



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: May 31, 2011

To: Mike Novo, Zoning Administrator

From: Ashley Nakamura, Land Use Technician (831) 755-5892
Nakamura@co.monterey.ca.us

cc: Front Counter Copy; Ashley Nakamura, Land Use Technician; Luis Osorio, Senior Planner; Doug and Carrie Kehring, Property Owner; James Smith, Agent/Architect; Lombardo & Gilles, Attorney; John Bailey, Attorney; Project File PLN110098.

Re: Kehring PLN110098

Location: Assessor's Parcel Number: 007-262-016-000
2993 Cormorant, Pebble Beach
Greater Monterey Peninsula Area Plan

The project consist of a Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling with attached garage and the construction of a new 2,459 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks, perimeter fencing maximum six feet in height, and relocation of existing driveway on Cormorant Road to Customs Road. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows and doors, and natural wood shingle roofing.

The existing residence was constructed in 1951, which required the preparation of a Phase I Historical Report. A report was prepared by Kent L. Seavey and determined that the residence does not have any historical significance. The parcel is located in a high archaeological sensitivity zone, which required the preparation of an Archaeological Report. A report was prepared by Archaeological Consulting. The outcome of the report was negative. The project as proposed is categorically exempt per section 15303 (a), which exempts the construction of a single family dwelling.

Condition number nine has been included to enforce the regulations of Monterey Bay Unified Air Pollution Control District's Rule 439, which provides rules and conditions for demolition.

A site drainage plan has been submitted to the County and approved by Monterey County Water Resources under permit number 11CP00660 (attached as Exhibit D).

The project as proposed complies with all applicable regulations within the 2010 Monterey County General Plan and the Zoning Ordinance (Title 21), including compliance with the special setbacks for Monterey Peninsula Country Club that were established under a blanket variance (ZA00595) approved in 1969.

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
Exhibit D Drainage Plan

This report was reviewed by Luis Osorio, *Senior Planner*



EXHIBIT A

Project Data Sheet for PLN110098

Project Title: Kehring

Location:	2993 Cormorant, Pebble Beach	Primary APN:	007-262-016-000
Applicable Plan:	Greater Monterey Peninsula Area Plan	Coastal Zone:	NO
Permit Type:	Design Approval	Zoning:	MDR B-6 D S
Environmental Status:	EXEMPT	Plan Designation:	Residential
Advisory Committee:	Del Monte Forest LUAC	Final Action Deadline (884):	05/28/2011

Project Site Data:

Lot Size:	9,706 square feet	Coverage Allowed:	35% / 3,397 square feet
Existing Structures (SF):	1,710 square feet	Coverage Proposed:	2,459 square feet
Proposed Structures (SF):	3,390 square feet	Height Allowed:	27'
Total SF:	3,390 square feet	Height Proposed:	27'
		Floor Area Ratio Allowed:	35% / 3,397 square feet
		Floor Area Ratio Proposed:	3,390 square feet

Resource Zones and Reports:

Environmentally Sensitive Habitat:	N/A	Erosion Hazard Zone:	N/A
Biological Report #:	N/A	Soils Report #:	N/A
Forest Management Rpt. #:	N/A	Geologic Hazard Zone:	III
Archaeological Sensitivity Zone:	High	Geologic Report #:	N/A
Archaeological Report #:	LIB110163	Traffic Report #:	N/A
Fire Hazard Zone:	Moderate		

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.):	95 cubic yards
Tree Removal:	No		

EXHIBIT B

**Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan**

Project Name: **KEHRING**

File No: **PLN110098**

APNs: **007-262-016-000**

Approved by: **Zoning Administrator**

Date: **May 31, 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 PLN110098 allows Design Approval to allow the demolition of an existing 1,740 square foot single family dwelling and the construction of a new 2,459 square foot two-story single family dwelling, consisting of a 1,802 square foot main level, a 49 square foot entry porch, a 495 square foot garage, a 1,093 square foot second level with 588 square foot of second story decks. Materials and colors consist of: grey wood shingle, stone siding, white trim, white windows/doors, and natural wood shingle roofing. The property is located at 2993 Cormorant, Pebble Beach (Assessor's Parcel Number 007-262-016-000), 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 regulations and may result in</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>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 shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for</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 Forest Management Plan or Biological Survey as applicable.</p>	Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape	Prior to issuance of Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</p> <p>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>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>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.</p>	<p>Architect</p> <p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</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>	
5.		<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</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</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p>	

