

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

In the matter of the application of:

CONOVER (PLN200005)

RESOLUTION NO. 20-032

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the demolition of existing 2,583 square foot single family dwelling and construction of a 3,420 square foot single family dwelling inclusive of an attached two-car garage and 650 square foot deck.

[1017 Ocean Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-293-009-000)]

The Conover application (PLN200005) came on for a public hearing before the Monterey County Zoning Administrator on August 13, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / 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 a demolition of a 2,583 square foot single family dwelling and a construction of a 3,420 square foot single-family dwelling with an attached garage.
 - b) The property is located at 1017 Ocean Road, Pebble Beach (Assessor's Parcel Number 007-293-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of single-family dwellings are allowed use pursuant to Monterey County Code Section 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below).

- c) The project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula; and
 - Monterey County Zoning Ordinance (Title 21)
- d) 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.
- e) Review of Development Standards. The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards require special setbacks for the main dwelling unit of 15 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has setbacks proposed at 15 feet (front), 15 feet (rear), and 10 feet (sides).
Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 23'4". The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,773 square feet, which would allow site coverage of 3,420 square feet. The proposed single-family dwelling unit and garage would result in site coverage of 3,420 square feet or 35 percent. Therefore, as proposed, the project meets all required development standards.
- f) 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. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) The following technical report has been prepared:
 - *Historic Assessment (LIB200125) prepared by PAST Consultants LLC Pacific Grove, California, July 16, 2020.*
 - *Archaeological Consulting (LIB180004) prepared by Gary Breschini, Salinas, California, December 18, 2017.*
 County staff has independently reviewed this report and concurs with its conclusions.
- h) Necessary public facilities are available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal-Am.
- i) The project is located within a high archaeological zone, a Phase I archeological report prepared by Gary Breschini dated December 18, 2017 concluded that there is no surface evidence of potentially significant archaeological resources on this parcel. Recommendations were made that any future construction projects on this parcel should not be delayed for archaeological reasons. A condition of approval (Condition No. 3) was applied to this project to include language directing the contractor to stop work within 50 meters (165 feet) of uncovered resource, immediately contact Monterey County RMA-Planning, OCEN Tribal Council and qualified archaeologist because

of the possibility of unidentified (e.g., buried) cultural resources being found during any construction involving ground disturbance.

- j) Design. See Finding No. 2.
- k) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- l) The project planner conducted a site inspection on July 15, 2020 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- m) The project was referred to the Del Monte Forest 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 May 7th, 2020 voted 5 – 0 to support the project as proposed with 3 absent.
- n) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN200005.

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 a single-family dwelling and an attached garage on an existing residential lot.
 - b) Pursuant to Chapter 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) The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,000-3,000 square feet within a one mile radius. The architecture style of the neighborhood is comprised of mixed designs ranging from traditional California Ranch to Spanish Revival. The neighborhood is in transition in terms of development, composed of new designs mixed in with the old. The proposed dwelling incorporates architectural aesthetics of classic California craftsman. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include gray board and batten siding, bronze clad windows and doors and composition shingles roofing.
 - d) The project planner conducted a site inspection on July 15, 2020 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.
 - e) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood

character (i.e., structural design features, colors, and material finishes). As proposed, the project is consistent with neighborhood character, and assures visual integrity.

- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN200005

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 15303(a) categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
 - b) The subject project consists of the construction of a single-family dwellings with an attached garage. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
 - c) The existing structure was constructed in 1960. CEQA guidelines, PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. A historical report was prepared and submitted by Seth Bergstein, with PAST Consultants, LLC dated July 16, 2020 indicating that the structure lacks both historic integrity and significance. The subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places, and therefore would not be considered as a historic resource as defined by CEQA.
 - d) 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, or 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.
 - e) No adverse environmental effects were identified during staff review of the development application.

4. **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 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approving the demolition of existing 2,583 square foot single family dwelling and construction of a 3,420 square foot single family dwelling inclusive of an attached two car-garage and 650 square foot deck, all in general conformance with the attached plans, which are incorporated herein by reference.

PASSED AND ADOPTED this 13th day of August, 2020.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 26 2020.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. 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 SEP 08 2020.

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

PLN200005

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN200005) allows the demolition of an existing 2,583 square foot single family dwelling and construction of a 3,420 square foot single family dwelling with a 650 square foot deck. The property is located at 1017 Ocean Road, Pebble Beach (Assessor's Parcel Number 007-293-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number 20-032) was approved by the Zoning Administrator for Assessor's Parcel Number 007-293-009-000) on August 13, 2020. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. 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.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0031 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the Southeasterly and Southwesterly boundary lines of the subject parcel and have said lines monumented.

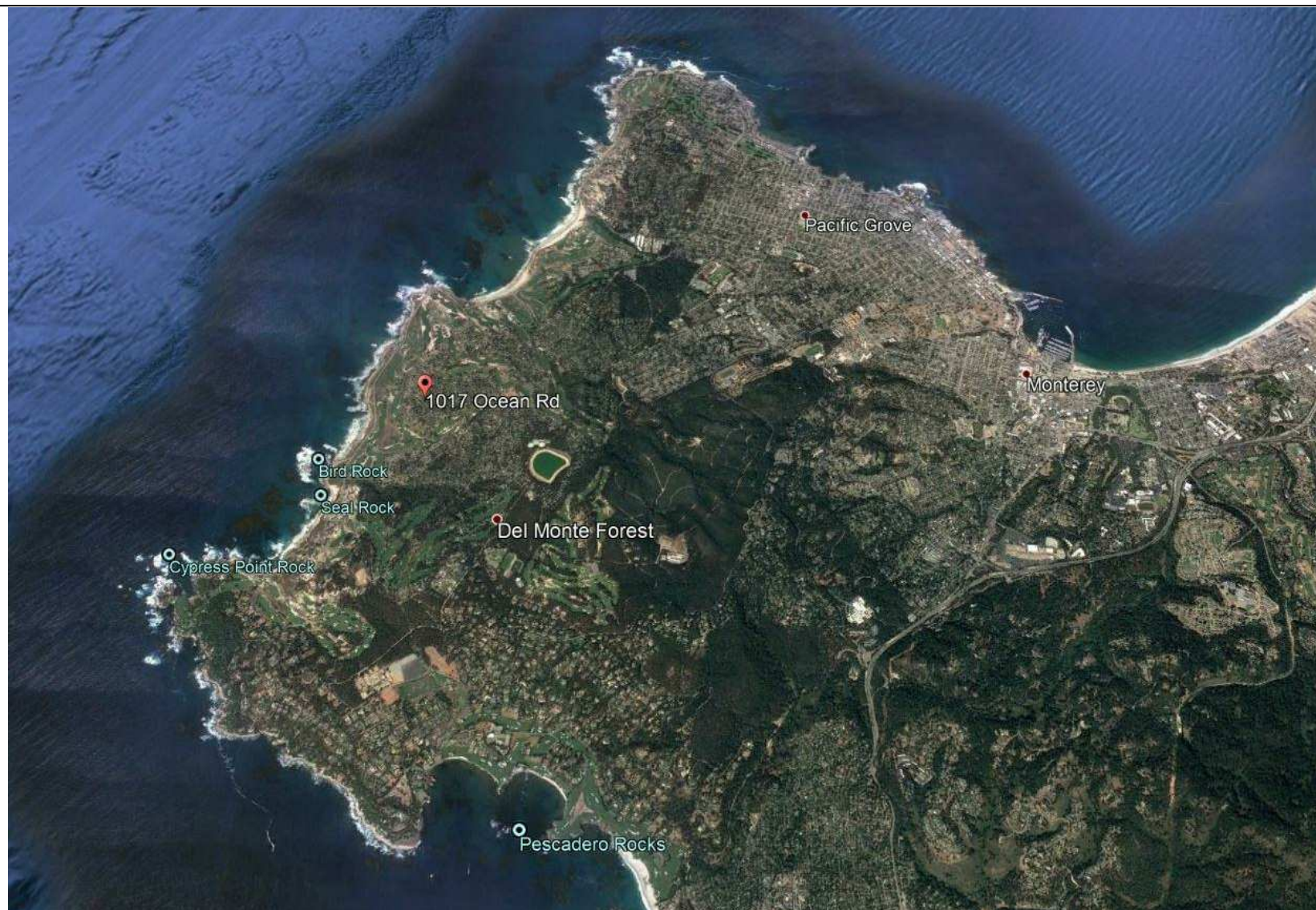


Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the Southeasterly and Southwesterly boundary line(s) of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

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REMODEL AND ADDITION TO AN EXISTING DWELLING

THE CONOVER RESIDENCE

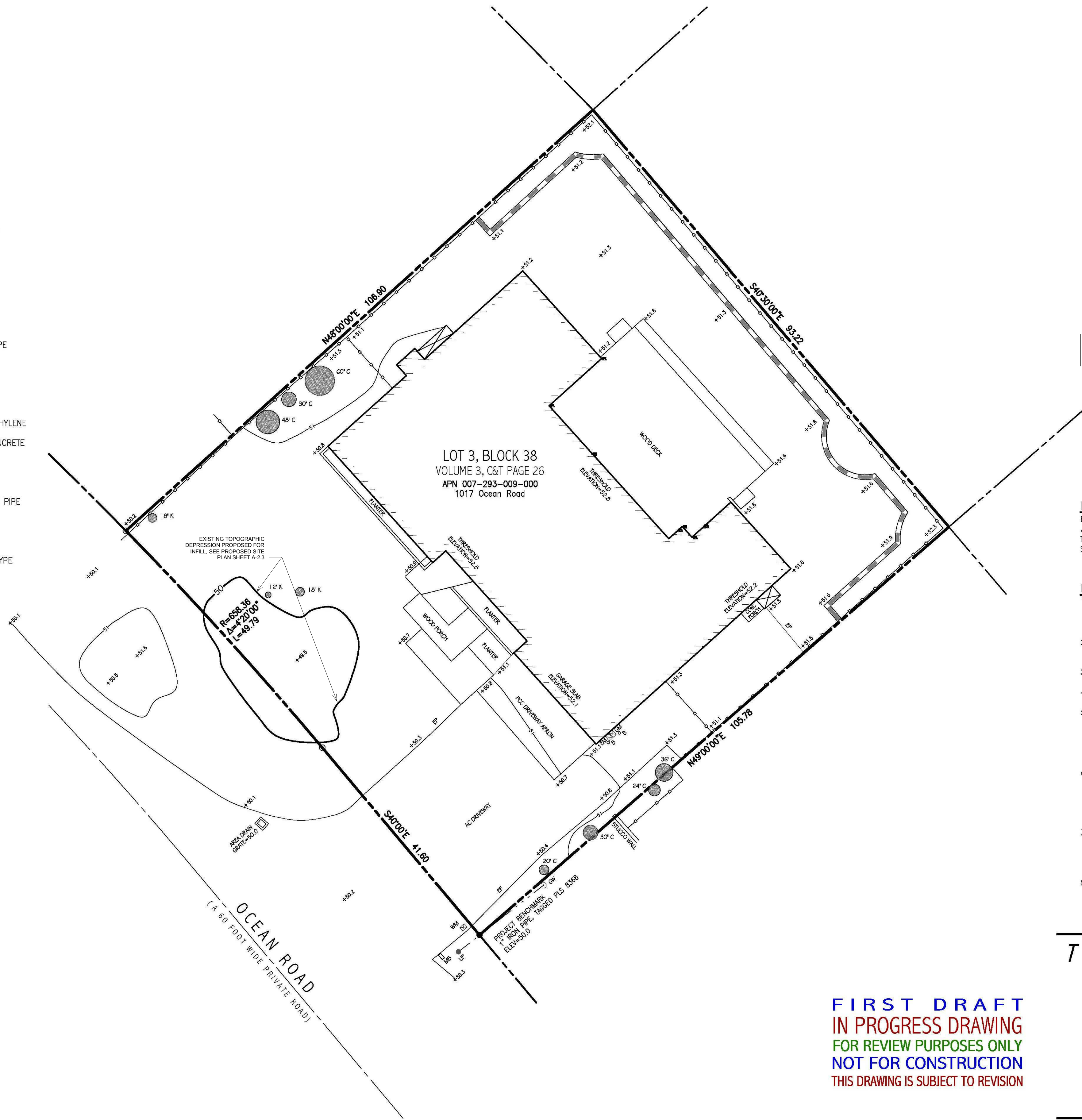
1017 OCEAN ROAD, PEBBLE BEACH, CA. 93953

