

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

In the matter of the application of:

(DEOUDS CHRISTOPHER AND ANTONIA (PLN160325))

RESOLUTION NO. 16-034

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving a Design Approval to allow the construction of a 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana, and 576 square foot detached two-car garage.

[PLN160325, Christopher and Antonia Deoudes,
131 Pine Canyon, Salinas, Toro Area Plan (APN:
416-449-017-000)]

The Christopher and Antonia Deoudes application (PLN160325) came on for public hearing before the Monterey County Zoning Administrator on October 13, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Design Approval to allow the construction of a 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana, and 576 square foot detached two-car.
EVIDENCE: a) An application for a Design Approval was submitted on August 9, 2016.
b) The property is located at 131 Pine Canyon Road, Salinas (Assessor's Parcel Number 416-449-017-000), Toro Area Plan. The parcel is zoned "RDR/5.1-D" [Rural Density Residential/5.1 acres per unit - Design Control], which allows for residential development with the issuance of a Design Approval. Therefore, the project is consistent with the allowable use.
c) On September 30, 2016, notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to know may be interested in the application.
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 PLN160325.
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, and regulations in:
- the 2010 Monterey County General Plan;

- Toro Area Plan;
- Monterey County Zoning Ordinance (Title 21);

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) On September 12, 2016, the Toro Area Land Use Advisory Committee (LUAC) voted to approve the project (6-0 vote, 1 abstention) as submitted. They respected that the applicants' proposed development will occur within the building and septic envelopes and like the single story, low visual impact design.
- c) This is a 1,320 square foot single story home that is sited within the building envelope at an angle facing the mountains with the garage located closest to the neighboring parcel. The new chip seal driveway has direct access to the proposed 576 square foot detached garage. A new 320 square foot guesthouse and a 312 square foot covered cabana create a squared courtyard in between the structures. A proposed 1,500 gallon septic system is located within the septic envelope. The project is consistent with the 2010 General Plan and site plan development standards in the RDR Zoning District. A condition of approval will require a Deed Restriction for the guesthouse (Condition #5).
- d) Pursuant to 21.44.040 of Monterey County Code, the Zoning Administrator is the appropriate authority to consider Design Approvals for new single family dwellings.
- e) The project planner conducted a site inspection on September 12, 2016 to verify that the project on the subject parcel conforms to the plans listed above.
- f) 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 PLN160325.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- EVIDENCE:**
- a) The parcel is located on Pine Canyon Road approximately two miles off River Road on a bench overlooking the Salinas Valley to the east. This is a rural residential area with parcels ranging from 5.1 acres to 15 acres. Although there are several houses located on benches much higher than this parcel, potentially a two story structure could be visible from River Road. The proposal is a single story home, it cannot be seen from River Road, and is not located in a viewshed corridor. There are also mountains with heavy vegetation behind the structures that would protect it from being ridgeline property. The project will be conditioned to require limited landscaping and low lighting so as to keep the rural feel of the area (Conditions #3 and #4).
 - b) The architectural design of the structures consist of a country ranch style design consisting of pearly white board and batt wood siding, charcoal standing seam metal roofing materials and dark anodized aluminum windows. This is a 5.11 acre parcel surrounded by other large ranch homes located on similar sized parcels. The rural character of the neighborhood consists of horse barns and white colored ranch homes

with ancillary structures. Along with proposed colors and materials and ranch style design, this single-story, this project is visually consistent with neighborhood character as required by the design guidelines of the Design Control Zoning District.

- c) The project planner conducted a site inspection on September 12, 2016 to verify that the project on the subject parcel conforms to the plans listed above.
- d) 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 PLN160325.

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) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of one single family residence, or a second dwelling unit in a residential zone.
 - b) The proposed is a new single family dwelling and an accessory unit, which meet the criteria for categorical exemption.
 - c) The project is located within 660 feet of a potentially active fault. The geologic hazards investigation prepared for the subdivision recommended residential construction footprints be placed at least 50 feet from the toe of the steep slope which will make any potential seismic related geologic hazards low, so building envelopes were created as buffers. The proposed structure is 140 feet from any slopes. The area within the building envelope is flat with less than a 10% slope. Grading consists of 1,100 cubic yards of cut and 1,100 cubic yards of fill. This is required to flatten out the area for the structures. There are no trees within the envelope and there are no biological impacts that would prevent development on the property. Archaeological sensitivity is low.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 12, 2016.
 - e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - f) 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 PLN160325.


