

Exhibit B

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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:

Frank Aguilera (PLN170735)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Find the project Categorical exempt per
Section 15305 (a) of the CEQA Guidelines;
- 2) Approve a Coastal Development Permit to allow
a Lot Line Adjustment to merge two (2)
contiguous legal lots of record of approximately
0.25 acre "Parcel A" (Assessor's Parcel Number
009-293-001-000) and .07 acre "Parcel B"
consisting of Lane "T3" and "T4" (Assessor's
Parcel Number 009-293-019-000) for a merged
parcel of .32 acre (Assessor's Parcel Number
009-293-021-000);
- 3) Approve a Coastal Development Permit to allow
an addition to a guesthouse maintaining a legal
non-conforming rear yard setback; and
- 4) Approve an after-the-fact Coastal Administrative
Permit and Design Approval for 144-square foot
addition to an existing 252-square foot
guesthouse.

[3511 Lazarro Drive, Carmel, Carmel Land Use
Plan, Coastal Zone (APN :009-293-001-000)]

The Aguilera application (PLN170735) came on for a public hearing before the Monterey County Planning Commission on May 29, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, 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) The proposed project is a Coastal Development Permit to allow a Lot Line Adjustment to merge two (2) contiguous legal lots of record of approximately 0.25 acre (Assessor's Parcel Number 009-293-001-000) and .07 acre consisting of Lane "T3" and "T4" (Assessor's Parcel Number 009-293-019-000) for a merged parcel of .32 acre (Assessor's Parcel Number 009-293-021-000) and an after-the-fact Coastal Administrative Permit and Design Approval for 144 square foot addition to an existing 252 square foot guesthouse.
b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- Monterey County – Carmel Land Use Plan, 1982;
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Subdivision Ordinance (Title 19-Coastal)

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.

- c) The property located at 3511 Lázaro Drive (APN 009-293-001-000) is designated as Medium Density Residential in the Carmel Land Use Plan and is zoned MDR/2-D (CZ) (Medium Density Residential, 2 units per acre with a Design Control overlay in the Coastal Zone).
- d) The current configuration and legality of 3511 Lázaro Drive and Lane T have been confirmed due to its location in the Hatton Fields Subdivision, Tract 3-A.
- e) The project was referred to the Carmel Unincorporated Land Use Advisory Committee (LUAC) for review on May 20, 2019. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a lot line adjustment in the Coastal Zone. The Committee voted four in favor of the project and one against. The LUAC comments and recommendations will be added to the record for PLN170735 when they are available.
- 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 PLN170735.
- g) Parcel A, has an existing 2,587 square foot single family dwelling with attached garage and paved parking area. Parcel A is accessed from Lázaro Drive by a driveway. The existing dwelling with attached garage conforms with the zoning requirements for setback, density, height, and lot coverage, in accordance with Section 20.12.060. Lane T is a .07 acre sliver of land directly adjacent to Parcel A owned by Monterey County. The purpose of the lot line adjustment is merge three parcels to clear a Code Enforcement case for development beyond side setbacks and permit an addition to an existing guesthouse.
- h) In the Medium Density Residential zoning district, guesthouses are considered a habitable accessory structure to a home. Habitable accessory structures require a front setback of 50 feet, a side setback of six feet, and a rear setback of six feet (MCC 20.12.060). The maximum height allowed is 15 feet. As constructed, and without the proposed Lot Line Adjustment, the structure was built across the boundary of the side yard of the existing lot and does not maintain the required side yard setback. With the Lot Line Adjustment to merge the existing parcel with parcels T3 and T4, the guesthouse would be setback 116 feet from the front property line and 18 feet from the side. However, the site plan reflects that the addition to the guesthouse is set back 5.85 feet from the rear of the property – 1.8 inches less than the required minimum setback. The property was built in 1948 and there is no record on file for a planning permit to the guesthouse – therefore, it is likely a legal nonconforming guesthouse. The unpermitted addition extended the guesthouse parallel to the rear yard property line maintain the same non-conforming rear yard setback. Section 20.68.040 of the coastal zoning

ordinance (Title 20) allows the enlargement, extension, or structural alteration of a non-conforming structure provided the enlargement, extension or alterations conform to all regulations. Additional repairs are allowed subject to a Coastal Development Permit in each case. As such, staff has included a Coastal Development Permit to allow the enlargement and extension of the non-conforming guesthouse within the rear yard setback. Staff recommends approval of the Coastal Development Permit in this case because the extension and enlargement does not exacerbate the non-conformity and because the encroachment into the setback is less than 2 inches. Finally, the guesthouse also conforms to the maximum height limit for the zoning district and is nine and a half feet tall. Additionally, MCC Title 20.64 mandates that guesthouses not be more than 425 square feet. The guesthouse with the sunroom addition is 396 square feet.

- i) No additional development is proposed with this Lot Line Adjustment. Any additional development would be required to meet all applicable zoning and land use regulations, including obtaining a Coastal Development Permit as applicable.

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, Cypress Fire Protection District, RMA-Public Works, Environmental Health Bureau, and RMA-Environmental Services. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts to Biological Resources, Archaeological Resources, or Soil/Slope Stability related to the proposed Lot Line Application. The applicant is not proposing any development, grading, tree or vegetation removal with this application.
 - c) Beyond the existing addition to the guesthouse, no further development is proposed on the property under this application.
 - 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 PLN170735.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this 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, Cypress Fire Protection District, RMA-Public Works, Environmental Health Bureau, and RMA-Environmental Services. 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) This project does not require additional public facilities. On Parcel A, there is an existing single-family dwelling with attached garage. Lane T with T3 and T4 is a narrow sliver of land wide enough to allow an eighteen-foot setback for the unpermitted addition to the guesthouse. It is too narrow to build additional structures, therefore it is unlikely this owner or the next will need additional public facilities to service a new structure.
- c) 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 PLN170735.

4. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. There currently exists a violation of development beyond side setbacks on 3511 Lazzaro Drive.
- EVIDENCE:**
- a) On November 8, 2013, a notice of violation was issued for unpermitted additions to a guesthouse. In order to correct the violation, the property owner must apply for and obtain the necessary permits for additions to the guesthouse. In this instance, the property owner built beyond the side setback requirement, and is requesting an after-the-fact Coastal Administrative Permit to meet side setbacks with the acquisition of Lanes T3 and T4.
 - b) The Board of Supervisors approved the sale of Lane T, County property, to the applicant on April 6, 2016.
 - c) The applicant filed for a discretionary permit for the addition to the existing guesthouse in order to meet side setback requirements and clear the existing Code Enforcement violation on August 29, 2017.
 - d) With the acquisition of Lane T3 and T4, the applicant is able to meet side setback requirements with a Coastal Development Permit for a Lot Line Adjustment and after-the-fact Coastal Administrative Permit for addition to a guesthouse.
 - e) No other existing violation has been found to exist on this property.
 - f) 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 PLN170735.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15305 (a) categorically exempts minor lot line adjustments that do not result in the creation of any new parcel. No new parcels will be created with the lot line adjustment PLN170735.
 - b) The County, pursuant to Monterey County Code Title 19 (Subdivision Ordinance - Coastal) Section 19.09.005.C, has determined that lot line adjustments which do not result in the relocation of the building area are consistent with the intent of the categorical exemption for minor lot line adjustments.

