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**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

**VIRNIG SHARENE HAMROCK TR & VIRNIG
KENNETH JOHN II (PLN160144)**

RESOLUTION NO. 17-048

Resolution by the Planning Commission to:

- 1) Find the project is an addition to an existing structure that will not result in the increase of more than 50% of existing floor area before the remodel which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301(e)(1) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- 2) Find the project is a small habitat restoration project of less than five acres which qualifies as a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
- 3) Approve Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to:
 - i. Demolish 240 square feet and 1,334 linear feet of walls of an existing 5,866 square foot single family residence
 - ii. Add 1,604 square feet of living area
 - iii. Demolish existing garage and hallway of 960 square feet total
 - iv. Add 1,005 square feet to existing 845 square foot garage
 - v. Add 3,715 square feet of storage and patios
 - vi. Add 196 linear feet to existing retaining walls and planter
 - vii. Replace 6,438 square foot existing asphalt driveway with pervious pavers
 - viii. Grade approximately 810 cubic yards of cut and 440 cubic yards of fill with approximately 370 cubic yards of off haul
 - ix. Restore 4,858 square feet of dune habitat
 - x. Rehabilitate 13,178 square feet of fill slope with non-invasive native plant species which results in a 7,470 square foot single family residence and 1,850 square foot attached garage.
 - b) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA); and c) Coastal Development Permit to allow development within 750 feet of a known archaeological resource
- 4) Approve Restoration Plan to:

- a) Restore 4,380 square feet of iceplant to coastal sand dune habitat
- b) Rehabilitate 13,178 square feet of fill slope with non-invasive native vegetation
- c) Dedicate 26,346 square foot conservation easement to Del Monte Forest Conservancy
- d) Restore 478 square feet of area across the property line into Spyglass Hill Golf Course to coastal sand dune habitat

[PLN160144, VIRNIG SHARENE HAMROCK TR & VIRNIG KENNETH JOHN II, 1154 The Dunes, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-013-000)]

The Virnig application (PLN160144) for a Combined Development Permit to allow the partial demolition and expansion of a single family dwelling came on for public hearing before the Monterey County Planning Commission on December 13, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission 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:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (LUP);
 - Coastal Implementation Plan (CIP) Part 5; and
 - 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 1154 The Dunes, Pebble Beach (Assessor’s Parcel Number 008-012-013-000), Del Monte Forest LUP. The parcel is zoned “LDR” (Low Density Residential). A single-family residence is a principal use allowed within this zone and there is no change to this residential use.
 - c) The existing residence is built within 100 feet of environmentally sensitive habitat (ESHA). Pursuant to Chapter 20.17.030.E of Monterey County Zoning ordinance (Title 20), development within 100 feet of identified ESHA is nonexempt development that requires a Coastal Development Permit (CST). The biological assessment (File No. LIB170394) prepared by Jeffrey Froke identified ESHA species outside the development envelope but within 100 feet of the development area (See Finding 3).
 - d) The parcel is located in a zone with a maximum gross density of 1.5 acres per dwelling unit. The subject property is 1.26 acres within a neighborhood with either the same or similar zoning that limits

intensification of use and growth inducement. Therefore, the proposed project would not establish a precedent for continued land development which, on a cumulative basis, could degrade adjoining ESHA.

- e) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because the project has a design control (D) overlay subject to a public hearing. The Del Monte Forest LUAC recommended approval of the project in a 7-0 vote.
- f) Pursuant to the CIP Part 5, Section 20.147.040.C.8, deed restrictions or conservation easement dedication to the Del Monte Forest (DMF) Foundation shall be required as a Condition of Approval. The dedication or restriction shall comprise ESHA on the subject parcel. Therefore, Condition No. 9 requires submittal of a Conservation and Scenic Easement Deed (CSED) to RMA-Planning for review and approval prior to issuance of construction permits and recordation of the CSED to DMF Conservancy prior to final.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160144.

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, RMA-Environmental Services, Pebble Beach Community Services District (PBCSD), RMA-Public Works, 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) The subject parcel comprises a State Responsibility Area (SRA) ranked as high risk for fire damage. However, during review of the proposed project, PBCSD gave no indication the site would be unsuitable for implementation of the project.
- c) The existing access to the parcel is via Silver Trail, a private road that is the access easement to the subject property, from 17 Mile Drive. This will remain as access to the residence on the subject parcel and the existing driveway will be improved with pervious pavers that accommodate the weight of a fire truck.
- d) The existing structure is to be partially demolished and remodeled with additional grading of approximately 810 cubic yards of cut and 370 cubic yards of fill for the attached garage foundation and asphalt driveway excavation. Pursuant to DMF LUP Policy 3.14, the amount of excavation proposed for development is the least amount necessary for implementation of the proposed project.
- e) The subject parcel is not within the Pescadero Watershed nor does it drain into the Carmel Bay Area of Special Biological Significance (ASBS) or those of Seal Rock Creek and Sawmill Gulch. Therefore,

the project is not subject to Del Monte Forest LUP Policy 77 of Chapter 3 that limits site coverage of impervious surfaces to 9,000 square feet. Nevertheless, the project will result in impervious area site coverage of approximately 8,230 square feet.

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160144.

3. **FINDING:** **CONSISTENCY – ESHA:** The existing structure on the subject parcel is within environmentally sensitive habitat pursuant to Chapter 2 of the Del Monte Forest (DMF) LUP due to the parcel location within coastal sand dunes.

- EVIDENCE:**
- a) Project-related development is within the previously disturbed development envelope on the property. There is no direct disturbance of ESHA proposed for the project. Approximately 8,800 square feet of Native dune habitat on the property exists adjacent to 4,380 square feet of dune habitat restoration area and 13,178 square feet of ruderal fill-slope that will be revegetated with non-dune native plant materials. Therefore, the project proposal is consistent with DMF LUP Policy 3.8 that requires protection of ESHA against significant disruption of habitat values caused by land use and development.
 - b) The opportunity exists to enlarge and support long-term maintenance of coastal dune habitat in Pebble Beach. The southern edge of the proposed conservation and scenic easement is contiguous with a previously conveyed easement of coastal dune habitat. The western edge of the proposed easement is contiguous with an area of coastal dune habitat that has not been conveyed. The eastern boundary of the existing native dune habitat on the subject property is adjacent to the ruderal fill-slope which may be planted with appropriate plant materials that serve as a buffer between the residential use and the native coastal dune habitat. Therefore, the restoration and conservation project is consistent with DMF LUP Policy 3.11 that requires low intensity development immediately adjacent to ESHA as much as possible while maintaining consistency with other planning criteria.
 - c) A biological report (File No. LIB170394) that includes field surveys and impact analysis was prepared by Jeffrey Froke pursuant to DMF LUP Policy 3.12.
 - d) Along with conveyance of a recorded conservation and scenic easement to the Del Monte Forest Conservancy prior to final, Condition 9 requires that Monterey County be named beneficiary in the event the Conservancy is unable to adequately manage these easements for the intended purpose of natural habitat preservation. Therefore, the proposed project is consistent with DMF LUP Policy 3.13.
 - e) Although ESHA is exclusively outside the development for the proposed project, the restoration and conservation of coastal dune habitat on the subject property is proposed to enhance and be compatible with ESHA. The fill-slope nearest to development is

proposed for re-vegetation with native plant materials and will serve as a buffer between the project development and native dune habitat. This is consistent with DMF LUP Policy 3.14 that requires development be sited and designed to prevent impacts that would significantly degrade nearby ESHA.

- f) An integral aspect of the dune habitat restoration proposed in the biological report (LIB170394) is removal of the invasive ice plant that currently covers an area of dune habitat and revegetation with species that are native to coastal Pebble Beach. The fill-slope will be replanted with non-invasive native plant species that are expected not to encroach on adjacent dune species. Therefore, implementation of the project is consistent with DMF LUP Policy 3.15 that requires use of non-invasive Del Monte Forest-appropriate native plant species and prohibits the use of invasive plant species.
- g) Pursuant to the DMF LUP Policy 3.17, approval of any development adjacent to 17-Mile Drive in the Spyglass Cypress planning area requires preservation of the remnant native sand dune habitat through open space conservation and scenic easements conveyed to the Del Monte Forest Conservancy. Condition No. 9 requires conveyance of a conservation and scenic easement to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered, and sensitive plants and animals either exist or are restored. The project includes 0.60 of an acre easement, approximately 48% of the subject parcel.
- h) Pursuant to DMF LUP Policy 3.18, the proposed use of the remnant native sand dune habitat is a conservation easement that is resource dependent.

4. **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 the RMA-Planning, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective 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) Staff conducted a site inspection on 20 December 2016 to verify that the site is suitable for this use.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160144.

5. **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 and RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 20 December 2016 to verify that the site has no violations.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160144.

6. **FINDING:** **CEQA (Exempt) – RESIDENTIAL REMODEL & SMALL HABITAT RESTORATION PROJECT:** The Planning Commission finds on the basis of the whole record before it that the proposed remodel, restoration and conservation project would assure the maintenance, enhancement, and protection of Pebble Beach dune habitat and that this reflects the County's independent judgment and analysis.

- EVIDENCE:**
- a) Pursuant to Section 15301(e)(1) of the CEQA guidelines, an addition to an existing structure that will not result in the increase of more than 50% (3,355.50 square feet) of total floor area before the remodel (6,711 square feet) qualifies as a Class 1 Categorical Exemption. Therefore, the proposed addition of approximately 2,694 square feet of floor area is less than 50%.
 - b) Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15333, a small habitat restoration project that does not exceed five acres in size may qualify for Class 33 categorical exemption pursuant to the three provisions, as follows.
 - c) First, the remodel and addition are proposed completely outside of dune habitat on the parcel. The proposal includes restoration of coastal dune habitat within native and ruderal areas on the property. Therefore, no significant adverse impact would result on endangered, rare or threatened species or their habitat pursuant to section 15065.
 - d) Second, no hazardous materials exist at or around the project site that may be disturbed or removed.
 - e) Third, the project will not result in adverse impacts that are significant when viewed cumulatively with past, current, or probable future projects. The project proposes enlargement and enhancement of dune habitat that is contiguous with an existing stand of largely natural sand dune on the subject property and could connect to a string of natural and ruderal dunes that stretch southward from the southernmost boundary of the property.
 - f) There are no exceptions pursuant to Section 15300.2 of the CEQA guidelines. No significant adverse impact would result on endangered, rare or threatened species or their habitat pursuant to section 15065; no hazardous materials exist at or around the project site that may be disturbed or removed; and no adverse impacts will result that are significant when viewed cumulatively with past, current, or probable future projects.

- g) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 1441 Schilling Place South, 2nd floor, Salinas, California.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160144.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors. The decision on the appeal made by the Board of Supervisors may be appealed to the California Coastal Commission (CCC).

- a) The subject parcel is located within 300 feet of the inland extent of the beach. Therefore, in accordance with Section 20.86.080.A.1 of Title 20, a decision on this project may be appealed to the CCC.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Find the project is an addition to an existing structure that will not result in the increase of more than 50% of existing floor area before the remodel which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301(e)(1) of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- B. Find the project is a small habitat restoration project of less than five acres which qualifies as a Class 33 Categorical Exemption pursuant to Section 15333 of the CEQA guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- C. Approve Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval to:
 - xi. Demolish 240 square feet and 1,334 linear feet of walls of an existing 5,866 square foot single family residence
 - xii. Add 1,604 square feet of living area
 - xiii. Demolish existing garage and hallway of 960 square feet total
 - xiv. Add 1,005 square feet to existing 845 square foot garage
 - xv. Add 3,715 square feet of storage and patios
 - xvi. Add 196 linear feet to existing retaining walls and planter
 - xvii. Replace 6,438 square foot existing asphalt driveway with pervious pavers
 - xviii. Grade approximately 810 cubic yards of cut and 440 cubic yards of fill with approximately 370 cubic yards of off haul
 - xix. Restore 4,858 square feet of dune habitat
 - xx. Rehabilitate 13,178 square feet of fill slope with non-invasive native plant species

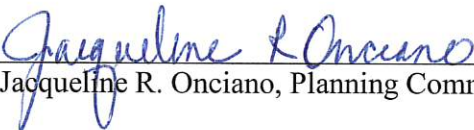
which results in a 7,470 square foot single family residence and 1,850 square foot attached garage.
 - 2) Coastal Development Permit to allow development within 750 feet of a known

- archaeological resource; and
- 3) Coastal Development Permit to allow development within 100 feet of ESHA;
- D. Approve Restoration Plan to:
- 1) Restore 4,380 square feet of iceplant to coastal sand dune habitat
 - 2) Rehabilitate 13,178 square feet of fill slope with non-invasive native vegetation
 - 3) Dedicate 26,346 square foot conservation easement to Del Monte Forest Conservancy
 - 4) Restore 478 square feet of area across the property line into Spyglass Hill Golf Course to coastal sand dune habitat

for Assessor's Parcel Number 008-012-013-000 (1.26 acres) in general conformance with the attached Plan set and subject to the nineteen (19) Conditions of Approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of December 2017 upon motion of Commissioner Diehl, seconded by Commissioner Ambriz, by the following vote:

AYES: Ambirz, Diehl, Getzelman, Mendez, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Duflock, Padilla
ABSTAIN: None


Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **DEC 22 2017**

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JAN 02 2018**

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN160144

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN160144) allows: 1) Coastal Administrative Permit and Design Approval to allow the remodel of and additions to an existing 5,700 square foot single family residence (600 square foot upper floor addition, 1,000 square foot lower floor addition, 1,000 square foot addition to existing garage, 85 square foot storage at lower floor, a 1,450 square foot upper front patio, a 1,050 square foot upper rear patio, 245 square foot fire pit at great room at upper floor, a 770 square foot master bedroom patio & deck, a 200 linear foot addition to the existing retaining walls and planter, re-pave existing 6,400 square foot asphalt driveway, and approximately 800 cubic yards total of grading including removal of a fire pit; 2) Coastal Development Permit to allow development within environmentally sensitive habitat (dune); and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 1154 The Dunes, Pebble Beach (Assessor's Parcel Number 008-012-013-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A Combined Development Permit (Resolution Number 17-048) was approved by Monterey County Planning Commission for Assessor's Parcel Number 008-012-013-000 on 13 December 2017. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. 17-0148) for the Combined Development Permit (Planning File No.: PLN160144) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: RMA-Planning

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

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

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

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

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

6. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

8. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

9. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals exist, and are restored, in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval

Prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

10. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

11. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

12. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning

Department and the Department of Public Works for review and approval. The CMP shall include

measures to minimize traffic impacts during the construction/grading phase of the project and

shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

14. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project Soil Engineering Investigation prepared by Landset Engineers Inc. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan and geotechnical report to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

15. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

17. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

18. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Soil Engineering Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

