

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Trosky, Ian and Amy (PLN080530)**

**RESOLUTION NO. 080530**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Combined Development to allow 1) a Coastal Administrative Permit for the construction of a two story 2,770 square foot single family dwelling with attached garage, an 830 square foot covered porch, permanent well and septic system (PLN060237), grading (800 cubic yards cut/800 cubic yards fill); 2) a Coastal Development Permit to allow the removal of two Monterey pine trees (19" and 32" in diameter); and 3) Design Approval.

(PLN080530, Trosky, 220 Upper Walden Road, Carmel Highlands, Carmel Area Land Use Plan 241-241-004-000)

**The Combined Development Permit application (PLN080530) came on for public hearing before the Monterey County Zoning Administrator on July 30, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
  - Carmel Area Land Use Plan,
  - Coastal Implementation Plan, Part 4,
  - Monterey County Zoning Ordinance (Title 20),

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 220 Upper Walden (Assessor's Parcel Number 241-241-004-000), Carmel Area Land Use Plan. The parcel is zoned "LDR/1 (CZ)" Low Density Residential, one unit per acre, in the Coastal Zone, which allows for one single family dwelling on a legal lot of record. Therefore, the project is an allowed land use for this site.
- c) Pursuant to Section 20.44.020, the subject parcel is located in a Design Control Zoning District. Colors and materials proposed will consist of earth tone colors and Carmel stone that will blend into the surrounding

- area.
- d) The project planner conducted a site inspection on January 15, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
  - e) On October 2, 2007, Interim Ordinances 5086, 5093 and 5116 were adopted to temporarily limit new development in the Carmel Highlands, pending the County's study and consideration of an Onsite Wastewater Management Plan. The Interim Ordinance was extended to October 2, 2009. The Ordinance exempted applications on appeal and pending applications that had been filed with the Planning Department, and application fees paid, on or before October 2, 2007; these were allowed to continue to be processed subject to meeting all the conditions in the interim ordinances. Trosky application (PLN060237) was included as one of the applications allowed to continue with the process as the application was submitted and fees paid on July 24, 2006.
  - f) The proposal consists of the construction of a two story 2,770 square foot single family dwelling with attached garage, an 830 square foot covered porch, permanent well and septic system, the removal of two Monterey pine trees (19" and 32" in diameter); and Design Approval. Entitlements are as follows:
    - Coastal Administrative Permit for the first single family dwelling pursuant to Section 20.14.040.A;
    - Design Approval (Section 20.44.020.B MCC); and
    - Coastal Development Permit to allow tree removal pursuant to Section 20.146.060.D.1 (CIP).

The proposed project meets the necessary site development standards for rural density residential. Required setbacks are as follows:

- Front setback: 30 feet Proposed: 102 feet
  - Side setback: 20 feet Proposed: 32 feet and 30 feet
  - Rear setback: 20 foot Proposed: 100+ feet
  - Height limit: 30 feet Proposed: 28'1"
- g) The parcel is not located within a public viewshed and there is no environmentally sensitive habitat on the parcel. The parcel is not described as an area where the Local Coastal Program requires access, and it is not indicated as part of any designated trails or shoreline access as shown in Figure 3 (Public Access Map) of the Carmel Area Land Use Plan (CLUP). Although the project site is located in a high archaeological sensitivity zone, a negative report states the proposed project should not be delayed for archaeological reasons. Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to archaeological, historic or biological resources and is consistent with the policies of the Carmel Area Land Use Plan (**See Finding Nos. 2 and 6**).
  - h) Although the proposed project consists of the removal of two trees, one of which is considered a landmark tree, the project minimizes tree removal in accordance with 20.146.060.D.1 (CIP), finding that no alternatives exist whereby the tree removal can be avoided. (**See Finding No. 7**)
  - i) The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee on January 20, 2009. They recommended

approval (6-0) with a condition to relocate the house to save three trees, two of which are landmark trees. However, the well and septic system design had pre-approved sites that did not allow the house to be relocated. The project went back to the Advisory Committee on February 17, 2009 with a modification to remove a patio in order to save one of the landmark trees. They voted (4-0) to approve the project. They were disappointed that the applicant wouldn't be able to save all of the trees but were happy with the redesign in order to save at least one landmark tree.

- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080530.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands 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 consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project site is located in a high archaeological sensitivity zone, a negative report states the proposed project should not be delayed for archaeological reasons. However, because of the possibility of unidentified cultural resources being found during construction, staff added a Condition of Approval which requires work to be halted if historic or prehistoric archaeological resources or human remains are accidentally discovered during construction (**Condition No. 4**). County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Hydro-geologic Test" (LIB090322) prepared by Bierman Hydro-geologic, Aptos, CA, January 26, 2009.
- "Forest Management Plan" (LIB070275) prepared by Frank Ono, Pacific Gove, CA, November, 2006.
- "Amended Forest Management Plan" (LIB090001) prepared by Frank Ono, Pacific Grove, CA, December, 2008.
- "Preliminary Archaeological Reconnaissance" (LIB090008) prepared by Archaeological Consulting, Salinas, CA, May, 2006.
- "Biological Report" (LIB070276) prepared by Vern Yadon, Pacific Grove, CA, April, 2006.
- The Forest Management Plan has recommendations that will avoid impacts to the trees located near the structure. Staff has included a condition of approval to require the contractor follow these recommendations (**Condition No. 6**).

- c) Staff conducted a site inspection on January 15, 2009 to verify that the

site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080530.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. Interim Ordinances 5086, 5093 and 5116 exempted applications on appeal and pending applications that had been filed with the Planning Department, and application fees paid, on or before October 2, 2007; these were allowed to continue to be processed subject to meeting all the conditions in the interim ordinances. Trosky application (PLN060237) was included as one of the applications allowed to continue with the process as the application was submitted and fees paid on July 24, 2006.
  - b) The test well was under PLN060237 which was approved on September 9, 2008. The well was drilled on October 9, 2008. A pump test was conducted on October 31, 2008 and was credited for 4.57 gallons per minute. The pump test report and water quality data were reviewed on April 27, 2009 and determined that the well shall be disinfected and re-sampled for bacteria prior to occupancy. **(See Condition No. 12)**
  - c) An alternative treatment design by Andrew Brownstone, BioSphere Consulting was approved by the Regional Water Quality Control Board on July 11, 2008. The alternative On-site Wastewater Treatment System meets the requirements of the Interim Ordinances. **(See Condition No. 13)** for the Waiver)
  - d) Preceding findings and supporting evidence for PLN080530.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 15, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080530.

5. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts one single family residence in a residential zone.
  - b) Interim Ordinances 5086, 5093 and 5116 were adopted to temporarily limit new development in the Carmel Highlands, pending the County's study and consideration of an Onsite Waste Water Management Plan. The Ordinances exempted applications on appeal and pending applications that had been filed with the Planning Department, and application fees paid, on or before October 2, 2007; these applications were allowed to continue to be processed subject to meeting all conditions in the interim ordinances. Trosky application (PLN060237) was included as one of the applications allowed to continue with the process as the application was submitted and fees paid on July 24, 2006. **(See Finding No. 3)**
  - c) No adverse environmental effects were identified relative to archaeological, historic or biological resources during staff review of the development application during a site visit on January 15, 2009.
  - d) The parcel is not located within a public viewshed and there is no environmentally sensitive habitat on the parcel. The parcel is not described as an area where the Local Coastal Program requires access, and it is not indicated as part of any designated trails or shoreline access as shown in Figure 3 (Public Access Map) of the Carmel Area Land Use Plan (CLUP). Although the project site is located in a high archaeological sensitivity zone, a negative report states the proposed project should not be delayed for archaeological reasons. **(See Finding Nos. 2 and 6)**
  - e) See preceding and following Findings Numbers 1, 2, 3 and 6 and supporting evidence.
6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080530.

- e) The project planner conducted a site inspection on January 15, 2009.

7. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of two Monterey Pine trees. In accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
  - b) Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4) Section 20.146.060.A.1 states a Coastal Development Permit is required for the removal of healthy trees which are 12 inches in diameter or greater. The project proposes to remove two Monterey Pine trees (19 inches and 32 inches in diameter).
  - c) Landmark trees of all native species shall not be permitted to be removed. A landmark tree is a tree which is 24 inches or more in diameter when measured at breast height, or a tree which is visually significant, historically significant, exemplary of its species, or more than 1000 years old. One of the trees proposed for removal is considered a landmark tree.
  - d) An exception may be granted by the decision-making body for removal of a tree that is 24 inches or greater in diameter (measured at breast height) and not also visually or historically significant, exemplary of its species or more than 1000 years old, provided that the finding may be made that no alternatives to development (such as re-siting, relocation, or reduction in development area) exists whereby the tree removal can be avoided. Pre-approval of the well and septic system design sites did not allow the house to be relocated. However, a plan modification to remove a patio saved one of the landmark trees originally proposed for removal. (See **Finding No. 3**). Therefore, the project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible.
  - e) Development which includes the preparation of a forest management plan shall be required as a condition of approval to record a notice which states: “Amended Forest Management Plan has been prepared for this parcel by Frank Ono in December, 2008, and is on record in the Monterey County Planning Department Library as (LIB090001). (**Condition No. 9**)
  - f) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (**Condition No. 6**)
  - g) Native trees to be removed which are 12 inches or more in diameter when measured at breast height shall be replaced on the parcel. Replacement shall be at a rate of one tree of the same variety for each tree removed, except where demonstrated in the Amended Plan that this would result in an overcrowded, unhealthy forest. The Amended Plan recommends a 2:1 tree replacement. Replacement is to be with 5 gallon

Monterey pines of local seed source and must be in areas that are easily maintainable and where ample light is available. **(Condition No. 9)**

- h) The removal will not involve a risk of adverse environmental impacts. The site is heavily forested with mature Monterey Pine trees with openings in the canopy where development is proposed. Several areas have new pine seedlings that are emerging. These areas are outside the proposed development area.
- i) Staff conducted a site inspection on January 15, 2009 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- j) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080530.

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

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
  - b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because any approved project involving development that is permitted in the underlying zone as a conditional use.

### DECISION

**NOW, THEREFORE,** based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Categorically Exempt PLN080530 per (CEQA) Guidelines Section 15303 (a); and
- 2) Approve Combined Development Permit (PLN080530), in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

  
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JACQUELINE ONCIANO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 14 2009**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS AND THE CALIFORNIA COASTAL COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG 24 2009**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE

COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.



**RESOLUTION 080530 - EXHIBIT 1  
 Monterey County Resource Management Agency  
 Planning Department  
 Condition Compliance and/or Mitigation Monitoring  
 Reporting Plan**

Project Name: TROSKY IAN AND AMY

File No: PLN080530

APNs: 241-241-004-000

Approved by: Zoning Administrator

Date: July 30, 2009

*\*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>
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>                      This Combined Development to allow 1) a Coastal Administrative Permit for the construction of a two story 2,770 square foot single family dwelling with attached garage, an 830 square foot covered porch, permanent well and septic system (PLN060237), grading (800 cubic yards cut/800 cubic yards fill); 2) a Coastal Development Permit to allow the removal of two Monterey pine trees (19" and 32" in diameter); and 3) Design Approval. The property is located at 220 Upper Walden Road, Carmel (Assessor's Parcel Number 241-241-004-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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.                      (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA  RMA - Planning</p>	<p>Ongoing unless otherwise stated</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>
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 080530) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 241-241-004-000 on July 30, 2009. The permit was granted subject to <b>29</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." ( <b>RMA-Planning Department</b> )	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 4 years, to expire on July 30, 2013 unless use of the property or actual construction has begun within this period. ( <b>RMA - Planning Department</b> )	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<b>PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT</b> 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. ( <b>RMA - Planning Department</b> )	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/ Archaeo- logist	Ongoing	

<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.		<b>PD007 - GRADING-WINTER RESTRICTION</b> 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	
6.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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 removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			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.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
7.		<b>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</b> 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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of 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 (name/date)</i>
		<p>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. <b>(RMA – Planning Department)</b></p>	<p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p>	<p>Prior to issuance of Building Permits</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>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to Occupancy</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>
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
8.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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 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. <b>(RMA – Planning Department)</b>	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
9.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of	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.	Owner/ Applicant	Prior to the issuance of grading and 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 (name/date)</i>
		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. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	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.	Owner/ Applicant	Ongoing	
10.		<b>PD008 - GEOLOGIC CERTIFICATION</b> Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. <b>(RMA - Planning Department)</b>	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	
11.		<b>PD021 - DEED RESTRICTION - FIRE HAZARD</b> Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.142.230 of the Coastal Implementation Plan and per the standards for development of residential property." <b>(RMA - Planning Department)</b>	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	
			Proof of recordation of the document shall be submitted to the RMA - Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	

<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>
12.		<p><b>PD041 – HEIGHT VERIFICATION</b>  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 structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(RMA – Planning Department and Building Services Department)</b></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</p> <p>2) 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 structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
13.		<p><b>PD016 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Amended Forest Management report has been prepared for this parcel by Frank Ono, dated December 14, 2008, and is on record in the Monterey County RMA - Planning Department , Library No. 09001. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p> <p>Submit evidence of tree replanting to the RMA Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
				Owner/ Applicant	Prior to Final building permit.	

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<b>RMA – Public Works Department</b>						
14.		<b>PWSP001 – TAMC FEES (NON-STANDARD)</b> Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(RMA- Public Works)</b>	Show proof of payment to RMA – Public Works)	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
15.		<b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b> Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Upper Walden Road. <b>(RMA - Public Works)</b>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
<b>Health Department Environmental Health Division</b>						
16.		<b>EHSP001 – WATER QUALITY - BACTERIA (NON-STANDARD)</b> The initial water quality tests from this well (APN 241-241-004) resulted in a positive Total Coliform result. Submit a new bacteria sample with chlorine residuals reported. Contact EHD for chlorination instructions and requirements on third party samplers. <b>(Environmental Health Division)</b>	<ul style="list-style-type: none"> <li>▪ Chlorinate well (instructions can be obtained from EHD)</li> <li>▪ A third party must collect bacteria sample</li> <li>▪ Submit bacteria sample and chlorine residual report to EHD for review and approval.</li> </ul>	Owner/ Applicant	Prior to Occupancy	



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17.		<p><b>EHSP002 - ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM (NON-STANDARD)</b></p> <p>The Waiver of Waste Discharge Requirements from the RWQCB was granted on July 11, 2008 and will expire on July 11, 2013. The applicant shall construct the engineered wastewater disposal system that has been reviewed and approved by the Environmental Health Division and the Regional Water Quality Control Board which complies with all the regulations found in Chapter 15.20 of the Monterey County Code; Monterey County Interim Ordinances 5086, 5093, and 5116; the Prohibitions section of the Basin Plan, RWQCB, and the conditions of the Waiver of Waste Discharge Requirements for this project. <b>(Environmental Health Division)</b></p>	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permits and/or grading permits, whichever is first.	

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18.		<p><b>EHSP003 - REGIONAL WATER QUALITY CONTROL BOARD DEED NOTICE (NON-STANDARD)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to the California Water Code sections 13267 and 13269, waste discharge requirements for the proposed on-site domestic wastewater disposal system are hereby waived subject to:</p> <ul style="list-style-type: none"> <li>(a) The onsite disposal system shall be installed under the oversight of Monterey County and the designer per the April 4, 2008 Alternative onsite Wastewater System design by Andrew Brownstone, BioSphere Consulting, and be operated and maintained in accordance with Monterey County ordinances and permit conditions and manufacturer specifications.</li> <li>(b) The Discharger shall comply with all Monterey county Ordinances and Permit Conditions (including Section 2 of County Ordinance No. 5093 and nonstandard permit conditions).</li> <li>(c) The Discharger and future property owners shall be subject to the requirements of the County's pending Onsite Wastewater Management Plan.</li> <li>(d) The sewage disposal system shall be inspected every two years for solids buildup and be pumped as required by a licensed septic tank contractor.</li> <li>(e) Peak daily follow shall not exceed 900 gallons per day.</li> <li>(f) Use of the individual sewage disposal system shall not create a condition of pollution, contamination or condition of nuisance, as defined by CWC Section 13050</li> </ul>	Submit signed and notarized document to EHD for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		<p>(g) The Water Board and Monterey County shall be immediately notified of any proposed change(s) in discharge volume, nature or location.</p> <p>(h) The Water Board and Monterey County shall be immediately notified of any discharges threatening water quality or public health.</p> <p>(i) The Water Board and Monterey County may inspect the onsite disposal system at any time to evaluate compliance with applicable requirements.</p> <p>(j) Operation of the sewage disposal system shall not result in the daylighting (surfacing) of effluent from the disposal area or other portions of the system.</p> <p>(k) The Discharger and future property owners shall also provide copies of all monitoring data per County requirements</p> <p><b>(Environmental Health Division)</b></p>				
19.		<p><b>EHSP004 - OPERATIONS AND MAINTENANCE CONTRACT (NON-STANDARD)</b></p> <p>Submit a signed operations and maintenance contact from a licensed septic contractor prior to final of building permit. Contract must include:</p> <ul style="list-style-type: none"> <li>• Statement that if either party fails to comply with the contract EHD will be notified.</li> <li>• Effluent quality reports shall be submitted to EHD twice a year.</li> <li>• EHD shall be notified at each renewal term, and a contract shall be submitted to EHD.</li> <li>• All test requirements in Ordinance 5093, and other county, state and federal regulations shall be complied with.</li> </ul> <p><b>(Environmental Health Department)</b></p>	<ul style="list-style-type: none"> <li>• Submit a signed operations and maintenance contract from a licensed septic contractor to EHD for review and approval.</li> <li>• All lab results and service reports shall be submitted to the EHD every 6 months.</li> <li>• All renew contracts shall be submitted to EHD for review and approval</li> </ul>	Applicant or Owner	Continuous or when a new alterative treatment system ordinance is created.	

