

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

In the matter of the application of:

**TEH (PLN200191)**

**RESOLUTION NO. 21-002**

Resolution by the Monterey County Zoning Administrator:

- 1) Finding that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage.

[1031 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-322-005-000)]

**The Teh application (PLN200191) came on for a public hearing before the Monterey County Zoning Administrator on January 28, 2021. 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 / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed project involves a demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage.
  - b) The property is located at 1031 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-293-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of single-family dwellings are allowed use pursuant to Monterey County Code Section 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below).

- c) The project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Monterey Peninsula; and
  - Monterey County Zoning Ordinance (Title 21)
- d) 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 the applicable documents.
- e) Review of Development Standards. The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear) and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 12 feet (sides). Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 27'. A condition of approval has been added to verify the height of the structure prior to final building permits being issued (Condition No. 7). The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,605 square feet, which would allow site coverage of 3,362 square feet. The proposed single-family dwelling unit and garage would result in site coverage of 3,354 square feet or 34.9 percent. Therefore, as proposed, the project meets all required development standards. Therefore, as proposed, the project meets all required development standards.
- f) The project has been reviewed for site suitability by HCD-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) The following technical reports has been prepared:
  - *Historic Assessment (LIB200177) prepared by PAST Consultants LLC Pacific Grove, California, September 10, 2018.*
  - *Archaeological Consulting (LIB200176) prepared by John Schlagheck, Soquel, California, September 2018.*
  - *Archaeological Consulting (LIB200252) prepared by Dana Supernowicz, Pebble Beach, California, December 2020.*County staff has independently reviewed this report and concurs with its conclusions.
- h) Necessary public facilities are available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal-Am.
- i) The project is located within a high archaeological zone, a preliminary archeological report (LIB200177) prepared by John Schlagheck dated September 12, 2018 was submitted. However, it didn't meet the report standards and contents requirements of a Phase I archaeological report. Therefore, an updated Phase I archaeological report (LIB200252) prepared by Dana Supernowicz dated December

2020 was later submitted and concluded that there is no surface evidence of potentially significant archaeological resources on this parcel. Recommendations were made that any future construction projects on this parcel should not be delayed for archaeological reasons. A condition of approval (Condition No. 3) was applied to this project to include language directing the contractor to stop work within 50 meters (165 feet) of uncovered resource, immediately contact Monterey County HCD-Planning, OCEN Tribal Council and qualified archaeologist because of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving ground disturbance.

- j) Design. See Finding No. 2.
- k) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- l) The project planner conducted a site inspection on December 23, 2020 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- m) The project was referred to the Del Monte Forest Use Advisory Committee (LUAC) for review on October 15<sup>th</sup>, 2020. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. Due to the moderate and high fire hazard risk pertaining to the subject parcel, the LUAC members expressed concerns with the wood roofing materials proposed and recommends all new construction comply with the current Class A roofing material in order to meet the current building codes in Del Monte Forest. The agent has since updated the plans to reflect that the roofing material will be rated Class A, non-flammable due to California's Fire Code. In addition, A Fuel Management Plan is included as part of the project which demonstrates the 30' fuel defensible space for all sides of the structures or property lines, whichever is closer. The LUAC ultimately, voted 7 – 0 to support the project as proposed with recommendations.
- n) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200191.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The Applicant proposes a replacement of a single-family dwelling and an attached garage on an existing residential lot.
  - b) Pursuant to Chapter 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

- c) The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,000-3,000 square feet within a one-mile radius. The architectural style of the neighborhood is comprised of various styles ranging from traditional California Craftsman to Spanish Revival. The neighborhood is in transition in terms of development, composed of new designs mixed in with the old. The proposed dwelling incorporates architectural aesthetics of contemporary style with a touch of traditional accents. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include off white plaster walls, dark brown clad windows and doors, carmel stone veneer and natural brown wood shingles roofing
- d) The project planner conducted a site inspection on December 23, 2020 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character.
- e) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). As proposed, the project is consistent with neighborhood character, and assures visual integrity.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN200191

3. **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 15302 categorically exempts replacement and reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced..
  - b) The subject project consists of the replacement of a single-family dwelling with an attached garage. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15302.
  - c) The existing structure was constructed in 1950. CEQA guidelines, PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. A historical report (LIB200177) was prepared and submitted by Kent Seavy, dated September 10, 2018 indicating that the structure lacks both historic integrity and significance. The subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places, and therefore would not be considered as a historic resource as defined by CEQA.

- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- e) No adverse environmental effects were identified during staff review of the development application.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.  
**EVIDENCE:** Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

**DECISION**

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

- A. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approving a Design Approval to allow the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage, all in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January, 2021.

DocuSigned by:  
*John M. Dugan*  
FRD855FE840144F

John M. Dugan, FAICP Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 02-05-21.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 02-10-21.

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

NOTES

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

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

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

# Monterey County RMA Planning

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

PLN200191

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN200191) allows the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of a 2,801 square foot two-story single family with an attached 553 square foot garage. The property is located at 1031 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-322-005-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval (Resolution Number 21-002) was approved by the Zoning Administrator for Assessor's Parcel Number 007-322-005-000 on January 28, 2021. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD- Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD- Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

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

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

**4. PW0031 – BOUNDARY SURVEY**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Owner/Applicant shall have a professional land surveyor perform a boundary survey of the northerly and southerly boundary line(s) of the subject parcel and have said lines monumented.

**Compliance or Monitoring Action to be Performed:** Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the northerly and southerly boundary line(s) of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).



**5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD- Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD- Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

**7. PD041 - HEIGHT VERIFICATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services 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. (HCD - Planning and HCD - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/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.

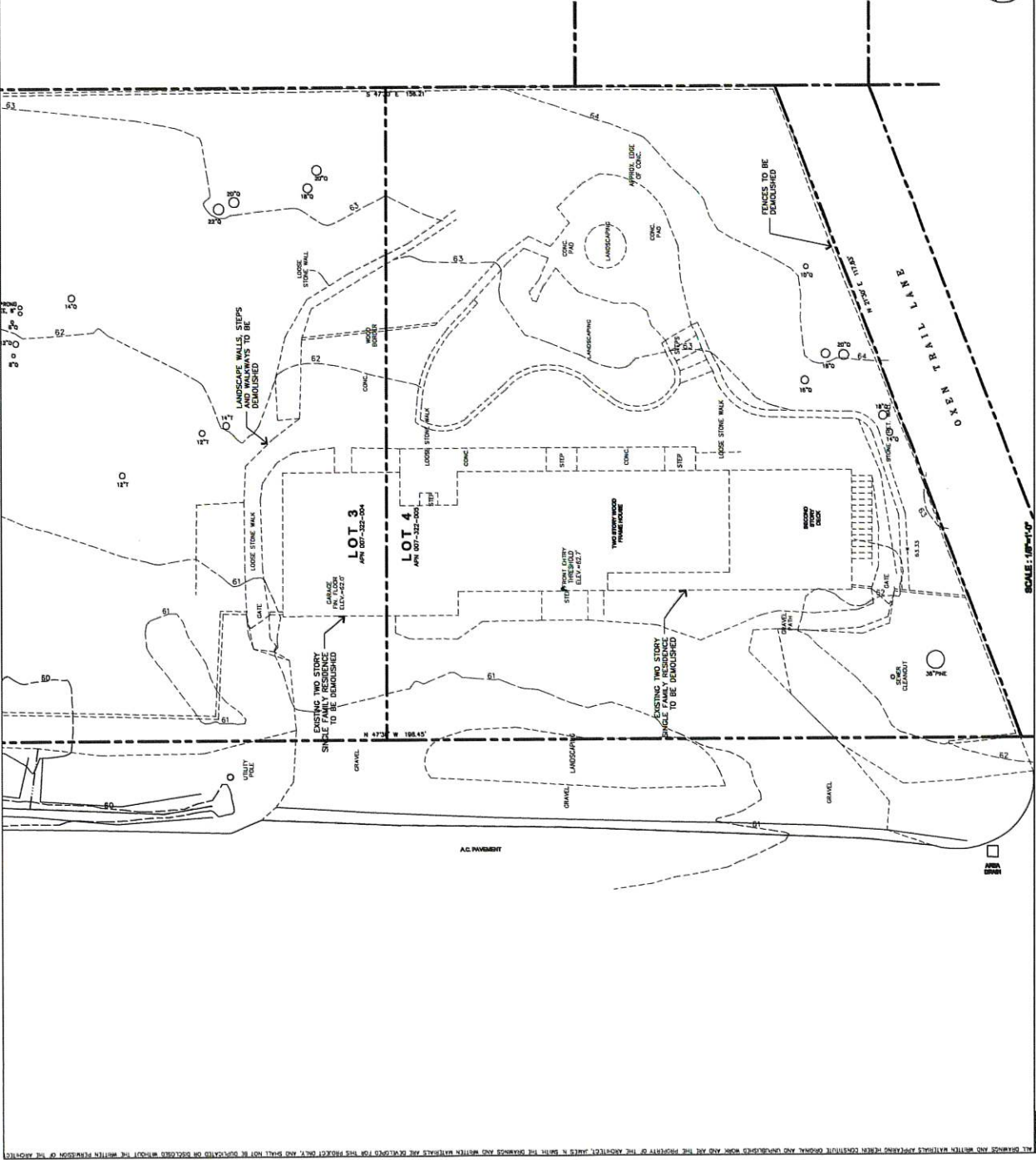
Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.