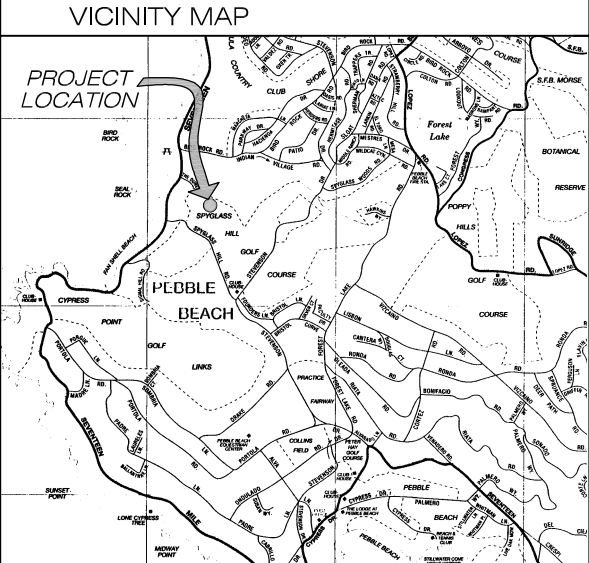
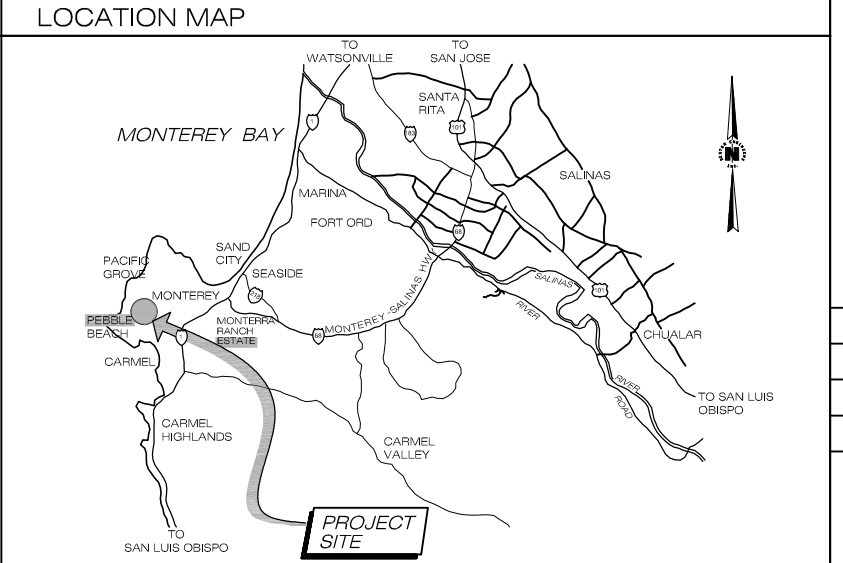
VIRNIG RESIDENCE

1154 SILVER TRAIL PEBBLE BEACH, California

Half-Size on 12x18

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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES	PROJECT DATA CONT.	PROJECT DATA CONT.	PROJECT DATA	SHEET INDEX																																								
<p>1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.</p> <p>2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.</p> <p>3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.</p> <p>4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.</p> <p>5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.</p> <p>6. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE IN VARIANCE WITH ANY SUCH REQUIREMENTS.</p> <p>7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.</p> <p>8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.</p> <p>9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.</p> <p>10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.</p> <p>11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.</p> <p>12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.</p> <p>13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.</p> <p>14. BUILDING CODES: BUILDING SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.</p> <p>TREE REMOVAL</p> <p>(1) 8" PINE TREE TO BE REMOVED</p>	<p>FLOOR AREA RATIO</p> <table border="1"> <thead> <tr> <th colspan="2">EXISTING & PROPOSED FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>(E) UPPER FLOOR LIVING SPACE</td> <td>3,970 S.F.</td> </tr> <tr> <td>NEW UPPER FLOOR ADDITION</td> <td>600 S.F.</td> </tr> <tr> <td>(E) LOWER FLOOR LIVING SPACE</td> <td>1,896 S.F.</td> </tr> <tr> <td>NEW LOWER FLOOR ADDITION</td> <td>1,004 S.F.</td> </tr> <tr> <td>(E) GARAGES (LOWER LEVEL)</td> <td>845 S.F.</td> </tr> <tr> <td>NEW GARAGES ADDITION</td> <td>1,005 S.F.</td> </tr> <tr> <td>NEW STORAGE (LOWER FLOOR)</td> <td>85 S.F.</td> </tr> <tr> <td>TOTAL</td> <td>9,405 S.F. (17.14%)</td> </tr> </tbody> </table> <p>FLOOR AREA RATIO ALLOWED: 9,605 S.F. (17.5%)</p> <p>BUILDING COVERAGE</p> <table border="1"> <tbody> <tr> <td>EXISTING BUILDING COVERAGE</td> <td>5,645 S.F.</td> </tr> <tr> <td>NEW BUILDING COVERAGE ADDITION</td> <td>1,405 S.F.</td> </tr> <tr> <td>PROPOSED BUILDING COVERAGE</td> <td>7,100 S.F.</td> </tr> </tbody> </table> <p>SITE COVERAGE</p> <table border="1"> <tbody> <tr> <td>GREAT ROOM PATIO</td> <td>245 S.F.</td> </tr> <tr> <td>MASTER BEDROOM PATIO & DECK</td> <td>700 S.F.</td> </tr> <tr> <td>ENTRY PORCH & STAIRS</td> <td>185 S.F.</td> </tr> <tr> <td>TOTAL</td> <td>1,130 S.F.</td> </tr> </tbody> </table> <p>TOTAL BUILDING SITE COVERAGE 8,230 S.F. (14.9%)</p> <p>MAX. BUILDING SITE COVERAGE ALLOWED = 8,232.75 S.F. (15.0%)</p> <p>RETAINING WALLS / PLANTERS</p> <table border="1"> <tbody> <tr> <td>(E) RETAINING WALLS TO REMAIN</td> <td>347 L.F.</td> </tr> <tr> <td>(N) RETAINING WALLS</td> <td>196 L.F.</td> </tr> <tr> <td>TOTAL</td> <td>543 L.F.</td> </tr> </tbody> </table> <p>DRIVEWAY</p> <table border="1"> <tbody> <tr> <td>(E) DRIVEWAY TO BE RE-PAVED WITH PERMEABLE PAVERS</td> <td>6,438 S.F. (11.73%)</td> </tr> </tbody> </table> <p>OWNERSHIP NOTES</p> <p>OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:</p> <ol style="list-style-type: none"> TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. 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(11.73%)	<p>PROJECT ADDRESS: 1154 SILVER TRAIL, PEBBLE BEACH, CALIFORNIA A.K.A. 1154 THE DUNE, PEBBLE BEACH, CALIFORNIA</p> <p>LOT SIZE: 1.26 ACRES. / 54,885 S.F.</p> <p>A.P.N.: 008-012-013-000</p> <p>ZONING: LDR1.5-D(GZ)</p> <p>GENERAL PLAN LAND USE DESIGNATION: DEL MONTE FOREST ADVISORY COMMITTEE</p> <p>OCCUPANCY GROUP: (R3) FOR HOUSE (U) FOR GARAGE</p> <p>TYPE OF CONSTRUCTION: (V-B)</p> <p>MAX. BUILDING HEIGHT: 30'-0"</p> <p>EXISTING PARKING COUNTS: 2 CAR GARAGE 2 CAR GUEST PARKING</p> <p>WATER SERVICE PROVIDER: CAL AM</p> <p>SEWER SERVICE PROVIDER: PEBBLE BEACH COM. SERVICE DIST.</p> <p>SETBACK: FRONT — 30.0' SIDES — 20.0' REAR — 20.0'</p> <p>PROJECT DESCRIPTION:</p> <p>PROPOSED REMODEL & ADDITION TO THE EXISTING TWO LEVEL SINGLE FAMILY RESIDENCE:</p> <p>EXISTING & ADDITION OF UPPER FLOOR LIVING SPACE — 4,570 S.F. EXISTING & ADDITION OF LOWER FLOOR LIVING SPACE — 2,900 S.F. EXISTING & ADDITION OF GARAGES & STORAGE (LOWER LEVEL) — 1,935 S.F.</p> <p>TOTAL — 9,405 S.F.</p> <p>SCOPE OF WORK:</p> <p>600 S.F. ADDITION TO THE EXISTING 3,970 SQ. FT. UPPER FLOOR LIVING SPACE.</p> <p>1,004 SQ. FT. ADDITION TO THE EXISTING 1,896 SQ. FT. LOWER FLOOR LIVING SPACE.</p> <p>1,005 SQ. FT. ADDITION TO THE EXISTING 845 SQ. FT. LOWER FLOOR GARAGE.</p> <p>85 SQ. FT. NEW STORAGE AT LOWER FLOOR.</p> <p>1,450 SQ. FT. NEW UPPER FLOOR FRONT PATIO.</p> <p>1,050 SQ. FT. NEW UPPER FLOOR REAR PATIO.</p> <p>245 SQ. FT. NEW SUNKEN PATIO AT GREAT ROOM UPPER FLOOR.</p> <p>700 SQ. FT. NEW MASTER BEDROOM PATIO & DECK.</p> <p>185 SQ. FT. NEW ENTRY PORCH & STAIRS</p> <p>196 LINEAR FT. ADDITION TO THE EXISTING 347 LINEAR FT. RETAINING WALLS & PLANTERS.</p> <p>6,438 SQ. FT. EXISTING DRIVEWAY TO BE RE-PAVED WITH PERMEABLE PAVERS</p>	<p>OWNER: VIRNIG SHARENE HAMROCK TRUST VIRNIG KENNETH JOHN II P.O. BOX 1554 PEBBLE BEACH, CA 93953</p> <p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410</p> <p>LAND SURVEYOR: BASELINE CONSULTING 19120 MONTE BELLO CASTROVILLE, CA 95012 PH: 831-652-0956</p> <p>ARCHAEOLOGIST: ARCHAEOLOGICAL CONSULTING P.O. BOX 3911 SALINAS, CA 93912 PH: 831-442-4412</p> <p>BIOLOGIST: CALIFAUNA 3158 BIRD ROCK ROAD PEBBLE BEACH, CA 93953 PH: 831-224-8545 CONTACT: JEFFREY B. FROKE</p> <p>CIVIL: LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6910</p> <p>GEOLOGIST: LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6910</p> <p>HISTORIAN: ANTHONY KIRK, PH. D. 134 MCGONICK STREET SANTA CRUZ, CA 95062 PH: 831-4272284 CONTACT: ANTHONY KIRK</p> <p>VICINITY MAP</p> 	<p>ARCHITECTURAL:</p> <p>A-0.1 TITLE SHEET</p> <p>A-1.0 TOPO SURVEY</p> <p>A-1.1 EXISTING SITE PLAN</p> <p>A-1.2 PROPOSED LOWER LEVEL SITE PLAN</p> <p>A-1.2a RESTORATION AREA & EASEMENT BOUNDARIES</p> <p>A-1.3 PROPOSED MAIN LEVEL SITE PLAN</p> <p>A-1.4 SITE SECTION</p> <p>A-2.1 EXISTING LOWER FLOOR PLAN</p> <p>A-2.2 EXISTING UPPER FLOOR PLAN</p> <p>A-2.3 NOT USED</p> <p>A-2.4 DEMOLITION PLAN (LOWER FLOOR)</p> <p>A-2.5 DEMOLITION PLAN (UPPER FLOOR)</p> <p>A-2.6 PROPOSED LOWER FLOOR PLAN</p> <p>A-2.7 PROPOSED UPPER FLOOR PLAN</p> <p>A-2.8 PROPOSED ROOF PLAN</p> <p>A-3.1 WEST ELEVATIONS</p> <p>A-3.2 NORTH ELEVATIONS</p> <p>A-3.3 EAST ELEVATIONS</p> <p>A-3.4 SOUTH ELEVATIONS</p> <p>A-3.5 PROPOSED BUILDING SECTIONS</p> <p>A-7.1 MATERIAL SAMPLES</p> <p>LOCATION MAP</p>  <p>TITLE SHEET</p> <p>JOB NAME: Virnig Residence 1154 Silver Trail Pebble Beach, CA. A.P.N. 008-012-013-000</p> <p>DATE: 11/9/17</p> <p>SCALE: N.T.S.</p> <p>DRAWN: DM</p> <p>JOB NUMBER: 14.17</p> <p>A-0.1 SHEET OF</p>
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REVISION	No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

JOB NAME: Virnig Residence
1154 Silver Trail
Pebble Beach, CA.
A.P.N. 008-012-013-000

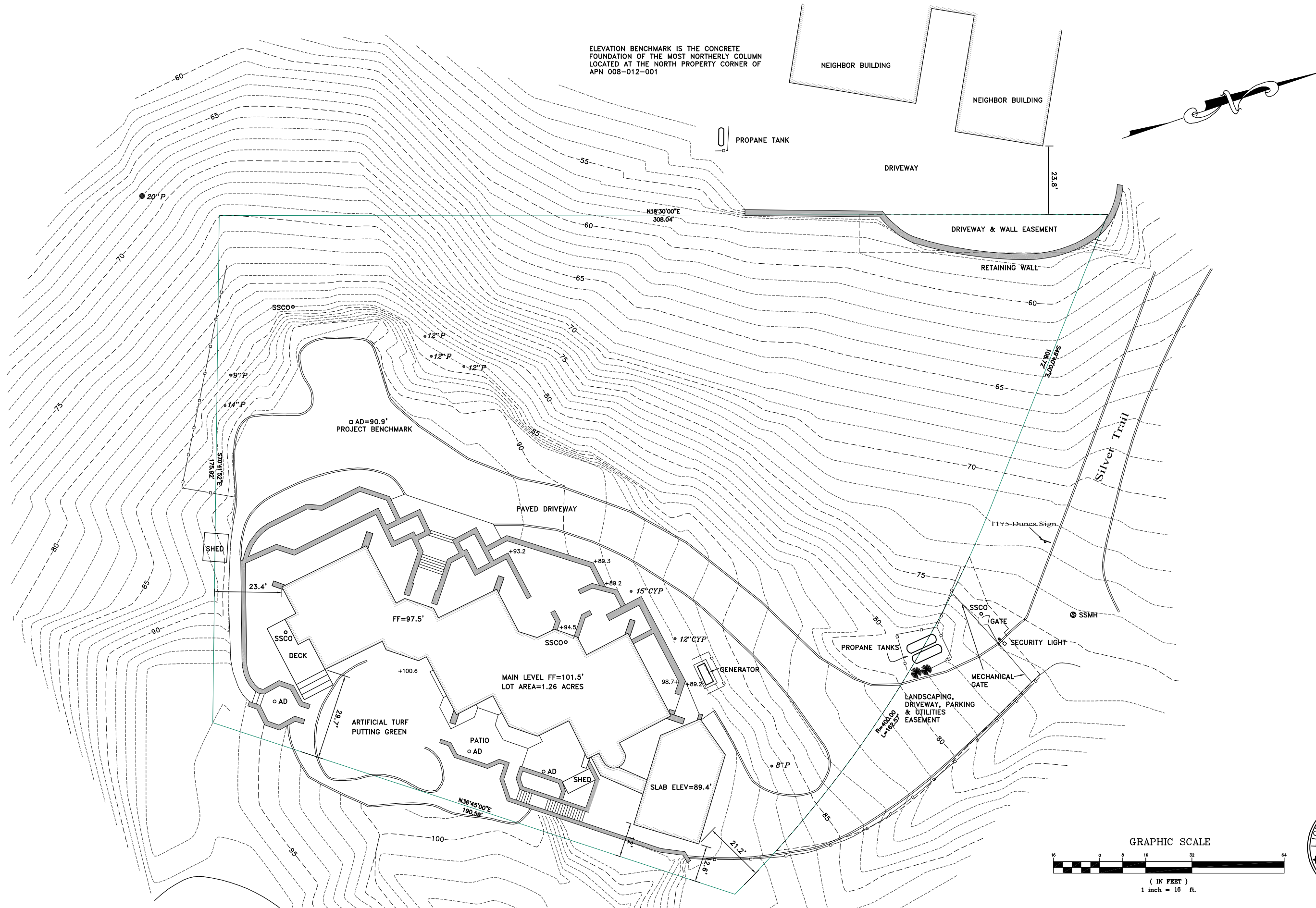
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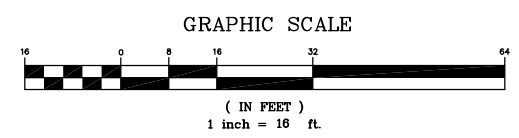
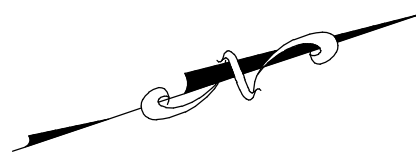
DRAWN: DM

