKENNA
89	REVISED	02/15/09	J. MCKENNA
90	REVISED	03/15/09	J. MCKENNA
91	REVISED	04/15/09	J. MCKENNA
92	REVISED	05/15/09	J. MCKENNA
93	REVISED	06/15/09	J. MCKENNA
94	REVISED	07/15/09	J. MCKENNA
95	REVISED	08/15/09	J. MCKENNA
96	REVISED	09/15/09	J. MCKENNA
97	REVISED	10/15/09	J. MCKENNA
98	REVISED	11/15/09	J. MCKENNA
99	REVISED	12/15/09	J. MCKENNA
100	REVISED	01/15/10	J. MCKENNA

McKENNA BEACH PROPERTY TRUST
8025 QUATRO
CARMEL, CALIFORNIA 93923

SITE PLAN

DESIGNED BY: JAG
DRAWN BY: JAG
DATE: 10/15/01
SCALE: AS SHOWN
JOB NO.: 8025 QUATRO
LAWYER: JAG
APPROVED BY: JAG





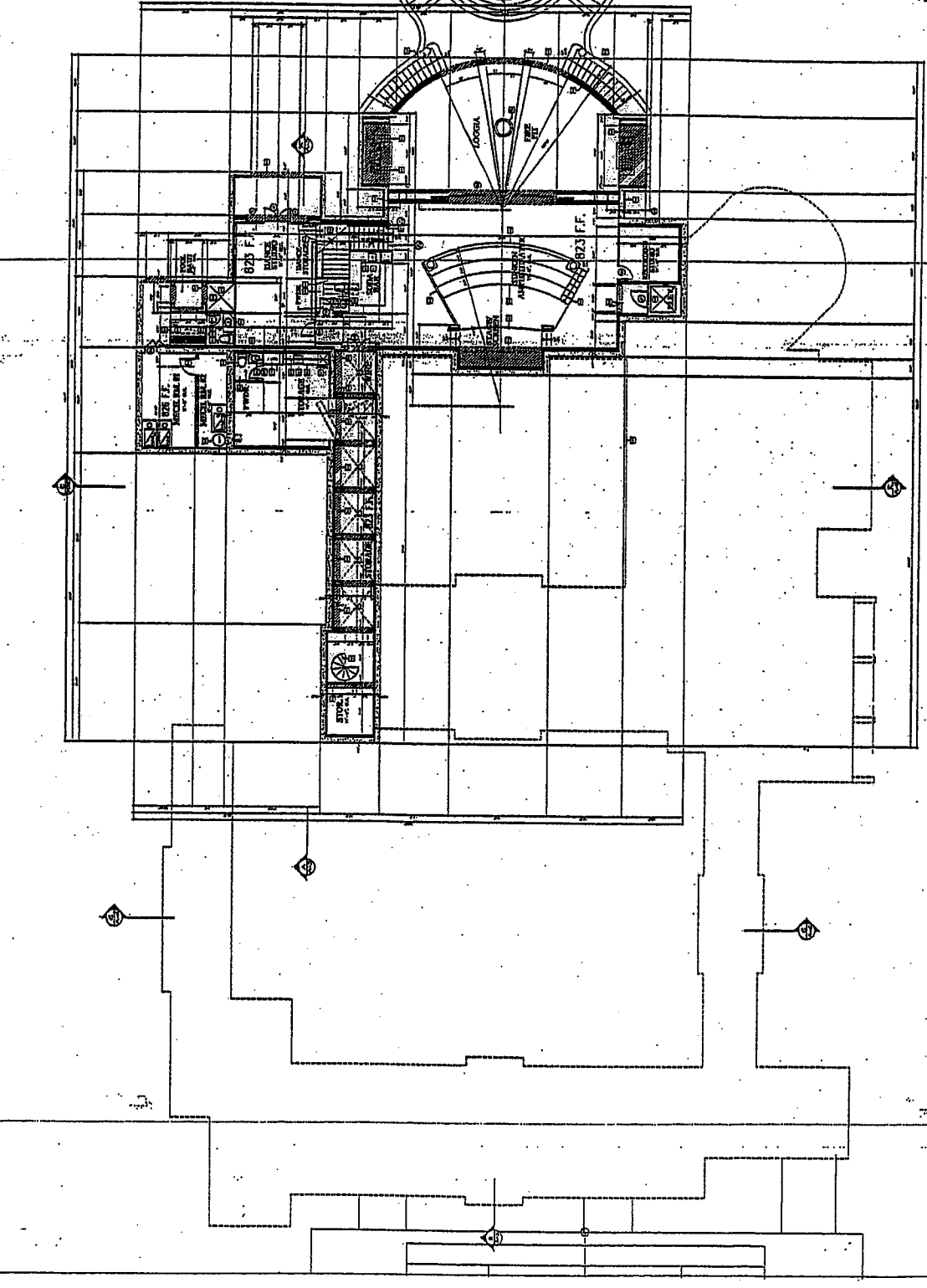
LOT 85
 T. H. A. M.
 8025 Owens
 Carlsbad, CA 92023



