



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: March 09, 2011

To: Mike Novo, Zoning Administrator

From: Ashley Nakamura (831) 755-5892
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; Ashley Nakamura, Land Use Technician; Luis Osorio, Senior Planner; Forrest and Cynthia Miller, Property Owners; Eric Miller Architects, Inc., Agent; Project File No. PLN110084

Re: Design Approval Application No. PLN110084

Location: Assessor's Parcel Number: 007-255-022-000
970 Coral Drive, Pebble Beach
Greater Monterey Area Plan

Project Description:

The proposed project includes the demolition of an existing 3,152 square foot residence and the construction of a new 5,999 square foot two-story single family dwelling with a 3,282 square foot first floor, 1,007 square foot second floor, a 1,710 square foot basement located entirely below grade, an attached 436 square foot 2-car garage, garden walls less than six feet in height, and 863 square feet of covered patios. Colors and materials to consist of white stucco and orange, tan and brown combination tile roofing. The Parcel is zoned Medium Density Residential with B-6 and Design Control overlays. The property is located at 970 Coral Drive, Pebble Beach (Assessor's Parcel Number 007-255-022-000).

Discussion:

The property is located within the Monterey Peninsula Country Club #1 and is subject the Del Monte Forest Special Setbacks established under a "blanket" variance approved under File No. ZA00595. The proposed project is consistent with the setbacks. The existing residence is non-conforming as to setback requirements. The proposed residence conforms to all setback and site development standards, including floor area ratio requirements. These requirements exempt basements located entirely below grade, when they include minimum natural lighting and ventilation, and maintain main structure setback requirements.

Staff conducted a site visit on March 9, 2011 and determined that the project as proposed is consistent with all applicable regulations.

The Zoning Administrator is the appropriate authority to consider the Design Approval application, per the provisions of Section 21.44.040 C of the zoning ordinance.

Conclusion:

The project as proposed complies with all regulations set forth in Title 21, the policies in the Greater Monterey Area Plan, and the 2010 Monterey County General Plan.

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations

This report was reviewed by Luis Osorio, Senior Planner



EXHIBIT A

Project Data Sheet for PLN110084

Project Title: MILLER

Location: 970 Coral Drive, Pebble Beach

Primary APN: 007-255-022-000

Applicable Plan: Greater Monterey Area Plan

Coastal Zone: NO

Permit Type: Design Approval

Zoning: MDR/B-6 D

Environmental Status: EXEMPT

Plan Designation: Residential

Advisory Committee: Del Monte Forest AC

Final Action Deadline (884): 03/17/2011

Project Site Data:

Lot Size: 13,500 Square Feet

Coverage Allowed: 35% / 4,725 Square Feet

Coverage Proposed: 35% / 4,284 Square Feet

Existing Structures (SF): 3,152 Square Feet

Height Allowed: 27'

Proposed Structures (SF): 3,282 1st Floor SFD, 1,007 2nd Floor SFD, 436 Garage, 1,710 Basement

Height Proposed: 27'

Total SF: 6,435

Floor Area Ratio Allowed: 35% / 4,725 Square Feet

Floor Area Ratio Proposed: 35% / 4,725 Square Feet

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone:

Biological Report #: N/A

Soils Report #: LIB110095

Forest Management Rpt. #: N/A

Historical Report #: LIB110096

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: III

Archaeological Report #: LIB110097

Geologic Report #: N/A

Fire Hazard Zone: Moderate

Traffic Report #: N/A

Other Information:

Water Source: California American Water Company

Sewage Disposal (method): Sewer

Water Dist/Co: Monterey Peninsula Water Management District

Sewer District Name: Pebble Beach Community Services District

Fire District: Pebble Beach CSD

Total Grading (cubic yds.): 1150 cubic yards

Tree Removal: No

EXHIBIT B

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Miller

File No: PLN110084

APNs: 007-255-022-000

Approved by: Monterey County Zoning Administrator

Date: April 28, 2011

**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)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Design Approval (PLN110084) allows construction of a new 5,999 two-story single family dwelling with a 3,282 square foot first floor, 1,007 square foot second floor, and a 1,710 square foot basement located entirely below grade, an attached 436 square foot 2-car garage, site walls less than six feet in height, and 863 square feet of covered patios. Colors and materials to consist of white stucco and orange, tan and brown combination tile roofing. The property is located at 970 Coral Drive, Pebble Beach (Assessor's Parcel Number 007-255-022-000), Greater Monterey Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>				
2.		<p>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 Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	<p>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.</p>	Owner/ Applicant/ Archaeologist	Ongoing	
3.		<p>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the</p>	Owner/ Applicant/ Licensed Landscape Contractor/	Prior to issuance of Building Permits	

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		<p>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>Forest Management Plan or Biological Survey as applicable.</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>Licensed Landscape Architect</p> <p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to Occupancy</p> <p>Ongoing</p>	
4.		<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 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)</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> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p>	

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6.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Design Approval (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-255-022-000 on April 28, 2011. The Design Approval was granted subject to 7 conditions of approval which run with the land. A copy of the Design Approval is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
5.		<p>PD011 - TREE AND ROOT PROTECTION</p> <p>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)</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>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.</p>	Owner/ Applicant Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits During Construction Prior to final inspection	

<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>
6.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Cultural Resource Evaluation report has been prepared for this parcel by Archaeological Resource Management, dated April 30, 2010 and is on record in the Monterey County RMA - Planning Department, Library No. 110097. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p> <p>Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p> <p>Prior to Occupancy</p>	
7.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p> <p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	<p>Contractor /Owner/ Applicant</p> <p>Contractor /Owner/ Applicant/ Air District</p>	<p>Prior to the issuance of a demolition permit</p> <p>During demolition</p>	

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>PD041 – HEIGHT VERIFICATION</p> <p>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. (RMA – Planning Department and Building Services Department)</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 first finished floor from the benchmark is consistent with what was approved on the building permit.</p> <p>3) 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>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p> <p>Owner/ Applicant/ Engineer</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to the foundation pour inspection</p> <p>Prior to the final inspection</p>		

END OF CONDITIONS

Rev. 12/10/2010

THE USE OF THESE DIMENSIONS AND SPECIFICATIONS IS SOLELY INTENDED TO BE USED AS A GUIDE FOR THE CONTRACTOR'S CONSTRUCTION. REPRODUCTION IN WHOLE OR IN PART, OR ANY PORTION THEREOF, WITHOUT THE WRITTEN PERMISSION OF ERIC MILLER ARCHITECTS, INC. IS PROHIBITED. THESE DIMENSIONS AND SPECIFICATIONS SHALL BE DEEMED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DIMENSIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DIMENSIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DIMENSIONS AND SPECIFICATIONS.

FORREST MILLER

970 CORAL DRIVE PEBBLE BEACH, CA 93953

OWNERSHIP NOTES

OWNER'S AND USE OF THESE DRAWINGS AND SPECIFICATIONS
 1. THE CLIENT HAS REVIEWED THESE DRAWINGS AND SPECIFICATIONS AND HAS APPROVED THEM FOR CONSTRUCTION. THESE DRAWINGS AND SPECIFICATIONS SHALL BE DEEMED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE DIMENSIONS AND SPECIFICATIONS.
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PROJECT DATA:

LOT DATA:
 LOT AREA: 1,309 SQ. FT.
 BUILDING SITE COVERAGE: 55%
 FLOOR AREA RATIO: 3.5X
 MAXIMUM AREA ALLOWED: 4,723 SQ. FT.
GRADE AREAS:
 FIRST FLOOR: 1,309 S.F.
 SECOND FLOOR: 1,026 S.F.
 TOTAL AREA: 2,335 S.F.
FLOOR AREA RATIO: 3.5X
BUILDING AREA:
 FIRST FLOOR: 1,302 S.F.
 COVERED PATIOS: 246 S.F.
 TOTAL 1ST FLOOR: 1,548 S.F.
2ND FLOOR:
 ENCLOSED AREA: 1,007 S.F.
 COVERED PATIOS: 297 S.F.
 TOTAL 2ND FLOOR: 1,304 S.F.
BASMENT:
 ENCLOSED AREA: 1,710 S.F.
 TOTAL BASMENT: 1,710 S.F.
TOTAL BUILDING AREA: 7,288 S.F.
SITE COVERAGE:
 BUILDING FOOTPRINT: 4,284 S.F.
 PATIOS: 4,335 S.F.
 TOTAL SITE COVERAGE: 8,799 S.F. 65%

SETBACKS

RIGHT OF WAY	REAR	SIDE	FRONT	PROPOSED
18.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'
10.0'	10.0'	10.0'	10.0'	10.0'

TREE REMOVAL

1. TREES TO BE REMOVED: 1" DBH OR SMALLER
 2. SPECIAL SPRINGS AND VETERINARY TO BE REMOVED

GRADING

1. EXISTING DRAINAGE CONDITIONS:
 FINISH GRADE: 1.50' TO 1.75' DBH OR SMALLER
 FINISH GRADE: 1.50' TO 1.75' DBH OR SMALLER
 MAXIMUM FINISH HEIGHT: 0 FT. 8 INCHES
 FINISH GRADE: 1.50' TO 1.75' DBH OR SMALLER
 MAXIMUM FINISH HEIGHT: 0 FT. 8 INCHES

