

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 14, 2015	Agenda Item No.: 1
Project Description: Design Approval to allow the construction of a 1,870 square foot, two-story, single family dwelling with a 484 square foot detached garage.	
Project Location: 943 Coral Drive Pebble Beach	APN: 007-254-006-000
Planning File Number: PLN150189	Owner: Robin N. & Dorothy M. Dickson Agent: Jeff Case
Planning Area: Greater Monterey Peninsula Area Plan	Flagged and staked: Yes
Zoning Designation: : MDR/B-6-D-RES Medium Density Residential, Building Site with Design Control, and Recreational Equipment Storage Zoning District Overlays	
CEQA Action: Categorically exempt per section 15303(A) of the CEQA Guidelines	
Department: RMA Services	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt per section 15303(A) of the CEQA Guidelines; and
- 2) Approve PLN150189, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project involves a Design Approval for the construction of a new residence, including a detached garage, subsequent to the demolition of the existing onsite residence and garage. The proposed two-story residence and detached garage feature exterior finishes of: cement plaster (beige), wood trim and siding (Spanish moss), doors and windows (aluminum clad wood), and roof (Spanish clay tile). The project involves development within 750 feet of a known archaeological resource; however, according to the archaeological report prepared by Mary Doane & Gary S. Breschini, dated March 19, 2015, there is no surface evidence of potentially significant archaeological resources on the project parcel. All project work is within the same general location as the existing residence. The project is located within Monterey Pine environmentally sensitive habitat as identified by the County's GIS system. No protected trees are proposed for removal; however, the existing Monterey pine tree located at the driveway entrance is required to be protected from any potential damage due to construction activities (See Condition No. 4).

Note: The decision on this project is appealable to the Planning Commission.

/S/ Maria Lopez



Maria Lopez, Permit Technician II
(831) 755-5239, lopezmd@co.monterey.ca.us
April 22, 2015

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Maria Lopez, Project Planner; Robin N. & Dorothy M. Dickson, Owner; Jeff Case, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Pat Landee, Neighbor; Planning File No. PLN150189

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Land Use Advisory Committee Minutes
Exhibit E Proposed Colors and Materials

This report was reviewed by John Ford, RMA Services Manager *Luis Osorio for*

EXHIBIT A

Project Information for PLN150189

Application Name: Dickson Robin N & Dorothy M Dickson Trs
Location: 943 Coral Dr, Pebble Beach
Applicable Plan: Greater Monterey Peninsula
Primary APN: 007-254-006-000
Advisory Committee: Del Monte Forest Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884): 6/15/2015
Environmental Status: Categorical Exemption
Zoning: MDR/B-6-D-RES
Land Use Designation: RESIDENTIAL 4U/AC

Project Site Data:

Lot Size: .2437557
Coverage Allowed: 35%
Coverage Proposed: 22%
Existing Structures (sf): 1577
Height Allowed: 27 FT
Proposed Structures (sf): 3632
Height Proposed: 24'3"
Total Sq. Ft.: 3632
FAR Allowed: 35%
Special Setbacks on Parcel: Y
FAR Proposed: 34%

Resource Zones and Reports:

Seismic Hazard Zone: III
Soils Report #: N/A
Erosion Hazard Zone: Low
Biological Report #: N/A
Fire Hazard Zone: Moderate
Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)
Geologic Report #: N/A
Archaeological Sensitivity: high
Archaeological Report #: LIB150112
Visual Sensitivity: Sensitive
Traffic Report #: N/A

Other Information:

Water Source:
Grading (cubic yds.): 18
Water Purveyor: CAL-AM
Sewage Disposal (method): PUBLIC
Fire District: Pebble Beach CSD
Sewer District Name:
Tree Removal: 0

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

Robin N. & Dorothy M. Dickson PLN150189

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per section 15303(A) of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the construction of a 1,870 square foot two-story single family dwelling with a detached 484 square foot garage.

[PLN150189, Robin N. & Dorothy M. Dickson, 943 Coral Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-254-006-000)]

The Robin N. & Dorothy M. Dickson application (PLN150189) had a public hearing before the Monterey County Zoning Administrator on May 14, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is a Design Approval to allow the demolition of an existing single family dwelling and garage, and allow the construction of a 1,870 square foot two-story single family dwelling with a detached 484 square foot two-car garage.
EVIDENCE:
 - a) An application for a Design Approval was submitted on March 3, 2015.
 - b) The property is located at 943 Coral Drive, Pebble Beach (Assessor’s Parcel Number 007-254-006-000), Greater Monterey Peninsula Area plan. The parcel is zoned “MDR/B-6-D-RES” [Medium Density Residential, Building Site with Design Control, and Recreational Equipment Storage] zoning district overlays, which allows the construction of a single family dwelling and accessory structures with the issuance of a Design Approval Permit pursuant to Chapter 21.44 (Design Control) of the Monterey County Zoning Ordinance. Therefore, the project is an allowed land use for this site.
 - c) On May 1, 2015, notices were e-mailed to the applicant and on May 4, 2015 notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to know may be interested in the application.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150189.

2. **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:
- 2010 Monterey County General Plan);
 - Greater Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21).