**SITE PLAN DEMO NOTES**

- ALL STRUCTURES SHALL BE TESTED FOR HAZARDOUS MATERIALS, INCLUDING ASBESTOS, BY A QUALIFIED CONTRACTOR. ALL HAZARDOUS MATERIALS SHALL BE REMOVED PER APPLICABLE LAWS AND BEST PRACTICES.
- CONTRACTOR SHALL OBTAIN ANY REQUIRED AIR DISTRICT PERMITS AND CONDUCT ALL DECONSTRUCTION OR DEMOLITION ACTIVITIES AS REQUIRED BY THE AIR DISTRICT.
- CAP ALL EXISTING UTILITIES TO BE MAINTAINED FOR RE-USE IN FINISHED CONSTRUCTION.
- PROVIDE PROTECTION TO ALL EXISTING TREES AND DISPOSE OF BRUSH AND TRIM ON A REGULAR BASIS.
- PROVIDE PROPER PROTECTION FOR ALL TREES ON THE CONSTRUCTION SITE.
- PROVIDE ADEQUATE DUST ABATEMENT DURING ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.



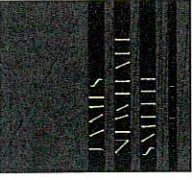
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SCALE: 1/8" = 1'-0"

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**SITE PLAN - DEMO**

ALL DIMENSIONS AND NOTES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTES IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASBESTOS AND LEAD TESTING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR DISTRICT PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEBRIS REMOVAL PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REUSE PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REUSE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REUSE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REUSE INFORMATION.



716 LIGHTHOUSE AVE  
SUITE C  
PACIFIC GROVE CA  
93950

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PROJECT/CIENT

PROJECT NAME

CLIENT NAME

ADDRESS



SHEET TITLE

**DEMO  
SITE PLAN**

- ISSUE
  - △ REVISIONS
  - DATE
  - PRELIM. REVIEW
  - 
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  - 
  - △
  - △
  - △
- DATE

PROJECT NUMBER

SHEET NUMBER

**A1.0-D**





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TEL: 831-372-7251  
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PROJECT/CLIENT

TEH  
RESIDENCE

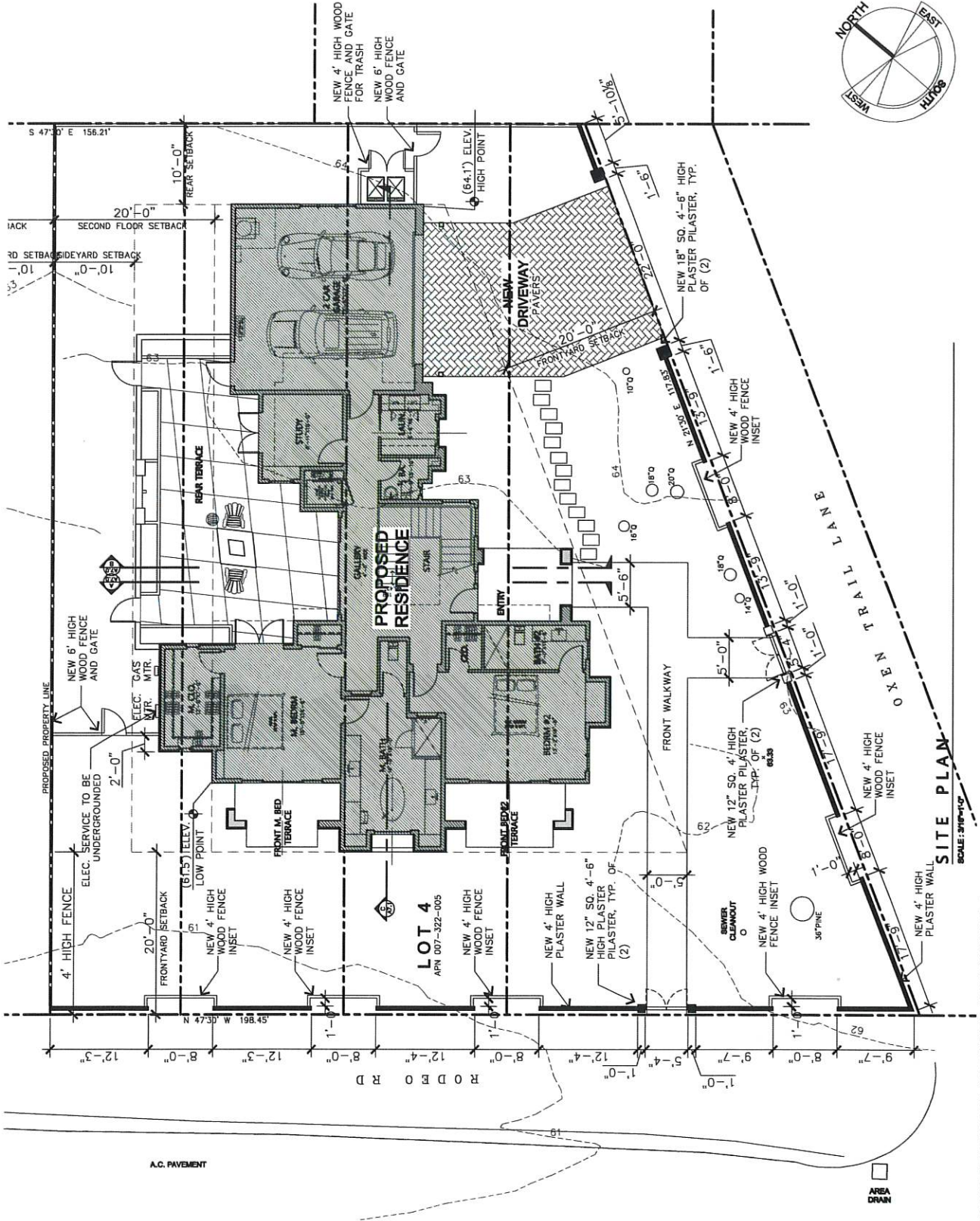
TEH  
1031 RODEO RD.  
PEBBLE BEACH, CA.



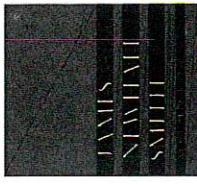
SHEET TITLE  
**SITE PLAN**

○	ISSUE	△	REVISIONS
○	DESIGN FOR PERM. SUBMITTAL		
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PROJECT NUMBER			
SHEET NUMBER			

**A1.0**



ALL DIMENSIONS AND WRITTEN MATERIALS APPEARING HEREON REPRESENT THE DESIGNER'S BEST AND FINAL DESIGN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE DESIGNER. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE DESIGNER.