- c) No adverse environmental effects were identified during staff review of the development application.
- d) None of the exceptions under CEQA Guidelines Section 15300.2. (a-f) are applicable to this project. This project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstance that would result in a significant impact, nor development in a particularly sensitive environment. The lot line adjustment does not involve any development.
- e) 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 PLN170735.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6, Table 2), in the North County Land Use Plan), and Section 20.70.050. B.
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN170735.

7. **FINDING:** **LOT LINE ADJUSTMENT** -- Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) Both Parcels A and Lane T3 and T4 are zoned MDR/2-D (CZ), Medium Density Residential with 2 units per acre with a Design overlay in the Coastal Zone.
 - b) Parcel A (APN: 009-293-001-000) is approximately 0.25 acres, and Lane T3 and T4 (APN: 009-293-019-000) is approximately 0.07 acres to create a new parcel number (APN 009-293-021-000). The project area has a total of approximately 0.32 acres.

- c) The lot line adjustment is between four (or fewer) existing adjoining parcels. The two existing parcels share a common boundary of approximately 135 lineal feet.
- d) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. Parcel A (009-293-001-000) currently has 11,303 square feet and is proposed to be 14,387 square feet after the lot line adjustment.
- e) The Lot Line Adjustment is consistent with the applicable Local Coastal Program and Zoning ordinance (See Finding No. 1).

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 19.01.050 of the Monterey County Coastal Subdivision Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080. A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the lot line adjustment is a conditional use under the MDR/4 (CZ) zone district, per Section 20.12.050.Y. The proposed lot line adjustment is permitted via a Coastal Development Permit.

DECISION

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

1. Find the project categorically exempt per Section 15305 (a) of the CEQA Guidelines;
2. Approve a Coastal Development Permit to merge two (2) contiguous legal lots of record of approximately 0.25 acre "Parcel A" (Assessor's Parcel Number 009-293-001-000) and .07 acre "Parcel B" consisting of Lane "T3" and "T4" (Assessor's Parcel Number 009-293-019-000) for a merged parcel of .32 acre (Assessor's Parcel Number 009-293-021-000);
3. Approve a Coastal Development Permit to allow an addition to a guesthouse maintaining a legal non-conforming rear yard setback; and
4. Approve an after-the-fact Coastal Administrative Permit and Design Approval for 144 square foot addition to an existing 252 square foot guesthouse.

Approval is subject to 7 conditions, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of May, 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from 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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170735

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of a Coastal Development Permit for a lot line adjustment and after-the-fact Coastal Administrative Permit for an addition to an existing guesthouse (PLN170735) allows a minor lot line adjustment of three parcels in order to clear an existing Code Enforcement for an addition to an existing guesthouse beyond property setbacks. The property is located at 3511 Lazarro Drive, Carmel (Assessor's Parcel Number 009-293-001-000), Carmel Area Land Use 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 RMA Chief of 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 [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** 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. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall request unconditional Certificates of Compliance for the newly
Monitoring Measure: configured parcels. (RMA - Planning)

Compliance or Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare
Monitoring legal descriptions for each newly configured parcel and submit them to RMA-Planning
Action to be Performed: for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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 Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 29, 2022, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

7. 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.

NOTES:

1. FLAT LOT - PROPERTY HAS A GRADUAL SLOPE FROM BACK OF LOT TO ROADWAY.

2. NO GRADING WILL BE CONDUCTED.

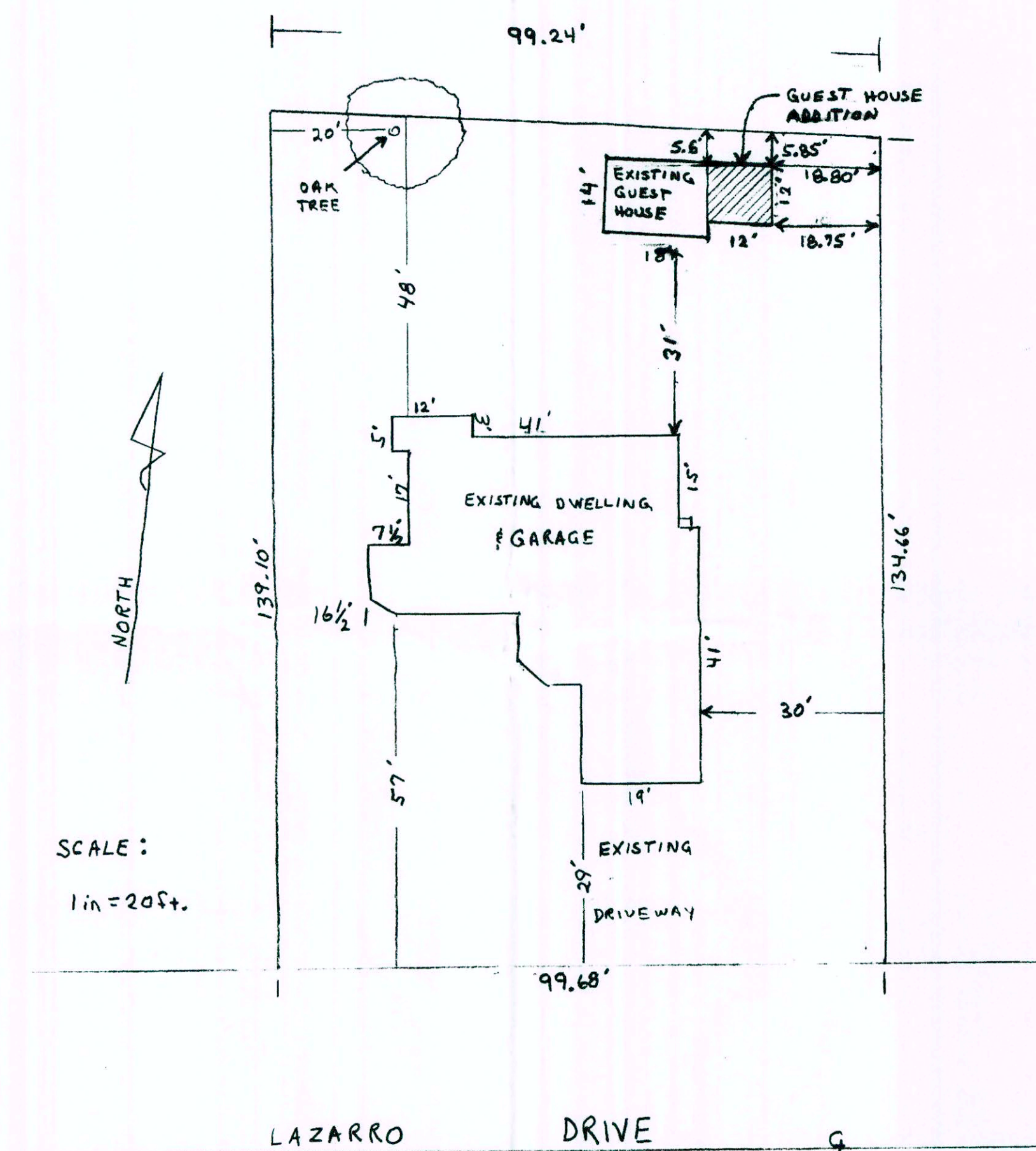
3. LOT SIZE - 13,189 S.F.

