

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

In the matter of the application of:

JAMES E BRAMSEN TR ET AL (PLN090416)

RESOLUTION NO. 10-021

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN090416 per CEQA Guidelines Sections 15301(e), 15303(a), and 15303 (e); and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations.

(PLN090416, James and Elizabeth Bramsen, 3430 Carmel Way, Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-381-014-000)

The Bramsen application (PLN090416) came on for public hearing before the Monterey County Zoning Administrator on July 8, 2010. 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:** **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:
 - the Monterey County General Plan,
 - Del Monte Forest Land Use Plan,
 - Del Monte Forest Coastal Implementation Plan,
 - Monterey County Zoning Ordinance (Title 20)

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 property is located at 3430 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-381-014-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit, with Design Control Overlay (Coastal Zone)], which allows residential additions with approval of a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 5, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) **Archaeological Resources:** The project application includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. Both an archaeological survey and a supplemental survey prepared for the project site concluded that there is no evidence of potentially significant archaeological resources within the project area. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a revised or non-standard version of the County's standard project condition (Condition No. 3).
- e) **Environmentally Sensitive Habitat Area (ESHA):** The project application includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA). See Finding No. 8.
- f) **Visual Resources:** The property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from the Point Lobos State Reserve. The policies of the Del Monte Forest LUP direct that placement and design of new development not injure the visual integrity of the area. Staff conducted a site visit on January 5, 2010, to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos State Reserve due to existing tree screening. Therefore, the project is consistent with the Visual Resource policies of the Del Monte Forest LUP.
- g) **Pescadero Watershed:** The property is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, Del Monte Forest Coastal Implementation Plan). The project, as proposed, is consistent with the coverage limitations. See Finding 7.
- h) **Variance for Encroachment into Side Setback:** The County approved a Variance to allow encroachment into the side setback on the northern boundary by approximately 10 feet (Zoning Administrator Resolution No. 1729, granted January 11, 1974). The footprint or structural coverage of that portion of the existing residence located within the encroachment area approved by the Variance will not be modified. The proposed addition is located in an area on the parcel that meets the approved setbacks.

- i) 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. 08-338, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC, at a public meeting held on May 6, 2010, unanimously voted to support the project.
- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090416.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District - Fire, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources and Archaeological Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - Biological Assessment (LIB100127) prepared by Regan Biological and Horticultural Consulting LLC, Carmel Valley, California, March 23, 2010.
 - Supplementary Archaeological Reconnaissance (LIB100128) prepared by Archaeological Consulting, Salinas, California, March 10, 2010.
 - Supplementary Archaeological Reconnaissance (LIB100169) prepared by Archaeological Consulting, Salinas, California, June 17, 2010.
- c) Staff conducted a site inspection on January 5, 2010, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090416.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services District - Fire, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. The existing residence has public water and sewer connections (Cal-Am and Pebble Beach Community Services District, respectively). The residence addition will continue to use these same connections. The Environmental Health Division reviewed the project application, and did not require any conditions.
- c) See Finding Nos. 1, 2, 4, 5, 6, 7, and 8; and supporting evidence for PLN090416.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on January 5, 2010, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.

5. **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 15301(e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
- b) California Environmental Quality Act (CEQA) Guidelines Sections 15303(a) and (e) categorically exempt construction and location of limited numbers of new, small facilities or structures.
- c) The project, as proposed, consists of the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence. Therefore, the project is consistent with the Class 1 categorical exemption per Evidence 5a, and the Class 3 categorical exemptions per Evidence 5b above.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 5, 2010.

- e) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. 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, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
- f) See Finding Nos. 1, 2, and 8; and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16, Shoreline Access, in the Del Monte Forest 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) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.
 - e) The project planner conducted a site inspection on January 5, 2010.

7. **FINDING: SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan (CIP) – Part 5 limits development of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest CIP, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
 - b) The existing coverage total of 10,388 square feet includes 3,662 square feet of structural coverage and 6,726 square feet of impervious surface coverage. Therefore, the existing development is legal non-conforming, with regard to Pescadero Watershed coverage limitations.
 - c) The project will convert approximately 4,106 square feet of impervious surface coverage (i.e., existing paved parking area excess to requirements) to 1,276 square feet of structural coverage, resulting in a net reduction of 2,830 square feet of overall coverage. The end totals will be 4,938 square feet of structural coverage and 2,620 square feet of impervious surface coverage, for a proposed overall total of 7,558 square feet. Therefore, the project brings the property into conformance

with the Pescadero Watershed coverage limitations and reduces runoff into the Carmel Bay ASBS.

- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.
- e) The project planner conducted a site inspection on January 5, 2010.

8. **FINDING:** ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project site is approximately 80 feet from the Pescadero Creek riparian corridor. The Del Monte Forest LUP Policy 24 and Section 20.147.040.C.2.a of the Del Monte Forest Coastal Implementation Plan state the 100-foot setback requirement may be reduced if it can be demonstrated through the biological survey that a narrower corridor is sufficient to protect riparian vegetation and associated wildlife values.
 - c) The biological report prepared for the project concluded the Pescadero Canyon has been heavily disturbed and invaded by non-native species, and this project will have no impact on sensitive species or habitat. The report recommends weed eradication to assist in controlling the spread of non-native species. Specifically, the report recommends managed control of the Cape Ivy which has already significantly impacted the riparian corridor. To help prevent further spread of non-native, invasive species, staff has applied a non-standard version of the County's restoration condition (Condition No. 6).
 - d) The project planner conducted a site inspection on January 5, 2010, to verify ESHA locations and potential project impacts to ESHA.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090416.

9. **FINDING:** APPEALABILITY - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

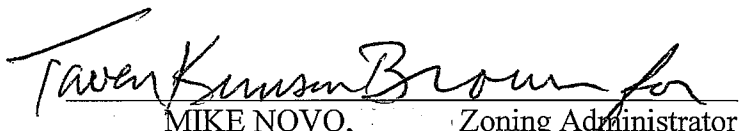
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Section 20.86.080.A.1 and A.2 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, and it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

- A. Categorically exempt PLN090416 per CEQA Guidelines Sections 15301(e), 15303(a), and 15303(e); and
- B. Approve a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Design Approval (cedar shingles, natural wood, and Carmel stone); and the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July, 2010.


MIKE NOVO, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 19 2010.

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 JUL 29 2010.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION No. 10-021
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: **BRAMSEN TR ET AL**

File No: **PLN090416**

APNs: **008-381-014-000**

Approved by: **Zoning Administrator**

Date: **July 8, 2010**

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090416) allows 1) a Coastal Administrative Permit for the construction of a 1,090 square foot addition to an existing 5,810 square foot single family dwelling, the construction of an approximately 500 square foot patio area with a fire pit and 160 linear feet of retaining walls, and the replacement of approximately 140 linear feet of wood fence; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) a Design Approval (cedar shingles, natural wood, and Carmel stone). The project also involves the reduction of impervious surface coverage from the existing 6,726 square feet to a proposed 2,620 square feet, consistent with the Pescadero Watershed coverage limitations. The property is located at 3430 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-381-014-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-021) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-014-000 on July 8, 2010. The permit was granted subject to sixteen (16) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT - HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD) An archaeological monitor shall be present during all phases of the project involving the new additions and patio area (e.g.; grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. (RMA - Planning Department)	The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for review and approval. The requirements of this measure shall be included as a note on all grading and building plans.	Owner / Applicant	Prior to the issuance of grading and/or building permits.	
			The monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department.	Owner / Applicant	Ongoing during all phases of excavation and construction of new additions.	
4.		PD004 - INDEMNIFICATION AGREEMENT (NON-STANDARD) The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. In addition, the property owner agrees to defend, indemnify and hold harmless the County of Monterey or its agents, officers and	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner / Applicant	Submit for review prior to issuance of building permits. Submit recorded copy prior to final inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		employees from any claim, action or proceeding against the County or its agents, officers or employees from any issue arising out of the storm drain easement located near the center line of the parcel identified as Parcel A in Volume 7, Page 134, Parcel Maps. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
5.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to issuance of building permits.	
				Owner / Applicant	Prior to occupancy. Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on July 8, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to expiration date.	Owner / Applicant	As stated in the conditions of approval.	
7.		PDSP033 - RESTORATION OF NATURAL MATERIALS/MANAGEMENT OF NON-NATIVE AND INVASIVE SPECIES (NON-STANDARD) The applicant shall submit a plan for the management of non-native/invasive species in that portion of the Pescadero Canyon riparian corridor located on the property, subject to the approval of the Director of the RMA - Planning Department. The plan shall include specific recommendations for eradication and management of Cape Ivy. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to issuance of building permits. Upon completion of the development and prior to occupancy, the applicant shall submit a report from a qualified biologist verifying that the work has been accomplished in accordance with the recommendation of the restoration plan. (RMA – Planning Department)	Submit a restoration plan to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to issuance of building permits.	
			Submit a report from a qualified biologist to the RMA – Planning Department verifying that the work has been accomplished in accordance with the recommendations of the restoration plan.	Owner / Applicant / Biologist	Prior to occupancy.	
8.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.	Owner / Applicant	Prior to the issuance of grading or building permits.	
			The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner / Applicant	Prior to the foundation pre-pour inspection.	

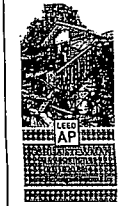
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner / Applicant / Engineer	Prior to the final inspection.	
9.		PDSP001 – CONFIRMATION OF IMPERVIOUS SURFACE COVERAGE REDUCTION (NON-STANDARD) The applicant shall submit a letter from a qualified contractor to the RMA – Planning Department confirming the removal of the impervious surface area as described in the application and which results in approximately 4,938 square feet of structural coverage and 2,620 square feet of impervious surface coverage. (RMA – Planning Department)	The applicant shall submit a letter from a qualified contractor to the RMA – Planning Department confirming the removal of the impervious surface area as described in the application.	Owner / Applicant	Prior to final inspection.	
10.		PDSP002 – STORM DRAIN EASEMENT LETTER (NON-STANDARD) The applicant shall submit a letter from the Pebble Beach Community Services District (PBCSD), which states the PBCSD has no property interest in the storm drain easements on Parcel A (Vol. 7, Page 134, PM), to the RMA – Planning Department. (RMA – Planning Department)	The applicant shall submit a copy of the letter from the Pebble Beach Community Services District to the RMA – Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	
Monterey County Water Resources Agency						
11.		WR1 - DRAINAGE PLAN 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 Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading or building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12.		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.	
Fire Agency (Pebble Beach Community Services District)						
13.		FIRE007 - DRIVEWAYS 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius of 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. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection.	Applicant / Owner	Prior to final building inspection.	
14.		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 / Owner Applicant / Owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	
15.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy,	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant / Owner	Prior to issuance of building	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 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)	<p>Applicant shall schedule fire dept. clearance inspection.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Applicant / Owner</p> <p>Applicant / Owner</p>	<p>permit.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>	
16.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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>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> <p>Applicant shall schedule fire alarm system acceptance test.</p>	<p>Applicant / Owner</p> <p>Applicant / Owner</p> <p>Applicant / Owner</p> <p>Applicant / Owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>	

END OF CONDITIONS



JAMES & ELIZABETH BRAMSEN RESIDENCE

PROJECT TEAM

OWNERS: JAMES & ELIZABETH BRAMSEN
3430 CARMEL WAY
PEBBLE BEACH, CA 93953
(847) 774-4958

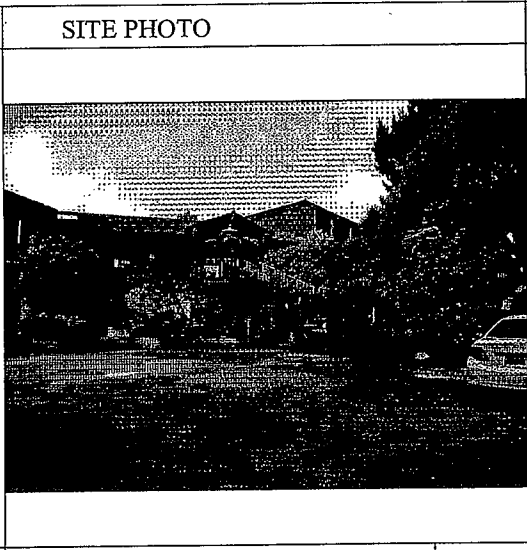
PROJECT MANAGER: ARTISTIC CREATIONS
KEVIN CHICK
(847) 774-4958
ackcdesign@aol.com

DESIGNER: HOMELIFE DESIGNS
JOSHUA STEWMAN
810 PINE AVE.
PACIFIC GROVE, CA 93950
(831) 920-8814
homelifedesigns@fastmail.fm

CONTRACTOR: TBD

STRUCTURAL ENGINEER: PACIFIC ENGINEERING GROUP
9699 BLUE LARKSPUR LANE, SUITE 202
MONTEREY, CA 93940
(831) 333-0644

LANDSCAPE ARCHITECT: SCOTT HALL LANDSCAPING
582 LIGHTHOUSE AVE.
PACIFIC GROVE, CA 93950
(831) 655-3808



DRAWING INDEX

ARCHITECTURAL		STRUCTURAL	
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PROJECT INFORMATION

PROPERTY: 3430 CARMEL WAY
ADDRESS: PEBBLE BEACH, CA 93953

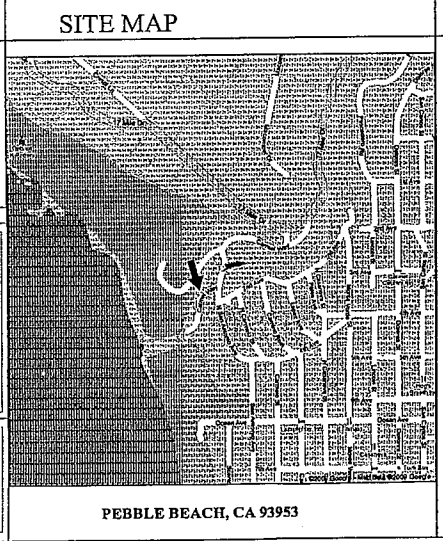
LEGAL DESCRIPTION: PARCEL "A" VOL. 7 PAR. PG.134
ASSESSOR'S PARCEL #: 008-381-014-000

ZONING: LDR/1.5 - D (CZ)
LOT SIZE: 1.5 acres / 65,340 sqft.

