

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

In the matter of the application of:

M C 3 LLC (PLN180374)

RESOLUTION NO. 18-059

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project involves the minor addition to an existing structure, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a 353 square foot addition, 34 square foot new entry, outdoor fire pit, approximately 310 square foot deck addition (below 24" in height) and new walkways.

[PLN180374, M C 3 LLC, 3044 Cormorant Road,
Pebble Beach, Greater Monterey Peninsula Area Plan,
(Assessor's Parcel Number 007-303-010-000)]

The M C 3 LLC application (PLN180374) came on for a public hearing before the Monterey County Zoning Administrator on October 11, 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** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Greater Monterey Peninsula Area Plan (Area Plan);
 - Monterey County Zoning Ordinance (Title 21);

A request for public hearing was submitted by Mr. Ronald Abelman on September 6, 2018 that raised concerns about the outdoor fire pit possibly being a fire hazard and whether the home was deemed historic.

- b) Allowed Use. The site is located at 3044 Cormorant Road, Pebble Beach and is zoned Medium Density Residential within a Building site area, with Design Control and Recreational Equipment Storage Overlays (MDR/B-6-D-RES).

- c) Design. Zoning designates the property as a Design Control District “D” which makes development subject to Chapter 21.44 of Title 21 which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The neighborhood consists of colors and materials that are earth toned and blend with the surrounding environment. The proposed addition, outdoor fire pit, deck addition and walkways match the existing colors and materials of the one-story single family home. These colors consist of orange tan siding and ivory and light brown stone accents. The materials, location, and nature of the project are consistent with neighborhood character, and will not detract from the visual integrity of the site or the area.
- d) Review of Development Standards. The subject parcel was a result of the Monterey Country Club Subdivision #1, which was granted a variance (ZA00595) for a front setback of 20 feet and a rear and side setback of 10 feet. The proposed development will have a front set back of 20 feet and side and rear set back of 10 feet, consistent with the variance granted for the subdivision. The coverage allowed for the project parcel is 3,290 square feet. The existing coverage is 2,903 square feet and the proposed coverage is at the maximum allowed for the site, 3,290 square feet. The project additions to the existing home conforms to the variance granted and the site development standards pursuant to Section 21.12.060 of Title 21.
- e) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. The site is developed and has been previously disturbed. An archaeological waiver was granted due to the fact that the area of the addition is on previously disturbed soil. The potential for inadvertent impacts to cultural resources is limited.
- f) The project was originally scheduled for an administrative review on September 7, 2018. Staff received a request for public hearing expressing concerns relative to the outdoor fire pit possibly being a fire hazard and the home being deemed as an historic property. Staff consulted with the Pebble Beach Community Services District (CSD) and internal building staff. PBCSD reviewed the plans and found the project would not be hazardous, therefore necessitating no change to current proposal. Furthermore, the applicant submitted a phase-one Historic Assessment (LIB180321) that identified the home is not an historic property nor is it currently listed on the Monterey County Register of Historic Resources.
- g) The project was not referred to the Del Monte Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC.
- h) 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 PLN180374.

2. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the proposed use.
- EVIDENCE:** a) The project includes minor improvements associated with an established residential use on a residential property within a residential neighborhood.
- b) 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 PLN180374.
3. **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) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. The project would not require intensification of services provided.
- b) The project includes minor improvements associated with an established residential use in a residential neighborhood.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180374.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. There are no known violations on the subject parcel.
- b) 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 PLN180374.
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 15301 (e) categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 % of the floor area of the structures.
- b) The proposed project is to allow the construction of a nook, new entry, outdoor fire pit, deck addition and new walkways to an existing one-story single family dwelling. Therefore, the project qualifies for a

Class 1 categorical exemption pursuant to Section 15301 (e) of the CEQA guidelines.

- 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 apply to this project. The project does not involve a designated historical resource (see evidence in Finding 1), a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- 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 PLN180374.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Board of Supervisors. Pursuant to MCC Section 21.44.070, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

1. Find that the project involves the construction of an addition to an existing structure, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the construction of 353 square foot addition, 34 square foot new entry, outdoor fire pit, approximately 310 square foot deck addition (below 24" in height) and new walkways, all in general conformance with the attached sketch.

PASSED AND ADOPTED this 11th day of October, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 11 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 22 2018

THIS PROJECT IS NOT LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION.

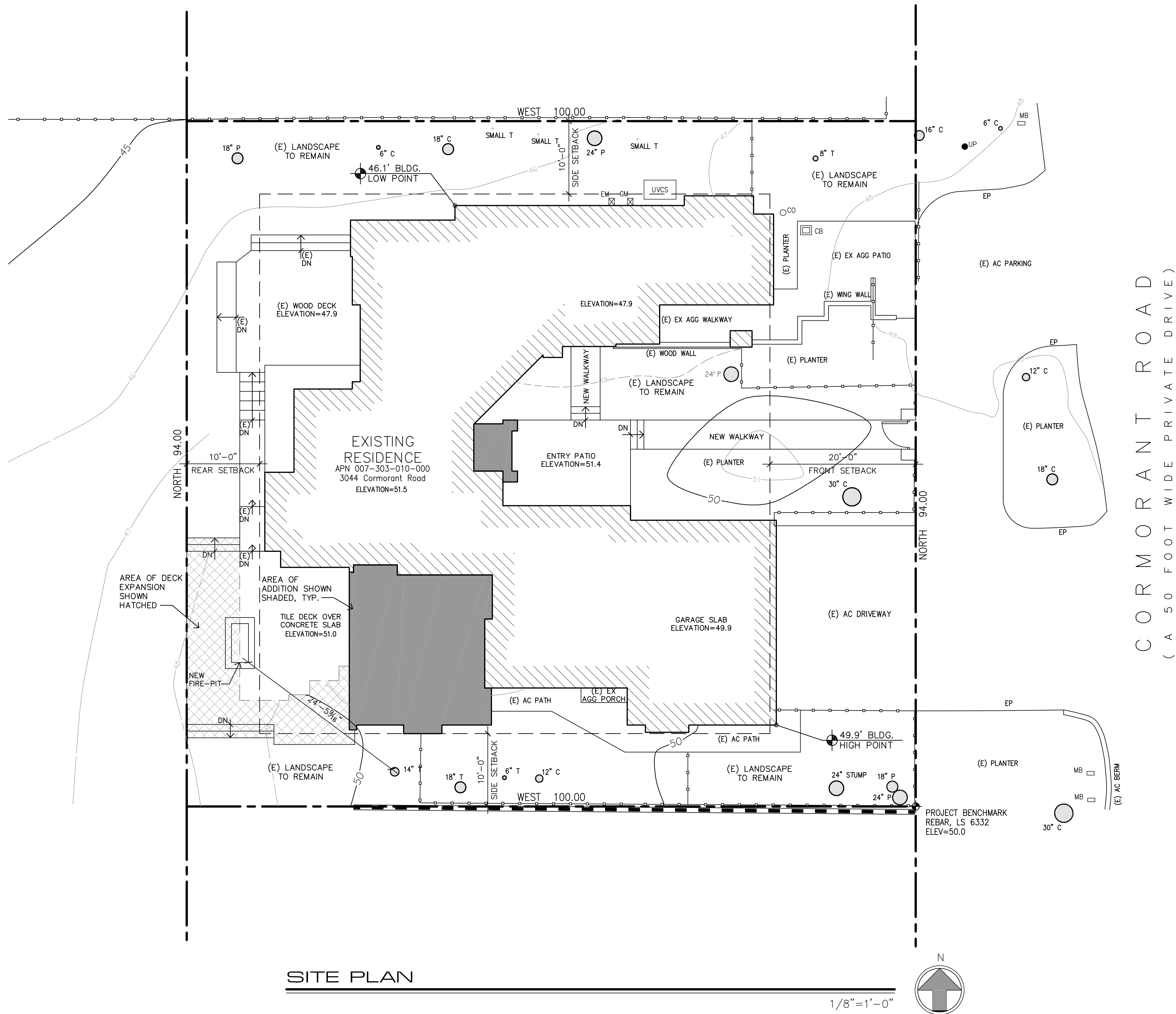
This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes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



SITE PLAN

PLANNING INFO.