4. BLDG COVERAGE - 2,587 sq. ft. (EXISTING) + 144 sq. ft. (PROPOSED) = 2,731 sq. ft. (21%)

LOT COVERAGE - 13,189 sq. ft. x .35 (35%) = 4,616 sq. ft. allowed

FLOOR AREA = 13,189 sq. ft. x .45 (45%) = 5,935 sq. ft. allowed
RATIO (FAR)

FLOOR AREA RATIO (FAR) = 2.1%



SITE PLAN

LOCATION: 3511 LAZARRO DRIVE, CARMEL CA.

ASSESSORS PARCEL NO: 009-293-021

NOTES:

1. GUEST HOUSE (EXISTING) 14' x 18' = 252 sq. ft.

GUEST HOUSE (ADDITION) 12' x 12' = 144 sq. ft.

TOTAL EXISTING + ADDITION = 396 sq. ft.

LIVABLE FLOOR AREA ALLOWED = 425 sq. ft.

2. GUEST HOUSE SHARES THE SAME UTILITIES WITH MAIN RESIDENCE.

3. GUEST HOUSE HAS NO KITCHEN OR COOKING FACILITIES.

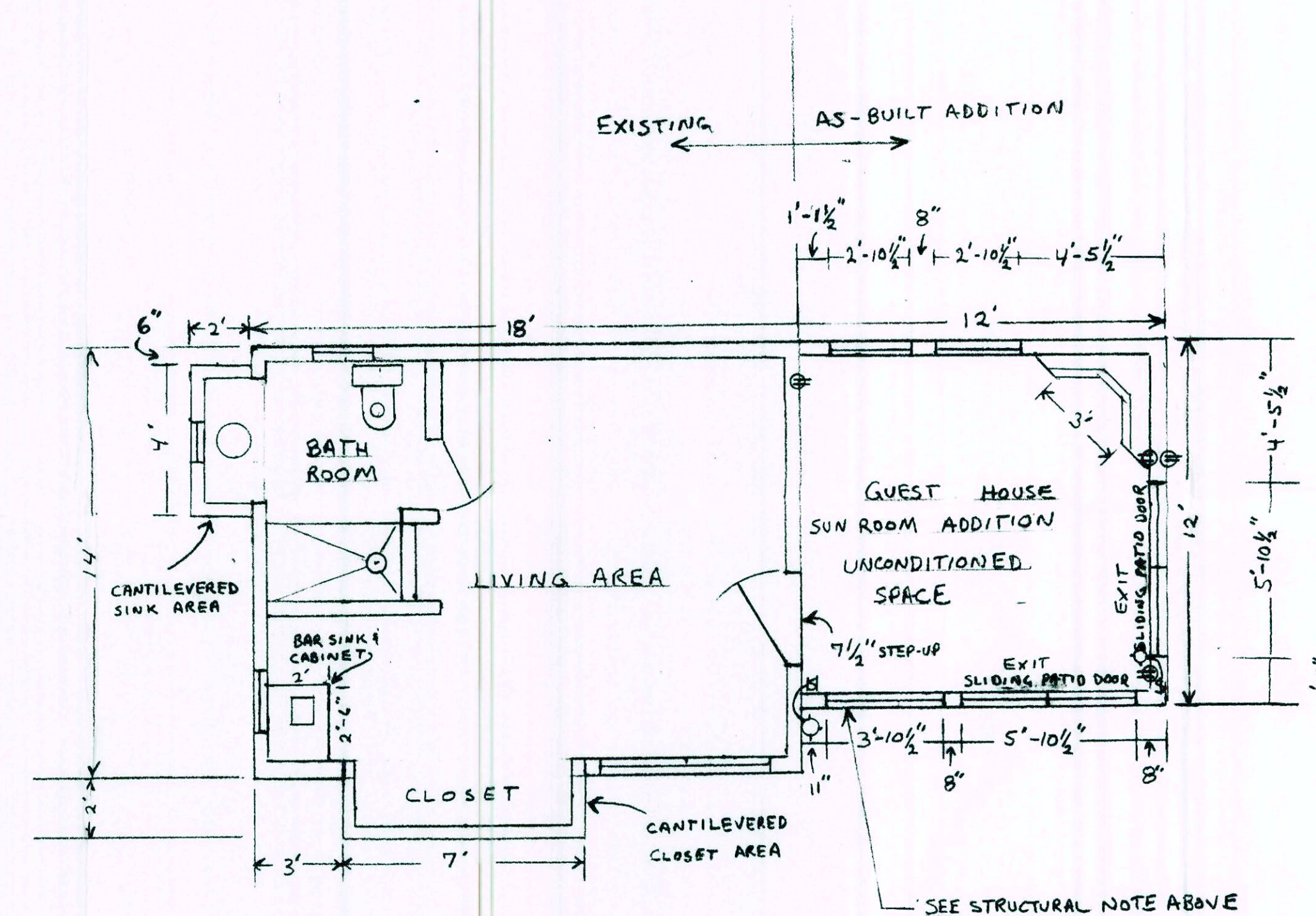
4. FIREPLACE (DESA MODEL #VB36) INSTALLED PER MANUFACTURER REQ.

5. SLIDING PATIO DOORS (6' Pella ThermaStar 30 Series) Vinyl - TEMPERED GLASS (EXIT DOORS)

6. ELECTRICAL OUTLETS (EXTERIOR TO ADDITION) WILL BE GFI

STRUCTURAL NOTE:

1. BRACED WALL PANEL PER SHEET S-1. EXISTING 4' x 6'-8" WINDOW WILL BE REMOVED AND REPLACED WITH BRACED WALL PANEL PER SHEET S-1 REQUIREMENTS.



