

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

In the matter of the application of:

DOUGLAS & LUANN MEADOR (PLN090008)

RESOLUTION NO. 090008

Resolution by the Monterey County Zoning
Administrator:

Approve a Combined Development Permit consisting of: (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with detached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and a 132 square feet covered porch.

(PLN090008, DOUGLAS & LUANN MEADOR,
24700 BIT ROAD, MONTEREY, GREATER
MONTEREY PENINSULA AREA PLAN (APN:
416-193-013-000))

The Meador application (PLN090008) came on for public hearing before the Monterey County Zoning Administrator on June 11, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING: CONSISTENCY** – 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 Monterey County General Plan,
 - Greater Monterey Peninsula Area Plan,
 - Greater Monterey Peninsula Area Plan, Inventory and Analysis,
 - Monterey County Zoning Ordinance (Title 21)
- 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 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan. The property is zoned "RDR/B-6-D-S" or Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district

overlays. The project for a single-family dwelling with attached garage, barn and a Caretakers Unit is allowed in this zoning designation in accordance with Section 21.16.030.A and is consistent with the development standards of Section 21.16.060 Monterey County Zoning Ordinance (Title 21). Therefore, the project is an allowed land use for this site.

- c) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21) requires an Administrative Permit for the construction of structures, additions, deposit, or removal of materials. As such, this Combined Development Permit includes an Administrative Permit for the construction of residential structures.
- d) Design Control or "D" zoning requires design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The construction of structures is part of the subject application and therefore a Design Approval application is incorporated into the project description.
- e) Monterey County Code, Section 21.64.230.C requires an Administrative Permit for a Caretakers Unit. See Finding 6.
- f) The project planner conducted a site inspection on July 13, 2006 and January 20, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project involves development within an area identified as visually sensitive by the Greater Monterey Peninsula Area Plan. The LUAC reviewed the application on April 15, 2009 and recommended approval of the project with a 3-0 vote with two members absent. The committee expressed concerns regarding the adequacy of the on-site drainage system based upon a visual analysis. The minutes are attached as Exhibit E of the June 11, 2009 Zoning Administrator Staff Report. The final design of the existing drainage facility was inspected by the Water Resources Agency and Building Inspection Department and determined to be adequate.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090008.

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, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and 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) Staff identified potential impacts to Soil/Slope Stability for the previous development on the project site. 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 independently reviewed these reports and concurs with their conclusions. The following reports were prepared:
 - "Drainage Report for Meador Property, Assessor's Parcel Number 416-193-013-000" (LIB070165) prepared by WWD Corporation, Monterey, CA, dated March 2007.
 - "Drainage Report for Meador Property, Assessor's Parcel Number 416-193-013-000" (LIB080281) prepared by WWD Corporation, Monterey, CA, dated May 15, 2006.

The subject application is consistent with these reports.

- c) The site is located within a V or "moderate" landslide and erosion susceptibility zone and within a VI or "very high" seismic hazard zone. Condition No. 6 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
- d) Staff conducted a site inspection on July 13, 2006 and January 20, 2009 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090008.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
 - b) Necessary public facilities are available. An onsite septic disposal system is proposed to be installed for the single family dwelling and caretakers unit. Water service will be provided by the Monterey Peninsula Water Management District.
 - c) Preceding findings and supporting evidence for PLN090008. See Findings 1 and 2.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 13, 2006 and January 20, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090008.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts single family dwellings and small accessory structures such as caretaker units and barns.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 13, 2006 and January 20, 2009.
 - c) See preceding and following findings and supporting evidence.

6. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (Finding 3)
 - b) All zoning violation abatement costs, if any, have been paid. (Finding 4)
 - c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The project for a caretaker unit is a use allowed subject to securing an Administrative Permit in accordance with the RDR zoning district, Section 21.16.040.C, and is consistent with the development standards of Section 21.16.060 and the regulations for caretaker units as provided at Section 21.64.030.
 - d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. The application consists of the installation of a septic disposal system to serve the proposed structures on-site which is required to be installed and inspected by the Environmental Health Division.

- e) That the proposed caretaker unit will not adversely impact traffic conditions in the area.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090008.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

DECISION

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

Approve a Combined Development Permit consisting of: (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and 132 square foot of covered porch. The project is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11 day of June, 2009.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 26 2009.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 6 2009.