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. ALL FINISHES ARE UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SAFETY CODE AND ALL APPLICABLE ORDINANCES.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SOLID WASTE CODE AND ALL APPLICABLE ORDINANCES.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA WATER CODE AND ALL APPLICABLE ORDINANCES.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA AIR QUALITY CODE AND ALL APPLICABLE ORDINANCES.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH CODE AND ALL APPLICABLE ORDINANCES.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA LABOR CODE AND ALL APPLICABLE ORDINANCES.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PENAL CODE AND ALL APPLICABLE ORDINANCES.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA CIVIL CODE AND ALL APPLICABLE ORDINANCES.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE ORDINANCES.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA FAMILY CODE AND ALL APPLICABLE ORDINANCES.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE ORDINANCES.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA HEALTH AND SAFETY CODE AND ALL APPLICABLE ORDINANCES.
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA HUMAN RESOURCES CODE AND ALL APPLICABLE ORDINANCES.
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA INDIAN CODE AND ALL APPLICABLE ORDINANCES.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA JUVENILE CODE AND ALL APPLICABLE ORDINANCES.
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA MILITARY AND VETERAN CODE AND ALL APPLICABLE ORDINANCES.
 26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA NATURAL RESOURCES AND GENERAL LAND AND WATER CODE AND ALL APPLICABLE ORDINANCES.
 27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PROFESSIONAL AND BUSINESS REGULATION CODE AND ALL APPLICABLE ORDINANCES.
 28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PUBLIC ACCESS AND UTILITIES CODE AND ALL APPLICABLE ORDINANCES.
 29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PUBLIC EMPLOYMENT AND LABOR RELATIONS CODE AND ALL APPLICABLE ORDINANCES.
 30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PUBLIC UTILITIES CODE AND ALL APPLICABLE ORDINANCES.
 31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA REAL PROPERTY CODE AND ALL APPLICABLE ORDINANCES.
 32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA REVENUE AND TAXATION CODE AND ALL APPLICABLE ORDINANCES.
 33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SOCIAL WELFARE CODE AND ALL APPLICABLE ORDINANCES.
 34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE GOVERNMENT CODE AND ALL APPLICABLE ORDINANCES.
 35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF EMERGENCY AND DISASTER PREPAREDNESS CODE AND ALL APPLICABLE ORDINANCES.
 36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF HEALTH AND HUMAN SERVICES CODE AND ALL APPLICABLE ORDINANCES.
 37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF JUSTICE AND COURTS CODE AND ALL APPLICABLE ORDINANCES.
 38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF LAND AND NATURAL RESOURCES CODE AND ALL APPLICABLE ORDINANCES.
 39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF LABOR AND EMPLOYMENT CODE AND ALL APPLICABLE ORDINANCES.
 40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF LEGISLATION AND GOVERNMENT CODE AND ALL APPLICABLE ORDINANCES.
 41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF PUBLIC SAFETY AND SECURITY CODE AND ALL APPLICABLE ORDINANCES.
 42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF TRANSPORTATION AND INFRASTRUCTURE CODE AND ALL APPLICABLE ORDINANCES.
 43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF UTILITIES AND ENERGY CODE AND ALL APPLICABLE ORDINANCES.
 44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF WATER AND WASTE CODE AND ALL APPLICABLE ORDINANCES.
 45. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF WELFARE AND SOCIAL SERVICES CODE AND ALL APPLICABLE ORDINANCES.
 46. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF YOUTH AND FAMILIES CODE AND ALL APPLICABLE ORDINANCES.
 47. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF SENIORS AND DISABILITY SERVICES CODE AND ALL APPLICABLE ORDINANCES.
 48. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF VETERANS AND MILITARY SERVICES CODE AND ALL APPLICABLE ORDINANCES.
 49. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF EDUCATION AND HUMAN RESOURCES CODE AND ALL APPLICABLE ORDINANCES.
 50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA STATE OF CULTURE AND ARTS CODE AND ALL APPLICABLE ORDINANCES.

AREA FABRICATION:
 1. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
 3. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
 4. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
 5. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
 6. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SAFETY CODE AND ALL APPLICABLE ORDINANCES.
 7. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SOLID WASTE CODE AND ALL APPLICABLE ORDINANCES.
 8. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA WATER CODE AND ALL APPLICABLE ORDINANCES.
 9. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA AIR QUALITY CODE AND ALL APPLICABLE ORDINANCES.
 10. ALL FABRICATION SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.

SITE DATA:
 1. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 2. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
 3. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
 4. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
 5. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
 6. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SAFETY CODE AND ALL APPLICABLE ORDINANCES.
 7. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA SOLID WASTE CODE AND ALL APPLICABLE ORDINANCES.
 8. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA WATER CODE AND ALL APPLICABLE ORDINANCES.
 9. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA AIR QUALITY CODE AND ALL APPLICABLE ORDINANCES.
 10. ALL SITE DATA SHALL BE IN ACCORDANCE WITH THE 2015 CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.



