

Exhibit B

This page intentionally left blank.

**Before the Director of Housing and Community Development
in and for the County of Monterey, State of California**

In the matter of the application of:

1536 CYPRESS DRIVE LLC (PLN190408)

RESOLUTION NO. 21 - 002

Resolution by the Monterey County Director of
Housing and Community Development:

1. Finding that the project, as the partial demolition and re-construction of a 5,822 square foot main level of a single-family dwelling, qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

1536 Cypress Drive, Pebble Beach, Del Monte Forest
Land Use Plan, Coastal Zone (APN: 008-411-012-000)

The 1536 CYPRESS DRIVE LLC application (PLN190408) came on for an administrative decision hearing before the Monterey County Director of Housing and Community Development (HCD) on January 20, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Director of HCD finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE:
 - a) The proposed project involves the partial demolition and re-construction of a 5,822 square foot main level of an existing single-family dwelling.
 - b) The project has been reviewed for consistency with the text, policies, and regulations in the:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan, Part 5 (DMF CIP); and
 - Monterey County Zoning Ordinance - Coastal (Title 20).
 - c) 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/or regulations of the applicable Monterey County Code (MCC). The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- d) Allowed Use. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), DMF LUP, Coastal Zone. The parcel is zoned Low Density Residential, 1.5 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/1.5-D (CZ)]. Pursuant to MCC Section 20.14.040.A, LDR zoning allows residential development as a principle use subject to the granting of a Coastal Administrative Permit. Therefore, the proposed development is an allowed use for this site. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see subsequent Evidence g).
- e) Pursuant to MCC Section 20.70.120.A.4, the subject property is located between the sea and the first public road (i.e., State Route or Highway 1), and the proposed project would result in the partial demolition and re-construction of approximately 5,822 square feet of floor area of the existing residence; therefore, as proposed, the project is not exempt from the requirement for a coastal development permit. Based on the specific circumstances of a proposed project, planning permits or entitlements (i.e., coastal development permits) in the Coastal Zone may be processed as either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CST). The circumstances and scope of the proposed project warrant the processing of a CAP for the proposed development.
- f) Lot Legality. The subject 1.15-acre parcel (50,477 square feet), Assessor's Parcel Number (APN) 008-411-012-000, is identified in its current configuration in both the 1964 (Volume 1) and 1972 (Volume 3) Assessor's Map Books, and under separate ownership. Additionally, the County issued previous discretionary and ministerial permits to allow development of the property with the existing residential structure and use. Therefore, the County recognizes the subject property as a legal lot of record.
- g) Design. Pursuant to MCC Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), 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 primary exterior colors and materials proposed for the residence include the following: tan stucco and limestone siding with wood and limestone accents/trim, bronze windows, steel fascia, glass railing, and river rock roof ballast.

The dwellings within this residential area have a variety of architectural styles and the proposed exterior colors and finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- h) Review of Development Standards. As proposed and summarized below, the project conforms with all applicable and required development standards. The development standards for the LDR zoning district are identified in MCC Section 20.14.060. Required setbacks for main structures in the LDR district are 30 feet (front), 20 feet (rear), and 20 feet (sides), and the maximum allowed height is 30 feet.

As proposed, the single-family dwelling would have a front setback of 190 feet, side setbacks of 20 feet and 35 feet, and a rear setback of 50 feet. The height of the proposed residence is 18.41 feet.

In the LDR/1.5 zoning district, the allowed building site coverage maximum is 15 percent and the floor area ratio maximum is 17.5 percent. The building site is approximately 1.15 acres (50,477 square feet), which would allow structural site coverage of 7,571 square feet and floor area of 8,833 square feet. As proposed, the project would result in building coverage of 7,268 square feet (14.4 percent) and floor area of 5,806 square feet (11.5 percent). The site coverage exceeds the floor area due to roof overhangs that exceed 30 inches. The project also includes approximately 1,564 square feet of impervious surfaces (driveway, walkways, and spa), for a total of 8,832 square feet of site structural and impervious surface coverage (see Evidence i below).

- i) Pescadero Watershed. The project site is also located within the Pescadero Watershed, as shown on the DMF LUP Figure 2b; therefore, site structural and impervious surface coverage is limited to 9,000 square feet per Policy 77 of the DMF LUP. As proposed, the project would result in site coverage, including impervious surfaces, of 8,832 square feet, below the maximum allowed of 9,000 square feet. Therefore, the project is consistent with the DMF LUP policy regarding development within the Pescadero Watershed.
- j) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. Although located in an area of high sensitivity, the area of proposed development has been disturbed by previous structural and hardscape development, including major excavation work for the lower level of the residence. As proposed, the residential remodel would be located within the existing developed footprint. In addition, an archaeological survey (LIB120123) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, potential impacts to archaeological resources are not anticipated from this project. Potential for inadvertent impacts to cultural resources are addressed by the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Public Access. See Finding No. 5 and supporting evidence.
- l) Visual Resources and Public Viewshed. The subject property is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on February 14, 2020, the development proposal will not interfere with visual access along 17-Mile Drive or any

common public viewing area or vista point. Due to distance and topography, the property and structure are not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive.

Also, as described above in Evidence h, the proposed single-family dwelling would conform to all required development standards for this zoning district. The proposed development is also located in a residential neighborhood, and surrounding lots have been developed with similar residential development.

The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, the project is not expected to adversely affect public views given the proposed design, existing setting, and distance from Point Lobos. The re-constructed main level of the residence will be six (6) inches lower than the existing elevation, and will consist of materials and colors that blend well with the surrounding natural environment.

Additionally, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the design of the residence's re-constructed main level will not increase the visual impacts over the existing baseline.

Therefore, the project would not result in any visual impacts, and is consistent with the DMF LUP policies regarding Scenic and Visual Resources, and will not result in adverse visual impacts. See also Finding No. 5, Evidence d.

- m) The project was not referred to the DMF Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral.
- n) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project involves a major remodel of an existing single-family dwelling within an established residential neighborhood.
 - b) The project was reviewed for site suitability by the following departments and agencies: HCD-Planning, Public Works, Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. County staff 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 regulations, and that the site is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The following technical reports have been prepared for the proposed project and site:

- Geotechnical Investigation (LIB200057) prepared by Butano Geotechnical Engineering, Inc., Freedom, California, February 10, 2020; and
 - Archaeological Records Review Letter (LIB120123) prepared by Archaeological Consulting, Salinas, California, April 19, 2012;
 - Archaeological Monitoring Letter Report prepared by Archaeological Consulting, Salinas, California, April 19, 1994; and
 - Preliminary Cultural Resources Reconnaissance prepared by Archaeological Consulting, Salinas, California, November 2, 1993.
- d) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.
- e) The project planner reviewed the application materials and aerial imagery, and conducted a site inspection on February 14, 2020, to verify that the site is suitable for the proposed use.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

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) The project was reviewed by HCD-Planning, Public Works, Environmental Services, Pebble Beach Community Services District and the Environmental Health Bureau. 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 existing 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 will continue to use these same connections.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN190408.

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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.

- b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

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

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan – Part 5 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - d) The subject project site is identified as an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on February 14, 2020, the development proposal will not interfere with visual access along 17-Mile Drive. Due to distance and topography, the property and structure are not visible from 17-Mile Drive. Existing trees also add to screening of potential visual impacts from 17-Mile Drive. The project site is also located within the Point Lobos viewshed and may be visible from public vantage points. However, the project is not expected to adversely affect public views given the proposed design, existing setting, and distance from Point Lobos. The re-constructed main level of the residence will be six (6) inches lower than the existing elevation, and will consist of materials and colors that blend well with the surrounding natural environment. Additionally, the proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the design of the residence’s re-constructed main level will not increase the visual impacts over the existing baseline. Therefore, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan. See also Finding No. 1, Evidence I.
 - e) The project planner conducted a site inspection on February 14, 2020, to verify that the proposed project would not impact public visual access.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.

6. **FINDING:** **CEQA (Categorically 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 categorically exempts the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use.
 - b) The proposed project involves a remodel of an existing single-family dwelling within the existing development footprint, and within an established residential neighborhood. Therefore, the proposed development qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Additionally, 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.
 - d) No adverse environmental effects were identified during staff review of the development application, or during a site inspection on February 14, 2020.
 - e) The technical reports prepared for the project do not identify any potential significant or cumulative impacts. 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.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN190408.
7. **FINDING:** **PUBLIC NOTICE** - Consideration of the request for the Coastal Administrative Permits has been carried out pursuant to Monterey County Code Section 20.76.040 of Monterey County Code Title 20 (Coastal Zoning).
- EVIDENCE:**
- a) On January 7, 2021, notices were mailed to all property owners within 300 feet of the project site and to persons who requested notice.
 - b) On January 6, 2021, notices were posted in at least 3 different public places on and near the subject property.
 - c) Notice of the administrative consideration was published on January 7, 2021, in the Monterey County Weekly.
 - d) No objections were received during the published notification period from January 7 to January 19, 2021.
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

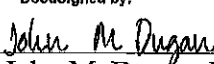
- EVIDENCE:** a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (Highway 1). The project site is not located within 300 feet of the inland extent of any beach or of the mean high tide line of the sea, or located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff. Also, the proposed project does not involve development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of HCD does hereby:

1. Find that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of January, 2021.

DocuSigned by:

John M. Dugan, FAICP Monterey
County Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON **JAN 22 2021**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

~~FEB 01 2021~~

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County HCD

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

PLN190408

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: These Coastal Administrative Permits and Design Approval (Planning File No. PLN190408) allow the partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and development within 750 feet of known archaeological resources. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), Del Monte Forest Land Use Plan, Coastal Zone. 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 HCD-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. (HCD-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: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "Coastal Administrative Permits (Resolution Number 21 - 002) were approved by the Director of HCD-Planning for Assessor's Parcel Number 008-411-012-000 on January 20, 2021. 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 HCD-Planning."

Compliance or Monitoring Action to be Performed: Proof of recordation of this notice shall be furnished to HCD-Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD-Planning)

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 HCD-Planning.

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

Responsible Department: HCD-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 HCD-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. (HCD-Planning)

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD-Planning)

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

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be consistent with applicable General Plan and Monterey County Code requirements, including being 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. An exterior lighting plan shall be submitted as part of the construction permit plan set, and shall be subject to review and approval by HCD-Planning, prior to the issuance of building permits. (HCD-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 permit plan set, to HCD-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 and applicable requirements.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on January 20, 2024, unless use of the property or actual construction has begun within this period. (HCD-Planning)

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

7. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan, prepared by a registered civil engineer or architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the plan approved by Environmental Services. (Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to Environmental Services for review and approval.