UTILITIES

1. WATER: CALIFORNIA AMERICAN WATER CO.
 2. ELECTRIC AND GAS: PACIFIC GAS & ELECTRIC
 3. TRAILER HOV 3-COMMUTER SERVICES DISTRICT

PROJECT INFORMATION

OWNER: FORREST MILLER
 2005 TURNBULL DRIVE APT. 79
 DALY CITY, CA 94015
ADDRESS: 970 CORAL DRIVE
 PEBBLE BEACH, CA 93953
ARCHITECT: ERIC MILLER ARCHITECTS, INC.
 167 GRAND AVENUE SUITE 105
 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410
CIVIL: JERRY R. HAYSON
 JERRY R. HAYSON ARCHITECTS
 PHONE (831) 372-5890
LANDSCAPE: LANDSCAPE DESIGN & INSTALLATION
 CHANDLER, CA 93921
 PHONE (831) 629-0111
PROJECT DESCRIPTION:
 PROPOSED TWO STORY 3 BEDROOM RESIDENCE WITH BASMENT,
 DIVIDED COURTYARDS, AND COVERED PATIOS. 54% HAS

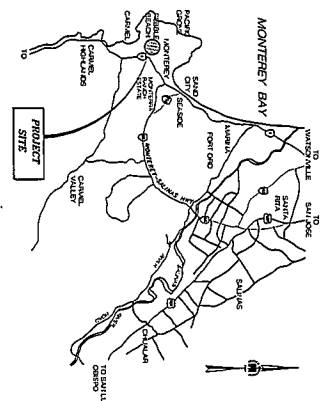
SHEET INDEX

A-01	COVER SHEET
A-10	TOPOGRAPHIC SHEET
A-11	PROPOSED SITE PLAN
A-12	PROPOSED LOTS, LEVEL, TIGER PLAN
A-20	PROPOSED MAIN LEVEL FLOOR PLAN
A-21	PROPOSED 2ND FLOOR FLOOR PLAN
A-22	PROPOSED ROOF PLAN
A-23	PROPOSED EXTERIOR ELEVATIONS
A-24	PROPOSED EXTERIOR ELEVATIONS
A-25	PROPOSED EXTERIOR ELEVATIONS
A-26	PROPOSED EXTERIOR ELEVATIONS
A-27	PROPOSED EXTERIOR ELEVATIONS
C1	GRADING AND DRAINAGE PLAN
C2	GRADING AND DRAINAGE SECTION

LANDSCAPE

Sheet 1: PLANNING PLAN
 Sheet 2: Hardscape PLAN

VICINITY MAP



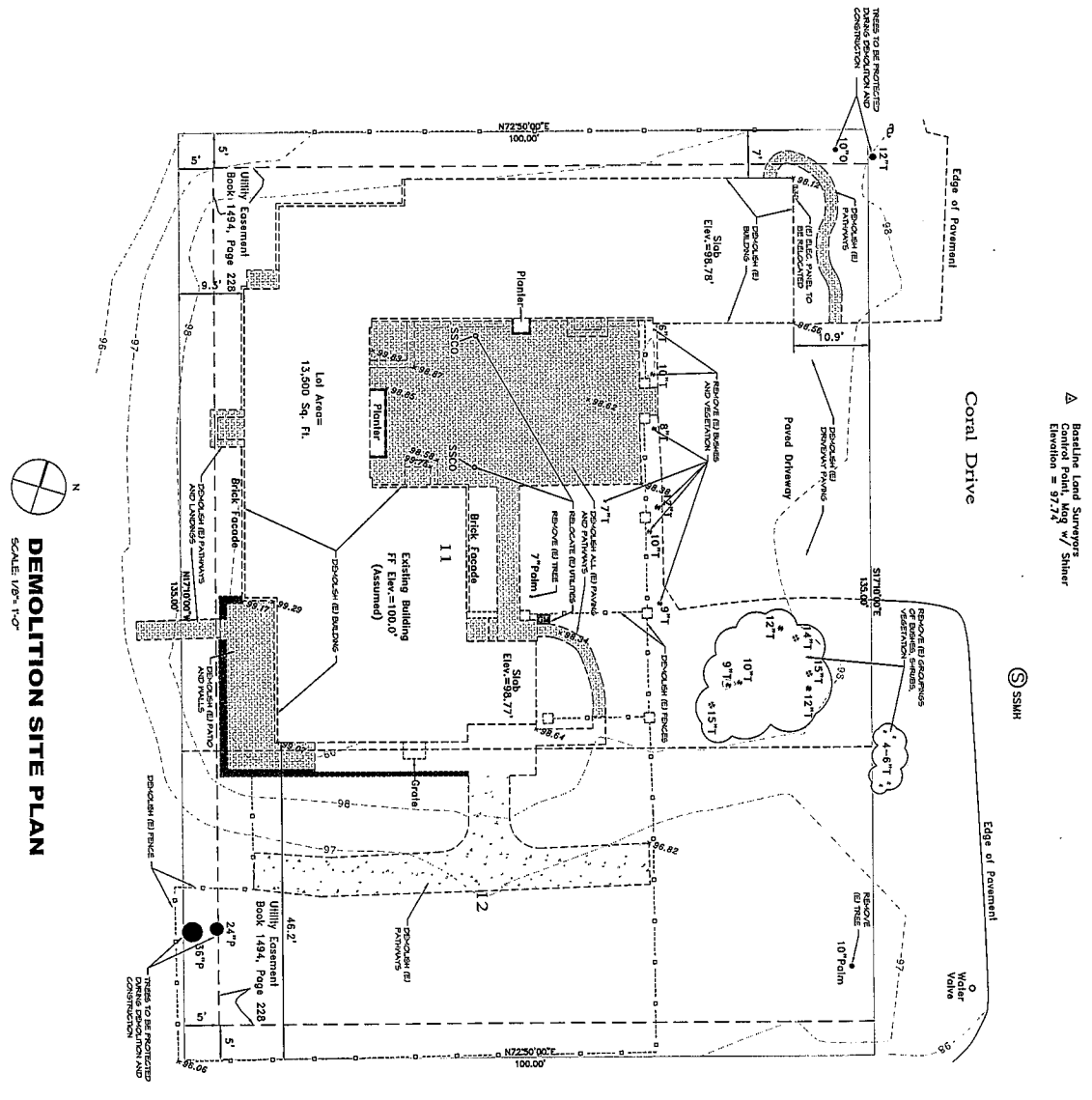
TITLE SHEET
 JOB NAME: Forrest Miller
 970 Coral Drive
 Pebble Beach, CA
 A.P.N. 007-255-022

DATE: 3/15/11
 SCALE: N.T.S.
 SHEET: 009 NUMBER: 10077
A-0.1
 SHEET OF

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 167 GRAND AVENUE SUITE 105 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

CONSULTANT:
 REVISION No.

ALL USE OF THESE DRAWINGS AND INFORMATION IS LIMITED TO THE ORIGINAL USER FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE DRAWINGS AND INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

