

# Exhibit B

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

In the matter of the application of:

**Castle Pines LLC (PLN210266)**

**RESOLUTION NO. 24-001**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Considering the project exempt from CEQA pursuant to section 15303, new structures; and
- 2) Approving a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill;
  - b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
  - c. Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.

[PLN210266, Castle Pines LLC, 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-381-020-000)]

**The Castle Pines LLC application (PLN210266) came on for hearing before the Monterey County Zoning Administrator on January 11, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, 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);
  - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and

- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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

- b) Project Scope. The project consists of construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill on a vacant lot in Pebble Beach. The project also includes development within 750 feet of known archaeological resources and the removal of six protected trees.
- c) Allowed Use. The property is located at 3418 17 Mile Drive, Pebble Beach (APN: 008-381-020-000), in the Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1 unit per 1.5 acres with Design Control overlay district in the Coastal Zone or “LDR/1.5-D (CZ)”, which allows the first single family dwelling on a lot pursuant to a Coastal Administrative Permit and Design Approval (Title 20 sections 20.14.030 and 20.44.030) and removal of protected trees pursuant to a Coastal Development Permit (DMF CIP section 20.147.050). Development within 750 feet of a known archaeological resource is also allowed pursuant to section 20.147.080 of the DMF CIP. Therefore, the project is an allowed use for this site.
- d) Site Inspection. The project planner conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Lot Legality. An unconditional certificate of compliance (CC120015) was recorded for the subject property following a lot line adjustment (PLN110274) in 2012. The certificate of compliance refers to the lot by its previous APN: 008-381-018-000 (Lot 2), after the certificates were issued the lot received a new APN in accordance with the County’s lot line adjustment process. The property’s description on the certificate of compliance matches the current configuration of the parcel. The lot has not undergone any lot line adjustments, subdivisions or mergers since the certificate was issued; therefore, the County recognizes it as a legal lot of record.
- f) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials include light beige stone veneer, limestone stucco and dark bronze metal panels for the exterior walls, the structure will have a metal fascia, pebble ballast roof. The glass windows and doors will be non-reflective and have bronze frames and a clear glass railing will surround each deck. The applicants lowered the height of the structure from original design to reduce the visual impacts from 17 Mile Drive (See Finding 8 and supporting

evidence). Currently, the lot is vacant so any development in the lot would change the view from 17 Mile Drive. The proposed house is consistent in design and massing to those in the neighborhood. Although the new structure will be visible from 17 Mile Drive, there are existing trees blocking the ocean view where the house is proposed. The applicants have sited the house to be partially screened by existing vegetation lining 17 Mile Drive. The home is setback approximately 80 feet from the center line of 17 Mile Drive. Pursuant to policy 84 of the DMF LUP, the development must be screened by vegetation since it does not meet the 100 foot buffer from 17 Mile Drive. In addition to the existing trees, the applicant will landscape to further soften the visual impact as well as plant the replacement trees (Condition No. 6) along the property line abutting 17 Mile Drive.

- g) Development Standards. Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for this lot is 15% (7,197 square feet), the proposed site coverage is 13.8% (6,656 square feet). The proposed 2 story single family dwelling will have a total floor area ratio (FAR) of 16% (7,695 square feet); this is below the maximum allowed 17.5% (8,397 square feet). The structure includes a 5,581 square foot basement that is located entirely below grade and therefore does not count towards the FAR for the property. The proposed development will be within all required setbacks. The structure will have a front setback of 64 feet and 5 inches, the side setbacks will be 21 feet and 29 feet, and the rear setback is proposed at 71 feet and 6 inches; these exceed the required minimum 30 foot front setback and 20 foot side and rear setbacks. The proposed height of the structure is 26 feet and 3 inches, consistent with the allowed maximum 30 foot height limit for LDR zoning districts.
- h) Tree Removal. The property has existing trees including protected Coast live oaks and Monterey Pines. A Coastal Development Permit is required, and has been applied, for the removal of protected trees pursuant to section 20.147.050 of the DMF CIP. A Tree Assessment (LIB230162) was prepared for the project to evaluate the proposed tree removal and address any potential impacts. The Tree Assessment also recommended replanting ratios and tree protection measures. Six protected trees are proposed for removal; all are within the footprint of the proposed development. One of these trees is a landmark Monterey Pine. As sited and designed, it is not feasible to retain these trees throughout construction. The proposed tree removal will not cause an adverse impact to forest resources. The required findings have been made to support the proposed tree removal; see Finding 7 and supporting evidences.
- i) Archaeological Sensitivity. The project site is within 750 feet of known archaeological resources; pursuant to section 20.147.080 of the DMF CIP an archaeological survey (LIB230163) was prepared. The pedestrian survey was negative for potentially significant resources and the archaeologist did not recommend further investigation or mitigation. See Finding 5 and supporting evidences.

- j) Pescadero Watershed Pursuant to section 20.147.030 of the DMF CIP and Policy 77 within the DMF LUP, the undeveloped parcel has an allowance of 9,000 square feet of impervious coverage as they are within the Pescadero Watershed. Consistent with the policies and regulations, the applicant has proposed a total impervious coverage of 8,862 square feet.
- k) Land Use Advisory Committee. The project was brought before the Del Monte Forest Land Use Advisory Committee on November 16<sup>th</sup>, 2023. The committee unanimously recommended support of the application as proposed. No comments were made by the public or the committee at this meeting.
- l) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District (CSD), HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
  - b) Staff identified potential impacts to archaeological resources, sensitive biological resources and protected trees. The following reports have been prepared:
    - “Preliminary Cultural Resources Reconnaissance” (LIB230163) prepared by Susan Morley, Marina, California, July 1, 2021.
    - “Tree Assessment and Forest Management Plan” (LIB230162) prepared by Frank Ono, Pacific Grove, California, August 3, 2021.
    - “Biological Report” (LIB230164) prepared by Pat Regan, Pebble Beach, CA July 12, 2021.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, HCD-Engineering Services, Pebble Beach CSD, HCD-Environmental Services and 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 utilities including water and sewage services will be provided by Pebble Beach CSD. The applicant submitted a water permit showing they will have enough water, 0.66 acre feet, to support the proposed development.
  - c) The Pebble Beach CSD reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development are found in Project File PLN210266.

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 known violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

5. **FINDING:** **CULTURAL RESOURCES** – The proposed project will not have any adverse impacts to archaeological or cultural resources.

- EVIDENCE:**
- a) Pursuant to DMF CIP section 20.147.080, a Coastal Development Permit was added to the entitlement and an archaeological survey was prepared for this project because the project site is within 750 feet of known archaeological resources.
  - b) A Preliminary Cultural Resources Reconnaissance (LIB230163) was prepared for this project. The results of the pedestrian survey were negative, and the overall conclusion was that the proposed project would not likely have a significant impact on any archaeological resources. The archaeologist stated further investigation is not warranted and did not recommend mitigation.
  - c) The County's standard archaeological/cultural resource condition has been applied to the project. In the event of a resource being uncovered at the site, work will be halted immediately within 50 meters of the find until a qualified professional archaeologist can evaluate it.

- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

6. **FINDING:**

**BIOLOGICAL RESOURCES** – The proposed project will not have adverse impacts on any environmentally sensitive habitat areas or sensitive species.

**EVIDENCE:**

- a) County GIS data identified the project site as being within an area known to contain sensitive plant species including Hookers manzanita, Monterey pine forest and Oak woodland. Pursuant to DMF CIP section 20.147.040, a Biological Assessment (LIB230164) was prepared to address concerns of potential impacts to environmentally sensitive species and habitats within the subject parcel.
- b) The biologist did not observe any protected or sensitive species during their site visit and did not recommend further investigation. The biologist concluded that special status species would not be impacted by the proposed development project.
- c) The biologist did recommend a raptor survey prior to tree removal to avoid potential impacts to nesting birds. This recommendation has been implemented as a Condition of Approval, Condition No. 9.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

7. **FINDING:**

**TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

**EVIDENCE:**

- a) Consistent with section 20.147.050 of the DMF CIP, a Tree Assessment and Forest Management Plan (LIB230162) was submitted to evaluate the proposed tree removal and address potential impacts.
- b) The project includes removal of approximately six protected trees included five Coast live oaks and one landmark Monterey pine. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed tree removal.
- c) The Tree Assessment states the removal of these protected trees is necessary for the development to occur, all six trees are within the proposed development footprint.
- d) The applicants have sited the single family dwelling to minimize tree removal; they are utilizing the most open area of the property to construct their dwelling. As designed, the structure could not be re-sited to avoid or further reduce tree removal.
- e) The arborist confirmed the proposed tree removal would not have adverse impacts on forest resources. The stand on the property is made up of mainly pine and oak trees with multiple species of exotic ornamental trees including Acacia, Leptospermum, Eucalyptus and Pittosporum. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which will remain untouched, adjacent residential homes, as well as a highly used recreational area.

- f) The arborist has recommended a 1:1 replacement ratio for the oak trees and a 2:1 replacement ratio for the landmark pine tree. Therefore, the project has been conditioned (Condition No. 8) to replant seven trees following the construction. These trees should be planted in the immediate area in areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight with at least ten feet of space between each tree.
- g) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a Condition of Approval, Condition No. 4. The arborist report also requires construction vehicles, heavy equipment and stockpiles to be located outside of the fenced off areas and away from the protected trees.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266.

8. **FINDING:** **VISUAL RESOURCES** – The proposed project will not have a significant impact on visual resources from 17 Mile Drive or Point Lobos State Park.

- EVIDENCE:**
- a) DMF LUP Figure 3 – Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. The home has been sited to minimize impacts to views of the ocean and views of the forest from Point Lobos. The lot slopes downward towards the back of the property allowing the finished floor level of the home to be located below the street level, allowing pedestrians to maintain a partial ocean view from 17 Mile Drive.
  - b) In accordance with section 20.147.070.B.2, native plants will be used to help screen the development from the view of 17 Mile Drive.
  - c) The applicants have sited the proposed single family dwelling as far from the edge of 17 Mile Drive (64 and a half feet) while maintaining as many protected trees as possible. In accordance with the purpose of section 20.147.070.B.13, the applicants will use native vegetation to screen the development since it does not meet the required 100 foot setback from 17 Mile Drive.
  - d) Staff conducted a site visit to Point Lobos on November 16, 2023 to view the property from across the bay at the State Park. The staking and flagging was barely visible through binoculars and was not visible from the naked eye. The new structure will be heavily screened by intervening vegetation and will not stand out or cause an adverse impact to visual resources. The subject parcel is surrounded by developed lots, the new structure will blend in with the existing man-made structures visible from Point Lobos.
  - e) Staff conducted a site visit to the project site on July 14, 2023 and November 16, 2023 to assess potential visual impacts from the view of 17 Mile Drive. The single family dwelling will block some ocean views from 17 Mile Drive as the lot is currently vacant. However, most of the ocean views are already impacted by existing vegetation and the new construction would not constitute a significant visual impact. The house

would be similar in size and mass to surrounding homes and would fit in with the eclectic Pebble Beach neighborhood.

- f) The property is subject to a 30 foot maximum height limitation; however, the applicants have designed the structure to stand 26 feet and 3 inches from the average natural grade to decrease the vertical massing and allow some of the ocean view from the scenic road to remain.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210266.