JOB NUMBER: 14.17

A-0.1
SHEET OF



ELEVATION BENCHMARK IS THE CONCRETE FOUNDATION OF THE MOST NORTHERLY COLUMN LOCATED AT THE NORTH PROPERTY CORNER OF APN 008-012-001



Baseline Consulting
 13720 Monte Bello
 Castroville, California 95012
 831-632-0956

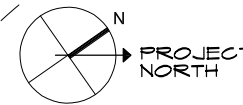
TOPOGRAPHIC SURVEYS
 ALTA SURVEYS
 BOUNDARY SURVEYS

DRAWN BY: MS
 APPROVED BY: KRW
 REVISION: 1"=16'
 SCALE: 10-17-24
 DATE:

SITE PLAN
 APN 008-012-013
 1154 Silver Trail, Pebble Beach, Ca
 prepared for:
 Sharene Hamrock

A-1.0

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EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"
 16 0 8 16 32

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME: *Virrig Residence*
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/16" = 1'-0"
 DRAWN: hs
 JOB NUMBER: 14.17

A-1.1
 SHEET OF

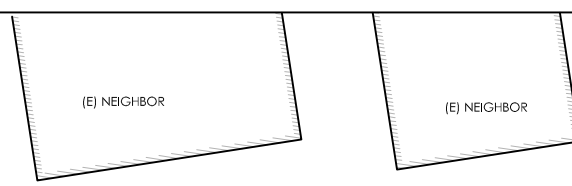
Half-Size on 12x18

J:\14_jobs\1417_Virning_CD\417A1-2.dwg 11-13-17 08:45:01 AM

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PROJECT DATA :

PROJECT ADDRESS: 1154 SILVER TRAIL, PEBBLE BEACH, CALIFORNIA
 A.K.A. 1154 THE DUNE, PEBBLE BEACH, CALIFORNIA
 LOT SIZE: 1.26 ACRS. / 54,885 S.F.
 A.P.N.: 008-012-013-000
 ZONING: LDR/1.5-D(GZ)
 GENERAL PLAN LAND USE DESIGNATION: DEL MONTE FOREST ADVISORY COMMITTEE
 OCCUPANCY GROUP: (RS) FOR HOUSE (U) FOR GARAGE
 TYPE OF CONSTRUCTION: (V-B)
 MAX. BUILDING HEIGHT: 30'-0"
 GRADING: CUT = 807.45 CY, FILL = 439.51 CY (NET = 368.45 CY (CUT))
 TREE REMOVAL: (1) 8" PINE
 EXISTING PARKING COUNTS: 2 CAR GARAGE + 2 GUEST PARKING
 PROPOSED PARKING COUNTS: 4 CAR GARAGE + 4 GUEST PARKING
 WATER SERVICE PROVIDER: GAL AM
 SEWER SERVICE PROVIDER: PEBBLE BEACH COM. SERVICE DIST.
 SETBACK: FRONT - 30.0' SIDES - 20.0' REAR - 20.0'



EXISTING & PROPOSED FLOOR AREA	
(E) UPPER FLOOR LIVING SPACE	3,910 S.F.
NEW UPPER FLOOR ADDITION	600 S.F.
(E) LOWER FLOOR LIVING SPACE	1,846 S.F.
NEW LOWER FLOOR ADDITION	1,004 S.F.
(E) GARAGES (LOWER LEVEL)	845 S.F.
NEW GARAGES ADDITION	1,005 S.F.
NEW STORAGE (LOWER FLOOR)	85 S.F.
TOTAL	9,405 S.F. (17.14%)
FLOOR AREA RATIO ALLOWED:	9,605 S.F. (17.5%)

BUILDING COVERAGE (IMPERVIOUS COVERAGE BY STRUCTURES)	
EXISTING BUILDING COVERAGE	5,645 S.F.
NEW BUILDING COVERAGE ADDITION	1,405 S.F.
PROPOSED BUILDING COVERAGE	7,100 S.F.

SITE COVERAGE (IMPERVIOUS COVERAGE BY IMPERVIOUS SURFACES)	
GREAT ROOM PATIO	245 S.F.
MASTER BEDROOM PATIO & DECK	700 S.F.
ENTRY PORCH & STAIRS	185 S.F.
TOTAL	1,130 S.F.
TOTAL BUILDING SITE COVERAGE	8,230 S.F. (14.9%)
MAX. BUILDING SITE COVERAGE ALLOWED =	8,232.75 S.F. (15.0%)

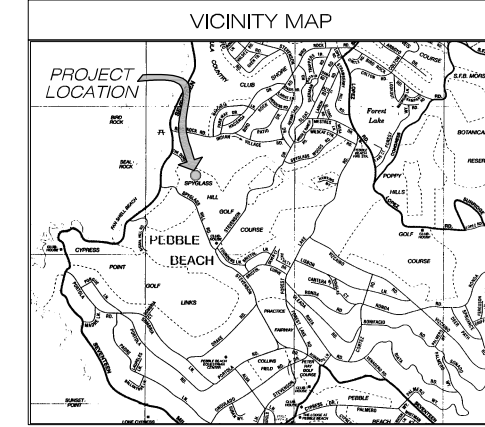
RETAINING WALLS & PLANTERS	
(E) RETAINING WALLS & PLANTERS TO REMAIN	347 L.F.
(N) RETAINING WALLS & PLANTERS	196 L.F.
TOTAL	543 L.F.

DRIVEWAY (PERVIOUS PAVERS)	
(E) DRIVEWAY TO BE RE-PAVED	6,438 S.F. (11.73%)

EXISTING IMPERVIOUS	
BUILDING FOOTPRINT	5,645 S.F.
DRIVEWAY	6,438 S.F.
PATIOS, RETAINING WALLS, DECK, EXTERIOR STAIRS, WALKWAYS	1,126 S.F.
TOTAL	13,254 S.F.

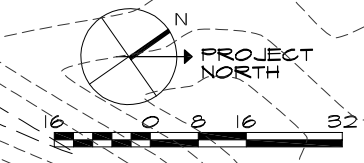
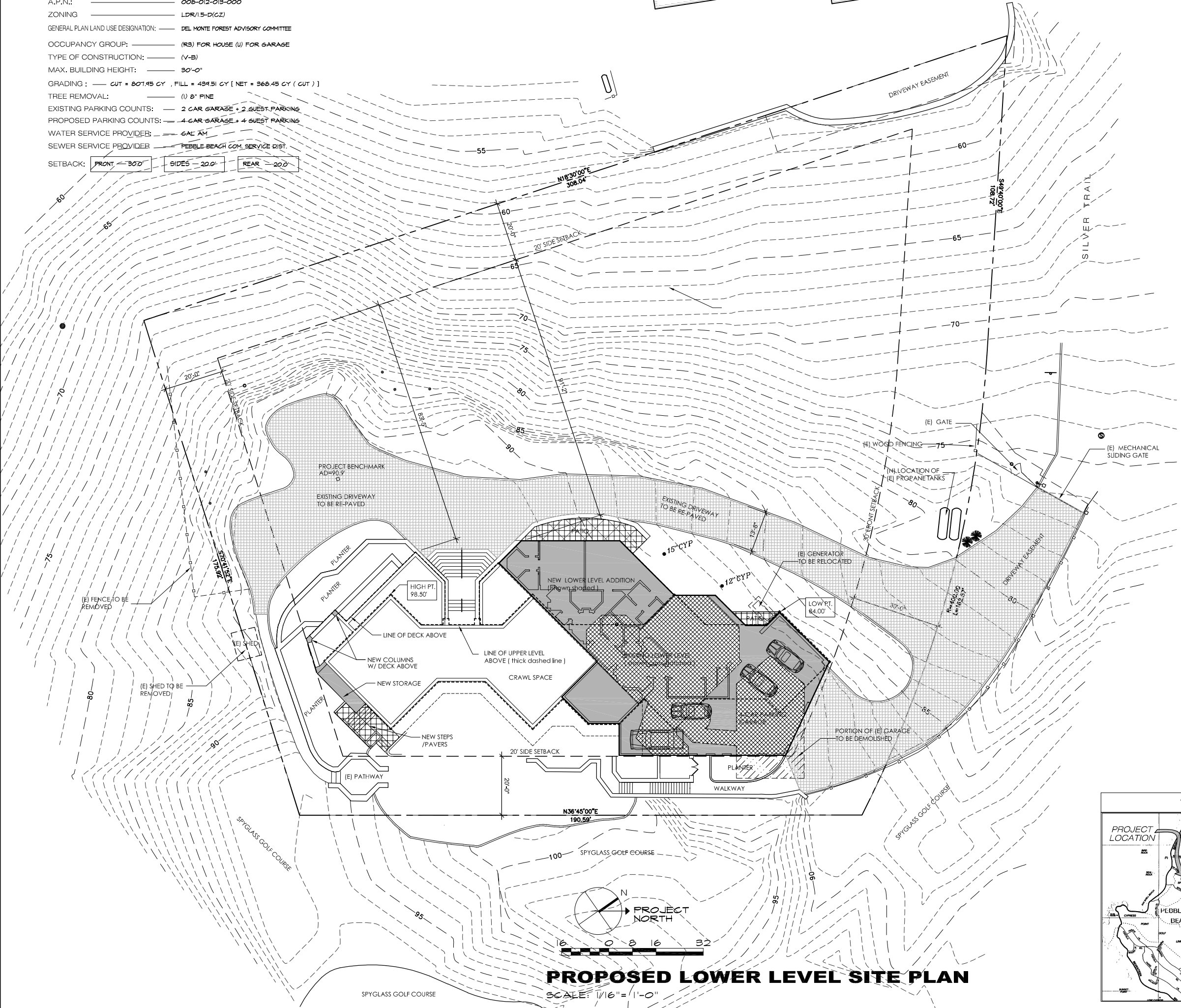
PROPOSED IMPERVIOUS	
BUILDING FOOTPRINT	7,100 S.F.
PATIOS, DECK, ENTRY PORCH, STAIRS, RETAINING WALLS	1,130 S.F.
TOTAL	8,230 S.F.

PERVIOUS	
EXISTING COVERAGE	0 S.F.
PROPOSED COVERAGE (DRIVEWAY)	6,438 S.F.



LEGEND:

- [Cross-hatched] EXISTING LOWER FLOOR TO BE REMODELED
- [Solid Grey] NEW FLOOR AREA ADDITION
- [Diagonal Lines] EXISTING LOWER FLOOR TO BE DEMOLISHED
- [Grid Pattern] NEW EXTERIOR PATIO
- [Dotted] (E) DRIVEWAY TO BE RE-PAVED



PROPOSED LOWER LEVEL SITE PLAN
 SCALE: 1/16" = 1'-0"

REVISION	No.

CONSULTANT:

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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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LOWER LEVEL SITE PLAN

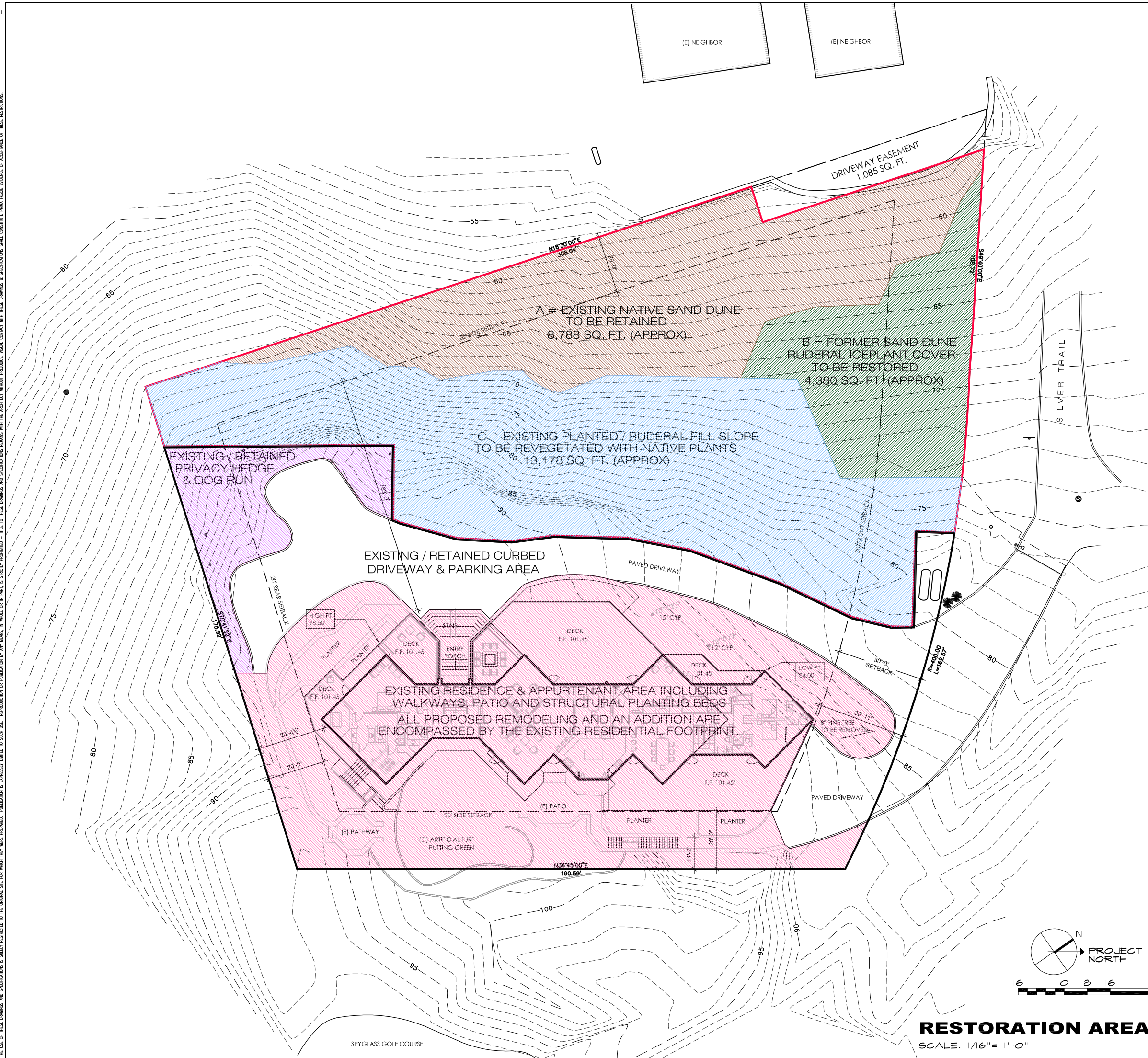
JOB NAME: **Virning Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/16"=1'-0"
 DRAWN: DM
 JOB NUMBER: 14.17

A-1.2
 SHEET OF

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Half-Size on 12x18

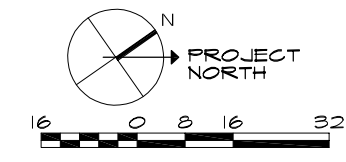
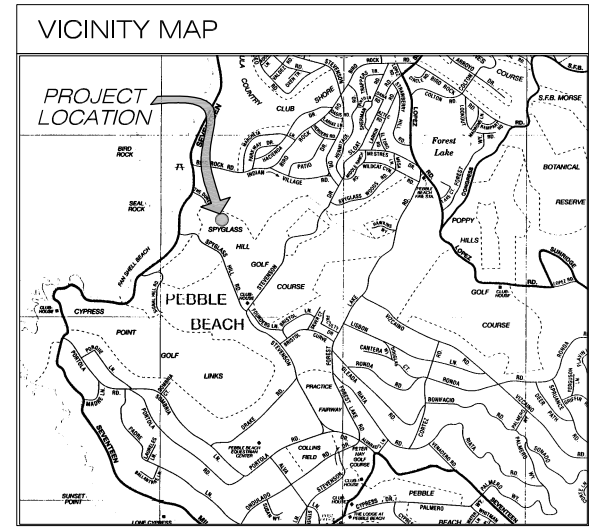


NOTE:
REFER TO BIOTIC REPORT & CONSERVATION PLAN, PREPARED BY JEFFREY B. FROKE, Ph.D., DATED NOVEMBER 9, 2017 FOR COMPLETE INFORMATION ON RESTORATION AREA & EASEMENT BOUNDARIES.

