

In the matter of the application of  
**Richard Silver (PLN060684)**

**FINDINGS AND DECISION**

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of: 1) the demolition of an existing 1,490 square foot two-story single family dwelling with a 450 square foot two-car garage; 2) Coastal Administrative Permit to allow the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 covered patio and grading (approx. 90 cubic yards of cut and 40 cubic yards of fill); 3) a Design Approval; 4) a Coastal Development Permit for the removal of one 20 inch oak tree (*Quercus Agrifolia*); and to allow development on slopes in excess of 30%. The property is located at 89 Corona Road, Carmel, Carmel Highlands Area, Coastal Zone, and came on regularly for meeting before the Zoning Administrator on October 11, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project as described in Condition No. 1 and as conditioned, policies, requirements, and standards of the Monterey County General Plan, certified Monterey County Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Coastal Implementation Plan Appendices (Part 6); Monterey County Coastal Implementation Plan (Part 1) or Zoning Ordinance (Title 20), which designates this area as appropriate for residential development.
- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. 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) The property is located at 89-Corona Road, Carmel (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Carmel Land Use Plan, Coastal Zone. Low Density Residential/ two (1) unit per acre with Design Control Overlay, in the Coastal Zone ("LDR/1-D (CZ)"). The project includes the demolition of an exiting 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 covered patio and grading (approx, 90 cubic yards of cut and 40 cubic yards of fill); Design Approval; 3) a Coastal Development Permit for the removal of one 20 inch oak tree (*Quercus Agrifolia*); and to allow development on slopes in excess of 30%.
- (c) On May 25, 2007, the owner submitted an application requesting to allow the demolition of an exiting 1,490 square foot two-story single family dwelling with a 450 square foot two-car garage pursuant to Section 20.12.040.A. This proposal is allowed upon securing a Coastal Development Permit.

- (d) The project is consistent with the following development standards as required by Section 20.12.060 of the Monterey County Zoning Ordinance (Title 20) for those areas designated Low Density Residential, 1 unit per acre:
- Height Allowed height measured from the average natural grade for a main structure is 30 feet. The proposed residence is a two-story structure that measures approximately 26 feet at the highest point.
  - Setbacks Main structures require a minimum setback of 30 feet (front), 20 feet (side), and 20 feet (rear). The parcel will be accessed by a private driveway that intersects Corona Road. The structure is located approximately 35 feet from the edge of the private right-of-way, 60 to 70 feet, from either the side property lines and approximately 39 feet from the rear property line.
  - Development Density Maximum density allowed within the LDR/1 zoning district is four (1) units per acre. The parcel is approximately 43,672 square feet or 1.6 acres.
  - Building Site Coverage Maximum allowed building site coverage within the LDR zoning designation is 15%, as proposed the project maintains site coverage of 9.9% and an Floor Area Ratio (FAR) of 11.2%
- (e) The project planner conducted a site inspection in June, 2007 to verify that the project on the subject parcels conforms to the plans listed above.
- (f) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on October 4, 2007, and recommended approval (vote 3 to 1).
- (g) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN060684.

**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: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (b) Technical reports by outside archaeological and geological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
- (c) Carmel Highlands Fire Protection District required as a condition of approval (Condition No. 15) a Defensible space requirement to remove combustible vegetation from within a minimum of thirty feet of the proposed structure, including removing tree limbs six feet up from ground. This requirement is consistent with recommendation made in the Arborist report and will not require the removal of biologically sensitive plant or animal species.
- (d) Technical reports by outside archaeological consultant including a Arborist report. The reports indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
- i "Preliminary Cultural Resources Reconnaissance" (LIB070243) prepared by Archaeological Consulting, Salinas, CA, dated February 7, 2007.
  - ii "Arborist Report" (LIB070445) prepared by David Teas, Environmental Design, Carmel, CA, dated June 21, 2007.

- (e) Staff conducted a site inspection in June, 2007 to verify that the site is suitable for this use.
- (f) Materials in Project File PLN060684.

**3. FINDING: TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Land Use Plan and Coastal Implementation Plan (Part 4).

- EVIDENCE:**
- (a) The project includes a Coastal Development Permit for the removal of one Coast Live Oak (20 inch DBH). The proposed removal of the 20 inch Coast Live Oak will be required because the new garage and proposed residence are placed on the property in a manor that would not require the removal of any Monterey Pines. In this case the removal of one oak tree to protect the Monterey Pines on the property is the minimum required and is found to be necessary because this area of Carmel Highlands is considered Monterey Pine Forest as indicated in the LCP major plant communities (Map C).
  - (b) A Coastal Development Permit for the removal of tree and other major vegetation is required (Section CIP 20.146.060.A). The proposed removal is directly related to development impacts. The trees proposed to be removed cannot be seen from public viewing areas; therefore, this action would not result in the exposure of structures in the public viewshed area.
  - (c) Removal of protected trees that measure 12-inches or greater DBH are required to be replaced on site at a 1:1 ratio (Section 20.146.060.D 6 of the CIP). The Arborist recommended a replacement ratio of two to one ratio and this has been incorporated in the conditions of approval (Conditions #6)
  - (d) Monterey County standard conditions of approval have been implemented for protection of surrounding trees during construction including tree protection zones and trunk protection as required by the CIP Part 4 Section 20.146.060 see (Condition #7).

**4. FINDING: DEVELOPMENT ON SLOPES OVER 30%** – The proposed development, as designed, better achieves the goals, policies, and objectives of the Carmel Land Use Plan policies and regulations in Title 20 (Monterey County Coastal Implementation Plan Part 1 Section 20.64.230) regarding development on slopes in excess of 30 percent.

- EVIDENCE:**
- (a) The 1.6 acre property contains an existing single family dwelling with a development foot print of about 1,940 square feet. The previously permitted development disturbed areas in excess of 30% for the creation of the driveway area and a portion of the existing garage. The proposed structure will utilize all of the existing foot print of the existing residence to be rebuilt, including all sloped areas previously disturbed. The project as proposed is designed in a manor that will utilize the previously disturbed areas in order to accommodate the increase in square footage and not effect or remove any of the existing Pines from the area identified as a Monterey Pine Forest.
  - (b) Therefore, for the reasons stated above staff finds that the allowing the small area of 30% slope to be disturbed as a result of the development better achieves the goal, policies, and objectives of the CIP to minimize impacts to forest resources by allowing the proposed development to expand the previously disturbed slopes 30% by approximately 150 square feet.

**5. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review. California Environmental Quality Act (CEQA) Guidelines Section categorically exempt from CEQA review pursuant to §15302, Class 2 for the replacement of an existing structure.