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20.		<p><b>EHSP005 – ACCESS AND REIMBURSEMENT FOR MONITORING REQUIREMENTS OF THE ONSITE WASTEWATER TREATMENT SYSTEM (NON-STANDARD)</b></p> <p>The owner shall monitor the engineered wastewater disposal system in accordance with the requirements of the California Regional Water Quality Control Board (RWQCB) Resolution No. R3-2008-0045, Waiver of Waste Discharge Requirements, Monterey County Interim Ordinances 5086, 5093 and 5116, and Monterey County Code 15.20. In addition, owner shall allow access to the property to Monterey County Environmental Health staff to conduct any required monitoring activities of the onsite wastewater treatment system. The property owner shall reimburse Monterey County Environmental division for the cost of monitoring activities as well as any supply or equipment costs. <b>(Environmental Health Division)</b></p>	<p>The property must be accessible during business hours for Monterey County employees to conduct monitoring activities of the onsite wastewater treatment system.</p> <p>The monitoring will be charged to the home owner at the standard hourly rate applicable at the time of monitoring, as set forth in the Monterey County Fee Resolution</p>	Owner/ Applicant	On-going	
21.		<p><b>EHSP006 - RECORD NOTICE / LONG TERM WATER (NON-STANDARD)</b></p> <p>The applicant shall record a deed restriction as a condition of project approval for parcel 241-241-004-000 stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to the meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of the on-site well proposed to provide the source of domestic potable water on this parcel; then the present and any future owners of this property are hereby given notice that additional water sources may be required in the future." <b>(Environmental Health Division)</b></p>	Record a deed restriction with the Monterey County Recorder for the project parcel to the satisfaction of the Division of Environmental Health	Owner/ Applicant	Prior to issuance of building permits and/or grading permits, whichever is first	

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)
<b>Monterey County Water Resources Agency</b>						
22.		<b>WR2 - STORMWATER CONTROL</b> 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 dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
23.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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: 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. 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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24.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> 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. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
<b>Fire Agency (Carmel Highlands Fire Protection District)</b>						
25.		<b>FIRE007 - DRIVEWAYS</b> 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	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)
		<p>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, 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.</p> <p><b>Carmel Highlands Fire Protection District</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
26.		<p><b>FIRE008 - GATES</b> 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

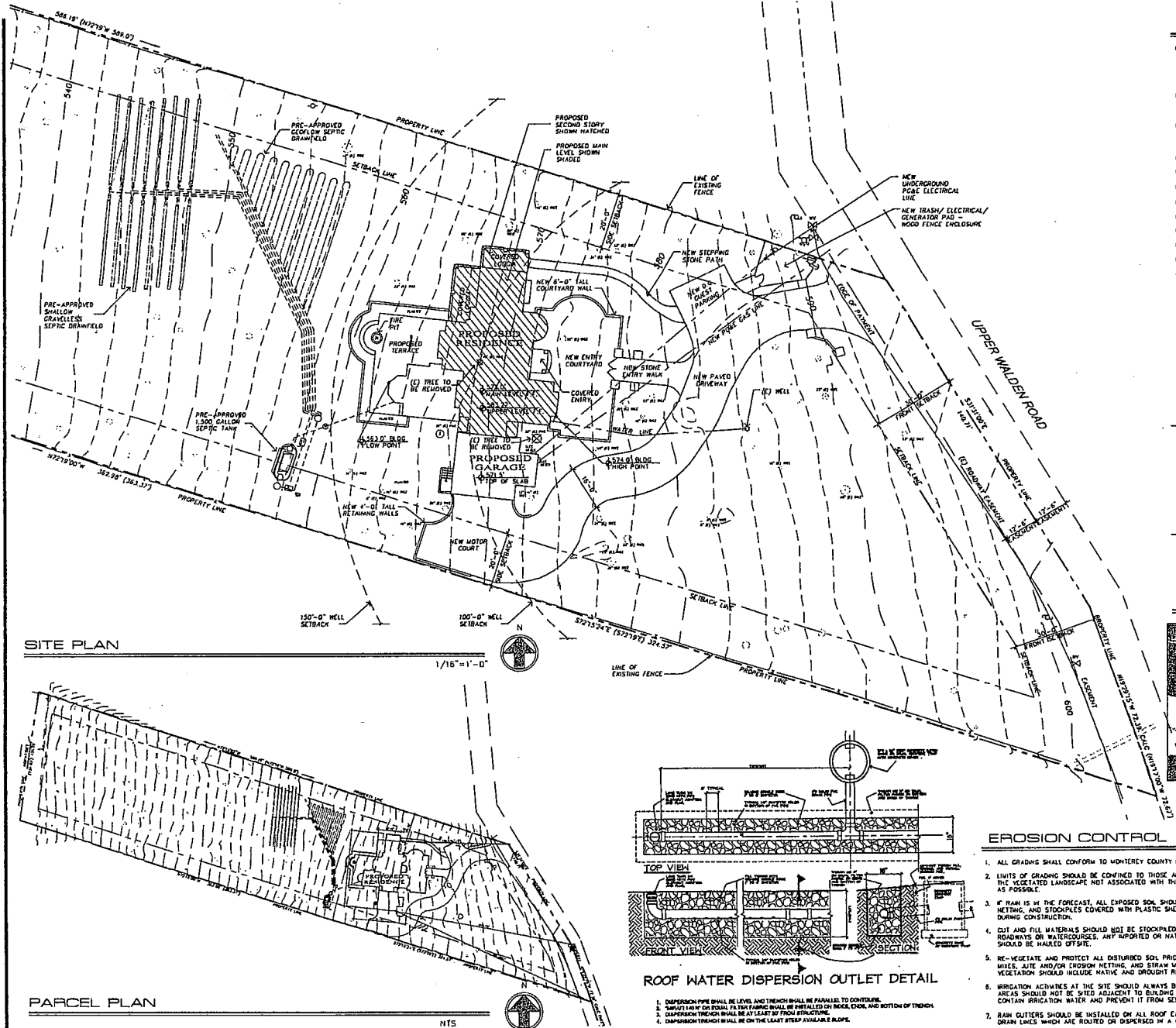
<i>Permit Cond Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. <b>Carmel Highlands Fire Protection District</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
27.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>Carmel Highlands Fire Protection District</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	



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28.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to 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. <b>Carmel Highlands Fire Protection District</b>	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	
29.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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. <b>Carmel Highlands Fire Protection District</b>	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	

**END OF CONDITIONS**

Rev. 07/01/2009



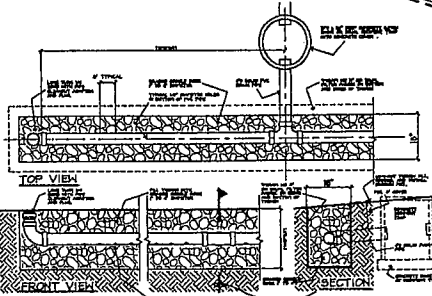
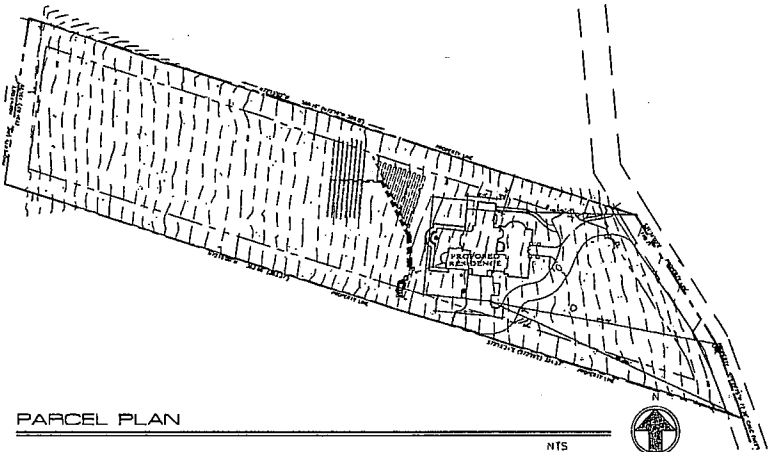
**PLANNING INFO.**