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 project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 14-373, this application did warrant referral to the LUAC because the project is a Design Approval Application subject to review by the Zoning Administrator.
- c) On May 7, 2015, the LUAC voted 4 to 0, to recommend approval with no comments.
- d) The Design Control, or “D” zoning district overlay (Chapter 21.44) requires design review of structures in order to assure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restriction on private property. The proposed colors and materials for the structures consist of: cement plaster (beige), wood trim & siding (Spanish moss), doors & windows (aluminum clad wood), and roof (Spanish clay tile).
- e) The project does not involve the removal of protected trees; however, in the event that a protected tree is impacted by construction activities the applicant shall secure a tree removal permit followed by a replacement plan. (See Condition No. 4).
- f) Technical reports by outside consultants have been prepared, and indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following report has been prepared:
- “Preliminary Archaeological Assessment Report” (LIB150112), prepared by Mary Doane & Gary S. Breschini., Salinas, CA, March 19, 2015.
 - “Historical Report” (LIB150111), prepared by Anthony Kirk, Santa Cruz, CA, June 27, 2014.
 - “Arborist Letter” (LIB150163), prepared by Frank Ono, Pacific Grove, CA, March 14, 2015.
- g) The project planner conducted a site inspection on April 24, 2015 to verify that the project on the subject parcel conforms to the plans listed above.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the

public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE: a) The public viewshed will not be affected by the re-construction of a single family residence; the subject parcel is located within the Pebble Beach area, a private community. The existing residence is one-story, and the development will result in a two-story residence. The bulk, mass, colors, and materials of the proposed residence are consistent with existing residences in the vicinity. The surrounding neighborhood is presently developed with one and two-story residences.

4. **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 which allows the construction of a single family dwelling and accessory structures.

b) The subject parcel is zoned “MDR/B-6-D-RES” or Medium Density Residential, Building Site with Design Control, and Recreational Equipment Storage, which the construction of a residence and accessory structure is an allowed use for the property subject to the issuance of a design approval permit.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission
Section 21.080.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

- 1) Find the project categorically exempt per section 15303(A) of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the demolition of an existing single family dwelling and garage, and allow the construction of a 1,870 square foot two-story single family dwelling with a detached 484 square foot two-car garage. in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of May, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN150189

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval permit (PLN150189) allows the demolition of an existing single family dwelling and garage, and allow the construction of a 1,870 square foot two-story single family dwelling with a detached 484 square foot two-car garage. The property is located at 943 Coral Drive, Pebble Beach (Assessor's Parcel Number 007-254-006-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Design Approval (Resolution Number XXX) was approved by Zoning Administrator for Assessor's Parcel Number 007-254-006-000 on May 14, 2015. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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. Monterey County RMA - Planning 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 recovery.
(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.

(RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

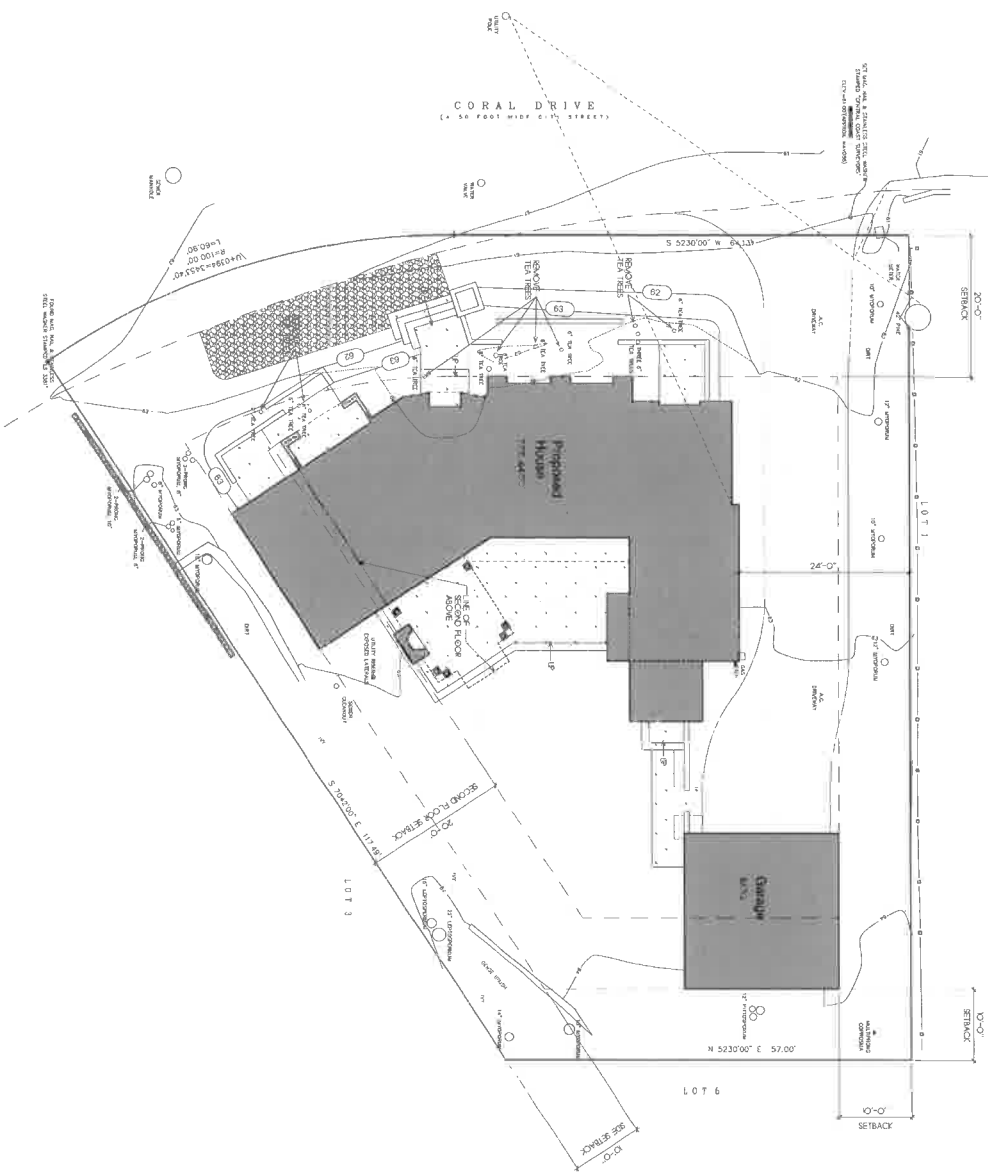
Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.