- EVIDENCE:** (a) The project proposes to replace existing 1,940 square foot single family residences with an increase of 3,204 square feet. The project will result in the construction of a new 5,144 square foot two story single family residence. Based on information and materials provided, plus site visits, staff finds that this project has no unresolved issues relative to tree removal, archaeological, or biological resources.
- (b) Potential impact to native trees was assessed in an Arborist report prepared by David Teas of Environmental Design dated June 21, 2007. The project proposes the removal of 1 protected Coast Live Oak 20 inches diameter.
- (c) The project as proposed will not remove any (Landmark trees), trees which are 24 inches or more in diameter when measured at breast height or a tree which is visually significant, historically significant, exemplary of its species, or more than 1000 years old. The Oak tree proposed for removal is not located within a scenic area or considered exemplary of its species.
- (d) A Botanical Assessment was not required for the project because the site survey conducted by staff confirmed that the site is currently developed and has had a significant amount of site disturbance. The proposed structure was positioned on the site to avoid the removal of any Monterey Pines. The development will extend outside of the footprint of the existing residence and utilize all of the existing disturbed areas including previously disturbed areas of 30%. Staff confirmed that the site or the area proposed for development contained no environmentally sensitive habitat however, the property is located within a major plant community (Monterey Pine Forest) identified in the Carmel Land Use Plan. The Monterey Pine forest is currently listed on the CNPS List as 1B a sensitive habitat and the CIP identifies the area the project is located in a area within a major plant community, Monterey Pine Forest.. The lot is not densely forested, in the area of the where the proposed development would occur and will not require the removal of Monterey Pines. As a result, no significant impacts were identified for the proposed development.
- (e) The Archaeological report prepared for the project deemed the project suitable for the proposed project provided the recommendations in the report are followed. No significant impacts were identified. A standard condition of approval has been implemented to assure compliance with the report (Condition #2)
- (f) Technical reports prepared for this project determined that there are no significant long term development related impacts anticipated to the native forest resources and as such there are no unique circumstances that would require further CEQA review.
- I *"Preliminary Cultural Resources Reconnaissance"* (LIB070243) prepared by Archaeological Consulting, Salinas, CA, September 30, 1992 and follow up report dated February 7, 2006.
- II *"Arborist Report"* (LIB070445) prepared by David Teas, Environmental Design, Carmel, CA, dated June 21, 2007.
- (g) No potential adverse environmental effects were identified during staff review of the development application and materials or during the site visit in June 2007. The site is not visible from any designated scenic corridor or public viewing areas.
- (h) No unusual circumstances were found to exist that would cause a potential significant environmental impact to occur.
- (i) See preceding and following findings and supporting evidence.
- (j) Materials in project file PLN060684.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.  
(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Shoreline Access/Trails Map, of the Carmel Area Land Use Plan.  
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.  
(d) Staff site visit in June, 2007.

7. **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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed RMA- Planning Department and RMA-Building Services records and is not aware of any violations existing on subject property.

8. **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:** Preceding findings and supporting evidence.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:** (a) Sections 20.86.020 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20).  
(b) In accordance with Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) the project may be appealed to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea or includes the granting of a conditional use.

### DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 11th day of October, 2007.

  
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JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 31 2007

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 OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE NOV 10 2007

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 90<sup>th</sup> 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 the Monterey County Planning and Building Inspection Department office in Salinas.

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

**Resource Management Agency - Planning Department  
Condition Compliance & Mitigation Monitoring and  
Reporting Plan**

**Project Name:** Richard Silver

**File No:** PLN060684

**APN:** 241-051-005-000

**Approval by:** Zoning Administrator

**Date:** October 11, 2007

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>                      This Combined Development Permit consisting of: 1) the demolition of an exiting 1,490 square foot two-story single family dwelling with an 450 square foot two-car garage; 2) Coastal Administrative Permit for the construction of a 5,144 square foot two-story single family dwelling with an attached 632 square foot two-car garage; 741 square foot covered patio and grading (Approx, 90 cubic yards of cut and 40 cubic yards of fill); 3) a Coastal Development Permit for the removal of one 20 inch oak tree and to allow development on slopes in excess of 30%; and 4) Design Approval. The property is located at 89-Corona Road, Carmel (Assessor's Parcel Number 241-051-005-000) within the Carmel Highlands area, Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		<p>modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless the appropriate authorities approve additional permits. 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. <b>(Resource Management Agency RMA - Planning Department)</b></p>				
2.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b>          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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. <b>(RMA - Planning Department)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.</p>	<p>Owner/          Applicant/          Archaeologist</p>	<p>Ongoing</p>	



3.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution 060684) was approved by the Zoning Administrator for Assessor's Parcel Number 241-051-005-000 on October 11, 2007. The permit was granted subject to <b>18</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
4		<p><b>PD007 - GRADING-WINTER RESTRICTION</b>  No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA - Planning Department and Building Services Department)</b></p>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b>  The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	<p>Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits  Ongoing	

		<b>(RMA - Planning Department and RMA - Building Services Department)</b>	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
6		<b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 RMA - Planning Department. 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. <b>(RMA - Planning Department)</b>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			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.	Owner/ Applicant	Ongoing	
7		<b>SPD001 - NON STANDARD TREE REPLACEMENT AND ROOT PROTECTION</b> The Arborist recommended a replacement ratio of two to one ratio. The county will require a replacement ratio of four to one (4:1) with Coast Live Oaks in a suitable location to be determined by the Arborist. Additionally the trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy drip	Submit photographic evidence that tree protection measures are in place through out grading and construction phases.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

		<p>lines 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – 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 a 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. <b>(RMA - Planning Department)</b></p>	<p>Submit on-going evidence that tree protection measures are in place throughout grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist. If damage is possible, or occurs submit an interim report prepared by a certified arborist. to the RMA - Planning Department for review and approval any additional protective measures.</p>	<p>Owner/ Applicant/ Arborist</p>	<p>During Constructi on</p>	
			<p>Submit a plan with evidence demonstrating that the trees have been planted and provide a monitoring plan containing success criteria, for the maintenance and replacement of the four planted oak trees to the Director of the Planning Department for approval. Submit evidence of an agreement between the property owner and a forester or a certified Arborist to monitor the success of the four planted Oak trees, required as replacement of one 20 inch Coast Live Oak.</p>	<p>Owner/ Applicant/ Arborist</p>	<p>Prior to Final grading and/or building permits</p>	
			<p>Submit an annual status report indicating the health and condition on of the 4 planted replacement Oaks each January for a period of 5 years to the Director of the RMA-Planning Department for monitoring.</p>	<p>Owner/ Applicant/ Arborist</p>	<p>For a period of 5 years after final</p>	

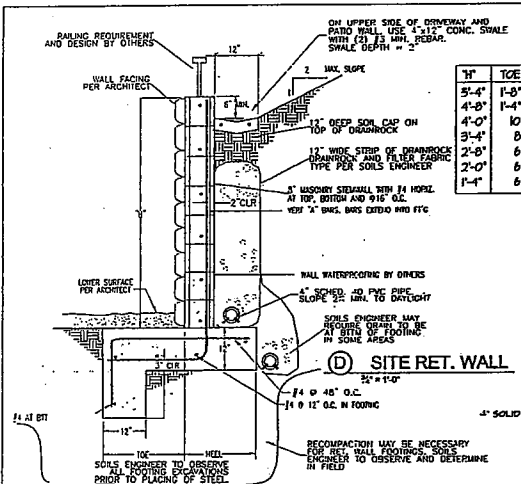
8	<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of 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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b></p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
		<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	
9	<p><b>SPW0001 – NON STANDARD</b></p> <p>Obtain an encroachment permit from the Department of Public Works for any work within the public right-of-way. <b>(Public Works)</b></p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	Owner/ Applicant	Prior to Building/ Grading Permit Issuance	
10	<p><b>EH11 - SEPTIC SYSTEM DESIGN</b></p> <p>Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b></p>	<p>Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.</p>	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