- PROPERTY OWNER:  
IAN AND AMY TROSKY  
POST OFFICE BOX 3108  
CARMEL, CA 93921  
PH. (831) 624-7908
  - PROJECT ADDRESS:  
328 UPPER WALDEN ROAD  
CARMEL HIGHLANDS, CA
  - PROJECT SCOPE:  
NEW TWO-STORY FAMILY DWELLING WITH A NEW TWO-CAR ATTACHED GARAGE.
  - OCCUPANCY: R-3, U
  - CONST. TYPE: V-B
  - A.P.N. 241-241-004
  - LEGAL DESC.: LOT: BLOCK:
  - ZONE: LDR/1(C2)
  - STORIES: TWO
  - MAX BLDG. HT: 30 FT
  - GRADING: CUT - 800 CY. FILL - 800 CY
  - TREE REMOVAL: TWO OAK TREES - 19' & 32'
  - TOPOGRAPHY: SLOPING
  - PROJECT CODE COMPLIANCE:  
1. 2007 CBC, OMC, CPC, CFC, CEC, &  
T-24 CALIFORNIA ENERGY CODE
  - ENERGY METHOD: MICROSPAS V7.1, ENERGY PRO 4.0
  - LOT AREA: 95,629.2 S.F. (2.2 AC.)
  - LOT COVERAGE CALCULATIONS:
- |               |       |
|---------------|-------|
| PROPOSED      |       |
| BUILDINGS     | 2,770 |
| COVERED ENTRY | 47    |
| TERRACES      | 830   |
| TOTAL         | 3,647 |
- LOT COVERAGE ALLOWED: 14,344.4 SF (15%)
  - LOT COVERAGE PROPOSED: 3,647 SF (3.8%)
  - F.A.R. CALCULATIONS
- |               |          |
|---------------|----------|
| MAIN BUILDING | PROPOSED |
| MAIN FLOOR    | 2,106.9  |
| UPPER FLOOR   | 1,427.5  |
| GARAGE/SHOP   | 653.1    |
| TOTAL         | 4,187.5  |
- F.A.R. ALLOWED: 19,125.8 SF (20%)
  - F.A.R. PROPOSED: 4,187.5 SF (4.4%)

**VICINITY MAP**



**SITE PLAN**



**ROOF WATER DISPERSION OUTLET DETAIL**

1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTIGUOUS.
2. FILTER FABRIC OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON INSIDE CHAIN AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE AT LEAST 30\"/>

**EROSION CONTROL RECOMMENDATIONS**

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2685.
2. LIMITS OF GRADING SHOULD BE CONTINUED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT; I.E., AS MUCH OF THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT UNDISTURBED AS POSSIBLE.
3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
4. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, HIGHWAYS OR WATERCOURSES. ANY STOCKPILES OR WASTE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULLED OFFSITE.
5. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, SUE AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
6. IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS; OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
7. RAIN OUTLETS SHOULD BE INSTALLED ON ALL ROOF EAVES AND BE CONDUCTED VIA DOWNSPOUT TO PERMEABLE STORM DRAIN LINES WHICH ARE ROLLED OR DISPERSED IN A COUNTY APPROVED MANNER.

THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, AND LOSSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
220 UPPER WALDEN ROAD  
CARMEL HIGHLANDS, CA

**INTERNATIONAL DESIGN GROUP**  
ARCHITECTURE ■ INTERIOR DESIGN  
JUN A WILLARD, AIA ■ JOHN E. MATTHEWS  
720 LI GIGUARD AVE ■ PACIFIC GROVE, CA ■ 93955  
PH: (805) 464-1001 ■ FAX: (805) 464-1000 ■ WWW.IDGARCH.COM

**SITE PLAN**  
DATE: 11-21-08  
PRE-APP. SUBMITTAL  
REVISIONS:  
17-18-08  
15-17-08  
REV. PLANNING SUB  
2-13-09  
REV. PLANNING SUB  
PLOT NO. **A1.0**

## FIRE DEPARTMENT NOTES

**FIRE SPRINKLERS REQUIRED** - THE RESIDENCE(S) SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND LOCAL AMENDMENTS, THE (EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. REVISIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT.

**FIRE ALARM FLOW SWITCH** - SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CREDIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPARTMENT.

**ADDRESS NUMBERS TO BE POSTED** - BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO THE REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD WHERE VISIBILITY CAN NOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1,2,3, ETC) NOT "ROMAN" (I,II,III, ETC.) OR WRITTEN OUT IN WORDS. ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/4" HIGH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF THE NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

**SEPARATE ADDRESS REQUIRED** - CARETAKER'S UNIT, SENIOR CITIZEN'S UNIT, AND "GRANNY HOUSES" SHALL BE ISSUED ADDRESSES SEPARATE FROM THE MAIN RESIDENCE. CONTACT THE MONTEREY COUNTY PUBLIC WORKS DEPARTMENT AT 755-4936.

**ROOFING CLASS "A" OR "B" REQUIRED** - ROOF CONSTRUCTION SHALL BE CLASS "A" OR CLASS "B" BUILDUP, AS DEFINED BY UNIFORM BUILDING CODE STANDARD 15-2. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND WHEN 50 PERCENT OR MORE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD.

**CLEAR VEGETATION** - ALL CLEARING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. CLEAR DISTANCE OF NOT LESS THAN 10 FEET FROM THE EXTERIOR WALLS OF ALL BUILDINGS SHALL BE MAINTAINED TO ENSURE SPECIMENS OF TREES, SHRUBS, AND OTHER VEGETATION DO NOT OBSTRUCT THE VIEW FROM THE STREET. THAT THEY DO NOT FORM A BARRIER TO THE VIEW FROM THE STREET. ADDITIONAL FIRE PROTECTION SHALL BE PROVIDED FOR ALL EXISTING TREES, SHRUBS, AND OTHER VEGETATION. A FOREBREAK OF ONLY 30 FEET MINIMUM SHALL BE MAINTAINED TO THE PROPERTY BOUNDARY FROM THE STREET. ENVIRONMENTALLY SENSITIVE AREAS SHALL BE IDENTIFIED AND PROTECTED PRIOR TO THE START OF CONSTRUCTION AND DIRECTOR OF PLANNING SHALL BE NOTIFIED OF ANY SUCH AREAS.

**ACCESS DRIVEWAYS-WEATHER** - ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TON) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'-6" OR 15'-0" VERTICAL CLEARANCE, AND A MAXIMUM 15% GRADE. ON DRIVEWAYS AND ACCESS ROADS HAVING A SLOPE OF SIX OR MORE THE DRIVEWAY SURFACE SHALL BE A/C PAVING OR CONCRETE. EXCEPTION - WHEN BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.

**DRIVEWAY TURNOUTS REQUIRED** - DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED. 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, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400 FOOT INTERVALS. (SEE EXAMPLE "A")

**ACCESS DRIVEWAYS-TURN AROUND REQUIRED** - ALL DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF THE FIRE APPARATUS. (SEE EXAMPLE "B")

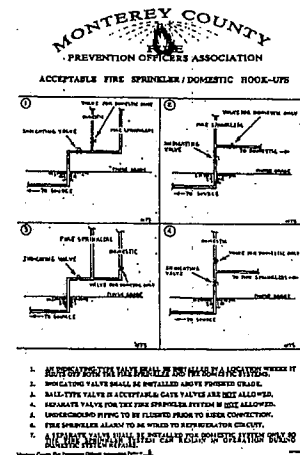
**ACCESS DRIVEWAYS-TURNING RADIUS** - ALL TURNS ON ACCESS DRIVEWAYS SHALL COMPLY WITH THE MINIMUM DIMENSIONS SHOWN ON EXAMPLE "C"

**DRIVEWAY GATES** - ELECTRIC GATES SHALL BE PROVIDED WITH A KEYED SWITCH MEETING FIRE DEPARTMENT SPECIFICATIONS. MANUAL GATES SHALL BE PROVIDED WITH FIRE DEPARTMENT PADLOCKS MEETING FIRE DEPARTMENT SPECIFICATIONS. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12' WIDE UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 12'

**BRIDGES** - ALL NEW AND RECONSTRUCTED BRIDGES SHALL BE AT LEAST THE WIDTH OF THE EXISTING ROADWAY AND BEARS BUT IN NO CASE LESS THAN 12 FEET WIDE. BRIDGE WIDTH ON ALL ROADS EXCEEDING TERTIARY STANDARDS SHALL NOT BE LESS THAN THE WIDTH OF TWO LANES WITH BEARS. ALL BRIDGES SHALL BE DESIGNED FOR HS 20-44 LOADING (STANDARD SPECIFICATION FOR HIGHWAY BRIDGES) AND HAVE GUARDRAILS.

