

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050405

A. P. # 008-231-013-000

In the matter of the application of
Robert & Virdette Parkman (PLN050405)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Development Permit and Design Approval to construct a new 810 square foot caretaker's unit and Coastal Development Permit to remove three Monterey pines (one living, two dead); minimal cut and fill is required (15 cu. yds. cut/ 15 cu. yds. fill). The project is located at 1407 Lisbon Lane, Pebble Beach, Del Monte Forest, Coastal Zone and came on regularly for meeting before the Zoning Administrator on April 27, 2006.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY – The Parkman Combined Development Permit and Design Approval (PLN050405), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).

EVIDENCE: (a) The application and plans submitted for the Combined Development Permit and Design Approval in project file PLN050405 at the Monterey County Planning and Building Inspection Department.

(b) The property is located at 1407 Lisbon Lane, Pebble Beach, Del Monte Forest area in the Coastal Zone. The parcel is zoned "LDR/1.5-D (CZ)" (Low Density Residential, 1.5 acres per unit, Design Control in the Coastal Zone). The proposed caretaker unit meets the site development standards for the LDR Zoning District and are allowed uses pursuant to § 20.14.050.I. The caretaker unit meets the development standards of § 20.64.030, including overall build out in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan.

(c) The proposed caretaker unit complies with all of the applicable requirements of Section 20.64.030.C and will be served by adequate sewage disposal and water supply facilities.

(d) 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.

(e) The project planner conducted a site visit on December 9, 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. Due to the development's proximity to protected trees, tree protection measures will be required as a condition of approval. No Environmentally Sensitive Habitat exists on the property.

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, Coastal Commission, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works 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 December 9, 2005 to verify that the site is suitable for this use. The proposed development will be located essentially within the same footprint as the existing development.

(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 the 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 impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(b) Staff site visit on December 9, 2005.

(c) Del Monte Forest Land Use Plan, Figure 16, Shoreline Access map.

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

EVIDENCE: (a) Section 15301(l) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed demolition of the existing single family residence qualifies for this categorical exemption since it will involve negligible or no 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: Sections 20.14.020, 20.44.020 and 20.64.030 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: PUBLIC NOTICE – Public notice of the pending Combined Development Permit was provided pursuant to Section 20.76.040, Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan).

EVIDENCE: Materials in the project file.

7. 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.

8. FINDING: COASTAL DEVELOPMENT REQUIREMENT – Consistent with Section 20.147.050 of the Del Monte Forest Coastal Implementation Plan, requests for tree removal shall include review of forest plant associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand and it has been determined that the current design and protections proved the greatest long-term protections to the forest resource.

EVIDENCE: (a) Planning staff reviewed the project and requested modifications to minimize tree removal while meeting the applicant's desire for lot placement, aesthetics and structure size.

(b) Due to the development's proximity to protected trees, long-term maintenance, monitoring, tree protection measures, and replanting will be required as a condition of approval.

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

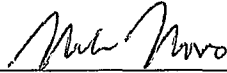
EVIDENCE: (a) Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance.

(b) The project is located between the sea and the first through 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 27th day of April, 2006.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

MAY 11 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

MAY 21 2006

THIS APPLICATION IS ALSO APPEALABLE TO 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: Parkman

File No: PLN050405

APN: 008-231-013-000

Approval by: Zoning Administrator

Date: 27 April 2005

**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>Mittg. 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>Verif- ication of comp- liance</i>
1		<p>PBD029 - SPECIFIC USES ONLY The Parkman Combined Development Permit (PLN050405) consists of: Combined Development Permit consisting of a Coastal Development Permit and Design Approval to construct a new 810 square foot caretaker's unit and coastal development permit to remove three Monterey pines (one living, two dead). Minimal cut and fill is required (15 cu. yds. cut/ 15 cu. yds. fill). The project is located at 1407 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-013-000), Del Monte Forest, 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 appropriate authorities. (Planning and Building Inspection)</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>
2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: A permit (Resolution 050405) was approved by the Zoning Administrator for Assessor's Parcel Number 008-231-013-000 on <i>27 April 2006</i>. The permit was granted subject to eleven (11) 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)</p>	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		<p>PBD006 - DEED RESTRICTION – CARETAKER UNIT</p> <p>Prior to the issuance of permits for caretaker unit construction, or for use of an existing structure as a caretaker unit, the applicant shall record a deed restriction stating the regulations applicable to the caretaker unit as described in Section 20.64.030.C. (Planning and Building Inspection)</p>	Submittal of approved and recorded deed restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
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	

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5		<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	
6		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum</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 grading and building permits</p> <p>Prior to final building inspection</p>	

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		<p>horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(Pebble Beach Community Services District)</p>				
7		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and</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>	

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		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)				
8		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
9		PBD – TREE MONITORING (NON-STANDARD) The health and condition of trees near and around the proposed construction will be monitored by a County-approved forester or arborist. The forester/arborist shall provide written direction and the applicant shall implement measures to	Submit tree maintenance measures to Director for review. Submit monitoring evidence during all phases of construction and especially during excavation for foundation and	Applicant or owner/ Cert. by Arborist/ Forester	Prior to final; after one year, and after five years.	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
		maintain the long-term health of surrounding trees to include trimming to avoid trees from becoming a hazard, and appropriate soil and irrigation treatments. The owner is required to maintain these trees in good condition and avoid any construction related impacts. If impacts occur the applicant shall repair damaged trees or provide certified evidence that trees have been replaced. (Planning and Building Inspection)	certification that tree roots have not been damaged; thereafter every five years. Evidence shall be provided in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.		If the tree health is affected by the construction, monitoring shall continue until tree health has been successfully maintained for five years.	
10		PBD – TREE MITIGATION (NON-STANDARD) The applicant shall arrange for tree replacement planting (at a three to one ratio) to be monitored for establishment success one year after project completion consistent with recommendations from the Forestry Report. Establishment success shall be 100 percent. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. (Planning and Building Inspection)	Submit mitigation evidence in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.	Applicant or owner	One year after final inspection/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>Verif- ication of comp- liance</i>
11		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection.</p> <p>Applicant shall schedule fire dept. final sprinkler inspection.</p>	Applicant or owner	<p>Prior to issuance of building permit</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
		END OF CONDITIONS				

FIRE SAFETY REQ'S:

1. ADDRESS NUMBERS TO BE POSTED BEFORE CONSTRUCTION BEGINS. TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REENTRY FOR A PERMANENT ADDRESS. ADDRESS NUMBERS PERMANENTLY POSTED ON THE PROPERTY SHALL BE VISIBLE FROM THE ROAD AND SHALL BE REPEATED AT 100' INTERVALS. IN ALL CASES, THE ADDRESSES OF CONSTRUCTION SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED THEREAFTER. HIGH VISIBILITY CANOPY SIGN POSTS OR SIGN BOARDS WITH THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE PROPERTY DRIVEWAY. ADDRESS NUMBERS SHALL BE "ARABIC" (I.E., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) OR WRITTEN OUT IN WORDS (ONE, TWO, THREE, ETC.). ADDRESS NUMBERS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A 1/2" HIGH HIDE STRIKE, AND SHALL CONTRAST WITH THE BACKGROUND COLOR OF THE SIGN. ADDRESS NUMBERS ARE NOT POSTED, BUILDING INSPECTOR WILL NOT GRANT A FINAL INSPECTION.
2. ROOFING - CLASS "A" BUILDING - ROOF CONSTRUCTION SHALL BE ISO CLASS "A" BUILDING AS REFERRED TO IN UNIFORM BUILDING CODE STANDARD 10-3. EFFECTIVE JANUARY 1, 1991, BY STATE LAW, AREAS WITHIN VERY HIGH AND SECONDARY ZONES, ROOF CONSTRUCTION SHALL BE CLASS "A" BUILDING. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND 100 PERCENT OR MORE OF AN EXISTING ROOF SHALL BE REPLACED WITH A ONE-YEAR PERIOD. EXISTING CLASS "A" ROOF CONSTRUCTION SHALL BE REINFORCED. EXISTING RESIDENCES WITH 20 PERCENT OR MORE OF AN EXISTING ROOF SHALL BE REPLACED WITH A CLASS "A" ROOF CONSTRUCTION WITHIN AN ADDITION OF 30% OF THE FLOOR AREA IS MADE.
3. SUBSTITUTIONS - ANY SUBSTITUTIONS OF MATERIALS OR METHODS SHALL BE APPROVED BY THE LOCAL JURISDICTION. ANY SUBSTITUTIONS OF MATERIALS OR METHODS SHALL BE APPROVED BY THE LOCAL JURISDICTION. ANY SUBSTITUTIONS OF MATERIALS OR METHODS SHALL BE APPROVED BY THE LOCAL JURISDICTION.
4. PRIVACY GATES - ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 50' FROM THE ROADWAY AND SHALL BE 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. THERE A DRIVEWAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 10' TURNING RADIUS SHALL BE USED, WHERE GATES ARE TO BE LOCATED, THE INSTALLATION OF A KEY BOX OR OTHER COMMUNICATIONS FOR NEAR-DAY ACCESS BY EMERGENCY COMPLIANT MAY BE REQUIRED.
5. ACCESS DRIVEWAYS - ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVEWAY SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (I.E. TRUCKS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 15" OF UNOBSTRUCTED VERTICAL CLEARANCE, AND A MAXIMUM 1% PERCENT GRADE. ON DRIVEWAYS AND ACCESS ROADS HAVING A 30" CURB OR IMPEDER OR MORE THE DRIVEWAY SURFACE SHALL BE 0.1% FEET OF AVG. FINISH TO OR ON 3% OF ADJACENT BASE CONCRETE AND BE ACCESSED BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEMI TRAILERS. EXCEPT WHEN BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.
6. ACCESS DRIVEWAYS - TURNING RADIUS - FOR DRIVEWAYS WITH TURNING RADIUS OF 25 FEET, THE MINIMUM HORIZONTAL RADIUS OF CURVATURE SHALL BE 25 FEET FOR DRIVEWAYS WITH TURNING RADIUS GREATER THAN 25 FEET, THE MINIMUM HORIZONTAL RADIUS OF CURVATURE SHALL BE 25 FEET FOR ALL DRIVEWAY TURNS. AN ADDITIONAL SURFACE OF 4" SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 100' IN LENGTH, BUT NOT EXCEEDING 100' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 100' IN LENGTH, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400' INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12' WIDE AND 30' LONG WITH A MINIMUM OF 25' TURNOUT AT BOTH ENDS. TURNOUTS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50' OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNOUT SHALL BE 40' FROM THE CENTER LINE OF THE DRIVEWAY. A MANEUVERING IS USED, THE TOP OF THE "T" SHALL BE MINIMUM OF 60' IN LENGTH.
7. ALL BUILDINGS SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION AND/OR VULCAN STANDARDS. THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE JURISDICTION. FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. REQUIREMENTS MUST BE SUBMITTED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FINISHING INSPECTION.

