

Exhibit B

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**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

PAUL H. FLORES AND LINDA S. TRUST (PLN170782)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- a. Finding that the project is a new single family dwelling and accessory dwelling unit, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) 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 an existing one-story 1,200 single family dwelling and the construction of a 4,050 square foot one-story single family dwelling, attached 1,358 square foot garage, detached 861 pool cabana, attached 1,200 square foot Accessory Dwelling Unit; deck, approximately 60 cubic yards of grading and the relocation of two (2) small planted oak trees from the proposed residential footprint area. Materials consist of stucco with body color "Adobe Natural" which is a medium beige with brown flecks, stained cedar for doors, garage door and under eave; copper gutters and downspouts; and clay tile roof in terracotta/brown.

[PLN170782, Flores, 564 Monhollan Rd, Carmel, Greater Monterey Peninsula Area Plan, (APN: 103-071-025-000)]

The Design Approval application (PLN170782) came on for public hearing before the Monterey County Zoning Administrator on December 14, 2017. 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 AND EVIDENCE

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Design Approval to allow the demolition of an existing one-story 1,200 single

family dwelling and the construction of a 4,050 square foot one-story single family dwelling, attached 1,358 square foot garage, detached 861 pool cabana, attached 1,200 square foot Accessory Dwelling Unit; deck, approximately 60 cubic yards of grading and the relocation of two (2) small planted oak trees from the proposed residential footprint area. Materials of stucco with body color "Adobe Natural" which is a medium beige with brown specks, stained cedar for doors, garage door and under eave; copper gutters and downspouts; and clay tile roof in terracotta/brown.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170782.

2. **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, regulations and previous appropriate authority actions/resolutions in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan;
- Monterey County Zoning Ordinance (Title 21);
- Planning Commission Resolution No. 16-007 (Restoration Plan); and
- Board of Supervisors Resolution No. 15-111 (Restoration and Resubmittal Finding).

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 564 Monhollan Rd, Carmel, (Assessor's Parcel Number 103-071-025-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, 10 acres per unit, Design Control or RDR/10-D which allows for the establishment of a residential use and construction of a single-family residence and accessory dwelling unit. Therefore, the project is an allowed land use for this site.
- c) Location of the single-family dwelling is consistent with the required setbacks of the RDR Zoning District. Furthermore, the height of the structure and lot coverage meet the site development standards of the RDR Zoning District.
- d) The proposed Mediterranean style with Spanish influence single family dwelling with attached accessory dwelling unit is proposed on the middle of the 5.7 acre property. The property has a 6-foot high stucco fence. The house will be slightly visible from the top of the fence. Materials of stucco with body color "Adobe Natural" which is a medium beige with brown specks, stained cedar for doors, garage door and under eave; copper gutters and downspouts, and clay tile roof in terracotta/brown blend in to its surroundings. The proposal is compatible in mass, scale, height and roof lines to surrounding buildings of similar use.

- e) The project was referred to the Greater Monterey Peninsula Area Plan Land Use Advisory Committee (LUAC) for review at their October 18, 2017 meeting. 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 for a Design Approval subject to the review by the Zoning Administrator. The LUAC recommended unanimous approval of the project with a vote of 3-0, subject to the following recommendations: to reduce the size of the single-family dwelling from 4,254 square feet to a maximum of 4,050 square feet, which the applicant agreed to and the subject plans reflect this.
- f) **Planning Commission Resolution No. 16-007- Restoration Plan Approval, PLN150554:** In April of 2014, the applicants, Mr. and Mrs. Flores, applied for a Design Approval, under Planning File No. PLN140300, for the construction of a new 7,200 square foot residence, 1,200 square foot Accessory Dwelling Unit and demolition of the existing 1,200 square foot residence. During the review of that Design Approval application, it was discovered that un-permitted removal of protected trees had occurred on site. Subsequently, a code enforcement case, file no. 14CE00183 was opened on the subject parcel. A series of public hearings ensued, concluding with an approved restoration plan at the decision of the Monterey County Planning Commission at a duly noticed public hearing on February 24, 2016 (PC Resolution No. 16-007). The restoration of the site has occurred pursuant to Resolution No. 16-007, consisting of the deconstruction of a formerly established housing pad, re-contouring re-grading of the site back to its pre-violation topography, removal of exported soils and replanting 72 trees throughout the property. A three-year monitoring plan condition was included as a condition of approval of the 2016 restoration plan, requiring monitoring of the planted 72 trees by a qualified arborist or forester ensuring a 100% success rate of the planted tree specimens. This monitoring is due to expire in 2019. The code enforcement case has been closed, allowing the Flores to now apply for the subject development. Condition No. 6 has been added to ensure that conditions of PC Resolution No. 16-007 apply to this development.
- g) **Board of Supervisors Resolution No. 15-111- Restoration and Resubmittal Finding, PLN140300:** In April of 2015, the Board of Supervisors denies an appeal made by the applicants, Mr. and Mrs. Flores, to the January 28, 2015 Planning Commission decision, upholding the Planning Commission's decision to deny the Combined Development Permit application. The Board orders restoration of the area where the unpermitted grading (fill) occurred, back to its original pre-violation topography and to replace the unpermitted tree removal using a 3:1 ratio for a total of 72 trees. Although the Board ordered restoration of the site, the motion made by Supervisor Potter included a provision allowing the property owner to "reserve an area of the property for future residential development." Finding 8 of said resolution is entitled: "RESTORATION AND RESUBMITTAL,"