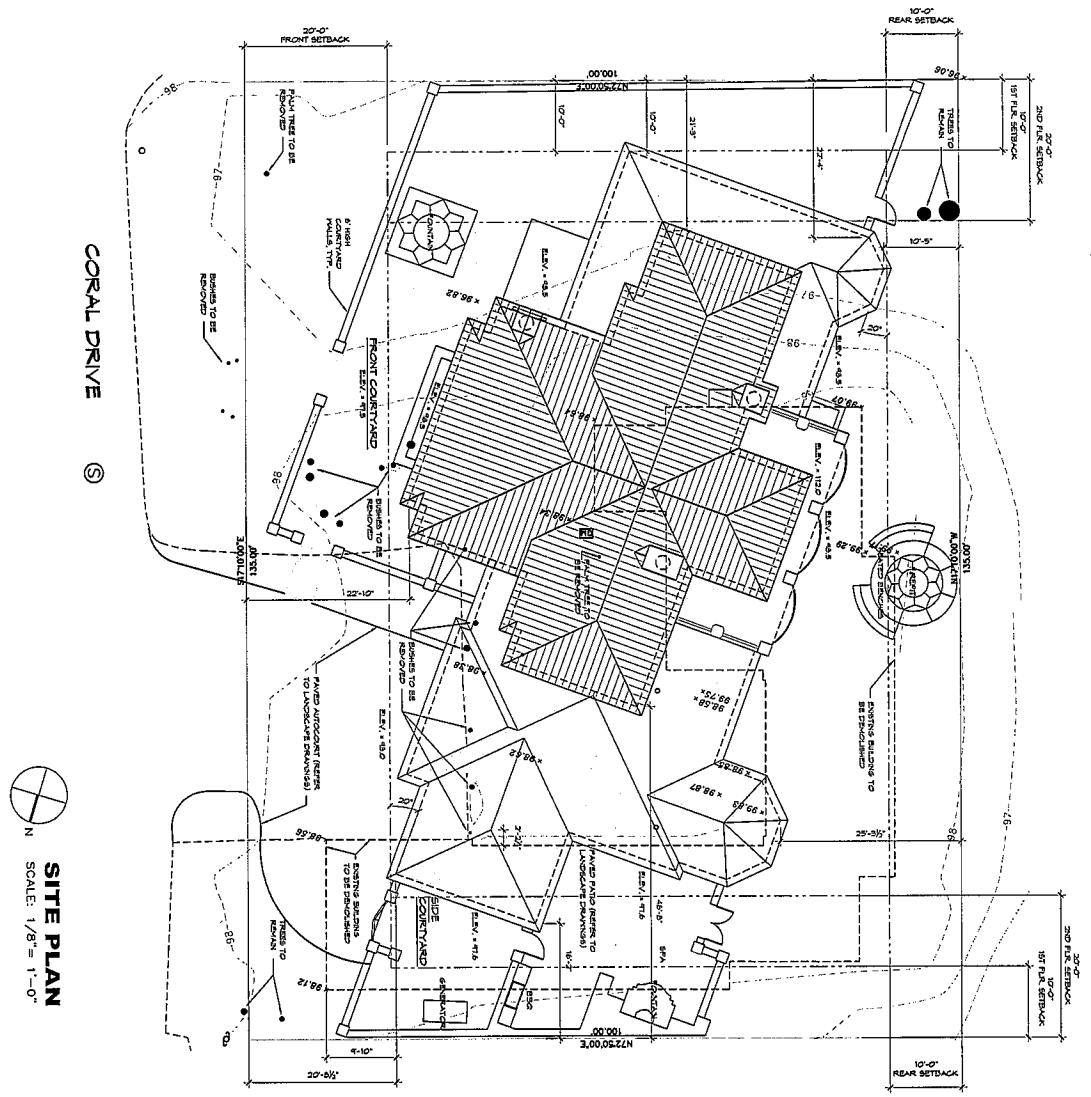


DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
- 1. DEMOLISH ALL EXISTING EXTERIOR WALLS AND SITE WALLS.
 - 2. DEMOLISH ALL EXISTING INTERIOR WALLS AND PARTITIONS.
 - 3. REMOVE ALL EXISTING ROOFING AND CEILING MATERIALS.
 - 4. REMOVE ALL EXISTING FLOORS AND VESTIBULE FLOOR.

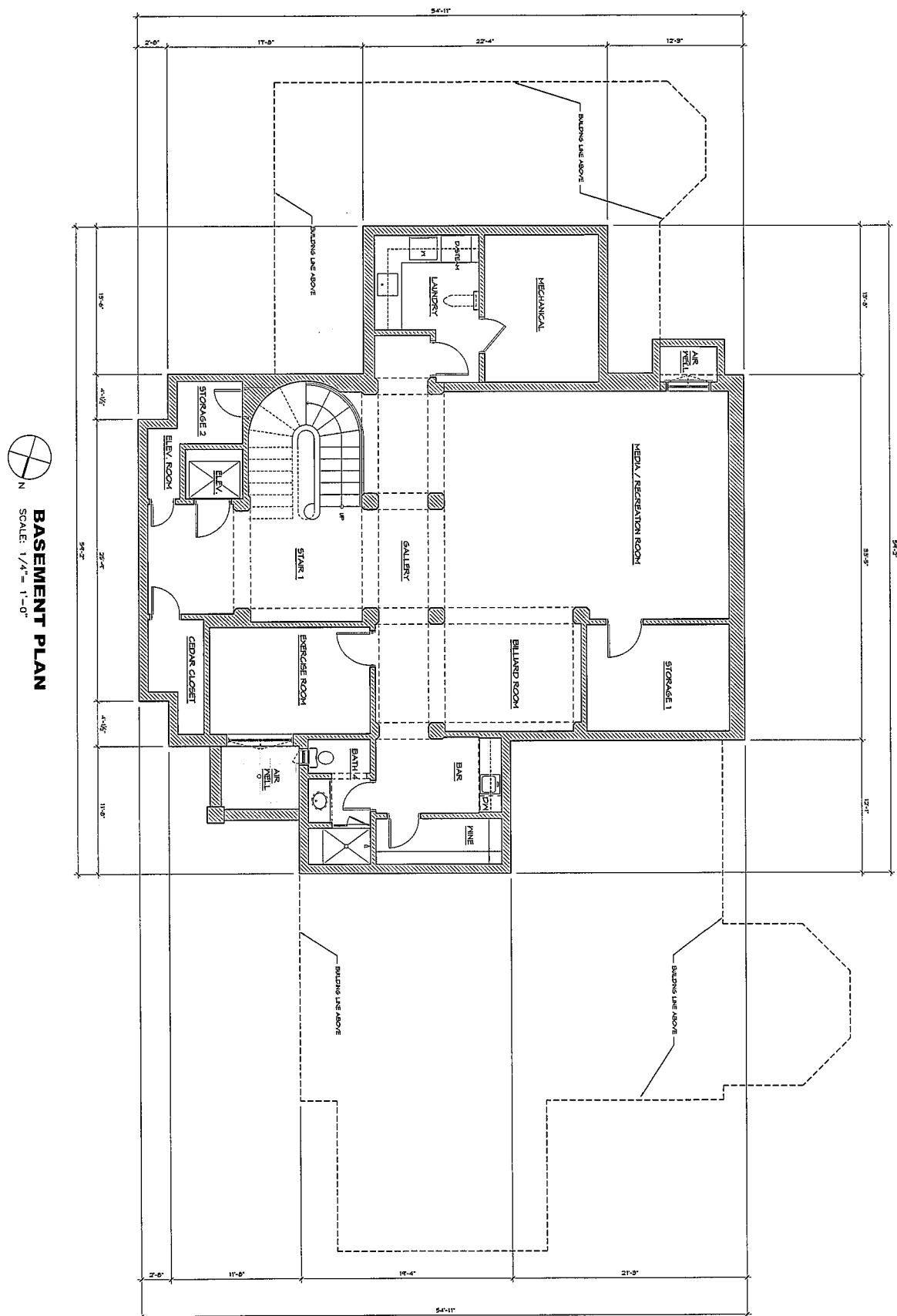
<p>A-1.0 SHEET OF</p>	<p>DEMOLITION SITE PLAN</p>	<p>ARCHITECT ERIC MILLER ARCHITECTS, INC.</p>	<p>CONSULTANT:</p>								
	<p>DATE: 2/19/11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRN: CMH</p> <p>JOB NUMBER: 10271</p>	<p>JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>	<p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com</p>	<table border="1"> <tr> <td>REVISION</td> <td>NO.</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	NO.					
REVISION	NO.										

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<p>A-1.1 SHEET OF</p>	<p>DATE: 2/19/11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN: CAH</p> <p>JOB NUMBER: 1027</p>	<p>SITE PLAN</p> <p>JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>	<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.								
	REVISION	No.													
<p>1007</p>															

THE SIZE OF THESE DIMENSIONS AND SPECIFICATIONS IS SOLELY INTENDED TO BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REVISIONS OR MODIFICATIONS TO THIS PLAN SHALL BE STRICTLY PROHIBITED. ALL DIMENSIONS AND SPECIFICATIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED FINAL UNLESS OTHERWISE NOTED.