9. **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 Article 19 Section 15303 categorically exempts the construction of new structures including the first single family dwelling on a vacant lot.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
    - The location of a project site is not located within an environmentally sensitive area;
    - Successive projects of the same type and in the same place would not contribute to a significant cumulative impact;
    - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2, 5, 6, 7 and 8);
    - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
    - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
  - c) Staff conducted a site inspection on July 14, 2023 and November 16, 2023 to verify that the site and proposed project meet the criteria for an exemption.
  - d) See supporting Finding Nos. 1, 2, 5, 6, 7 and 8. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210266.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
  - b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project located between the sea and the first public road paralleling the sea to the CCC. The project parcel is between the sea and the first public road, that road being Highway 1.

**DECISION**

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

- 1) Find the project exempt from CEQA pursuant to section 15303, new structures; and
- 2) Approve a Combined Development Permit consisting of a:
  - d. Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill;
  - e. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
  - f. Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of January, 2024:

DocuSigned by:  
*Mike Novo*  
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Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JANUARY 11, 2024.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JANUARY 22, 2024.

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 Department office in Salinas.

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN210266

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN210266) allows construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and approximately 6,000 cubic yards of cut and 650 cubic yards of fill, development within 750 feet of known archaeological resources and removal of six protected trees including five Coast live oaks and one landmark Monterey Pine. The property is located at 3418 17 Mile Drive (Assessor's Parcel Number 008-381-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the 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. (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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 24-001) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-020-000 on January 11, 2024. The permit was granted subject to 13 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:** 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. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

#### 5. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

**6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of 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 three copies of the lighting plans 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.

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

## 8. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:  
- Replacement ratio:  
- Replacement ratio recommended by arborist:  
- Other:  
Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

## 9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 10. PD016 - NOTICE OF REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"A Tree Assessment (Library No. LIB230162), was prepared by Frank Ono on 08/03/2021 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

## 11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

**12. PW0044 - CONSTRUCTION MANAGEMENT PLAN**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

**13. PW0045 – COUNTYWIDE TRAFFIC FEE**

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

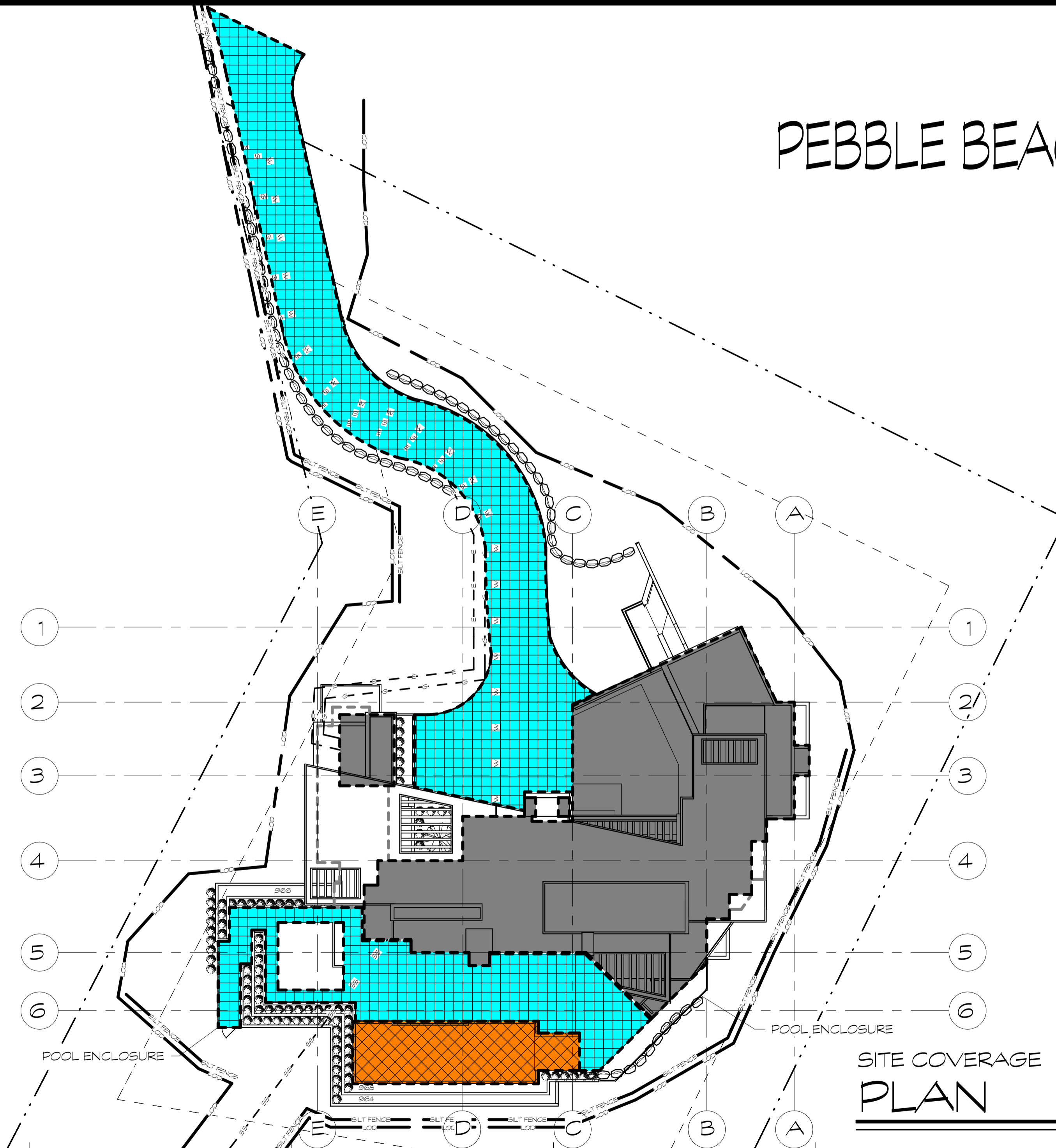
**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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A NEW DESIGN FOR THE

# C. CHRISTENSEN RESIDENCE

3418 17 MILE DRIVE  
PEBBLE BEACH, CALIFORNIA 93953



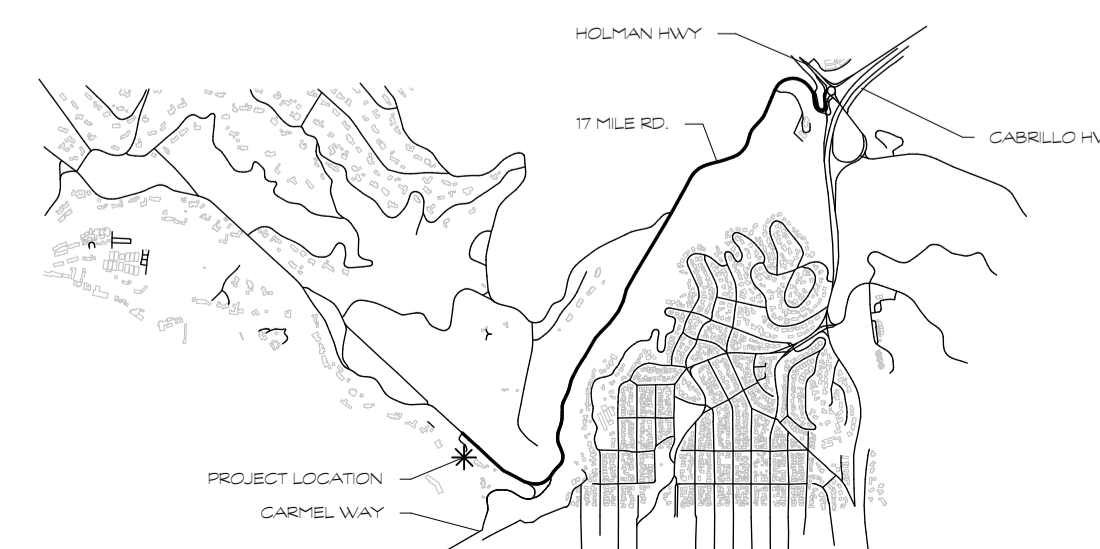
### PROJECT DATA

ZONING - LDR1.5(CZ)  
 LOT SIZE - 1.1 ACRES (47,982)  
 OCCUPANCY GROUP - R-3  
 CONSTRUCTION TYPE - V  
 TOPOGRAPHY - SLOPING SOUTHWARD  
 FLOOR AREA ALLOWED - 47,982 X 17.5% = 8,397 SF  
 FLOOR AREA PROPOSED - 7,695 SF  
 SITE BUILDING COVERAGE ALLOWED - 47,982 X 15% = 7,197 SF  
 SITE BUILDING COVERAGE PROPOSED - 6,656 SF  
 PESCADERO COVERAGE ALLOWED - 9,000 SF  
 PESCADERO COVERAGE PROPOSED - 8,862 SF  
 MAX BUILDING HEIGHT ALLOWED - 30 FT  
 AVERAGE GRADE - 967' - 6"  
 HIGHEST BUILDING ROOF ELEVATION - 993' - 9 1/2"  
 MAX BUILDING HEIGHT PROPOSED - 26' - 3 1/2"

### ADDITIONAL PERMITS

RETAINING WALLS (64' OR SUPPORTING A BURCHARGE), SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

### VICINITY MAP



PROJECT REVISIONS			Index of Drawings	
#	DATE	DESCRIPTION	Sheet Number	Sheet Name
			Architectural	
			OT-1	TITLE
			TOPO	SURVEY
			A1.1	OVERALL SITE PLAN
			A1.2	SITE PLAN
			A1.3	HEIGHT CALCULATION PLAN
			A2.0	1/8" LOWER LEVEL PLAN
			A2.1	1/8" MAIN LEVEL PLAN
			A2.2	1/8" UPPER LEVEL PLAN
			A2.3	1/4" LOWER LEVEL PLAN
			A2.4	1/4" LOWER LEVEL PLAN
			A2.5	1/4" MAIN LEVEL PLAN
			A2.6	1/4" MAIN LEVEL PLAN
			A2.7	1/4" MAIN LEVEL PLAN
			A2.8	1/4" MAIN LEVEL PLAN
			A2.9	1/4" UPPER LEVEL PLAN
			A2.10	AREA PLANS
			A3.0	3D AXONOMETRIC VIEWS
			A3.1	1/8" ELEVATIONS
			A3.2	1/4" ELEVATION
			A3.3	1/4" ELEVATION
			A3.4	1/4" ELEVATION
			A3.5	1/4" ELEVATION
			A3.8	1/4" SECTION
			A3.9	WALL SECTIONS
			A4.1	ROOF PLAN
			E1.0	LOWER LEVEL ELECTRICAL PLAN
			E1.1	MAIN LEVEL ELECTRICAL PLAN
			E1.2	UPPER LEVEL ELECTRICAL PLAN

SQUARE FOOTAGE CALCULATION	
LOCATION	SQUARE FOOTAGE
MAIN LEVEL	3,716 SF
GARAGE	1,085 SF
UPPER LEVEL	2,894 SF
TOTAL ABOVE GRADE	7,695 SF
LOWER LEVEL	4,407 SF
STOR. / MECH.	546 SF
STOR. / MECH.	443 SF
MECH.	185 SF
TOTAL BELOW GRADE	5,581 SF

