

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050189

A. P. # 008-511-001-000

In the matter of the application of
Craig and Betty Davis (PLN050189)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 21.210 (Combined Development Permits) of the Monterey County Code, for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for a two-story, 1,913 sq. ft. addition to an existing two-story single family dwelling, including an 899 sq. ft. four-car garage, a 1,014 sq. ft. second story addition; and related grading (less than 100 cubic yards); and 2) a Coastal Development Permit for the removal of two protected Monterey Pine trees., located at 1501 Viscaino Road, Pebble Beach, came on regularly for meeting before the Zoning Administrator on January 12, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

1. FINDING: CONSISTENCY - The Davis Combined Development Permit (PLN050189), was found to be consistent with the Monterey County Plans, Policies, requirements, and standards of the certified Monterey County Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), and the Coastal Implementation Plan Appendices (Part 6) and the Monterey County Zoning Ordinance (Title 20, Part 1). The property is located on 1501 Viscaino Road, Pebble Beach area, (Assessor's Parcel Number 008-511-001-000). The parcel is zoned "LDR/1.5-D (CZ)" or Low Density Residential, 1.5 acres/unit with a Design Control District Overlay in the Coastal Zone. The subject property complies with all the rules and regulations pertaining to the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20, Part 1).

EVIDENCE:

- (a) The application and plans submitted for the Combined Development Permit in project file PLN050189 at the Monterey County Planning and Building Inspection Department.
- (b) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.
- (c) An Archaeological Policy Compliance Waiver prepared by the County of Monterey, dated May 5, 2005, concludes that prior site disturbance has destroyed any possible recovery of information regarding archaeological, historical or paleontological resources, and therefore, will not be affected by the proposed project
- (d) The Geotechnical Investigation prepared by Tharp & Associates, Inc., dated July 18, 2005, concludes that the site is suitable for the project.
- (e) The project planner conducted a site visit on July 20, 2005, to verify that the proposed project complies with the LCP. The proposed project, as designed, will not have a significant adverse effect on the public viewshed. Based on the site visit and analysis of building records, the existing single family dwelling is not considered a historic structure. No Environmentally Sensitive Habitat exists on the property.

- (f) Forest Management Plan, dated June 6, 2005, prepared for the project by Frank Ono. According to the Plan, the project will not have an adverse impact on retained forest resources. Only two protected Monterey pines will be removed out of a total tree count of 39. The proposed development has been designed to reduce impacts to the native forest and to protect as many trees as possible. The Plan recommends 2:1 replacement for the two protected trees proposed for removal (10 and 16 inch Monterey pines). Conditions of approval will require the implementation of tree protection measures and adherence to the recommendations contained in the Forest Management Plan.
- (g) The project was not referred to the Del Monte Forest Land Use Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral because the development is not considered to be of a controversial nature.

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

- EVIDENCE:**
- (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.
 - (b) The project planner conducted a site visit on July 20, 2005 to verify that the site is suitable for this use.
 - (c) Necessary public facilities are available and will be provided.

3. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Zoning Ordinance (Title 20), can be demonstrated.

- EVIDENCE:**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
 - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (d) Staff site visit on July 20, 2005.

4. FINDING: CEQA (Exempt) – The proposed project will not have a significant environmental impact.

- EVIDENCE:**
- (a) Section 15301(e) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed addition qualifies for this categorical exemption since it will involve minor expansion of an existing use.

- (b) No adverse environmental impacts were identified during staff review of the project application.
- (c) There are no unusual circumstances related to the project or property.

5. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Chapters 20.14 and 20.44 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

6. FINDING: SEWAGE DISPOSAL AND WATER SUPPLY – That adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

EVIDENCE: Materials in file PLN050189.

7. FINDING: PESCADERO WATERSHED POLICY – The lot is located in the Pescadero Watershed. Existing structural coverage is 4,045 and impervious surface is 2,443; therefore, the project is consistent with Section 20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures and the limitation of additional impervious surface coverage up to 4,000 square feet. It meets the total limitation of 9,000 square feet for the Pescadero, Seal Rock Creek and Sawmill Gulch Watersheds and the smaller unnamed watersheds, which drain into the Carmel Bay Area of Special Biological Significance.