PROJECT LOCATION	PROJECT TEAM	PROJECT DATA	SHEET INDEX																																																														
	<div>ARCHITECT HUNTER PORTER ELDRIDGE, AIA 661 LIGHTHOUSE AVE, SUITE F PACIFIC GROVE, CA. 93950 P: 831-333-0700 M: 831-277-6487 E: HUNTER@HPE-ARCH.COM</div> <div>CIVIL ENGINEERING T.B.D.</div> <div>GENERAL CONTRACTOR HOMETEK CONSTRUCTION P.O. BOX 51395 PACIFIC GROVE, CA 93950 P: 831-601-4447 E: TOM@HOMETEK.ORG</div> <div>STRUCTURAL ENGINEERING T.B.D.</div> <div>MECHANICAL ENGINEERING / TITLE 24 COMPLIANCE MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923 P: (831)-372-8328 E: CAD@MEG4.COM</div> <div>ARBORIST FRANK ONO F.O. CONSULTING 1213 MILES AVENUE PACIFIC GROVE CA, 93950 P: (831) 373-7086 E: FOCONSULTING@REDSHIFT.COM</div>	<div>OWNER: JOHN AND ANN MARIE CONOVER PROJECT ADDRESS: 1017 OCEAN ROAD, PEBBLE BEACH CA 93953 MAILING ADDRESS: 900 SIGNORELLI CIRCLE SAINT HELENA, CA 94574</div> <div>A.P.N.: 007-293-009-000</div> <div>ZONE DISTRICT: LEGAL DESCRIPTION: MDR/B-6-D-RES LOT 3, BLOCK 38, VOLUME 3, C&T PAGE 26</div> <div>ORIGINAL YEAR OF CONSTRUCTION: 1960</div> <div>ZONING REQUIREMENTS: Main Structures/ Minimum Setbacks. Front: 15' Side: 10' Rear: 10' Max. Height. twenty-seven (27) feet. Building Site Coverage / Floor Area Ratio: 35%</div> <div>FLOOD ZONE: NO</div> <div>HISTORIC CATEGORY: OCCUPANCY: NON-HISTORIC R-3 (RESIDENTIAL)</div> <div>CONSTRUCTION TYPE: V-N</div> <div>SITE AREA: 9,773 SF</div> <div>EXISTING PARKING: PROPOSED PARKING: 2 COVERED & 2 UNCOVERED SPACES NO CHANGE</div> <div>SITE COVERAGE AND F.A.R. : EXISTING HOUSE FOOTPRINT: 2583 SF EXISTING EAVES OF 30" OR MORE: 0 SF TOTAL EXISTING LOT COVERAGE: 2583 SF (26.42%) PROPOSED HOUSE FOOTPRINT: 3420 SF PROPOSED EAVES OF 30" OR MORE: 0 SF MAX. ALLOWABLE SITE COVERAGE= 3420 SF (35%) TOTAL PROPOSED LOT COVERAGE: 3420 SF (35%) TOTAL PROPOSED LOT COVERAGE INCREASE = 837 SF (8.56%) PROPOSED FLOOR AREA RATIO= 3420 SF/ 9,733 SF 34.9% PROPOSED STRUCTURE HEIGHT ABOVE AVG. NAT. GRADE: 23' - 4" MAX. ALLOWABLE HEIGHT= 27'-0" WATER SUPPLY: CAL-AM SEWER: PUBLIC TREE REMOVAL: NONE PRELIMINARY GRADING INFORMATION: CUT= 44CY FILL= 10CY NET= 34CY</div>	<div>ARCHITECTURAL</div> <table><tr><th>Sheet #</th><th>Sheet Name</th></tr><tr><td>A0.0</td><td>COVER SHEET</td></tr><tr><td>A0.1</td><td>EXISTING SURVEY</td></tr><tr><td>A1.0</td><td>PROPOSED SITE PLAN</td></tr><tr><td>A2.0</td><td>EXISTING FLOOR PLAN</td></tr><tr><td>A2.1</td><td>DEMOLITION PLAN</td></tr><tr><td>A2.2</td><td>EXISTING ROOF PLAN</td></tr><tr><td>A2.3</td><td>PROPOSED FLOOR PLAN</td></tr><tr><td>A2.4</td><td>PROPOSED ROOF PLAN</td></tr><tr><td>A3.0</td><td>EXISTING SOUTH & EAST ELEVATIONS</td></tr><tr><td>A3.1</td><td>EXISTING NORTH & WEST ELEVATIONS</td></tr><tr><td>A3.2</td><td>PROPOSED SOUTH & EAST ELEVATIONS</td></tr><tr><td>A3.3</td><td>PROPOSED NORTH & WEST ELEVATIONS</td></tr><tr><td>A3.5</td><td>PROPOSED BUILDING SECTIONS</td></tr><tr><td>A3.6</td><td>PROPOSED BUILDING SECTIONS</td></tr><tr><td>A3.7</td><td>PROPOSED BUILDING SECTION</td></tr><tr><td>A3.8</td><td>WALL SECTIONS</td></tr><tr><td>A3.9</td><td>GENERATOR PLAN</td></tr><tr><td>A4.2</td><td>PROPOSED 3D VIEWS AT OCEAN ROAD</td></tr><tr><td>A5.0</td><td>DETAILS</td></tr><tr><td>A5.1</td><td>DETAILS</td></tr><tr><td>A7.0</td><td>DOOR & WINDOW SCHEDULES</td></tr><tr><td>A7.1</td><td>EXTERIOR MATERIALS</td></tr><tr><td>A8.0</td><td>INTERIOR ELEVATION - MASTER BATHROOM & MASTER CLOSET</td></tr><tr><td>A8.1</td><td>INTERIOR ELEVATION - BATH. 2, HALL CLOSET, CLST 2, CLST 3 & COAT CLST</td></tr><tr><td>A8.2</td><td>INTERIOR ELEVATION - KITCHEN AND PANTRY</td></tr><tr><td>A8.3</td><td>INTERIOR ELEVATION - BATH. 3, CLST. 4 & BED. 4 VANITY</td></tr><tr><td>A9.0</td><td>ENTRY FENCE ELEVATIONS</td></tr><tr><td>A10.0</td><td>RCPL/LIGHTING & ELEC.</td></tr><tr><td>A11.0</td><td>INTERIOR 3D VIEWS</td></tr><tr><td>A11.1</td><td>INTERIOR 3D VIEWS</td></tr></table>	Sheet #	Sheet Name	A0.0	COVER SHEET	A0.1	EXISTING SURVEY	A1.0	PROPOSED SITE PLAN	A2.0	EXISTING FLOOR PLAN	A2.1	DEMOLITION PLAN	A2.2	EXISTING ROOF PLAN	A2.3	PROPOSED FLOOR PLAN	A2.4	PROPOSED ROOF PLAN	A3.0	EXISTING SOUTH & EAST ELEVATIONS	A3.1	EXISTING NORTH & WEST ELEVATIONS	A3.2	PROPOSED SOUTH & EAST ELEVATIONS	A3.3	PROPOSED NORTH & WEST ELEVATIONS	A3.5	PROPOSED BUILDING SECTIONS	A3.6	PROPOSED BUILDING SECTIONS	A3.7	PROPOSED BUILDING SECTION	A3.8	WALL SECTIONS	A3.9	GENERATOR PLAN	A4.2	PROPOSED 3D VIEWS AT OCEAN ROAD	A5.0	DETAILS	A5.1	DETAILS	A7.0	DOOR & WINDOW SCHEDULES	A7.1	EXTERIOR MATERIALS	A8.0	INTERIOR ELEVATION - MASTER BATHROOM & MASTER CLOSET	A8.1	INTERIOR ELEVATION - BATH. 2, HALL CLOSET, CLST 2, CLST 3 & COAT CLST	A8.2	INTERIOR ELEVATION - KITCHEN AND PANTRY	A8.3	INTERIOR ELEVATION - BATH. 3, CLST. 4 & BED. 4 VANITY	A9.0	ENTRY FENCE ELEVATIONS	A10.0	RCPL/LIGHTING & ELEC.	A11.0	INTERIOR 3D VIEWS	A11.1	INTERIOR 3D VIEWS
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	<p>THIS PROJECT SHALL COMPLY WITH TITLE 24 AND ALL CURRENT CODES LISTED AS FOLLOWS:</p> <p>2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE</p> <p>2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE</p>	<p>RECONSTRUCTION OF AN EXISTING 2,599 SF SINGLE FAMILY DWELLING TO A PROPOSED NEW 3,420 SF SINGLE FAMILY DWELLING. NO CHANGE IN USE.</p>																																																															
APN MAP	FLAGGING/EXISTING STRUCTURE VIEW	PROPOSED VIEW																																																															
			<div>ISSUE DATES 1/9/2020 DESIGN APPROVAL</div> <div>COVER SHEET 1/4" = 1'-0"</div> <div>A0.0</div>																																																														

LEGEND:

- FOUND 1" IRON PIPE, PLS 8368
- FOUND NAIL, NO TAG
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- 50--- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER
- BACK OF CURB
- SIDEWALK
- BACK OF SIDEWALK
- DRIVEWAY
- EDGE OF DRIVEWAY
- FLOWLINE
- FLOWLINE
- BUILDING
- BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION
- DECK
- CONC PAD
- CONCRETE PAD
- STEP
- PLANTER
- PLANTER
- W --- WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS --- SANITARY SEWER LINE
- MH --- SANITARY SEWER MANHOLE
- CD --- SANITARY SEWER CLEAN-OUT
- SD --- STORM DRAIN
- MH --- STORM DRAIN MANHOLE
- AD --- AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E --- ELECTRIC LINE
- UP UTILITY POLE
- GW --- GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- EM ELECTRIC METER
- SL STREET LIGHT
- LP LAMP POST
- G --- GAS LINE
- GM GAS METER
- T --- TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV --- CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STPS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL
- BLOCK RETAINING WALL
- ROCK WALL
- ROCK RETAINING WALL
- STACKED BLOCK WALL
- CARMEL STONE
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CP CONCRETE PAD
- DG DECOMPOSED GRANITE
- XA EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCF REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- M PALM
- P PINE
- R REDWOOD
- T TREE
- SPOT ELEVATION



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A 1" IRON PIPE, TAGGED PLS 8368, AT THE SOUTHERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 8" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JANUARY OF 2019.