EXISTING BUILDING	PROPOSED BUILDING
BUILDING SQFT: FIRST FLOOR - 2985 sqft. SECOND FLOOR - 2905 sqft. TOTAL SQFT. - 5810 sqft.	BUILDING SQFT: FIRST FLOOR - 3236 sqft. SECOND FLOOR - 3345 sqft. THIRD FLOOR - 219 sqft. TOTAL SQFT. - 6900 sqft.
FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%	FLOOR AREA RATIO (FAR): allowable = 17.5% existing = 8.9% proposed = 10.6%
SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.	SITE COVERAGE: allowable = 5000 sqft. existing = 3662 sqft. proposed = 4938 sqft.
(E) IMPERVIOUS SURFACE COVERAGE = 6726 sqft.	(P) IMPERVIOUS SURFACE COVERAGE = 2670 sqft.

CODE EDITIONS: 2007 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, CFC, & 2005 CALIFORNIA ENERGY CODE

**NO TREE REMOVAL
NO GRADING**



ADDITIONAL NOTES

PROJECT DESCRIPTION: THIS IS A WHOLE HOUSE REMODEL FOR A SINGLE FAMILY RESIDENCE. THE SCOPE OF WORK INCLUDES NEW SIDING, NEW WINDOWS & DOORS, A REMODELED & ENLARGED KITCHEN, AND REMODELED DECKS.

FIRE DEPARTMENT NOTES:

- ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER AND THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED.
- SIZE OF LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESS SHALL BE A MINIMUM OF 3" LETTER HEIGHT, 1/8" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN.
- UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 15' FOR ALL ACCESS ROADS. ACCESS DRIVEWAYS SHALL BE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 22 TONS, NOT LESS THAN 12' OF UNOBSTRUCTED WIDTH, AND A MAX. 15% GRADE.
- ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30' ON EACH SIDE FROM STRUCTURE OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
- PLUMBING PLAN AND LAYOUT TO BE SUBMITTED BY CONTRACTOR BEFORE BUILDING INSPECTION.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406.1.2.3.4)
- THIS PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE CODES, AND THE 2005 CALIFORNIA ENERGY CODE

PROJECT COVER PAGE

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

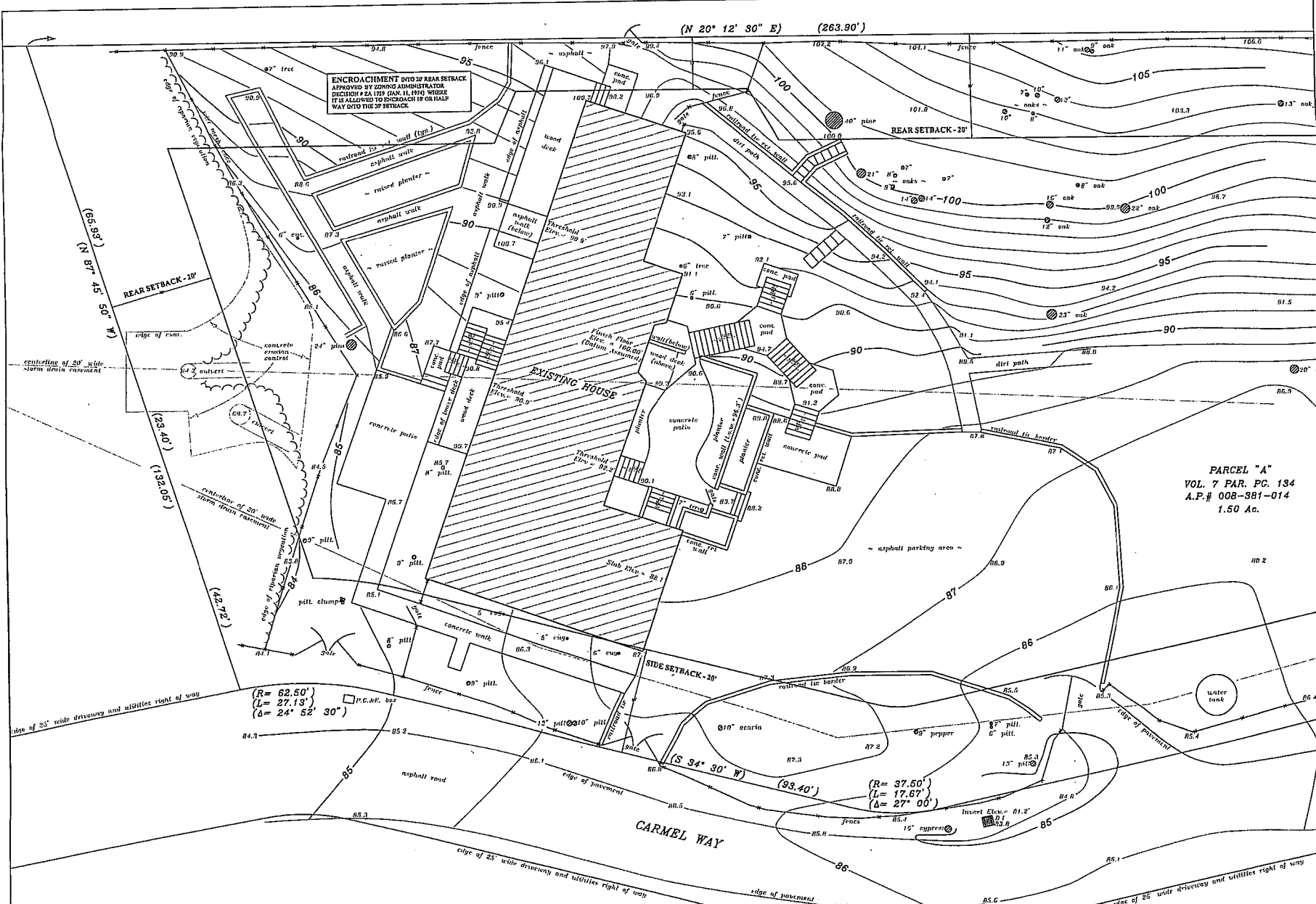
APN: 008-381-014-000

DESIGNED BY
JOSHUA STEWMAN

SCALE
N/A

DATE
6-21-2010

SHEET NO.
A-0.1



PARCEL "A"
VOL. 7 PAR. PC. 134
A.P.# 008-381-014
1.50 Ac.

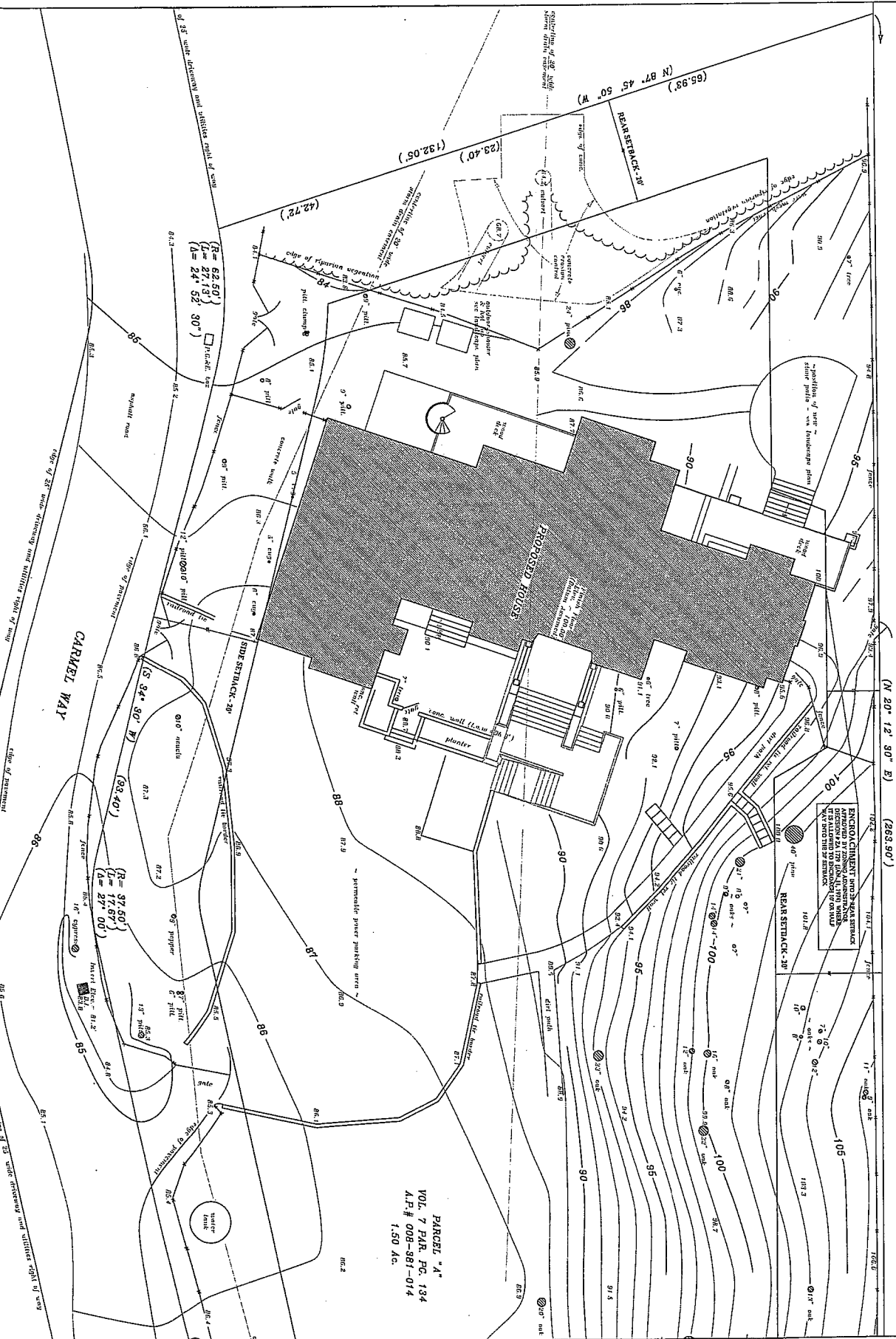
APN: 008-381-014-000

(E) SITE PLAN
JAMES & ELIZABETH BRAMSEN RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN
SCALE
 $\frac{1}{8}'' = 1'0''$
DATE
6-21-2010
SHEET NO.

1 3430 CARMEL WAY - (E) SITE PLAN

A-1.0



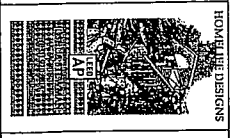
ENCROACHMENT INTO REAR STACK
 PROPOSED 24' 10\"/>

PARCEL "A"
 VOL. 7 PAR. PG. 134
 A.P.# 008-381-014
 1.50 Ac.

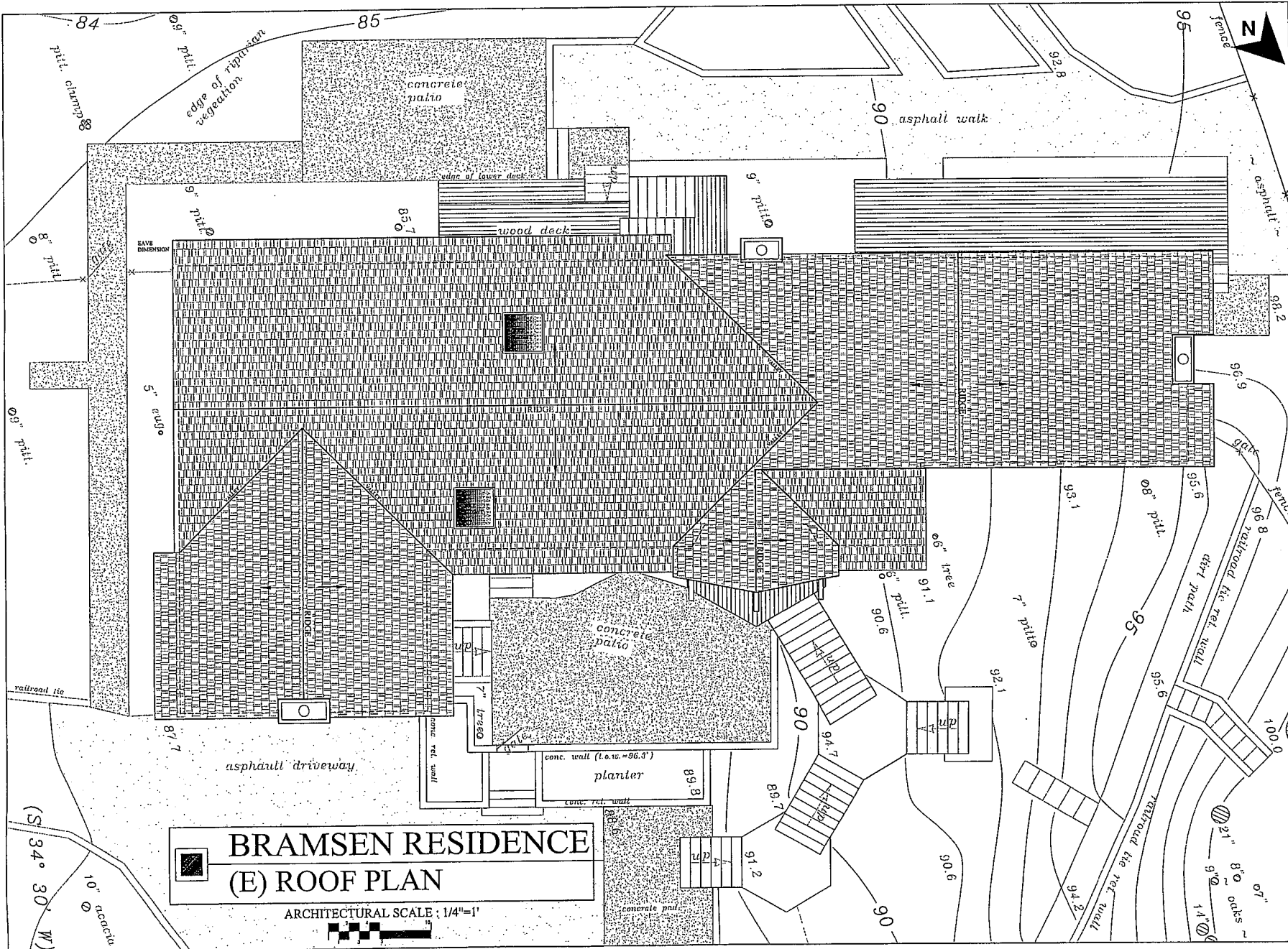
(P) SITE PLAN

JAMES & ELIZABETH BRAMSEN RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000

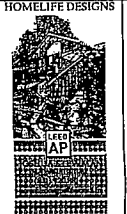


DESIGNED BY
 JOSHUA STEWART
 SCALE
 1/8" = 1' 0"
 DATE
 6-21-2010
 SHEET NO.
 A-1.1



BRAMSEN RESIDENCE
(E) ROOF PLAN

ARCHITECTURAL SCALE : 1/4"=1'



APN: 008-381-014-000

EXISTING ROOF PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

SHEET NO.