NOTES:

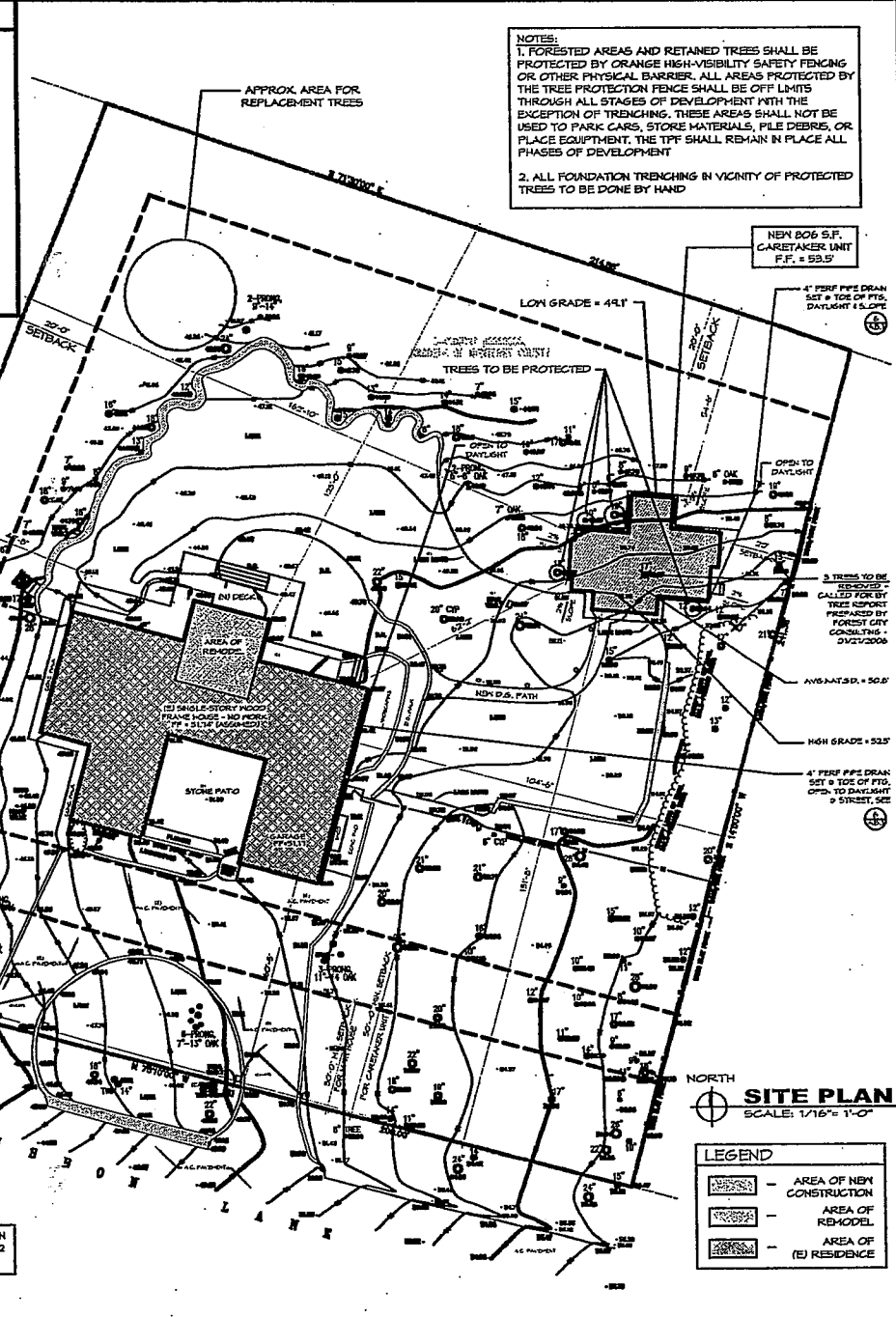
1. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2500 PSI.
2. ALL REINFORCING STEEL SHALL CONFORM TO THE ASTM A-616 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A-305 (WELDED WIRE FABRIC). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
3. UNLESS SPECIFIED AND GRASS SHALL CONFORM TO THE FOLLOWING SPEC: MAXIMUM THEORETICAL CONTENT OF HUMUS SHALL BE 10%. ALL DOWNSLAIS FOR UNIFORM FINISH EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRASS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE MFLR, I.A. (A.P.A. FLOODING SHALL BE 0.7% CONFORMING TO U.S. PRODUCT STANDARDS FOR 1/4" WITH EXTERIOR GRADE. GRASS SHALL CONFORM TO ASTM A-185. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
4. WALL CONSTRUCTION SHALL COMPLY WITH CBC TABLE 23-04.6.
5. WALLS TO BE IN COMPLIANCE WITH CBC TABLE 23-04.6-1.
6. ALL 500K PAVEMENTS SHALL HAVE A MAX. FLOOR RATE OF 23 G.P.M.
7. ALL SHOULDER HEADS SHALL HAVE A MAX. FLOOR RATE OF 23 G.P.M.

OWNERSHIP NOTES:

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS.

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE DESIGN INFORMATION REFERRED TO AS "DESIGNER". WITHOUT PRELIMINARY VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE FROM EACH INDIVIDUAL OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
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SURVEY INFORMATION SHOWN ON THIS PLAN TAKEN FROM SITE SURVEY DATED 04/20/2002 BY CENTRAL COAST SURVEYORS INC.



NOTES:
 1. FORESTED AREAS AND RETAINED TREES SHALL BE PROTECTED BY ORANGE HIGH-VISIBILITY SAFETY FENCING OR OTHER PHYSICAL BARRIER. ALL AREAS PROTECTED BY THE TREE PROTECTION FENCE SHALL BE OFF LIMITS THROUGH ALL STAGES OF DEVELOPMENT WITH THE EXCEPTION OF TRENCHING. THESE AREAS SHALL NOT BE USED TO PARK CARS, STORE MATERIALS, PILE DEBRIS, OR PLACE EQUIPMENT. THE TPF SHALL REMAIN IN PLACE ALL PHASES OF DEVELOPMENT
 2. ALL FOUNDATION TRENCHING IN VICINITY OF PROTECTED TREES TO BE DONE BY HAND