- PROPERTY OWNER:
LEZLIE GUNN
4045 S. BUFFALO DRIVE, SUITE A101-171
LAS VEGAS, NV 89147
(702) 241-7776
- PROJECT ADDRESS:
3044 CORMORANT ROAD
PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
ADDITION OF 353 S.F. NEW NOOK AND SITTING ROOM, 34 S.F. NEW ENTRY, EXPAND (E) DECK 307 S.F., NEW WALKWAYS TO (E) PATIO AND NEW ENTRY
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 007-303-010
- LEGAL DESC.: LOT: BLOCK:
- ZONE: MDR/B-6-D-RES
- STORIES: ONE
- MAX BLDG. HT: 30 FT
- GRADING: 0 CY
- TREE REMOVAL: 0
- TOPOGRAPHY: GENTLY SLOPING
- PROJECT CODE COMPLIANCE:
2016 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2016 CALIFORNIA ENERGY CODE

■ ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0

■ LOT AREA: 9,400 S.F. (0.2158 Ac.)

■ LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
BUILDINGS	2,903	387	3,290
TOTAL	2,903	387	3,290

- LOT COVERAGE ALLOWED: 3,290 SF (35%)
- LOT COVERAGE PROPOSED: 3,290 SF (35%)

■ F.A.R. CALCULATIONS

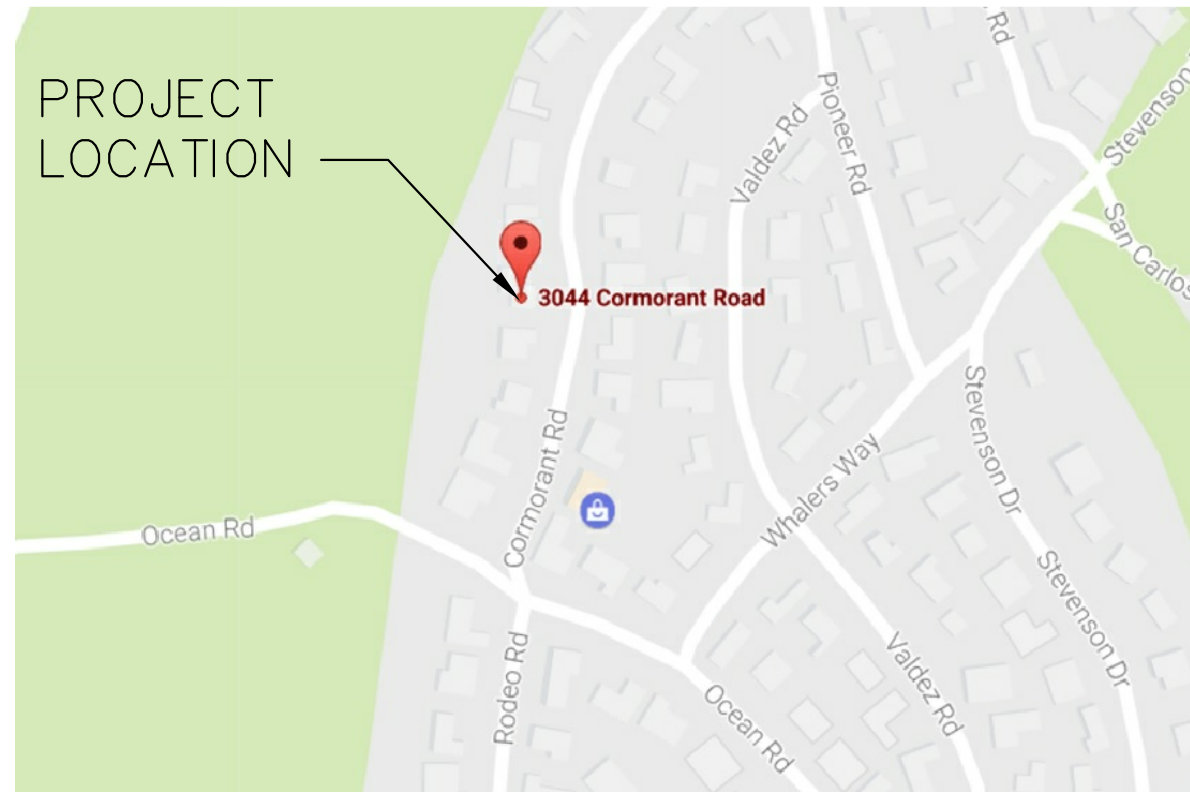
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING			
MAIN FLOOR	2,403	387	2,790
GARAGE	500	0	500
TOTAL	2,903	387	3,290

PROPOSED REMODEL
115
0
115

- F.A.R. ALLOWED: 3,290 SF (35%)
- F.A.R. PROPOSED: 3,290 SF (35%)

VICINITY MAP

N.T.S.



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

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STAMPS:

PROJECT/CLIENT:

LEZLIE GUNN

PROJECT ADDRESS:

3044 CORMORANT ROAD
PEBBLE BEACH
CA 93953

APN: 007-303-010

DATE: AUGUST 1, 2018

DESIGN APPROVAL SUBMITTAL

REVISIONS:

1	
2	
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SITE

PLAN

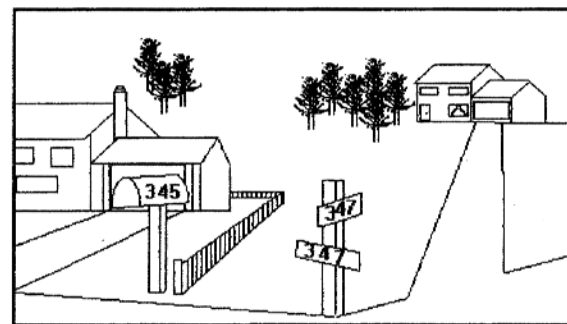
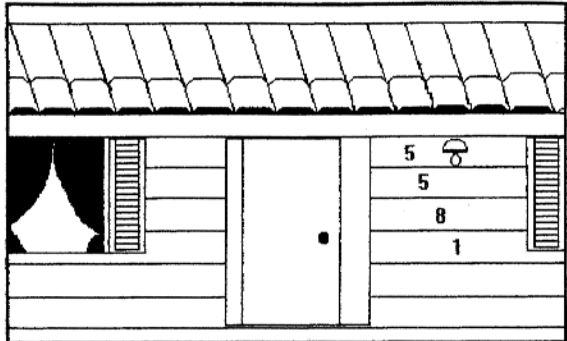
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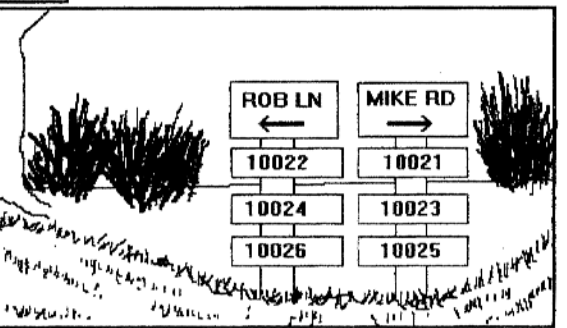
FIRE DEPARTMENT DIAGRAMS

ADDRESS POSTING REQUIREMENTS

Location
All structure are required to have a permanently posted address visible from the road. Posting the address near the entry light is recommended, if the number will be visible from the road.