TOPOGRAPHIC SITE SURVEY

OF
1017 Ocean Road

per
DOCUMENT: 2017035668

Records of Monterey County

PREPARED FOR

John Thomas Covover

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'

PROJECT No. 2184

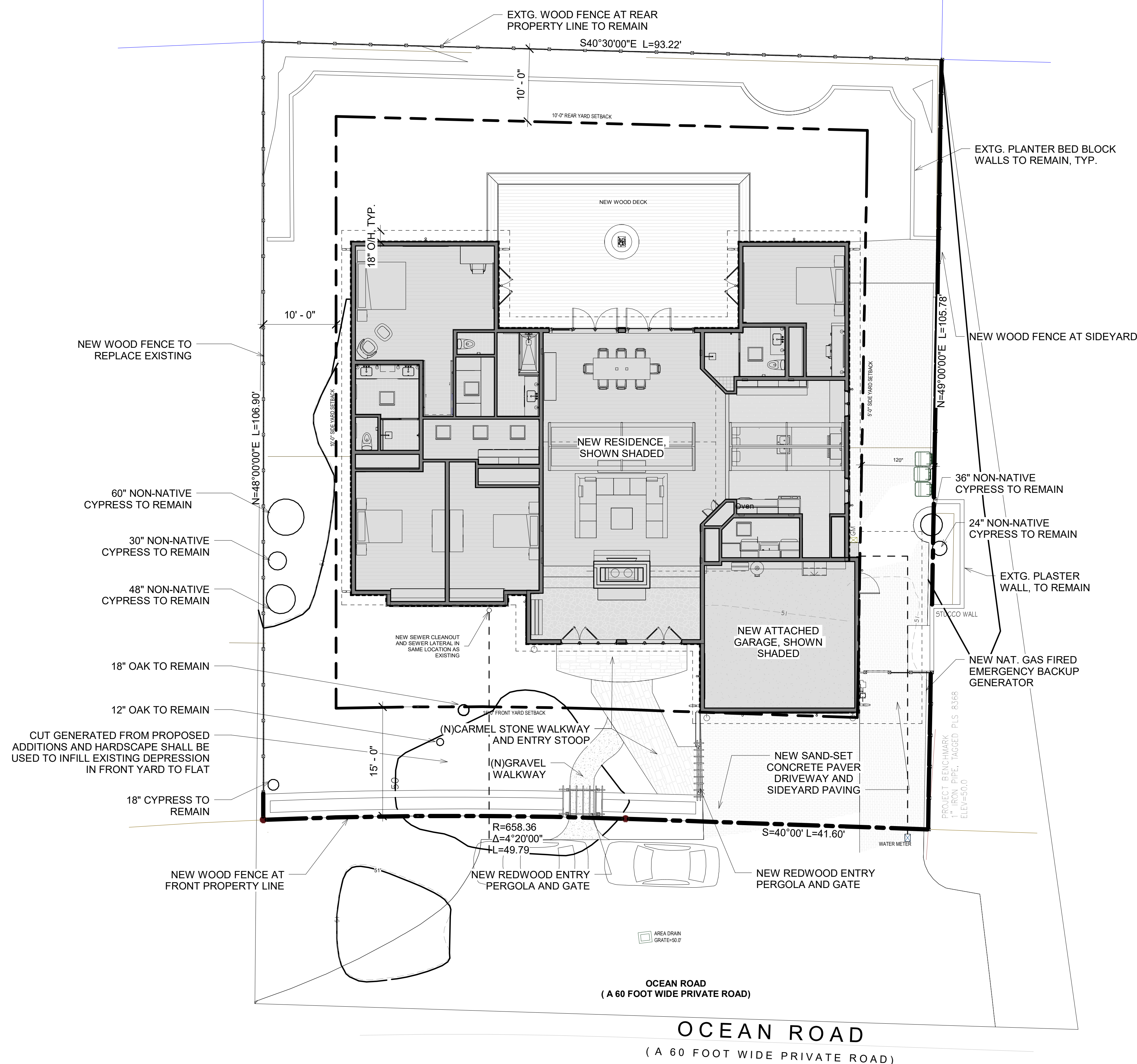
JANUARY 2019

PEBBLE BEACH

COUNTY OF MONTEREY

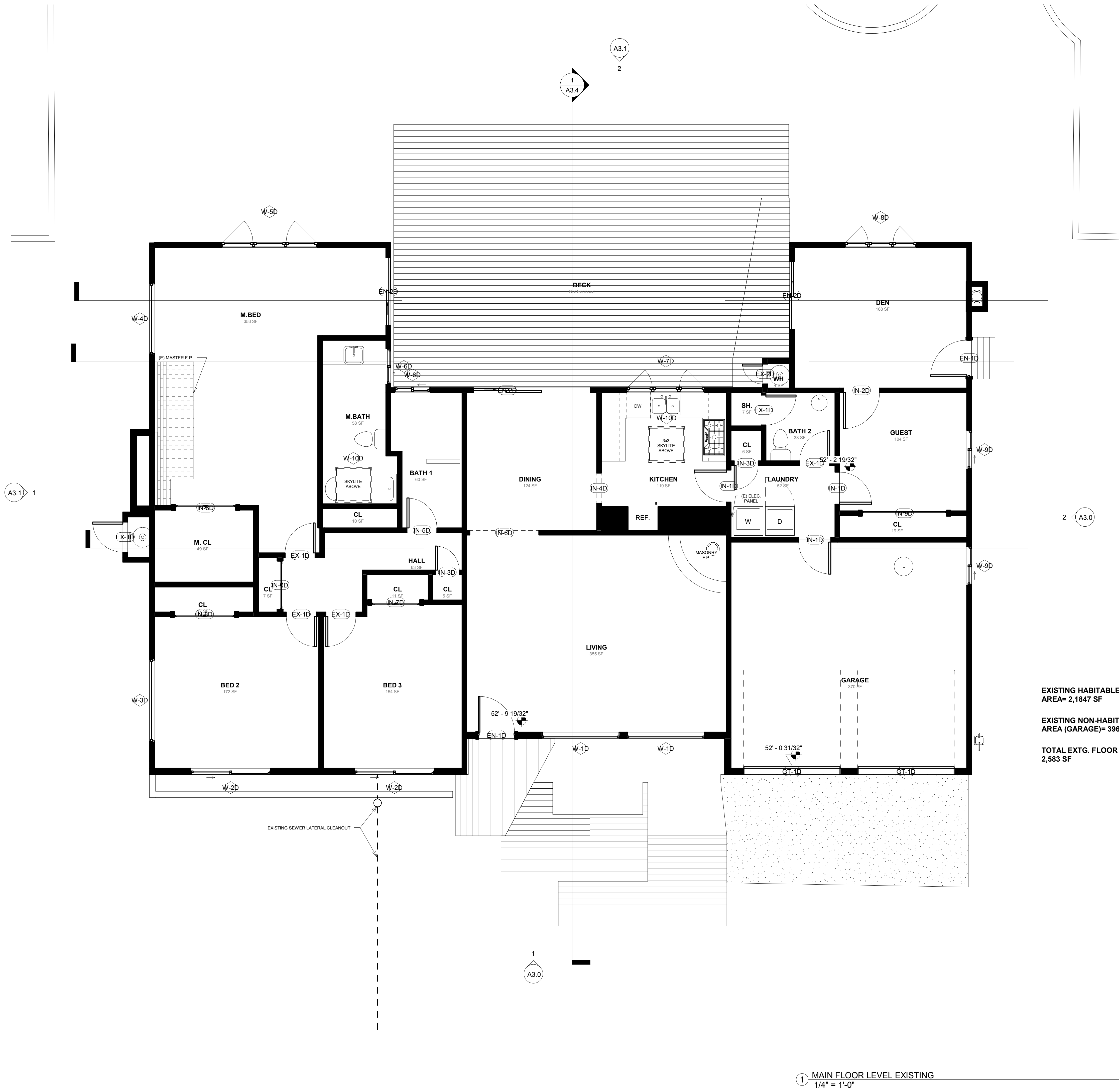
STATE OF CALIFORNIA





DRAINAGE: Runoff from roofs and impervious surfaces on the site will be managed to prevent erosion. Containment of drainage onsite (by means of drywells and retention basins, for example) is encouraged to reduce the volume of runoff. No excess surface water may be channeled or directed onto neighboring properties or roads. Applicant intends to consult with a licensed Civil Engineer to develop drainage and erosion control plans upon receipt of design approval from Pebble Beach's Architectural Review Board and in conjunction with permitting the Project with Monterey County's Resource Management Agency.

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EXISTING HABITABLE FLOOR
AREA= 2,1847 SF

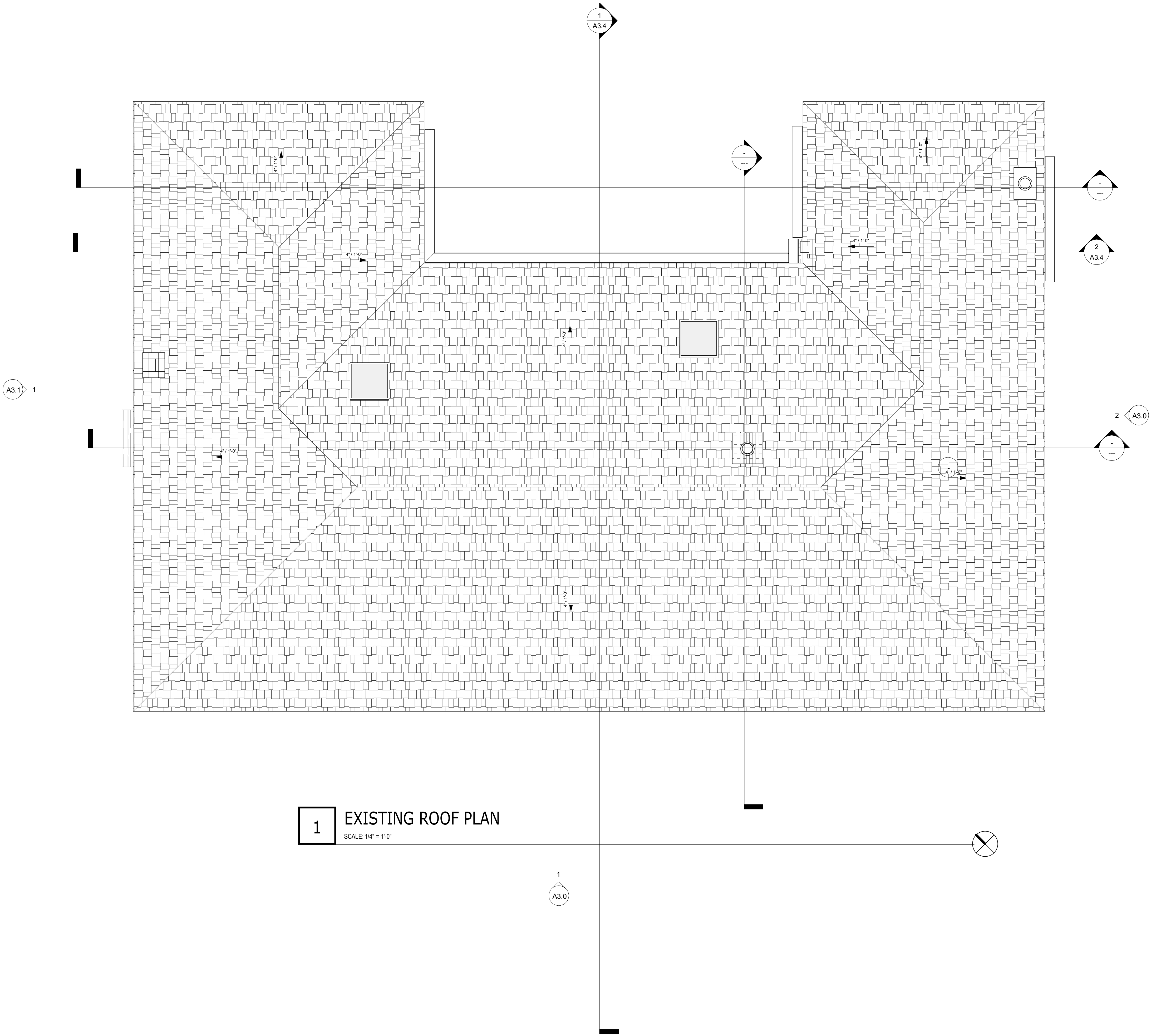
EXISTING NON-HABITABLE FLOOR
AREA (GARAGE)= 396 SF

TOTAL EXTG. FLOOR AREA=
2,583 SF

1 MAIN FLOOR LEVEL EXISTING
1/4" = 1'-0"

1 MAIN FLOOR LEVEL DEMOLITION PLAN

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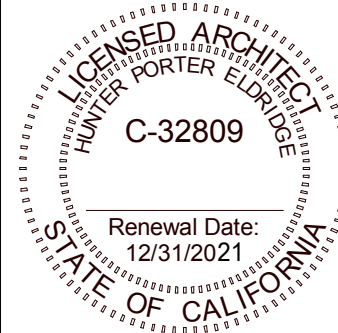


THE CONOVER RESIDENCE
APN: 007-293-009-000
1017 OCEAN ROAD, PEBBLE BEACH, CA. 93953

1/9/2020
DESIGN
APPROVAL

EXISTING
ROOF PLAN
1/4" = 1'-0"