### Cut/Fill Analysis

ESTIMATED CUT: 6,000 CUBIC YARDS  
 ESTIMATED FILL: 650 CUBIC YARDS  
 NET CUT/FILL: 5350 CUBIC YARDS OF CUT

- ### DEFERRED SUBMITTAL
- ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:  
 \*FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.  
 \*STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.
- FIRE SPRINKLER PLANS (Modified NFPA 13D)
  - GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
  - TRUSS PLANS (IF APPLICABLE)
  - STUCCO SYSTEM (IF APPLICABLE)
  - LANDSCAPE SPRINKLER PLAN
  - CONSTRUCTION MITIGATION PLAN
  - GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
  - SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
  - CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
  - (3) BACKFLOW PREVENTORS TO BE INSTALLED
  - POOL DESIGN BY OTHERS (IF APPLICABLE)

### Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY 1, 2019

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

ARCHITECT	OWNER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR
UPWALL DESIGN JOSH ARRINGTON 1930 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84106 (801) 485-0708 EMAIL: josh@upwalldesign.com	CHRISTOPHER & CLAUDIA CHRISTENSEN 300 AVENIDA DE LAS PALMERA SAN CLEMENTE, CALIFORNIA 92672 (949) 230-5302 claudiachristensen@gmail.com christensen@ensignservices.net	- - -	- - -

27 JULY 2023  
 REVISIONS

A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
 3418 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA 93953

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

**OT-1**

HELD FOR POSITION  
BEAR & CAP

APN:008-381-019

SEVENTEEN MILE DRIVE  
(A 50' WIDE PRIVATE ROAD)

HELD FOR ROTATION  
(ILLEG)

MONITORING WELL B-01

APN:008-381-020



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

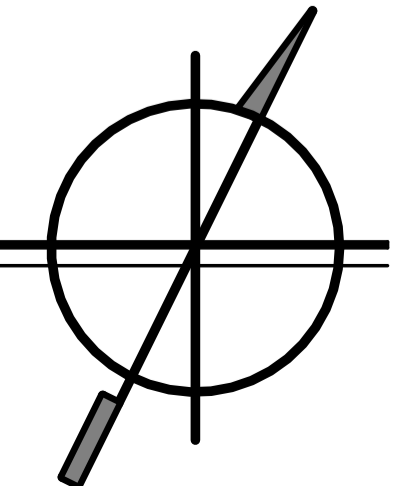
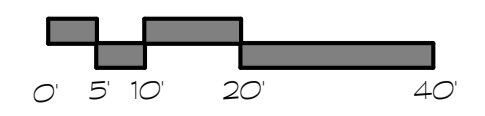
23 FEBRUARY 2022	
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(801)485-0708

SITE PLAN

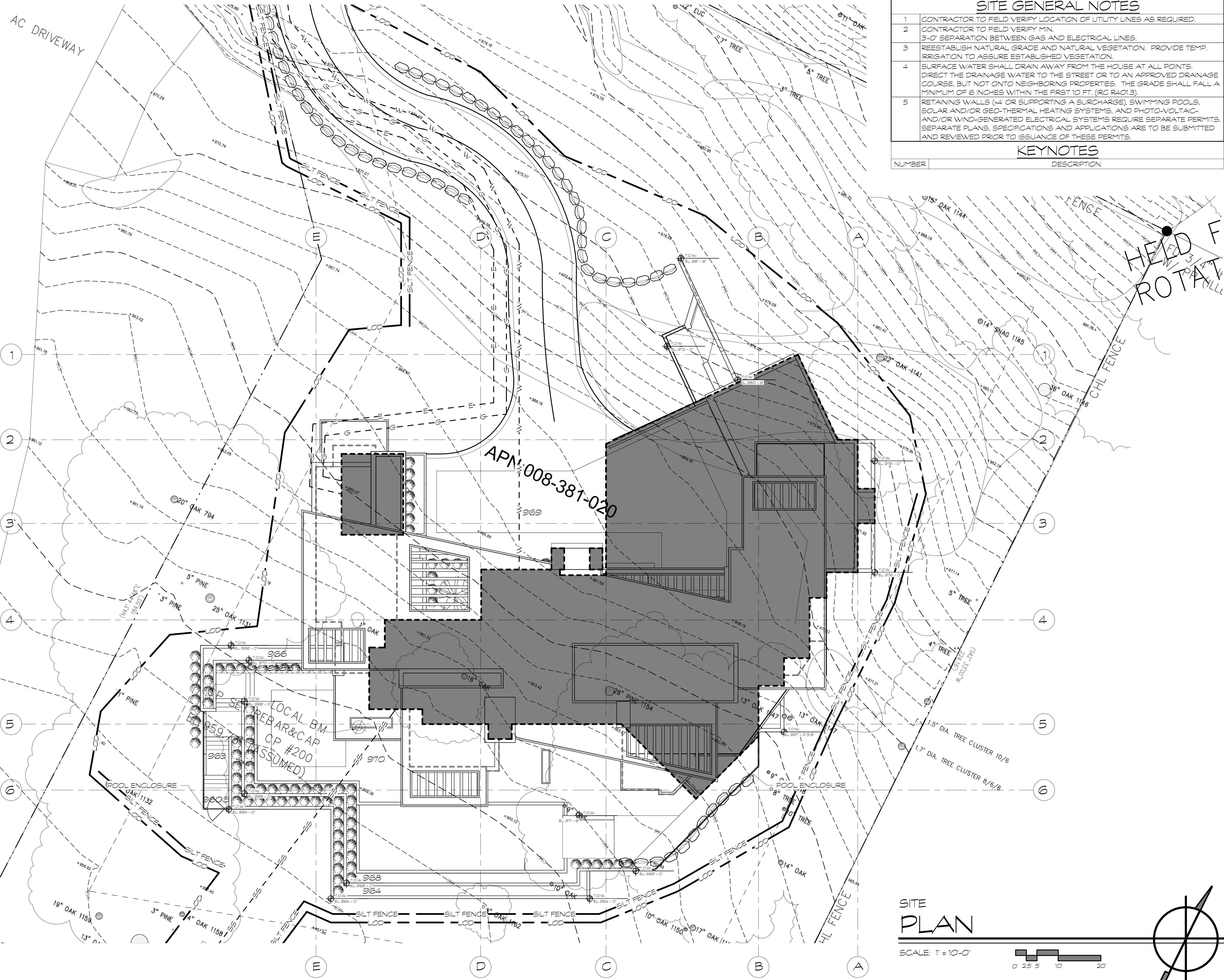
SCALE: 1" = 20'-0"



A1.1

OVERALL SITE PLAN

81-019



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

**A1.2**  
 SITE PLAN

27 JULY 2023

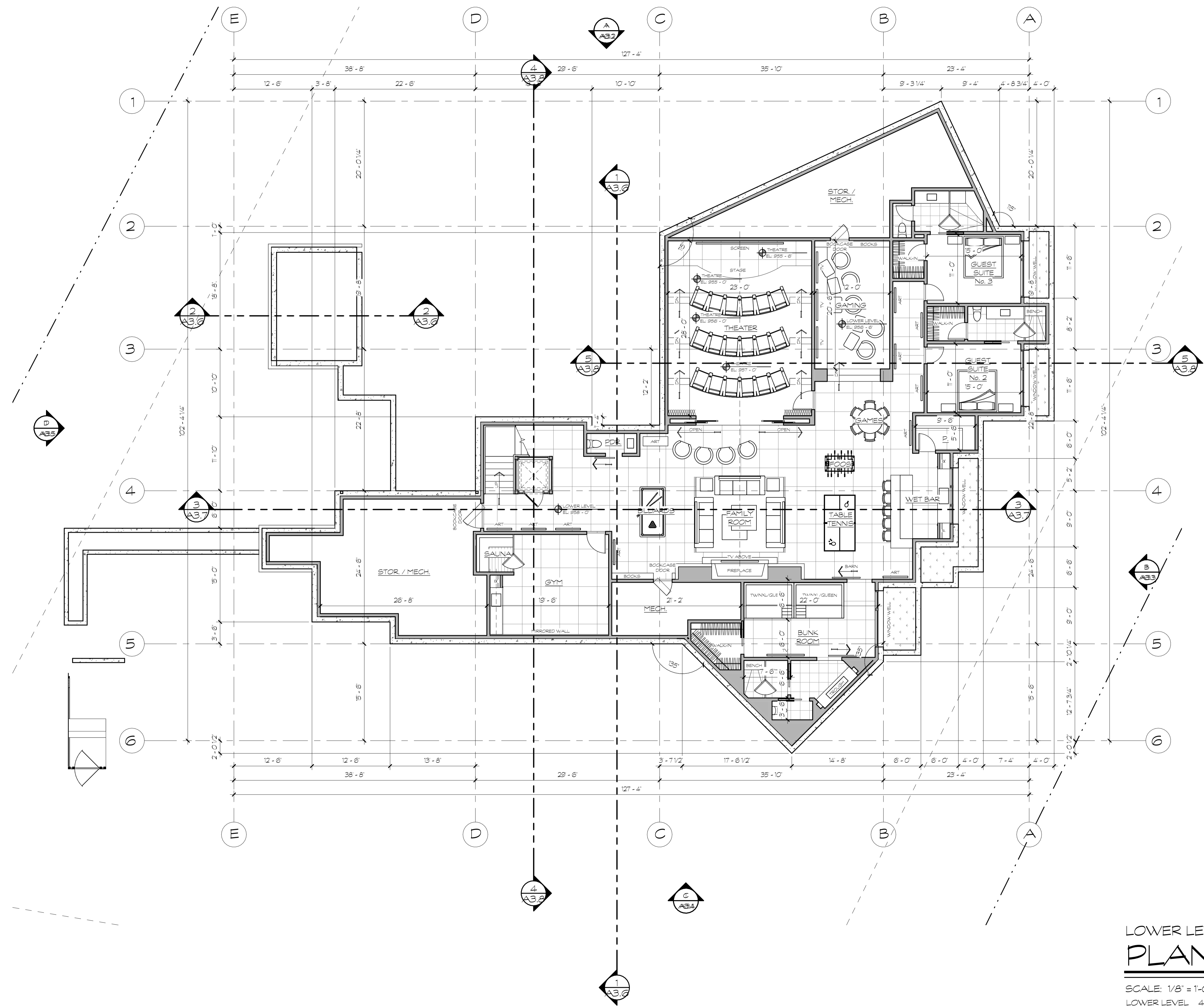
REVISIONS

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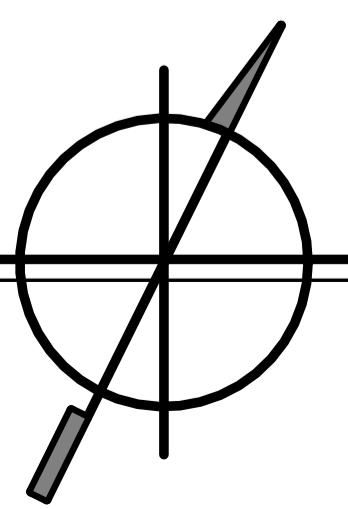
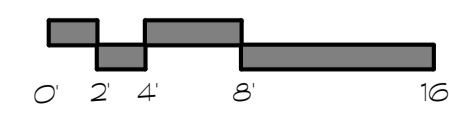
**UP WALL**  
**DESIGN**  
1930 S. 1100 E., S.L.C., UT 84106  
(801)485-0708