EVIDENCE: The project application, including the site plan, contained in file PLN050189 proposes structural coverage increase of approximately 899 square feet for a total 4,944 square feet. The project does not propose increases to the existing impervious areas.

8. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

9. FINDING: APPEALABILITY – The decision on this project is appealable to the Board of Supervisors and to the Coastal Commission.

EVIDENCE: (a) Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance.
(b) The project is located between the sea and the first public road paralleling the sea.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this **12th** day of January, 2006.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **JAN 24 2006**

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 03 2006**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS AND THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

**Monterey County Planning and Building Inspection
Condition Compliance & Mitigation Monitoring and/or
Reporting Plan**

Project Name: Davis Craig File No: PLN050189
 APN: 008-511-001-000
 Approval by: Zoning Administrator Date: January 12, 2006

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verifica tion of complia nce</i>
1		<p>PBD029 - SPECIFIC USES ONLY The Davis Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a two-story, 1,913 sq. ft. addition to an existing two-story single family dwelling, including an 899 sq. ft. four-car garage, a 1,014 sq. ft. second story addition; and 2) Coastal Development Permit for the removal of two protected Monterey Pine trees; and related grading (less than 100 cubic yards). The property is located at 1501 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-511-001-000), Del Monte Forest area, Coastal Zone. 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 Planning and Building Inspection. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
		appropriate authorities. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 050189) was approved by the Zoning Administrator for Assessor's Parcel Number 008-511-001-000 on January 12, 2006. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		NOTICE-FOREST MANAGEMENT PLAN (NON-STANDARD) The applicant shall record a notice which states: "A Forest Management Plan has been prepared for this parcel by Frank Ono, dated June 6, 2005, and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and replacements on the parcel must be in accordance with this Forest Management Plan, as approved by the Director of Planning and Building Inspection." The notice must be recorded prior to issuance of building or grading permits. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
4		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
5		<p>TREE PROTECTION (NON-STANDARD)</p> <p>Native trees located close to the construction site shall be protected from inadvertent damage from construction equipment by 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. Protective fencing, staging areas and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations. Said protection shall be demonstrated in the form of photos and a letter from a qualified forester or arborist prior to the issuance of grading or building permits and subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit evidence of tree protection in the form of photos and a letter from a qualified forester or arborist to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and/or building permits	
6		<p>WRI - DRAINAGE PLAN</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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		Resources Agency)				
7		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
8		LANDSCAPE PLAN (SINGLE FAMILY DWELLING ONLY) (NON STANDARD) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. <i>The landscaping plan shall include the recommendations for tree replacement (2:1) as contained in the Forest Management Plan prepared by Frank Ono, dated June 6, 2005. Additionally, the landscaping plan shall incorporate native trees and other indigenous vegetation for those areas disturbed by grading and construction activities.</i> 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 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 Planning and Building Inspection	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
		Department. (Planning and Building Inspection)				
9		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
10		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch</p>	<p>1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
		stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)				
11		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to issuance of grading and/or building permit Prior to final building inspection.	
12		PBD030 - STOP WORK - RESOURCES FOUND If 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
		can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	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.			
13		PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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. (Planning and Building Inspection)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
14		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	

COASTAL DEVELOPMENT PERMIT

CARRIAGE HOUSE ADDITION TO:

CRAIG + BUNNY DAVIS RESIDENCE

1501 VISCAINO ROAD
PEBBLE BEACH, CALIFORNIA 93953
APN: 008.511.001.000



DRAWING INDEX

- A0.0 COVER SHEET
- A1.0 SITE PLAN WITH PROPOSED PLANS
- A2.0 PROPOSED AND EXISTING FLOOR PLANS (1/8" SCALE)
- A3.0 EXISTING AND PROPOSED ELEVATIONS
- A3.1 EXISTING AND PROPOSED ELEVATIONS