11		<p><b>WR2 - STORM WATER CONTROL</b>  The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Storm water runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
12		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:  a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculation system.  b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance</p>	Applicant shall incorporate specification into design and	Applicant or Owner	Prior to issuance of	

	<p>with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.  <b>(Carmel Highlands Fire Protection District)</b></p>	<p>enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule Fire Dept. clearance inspection</p>	<p>Applicant or Owner</p>	<p>building permit.</p> <p>Prior to final building inspection</p>	
15	<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Planning Director. <b>(Carmel Highlands Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on Plans.</p> <p>Applicant shall schedule Fire Dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or Owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

16	<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. . <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
		Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
17	<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. . <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18	<b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

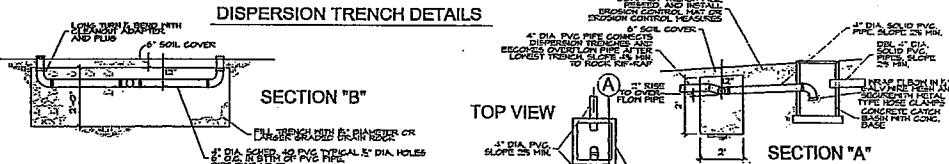
**END OF CONDITIONS**



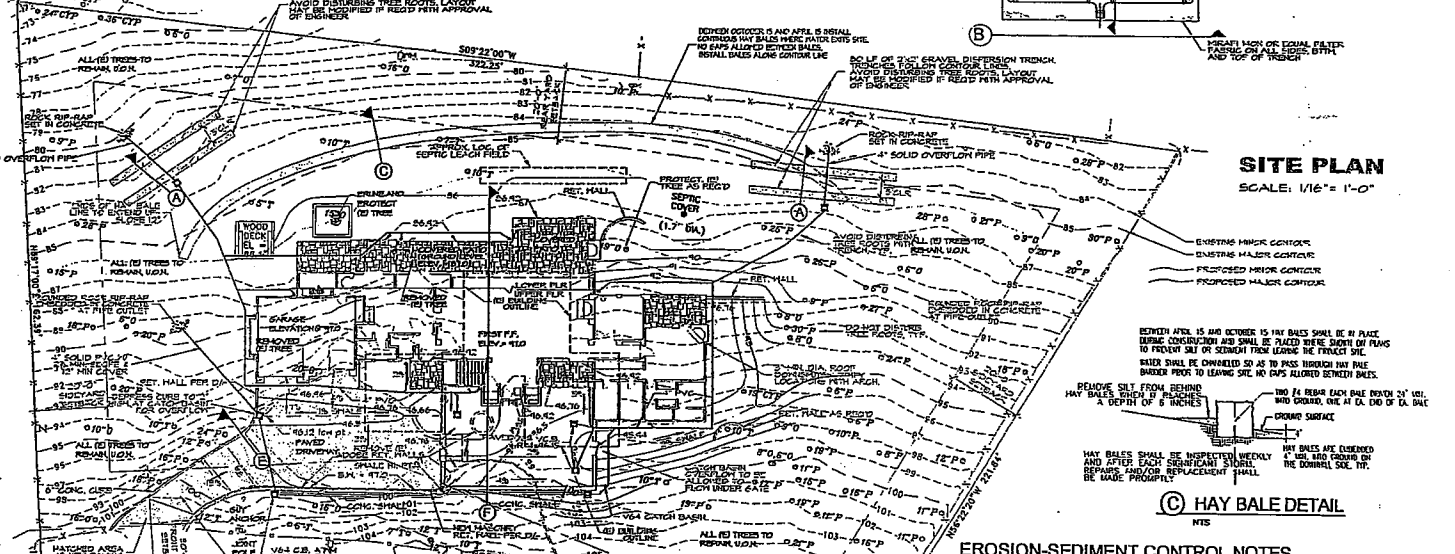
H'	TOE	HEEL	K'	"A" BARS
1'-4"	1'-0"	1'-0"	16"	5 @ 16" O.C.
4'-0"	1'-4"	1'-0"	14"	8 @ 16" O.C.
4'-0"	10"	1'-0"	10"	8 @ 16" O.C.
3'-4"	8"	1'-0"	8"	8 @ 24" O.C.
2'-0"	6"	1'-2"	8"	8 @ 24" O.C.
2'-0"	6"	8"	0"	8 @ 24" O.C.
1'-4"	6"	8"	0"	8 @ 24" O.C.

**NORTH DISPERSION TRENCH CALCULATION**  
 3000 SF ROOF AREA = LOT OF GRAVEL = 32 CF GRAVEL  
 USE 2" x 2" x 60" GRAVEL TRENCH FOR DETAILS BELOW

**SOUTH DISPERSION TRENCH CALCULATION**  
 2600 SF ROOF AREA = LOT OF GRAVEL = 27 CF GRAVEL  
 1000 SF ROOF AREA = 27 CF GRAVEL  
 USE 2" x 2" x 10' GRAVEL TRENCH FOR DETAILS BELOW



- NOTES:  
 1. DISPERSION PIPE TRENCH SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.  
 2. 1/4\"/>



**GEN NOTES**  
 0.5 ALL CONFORM TO THE SOIL REPORT

**EXHIBIT**

1. CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE (2200). ALL GRADING SHALL CONFORM TO MONTEREY COUNTY ORDINANCE (2253) AND ALL LATEST EDITIONS OF THE COUNTY OF MONTEREY.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE GRADING ACCORDING WITH THE PROJECT PLANS AND SPECIFICATIONS. THIS WORK SHALL BE TESTED BY A REPRESENTATIVE OF THE SOILS ENGINEER. FROM THE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL OF THE ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY AND PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORK HOURS.

4. THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS AT THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION, PROMPTLY NOTIFY THE ENGINEER PRIOR TO CONTINUING TO WORK IN THAT AREA.

5. ANY OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND OPERATION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL ORDINANCES.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PRIOR TO EARTHWORK OPERATIONS.

7. ANY OBSTRUCTIONS OR OBSCURIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE ENGINEER WILL CLARIFY DISCREPANCIES OR OBSCURIONS, FROM A REASONABLE TIME.

8. IF THE SURROUNDING STREETS ARE SUBJECTED TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT FROM GRADING OPERATIONS SHALL BE SWEEPED FROM THE STREET PRIOR TO RAINFALL AND ONLY WHEN ACCUMULATION OCCURS.

9. ALL TREES TO BE PROTECTED FROM DAMAGE PER MONTEREY COUNTY STANDARDS.

10. ALL WORK TO BE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS.

**GRADING & DRAINAGE NOTES**

1. ESTIMATED EARTHWORK QUANTITIES: CUT = 90 CUBIC YARDS  
 FILL = 40 CUBIC YARDS  
 NET EXPORT = 50 CUBIC YARDS

EARTHWORK QUANTITIES ARE GENERAL ESTIMATES ONLY AND DO NOT INCLUDE AREAS WITHIN THE EXISTING DRIVEWAY, DRIVEWAY EXISTING QUANTITIES FROM RETAINING WALL SECTIONS, TRENCHES OR REDUCTIONS.