**A2.0**  
1/8" LOWER LEVEL  
PLAN



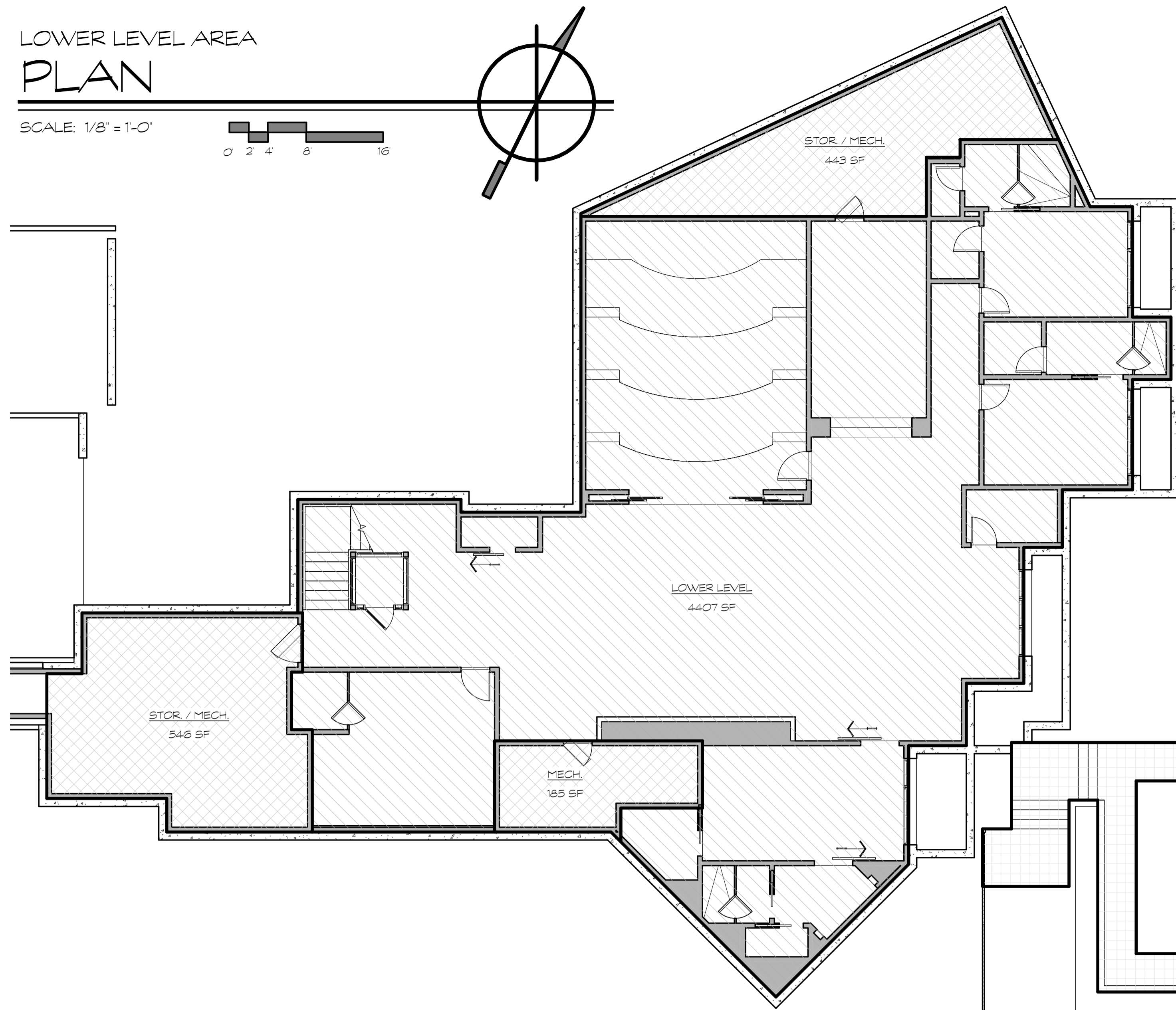
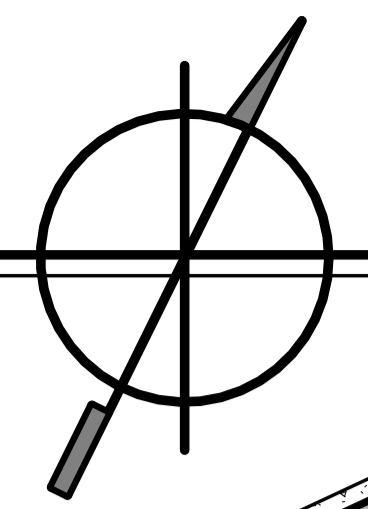
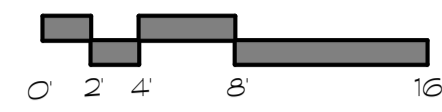
LOWER LEVEL  
**PLAN**

SCALE: 1/8" = 1'-0"  
LOWER LEVEL 4,407 SF  
STOR. / MECH. 546 SF  
STOR. / MECH. 443 SF  
MECH. 185 SF



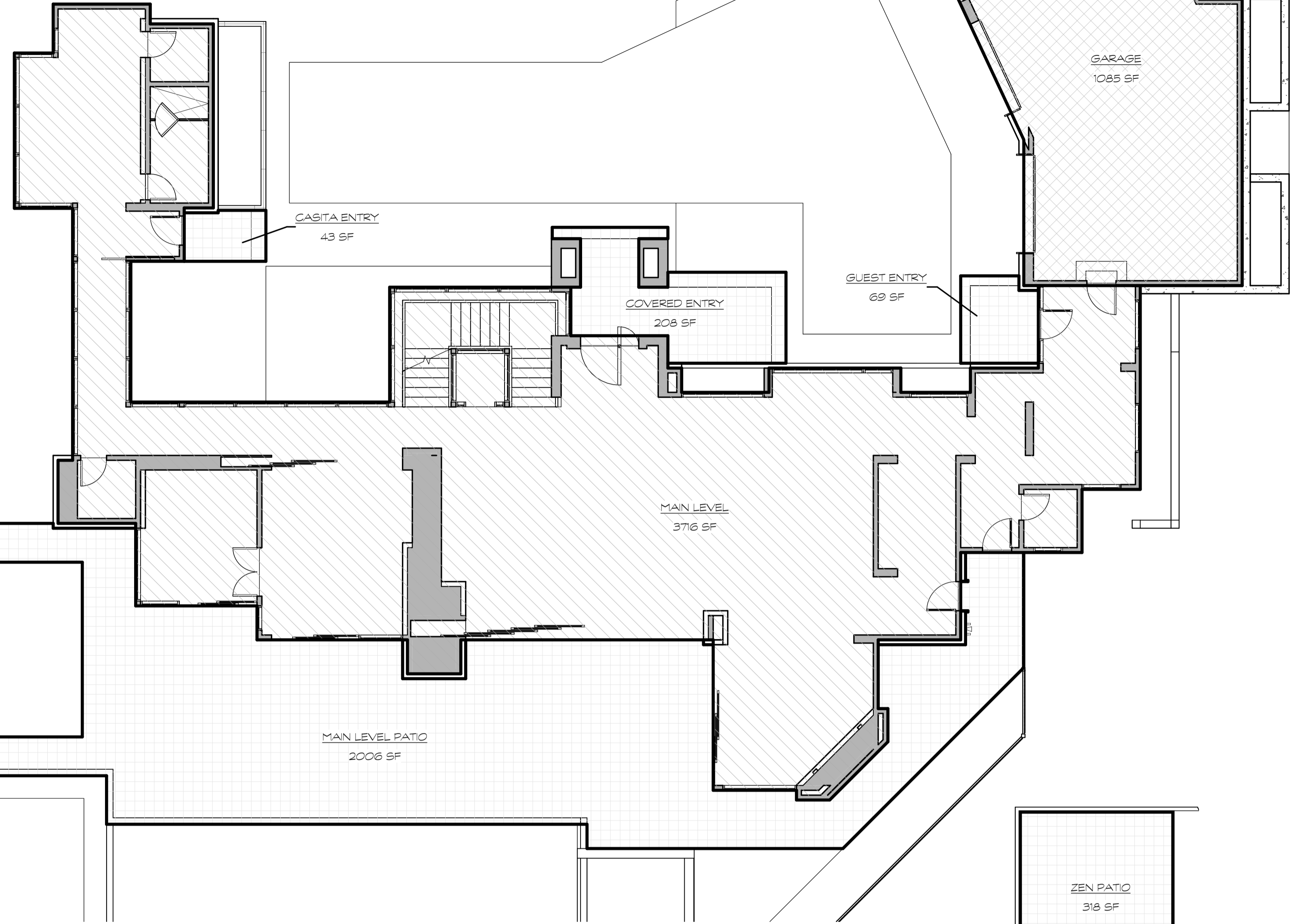
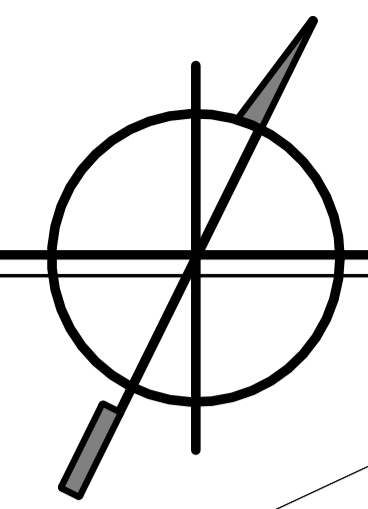
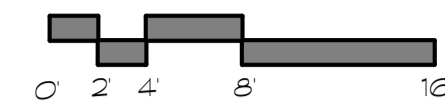
LOWER LEVEL AREA  
PLAN