PROJECT DESCRIPTION

1. CONTRACT NEW CARRIAGE HOUSE WITH 4-CAR GARAGE ON GROUND FLOOR AND TWO BEDROOMS AND BATHROOMS ON SECOND FLOOR. DRIVEWAY TO EXISTING GARAGE IS SUFFICIENT FOR VEHICLE ACCESS TO NEW CARRIAGE HOUSE AND WILL REMAIN UNCHANGED. DOORS TO EXISTING GARAGE WILL BE REPLACED TO MATCH NEW CARRIAGE HOUSE GARAGE DOORS.
2. CONSTRUCT NEW COVERED PASSAGE FROM EXISTING HOUSE TO NEW CARRIAGE HOUSE. NEW COVERED PASSAGE TO CONSIST OF NEW COVERED BALCONY ON NORTH SIDE OF EXISTING SUN ROOM AND NEW ROOF OVER NORTHERN PORTION OF EXISTING ADJACENT SUN DECK.
3. CONSTRUCT TWO NEW SECOND FLOOR INTERIOR BALCONIES IN ENTRY TO EXISTING HOUSE.

PROJECT DATA

LEGAL DESCRIPTION

LOT:	1
BLOCK:	7
TRACT:	PESCADERO HEIGHTS
APN:	008.511.001.000
ORIGINAL CONSTRUCTION:	1957
ADDITIONAL:	1957
WATER SUPPLY:	CALIFAM WATER
METHOD OF WASTE DISPOSAL:	EDWARD E

ESSENTIAL DATA

ZONING:	LRP-D (0.2)
LOT SIZE:	45,725.20 SF

LOT COVERAGE

SITE COVERAGE (MAX. 400.00 SF) - IMPERVIOUS

EXISTING SITE COVERAGE:	2142.00 SF
NEW SITE COVERAGE:	2142.00 SF
TOTAL SITE COVERAGE:	2142.00 SF

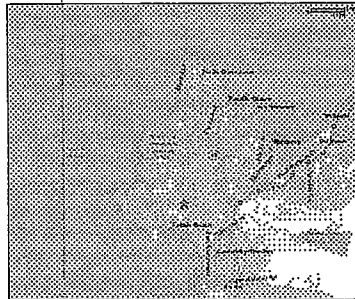
BUILDING COVERAGE (MAX. 500.00 SF)

EXISTING BUILDING COVERAGE:	404.80 SF
NEW CARRIAGE HOUSE:	98.20 SF
TOTAL BUILDING COVERAGE:	503.00 SF

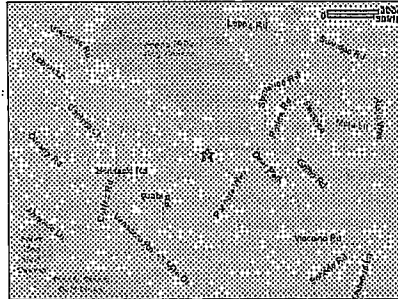
FLOOR AREA (MAX. FLOOR AREA = 45,356.20 X 0.20 = 9071.24 SF)

EXISTING GROUND FLOOR AREA:	2122.45 SF
EXISTING SECOND FLOOR AREA:	432.19 SF
NEW SECOND FLOOR INTERIOR BALCONIES:	86.00 SF
NEW CARRIAGE HOUSE - GROUND FLOOR:	98.20 SF
NEW CARRIAGE HOUSE - SECOND FLOOR:	98.20 SF
TOTAL FLOOR AREA:	3027.04 SF