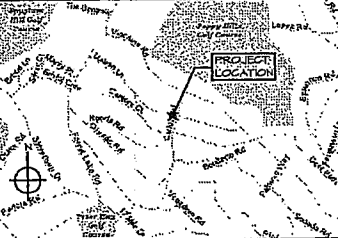
SHEET INDEX

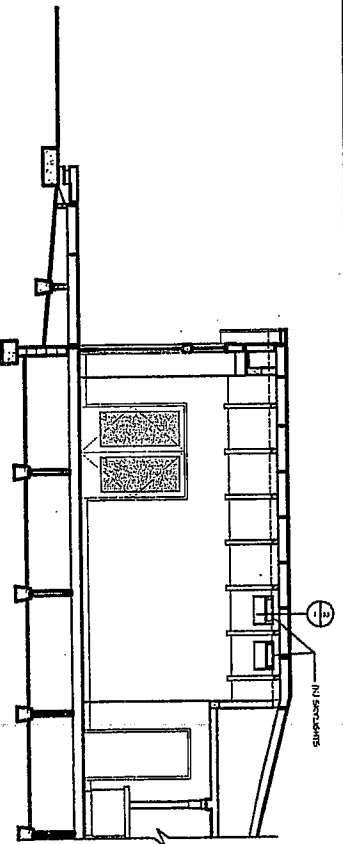
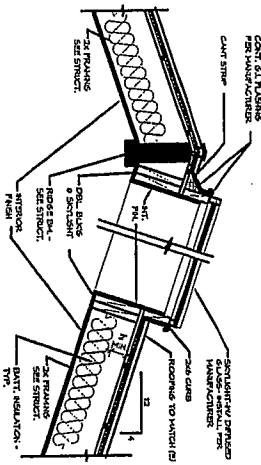
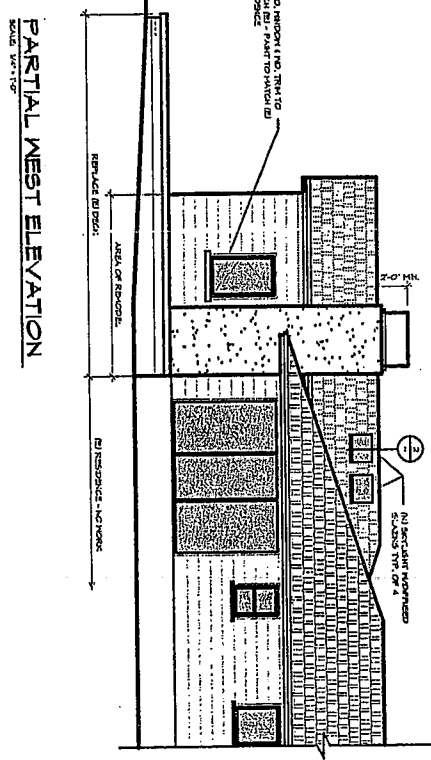
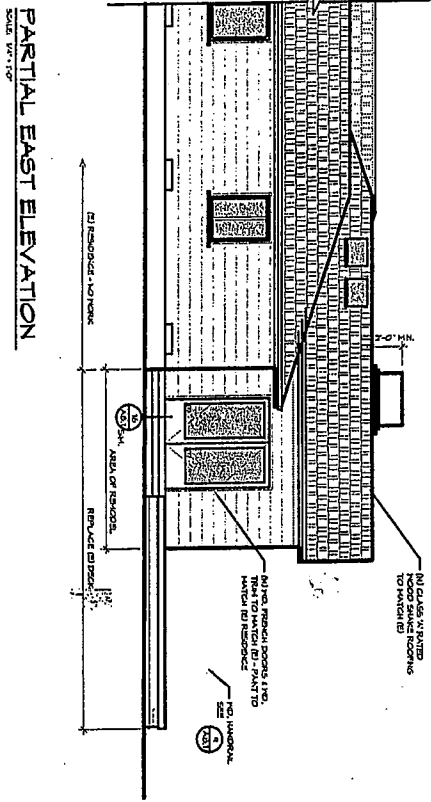
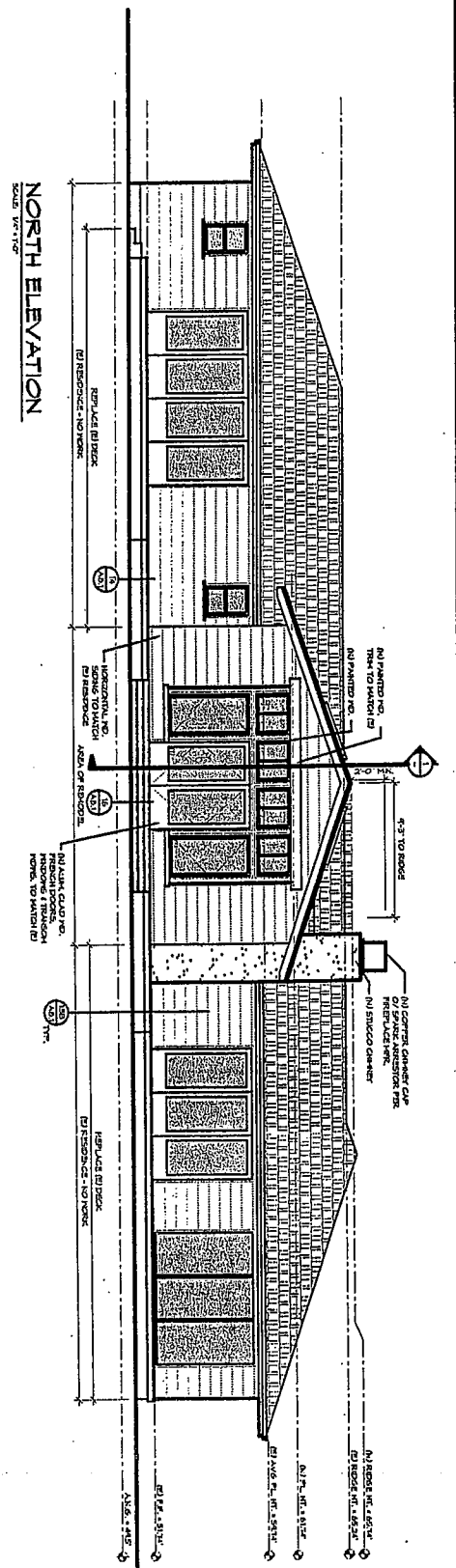
ARCHITECTURAL:	
A1.0	TITLE SHEET/VICINITY MAP
A2.1	MAIN HOUSE FLOOR PLAN
A2.2	CARETAKER FLOOR & ROOF PLANS & SECTIONS
A2.3	MAIN HOUSE ROOF & REF. GLG. PLAN
A3.1	CARETAKER EXTERIOR ELEVATIONS & SECTIONS
A3.2	EXTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS & DETAILS
A6.1	DETAILS
STRUCTURAL:	
S-0	MAIN HOUSE RE-MODEL
S-1	GENERAL NOTES
S-2	DETAILS
S-3	FOUNDATION PLAN
S-4	ROOF FRAMING PLAN
S-5	DETAILS
S-6	DETAILS
ELECTRICAL-MECHANICAL:	
T-1	ENERGY COMPLIANCE
E-1	POWER & LIGHTING PLANS

PROJECT DATA

1. Property: 1407 LISBON LANE PEBBLE BEACH, CA 93955
2. A.P.N.: 028-281-018
3. Owner: ROBERT AND YVETTE PARODIAN
4. Architect: HOLDREN LIETZKE ARCHITECTURE 404 ALVARADO ST. SUITE 2 MONTEREY, CA 93940 PH: 408-6601 FAX: 408-6603
5. Structural Engineer: YUTAKA UYEDA 2600 GARDEN RD. - SUITE 303 MONTEREY, CA 93940
6. Scope of Work: NEW 806 S.F. CARETAKER UNIT, REMOVAL OF 8 TREES, AND NEW PERMISSIBLE FLOOR, RE-MODEL OF SAN ROOM
7. Lot Area: 34,714.5 S.F.
8. Added Floor Area: CARETAKER - 600 SQ. FT.
9. Allowable F.A.R.: 4.703 S.F. - 15.3%
 Proposed F.A.R.: 4,873 S.F. - 0.2%
 REMOVAL: + 3,045 S.F.
 RE-MODEL: + 606 S.F.
 TOTAL: + 4,651 S.F. (13.1%)
10. Lot Coverage: (E) MAIN HOUSE + 2325 S.F.
 (N) CARETAKER + 600 S.F.
 (E) FRONT PATIO + 2093 S.F.
 (E) DRIVEWAY + 3470 S.F.
 (E) REAR PATIO (PERM) + 330 S.F.
 (E) MAIN HOUSE 1 + 301 S.F.
 TOTAL: + 11,327 S.F. (32.6%)
 IMPROVED PERVIOUS: + 5445 S.F.
 + 845 S.F.
11. Zoning: LDR - 1532C - D
12. Construction Type: V-4
13. Occupancy Group: R-1
14. Caretaker Unit Building Height: MAX. ALLOWED = 10'0" PROPOSED = 10'0"
15. Caretaker Unit: Required
 FRONT: 50'-0" + 10'-0"
 SIDE: 30'-0" + 10'-0"
 SIDE: 20'-0" + 10'-0"
 REAR: 20'-0" + 10'-0"
16. Grading: GFTS IS GIBBS YDS FULL IS GIBBS YDS + CARETAKER FOUNDATION
17. Trees: (8) TO BE REMOVED + 8 MONTEREY PINES - T, 13', 4 FT
18. Neighbor Company: CALHUN
19. Survey: PEBBLE BEACH COMPANY
20. Subdivision: EL PASADOBORRO
21. Lots: 33

VICINITY MAP





2 SKYLIGHT
SCALE 1"=1'-0"

1 PARTIAL BLDG. SECTION
SCALE 1/4"=1'-0"

DATE:	03/14/2020
SCALE:	1/4"=1'-0"
DESIGNER:	DTC
LOG NUMBER:	2524
REVISION:	