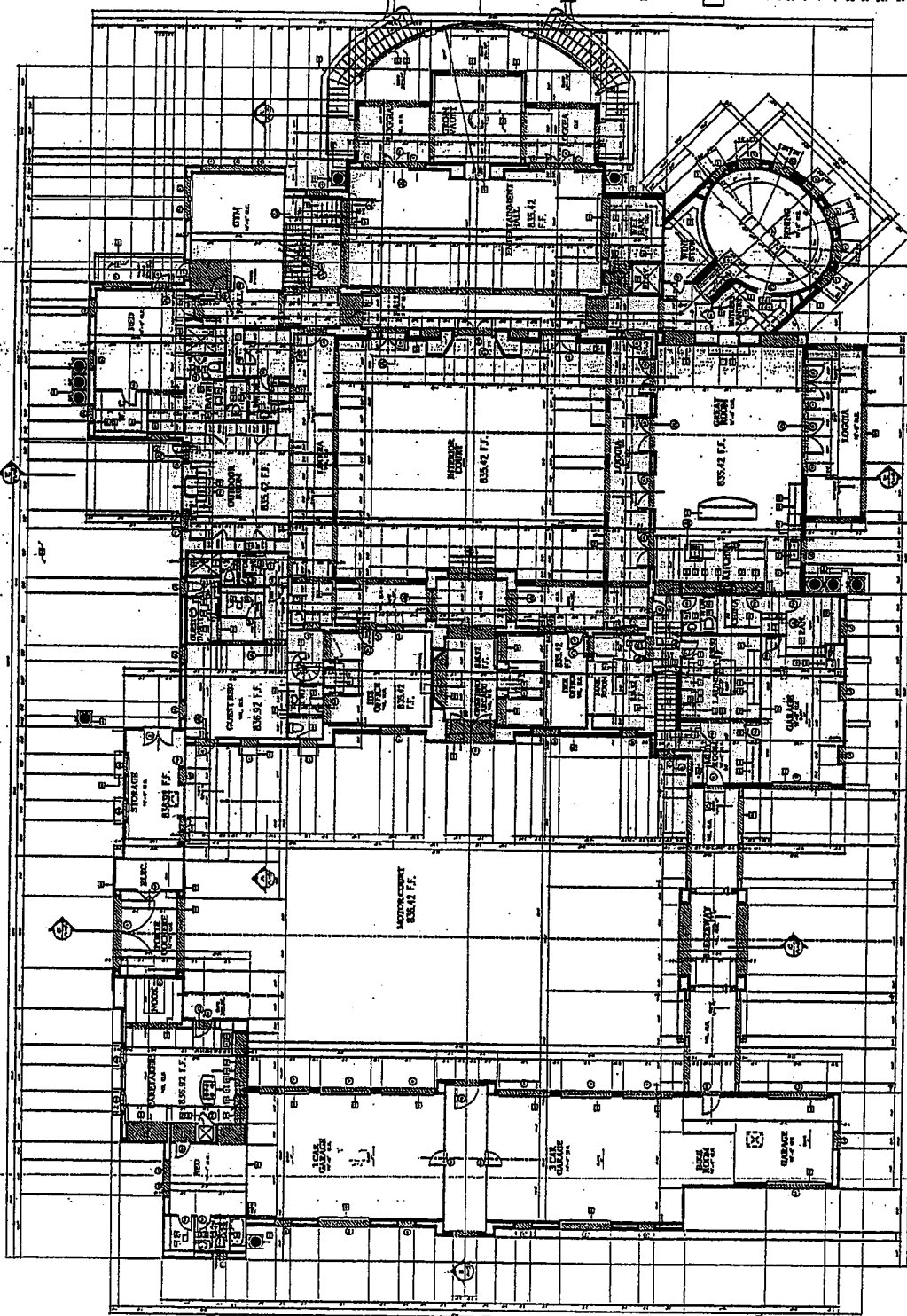
BAsEMENT FLOOR PLAN

SECTION 1: **GENERAL NOTES**
1. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. FINISHES SHALL BE AS SHOWN IN THE SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CITY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL UTILITIES SHALL BE EXPOSED AND MARKED PRIOR TO CONSTRUCTION.
8. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED AND REMOVED PRIOR TO CONSTRUCTION.
9. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA FOUNDATION SPECIFICATIONS.
10. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE 2007 CALIFORNIA CONCRETE CODE.
11. ALL MASONRY SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA MASONRY SPECIFICATIONS.
12. ALL METALWORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA METALWORK SPECIFICATIONS.
13. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA ELECTRICAL CODE.
14. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA MECHANICAL CODE.
15. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA PLUMBING CODE.
16. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE 2007 CALIFORNIA PAINT SPECIFICATIONS.
17. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA ROOFING SPECIFICATIONS.
18. ALL EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA EXTERIOR FINISH SPECIFICATIONS.
19. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE 2007 CALIFORNIA INTERIOR FINISH SPECIFICATIONS.
20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

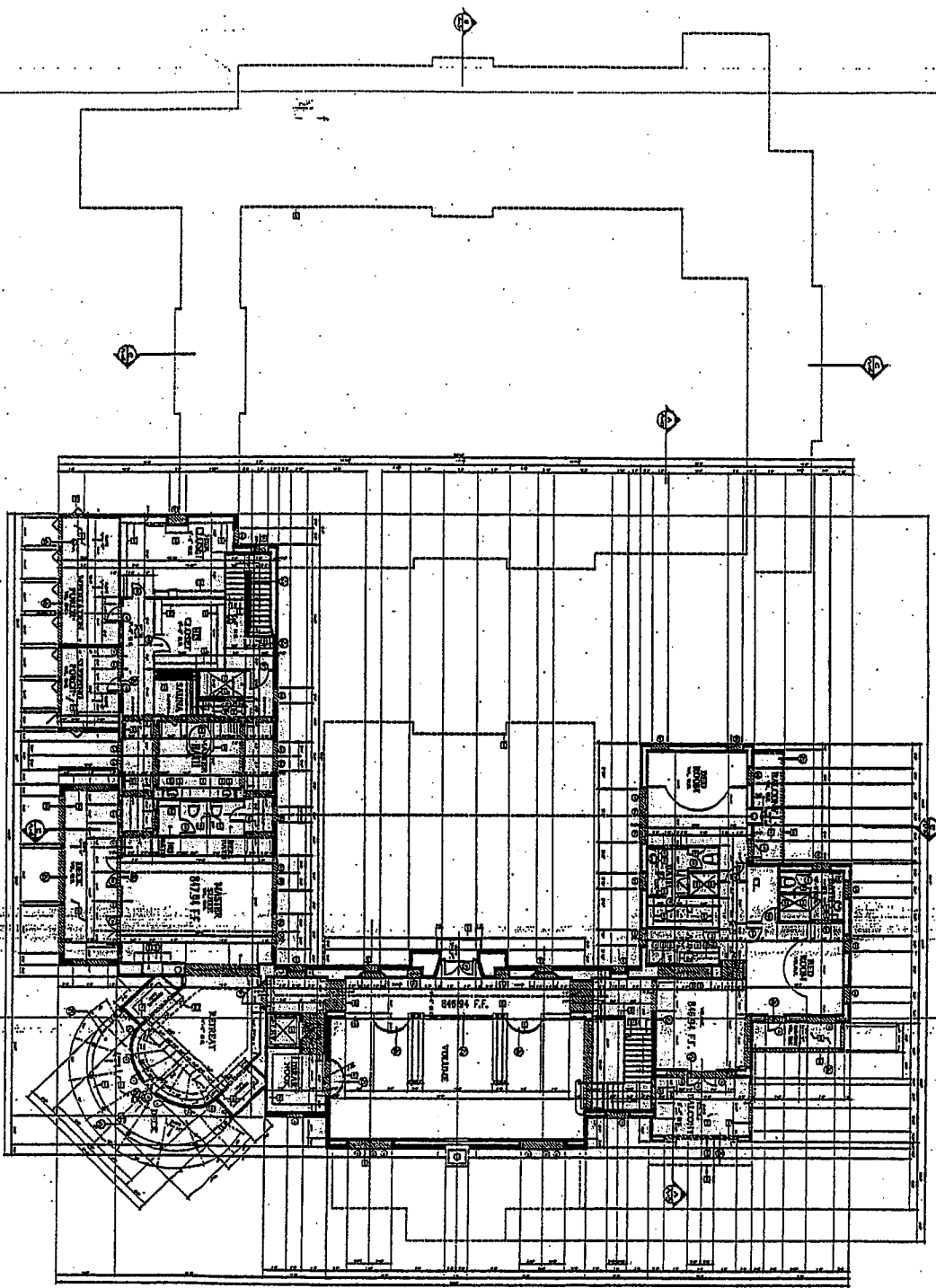
AREA TABULATION:

AREA	AREA (SQ. FT.)	FINISH
LOBBY	838.42	CONCRETE
RESTROOM	838.42	CERAMIC
CLERK WORK	838.42	WOOD
STORAGE	838.42	CERAMIC
PLANT	838.42	PAINT