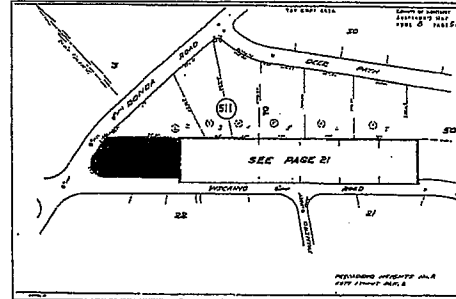
AREA MAP



LOCAL MAP



PLOT MAP



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2001 UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, 2002 NATIONAL ELECTRICAL CODE AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES AND STANDARDS.
 2. THE EXTENT OF THE PLANS IS FOR A COMPLETE AND WORKING BUILDING. ITEMS OF WORK NECESSARY TO FINISH SHALL BE INCLUDED IN THE CONTRACT OR IN A SEPARATE CONTRACT AND ALL WORKMANSHIP AND FINISHES SHALL BE EQUAL TO THE HIGHEST FINISHES AND OTHERWISE RECOGNIZED STANDARDS OF EACH TRADE AND GUARANTEED FOR A MINIMUM OF ONE YEAR AFTER THE COMPLETION OF THE PROJECT. ALL FINISHES, MATERIALS, ETC. SHALL EXACTLY MATCH THOSE OF THE EXISTING RESIDENCE UNLESS SPECIFICALLY SHOWN OTHERWISE OR SO DIRECTED BY THE ARCHITECT.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING THE WORK. DO NOT SCALE DRAWINGS.
- FOUNDATION NOTES:**
1. ALL EXISTING FOUNDATIONS SHALL REMAIN AND PROTECTED FROM DAMAGE DURING CONSTRUCTION AND REPAIRS AS REQUIRED.
 2. SECURE ALL PERIMETER SILLS TO EXISTING FOUNDATION WALLS WITH 5/8" ANCHOR BOLTS @ 48" OC W/ 3/8" X 2" W/ WASHER PER 1907 U.B.C.
- FRAMING NOTES:**
1. ALL STRUCTURAL LUMBER IS TO MEET GRADING REQUIREMENTS OF WESTERN WOOD PRODUCTS ASSOCIATION AND WEST COAST LUMBER INSPECTION BUREAU.
 2. LUMBER GRADES: ALL WOOD STUDS TO BE DOUGLAS FIR #2 OR BETA. ALL RAFTERS AND JOISTS TO BE DOUGLAS FIR #1 OR BETTER. ALL HEADERS, BEAMS AND POSTS TO BE DOUGLAS FIR #1 OR BETTER.
 3. ALL LUMBER TO BE PRESSURE TREATED WHEN INSTALLED WITHIN 8' OF EXTERIOR GRADE.
 4. HAVING SCHEDULE PER U.B.C. TABLE 23-B-1.
 5. WALL SHEATHING AT ROOFED WINDOWS AND DOOR OPENINGS TO BE EDGE NAILED (16 @ 8" OC AND FIELD NAILED @ 12" OC).
- ELECTRICAL NOTES:**
1. ALL WORK SHALL COMPLY WITH THE 2002 NATIONAL ELECTRICAL CODE AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES AND STANDARDS.
 2. ALL ELECTRICAL OUTLETS IN BATHROOMS AND KITCHEN SHALL BE GROUND FAULT INTERRUPT (GFI) PROTECTED.
 3. ALL BRANCH CIRCUITS SUPPLYING 15A OR 20A, 120V OUTLETS IN BEDROOM RECEPTACLES MUST BE AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTED.
- PLUMBING NOTES:**
1. THE USE OF SOLDER OR FLUX CONTAINING MORE THAN 0.2% LEAD ON ANY WATER SUPPLY IS PROHIBITED.
 2. WATER CLOSETS SHALL USE A MAXIMUM OF 1.6 GALLONS PER FLUSH PER STATE HEALTH AND SAFETY CODE SECTION 1108.100.
 3. SHOWER SHALL BE FINISHED WITH A SMOOTH HARD NON-ABSORBENT SURFACE TO A MINIMUM OF 20 INCHES ABOVE DRAIN PALET PER U.B.C. 607.1.3 AND 5" GYP BOARD IS USED AS BASE FOR THE DR WALL. FINISH SHALL BE WATER RESISTANT PER U.B.C. 512.
- INSULATION:**
1. THERMAL INSULATION SHALL BE BATT OR RIGID TYPE AS REQUIRED TO TOTAL R-19 AT ROOF AND FLOOR AND R-11 AT EXTERIOR WALLS.