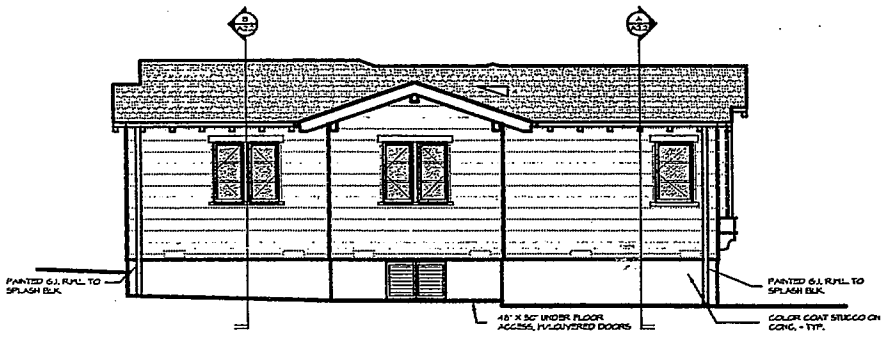
HOLDREN, LIETZKE ARCHITECTURE

414 ALVARADO ST., SUITE E PE 331.6414.8001

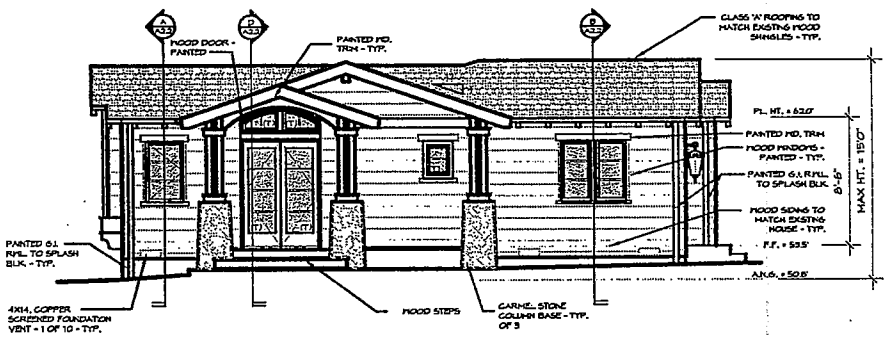
MAIN HOUSE EXTERIOR ELEVATIONS & SECTION
PARKMAN REMODEL
 1407 LISBON LANE
 PEBBLE BEACH, CA 93953

A3.1

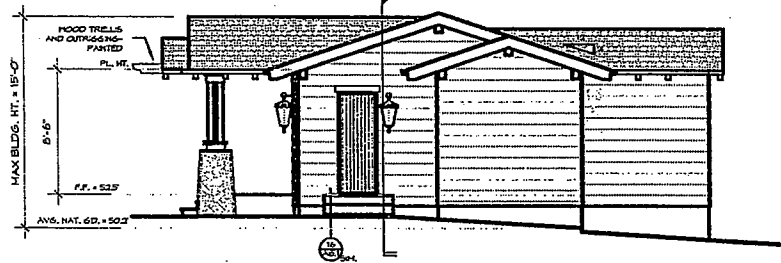
03/16/00
1/4" = 1'-0"
DTC
05.01



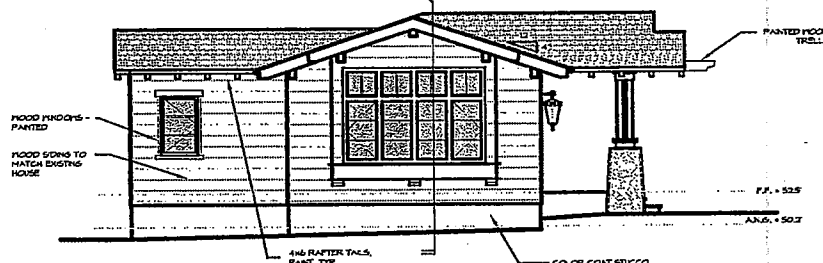
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



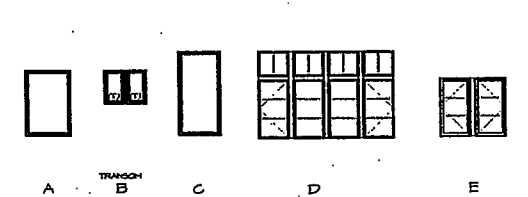
EAST ELEVATION
SCALE: 1/4" = 1'-0"



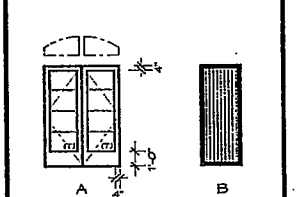
WEST ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE (7) - TINTED GLAZING									
MARK	TYPE	UNIT SIZE WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	GLASS HEAD	JAMB	SILL	REMARKS
1	CASHEM	3'-6"	4'-0"	7'-0"	WOOD	5	3	4	SEE INT. ELEV
2	FIXED DBL. CASHEM	4'-0"	6'-0"	8'-8"	-	5	3	4	SEE INT. ELEV
3	CASHEM	3'-6"	4'-0"	7'-0"	-	5	3	4	
4	CASHEM	3'-6"	4'-0"	7'-0"	-	5	3	4	
5	DBL. CASHEM	4'-4"	4'-0"	7'-0"	-	5	3	4	STRESS WINDOW - MINIMUM OPEN CLEARANCE WIDTH OF 20"
6	DBL. CASHEM	4'-4"	4'-0"	7'-0"	-	5	3	4	
7	FIXED	4'-4"	4'-0"	7'-0"	-	5	3	4	
8	CASHEM	1'-6"	2'-0"	7'-0"	-	5 SH	3 SH	4 SH	TINTED GL. - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
9	FIXED	3'-4"	VARIES	-	-	-	-	-	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
10	FIXED	3'-4"	VARIES	-	-	-	-	-	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
11	FIXED	3'-0"	4'-8"	7'-0"	WOOD 5	5	3	4	
12	FIXED	2'-4"	8'-10"	7'-0"	-	5	3	4	TINTED GL. - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
13	FIXED	2'-4"	8'-10"	7'-0"	-	5	3	4	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
14	FIXED	2'-4"	2'-4"	10'-0"	-	5	3	4	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
15	FIXED	2'-4"	2'-4"	10'-0"	-	5	3	4	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
16	FIXED	2'-4"	2'-4"	10'-0"	-	5	3	4	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
17	FIXED	3'-4"	3'-4"	10'-0"	-	5	3	4	TINTED GL. TRANSOM FPN - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING

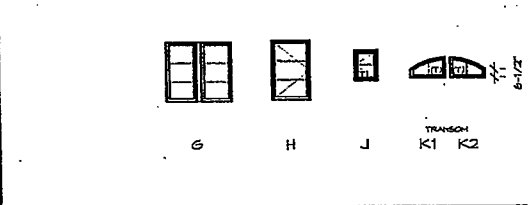
WINDOW TYPES (7) - TINTED GLAZING



DOOR TYPES (7) - TINTED GLAZING



DOOR SCHEDULE (7) - TINTED GLAZING									
MARK	TYPE	UNIT SIZE WIDTH	HEIGHT	HEAD HEIGHT	FRAME MATERIAL	GLASS HEAD	JAMB	THRESH	REMARKS
18	EXTERIOR	3'-0"	-	VF	WOOD	-	1	-	ARCHED - SEE INT. ELEVATION
19	EXTERIOR	3'-4"	7'-0"	7'-0"	-	-	-	-	
20	INTERIOR	3'-4"	7'-0"	7'-0"	-	-	-	-	
21	EXTERIOR	3'-4"	7'-0"	7'-0"	-	-	-	-	
22	INTERIOR	3'-4"	5'-0"	7'-0"	METAL	-	-	-	3/8" TINTED GL. - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
23	EXTERIOR	6'-0"	7'-0"	7'-0"	WOOD	-	1	3	3/8" TINTED GL. - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
24	EXTERIOR	6'-0"	7'-0"	7'-0"	WOOD	-	1	2	3/8" TINTED GL. - A PERMANENT LABEL PER CBC SECTION 2406.3 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING



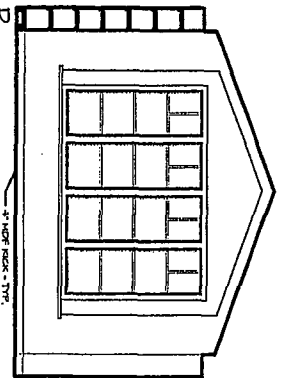
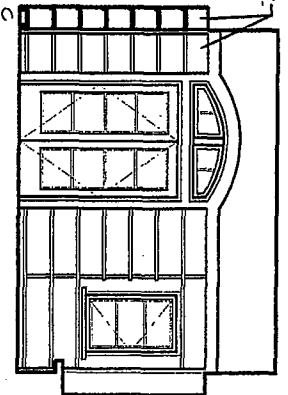
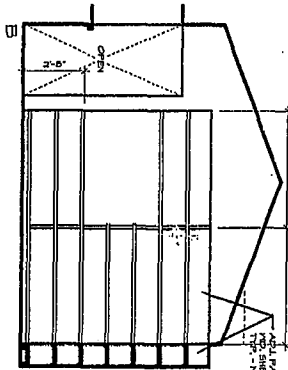
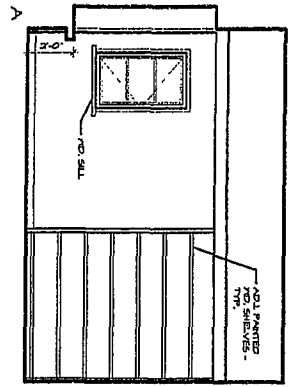
ATTIC VENTING CALCS

ATTIC = 416.3 SQ. FT.
 476.3 / 300 = 1.59 SQ. FT. X 12 = 19.1 SQ. FT. REQUIRED
 (2) 1'-5/8" DIA. HOLES = 4.15 SQ. FT. FREE AREA PER BLK.
 4.15 X ALL BLKS. (24) = 99.6 SQ. FT. / 12 = 8.3 SQ. FT. PROVIDED LOW.
 +/- 80'-T LN. FT. OF ROOF RIDGE VENTS (ALL RIDGES)
 (1) 2' SQ. IN. VENT PER 16' OF RIDGE +/- (2) 2' VENTS = 53.4 SQ. IN.
 FREE AREA PROVIDED HIGH.