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95950

TEL: 831-372-7251  
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E-MAIL: JAMES@JNSA.COM

PROJECT CLIENT

TEH  
RESIDENCE

TEH  
1031 RODEO RD.  
PEBBLE BEACH, CA.

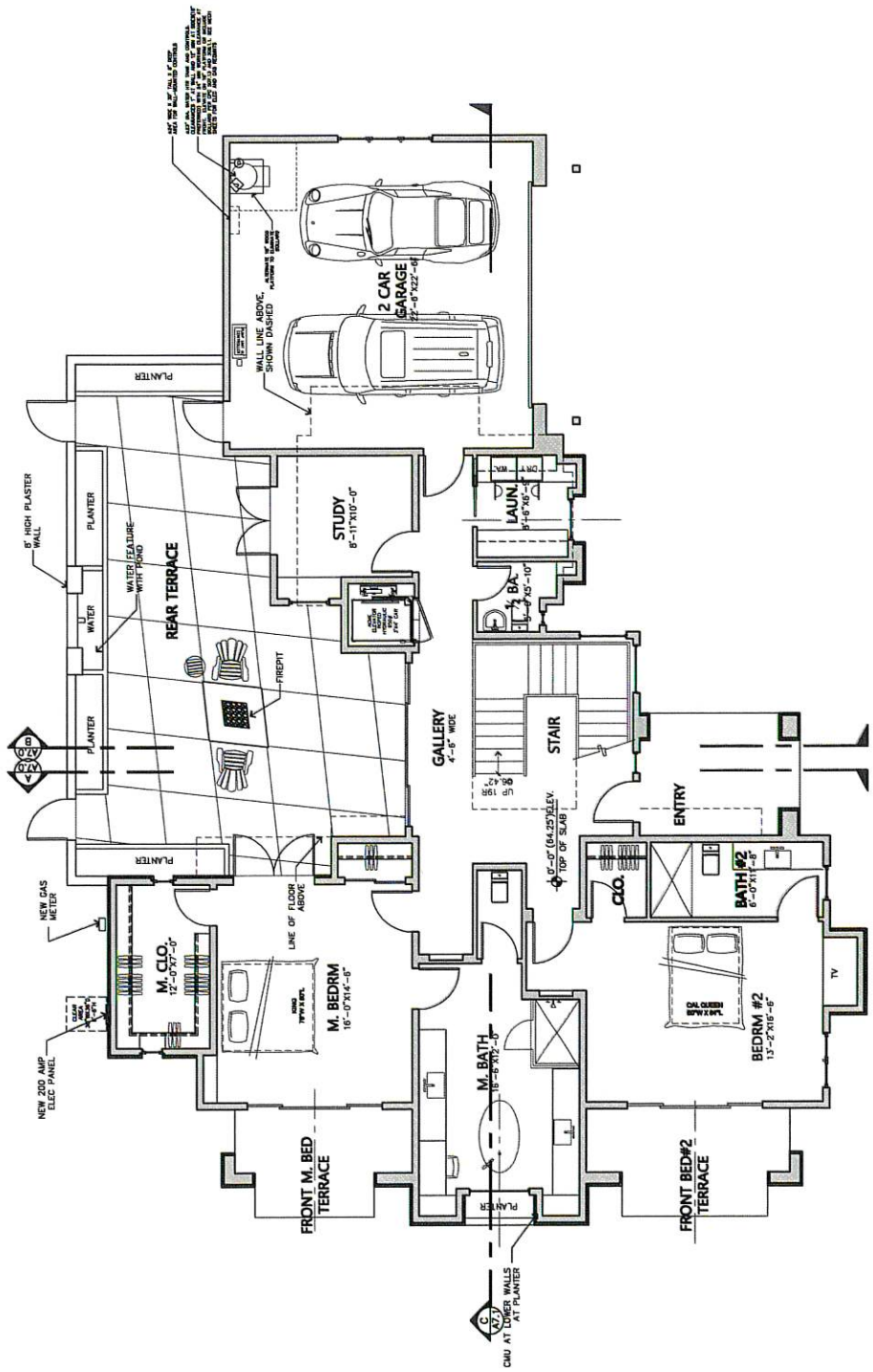


SHEET TITLE  
**MAIN LEVEL PLAN**

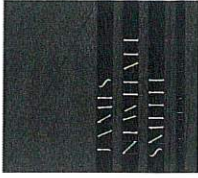
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PROJECT NUMBER  
SHEET NUMBER

**A2.0**



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



716 LIGHTHOUSE AVE  
SUITE C  
PACIFIC GROVE, CA  
93950

TEL: 831-372-7251  
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PROJECT/CLIENT