LOT SIZE: 1.26 ACRES / 54,885 SQ. FT.

LEGEND:

	A = EXISTING NATIVE SAND DUNE TO BE RETAINED	8,788 SQ. FT.
	B = FORMER SAND DUNE RUDERAL ICEPLANT COVER TO BE RESTORED	4,380 SQ. FT.
	C = EXISTING PLANTED / RUDERAL FILL SLOPE TO BE REVEGETATED WITH A NATIVE PLANTS	13,178 SQ. FT.
	EXISTING / RETAINED PRIVACY HEDGE & DOG RUN	2,108 SQ. FT.
	EXISTING RESIDENCE & APPURTENANT AREA INCLUDING WALKWAYS, PATIO AND STRUCTURAL PLANTING BEDS.	18,103 SQ. FT.
	EXISTING / RETAINED CURBED DRIVEWAY & PARKING AREA	7,243 SQ. FT.
	DRIVEWAY EASEMENT	1,085 SQ. FT.
TOTAL:		54,885 SQ. FT.



RESTORATION AREA & EASEMENT BOUNDARIES
SCALE: 1/16" = 1'-0"

REVISION	No.

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ARCHITECT

RESTORATION AREA & EASEMENT BOUNDARIES

JOB NAME: **Virrig Residence**
1154 Silver Trail
Pebble Beach, CA.
A.P.N. 008-012-013-000

DATE: 11/9/17
SCALE: 1/16"=1'-0"
DRAWN: CAD
JOB NUMBER: 14.17

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PROJECT DATA :

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 A.K.A. 1154 THE DUNE, PEBBLE BEACH, CALIFORNIA

LOT SIZE: 1.26 ACRES / 54,885 S.F.

A.P.N.: 008-012-013-000

ZONING: LDR/15-D(GZ)

GENERAL PLAN LAND USE DESIGNATION: DEL MONTE FOREST ADVISORY COMMITTEE

OCCUPANCY GROUP: (RS) FOR HOUSE (U) FOR GARAGE

TYPE OF CONSTRUCTION: (V-B)

MAX. BUILDING HEIGHT: 30'-0"

GRADING : CUT = 807.45 CY , FILL = 439.51 CY (NET = 368.45 CY (CUT))

TREE REMOVAL: (1) 8" PINE

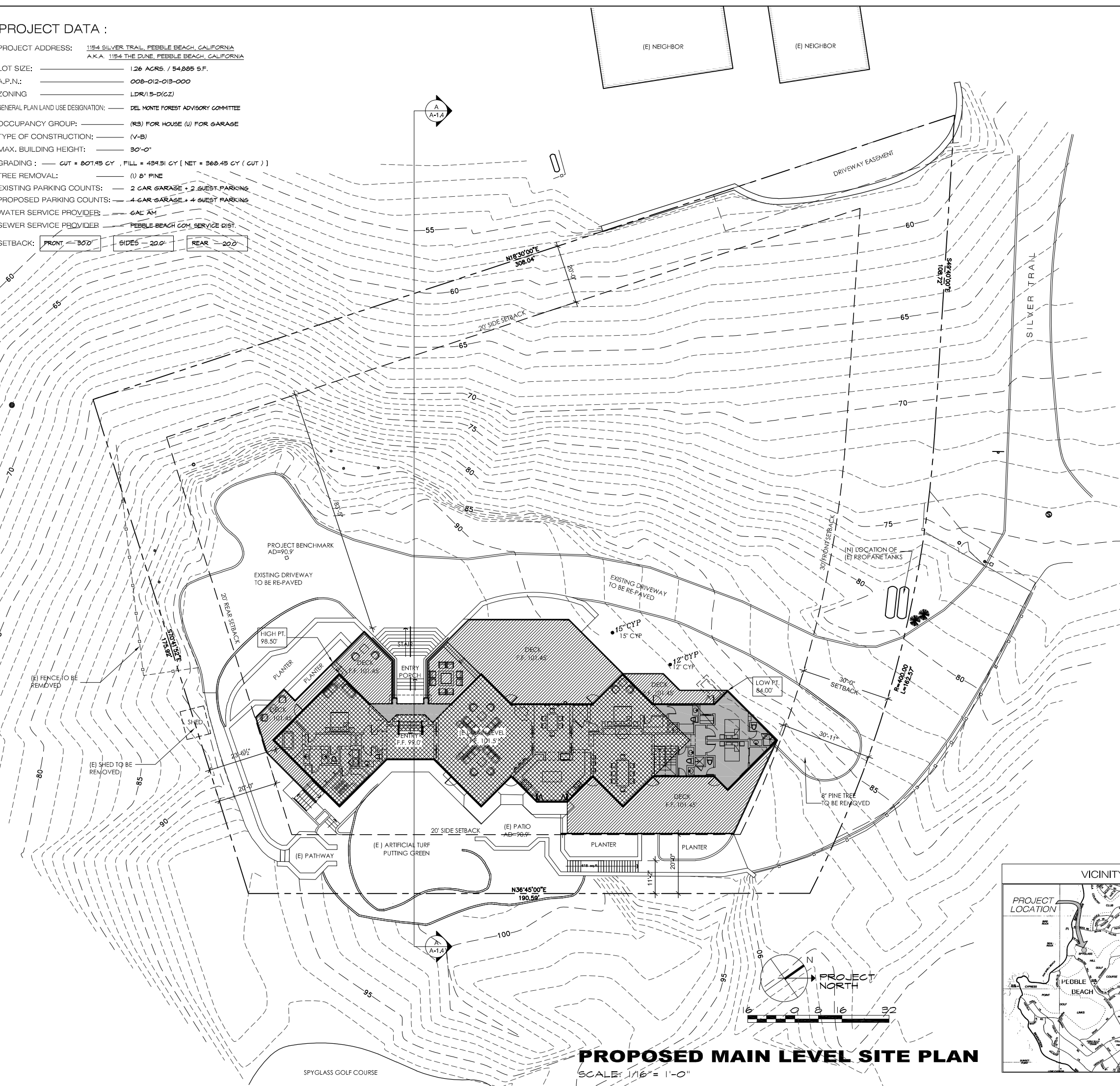
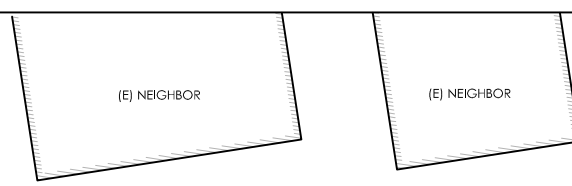
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PROPOSED PARKING COUNTS: 4 CAR GARAGE + 4 GUEST PARKING

WATER SERVICE PROVIDER: GAL AM

SEWER SERVICE PROVIDER: PEBBLE BEACH COM. SERVICE DIST.

SETBACK: FRONT - 30'0" SIDES - 20'0" REAR - 20'0"



EXISTING & PROPOSED FLOOR AREA	
(E) UPPER FLOOR LIVING SPACE	3,910 S.F.
NEW UPPER FLOOR ADDITION	600 S.F.
(E) LOWER FLOOR LIVING SPACE	1,846 S.F.
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(E) GARAGES (LOWER LEVEL)	845 S.F.
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NEW STORAGE (LOWER FLOOR)	85 S.F.
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FLOOR AREA RATIO ALLOWED:	9,605 S.F. (17.5%)

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PROPOSED BUILDING COVERAGE	7,100 S.F.

SITE COVERAGE (IMPERVIOUS COVERAGE BY IMPERVIOUS SURFACES)	
GREAT ROOM PATIO	245 S.F.
MASTER BEDROOM PATIO & DECK	700 S.F.
ENTRY PORCH & STAIRS	185 S.F.
TOTAL	1,130 S.F.
TOTAL BUILDING SITE COVERAGE	8,230 S.F. (14.9%)
MAX. BUILDING SITE COVERAGE ALLOWED =	8,232.75 S.F. (15.0%)

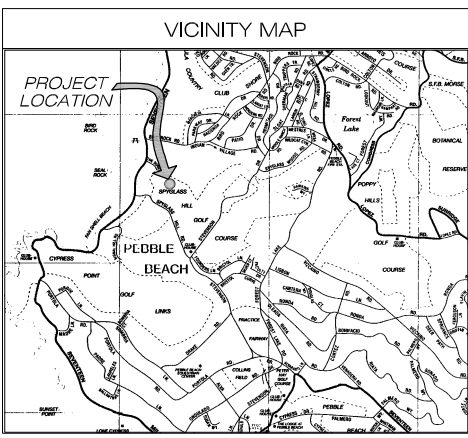
RETAINING WALLS & PLANTERS	
(E) RETAINING WALLS & PLANTERS TO REMAIN	347 L.F.
(N) RETAINING WALLS & PLANTERS	196 L.F.
TOTAL	543 L.F.

DRIVEWAY (PERVIOUS PAVERS)	
(E) DRIVEWAY TO BE RE-PAVED	6,438 S.F. (11.73%)

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BUILDING FOOTPRINT	5,645 S.F.
DRIVEWAY	6,438 S.F.
PATIOS, RETAINING WALLS, DECK, EXTERIOR STAIRS, WALKWAYS	1,126 S.F.
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BUILDING FOOTPRINT	7,100 S.F.
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TOTAL	8,230 S.F.

PERVIOUS	
EXISTING COVERAGE	0 S.F.
PROPOSED COVERAGE (DRIVEWAY)	6,438 S.F.



LEGEND:

	EXISTING MAIN FLOOR TO BE REMODELED
	NEW FLOOR AREA ADDITION
	NEW EXTERIOR DECK/ PATIO

PROPOSED MAIN LEVEL SITE PLAN
 SCALE: 1/16" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

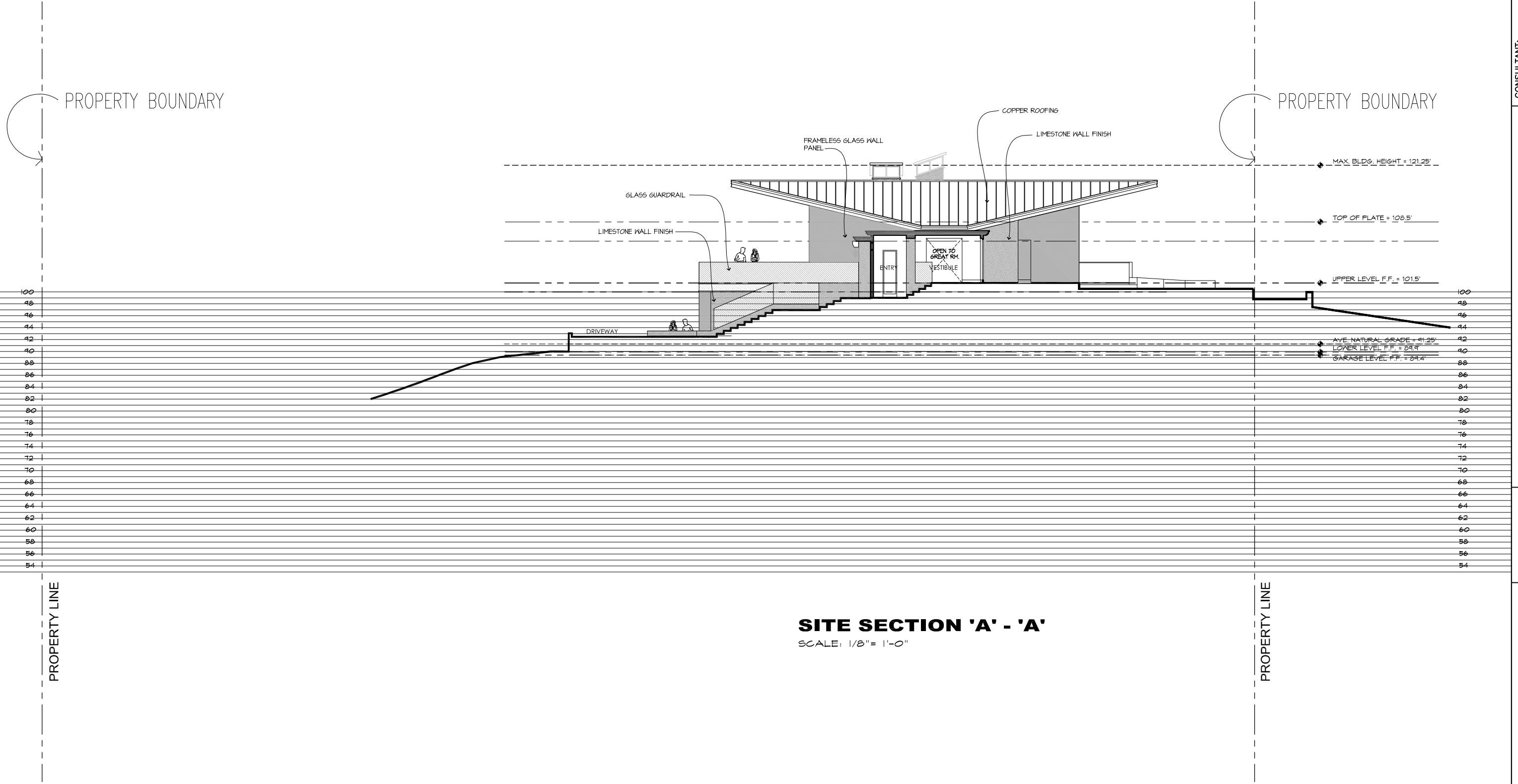
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 MONTEREY, CA 93940
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MAIN LEVEL SITE PLAN

JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE:	11/9/17
SCALE:	1/16"=1'-0"
DRAWN:	DM/JM
JOB NUMBER:	14.17

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

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
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PROPOSED SITE SECTIONS

JOB NAME: *Virring Residence*
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