A2.2



CONSULTANT

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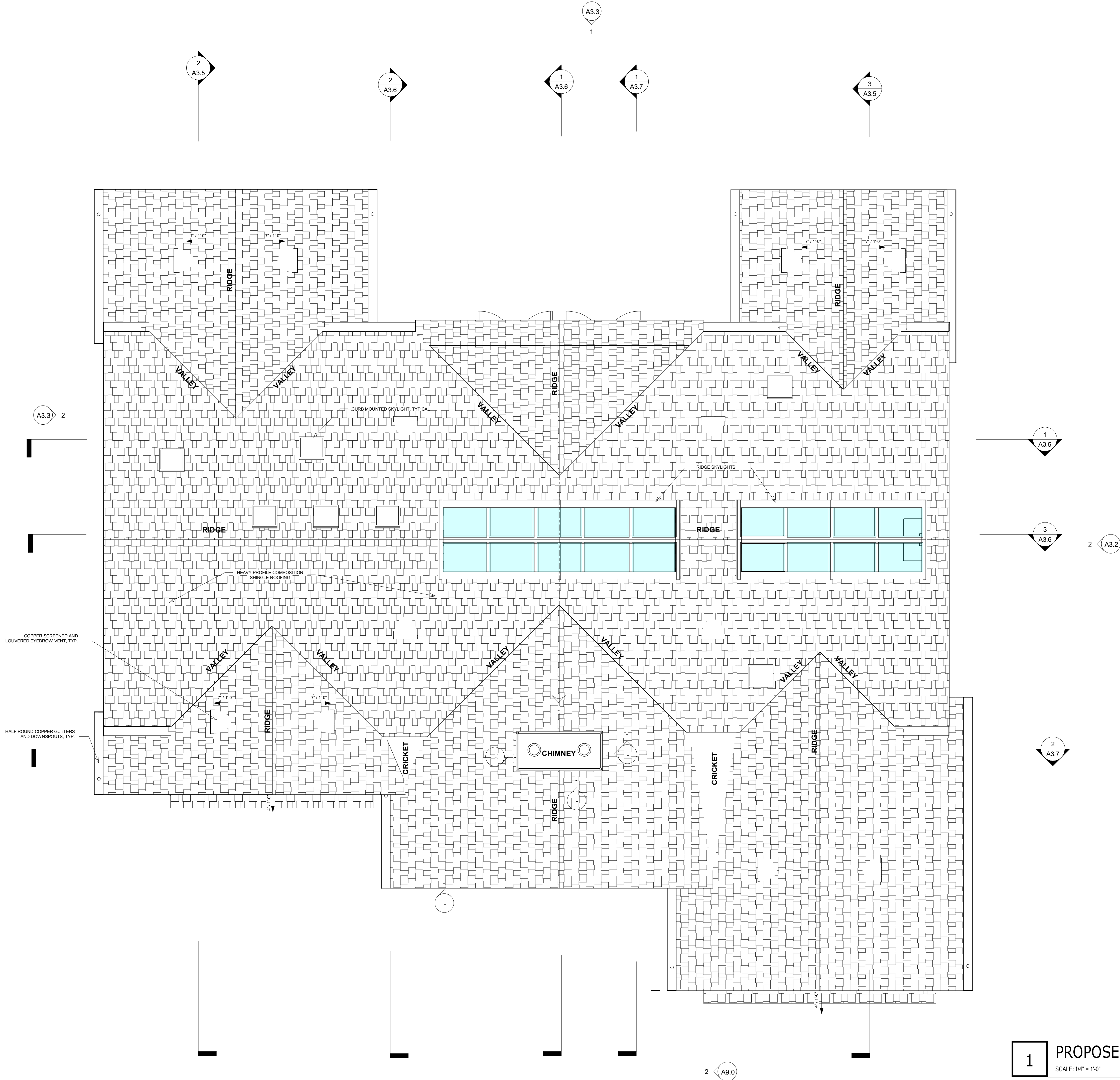
A2.3

PROPOSED MAIN FLOOR LEVEL (

SCALE: 1/4" = 1'-0"

A2.3

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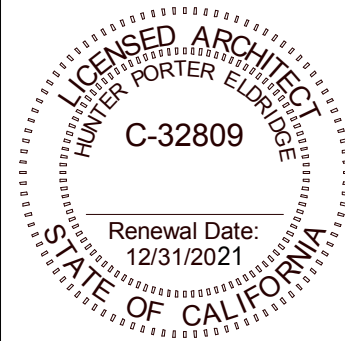
1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

THE CONOVER RESIDENCE
APN: 007-293-009-000
1017 OCEAN ROAD, PEBBLE BEACH, CA. 93953

1/9/2020
DESIGN
APPROVAL

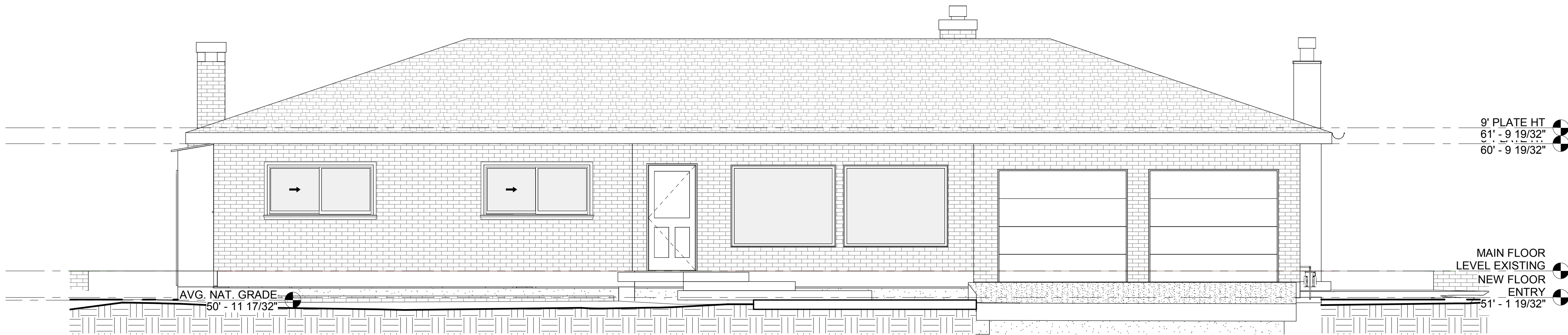
PROPOSED
ROOF PLAN
1/4" = 1'-0"

A2.4

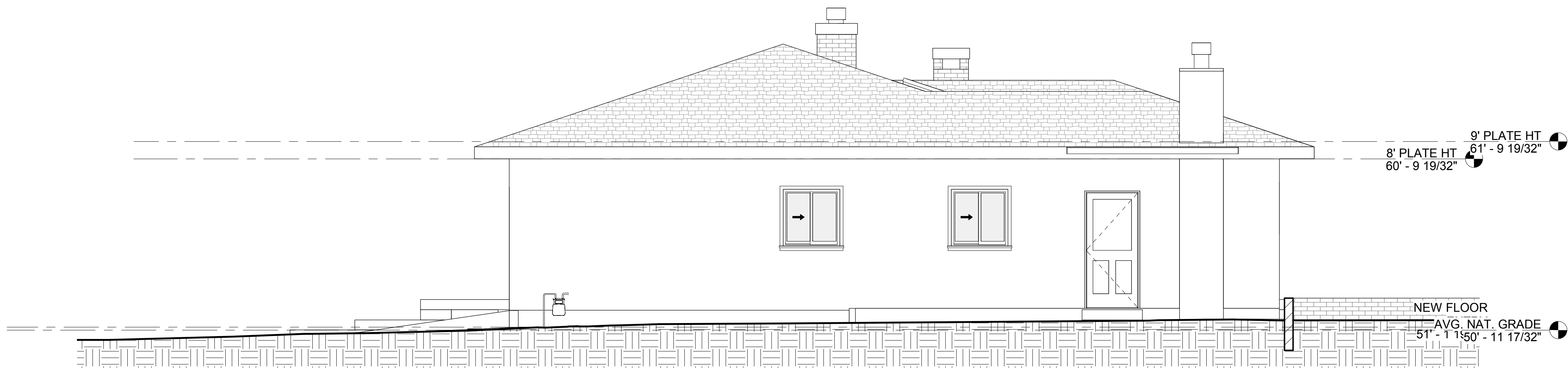


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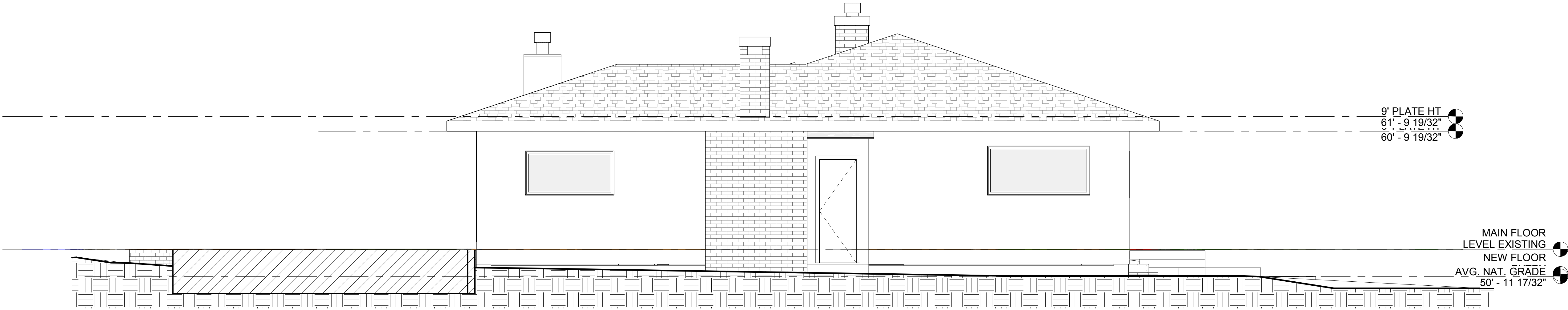