5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

- 1) Find the project Categorically exempt per section 15302 of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the construction of a 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana, and 576 square foot detached two-car garage, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2016 by:


Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 18 2016.

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 OCT 28 2016.

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.

Form Rev. 9-22-2014

Monterey County RMA Planning

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

PLN160325

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This is a Design Approval to allow the construction of a 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana, 576 square foot detached two-car garage and a 1,500 gallon septic system. The property is located at 131 Pine Canyon Road, Salinas, (Assessor's Parcel Number 416-449-017-000-000), Toro 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval was approved by the Zoning Administrator for Assessor's Parcel Number 416-449-017-000 on October 13, 2016. The permit was granted subject to 5 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

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

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

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

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

4. 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.

5. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

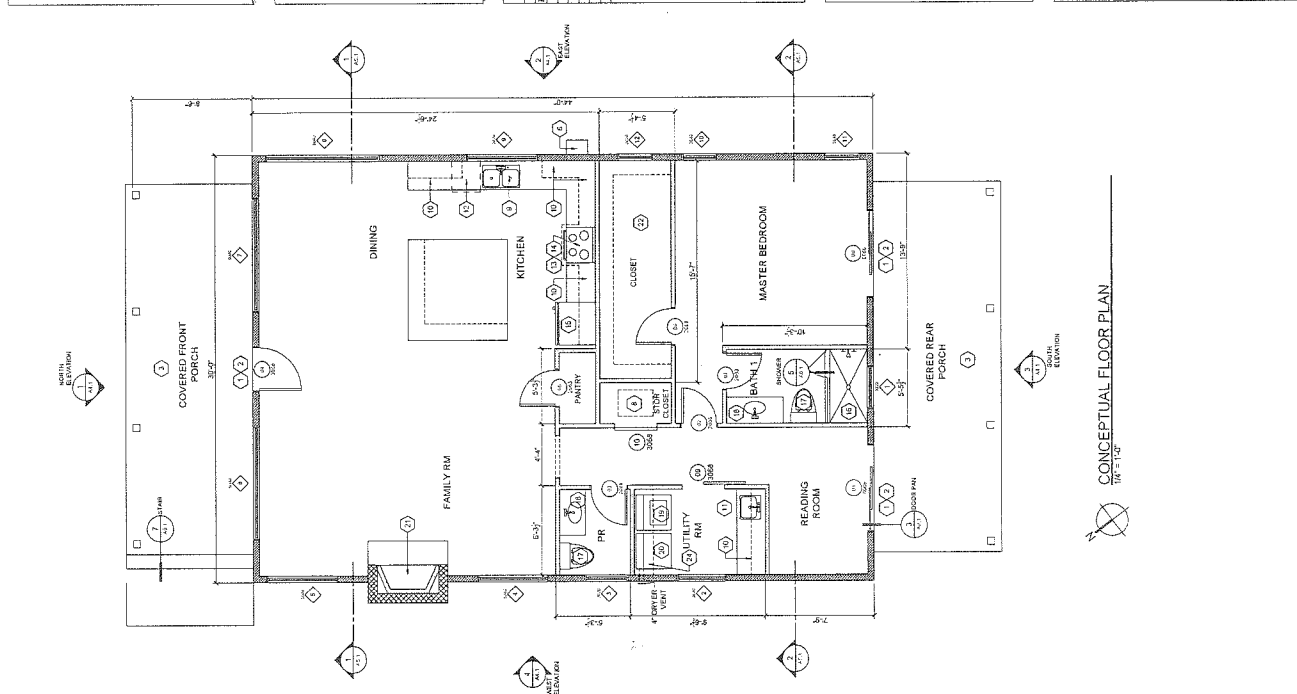
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