SITE DATA:
DATE: DEC 09, 2007
PROJECT NO: A-2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	OFFICE	10,000	10.0%
2	RECEPTION	2,000	2.0%
3	CONFERENCE	3,000	3.0%
4	MEETING	2,500	2.5%
5	TRAINING	3,500	3.5%
6	WORKSHOP	4,000	4.0%
7	LABORATORY	5,000	5.0%
8	STORAGE	1,500	1.5%
9	RESTROOMS	1,000	1.0%
10	LOBBY	2,500	2.5%
11	STAIRS	1,500	1.5%
12	ELEVATOR	1,000	1.0%
13	MECHANICAL	1,500	1.5%
14	UTILITY	1,000	1.0%
15	ENTRY	1,500	1.5%
16	EXIT	1,000	1.0%
17	PERKINSON	1,000	1.0%
18	RECEPTION	1,000	1.0%
19	CONFERENCE	1,000	1.0%
20	MEETING	1,000	1.0%
21	TRAINING	1,000	1.0%
22	WORKSHOP	1,000	1.0%
23	LABORATORY	1,000	1.0%
24	STORAGE	1,000	1.0%
25	RESTROOMS	1,000	1.0%
26	LOBBY	1,000	1.0%
27	STAIRS	1,000	1.0%
28	ELEVATOR	1,000	1.0%
29	MECHANICAL	1,000	1.0%
30	UTILITY	1,000	1.0%
31	ENTRY	1,000	1.0%
32	EXIT	1,000	1.0%
33	PERKINSON	1,000	1.0%
34	RECEPTION	1,000	1.0%
35	CONFERENCE	1,000	1.0%
36	MEETING	1,000	1.0%
37	TRAINING	1,000	1.0%
38	WORKSHOP	1,000	1.0%
39	LABORATORY	1,000	1.0%
40	STORAGE	1,000	1.0%
41	RESTROOMS	1,000	1.0%
42	LOBBY	1,000	1.0%
43	STAIRS	1,000	1.0%
44	ELEVATOR	1,000	1.0%
45	MECHANICAL	1,000	1.0%
46	UTILITY	1,000	1.0%
47	ENTRY	1,000	1.0%
48	EXIT	1,000	1.0%
49	PERKINSON	1,000	1.0%
50	RECEPTION	1,000	1.0%

AREA TABULATION:
 TOTAL AREA: 100,000 SQ. FT.
 TOTAL FLOOR AREA: 100,000 SQ. FT.
 TOTAL EXTERIOR AREA: 100,000 SQ. FT.
 TOTAL INTERIOR AREA: 100,000 SQ. FT.

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 4. ALL FLOORS ARE TO BE FINISHED WITH POLISHED CONCRETE.
 5. ALL CEILING ARE TO BE FINISHED WITH POP SHEETROCK.
 6. ALL ROOFS ARE TO BE FINISHED WITH BURR GUTTER.
 7. ALL STAIRS ARE TO BE FINISHED WITH POLISHED CONCRETE.
 8. ALL ELEVATORS ARE TO BE FINISHED WITH POLISHED CONCRETE.
 9. ALL MECHANICAL ARE TO BE FINISHED WITH POLISHED CONCRETE.
 10. ALL UTILITY ARE TO BE FINISHED WITH POLISHED CONCRETE.

REVISIONS:
 1. 12/15/2010: INITIAL DESIGN.
 2. 12/22/2010: REVISED PER COMMENTS.
 3. 1/5/2011: REVISED PER COMMENTS.
 4. 1/12/2011: REVISED PER COMMENTS.
 5. 1/19/2011: REVISED PER COMMENTS.
 6. 1/26/2011: REVISED PER COMMENTS.
 7. 2/2/2011: REVISED PER COMMENTS.
 8. 2/9/2011: REVISED PER COMMENTS.
 9. 2/16/2011: REVISED PER COMMENTS.
 10. 2/23/2011: REVISED PER COMMENTS.

PROJECT INFORMATION:
 PROJECT NO. 100-100-100
 PROJECT NAME: 100-100-100
 PROJECT ADDRESS: 100-100-100
 PROJECT CITY: 100-100-100
 PROJECT STATE: 100-100-100
 PROJECT ZIP: 100-100-100