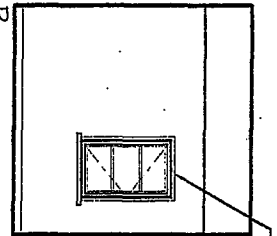
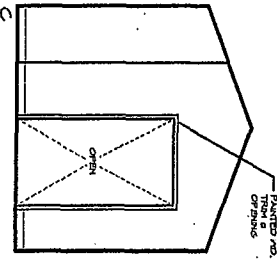
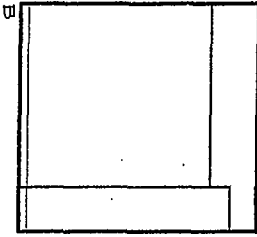
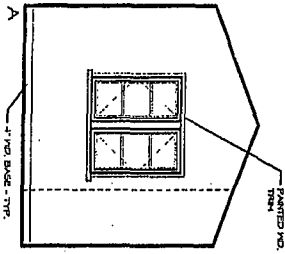
UNDERFLOOR VENTING CALCS

UBC REQ. = 13.5 SQ. FT. / 25 LINEAR FT.
 EXTERIOR WALL LENGTH = 102.25 LINEAR FT.
 13.5 SQ. FT. X (102.25/25) = 55.1 SQ. FT. REQUIRED
 (2) 6" X 12" VENTS @ .5 SQ. FT. = 4.50 FT.
 (1) 48" X 30" UNDERFLOOR ACCESS = 10.0 SQ. FT.
 TOTAL VENTING = 14.0 SQ. FT. PROVIDED

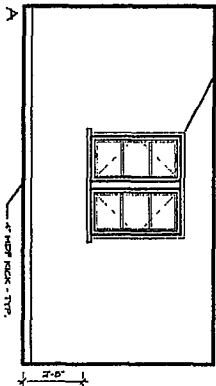
HOLDREN, LIETZKE
 ARCHITECTURE
 444 AVENUE 51, SUITE 200
 PARKMAN REMODEL
 14071 Lisbon Lane
 Pebble Beach, Ca. 95953



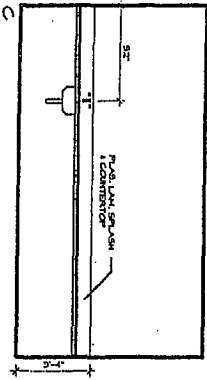
101 OFFICE



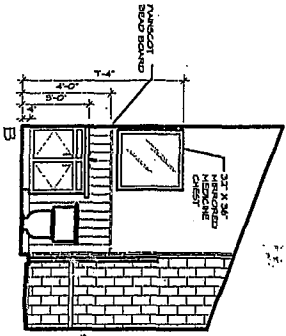
102 BEDROOM



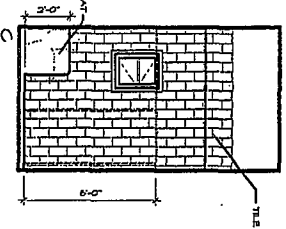
103 KITCHEN

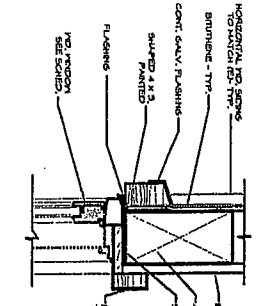
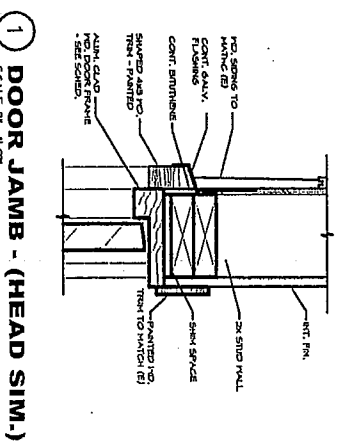
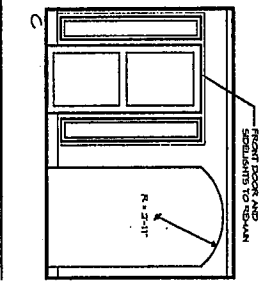
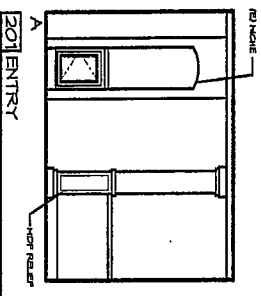
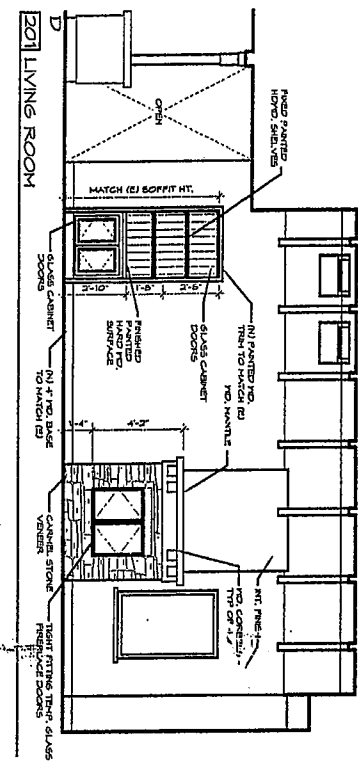
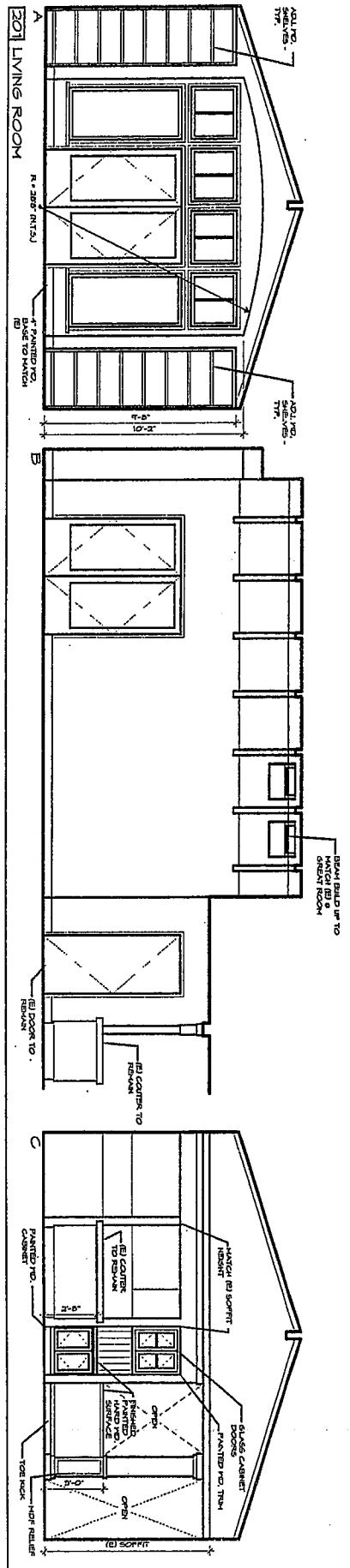


103 KITCHEN

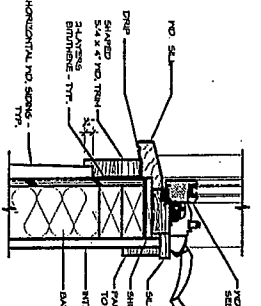


104 BATHROOM

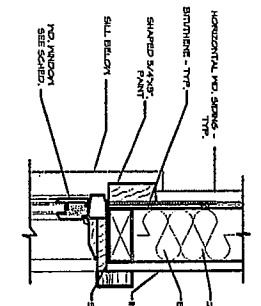




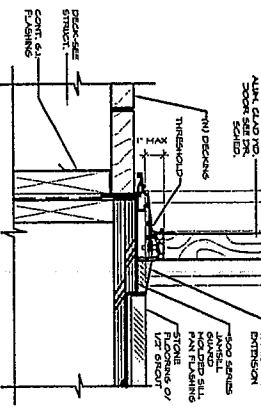
5 TYP. WDW. HEAD
SCALE 3" = 1'-0"