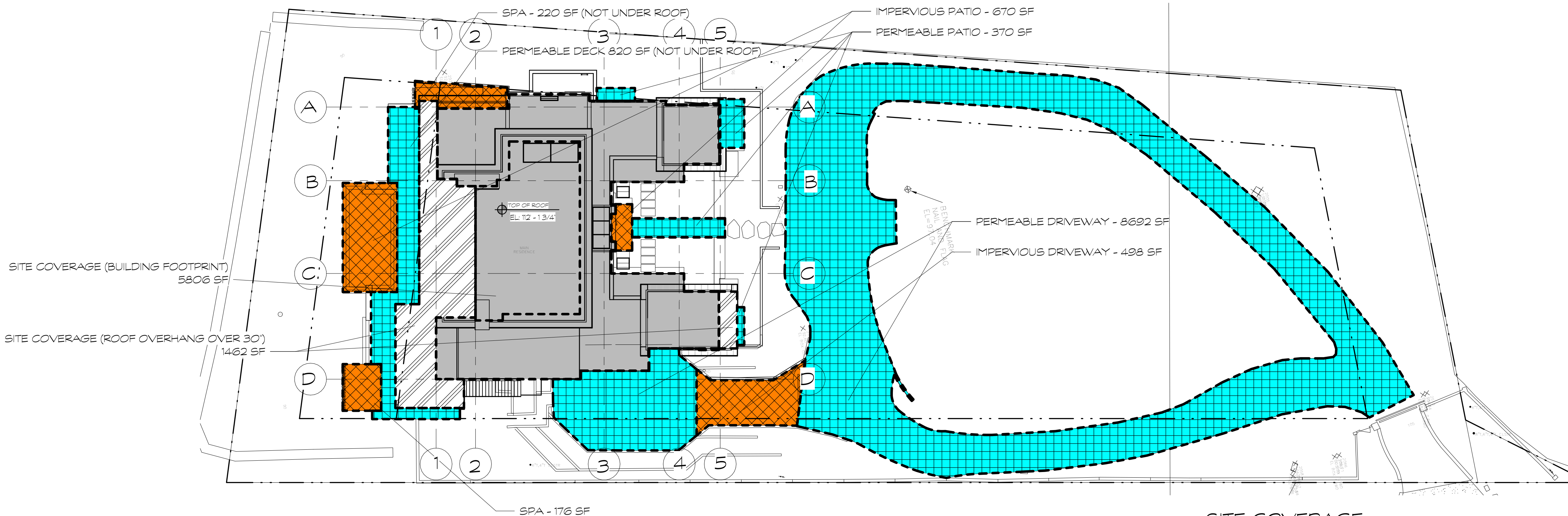
A NEW DESIGN FOR

1536 CYPRESS DR.

APN 008-411-012-000

1536 CYPRESS DR.

PEBBLE BEACH, CALIFORNIA 93953



PROJECT DATA

ZONING - LDR1.5(CZ)
LOT SIZE - 1.15 ACRES (50,477 SF)
OCCUPANCY GROUP - R-3
CONSTRUCTION TYPE - V
TOPOGRAPHY - GENTLY SLOPING TO SOUTHWEST
FLOOR AREA ALLOWED - 50,477 X 17.5% = 8,833 SF
FLOOR AREA PROPOSED - 5,806 SF

SITE BUILDING COVERAGE ALLOWED - 50,477 X 15% = 7,571 SF
SITE BUILDING COVERAGE PROPOSED - **7,268 SF**
PESCADERO COVERAGE ALLOWED - 9,000 SF
PESCADERO COVERAGE PROPOSED
FOOTPRINT 5,806 SF
ROOF OVERHANG OVER 30' 1,462 SF
IMPERVIOUS PATIOS WALKS AND DRIVES 670 SF
SPA 396 SF
IMPERVIOUS DRIVE 498 SF
TOTAL 8,832 SF

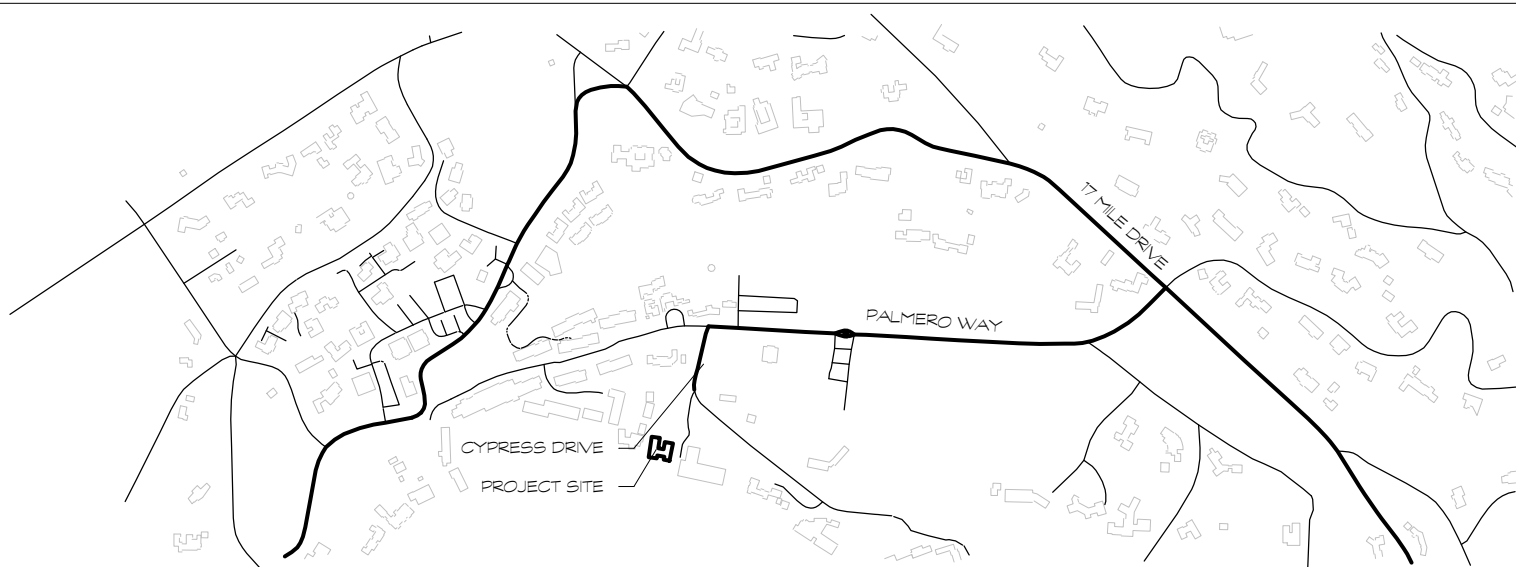
MAX BUILDING HEIGHT ALLOWED - 30 FT
AVERAGE GRADE - 92 + 95.5 / 2 = 93.75
HIGHEST ROOF ELEVATION 112.16'
MAX BUILDING HEIGHT PROPOSED - 112.16' - 93.75' = 18.41'
TREE REMOVAL - NONE
CUT/FILL - NO IMPORT, 45 CY OFF HAUL

SITE COVERAGE PLAN

SCOPE OF WORK

CONSTRUCTION OF NEW MAIN FLOOR OVER EXISTING LOWER LEVEL INCLUDING GARAGE, ALL DRIVEWAYS AND LANDSCAPING TO REMAIN. HEIGHT UNDER EXISTING HEIGHT BY 6". COLORS AND MATERIALS AS SHOWN ON ELEVATIONS.

VICINITY MAPS



Code Analysis

- 2019 CBC
- 2019 CRC
- 2019 CPC
- 2019 CEC
- 2019 CMC
- 2019 CFC
- CALIFORNIA ENERGY CODE & GREEN BUILDING CODE

PROJECT DESIGN TEAM

UPWALL DESIGN
JOSH ARRINGTON
1930 SOUTH 1100 EAST
SALT LAKE CITY, UTAH 84106
(801) 485-0708
EMAIL: josh@upwalldesign.com

OWNER

1536 CYPRESS DRIVE LLC
PEBBLE BEACH, CA 93953
(831) 375-1890

STRUCTURAL ENGINEER

GALLIEN ENGINEERING
PAUL R. GALLIEN, P.E.
9699 Bluebirdspur Lane
Suite 102
Monterey, CA 93940
831.372.7072
EMAIL: paul@gallienengineeringinc.com

GENERAL CONTRACTOR

STOCKER & ALLAIRE
DAVID STOCKER
218 MANDEVILLE CT.
MONTEREY, CALIFORNIA 93940
(831) 375-1890
EMAIL: dstocker@stockerallaire.com

PROJECT REVISIONS

#	DATE	DESCRIPTION

Index of Drawings

Sheet Number	Sheet Name
Architectural	
OT-1	TITLE
TOPO 1	TOPOGRAPHIC SURVEY
TOPO 2	TOPOGRAPHIC SURVEY
A1.1	OVERALL SITE PLAN
A1.2	SITE PLAN
A1.4	CONSTRUCTION MANAGEMENT PLAN
A2.0	1/8" FLOOR PLANS
A2.1	1/4" LOWER LEVEL PLAN
A2.2	1/4" MAIN LEVEL PLAN
A2.3	1/4" MAIN LEVEL PLAN
A2.5	NET AREA PLANS
A3.0	3D ISOMETRIC VIEWS
A3.1	1/8" ELEVATIONS
A3.8	1/4" SECTION
A3.9	1/4" SECTION
A4.1	ROOF PLAN

AREA CALCULATION

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	5,806 SF
TOTAL ABOVE GRADE	5,806 SF
GARAGE	665 SF
LOWER LEVEL	2,415 SF
MECH.	59 SF
TOTAL BELOW GRADE	3,139 SF

6 APRIL 2020
REVISIONS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF UPWALL DESIGN, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN, INC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF UPWALL DESIGN, INC. IS STRICTLY PROHIBITED. UPWALL DESIGN, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS AND STANDARDS.

A NEW DESIGN FOR

1536 CYPRESS DR.

PEBBLE BEACH, CALIFORNIA 93953

UPWALL
DESIGN

1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

OT-1



MATCHLINE SEE A/2

TOPOGRAPHIC SURVEY

SCALE: 1"=10'

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM RECORDS. THIS IS NOT A BOUNDARY RESOLUTION.

2. NO TITLE REPORT/DEED WAS PROVIDED. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. CONTOUR INTERVAL = ONE FOOT.

5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

6. 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.

7. NO UNDERGROUND UTILITIES ARE SHOWN. ONLY ABOVE GROUND UTILITIES HAVE BEEN SURVEYED. L&S ENGINEERING IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UTILITIES, ONLY THROUGH EXCAVATION BEFORE OR DURING CONSTRUCTION CAN THE LIMITS OF UNDERGROUND UTILITIES BE FULLY DETERMINED.

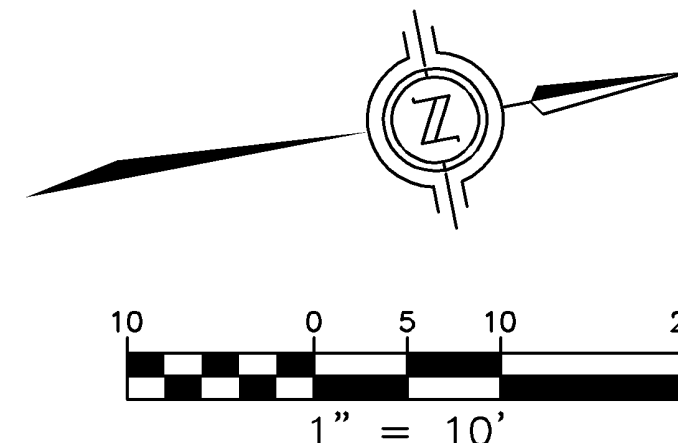
8. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - NAIL AND FLAG - ABOVE STAIRS TO FRONT YARD AS SHOWN. ELEV=97.04