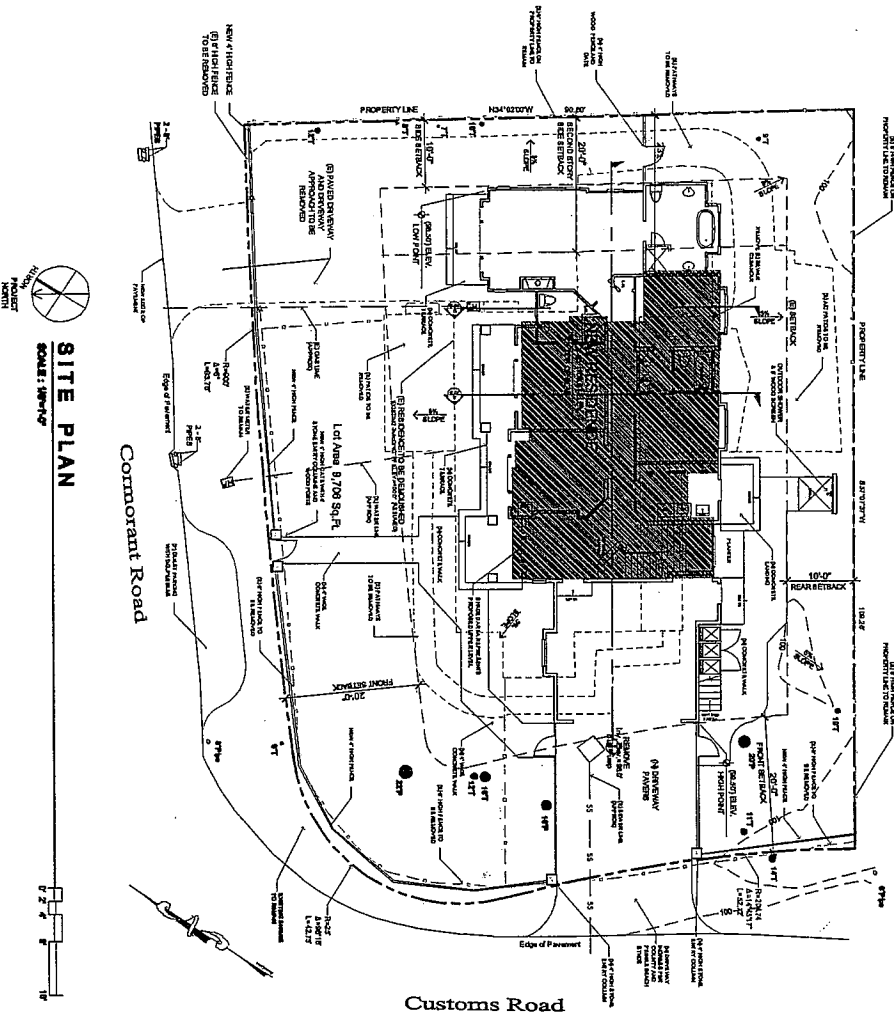
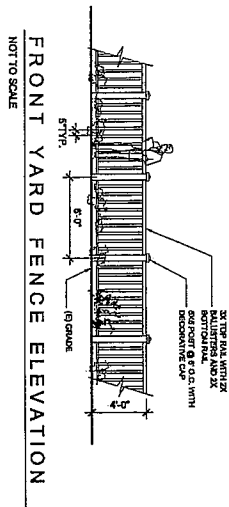
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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)	onsite until final building inspection 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. 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.	Owner/ Applicant	Prior to the foundation pour inspection	
6.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is	Submit evidence of tree protection to the RMA - Planning Department for review and approval. 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	Prior to the issuance of grading and/or building permits During Construction	