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



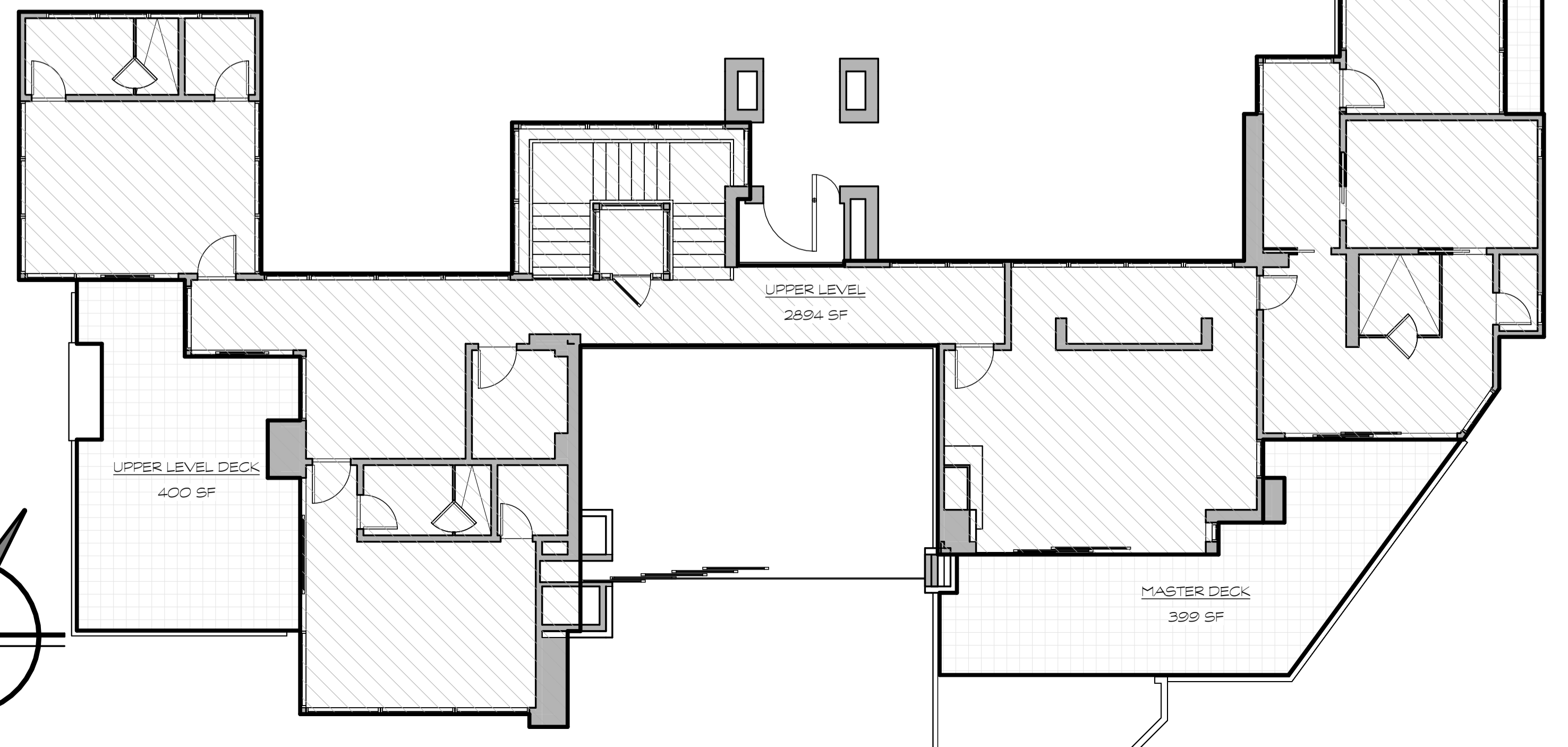
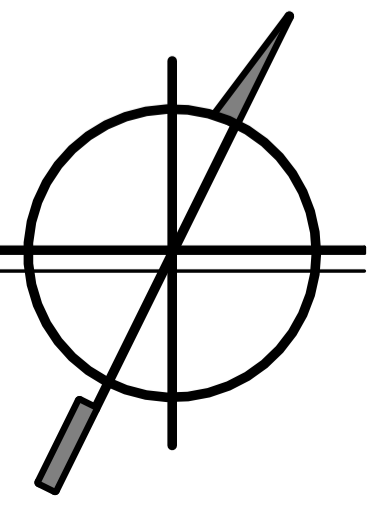
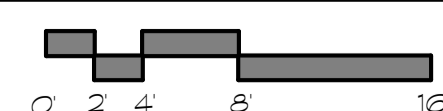
MAIN LEVEL AREA  
PLAN

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



UPPER LEVEL AREA  
PLAN

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



SQUARE FOOTAGE CALCULATION

LOCATION	SQUARE FOOTAGE
MAIN LEVEL	3,716 SF
GARAGE	1,085 SF
UPPER LEVEL	2,894 SF
TOTAL ABOVE GRADE	7,695 SF
LOWER LEVEL	4,407 SF
STOR / MECH.	546 SF
STOR / MECH.	443 SF
MECH.	185 SF
TOTAL BELOW GRADE	5,581 SF

Deck/Patio SQFT

LOCATION	SQUARE FOOTAGE
CASITA ENTRY	43 SF
COVERED ENTRY	208 SF
GUEST ENTRY	69 SF
MAIN LEVEL PATIO	2,006 SF
MASTER DECK	399 SF
UPPER LEVEL DECK	400 SF
ZEN PATIO	318 SF
TOTAL DECK/PATIO	3,444 SF

27 JULY 2023

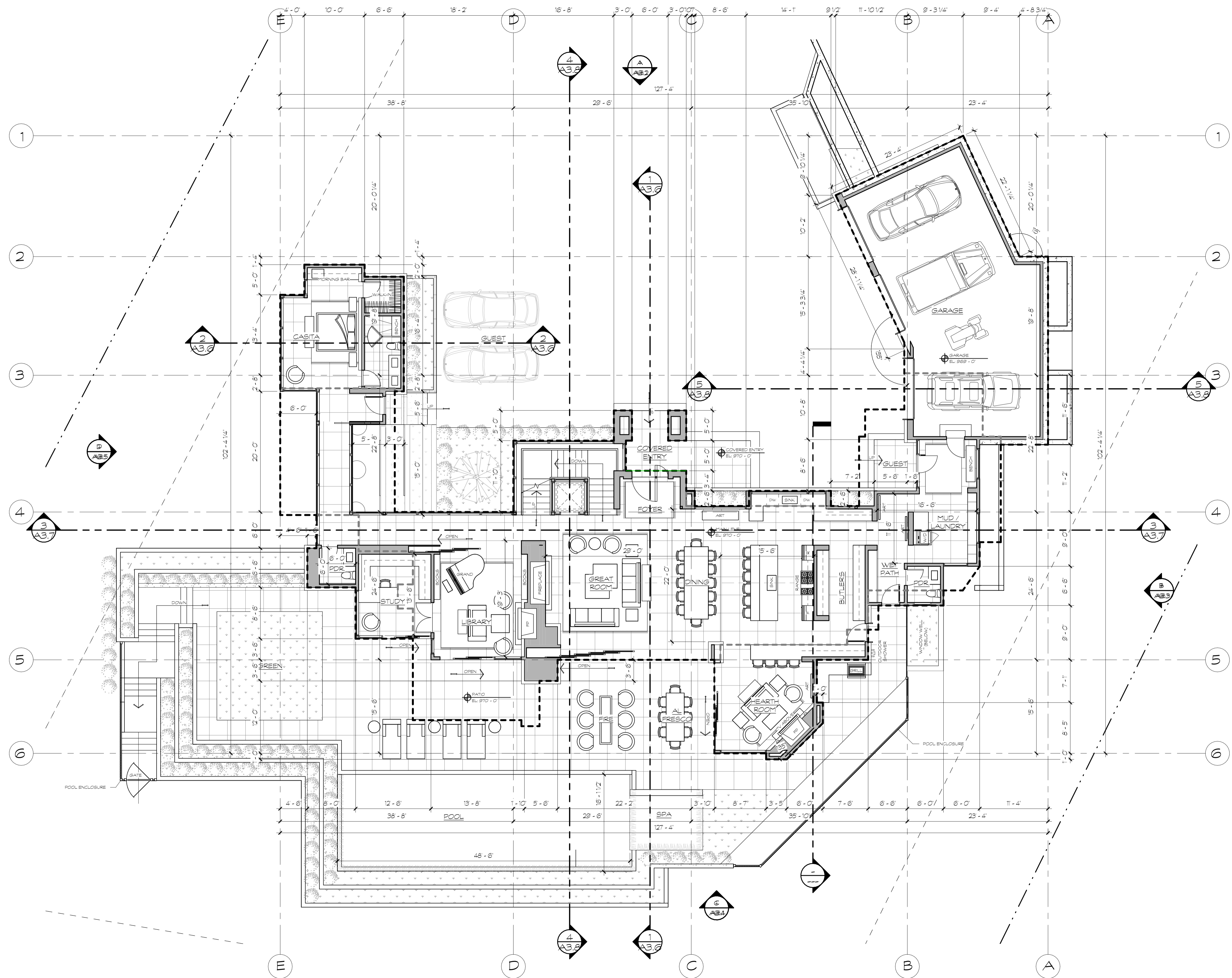
REVISIONS

THE ARCHITECT ASSURES THAT THE INFORMATION CONTAINED IN THESE PLANS IS ACCURATE AND COMPLETE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THESE PLANS IS FREE FROM ALL ERRORS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT THAT ARE NOT SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERUPTIONS TO THE PROJECT THAT ARE NOT SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE LAWS, REGULATIONS, OR ORDINANCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY CHANGES TO THE PROJECT THAT ARE NOT SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY DELAYS OR INTERUPTIONS TO THE PROJECT THAT ARE NOT SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CLIENT AS A RESULT OF ANY VIOLATIONS OF ANY APPLICABLE LAWS, REGULATIONS, OR ORDINANCES.

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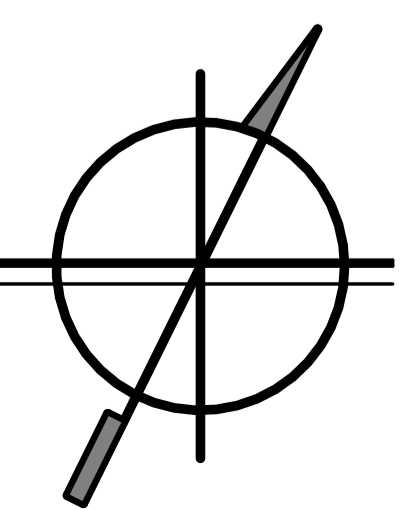
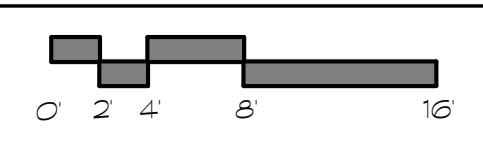
**UP WALL**  
**DESIGN**  
1930 S. 1100 E. S.L.C. UT 84106  
(801)485-0708

**A2.10**  
AREA PLANS



MAIN LEVEL  
PLAN

SCALE: 1/8" = 1'-0"  
 MAIN LEVEL 3,716 SF  
 GARAGE 1,085 SF



23 FEBRUARY 2022  
 REVISIONS

THE ARCHITECT HAS PREPARED THESE PLANS FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.

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**A2.1**  
 1/8" MAIN LEVEL PLAN