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

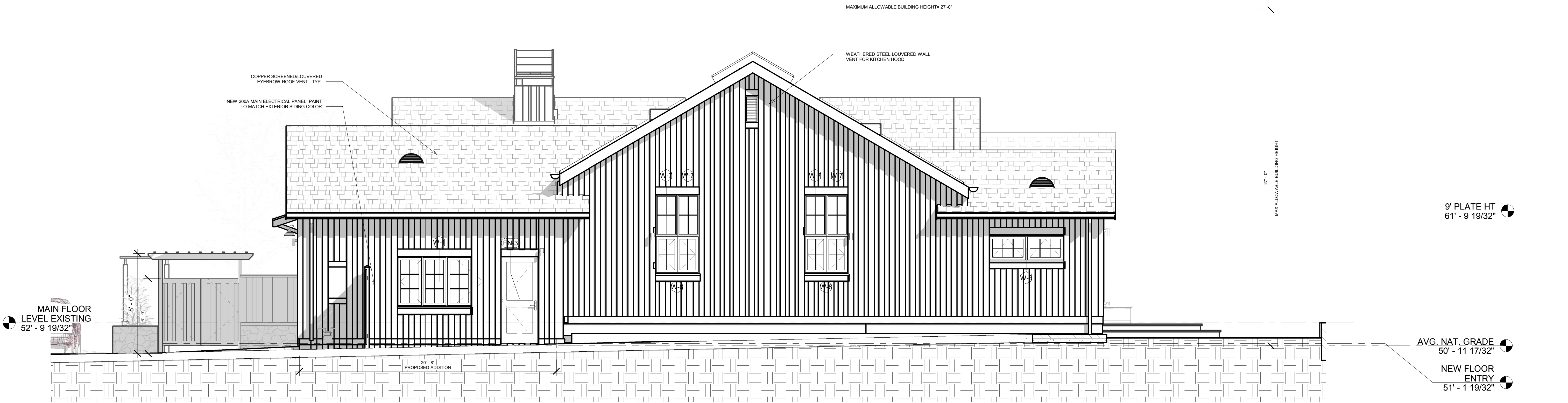


2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

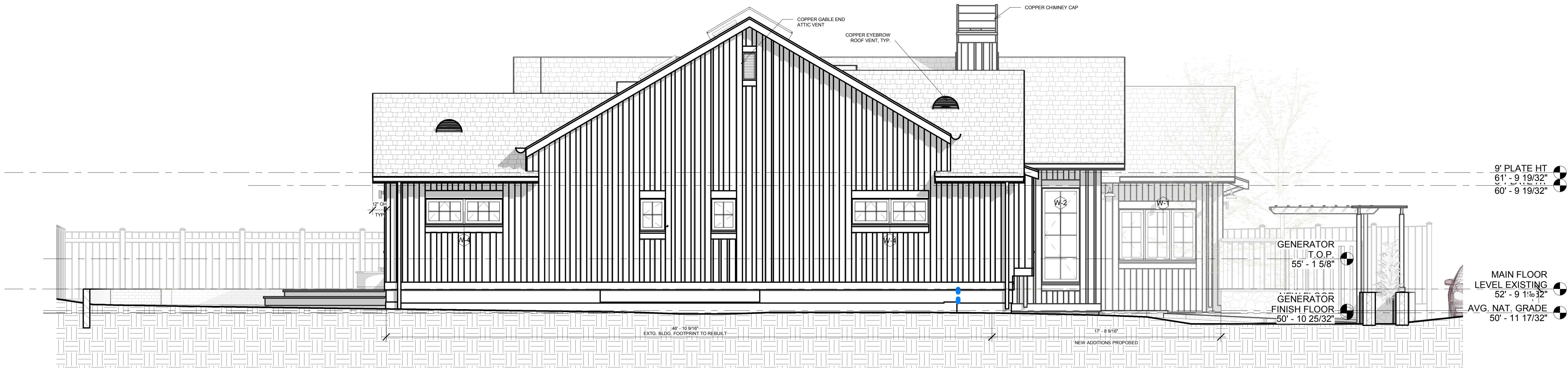


2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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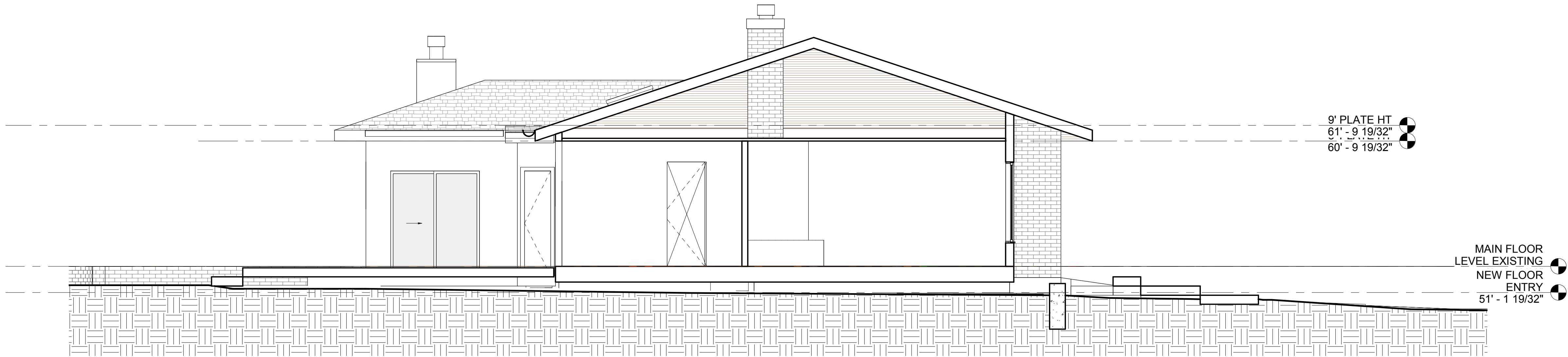


1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

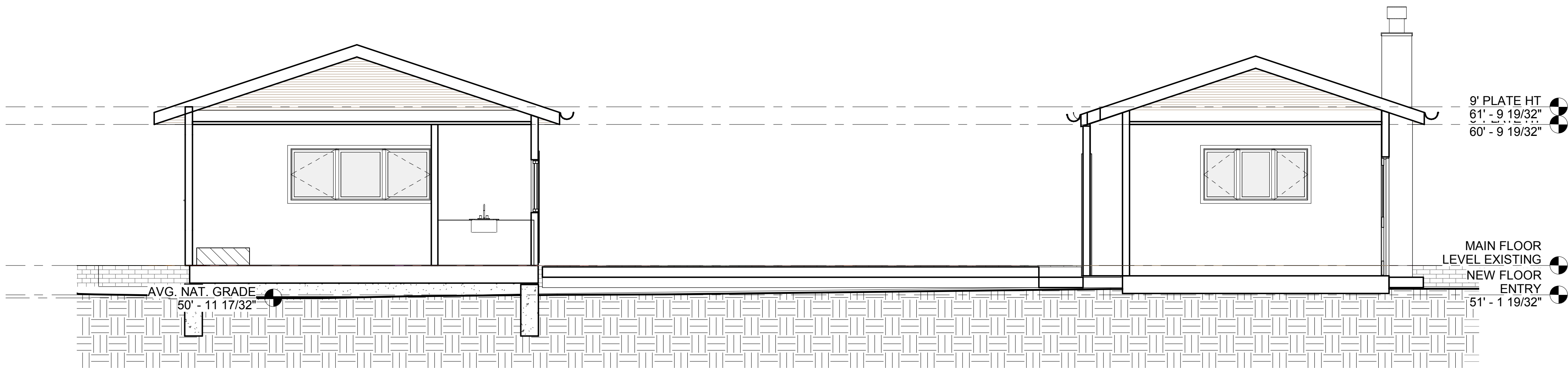


2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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1 SECTION 1
SCALE: 1/4" = 1'-0"

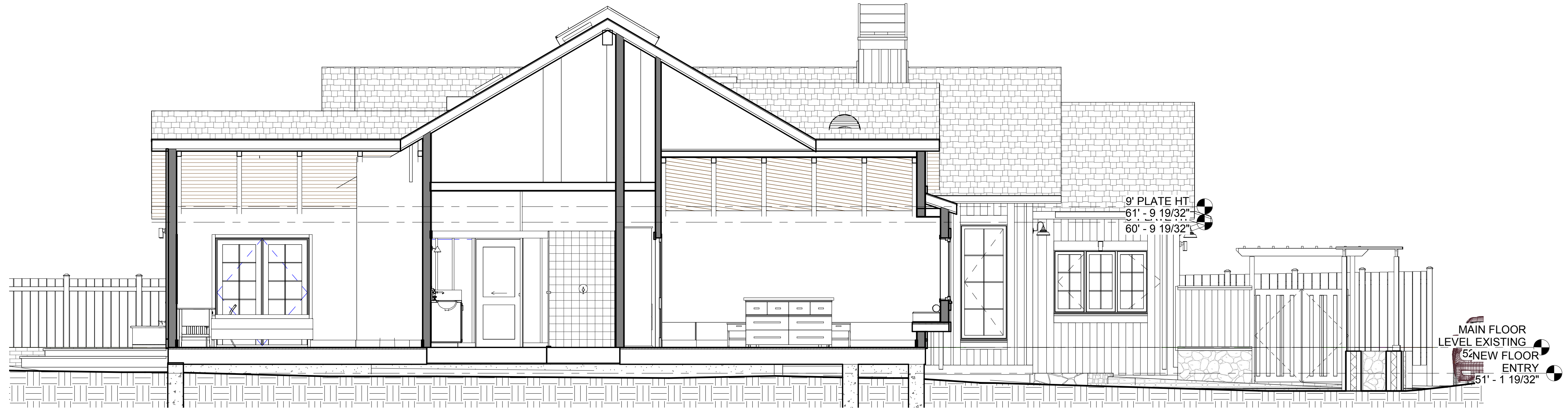


2 SECTION 2
SCALE: 1/4" = 1'-0"

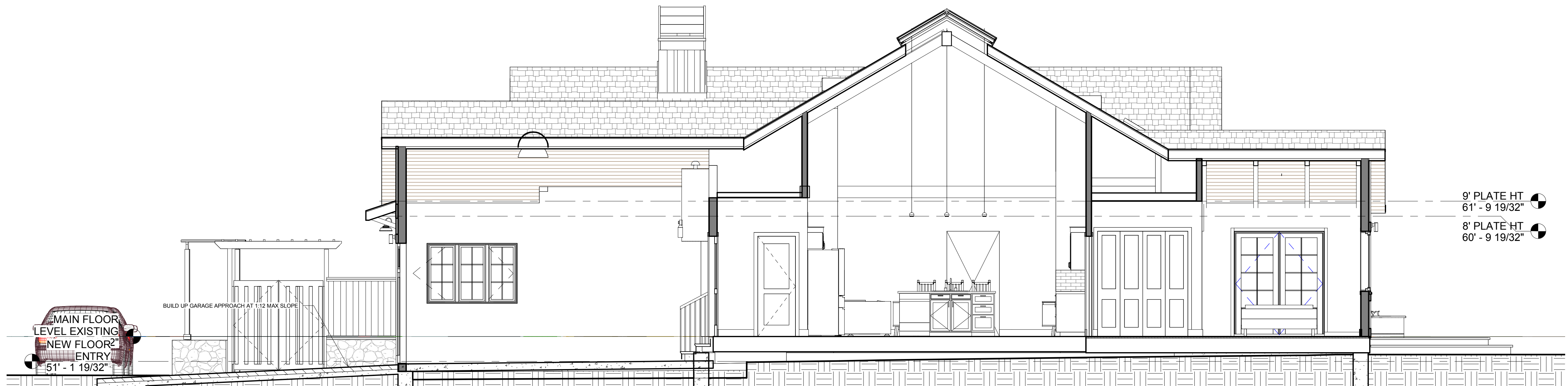
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1 PROPOSED BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