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)
		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 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.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Design Approval (Resolution PLN110098) was approved by the Zoning Administrator for Assessor's Parcel Number 007-262-016-000 on June 9 th , 2011. The Design Approval was granted subject to 9 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)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
8.		PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Gary S. Breschini and Mary Doane, dated March 23, 2011 and is on record in the Monterey County RMA - Planning Department, Library No. 1100163. All development shall be in accordance with this report." (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department. Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of grading and building permits. Prior to Occupancy	

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)
9.		<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>	

END OF CONDITIONS

Rev. 12/10/2010



SITE PLAN
SCALE: 1/8\"/>

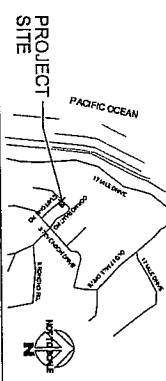
PROJECT INFORMATION

- o PRODUCT DESCRIPTION: REDEMPTION OF EXISTING ONE STORY BUNKER, FULLY REFINISHED AND CONSTRUCTION OF FRONT YARD FENCE
- o PROJECT ADDRESS: 2111 GRAND AVENUE, PACIFIC GROVE, CA 93955
- o PROJECT OWNER: JAMES H. SMITH
- o PROJECT ENGINEER: JAMES H. SMITH ARCHITECTS, INC. (949) 234-3800
- o PLANNING INFORMATION:
 - o A.P.N.: 999999999
 - o LEGAL DESCRIPTION: LOT 15, BLOCK 24, OF MAP 98484N11
 - o TITLE 21 (PL AND ZONING) ZONING ORDINANCE FOR MONTEREY COUNTY
 - o ZONING: R-100
 - o MAX. ALLOWABLE BUILDING HEIGHT: 27'
 - o USE: RESIDUAL: NONE
 - o TOPOGRAPHIC: HORIZONTAL
 - o GROUND: APPROX. 18' TO 20'
 - o FINE DIRECTION: FENCE/REDEMPTION
- o BUILDING INFORMATION:
 - o PROJECT CODE COMPLIANCE CODE EXEMPT UNDER 1, 2 AND ONE OR TWO
 - o 1, 2 AND ONE OR TWO: 1, 2 AND ONE OR TWO
 - o 4. CALIF. ENERGY CODE 2008
 - o CONSTRUCTION TYPE: VM - FINE, NON-HAZARDOUS
 - o BUILDING OCCUPANCY: R-3 (U)
 - o AUTOMATIC FIREWORKS: YES
- o PROJECT SQUARE FOOTAGE INFORMATION:
 - o TOTAL SITE AREA: 3,700 S.F. (287,642)
 - o PROPOSED LOT COVERAGES:
 - o BUILDING FOOTPRINT: 2,227 S.F.
 - o DRIVEWAY: 1,100 S.F.
 - o OUTSIDE STAIRS: 28 S.F.
 - o SECOND STORY DECK: 77 S.F.
 - o PROPOSED COVERAGES: 4,128 S.F. (1,124 SQ. YD.)
 - o MAX. ALLOWABLE COVERAGES: 5,247 S.F. (1,201)
 - o EXISTING FLOOR AREA:
 - o EXISTING GARAGE: 1,180 S.F.
 - o EXISTING GARAGE: 380 S.F.
 - o EXISTING FLOOR AREA: 1,760 S.F.
 - o PROPOSED FLOOR AREA (F.A.):
 - o UPPER LEVEL: 1,180 S.F.
 - o UPPER LEVEL: 1,080 S.F.
 - o TOTAL FLOOR AREA: 2,260 S.F.
 - o GARAGE: 485 S.F.
 - o PROPOSED FLOOR AREA (TOTAL): 2,745 S.F. (64.4)
 - o MAX. ALLOWABLE F.A.: 3,387 S.F. (76.9)
 - o UPPER LEVEL DECK: 84 S.F.
 - o LOWER LEVEL DECK: 485 S.F.
 - o TOTAL UPPER LEVEL DECK: 569 S.F.