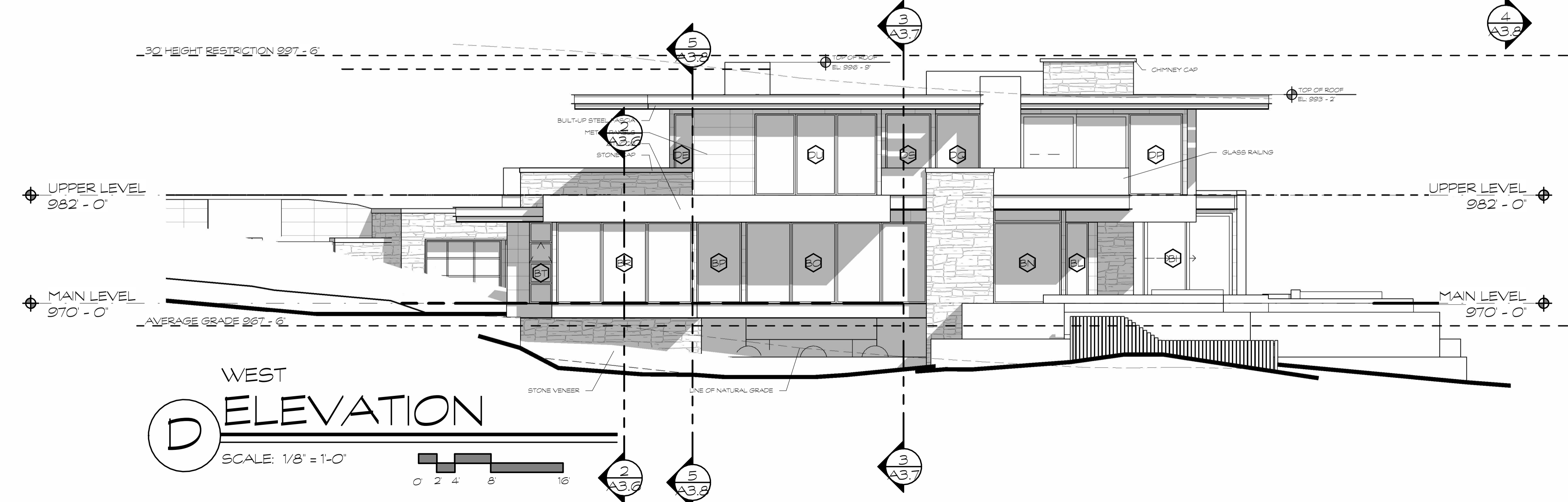
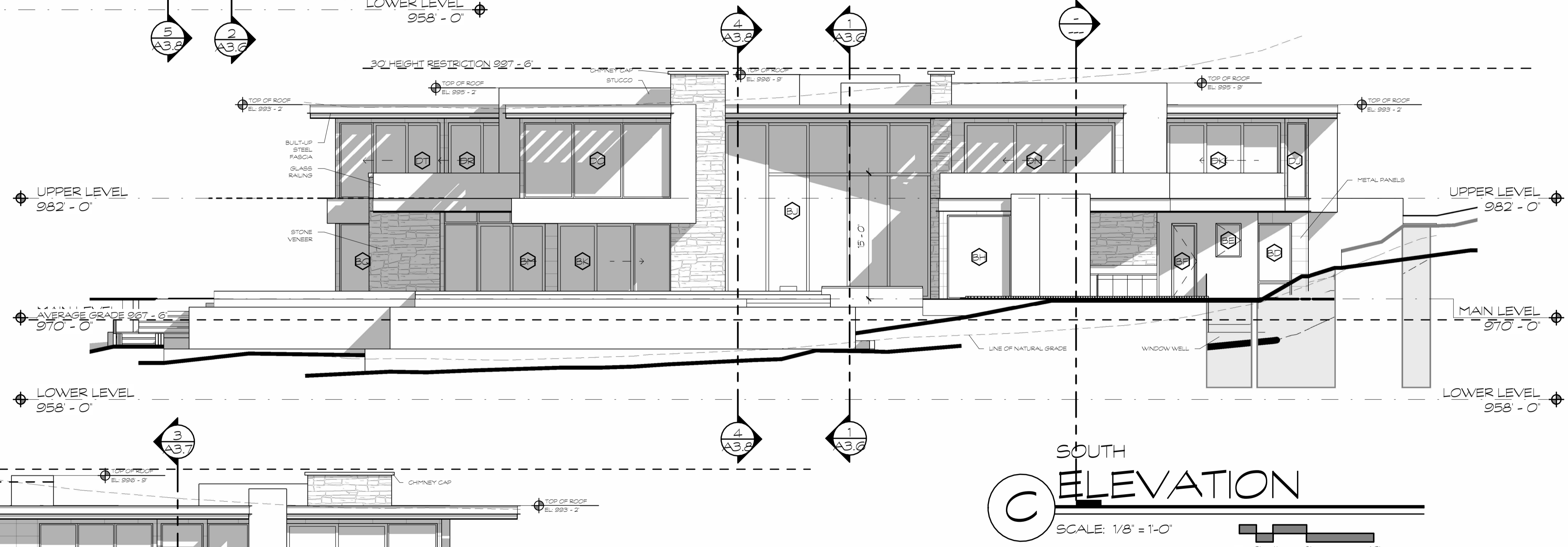
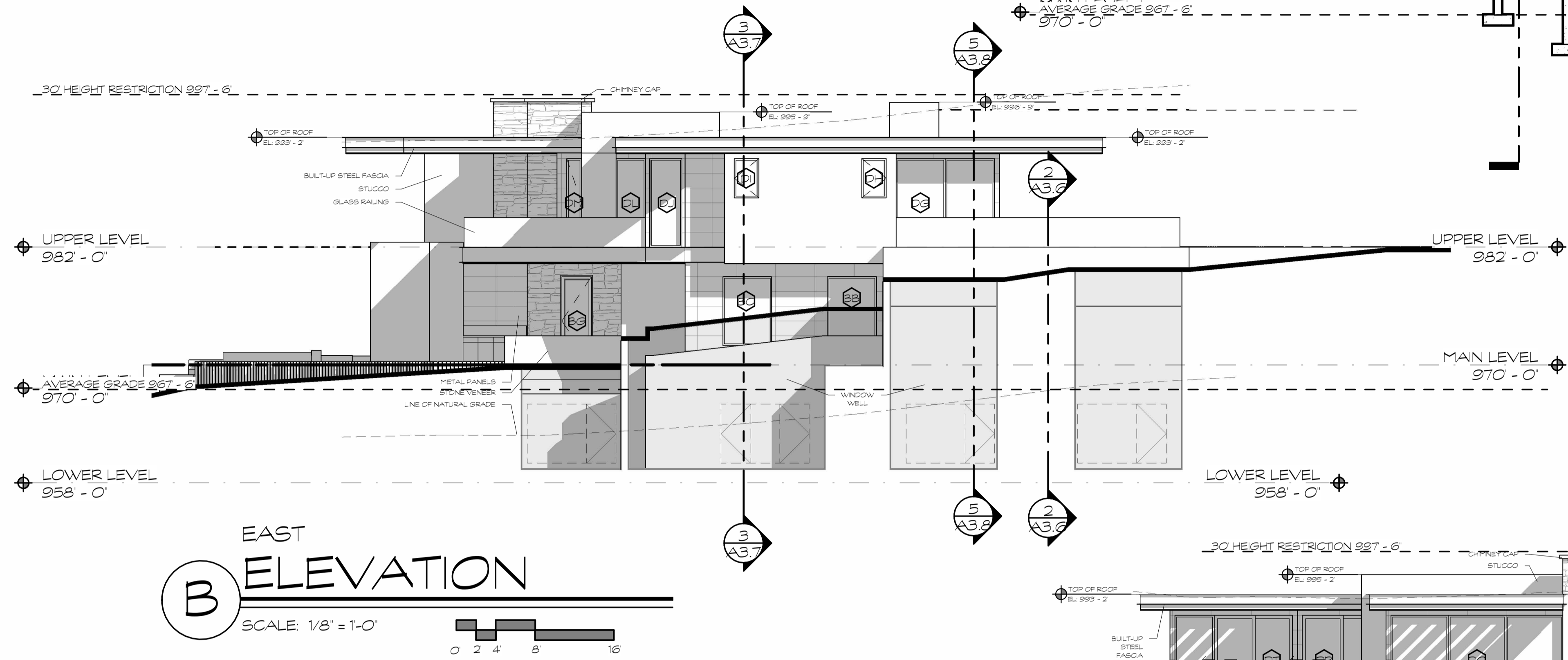
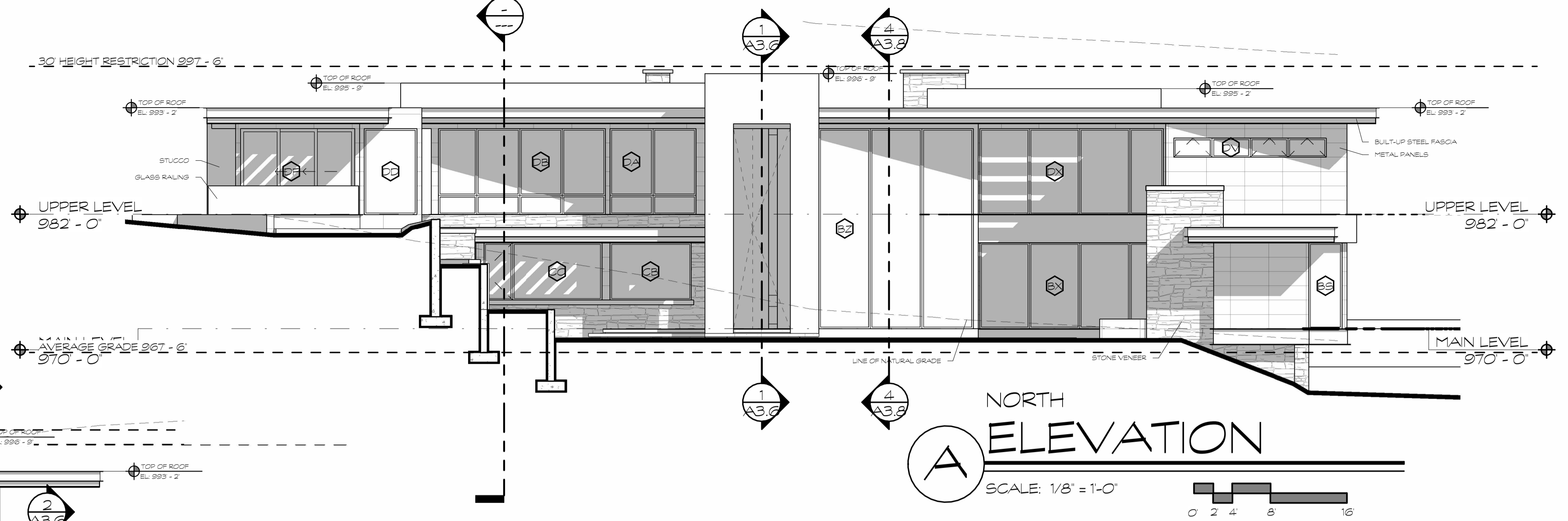


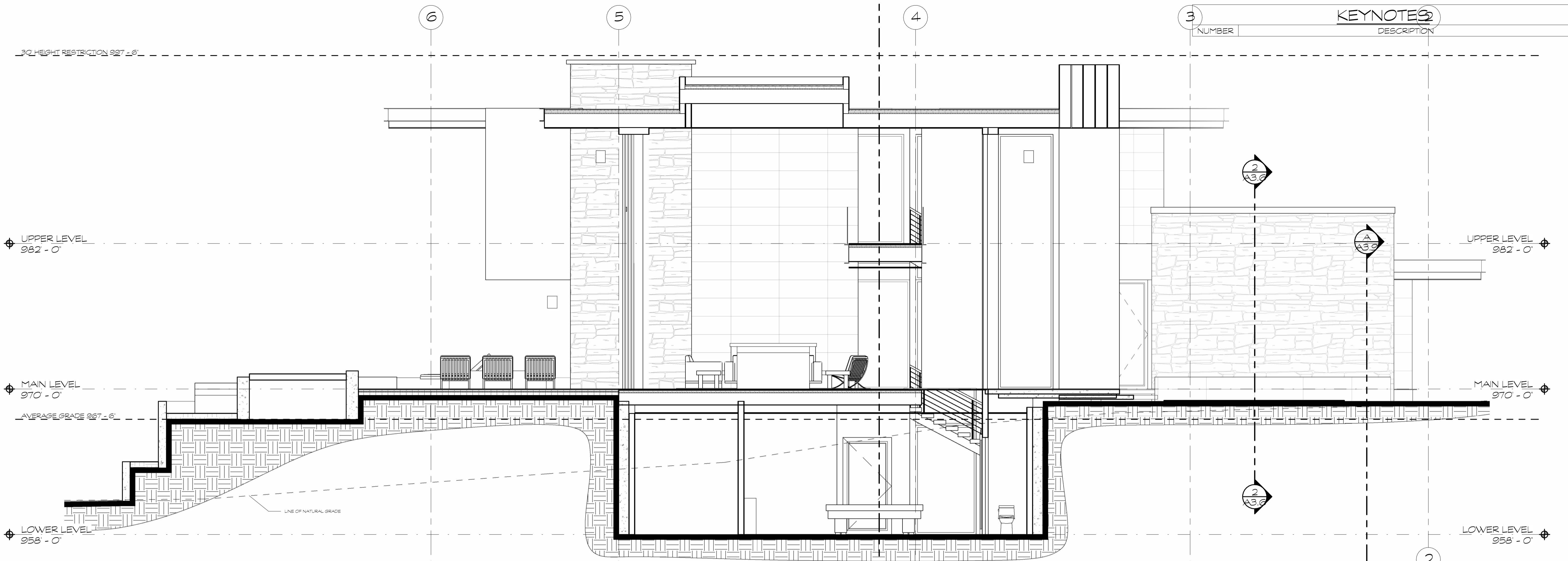
THE ARCHITECT HAS PREPARED THESE PLANS FOR THE CLIENT'S USE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT DOES NOT WARRANT THAT THE PLANS WILL BE CONSIDERED COMPLETE OR THAT THE CLIENT WILL BE ABLE TO OBTAIN ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO ANY OTHER MATTER.