ARCHITECT:
 ARCHITOPIA
 100-100-100
 100-100-100
 100-100-100

A-3

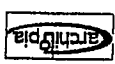
SECOND FLOOR PLAN



LOT 85
 TEHAMA
 3025 Quatro
 Carmel, CA 93922



BUILDING DEPARTMENT SUBMITTAL



LOT 85
 TRAMA
 1025 QUINN
 OAKLAND, CA 94612

BUILDING DEPARTMENT SUBMITTAL



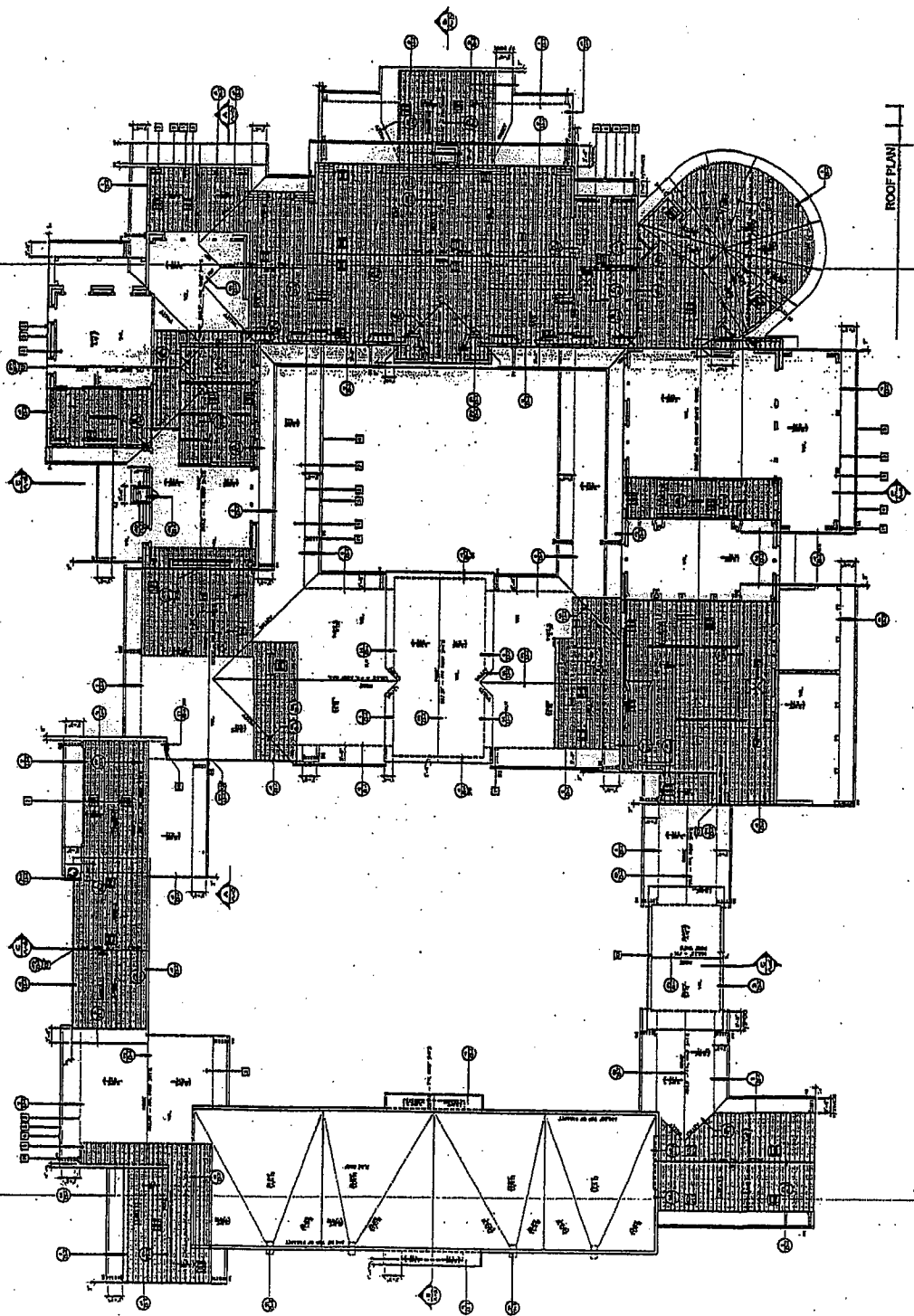
ROOF PLAN

A-4

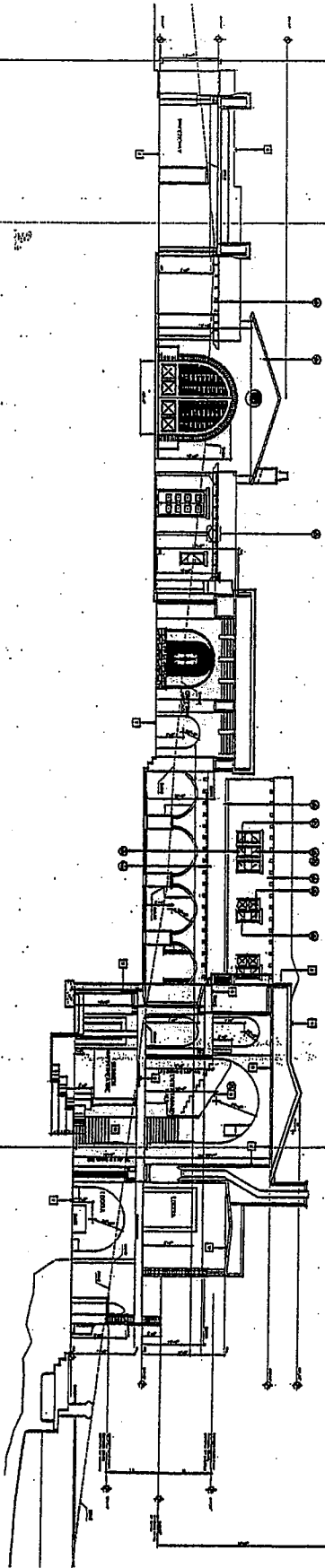
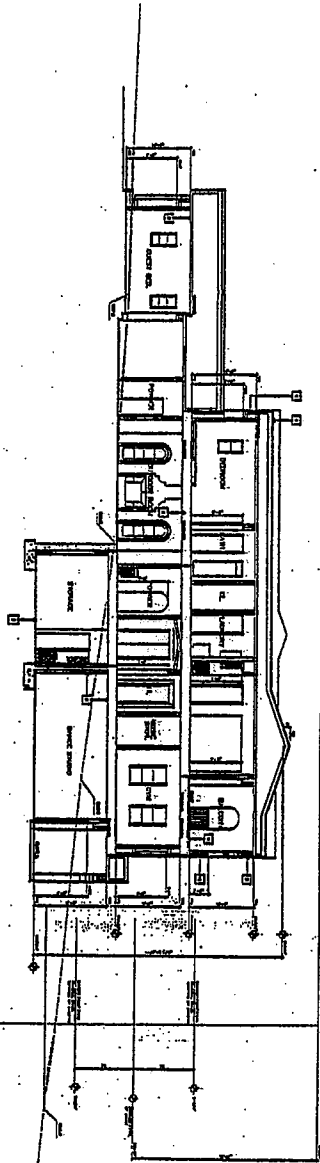
DATE: 07/25/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NOTES:

1. SEE ARCHITECT'S GENERAL NOTES FOR MATERIALS AND FINISHES.
2. ROOFING SHALL BE AS SHOWN ON THIS PLAN.
3. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
4. FLASHING SHALL BE AS SHOWN ON THIS PLAN.
5. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
6. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
7. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
8. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
9. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
10. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
11. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
12. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
13. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
14. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
15. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
16. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
17. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
18. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
19. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.
20. ALL ROOFING SHALL BE INSTALLED OVER A 2" MINIMUM THICKNESS OF CONCRETE OR Gypsum BOARD.



ROOF PLAN



1. All work shall conform to the City of Carmel Building Code, as amended.

2. The contractor shall be responsible for obtaining all necessary permits from the City of Carmel Building Department.

3. The contractor shall be responsible for providing all labor, materials, and equipment necessary for the completion of the project.

4. The contractor shall be responsible for the safety of all workers and the public during the construction process.

5. The contractor shall be responsible for maintaining the site in a clean and safe condition at all times.

6. The contractor shall be responsible for the timely completion of the project.

7. The contractor shall be responsible for the quality of all workmanship.

8. The contractor shall be responsible for the protection of all existing utilities and structures on the site.

9. The contractor shall be responsible for the disposal of all construction waste in accordance with local regulations.

10. The contractor shall be responsible for the installation of all fire and life safety equipment in accordance with the City of Carmel Building Code.