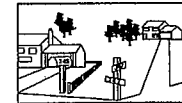
**SETBACK FOR STRUCTURE DEFENSIBLE SPACE (30 FOOT)** - ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD FOR PARCELS LESS THAN 1 ACRE, OR WHEN SETBACK CANNOT BE MAINTAINED, ALTERNATE FUEL MODIFICATION STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.

## FIRE DEPARTMENT DIAGRAMS



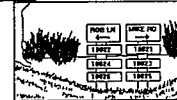
### ADDRESS POSTING REQUIREMENTS

**Location**  
All structures are required to have a permanently posted address visible from the road. Posting the address near the entry light is recommended, if the address will be visible from the road.



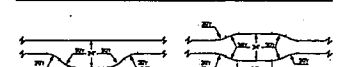
Where the address is not readily visible from the road, it shall be placed at each driveway entrance and visible from both directions of travel along the road.  
Where multiple addresses are required at a single driveway, they shall be presented at a single location.

When there is a branch or fork in the road, indicate all address numbers on each branch or fork on a post, as indicated. Road name changes shall also be indicated.

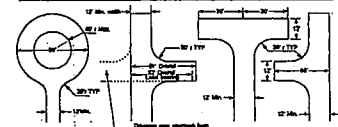


**SIZE**  
Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/4 inch stroke, contrasting with the background color and sign.  
Monterey County Fire Prevention Officer Form 1-11A  
Revised February 1, 1991

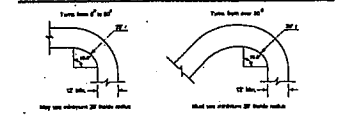
### EXAMPLE A Driveway Turnouts



### EXAMPLE B Driveway / Road Turnaround



### EXAMPLE C Driveway Turning Radius

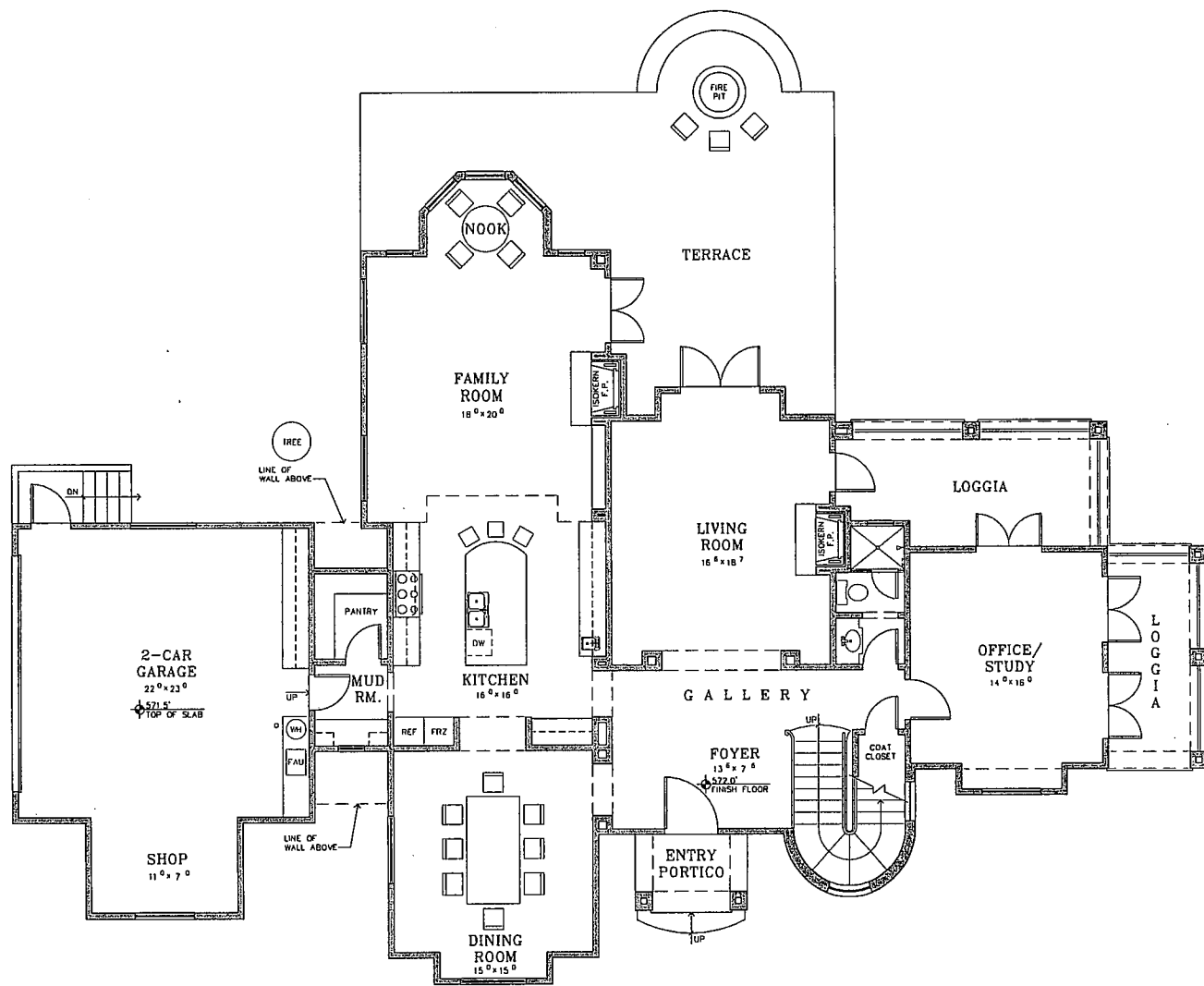


INTERNATIONAL DESIGN GROUP  
ARCHITECTURE INTERIOR DESIGN  
JUN A. BILLARD, AIA  
JON R. MATTIAMS  
781 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950  
TEL (805) 462-1881 ■ FAX (805) 462-1800 ■ E-MAIL I.D.G. @PG.COM

PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
220 UPPER WALDEN ROAD CARMEL HIGHLANDS, CA

INTERNATIONAL DESIGN GROUP  
ARCHITECTURE INTERIOR DESIGN  
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FIRE DEPT. NOTES  
DATE: 11-21-08  
PRE-APP. SUBMITTAL  
REVISIONS:  
11-18-08 PLANNING SUBMITTAL  
1-27-09 REV. PLANNING SUB  
7-17-09 REV. PLANNING SUB  
SHEET NO. **A.1.1**



MAIN LEVEL PLAN

1/4"=1'-0"



**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRANCO WALL
- STONE VENEER
- CMU WALL-SEE STRUCTURAL DWG'S

ALL WALL, DOOR, WINDOW, AND FLOOR FINISHES ARE TO BE AS SHOWN ON THIS PLAN. FINISHES NOT SHOWN ARE TO BE DETERMINED BY THE ARCHITECT. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.P.A.C.E. SYSTEMS AND THE S.P.A.C.E. SYSTEMS DESIGN GUIDE. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.P.A.C.E. SYSTEMS AND THE S.P.A.C.E. SYSTEMS DESIGN GUIDE. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.P.A.C.E. SYSTEMS AND THE S.P.A.C.E. SYSTEMS DESIGN GUIDE.