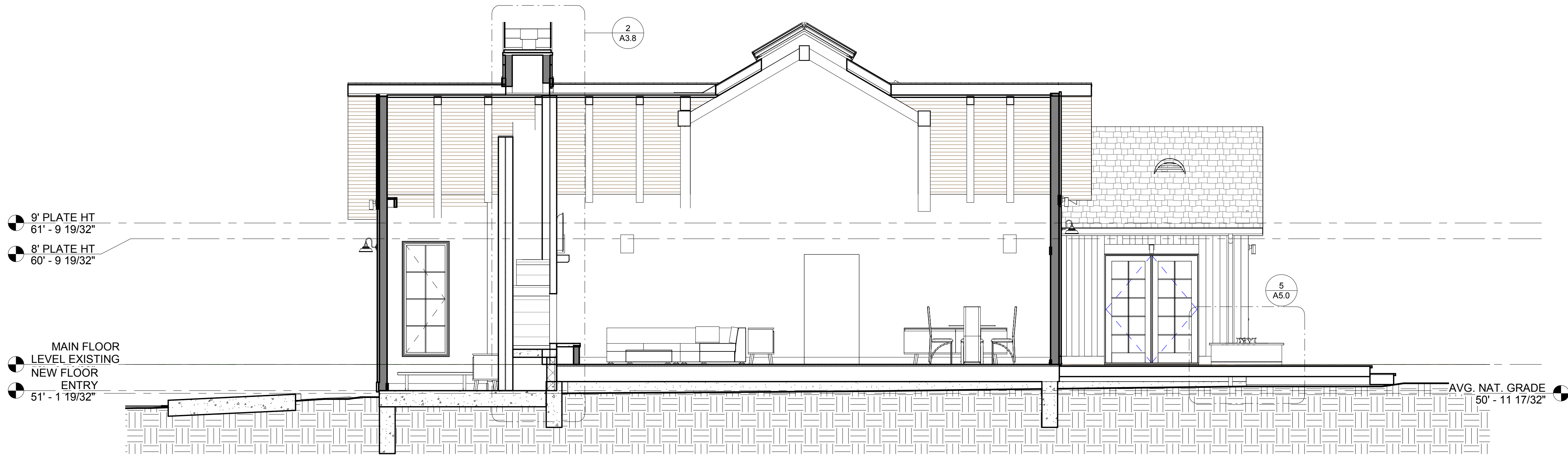


2 PROPOSED BUILDING SECTION 7
SCALE: 1/4" = 1'-0"

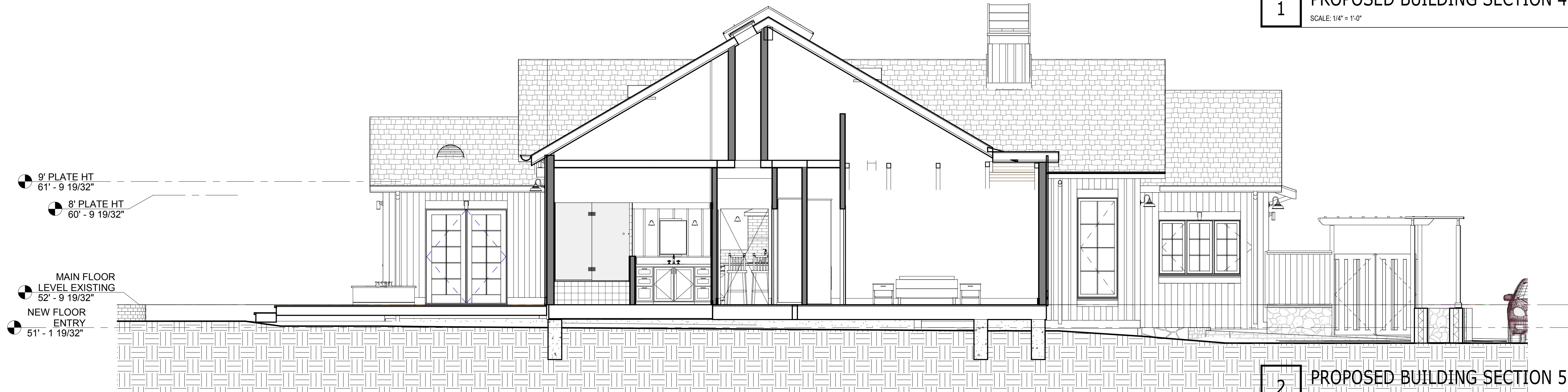


3 PROPOSED BUILDING SECTION 3
SCALE: 1/4" = 1'-0"

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1 PROPOSED BUILDING SECTION 4
SCALE: 1/4" = 1'-0"

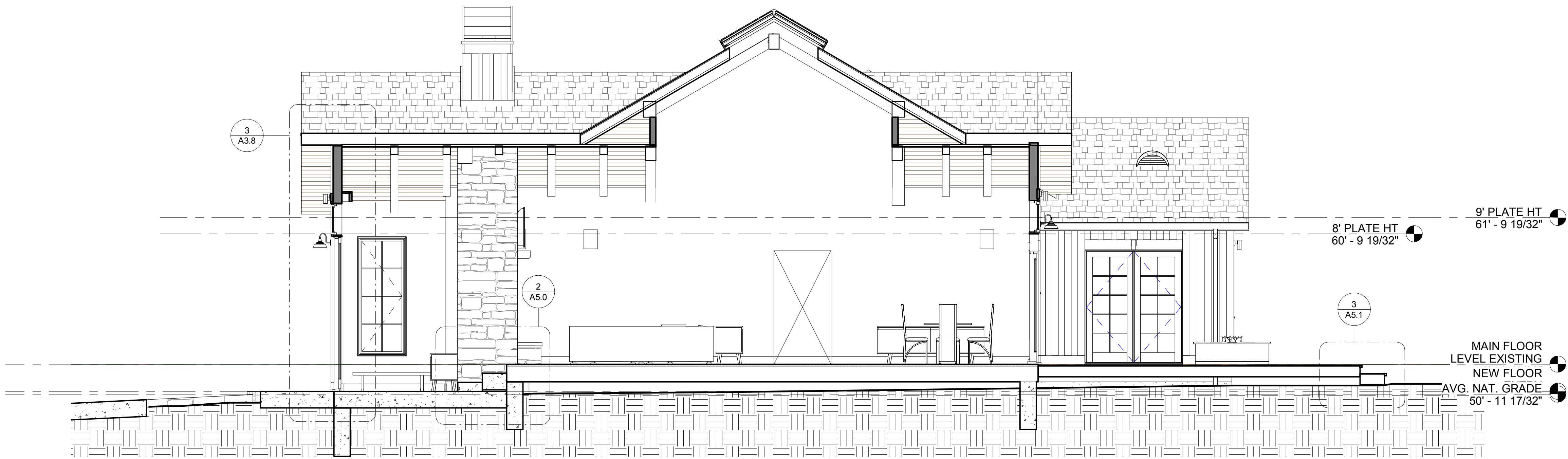


2 PROPOSED BUILDING SECTION 5
SCALE: 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION 6
SCALE: 1/4" = 1'-0"

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1 PROPOSED BUILDING SECTION 9
SCALE: 1/4" = 1'-0"



3 PROPOSED BUILDING SECTION 8
SCALE: 1/4" = 1'-0"



2 PROPOSED BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE - NEW DOORS				
Type Mark	Function	WIDTH	HEIGHT	Comments
EN-1	Interior	8' - 0"	9' - 6"	TEMP.
EN-2	Interior	9' - 6"	8' - 0"	TEMP.
EN-3	Exterior	3' - 0"	7' - 0"	TEMP.
EN-4	Interior	6' - 0"	7' - 0"	TEMP.
G-1	Exterior	8' - 0"	8' - 0"	
GT-1	Interior	3' - 0"	6' - 0"	
IN-1	Interior	3' - 0"	7' - 0"	
IN-2	Interior	2' - 6"	4' - 0"	
IN-3	Interior	2' - 6"	6' - 8"	
IN-4	Interior	5' - 0"	6' - 8"	
IN-5	Interior	6' - 0"	7' - 0"	
IN-6	Interior	2' - 6"	7' - 0"	
IN-7	Interior	6' - 0"	7' - 0"	
IN-8	Interior	2' - 6"	7' - 0"	
IN-9	Interior	3' - 0 7/32"	6' - 10 11/16"	
IN-9E	Interior	3' - 10"	6' - 0"	
IN-10	Interior	0' - 0"	0' - 0"	
Grand total: 33				

DOOR SCHEDULE - EXISTING TO BE DEMO'D				
Type Mark	Function	WIDTH	HEIGHT	Comments
EN-1D	Exterior	3' - 0"	6' - 8"	
EN-2D	Interior	5' - 8"	6' - 8"	
EX-1D	Interior	2' - 6"	7' - 0"	
EX-2D	Interior	1' - 8"	6' - 8"	
GT-1D	Exterior	8' - 0"	7' - 0"	
IN-1D	Interior	2' - 8"	6' - 8"	
IN-2D	Interior	3' - 0"	6' - 8"	
IN-3D	Interior	2' - 0"	6' - 8"	
IN-4D	Interior	0' - 0"	0' - 0"	
IN-5D	Interior	2' - 6"	6' - 8"	
IN-6D	Interior	0' - 0"	0' - 0"	
IN-7D	Interior	0' - 0"	0' - 0"	
IN-8D	Interior	0' - 0"	0' - 0"	
IN-9D	Interior	0' - 0"	0' - 0"	
Grand total: 28				

DOOR SCHEDULE NOTES

- INTERIOR DOORS SHALL BE SOLID CORE & SELECTED BY OWNER.
- EXTERIOR DOORS AND DOORS SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE SHALL HAVE WEATHER STRIPPING.
- ALL GLAZING WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE SAFETY GLAZED.
- EGRESS WINDOWS IN BEDROOMS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 IN., A NET CLEAR OPENING OF 5 SQ.FT. AND 5.7 SQ.FT. AT A SECOND LEVEL OPENING. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND MIN. NET CLEAR OPENING WIDTH SHALL BE 20 IN.
- WATER HEATER CLOSET DOORS SHALL BE LOUVERED TO PROVIDE 100 SQ.IN. MAKE UP AIR. ONE OPENING SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE AND ONE OPENING SHALL BE LOCATED WITHIN THE LOWER 12" OF THE ENCLOSURE.
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE-RESISTANCE RATING OF 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-2. [R327.8.2.1 CRC]
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCH THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCH THICK, SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-71-1. [R327.8.3 CRC]
- EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. [R401.3 CRC]

WINDOW SCHEDULE - NEW WINDOWS				
Type Mark	Count	WIDTH	HEIGHT	COMMENTS
W-1	4	6' - 0"	4' - 0"	
W-2	1	3' - 0"	7' - 4"	
W-3	2	7' - 0"	4' - 0"	EMERGENCY EGRESS
W-4	2	6' - 0"	2' - 0"	
W-5	4	2' - 0"	2' - 6"	TEMP.
W-6	1	6' - 0"	2' - 0"	
W-6D	1	3' - 0"	3' - 0"	
W-7	7	1' - 9"	3' - 4"	
W-8	2	3' - 6"	3' - 0"	
W-9	7	2' - 0"	2' - 0"	TEMP.
W-10	1	4' - 0"	2' - 4 9/32"	VELUX FIXED CURB MOUNTED SKYLIHT
W-11	1	4' - 0"	2' - 4 9/32"	VELUX FIXED CURB MOUNTED SKYLIHT
W-12	2	7' - 8 1/2"	2' - 0"	
W-13	2	9' - 2 1/2"	2' - 0"	
W-14	1	2' - 5"	5' - 5"	
W-16	2	2' - 0"	3' - 6"	
W-17	1	6' - 0"	3' - 0"	
Grand total: 41				

WINDOW SCHEDULE - EXISTING TO BE DEMO'D				
Type Mark	Count	WIDTH	HEIGHT	COMMENTS
W-1D	2	6' - 7"	5' - 2"	
W-2D	2	6' - 8"	3' - 2"	
W-3D	1	6' - 11 7/32"	3' - 4"	
W-4D	1	6' - 0"	3' - 0"	
W-5D	1	8' - 0"	3' - 0"	
W-6D	2	3' - 0"	3' - 0"	
W-7D	1	6' - 6"	2' - 10"	
W-8D	1	6' - 0"	3' - 0"	
W-9D	2	3' - 3"	3' - 3"	
W-10D	2	3' - 0"	3' - 0"	
Grand total: 15				

NOTE: PROVIDE THE FOLLOWING FOR EMERGENCY EGRESS FROM SLEEPING ROOM REQUIREMENTS:

- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- SILL HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

NOTE: SAFETY GLAZING IS REQUIRED FOR USE IN THE FOLLOWING LOCATIONS:

- GLAZING IN INGRESS AND EGRESS DOORS.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND PANELS IN SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5' OF STANDING SURFACE AND DRAIN INLET.
- GLAZING WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF WALKING SURFACES.
- GLAZING IN RAILING AND STAIR LANDINGS.
- GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR SWIMMING POOLS AND SPAS.

