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

In the matter of the application of:
GREMP (PLN180023)
RESOLUTION NO. 18 - 045
Resolution by the Monterey County Zoning Administrator:

1) Finding that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading, subject to seven (7) conditions of approval.

3024 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-303-016-000)

The Gremp application (PLN180023) came on for a public hearing before the Monterey County Zoning Administrator on August 9, 2018. 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:** **CONSISTENCY / NO VIOLATIONS / SITE SUITABILITY -** The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

EVIDENCE: a) The proposed project involves the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room. The project also includes 286 linear feet of 6-foot high perimeter walls with pedestrian and vehicle entry gates, 70 square feet of overhangs greater than 30 inches, a 196 square foot detached arbor, 662 square feet of attached arbor/pilasters, terraces, walkways, driveway, and a trash enclosure. Associated site grading would involve 740 cubic yards of cut and 136 cubic yards of fill. See also Finding No. 2 and supporting evidence.

b) The property is located at 3024 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-016-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage zoning overlays (MDR/4-B-6-D-RES); and Open Space, with Design Control, Site Plan Review, and Recreational Equipment Storage zoning overlays (O-D-S-RES). Development of residential dwellings is an allowed use pursuant to MCC Section 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Pursuant to MCC Section 21.44.040.C, in this case, the Zoning Administrator is the appropriate authority to consider and decide the Design Approval. See Finding No. 2 and supporting evidence below.

c) The original parcel was created as Lot 33, Block 23, on the Final Map for the Monterey Peninsula Country Club Subdivision No. 1, recorded May 4, 1925 (Volume 3, Cities & Towns, Page 26). On July 28, 1953, a 594 square foot portion of Club Lot 4 [as shown on the Final Map for the Monterey Peninsula Country Club Subdivision No. 2, recorded September 8, 1925 (Volume 3, Cities & Towns, Page 29)] was conveyed to the owner of Lot 33 (Deed No. 974 recorded July 28, 1953, at Book 1470, Pages 142 through 145), thereby creating the current configuration of the subject parcel. The subject parcel, Assessor’s Parcel Number 007-303-016-000, is also identified in its current configuration and under separate ownership in both the 1964 (Volume 1) and 1972 (Volume 2) Assessor’s Map Book 7, Page 30. Additionally, the parcel has been previously developed with a single-family dwelling. Therefore, the County recognizes the subject property as a legal lot of record.

d) The subject parcel has been developed with a single-family dwelling since 1948. The 594-square foot area of the parcel zoned Open Space was conveyed in 1953 to accommodate 98 square feet of existing residential development which had been constructed over the pre-existing property line. As proposed, the amount of residential development within the Open Space area would be reduced by 34 square feet, from 98 square feet to 64 square feet. Based on County and historical records, the area zoned Open Space conveyed to the subject parcel in 1953 has always been intended for residential development. Additionally, the Greater Monterey Peninsula Area Land Use Plan (Figure LU5 of the 2010 Monterey County General Plan) shows a land use designation of MDR for all of the residential parcels in this area of the DMF, including the subject parcel. The County has not yet updated the applicable zoning maps to reflect current land use designations; however, pursuant to planning and zoning law, the land use designation identified in LU5 would take precedence. Therefore, once updated, the area would be zoned MDR.

e) The project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Greater Monterey Peninsula Area Plan; and
   - Monterey County Zoning Ordinance (Title 21)

f) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in the applicable documents.

g) Review of Development Standards. The development standards for the MDR zoning district are identified in MCC Section 21.12.060. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story. As proposed, the single-family dwelling with an attached garage would have first story setbacks of 20 feet (front), 10 feet (rear), and 10 feet and 16.25 feet (sides). The second story would have side setbacks of 20 feet and 21.25 feet. Moreover, the existing second story is directly above the lower level and does not meet the 20-foot setback requirement. The proposed residence would correct this nonconforming situation.

   Pursuant to MCC Section 21.12.070.D, the maximum main structure height is 27 feet. The proposed height for the single-family dwelling is 27 feet. The County has applied Condition No. 7, Height Verification, to ensure the structure does not exceed the maximum height allowed.

   Pursuant to MCC Section 21.12.070.D, the maximum allowed site coverage and floor area in the DMF MDR/4 district are 35 percent. The property is 0.243 acres or 10,580 square feet, which would allow site structural coverage and floor area of 3,703 square feet. The proposed single-family dwelling would result in site coverage of 3,668 square feet (34.7 percent) and floor area of 3,702 square feet (35 percent). The total interior square footage of the proposed development would be 5,568 square feet; however, 1,866 square feet would be developed completely below grade and would not count toward allowed floor area. Therefore, as proposed, the project meets all required development standards.

h) The project has been reviewed for site suitability by RMA-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. Conditions recommended by RMA-Planning have been incorporated.

i) The following technical reports have been prepared:
   - Preliminary Cultural Resources Reconnaissance (LIB180107) prepared by Susan Morley, M.A., Marina, California, March 2018; and
   - Phase I Historic Review (LIB180108) prepared by Kent L. Seavey, Pacific Grove, California, February 25, 2018.

   County staff has independently reviewed these reports and concurs with their conclusions.

j) Design. See Finding No. 2.

k) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 5.

l) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.

m) Tree Removal. The project would involve the removal of three non-native, planted trees. Pursuant to MCC Section 21.64.260, as well as applicable policies in the 2010 General Plan and the Greater Monterey Peninsula Area Plan, no trees with protected status are proposed for removal.

n) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archeological report (LIB180107) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity, the area of proposed development has been disturbed by previous structural, hardscape, and landscape development. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

o) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on March 1, 2018, voted 6 – 0 to support the project with a recommendation to change the front perimeter wall so it does not appear as one solid line across the front of the property. On March 9, 2018, the Applicant submitted revised plans to address the LUAC's recommendation. As revised, the front perimeter wall would include two sections setback from the remainder.

p) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180023.

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

EVIDENCE: a) The Applicant proposes to re-develop the existing 0.243-acre lot with a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room. The project also includes 286 linear feet of 6-foot high perimeter walls with pedestrian and vehicle entry gates, 70 square feet of overhangs greater than 30 inches, a 196 square foot detached arbor, 662 square feet of attached arbor/pilasters, terraces, walkways, driveway, and a trash enclosure.

b) Pursuant to Section 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

c) Neighborhood Character. The proposed two-story (above grade) single-family dwelling would replace an existing two-story residence, would be located on the same general footprint as the existing residence, and would have a comparatively similar layout to other residences in the vicinity. As proposed, the bulk and mass of the visible structure would increase by 674 square feet compared to the existing residence, but would remain comparable to other dwellings in the vicinity. Many of the properties in the surrounding neighborhood have been developed to the full floor area ratio allowed. Of the 48 residences along Cormorant Road, 30 have either a full or partial second story, including 12 of 18 residences adjacent to the golf course and facing 17-Mile Drive.

d) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the surrounding residential setting. The primary colors and materials include zinc patina metal roofing, natural limestone building and perimeter walls, bronze patina clad windows, ipe and cypress wood doors and gates, and natural limestone terraces and driveway. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.

e) Visual Resources. The project site is not within an area of visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. The project site would be visible from 17-Mile Drive; however, the property is over 800 feet from 17-Mile Drive. This distance, as well as existing trees and vegetation on the intervening golf course, would partially screen the proposed development from 17-Mile Drive. Therefore, as proposed, the project would not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan.

f) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character or scenic/visual resources.

g) Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). The proposed development would also not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced.

b) The subject project consists of the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood. Therefore, the proposed development is consistent with CEQA Guidelines Section 15302.

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

d) No adverse environmental effects were identified during staff review of the development application.

4. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project has been reviewed by RMA-Planning, and conditions have been recommended, 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) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and the new residence will continue to use these same connections.

c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180023.

5. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM –** The project has an adequate water supply system to serve the development, and the project is not required to provide proof of a Long-Term Sustainable

Water Supply under Monterey County 2010 General Plan Policies PS-3.1 and PS-3.2, respectively.

EVIDENCE:

a) The proposed residence and garage are not required to provide proof of a Long-Term Sustainable Water Supply under General Plan Policy PS-3.1 because these structures fall under the exemption as the first single-family dwelling and non-habitable accessory structure/use on an existing lot of record.

b) The new development will use or require the use of water. The water source for the proposed development is the California American Water Company (Cal Am), a regulated public utility that is mandated to provide water that meets public health standards and thus has adequate water quality as required by PS-3.2(a). Cal Am also has the technical, managerial, and financial capability to provide water to the subject site consistent with PS-3.2(c).

c) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in RMA-Planning File No. PLN180023.

6. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Monterey County Planning Commission.

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

DECISION

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

A. Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and

B. Approve a Design Approval to allow the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading, in general conformance with the attached plans and subject to seven (7) conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of August, 2018.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 09 2018.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE AUG 20 2018.

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN180023

1. PD001(A) - SPECIFIC USES ONLY - DESIGN APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (RMA-Planning File No. PLN180023) allows the demolition of an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construction of a 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading. The property is located at 3024 Cormorant Road, Pebble Beach (Assessor's Parcel Number 007-303-016-000), 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 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. (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 (Resolution Number 18 - 045) was approved by the Zoning Administrator for Assessor's Parcel Number 007-303-016-000 on August 9, 2018. The permit was granted subject to seven (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 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 RMA-Planning.

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

Responsible Department: RMA-Planning

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, the Owner/Applicant shall submit a landscape plan to RMA-Planning for review and approval. 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 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 shall submit a landscape plan and contractor's estimate to RMA-Planning for review and approval. 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 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 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.

5. 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 an exterior lighting plan as part of the construction plan set. The exterior lighting plan 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 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 an exterior lighting plan as part of the construction plan set 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.

6. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to RMA-Building Services and RMA-Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

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

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

GREMP RESIDENCE

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA BUILDING CODES AND ALL LOCAL ORDINANCES ADOPTED BY THE COUNTY OF MONTEREY. CODES IN EFFECT FOR THIS PROJECT INCLUDE THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC) AND CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC). THE 2016 EDITION OF THE CALIFORNIA ENERGY CODE (CEC) SHALL APPLY.
2. THE PROJECT SITE IS LOCATED WITHIN A MAPPED WILD-LAND-URBAN-INTERFACE FIRE AREA AND ALL CONSTRUCTION SHALL COMPLY WITH REQ'MTS PER SECTION R327 OF THE 2013 RESIDENTIAL CODE. SEE (WUI) PRODUCTS HANDBOOK PUBLISHED BY CAL FIRE FOR MATERIALS AND CONSTRUCTION METHODS ALLOWED FOR EXTERIOR WILDFIRE EXPOSURE (SFM). SPRINKLER PLANS SHALL BE SUBMITTED TO BUILDING OFFICIAL FOR REVIEW/ APPROVAL PRIOR TO ROUGH-IN. FINAL INSPECTION AND APPROVAL IS REQUIRED BY CARMEL HIGHLANDS FIRE PROTECTION DISTRICT.
3. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY VARIATIONS INCLUDING CONFLICTING OR MISSING DIMENSIONS OR INFORMATION PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
4. NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL OR BINDING UNTIL APPROVED IN WRITING BY ARCHITECT.
5. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
6. CONSTRUCTION BRACING AND SHORING: CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. SAFETY: CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE AND LOCAL O.S.H.A. SAFETY REGULATIONS.
8. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF WORK.
9. DO NOT CUT OR TRIM ANY TREES ON THE PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY THE ARCHITECT OR OWNER IN WRITING. AVOID EARTHWORK (FILLING OR CUTTING) WITHIN THE DRIP LINE AND/ OR CRITICAL ROOT ZONE (WHICHEVER IS GREATER) OF EXISTING TREES.
10. PROTECT TREES (DESIGNATED BY ARBORIST REPORT) WITH PROTECTIVE BARRIERS. SAID PROTECTION SHALL BE DEMONSTRATED PRIOR TO ISSUANCE OF GRADING AND/ OR BUILDING PERMIT SUBJECT TO APPROVAL BY THE DIRECTOR OF MONTEREY COUNTY PLANNING & BUILDING DEPARTMENT.
11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE COUNTY HEALTH DEPARTMENT.
12. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER OR OTHER SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPARTMENT. ALL HOSES USED FOR CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF NOZZLE.
13. PROVIDE NON-REMOVABLE BACK-FLOW PREVENTION DEVICES ON ALL PERMANENTLY INSTALLED HOSE-BIBBS.
14. PROVIDE AND INSTALL SHEET METAL FLASHING AS DETAILED TO INSURE A WATERTIGHT ASSEMBLY. ALL PIECES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE OF WARPS, BUCKLES, DENTS, FINGER PRINTS & DEFECTS.
15. PROVIDE AND INSTALL SEALANTS PER CODE, LISTING AND PRODUCT SPECIFICATIONS AT ALL EXTERIOR JOINTS AND GAPS NECESSARY FOR A WEATHERTIGHT ASSEMBLY.
16. EXTERIOR PLASTER SHALL BE A ONE-HOUR ASSEMBLY OF THREE (3) COATS (7/8" THICKNESS) O/ METAL LATH WITH TWO (2) LAYERS OF GRADE-'D' PAPER (OR APPROVED EQ.) O/ WOOD SHEATHING W/ 26G GALV. SCREED. THE WEEP SCREED SHALL BE NO LESS THAN 4" FROM EARTH OR NO LESS THAN 2" FROM TOP O/ FIN. PAVING PER CRC 703.6.2.1.

TITLE-24 & CALIFORNIA GREEN REQMTS:

1. PRIOR TO RECEIVING A BUILDING FINAL, THE CONTRACTOR SHALL PROVIDE THE OWNER AND BUILDING OFFICIAL WITH COMPLETED WS-5R FORM FOR INCANDESCENT LIGHTING. (CEC CHAPTER 1, SECTION 1.4.6 & .7)
2. PRIOR TO RECEIVING A BUILDING FINAL, THE CONTRACTOR SHALL PROVIDE THE OWNER AND BUILDING OFFICIAL WITH COMPLETED CF-6R FORM (CEC CHAPTER 1, SECTION 1.4.6 & .7)
3. SEE MECHANICAL PLANS, DETAILS AND SPECIFICATIONS BY MONTEREY ENERGY GROUP INC WITH CERTIFICATE OF COMPLIANCE (CF-1R) + (MF-1R) SIGNED ON SHEET M0.2 OF THE MECHANICAL PLAN SET.
4. SEE LIGHTING PLANS, DETAILS AND SPECIFICATIONS BY XXXX XXXX LIGHTING INC BATHROOMS, UTILITY ROOMS, GARAGES, LAUNDRY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN 70 S.F.) ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY A MOTION/ PHOTO SENSOR. EXTERIOR LIGHTING SHALL BE HIGH EFFICACY OR MOTION/ PHOTO SENSOR.
5. SEE LANDSCAPE IRRIGATION PLANS, DETAILS AND SPECIFICATIONS BY XXXX XXXX IRRIGATION DESIGN, INC WITH CERTIFICATE OF COMPLIANCE (MAWA) + (EAWU) SIGNED ON SHEET XX-XX. IRRIGATION CONTROLLERS SHALL BE INSTALLED PER CGBC 4304.1.
6. CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20%. THE REDUCTION SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHODS:
   A. EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN CGBC TABLE 4.303.2 OR
   B. A CALCULATION DEMONSTRATING A 20% REDUCTION IN THE BUILDING "WATER USE" BASELINE AS ESTABLISHED IN TABLE 4.303.1 SHALL BE PROVIDED. THE CALCULATION SHALL BE LIMITED TO WATER CLOSETS, URINALS, LAVATORY FAUCETS AND SHOWER-HEADS FOR LOW RISE RESIDENTIAL PER 4.303.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING, MAINTAINING AND MONITORING A PROJECT CONSTRUCTION WASTE MANAGEMENT PLAN FOR THE REDUCTION OF LANDFILL WASTE BY 50% PER CGBC 4.408.2. EXCAVATED SOIL AND LAND-CLEARING DEBRIS DO NOT APPLY. DOCUMENTATION SHALL BE PROVIDED TO THE BUILDING OFFICIAL THAT DEMONSTRATES COMPLIANCE PER CGBC 4.408.2. SEE GREEN BUILDING STANDARDS CHECKLIST ON AO.2. THE PROJECT CONSTRUCTION WASTE MANAGEMENT PLAN SHALL:
   A. IDENTIFY THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE OR SALVAGE.
   B. SPECIFY IF MATERIALS TO BE SORTED ON-SITE OR MIXED FOR TRANSPORT TO A DIVERSION FACILITY.
   C. IDENTIFY A DIVERSION FACILITY WHERE MATERIAL COLLECTED WILL BE TAKEN.
   D. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
   E. SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR BY VOLUME.
   *EXCEPTIONS: CONTRACTOR MAY USE AN ALTERNATE WASTE REDUCTION METHOD DEVELOPED BY LOCAL AGENCIES WITH AT LEAST 50% REDUCTION OF WASTE WHEN APPROVED BY BUILDING OFFICIAL.
8. PRIOR TO RECEIVING A BUILDING FINAL, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL WITH INSTRUCTIONS FOR ALL MECHANICAL, HVAC, ELECTRICAL, LIGHTING, PLUMBING, DRAINAGE, UTILITY SYSTEMS, APPLIANCES AND EQUIPMENT. THE MANUAL SHALL ADDRESS THE LONG TERM CARE REQUIRED FOR THE BUILDING INCLUDING ENERGY CONSERVATION MEASURES, FINISHES, STORM WATER DRAINAGE, IRRIGATION CONTROLS AND OVERALL FACILITIES CARE. THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THE LIFECYCLE OF THE STRUCTURE AND MAY BE PAPER, DIGITAL OR WEB BASED PER CGBSC 4.410.

ABBREVIATIONS:

AB	ANCHOR BOLT	IJ	ISOLATION JOINT
AC	ASPHALTIC CONCRETE	JH	JOIST HANGER
AFF	ABOVE FINISH FLOOR	MATL	MATERIAL
AFG	ABOVE FINISH GRADE	MAX	MAXIMUM
ADJ	ADJUSTABLE	MB	MACHINE BOLT
BD	BOARD	MC	MEDICINE CABINET
BLK	BLOCKING	MECH	MECHANICAL
BM	BEAM	MFGR	MANUFACTUER
BUR	BUILT-UP-ROOF	MIN	MINIMUM
CAB	CABINET	MIW	MALLEABLE IRON WASHER
CARP	CARPET	MT	MOUNT
CB	CATCH BASIN / CARRIAGE BOLT	(N)	NEW
CJ	CONTRACTION JOINT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	O/	OVER / ON
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAS	PLASTER
CONT	CONTINUOUS	PMJF	PRE MOLDED JOINT FILLER
CT	CERAMIC TILE	PT	PRESSURE TREATED
CTSK	COUNTERSINK	PWD	PLYWOOD
CVG	CLEAR VERTICAL GRAIN	RAD	RADIUS
DIA	DIAMETER	R	RISER
DBL	DOUBLE	RAG	RETURN AIR GRILL
DF	DOUGLAS FIR	RS	ROUGH SAWN
DIM	DIMENSION OR DIMMER	RWD	REDWOOD
DS	DOWNSPOUT	SB	SOLID BLOCKING
DN	DOWN	SC	SOLID CORE
(E)	EXISTING	SGD	SLIDING GLASS DOOR
ELECT	ELECTRICAL	SHT	SHEET
EM	ELASTOMERIC MEMBRANE	SIM	SIMILAR
EQ	EQUAL	SM	SHEET METAL
EXT	EXTERIOR	S&P	SHELF AND POLE
FAU	FORCED AIR UNIT	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	STAINLESS STEEL / SELECT STRUCT.
FG	FINISHED GRADE / FIXED GLASS	STL	STEEL
FHWS	FLAT HEAD WOOD SCREW	SWR	SIDE WALL REGISTER
FIN	FINISH	T	TREAD
FLR	FLOOR	T&G	TONGUE AND GROOVE
FOC	FACE OF CONCRETE	TB	TOWEL BAR
FOM	FACE OF MASONRY	TBN	TYPICAL BOUNDARY NAILING
FOS	FACE OF STUD / STEEL	TBS	TO BE SELECTED
FOT	FACE OF TREE	TEMP	TEMPERED
FND	FOUNDATION	TEN	TYPICAL EDGE NAILING
FR	FLOOR REGISTER	TOC	TOP OF CONCRETE
FT	FOOT OR FEET	TOM	TOP OF MASONRY
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAUGE	TOW	TOP OF WALL
GALV	GALVANIZED	TP	TOILET PAPER DISPENSER
GFI	GROUND FAULT INTERRUPT	TYP	TYPICAL
GI	GALVANIZED IRON	UNO	UNLESS NOTED OTHERWISE
GL	GLAZING	VERT	VERTICAL
GYP BD	GYPSUM WALLBOARD	VG	VERTICAL GRAIN
GWB	GYPSUM WALLBOARD	VTR	VENT THROUGH ROOF
HB	HOSE BIB	W/	WITH
HC	HOLLOW CORE	WD	WOOD
HM	HOLLOW METAL	WH	WATER HEATER
HORZ	HORIZONTAL	WP	WATERPROOF
HT	HEIGHT	WPM	WATERPROOF MEMBRANE
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
INT	INTERIOR	WWM	WELDED WIRE MESH

GENERAL NOTES: (CONTINUED)