TEH  
RESIDENCE

TEH  
1031 RODEO RD.  
PEBBLE BEACH, CA

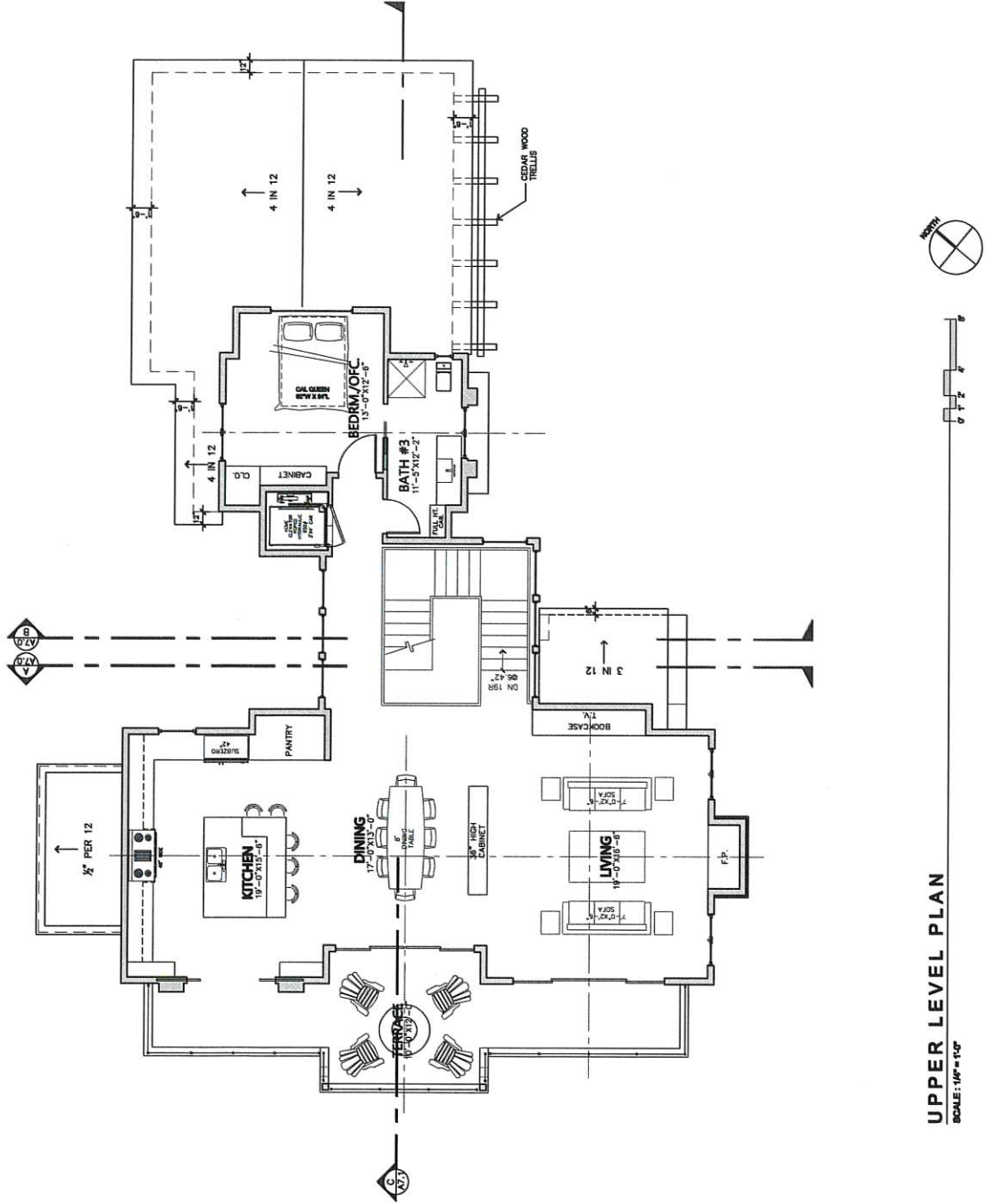


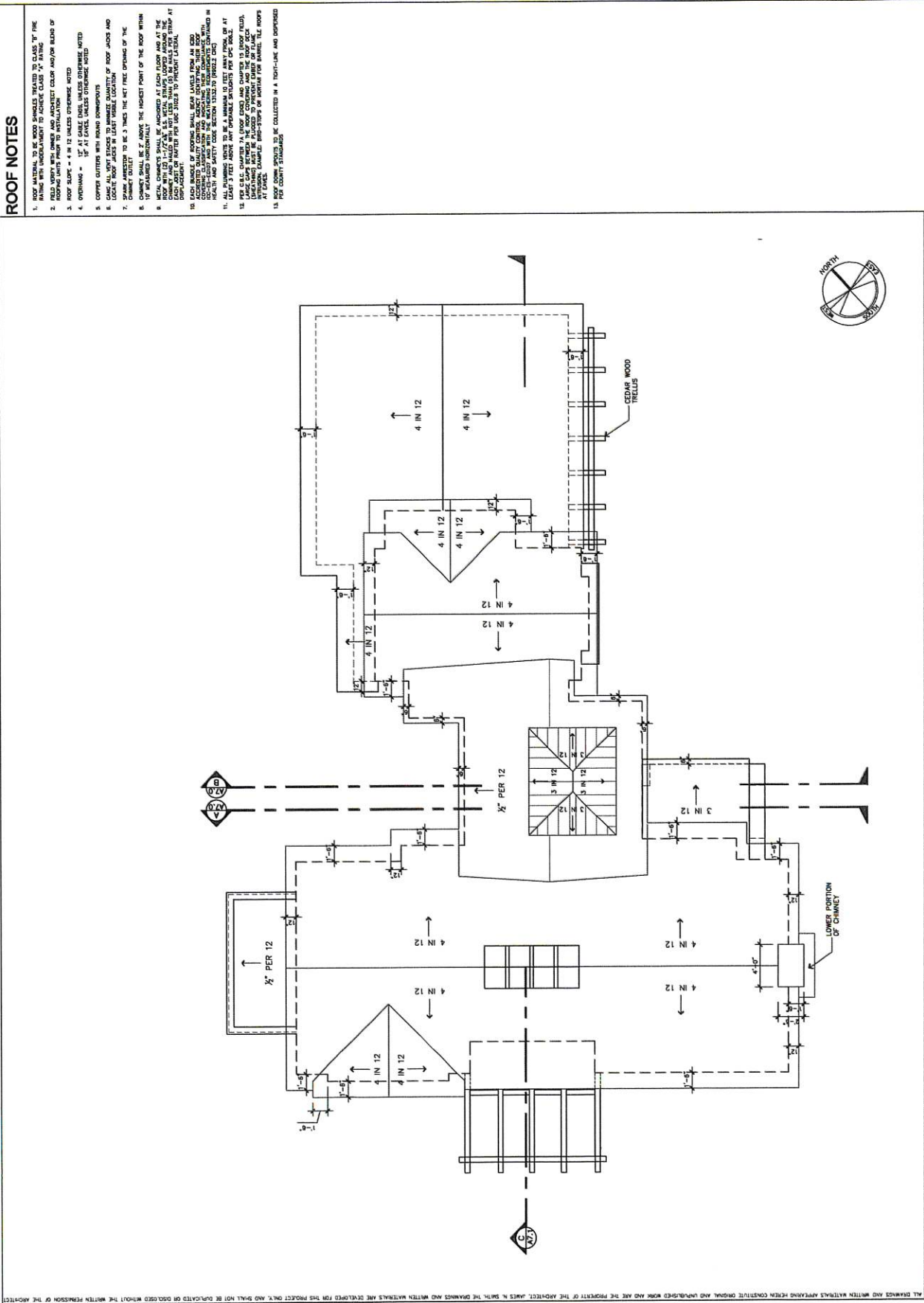
SHEET TITLE  
**UPPER LEVEL  
PLAN**

- ISSUE    △ REVISIONS  
○ USE FOR PRELIM. SUBMITTAL  
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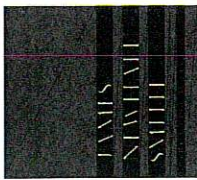


SCALE: 1/4" = 1'-0"

ROOF PLAN

ROOF NOTES

1. ROOF MATERIAL TO BE WOOD SHAKES TREATED TO CLASS "B" FIRE RATING WITH UNDERLAYMENT TO ACHIEVE CLASS "A" RATING.
2. FIELD JOISTS WITH DIMENSIONS AND JOIST/CLEAR COLOR AND/OR BLEND OF JOIST TO BE MATCHED TO EXISTING JOISTS.
3. ROOF SLOPE = 4 IN 12 UNLESS OTHERWISE NOTED.
4. OVERHANGS = 12" AT GABLE ENDS UNLESS OTHERWISE NOTED.
5. COPING OUTLINES WITH ROUND CORNERS.
6. LOCATE ROOF JOISTS TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY.
7. SPACING JOISTS TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY.
8. CHIMNEY SHALL BE 2" ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY.
9. METAL CHIMNEY SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF. THE ANCHORS SHALL BE 1/2" DIA. STEEL BARS WITH 3" MIN. EMBEDMENT AT EACH FLOOR AND AT THE ROOF. THE ANCHORS SHALL BE 1/2" DIA. STEEL BARS WITH 3" MIN. EMBEDMENT AT EACH FLOOR AND AT THE ROOF.
10. LOCATED QUALITY CONTROL JOISTS DURING THE ROOF CONSTRUCTION AND WITH THE ANCHORING REQUIREMENTS DURING IN PLACE AND VERIFY CODE SECTION 1503.2 TO VERIFY JOIST SIZE AND SPACING.
11. LOCATE 3" DIA. JOISTS WITH 2" DIA. JOISTS PER CPC WALL.
12. PER S.E.C. CHAPTER 7A, UNLESS NOTED AND SHOWN TO THE CONTRARY, ALL ROOF JOISTS SHALL BE 4" X 12" S.P.F. UNLESS OTHERWISE NOTED.
13. PER S.E.C. CHAPTER 7A, UNLESS NOTED AND SHOWN TO THE CONTRARY, ALL ROOF TRUSSES SHALL BE 4" X 12" S.P.F. UNLESS OTHERWISE NOTED.
14. PER S.E.C. CHAPTER 7A, UNLESS NOTED AND SHOWN TO THE CONTRARY, ALL ROOF TRUSSES SHALL BE 4" X 12" S.P.F. UNLESS OTHERWISE NOTED.
15. PER S.E.C. CHAPTER 7A, UNLESS NOTED AND SHOWN TO THE CONTRARY, ALL ROOF TRUSSES SHALL BE 4" X 12" S.P.F. UNLESS OTHERWISE NOTED.