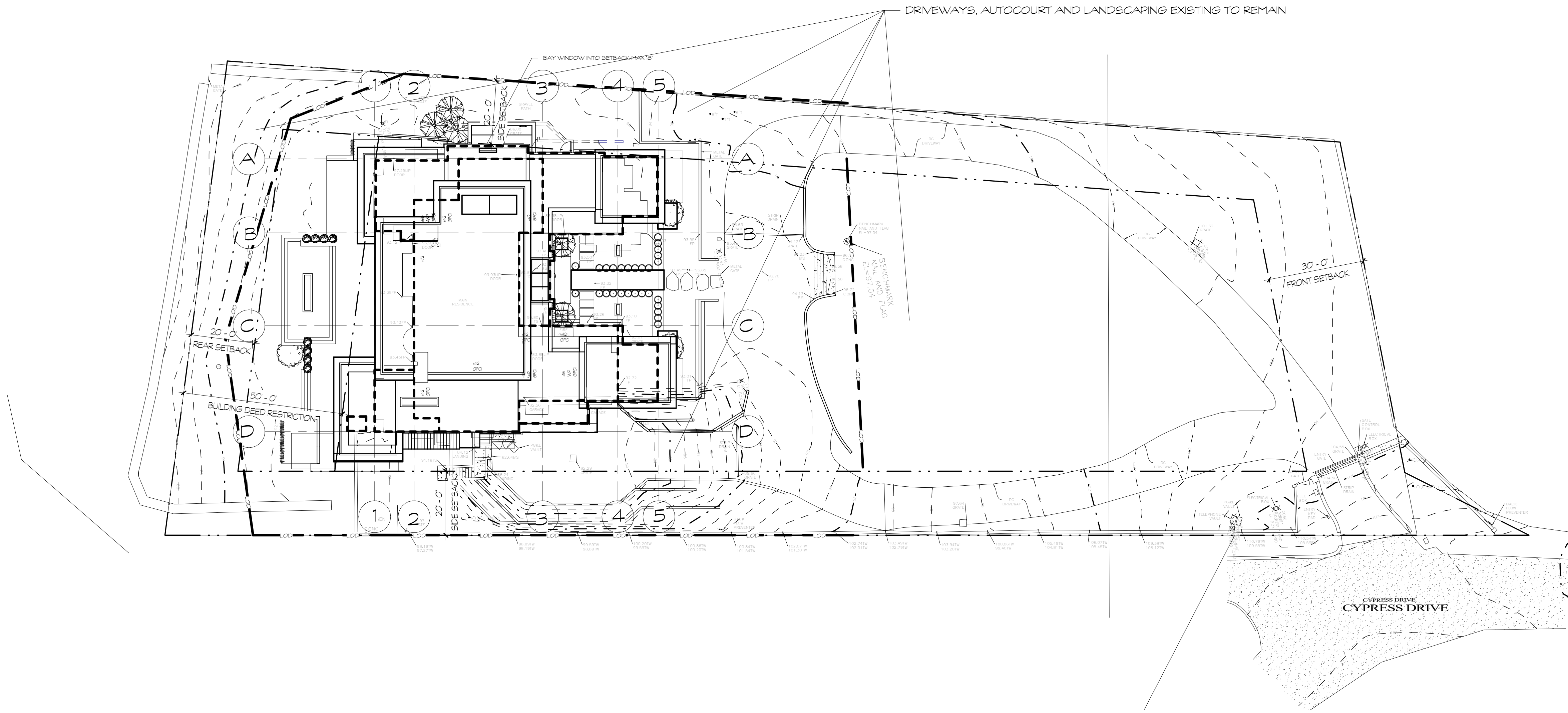
LEGEND

	FIRE HYDRANT		PROPERTY LINE
	WATER METER		WOOD FENCE
	WATER VALVE		SHRUB LINE
	HOSE BIB		
	SEWER MANHOLE		
	IRRIGATION CONTROL VALVE		
	JOINT POLE		
	ELECTRICAL METER		CONCRETE
	GAS METER		AC PAVEMENT
	DOWNSPOUT		PAVERS / TILE
	CLEANOUT		
	TELEPHONE PEDESTAL		

ABBREVIATIONS

AD	AREA DRAIN
BS	BOTTOM OF STAIR
CLSTR	TREE CLUSTER
CONC	CONCRETE
EL	ELECTRICAL
E	EXISTING
EG	EXISTING GROUND
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT
O	OAK TREE
T	TREE
TS	TOP OF STAIR





SITE GENERAL NOTES	
1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (>4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC- AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.
KEYNOTES	
NUMBER	DESCRIPTION

SITE
PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40

6 APRIL 2020

REVISIONS

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS. THE USER OF THESE DRAWINGS AND SPECIFICATIONS ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS AND SPECIFICATIONS. THE USER OF THESE DRAWINGS AND SPECIFICATIONS ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS AND SPECIFICATIONS. THE USER OF THESE DRAWINGS AND SPECIFICATIONS ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

A NEW DESIGN FOR THE :

1536 CYPRESS DR.

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

APN 028-411-012-000

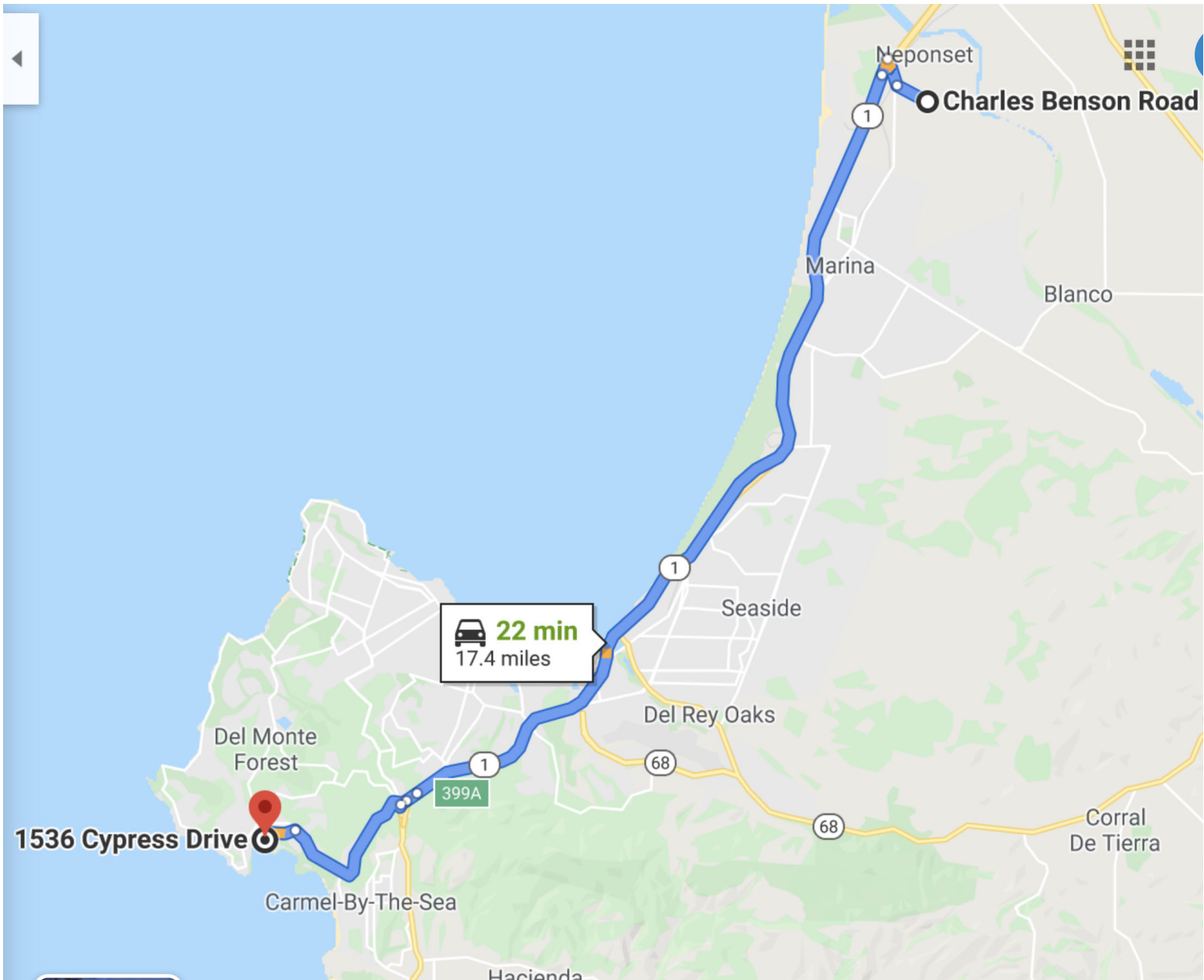
UP WALL
DESIGN

1930 S. 1100 E. S.L.C. UT 84106 (801) 485-0708

A1.1

OVERALL SITE PLAN

HAULING ROUTE



VICINITY MAP



KEYNOTES

NUMBER	DESCRIPTION
ST-7	LIMITS OF DISTURBANCE (L.O.D.) WILL BE FENCED WITH 4-FOOT ORANGE CONSTRUCTION FENCING AND WILL NOT BE CHANGED OR REMOVED UNTIL FINAL LANDSCAPING BEGINS. ANY TREES THAT ARE LOCATED WITHIN THE L.O.D. THAT ARE TO BE SAVED ARE TO BE PROTECTED.
ST-8	A FIRE EXTINGUISHER SHALL BE KEPT ON SITE AT ALL TIMES.
ST-9	A PORTABLE TOILET SHALL BE ON SITE AT ALL TIMES.
ST-10	A TRASH BIN WILL BE ON SITE AT ALL TIMES AND WILL BE DUMPED ON A REGULAR BASIS. IT IS THE RESPONSIBILITY OF ALL THE WORKERS TO KEEP THE SITE CLEAN AT ALL TIMES.

CONSTRUCTION NOTES

- 1 ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
- 2 WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
- 3 ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH)
- 4 HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
- 5 COVER INACTIVE STORAGE PILES.
- 6 THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 7 EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
- 8 THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
- 9 ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: SEPTEMBER 2020 - SEPTEMBER 2022

MONDAY THRU FRIDAY 8AM - 5PM

10 WORKERS
10 REGULAR PICKUP TRUCKS

85% RECYCLE RATE FOR LUMBER

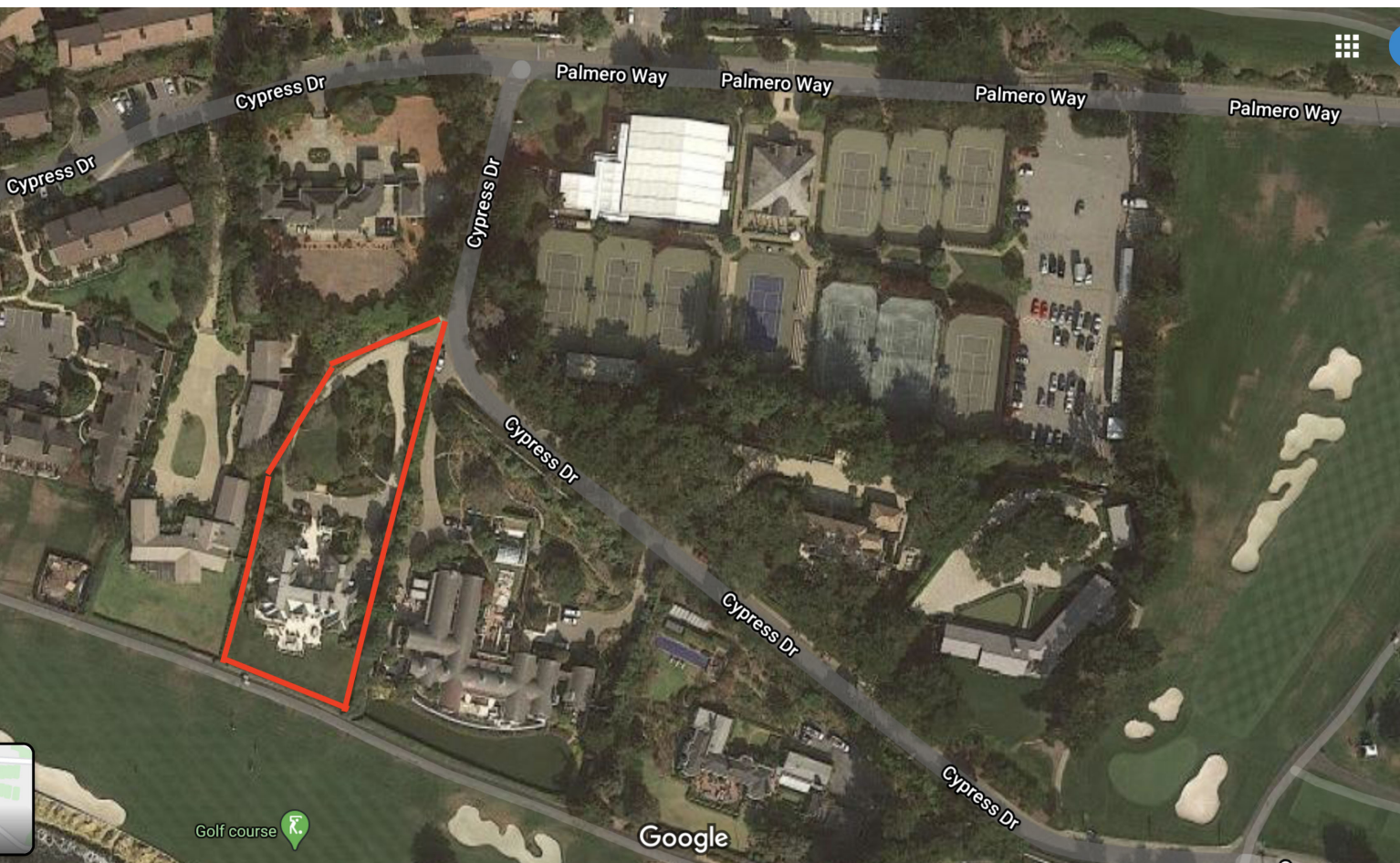
TRASH AND UN RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