17. EXTERIOR PLASTER OVER CONCRETE OR CMU SHALL BE TWO (2) COATS MIN. IN ACCORDANCE W/ 2013 CBC 2512. CMU SHALL BE SEALED PRIOR TO APPLICATION TO PREVENT EFFLORESCENCE OR MORTAR JOINT VISIBILITY.
18. INTERIOR THIN-COAT PLASTER PER ROOM FINISH SCHEDULE AND IN ACCORDANCE WITH 2013 CBC SEC. 2511.
19. GLAZING AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING CONFORMING TO CRC SECTIONS R308.3 & 308.4. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO GLAZING IN DOORS; TUB AND SHOWER ENCLOSURES; GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
20. WINDOWS REQUIRED FOR EMERGENCY ESCAPE: BASEMENTS AND SLEEPING ROOMS SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR AN OPERABLE WINDOW WITH SILL HEIGHT OF 44" MAX FROM FINISH FLOOR AND SHALL HAVE A CLEAR OPENABLE AREA OF 5.7 SQUARE FEET WITH A CLEAR WIDTH OF 20" AND HEIGHT OF 24" PER R310.1 CRC.
21. ALL TOILETS SHALL BE HIGH EFFICIENCY 1.28 GALS. MAXIMUM PER FLUSH, SHOWER-HEADS SHALL BE 2.5 G.P.M. MAX, LAVATORY AND SINK FAUCETS SHALL BE 2.2 G.P.M. HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND HOT WATER HEATER SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
22. ALL HEATING AND COOLING EQUIPMENT LOCATED IN AN ENCLOSED MECHANICAL ROOM OR GARAGE, WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH PILOTS, SWITCHES AND BURNERS OR HEATING ELEMENTS AT LEAST 18" ABOVE THE FLOOR FINISH LEVEL.
23. PROVIDE PERMANENTLY ACCESSIBLE 12-INCH SQUARE TRAP ACCESS IN CRAWL SPACE FOR ALL BATHTUBS WITH SLIP-JOINT CONNECTIONS. ACCESS IS NOT REQUIRED FOR NON-SLIP TRAPS.
24. WHIRLPOOL BATHTUB PUMPS SHALL BE PERMANENTLY ACCESSIBLE FROM CRAWL SPACE. ACCESS SHALL BE LARGE ENOUGH TO REMOVE PUMP.
25. ALL SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 72" MINIMUM ABOVE THE DRAIN INLET.
26. WATER CLOSETS SHALL HAVE 24" MIN CLEAR SPACE IN FRONT OF FIXTURE TYP PER CPC 407.5.
27. ALL SITE WALLS TO BE REINFORCED 12" THICK PIP CONC UNLESS NOTED OTHERWISE. SEE PLAN FOR STUCCO OR VENEER FINISH. VENEER INDICATES 2" THICK STONE ON BOTH FACES 16 1/2" NET TO ALIGN WITH VENEER FINISH ON WOOD FRAMED STUD WALL AT HOUSE WHERE OCCURS.
28. ALL FRAMING LUMBER TO BE FSC-CERTIFIED WOOD UNLESS NOTED OTHERWISE.
29. FRAMING MATERIAL SHALL NOT BE INSTALLED IF THERE ARE VISIBLE SIGNS OF WATER DAMAGE. FRAMING MATERIAL SHALL NOT BE ENCLOSED IF THE MOISTURE CONTENT OF THE MATERIAL EXCEEDS 19%. MOISTURE CONTENT SHALL BE DOCUMENTED PER BUILDING OFFICIAL PRIOR TO WALL AND FLOOR ENCLOSURE. (PER CGBSC 4.505.3)
30. ALL EXTERIOR WALL FRM'G SHALL BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
31. ALL INTERIOR WALL FRM'G SHALL BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
32. ALL EXTERIOR WALLS TO RECEIVE 2" NET 'GACO 183M' POLYURETHANE FOAM INSUL. ANSI 0234 (OR APP'VD EQ.) AND 4" BATT. INSUL (NO VOIDS) R-24 VENTLESS ASSEMBLY INSTALLED PER CODE, LISTING AND MANUFACTURER SPECS.
33. ALL ROOF AREAS TO RECEIVE 2" NET 'GACO 183M' POLYURETHANE FOAM INSUL. ANSI 0234 (OR APP'VD EQ.)INSUL. & 8" BATT. INSUL (NO VOIDS) R-38 VENTLESS ASSEMBLY INSTALLED PER CODE, LISTING AND MANUFACTURER SPECS.
34. ALL UNDER FLOOR AREAS TO RECEIVE 2" NET 'GACO 183M' POLYURETHANE FOAM INSUL. ANSI 0234 (OR APP'VD EQ.) AND 10" BATT. INSUL. FOR COMBINED R-30 ASSEMBLY INSTALLED PER CODE, LISTING AND MANUFACTURER SPECS.
35. ALL CONDITIONED AREAS WITH SLAB-ON-GRADE TO RECEIVE 1 1/2" RIGID INSULATION FOR R-7.5 ASSEMBLY WITH VAPOR BARRIER AND 4" CLEAN AGGREGATE FOR CAPILLARY BREAK.
36. ALL INTERIOR BATHROOM WALLS SHALL HAVE SOUND TRANSMISSION RATING OF STC-60 MINIMUM.
37. ALL FINISH MATERIALS INCLUDING COMPOSITE WOOD PRODUCTS, COVERINGS, CARPETS, PAINTS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH EMISSION LIMITS PER CGBSC 4.504. CONTRACTOR SHALL PROVIDE PRODUCT LABLES OR OTHER DOCUMENTATION AT THE REQUEST OF THE BUILDING OFFICIAL.

MONTEREY COUNTY REQMTS:

1. A COMBINED DEVELOPMENT PERMIT PLN# XXXXXX, RESOLUTION# 17-XXX WAS APPROVED BY THE ZONING ADMINISTRATOR FOR ASSESSOR'S PARCEL No. 007-303-016-000 ON XXXX, 2017. THE PERMIT WAS GRANTED SUBJECT TO (XX) CONDITIONS OF APPROVAL WHICH RUN WITH THE LAND. A COPY OF THE PLANNING PERMIT IS ON FILE WITH THE MONTEREY COUNTY PLANNING DEPARTMENT.
2. PRIOR TO CONSTRUCTION THE OWNER SHALL ENTER INTO AN AGREEMENT WITH COUNTY RMA PLANNING TO IMPLEMENT A MITIGATION MONITORING PROGRAM. FEES SHALL BE PAID WITH SIGNED MITIGATION MONITORING AGREEMENT.
3. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS A CONSTRUCTION MANAGEMENT PLAN SHALL BE DEVELOPED AND APPROVED BY CONTRACTOR AND PROJECT BIOLOGIST. THE CONTRACTOR SHALL SUBMIT THE CONSTRUCTION MANAGEMENT PLAN TO RMA PLANNING DEPARTMENT FOR APPROVAL. (PER PLN XXXXXX RESOLUTION 17-XXX MM#XX).
4. PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS THE OWNER SHALL RECORD A DEED RESTRICTION ON THE PROPERTY ADDRESSING THE LONGTERM MAINTENANCE NEEDS OF DEVELOPMENT ADJACENT TO GIBSON CREEK AND ASSOCIATED SENSITIVE HABITAT. (PER PLN 110694 RESOLUTION 13-008 MM#3)
5. ARCHEOLOGICAL: PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION, A SIGNED AGREEMENT BETWEEN THE OWNER/APPLICANT AND ARCHAEOLOGIST SHALL BE SUBMITTED FOR APPROVAL BY THE RMA PLANNING OFFICIAL. AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN APPLICANT, ARCHAEOLOGIST, CONTRACTOR AND COUNTY OFFICIAL TO INSURE MUTUAL UNDERSTANDING OF MITIGATION MEASURES. PRIOR TO BUILDING FINAL ANY ARCHAEOLOGICAL MATERIAL SHALL BE RECOVERED FOR ANALYSIS AND PRESENTED IN A REPORT TO BE SUBMITTED TO RMA PLANNING FOR REVIEW AND APPROVAL. "STOP WORK WITHIN 165 FT OF UNCOVERED RESOURCE AND INFORM THE MONTEREY RMA PLANNING DEPT AND ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED" (PER PLN 110694 RESOLUTION 13-008 MM#4)
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL EXISTING TREES SHALL BE PROTECTED WITH BARRIERS APPROVED BY ARBORIST. EVIDENCE OF TREE PROTECTION SHALL BE SUBMITTED SUBJECT TO APPROVAL BY DIRECTOR OF RMA PLANNING. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING, MAINTAINING AND MONITORING TREE PROTECTION MEASURES FOR THE DURATION OF PROJECT. PRIOR TO FINAL, CONTRACTOR SHALL SUBMIT PHOTOS OF TREES TO DIRECTOR OF RMA PLANNING TO DOCUMENT IF FOLLOWUP REMEDIATION OR ADDITIONAL PERMITS ARE REQUIRED.
7. AN EROSION CONTROL PLAN WITH BEST MANAGEMENT PRACTICES AND EMPLOYEE TRAINING REQUIREMENTS IS PROVIDED ON CIVIL CXX-X. CONSTRUCTION OPERATIONS SHALL MINIMIZE EROSION AND WATER POLLUTION. SILT STOP BARRIERS AND CONSTRUCTION FENCING SHALL BE INSTALLED TO PREVENT ACCESS OR DEBRIS FROM ENTERING THE SLOPE FACING GIBSON CREEK. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, DOCUMENTING, MAINTAINING AND MONITORING EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF THIS PROJECT.
8. LANDSCAPE PLANS AND SPECIFICATIONS ARE PROVIDED ON SHEETS LX.X THRU LX.X . ALL PLANTING AND IRRIGATION SHALL COMPLY WITH COUNTY REQUIREMENTS INCLUDING THE USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES, SYSTEMS AND TIMING DEVICES.
9. PEBBLE BEACH FIRE PROTECTION DISTRICT REQMTS SHALL BE IMPLEMENTED AS SPECIFIED ON ARCHITECTURAL, CIVIL AND LANDSCAPE PLANS. SEE SITE SPECIFIC FIRE NOTES ON SHEETS A1.2 & L1.0, WILD-LAND URBAN INTERFACE NOTES ON ARCHITECTURAL SECTION SHEET XX-XX AND ROOF NOTES ON ROOF PLAN SHEET XX-XX.
10. 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" PER MONTEREY COUNTY MDR/4, B-6-D-RES(CZ). ALL EXTERIOR LIGHTING SHALL BE LOCATED AND CONSTRUCTED PER LIGHTING PLAN AND SPECS ON SHEETS LTX-X & LTX-X AND LANDSCAPE LIGHTING ON XX-XX

STRUCTURAL OBSERVATION:

1. STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THIS PROJECT BASED ON THE PROPOSED DESIGN AND/OR WHAT WAS DISCOVERED AS THE COUNTY BUILDING DEPARTMENT OFFICIALS REVIEWED THE STRUCTURAL DRAWINGS AND/OR DESIGN. SEE SPECIAL INSPECTION TABLE BELOW.
2. CONTRACTOR SHALL COORDINATE ALL "SPECIAL INSPECTION" FORMS AND PROCEDURES WITH THE RMA BUILDING DEPARTMENT OFFICIALS.
3. PRIOR TO CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON XX-XX-XXXX.
   b. THE FOUNDATION EXCAVATIONS COMPLY WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON AXX-XX-XXXX.
   c. THE FOUNDATION FORMING COMPLIES WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON XXXX XX, 2017.
   d. THE FOUNDATION DRAINAGE SYSTEM AND FOUNDATION WATERPROOFING COMPLY WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON XX-XX-XXXX.
4. PRIOR TO BUILDING FINAL, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   a. ALL SURFACE AND SUBSURFACE DRAINAGE COMPLIES WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON XX-XX-XXXX (PER PLN 17-XXXX RESOLUTION 17-XXXX MM#XX)
   b. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED PER PROJECT GEOTECHNICAL REPORT FILE No. XX-XX-XXXX BY XXXX ENGINEERING INC. ON XX-XX-XXXX.
   c. ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT FILE No. XXXX-XX-XX BY XXXX ENGINEERING INC. ON XX-XX-XXXX.