FLOOR PLAN

SCALE: 1/4" = 1'

EXISTING GUEST HOUSE &

GUEST HOUSE ADDITION

SUN ROOM - UNCONDITIONED SPACE

SCOPE OF WORK: TO CLEAR CODE ENFORCEMENT CASE #13CE00280

PROJECT: GUEST HOUSE - SUN ROOM ADDITION (12' x 12')

DATE: JAN 2018

PROPERTY OWNERS: AGUILERA

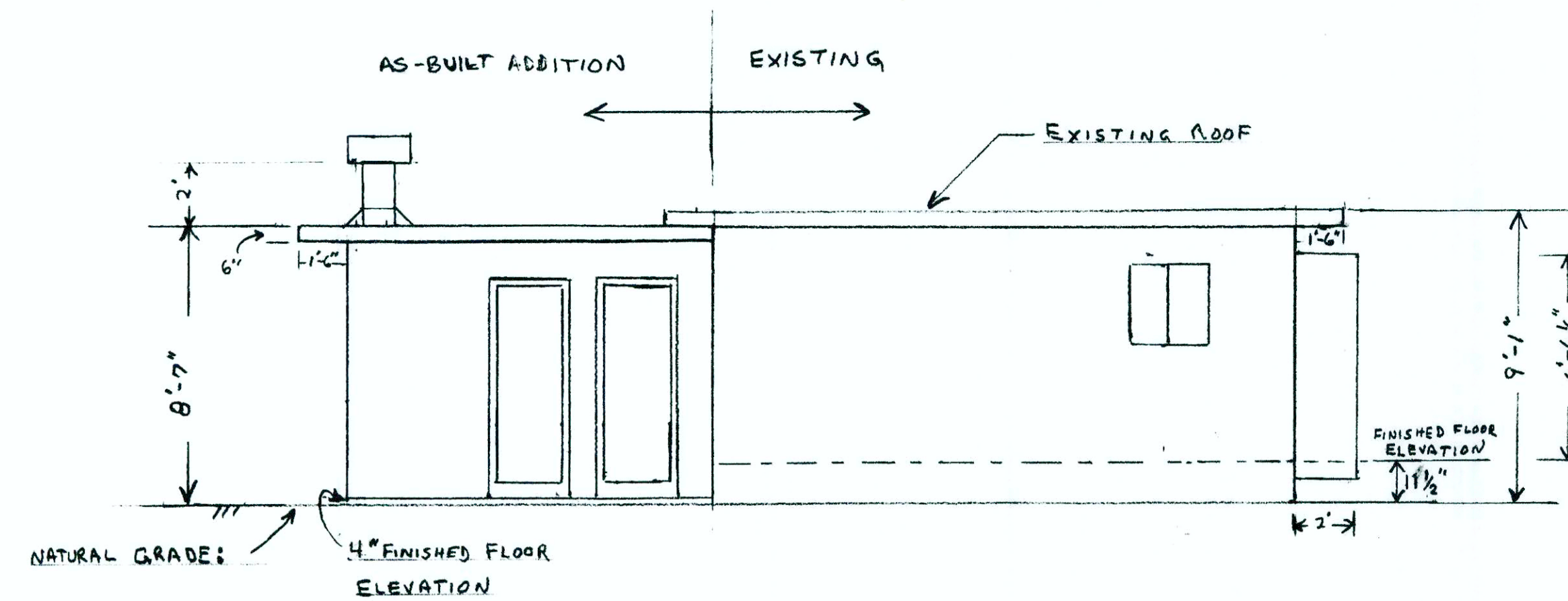
PROPERTY ADDRESS: 3511 LAZARRO DRIVE, CARMEL CA.

DRAWINGS PREPARED BY: FRANK AGUILERA

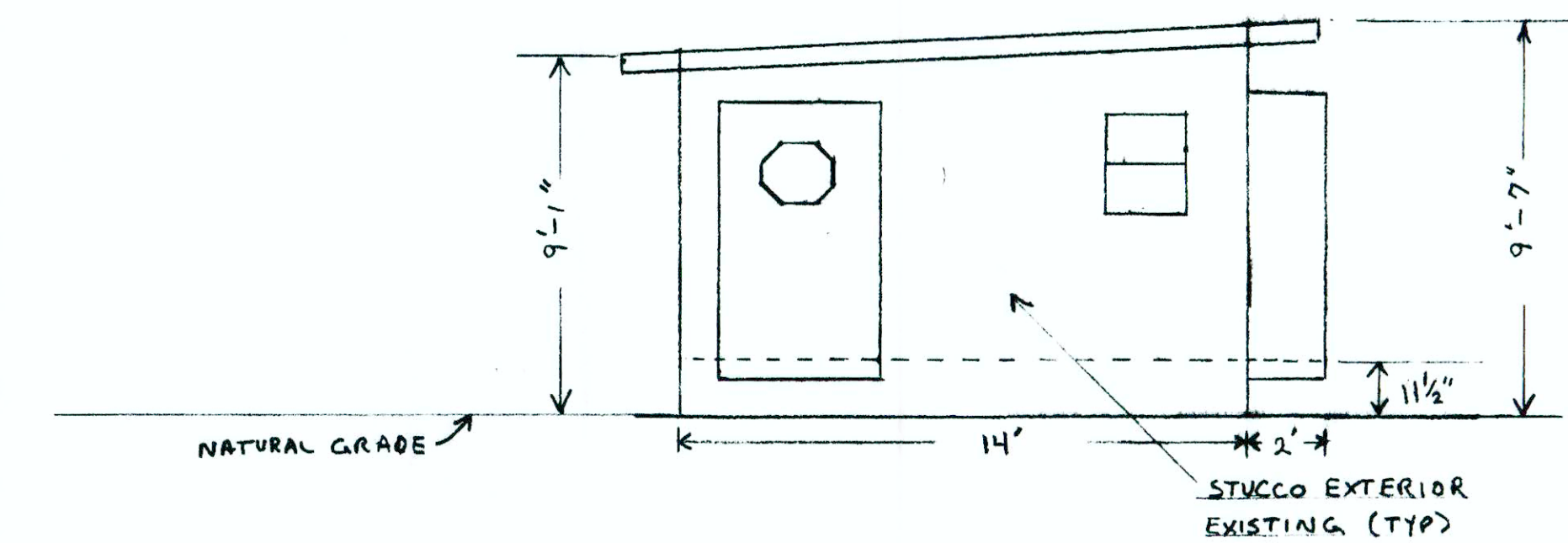
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NOTES FOR FIRE PLACE VENT:

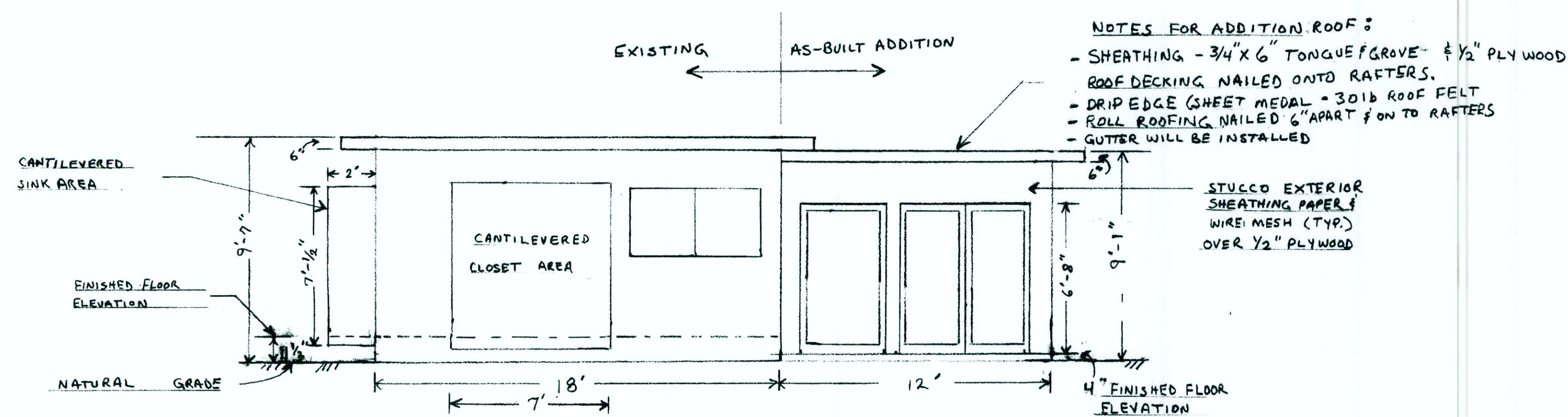
12 3/4" GALVANIZED OUTER PIPE - 8" STAINLESS INNER PIPE
ROUND TOP TERMINATION - ROOF FLASHING & COLLAR
INSTALLED PER MANUFACTURERS REQ.



REAR ELEVATION SCALE: 1/4" = 1'

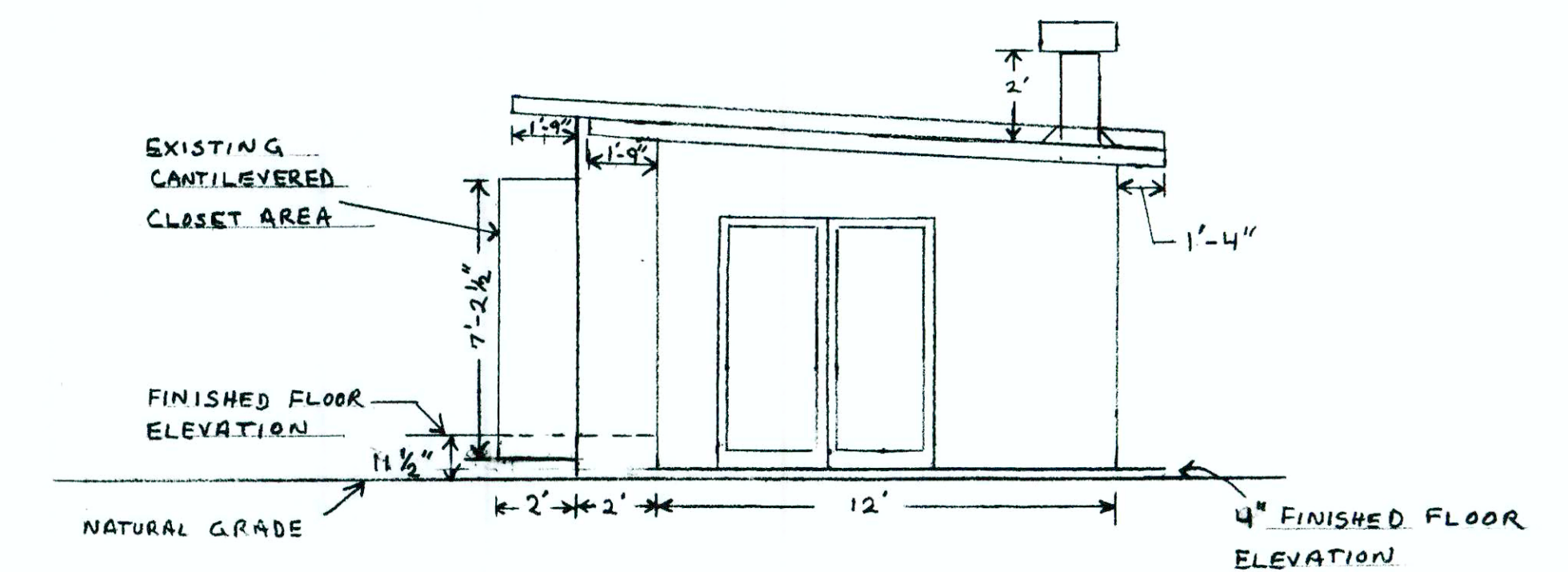


LEFT SIDE ELEVATION SCALE: 1/4" = 1'



FRONT ELEVATION SCALE: 1/4" = 1'

EXISTING GUEST HOUSE &
GUEST HOUSE ADDITION



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'

SCOPE OF WORK: TO CLEAR CODE ENFORCEMENT CASE #13CE00280

PROJECT: GUEST HOUSE - SUN ROOM ADDITION (12'x12')