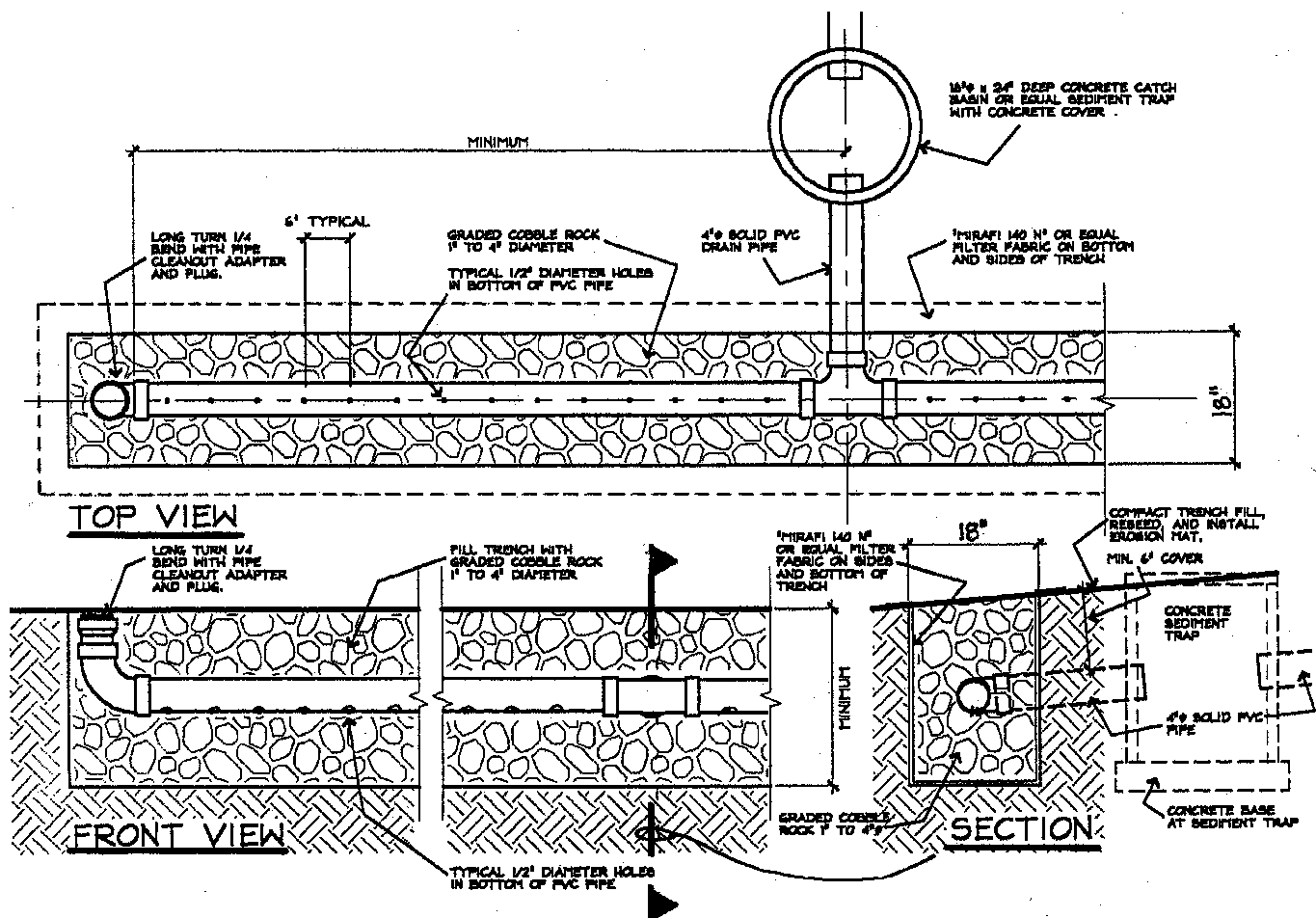
Where the address is not readily visible from the road, it shall be placed at each driveway entrance and visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted at a single location.



When there is a branch of fork in the road, indicate all addresses numbers on each branch or fork on a post, as indicated: Road name changes shall also be indicated.

SIZE

Size of letters, numbers and symbols for addresses shall be a minimum of 4inch letter height, 1/2 inch stroke, contrasting with the background color and sign.



ROOF WATER DISPERSION OUTLET DETAIL

1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. *MIRAS 140 NY OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE AT LEAST 20' FROM STRUCTURE.
4. DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

FIRE DEPARTMENT NOTES

ADDRESSES FOR BUILDINGS – ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

SETBACKS – ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.

DISPOSAL OF VEGETATION AND FUELS – DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.

DEFENSIBLE SPACE REQUIREMENTS – (STANDARD) – MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

SMOKE ALARMS – (SINGLE FAMILY DWELLING) – WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

ROOF CONSTRUCTION – (CYPRESS FPD & PEBBLE BEACH CSD) – ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS 'A' ROOF CONSTRUCTION.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.
3. ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"x24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING CLEANOUTS (CRC 408.4 & CPC 707.9). FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN 30"x30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN 30" WIDE PASSAGE (CMC 304.0)
4. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, AUDIO/VISUAL, SECURITY, DATA LINES, ETC.
5. ALL PROJECTS WITH WATERPROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

BATHROOM:

1. SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS PER MINUTE @ 80 P.S.I. FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.
2. WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 P.S.I. OR LESS.
3. TUB & SHOWER WALLS AND CEILINGS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CRC, 702.3.8 & 702.4).
4. TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS (403.2 CPC)

FIRE PROTECTION NOTES:

1. PROVIDE FIREBLOCKING AT 10' INTERVALS IN THE WALL HORIZONTALLY AND AT FLOOR AND CEILING LEVELS VERTICALLY PER (CRC 302.11).
2. THE OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIREBLOCKED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC 1003.19).
3. NON-COMBUSTIBLE FIREBLOCKING SHOULD BE SECURELY FASTENED AT THE OPENING WHERE THE CHIMNEY PASSES THROUGH THE FLOORS AND CEILINGS, (CRC 1003.19)
4. SMOKE DETECTORS SHALL BE INSTALLED PER CRC 314. EACH NEW OR EXISTING BEDROOM SHALL BE SERVED BY A SMOKE DETECTOR; IN NEW CONSTRUCTION EACH SMOKE DETECTOR SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS WITH HOUSE WIRING AS THE PRIMARY POWER SOURCE WITH BATTERY BACK-UP.; IN REMODELS EACH SMOKE DETECTOR MAY BE POWERED BY BATTERY ONLY. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
5. IF A FIRE ALARM SYSTEM IS INTEGRATED INTO A SECURITY SYSTEM, THE FIRE ALARM SYSTEM DRAWINGS MUST BE SUBMITTED TO THE LOCAL FIRE JURISDICTION FOR APPROVAL PRIOR TO INSTALLATION.