RENOVATIONS & ADDITIONS FOR:
CRAIG + BUNNY
DAVIS
PEBBLE BEACH
CALIFORNIA

ARCHWORKS
RON BROWN
- ARCHITECT -
PO BOX 366
CARMEL
CALIFORNIA 93921
831.620.1352
RONE@ARCHWORKS.COM

REVISIONS:

TITLESHEET

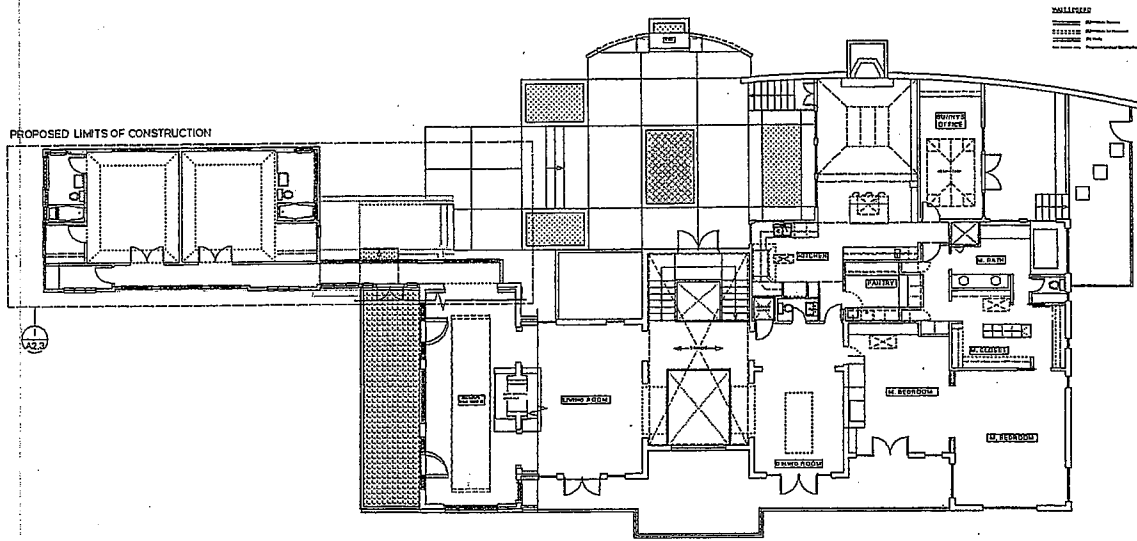
TITLE SHEET REVISED
26 JUL 2005

04 MAY 2005

A0.0

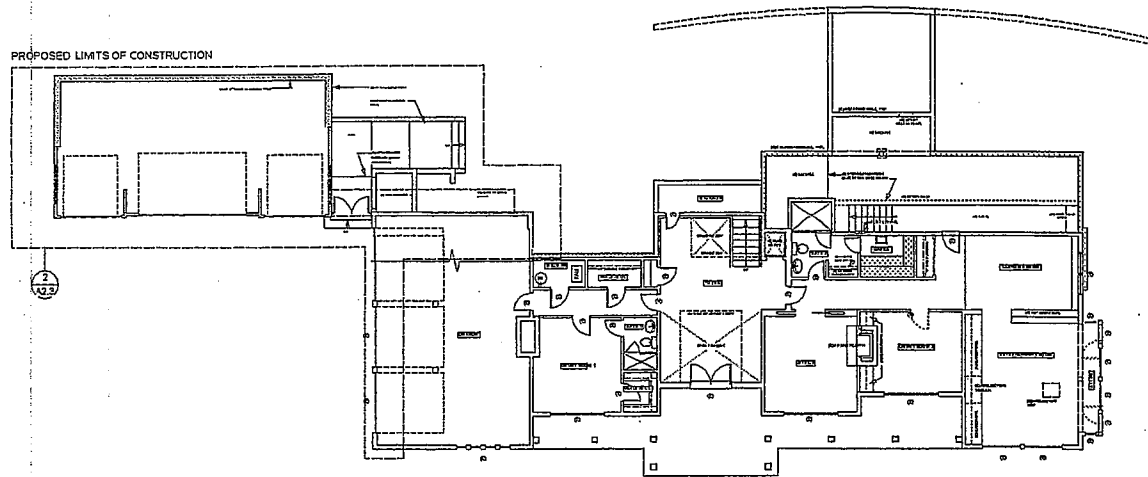
1 OF 6

EXHIBIT D



① PROPOSED SECOND FLOOR PLAN

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



② PROPOSED FIRST FLOOR PLAN

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