A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
3448 7 MILE DRIVE  
PEBBLE BEACH, CALIFORNIA 93953

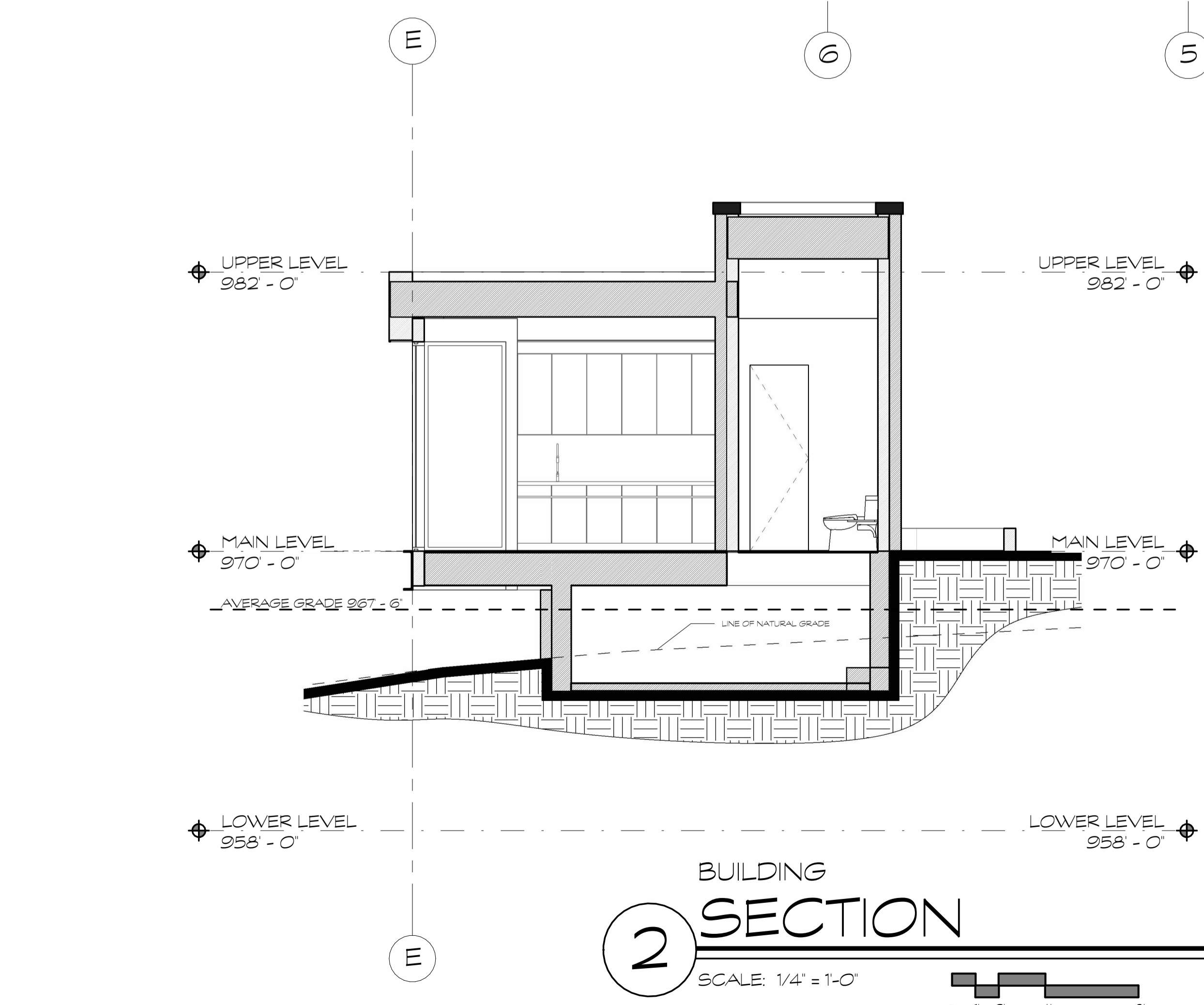
**UP WALLS**  
**DESIGN**  
1930 S. 1100 E., S.L.C., UT 84106  
(801)485-0708

**A3.1**  
1/8" ELEVATIONS





KEYNOTES	
NUMBER	DESCRIPTION
3	



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

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

23 FEBRUARY 2022

REVISIONS

A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
3418 17 MILE DRIVE  
PEBBLE BEACH, CALIFORNIA 93953

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

**A3.6**  
1/4" SECTION

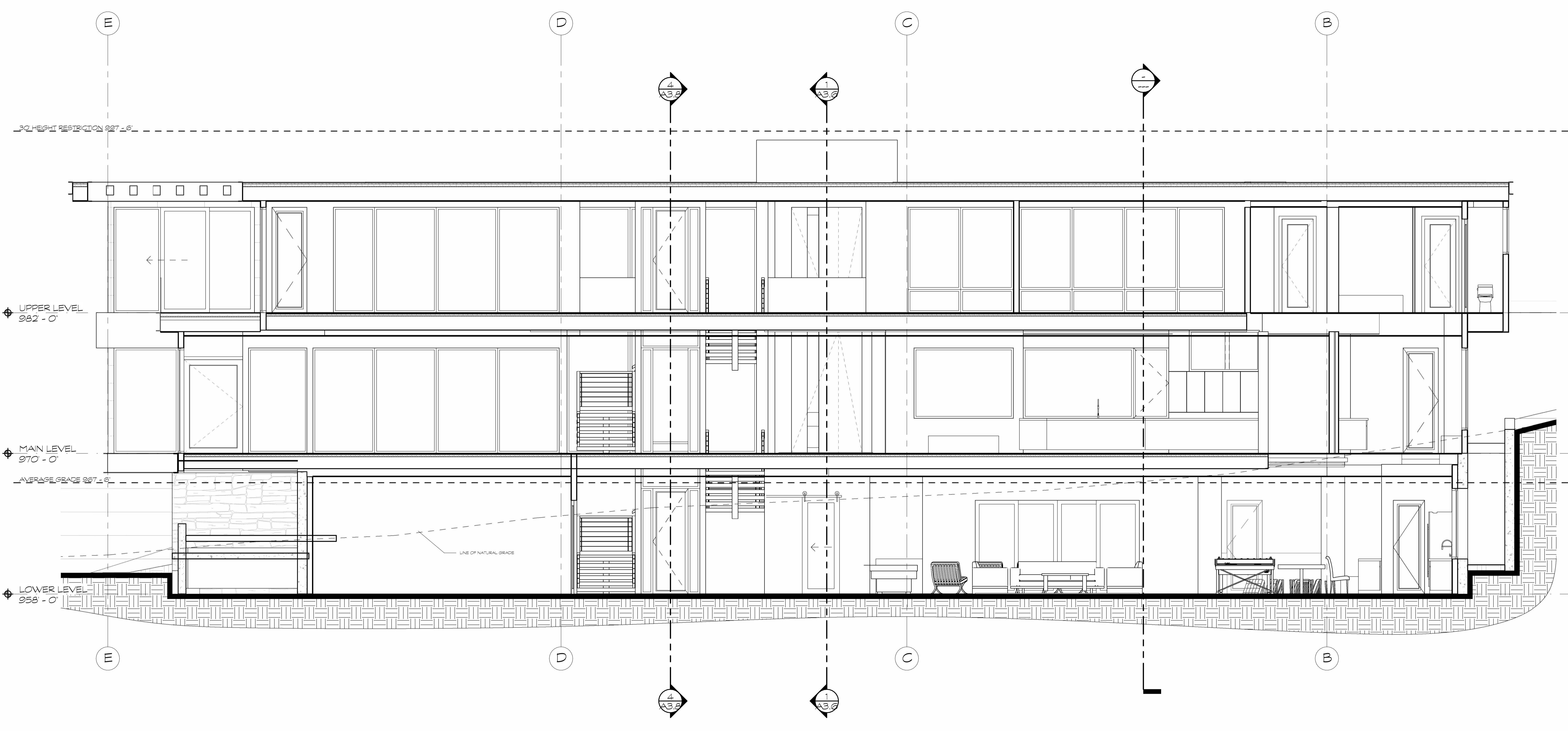
KEYNOTES	
NUMBER	DESCRIPTION

23 FEBRUARY 2022  
REVISIONS

THE ARCHITECT ASSURES THAT THE DESIGN INFORMATION PROVIDED IN THESE DRAWINGS IS ACCURATE AND COMPLETE TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR SOURCES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO ANY OTHER MATTER.

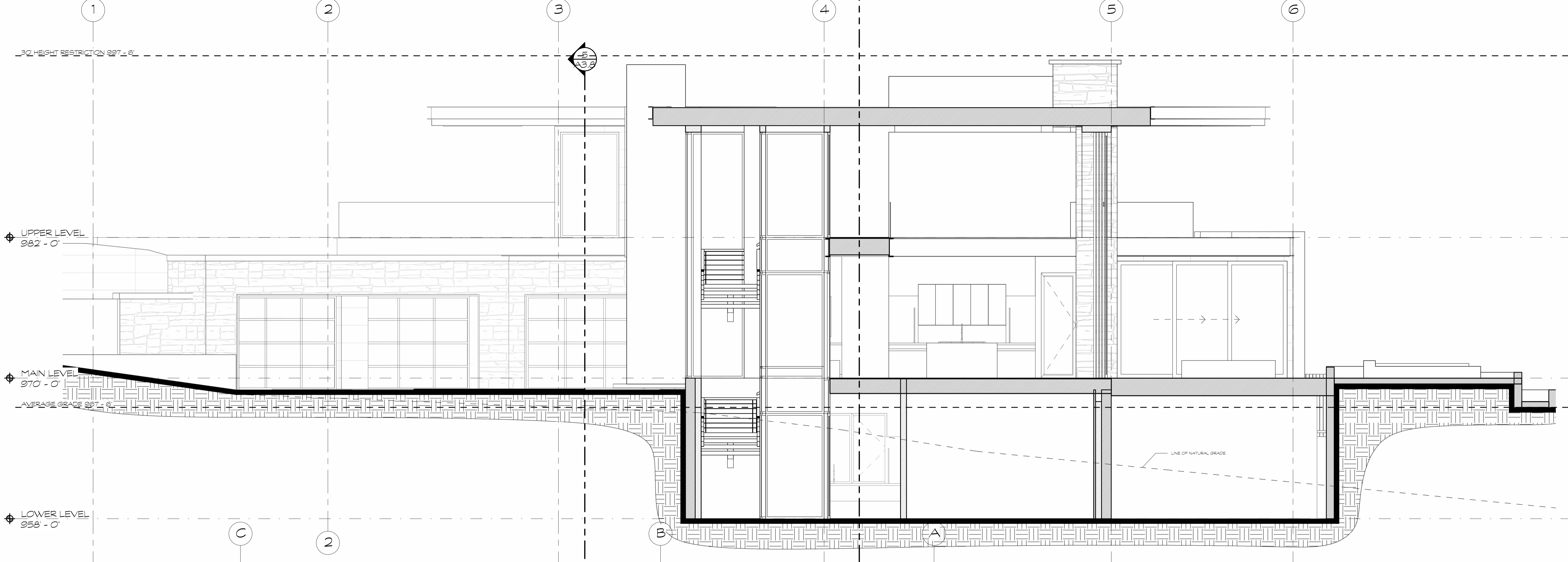
A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
3418 17 MILE DRIVE  
PEBBLE BEACH, CALIFORNIA 93953