A-1.2



APN: 008-381-014-000

EXISTING FIRST FLOOR PLAN
 JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

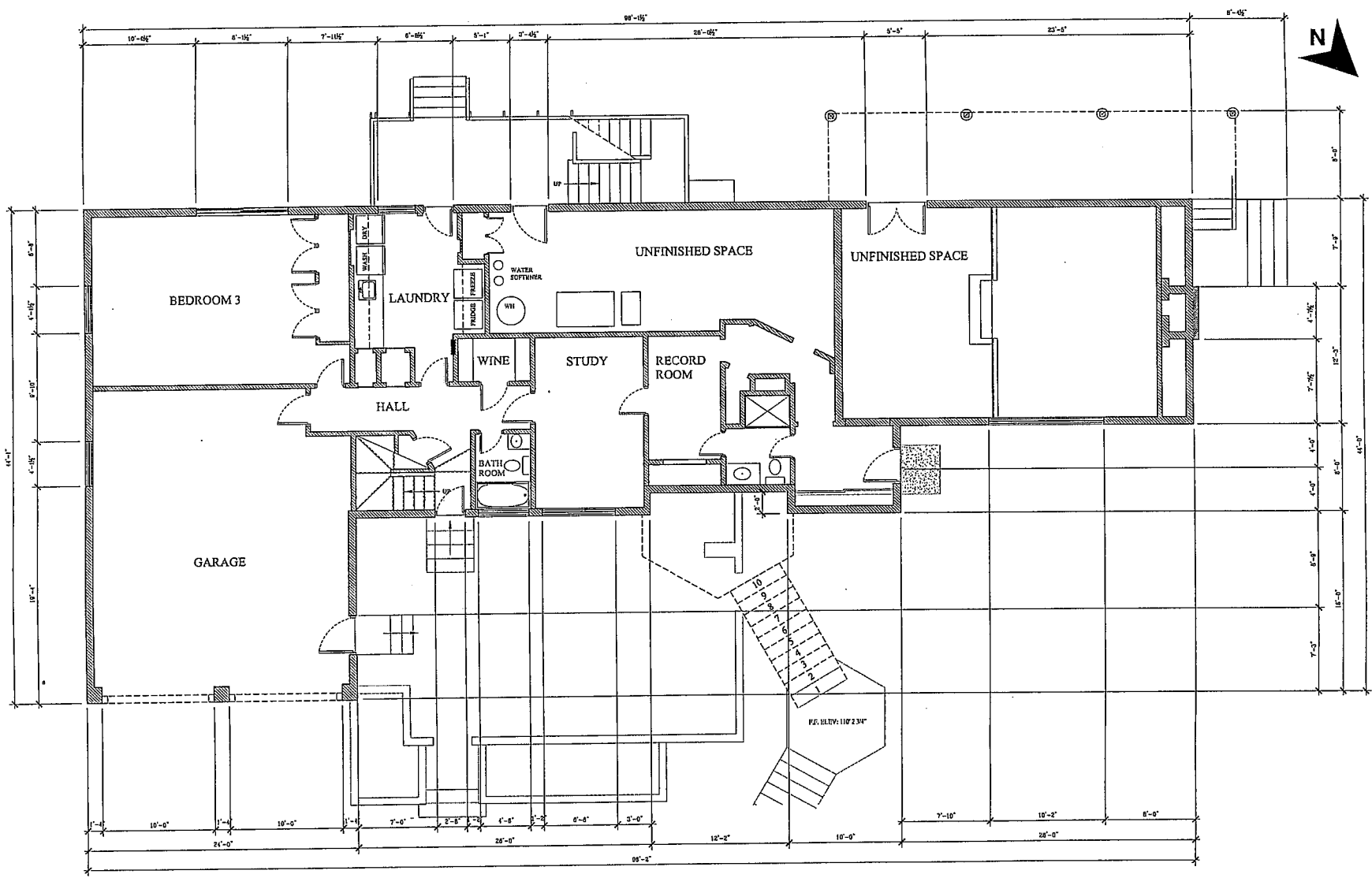
DESIGNED BY
JOSHUA STEWMAN

SCALE
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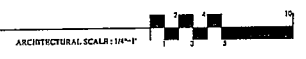
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 6-21-2010

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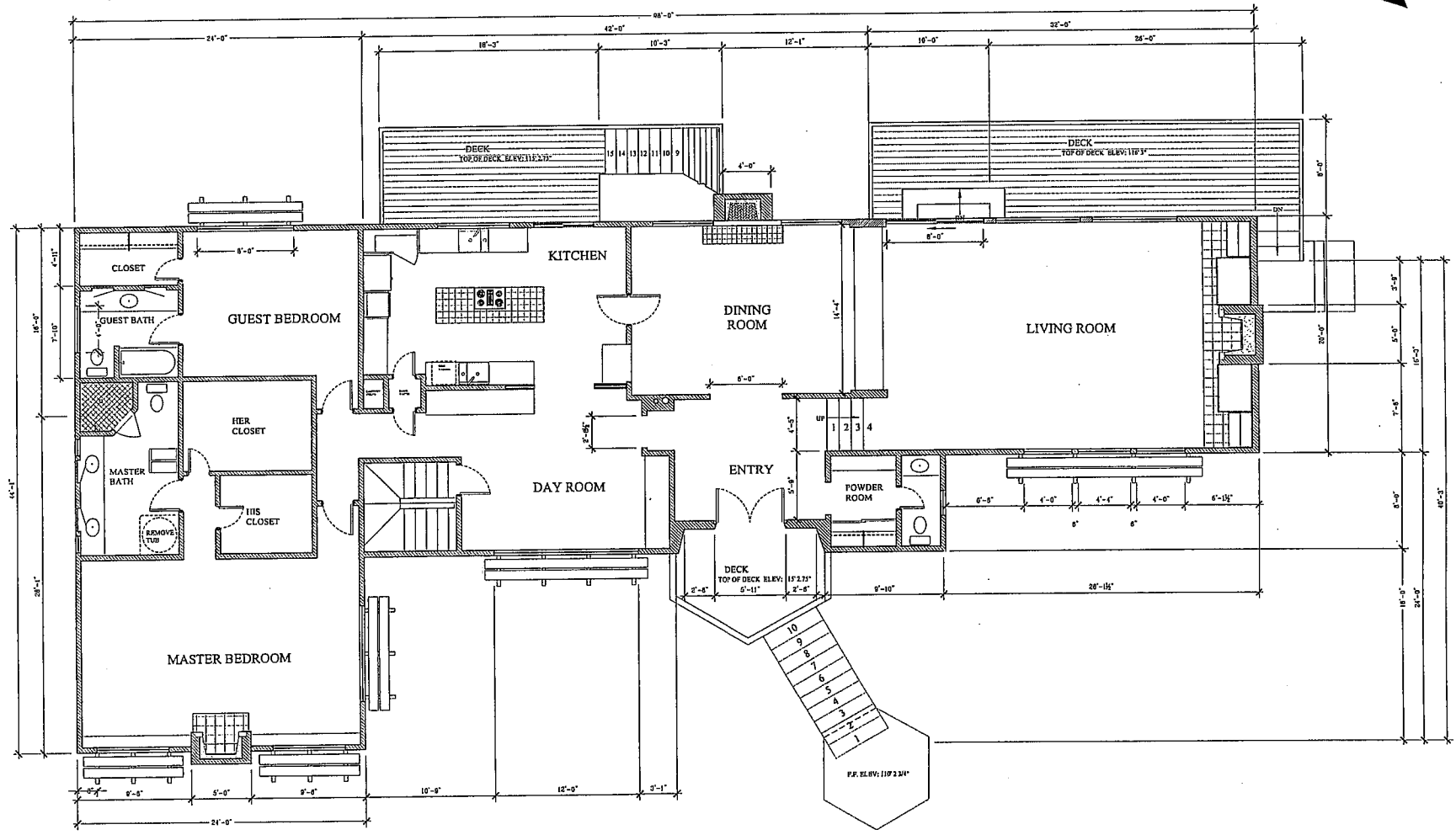
A-2.0



(E) FIRST FLOOR PLAN



LEGEND	
EXISTING BRICK WALLS	
EXISTING WALLS	



APN: 008-381-014-000

EXISTING SECOND FLOOR PLAN
JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

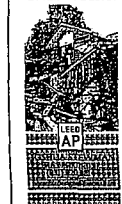
SHEET NO.
A-2.1

(E) SECOND FLOOR PLAN

ARCHITECTURAL SCALE: 1/4" = 1'

LEGEND

- EXISTING BRICK WALLS - [Pattern]
- EXISTING WALLS - [Pattern]



PROVIDED:

APN: 008-381-014-000

FIRST FLOOR DEMOLITION PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

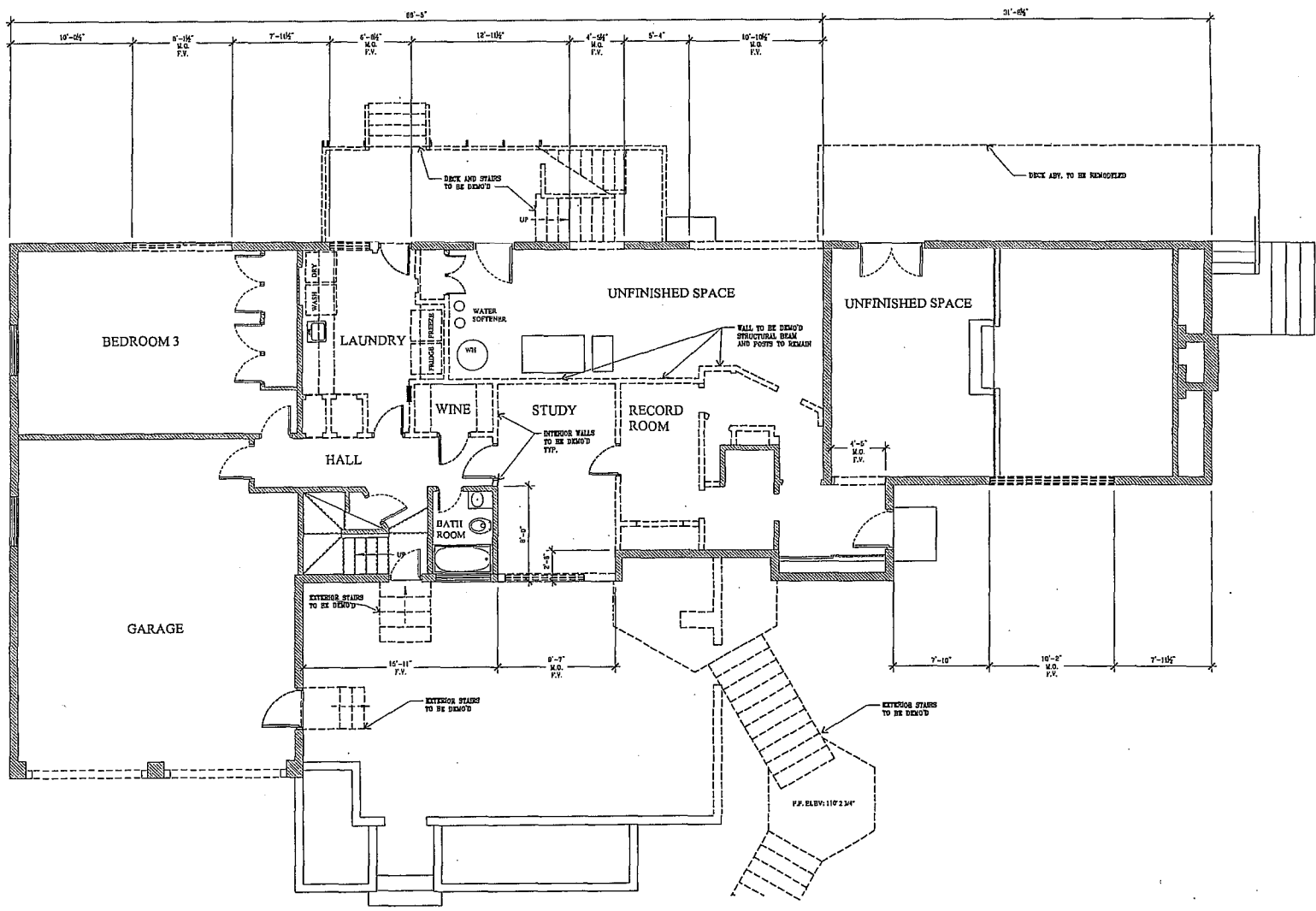
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

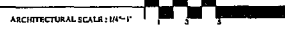
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6-21-2010

SHEET NO.