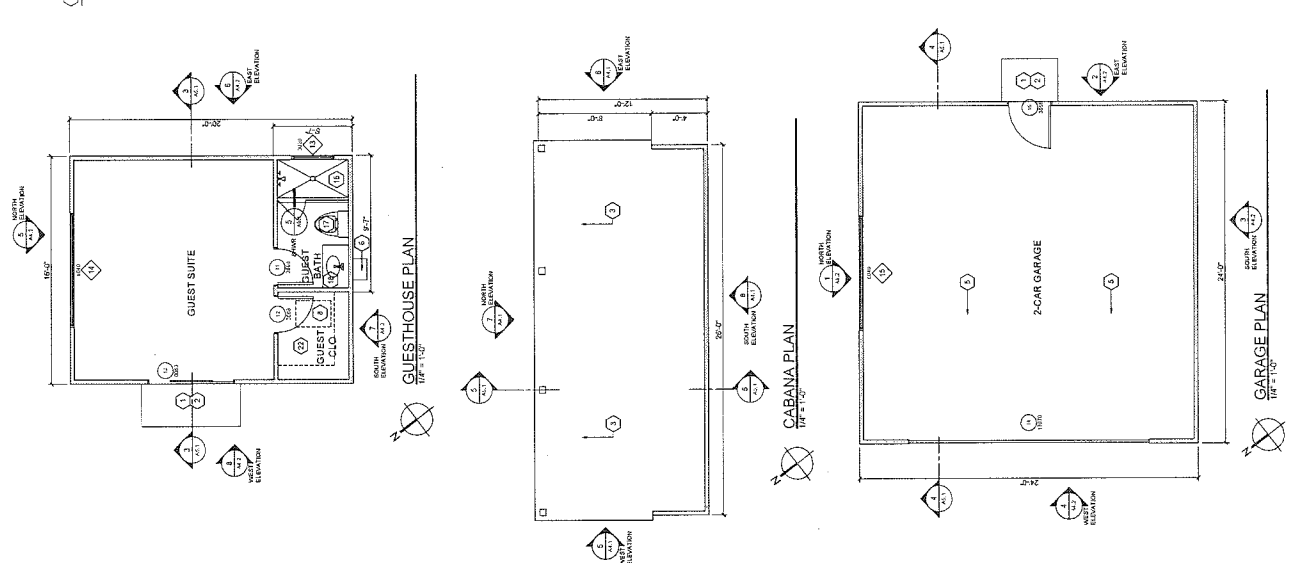
- Only 1 guesthouse shall be allowed per lot.
 - Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.
- (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.



- [illegible]



1. All dimensions are to the face of stud or screw, unless otherwise noted.
2. Contractor is to verify all dimensions and notify the designer of any discrepancies before proceeding.
3. All projects with waterproof decks will require periodic maintenance. Owner shall be responsible to seal, coat, or otherwise maintain or replace material as recommended by manufacturer of waterproofing surface.

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[illegible]

SMOKE ALARMS MUST BE INSTALLED:

- A) In each room used for sleeping purposes
- B) In each hallway outside of the sleeping room(s)
- C) On each level of the dwelling, including basements

CARBON MONOXIDE ALARMS MUST BE INSTALLED:

- A) Outside of each sleeping room in the immediate vicinity of the bedroom(s)

[illegible]

10. Provide non-resonant buckling prevention devices on all exterior base ribs.
11. Maximum hot water (temperature distribution from tapwater at shower stall to 120°F/GPC 114.5.4.118.0) SUGGESTED and TUG-Grinner connections will be provided with individual control valves of the pressure/balance or combination pressure/balance/temperature mixing valve control type and installed in a 2.56 inch wall/GPC 118.01.
12. IN-JUEN CONSTRUCTION - all hot water fixtures that have more than 10' of pipe from the fixture to the hot water heater serving the fixture shall be equipped with a trip water recirculating system.