100 NORTH STREET, SUITE 400, PEPPER HARBOR, CA 94969
TEL: 415.399.3030 FAX: 415.399.3035
PROJECT
DICKSON RESIDENCE
943 CORAL DRIVE
PEBBLE BEACH, CA



PROJECT
NORTH
SITE PLAN

LEGEND

- NEW CONDO
- EXISTING CONDO TO REMAIN
- DRIVING CONDO TO CHANGE
- DRIVING CONDO TO CHANGE
- AREA DOWN
- STONE/PAVING LINE
- A/C PAVING
- CONC PAVING
- GRAVEL
- SPOT ELEVATION
- TOP OF WALL ELEVATION
- TOP OF GARAGE ELEVATION

GENERAL NOTES

1. PER TO STARTING CONSTRUCTION, PROPERTY CORNER SHALL BE SET IN PLACE BY A LICENSED SURVEYOR OR A CERTIFICATE OF SURVEY SUBMITTED TO THE COUNTY CLERK.
2. CONSTRUCTION SHALL VERIFY ELEVATION OF EXISTING EXTERIOR SCENE MARKERS. HIGHWAY ABOVE THE ELEVATION SHALL BE INDICATED FROM SERVICE ADJUNCTION WITH AN APPROVED BACK WATER VALVE.

SHEET TITLE
SITE PLAN

SCALE 1/8" = 1'-0"
DRAWN BY
DATE
DRAWING DATE MARCH 3, 2015
DATE ISSUED FOR CONSTRUCTION
REVISED

SHEET NAME
A1.2

SHEET OF SHEETS



**DICKSON
RESIDENCE**
943 CORAL DRIVE
PEBBLE BEACH, CA

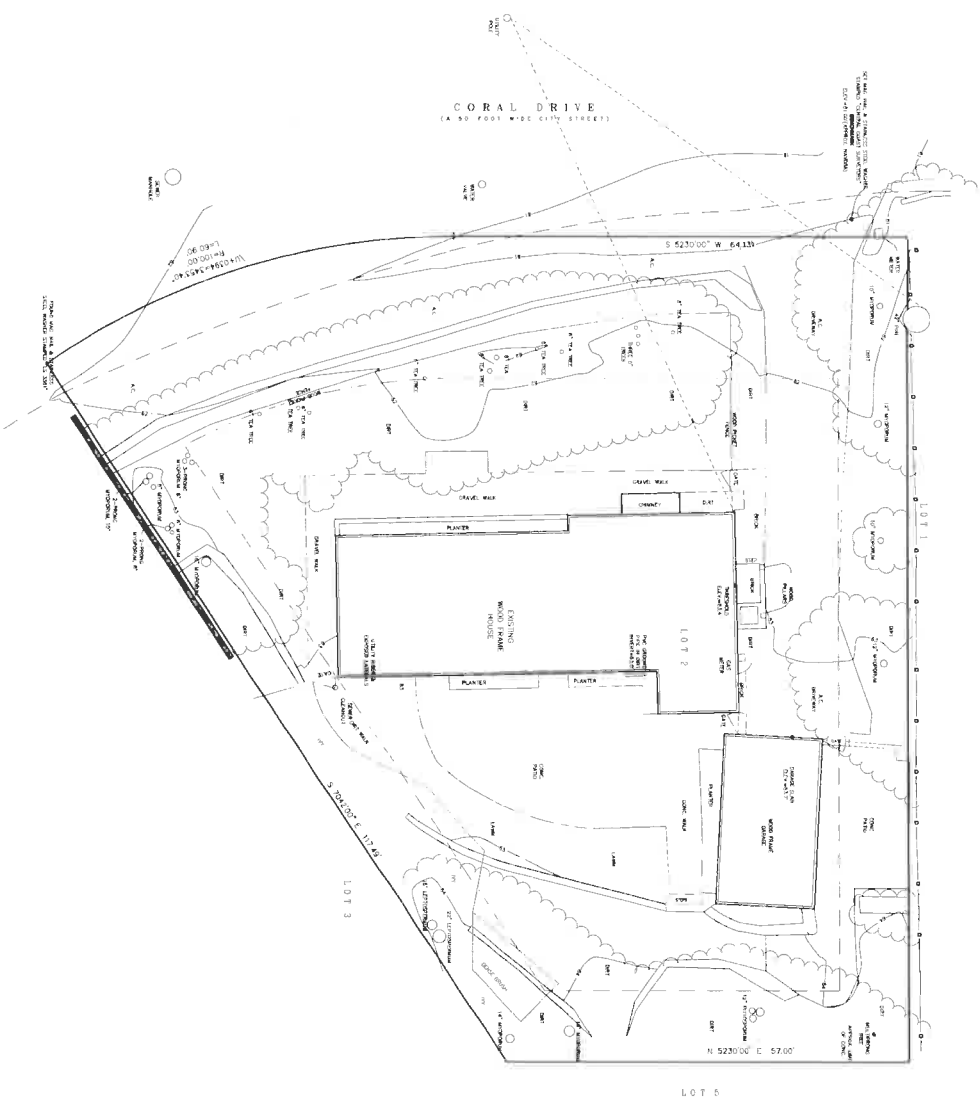
PROJECT NO: 409
OWNER:

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

DESIGN BY:
DATE:
DRAWING DATE: MARCH 1, 2005
DATE ISSUED: 04/12/05
REVISIONS:

PLT: [Name], VPK: [Name]
DATE: [Date]
SHEET NUMBER: [Number] OF [Total] SHEETS

A1.1



EXISTING SITE PLAN

LEGEND

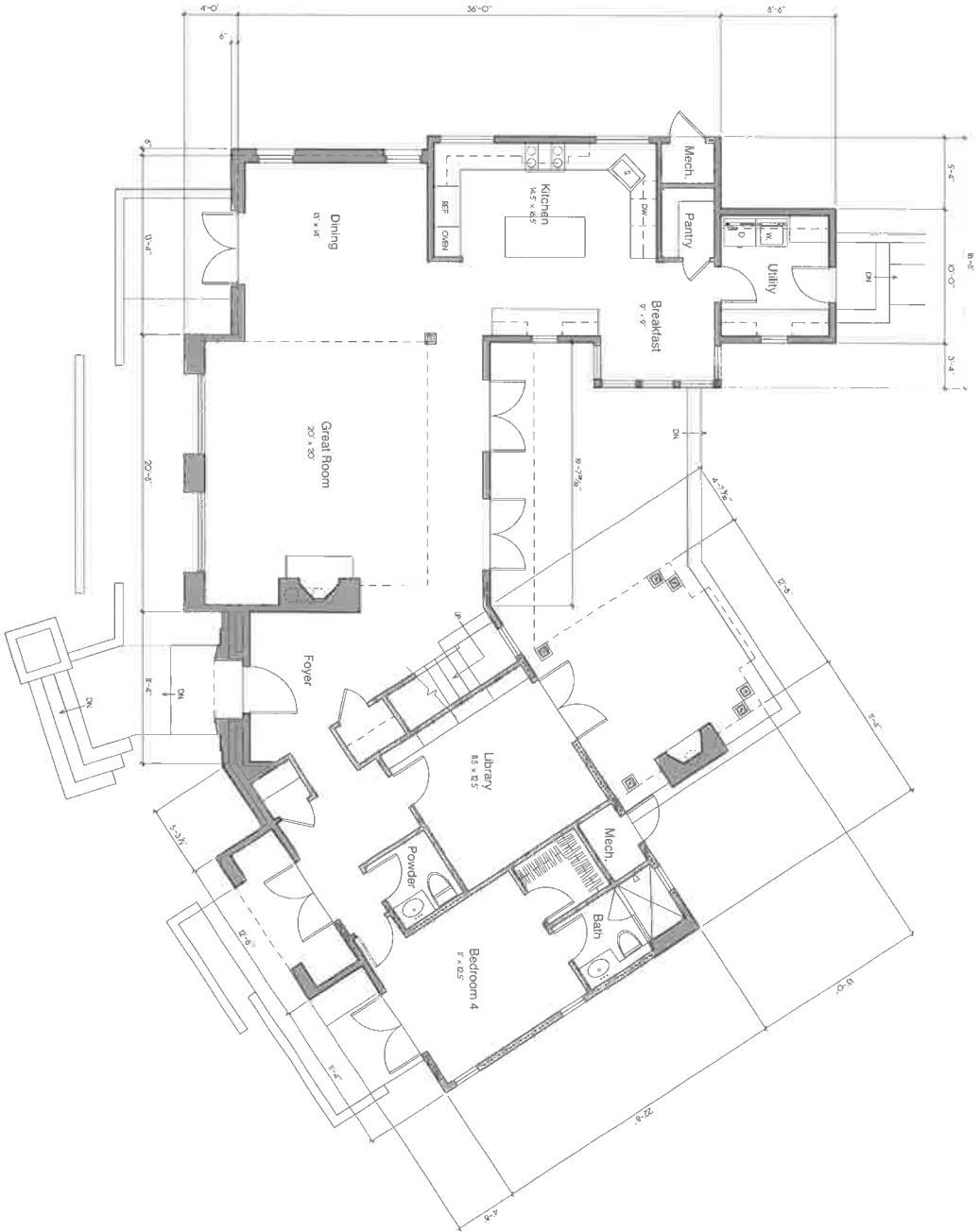
- NEW CONTOUR
- EXISTING CONTOUR TO REMAIN
- EXISTING CONTOUR TO CHANGE
- AS SHOWN
- STORM DRAIN LINE
- A/C PAVING
- COOK PAVING
- SPOT ELEVATION
- TOP OF WALL ELEVATION
- TOP OF GATE ELEVATION

GENERAL NOTES

1. PERIOD TO CLIMATE CONTROL (TEMPERATURE CONTROL SHALL BE SET IN PLACE BY A LICENSED MECHANICAL CONTRACTOR AT THE TIME OF CONSTRUCTION)
2. CONSTRUCTION SHALL VERIFY ELEVATION OF EXISTING STRUCTURES AND USE THESE ELEVATIONS TO DETERMINE THE ELEVATION OF NEW STRUCTURES. BRIDGE DIMENSIONS WITH AN APPROVED BACK WATER VALUE.