DRAWING INDEX

NO.	DESCRIPTION	DATE
1	PROPOSED LOT COVERAGES	05/10/2011
2	EXISTING FLOOR AREA	05/10/2011
3	PROPOSED FLOOR AREA	05/10/2011
4	UPPER LEVEL DECK	05/10/2011
5	LOWER LEVEL DECK	05/10/2011
6	TOTAL UPPER LEVEL DECK	05/10/2011

VICINITY MAP



JAMES H. SMITH ARCHITECTS, INC.
2111 GRAND AVENUE
PACIFIC GROVE, CA 93955
TEL: 831.372-7251
FAX: 831.372-7252
CELL: 831.915-9518



Monterey Peninsula Properties
Mark Dumont
(831) 241-4214

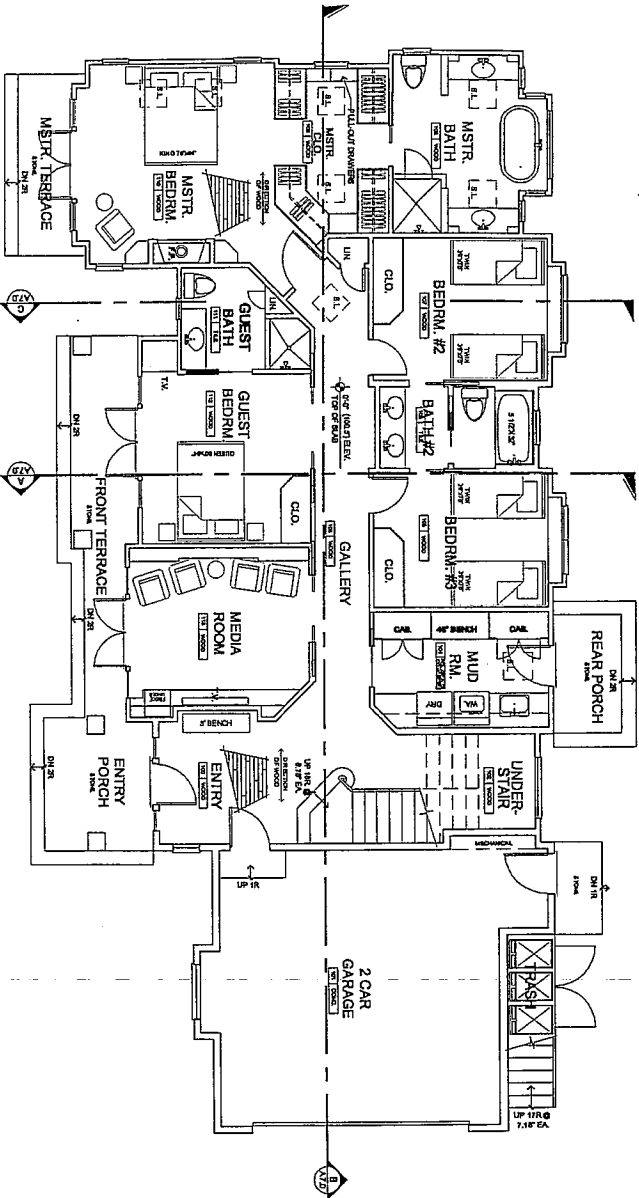
KEHRING RESIDENCE
PROJECT/CLIENT
DORA J. CARP KEHRING
2800 COMPANION LN.
PEBBLE BEACH, CA.