GRADING: GRADING 55 CY, NO IMPORT, 45 CY OFF HAUL

TREE PROTECTION

AS NEEDED OR REQUIRED

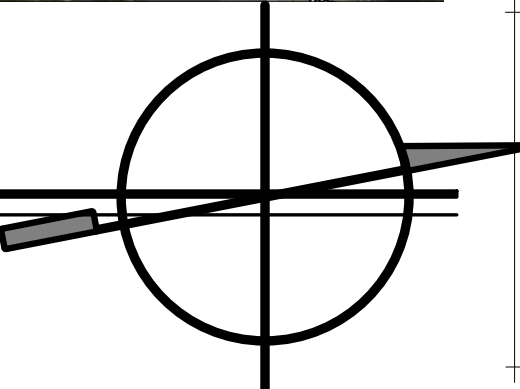
SITE MAP



CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 10'-0"

0' 2.5' 5' 10' 20'



A1.4
CONSTRUCTION
MANAGEMENT PLAN

A NEW DESIGN FOR THE :

1536 CYPRESS DR.

APN 008-411-012-000

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

UP WALL
DESIGN

1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

[illegible]

1536 CYPRESS DR.

1536 CYPRESS DR.
DERR F BEACH CALIFORNIA 93053[illegible]

UPWALL
DESIGN
3500 FULTON ST. SUITE 200
SAN FRANCISCO, CA 94103
(415) 774-0700
WWW.UFWALL.COM

DLCHLH34100

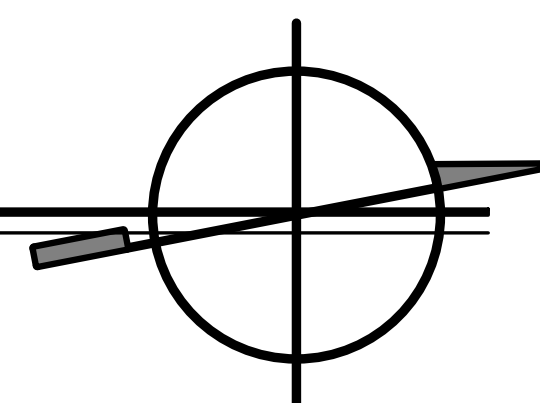
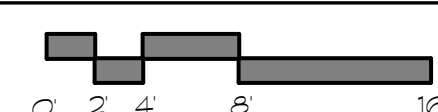
A2.0

1/8" FLOOR PLANS



SCALE: 1/8" = 1'-0"

MAIN LEVEL 5,806 SF

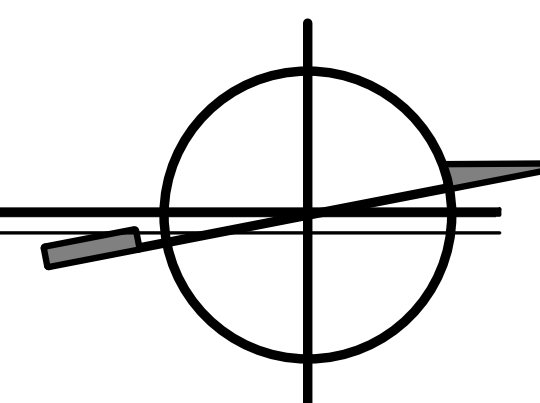
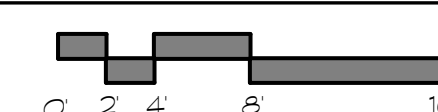


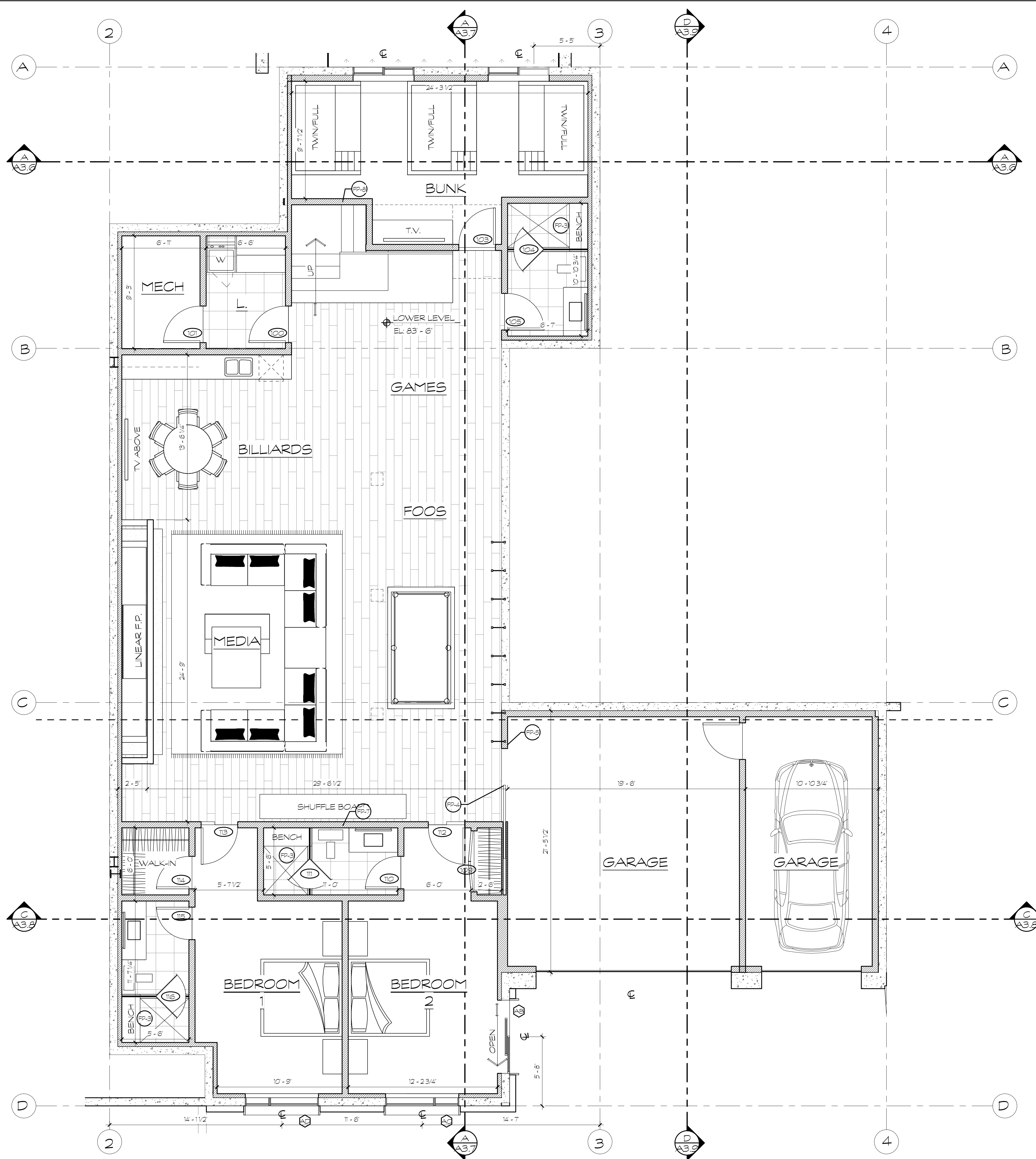
SCALE: 1/8" = 1'-0"

GADAG5 GG5 GG5

GARAGE	605 SF
LOWER LEVEL	2,415 SF

MECH 59 SF





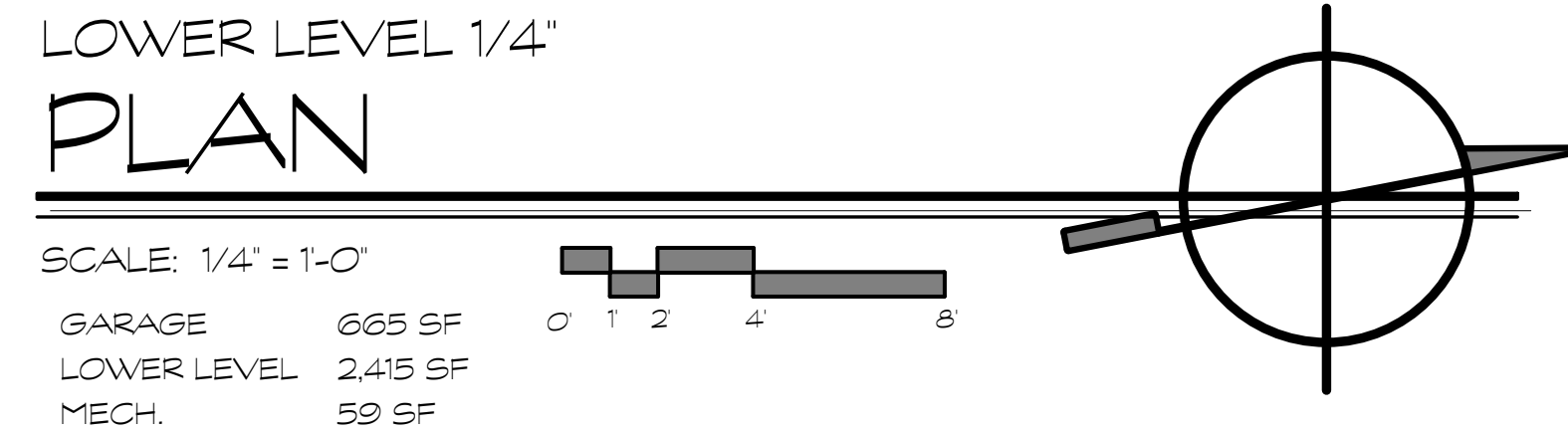
KEYNOTES	
NUMBER	DESCRIPTION
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-4	OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS. - IRC R302.5.1
FP-5	PROVIDE ONE LAYER, 5/8" TYPE 'X' GYP. BD, MIN. ON ALL GARAGE WALLS AND CEILING SURFACES. - IRC 302
FP-7	WALL ASSEMBLIES FOR SOUND PROOF APPLY TO ALL SIMILIAR WALLS IN EACH ROOM WHERE A SPECIFIC WALL TYPE IS INDICATED.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.