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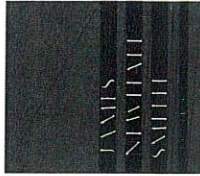
SHEET TITLE

ROOF PLAN

ISSUE	REVISIONS
① 03-10-20	PRELIM. SUBMITTAL
② 12-04-20	PLANNING SUBMITTAL
○	
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DATE	
PROJECT NUMBER	
SHEET NUMBER	

A5.0





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SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

○	ISSUE	△	REVISIONS
①	01-30-20		PROJEN SUBMITTAL
○			
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PROJECT NUMBER

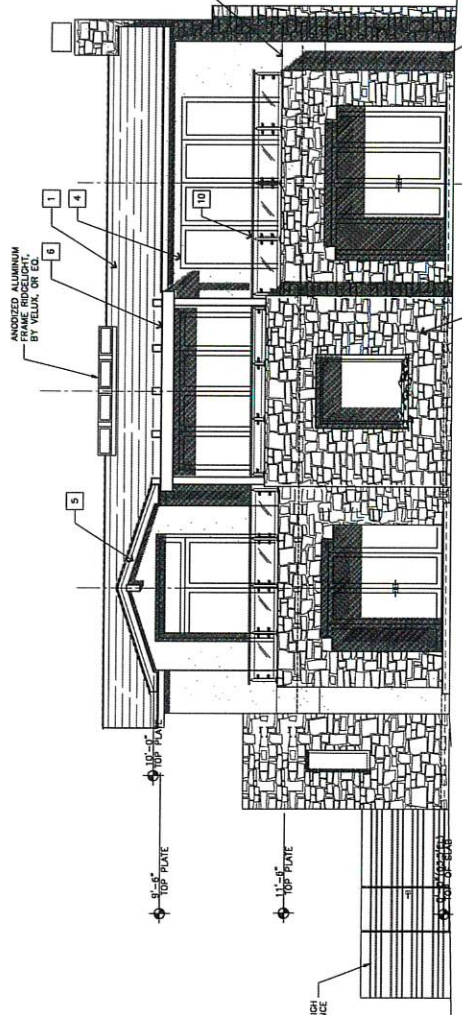
SHEET NUMBER

**A6.0**

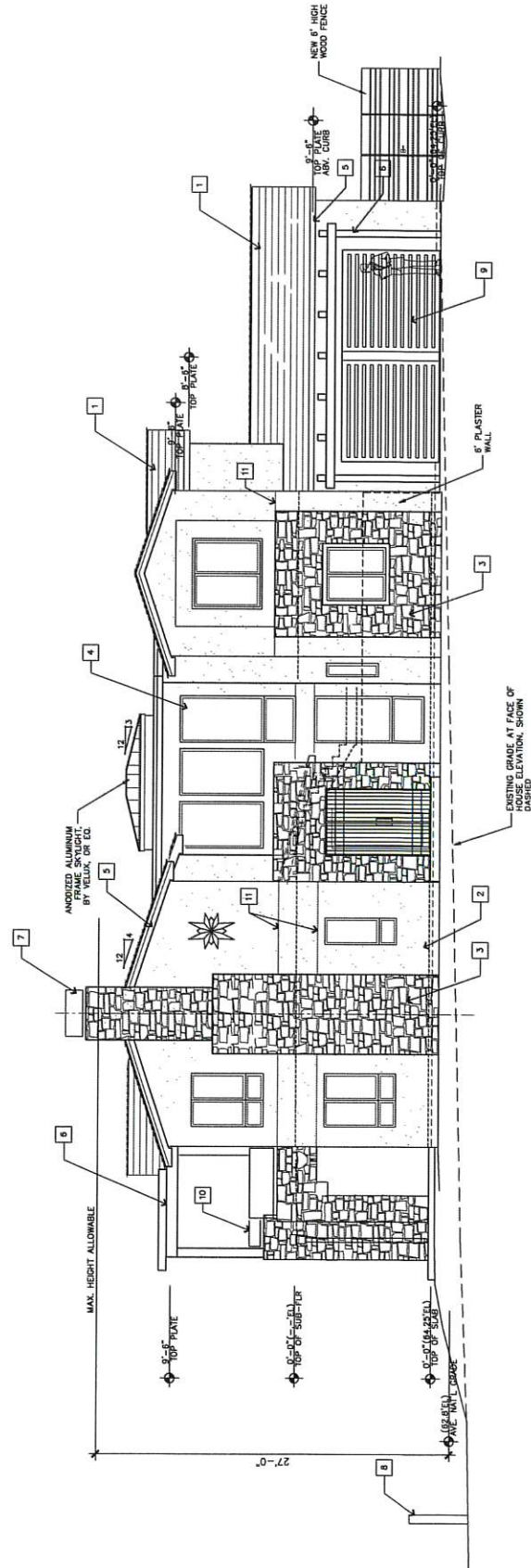
**ELEVATION MATERIALS LEGEND**

- 1 WOOD SHINGLES WITH APPROX. 7" EXPOSURE AND BOBBED EDGES AT GABLE. INCLUDE ZINC METAL CAP AT MAIN ROOFLINE.
- 2 3 COAT EXTENSIVE PLASTER WITH LEVEL 4 SMOOTH FINISH. COLOR SEE ELEVATIONS.
- 3 EXTERIOR WOOD "CAMEL" STONE.
- 4 EXTERIOR WOOD "CAMEL" STONE AND WINDOWS BY WESTERN COAST GARDENIZING ASSOCIATED.
- 5 FASCIA BOARD PRE-FINISHED BAYONA PINE, "ADVANTAGE PLUS" BY YELLOW, OR EQ. COLOR-PUR ELEVATION.
- 6 2" X 4" WOOD TRUSS TO BE STAINED.
- 7 COPPER CHIMNEY SHROUD.
- 8 SOLID GRouted CAL LOW WALL WITH PLASTER FINISH.
- 9 DARK BRONZE ANODIZED SECTIONAL ALUMINUM GARAGE DOOR WITH WHITE FROSTED TRANSLUCENT GL. GLASS PANELS TO MATCH EXISTING WALLS.
- 10 1" PLASTER EXPANSION JOINT.
- 11 PLASTER EXPANSION JOINT.