PROJECT NORTH

FIRST FLOOR PLAN
 WFO 016



**FLETCHER+
 HARDON**
 ARCHITECTS



161604251 (REV. 04/2019) DATE PLOTTED: 04/29/2019
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 PROJECT: **DICKSON
 RESIDENCE**
 943 COPAL DRIVE
 PEBBLE BEACH, CA

PROJECT NO. 1429
 OWNER

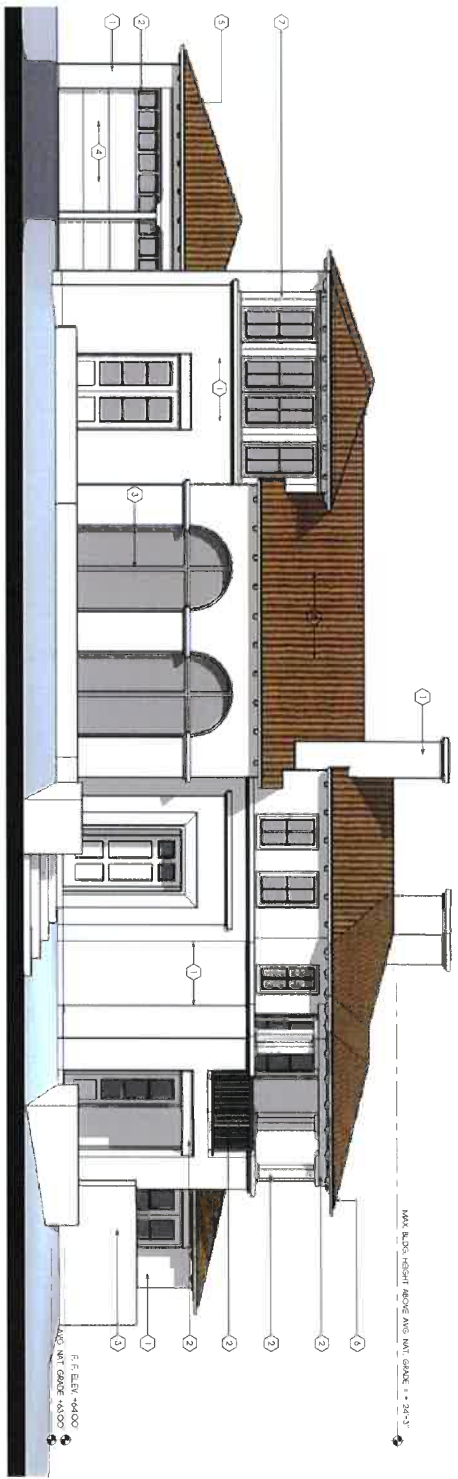
SHEET TITLE
FLOOR PLANS

SCALE: 1/4" = 1'-0"
 DRAWN BY
 FRANK ZATLE
 DRAWING DATE: MARCH 1, 2015
 DATE ISSUED FOR CONSTRUCTION
 REVISIONS

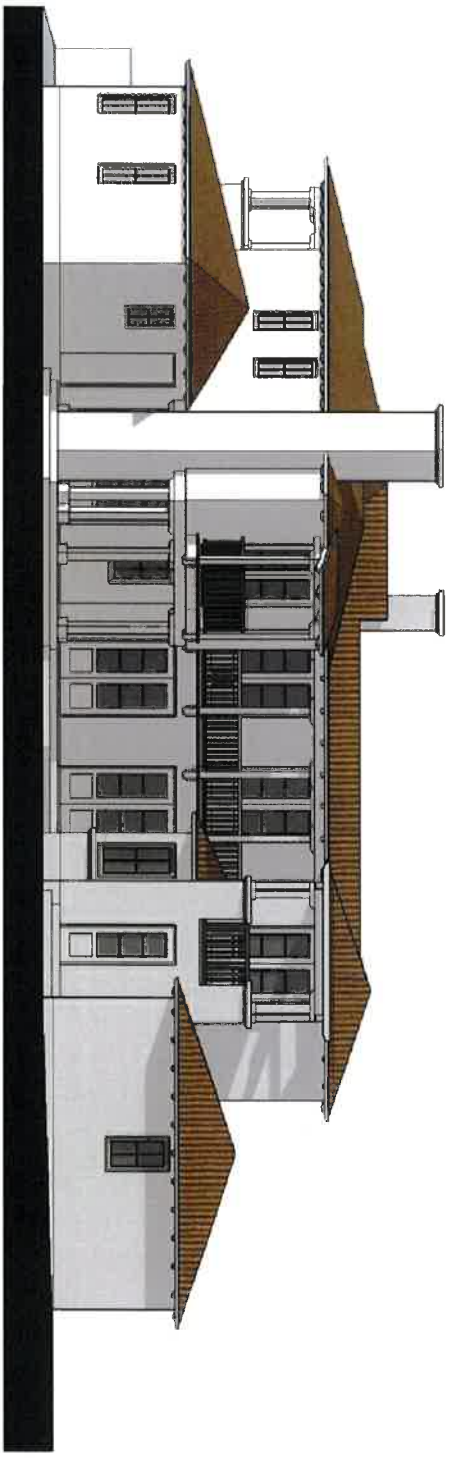
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 PLOTTING: PLOTTING METHOD: PLOT
 PLOTTER: HP DesignJet T1100e
 PLOTTING: PLOTTING METHOD: PLOT
 PLOTTER: HP DesignJet T1100e