SITE PLAN

A1.0

SHEET NUMBER



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

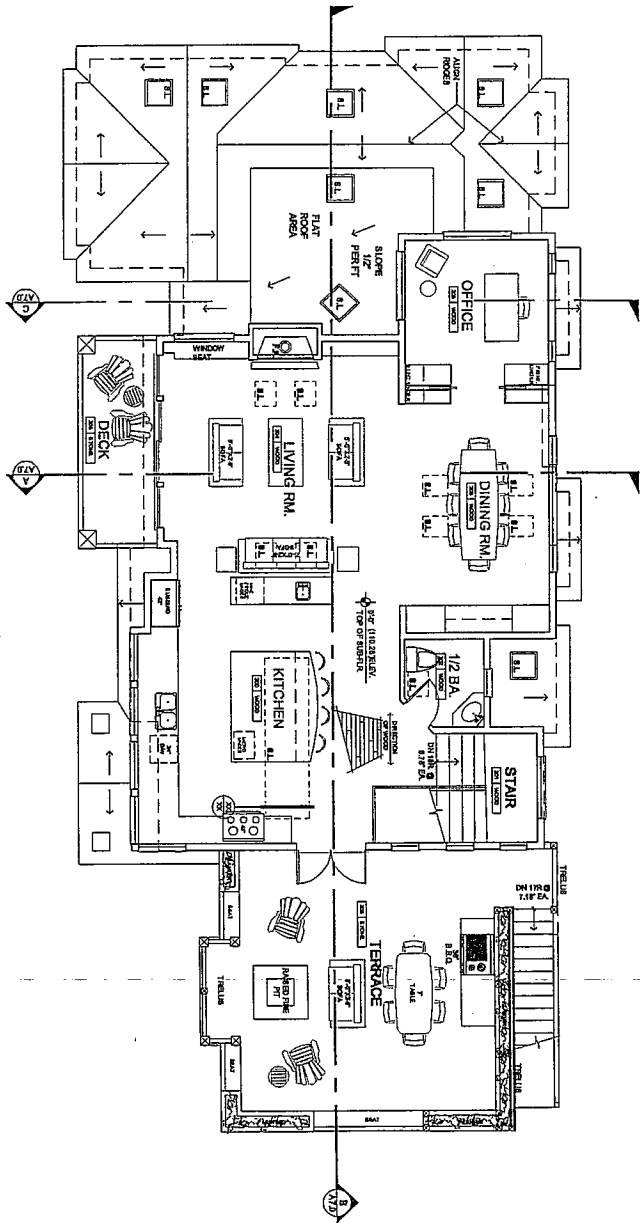
PLAN NOTES
WALL LEGEND
<ul style="list-style-type: none"> 1. 2x STUD BRANDED WALL 2. STONE/CLAYPIPER 3. CMU WALL-SEE STRUCTURAL DWGS

SHEET TITLE	LOWER LEVEL PLAN
DATE	
PROJECT/CLIENT	Monterey Peninsula Properties Mark Dupont (831) 241-4214
DESIGNER	DOUG & CAROL KEHRING ARCHITECTS PEBBLE BEACH, CA
SCALE	1/8" = 1'-0"
PROJECT NUMBER	A2.0



DOUG & CAROL KEHRING ARCHITECTS
 2200 MARINA DRIVE
 PEBBLE BEACH, CA 93955
 TEL: 831.372.7251
 FAX: 831.372.7252
 CELL: 831.815.5818

JAMES NEWHALL SMITH
 ARCHITECT
 211 GRAND AVENUE
 PACIFIC GROVE, CA 93950
 TEL: 831.372.7251
 FAX: 831.372.7252
 CELL: 831.815.5818



UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0"