DATE: JAN 2018

PROPERTY OWNERS: AGUILERA

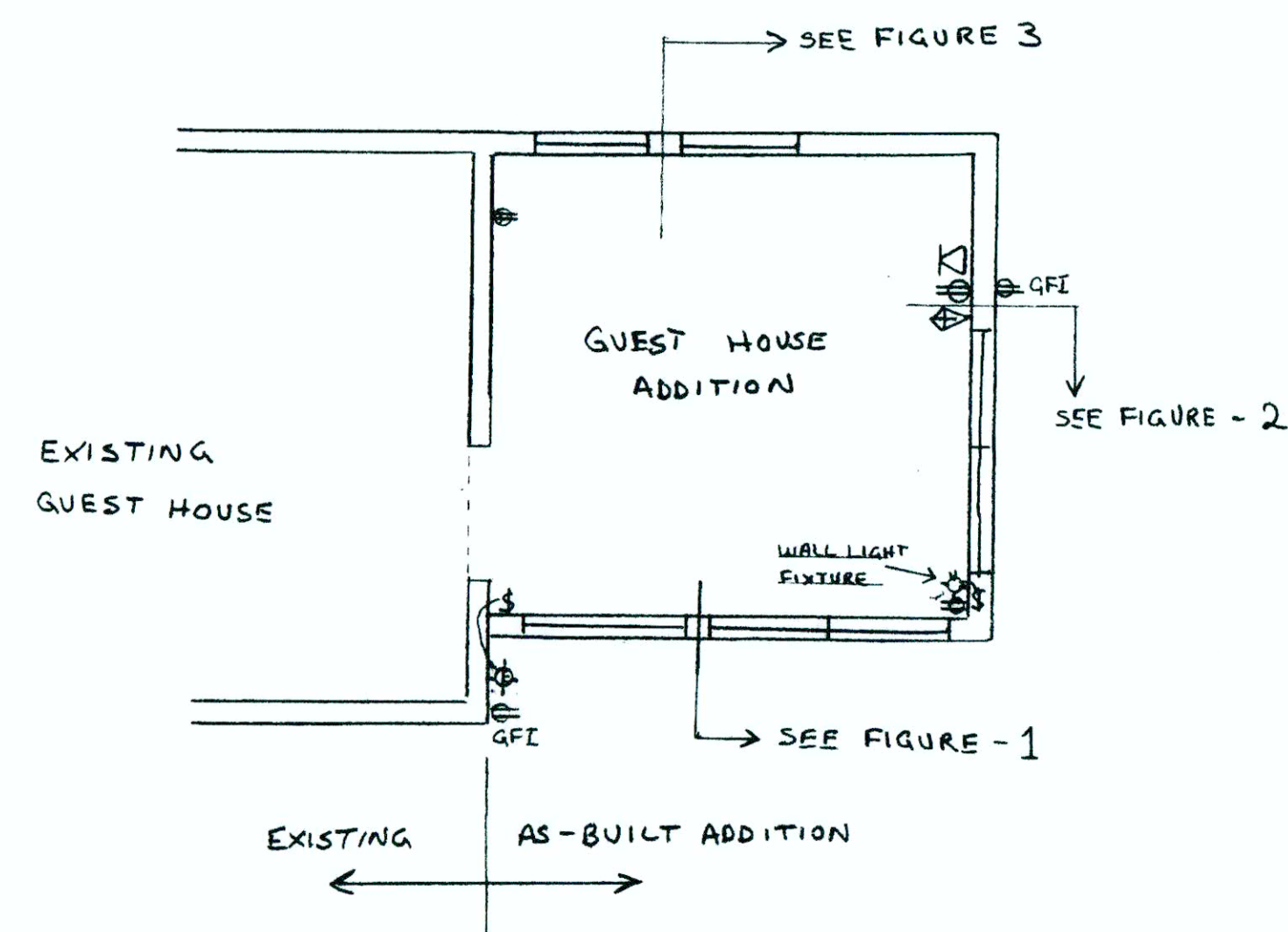
PROPERTY ADDRESS: 3511 LAZARRO DRIVE, CARMEL, CA

ASSESSORS PARCEL NO: 009-293-021

DRAWINGS PREPARED BY: FRANK AGUILERA

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ELECTRICAL NOTES - AS BUILT
 USE 12-2 W/GND WIRING.
 EXTERIOR RECEPTICALS SHALL BE GFI.
 8' GND ROD (1/2") - W/ #6 WIRE TO GUEST HOUSE
 SERVICE GND CONNECTION IN SUBPANEL.



FLOOR PLAN WITH CROSS REFERENCED
 SECTION VIEWS

SCALE: 1/4" = 1'

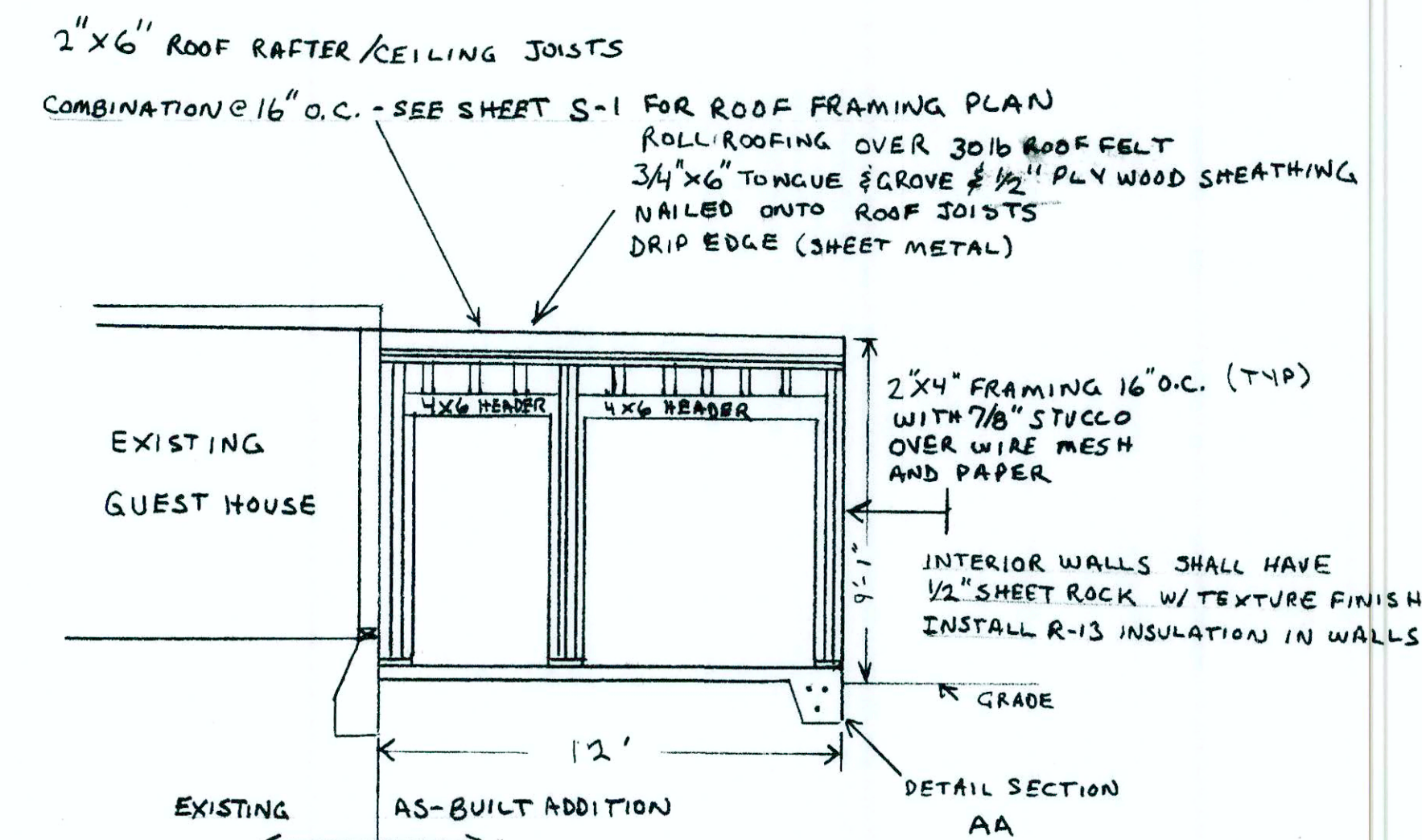


FIGURE - 1 SCALE: 1/4" = 1'

AS-BUILT FRAMING DETAIL
 SEE SHEET S-1 FOR BRACED
 WALL PANEL REQUIREMENT.