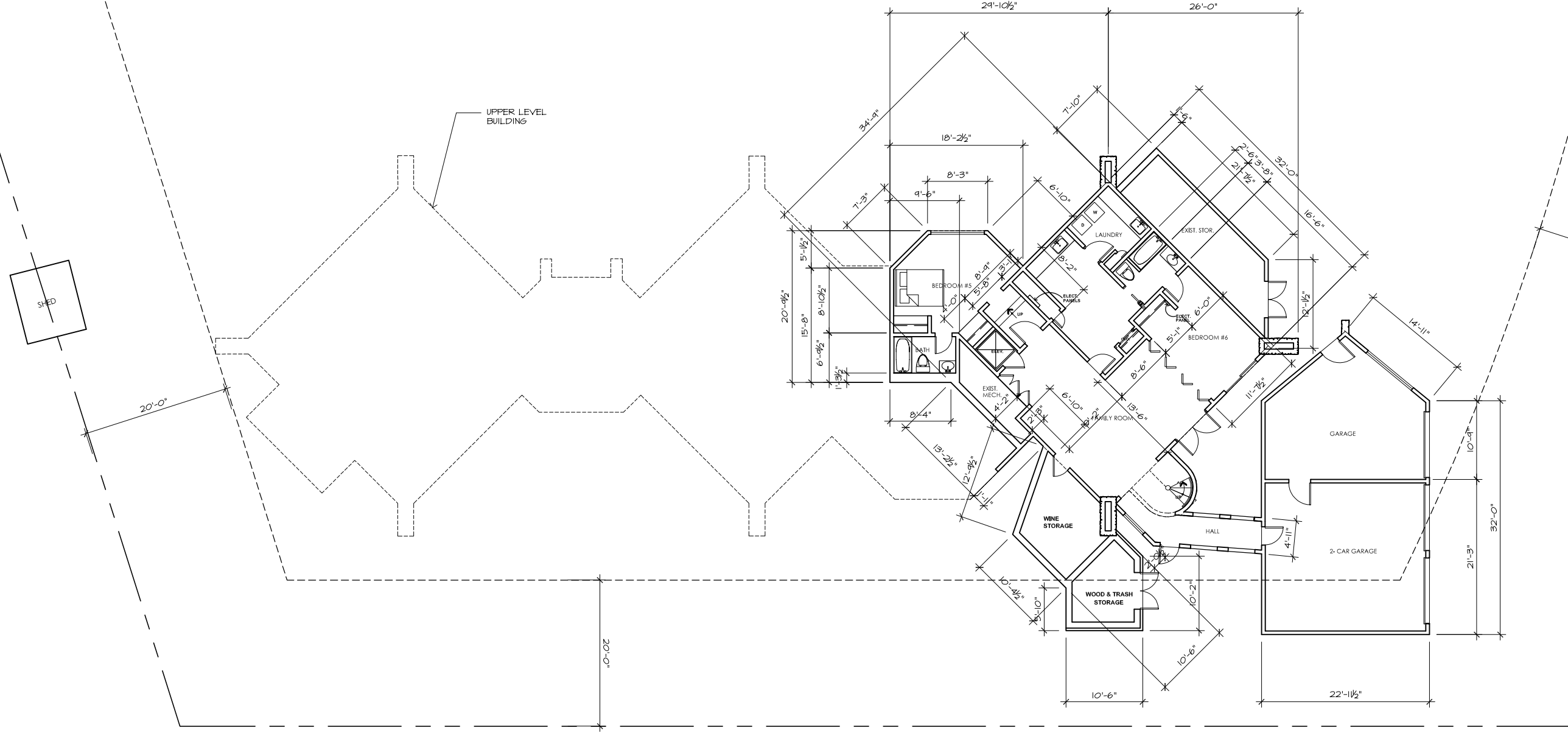
DATE: 11/9/17

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

DRAWN: DM

JOB NUMBER: 14.17

A-1.4
SHEET OF



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

NOTE:
ALL EXISTING DIMENSIONS ARE FOR
REFERENCE ONLY, TO BE VERIFIED.

REVISION	No.

CONSULTANT:

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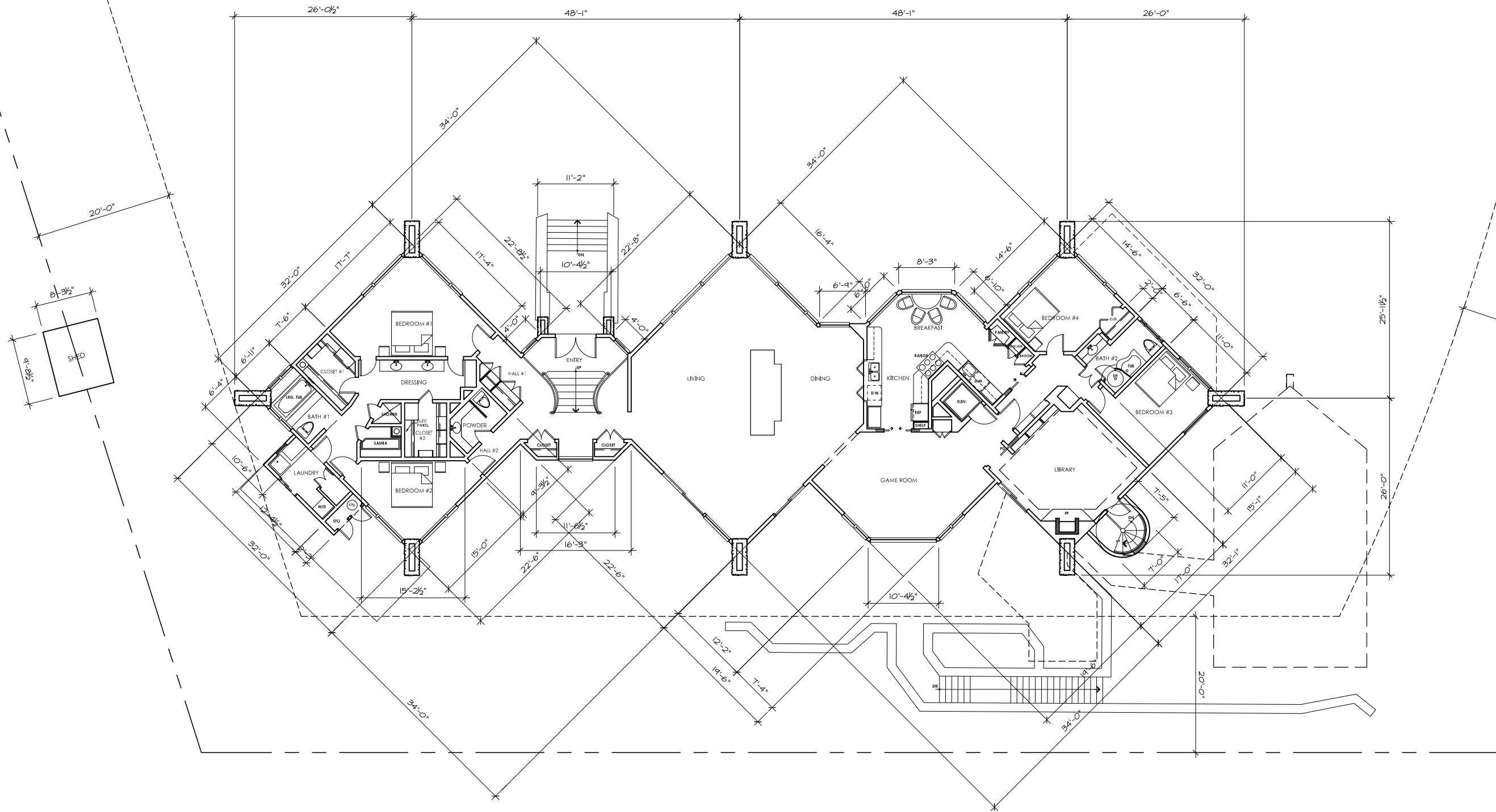
EXISTING LOWER FLOOR PLAN

JOB NAME: *Virrig Residence*
1154 Silver Trail
Pebble Beach, CA.
A.P.N. 008-012-013-000

DATE:	11/9/17
SCALE:	1/8"=1'-0"
DRAWN:	hs/cor
JOB NUMBER:	14.17

Half-Size on 12x18

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EXISTING UPPER FLOOR PLAN

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

NOTE:
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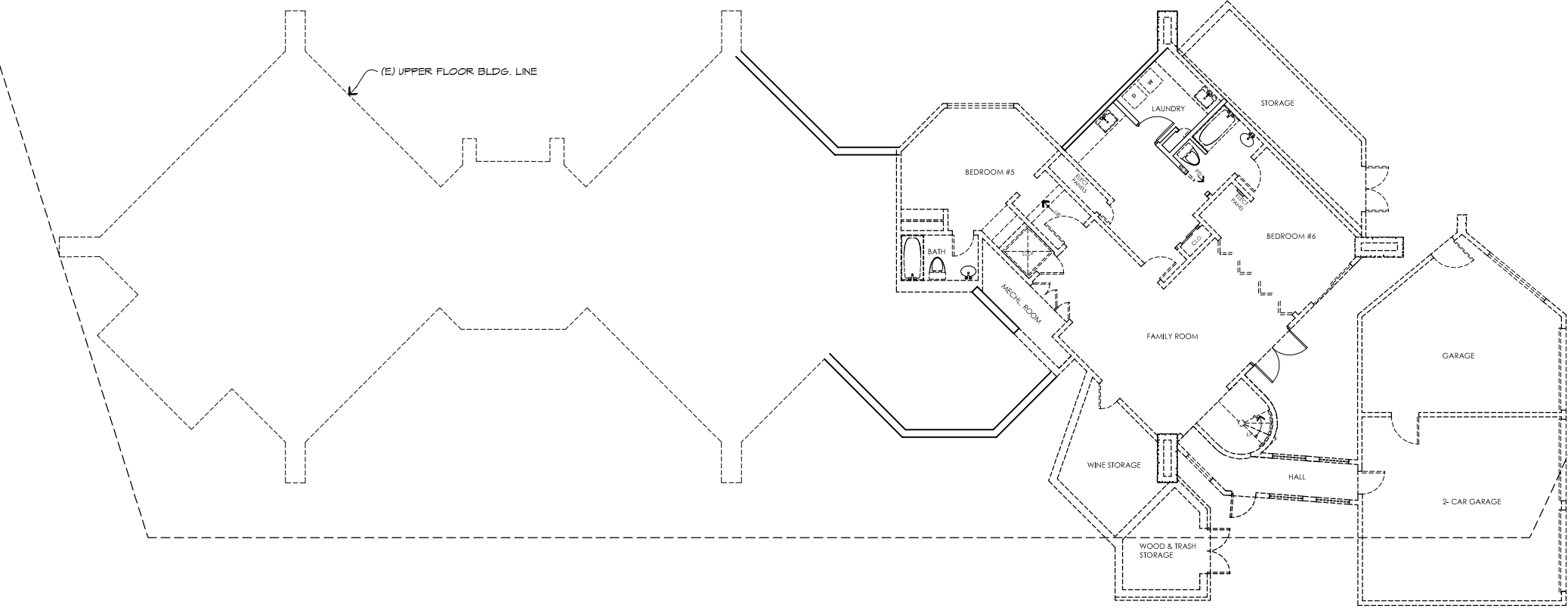
ARCHITECT

EXISTING UPPER FLOOR PLAN
 JOB NAME: *Virrig Residence*
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8" = 1'-0"
 DRAWN: hS
 JOB NUMBER: 14.17

A-2.2
 SHEET OF

SHED
TO BE DEMOLISHED



LOWER FLOOR DEMOLITION PLAN

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

(E) INTERIOR WALL TO BE DEMOLISHED 232 LF.
(E) EXTERIOR WALL TO BE DEMOLISHED 321 LF.
TOTAL = 553 LF.

Note:
PERCENTAGE OF EXISTING WALL TO BE DEMOLISHED OR REPLACED IS 49% AND THE PROPOSED REMODEL IS TO BE FULLY WATER SPRINKLERED.

LEGEND

 EXISTING WALL TO REMAIN

 EXISTING WALLS, DOORS and MISCELLANEOUS TO BE DEMOLISHED

REVISION	No.

CONSULTANT:

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LOWER FLOOR DEMOLITION PLAN

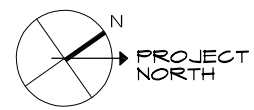
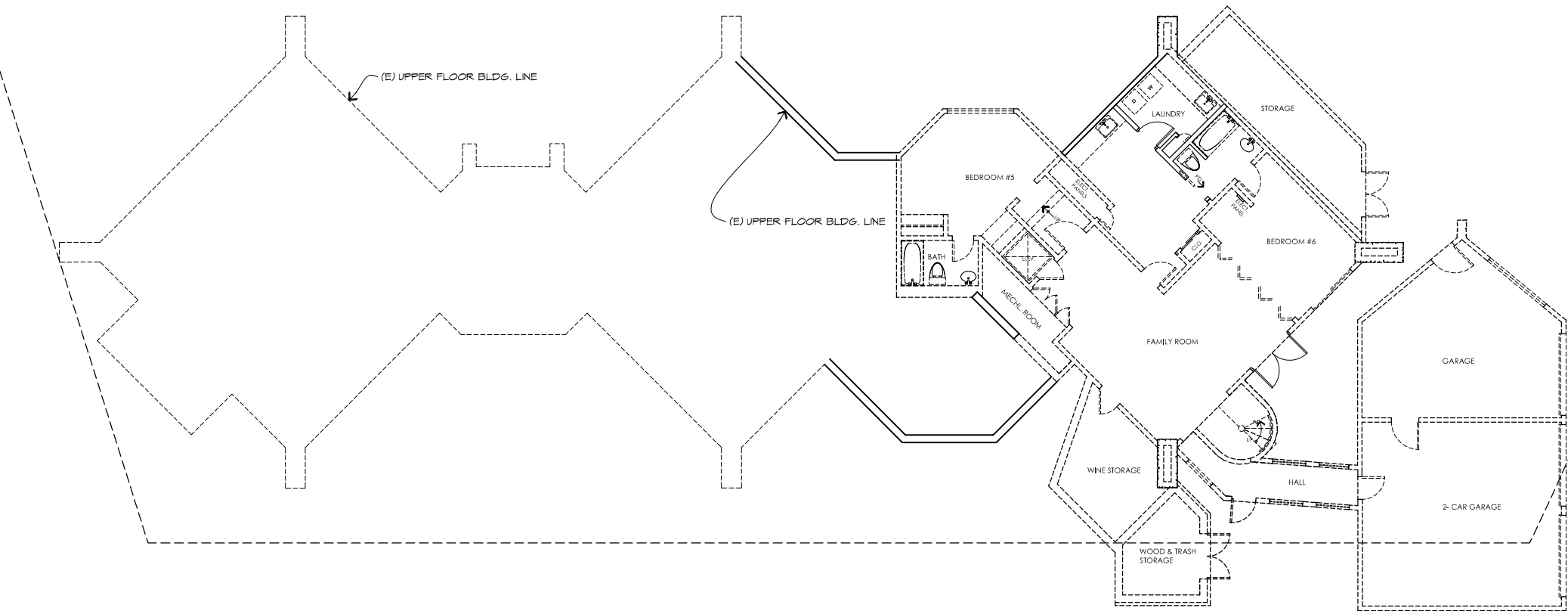
JOB NAME: **Virrig Residence**
1154 Silver Trail
Pebble Beach, CA.
A.P.N. 008-012-013-000

DATE: 11/9/17
SCALE: 1/8"=1'-0"
DRAWN: CCR
JOB NUMBER: 14.17

A-2.3
SHEET OF

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SHED
TO BE DEMOLISHED



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

(E) INTERIOR WALL TO BE DEMOLISHED	-----	232 LF.
(E) EXTERIOR WALL TO BE DEMOLISHED	-----	321 LF.
TOTAL =		553 LF.