PLUMBING NOTES:

1. PROVIDE PRESSURE ABSORBING DEVICES, SUCH AS A WATER HAMMER ARRESTOR, THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (CPC 609.10)
2. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ. IN., AND ALSO CAPABLE OF ENCOMPASSING 30" DIAMETER CIRCLE.
3. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.
4. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
5. ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE FROM THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
6. PLUMBING LINES UTILIZED AS GROUNDS ARE PROHIBITED.

CARBON MONOXIDE ALARM/DETECTION SYSTEMS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. (R315.1 CRC)

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. (R315.1.2 CRC)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (R315.1.3 CRC)

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS TO EXISTING DWELLINGS OCCUR THAT REQUIRE A PERMIT AND EXCEED \$1000, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (R315.2.2 CRC)

SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R315.1 CRC)

JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

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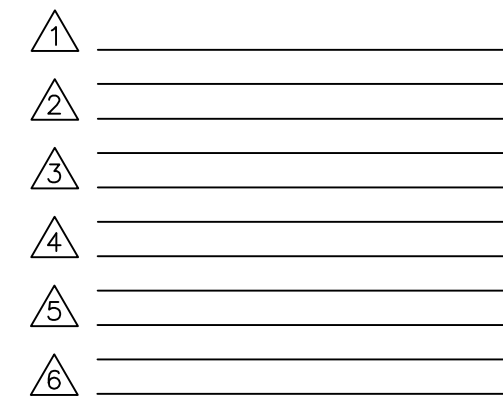
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ROAD
PEBBLE BEACH
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APN: 007-303-010

DATE: AUGUST 1, 2018

DESIGN APPROVAL SUBMITTAL

REVISIONS:



GENERAL
NOTES

SHEET NO.

A1.1

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

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DATE: AUGUST 1, 2018

DESIGN APPROVAL SUBMITTAL

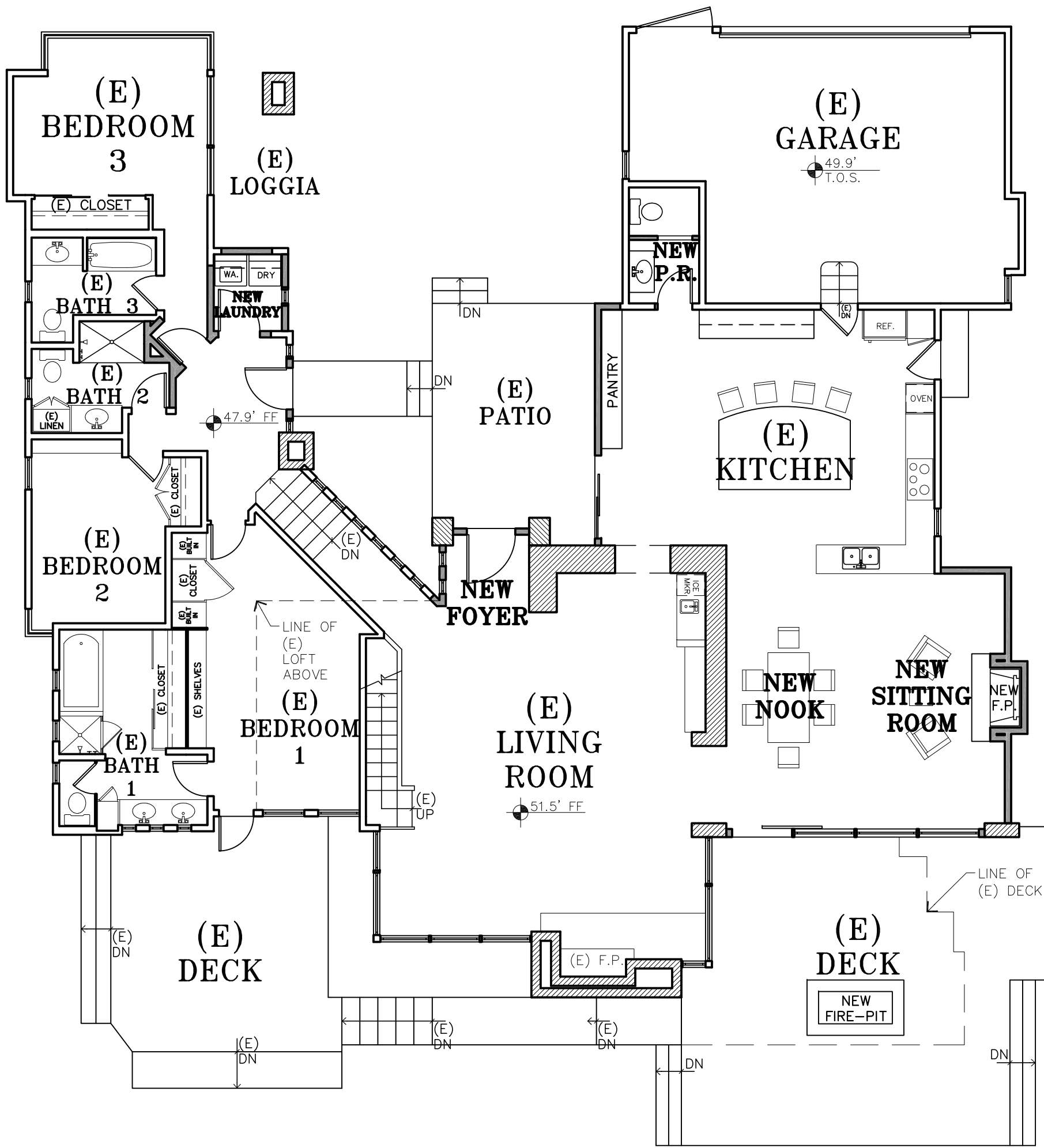
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MAIN LEVEL
PLAN

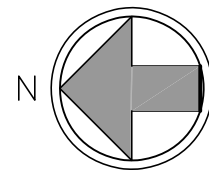
SHEET NO.