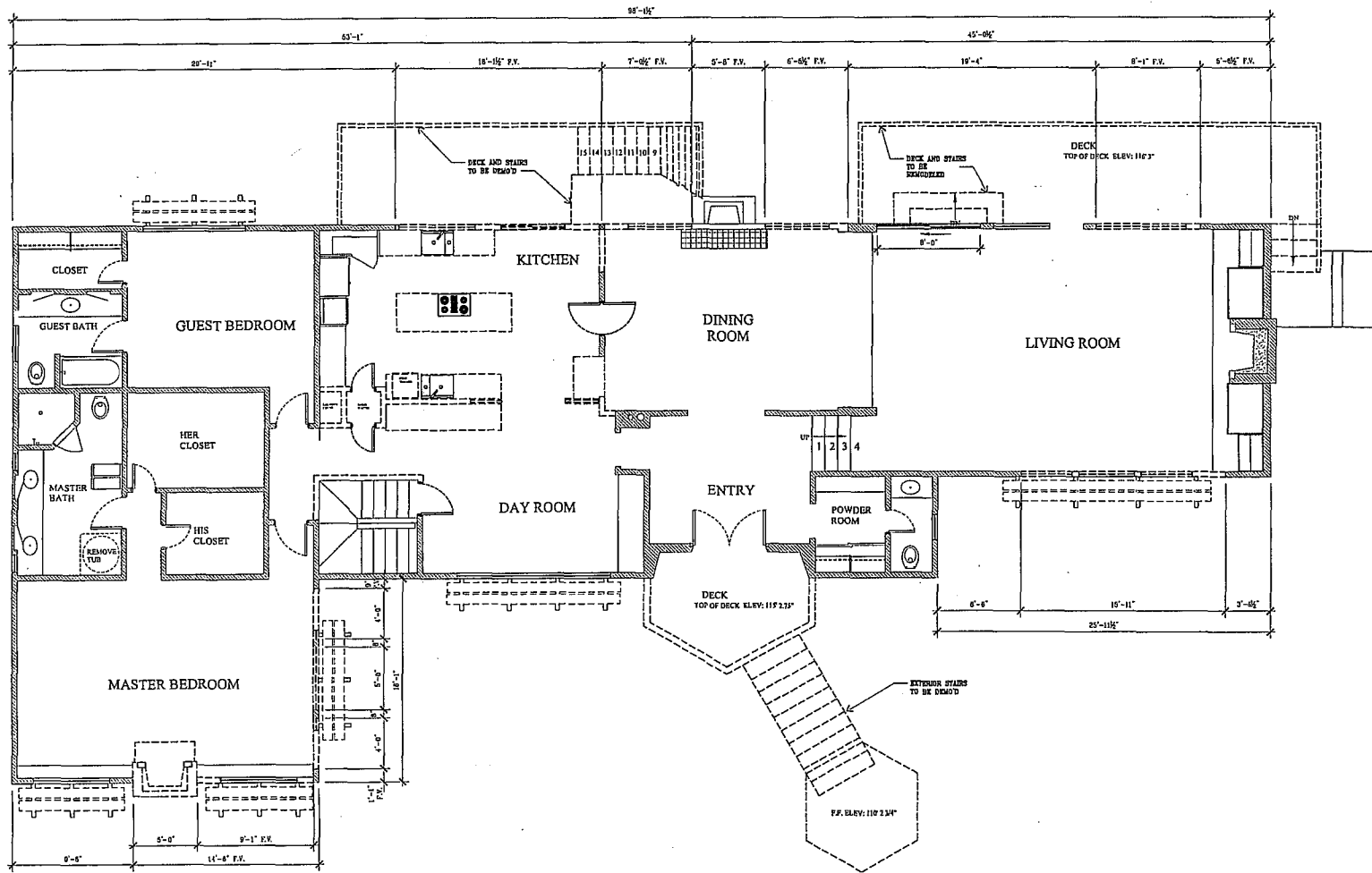
A-2.2



FIRST FLOOR DEMO PLAN



LEGEND	
EXISTING BRICK WALLS -	
EXISTING WALLS -	
TO BE DEMO'D	



SECOND FLOOR DEMO PLAN

ARCHITECTURAL SCALE: 1/4"=1'



LEGEND	
EXISTING BRICK WALLS -	
EXISTING WALLS -	
TO BE DEMO'D -	



APN: 008-381-014-000

SECOND FLOOR DEMOLITION PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

DESIGNED BY
JOSHUA STEWMAN

SCALE
 1/4" = 1'

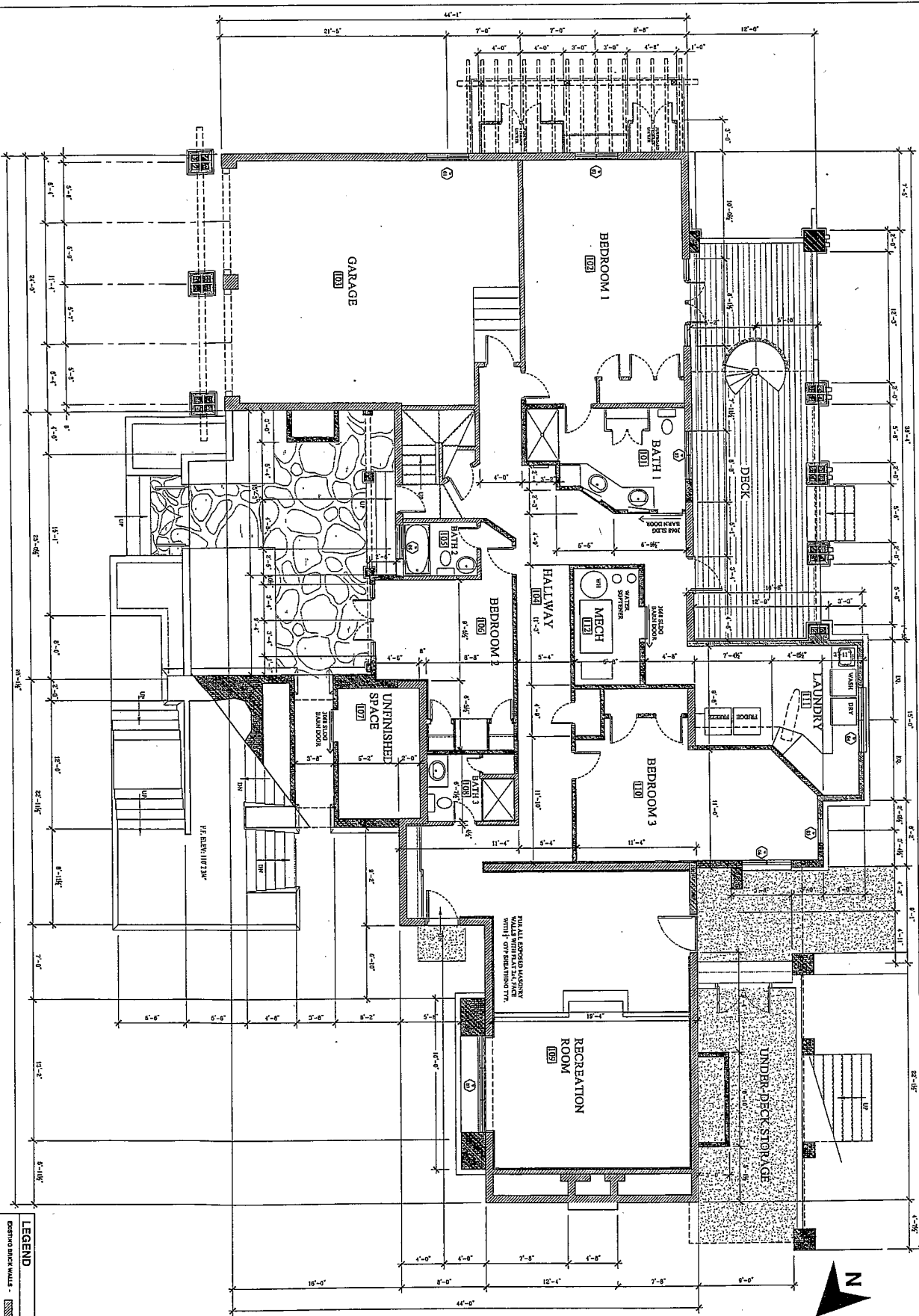
DATE
 6-21-2010

SHEET NO.

A-2.3

(P) FIRST FLOOR PLAN

ARCHITECTURAL SCALE: 1/4" = 1'



LEGEND

	EXISTING BASE WALLS
	EXISTING WALLS
	NEW WALLS

DESIGNED BY
JOSHUA STEINMAN

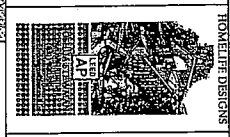
DATE
6-21-2010

SHEET NO.
A-2.4

PROPOSED FIRST FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000





APN: 008-381-014-000

PROPOSED SECOND FLOOR PLAN
JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

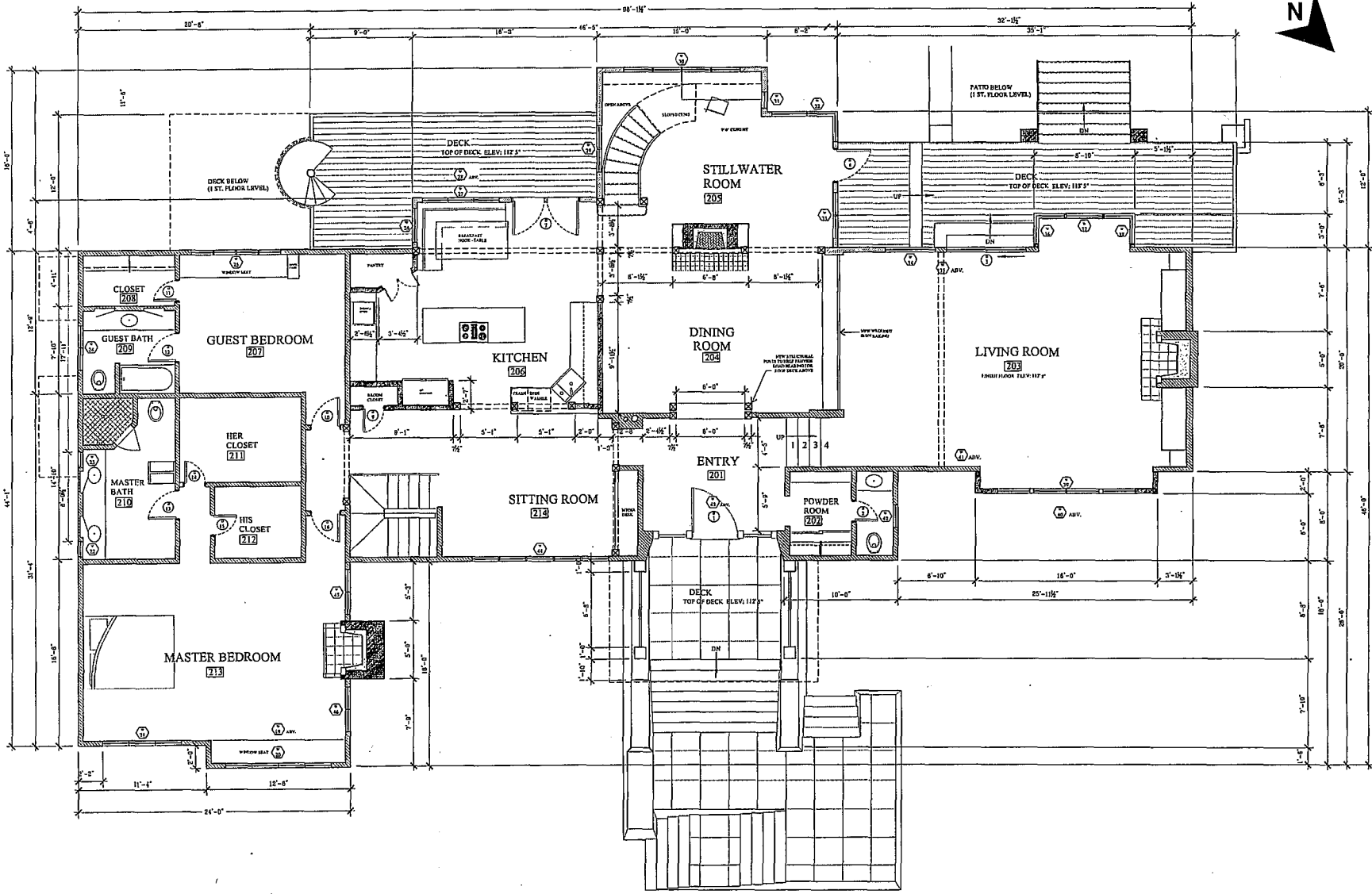
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

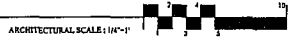
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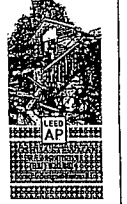


FLOOR AREA RATIO (FAR):