[illegible]

1. **FLUENCE OR WATER HEADS** located in the crawl space of attic shall have a min 30" x 30" square opening located within 20' of the equipment and a min 2" wide continuous lead pathway from access into the unit (CNC 904.3.11). Where an under-floor lamina is present, the equipment shall be supported by a minimum 8" x 8" steel plate (CNC 904.3.12).
2. **Minimum 30" x 30"** unobstructed level working space in front of F.A.U. (CNC 904.11)
3. A permanent 120V/60Hz receptacle outlet and a lighting fixture shall be installed near the appliance, the switch controlling the lighting fixture shall be located at the entrance to the passageway (CNC 904.1.5 & NFPA 54 9.5.2)

- [illegible]

MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION MANAGEMENT

225 CANNERY ROW, SUITE 1
MONTICELLY CA. 95940
831.042.0732 FAX 831.401.3202
john@moore-design.org

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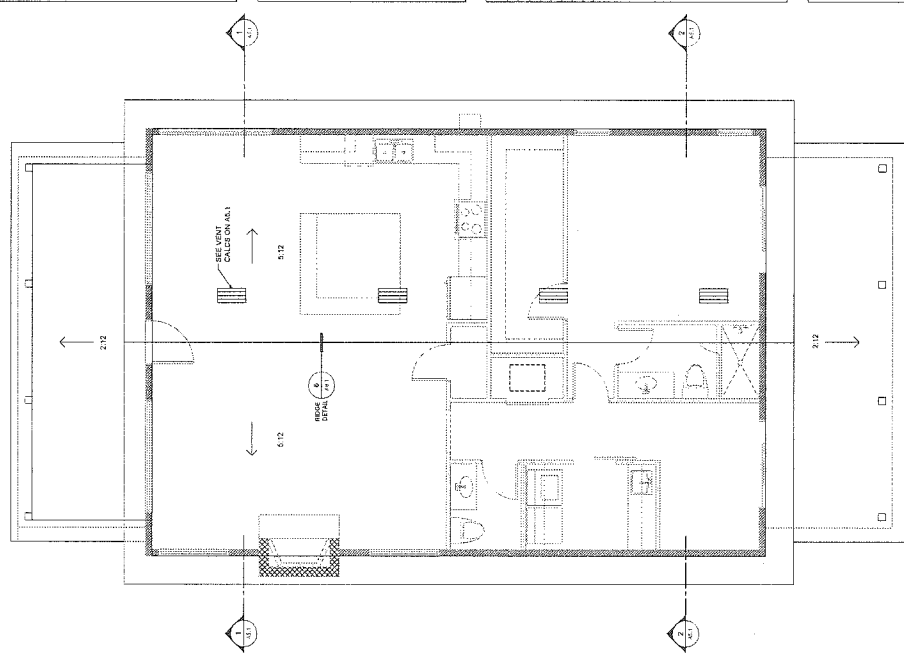
Quelques remarques

MEMBER
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AMERICAN INSTITUTE of
BUILDING DESIGN

All ideas, designs, arrangements and plans reflected by this drawing are owned by, and the property of, Acme Design, LLC. The use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly prohibited for any registration or publication for any other use without the express written permission of Acme Design, LLC. Title to the plans, drawings and/or associated with Master Design, LLC, and associated with their consultants, shall remain with their consultants, prima facie, evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over verbal dimensions.