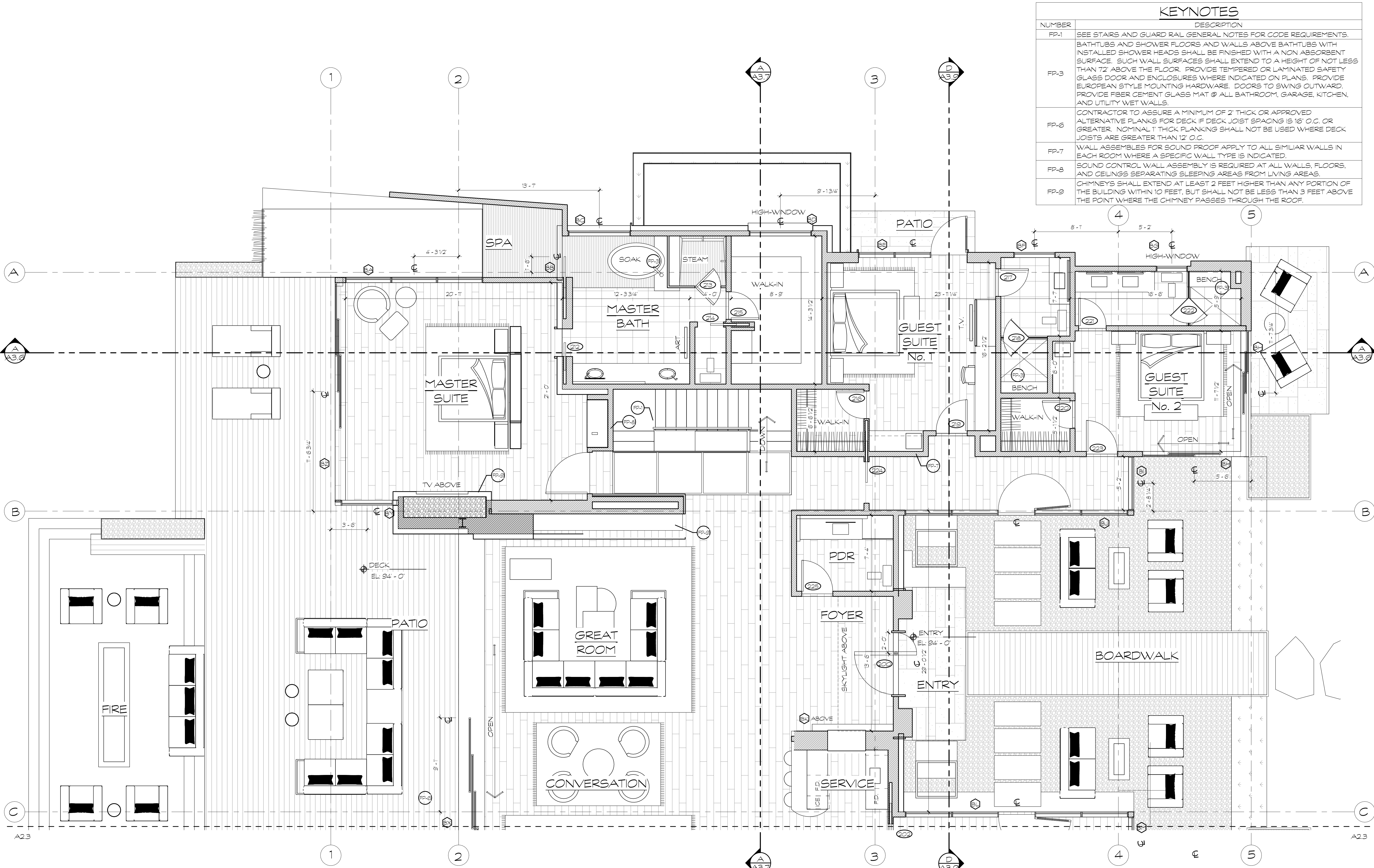
THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE RESULTS OF THE PROJECT.

A NEW DESIGN FOR THE :
1536 CYPRESS DR.
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953
APN 008-411-012-000

UP WALLS
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A2.1
1/4" LOWER LEVEL
PLAN





KEYNOTES	
NUMBER	DESCRIPTION
FP-1	SEE STAIRS AND GUARD RAIL GENERAL NOTES FOR CODE REQUIREMENTS.
FP-3	BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLANS. PROVIDE EUROPEAN STYLE MOUNTING HARDWARE. DOORS TO SWING OUTWARD. PROVIDE FIBER CEMENT GLASS MAT @ ALL BATHROOM, GARAGE, KITCHEN, AND UTILITY WET WALLS.
FP-6	CONTRACTOR TO ASSURE A MINIMUM OF 2" THICK OR APPROVED ALTERNATIVE PLANKS FOR DECK IF DECK JOIST SPACING IS 16" O.C. OR GREATER. NOMINAL 1" THICK PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE GREATER THAN 12" O.C.
FP-7	WALL ASSEMBLIES FOR SOUND PROOF APPLY TO ALL SIMILAR WALLS IN EACH ROOM WHERE A SPECIFIC WALL TYPE IS INDICATED.
FP-8	SOUND CONTROL WALL ASSEMBLY IS REQUIRED AT ALL WALLS, FLOORS, AND CEILINGS SEPARATING SLEEPING AREAS FROM LIVING AREAS.
FP-9	CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

6 APRIL 2020

REVISIONS

A NEW DESIGN FOR THE :

1536 CYPRESS DR.

1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

UP WALL
DE S I G N

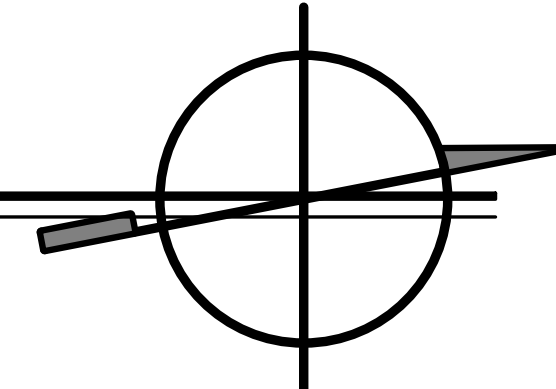
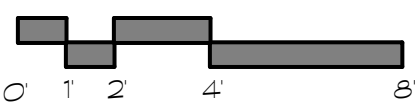
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

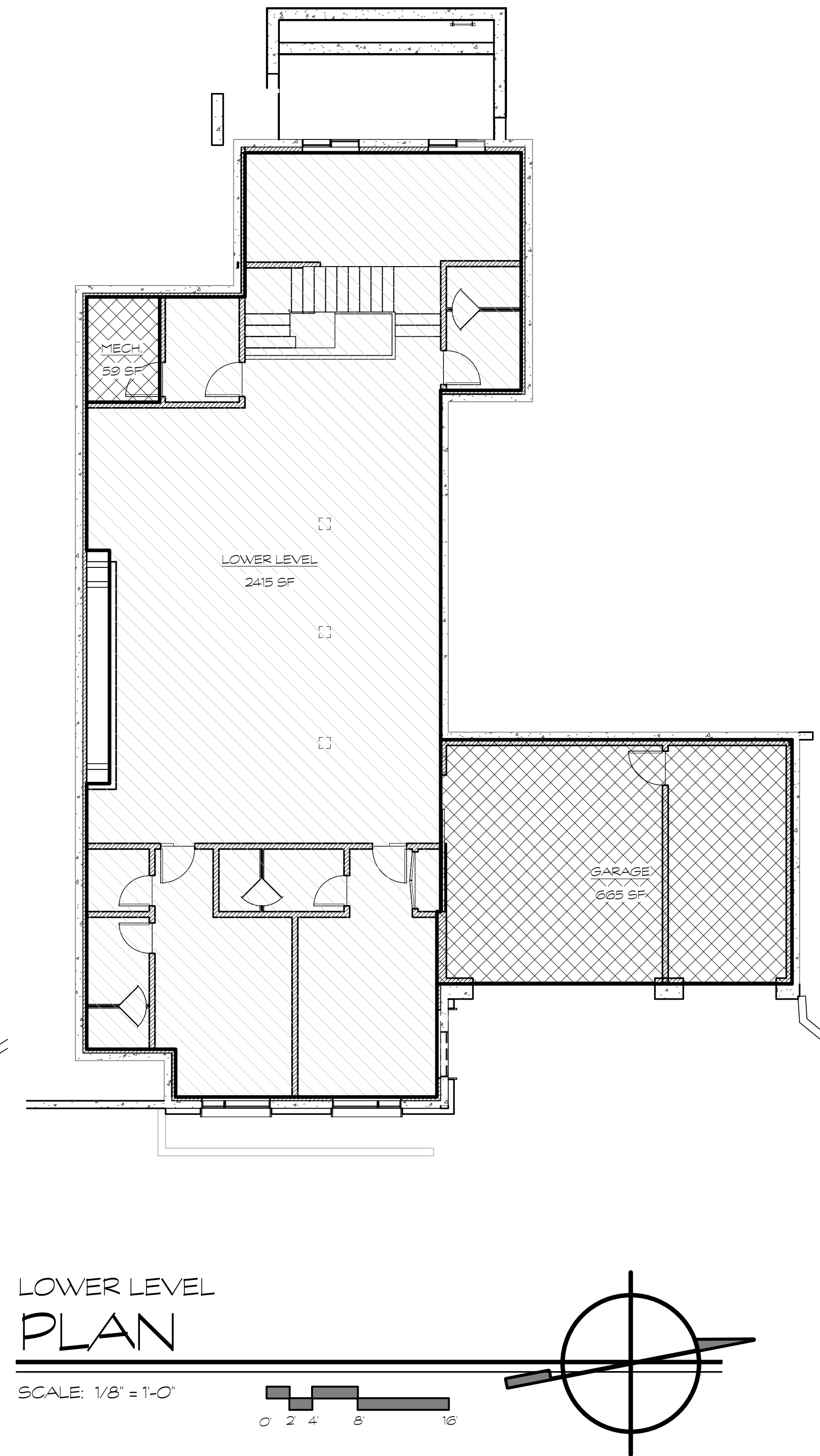
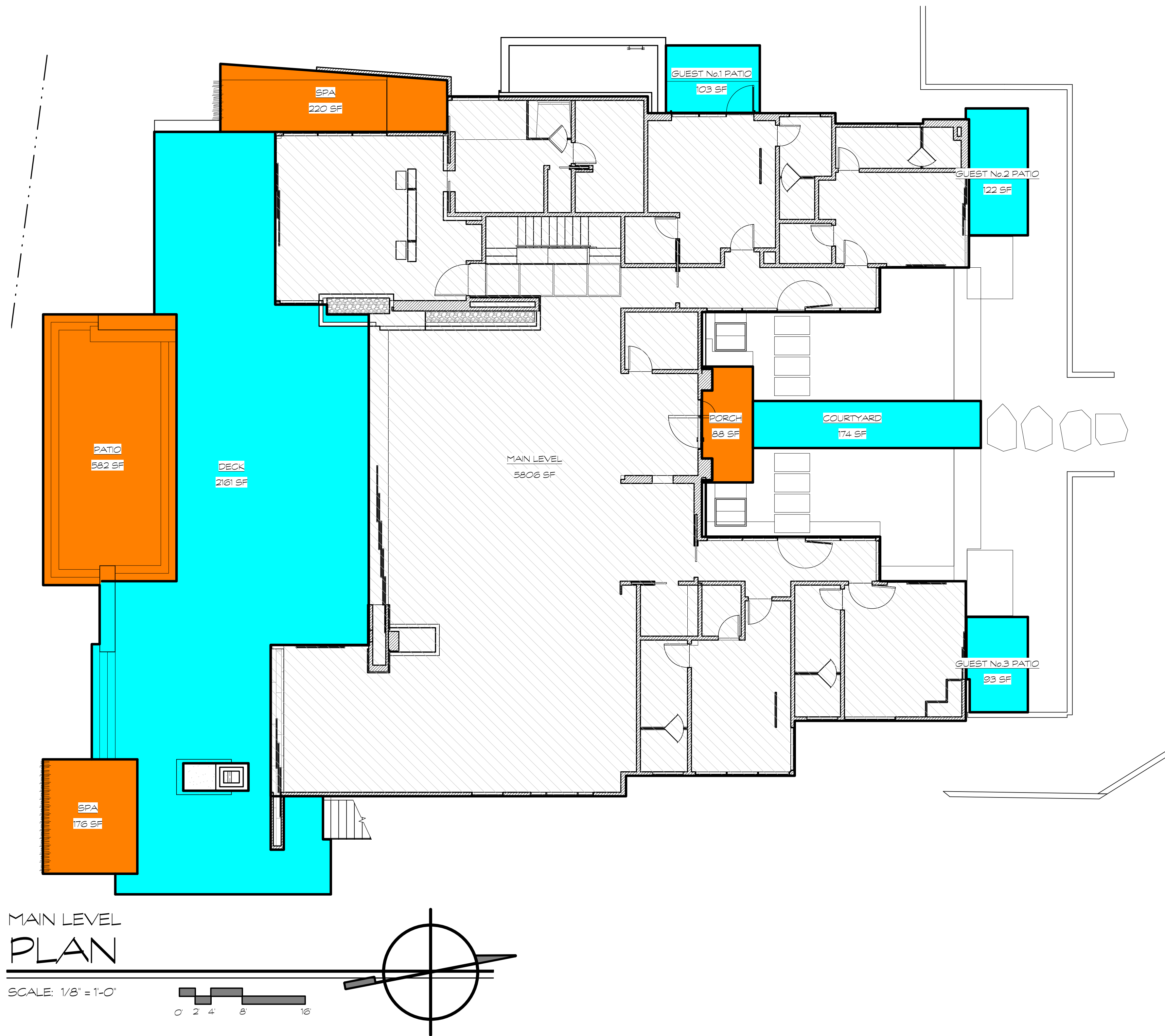
A2.2