(P) SECOND FLOOR PLAN



LEGEND	
	EXISTING BRICK WALLS
	EXISTING WALLS
	NEW WALL



APN: 008-381-014-000

APN: 008-381-014-000

(P) ROOF PLAN & TOWER FLOOR PLAN

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93955

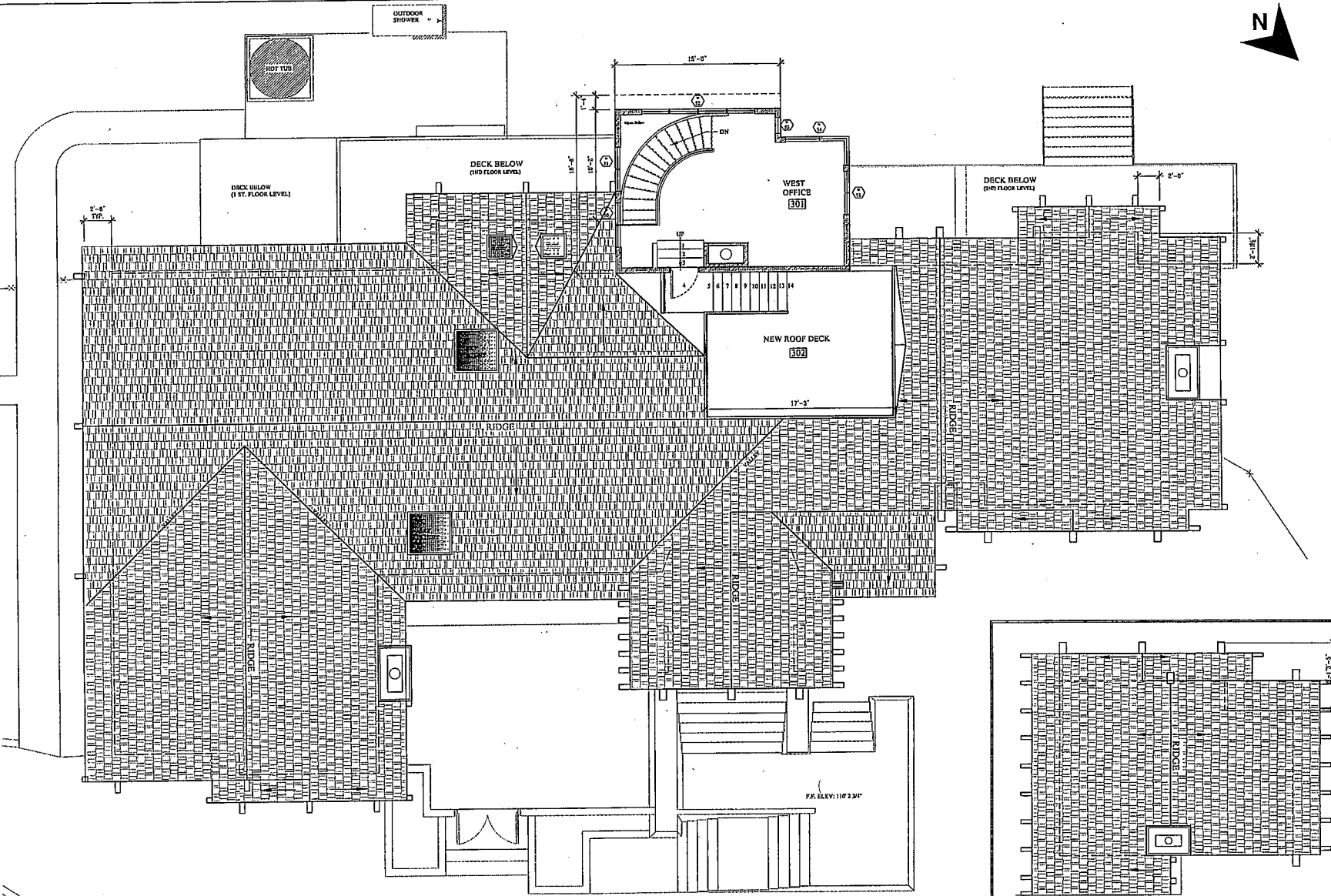
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/8" = 1'

DATE
6-21-2010

SHEET NO.

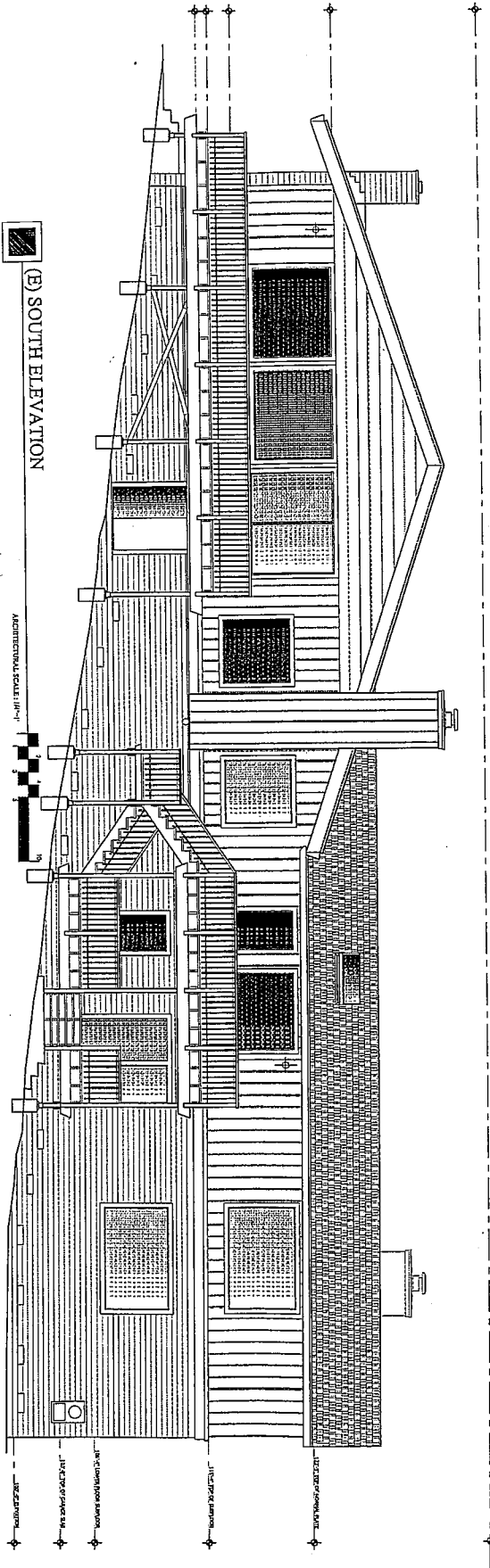
A-2.6



(P) ROOF & TOWER FLOOR PLAN

ARCHITECTURAL SCALE: 1/8" = 1'

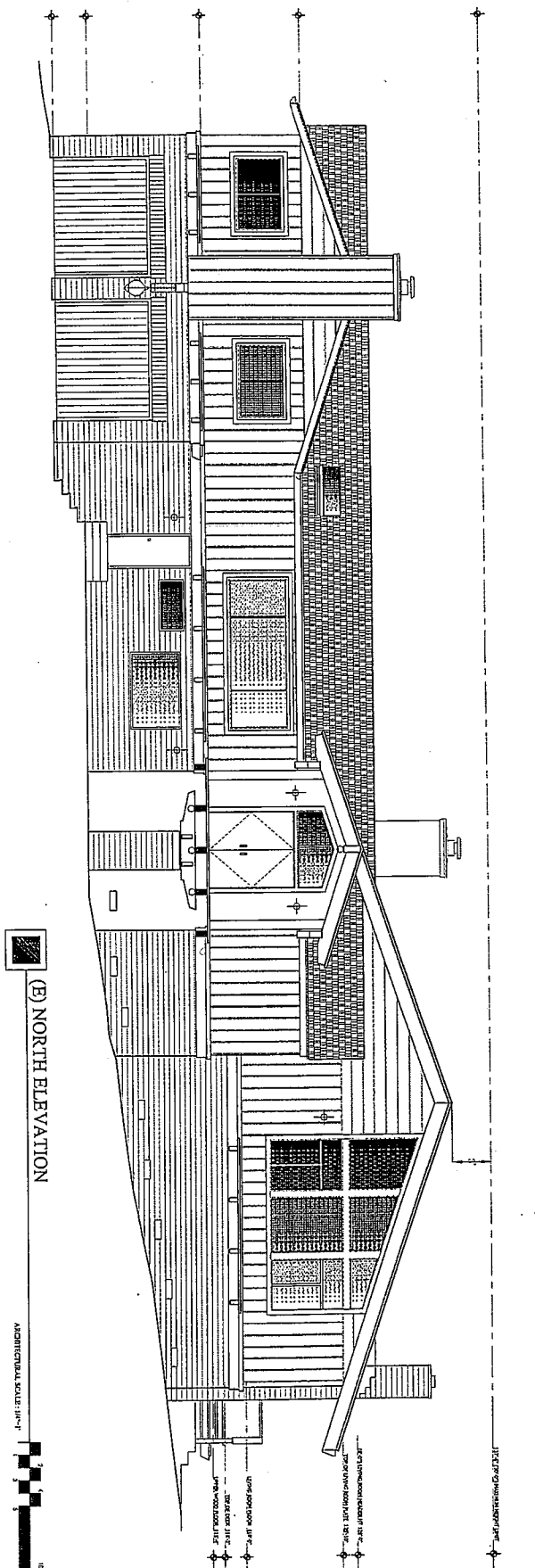
(P) TOWER ROOF PLAN



(E) SOUTH ELEVATION

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

- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")



(E) NORTH ELEVATION

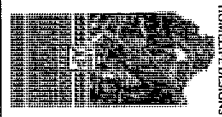
ARCHITECTURAL SCALE: 1/4" = 1'-0"

- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")
- 1/4" = 1'-0" (1/4" = 1'-0")

(E) NORTH & SOUTH ELEVATIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000



HOMELIFE DESIGNS

A-3.0

DATE: 6-21-2010
 SHEET NO. 1

DESIGNED BY: JOSHUA STEWART

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



APN: 006-382-014-000

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

(P) NORTH & SOUTH ELEVATIONS

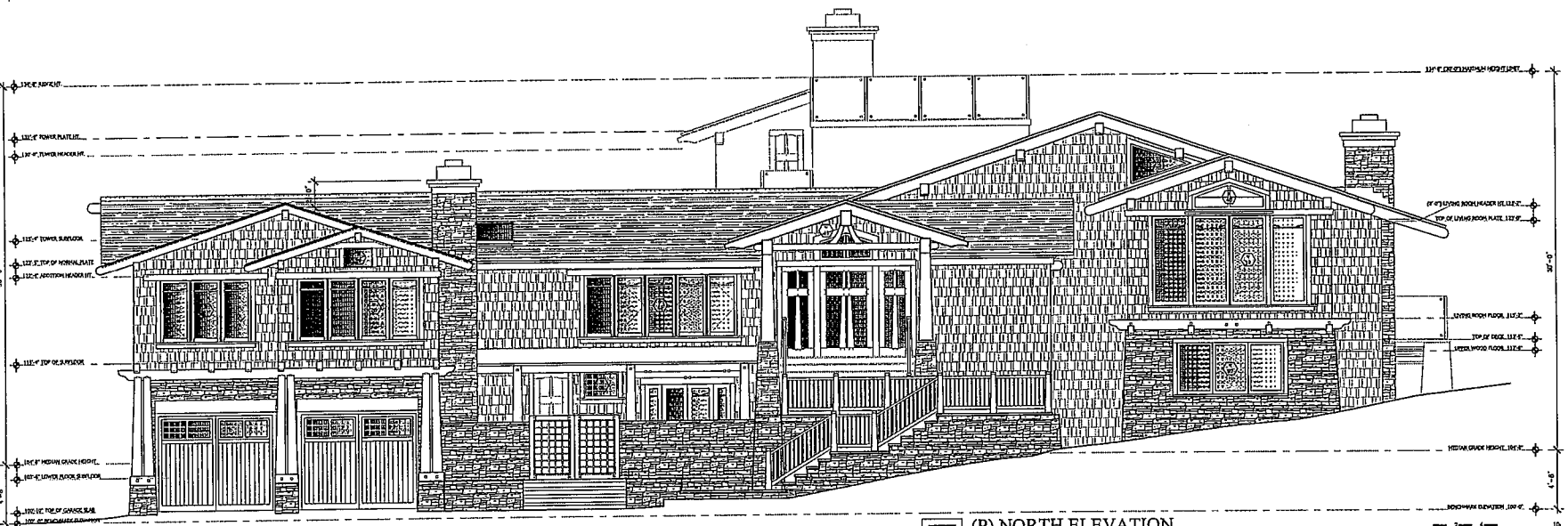
DESIGNED BY
JOSHUA STEWMAN

1/4" = 1'

6-21-2010

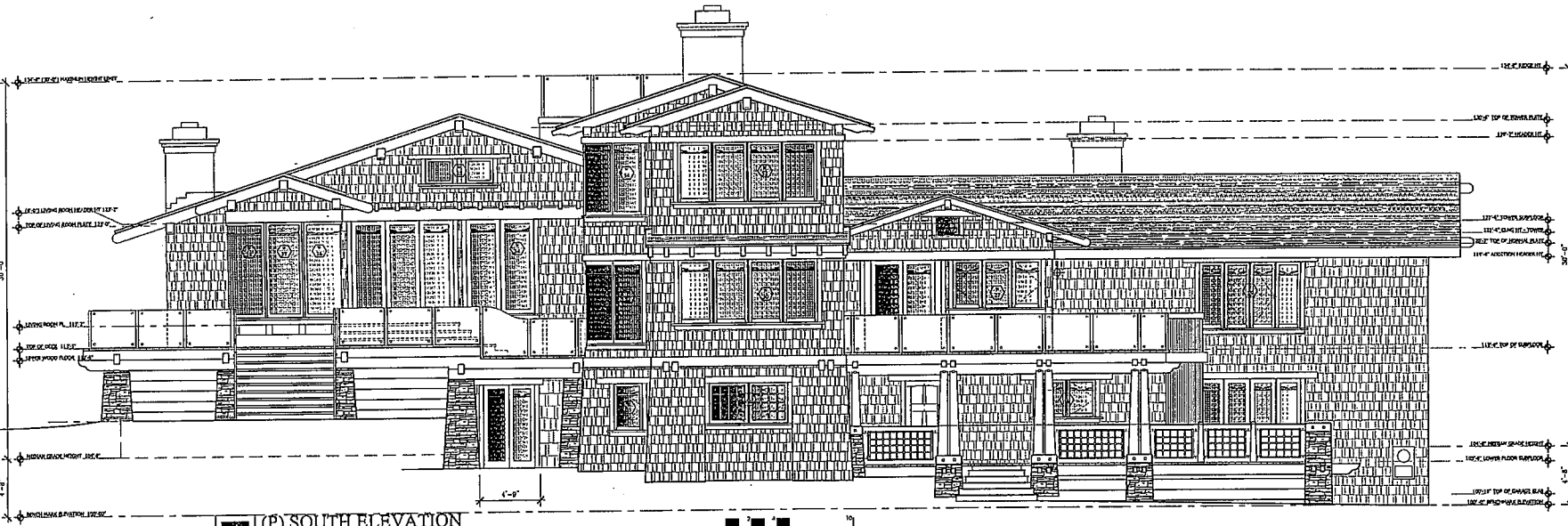
SHEET NO.