2. CUTS MATERIALS TO BE AND MAY BE DISPERSED ON SITE AT A LOCATION DETERMINED BY THE SOILS ENGINEER.

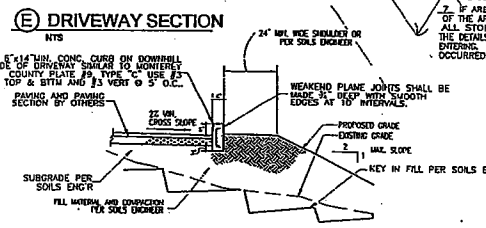
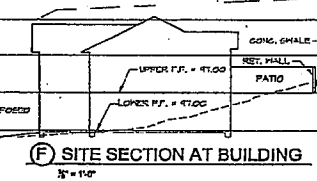
3. GRADING TO BE DONE TO FINISH SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE BUILDING FOR A MINIMUM OF 5'.

4. ALL EARTHWORK, CONSTRUCTION, CUT, FILL AND SUBGRADE PREPARATION BY BEING AND ALL SUFFICIENT RECOMMENDATIONS. SOILS ENGINEER SHALL CONDUCT INSPECTIONS TO VERIFY PROGRESS AND ANY SITE CLEARING AND GRADING OPERATIONS IN ORDER TO OBSERVE THE STRIPPING AND SOILS ENGINEER'S MATERIALS AND TO COORDINATE THIS WORK WITH THE GRADING CONTRACTOR.

5. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, HISTORICAL OR ARCHAEOLOGICAL RESOURCES ARE DISCOVERED AT THE SITE, WORK SHALL BE IMMEDIATELY HALTED WITHOUT DELAY UNTIL IT CAN BE EVALUATED BY A QUALIFIED, PROFESSIONAL ARCHAELOGIST.

6. PRIOR TO FINALIZING OF GRADING THE CONTRACTOR SHALL REVIEW THE SITE WITH THE ENGINEER AND COMPLY WITH HIS REQUESTS FOR ANY MINOR GRADE CHANGES.

7. THE SOILS ENGINEER'S RECOMMENDATIONS FOR PROTECTING EXISTING UTILITIES AND STRUCTURES SHALL BE CONSIDERED AND ALL NECESSARY PROTECTIVE MEASURES SHALL BE INSTALLED PRIOR TO THE START OF GRADING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT PROPERTY AND PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORK HOURS.



8. IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, LOOSEN THE SUBGRADE BY BEING AND ALL SUFFICIENT RECOMMENDATIONS. SOILS ENGINEER SHALL CONDUCT INSPECTIONS TO VERIFY PROGRESS AND ANY SITE CLEARING AND GRADING OPERATIONS IN ORDER TO OBSERVE THE STRIPPING AND SOILS ENGINEER'S MATERIALS AND TO COORDINATE THIS WORK WITH THE GRADING CONTRACTOR.
9. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE PERMITTED BY THE SOILS ENGINEER.
10. ALL STORM DRAIN PIPES SHALL BE SIZED 40 P.C. UNLESS OTHERWISE SPECIFIED AND SHALL BE CALLED FOR ON PLANS. ALL JOINTS TO BE GLUED AND WATER TIGHT. PROTECT ALL STORM DRAIN PIPES WITH 2\"/>

11. ALL CATCH BASINS TO BE BY CHRISTY CONCRETE PRODUCTS, INC. ALL GRATES TO BE TRAFFIC BEARING IN DRIVEWAY AND OTHER EXISTING DRIVEWAY AREAS. PROVIDE 4\"/>

12. DOWNSPOUTS ARE NOT TO BE CONNECTED TO FOUNDATION DRAINS. SYSTEMS ARE TO BE KEPT SEPARATE.

13. ROOF DRAINAGE SHALL BE DIRECTED TO CUTTERS AND DOWNSPOUTS. ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO DISPERSION TRENCHES.

14. RECALLING OF STORM DRAIN AND UTILITY TRENCHES PER SOILS ENGR

**EROSION-SEDIMENT CONTROL NOTES**

1. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE (2200). ALL GRADING SHALL CONFORM TO MONTEREY COUNTY ORDINANCE (2253)

2. ALL CONSTRUCTION MATERIALS SHALL BE STORED AT WATER DIVISIONS ON THE SITE THAT ARE PROPERLY COVERED TO MINIMIZE CONTACT WITH SURFACE WATER AND DRIVING WIND. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING OR OTHER PROTECTIVE MEASURES. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING OR OTHER PROTECTIVE MEASURES. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING OR OTHER PROTECTIVE MEASURES. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING OR OTHER PROTECTIVE MEASURES.

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT EROSION OF FRESHLY GRADED AREAS DURING CONSTRUCTION AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

4. BETWEEN OCTOBER 15 AND APRIL 15, ALL DISTURBED SURFACES NOT COVERED BY THE BERMAND PROTECT OPERATIONS SHALL BE PROTECTED BY STORM CONTROL USING A HYDROLOGICALLY APPROPRIATE EROSION CONTROL MEASURE UNTIL VEGETATION HAS BEEN ESTABLISHED AND DISTURBED SOIL HAS BEEN STABILIZED.

5. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

6. BETWEEN OCTOBER 15 AND APRIL 15, DISTURBED SURFACES NOT COVERED BY THE BERMAND OPERATIONS SHALL BE PROTECTED BY EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

7. IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWN SLOPE LIMITS OF THE AREAS SHALL BE BOUNDARY WITH MAY BALES AND SALT PILES TO SCREEN THE STORM RUNOFF SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. ALL STORM DRAIN INLETS THAT ARE IN OPERATION DURING CONSTRUCTION SHALL BE PROTECTED WITH MAY BALES PER THE DETAILS INCLUDED HEREIN. IF THE BALES ARE NOT UTILIZED DURING THE RAINY SEASON, THEY SHALL BE SEALED TO PREVENT WATER FROM OCCURRING. AFTER EACH STORM, ALL STORM DRAIN PROBLEMS SHALL BE INSPECTED AND REPAIRED IF NECESSARY. IF SILT ACCUMULATION HAS OCCURRED, THE SILT SHALL BE REMOVED AND REDEPOSITED ON THE SITE.