RENOVATIONS &
ADDITIONS FOR:
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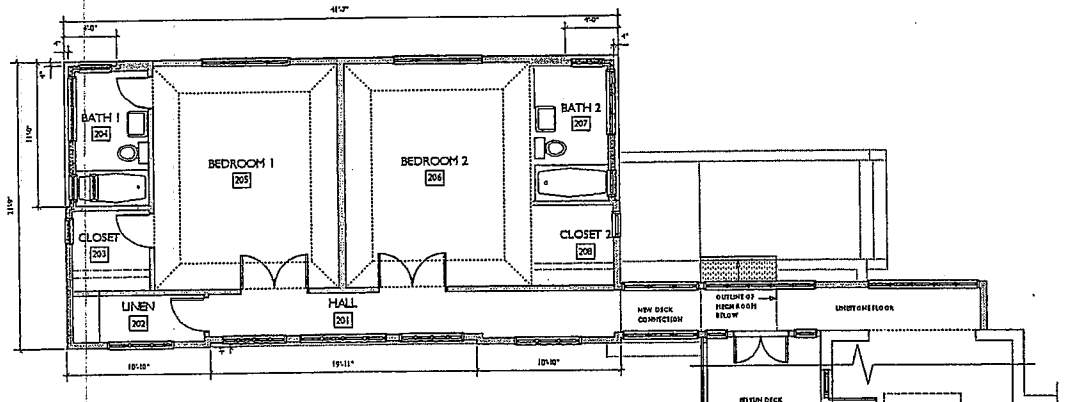
PROPOSED FIRST
AND SECOND
FLOOR PLANS

REVISIONS:

04 MAY 2005

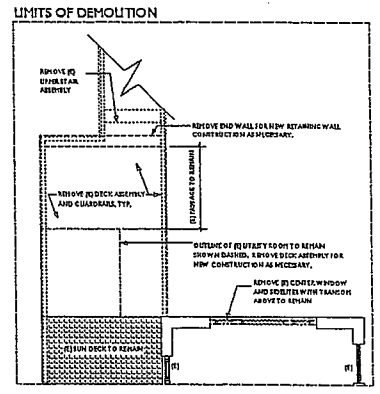
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3 OF 6



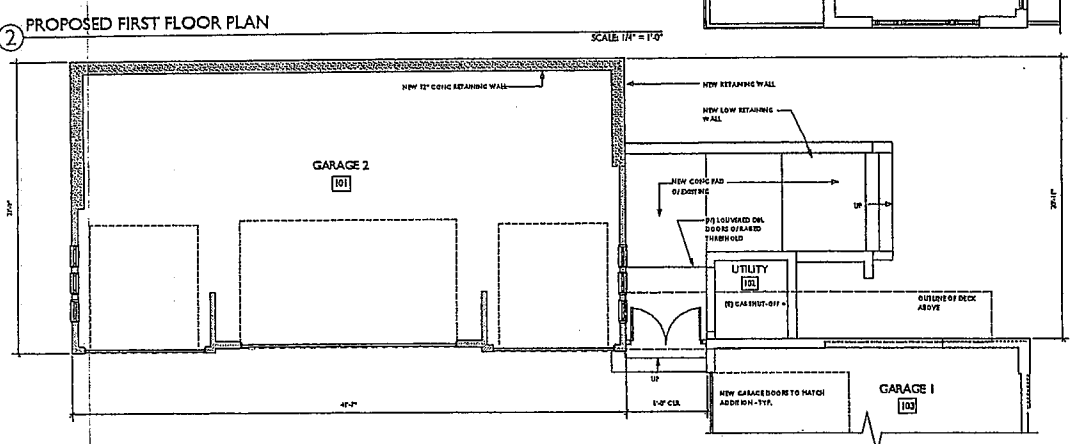
1 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



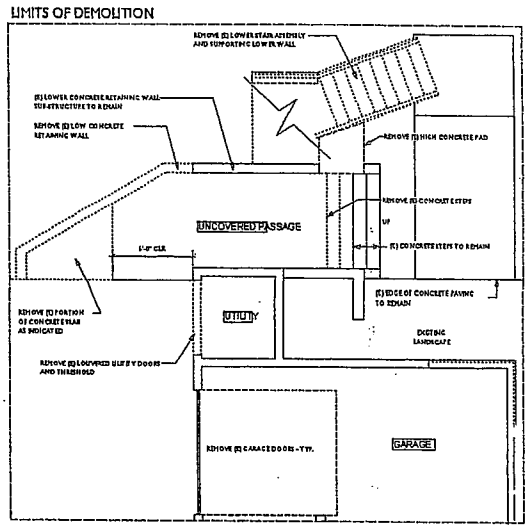
SECOND FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"