LOT 85
 TEHAMA
 8225 QUINCY
 CANTON, CA 95922



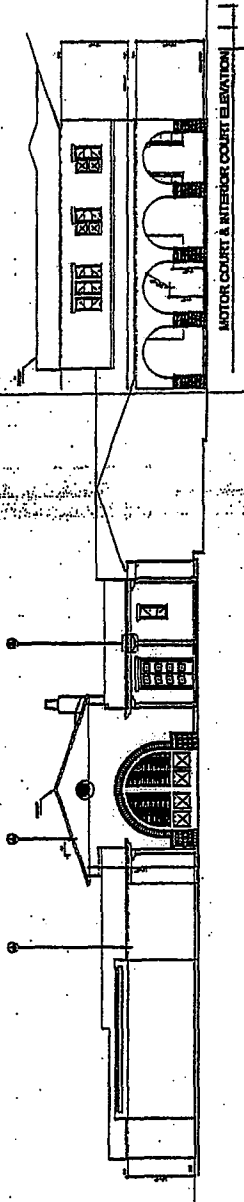
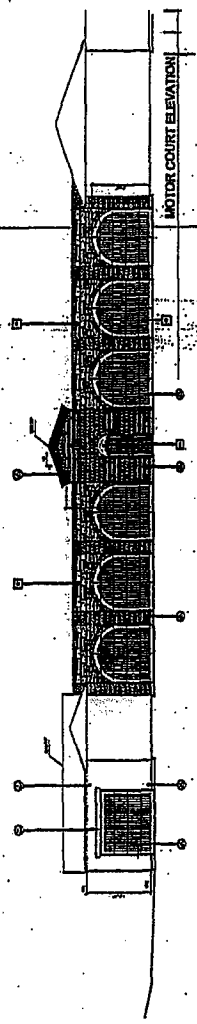
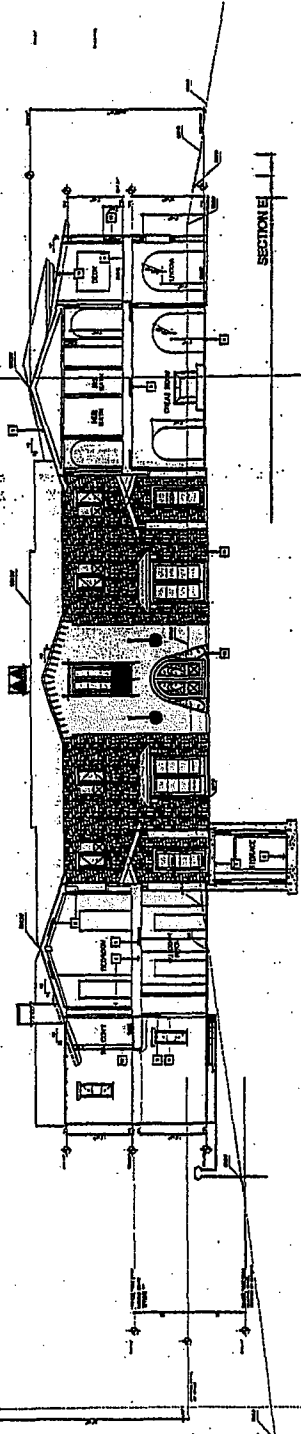
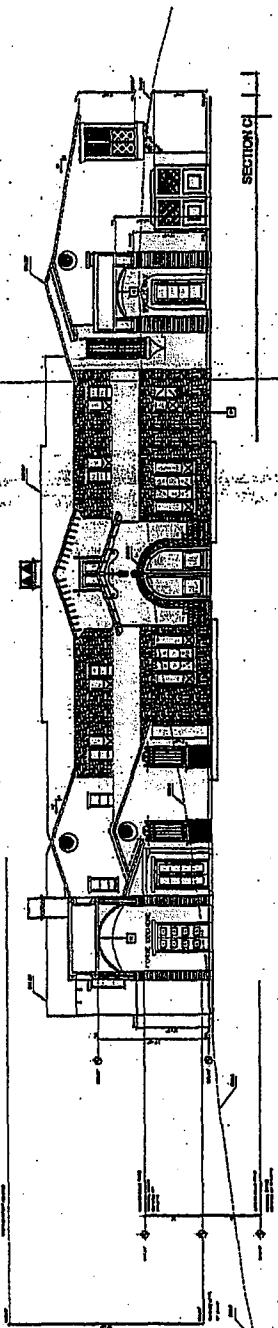
BUILDING SECTIONS 'C' & 'D'
 MOTOR & INT. COURT ELEV.
 ARCHITECT
 1000 16TH ST. S.F. CA 94133
 (415) 774-1100

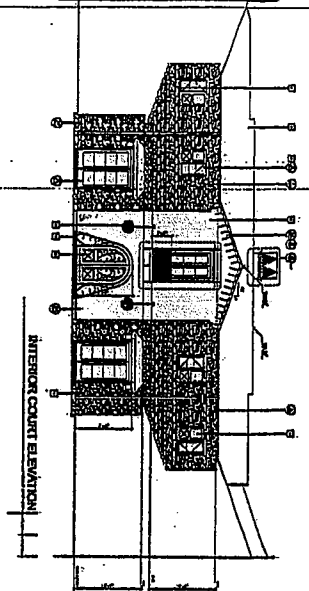
A-6

DIS. 11.1.1971

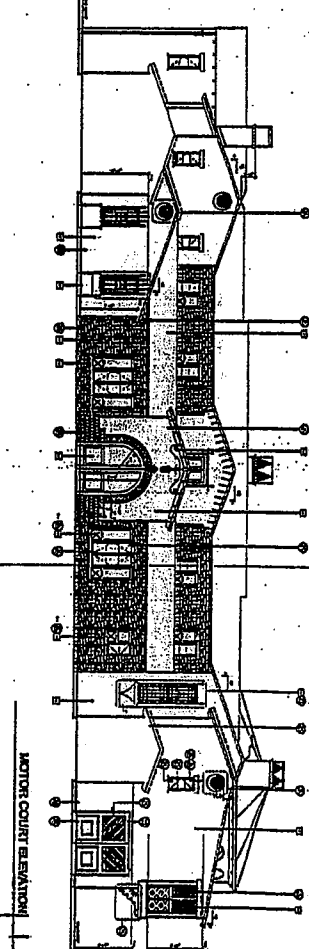
NOT TO SCALE
 THESE SECTIONS AND ELEVATIONS ARE TO BE CONSIDERED AS APPROXIMATE ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS SHOWN THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS.