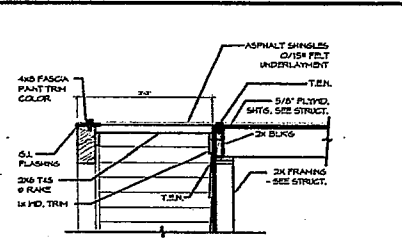
4 TYP. WDW. SILL
SCALE 3" = 1'-0"



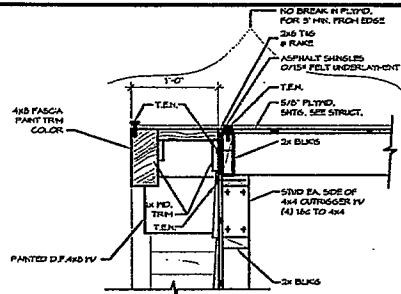
3 TYP. WDW. JAMB
SCALE 3" = 1'-0"



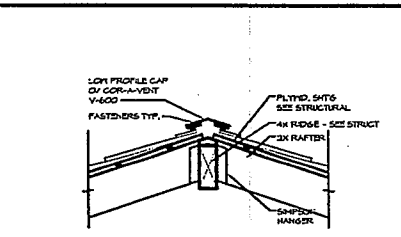
2 EXT. DOOR THRESHOLD
SCALE 3" = 1'-0"



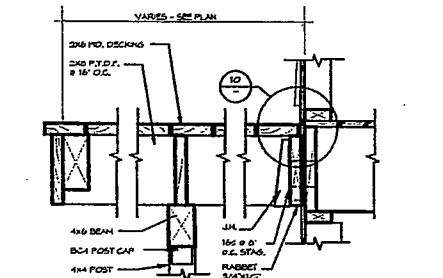
9 ENTRY RAKE
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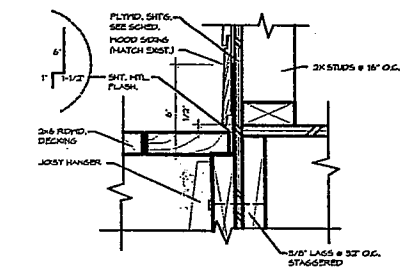
5 TYP. RAKE
 SCALE: 1-1/2" = 1'-0"



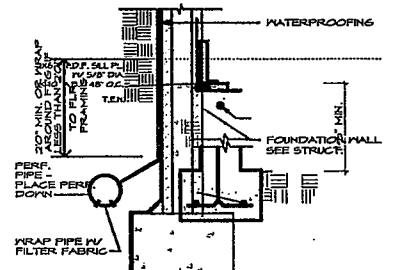
1 RIDGE - STORAGE
 SCALE: 1" = 1'-0"



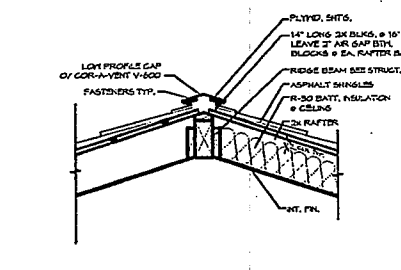
14 DECK EDGE - TYP.
 SCALE: 1 1/2" = 1'-0"



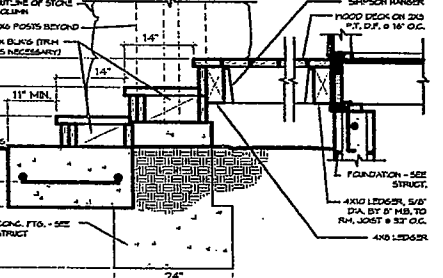
10 DECK CONNECTION
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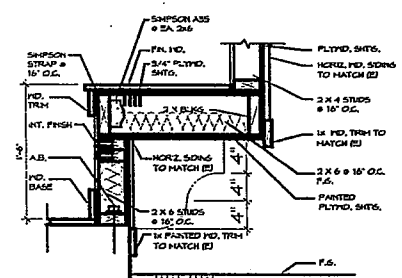
6 DRAIN
 SCALE: 1" = 1'-0"



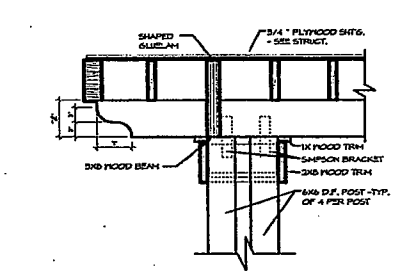
2 TYP. RIDGE - U.O.N.
 SCALE: 1" = 1'-0"



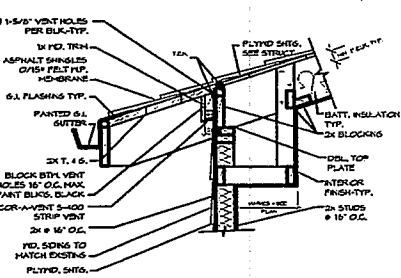
15 GUEST PORCH AND STAIR
 SCALE: 1" = 1'-0"



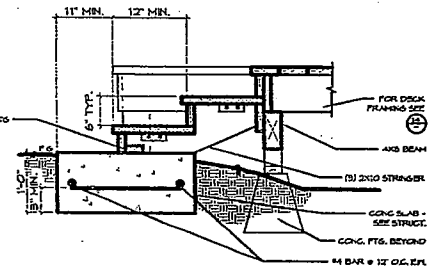
11 WINDOW SEAT SILL
 SCALE: 1" = 1'-0"



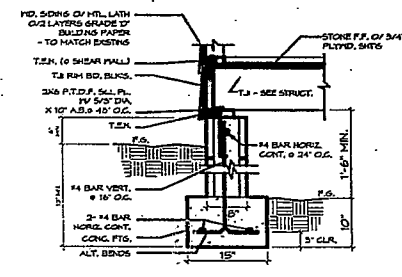
7 POST CAP @ ENTRY
 SCALE: 1" = 1'-0"



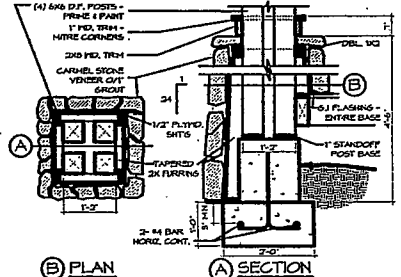
3 EAVE
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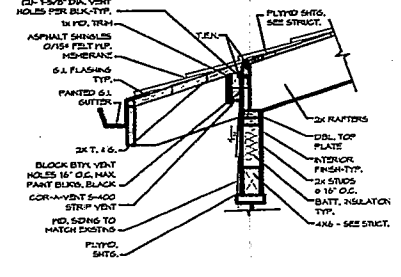
16 TYP. STEPS
 SCALE: 1" = 1'-0"



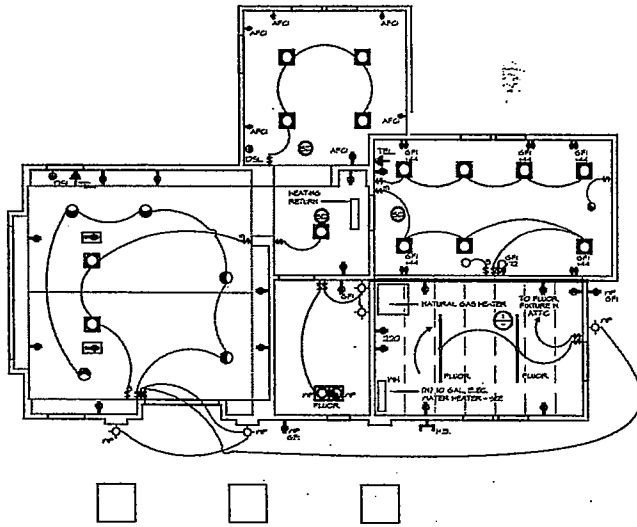
12 TYP. FOUNDATION
 SCALE: 1" = 1'-0"



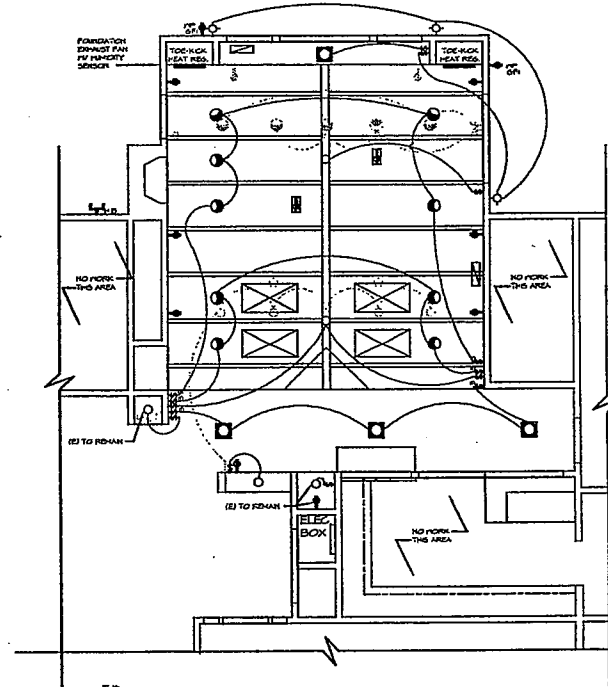
8 POST BASE @ ENTRY
 SCALE: 3/4" = 1'-0"