Note:
PERCENTAGE OF EXISTING WALL TO BE DEMOLISHED OR REPLACED IS AT 90% AND THE PROPOSED REMODEL IS TO BE FULLY FIRE SPRINKLERED.

LEGEND

————— EXISTING WALL TO REMAIN

EXISTING WALLS, DOORS and MISCELLANEOUS TO BE DEMOLISHED

REVISION	No.

CONSULTANT:

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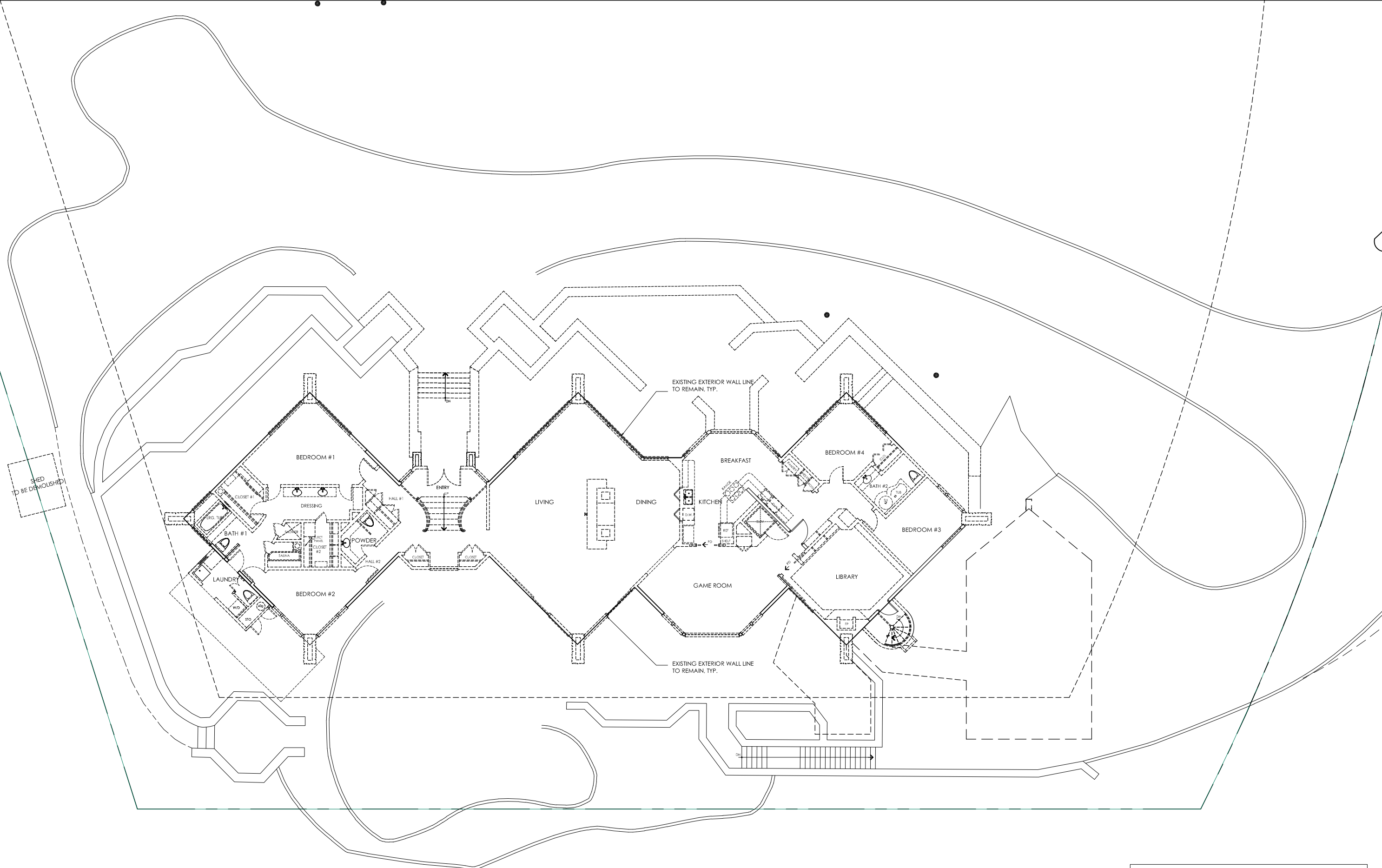
LOWER FLOOR DEMOLITION PLAN

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JOB NUMBER: 14.17

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SHEET OF

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UPPER FLOOR DEMOLITION PLAN

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

- (E) INTERIOR WALL TO BE DEMOLISHED ——— 371 LF.
- (E) EXTERIOR WALL TO BE DEMOLISHED ——— 404 LF.
- TOTAL ——— 781 LF.

Note:
EXISTING PERIMETER WALL ARE TO BE REPLACED AS SHOWN SOLID LINE, PERCENTAGE OF EXISTING WALL TO BE DEMOLISHED OR REPLACED IS 90 % AND THE PROPOSED REMODEL IS TO BE FULLY FIRE SPRINKLERED.

LEGEND

————— EXISTING WALL TO REMAIN

----- EXISTING WALLS, DOORS and MISCELLANEOUS TO BE DEMOLISHED

REVISION	No.

CONSULTANT:

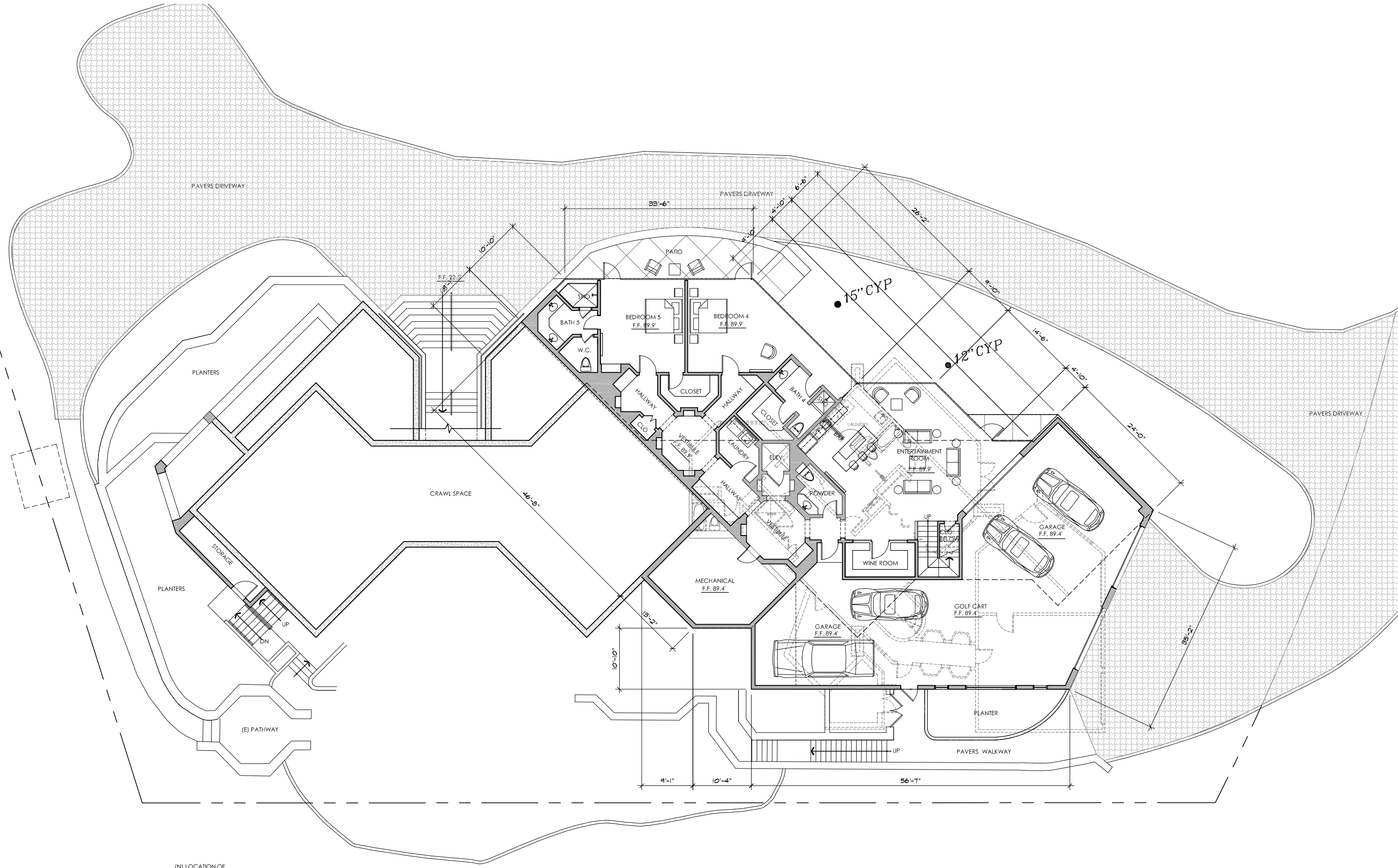
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UPPER FLOOR DEMOLITION PLAN

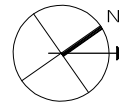
JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8"=1'-0"
 DRAWN: CCR
 JOB NUMBER: 14.17

A-2.5
 SHEET OF



(N) LOCATION OF



PROJECT NORTH

PROPOSED LOWER FLOOR PLAN

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

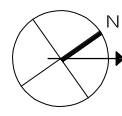
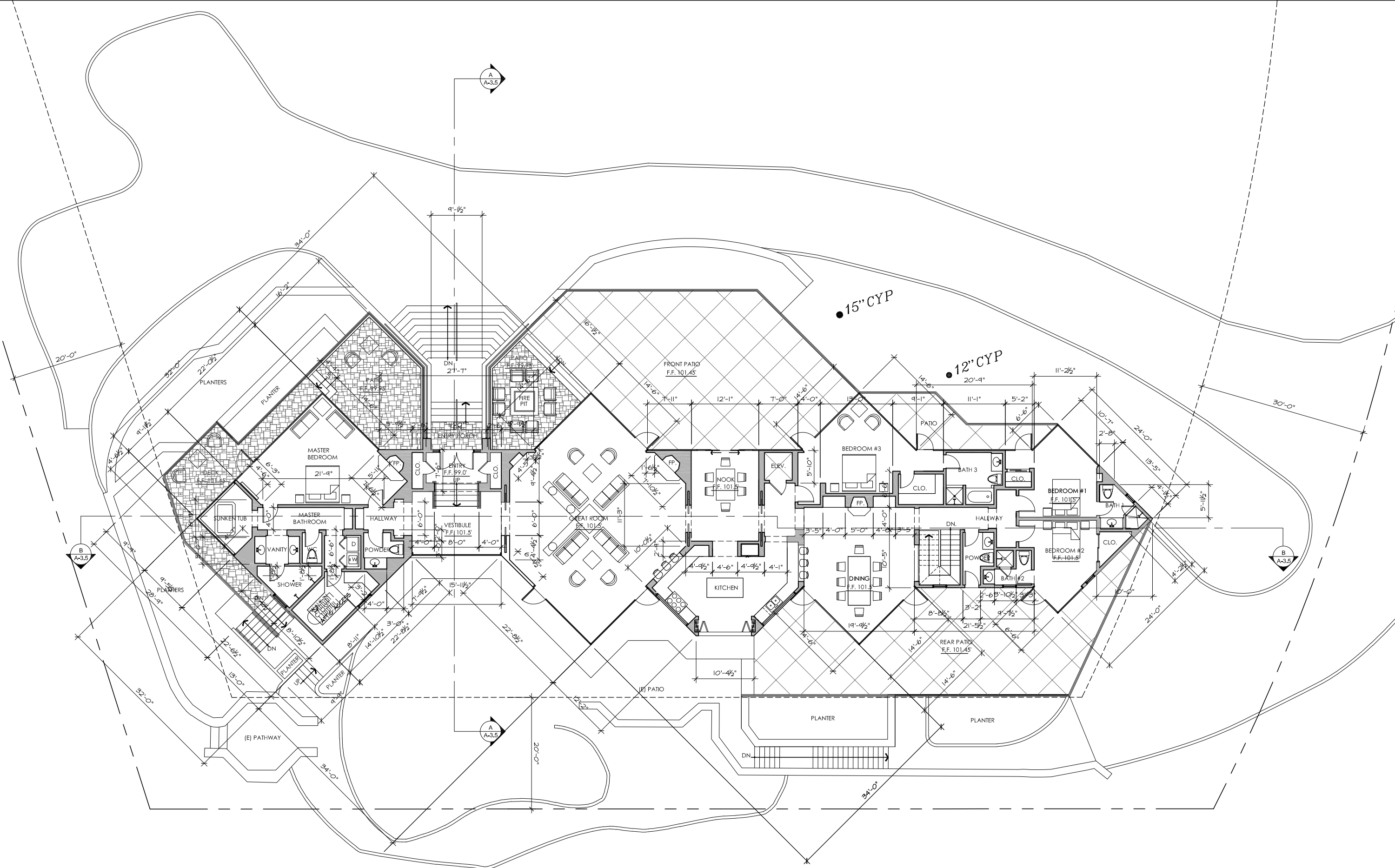
REVISION	No.

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ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

PROPOSED LOWER FLOOR PLAN
 JOB NAME: *Virrig Residence*
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8" = 1'-0"
 DRAWN: hS
 JOB NUMBER: 14.17



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

REVISION	No.