includes item d, entitled “Limitations on Future Residential Development” stating that any future residential development shall be limited to approximately 4,000 square feet for a new single-family dwelling and that any future accessory dwelling unit is limited to the same size as the permitted size of the existing dwelling unit (1,200 square feet) and that any future residential development shall be subject to the normal submittal fees, environmental review, and appropriate authority as required by Monterey County Code. The proposed project is consistent with the “Restoration and Resubmittal” finding as the proposed project fits within the perimeters of established: the residential development square footages; the applicants have paid the normal submittal fees for a public hearing Design Approval; the project is categorically exempt per Section 15303(a) of the CEQA Guidelines; and the Monterey County Code Section 21.44.040.C, deems the Zoning Administrator as the appropriate authority for public hearing Design Approval applications. The project also involves the relocation of two (2) small planted oaks from the residential footprint area (restored site) to an identified area to the west of the proposed home. Such tree relocation has been found acceptable by the project’s forester, Cassidy Bill Vaughan. A letter dated October 24, 2017 was submitted by the forester recommending this relocation site and providing a relocation map. In addition, the forester recommends identifying and physically re-flagging all planted oaks and pines on site and on a large-scale site plan in order to facilitate the required tree monitoring and inventory the forester will need to perform on site by 2019. This has been added as a condition of approval of the subject project (Condition No. 5).

- h) The project planner conducted a site inspection on October 6, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170782.

3. **FINDING:** **DESIGN APPROVAL** - The design, size, configuration, materials and colors 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) Based on staff’s analysis of the proposed project, the proposal is consistent with the surrounding residences within the area.
 - b) The project was reviewed by the Greater Monterey Peninsula LUAC (see preceding Finding No. 2, Evidence e) and was found to be compatible with the area.
 - c) Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

- d) Staff conducted a site inspection on October 6, 2017 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170782.

4. **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) The project is exempt from further environmental review under the provisions of Section 15303(a) of the California Environmental Quality Act. Under the provisions of Section 15303(a), one-single family residence or a second dwelling unit in a residential zone is exempt. The subject project is for the demolition of an existing 1,200 square foot single family dwelling and the construction of one single family dwelling and an accessory dwelling unit on a residentially zoned property.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 6, 2017.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. This section states that construction of the first single family dwelling within a residential zoning district is ordinarily insignificant in its impact on the environment. However, there may be potential impacts on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies due to the project's location. No such impact is identified in the project area. In addition, the project would not effect a scenic highway, hazardous waste site, or historical resource. No cumulative impacts or significant effects have been identified.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170782.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 21.44.070 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors pursuant to Section 21.80.

DECISION

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

1. Find that the project is a new single family dwelling and accessory dwelling unit, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the demolition of an existing one-story 1,200 single family dwelling and the construction of a 4,050 square foot one-story single family dwelling, attached 1,358 square foot garage, detached 861 pool cabana, attached 1,200 square foot Accessory Dwelling Unit; deck, approximately 60 cubic yards of grading and the relocation of two (2) small planted oak trees from the proposed residential footprint area. Materials consist of stucco with body color "Adobe Natural" which is a medium beige with brown flecks, stained cedar for doors, garage door and under eave; copper gutters and downspouts; and clay tile roof in terracotta/brown, in general conformance with the attached sketch and color samples, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of December 2017:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE:

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

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

PLN170782

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN170782) allows the demolition of an existing 1,200 single family dwelling and the construction of a 4,050 square foot one-story single family dwelling, attached 1,358 square foot garage, detached 861 pool cabana, attached 1,200 square foot Accessory Dwelling Unit; deck, approximately 60 cubic yards of grading and the relocation of two (2) small planted oak trees from the proposed residential footprint area. Materials of stucco with body color "Adobe Natural" which is a medium beige with brown specks, stained cedar for doors, garage door and under eave; copper gutters and downspouts; and clay tile roof in terracotta/brown.. The property is located at 564 Monhollan Rd, Carmel (Assessor's Parcel Number 103-071-025-000), 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 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Design Approval (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 103-071-025-000 on December 14, 2017. 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 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. (PD-Non-standard)-FORESTER/ARBORIST LETTER

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Follow the recommendations contained in the letter from Vaughan Forestry, dated October 24, 2017, Registered Professional Forester and ISA Certified Arborist recommending that the two (2) planted coast live oaks in the proposed footprint area be relocated to the westerly location of the property, as indicated in the letter with maps attached and the relocation shall be pursuant to the methods described in such letter (librared as LIB170410). Also, the letter recommends that the planted oaks and pines, planted pursuant to restoration permit under PC Resolution No. 16-007 be located on a large scale map and re-flagged on site in order to perform field investigations required for the monitoring of such trees, pursuant to the three year time frame to conclude in 2019.

Compliance or Monitoring Action to be Performed: At the time of construction plan submittal, incorporate a sheet showing all planted trees with identifying number for review and approval of the construction plans.

Prior to final inspection and before February 24, 2019, re-flag trees on site with identifying and corresponding numbers, according to the planted tree site plan sheet in order for professional arborist or forester to ascertain that the 72 required planted trees have a 100% survival rate by February 24, 2019.

6. (PD-Non-standard) PC Resolution No. 16-007 for PLN140300

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: An approved restoration plan was approved by the Monterey County Planning Commission at a duly noticed public hearing on February 24, 2016 (PC Resolution No. 16-007), subject to several conditions of approval.
All conditions of PC Resolution No. 16-007 for the restoration of the site shall continue to apply.