**ELEVATION NOTES**



**1** SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"

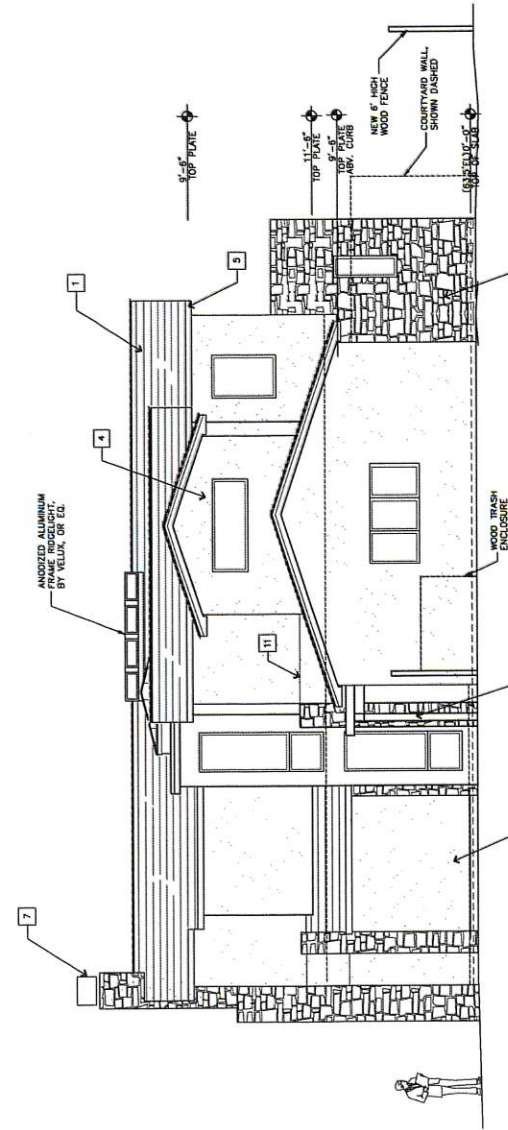


**2** SOUTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"

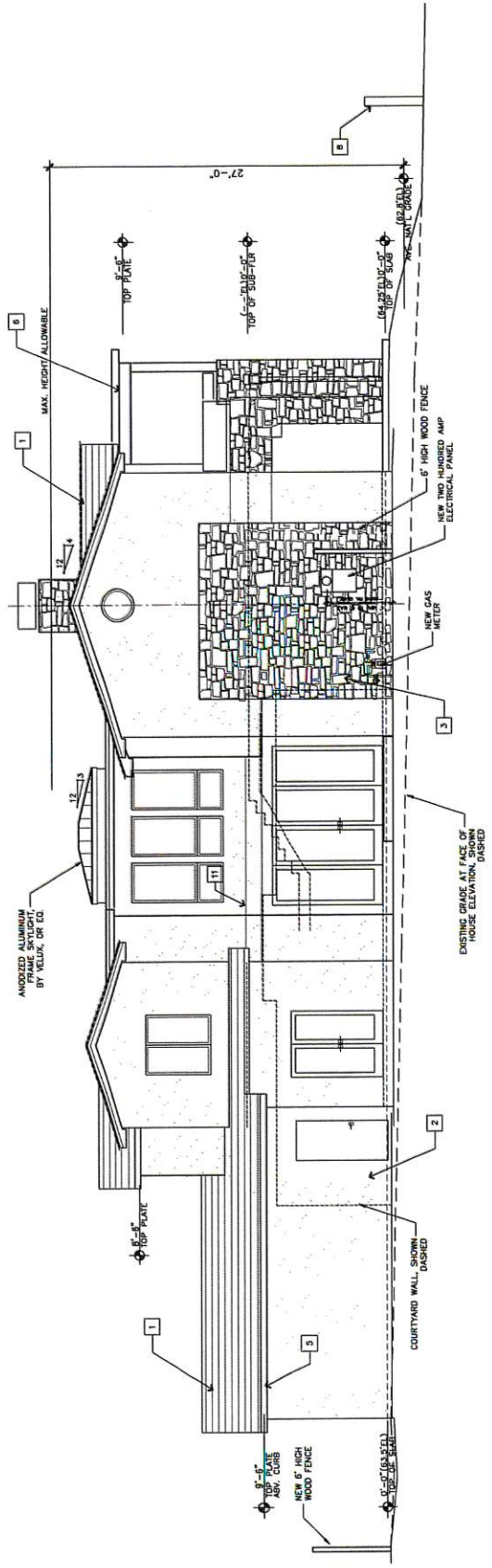
ALL DIMENSIONS AND WRITTEN MATERIALS APPEARING HEREIN REPRESENT THE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT. JAMES N. SMITH, THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE REPRODUCED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ELEVATION MATERIALS LEGEND	
1	WOOD SHINGLES WITH APPROX. 7" EXPOSURE AND BOOSTED PROFILES. INCLUDE ZINC METAL CAP AT MAIN ROOF EAVES.
2	3 COAT EXTERIOR PLASTER WITH LEVEL 4 SMOOTH FINISH. COLOR SEE ELEVATIONS.
3	EXTERIOR VENEER "CAMEL" STONE.
4	EXTERIOR VENEER "CAMEL" STONE AND WINDOWS BY METAL CLASH DARK BRONZE ANODIZED.
5	FACIA BOARD PRE-FINISHED HAWAII PINE, "ADVANTAGE PLUS" BY KELLERER, OR EQ. COLOR-PUR ELEVATION.
6	EXTERIOR VENEER "CAMEL" STONE AND WINDOWS BY METAL CLASH DARK BRONZE ANODIZED.
7	CORNER CHIMNEY SHROUD.
8	SOLID GROUTED CMU LOW WALL WITH PLASTER FINISH.
9	DARK BRONZE ANODIZED SECTIONAL ALUMINUM GARAGE DOOR WITH WHITE FROSTED TRANSLUCENT 1/2 GLASS PANELS.
10	SPRING BRASS HANDLING BY OR LANDSCAPE, OR EQUAL WITH 1/2" PLASTER EXPANSION JOINT.
11	PLASTER EXPANSION JOINT.

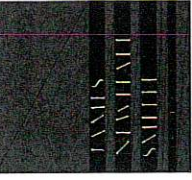
**ELEVATION NOTES**



**1** NORTHEAST ELEVATION  
SCALE: 1/4" = 1'-0"



**2** NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"



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**EXTERIOR  
ELEVATIONS**

- SHEET TITLE
- ISSUE
  - △ REVISIONS
  - ① 01-30-20 PRELIM SUBMITTAL
  - 
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  - △
  - △
- DATE

PROJECT NUMBER  
SHEET NUMBER

**A6.1**



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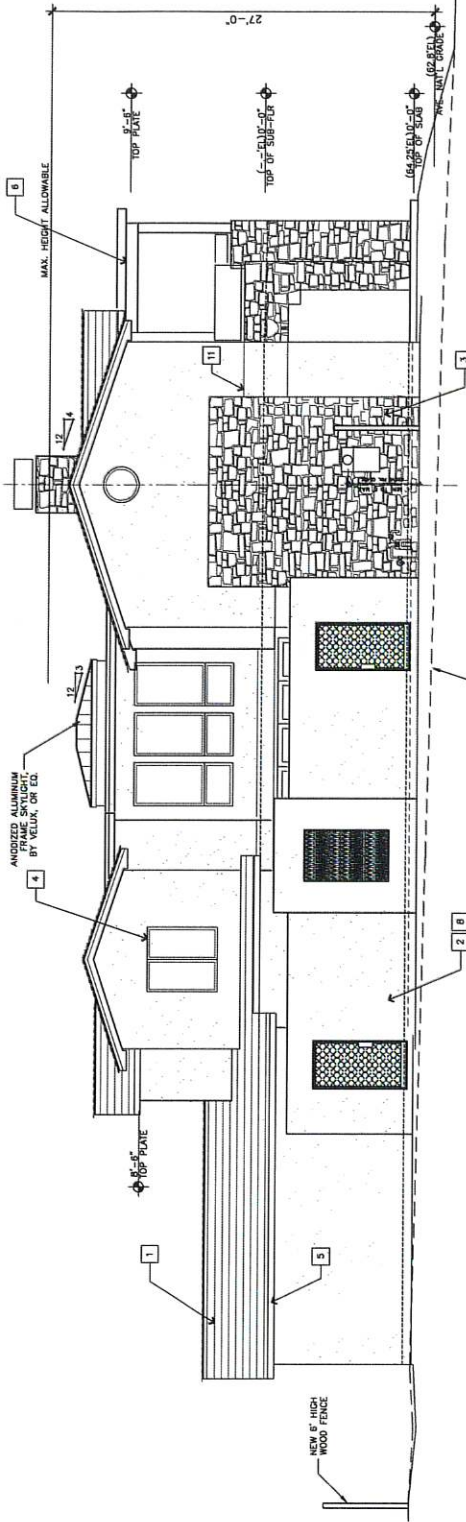


SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

○	ISSUE	△	REVISIONS
○	USE FOR PRELIM. SUBMITTAL		
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PROJECT NUMBER  
SHEET NUMBER