A-3.1



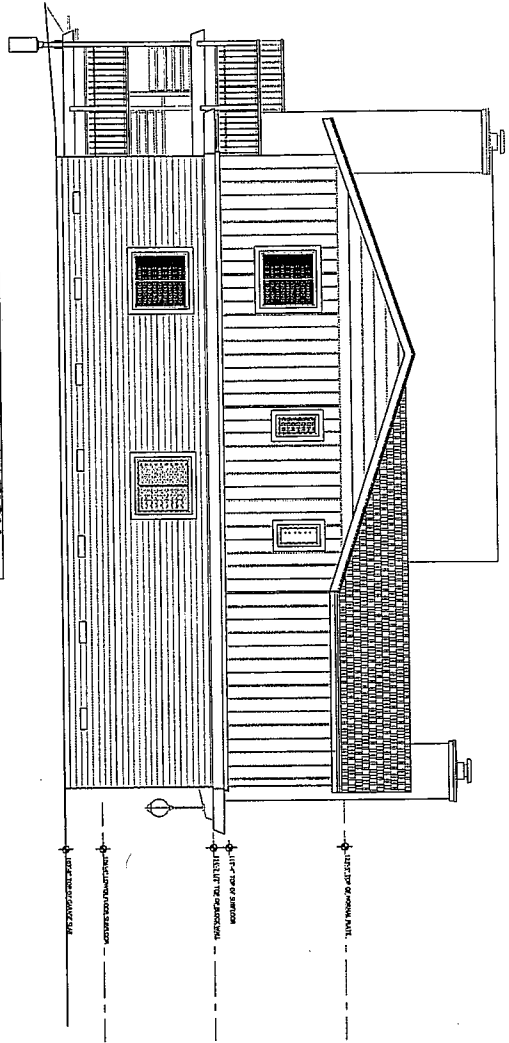
(P) NORTH ELEVATION

ARCHITECTURAL SCALE: 1/4"=1'

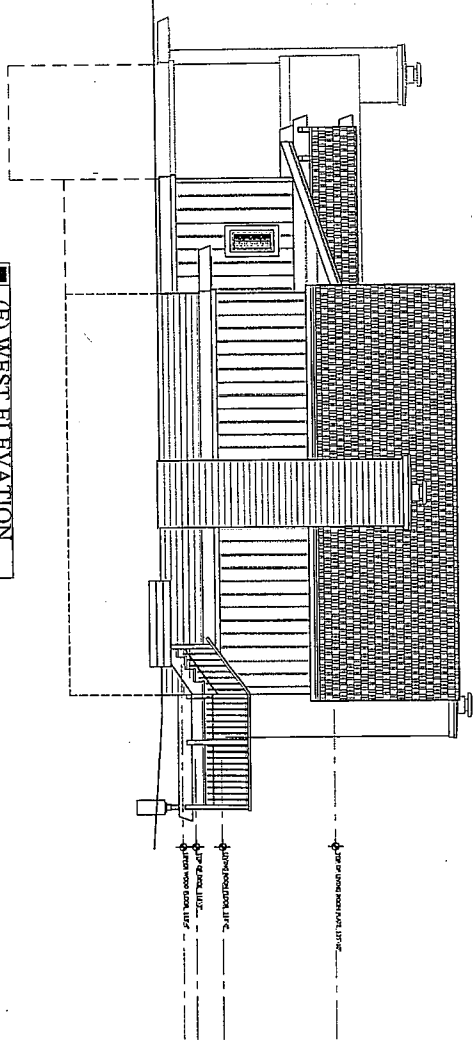


(P) SOUTH ELEVATION

ARCHITECTURAL SCALE: 1/4"=1'



(E) EAST ELEVATION



(E) WEST ELEVATION

(E) EAST & WEST ELEVATIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
 3430 CARMEL WAY PEBBLE BEACH, CA 93953

APN: 008-381-014-000



HOME LIFE DESIGNS

DESIGNED BY
 JOSHUA STEINMAN

SCALE
 1/8" = 1'

DATE
 6-21-2010

SHEET NO.
 A-3.2



APN: 008-381-014-000

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

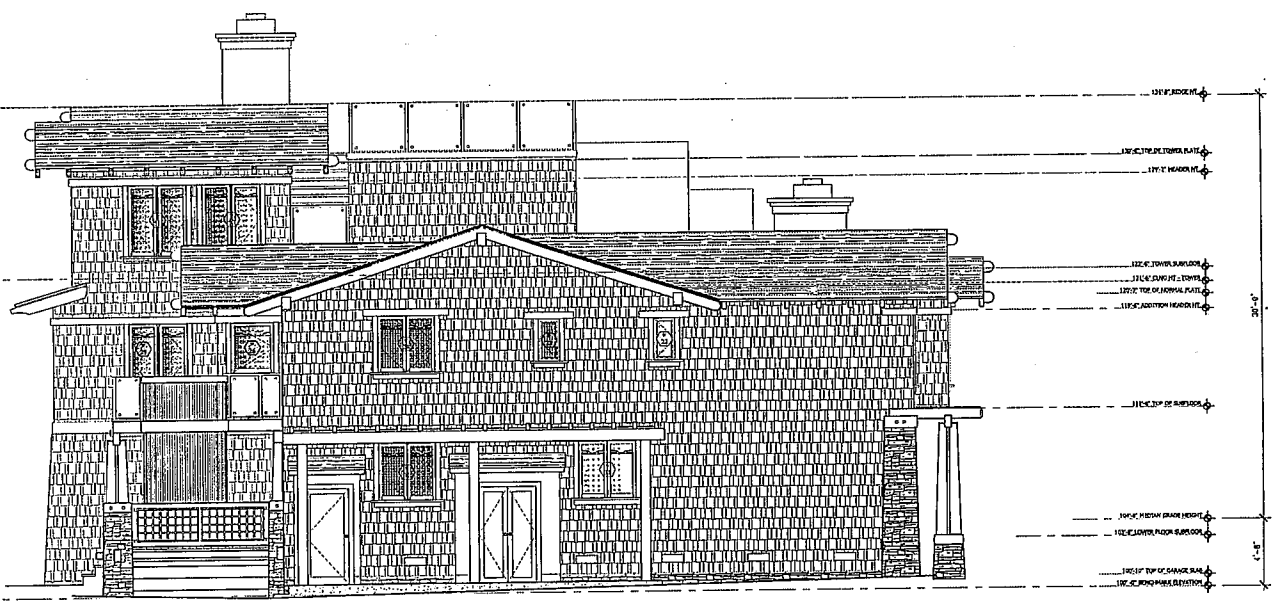
(P) EAST & WEST ELEVATIONS

DESIGNED BY
JOSHUA STEWMAN

1/4" = 1'

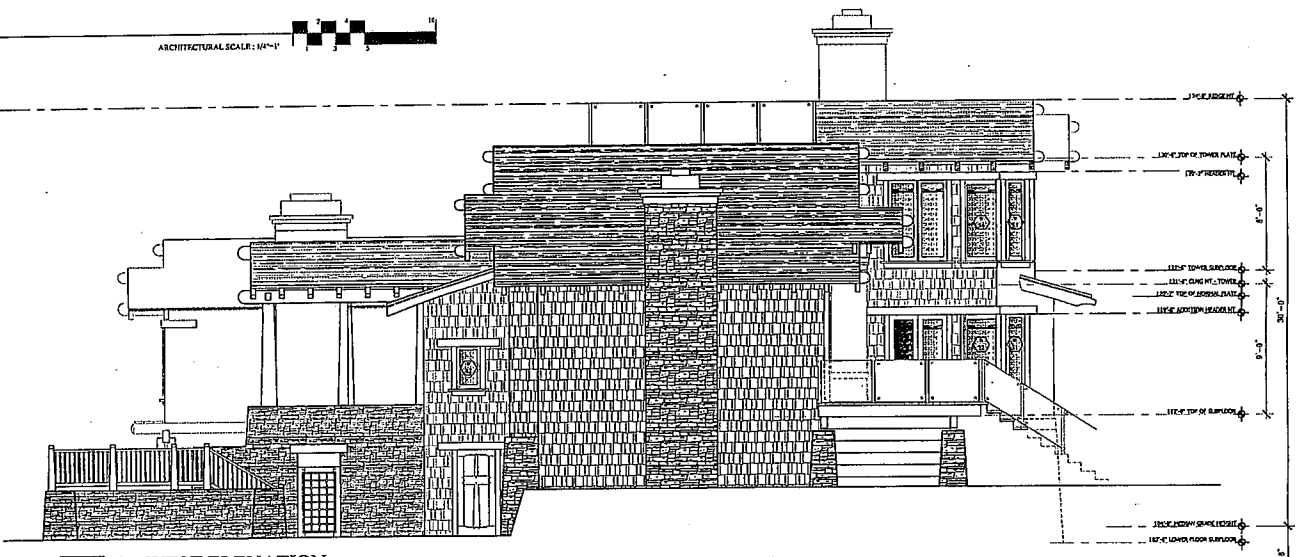
6-21-2010
SHEET NO.

A-3.3



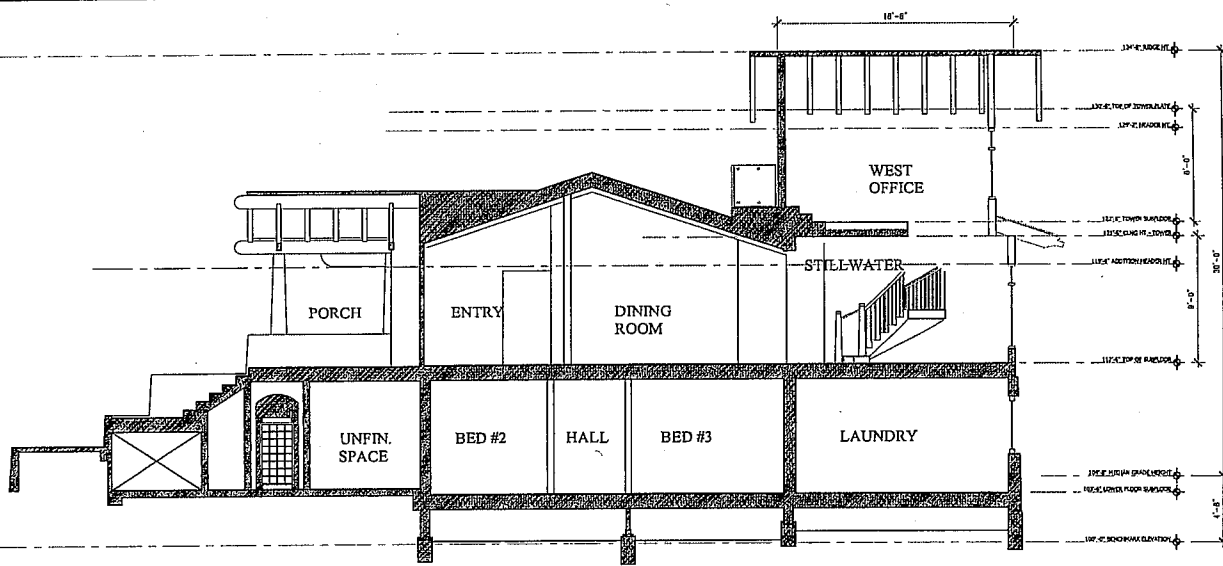
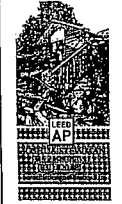
(P) EAST ELEVATION

ARCHITECTURAL SCALE: 1/4" = 1'

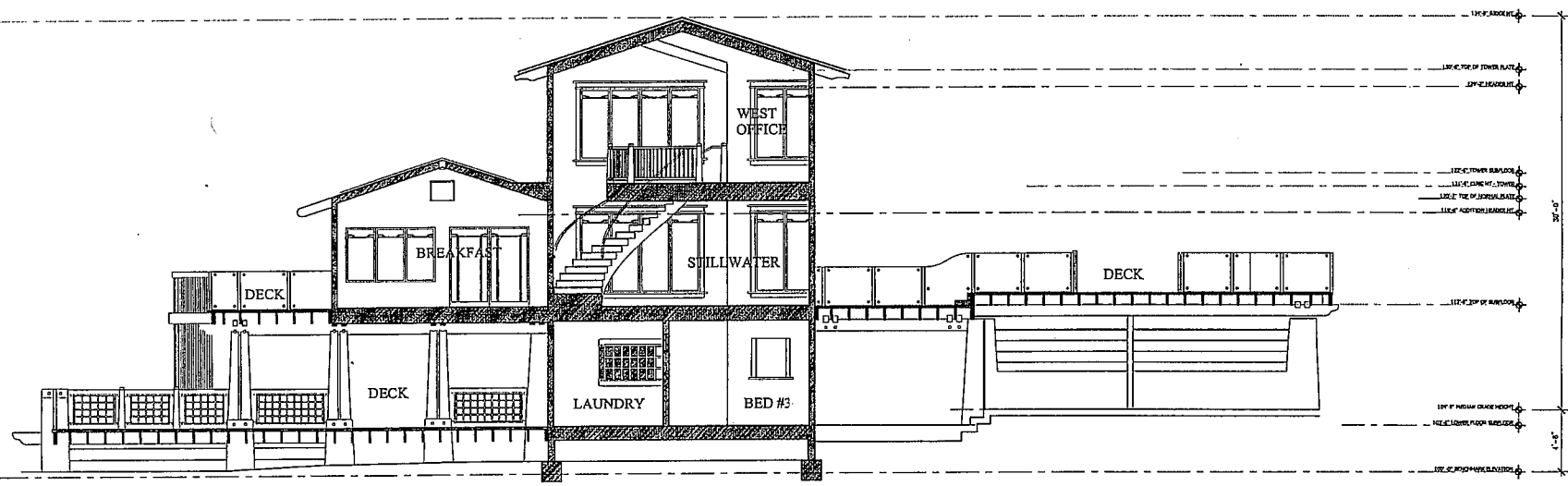
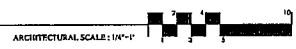


(P) WEST ELEVATION

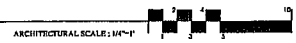
ARCHITECTURAL SCALE: 1/4" = 1'



(P) SECTION A-A



(P) SECTION B-B



PROPOSED SECTIONS

JAMES & ELIZABETH BRAMSEN - RESIDENCE
3430 CARMEL WAY PEBBLE BEACH, CA 93953

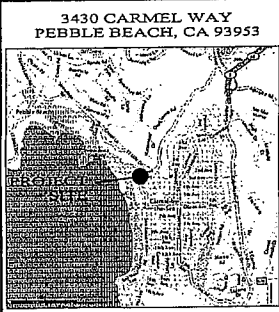
DESIGNED BY
JOSHUA STEWMAN

SCALE
1/4" = 1'

DATE
6-21-2010

SHEET NO.