A2.0



MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

2X EXISTING WALL TO REMAIN
2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

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STAMPS:

PROJECT/CLIENT:

LEZLIE GUNN

PROJECT ADDRESS:

3044 CORMORANT
ROAD
PEBBLE BEACH
CA 93953

APN: 007-303-010

DATE: AUGUST 1, 2018

DESIGN APPROVAL SUBMITTAL

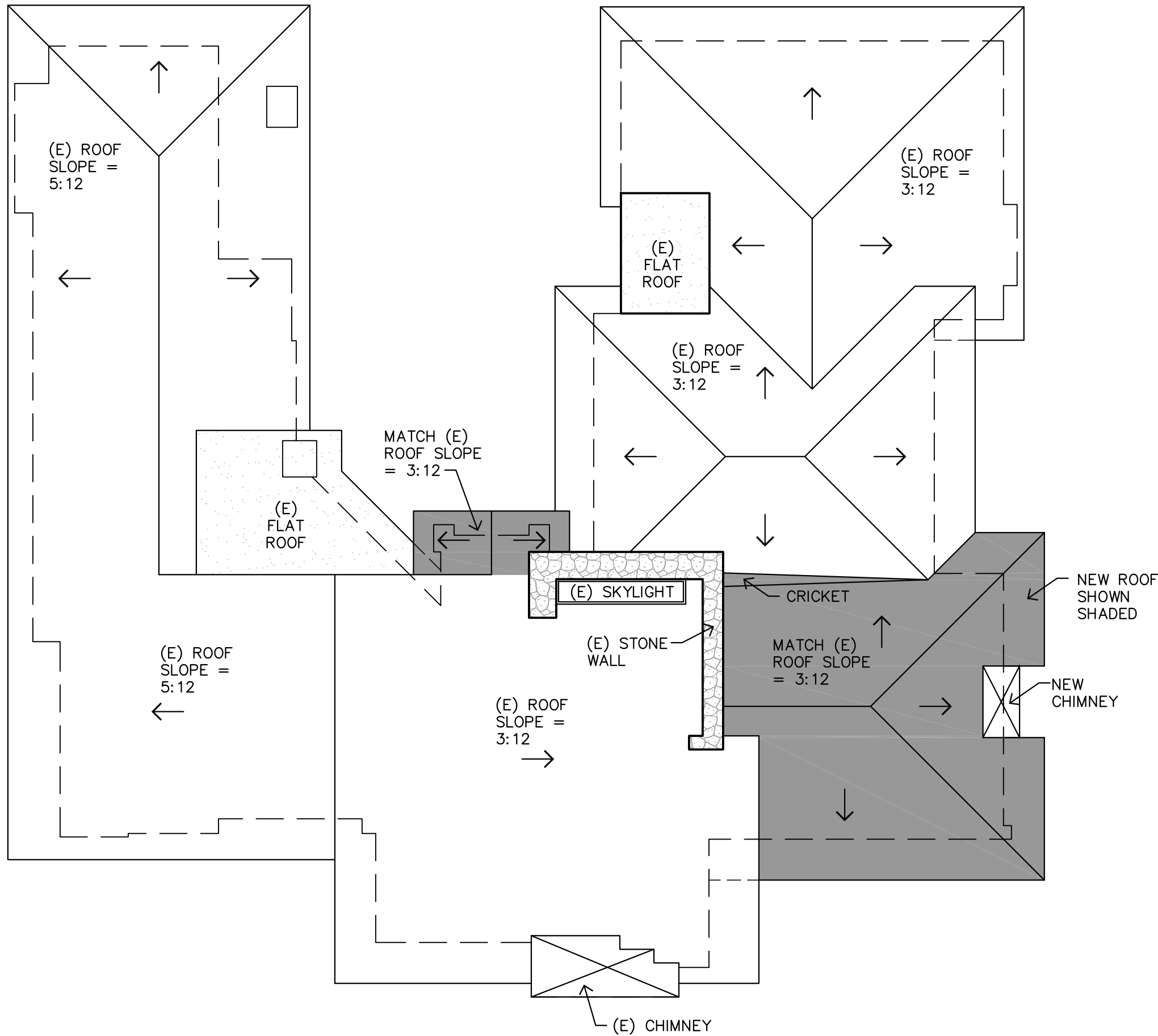
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ROOF
PLAN

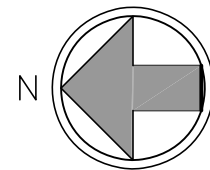
SHEET NO.

A5.0



ROOF PLAN

1/8"=1'-0"



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LEZLIE GUNN

PROJECT ADDRESS:

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ROAD
PEBBLE BEACH
CA 93953**

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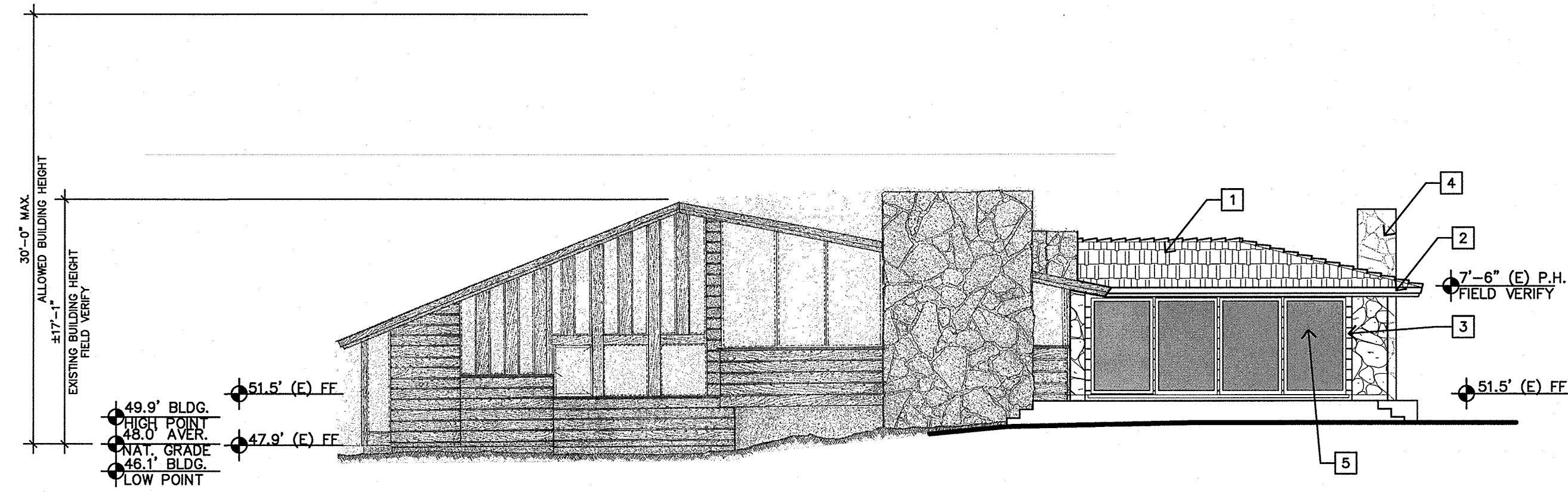
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ELEVATIONS