REVISIONS:	GRADING AND EROSION CONTROL PLAN
3-1-07	SILVER RESIDENCE
5-21-07	89 CORONA ROAD
	CARMEL HIGHLANDS, CALIFORNIA
	JERRY E. TAYLOR, CIVIL ENGINEER
	1740 6TH STREET, SUITE 200, CARMEL, CA 95008
06-18	SCALE: AS SHOWN

PLAN 1070067



# SILVER RESIDENCE

## 89 Corona Road, Carmel Highlands, California

REVISION	No.
CONTRACT APPROVAL	△

CONSULTANT

ARCHITECT

TITLE SHEET

DATE: 11/16/06  
SCALE: N.T.S.  
DRAWN: CAD  
JOB NUMBER: 05.15

A-0.1  
SHEET OF

ERIC MILLER ARCHITECTS, INC.  
157 GRAND AVENUE  
PACIFIC GROVE, CA 93950  
PHONE (831) 372-8410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

Silver Residence  
89 Corona Road  
Carmel Highlands, CA 93925  
APN 241-051-005

### PROJECT DATA

OWNER: HOWARD AND GRAY SILVER  
84 CORONA ROAD  
CARMEL HIGHLANDS, CA 93925  
PH: (831) 644-0540

ARCHITECT: ERIC MILLER ARCHITECTS, INC.  
81 SALINAS AVE. SUITE 100  
PACIFIC GROVE, CA 93950  
PH: 831-372-8410

PROJECT SUMMARY: DETACH (E) AND BUILD (N) 3 BEDROOMS 2 LEVEL RESIDENCE

PROJECT ADDRESS: 84 CORONA ROAD, CARMEL HIGHLANDS, CA 93925

ASSESSOR'S PARCEL NUMBER: 241-051-005-000

LOT AREA: 46,875 S.F.  
ZONING: LRA-1 (E2)  
OCCUPANCY TYPE: R-8 FOR HOUSE / U1 FOR GARAGE

HIGHWAY BUILDING HEIGHT: 30' MAX.  
FRONT SETBACK: 30' MAX.  
REAR SETBACK: 30' MAX.  
SIDE SETBACK: 30' MAX.

EXISTING BUILDING COVERAGE  
(E) MAIN BUILDING: 1,440 S.F.  
(E) GARAGE: 490 S.F.  
TOTAL: 1,930 S.F.

NEW BUILDING COVERAGE  
(N) MAIN BUILDING: 3,136 S.F.  
(N) GARAGE: 852 S.F.  
(N) COVERED PATIOS: 761 S.F.  
TOTAL: 4,749 S.F.

EXISTING FLOOR AREA  
(E) MAIN FLOOR: 1,440 S.F.  
(E) GARAGE: 490 S.F.  
TOTAL: 1,930 S.F.

NEW FLOOR AREA  
(N) FIRST FLOOR: 3,203 S.F.  
(N) SECOND FLOOR: 1,816 S.F.  
(N) GARAGE: 852 S.F.  
TOTAL: 5,871 S.F.  
(ALLOWABLE: 4,300 S.F.)

PROPOSED FLOOR AREA RATIO (FAR): 0.26

EXISTING SITE COVERAGE  
(E) MAIN BUILDING: 1,440 S.F.  
(E) GARAGE: 490 S.F.  
(E) DRIVEWAYS & PAVEMENT: 4,782 S.F.  
TOTAL: 6,712 S.F.

PROPOSED SITE COVERAGE  
(N) BUILDING: 4,304 S.F. (100%)  
(N) DRIVEWAYS: 3,478 S.F. (87%)  
(N) PAVEMENT: 5,881 S.F.  
TOTAL: 13,663 S.F.

### SHEET INDEX

- ARCHITECTURAL**
- A-01 TITLE SHEET
  - A-01 TOPOGRAPHIC SURVEY
  - A-1.1 SITE DEMOLITION PLAN
  - A-1.2 PROPOSED SITE PLAN
  - A-2.0 EXISTING FLOOR PLAN
  - A-2.1 FIRST FLOOR PLAN
  - A-2.2 BASEMENT FLOOR PLAN
  - A-2.3 ROOF PLAN
  - A-3.1 EXTERIOR ELEVATIONS
  - A-3.2 EXTERIOR ELEVATIONS
- CIVIL**
- C1 GRADING & DRAINAGE DESIGN

### OWNERSHIP NOTES

- OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS
- TITLE AND ALL COPYRIGHT PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER ARCHITECTS, INC. HEREAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
  - THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT EXTENDED FOR NOR ENTIRELY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THERE ARE ANY, IS LIMITED TO THIS RESPECTED USE.
  - THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT ADOPTED BY OTHERS FOR ANOTHER SITE.
  - IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HAZELDELL, INC. HARMLESS AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF, EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### TREE REMOVAL

- TREES TO BE REMOVED INCLUDES:
- (N) ONE 20" OAK
  - (E) TWO BOTTLE BRUSH TREES 6" AND 8"

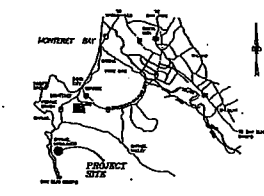
### GRADING

- ESTIMATED EARTHWORK QUANTITIES:
- CUT: 50 CUBIC YARDS
  - FILL: 50 CUBIC YARDS
  - NET EXPORT: 50 CUBIC YARDS

### EXISTING UTILITIES

- WATER: (E) CALIFORNIA AMERICAN WATER  
(E) WATER METER LOCATION NOTED ON SITE PLAN SHEET A-1.5
- ELECTRICAL AND GAS: (E) PACIFIC GAS AND ELECTRIC
- SEWERY SYSTEMS: (E) SEWER LOCATION NOTED ON SITE PLAN SHEET A-1.5