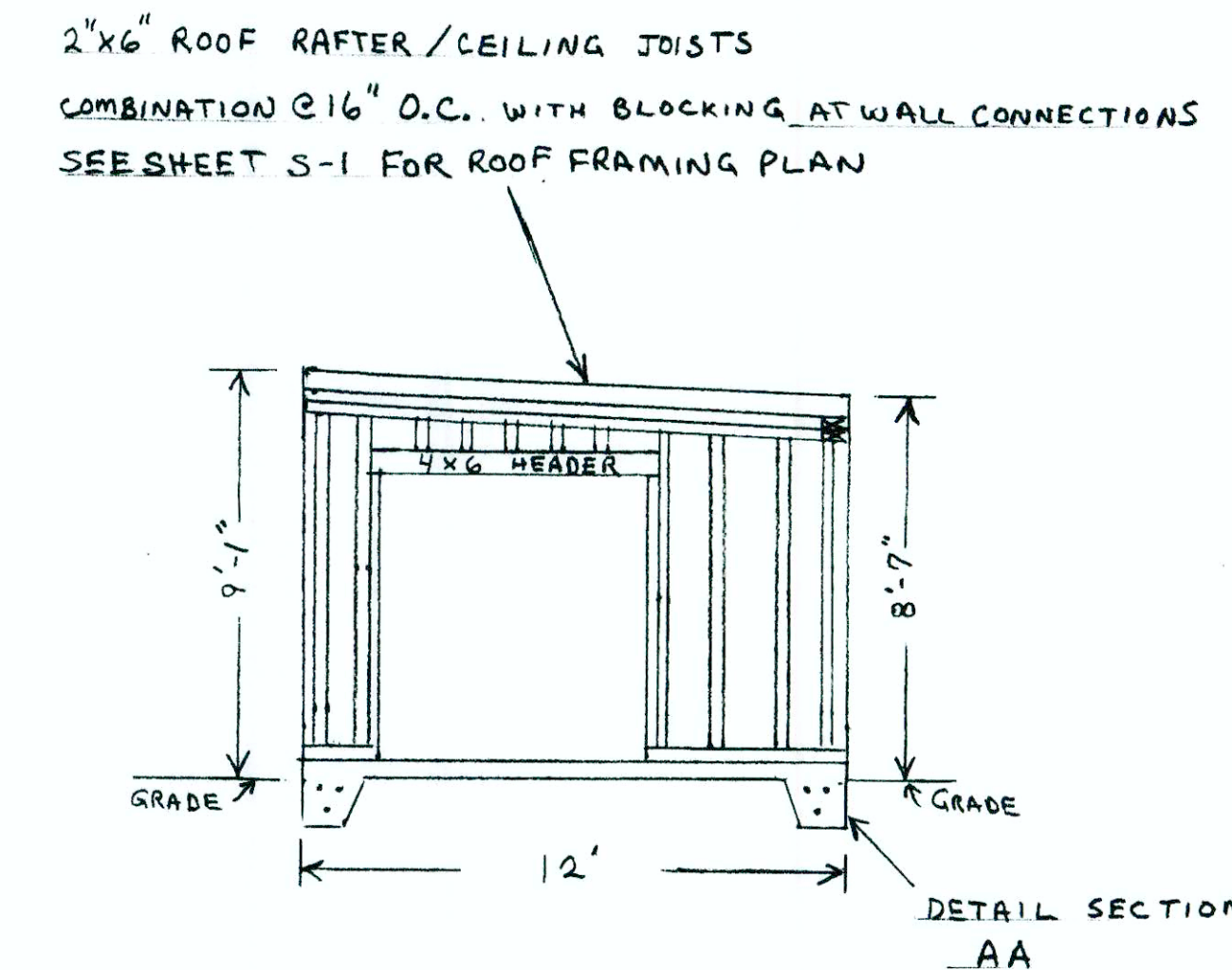
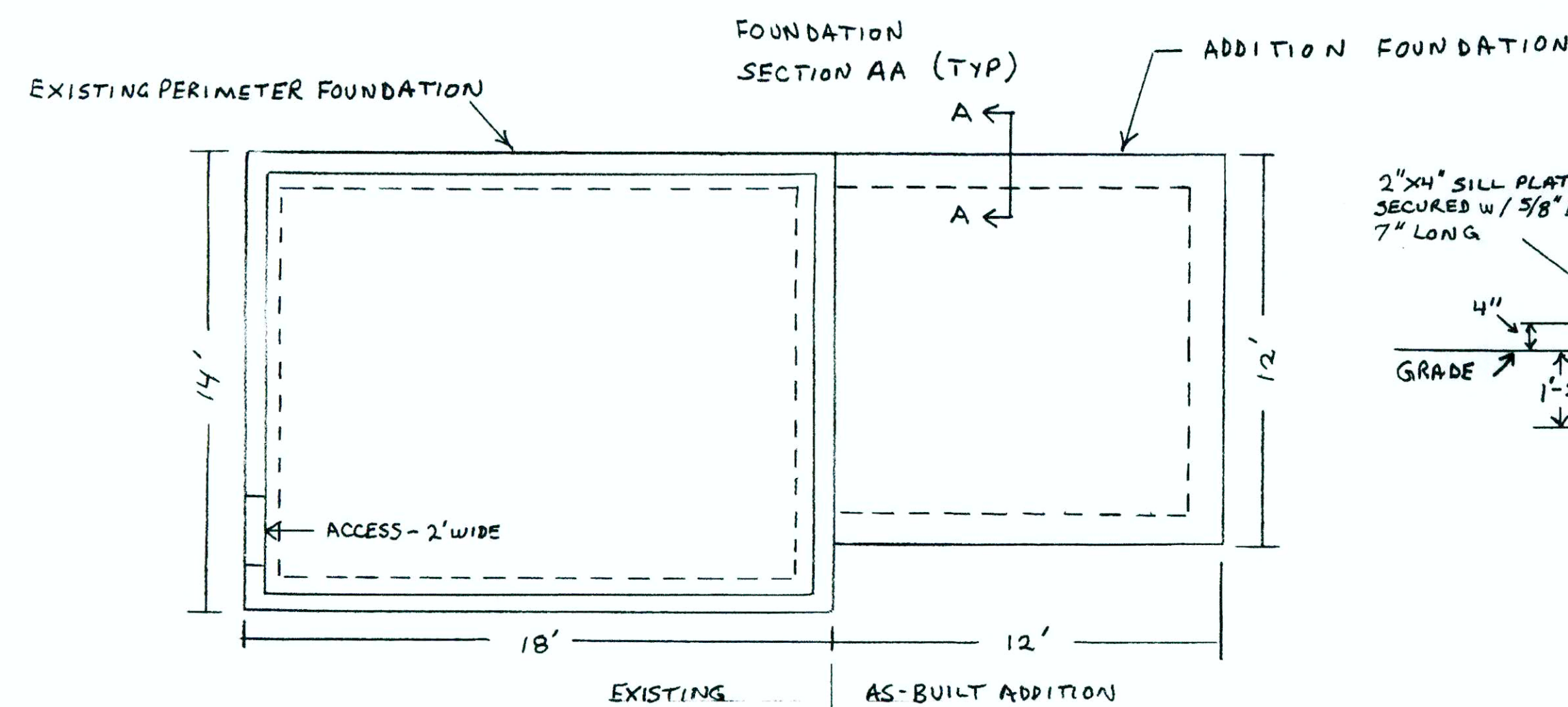