SPECIAL INSPECTION TABLE:

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO SECTION 1705 OF THE 2013 CA BUILDING CODE. INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE CONTRACTOR AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER.

ITEM:	REQUIRED:	REMARKS:
GRADING	YES	BY GEOTECHNICAL ENGINEER PER 1705.6
MOISTURE CONDITIONING	YES	BY GEOTECHNICAL ENGINEER PER 1705.6
BUILDING PAD	YES	BY GEOTECHNICAL ENGINEER PER 1705.6
FOUNDATION EXCAVATIONS	YES	BY GEOTECHNICAL ENGINEER PER 1705.6
FOUNDATION FORMING	YES	BY GEOTECHNICAL ENGINEER PER 1705.6
MASONRY	PERIODIC	PER 1705.4 & TMS 402-11 /ACI 530-11 /ASCE 5-11(TABLES 1.19-2)
EPOXY ANCHORS	YES	VISUAL- INSTALLATION PROCEDURE ONLY
SHOP & FIELD WELDING	YES	PER 1705.2 & AISC 360 "N"(TABLES N5.4-1, 2 & 3)
SHEARWALL NAILING	YES	PER SECTION 1705.11.2 (EXCEPTION); NAIL SPACING ≤4")
WOOD MOISTURE CONTENT	YES	PER CGBC 4.505.3

PROJECT TEAM:

OWNER:	CINDY AND TOM GREMP 8830 STABLE CREST BLVD. HOUSTON, TX 77024 TEL: (281) 501-2528 CELL: (281) 705-0755 CINDY's EMAIL: grempc@icloud.com TOM's EMAIL: jtgremp@gmail.com
ARCHITECT:	W. DAVID MARTIN, AIA & ASSOCIATES P.O. BOX 2053 MONTEREY, CA 93942 TEL: (831) 373-7101 EMAIL: wmdavidmartin@gmail.com
LANDSCAPE:	BLISS LANDSCAPE ARCHITECTURE 1312 PATCH COURT MARINA, CA 93933 TEL: (831) 251-8551 EMAIL: michael@blisslandarch.com
STRUCTURAL:	P.M. DUNN ENGINEERING, INC. 455 CANYON DEL REY BLVD. #314 DEL REY OAKS, CA 93940 TEL: (831) 393-1607 EMAIL: dunnengineering@comcast.net
MECHANICAL:	MONTEREY ENERGY GROUP INC. 227 FOREST AVE. SUITE 5 PACIFIC GROVE, CA 93950 TEL: (831) 372-8328 EMAIL: cad@meg4.com
ELECTRICAL:	AURUM CONSULTING ENGINEERS INC. 60 GARDEN CT, SUITE 210 • MONTEREY, CA 93940 TEL: (831) 646-3330 EMAIL: cadd@acemb.com
CIVIL:	LANDSET ENGINEERS, INC. 520 CRAZY HORSE CANYON RD, SUITE B SALINAS, CA 93907 TEL: (831) 443-6970 EMAIL: chodges@landseteng.com
ARCHAEOLOGIST:	ARCHAEOLOGICAL CONSULTING P.O. BOX 3377 SALINAS, CA 93912 TEL: (831) 422-4912 EMAIL: coyote@coyotepress.com paleo@coyotepress.com

BUILDING AREA CALCULATIONS:

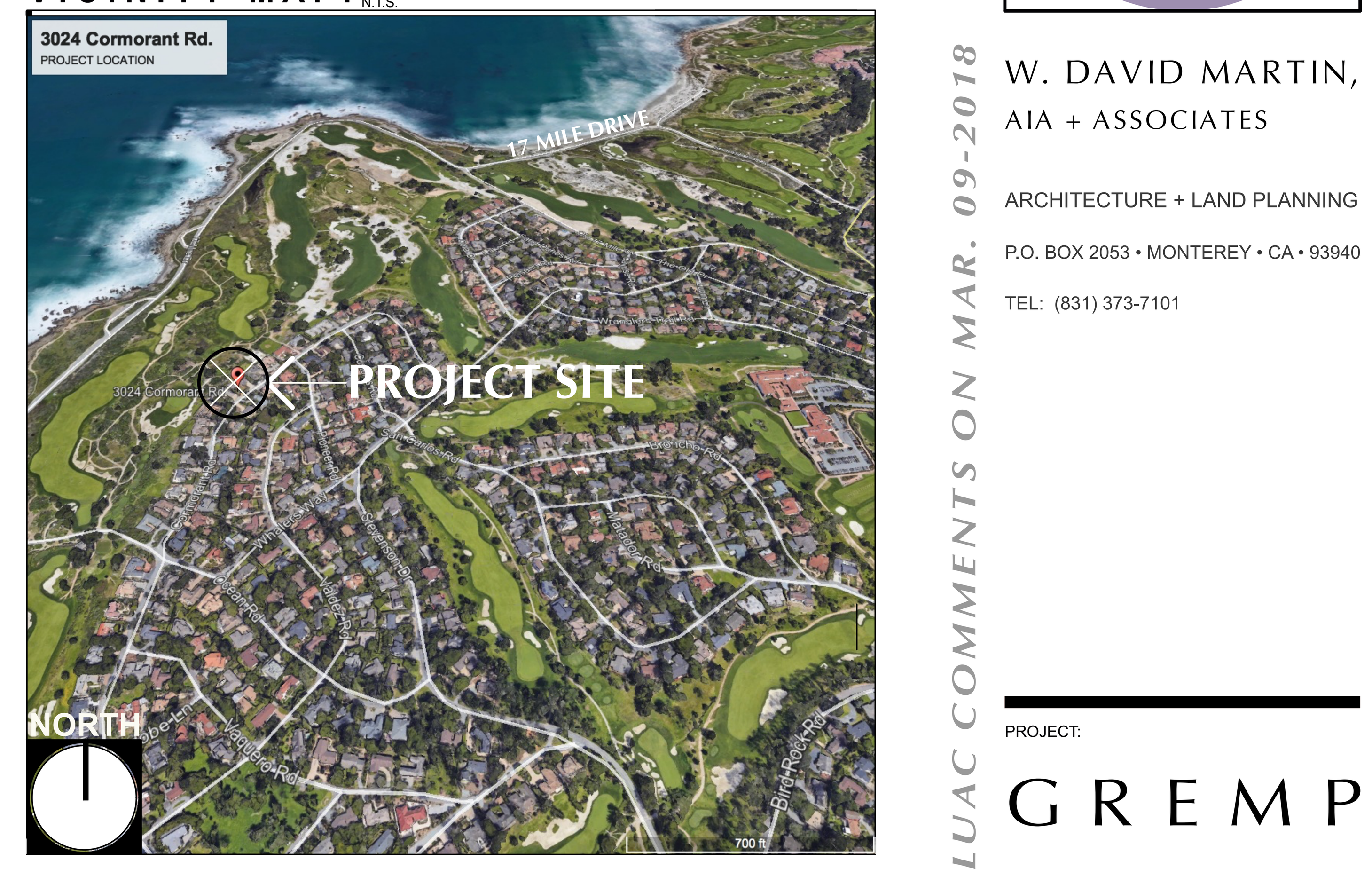
(EXISTING) SITE COVERAGE FOR DEMOLITION:	STRUCTURE	FLATSCAPE
(E) RESIDENCE (SFD) :	-2,410 S.F.	
(E) ATTACHED GARAGE (AS) :	-618 S.F.	
(E) D.G. DRIVEWAY (< 24" A.F.G. PERVIOUS) :		-1,595 S.F.
(E) PATIO AND WALKWAYS (< 24" A.F.G IMPERVIOUS) :		-2,177 S.F.
TOTAL :	-3,028 S.F.	-3,772 S.F.

(PROPOSED) SITE COVERAGE:	STRUCTURE	FLATSCAPE
NEW MAIN FLOOR RESIDENCE (SFD) :	2,265 S.F.	
NEW ATTACHED GARAGE (AS) :	475 S.F.	
NEW OVERHANGS (OH) > 30" :	70 S.F.	
NEW DETACHED ARBOR (FRONT) :	196 S.F.	
NEW ATTACHED ARBOR/ PILASTERS (REAR) :	662 S.F.	
NEW TERRACE/ WALKS (> 24" A.F.G. IMPERVIOUS) :	0 S.F.	
NEW TERRACE (< 24" A.F.G. IMPERVIOUS) :		1,422 S.F.
NEW SPACED STONE WALKWAYS (< 24" A.F.G. PERVIOUS) :		1,168 S.F.
NEW D.G. FOUNTAIN COURTYARD (< 24" A.F.G PERVIOUS) :		210 S.F.
NEW D.G. DRIVEWAY & TRASH ENCLOSURE (< 24" A.F.G. PERVIOUS) :		762 S.F.
TOTAL:	3,668 S.F.	3,562 S.F.
ALLOWABLE:	35% OR 3,703 S.F.	NO RESTRICTION

(PROPOSED) FLOOR AREA RATIO F.A.R.:	STRUCTURE
NEW MAIN FLOOR RESIDENCE (SFD) :	2,265 S.F.
NEW UPPER FLOOR RESIDENCE (SFD) :	962 S.F.
NEW ATTACHED GARAGE (AS) :	475 S.F.
TOTAL:	3,702 S.F.
ALLOWABLE:	35% OR 3,703 S.F.

(PROPOSED) FLOOR AREA:	CONDITIONED	UNCONDITIONED
NEW MAIN LEVEL RESIDENCE (SFD):	2,265 S.F.	
NEW UPPER LEVEL RESIDENCE (SFD):	962 S.F.	
NEW BASEMENT LEVEL RESIDENCE (SFD):	1,644 S.F.	222 S.F.
NEW GARAGE (ATTACHED ACCESSORY STRUCTURE) :		475 S.F.
TOTAL:	4,871 S.F.	697 S.F.
ALLOWABLE:	PER COVER/ F.A.R.	PER COVER/ F.A.R.

VICINITY MAP: N.T.S.



PROJECT DESCRIPTION:

PROJECT SITE IS LOT 33, BLOCK 23, MONTEREY PENINSULA COUNTRY CLUB SUBDIVISION No.1 LOCATED IN THE PEBBLE BEACH COMMUNITY OF DEL MONTE FOREST. THIS DEVELOPMENT PROPOSAL IS FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE TO REPLACE THE EXISTING RESIDENCE AND GARAGE. PROPOSED RESIDENCE, GARAGE AND LANDSCAPE COMPLETE WITH MECHANICAL, ELECTRICAL, LIGHTING AND PLUMBING SYSTEMS. SITE WORK TO INCLUDE NEW WALLS, ARBORS WALKWAYS, TERRACES, PLANTERS AND LANDSCAPING WITH GRADING OF APPROXIMATELY 740 C.Y. CUT AND 136 C.Y. FILL.