1/4" MAIN LEVEL PLAN

MAIN LEVEL
PLAN

SCALE: 1/4" = 1'-0"
MAIN LEVEL 5,806 SF





AREA CALCULATION	
LOCATION	SQUARE FOOTAGE
MAIN LEVEL	5,806 SF
TOTAL ABOVE GRADE	5,806 SF
GARAGE	665 SF
LOWER LEVEL	2,415 SF
MECH.	59 SF
TOTAL BELOW GRADE	3,139 SF

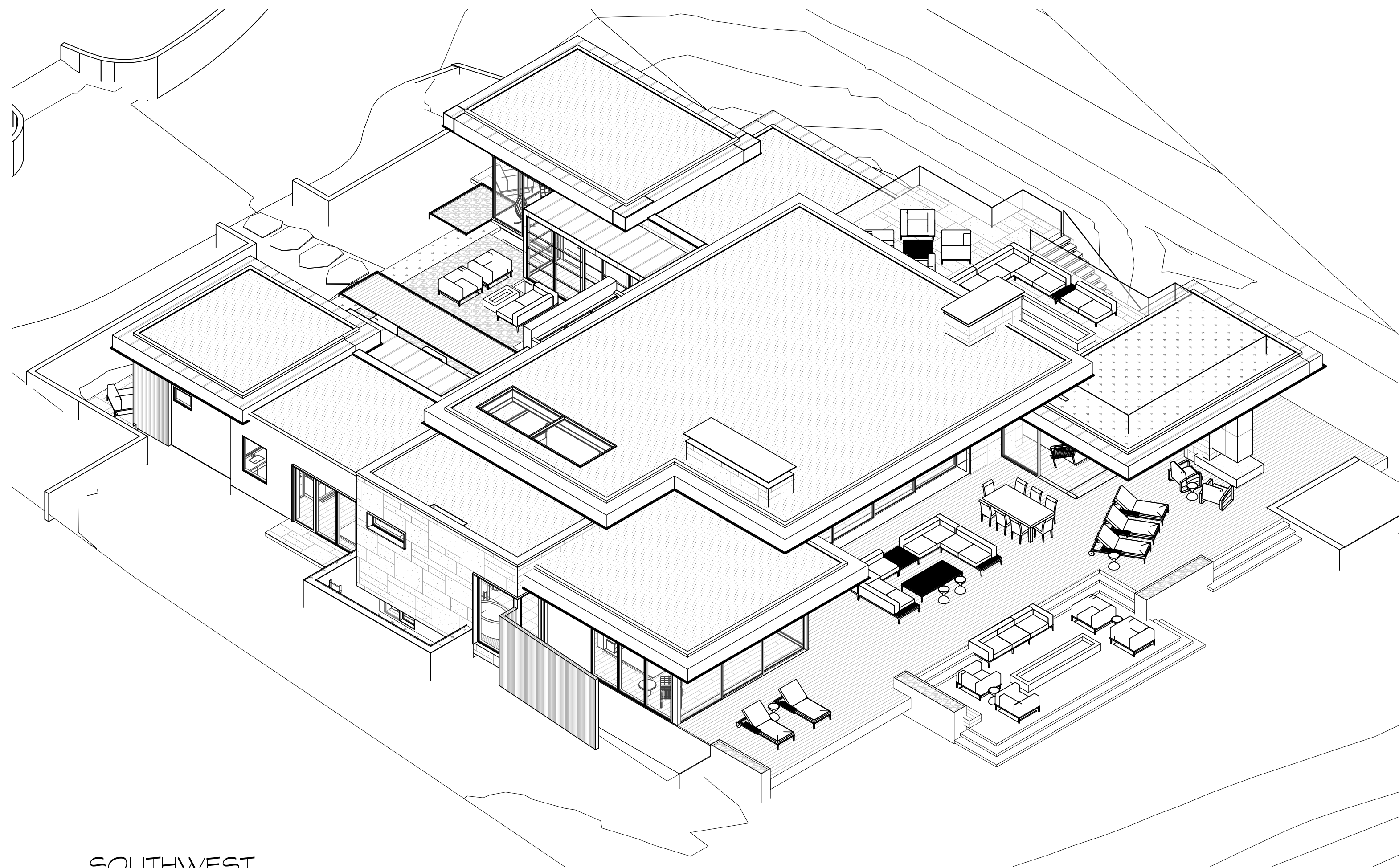
IMPERVIOUS Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
PATIO	582 SF
PORCH	88 SF
SPA	176 SF
SPA	220 SF
TOTAL IMPERVIOUS DECK/PATIO	1,066 SF
PERMEABLE Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
COURTYARD	174 SF
DECK	2,161 SF
GUEST No.1 PATIO	103 SF
GUEST No.2 PATIO	122 SF
GUEST No.3 PATIO	93 SF
TOTAL PERMEABLE DECK/PATIO	2,653 SF

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THESE DRAWINGS FOR ANY PARTICULAR PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THESE DRAWINGS. NO OTHER LIABILITY SHALL BE ASSUMED BY THE ARCHITECT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

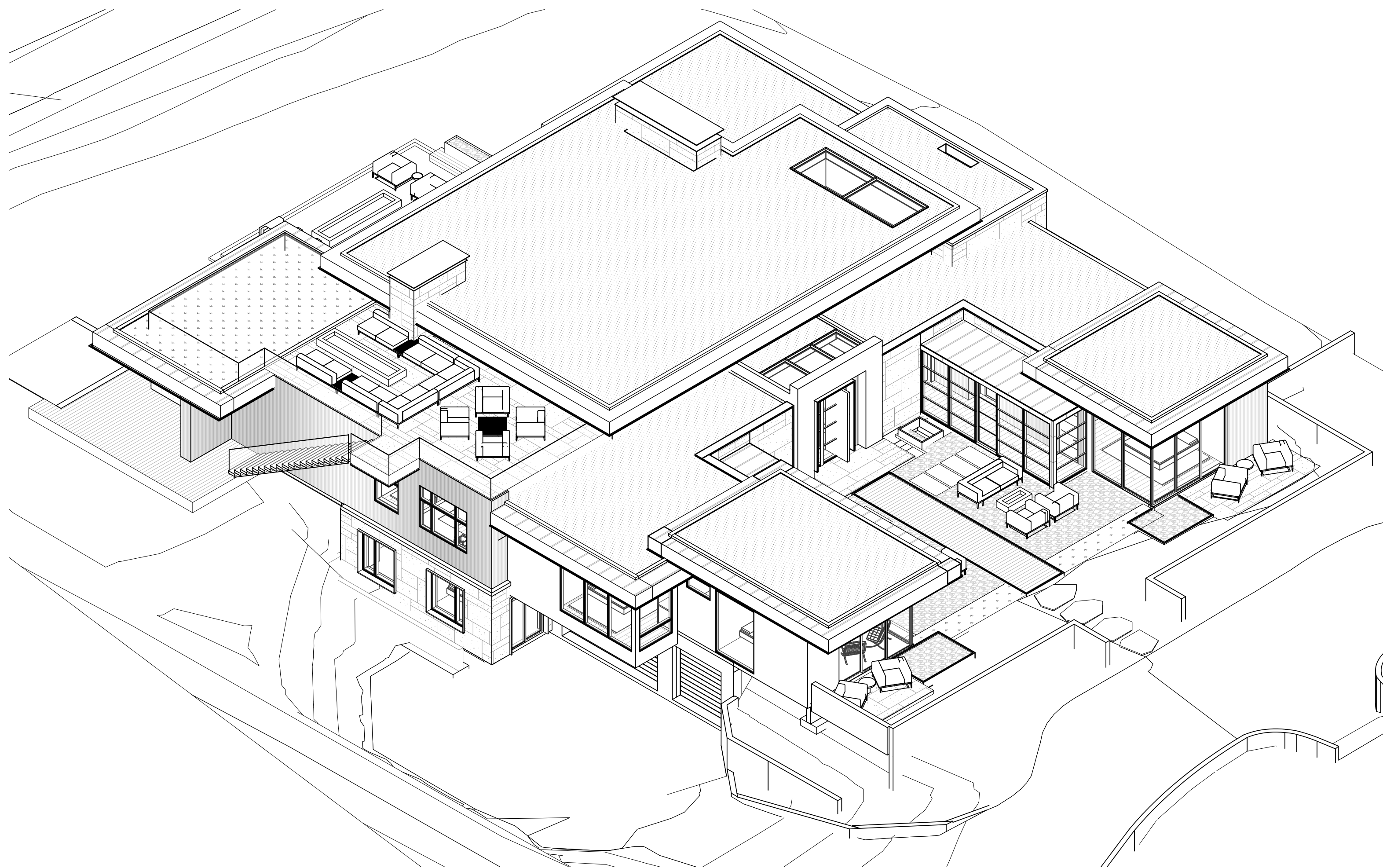
A NEW DESIGN FOR THE :
1536 CYPRESS DR.
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953
APN 008-411-012-000

UPWALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

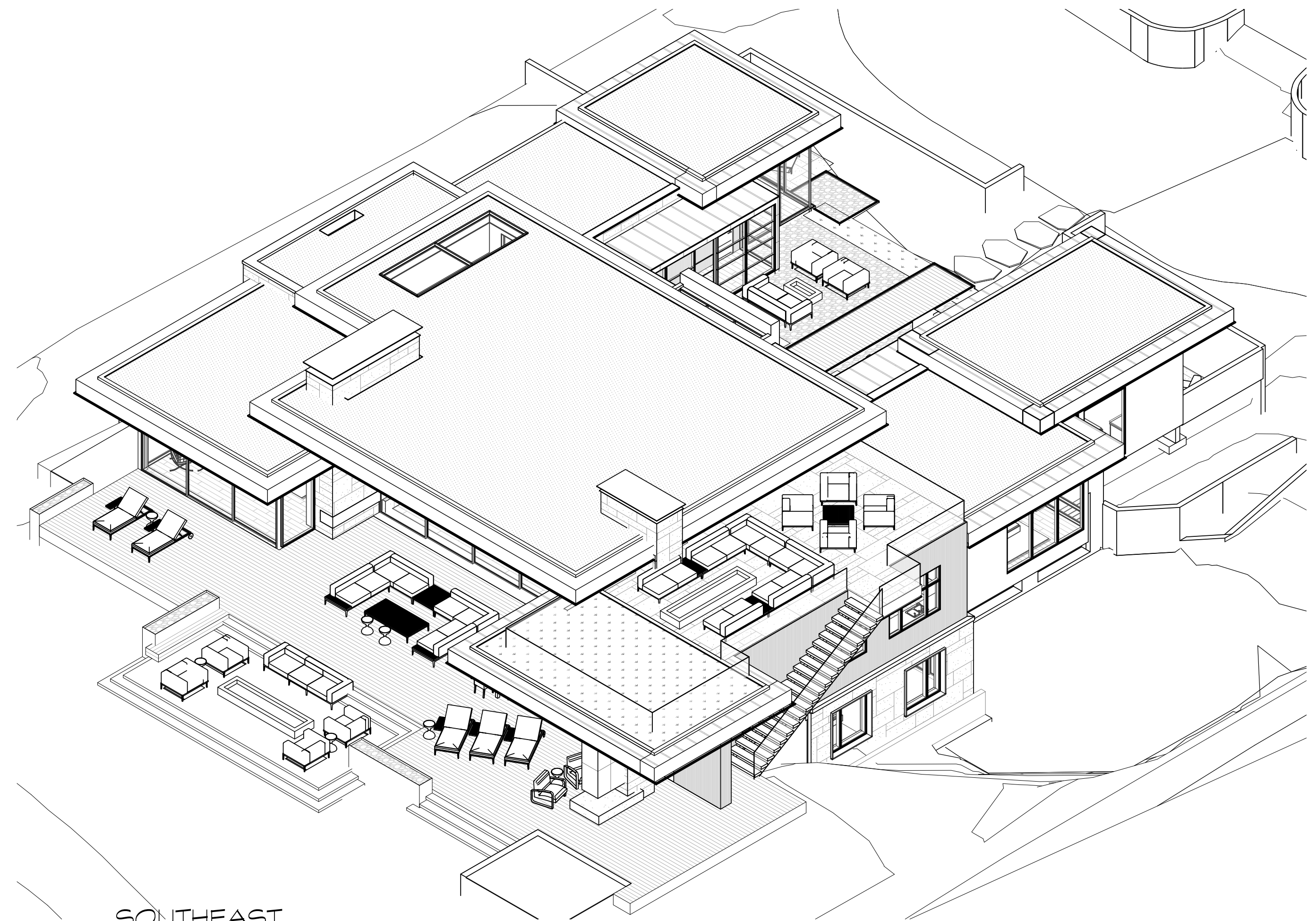
A2.5
NET AREA PLANS



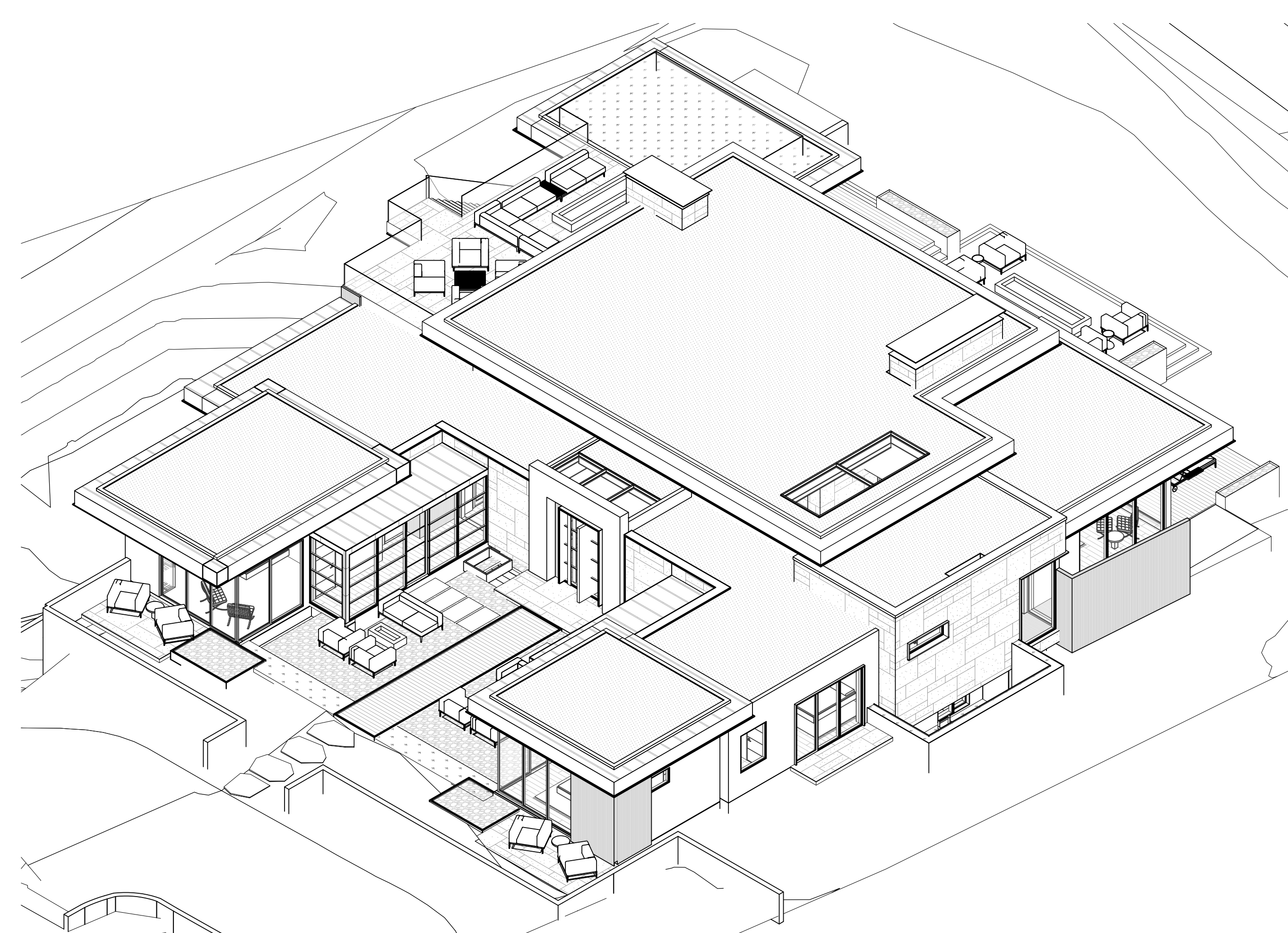
SOUTHWEST
AXONOMETRIC VIEW



NORTHEAST
AXONOMETRIC VIEW



SOUTHEAST
AXONOMETRIC VIEW



NORTHWEST
AXONOMETRIC VIEW

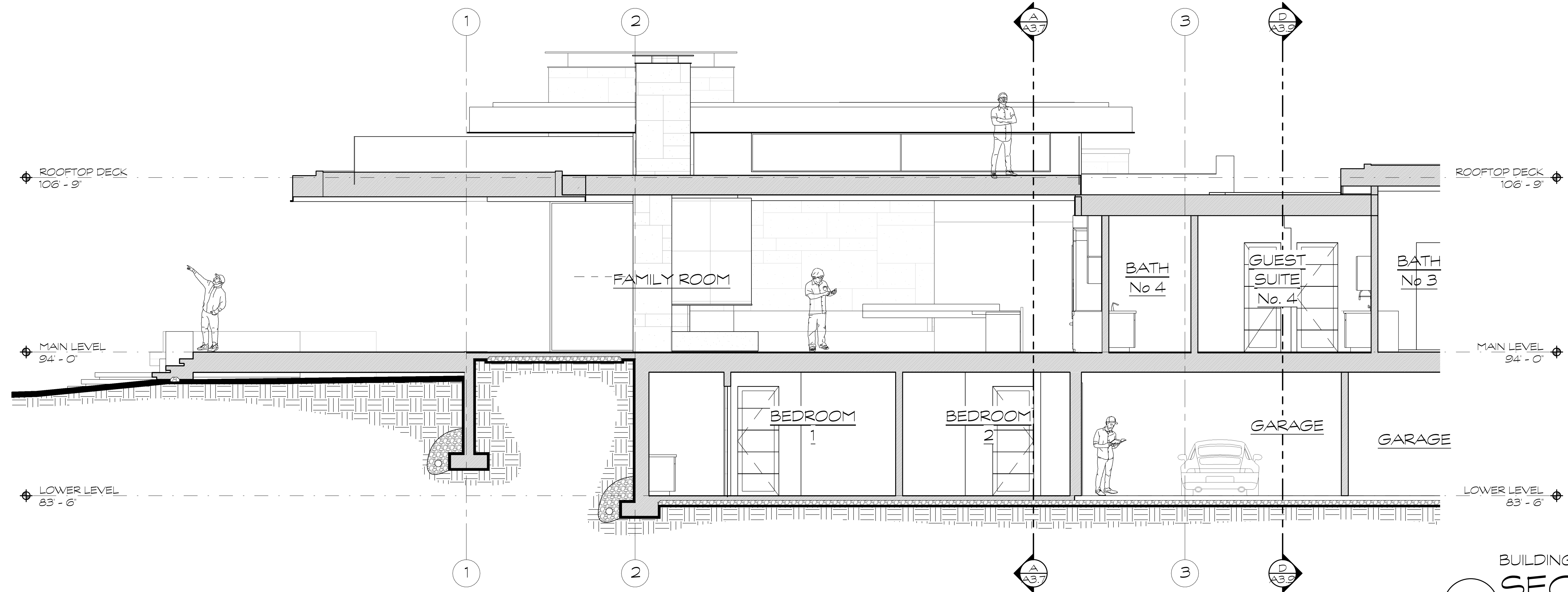
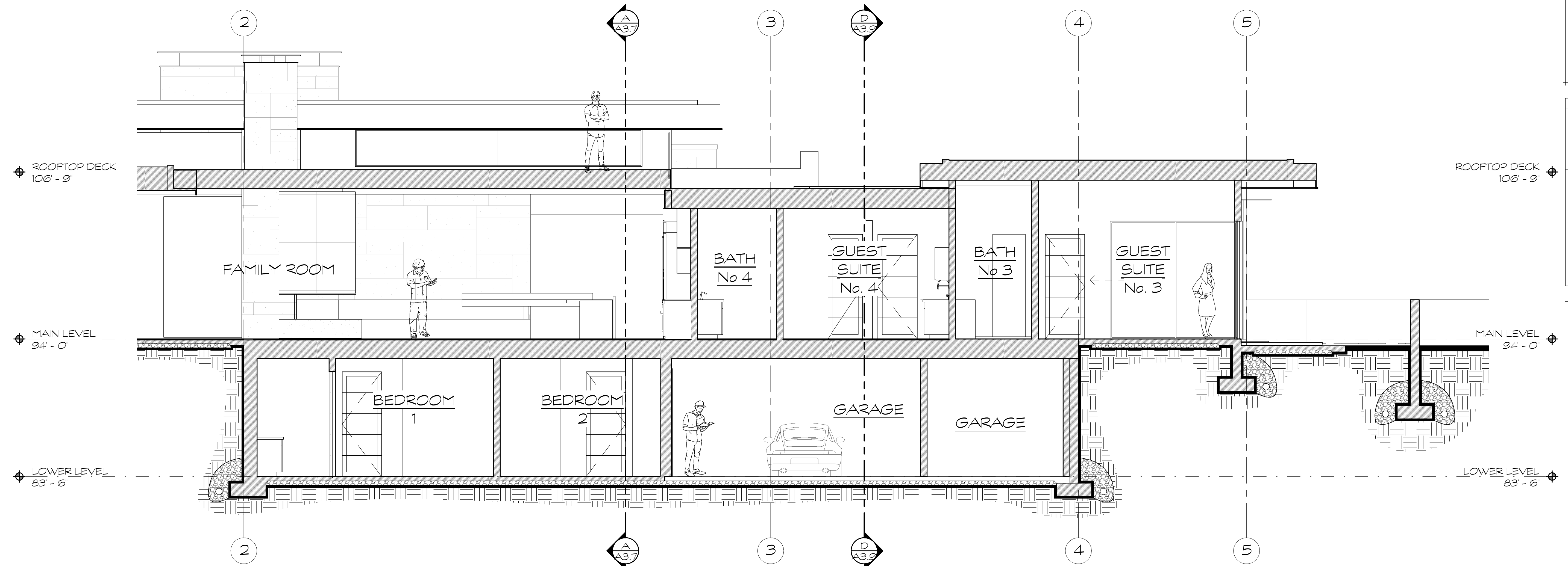
6 APRIL 2020
REVISIONS