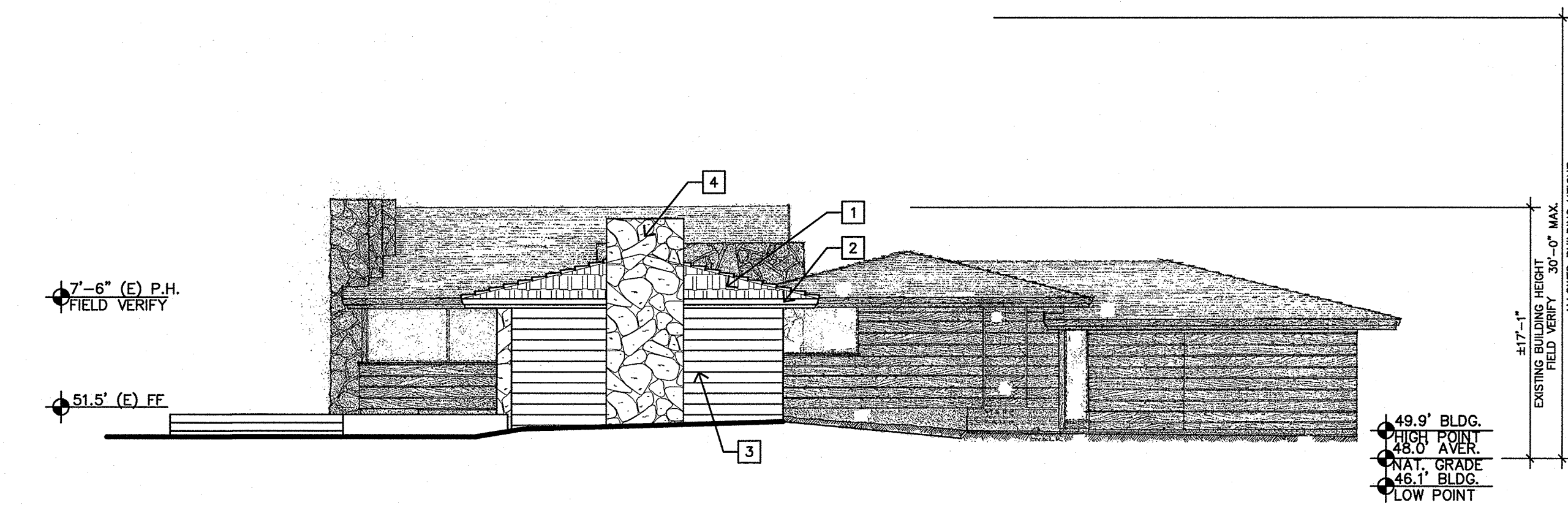
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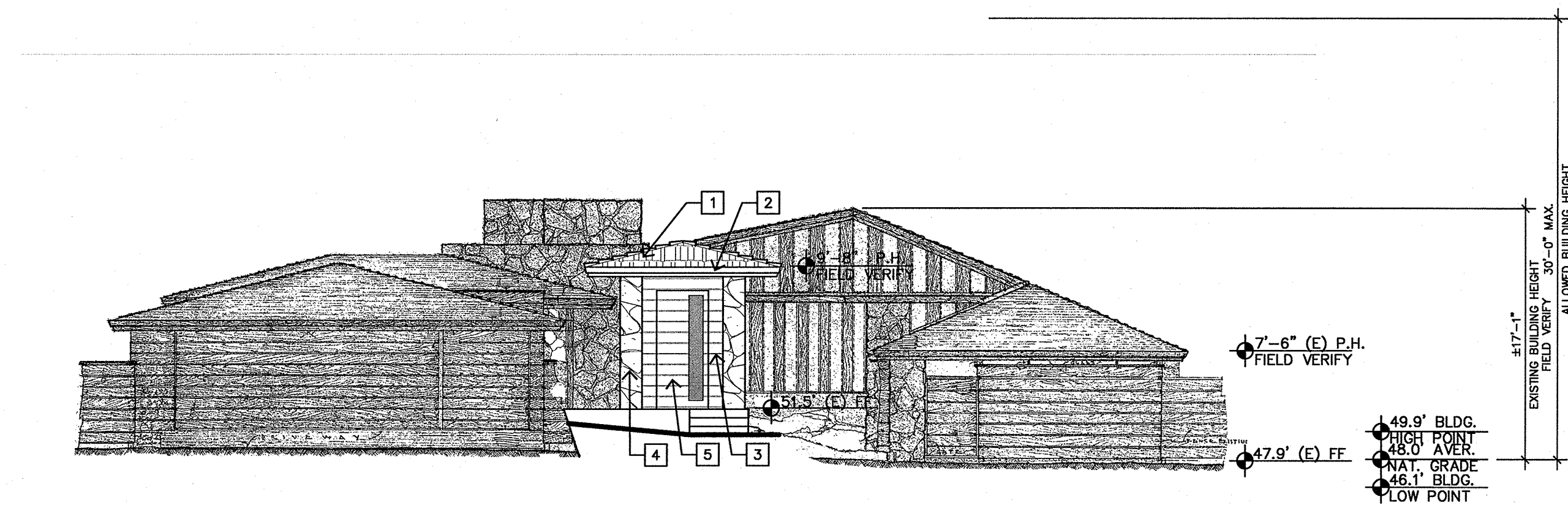
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

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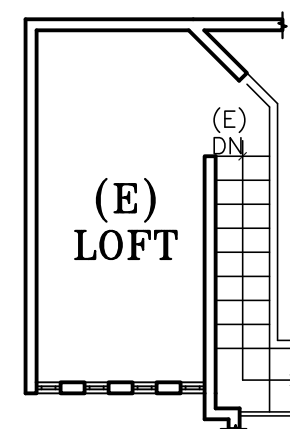
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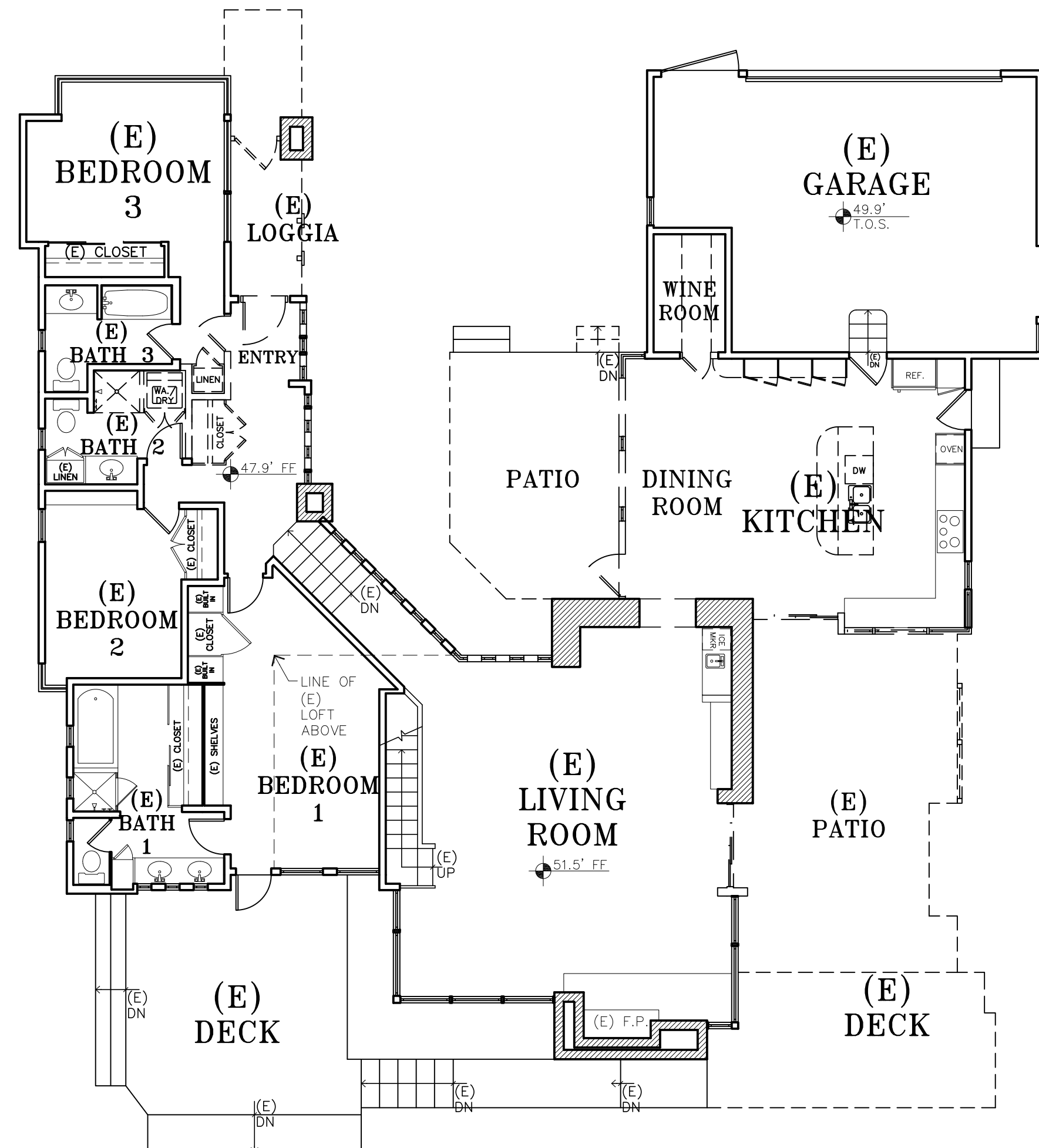
MAIN LEVEL
EXIST / DEMO