Compliance or Monitoring Action to be Performed: Ongoing Condition

7. 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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

REVISIONS	BY
1	10/25/11
2	10/25/11
3	10/25/11
4	10/25/11
5	10/25/11

DATE	SCALE	DRAWN	JOB	SHEET	OF
9-13-17			65-2011	5	5

564 MONHOLLAND ROAD
CARMEL, CALIFORNIA 93923
APN: 103-071-025-000 PH: 831 236-2367

draft
BUILDING DESIGN & CONSULTING
2150 GARDEN RD., SUITE 83 / MONTEREY, CA 93940 / (831) 946-9988 / FAX 646-6988

PLAN INDEX

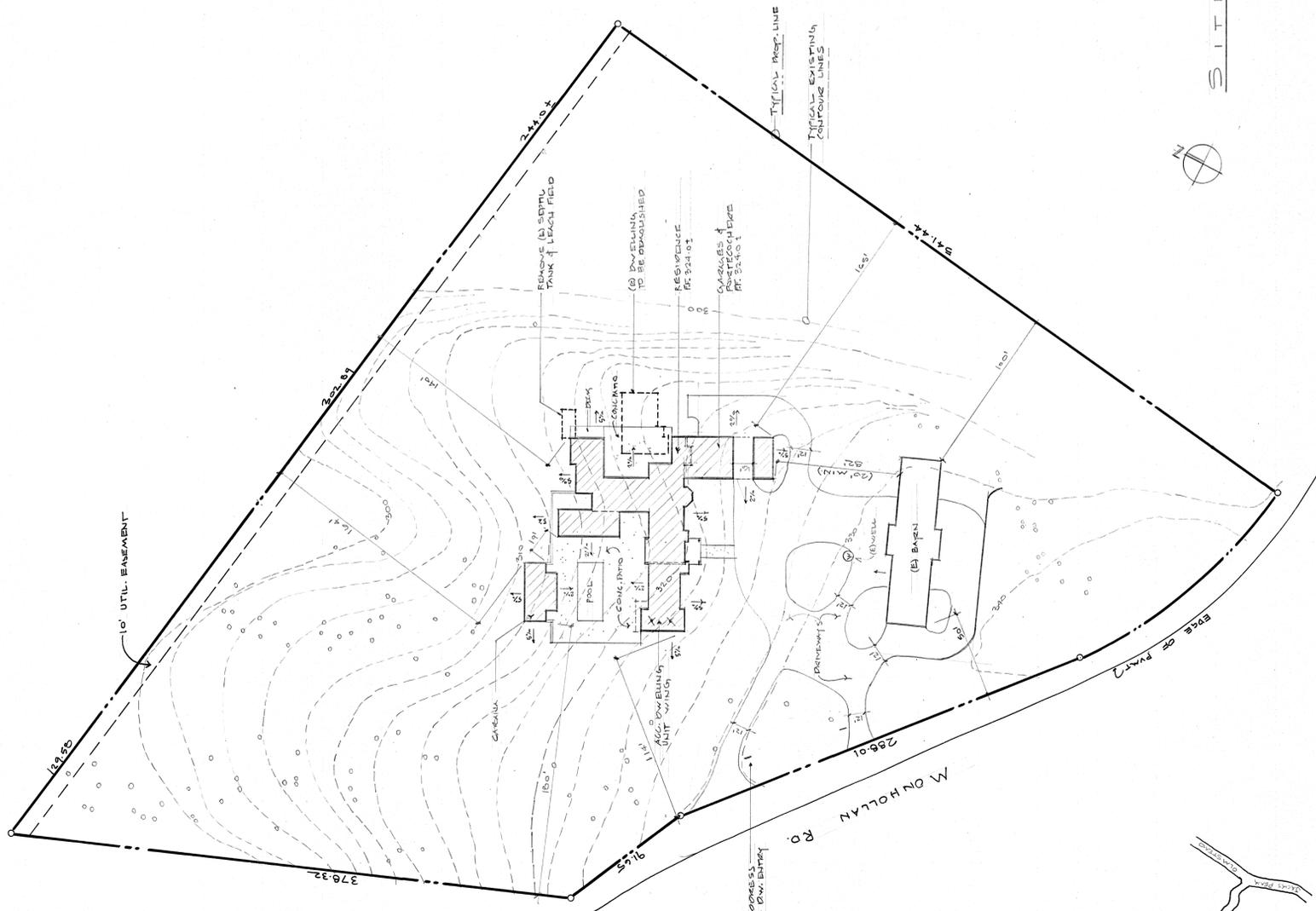
SHEET	DESCRIPTION
A1	SITE PLAN
A2	FLOOR PLAN OF HOUSE & CARETAKERS
A3	FLOOR PLAN OF GARAGE & CABANA
A4	EXTERIOR ELEVATIONS
A5	ROOF PLANS

BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3.1U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 1.1 HEIGHT: CABANA 15', HOUSE 28'
SCOPE OF WORK: CONSTRUCT A 4,050 S.F. HOUSE, A 1200 S.F. ACCESSORY DWELLING UNIT, A 1,358 S.F. GARAGE, A 480 S.F. PORTE COCHERE, A 175 S.F. PORTICO, A 887 S.F. COVERED PATIO, A 192 S.F. DECK, AND A 861 S.F. CABANA. RELOCATE 2 PLANTED COASTAL LIVE OAK TREES. SEPARATE PERMIT REQUIRED FOR SWIMMING POOL.