SHEET NUMBER:
A2.3

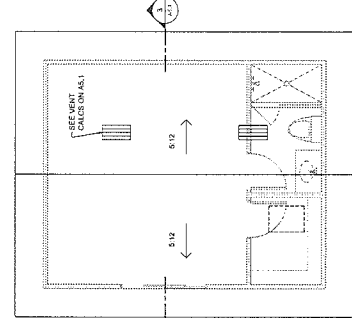


HOUSE ROOF PLAN

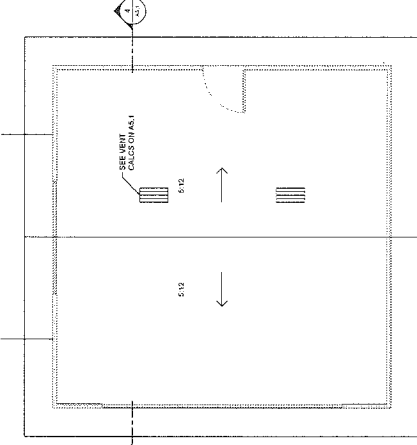


Figure 1. The effect of the concentration of the *Agaricus bisporus* spores on the growth of *Agaricus bisporus* on the substrate. The concentration of the spores was 10⁴, 10⁵, 10⁶, 10⁷, 10⁸, 10⁹, 10¹⁰, 10¹¹, 10¹², 10¹³, 10¹⁴, 10¹⁵, 10¹⁶, 10¹⁷, 10¹⁸, 10¹⁹, 10²⁰, 10²¹, 10²², 10²³, 10²⁴, 10²⁵, 10²⁶, 10²⁷, 10²⁸, 10²⁹, 10³⁰, 10³¹, 10³², 10³³, 10³⁴, 10³⁵, 10³⁶, 10³⁷, 10³⁸, 10³⁹, 10⁴⁰, 10⁴¹, 10⁴², 10⁴³, 10⁴⁴, 10⁴⁵, 10⁴⁶, 10⁴⁷, 10⁴⁸, 10⁴⁹, 10⁵⁰, 10⁵¹, 10⁵², 10⁵³, 10⁵⁴, 10⁵⁵, 10⁵⁶, 10⁵⁷, 10⁵⁸, 10⁵⁹, 10⁶⁰, 10⁶¹, 10⁶², 10⁶³, 10⁶⁴, 10⁶⁵, 10⁶⁶, 10⁶⁷, 10⁶⁸, 10⁶⁹, 10⁷⁰, 10⁷¹, 10⁷², 10⁷³, 10⁷⁴, 10⁷⁵, 10⁷⁶, 10⁷⁷, 10⁷⁸, 10⁷⁹, 10⁸⁰, 10⁸¹, 10⁸², 10⁸³, 10⁸⁴, 10⁸⁵, 10⁸⁶, 10⁸⁷, 10⁸⁸, 10⁸⁹, 10⁹⁰, 10⁹¹, 10⁹², 10⁹³, 10⁹⁴, 10⁹⁵, 10⁹⁶, 10⁹⁷, 10⁹⁸, 10⁹⁹, 10¹⁰⁰, 10¹⁰¹, 10¹⁰², 10¹⁰³, 10¹⁰⁴, 10¹⁰⁵, 10¹⁰⁶, 10¹⁰⁷, 10¹⁰⁸, 10¹⁰⁹, 10¹¹⁰, 10¹¹¹, 10¹¹², 10¹¹³, 10¹¹⁴, 10¹¹⁵, 10¹¹⁶, 10¹¹⁷, 10¹¹⁸, 10¹¹⁹, 10¹²⁰, 10¹²¹, 10¹²², 10¹²³, 10¹²⁴, 10¹²⁵, 10¹²⁶, 10¹²⁷, 10¹²⁸, 10¹²⁹, 10¹³⁰, 10¹³¹, 10¹³², 10¹³³, 10¹³⁴, 10¹³⁵, 10¹³⁶, 10¹³⁷, 10¹³⁸, 10¹³⁹, 10¹⁴⁰, 10¹⁴¹, 10¹⁴², 10¹⁴³, 10¹⁴⁴, 10¹⁴⁵, 10¹⁴⁶, 10¹⁴⁷, 10¹⁴⁸, 10¹⁴⁹, 10¹⁵⁰, 10¹⁵¹, 10¹⁵², 10¹⁵³, 10¹⁵⁴, 10¹⁵⁵, 10¹⁵⁶, 10¹⁵⁷, 10¹⁵⁸, 10¹⁵⁹, 10¹⁶⁰, 10¹⁶¹, 10¹⁶², 