SHEET NO. **A2.1** OF 34/35

- SHEET NOTES**
1. BRICK MATERIAL - CONTACT B. STEIN, PEPPERBERRY ARCHITECTS, 1000 S. GARDEN ST., PEPPERBERRY, CA 94959
 2. FACIA TRIM / CORNICE / BALUSTERS AND WOOD FINISHES - CONTACT B. STEIN, PEPPERBERRY ARCHITECTS, 1000 S. GARDEN ST., PEPPERBERRY, CA 94959
 3. ENTRY DOORS AND WINDOWS - ALUMINUM CLAD WOOD WITH OIL RUBBED BRONZE FINISH
 4. GARAGE DOOR - SECTIONAL, OPENED WOOD TO MATCH TRIM
 5. ROOF MATERIAL - GAMBEL CLAY TILE
 6. GUTTERS & DOWNSPOUTS - COPPER, GUTTERS AND DOWNSPOUTS TO MATCH TRIM
 7. 1 X 6 VERTICAL, 1 X 6 WOOD SHIMS STAINED TO MATCH TRIM



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION

FLETCHER+HARDON
ARCHITECTS

943 CORAL DRIVE
PEBBLE BEACH, CA

PROJECT NO. 4009
OWNER

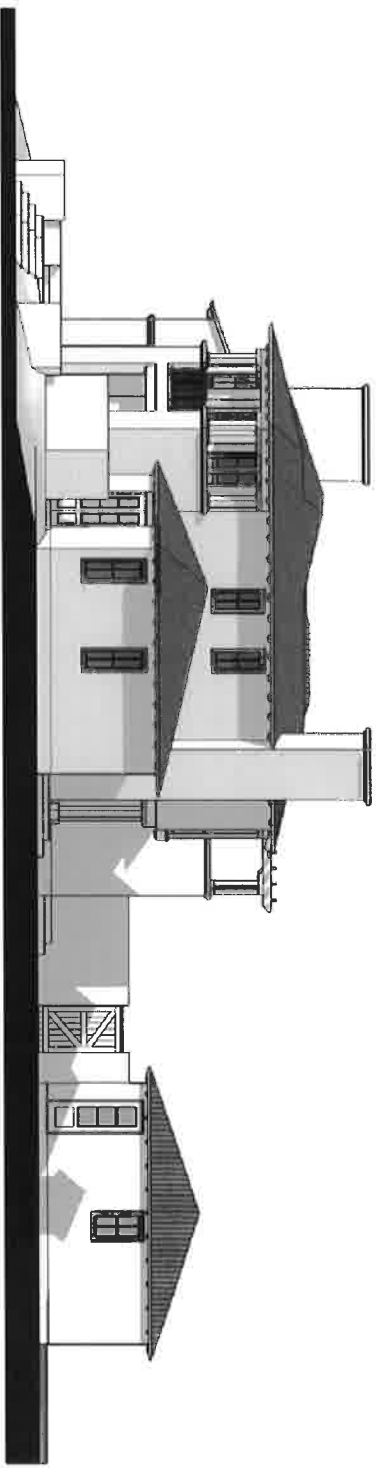
SHEET TITLE
BUILDING ELEVATIONS

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

DESIGN BY
PEPPERBERRY ARCHITECTS
DRAWING DATE: MARCH 13, 2008
DATE ISSUED FOR CONSTRUCTION

REVISIONS

SHEET NUMBER
91111 OF 94115
A3.1

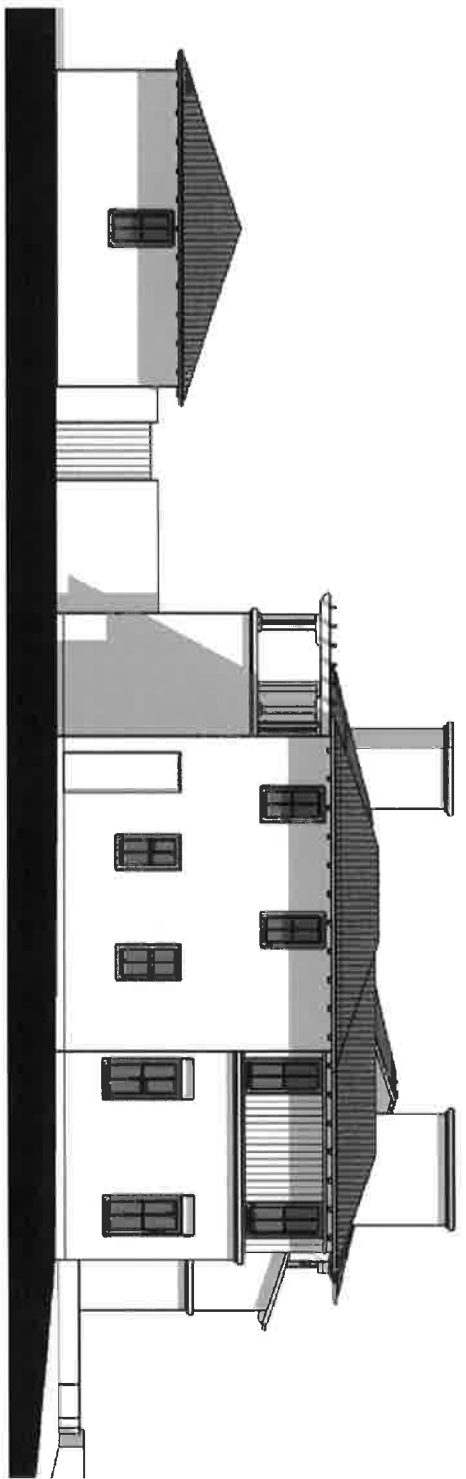


SOUTH BUILDING ELEVATION

943 CORAL DRIVE
PEBBLE BEACH, CA

DICKSON
RESIDENCE

PROJECT NO. 1409



NORTH BUILDING ELEVATION

DATE: 1/27/10

SCALE: 1/2" = 1'-0"