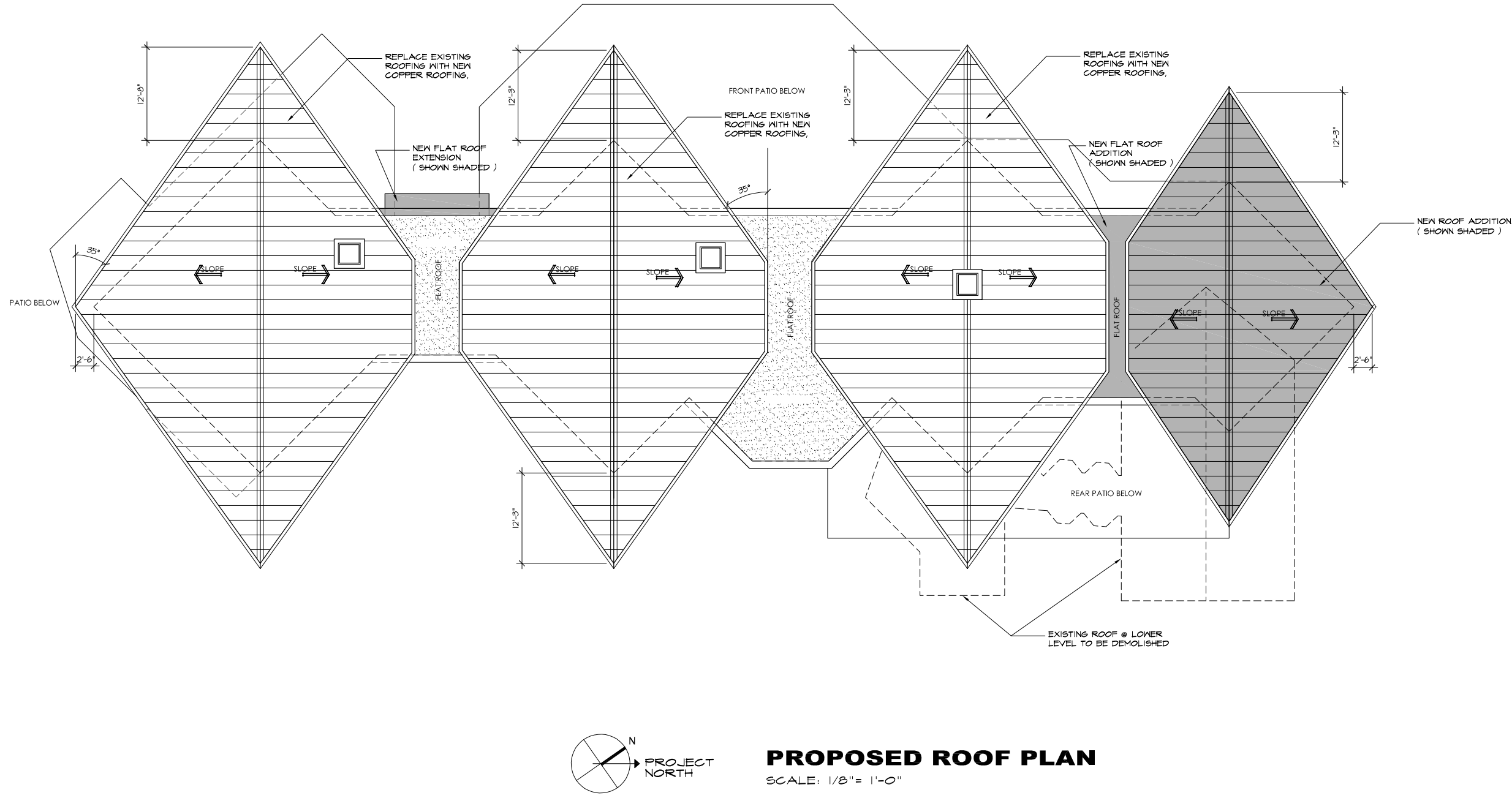
CONSULTANT:

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ARCHITECT

PROPOSED UPPER FLOOR PLAN	DATE: 11/9/17
JOB NAME: <i>Virgin Residence</i> 1154 Silver Trail Pebble Beach, CA. A.P.N. 008-012-013-000	SCALE: 1/8" = 1'-0"
	DRAWN: hs
	JOB NUMBER: 14.17



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

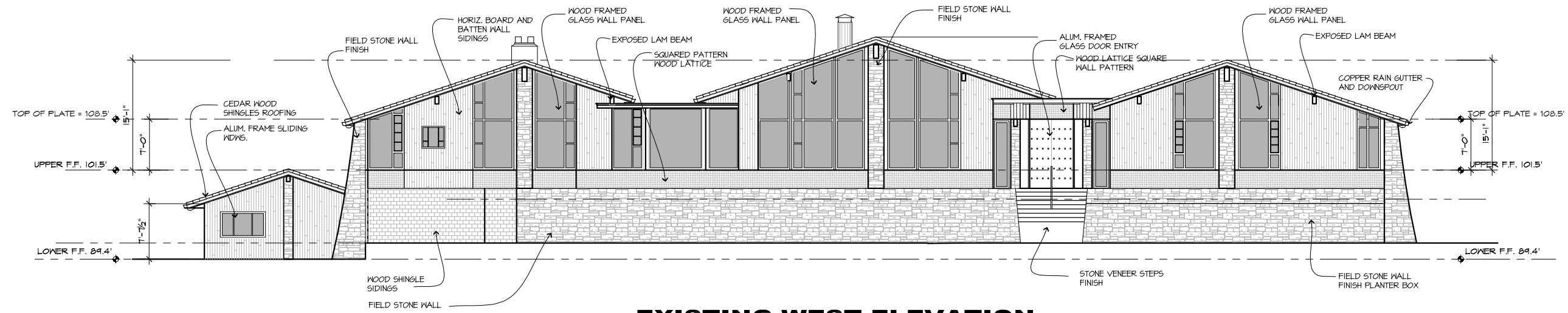
REVISION	No.

CONSULTANT:

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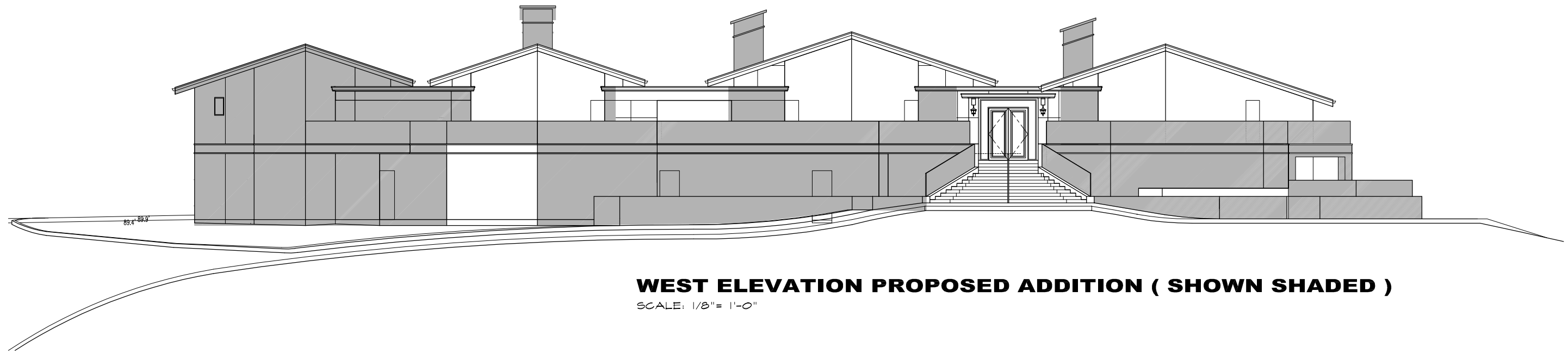
PROPOSED ROOF PLAN
 JOB NAME: *Vrring Residence*
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8"=1'-0"
 DRAWN: CCR
 JOB NUMBER: 14.17



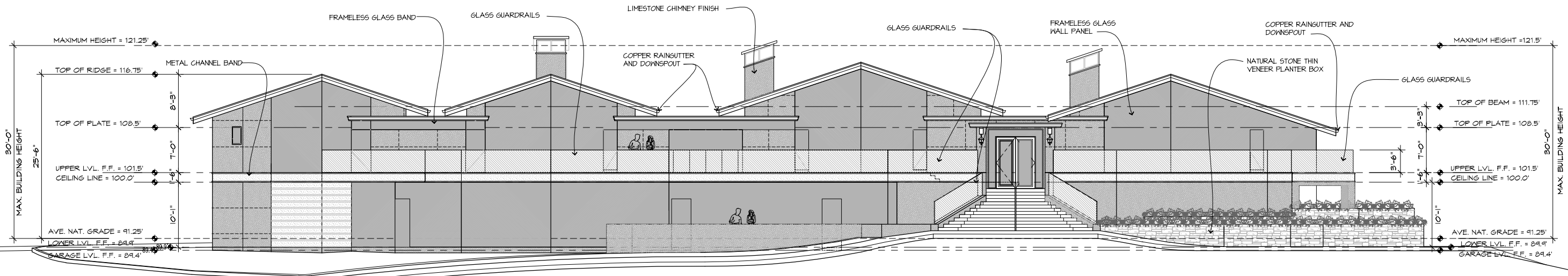
EXISTING WEST ELEVATION

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



WEST ELEVATION PROPOSED ADDITION (SHOWN SHADED)

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



PROPOSED WEST ELEVATION

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

J:\14 Jobs\1417 Vrring_CD\417A3-1.dwg 11-13-17 09:19:01 AM

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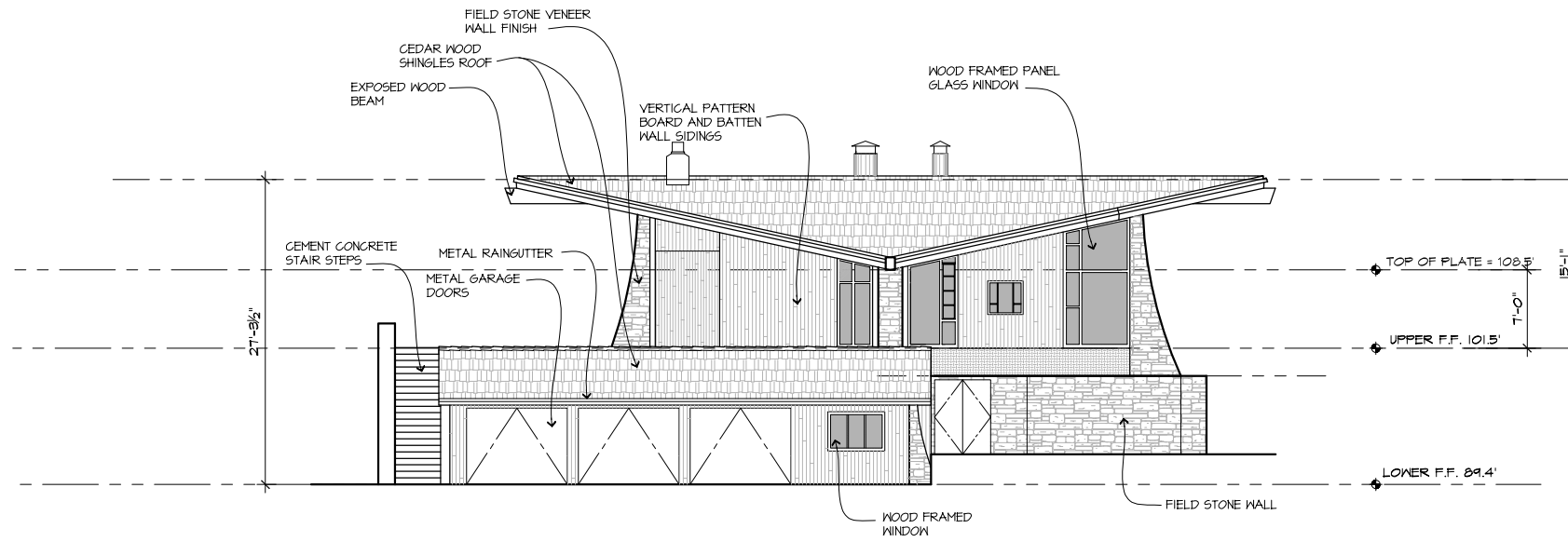
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WEST ELEVATIONS
 JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 14.17

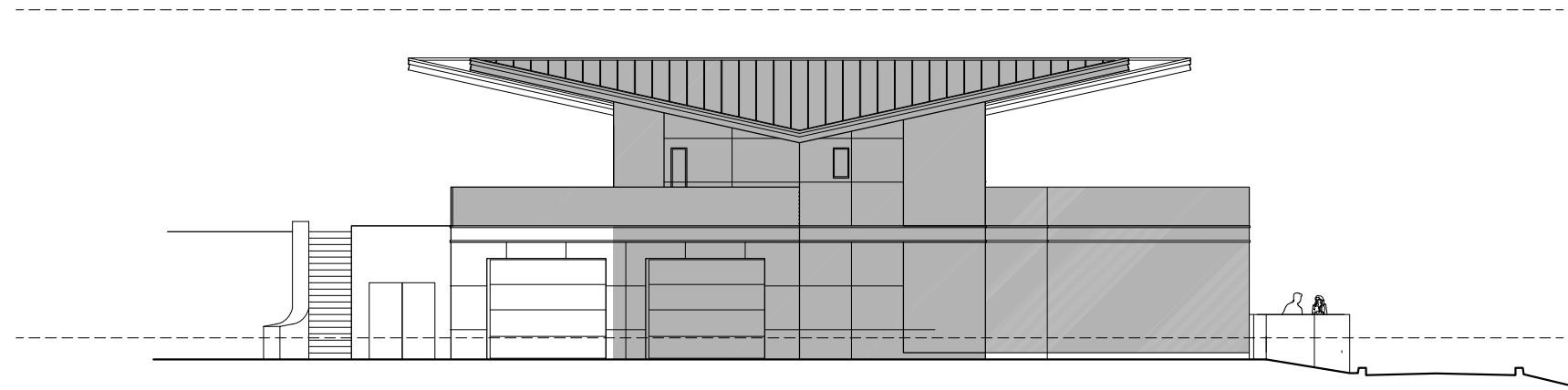
A-3.1
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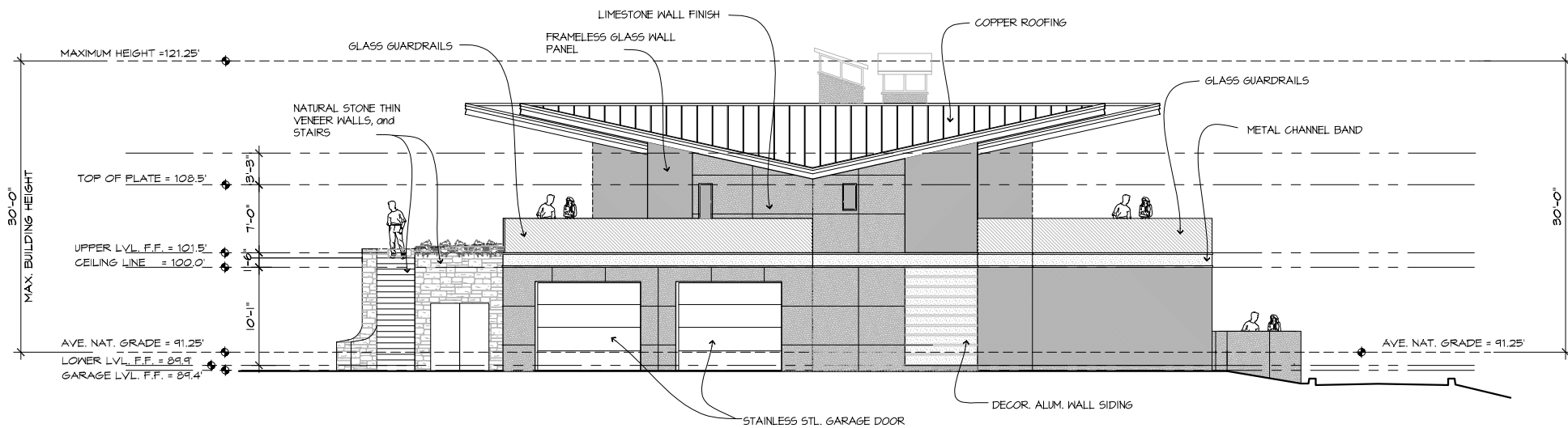
EXISTING NORTH ELEVATION

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



NORTH ELEVATION PROPOSED ADDITION (SHOWN SHADED)