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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 090008 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Douglas & LuAnn Meador
 File No: PLN090008 APNs: 416-193-013-000
 Approved by: Zoning Administrator Date: June 11, 2009

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

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|----------------------------------|---------------|---|--|---|--|--|
| RMA – Planning Department | | | | | | |
| 1. | | <p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090008) allows (1) (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and a 132 square feet covered porch. The project is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning</p> | <p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> | <p>Owner/ Applicant</p> <p>RMA - Planning</p> | <p>Ongoing unless otherwise stated</p> | |

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| | | Department) | | | | |
| 2. | | <p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 090008) was approved by the Zoning Administrator for Assessor's Parcel Number 416-193-013-000 on June 11, 2009. The permit was granted subject to 25 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p> | <p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p> | <p>Owner/ Applicant</p> <p>RMA- Planning</p> | <p>Prior to the issuance of grading and building permits or commencement of use.</p> | |
| 3. | | <p>PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on June 11, 2013. (RMA-Planning Department)</p> | <p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning.</p> <p>Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p> | <p>Owner/ Applicant</p> | <p>As stated in the conditions of approval</p> | |
| 4. | | <p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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</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</p> | <p>Owner/ Applicant/ Archaeo- logist</p> | <p>Ongoing</p> | |

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| | | 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. (RMA - Planning Department) | to develop proper mitigation measures required for the discovery. | | | |
| 5. | | <p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p> | <p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p> | Owner/ Applicant | Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever occurs first and as applicable | |

| <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> |
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| 6. | | PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department) | Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report. | Owner/ Applicant/ Geotechnical Consultant | Prior to final inspection | |
| 7. | | PD010 - EROSION CONTROL PLAN AND SCHEDULE 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. (RMA - Planning Department and RMA - Building Services Department) | An 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. | Owner/ Applicant | Prior to the issuance of grading and building permits | |
| | | | 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. | Owner/ Applicant | Ongoing | |
| | | | 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 | |
| 8. | | PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) 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 the RMA - Planning Department. A landscape plan review fee is required for this project. Fees | Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to issuance of Building Permits | |

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| | | 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. (RMA – Planning Department) | Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “Residential Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to issuance of Building Permits | | |
| | | | Submit the RMA – Planning Department approved landscape plans, 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. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to issuance of Building Permits | | |
| | | | | Submit an approved water permit from the MPWMD to the RMA – Building Permit | Owner/ Applicant/ Licensed Landscape Contractor | Prior to issuance of Building Permits | |
| | | | | 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. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to Occupancy | |

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| | | | 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 | |
| 9. | | PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) 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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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. (RMA – Planning Department) | 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. | Owner/ Applicant | Prior to the issuance of building permits. | |
| | | | The lighting shall be installed and maintained in accordance with the approved plan. | Owner/ Applicant | Prior to Occupancy / Ongoing | |
| 10. | | PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker | Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| | | | Proof of recordation of the document shall be submitted to the RMA – Planning Department. | Owner/ Applicant | Prior to occupancy or commencement of | |

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| | | <p>unit in areas not served by sewers shall be two acres.</p> <ul style="list-style-type: none"> • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. <p>(RMA – Planning Department)</p> | | | use | |
| 11. | | <p>PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p> | Install and maintain utility and distribution lines underground. | Owner/ Applicant | Ongoing | |
| 12. | | <p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence</p> | 1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection | Owner/ Applicant | Prior to the issuance of grading or building permits | |

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| | | from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department) | 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit. | Owner/ Applicant/ Engineer | Prior to the final inspection | |
| 13. | | <p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p> | Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition. | Contractor /Owner/ Applicant | Prior to the issuance of a demolition permit | |
| | | | Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District. | Contractor /Owner/ Applicant/ Air District | During demolition | |
| RMA – Public Works Department | | | | | | |

| <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> |
|--|----------------------|--|--|---|--|---|
| 14. | | PWSP001 - TAMC FEES – NON-STANDARD Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey County Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the applicable fee schedule. (Public Works) | | | | |
| Health Department Environmental Health Division | | | | | | |
| 15. | | EH11 - SEPTIC SYSTEM DESIGN 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. (Environmental Health) | Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system. | CA Licensed Engineer /Owner/ Applicant | Prior to filing the final parcel map or issuance of building | |
| Monterey County Water Resources Agency | | | | | | |
| 16. | | WR2 - STORMWATER CONTROL 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. Stormwater 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. (Water Resources Agency) | 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 | |

| <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> |
|--|----------------------|--|--|---|--|---|
| 17. | | <p>WR40 - WATER CONSERVATION MEASURES 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:</p> <p>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 recirculating system.</p> <p>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. (Water Resources Agency)</p> | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 18. | | <p>WR43 - WATER AVAILABILITY CERTIFICATION 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. (Water Resources Agency)</p> | Submit the Water Release Form to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of any building permits | |
| <p>Fire Agency Salinas Rural Fire Protection District</p> | | | | | | |
| 19. | | <p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete</p> | 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. | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------------|------------------|---|--|--|---|---|
| | | <p>on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)</p> | <p>Applicant shall schedule fire dept. clearance inspection</p> | <p>Applicant or owner</p> | <p>Prior to final building inspection.</p> | |
| 20. | | <p>FIRE008 - GATES 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</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> | <p>Applicant or owner</p> | <p>Prior to issuance of grading and/or building permit.</p> | |