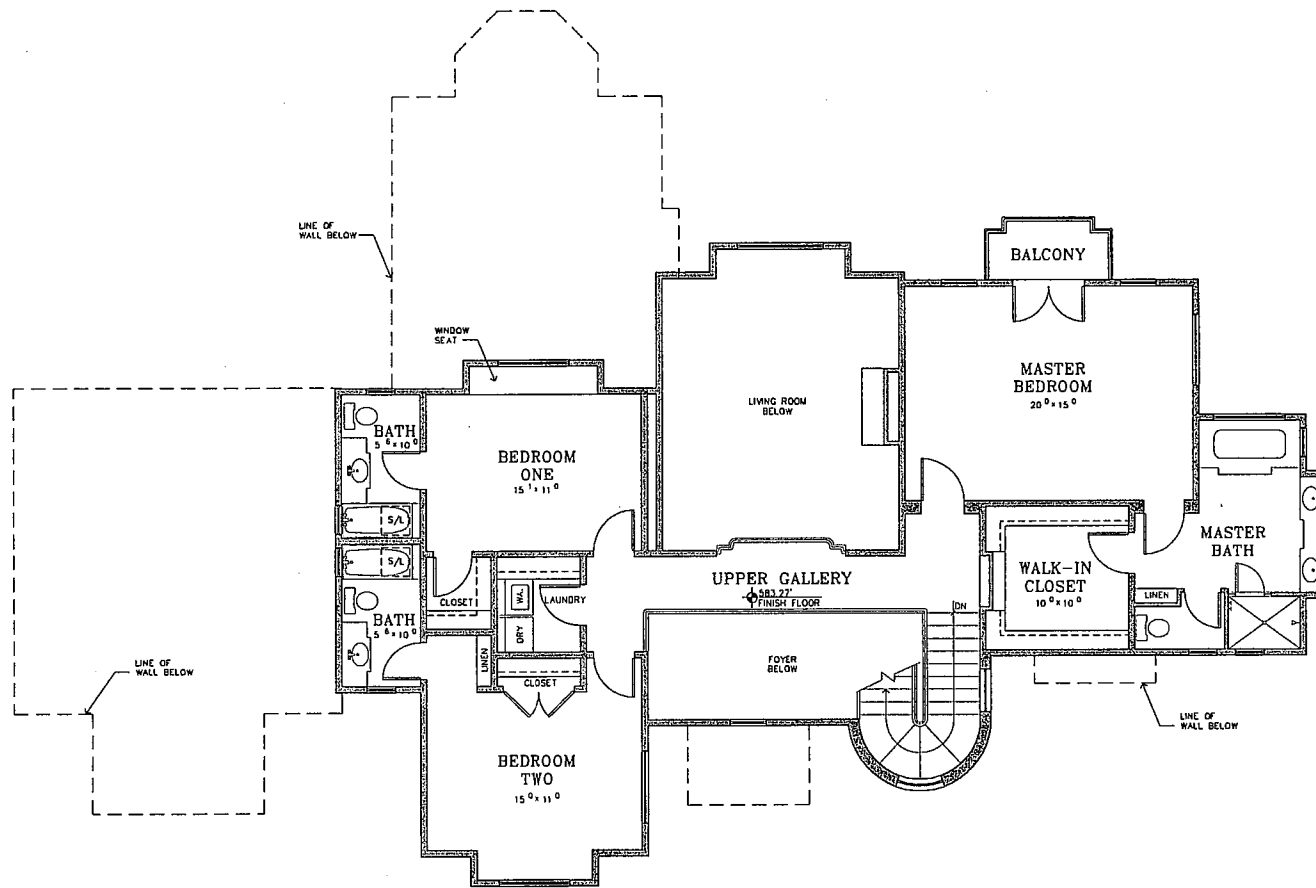
PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
 220 UPPER WALDEN ROAD CARMEL HIGHLANDS, CA

**INTERNATIONAL DESIGN GROUP**  
 ARCHITECTURE ■ INTERIOR DESIGN  
 JUNA SILLANG, AIA JOHN E. MATTHEWS  
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950  
 TEL (805) 466-1801 ■ FAX (805) 466-1800 ■ WWW.IDGARCHITECTURE.COM

MAIN LEVEL PLAN  
 DATE: 11-21-08  
 PRE-APP. SUBMITTAL

REVISIONS:  
 1-17-09 PLANNING SUBMITTAL  
 1-22-09 REV. PLANNING SUB.  
 2-11-09 REV. PLANNING SUB.  
 2-11-09 REV. PLANNING SUB.

SHEET NO.  
**A2.0**



UPPER LEVEL PLAN

1/4"=1'-0"



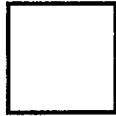
**WALL LEGEND**

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STRUCTURAL DWG'S

ALL WALLS, FLOORS, PARTITIONS, CEILING, AND ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE AND THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
 220 UPPER WALDEN ROAD CARMEL, HIGHLANDS, CA

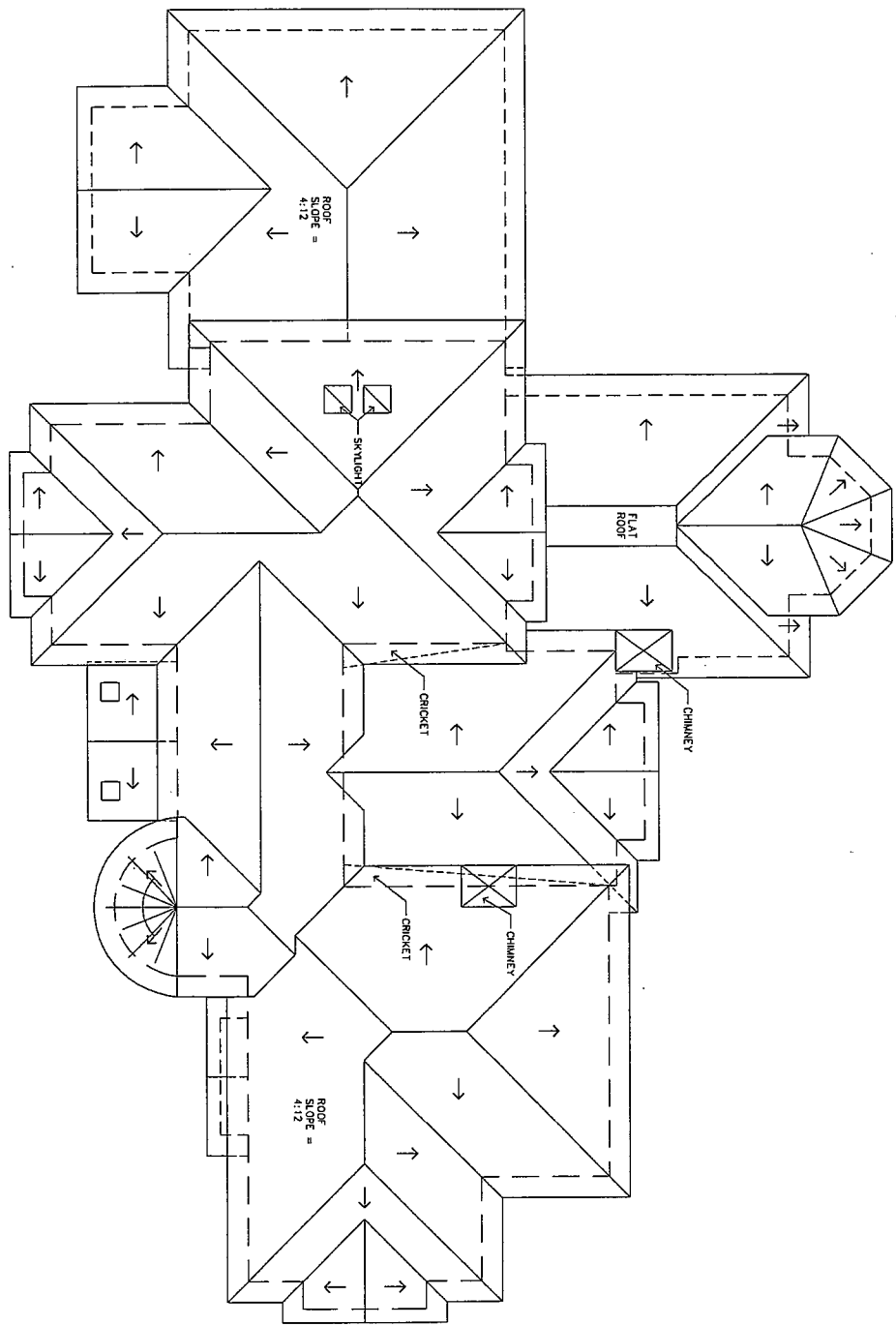
**INTERNATIONAL DESIGN GROUP**  
 ARCHITECTURE ■ INTERIOR DESIGN  
 JOHN A. WILLIAMS, AIA JOHN E. WATTHAMM  
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950  
 PH: (805) 846-1801 ■ FAX: (805) 846-1800 ■ E: JAW@IDGARCHITECTURE.COM



UPPER LEVEL PLAN  
 DATE: 11-21-08  
 PRE-APP. SUBMITTAL

REVISIONS:  
 12-18-08 PLANNING SUBMITTAL  
 1-27-09 REV. PLANNING SUB.  
 7-17-09 REV. PLANNING SUB.  
 REV. PLANNING SUB.