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



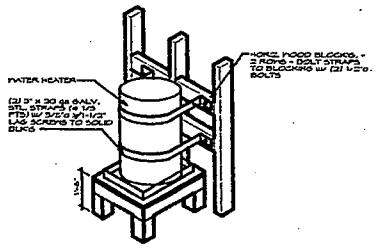
CARETAKER POWER AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"



PARTIAL MAIN HOUSE POWER AND LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LEGEND
 (R) TO BE REMOVED
 (N) REPLACEMENT OR ADDITIONAL
 (C) TO BE INSTALLED BY OWNER

NOTE:
 1. DISTRIBUTED AUDIO & FAMILY ROOM
 2. SPEAKERS IN HALLS AND BATHS
 3. 20 AMP TO LA. SYSTEM (AREA)
 3. NO CHANGE TO (R) KITCHEN, BATH, 1 BEDROOM ELECTRICAL



1 WATER HEATER
SCALE: 1/2\"/>

ELECTRICAL & PLUMBING SYMBOLS	
SWITCH (P) - DIMMER - SEE NOTE 1 (ELECTRICAL) / INCANDESCENT (PLUMBING)	2" LOW VOLTAGE DIRECTIONAL - INLET APERTURE
3-WAY SWITCH	4" LOW VOLTAGE DOWNLIGHT
DUPLEX OUTLET	FLOOR MOUNT / WALL DOORICE
300 OUTLET	FLUORESCENT TUBE
GROUND FAULT INTERRUPT	GARBAGE DISPOSAL
WATERPROOF-LABELED "SUITABLE FOR NET" OR "SUITABLE FOR DAMP LOCATIONS"	EXHAUST FAN 5 AC/HR. MIN.
GAS	FLUORESCENT STEP LIGHT PROVIDING 40 LUMENS PER PLANT OR GREATER
PHONE JACK - 1/4" x 1/8" PAR PIPE / DATA OUTLET	NOSE BIDS
JUNCTION BOX	"TRIM" LIGHT 2 PL LAMP @ 4" O.C.
ELECTRICAL PANEL	ELECTRIC BASE BOARD HEATHS
SMOKE DETECTOR (W/ PRIMARY POWER FROM THE GAS SUPPLY SYSTEM) OR GAS DETECTOR	DSL CONNECTION
CABLE AND DATA CONNECTION	DUPLEX OUTLET IN FLOOR
RECESSED CAN-INCANDESCENT 1/2" S' APERTURE	FLOOR SOURCE, WATERPROOF - LABELED "SUITABLE FOR NET" OR "SUITABLE FOR DAMP LOCATIONS"
RECESSED CAN, CONTACT FLUORESCENT PROVIDING 40 LUMENS PER PLANT OR GREATER	
RECESSED CAN, WATERPROOF-LABELED "SUITABLE FOR NET" OR "SUITABLE FOR DAMP LOCATIONS"	

NOTE:
 1. ALL INCANDESCENT FIXTURES & INTERIOR LIGHTING AREAS TO BE SWITCHED WITH ULTRON DIMM DIMMERS OR APPROVED EQUAL. U20K

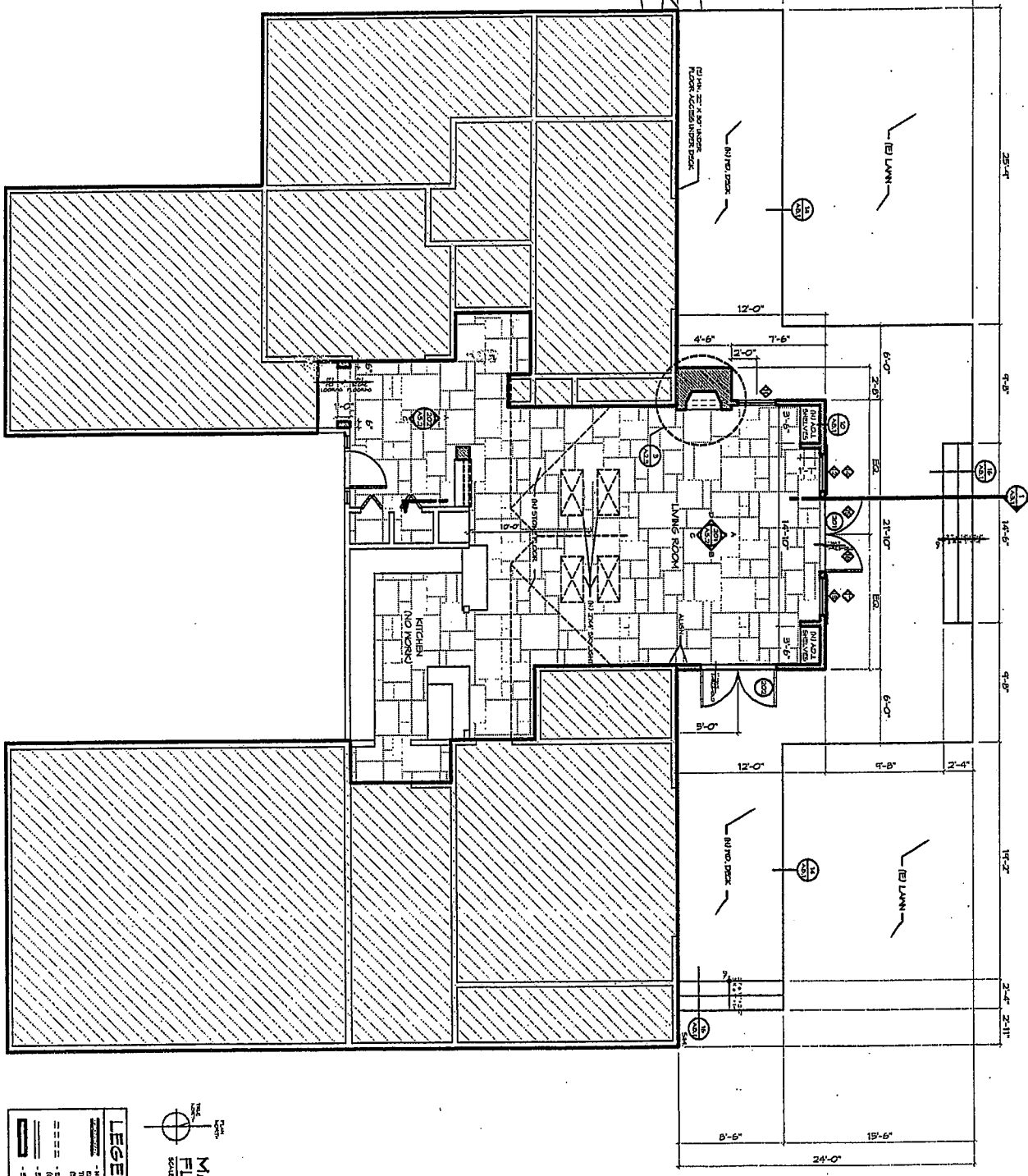
PLUMBING / ELECTRICAL / MECHANICAL NOTES	
1. ALL SMOKE HEADS SHALL HAVE A MAX. FLOW RATE OF 3.9 G.P.M.	13. TEMPERATURE AND PRESSURE RELIEF VALVE ON THE WATER HEATER SHALL COMPLY WITH THE FOLLOWING: 1. THE RELIEF VALVE DRAIN TUBE SHALL EXTEND FROM THE VALVE TO THE EXTERIOR OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2'-0" OF LESS THAN 8" ABOVE THE GRADE OR THE FLOOD LEVEL. 2. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED. 3. THE PRESSURE TEMPERATURE RELIEF VALVE ON THE WATER HEATER SHALL NOT BE DIRECTLY CONNECTED TO ANY PART OF THE DRAINAGE SYSTEM.
2. ALL SINK FIXTURES SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M.	14. PROVIDE SEPARATE BRANCHED RECEPTACLE CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ANTI-FALUT GROUND INTERRUPTERS.
3. IN KITCHEN ALL CROCKETS TO ELECTRICAL PANEL.	15. PROVIDE TWO SMALL WIRE IN WALL BRANCHED CIRCUITS FOR THE KITCHEN LIMITED TO SUFFICIENT WALL AND COUNTER SPACE OUTLETS ONLY.
4. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.	16. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILING SHALL BE UL RATED BY UL OR OTHER APPROVED AGENCY.
5. PROVIDE HANGING SMOKE DETECTORS (W/ BATTERY BACKUP) IN EACH BEDROOM AND HALLWAY.	17. A "NO-NO" IN-HOME NON-ABSORBENT WALL MATERIAL, IN 8'-0" SPACING AND APPROVED WATER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE AS REQUIRED.
6. SMOKE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.	18. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS TO BE 6" FROM STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 8" FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 6" FROM ARTICLE 410-8(A) 1 (E).
7. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.	
8. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.	
9. USE WATER RESISTANT SYSTEM SHALL BE PROVIDED IN ALL SLEEPING AND BATH.	
10. AN APPROVED MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT (BRONCE AIR LINE, WATER HEATING) SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WITH THE SUPPLY. VOLTAGE EXCEEDS 50 VOLTS.	
11. A 100% SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 20' OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT.	
12. IN ADDITION TO THE REQUIRED PRESSURE OR CO-INTEGRATION PRESSURE AND TEMPERATURE RELIEF VALVE, AN APPROVED LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERVENTION OPERATION FOR THERMAL EXPANSION CONTROL SHALL BE INSTALLED WITH ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SHEET.	