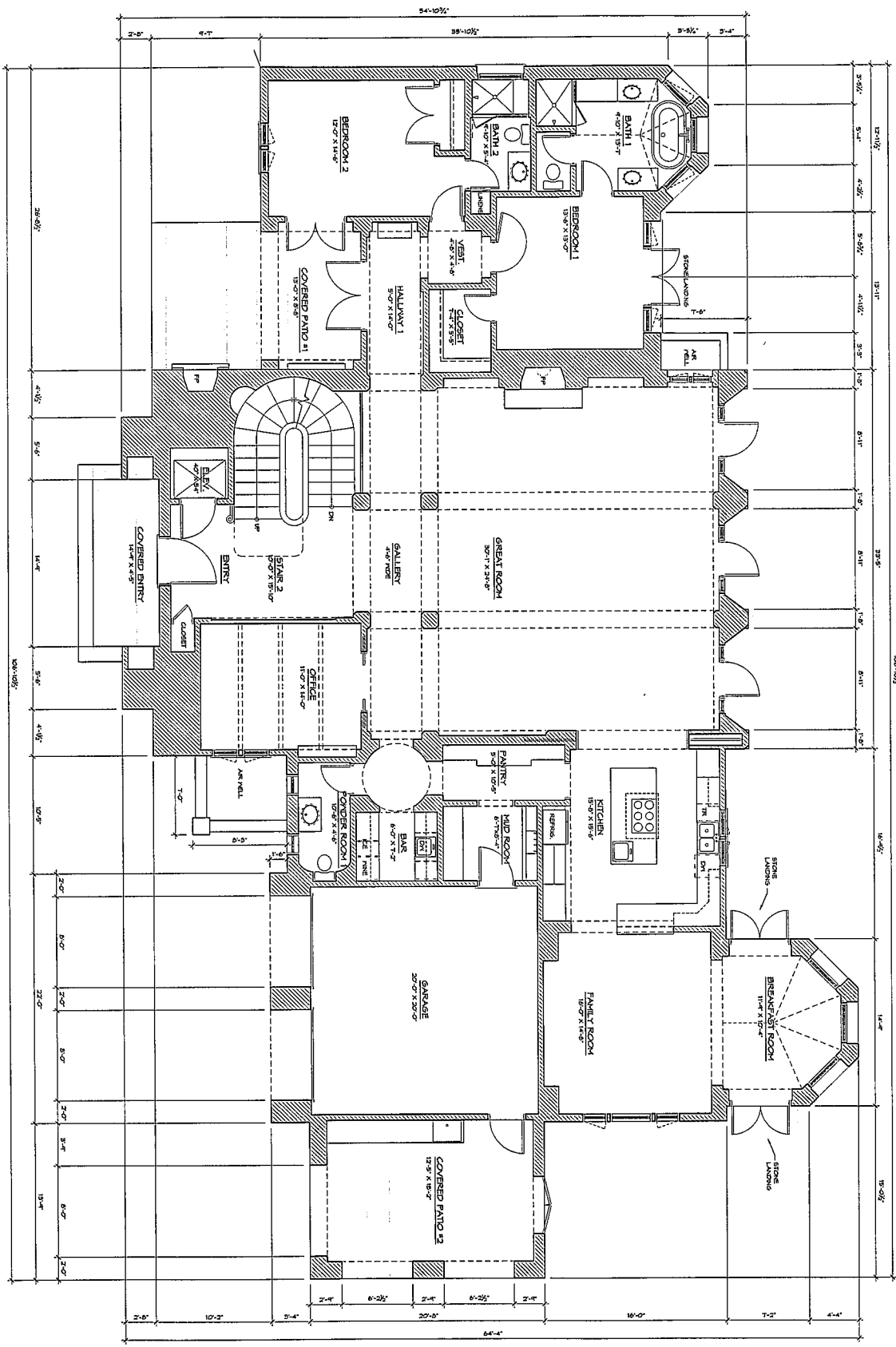
BASEMENT PLAN
SCALE: 1/4" = 1'-0"

<p>A-2.0</p> <p>SHEET OF</p>	<p>BASEMENT FLOOR PLAN</p>	<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<p>REVISION</p> <p>No.</p>
	<p>DATE: 2/15/11</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DESIGNER: CAJ/DM</p> <p>JOB NUMBER: 10.07</p>	<p>JOB NAME: Forrest Miller</p> <p>970 Coral Drive, Pebble Beach, CA</p> <p>A.P.N. 007-255-022</p>	<p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>REVISION</p> <p>No.</p>

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



A-2.1
SHEET OF

DATE:	2/19/11
SCALE:	1/4" = 1'-0"
JOB NUMBER:	1007
DATE:	2/19/11
JOB NAME:	Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022

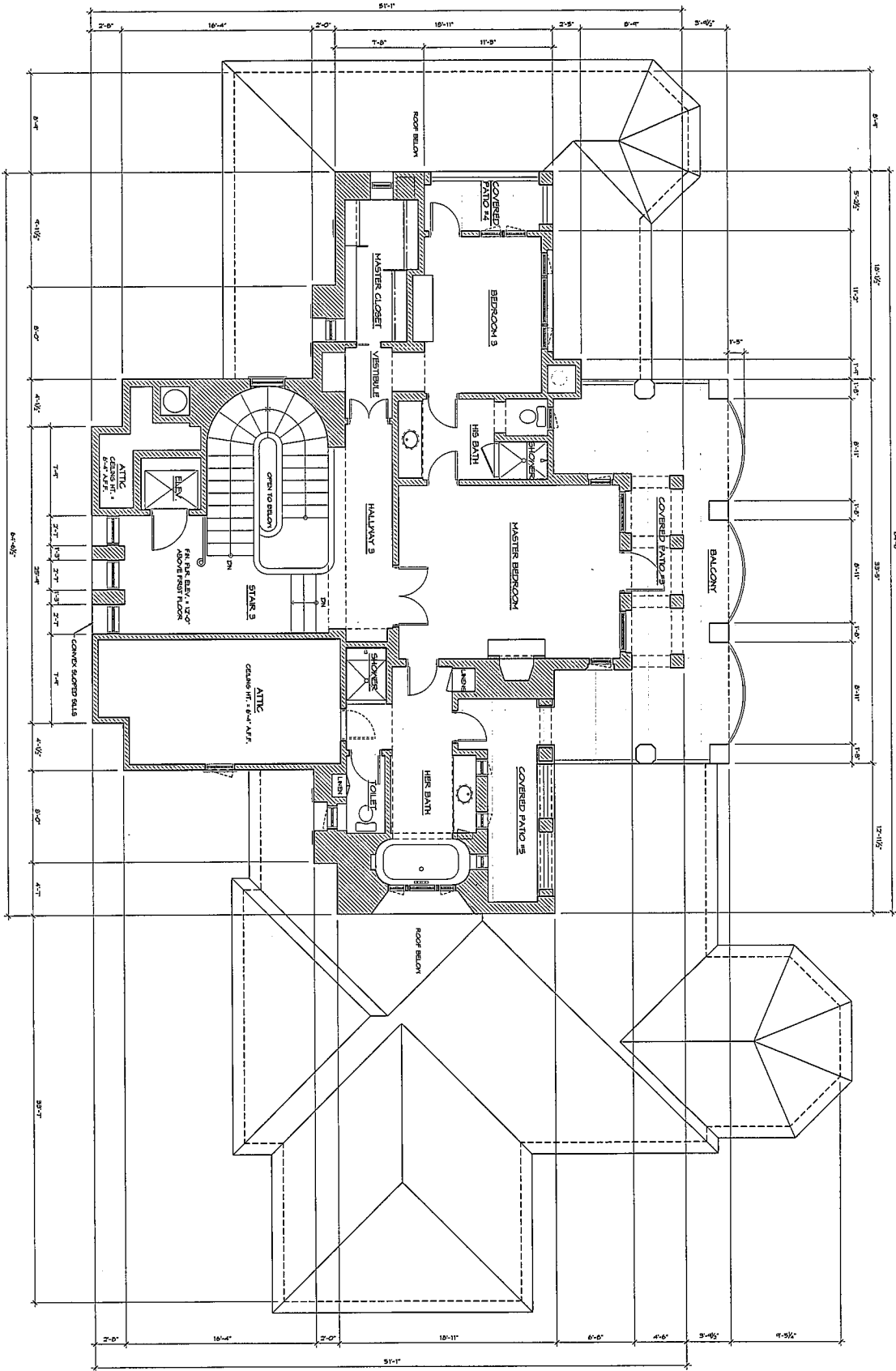
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND SUITE 106 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0410 • FAX (831) 372-7848 • WEB: www.ericmillerarchitects.com

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REVISION	No.

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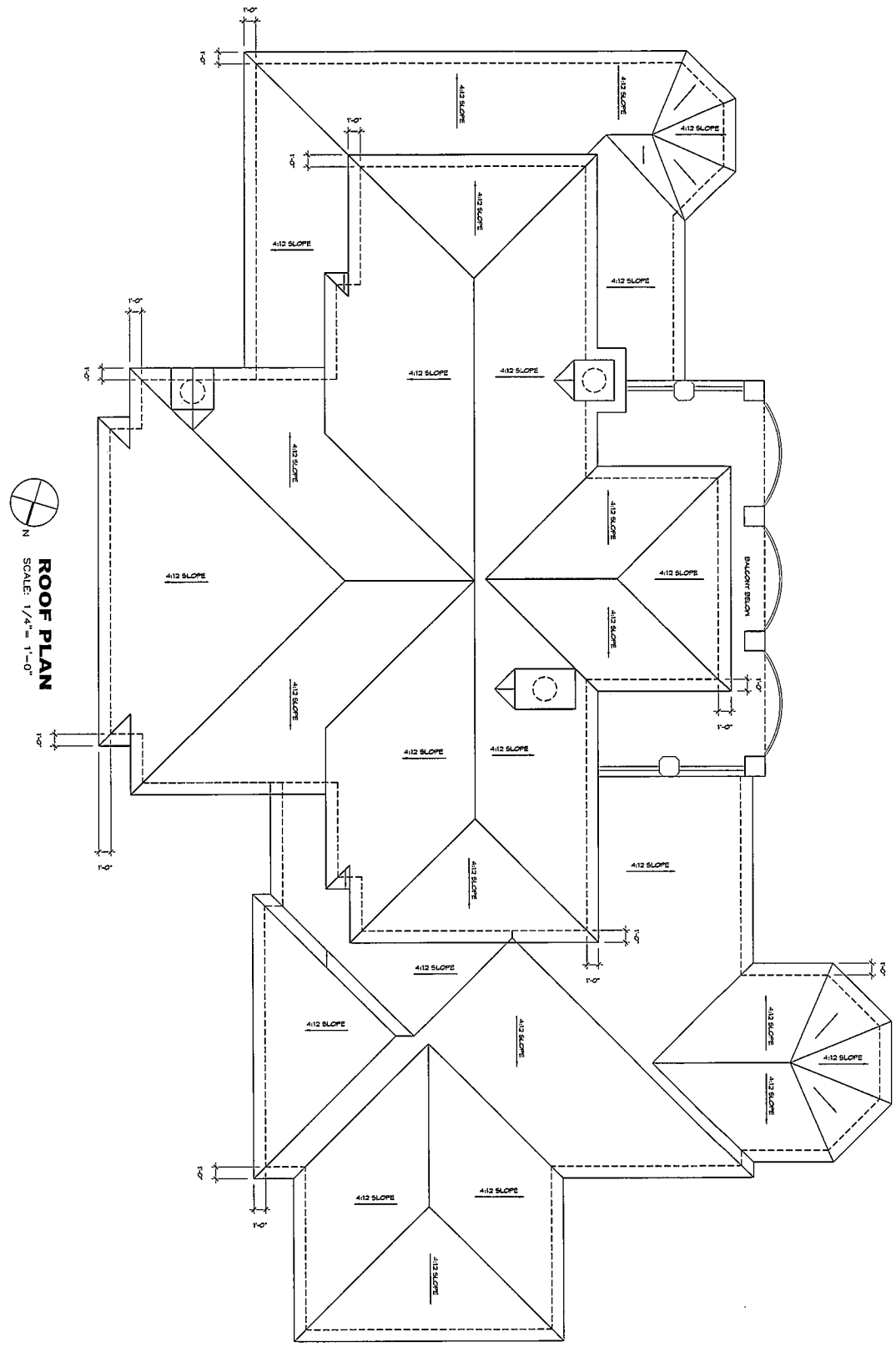