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

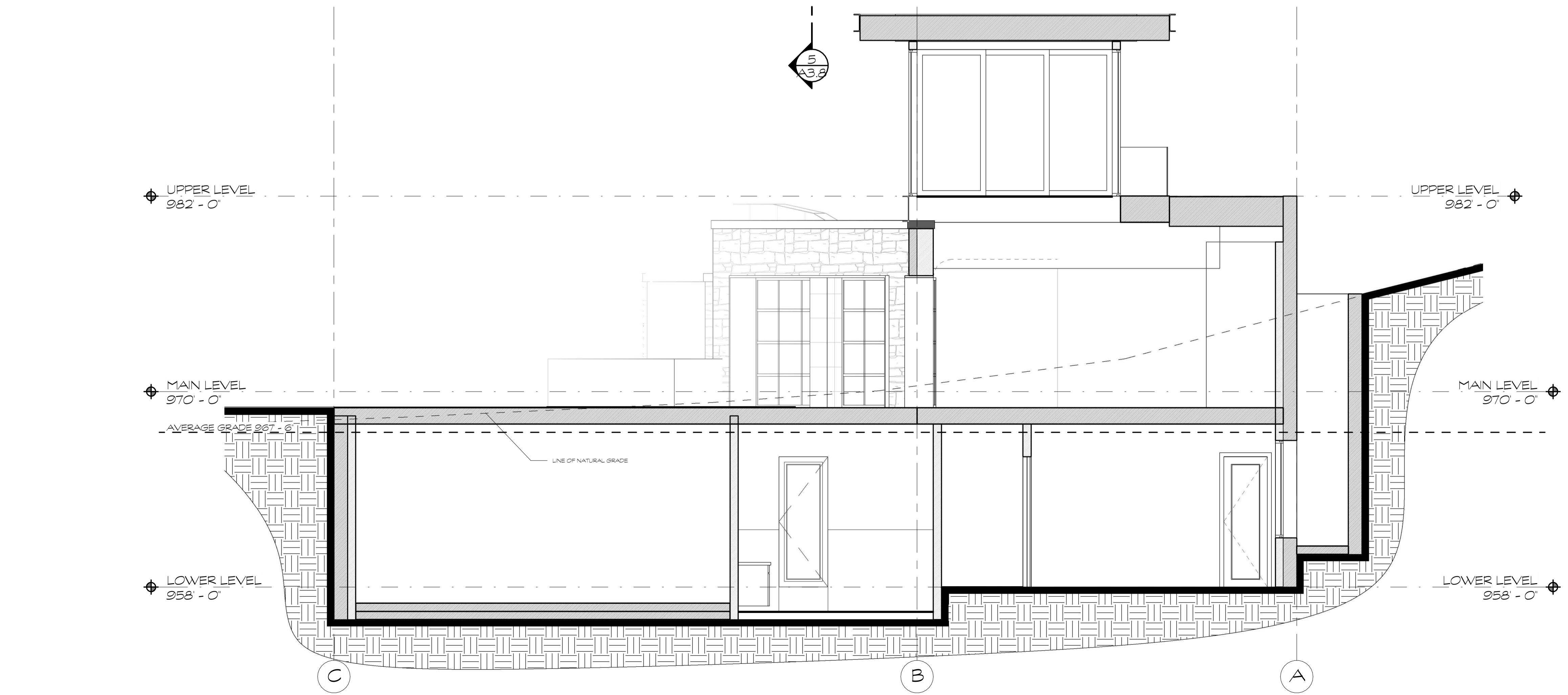


**3** BUILDING SECTION  
SCALE: 1/4" = 1'-0"  
0 1 2 4 8

**A3.7**  
1/4" SECTION



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



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

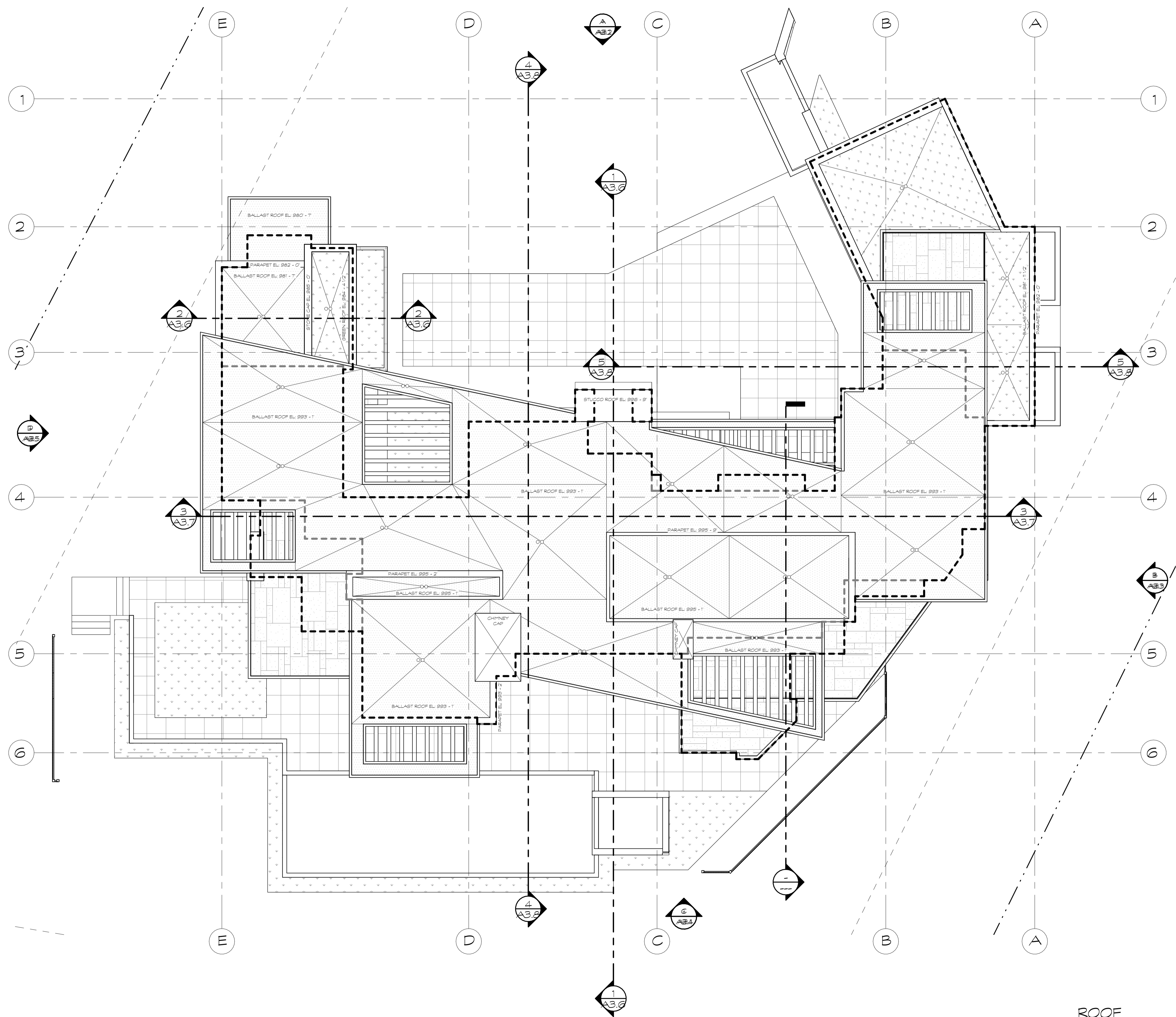
23 FEBRUARY 2022

NO.	DESCRIPTION

A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
 3418 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA 93953

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

**A3.8**  
 1/4" SECTION



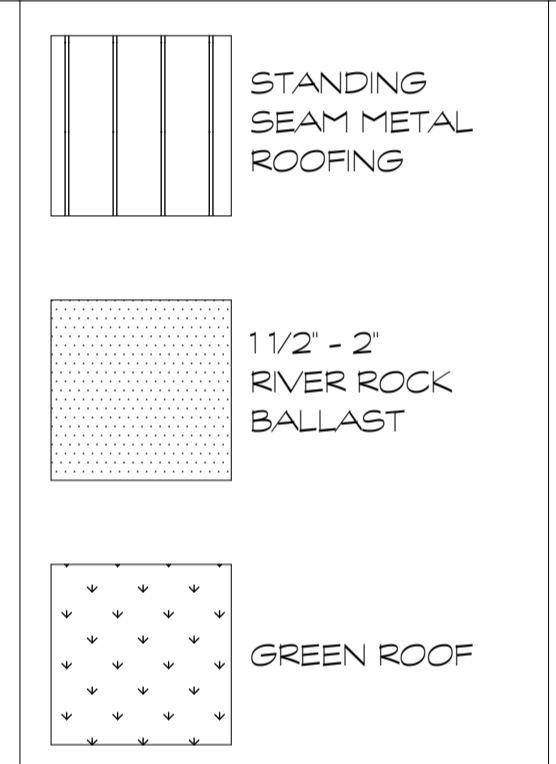
FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

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

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS, VALLEYS, CRICKETS, RADIUS 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



23 FEBRUARY 2022

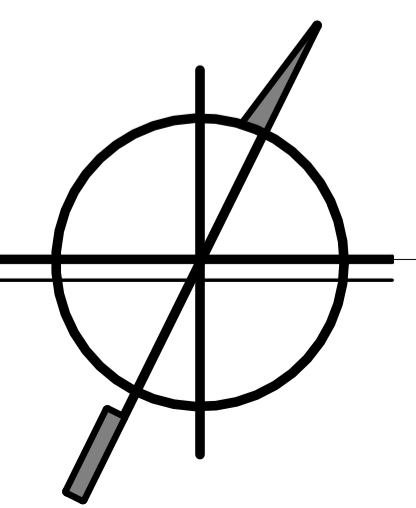
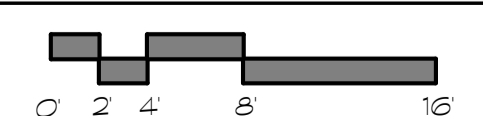
NO.	REVISIONS

A NEW DESIGN FOR THE:  
**C. CHRISTENSEN RESIDENCE**  
 3418 17 MILE DRIVE  
 PEBBLE BEACH, CALIFORNIA 93953

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

ROOF PLAN

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



A4.1  
 ROOF PLAN

A NEW DESIGN FOR:

# C. CHRISTENSEN

3418 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA 93953



STONE VENEER



LIMESTONE STUCCO



METAL FASCIA



METAL PANEL



BRONZE WINDOW/DOOR



PEBBLE BALLAST ROOF



SOFFIT



UP WALL  
DESIGN

1930 S 1100 E, S.L.C. UT | 801.485.0708