PLAN NOTES	
WALL LEGEND	
	3/4\"/> STUCCO FINISHED WALL
	STONE VENEER
	CMU WALL - SEE STRUCTURAL DWGS

SHEET TITLE	
UPPER LEVEL PLAN	
	1/4\"/> FINISH
	1/2\"/> FINISH
	3/4\"/> FINISH
	1\"/> FINISH
	1 1/2\"/> FINISH
	2\"/> FINISH
	3\"/> FINISH
	4\"/> FINISH
	6\"/> FINISH
	8\"/> FINISH
	12\"/> FINISH
	18\"/> FINISH
	24\"/> FINISH
	36\"/> FINISH
	48\"/> FINISH
	60\"/> FINISH
	72\"/> FINISH
	84\"/> FINISH
	96\"/> FINISH
	108\"/> FINISH
	120\"/> FINISH
	132\"/> FINISH
	144\"/> FINISH
	156\"/> FINISH
	168\"/> FINISH
	180\"/> FINISH
	192\"/> FINISH
	204\"/> FINISH
	216\"/> FINISH
	228\"/> FINISH
	240\"/> FINISH
	252\"/> FINISH
	264\"/> FINISH
	276\"/> FINISH
	288\"/> FINISH
	300\"/> FINISH
	312\"/> FINISH
	324\"/> FINISH
	336\"/> FINISH
	348\"/> FINISH
	360\"/> FINISH
	372\"/> FINISH
	384\"/> FINISH
	396\"/> FINISH
	408\"/> FINISH
	420\"/> FINISH
	432\"/> FINISH
	444\"/> FINISH
	456\"/> FINISH
	468\"/> FINISH
	480\"/> FINISH
	492\"/> FINISH
	504\"/> FINISH
	516\"/> FINISH
	528\"/> FINISH
	540\"/> FINISH
	552\"/> FINISH
	564\"/> FINISH
	576\"/> FINISH
	588\"/> FINISH
	600\"/> FINISH
	612\"/> FINISH
	624\"/> FINISH
	636\"/> FINISH
	648\"/> FINISH
	660\"/> FINISH
	672\"/> FINISH
	684\"/> FINISH
	696\"/> FINISH
	708\"/> FINISH
	720\"/> FINISH
	732\"/> FINISH
	744\"/> FINISH
	756\"/> FINISH
	768\"/> FINISH
	780\"/> FINISH
	792\"/> FINISH
	804\"/> FINISH
	816\"/> FINISH
	828\"/> FINISH
	840\"/> FINISH
	852\"/> FINISH
	864\"/> FINISH
	876\"/> FINISH
	888\"/> FINISH
	900\"/> FINISH
	912\"/> FINISH
	924\"/> FINISH
	936\"/> FINISH
	948\"/> FINISH
	960\"/> FINISH
	972\"/> FINISH
	984\"/> FINISH
	996\"/> FINISH
	1008\"/> FINISH
	1020\"/> FINISH
	1032\"/> FINISH
	1044\"/> FINISH
	1056\"/> FINISH
	1068\"/> FINISH
	1080\"/> FINISH
	1092\"/> FINISH
	1104\"/> FINISH
	1116\"/> FINISH
	1128\"/> FINISH
	1140\"/> FINISH
	1152\"/> FINISH
	1164\"/> FINISH
	1176\"/> FINISH
	1188\"/> FINISH
	1200\"/> FINISH
	1212\"/> FINISH
	1224\"/> FINISH
	1236\"/> FINISH
	1248\"/> FINISH
	1260\"/> FINISH
	1272\"/> FINISH
	1284\"/> FINISH
	1296\"/> FINISH
	1308\"/> FINISH
	1320\"/> FINISH
	1332\"/> FINISH
	1344\"/> FINISH
	1356\"/> FINISH
	1368\"/> FINISH
	1380\"/> FINISH
	1392\"/> FINISH
	1404\"/> FINISH
	1416\"/> FINISH
	1428\"/> FINISH