SHEET NO.

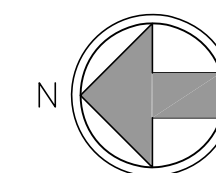
D1.0





EXISTING LOFT PLAN

$$1/8'' = 1' - 0''$$


MAIN LEVEL EXISTING-DEMOLITION PLAN

$$1/8'' = 1' - 0''$$


WALL LEGEND

 2X EXISTING WALL TO REMAIN
 (E) DOOR OR WINDOW TO BE REMOVED
 2X EXISTING WALL TO BE REMOVED

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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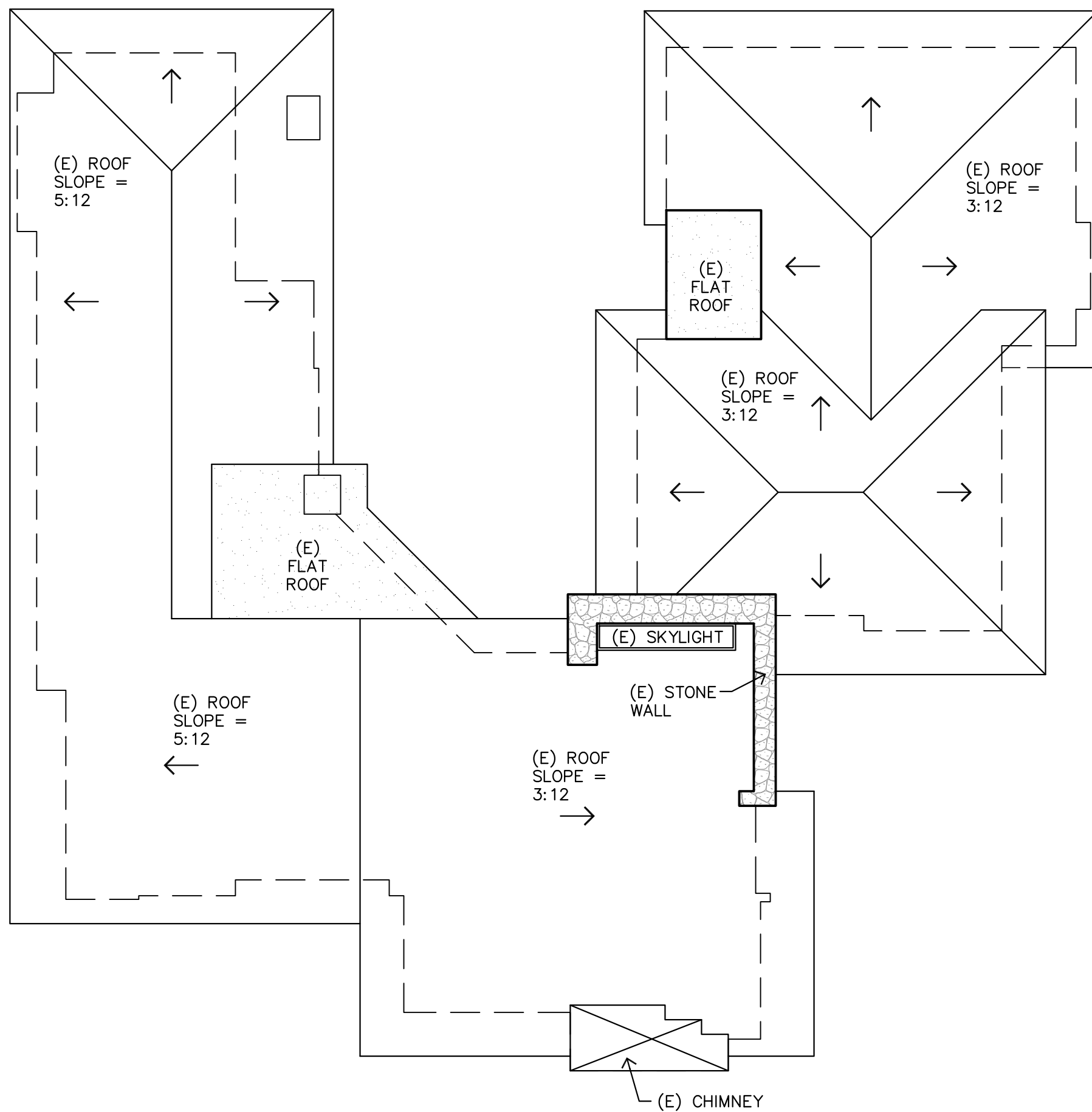
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ROOF PLAN
EXIST / DEMO

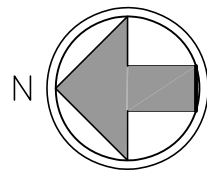
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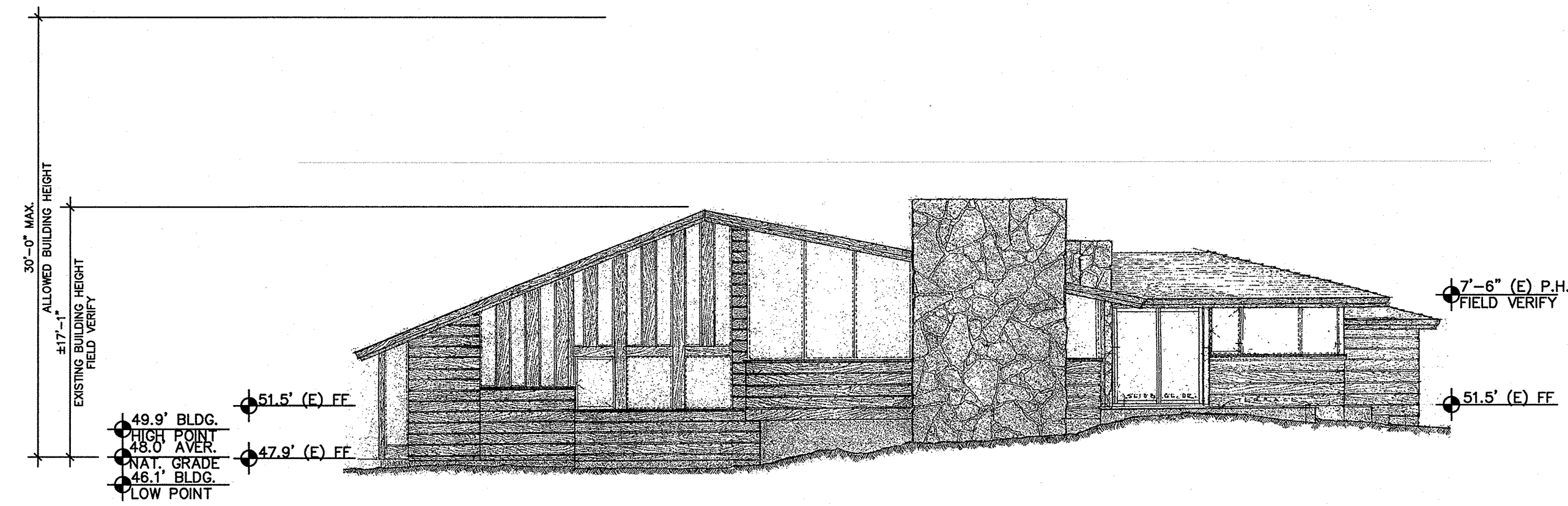
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EXISTING-DEMOLITION ROOF PLAN