DRAINAGE NOTES

- ROOF DRAIN DOWNSPUTES SHALL BE INSTALLED ON ALL ROOF OVERHANGS, AND SHALL DISCHARGE ON CONCRETED DRIVEWAYS, PATIOS, DRIVEWAYS, DRIVEWAYS AND DRIVEWAYS FROM STRUCTURE AS NOTED BELOW.
- ALL FINISH GRADES INCLUDING PATIOS, AND DRIVEWAYS SHALL CONTOURED TO SLOPE AWAY FROM BUILDING. Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Where top lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from building. Building foundation shall slope a minimum of 2 percent away from the building. ALL DRAINAGE FACILITIES SHOULD BE CHECKED AND MAINTAINED PERIODICALLY TO REMOVE OBSTRUCTIONS AND ASSURE PROPER FUNCTION.



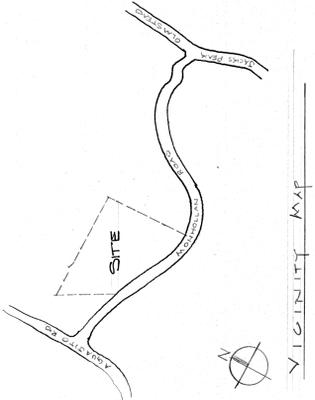
FLOOR AREA TABULATION	HOUSE (MINUS ACC DWELLING UNIT)	4,050 SF
HOUSE (MINUS ACC DWELLING UNIT)	1,200	
ACCESSORY DWELLING UNIT WING	5,250	
TOTAL LIVING	1,358	
ATTACHED GARAGE	561	
DETACHED CABANA	3,200	
EXISTING BARN		
TOTAL FLOOR AREA	10,669	

COVERAGES	HOUSE & ACC DWELLING UNIT	5,250 SF
HOUSE & ACC DWELLING UNIT	1,358	
ATTACHED GARAGE	561	
COVERED PATIO	192	
CABANA	861	
DECK	320	
EXISTING BARN	3,200	
TOTAL	12,282	
LOT AREA	249,103	
		↓ = 5%

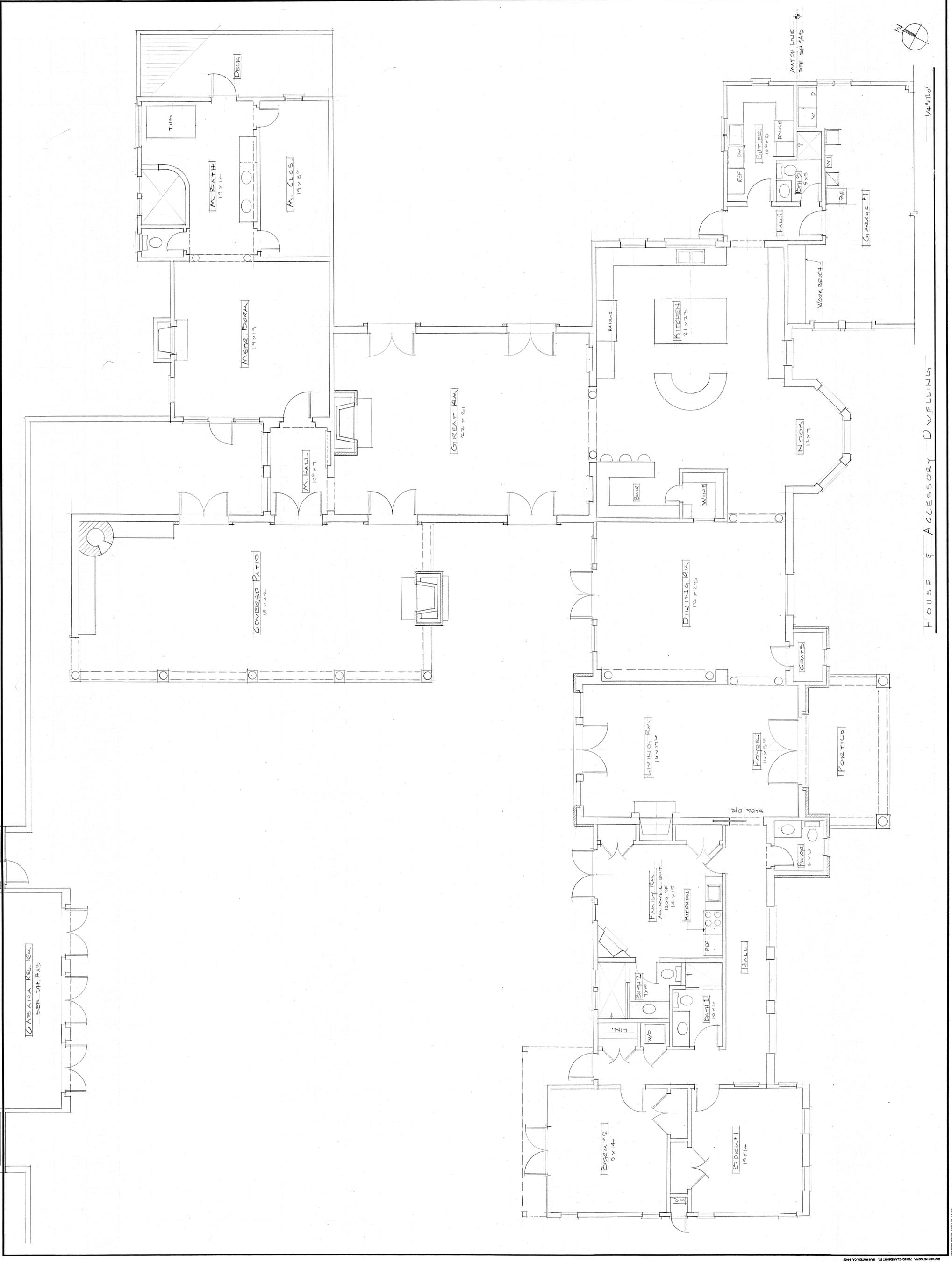
- NOTES
- GRADING AT FOOTPRINT ONLY, CUT & FILL @ 5%.
 - PATIO, FRS @ 5%.
 - WATER: CAL-AK WATER CO. & PRIVATE WELL.
 - SEWER: PUBLIC SEWER.
 - RELOCATE 2 PLANTED OAK TREES PER ARBORIST.
 - ZONING: R02/10-UR-D.
 - O = TREES (PROTECT DURING CONST).
 - X = PLANTED OAKS TO BE REMOVED & RELOCATED.