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



<p>A-2.2 SHEET OF</p>	<p>DATE: 2/15/11</p> <p>SCALE: 1/4" = 1'-0"</p> <p>JOB NUMBER: 1007</p> <p>DESIGNER: CM</p>	<p>SECOND FLOOR PLAN</p> <p>JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>	<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7849 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.						
	REVISION	No.											
<p>DATE: 2/15/11</p>													

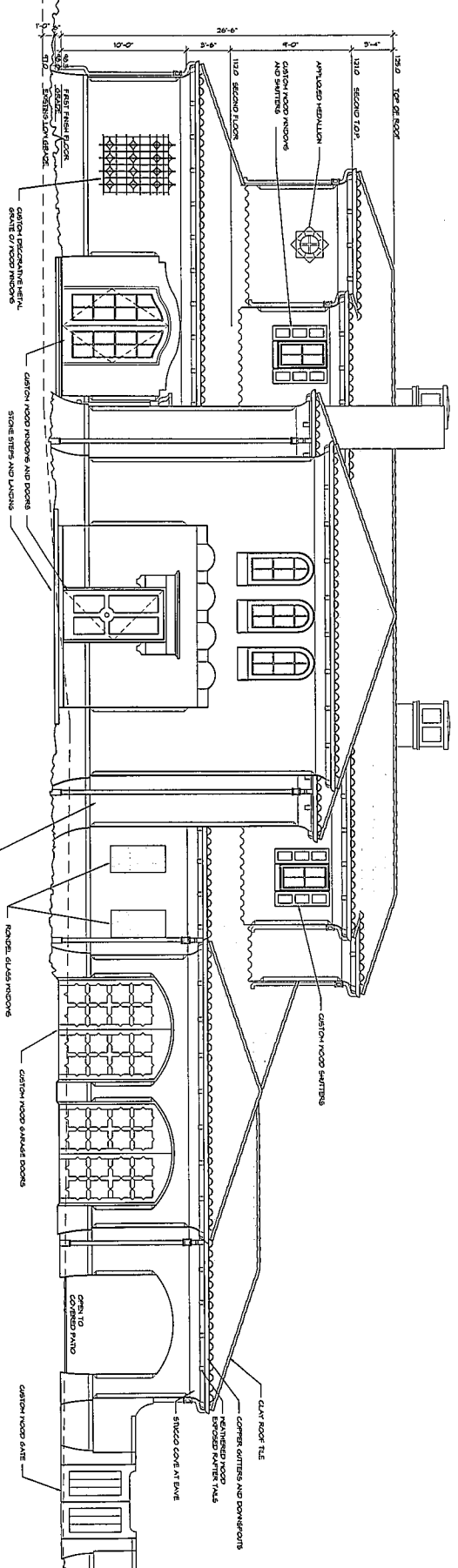
NO USE OF THESE DRAWINGS AND SPECIFICATIONS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIC MILLER ARCHITECTS, INC. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.



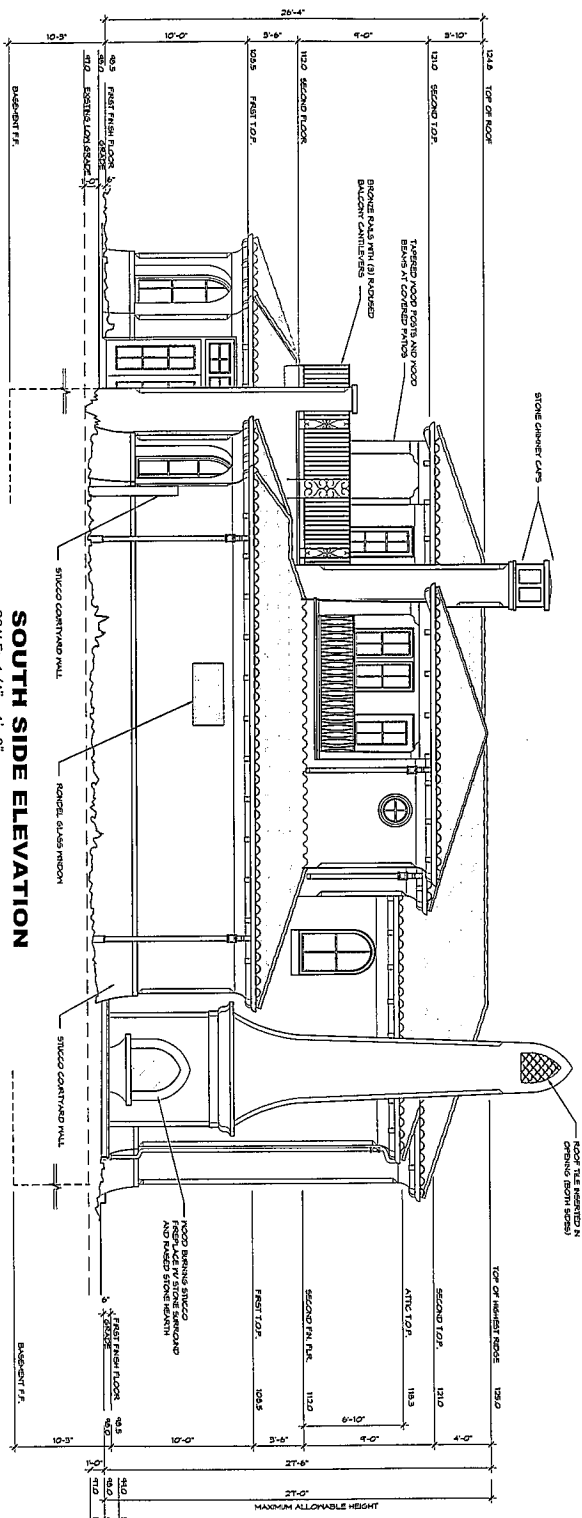
ROOF PLAN
SCALE: 1/4" = 1'-0"

<p>A-2.3 SHEET OF</p>	<p>ROOF PLAN</p>	<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<p>REVISION</p>	<p>NO.</p>
	<p>JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>	<p>DATE: 2/15/11 SCALE: 1/4" = 1'-0" DRAWN: CM JOB NUMBER: 10.07</p>	<p>REVISION</p> <p>NO.</p>	<p>REVISION</p> <p>NO.</p>	<p>REVISION</p> <p>NO.</p>