10¹⁶³, 10¹⁶⁴, 10¹⁶⁵, 10¹⁶⁶, 10¹⁶⁷, 10¹⁶⁸, 10¹⁶⁹, 10¹⁷⁰, 10¹⁷¹, 10¹⁷², 10¹⁷³, 10¹⁷⁴, 10¹⁷⁵, 10¹⁷⁶, 10¹⁷⁷, 10¹⁷⁸, 10¹⁷⁹, 10¹⁸⁰, 10¹⁸¹, 10¹⁸², 10¹⁸³, 10¹⁸⁴, 10¹⁸⁵, 10¹⁸⁶, 10¹⁸⁷, 10¹⁸⁸, 10¹⁸⁹, 10¹⁹⁰, 10¹⁹¹, 10¹⁹², 10¹⁹³, 10¹⁹⁴, 10¹⁹⁵, 10¹⁹⁶, 10¹⁹⁷, 10¹⁹⁸, 10¹⁹⁹, 10²⁰⁰, 10²⁰¹, 10²⁰², 10²⁰³, 10²⁰⁴, 10²⁰⁵, 10²⁰⁶, 10²⁰⁷, 10²⁰⁸, 10²⁰⁹, 10²¹⁰, 10²¹¹, 10²¹², 10²¹³, 10²¹⁴, 10²¹⁵, 10²¹⁶, 10²¹⁷, 10²¹⁸, 10²¹⁹, 10²²⁰, 10²²¹, 10²²², 10²²³, 10²²⁴, 10²²⁵, 10²²⁶, 10²²⁷, 10²²⁸, 10²²⁹, 10²³⁰, 10²³¹, 10²³², 10²³³, 10²³⁴, 10²³⁵, 10²³⁶, 10²³⁷, 10²³⁸, 10²³⁹, 10²⁴⁰, 10²⁴¹, 10²⁴², 10²⁴³, 10²⁴⁴, 10²⁴⁵, 10²⁴⁶, 10²⁴⁷, 10²⁴⁸, 10²⁴⁹, 10²⁵⁰, 10²⁵¹, 10²⁵², 10²⁵³, 10²⁵⁴, 10²⁵⁵, 10²⁵⁶, 10²⁵⁷, 10²⁵⁸, 10²⁵⁹, 10²⁶⁰, 10²⁶¹, 10²⁶², 10²⁶³, 10²⁶⁴, 10²⁶⁵, 10²⁶⁶, 10²⁶⁷, 10²⁶⁸, 10²⁶⁹, 10²⁷⁰, 10²⁷¹, 10²⁷², 10²⁷³, 10²⁷⁴, 10²⁷⁵, 10²⁷⁶, 10²⁷⁷, 10²⁷⁸, 10²⁷⁹, 10²⁸⁰, 10²⁸¹, 10²⁸², 10²⁸³, 10²⁸⁴, 10²⁸⁵, 10²⁸⁶, 10²⁸⁷, 10²⁸⁸, 10²⁸⁹, 10²⁹⁰, 10²⁹¹, 10²⁹², 10²⁹³, 10²⁹⁴, 10²⁹⁵, 10²⁹⁶, 10²⁹⁷, 10²⁹⁸, 10²⁹⁹, 10³⁰⁰, 10³⁰¹, 10³⁰², 10³⁰³, 10³⁰⁴, 10³⁰⁵, 10³⁰⁶, 10³⁰⁷, 10³⁰⁸, 10³⁰⁹, 10³¹⁰, 10³¹¹, 10³¹², 10³¹³, 10³¹⁴, 10³¹⁵, 10³¹⁶, 10³¹⁷, 10³¹⁸, 10³¹⁹, 10³²⁰, 10³²¹, 10³²², 10³²³, 10³²⁴, 10³²⁵, 10³²⁶, 10³²⁷, 10³²⁸, 10³²⁹, 10³³⁰, 10³³¹, 10³³², 10³³³, 10³³⁴, 10³³⁵, 10³³⁶, 10³³⁷, 10³³⁸, 10³³⁹, 10³⁴⁰, 10³⁴¹, 10³⁴², 10³⁴³, 10³⁴⁴, 10³⁴⁵, 10³⁴⁶, 10³⁴⁷, 10³⁴⁸, 10<