NOT TO SCALE
 THESE SECTIONS AND ELEVATIONS ARE TO BE CONSIDERED AS APPROXIMATE ONLY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS SHOWN THEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS.

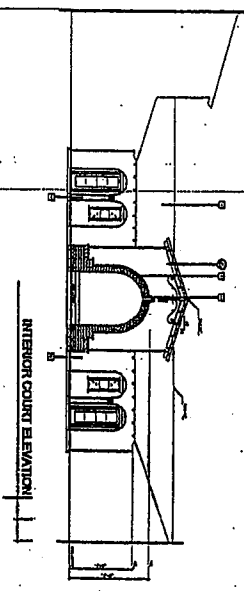




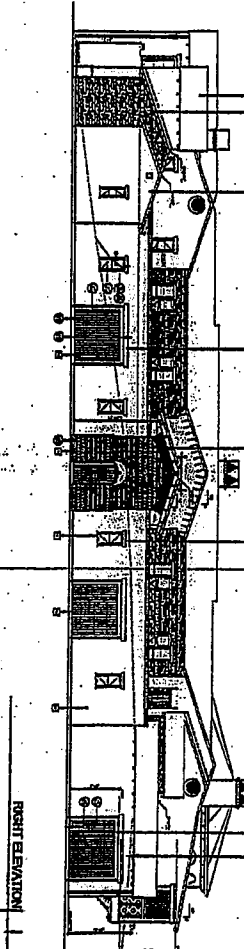
INTERIOR COURT ELEVATION



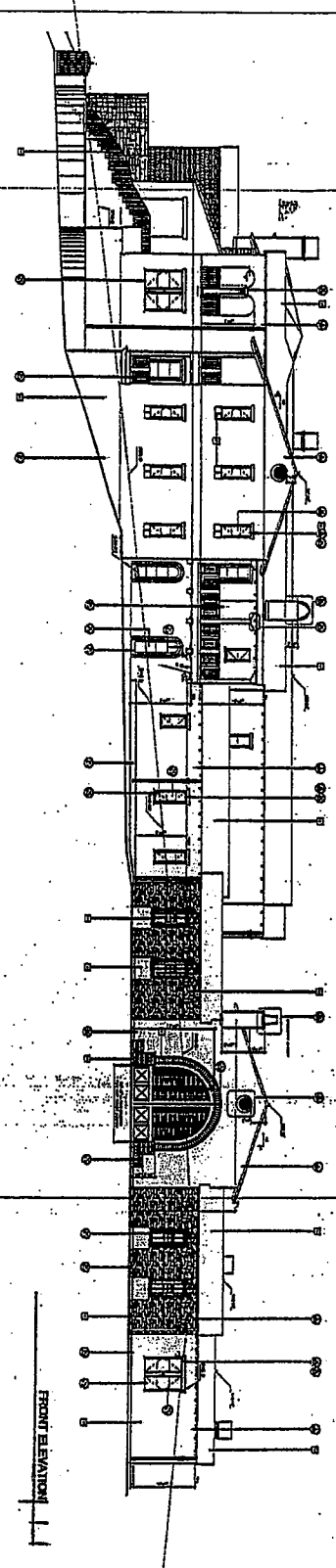
EXTERIOR COURT ELEVATION



INTERIOR COURT ELEVATION



EXTERIOR COURT ELEVATION

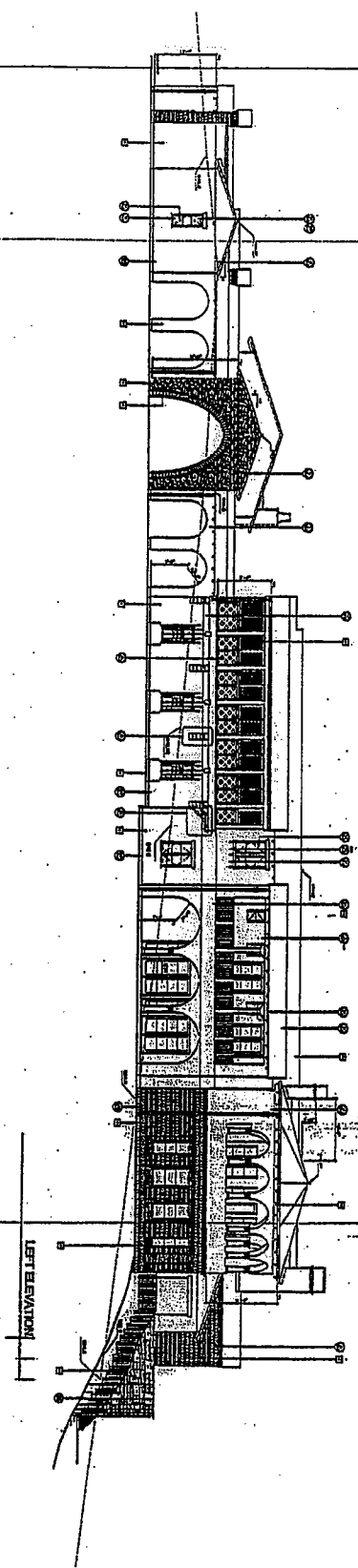
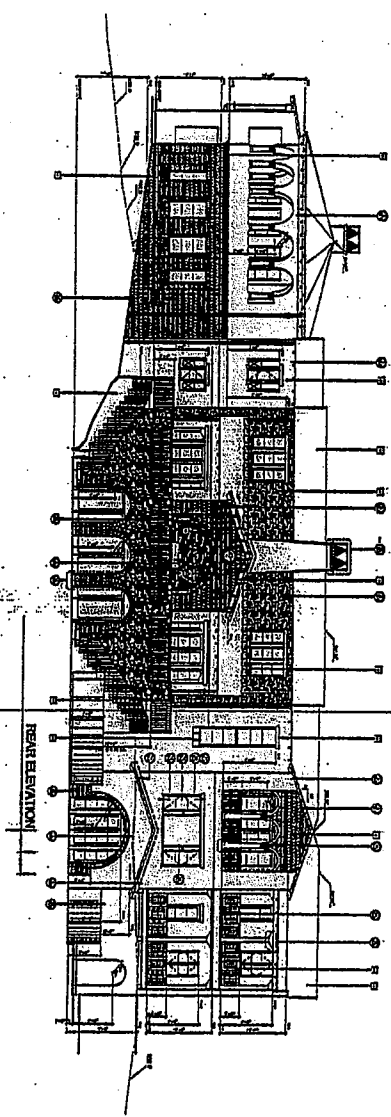
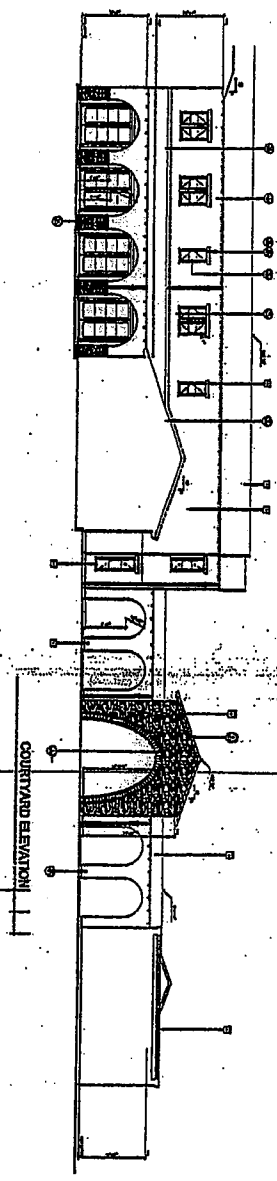