PROJECT DATA:

PROJECT ADDRESS:	3024 CORMORANT RD. CARMEL, CA. 93953
A.P.N.:	007-303-016-000
ZONING:	MDR/4, B-6-D-RES, O-D-S-RES
OCUPANCY GROUP:	R-3 RESIDENCE AND U-1 GARAGE
CONSTRUCTION TYPE:	V-B FULLY SPRINKLERED
BUILDING HEIGHT:	MAX. 27 FT. ABOVE AVERAGE NATURAL GRADE
SITE AREA:	10,580 S.F. OR 0.243 ACRES
SITE PERIMETER WALLS:	286 LINEAR FT. @ 6 FT. HT. MAX.
GRADING:	+/- 740 C.Y. CUT AND +/-136 C.Y. FILL
TREE REMOVAL:	3 TREES REMOVED (1 < 8"Ø EVERGREEN & 2 < 8"Ø BIRCH)

SHEET INDEX:

A-0 ARCHITECTURAL: TITLE + PROJECT DATA + GENERAL NOTES
A-1 ARCHITECTURAL: SITE PLAN 1/8" + 3D EXTERIOR RENDERINGS
A-2 ARCHITECTURAL: MAIN FLOOR/ TERRACE PLAN 1/4"
A-3 ARCHITECTURAL: LOWER FLOOR PLAN 1/4"
A-4 ARCHITECTURAL: UPPER FLOOR PLAN 1/4"
A-5 ARCHITECTURAL: ROOF PLAN 1/4"
A-6 ARCHITECTURAL: EXTERIOR ELEVATIONS 1/4"
A-7 ARCHITECTURAL: EXTERIOR ELEVATIONS 1/4"

L1.0 LANDSCAPE: CONCEPT PLAN 3/16" + CONCEPT IMAGES + PLANT LIST (TYPE & SPECIES)
L1.1 LANDSCAPE: EXTERIOR LIGHTING PLAN 3/16" + FIXTURE LIST (TYPE & WATTAGE)

PLAN-SET ISSUED FOR DESIGN APPROVAL REQUEST ON FEB. 22, 2018 AND REVISED PER LUAC COMMENTS ON MAR. 09-2018

W. DAVID MARTIN,
AIA + ASSOCIATES

ARCHITECTURE + LAND PLANNING
P.O. BOX 2053 • MONTEREY • CA • 93940
TEL: (831) 373-7101

PROJECT:

GREMP
RESIDENCE

• 3024 CORMORANT RD
• PEBBLE BEACH • CA
• PARCEL: 007-303-016

DRAWING TITLE:

PROJECT COVER

DRAWN BY: Tasi
DRAWING DATE: OCT 21, 2016
REVISIONS:
DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW
JAN 08, 2018 RMA DESIGN APPROVAL REQUEST
FEB 22, 2018 RMA DESIGN APPROVAL REQUEST
MAR 09, 2018 REVISED PER LUAC COMMENTS

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SHEET NUMBER:

A-0

STREET

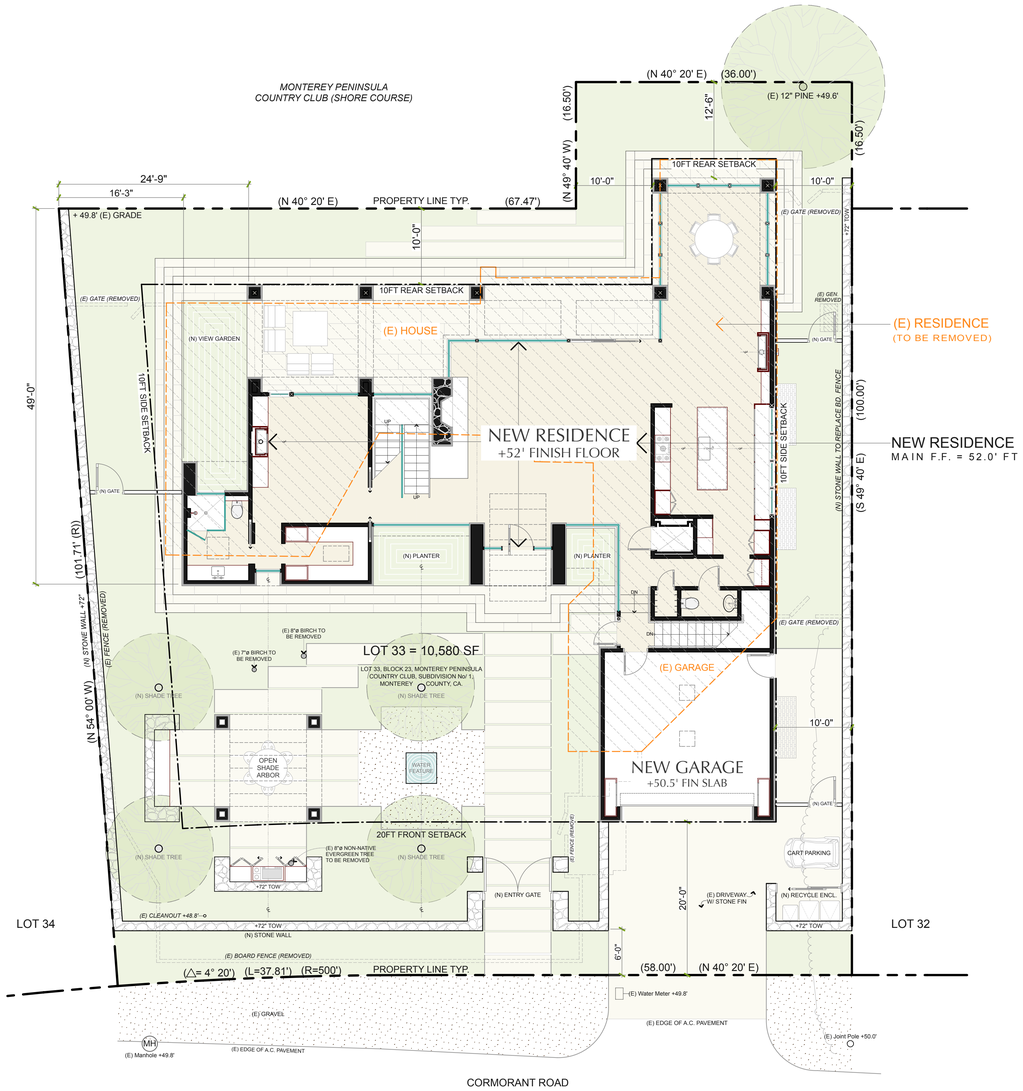
WEST SIDE PERSPECTIVE

PLAN NORTH

STREET

EAST SIDE PERSPECTIVE

PLAN NORTH



PLAN NORTH

SITE PLAN

BASED ON SURVEY BY JON D. HAGEMEYER L.S. ON MAY 19, 2016 - W.O. 5719

1/8" = 1'-0"

LEGEND:

- BOUNDARY LINES
- MDR/4 SETBACKS
- NEW CONSTRUCTION
- NEW SITE WALLS (6FT MAX. HT.)
- EXISTING RESIDENCE TO BE REMOVED

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PROJECT:

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- 3024 CORMORANT RD
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- PARCEL: 007-303-016

DRAWING TITLE:

SITE PLAN

DRAWN BY: TASi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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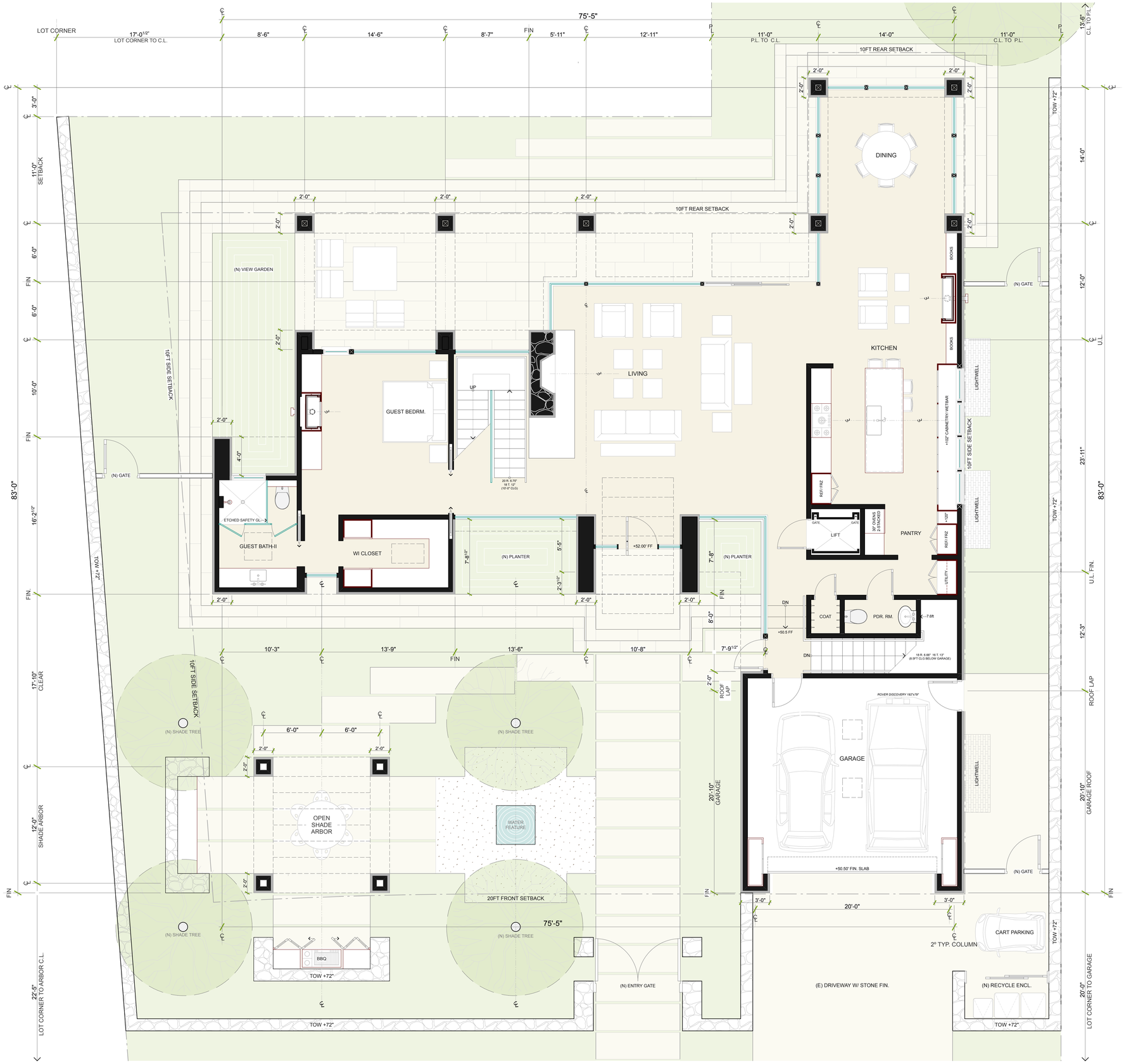
A-1



PLAN NORTH

MAIN LEVEL PLAN

1/4" = 1'-0"

LEGEND

- 2" STONE VENEER PLUS 5/8" PLYWD. (2 5/8" NET)
- 2x6 BLD'G. WALL CONSTRUCTION TYP.
- 6 FT. SITE WALL W/ STONE VENEER FIN. (15" NET)
- INTERIOR CONDITIONED BUILDING AREA
- UNCONDITIONED GARAGE/ UTILITY AREA

W. DAVID MARTIN,
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PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