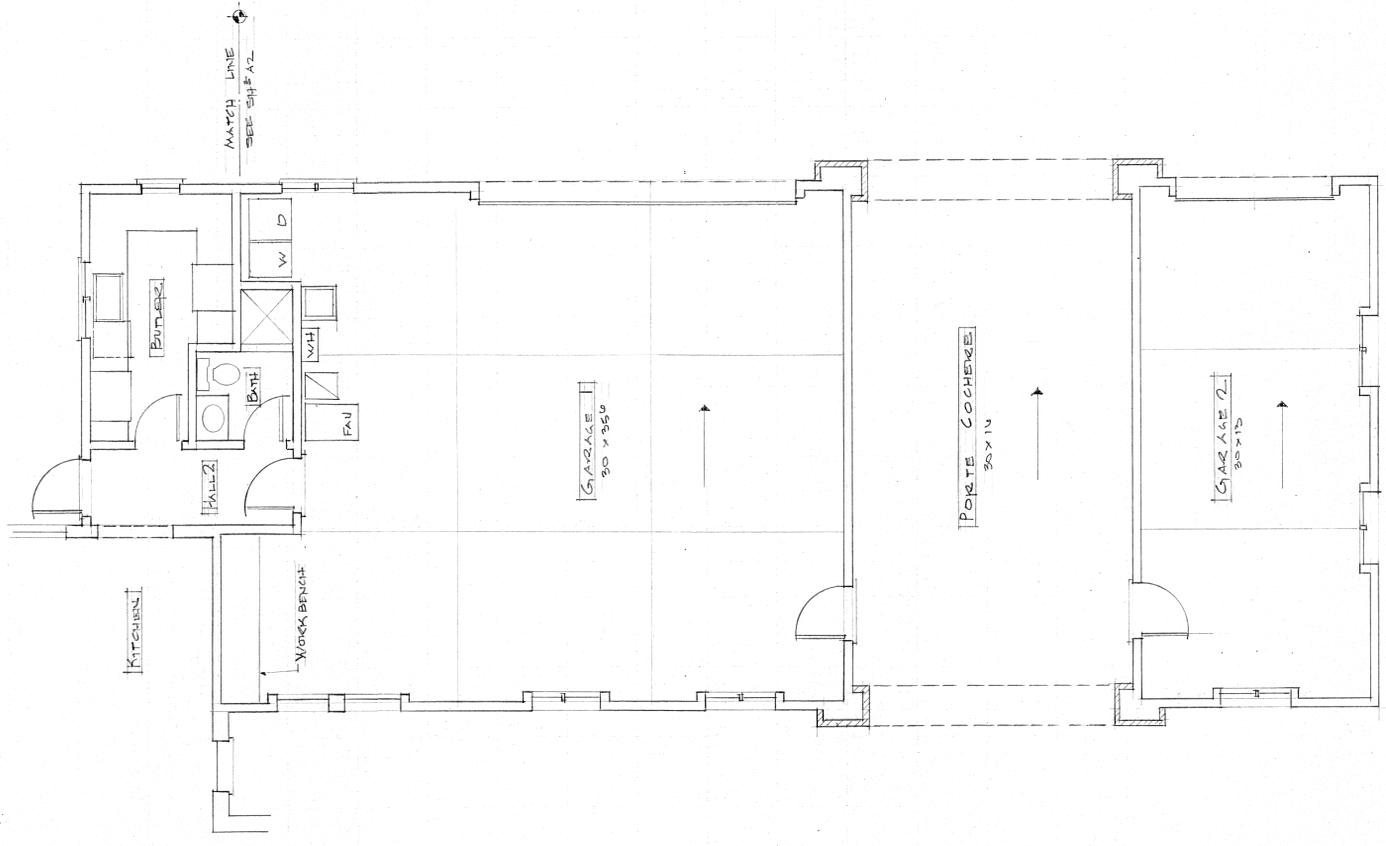


SITE PLAN

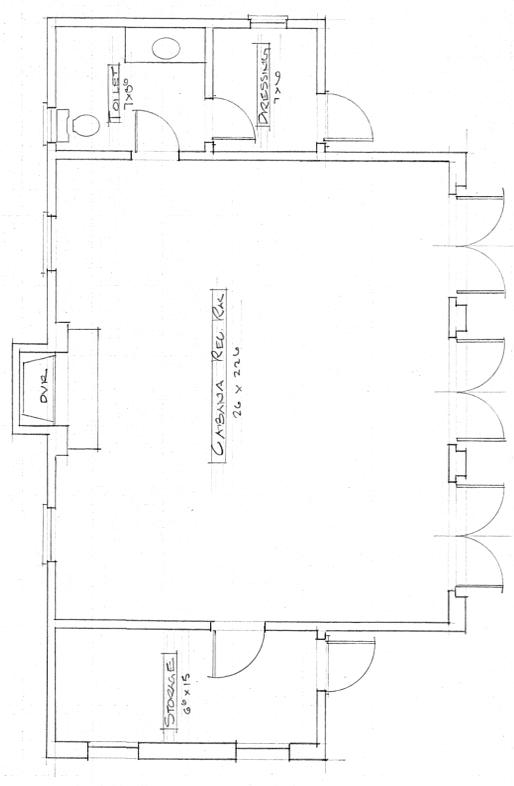


VICINITY MAP





GARAGE WING 1/4"=1'-0"