	1440\"/> FINISH
	1452\"/> FINISH
	1464\"/> FINISH
	1476\"/> FINISH
	1488\"/> FINISH
	1500\"/> FINISH
	1512\"/> FINISH
	1524\"/> FINISH
	1536\"/> FINISH
	1548\"/> FINISH
	1560\"/> FINISH
	1572\"/> FINISH
	1584\"/> FINISH
	1596\"/> FINISH
	1608\"/> FINISH
	1620\"/> FINISH
	1632\"/> FINISH
	1644\"/> FINISH
	1656\"/> FINISH
	1668\"/> FINISH
	1680\"/> FINISH
	1692\"/> FINISH
	1704\"/> FINISH
	1716\"/> FINISH
	1728\"/> FINISH
	1740\"/> FINISH
	1752\"/> FINISH
	1764\"/> FINISH
	1776\"/> FINISH
	1788\"/> FINISH
	1800\"/> FINISH
	1812\"/> FINISH
	1824\"/> FINISH
	1836\"/> FINISH
	1848\"/> FINISH
	1860\"/> FINISH
	1872\"/> FINISH
	1884\"/> FINISH
	1896\"/> FINISH
	1908\"/> FINISH
	1920\"/> FINISH
	1932\"/> FINISH
	1944\"/> FINISH
	1956\"/> FINISH
	1968\"/> FINISH
	1980\"/> FINISH
	1992\"/> FINISH
	2004\"/> FINISH
	2016\"/> FINISH
	2028\"/> FINISH
	2040\"/> FINISH
	2052\"/> FINISH
	2064\"/> FINISH
	2076\"/> FINISH
	2088\"/> FINISH
	2100\"/> FINISH
	2112\"/> FINISH
	2124\"/> FINISH
	2136\"/> FINISH
	2148\"/> FINISH
	2160\"/> FINISH
	2172\"/> FINISH
	2184\"/> FINISH
	2196\"/> FINISH
	2208\"/> FINISH
	2220\"/> FINISH
	2232\"/> FINISH
	2244\"/> FINISH
	2256\"/> FINISH
	2268\"/> FINISH
	2280\"/> FINISH
	2292\"/> FINISH
	2304\"/> FINISH
	2316\"/> FINISH
	2328\"/> FINISH
	2340\"/> FINISH
	2352\"/> FINISH
	2364\"/> FINISH
	2376\"/> FINISH
	2388\"/> FINISH
	2400\"/> FINISH
	2412\"/> FINISH
	2424\"/> FINISH
	2436\"/> FINISH
	2448\"/> FINISH
	2460\"/> FINISH
	2472\"/> FINISH
	2484\"/> FINISH
	2496\"/> FINISH
	2508\"/> FINISH
	2520\"/> FINISH
	2532\"/> FINISH
	2544\"/> FINISH
	2556\"/> FINISH
	2568\"/> FINISH
	2580\"/> FINISH
	2592\"/> FINISH
	2604\"/> FINISH
	2616\"/> FINISH
	2628\"/> FINISH
	2640\"/> FINISH
	2652\"/> FINISH
	2664\"/> FINISH
	2676\"/> FINISH
	2688\"/> FINISH
	2700\"/> FINISH
	2712\"/> FINISH
	2724\"/> FINISH
	2736\"/> FINISH
	2748\"/> FINISH
	2760\"/> FINISH
	2772\"/> FINISH
	2784\"/> FINISH
	2796\"/> FINISH
	2808\"/> FINISH
	2820\"/> FINISH
	2832\"/> FINISH
	2844\"/> FINISH
	2856\"/> FINISH
	2868\"/> FINISH
	2880\"/> FINISH
	2892\"/> FINISH
	2904\"/> FINISH
	2916\"/> FINISH
	2928\"/> FINISH
	2940\"/> FINISH
	2952\"/> FINISH
	2964\"/> FINISH
	2976\"/> FINISH
	2988\"/> FINISH
	3000\"/> FINISH