FLOOR PLAN

DRAWN BY: TASi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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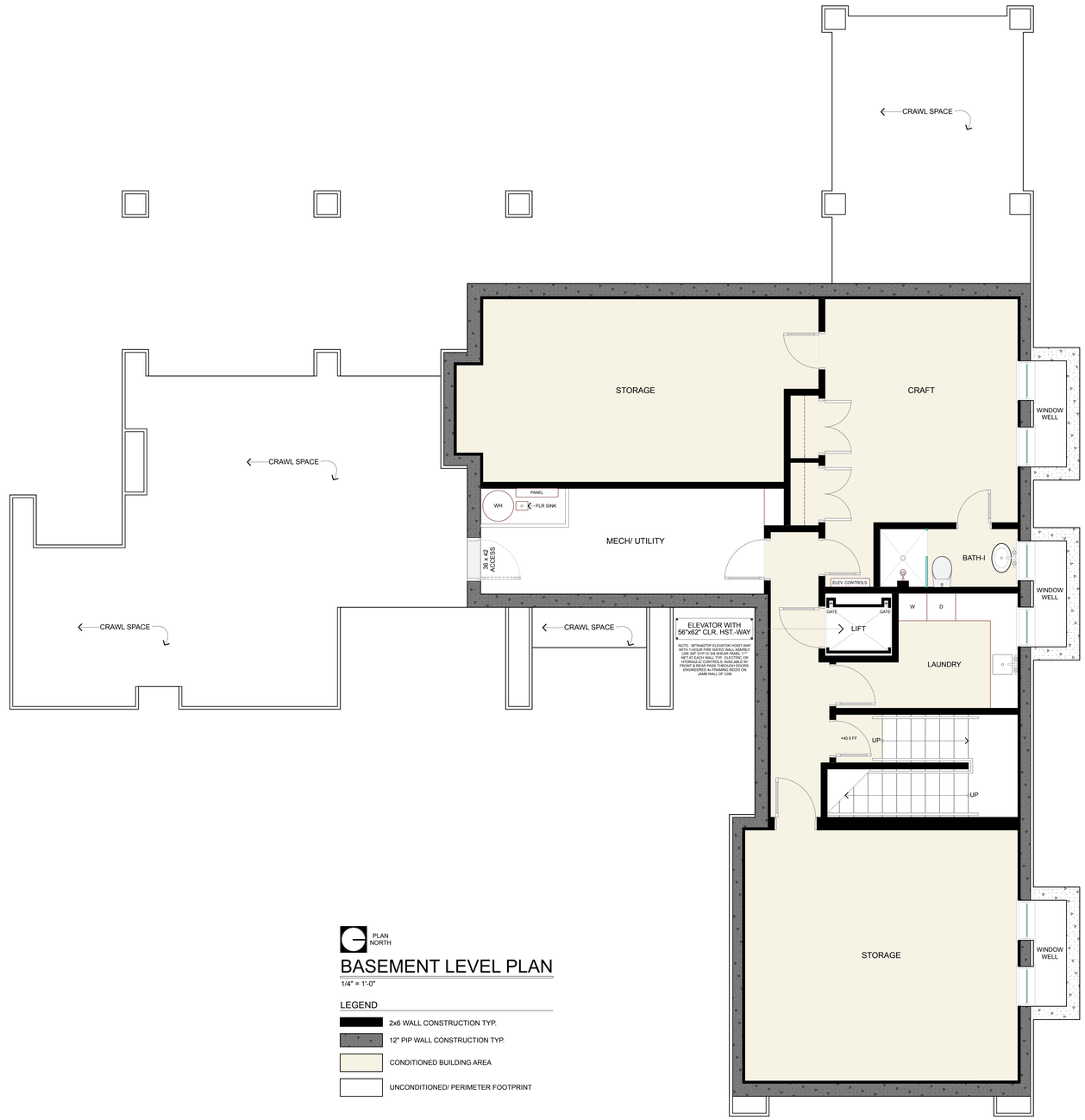

PLAN NORTH

BASEMENT LEVEL PLAN

1/4" = 1'-0"

LEGEND

- 2x6 WALL CONSTRUCTION TYP.
- 12" PIP WALL CONSTRUCTION TYP.
- CONDITIONED BUILDING AREA
- UNCONDITIONED/ PERIMETER FOOTPRINT

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PH: (831) 373-7101

PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

FLOOR PLAN

DRAWN BY: TASi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC. 14, 2017 PEBBLE BEACH ARB REVIEW

JAN. 08, 2018 RMA DESIGN APPROVAL REQUEST

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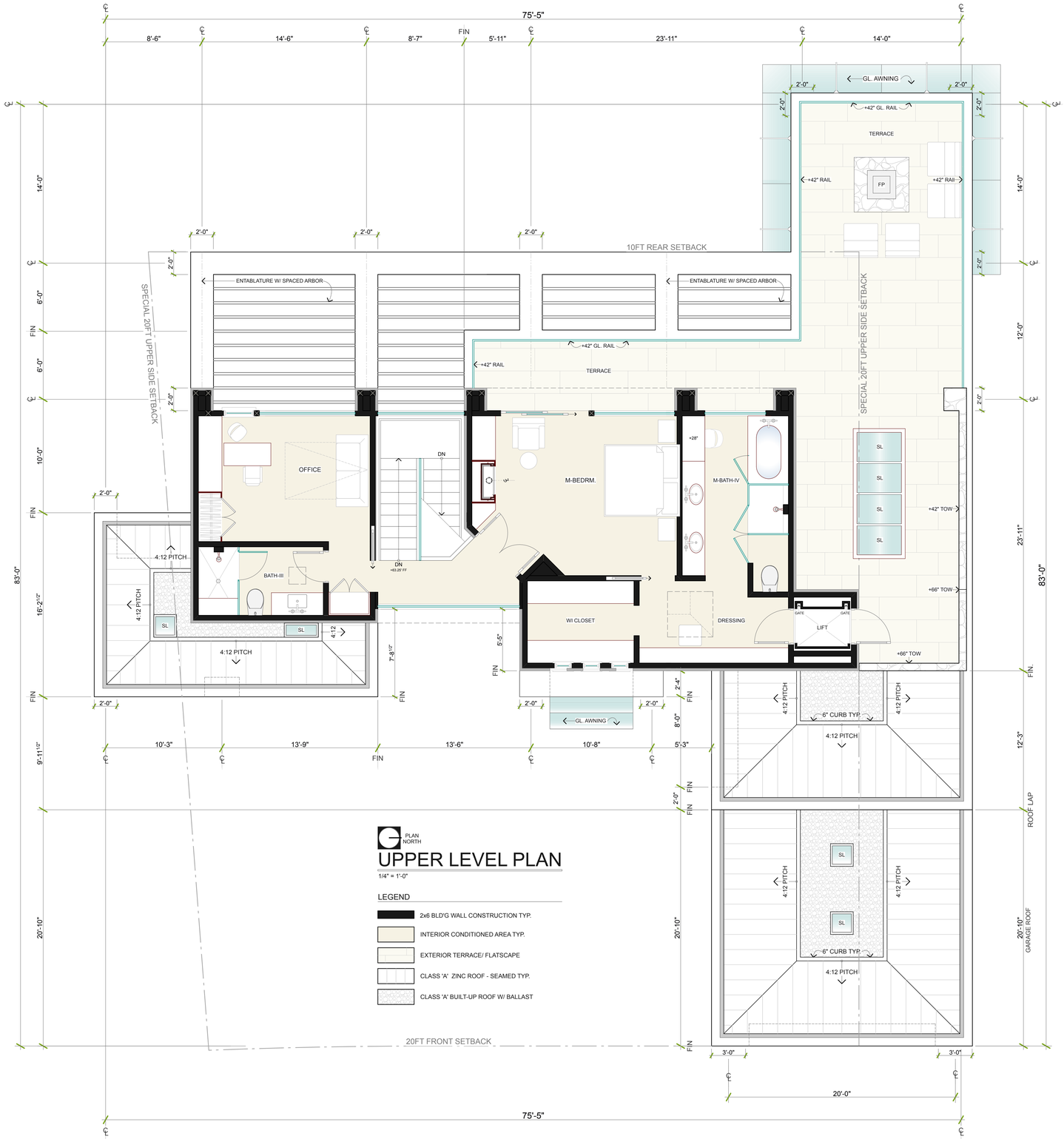

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PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

FLOOR PLAN

DRAWN BY: TASi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

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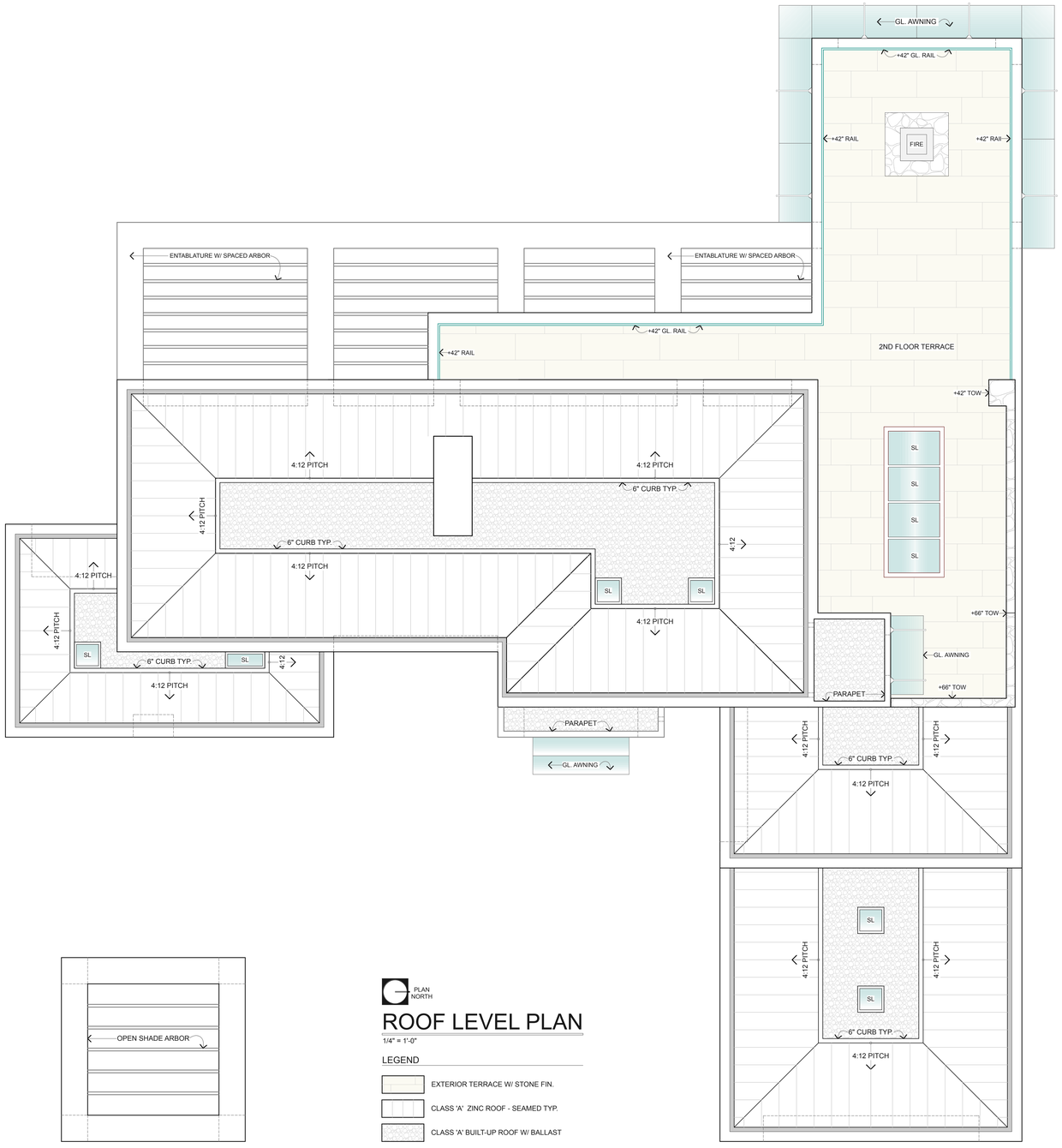