THESE DRAWINGS AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE PROJECT'S ARCHITECTURAL PROGRAM AND ALL OTHER DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

A NEW DESIGN FOR THE :
1536 CYPRESS DR.
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953
APN 008-411-012-000

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A3.0
3D ISOMETRIC VIEWS



BUILDING
SECTION
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

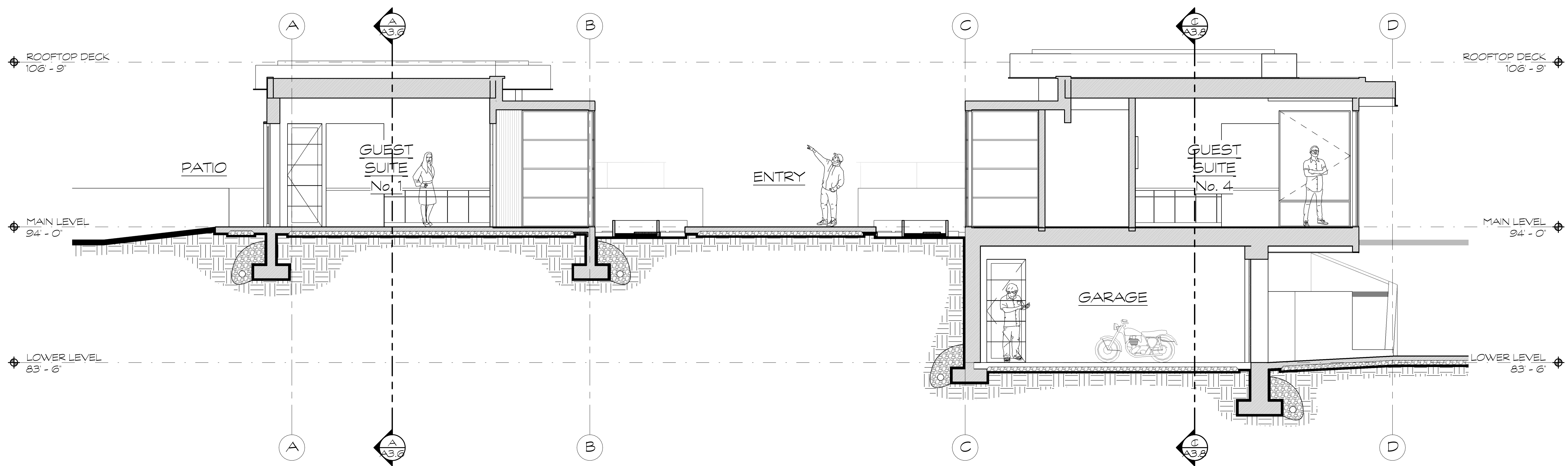
6 APRIL 2020

REVISIONS

A NEW DESIGN FOR THE :
1536 CYPRESS DR.
 1536 CYPRESS DR.
 PEBBLE BEACH, CALIFORNIA 93953
 APN 008-411-012-000

UP WALL
DESIGN
 1930 S. 1100 E. S.L.C. UT 84106
 (801) 485-0708

A3.8
 1/4" SECTION



BUILDING
SECTION
D
SCALE: 1/4" = 1'-0"
0 1 2 4 8

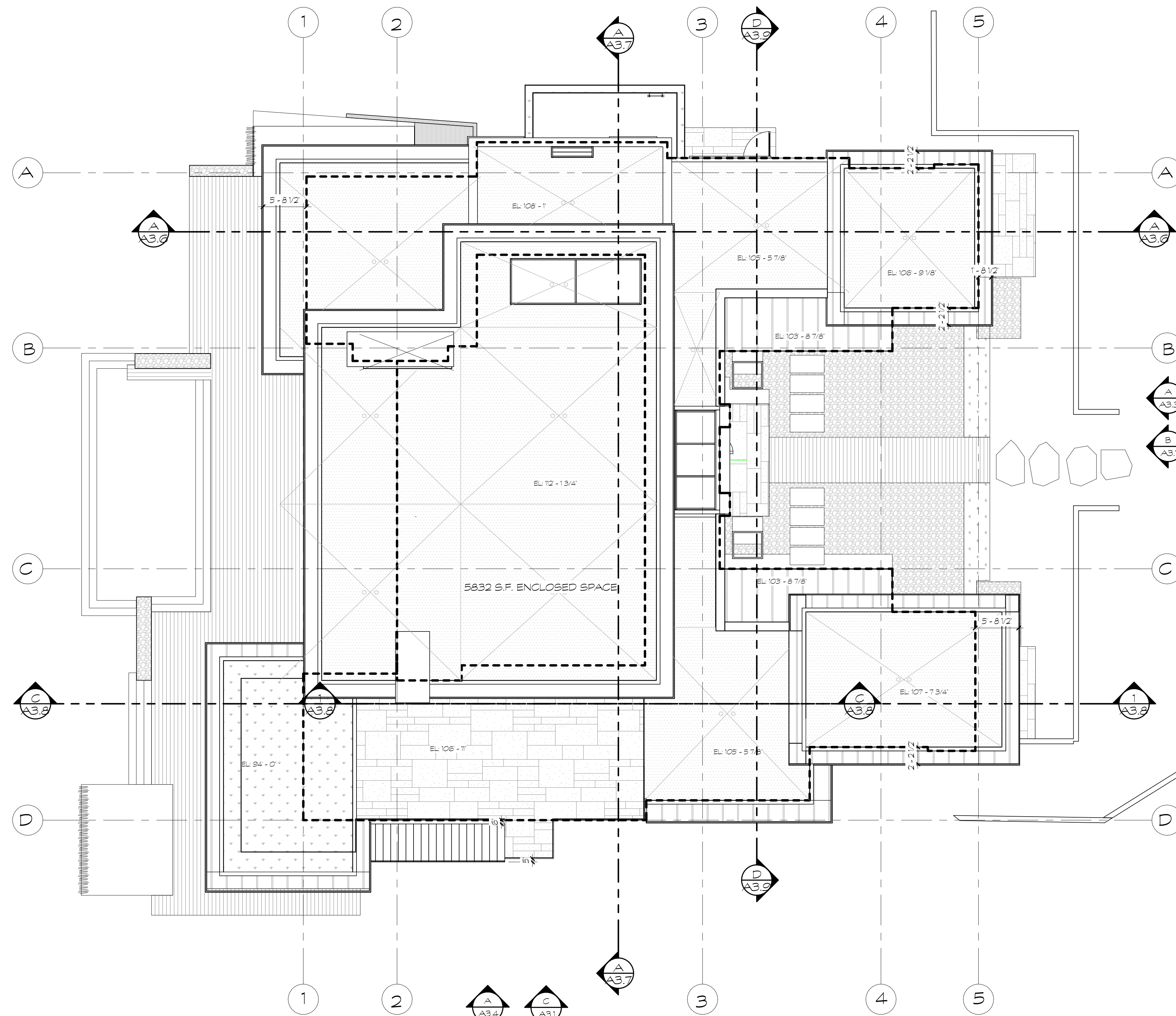
UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

A3.9
1/4" SECTION

A NEW DESIGN FOR THE :
1536 CYPRESS DR.
APN 008-411-012-000
PEBBLE BEACH, CALIFORNIA 93953

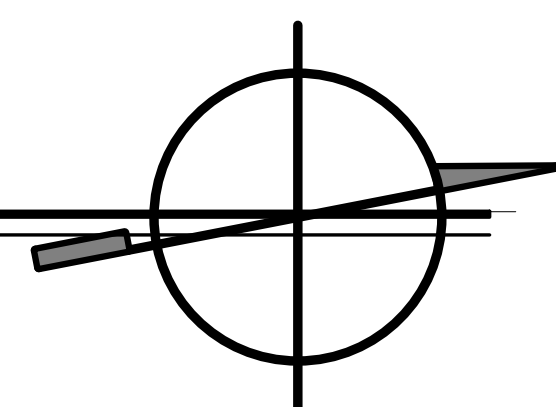
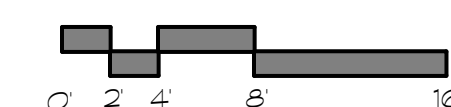
REVISIONS
6 APRIL 2020

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF UP WALL DESIGN, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN, INC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN, INC. IS PROHIBITED. UP WALL DESIGN, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. NO PART OF THESE DRAWINGS SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF UP WALL DESIGN, INC.



ROOF
PLAN

SCALE: 1/8" = 1'-0"



FIELD VERIFY DIMENSIONS
AND T.O.P. W/ FLOOR
PLANS AND ELEVATIONS

ALL ROOF PENETRATIONS,
INCLUDING PLUMBING AND
MECHANICAL VENTS ARE TO
BE GROUPED INTO A FALS
STONE FACED CHIMNEY.

PROVIDE CONCEALED ROOF
HEATING SYSTEM UNDER
COLD ROOF CONDITIONS.
VALLEYS, CRICKETS, RADII
INTERSECTIONS, AND
PEDESTRIAN AREAS.
CONSULT W/ ARCHITECT &
ELECTRICIAN

CONTRACTOR TO ENSURE
ADEQUATE INSTALLATION
OF HEAT TAPE AT ALL
DRAINS, DOWNSPOUTS, &
GUTTER LOCATIONS

ROOFING CONTRACTOR TO
INSTALL STOW-STOP
SYSTEM ON ALL ROOFS
THAT SHED ONTO PATIOS,
DECKS, DRIVEWAYS, OR
ANY OTHER POTENTIALLY
HAZARDOUS AREAS

- TOP OF ROOF EL. 112'-2"
- ROOFTOP DECK
106'-9"
- MAIN LEVEL
94'-0"
- LOWER LEVEL
83'-6"

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

6 APRIL 2020
REVISIONS

A NEW DESIGN FOR THE :
1536 CYPRESS DR.
1536 CYPRESS DR.
PEBBLE BEACH, CALIFORNIA 93953

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A4.1
ROOF PLAN