### VICINITY MAP



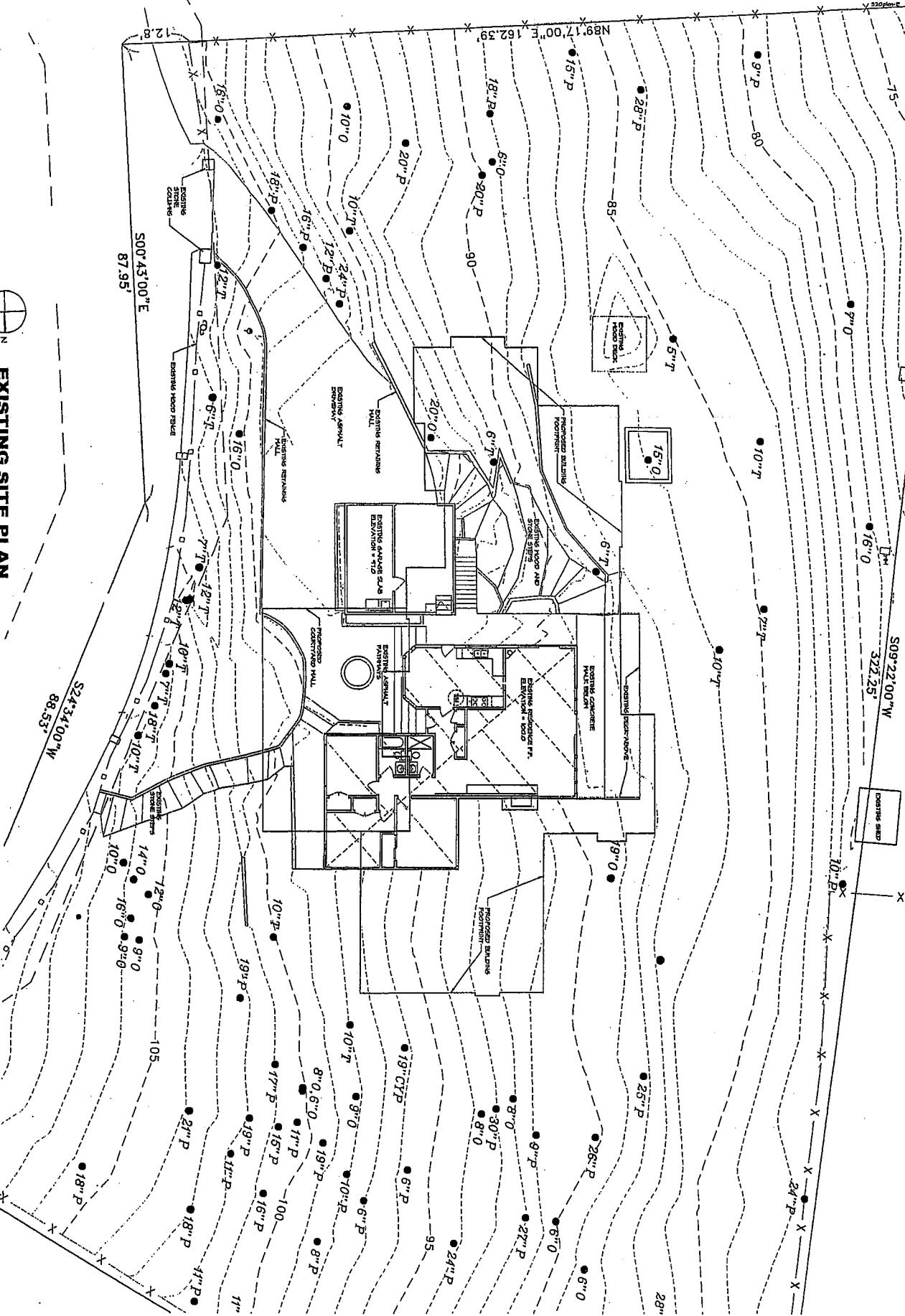
**PLN000084**

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NO USE OF PACE MEASUREMENTS OR INSTRUMENTS REFERENCED TO BE USED. SAFETY WITH RESPECT TO THE PROJECT, AND THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



P1000084

A-2.0  
Sheet 0

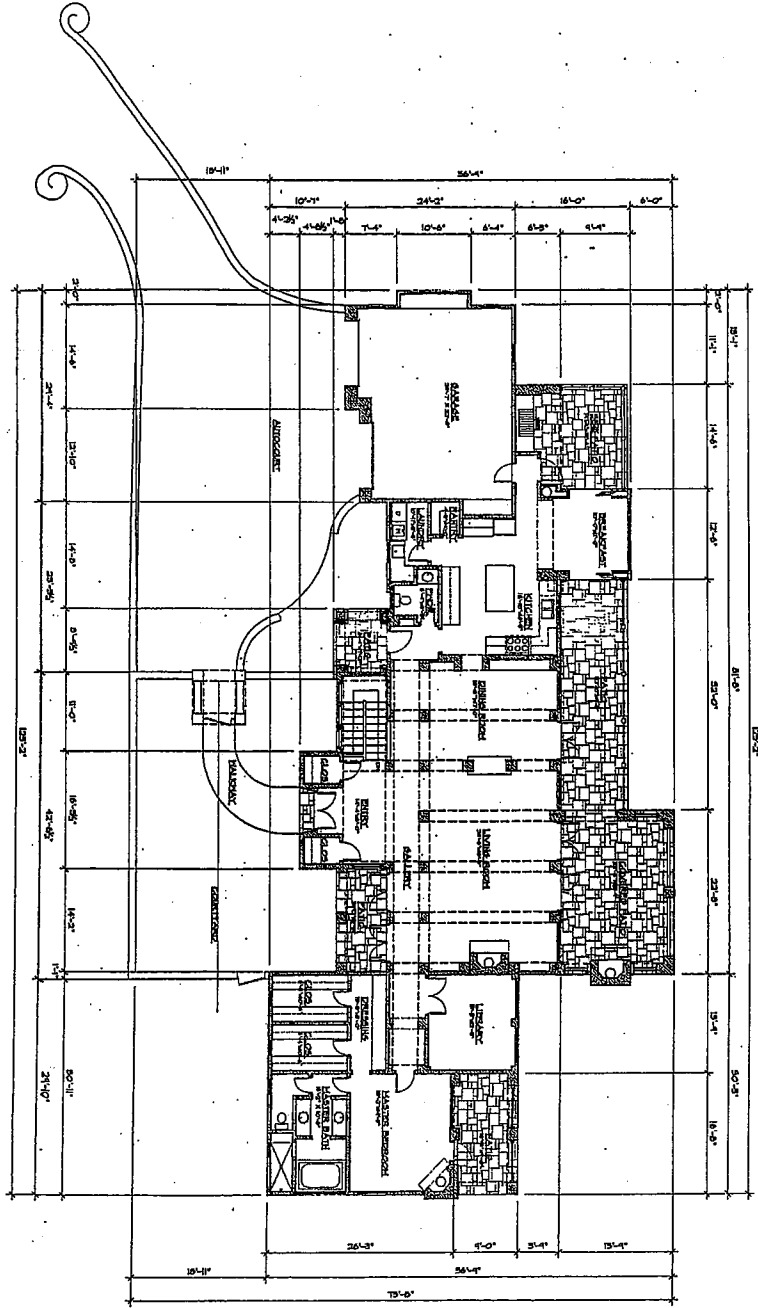
DATE	1/8/10
SCALE	1/8" = 1'-0"
DATE	CAL
NO. NUMBER	C520
EXISTING SITE PLAN	
JOB NAME:	
Silver Residence	
89 Corona Road	
Carmel Highlands, CA 93925	
APN 241-051-005	

ARCHITECT	ERIC MILLER ARCHITECTS, INC.
167 GRAND sub 108 PACIFIC GROVE, CA 93950	
PHONE (831) 372-0410 • FAX (831) 372-7810 • WEB: www.ericmillerarchitects.com	

CONSULTANT:	
REVISION	No.