A-5.0



VICINITY MAP
SCALE: NONE

- ### EXCEPTIONS AND EXCLUSIONS
- PER TITLE REPORT
- ITEM 1 - NOT PLATABLE (PROPERTY TAXES)
 - ITEM 2 - NOT PLATABLE (LIV / TAXES)
 - ITEM 3 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC. (BOOK 21, OR, PAGE 478)
 - ITEM 3A - NOTICE OF INTENT TO PRESERVE INTEREST (REEL 2122, OR, PAGE 290)
 - ITEM 3B - RIGHT TO CLAIM REVERSION UNDER SAID RESTRICTIONS SUBORDINATED BY (REEL 2059, OR, PAGE 925)
 - ITEM 4 - EASEMENT FOR ROAD RIGHT OF WAY AND SEWER LINES (BOOK 958, OR, PAGE 478)
 - ITEM 5 - EASEMENT FOR ROAD RIGHT OF WAYS, WATER PIPELINE, AND POWER LINES (BOOK 977, OR, PAGE 170)
 - ITEM 6 - EASEMENTS (VOLUME 7, PARCEL MAP, PAGE 134)
 - ITEM 7 - NOT PLATABLE (RESOLUTION GRANTING PERMIT FOR COASTAL DEVELOPMENT)
 - ITEM 8 - NOT PLATABLE (RIGHTS OF LAND COVERED BY WATER)
 - ITEM 9 - EASEMENT FOR DRIVEWAY, UTILITY AND SANITARY SEWER LINES (BOOK 2345, OR, PAGE 734)

BASIS OF BEARINGS

THE BEARING S 60° 36' 30" W ALONG THE SOUTHERLY BOUNDARY OF PARCEL B AS SHOWN ON THE MAP FILED IN VOLUME 7, OF PARCEL MAPS, PAGE 134, MONTEREY COUNTY RECORDER AND FOUND MONUMENTED WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

- ### NOTES
- 1) THE TITLE REPORT USED IN THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY, ORDER NUMBER 2710-309855, DATED OCTOBER 24, 2008.
 - 2) THIS SURVEY WAS COMPLETED ON OCTOBER 23, 2008.
 - 3) THE PROPERTY BORDERS ON THE PEBBLE BEACH GOLF COURSE TO THE WEST, CARMEL WAY, A PRIVATE ROADWAY, ON THE EAST AND NORTH, AND PRIVATE PROPERTIES ON THE SOUTH.
 - 4) BUILDING SETBACKS ARE AS FOLLOWS:
BUILDING SETBACKS - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (CZ):
FRONT SETBACK - 30 FEET
SIDE SETBACK - 20 FEET
REAR SETBACK - 20 FEET
MAXIMUM HEIGHT - 30 FEET
ACCESSORY STRUCTURES (HABITABLE):
FRONT SETBACK - 50 FEET
SIDE SETBACK - 6 FEET
REAR SETBACK - 6 FEET
MAXIMUM HEIGHT - 15 FEET
ACCESSORY STRUCTURES (NON-HABITABLE):
FRONT SETBACK - 50 FEET
SIDE SETBACK - 6 FEET
REAR SETBACK - 1 FEET
MAXIMUM HEIGHT - 15 FEET
 - 5) DISTANCE BETWEEN STRUCTURES
DISTANCE BETWEEN STRUCTURES - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (CZ):
MAIN STRUCTURES - 20 FEET
ACCESSORY/MAIN STRUCTURES - 10 FEET
ACCESSORY/ACCESSORY STRUCTURES - 6 FEET
 - 6) BUILDING SITE COVERAGE
BUILDING SITE COVERAGE - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (CZ):
BUILDING SITE COVERAGE, MAXIMUM: 15%
 - 7) FLOOR AREA RATIO
FLOOR AREA RATIO (DEL MONTE FOREST ONLY) - APN 008-381-014-000 ARE PER MONTEREY COUNTY ZONING TITLE 20, LDR/1.5-D (CZ):
FLOOR AREA RATIO: 17.5%
 - 8) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DETERMINED BY SUPPLYING UTILITY COMPANIES.
 - 9) TABLE A ITEM 7-62 WAS EXCLUDED FROM THE SURVEY SINCE THE INTERIOR OF THE HOUSE WAS NOT ACCESSIBLE.

LEGAL DESCRIPTION

PER TITLE REPORT

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL A, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED DECEMBER 20, 1974 IN BOOK 7, PAGE 134 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY AND UTILITY PURPOSES OVER THAT CERTAIN 25' DRIVEWAY AND UTILITY RIGHT OF WAY LYING WITHIN PARCEL B, AS SHOWN ON THE MAP REFERRED TO ABOVE.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES OVER THOSE CERTAIN 20' WIDE STORM DRAIN EASEMENT LYING WITHIN PARCEL B, AS SHOWN ON THE MAP REFERRED TO ABOVE.

APN: 008-381-014-000

PROJECT ADDRESS

3430 CARMEL WAY
PEBBLE BEACH, CA 93953

GROSS LAND AREA

THE PROPERTY IS 1.50 AC

FLOOD ZONE DESIGNATION

THE PROPERTY FALLS WITHIN IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP, MONTEREY COUNTY, CALIFORNIA, PANEL 125 OF 1025, COMMUNITY PANEL NUMBER 060195 0125 D, EFFECTIVE DATE: JANUARY 30, 1994.

LEGEND

SYMBOLS

---	EASEMENT AS NOTED PER MAP
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND STORM DRAIN
---	UNDERGROUND STORM DRAIN
---	UNDERGROUND SANITARY SEWER
---	BUILDINGS
---	DIKE
---	EDGE OF PAVEMENT
---	RETAINING WALL, CONCRETE OR MASONRY
---	RAISED WOOD DECK
---	WOOD FENCE
---	WIRE FENCE

U	LIGHT
SS	SANITARY SEWER CLEANDOUT
SD	STORM DRAIN MANHOLE
SD	STORM DRAIN CATCHBASIN
FF	FIRE HYDRANT
HB	HOSE BIB
IV	FIRE INDICATOR VALVE
WV	WATER VALVE
GV	GAS VALVE
EV	ELECTRICAL VAULT
EM	GAS METER
EW	ELECTRIC METER
EB	ELECTRIC BOX
TV	TELEPHONE VAULT
IRV	IRRIGATION CONTROL VALVE
ISCP	SIGN SINGLE POLE
POST	POST
PP	POWER POLE
DW	DUP WIRE
PC	PROPERTY CORNER TO BE SET
FC	FOUND CORNER AS NOTED
■	FOUND CONCRETE MONUMENT

ABBREVIATIONS

AD	AREA DRAIN	HC	HANDICAP RAMP
BFP	WATER BACKFLOW VALVE	IP	IRON PIPE
C & T	CITIES AND TOWNS	L	LENGTH
CAU	CAUTION	LB	LIGHT BOLLARD
CB	CATCHBASIN	LCC	UNDERGROUND COMMUNICATIONS
CON	CONCRETE	MON	MONUMENT
DDCV	WATER CHECK VALVE	O.R.	OFFICIAL RECORDS
DC	DISCOMPOSED GRANITE	PG	PI
DA	DIAMETER	R	RADIUS
OR	OR	PARCEL MAP	
ES	EXISTING	ST	SINGLE FAMILY
ESUT	EASTMENT	SURV	SURVEYS
FD	FOUND	TEL	TELEPHONE
GT	GATE	(TYP)	TYPICAL
GM	GAS METER	VDL	VOLUME
		NO.	NUMBER

SURVEYOR'S STATEMENT

TO: PEDERSEN & HOUP

The undersigned hereby certifies to James E. Emerson and Fitzhugh C. Emerson, individually and as trustees of their respective grantor trusts, and First American Title Company that this map or plat of survey and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS") (a member organization of the American Congress on Surveying and Mapping) in 2005 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of California, the fiduciary Traditional Accuracy of this survey does not exceed that which is specified herein and this plat of survey and the property description set forth herein ("Traverse") was prepared by me and was actually made upon the ground. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct; (2) the line, location and type of improvements are shown herein and all are located within the boundaries of the Property and set back from the Property lines the distances indicated; (3) the Traverse is a closed traverse, and has been run on and from Carmel Way, a public roadway; (4) no encumbrances or easements (including utility lines) affecting the Traverse came to our attention during the course of physically viewing the Property other than as shown and depicted on this survey; (5) no encumbrances of any improvements on this Property over any easements or encumbrances, or onto adjoining property came to our attention during the course of physically viewing the Property; (6) no encumbrances of any improvements on adjoining property onto the Property came to our attention during the course of physically viewing the Property; (7) all recorded easements and other exceptions, as noted in First American Title Insurance Company's commitment for Title Insurance No. 2710-309855, dated September 3, 2008 have been correctly placed herein; (8) all zoning, use and density classifications are shown herein; (9) the Property contains no easements placed without power or grant on its legal description; and (10) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 060195 0125 D, dated January 30, 1994, which said map panel covers the area in which the Property is situated.