NOTE: PLACE 2 (N) UNDER FLOOR DIMMER FANS - CONSULT ARCHITECT FOR PRELIM LOCATIONS

03/16/05
AS NOTED
DVD
05/04

HOLDREN, LIETZKE ARCHITECTURE
 PH: 838-6400
 494 ALVARADO ST., SUITE 100
 SAN ANTONIO, TX 78202

PARKMAN CARETAKER
 1407 Libbon Lane
 Pebble Beach, CA 95955



LEGEND

--- NEW WALL
 - - - - - REMOVE EXISTING WALL
 = = = = = EXISTING WALL TO REMAIN
 --- NEW WALL TO BE RELOCATED
 --- EXISTING WALL TO BE RELOCATED
 --- EXISTING WALL TO BE RELOCATED
 --- EXISTING WALL TO BE RELOCATED

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

MAIN HOUSE FLOOR PLAN

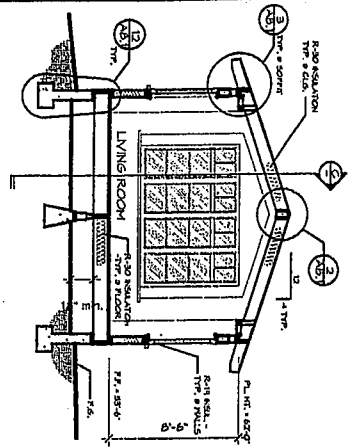
A2.1

MAIN HOUSE FLOOR PLAN
 PARKMAN REMODEL
 1407 LISBON LANE
 PEBBLE BEACH, CA 95668

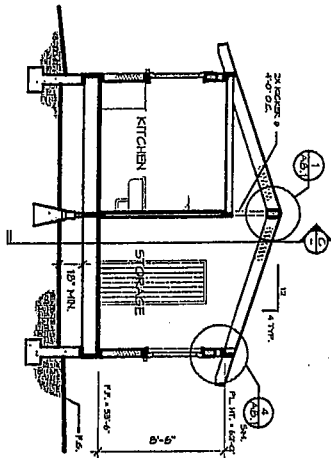
44 ALVARADO ST., SUITE E PH. 831.616.6000

LD HOLDREN LIETZKE ARCHITECTURE

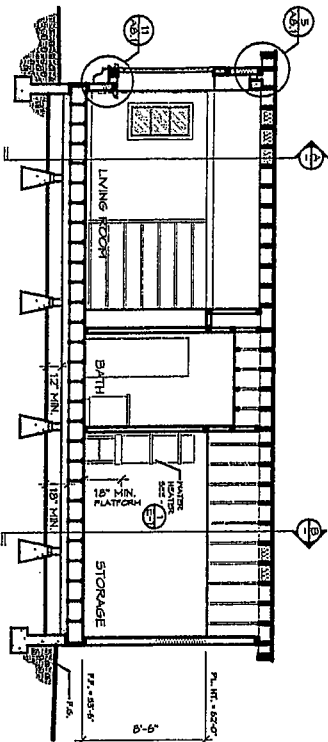
DATE: 3/18/09
 SCALE: 1/8" = 1'-0"
 DRAWN: DMC
 JOB NUMBER: 036
 REVISIONS



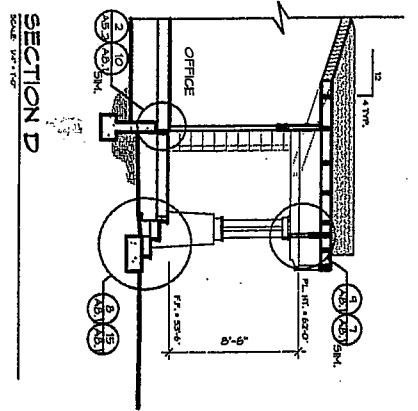
SECTION A
SCALE: 1/8" = 1'-0"



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



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



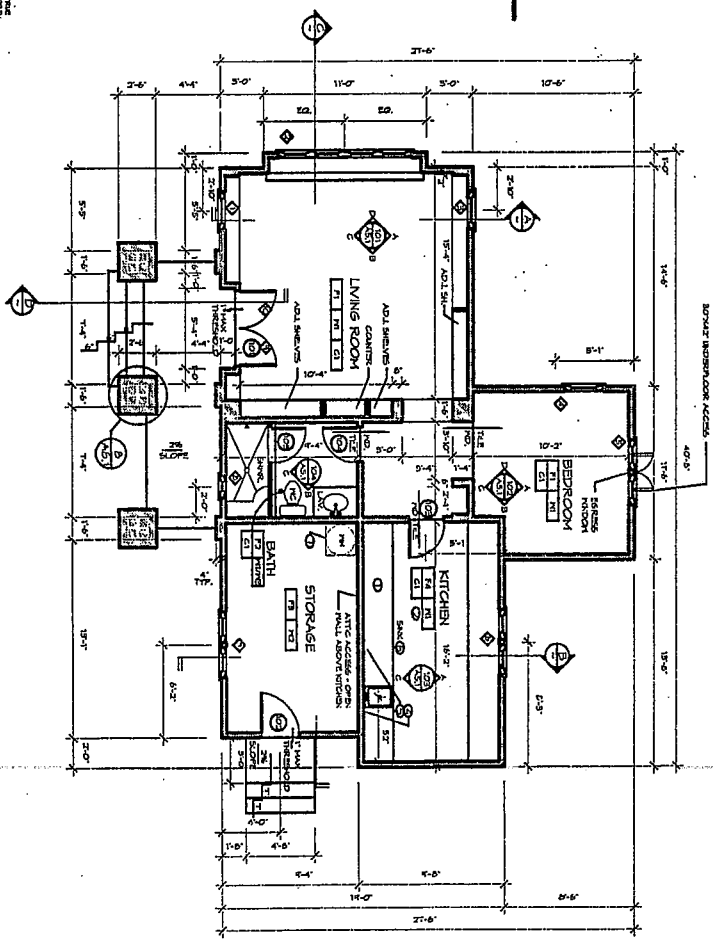
SECTION D
SCALE: 1/8" = 1'-0"

GENERAL NOTES

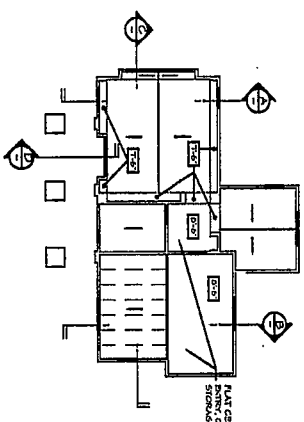
- ALL MATERIALS TO BE INSTALLED BY OWNER - NOT INCLUDING EXIST.
- EXISTING ROOFING TO BE REMOVED AND REPAIRED TO ORIGINAL CONDITION.
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FINISH NOTES

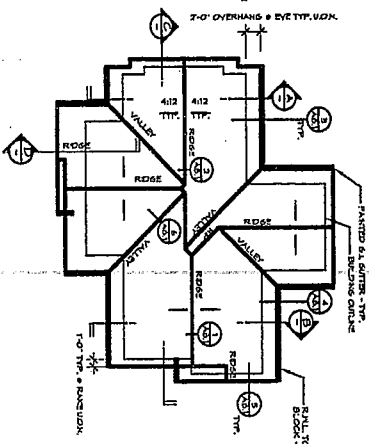
INTERIOR FINISHES:
 F1 - 3/4" GYP. BOARD
 F2 - 5/8" GYP. BOARD
 F3 - 1/2" GYP. BOARD
 F4 - 1/4" GYP. BOARD
 F5 - 1/2" GYP. BOARD
 F6 - 1/4" GYP. BOARD
 F7 - 1/2" GYP. BOARD
 F8 - 1/4" GYP. BOARD
 F9 - 1/2" GYP. BOARD
 F10 - 1/4" GYP. BOARD
 F11 - 1/2" GYP. BOARD
 F12 - 1/4" GYP. BOARD
 F13 - 1/2" GYP. BOARD
 F14 - 1/4" GYP. BOARD
 F15 - 1/2" GYP. BOARD
 F16 - 1/4" GYP. BOARD
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 F93 - 1/2" GYP. BOARD
 F94 - 1/4" GYP. BOARD
 F95 - 1/2" GYP. BOARD
 F96 - 1/4" GYP. BOARD
 F97 - 1/2" GYP. BOARD
 F98 - 1/4" GYP. BOARD
 F99 - 1/2" GYP. BOARD
 F100 - 1/4" GYP. BOARD



CARETAKER FLOOR PLAN
SCALE: 1/8" = 1'-0"



CARETAKER REF. CLG. PLAN
SCALE: 1/8" = 1'-0"



CARETAKER ROOF PLAN
SCALE: 1/8" = 1'-0"