R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2),
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

NOTE: CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING DIMENSIONS, LOCATIONS, AND OPERATING DIRECTION (I.E., INSWING VS. OUTSWING) PRIOR TO ORDERING NEW WINDOWS AND DOORS

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'WEATHERED WOOD'
BOARD AND BATTEN
SIDING &
BRONZE ANODOZIED
CLAD
WOOD WINDOWS/DOORS



EXTERIOR DOWNLIGHT
& COPPER HEAD FLASHING
AT OPENINGS



EXTERIOR LIGHTING



CHIMNEY CAP/SCREEN



EXISTING HOUSE WITH PROPOSED
STAKING/FLAGGING



COPPER GUTTERS & DOWNSPOUTS AND HEAVY
PROFILE COMPOSITION SHINGLE ROOFING



'WEATHERED WOOD' IPE DECKING



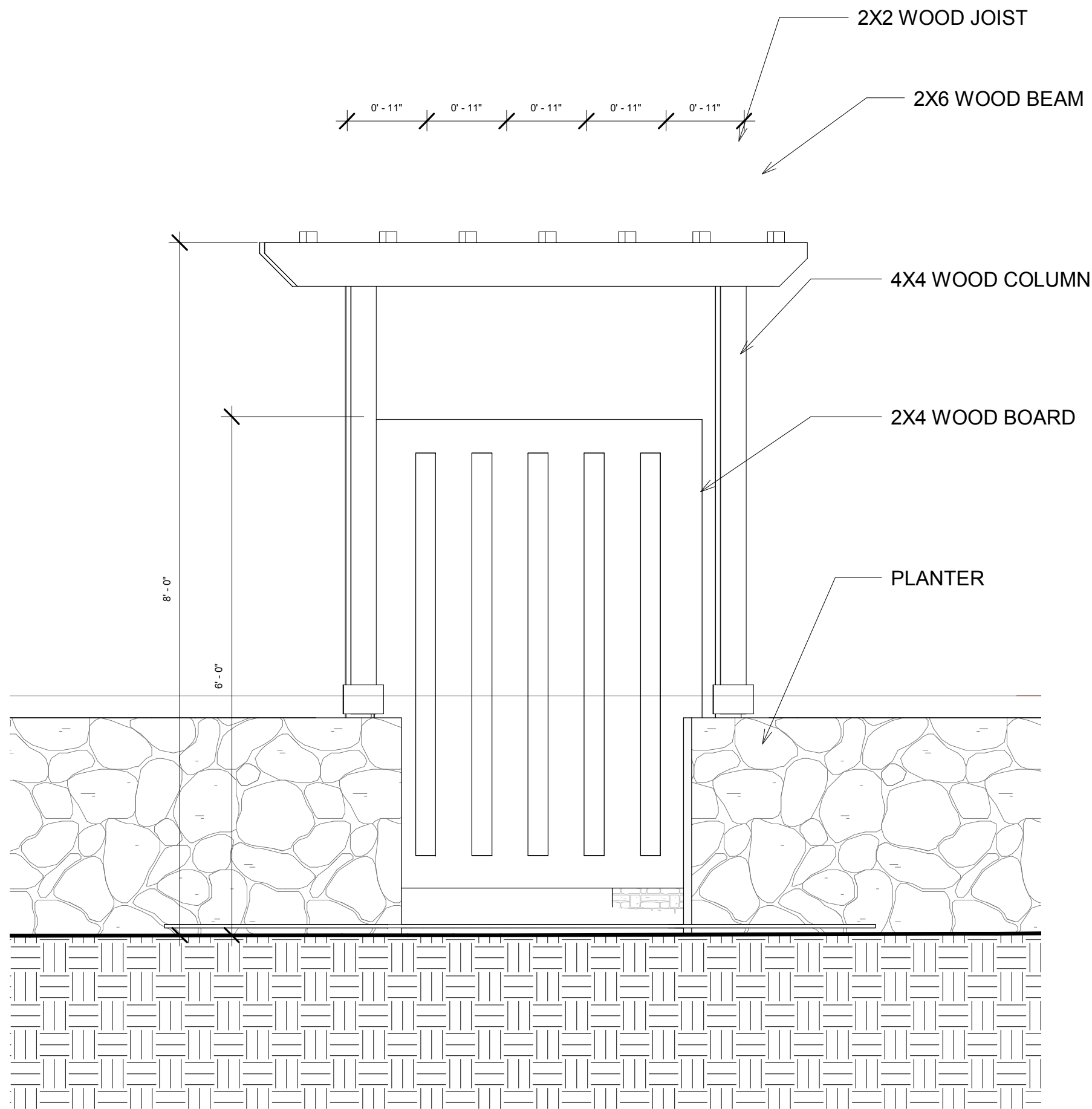
ENTRY STONE



BRONZE ANODIZED RIDGE SKYLIGHT

1 MATERIALS BOARD
12" = 1'-0"

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4

GUEST ENTRY GATE

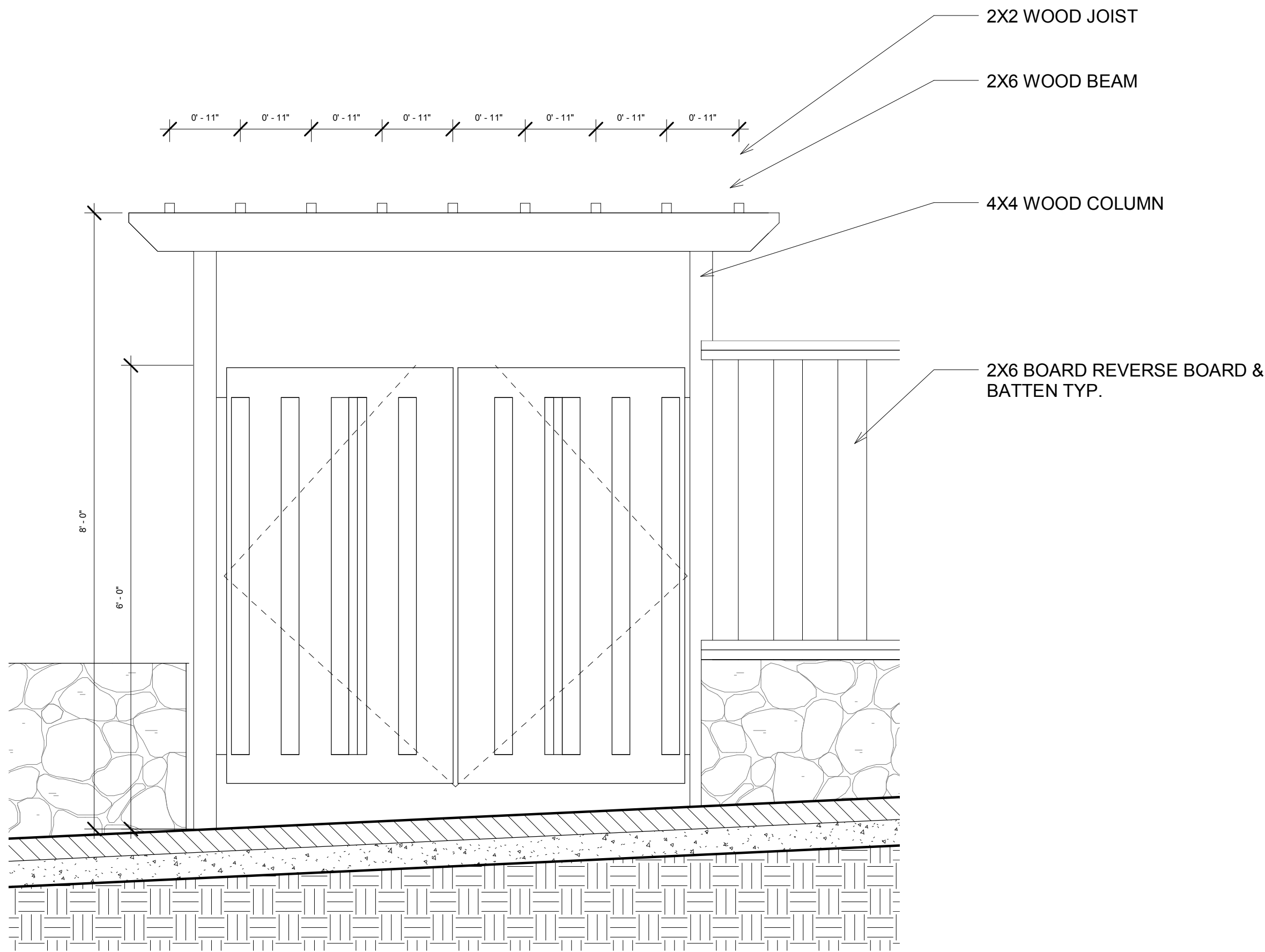
SCALE: 3/4" = 1'-0"



1

GUEST ENTRY

SCALE: 1/4" = 1'-0"



5

SECONDARY ENTRY GATE

SCALE: 3/4" = 1'-0"



2

SECONDARY ENTRY

SCALE: 1/4" = 1'-0"

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ELECTRICAL NOTES

- INSTALLER TO ENSURE COMPLIANCE WITH 2016 CALIFORNIA ELECTRICAL CODE AND ALL OTHER REQUIREMENTS AS APPLICABLE.
- NEW COMBINATION TYPE AFCI REQUIRED. CEC 210.12(B). ALL 120 VOLT, SINGLE PHASE 15 & 20 AMPERE BRANCH CIRCUIT SUPPLYING OUTLETS IN THE DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. AFCI LOCATIONS CEC 210.12 (B). EXC. (A) & (B). CAN BE LOCATED UP TO 6 FEET AWAY FROM THE BRANCH CIRCUIT ORIGIN PROVIDED THE UNPROTECTED PORTION OF THE BRANCH CIRCUIT IS INSTALLED IN A METAL RACEWAY OR A CABLE WITH A METALIC SHEATH. RECEPTACLE LOCATIONS ABOVE COUNTERTOPS CEC 210.52(C)(5). RECEPTACLES SHALL BE LOCATED A MAXIMUM OF 20 INCHES ABOVE COUNTER TOPS.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL 125 AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CUP IS INSERTED (PER CEC ARTICLE 406.8 (B)(1)).
- A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS (CEC 210.11 (C)(3)).
- AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS (CEC 210.11 (C)(2)).
- AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS (CEC 210.11 (C)(3)).
- OUTSIDE GFCI WEATHERPROOF 120 VOLT RECEPTACLE SHALL BE INSTALLED WITHIN 6 FEET 6 INCHES FROM GRADE.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINAIRES) INSTALLED SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL EXHAUST FANS NOTED ON THE ELEC. & LIGHTING PLAN ARE TO VENT TO THE EXTERIOR AND ARE TO BE SWITCHED SEPARATELY FROM LIGHTS.

FIRE PROTECTION NOTES

- SMOKE AND CARBON MONOXIDE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND THEY SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- THE DETECTORS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
- WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
- DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS ON THE DWELLING UNIT.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE ELEC. & LIGHTING PLAN ON THIS SHEET AND EXISTING DETECTORS ARE TO BE FIELD VERIFIED IN EACH BEDROOM OF THE RESIDENCE, IN THE HALLWAY LEADING TO BEDROOMS, AND ON EACH FLOOR PER CRC R314.2
- GC TO VERIFY COMPLIANCE WITH ALL CODE REQUIREMENTS AS LISTED IN 2016 CALIFORNIA RESIDENTIAL CODE, SECTION R314.2 FOR SMOKE ALARMS AND SECTION R315 FOR CARBON MONOXIDE ALARMS.
- R315.6.4 COMBINATION DETECTORS. COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS IN LIEU OF CARBON MONOXIDE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 2075 AND UL 268.
- COMBINATION CARBON MONOXIDE/SMOKE DETECTORS SHALL COMPLY WITH ALL REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS. RESIDENCE SHALL BE FULLY SPRINKLED PER REQUIREMENTS OF FIRE MARSHALL.
- SIGN SHALL BE POSTED AT THE MAIN SHUT OFF STATING "CONNECTED TO GENERATOR LOCATED AT ..."