SHEET NO.  
**A3.0**



ROOF PLAN

1/4"=1'-0"



DATE: 11-21-08	ROOF PLAN
PREPARED BY: SUBMITAL	
REVISIONS:	
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DATE: 11-21-08
PREPARED BY: SUBMITAL
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**INTERNATIONAL DESIGN GROUP**  
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 JUN A SILLANG AIA      JOHNNE MATTHAMS  
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950  
 PH (805) 648-1261 ■ FAX (805) 648-1260 ■ E-MAIL: info@idg.com

PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
 220 UPPER WALDEN ROAD    CARMEL, HIGHLANDS, CA

DATE: 11-21-08
PREPARED BY: SUBMITAL
REVISIONS:
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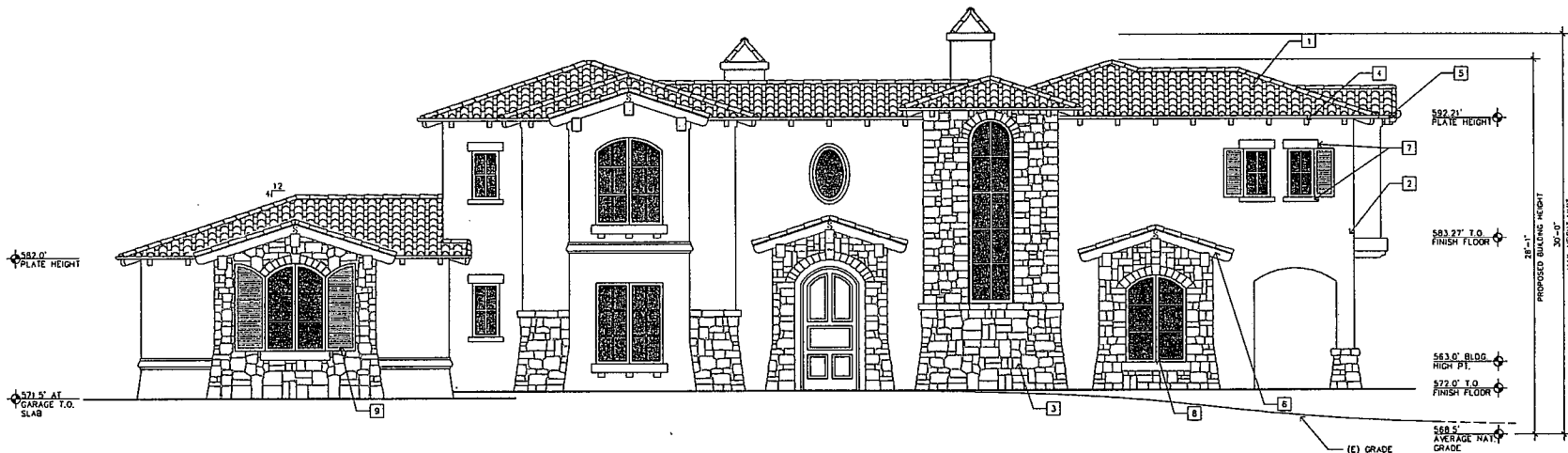
SCALE: 1/4"=1'-0"  
 SHEET NO. A4.0

ALL WALL, ROOF, ARCHITECTURE AND FINISHES ARE TO BE IN ACCORDANCE WITH THE CITY OF HIGHLANDS SPECIFICATIONS FOR ARCHITECTURAL DESIGN. ALL MATERIALS TO BE USED SHALL BE OF THE QUALITY AND TYPE SPECIFIED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HIGHLANDS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE PROJECT.

PROPOSED NEW RESIDENCE FOR:  
IAN AND AMY TROSKY  
220 UPPER WALDEN ROAD CARBELL HIGHLANDS, CA

**INTERNATIONAL DESIGN GROUP**  
ARCHITECTURE • INTERIOR DESIGN  
JUNIA WILLIAMS, AIA JOHN E. MATTHEWS  
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PH (805) 846-1381 • FAX (805) 846-1380 • WWW.IDGARCHITECTURE.COM

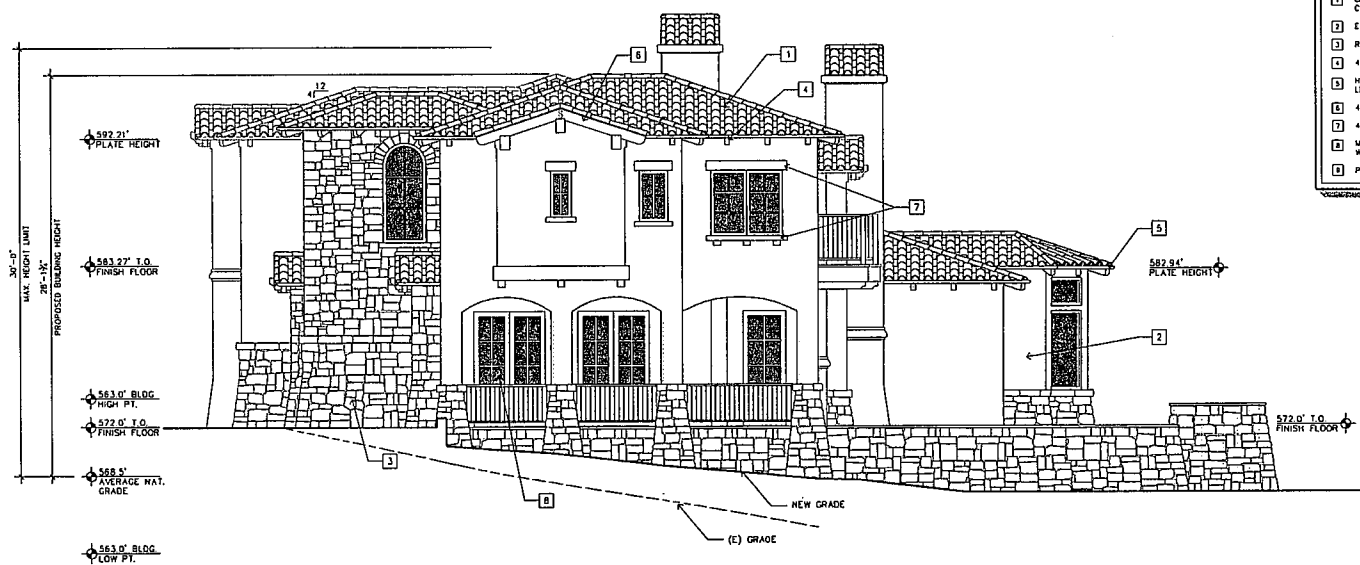
ELEVATIONS  
DATE: 11-21-08  
PRE-APP. SUBMITTAL  
REVISIONS:  
12-18-08  
1-27-09  
REV. PLANNING SUB  
2-17-09  
REV. PLANNING SUB  
SHEET NO.  
**A5.0**



**EAST ELEVATION**

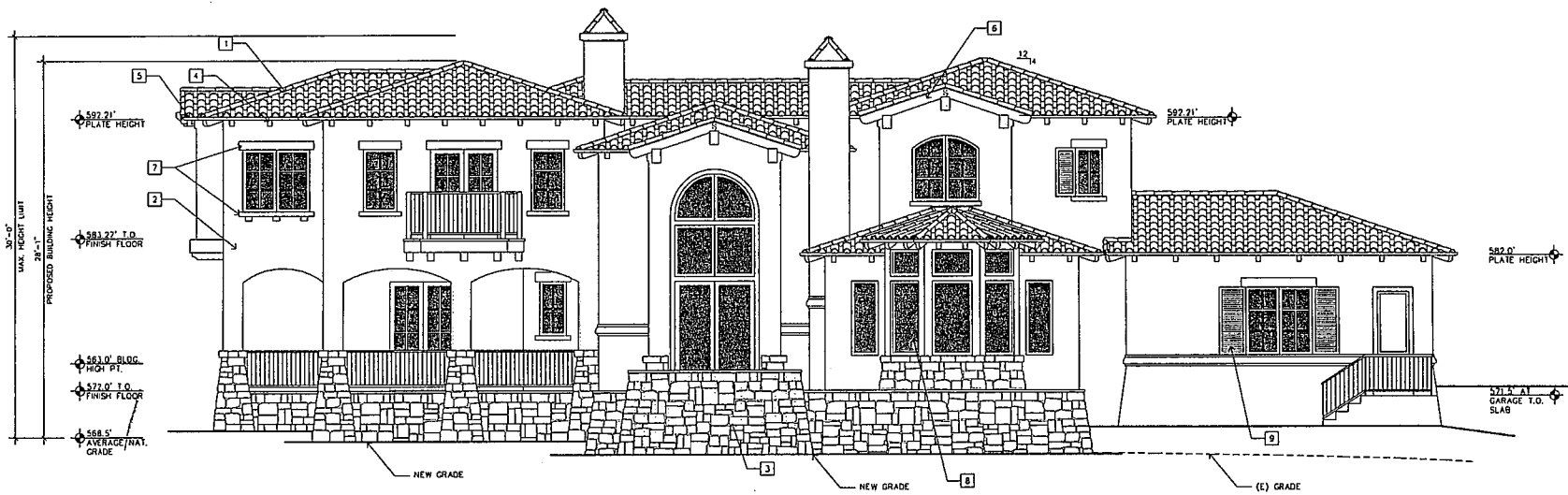
1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' - SPANISH CLAY TILE ROOF, CAP AND PAN REDLAND OR EQUAL
2	EXTERIOR STUCCO - LIGHT MISSION FINISH
3	RANDOM EXTERIOR STONE VENEER
4	4x4 REDWOOD RAFTER TAILS
5	1/2" ROUND COPPER DOWNSPOUTS AND LEADER BOXES
6	4x8 GABLE END BEAMS AND CORBELS
7	4x WINDOW AND DOOR HEADER AND SILLS
8	METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
9	PAINTED WOOD SHUTTERS