DESIGNED BY: [Name]

DRAWN BY: [Name]

DATE: MARCH 3, 2010

DATE ISSUED FOR CONSTRUCTION: [Date]

SHEET NO. 1 OF 2 SHEETS

A3.2



**DICKSON
RESIDENCE**
949 CORAL DRIVE
PEBBLE BEACH, CA

PROJECT NO. 1409
FLOOR PLAN

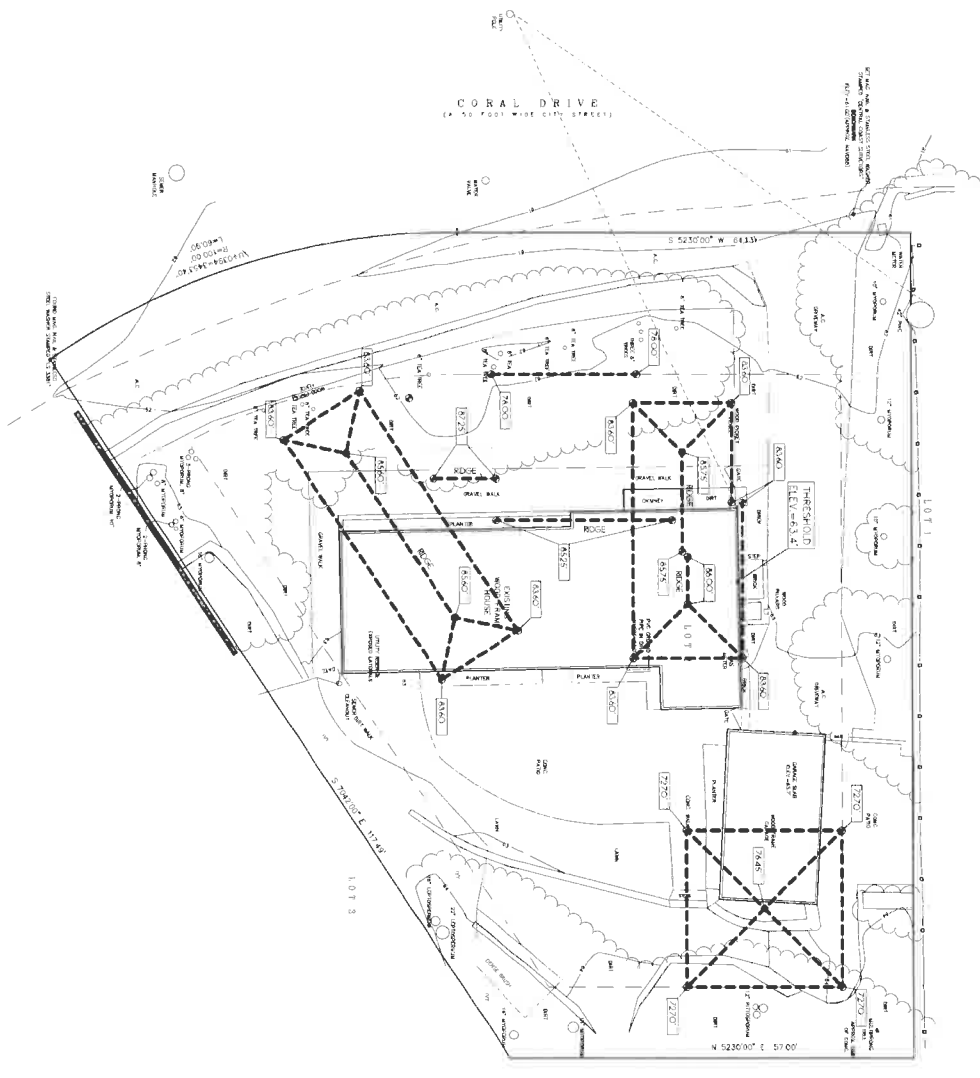
SCALE: 1/4" = 1'-0"