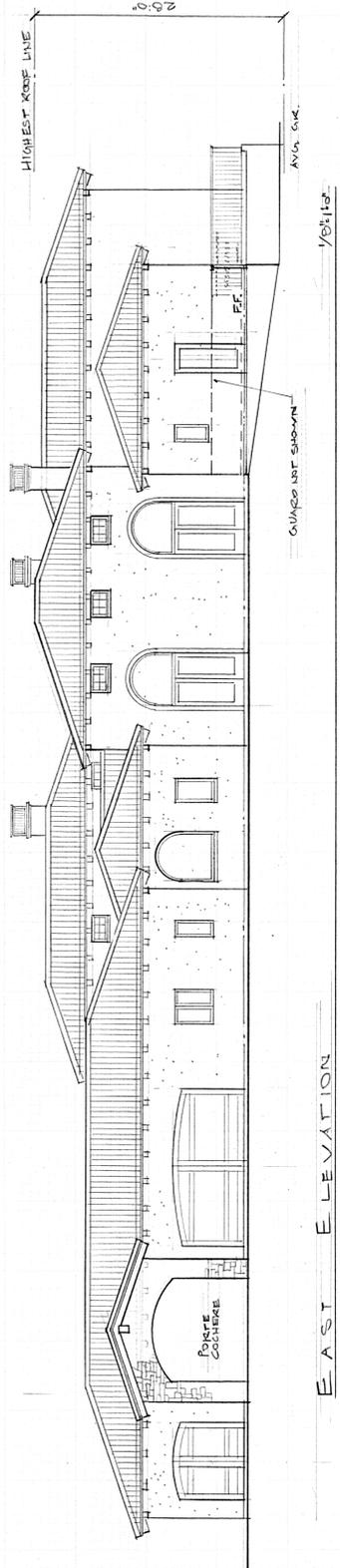
CABANA 1/4"=1'-0"

REVISIONS	BY
1-15-17	D
10-2-17	D
10-25-17	D

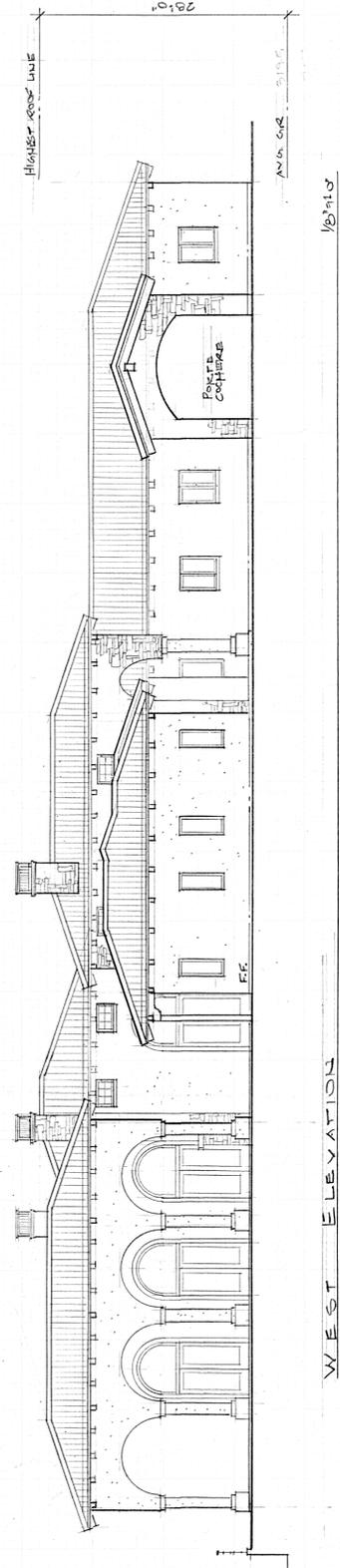
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draft
 BUILDING DESIGN & CONSULTING

FLORES RESIDENCE
 564 MONHOLLAND ROAD
 CARMEL, CALIFORNIA 93923
 APN: 103-071-025-000 PH: 831 236-2367

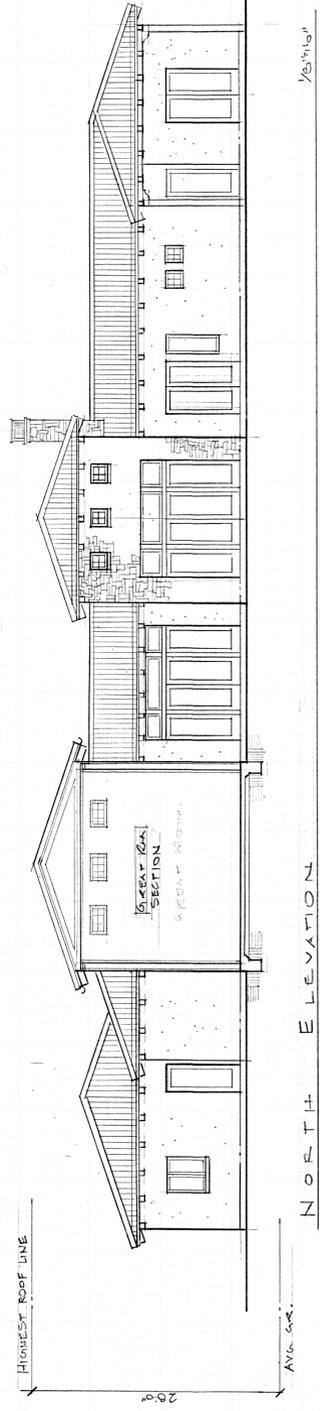
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 DRAWN
 JOB 05-2017
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 OF SHEETS