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



PROPOSED NORTH ELEVATION

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

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NORTH ELEVATIONS

JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

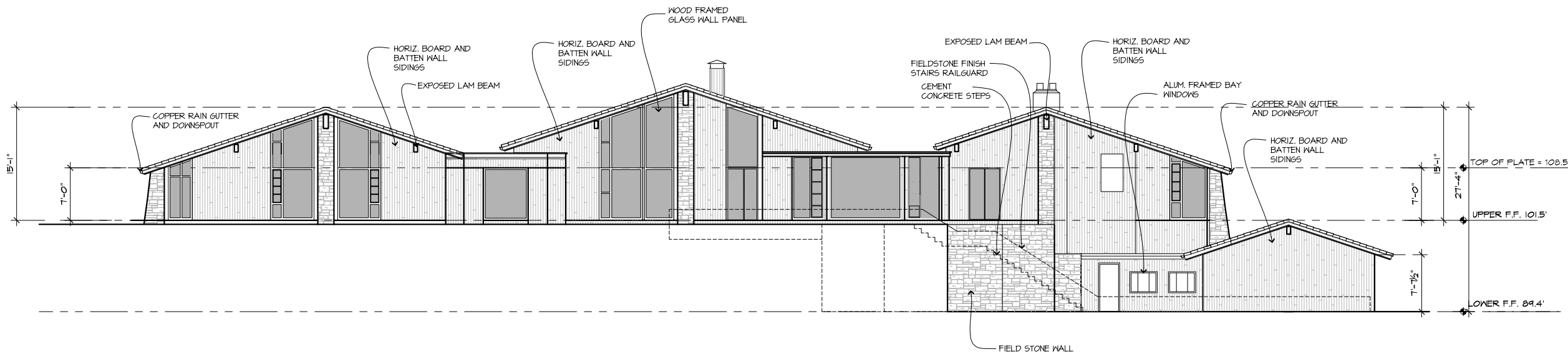
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DRAWN: DM

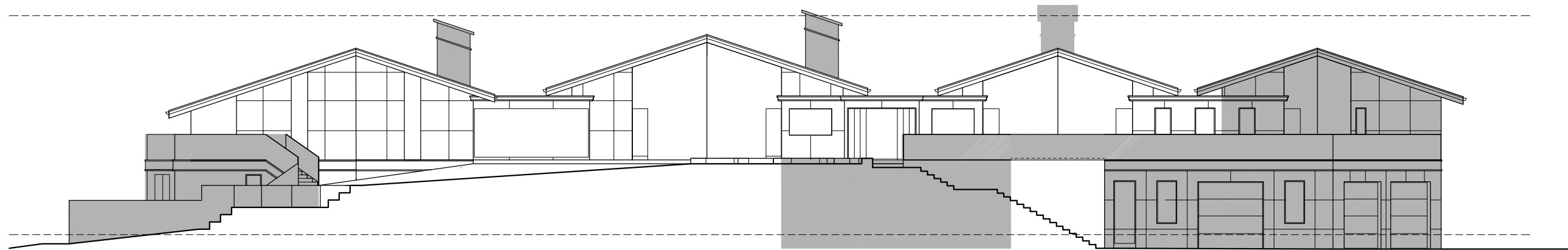
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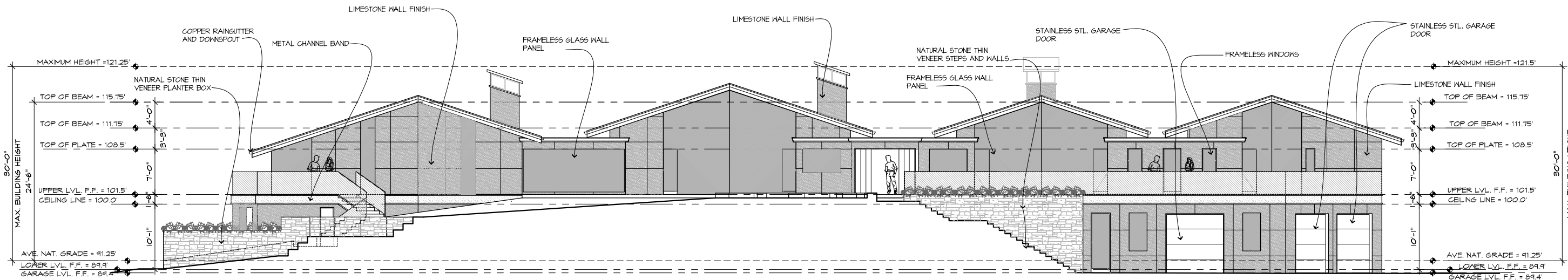
EXISTING EAST ELEVATION

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



EAST ELEVATION PROPOSED ADDITION (SHOWN SHADED)

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



PROPOSED EAST ELEVATION

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

REVISION	No.

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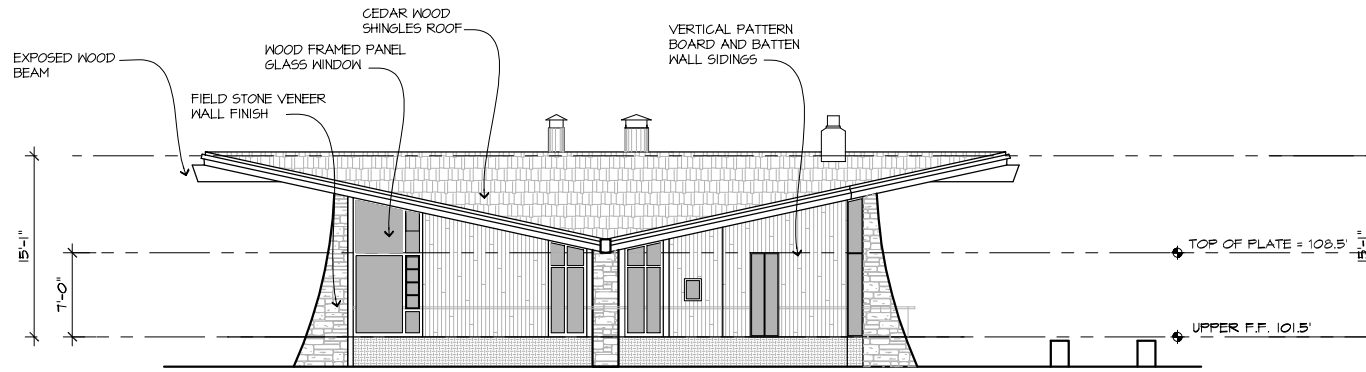
EAST ELEVATIONS
 JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 14.17

A-3.3
 SHEET OF

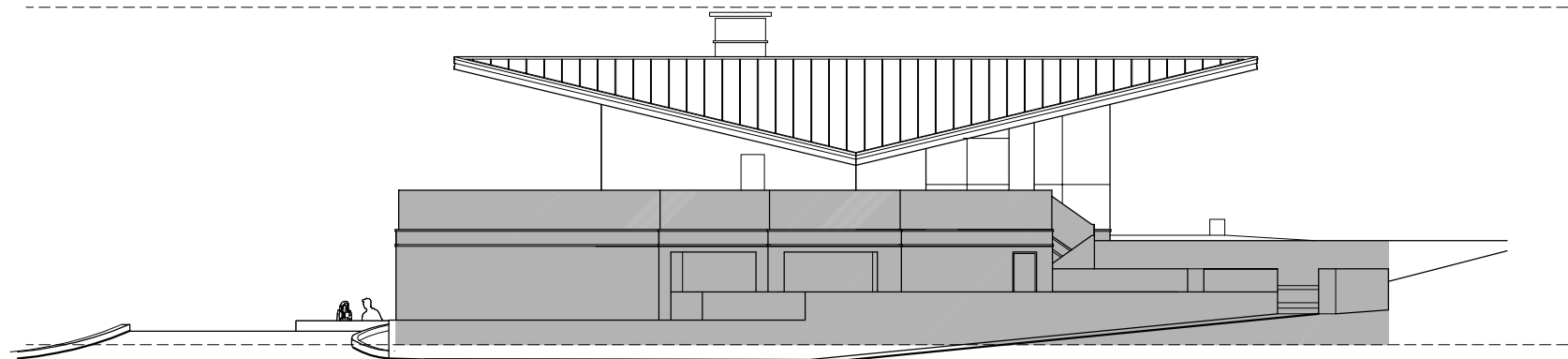
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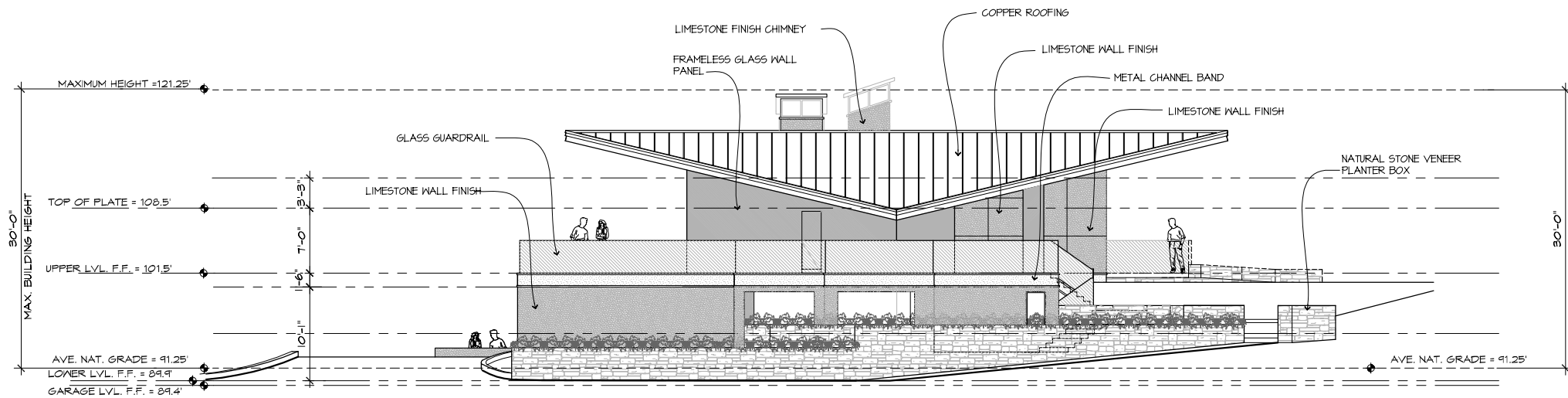
EXISTING SOUTH ELEVATION

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



SOUTH ELEVATION PROPOSED ADDITION (SHOWN SHADED)

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



PROPOSED SOUTH ELEVATION

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

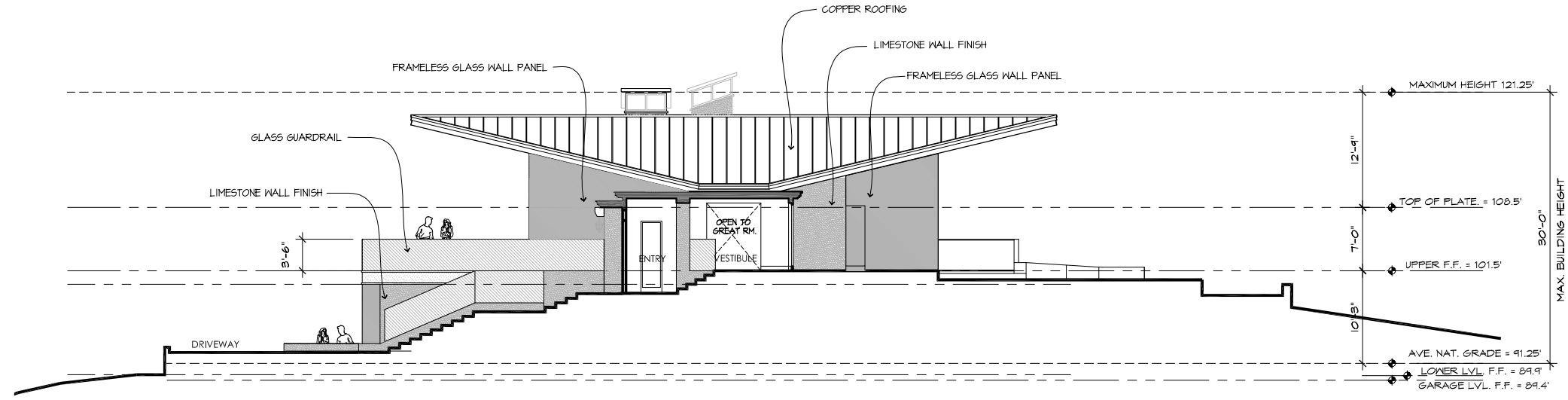
REVISION	No.

CONSULTANT:

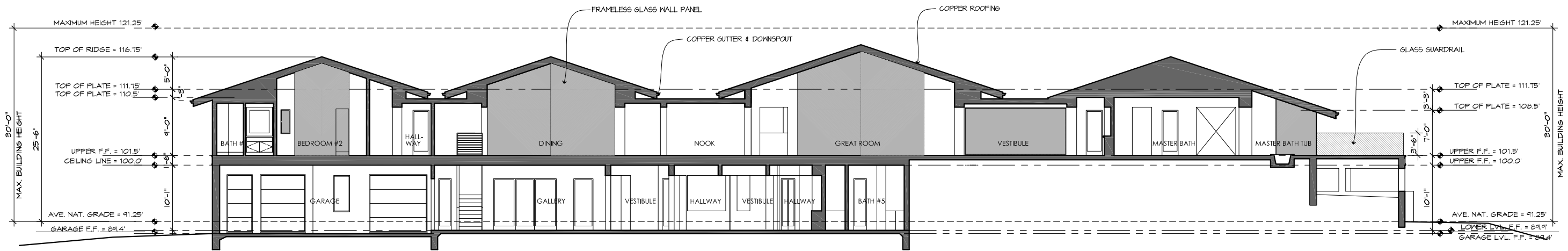
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SOUTH ELEVATIONS
 JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-013-000

DATE: 11/9/17
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 14.17



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



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

REVISION	No.

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PROPOSED BUILDING SECTIONS

JOB NAME: *Virring Residence*
1154 Silver Trail
Pebble Beach, CA.
A.P.N. 008-012-013-000

DATE: 11/9/17
SCALE: 1/8" = 1'-0"
DRAWN: DM
JOB NUMBER: 14.17

A-3.5
SHEET OF



10 DRIVEWAY PAVERS (PERVIOUS)



7 EXTERIOR GLASS WALL



4 ALUMINUM WALL



1 COPPER ROOFING

FOR REFERENCE ONLY

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FOR REFERENCE ONLY

ARCHITECT

MATERIAL SAMPLE
 JOB NAME: **Virrig Residence**
 1154 Silver Trail
 Pebble Beach, CA.
 A.P.N. 008-012-01B-000

DATE: 11/9/17
 SCALE: N.T.S.
 DRAWN:
 JOB NUMBER: 14.17

A-7.1
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11 DRAIN COVER



8 COPPER RAINGUTTER and DOWNSPOUT

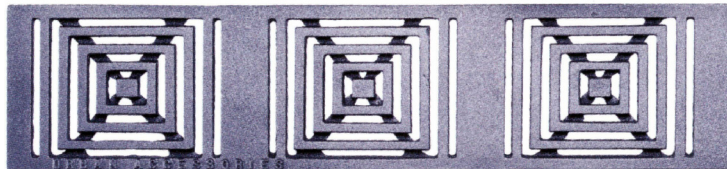


5 STAINLESS STEEL GARAGE DOOR



2 GLASS GUARDRAIL (For Patio)

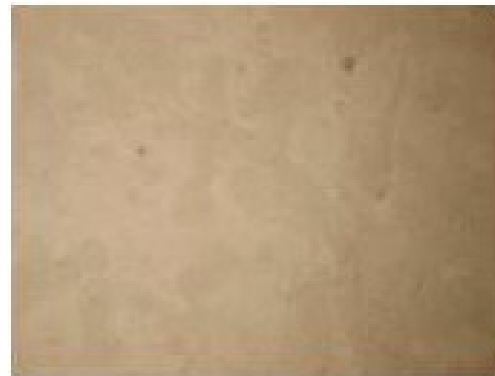
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12 TRENCH GRATES



9 GARDEN LIGHT



6 LIMESTONE EXTERIOR WALL



3 GLASS WINDOW