PLAN NORTH

ROOF LEVEL PLAN

1/4" = 1'-0"

LEGEND

- EXTERIOR TERRACE W/ STONE FIN.
- CLASS 'A' ZINC ROOF - SEAMED TYP.
- CLASS 'A' BUILT-UP ROOF W/ BALLAST

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TEL: (831) 373-7101

PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

ROOF PLAN

DRAWN BY: TASi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

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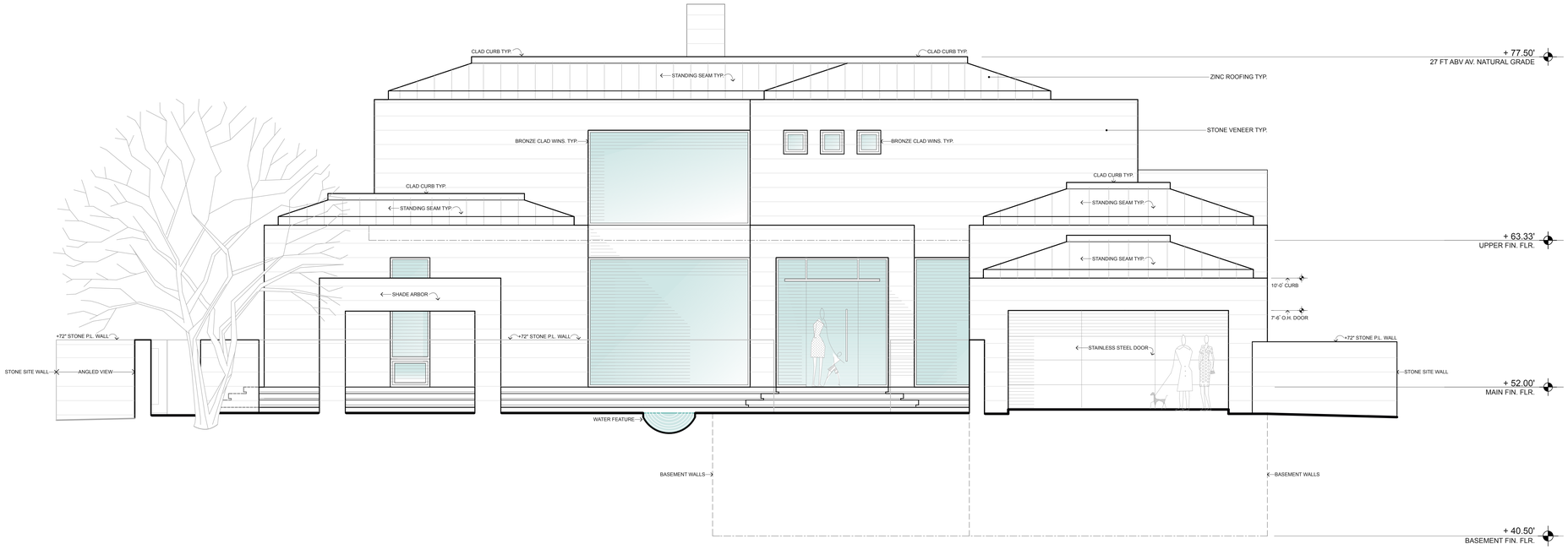
WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

ELEVATIONS

DRAWN BY: Tasi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

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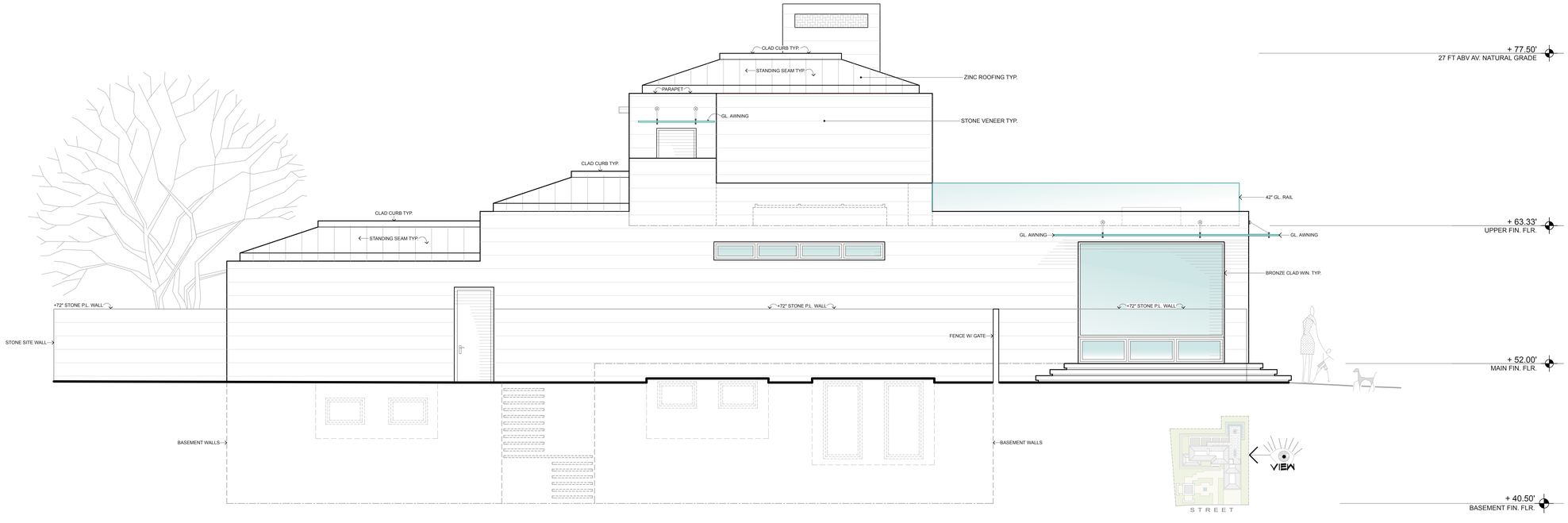
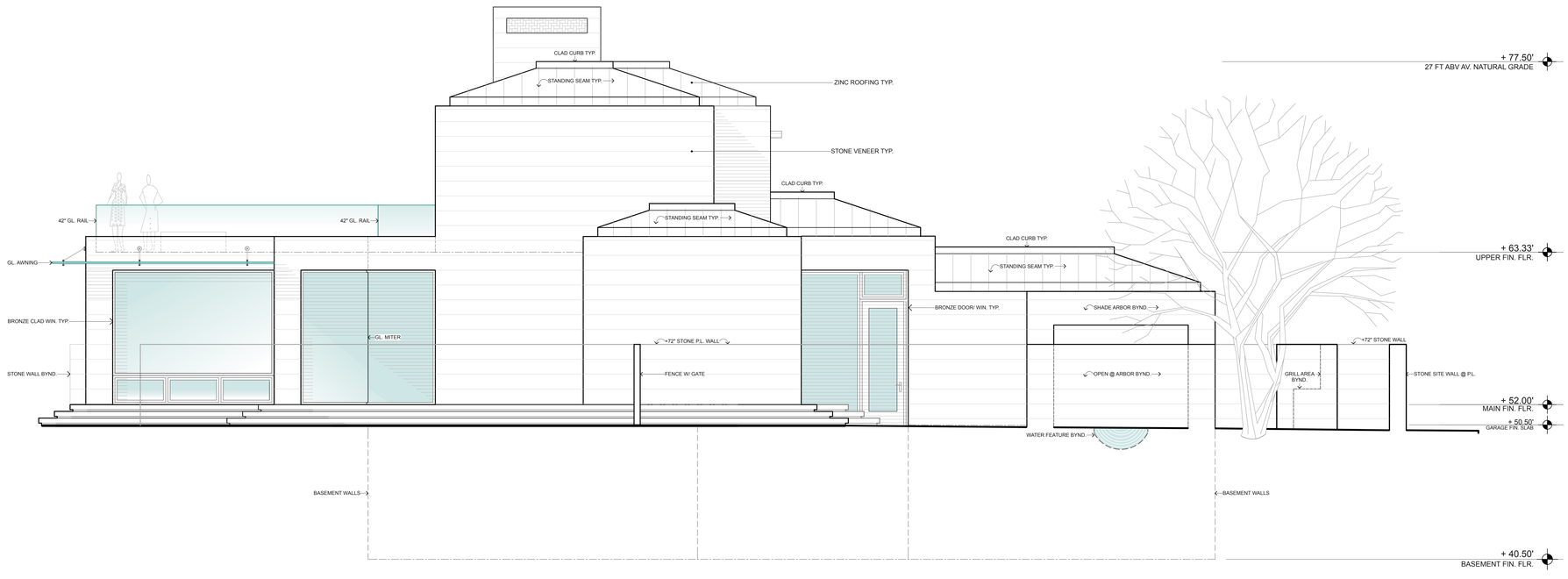


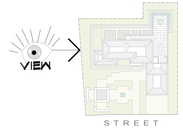
NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



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PH: (831) 373-7101

PROJECT:

GREMP RESIDENCE

- 3024 CORMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

ELEVATIONS

DRAWN BY: Tasi

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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A-7

LANDSCAPE NOTES

Landscape Plan shall comply with all published requirements of Monterey County for use of drought tolerant and non-invasive species.

Landscape and Irrigation Plans shall comply with the California Department of Water Resources, Model Water Efficient Landscape Ordinance, Chapter 2.7.