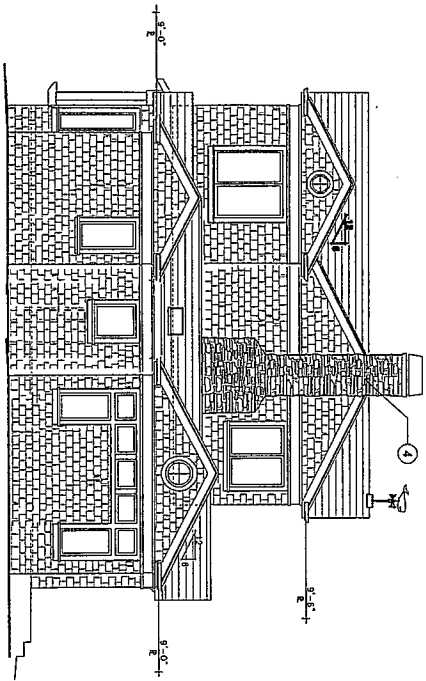


PROJECT/CLIENT
KEHRING RESIDENCE
 DOUG & CARIE KEHRING
 1700 N. 10TH ST.
 PEBBLE BEACH, CA

Monterey Peninsula Properties
 Mark Dumont
 (831) 241-4214

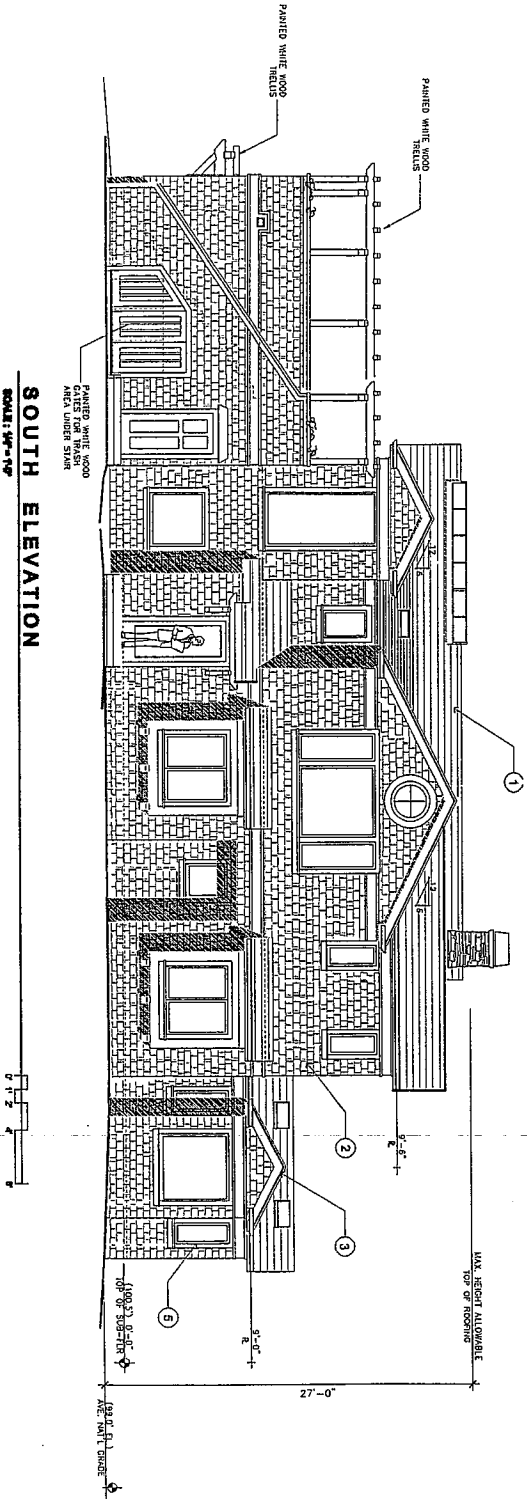
JAMES H. SMITH ARCHITECT
 211 GRAND AVENUE
 PACIFIC GROVE, CA 93950
 TEL: 831.372-7251
 FAX: 831.372-7252
 CEL: 831.815-9518





EAST ELEVATION

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



SOUTH ELEVATION

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

ELEVATION MATERIALS LEGEND

- ① CEDAR SHINGLE ROOFING
- ② WEATHERED GREY CEDAR SIDING
- ③ BRIGHT WHITE PAINTED WOOD TRIM & ACCENTS
- ④ STONE ACCENT
- ⑤ BRIGHT WHITE PAINTED WOOD DOORS AND WINDOWS

ELEVATION NOTES

JAMES H. SMITH ARCHITECT
 211 GRAND AVENUE
 PACIFIC GROVE, CA
 93950
 TEL: 831.372-7251
 FAX: 831.372-7252
 CEL: 831.915-9518



Monterey Peninsula Properties
 Mark Dumont
 (831) 241-4214

PROJECT/CLIENT

KEHRING RESIDENCE

DOUG & CARRIE KEHRING
 2885 CORVUCLANT RD.
 FERRIS BRANCH, CA.



SHEET TITLE
EXTERIOR ELEVATIONS

○	5/8" = 1"	△	REVISIONS
○	3/4" = 1"	△	REVISIONS
○	1" = 1"	△	REVISIONS
○	1 1/2" = 1"	△	REVISIONS
○	2" = 1"	△	REVISIONS
○	3" = 1"	△	REVISIONS
○	4" = 1"	△	REVISIONS
○	6" = 1"	△	REVISIONS
○	8" = 1"	△	REVISIONS
○	12" = 1"	△	REVISIONS
○	18" = 1"	△	REVISIONS
○	24" = 1"	△	REVISIONS

SHEET NUMBER
A6.1