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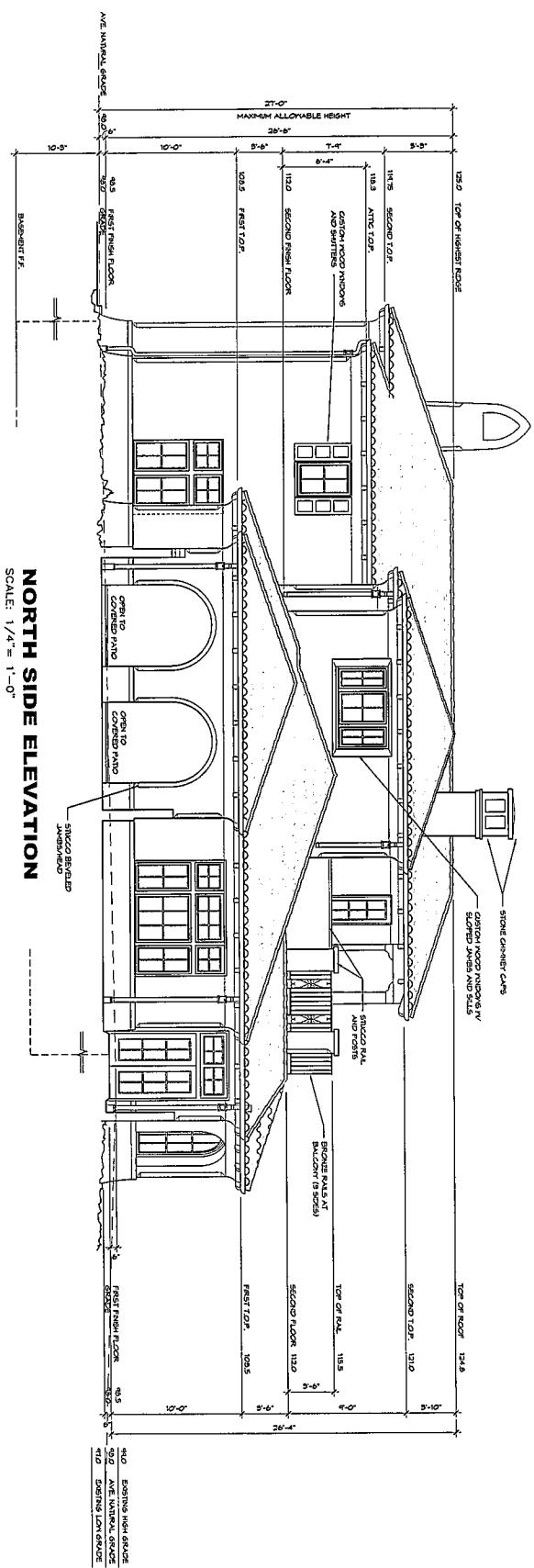
FRONT (EAST) ELEVATION
SCALE: 1/4" = 1'-0"



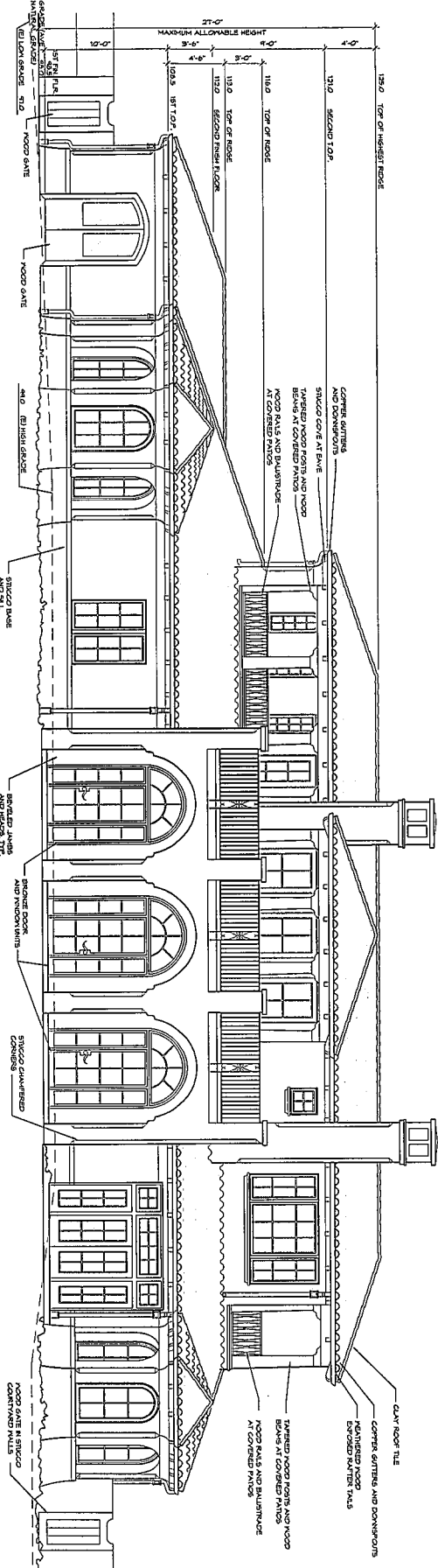
SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

<p>A-3.1 SHEET OF</p>	<p>DATE: 2/15/11 SCALE: 1/4" = 1'-0"</p>		<p>JOB NUMBER: 10.07</p>		<p>REVISION</p> <table border="1"> <tr><td>No.</td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </table>	No.									
	No.														
<p>EXTERIOR ELEVATIONS</p>		<p>JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>		<p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>											

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

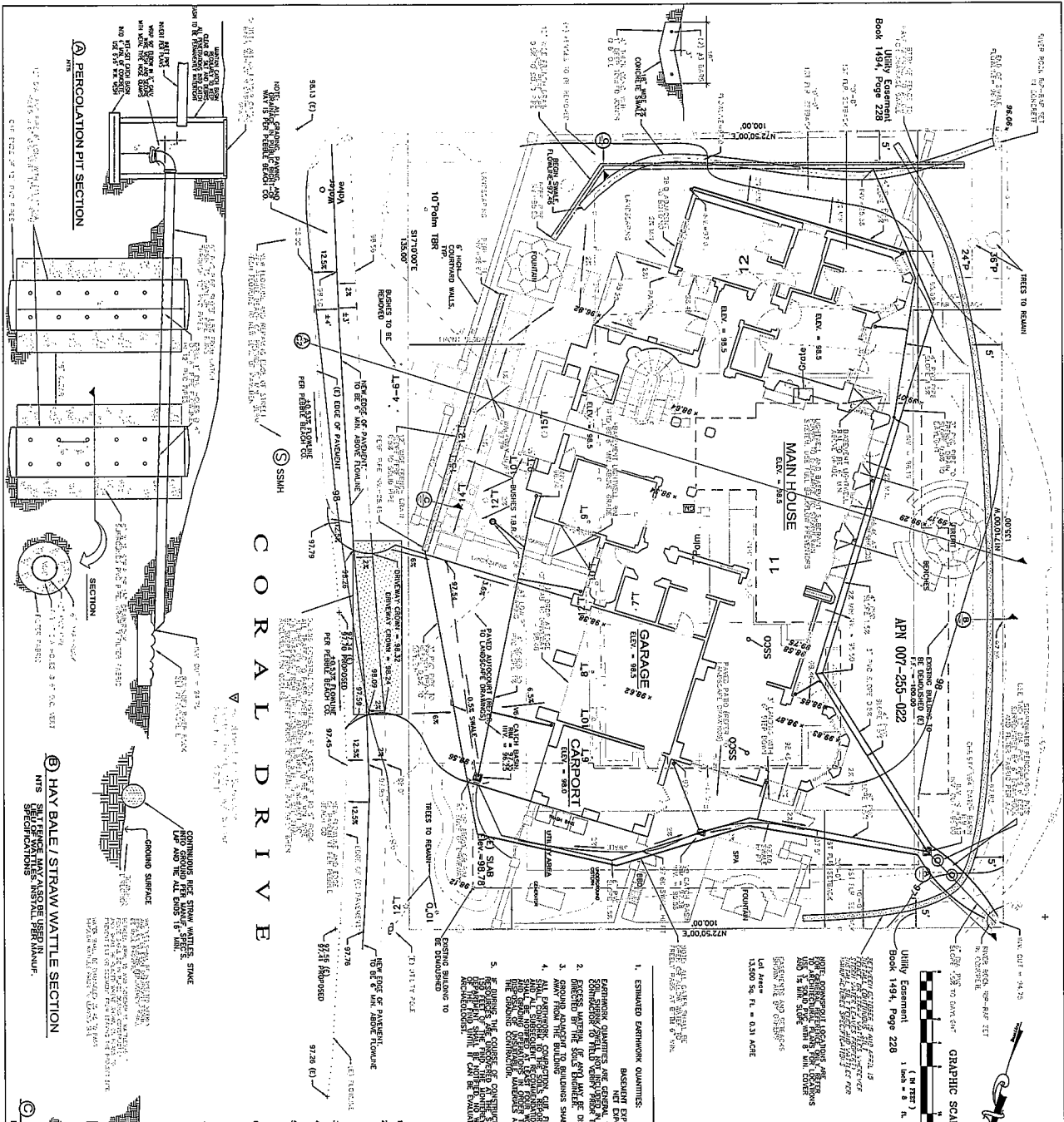


REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

<p>A-3.2 SHEET OF</p>	EXTERIOR ELEVATIONS	
	DATE:	2/15/11
	SCALE:	1/4" = 1'-0"
	JOB NUMBER:	10.07

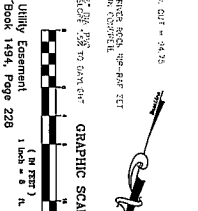
ARCHITECT	CONSULTANT:
<p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	

REVISION	No.