**A6.2**

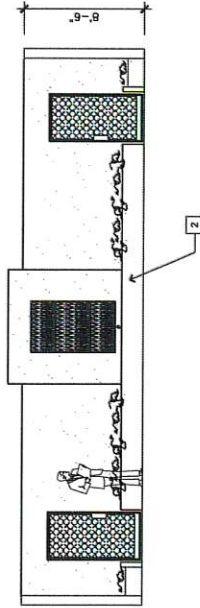


**1 NORTHWEST ELEVATION - SHOWING COURTYARD WALL**  
SCALE: 1/4" = 1'-0"

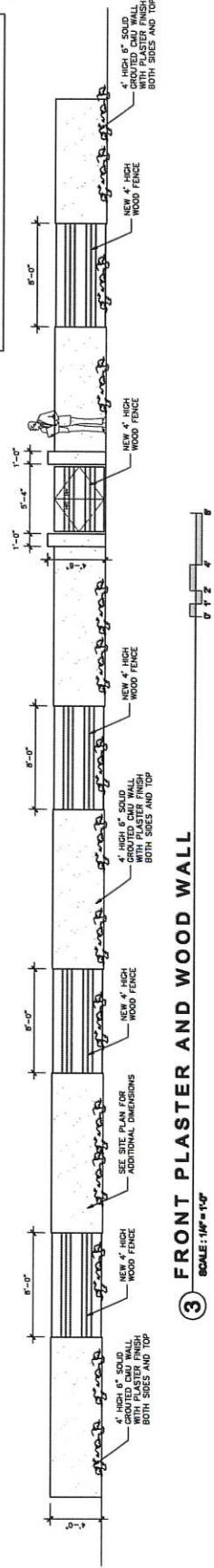
ELEVATION MATERIALS LEGEND	
1	WOOD SHINGLES WITH APPROX. 7" EXPOSURE AND BOOSTED ROOFLINE. INCLUDE ZINC METAL CAP AT MAN.
2	3 COAT EXTERIOR PLASTER WITH LEVEL 4 SMOOTH FINISH. COURSE-BY-COURSE ELEVATIONS
3	EXTERIOR VENEER "CLASSIC" STONE
4	NEW 4" HIGH SOLID GROUDED OAK WALL WITH PLASTER FINISH BOTH SIDES AND TOP
5	FASCIA BOARD PRE-FINISH BAKATA PINE "ADVANTAGE PLUS" BY KELLER®, OR EQ. COLOR PER ELEVATION
6	CUSTOM BUILT SAWN OAK WOOD TRILLS TO BE STAINED WITH WHITE PRESSED TRANSLUCENT 1/2" GLASS PANELS
7	COPPER CHIMNEY SHED
8	SOLID GROUDED OAK LOW WALL WITH PLASTER FINISH
9	DARK BROWN ANODIZED SECTIONAL ALUMINUM GARAGE DOOR WITH WHITE PRESSED TRANSLUCENT 1/2" GLASS PANELS
10	STAINLESS STEEL RAINING BY OR LAWRENCE, OR EQUAL WITH 1/2" GLASS PANELS
11	PLASTER EXPANSION JOINT

**ELEVATION NOTES**

1. THIS PROJECT IS LOCATED WITHIN AN ADOPTED UNIFORM COMMERCIAL CODE (UCC) JURISDICTION. UCC § 9-102(2)(b) REQUIRES THAT ALL THE NOTES BE SET FOR COMPLIANCE.



**2 COURTYARD WALL - AT INTERIOR**  
SCALE: 1/4" = 1'-0"



**3 FRONT PLASTER AND WOOD WALL**  
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND	
1	WOOD SHINGLES WITH APPROX. 7" EXPOSURE AND BOARDS WITH 1/2" GUTTERS. INCLUDE ZINC METAL CAP AT MAIN ROOFLINE.
2	3/4" COAT EXTENSION PLASTER WITH LEVEL 4 SMOOTH FINISH. COURSE ELEVATIONS
3	EXTERIOR VENEER "CLASSIC STONE" COURSE ELEVATIONS
4	PAVING STONE "CLASSIC STONE" ROOFING AND WINDOWS BY WESTERN COOK. SAND FINISH ANODIZED ALUMINUM "ADVANTAGE PLUS" BY VELUX. OR EQ. COLOR FOR ELEVATION
5	COPYRIGHT BRASS "CLASSIC STONE" TRUSS TO BE STAINED
6	COPPER CHIMNEY SHROUD
7	SOLID GROUTED CHU LOW WALL WITH PLASTER FINISH
8	ANODIZED ALUMINUM SECTIONAL ALUMINUM GARAGE DOOR BY VELUX. OR EQ.
9	STAINLESS STEEL TRUSS BY CH LAMBOCK. OR EQUAL WITH SUP. GLASS PANELS
10	PLASTER EXPANSION JOINT
11	PLASTER EXPANSION JOINT

**SECTION NOTES**

1. FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED AT ALL WALL PENETRATIONS AND AT ALL FLOOR PENETRATIONS BETWEEN AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES AND OPENINGS AT ALL PENETRATIONS THROUGH FLOORING. FIREBLOCKING SHALL BE PROVIDED IN CONFORMANCE WITH THE MOST RECENT IBC REQUIREMENTS.

2. IN CONCEALED SPACES OF STAIR WALLS AND PARTITIONS, INCLUDING CURSED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

2.1. HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

2.2. AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 700.2.

4. ALL STAIRS SHALL BE CONSTRUCTED WITH 2" MIN. THICK SOLID WOOD TREADS AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

4.1. HORIZONTAL AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

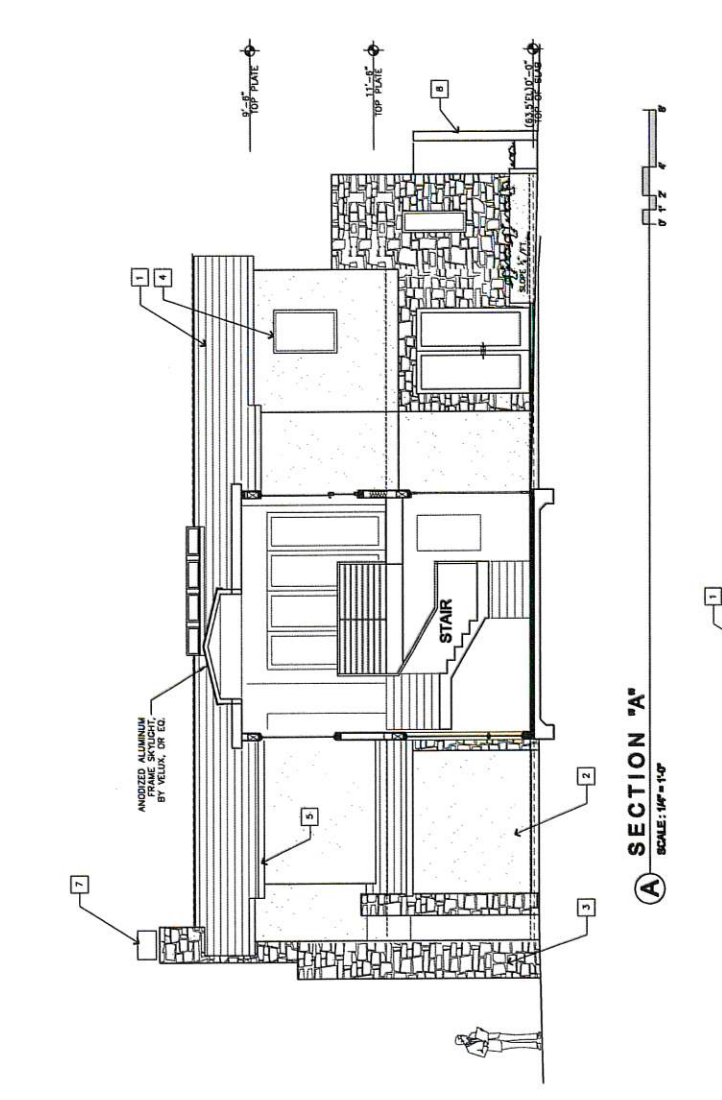
4.2. AT INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING

5. FOR THE FIREBLOCKING OF CHIMNEYS AND PREPLACES, SEE SECTION 700.2.1.

6. PROVIDE A 2-INCH AIR SPACE BETWEEN MASONRY PLANTER WALLS AND EXTERIOR WOOD MATERIALS, IRC 2308.6.

7. REFER TO STRUCTURAL DRAWINGS FOR ALL SPECIFIC CONNECTIONS AND DETAILS

8. THIS PROJECT IS LOCATED WITHIN MIDLAND URBAN INTERFACE. REFER TO WALL SECTION DETAIL 1 / 101 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS