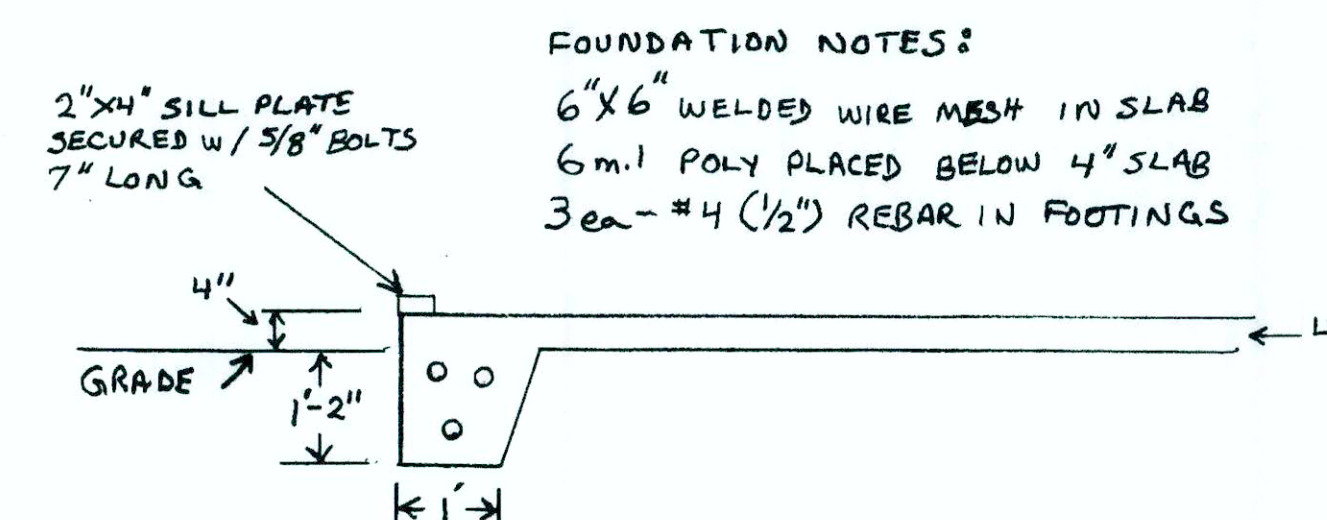
FIGURE - 2 SCALE: 1/4" = 1'

FRAMING DETAIL



FOUNDATION PLAN

SCALE: 1/4" = 1'



FOUNDATION

SECTION AA

SCALE: 1/2" = 1'

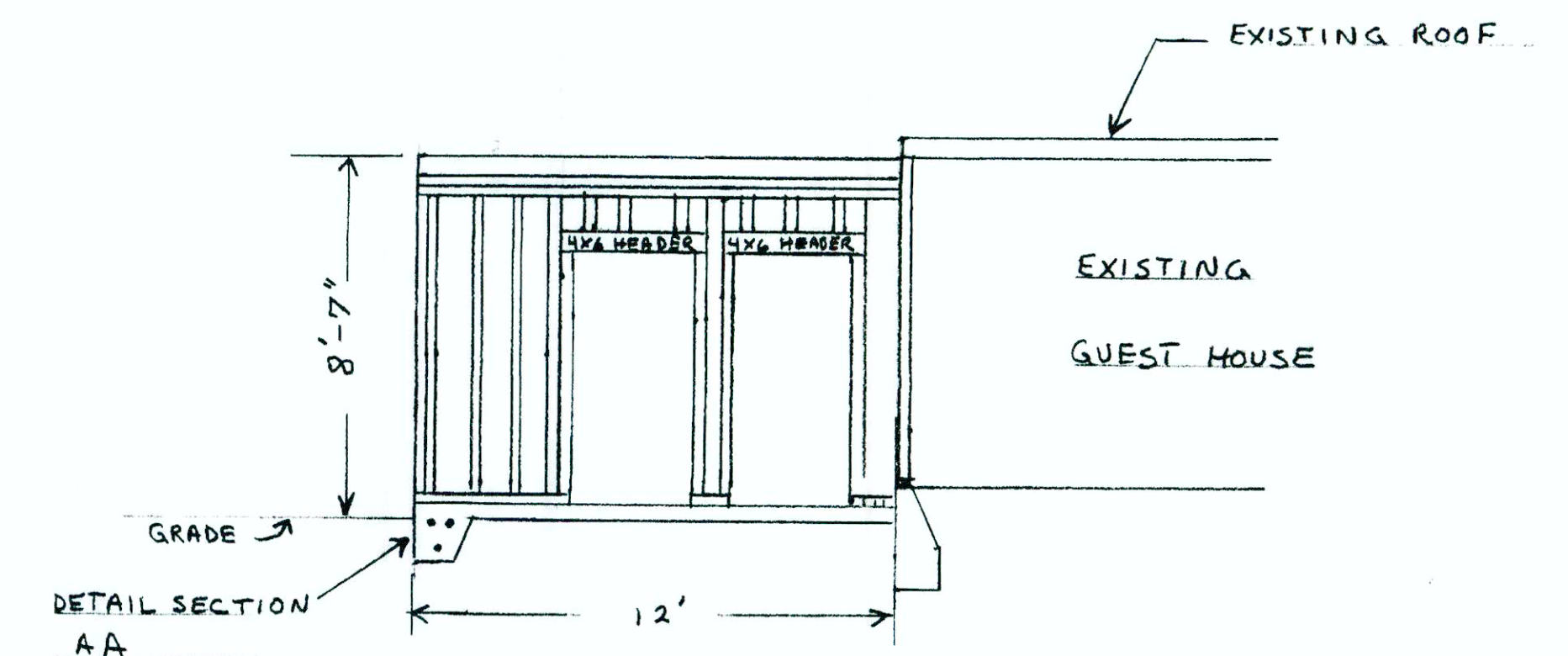


FIGURE - 3 SCALE: 1/4" = 1'

FRAMING DETAIL

SCOPE OF WORK: TO CLEAR CODE ENFORCEMENT CASE #13CE00280

PROJECT: GUEST HOUSE - SUN ROOM ADDITION (12'X12')

DATE: JAN 2018

PROPERTY OWNERS: AGUILERA

PROPERTY ADDRESS: 3511 LAZARRO DRIVE, CARMEL, CA

ASSESSORS PARCEL NO: 009-293-021

DRAWINGS PREPARED BY: FRANK AGUILERA

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