Utility Easement
Book 1494, Page 228

APN 007-255-022



GENERAL NOTES

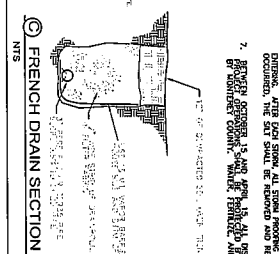
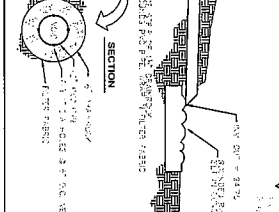
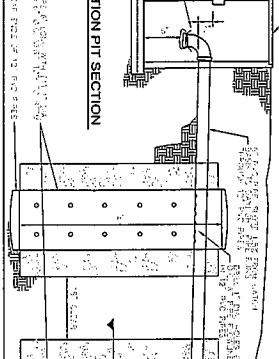
1. ALL WORK SHALL conform to SOCS DRAWN BY LAWRENCE ENGINEERS, INC. DRAWING 1-99-01 DATED MAY, 2010.
2. ALL EROSION CONTROL MEASURES SHALL conform WITH THE LAMBERT COUNTY ORDINANCE 12355 CONTROL EROSION. ALL GRADING SHALL conform TO LAMBERT COUNTY ORDINANCE 12355 STANDARD DETAILS LATEST EDITION, OF THE COUNTY OF MONROE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT.
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6. ANY SOCS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ACQUIRITELY WATERED DURING AND AFTER CONSTRUCTION TO PREVENT DUST AND TO MAINTAIN MOISTURE IN THE SOCS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PROJECT SITE PRIOR TO EROSION CONTROL OPERATIONS.
8. ANY OBSTRUCTIONS OR OBSTRUCTIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK ON THE PROJECT.
9. IF THE SEPARATION SHEETS ARE SUBMITTED TO THE ENGINEER FROM THE CONSTRUCTION SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT.
10. ALL WORKS TO BE IN ACCORDANCE WITH THE SOCS ENGINEER'S RECOMMENDATIONS.
11. ALL TRACES TO BE PROTECTED FROM DAMAGE PER LAMBERT COUNTY ORDINANCES.

GRADING & DRAINAGE NOTES

1. ESTIMATED DRAINAGE QUANTITIES: CUP = 4100 CUBIC YARDS
BRASSING = 4100 CUBIC YARDS
CONCRETE = 4100 CUBIC YARDS
CONCRETE WALLS = 4100 CUBIC YARDS
2. EXHIBITION QUANTITIES ARE GENERAL ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING PERMISSION OF ALL STATE AGENCIES AND AGENCIES OF THE LOCAL GOVERNMENT FOR THE PROPOSED PROJECT.
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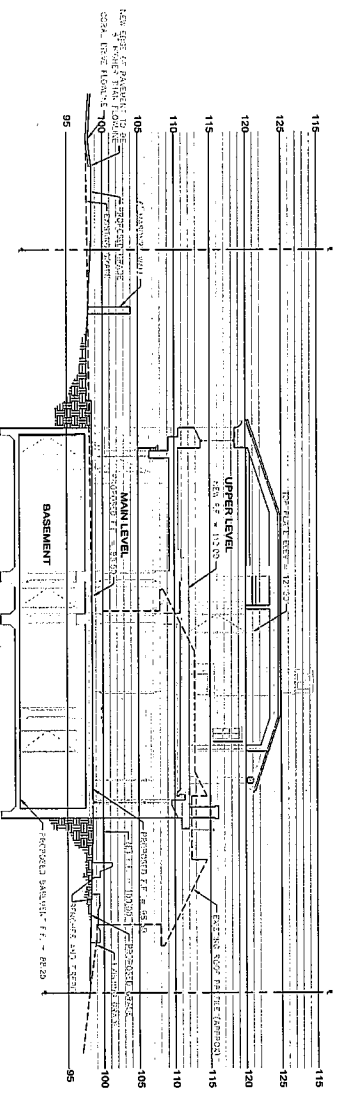
EROSION-SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL conform WITH THE LAMBERT COUNTY ORDINANCE 12355 CONTROL EROSION. ALL GRADING SHALL conform TO LAMBERT COUNTY ORDINANCE 12355 STANDARD DETAILS LATEST EDITION, OF THE COUNTY OF MONROE.
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3. VEGETATION REMOVAL SHALL BE IN ACCORDANCE WITH THE LAMBERT COUNTY ORDINANCE 12355 STANDARD DETAILS LATEST EDITION, OF THE COUNTY OF MONROE.
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RESPONSIBLE ENGINEER
GRADING & DRAINAGE PLAN
970 CORAL DRIVE
PRAIRIE BEACH, CALIFORNIA
MR. FORRESTER MILLER
REGISTERED PROFESSIONAL ENGINEER
NO. 11-05
ISSUED 03.28.2011

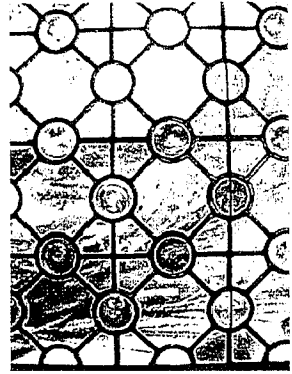
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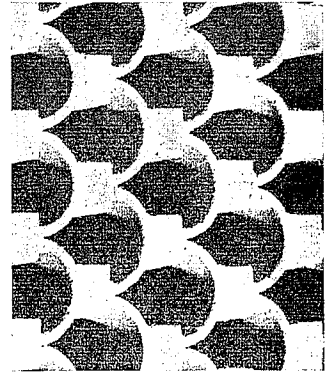
GRADING & DRAINAGE PLAN
 970 CORAL DRIVE
 PEBBLE BEACH, CALIFORNIA
 PREPARED FOR
 MR. FORREST MILLER
 JERRY R. TAYLOR CIVIL ENGINEERS
 1000 27th Street, Santa Cruz, California
 FEB. 2011
 SHEET NO. C2



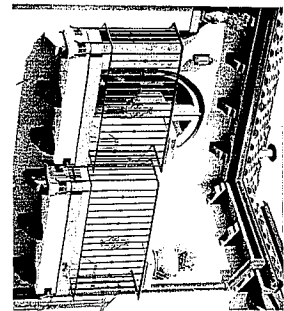
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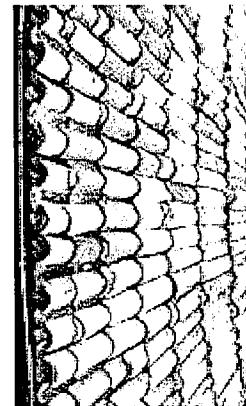
11 RONDEL GLASS