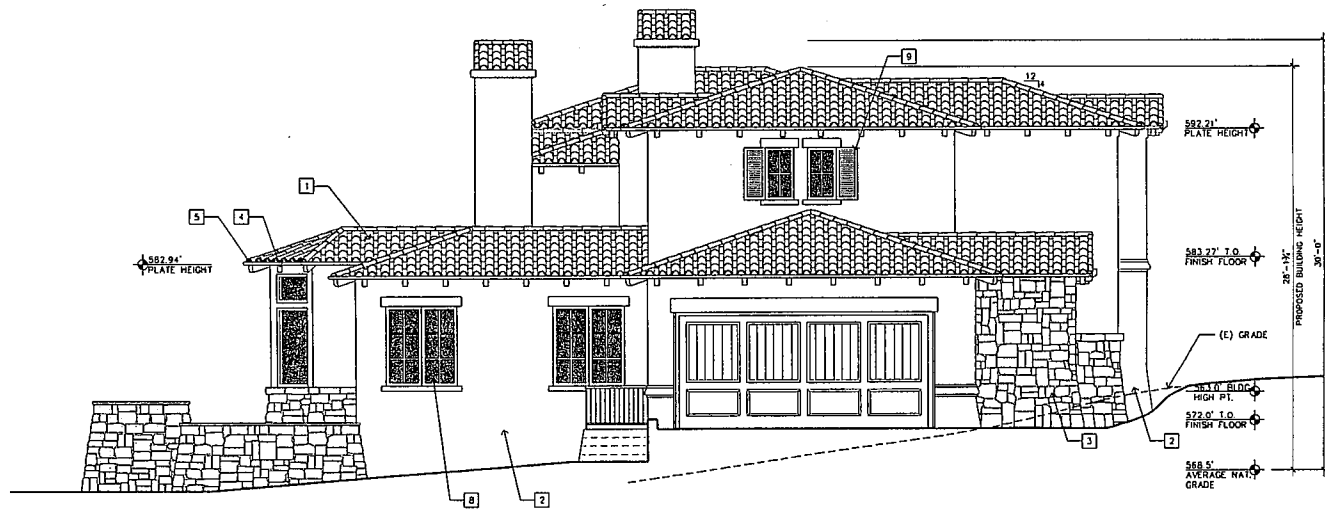
**NORTH ELEVATION**

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' - SPANISH CLAY TILE ROOF, CAP AND PAN REDLAND OR EQUAL
2	EXTERIOR STUCCO - LIGHT MISSION FINISH
3	RANDOM EXTERIOR STONE VENEER
4	4X4 REDWOOD RAFTER TAILS
5	HALF ROUND COPPER DOWNSPOUTS AND LEADER BOXES
6	4X8 GABLE END BEAMS AND CORBELS
7	4X WOODY AND DOOR HEADER AND SILLS
8	METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
9	PAINTED WOOD SHUTTERS

ALL WALLS, CEILING AND FLOOR FINISHES TO BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED. ALL FINISHES TO BE IN ACCORDANCE WITH THE 2015 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) AND THE 2015 CALIFORNIA BUILDING CODE (CBC). ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE 2015 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) AND THE 2015 CALIFORNIA BUILDING CODE (CBC). ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PROPOSED NEW RESIDENCE FOR:  
**IAN AND AMY TROSKY**  
 220 UPPER WALDEN ROAD CARMEL, HIGHLANDS, CA

**INTERNATIONAL DESIGN GROUP**  
 ARCHITECTURE ■ INTERIOR DESIGN  
 JUNA BILLARD, AIA JONAE MATTHEWS  
 721 LIGHTHOUSE AVE ■ PACIFIC GROVE, CA ■ 93950  
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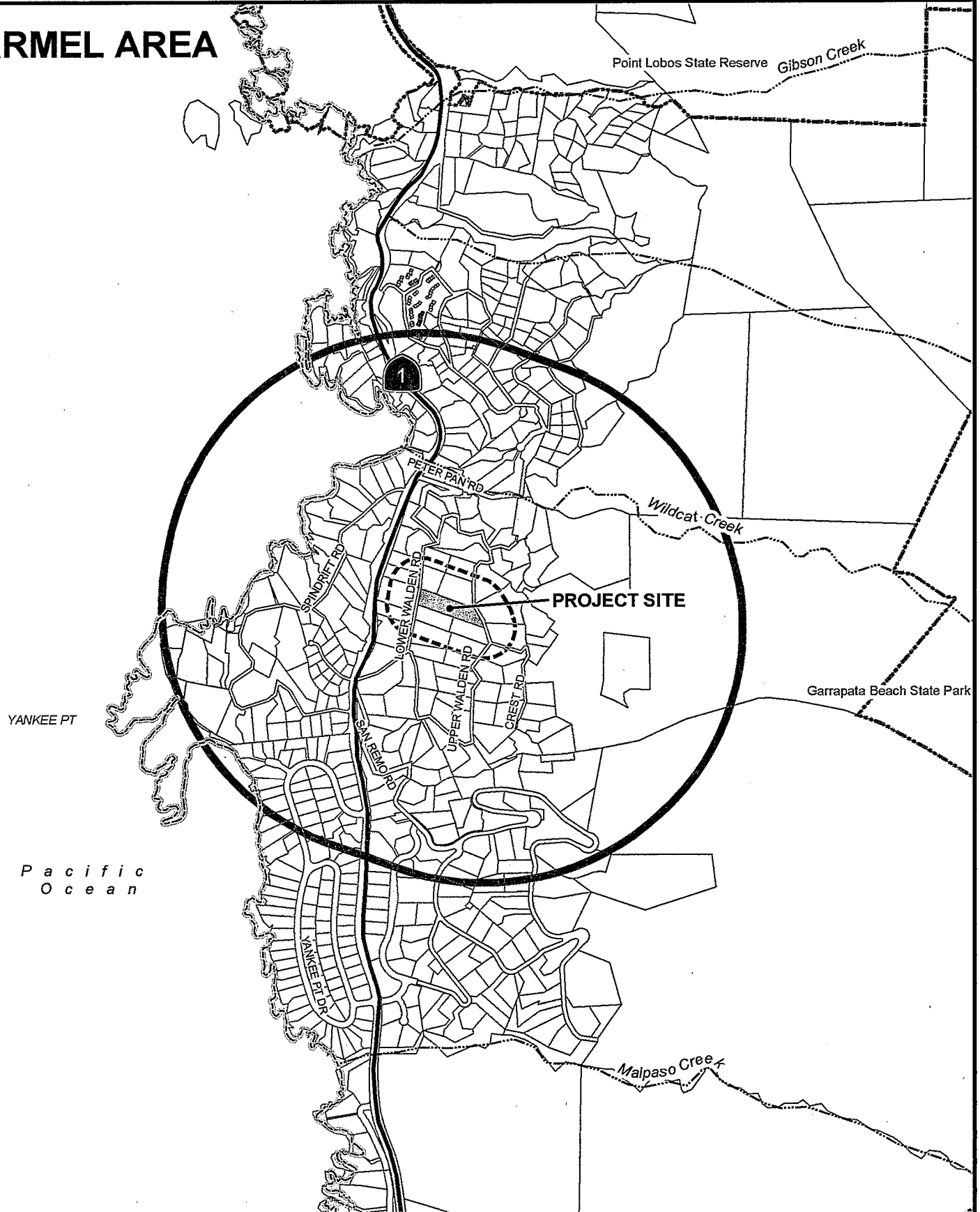
ELEVATIONS

DATE: 11-21-08  
 PRE-APP. SUBMITTAL  
 REVISIONS:  
 12-18-08  
 1-27-09  
 2-17-09

SHEET NO.  
**A5.1**






# CARMEL AREA



APPLICANT: TROSKY

APN: 241-241-004-000

FILE # PLN080530

 300' Limit  2500' Limit  City Limits