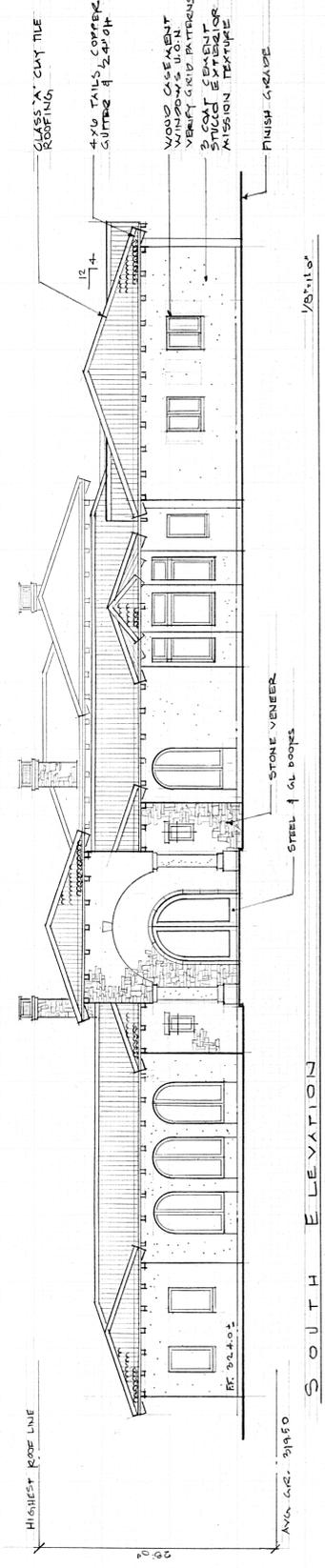
EAST ELEVATION 1/8"=1'-0"



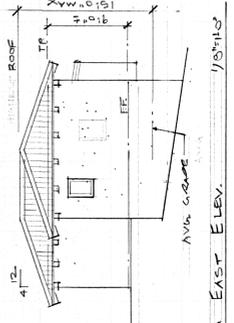
WEST ELEVATION 1/8"=1'-0"



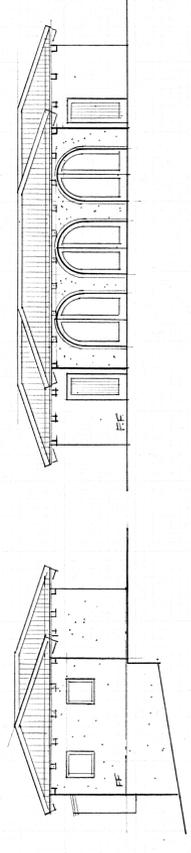
NORTH ELEVATION 1/8"=1'-0"



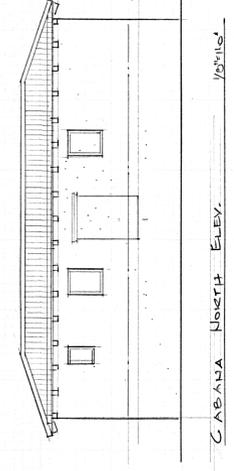
SOUTH ELEVATION 1/8"=1'-0"



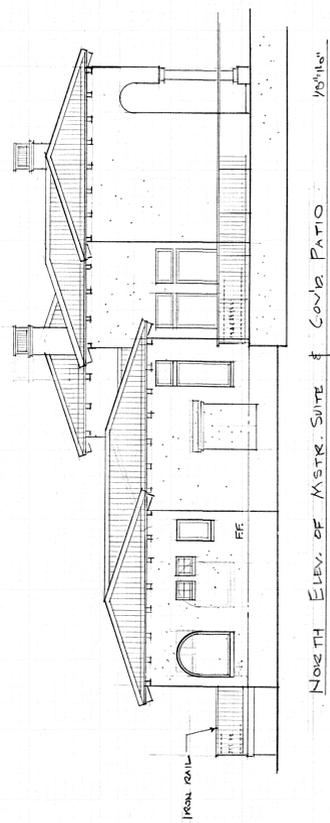
CABANA EAST ELEV. 1/8"=1'-0"



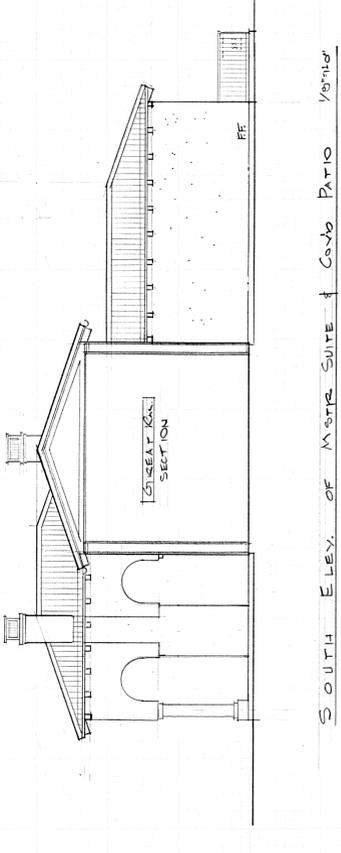
CABANA SOUTH ELEV. 1/8"=1'-0"