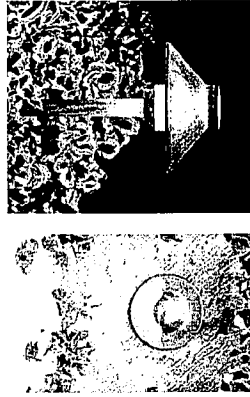
8 CHIMNEY TILE PATTERN



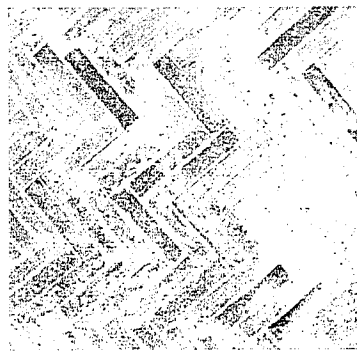
4 WROUGHT IRON BALCONY DETAIL



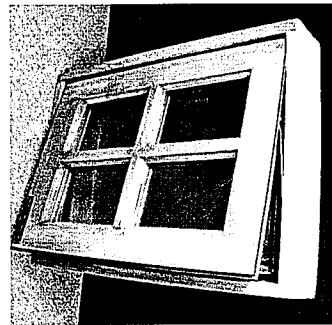
1 ROOF TILE SAMPLE



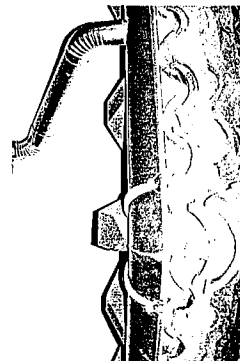
12 PATH AND SITE WALL LIGHTING



9 FIREPLACE BRICK SAMPLE



5 WOOD WINDOW



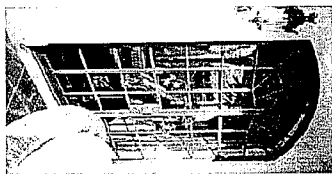
2 EXPOSED COPPER GUTTER



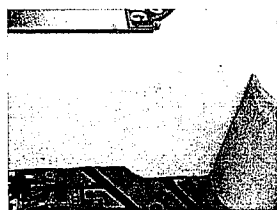
13 BRONZE AREA DRAIN AND TRENCH DRAIN



10 AUTOCOURT PAVERS



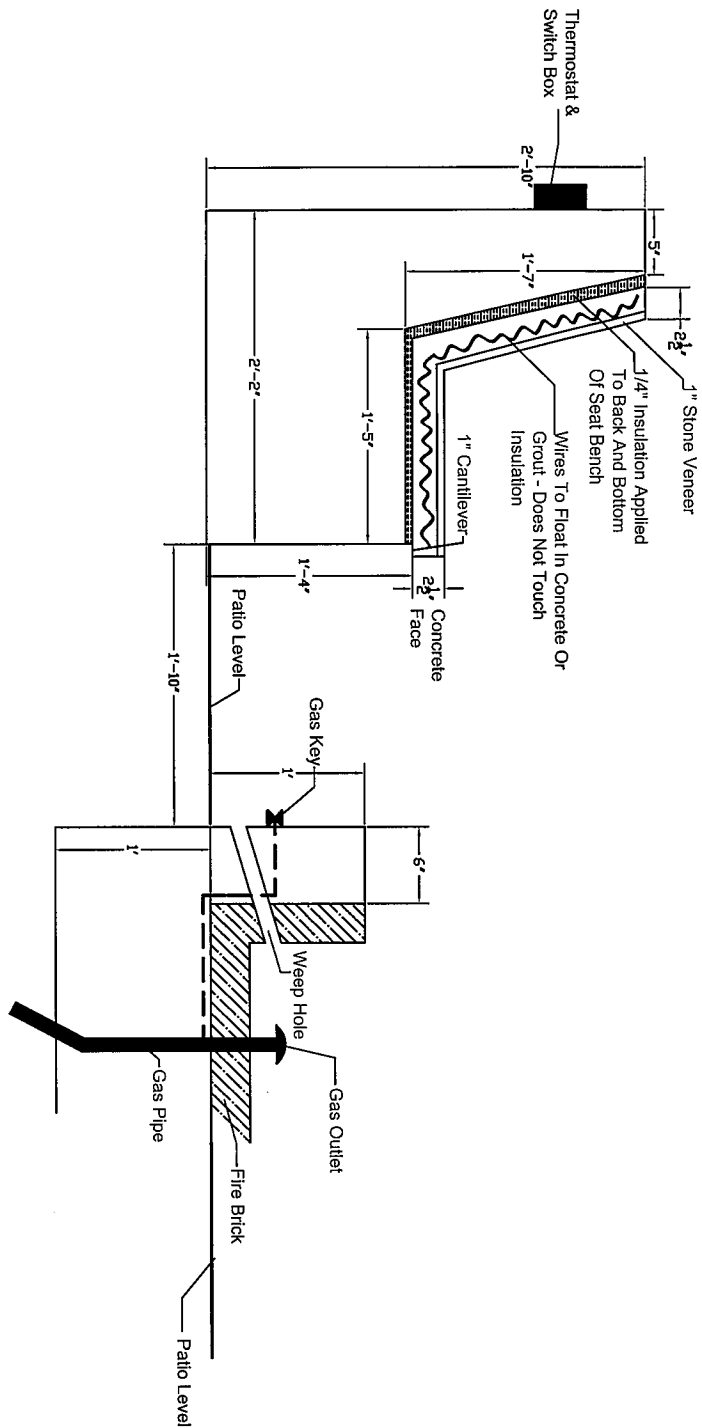
6 BRONZE WINDOW UNIT



3 STUCCO COLOR AND CORNER CHAMFER DETAIL

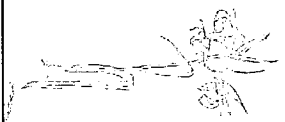
A-7.1 SHEET OF	MATERIAL SAMPLE SHEET		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 108 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
	DATE: 2/15/11 SCALE: NO SCALE DRAWN: CHJ JOB NUMBER: 10.07	JOB NAME: Forrest Miller 970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022			No.

Concrete Seating Bench and Fire Pit Side View



Fire Pit and Bench Overview

Note: Electrical heating cables and insulation will be installed inside seat and back of bench per specifications from Orbit MFG Company.



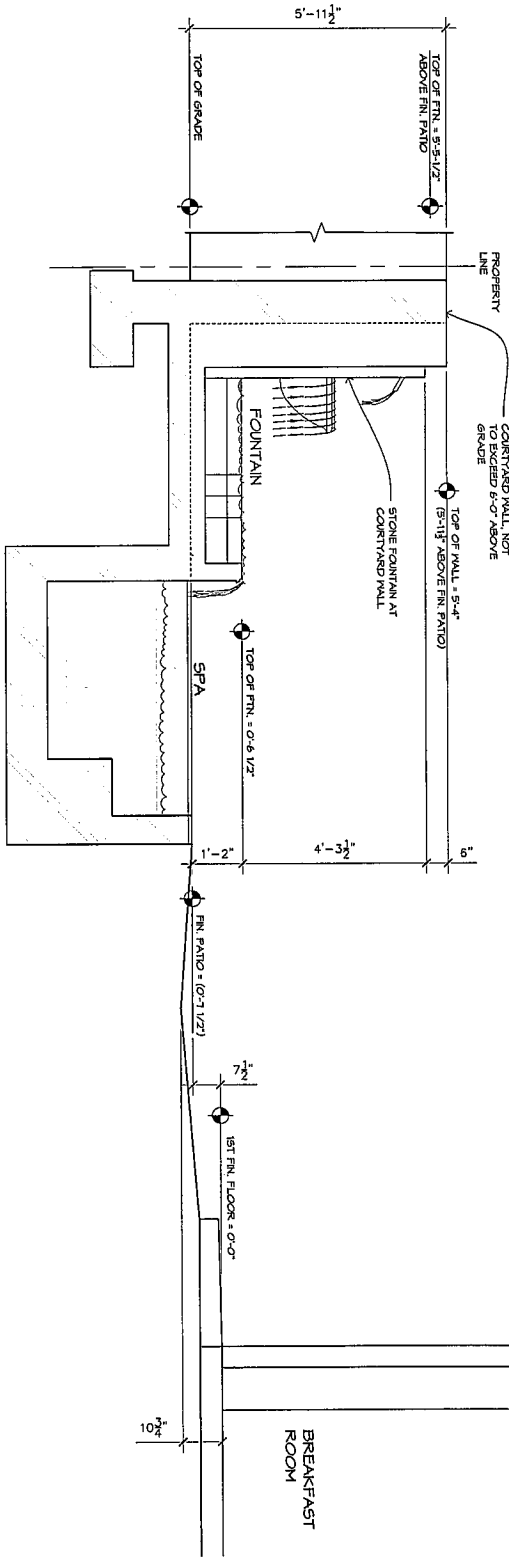
Michelle Comeau
Landscape Design
&
Installation

P.O. Box 6337
Carmel, Ca 93921
T: 431-428-0111
F: 431-428-0107
michelle@comelandesign.com

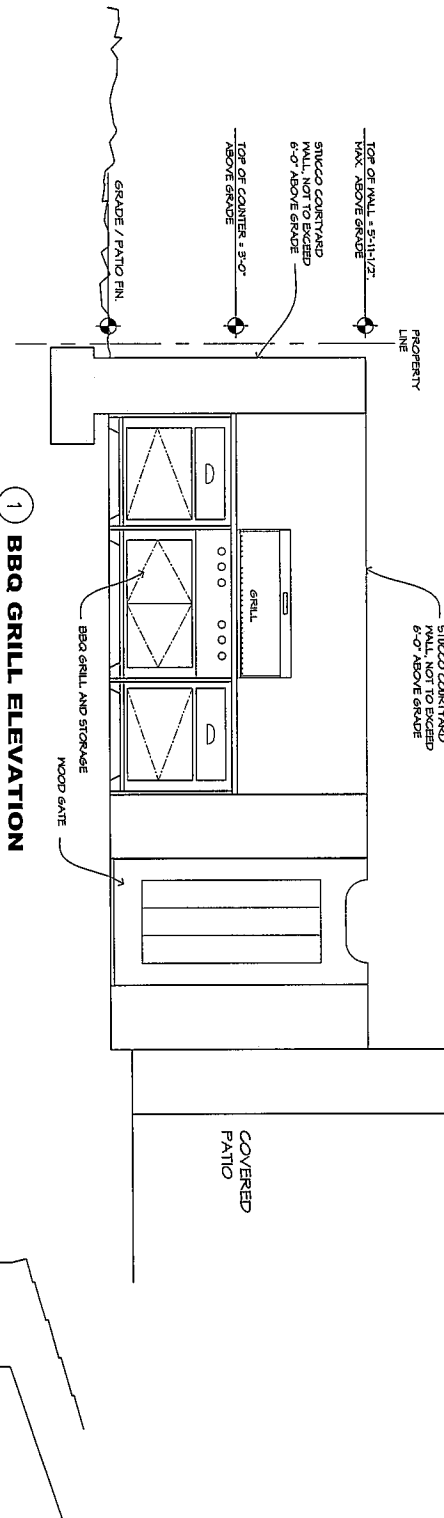
Heated Seat Bench and Firepit Detail

Sheet Title	Heated Seat Bench and Firepit Detail
Date	5/6/2008
Scale	1/2" = 1'
Drawn by	DW
Reviewed	
Sheet	1 of 4

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2 FOUNTAIN / SPA DETAIL
SCALE: 3/4" = 1'-0"



1 BBQ GRILL ELEVATION
SCALE: 3/4" = 1'-0"

<p>A-3.3 SHEET OF</p>	<p>EXTERIOR DETAILS</p>		<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 105 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.						
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<p>DATE: 4/8/11</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: C.M.</p> <p>APP. NUMBER: 10.07</p>	<p>JOB NAME: Forrest Miller</p> <p>970 Coral Drive, Pebble Beach, CA A.P.N. 007-255-022</p>	<p>DATE: 4/8/11</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: C.M.</p> <p>APP. NUMBER: 10.07</p>	<p>ARCHITECT</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND suite 105 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.						
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