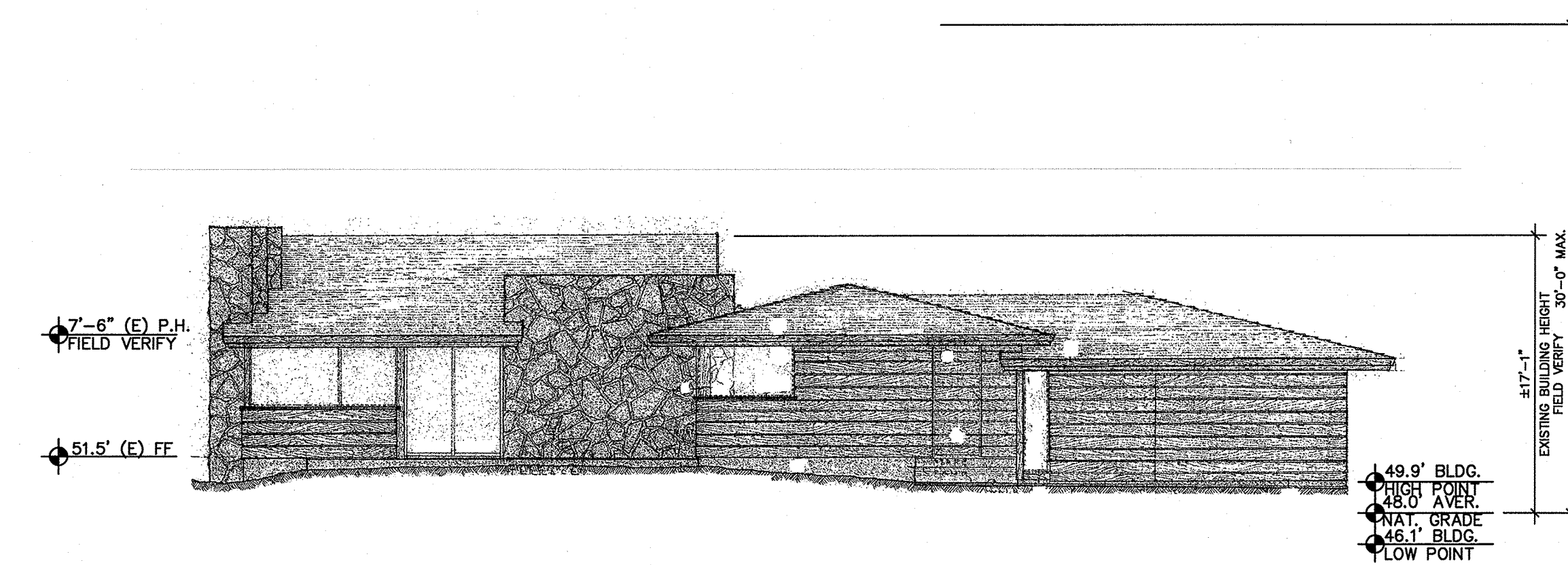
1/8"=1'-0"





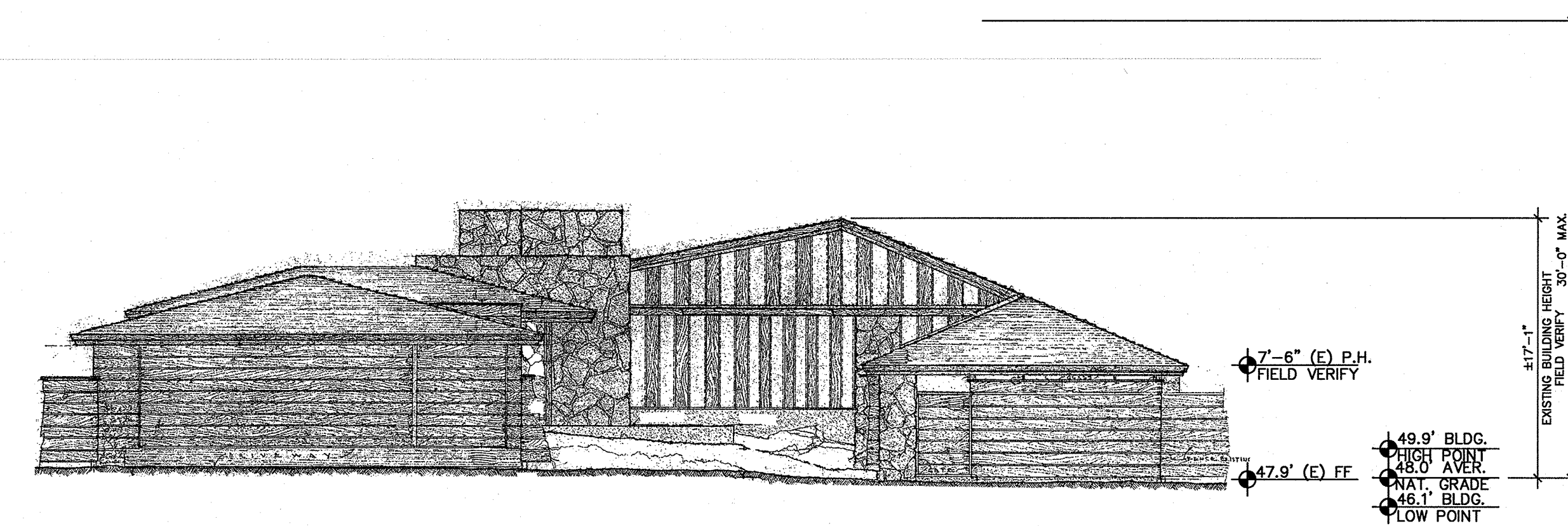
EXISTING WEST ELEVATION

1/8"=1'-0"



EXISTING SOUTH ELEVATION

1/8"=1'-0"



EXISTING WEST ELEVATION

1/8"=1'-0"

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ELEVATIONS
EXIST / DEMO

SHEET NO.

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