**A SECTION "A"**  
SCALE: 1/4" = 1'-0"

**B SECTION "B"**  
SCALE: 1/4" = 1'-0"

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SHEET TITLE

**SECTIONS**

○ ISSUE  
△ REVISIONS  
① 01-30-20 PRELIM. SUBMITTAL

PROJECT NUMBER  
SHEET NUMBER  
DATE

**A7.0**



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SECTIONS

○	ISSUE	△	REVISIONS
○	1	○	PRELIM. SUBMITTAL
○	2	○	DATE
○	3	○	DATE
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○	5	○	DATE

PROJECT NUMBER

SHEET NUMBER

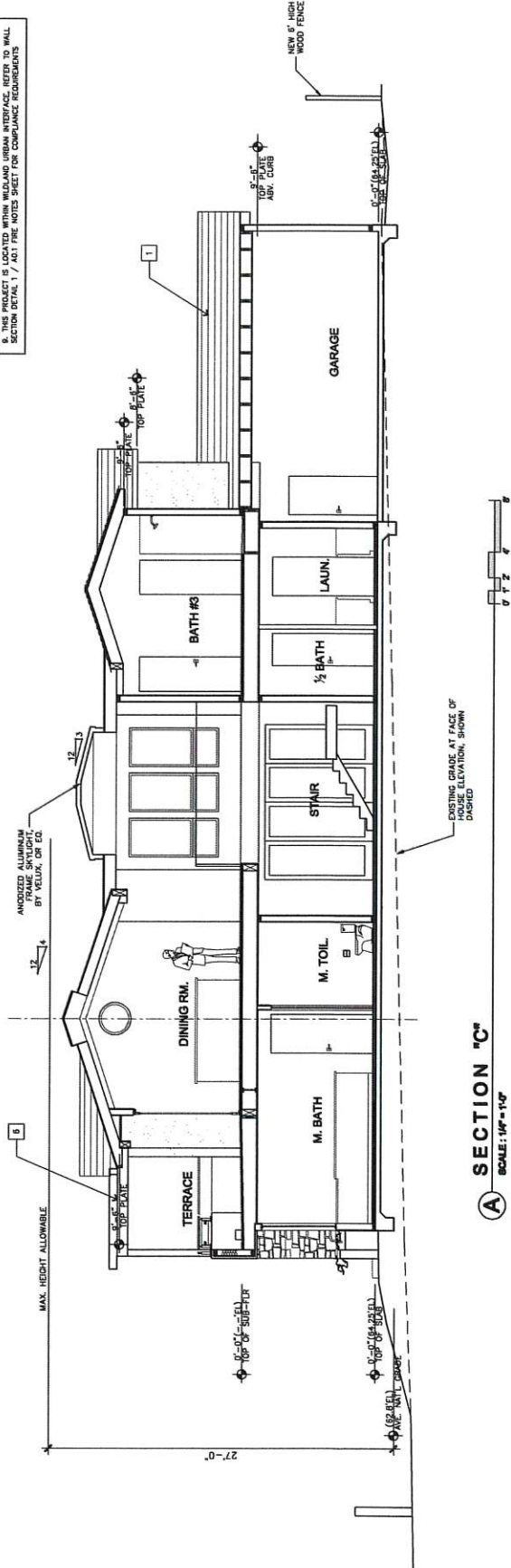
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ELEVATION MATERIALS LEGEND

- 1) WOOD SHAKES WITH APPROX. 7% COARSE AND BOOSTED FIBER CONCENTRATION. INCLUDE 2"X6 METAL CLIP AT MAIN JOINTS.
- 2) 3/4" COAT EXTERIOR PLASTER WITH LEVEL 4 SMOOTH FINISH. COLOR: SEE ELEVATION.
- 3) EXTERIOR VENEER "CHAMEL" STONE.
- 4) 1/2" X 1/2" X 1/2" BRONZE ANODIZED ALUMINUM WINDOW AND DOOR SILLING AND LININGS.
- 5) PLYWOOD BOARD PRE-FINISHED BAKULA PINE "ADVANTAGE PLUS" BY HOLLAND, OR EQ. COLOR: SEE ELEVATION.
- 6) 1/2" X 1/2" X 1/2" BRONZE ANODIZED ALUMINUM WINDOW AND DOOR SILLING AND LININGS.
- 7) COPPER CHIMNEY SHINGLES.
- 8) SOLID DRYKIT DUAL LOW WALL WITH PLASTER FINISH.
- 9) DARK BRONZE ANODIZED SECTIONAL ALUMINUM GARAGE DOOR WITH 1/2" X 1/2" X 1/2" BRONZE ANODIZED ALUMINUM TRACKS.
- 10) STAINLESS STEEL BALUNS OF 1/2" LAMPWORK OR EQUAL, WITH TEMP. CLASS PANELS.
- 11) PLASTER EXPANSION JOINT.

SECTION NOTES

1. ALL FIRE RATING IN COMBUSTIBLE CONSTRUCTION, FIRE-RATED SHALL BE PROVIDED TO GO OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFTS BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE-RATED SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - 1.1. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED UP WALLS.
  - 1.2. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - 1.3. HORIZONTALLY AT INTERVALS NOT EXCEEDING 19 FEET (2048 MM), INCLUDING SPACES BETWEEN STUD WALLS AND PARTITIONS, INCLUDING FURRED UP WALLS.
  - 1.4. HORIZONTALLY AT INTERVALS NOT EXCEEDING 19 FEET (2048 MM), INCLUDING SPACES BETWEEN STUD WALLS AND PARTITIONS, INCLUDING FURRED UP WALLS.
2. ALL CONCEALED SPACES BETWEEN STUD WALLS AND PARTITIONS AT THE TOP SHALL COMPLY WITH SECTION 1002.7.
3. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND CONDUITS, PROVIDE FIRE-RATED PENETRATIONS TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. PENETRATIONS SHALL BE PROVIDED TO MEET THE ASTM E136 REQUIREMENTS.
4. FOR THE FIRE-RATING OF CHIMNEYS AND PREPACES, SEE SECTION 1003.19.
5. FIRE-RATING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
6. REFER TO STRUCTURAL DRAWINGS FOR ALL SPECIFIC CONNECTIONS AND DETAILS FOR WOOD MATERIALS FOR 2308.8.
7. THIS PROJECT IS LOCATED WITHIN MIDLAND URBAN INTERFACE. REFER TO WALL SECTION DETAIL 1 / A01 FIRE NOTES SHEET FOR COMPLIANCE REQUIREMENTS.



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

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RESIDENTIAL AND COMMERCIAL ARCHITECTURE

**TEH RESIDENCE**  
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A.P.N. #007-322-005

**EXTERIOR COLOR SAMPLES**



**ROOFING**  
NATURAL SAWN WOOD  
SHINGLES

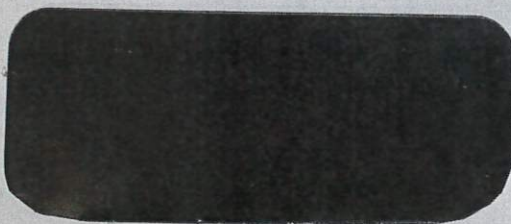


**WALLS**  
EXTERIOR PLASTER  
LA HABRA MEADOWBROOK  
#X-48

X-48 MEADOWBROOK (BASE 100)



**STONE**  
CARMEL STONE VENEER



**EXTERIOR DOORS / WINDOWS**  
ALUMINUM CLAD - DARK  
BROWN ANODIZED



**FASCIAS/CORBELS/TRELLIS**  
CEDAR WOOD BEAMS STAINED  
WITH CABOT GROUND BEAN  
KMA-465-5