CABANA NORTH ELEV. 1/8"=1'-0"

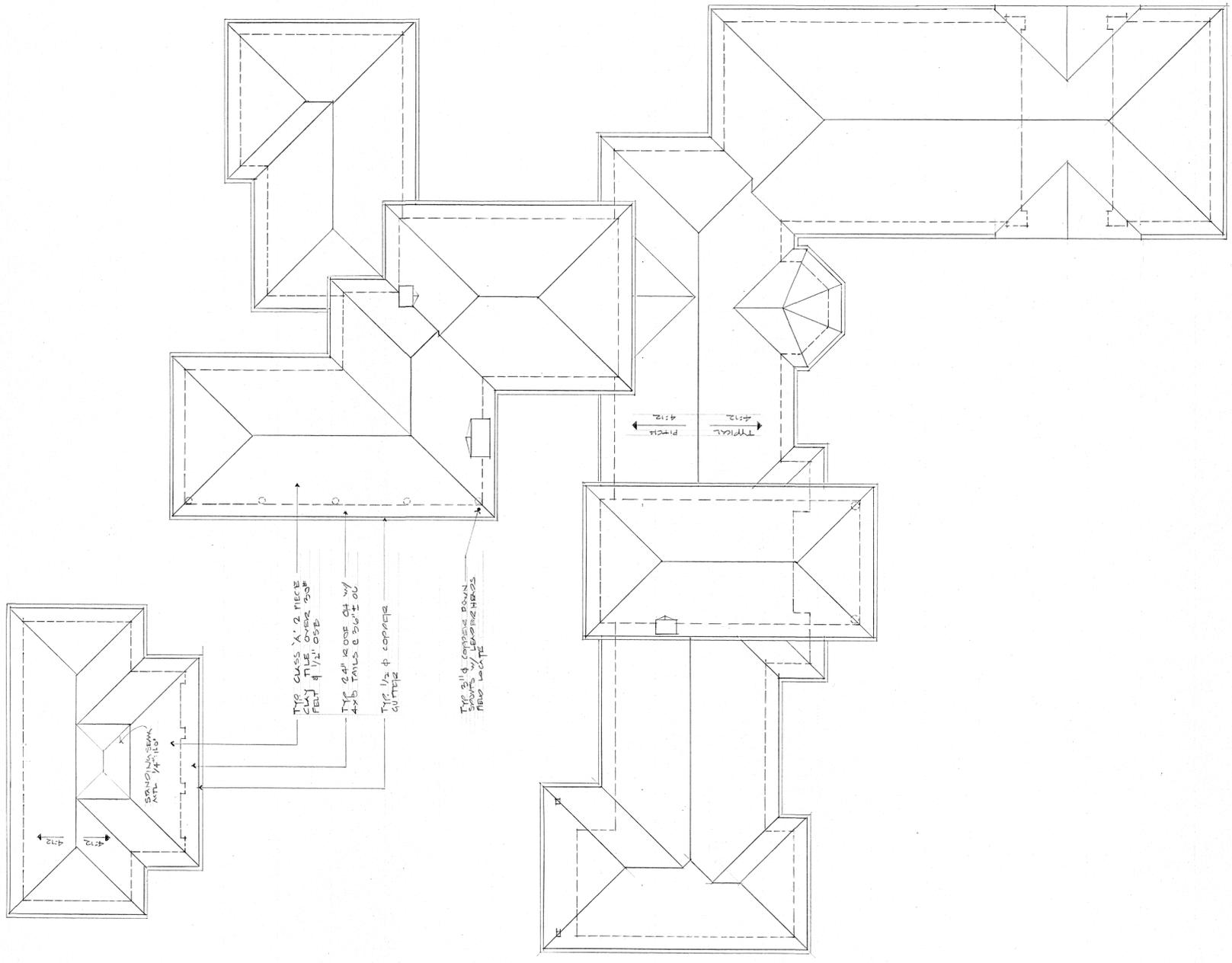


NORTH ELEV. OF MSTR. SUITE & COVERED PATIO 1/8"=1'-0"



SOUTH ELEV. OF MSTR. SUITE & COVERED PATIO 1/8"=1'-0"

REVISIONS	BY
1	L.L. 9-13-11
2	L.L. 9-13-11
3	L.L. 9-13-11
4	L.L. 9-13-11
5	L.L. 9-13-11
6	L.L. 9-13-11
7	L.L. 9-13-11
8	L.L. 9-13-11
9	L.L. 9-13-11
10	L.L. 9-13-11



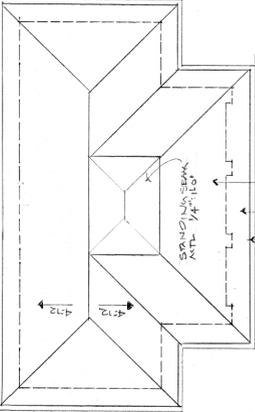
R O O F P L A N

THIS GLASS 1/2 PIECE
 SHALL BE 2' 0\"/>

THIS 2' 0\"/>

THIS 1/2\"/>

THIS 5/8\"/>



PLN170782

PROJECT FILE NO.

PHOTOGRAPHS



Date: 9-22-17 Site Address: 564 Monhollan rd Planner: _____
Description: stained cedar under EUE (Copper Gutters & Downspout
Clay tile roof
To match(e) barn

PROJECT FILE NO.

PHOTOGRAPHS



Date: 9-22-17 Site Address: 564 Monhollan rd Planner: _____
Description: (stained cedar under Eue) (Copper Gutters) Clay tile
roof
To match(e) barn