TITLE 24 ENERGY REQUIREMENTS

- ALL LUMINAIRES INSTALLED IN RESIDENTIAL CONSTRUCTION MUST QUALIFY AS "HIGH EFFICACY LUMINAIRES."
- TABLE 150.0-A OF §150.0 IN 2016 CALIFORNIA ENERGY CODE, SUBCHAPTER 7, CONTAINS THE DEFINITION OF "HIGH EFFICACY LUMINAIRES". SEE TABLE BELOW FOR REFERENCE. CURRENT ENERGY CODE TO BE VERIFIED BY INSTALLER TO ENSURE COMPLIANCE WITH ENTIRE CODE. TABLE INCLUDED FOR REFERENCE ONLY.
- ALL PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS MUST CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX 8 (JA8) AND BE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES." THE MARKING "JA8-2016" IS REQUIRED FOR COMPLIANCE AND SHALL ONLY BE USED ON LAMPS THAT MEET THE REQUIREMENTS OF JOINT APPENDIX 8 AND ARE LISTED IN THE ENERGY COMMISSION JA8 DATABASE.
- THE MARKING "JA8-2016-E" INDICATES THAT IN ADDITION TO THE REQUIREMENTS ABOVE FOR A JA8-2016 LIGHT SOURCE, THE LIGHT SOURCE HAS BEEN TESTED TO PROVIDE LONG LIFE AT ELEVATED TEMPERATURES. LIGHT SOURCES MUST BE MARKED "JA 8-2016-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES. RECESSED DOWNLIGHT LUMINAIRES AND ENCLOSED LUMINAIRES ARE REQUIRED TO CONTAIN A JA8 COMPLIANT LAMP THAT MEETS THE ELEVATED TEMPERATURE REQUIREMENT. RECESSED DOWNLIGHT LUMINAIRES WITH SCREW BASED SOCKETS ARE NO LONGER PERMITTED TO BE INSTALLED.
- THE BUILDER MUST PROVIDE THE NEW HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, §10-103(B)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES SO THAT THE HOMEOWNER KNOWS WHAT LIGHT SOURCES THEY ARE ENTITLED TO WHEN THEY TAKE POSSESSION OF THE HOME.
- EXTERIOR LIGHTING: ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
 - Photocontrol and motion sensor.
 - Photocontrol and automatic time switch control.
 - Astronomical time clock control that automatically turns the outdoor lighting off during daylight hours.
 - EMCS that provides the functionality of an astronomical time clock, does not have an override or bypass switch that allows the luminaire to be always ON, and is programmed to automatically turn the outdoor lighting off during daylight hours.
- MANUAL ON AND OFF SWITCHES MUST NOT OVERRIDE THE AUTOMATIC CONTROL FUNCTIONS LISTED ABOVE, AND ANY CONTROL THAT OVERRIDES THE AUTOMATIC CONTROLS TO ON MUST AUTOMATICALLY REACTIVATE THOSE CONTROLS WITHIN SIX HOURS.
- LIGHTING THAT IS NOT PERMANENTLY ATTACHED TO A BUILDING ON A SINGLE-FAMILY SITE, SUCH AS DECORATIVE LANDSCAPE LIGHTING, IS NOT REGULATED BY THE RESIDENTIAL LIGHTING REQUIREMENTS. HOWEVER, PROVIDING HIGH EFFICACY LIGHTING AND CONTROLS SUCH AS A TIME CLOCK OR PHOTOCONTROL WILL HELP SAVE ENERGY AND ENSURE THAT THE LIGHTING IS NOT ACCIDENTALLY LEFT ON DURING DAYLIGHT HOURS.
- WET AND DAMP LOCATIONS: LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET OR DAMP LOCATIONS". SEE FULL ARTICLE 410 IN 2016 CA ELEC. CODE AND INSURE COMPLIANCE WITH ENTIRE CODE.

ELECTRICAL SYMBOLS

	DUPLEX OUTLET 1/2" SWITCHED @ WALL
	DUPLEX OUTLET
	FLOOR MOUNTED DUPLEX OUTLET
	GROUND FAULT INTERRUPTOR
	WATERPROOF
	WATERPROOF GROUND FAULT INTERRUPTOR
	220 OUTLET
	DUPLEX & USB SMART RECEPTACLE
	ARC FAULT CIRCUIT INTERRUPTOR
	JUNCTION BOX
	SUB PANEL
	MAIN PANEL/ MAIN DISCONNECT
	COMBO. CARBON & SMOKE DETECTOR
	EXHAUST FAN 5 AC/HR
	SECURITY LIGHT
	GAS
	TELEVISION
	PHONE JACK
	GARAGE DOOR OPENER
	GARBAGE DISPOSAL
	DATA OUTLET
	GARAGE DOOR SWITCH

LIGHTING FIXTURES

	SWITCH
	SWITCH W/ DIMMER (EXT & FLUORESCENT EXCEPTED)
	3-WAY SWITCH
	4-WAY SWITCH
	OCCUPANCY SENSOR
	JAMB SWITCH
	WALL MOUNT
	RECESSED CAN
	RECESSED CAN (DIMMER)
	RECESSED CAN (WATERPROOF)
	4" LOW VOLTAGE EYE BALL - WHITE BAFFLE
	PENDANT
	CEILING MOUNT
	WATERPROOF CYLINDER WALL SCONCE
	WATERPROOF GOOSENECK WALL SCONCE
	6" LINE VOLTAGE W/ CLOSET LENS
	STEP LIGHT/ SURFACE MOUNT
	FLUORESCENT UNDER CABINET LIGHT
	FLUORESCENT TUBE
	FLUORESCENT TUBES - 2'x4' PANEL
	UPLIGHT
	DECORATIVE TOP MOUNT
	SWING ARM READING LAMP (SWITCHED)
	4-PAK DATA CABLE
	RECESSED LIGHT LED STRIP

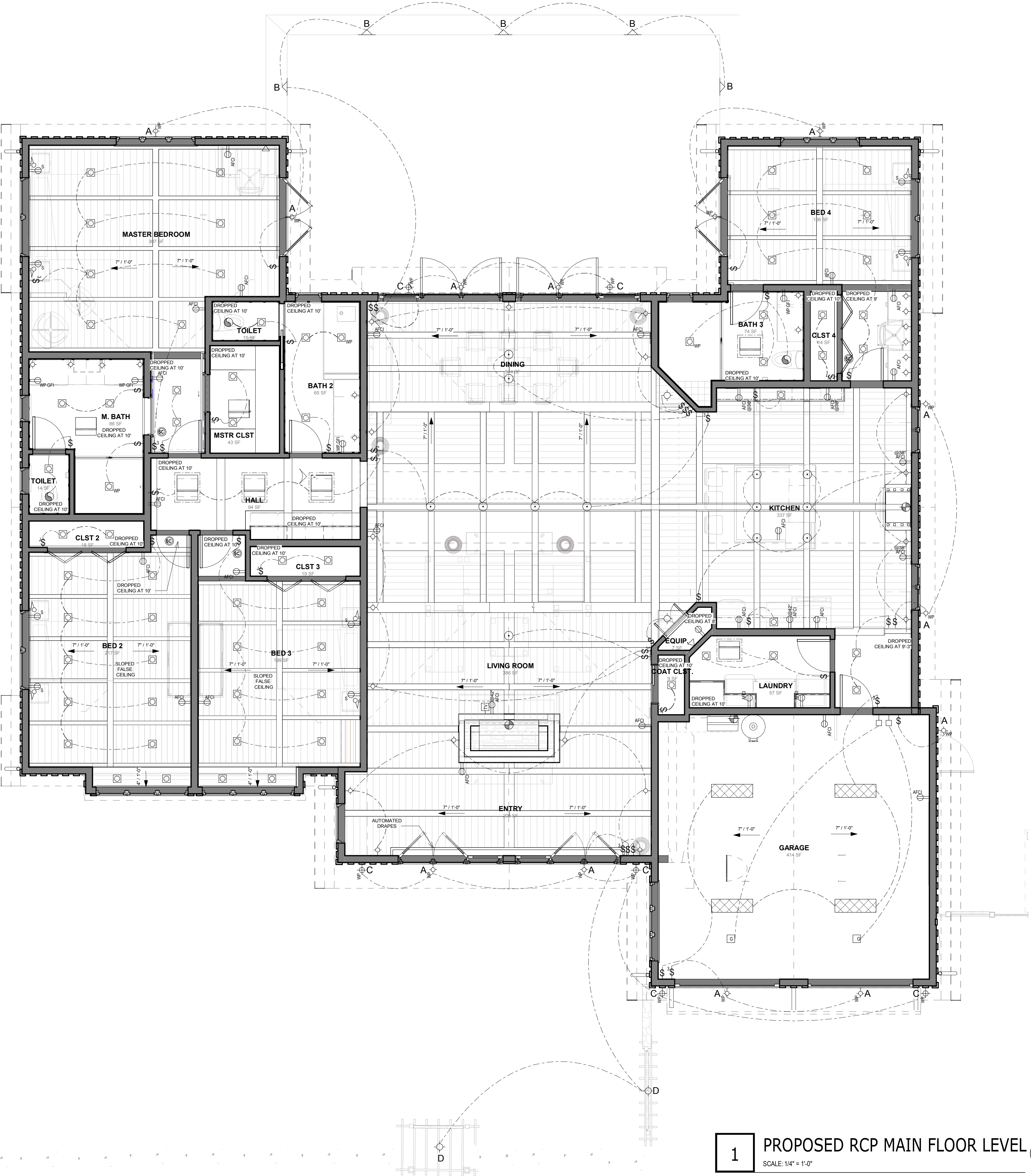
OTHER

	HOSE BIB
	CEILING FAN

SEE SHEET 10.1 FOR IMAGES AND SPECS FOR EXTERIOR LIGHTNING

TABLE 150.0-A CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES HIGH-EFFICACY LIGHT SOURCES	
Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy.	
Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.
1. Pin-based linear or compact fluorescent light sources using electronic ballasts.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150(A)(1)(C).
2. Pin-base metal halide.	9. GU-24 sockets containing LED light sources.
3. High pressure sodium.	10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
4. GU-24 sockets containing light sources other than LEDs. ^a	
5. Luminaires with ballasted high frequency generated and induction lamp.	
6. Separable SSL luminaires that are installed outdoors.	
7. Incandescent SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps.
b. California Title 20 Section 160953(d) does not allow incandescent sources to have a GU-24 base.





C - Gooseneck Barn Light Warehouse Outdoor Wall Sconce - B-1 Arm

Features:

Manufactured In: USA

Ratings:

Location Rating: UL Listed Wet

Specifications:

Metal

Lamping:

Incandescent / 2850.0/ 1 (Not Included) / 200W A23 E26 / 120 / 2700 (Warm) / 2500.00 / 100

CA Residents: Prop 65 Warning



A - Possini Euro Ellis 11 3/4"H Brown Up-Down Outdoor Wall Light

- 11 3/4" high x 3 3/4" wide. Extends 6" from the wall. Round backplate is 4 3/4" wide. Rectangular back section is 4 1/4" high x 3" wide. Weighs 3.3 lbs.
- Uses two maximum 60 watt standard base bulbs (incandescent, LED, or CFL). Bulbs not included.
- Modern outdoor wall light from the Ellis collection by Possini Euro Design®. Wet location outdoor rated.
- Bronze finish. Die-cast aluminum construction. Cylindrical body. Tempered glass lens.
- Can be installed vertically or horizontally. Directs light up and down the wall if installed vertically.



D - Hinkley Luna 8" Wide Bronze LED Outdoor Ceiling Light

- 8" wide x 3 1/4" high x round canopy is 8" wide x weighs 2 lbs.
- Integrated 8 watt LED module; 2700K; 90 CRI; 600 lumens; comparable to a 60 watt incandescent.
- Luna contemporary energy-efficient LED flushmount outdoor ceiling light by Hinkley.
- Bronze finish extruded aluminum; etched lens glass.
- California Title 24 compliant; Dark Sky compliant.



B - WAC 5" Wide Bronze Fluid Horizontal LED Step Light

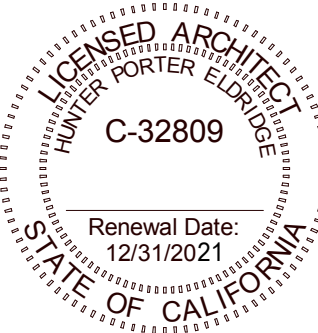
- 5" wide x 1 3/4" deep x 3 1/4" high. Extends 5/8" from the wall.
- Built-in dimmable 3.5 watt LED module. 68 lumen light output, comparable to a 15 watt incandescent. 3000K color temperature. 90 CRI.
- Architectural horizontal energy-efficient LED step light by WAC Lighting.
- Bronze abrasion resistant powder coat finish. Die-cast aluminum construction. Fluid decorative profile with full cut-off illumination.
- Dimmable to 10 percent with an ELV dimmer.
- LED averages 50,000 hours at 3 hours per day.
- For indoor/outdoor use. Direct wiring, no driver needed.
- IP66 rated, protected against high-pressure water jets. Title 24 compliant.
- ADA compliant. Line voltage - 120V.
- Fits into a switch box or a 2" x 4" junction box with minimum inside dimensions of 3" wide x 2" deep x 2 1/2" high.
- Magnetized design for easy installation and maintenance.

THE CONOVER RESIDENCE
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ISSUE DATES
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EXTERIOR
LIGHTINING
SPECS

A10.1



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