FRONT ELEVATION

NOTES:

1. SEE ARCHITECTURAL RECORD FOR ALL OTHER NOTES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3. FINISHES AS SHOWN ON DRAWINGS.
4. MATERIALS AS SPECIFIED IN SPECIFICATIONS.
5. CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
9. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
10. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
11. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
12. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
13. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
14. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
15. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
16. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
17. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
18. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
19. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.
20. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE ARCHITECT'S RECORD.





A-8
 EXTERIOR ELEVATIONS
 BUILDING DEPARTMENT SUBMITTAL
 PROJECT: [illegible]
 DATE: [illegible]

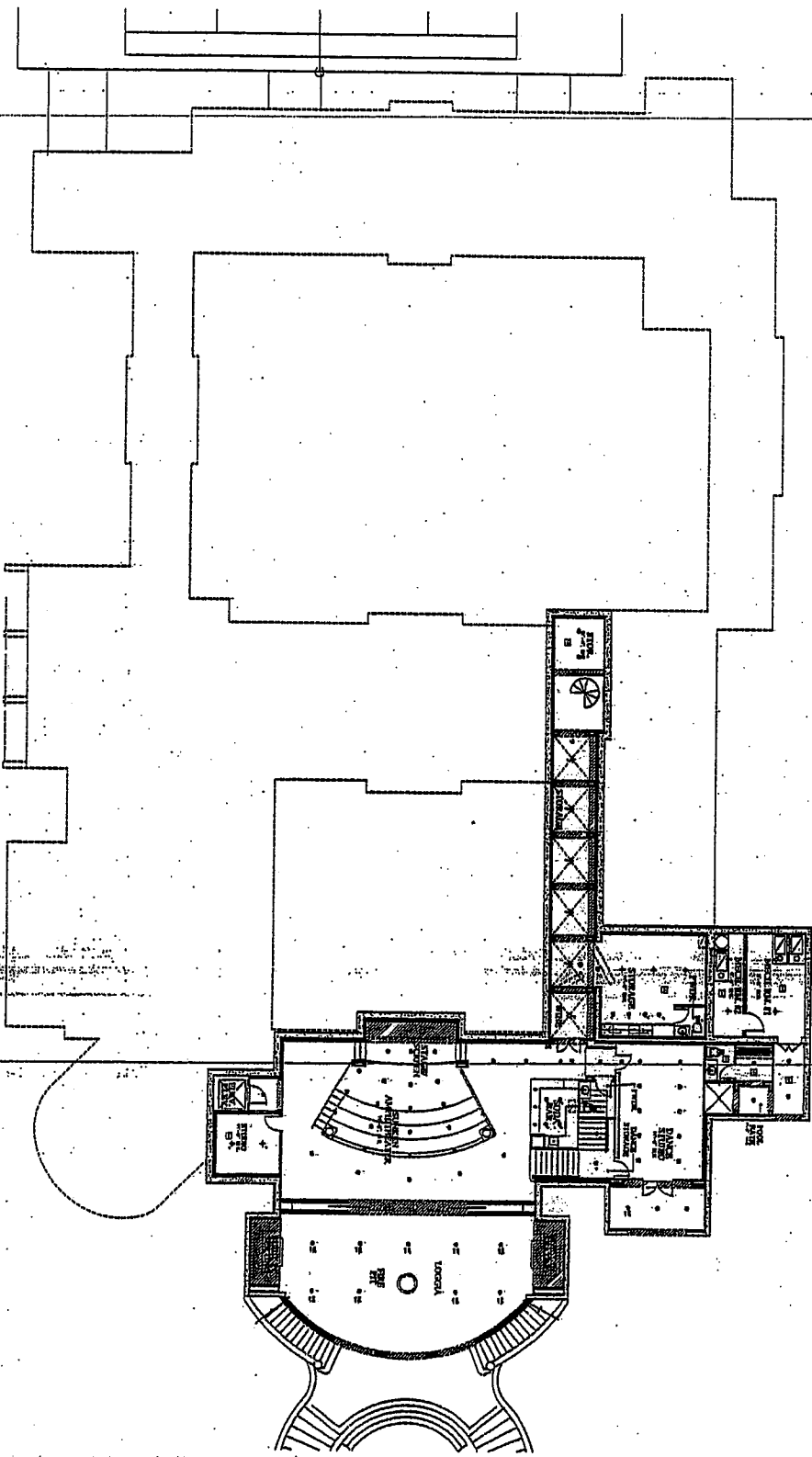


NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

LOT 85
 TEHAMA
 6023 Quatro
 Carmel, CA 93922



BASEMENT REFLECTED CEILING PLAN



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT AND THE CONTRACT DOCUMENTS.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

A-9

BASEMENT REFLECTED CEILING PLAN



LOT 85
TEHAMA
8025 Quattro
Carmel, CA 93922



BUILDING DEPARTMENT SUBMITTAL