DATE: 08/14/2009
DRAWN BY: J. M. H. (JMH)
CHECKED BY: J. M. H. (JMH)
DATE: 08/14/2009

FILE: 1409_001.dwg

A1.3

SKETCH OR PRINT



STAKING PLAN



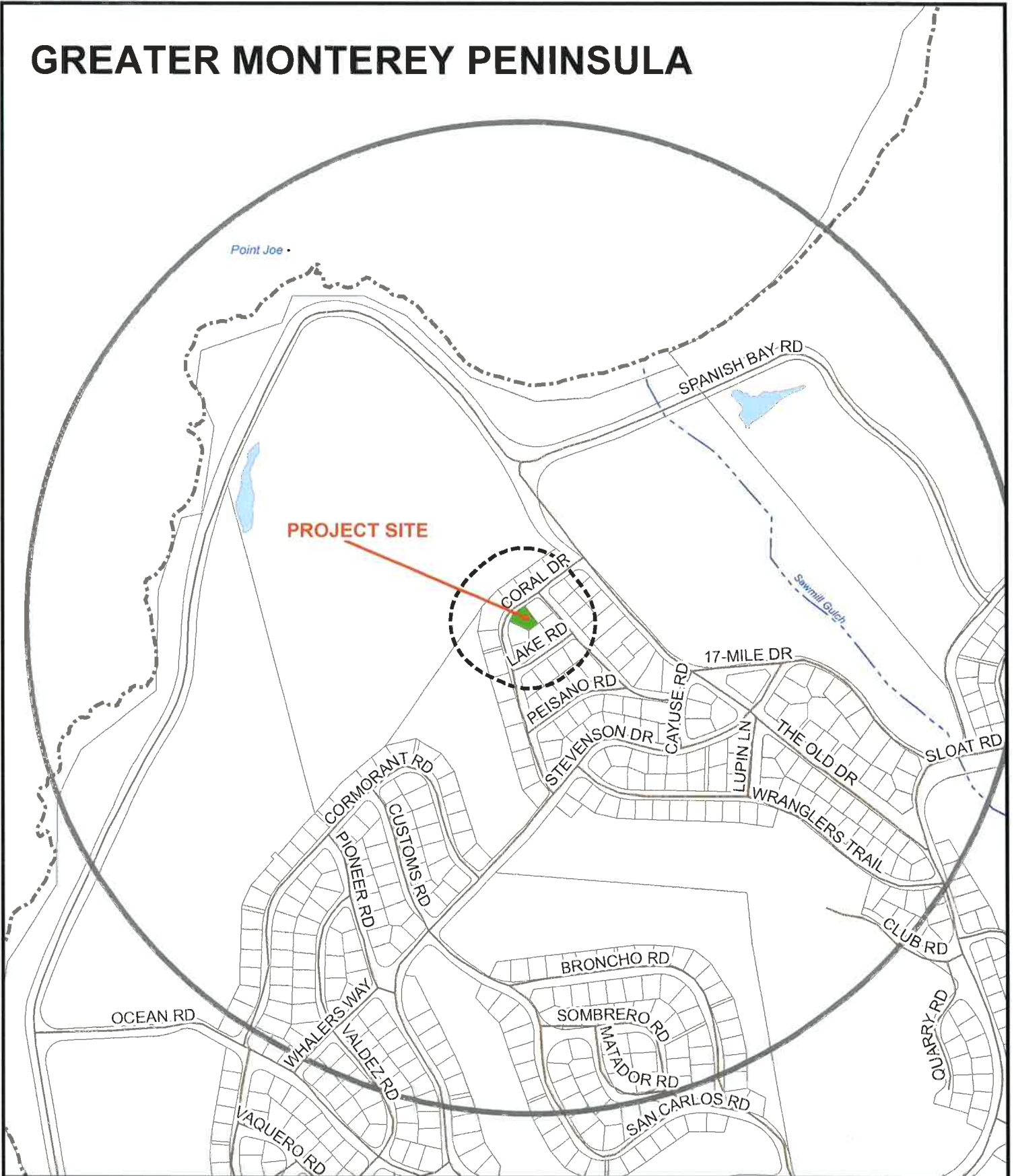
LEGEND

- 5 STAKE
- STAKE ELEVATION AT TOP OF STAKE
- CHANGING ELEVATION
- SPRING CONTOUR
- ASPH. DRIVE
- STORM DRAIN LINE
- A.C. PAVING
- CONC. DRIVE
- SPOT ELEVATION
- TOP OF WALL ELEVATION
- TOP OF GRADE ELEVATION

GENERAL NOTES

1. ALL STAKING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE SURVEYING MANUAL, ASSET 1000, PUBLISHED BY THE SURVEYING SOCIETY OF CALIFORNIA.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA CIVIL ENGINEERING SPECIFICATIONS, PUBLISHED BY THE CALIFORNIA BOARD OF CIVIL ENGINEERS AND SURVEYORS.

GREATER MONTEREY PENINSULA

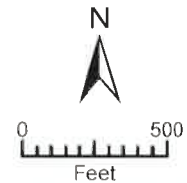


APPLICANT: DICKSON

APN: 007-254-006-000

FILE # PLN150189

2500' Limit
 300' Limit
 ~ Water



PLANNER: LOPEZ



DOORS & WINDOWS
ALUMINUM CLAD WOOD WESTERN WINDOW SYSTEMS
SIBER SERIES



TILE ROOFING
SPANGLER ATLAS TILE IS THE KING OF MASSA.
CAMEL HILL CONCRETE



CEMENT PLASTER
PAINT COLOR: SUN BROWN DESIGN: DEBERT SIDER



WOOD TRIM & SIDING
PAINTED STAIN: CA07 STAIN: M037



PAVING MATERIALS



ASPHALT CONCRETE PAVING



GRAVEL PAVING: TRACER: 50/10

PROJECT: **DICKSON
RESIDENCE**
943 CORAL DRIVE
PEBBLE BEACH, CA

PROJECT NO.: 1059
OWNER:

SHEET #:
COLOR BOARD

TITLE: V&P
DRAWN BY: D. HOWE
CHECKED BY:
DATE: 08/11/11
DATE ISSUED FOR CONSTRUCTION:
REVISIONS:

ALL WORK FOR CONTRACTOR
THIS COLOR BOARD IS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL COLOR OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT FOR ALL MATERIALS AND COLORS USED. THE CONTRACTOR SHALL MAINTAIN THE COLOR BOARD THROUGHOUT THE PROJECT AND USE IT AS A REFERENCE FOR ALL MATERIALS AND COLORS USED.

A3.3

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