RENOVATIONS & ADDITIONS FOR:
CRAIG + BUNNY
DAVIS
PEBBLE BEACH
CALIFORNIA

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PROPOSED
GARAGE HOUSE
FIRST / SECOND FLOOR
AND DEFO PLANS

REVISIONS:

04 MAY 2005

A2.1

4 OF 6



RENOVATIONS & ADDITIONS FOR:
CRAIG + BUNNY DAVIS
 FEBLE BEACH, CALIFORNIA

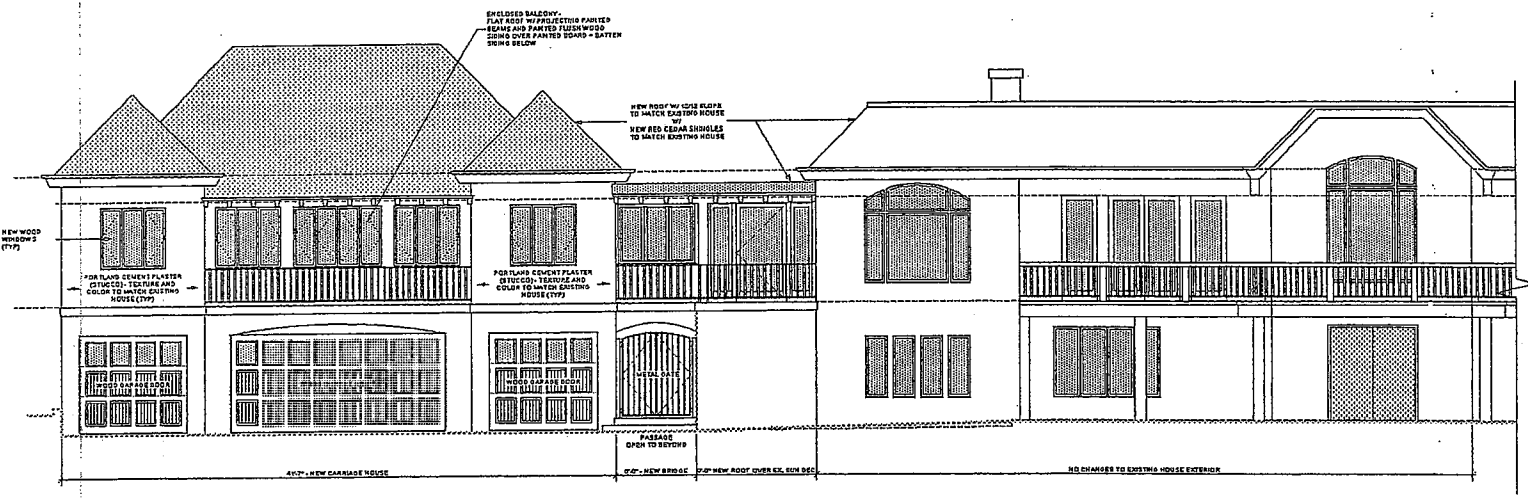
ARCHWORKS
 RON BROWN - ARCHITECT -
 PO BOX 366
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 831.620.1352
 RONBROWN@ARCHWORKS.COM

REVISIONS:

04 MAY 2005

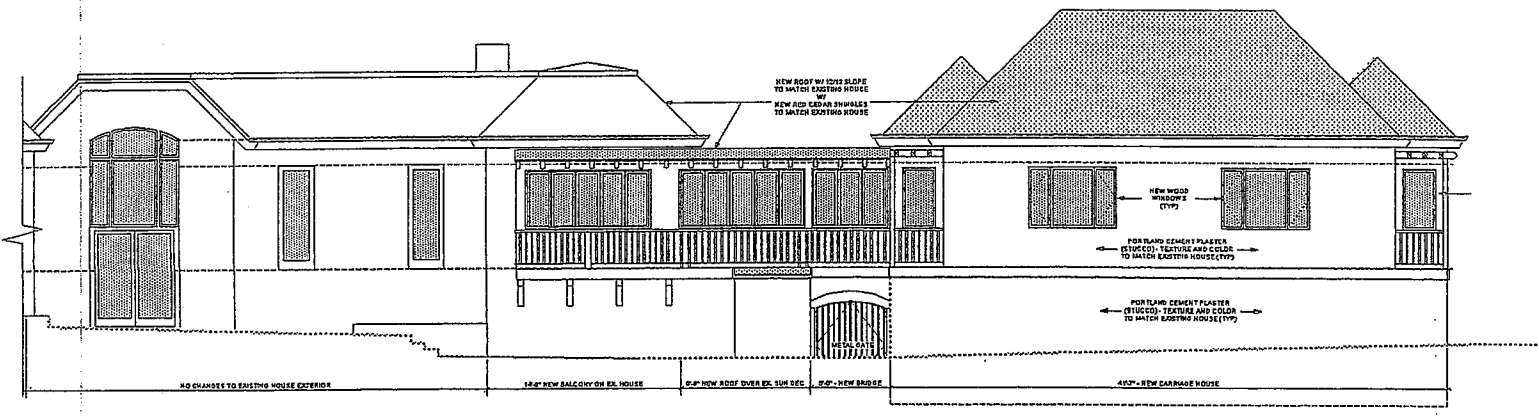
A3.1

OF 6



1

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



2 NORTH EXTERIOR ELEVATION

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

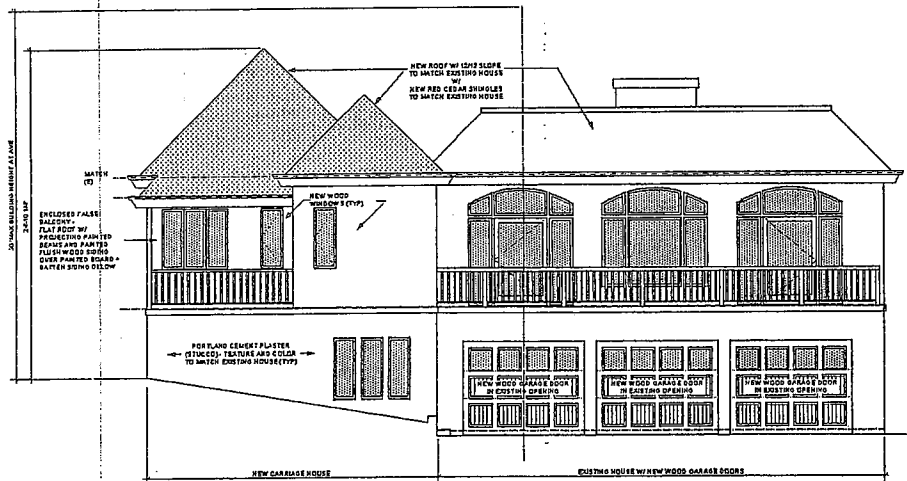


RENOVATIONS &
ADDITIONS FOR:
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WEST
EXTERIOR ELEVATION
& EXISTING HOUSE
PHOTOGRAPHS

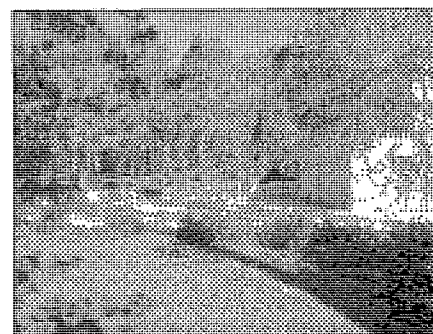
REVISIONS:



② WEST EXTERIOR ELEVATION: B (EAST EXT ELEV SIM)



PHOTOGRAPH OF EXISTING HOUSE - WEST SIDE



PHOTOGRAPH OF LOCATION FOR NEW CARRIAGE HOUSE



PHOTOGRAPH OF EXISTING HOUSE - SOUTH SIDE

01 MAY 2005

A3.2

6 OF 6