REVISIONS TO THIS PLAN SHALL BE NOTED IN THE REVISIONS TO THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

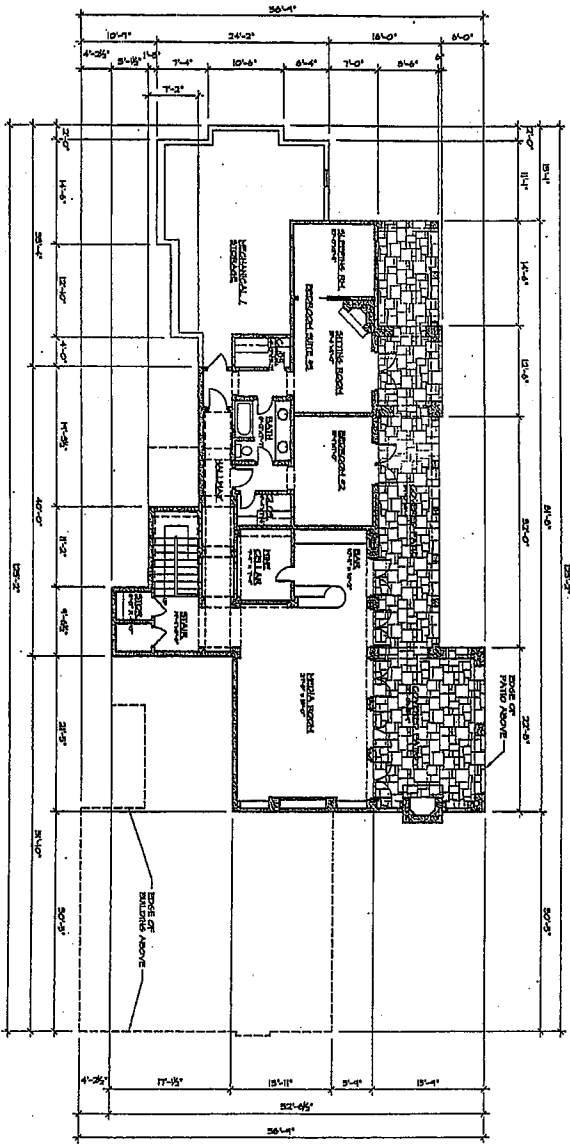
5/20/04



N  
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

*Placed*

A-2.1 SHEET OF	DATE: 10/6/04 SCALE: 1/8" = 1'-0" DRAWN: C.H. JOB NUMBER: 04232	JOB NAME: <b>Silver Residence</b> 84 Corona Road Carmel Highlands, CA 93923 APN 241-051-005	ARCHITECT: <b>ERIC MILLER ARCHITECTS, INC.</b> 157 GRAND ST. #106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	<table border="1"> <tr> <td>REVISION</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	DATE						
REVISION	DATE												

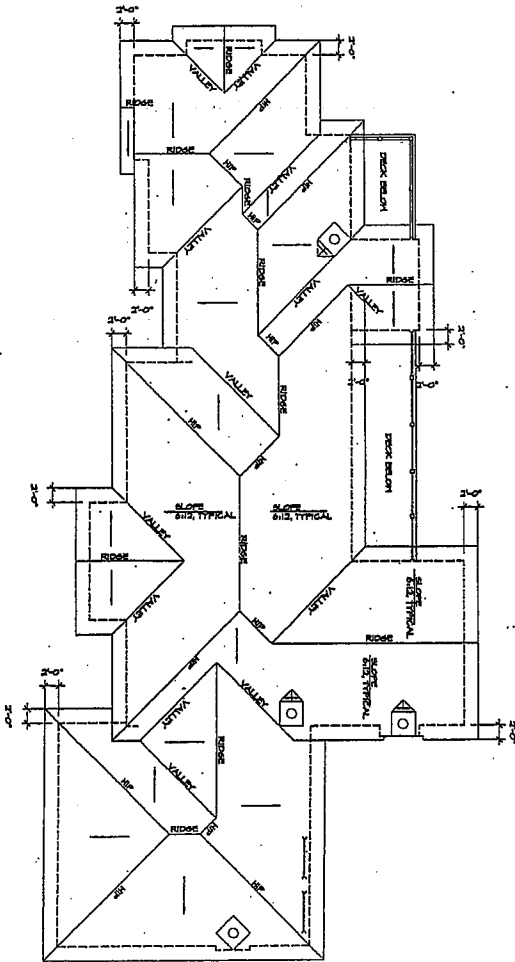



  
 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

P10000084

SHEET <b>A-22</b>	DATE: 1/6/06 SCALE: 1/8" = 1'-0" DRAWN: C.M. JOB NUMBER: 0520	LOWER LEVEL FLOOR PLAN JOB NAME: <b>Silver Residence</b> 84 Corona Road Carmel Highlands, CA 95128 APN 241-051-005	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 157 GRAND suite 108 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.

THE USE OF ANY MATERIALS AND METHODS IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S DESIGN SHALL BE BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



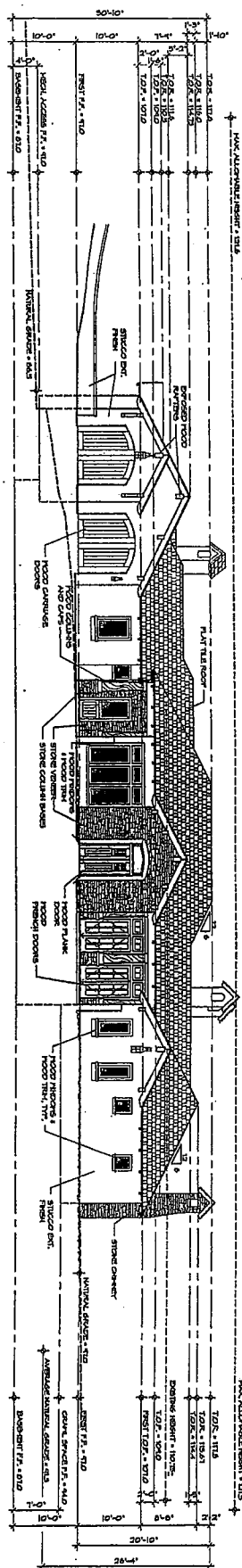
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

PA10600684

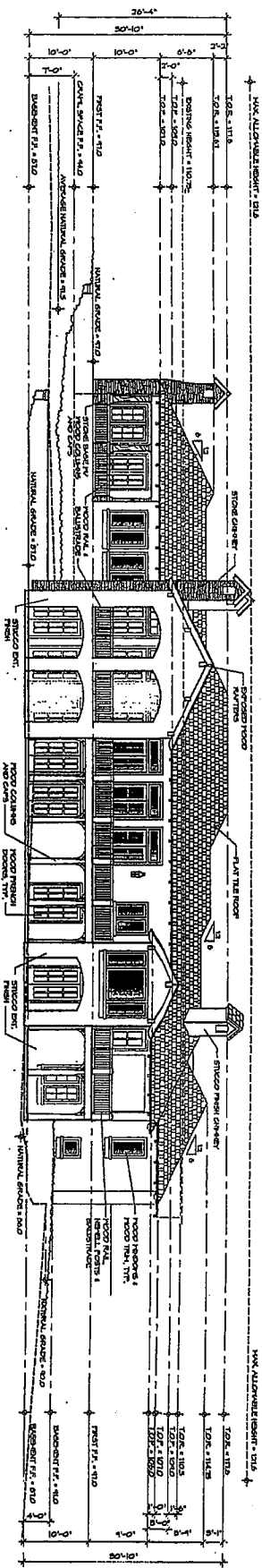
A-2.3 SHEET	<b>ROOF PLAN</b>	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b>	CONSULTANT:	REVISION No.
	DATE: 1/16/06 SCALE: 1/8" = 1'-0" DRAWN: C.J.H. JOB NUMBER: 05230	JOB NAME: <b>Silver Residence</b> 84 Corona Road Carmel Highlands, CA 95425 APN 241-051-005	157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	(Empty grid for revision notes)