PLANT LIST

Quantity	Botanical Name	Common Name	Container Size
TREES			
4	Ginkgo biloba	Maidenhair Tree	48" box
SHRUBS			
	Agave americana 'Variegata'	Variegated Century Plant	15 gal
	Agave attenuata	Foxtail Agave	5 gal
	Laurus nobilis 'Saratoga'	Bay Laurel	15 gal
	Olea 'Little Ollie'	Dwarf Olive	5 gal
	Phormium cookianum	Mountain Flax	15 gal
	Rhaphiolepis umbellata 'Minor'	Dwarf Hawthorn	5 gal
	Rosmarinus 'Gorizia'	Rosemary	5 gal
	Westringia fruticosa 'Mundi'	Low Coast Rosemary	5 gal
GRASSES + GRASS-LIKE PLANTS			
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal
	Carex praegracilis	Berkeley Sedge	1 gal
	Carex filaca 'Blue Zinger'	Blue Sedge	4" pots
	Chondropetalum 'El Campo'	Dwarf Cape Rush	5 gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal
	Sesleria 'Greenlee'	Greenlee's Moor Grass (to 18")	1 gal
GROUNDCOVERS			
	Aeonium canariense var. palmense	Velvet Rose	1 gal
	Rosmarinus 'Irene'	Dwarf Rosemary	1 gal
	Thymus pseudolanuginosus	Woolly Thyme	flats
	Viola hederacea	Australian Violet	flats

Foxtail Agave

Feather Reed Grass

Woolly Thyme

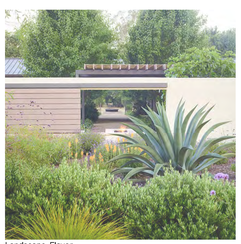
Dwarf Cape Rush

Woolly Thyme

Dwarf Mat Rush

Bay Laurel

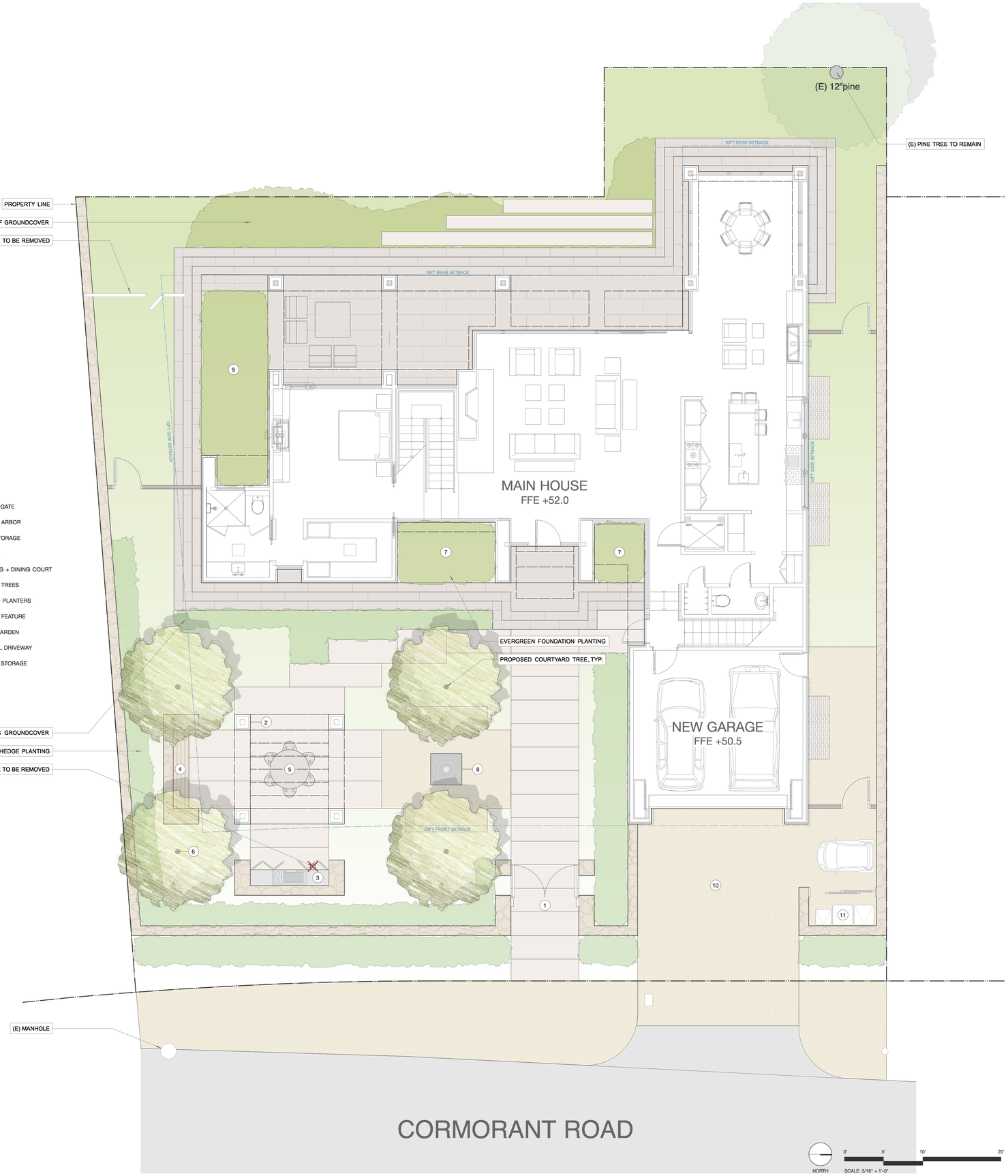
Mountain Flax


Landscape Flavor

Landscape Flavor

LEGEND

1. ENTRY GATE
2. SHADE ARBOR
3. BBQ STORAGE
4. BENCH
5. SEATING + DINING COURT
6. SHADE TREES
7. RAISED PLANTERS
8. WATER FEATURE
9. VIEW GARDEN
10. GRAVEL DRIVEWAY
11. TRASH STORAGE



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+ ASSOCIATES

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TEL: (831) 373-7101

BLISS | LANDSCAPE ARCHITECTURE

1312 Patch Court Marina, CA 93933
www.blisslandscapearchitecture.com

PROJECT:

GREMP RESIDENCE

- 3024 COMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

LANDSCAPE CONCEPT PLAN

DRAWN BY: OL

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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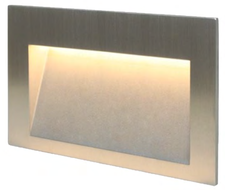
SHEET NUMBER:

L1.0

LIGHTING LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Wattage
L1	4	L1 - Recessed Wall / Step Light	6.5W
L2	5	L2 - Post Mount Path Light	3.8W
L3	2	L3 - Mounted Down Light	7W
L4	1	L4 - Submersible Pond Light	8W
L5	8	L5 - Flush Mount Path Light	3W
L6	7	L6 - Wall Light	4W



L1 - Recessed Wall / Step Light

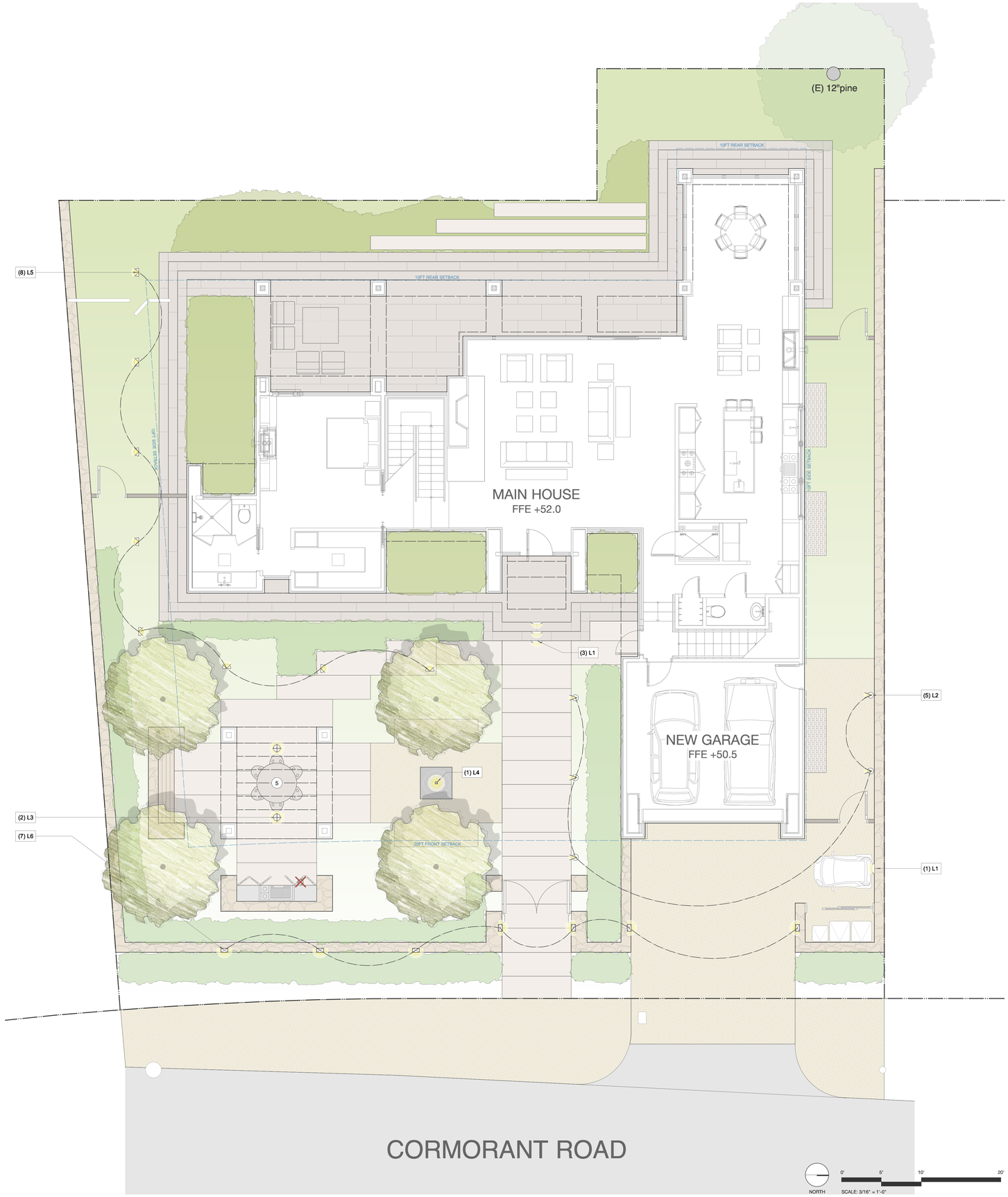
L2 - Post Mount Path Light

L3 - Mounted Down Light

L4 - Submersible Pond Light

L5 - Flush Mount Path Light

L6 - Wall Light



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PROJECT:

GREMP RESIDENCE

- 3024 COMORANT RD
- PEBBLE BEACH • CA
- PARCEL: 007-303-016

DRAWING TITLE:

EXTERIOR LIGHTING PLAN

DRAWN BY: OL

DRAWING DATE: OCT 21, 2016

REVISIONS:

DEC 14, 2017 PEBBLE BEACH CO. ARB REVIEW

JAN 08, 2018 RMA DESIGN APPROVAL REQUEST

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SHEET NUMBER:

L1.1

PROJECT: **GREMP Residence** **APN: 007-303-016**

ADDRESS: **3024 Cormorant Rd, Pebble Beach, California 93953**

PROPOSED EXTERIOR FINISHES FOR PROJECT FILE NO: **PLN:**

MATERIAL: **METAL ROOFING** COLOR: **ZINC PATINA**

MATERIAL: **BUILDING + SITE WALLS** COLOR: **NATURAL LIMESTONE**

MATERIAL: **CLAD WINDOWS** COLOR: **BRONZE PATINA**

MATERIAL: **WOOD DOORS + GATES** COLOR: **IPE & CYPRESS**

MATERIAL: **TERRACE PAVING** COLOR: **NATURAL LIMESTONE**

MATERIAL: **STEPPING STONES** COLOR: **NATURAL LIMESTONE**

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