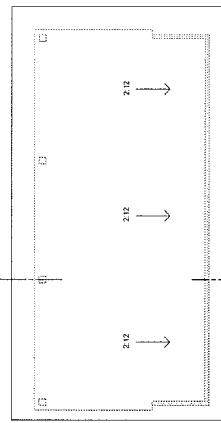
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GUEST HOUSE ROOF PLAN



GARAGE ROOF PLAN



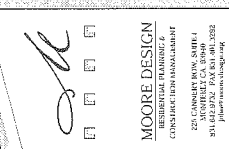
CABANA ROOF PLAN



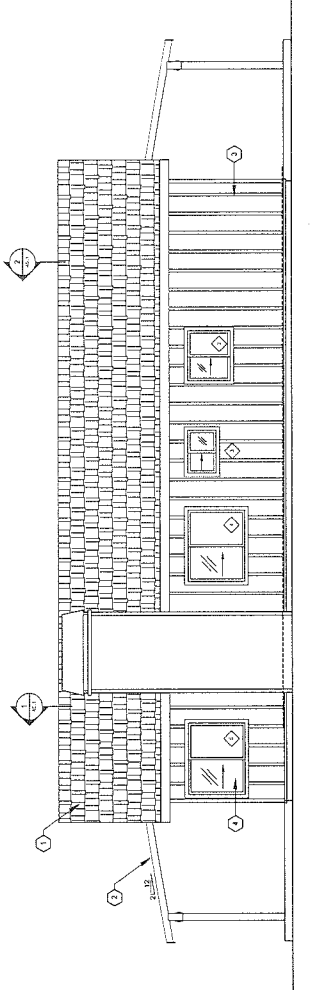
PROJECT NAME:
**DEODES
RESIDENCE**

131 PINE CANYON
SALINAS, CA 93908

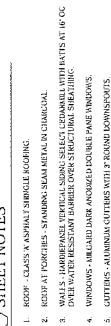
APN: 416-449-017-000



2 EAST ELEVATION
1/4" = 1'-0"

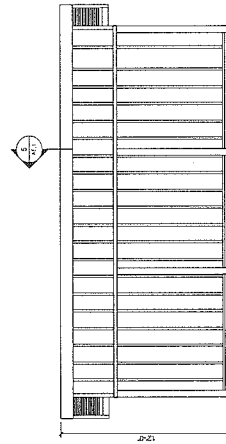


4 WEST ELEVATION
1/4" = 1'-0"

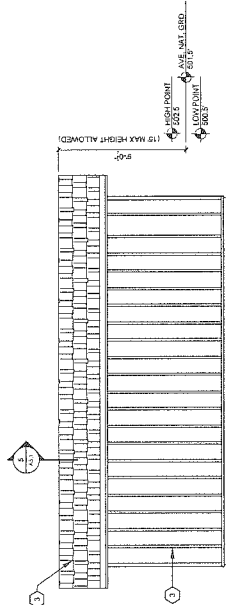


Titles to the plans and specifications remain with Moore Design, LLC, and should be used only in conjunction with their company's printed form, with the understanding of the responsibility of the architect.

Drawings are not to be scaled. When dimensions in these drawings shall have precedence over all the annotations.



7 CABANA NORTH
1/4" = 1'-0"



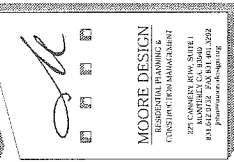
8 CABANA SOUTH
1/4" = 1'-0"

SHEET NUMBER:
A4.1

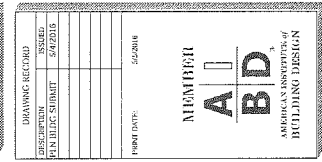
PROJECT NAME:
**DEOUDS
RESIDENCE**

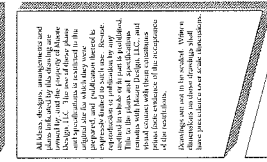
131 PINE CANYON
SALINAS, CA 93008

APN: 410-449-017-000



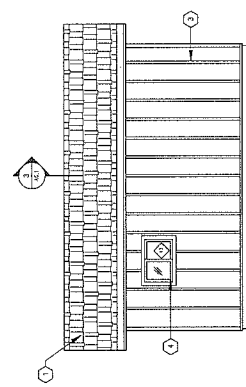
2 GARAGE EAST
1/4" = 1'-0"



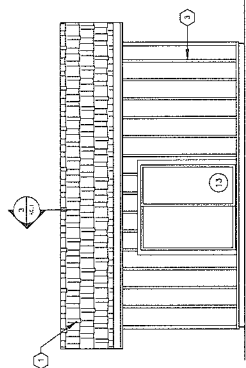


SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4.2



6 GUESTHOUSE EAST
1/4" = 1'-0"



8 GUESTHOUSE WEST
1/4" = 1'-0"