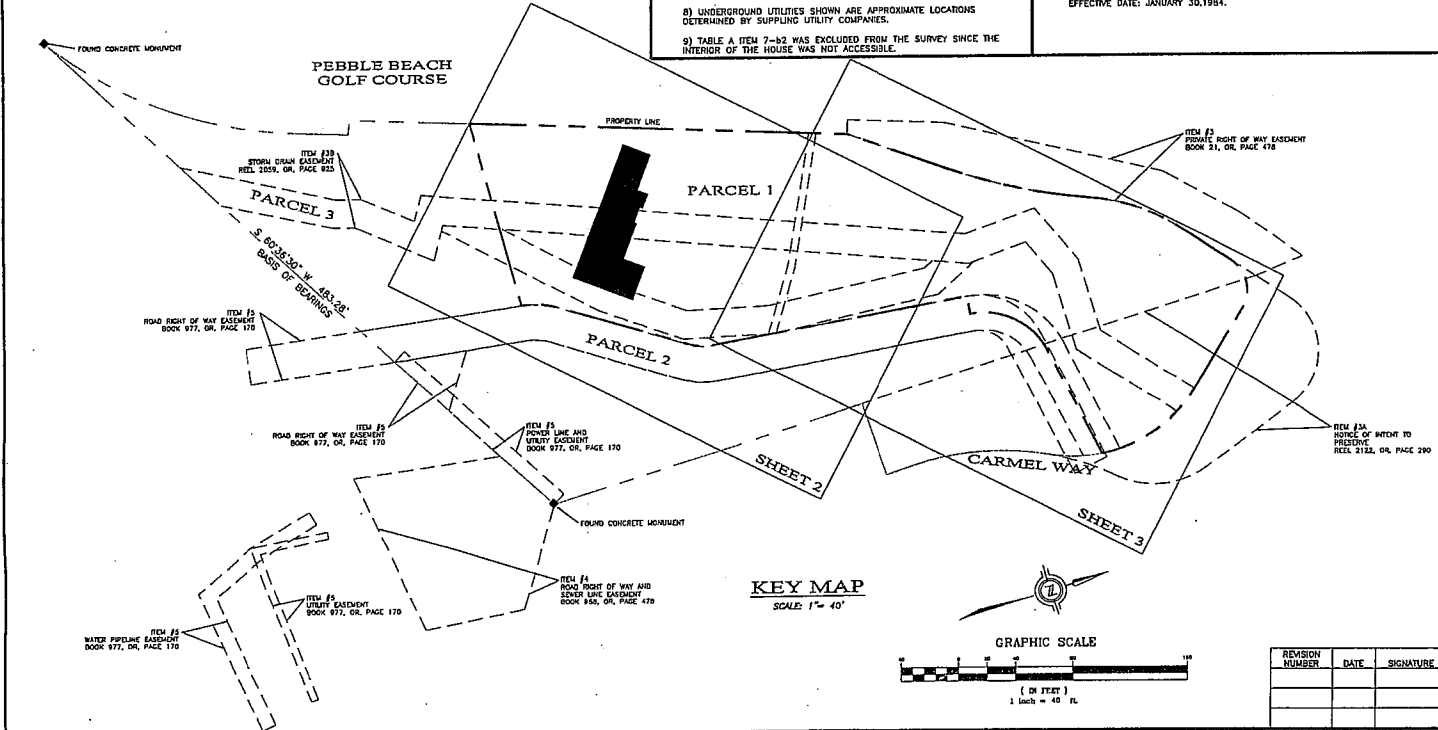
DATE: _____ BRIAN STRATHMAN
 SIGNED: _____ P.L.S. 7453
 STATE OF CALIFORNIA

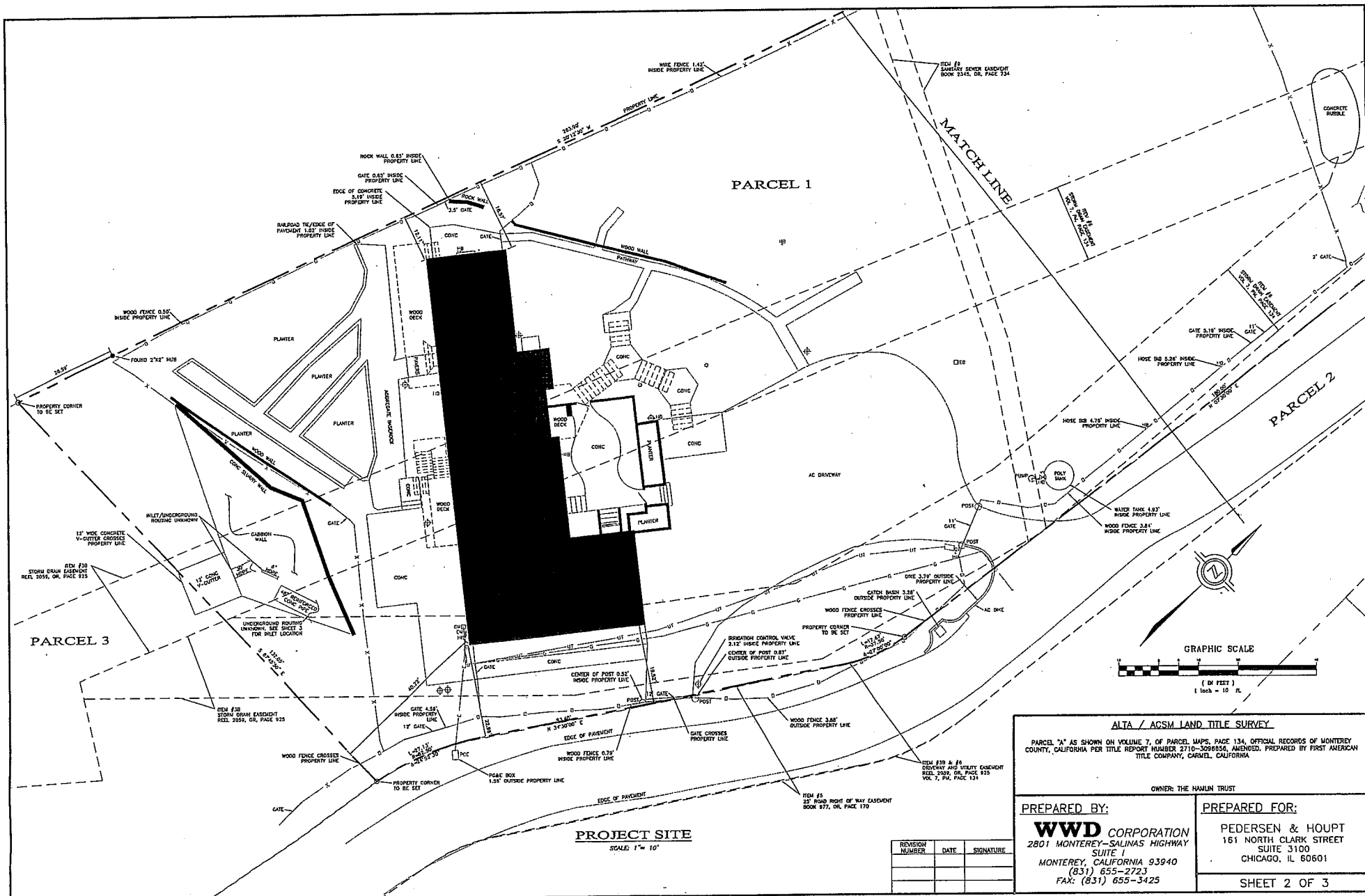
ALTA / ACSM LAND TITLE SURVEY

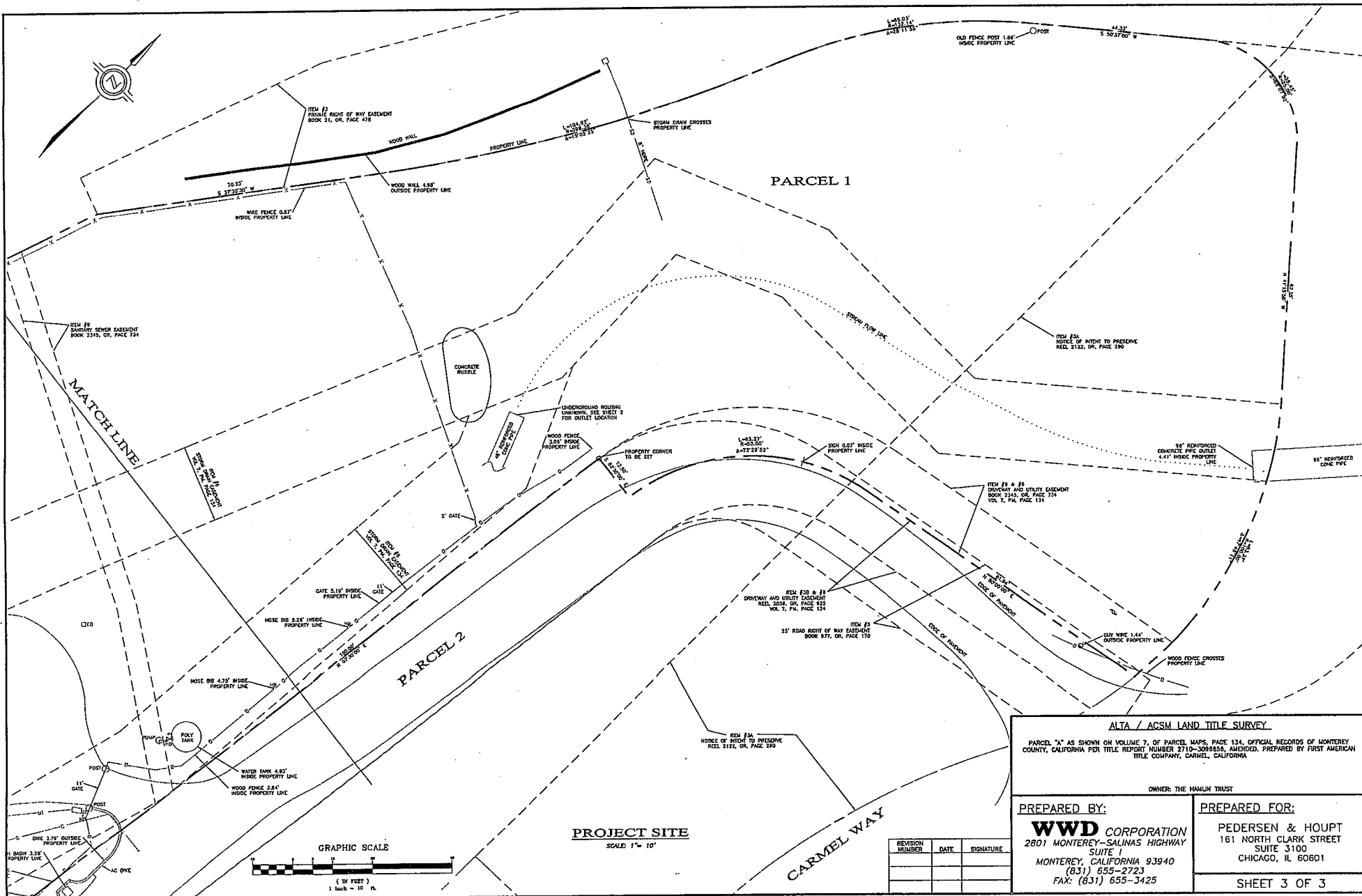
PARCEL "A" AS SHOWN ON VOLUME 7, OF PARCEL MAPS, PAGE 134, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA PER TITLE REPORT NUMBER 2710-309855, AMENDED, PREPARED BY FIRST AMERICAN TITLE COMPANY, CARMEL, CALIFORNIA
 OWNER: THE HANLIN TRUST

PREPARED BY: WWD CORPORATION 2801 MONTEREY-SALINAS HIGHWAY SUITE 1 MONTEREY, CALIFORNIA 93940 (831) 655-2723 FAX: (831) 655-3425	PREPARED FOR: PEDERSEN & HOUP 161 NORTH CLARK STREET SUITE 3100 CHICAGO, IL 60601
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SHEET 1 OF 3







ALTA / ACSM LAND TITLE SURVEY

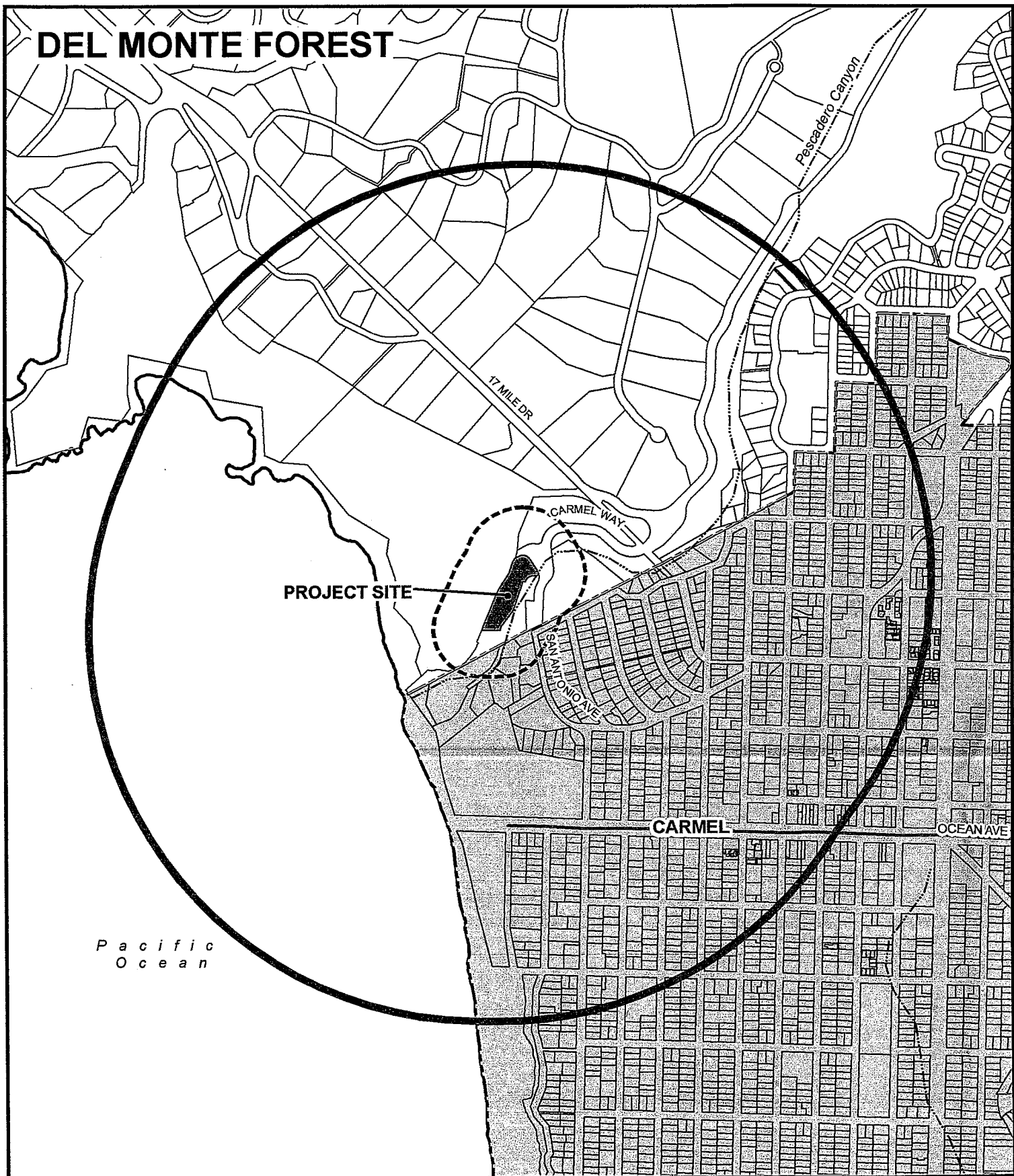
PARCEL "A" AS SHOWN ON VOLUME 7, OF PARCEL MAPS, PAGE 134, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA PER TITLE REPORT NUMBER 2710-309858, AMENDED, PREPARED BY FIRST AMERICAN TITLE COMPANY, CARMEL, CALIFORNIA.

OWNER: THE HAMIL TRUST

<p>PREPARED BY:</p> <p>WWD CORPORATION 2801 MONTEREY-SALINAS HIGHWAY SUITE 1 MONTEREY, CALIFORNIA 93940 (831) 655-2723 FAX: (831) 655-3425</p>	<p>PREPARED FOR:</p> <p>PEDERSEN & HOUP 161 NORTH CLARK STREET SUITE 3100 CHICAGO, IL 60601</p>
<p>SHEET 3 OF 3</p>	

REVISION NUMBER	DATE	SIGNATURE

DEL MONTE FOREST



APPLICANT: BRAMSEN

APN: 008-381-014-000

FILE # PLN090416

 300' Limit  2500' Limit  City Limits  Water