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520414



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



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

P110000834

A-3.1  
SHEET OF

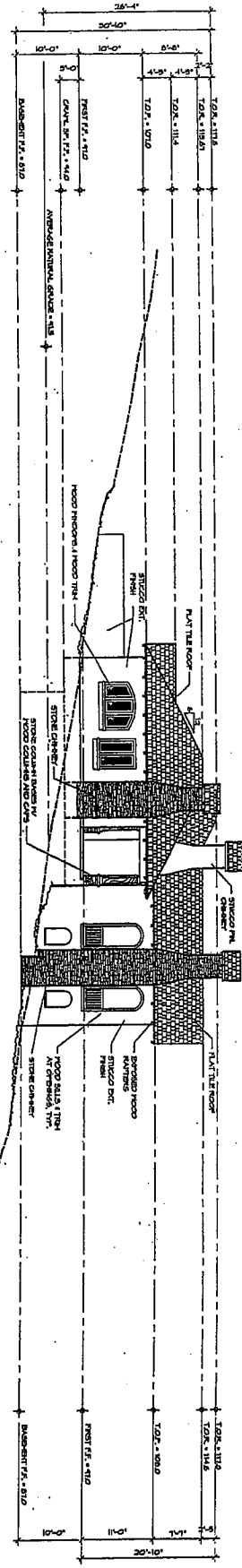
EXTERIOR ELEVATIONS  
SHE: 1/16/06  
SCALE: 1/8" = 1'-0"  
DRAWN: C.M.T.  
JOB NUMBER: 05-230

Silver Residence  
84 Corona Road  
Carmel Highlands, CA 93928  
APN 241-051-008

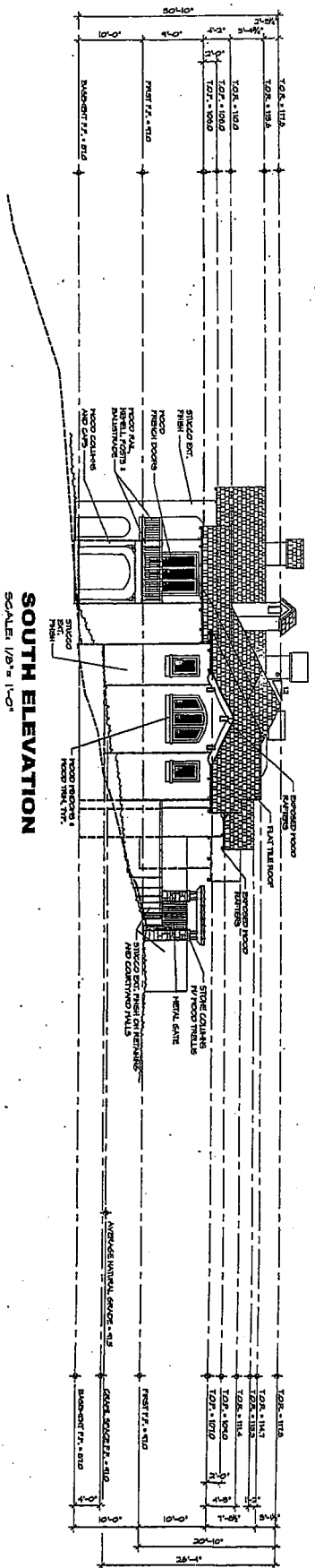
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CONSULTANT:

REVISION	NO.



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

PUDWOOD

**EXTERIOR ELEVATIONS**

JOB NAME: **Silver Residence**  
157 Corona Road  
Carmel Highlands, CA 93923  
APN 241-051-005

DATE: 11/6/04  
SCALE: 1/8" = 1'-0"

BY: CJI  
APP. DATE: 05/20

ARCHITECT

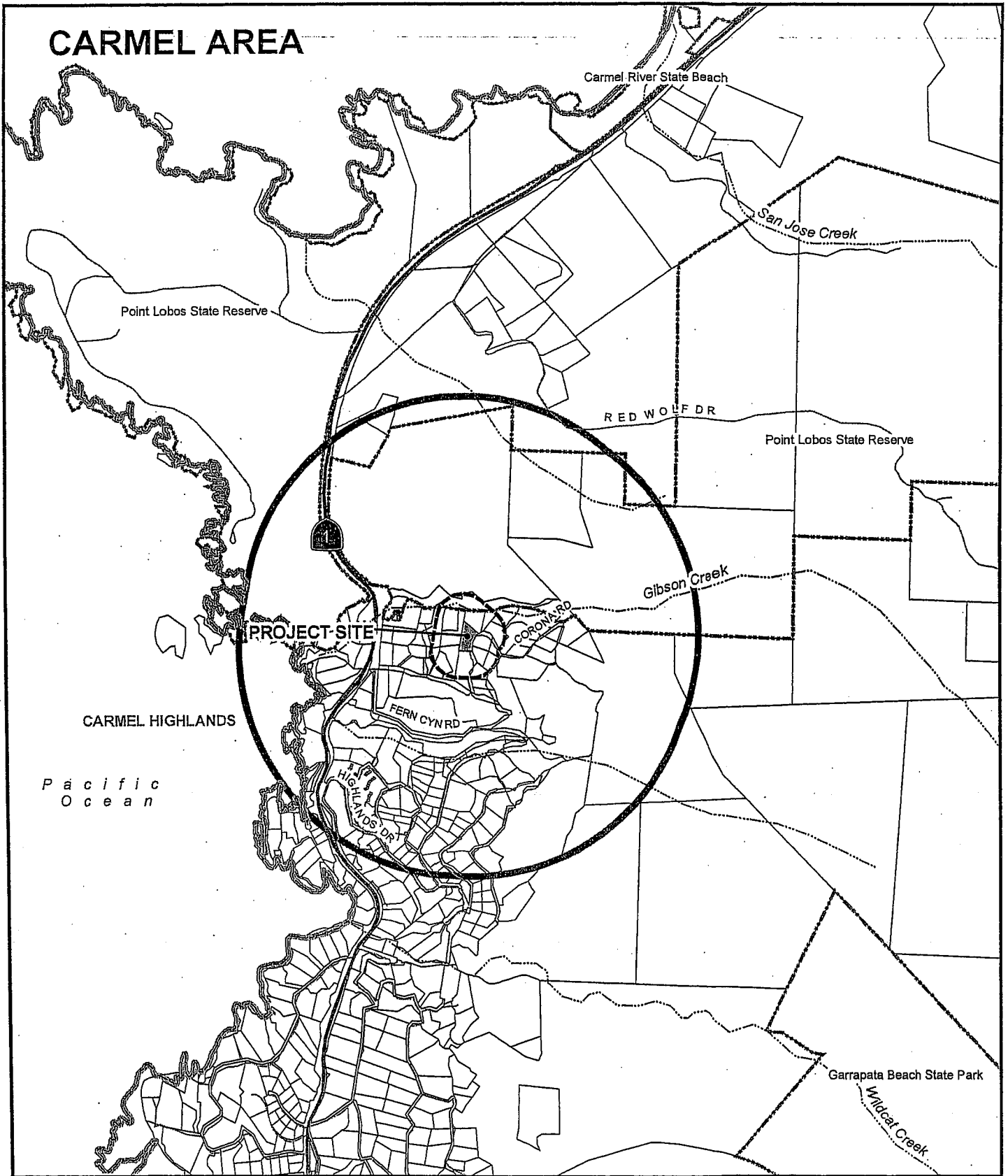
**ERIC MILLER ARCHITECTS, INC.**  
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A-3.2  
SHEET 8




# CARMEL AREA

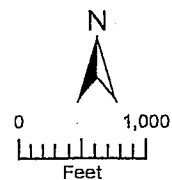


APPLICANT: SILVER

APN: 241-051-005-000

FILE # PLN060684

 300' Limit  2500' Limit  City Limits



PLANNER: MONTANO