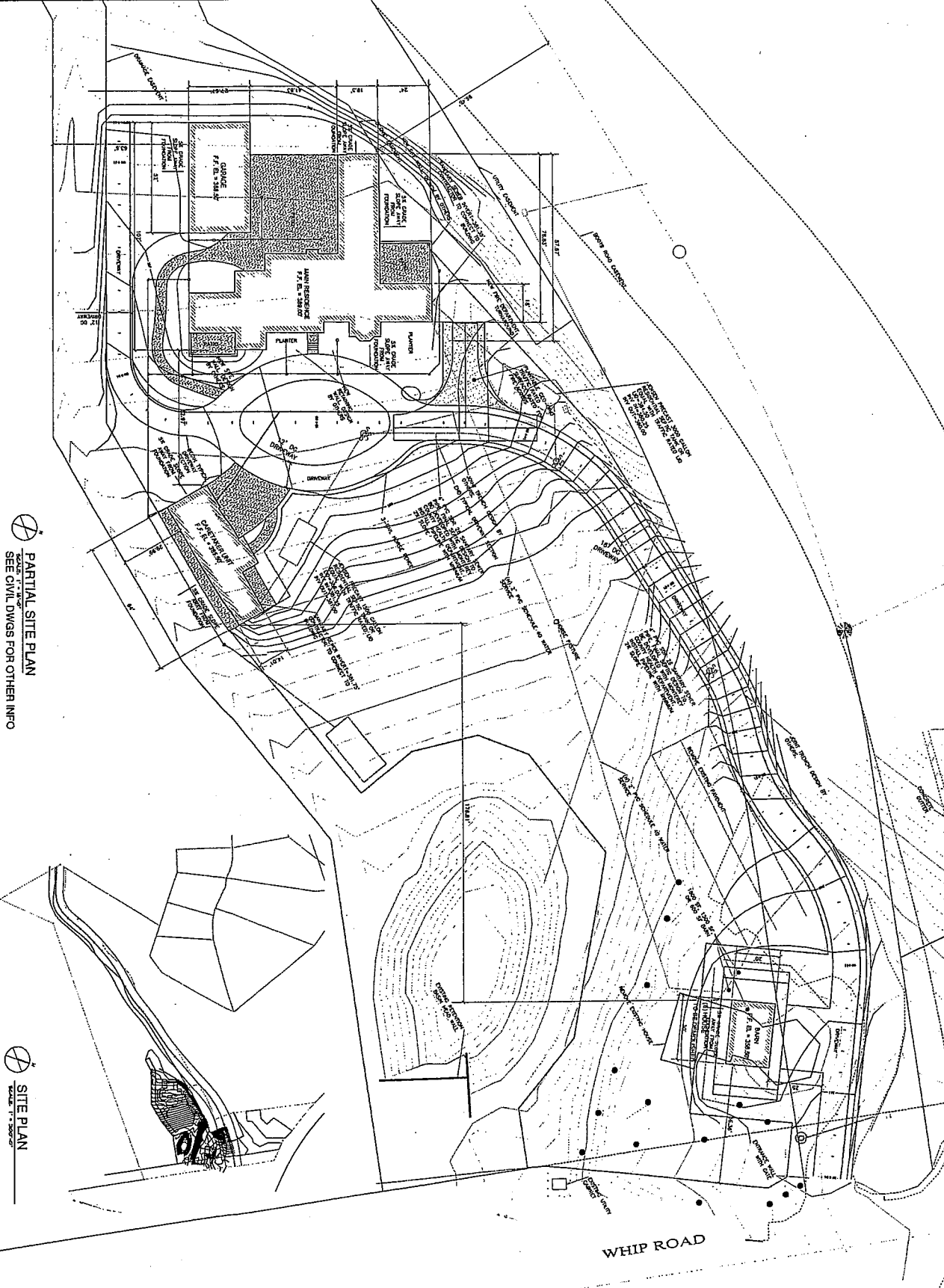
| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|--|---|----------------------------------|---------------------------------------|--|
| | | 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. (Salinas Rural Fire Protection District) | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection. | |
| 21. | | <p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a 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. (Salinas Rural Fire Protection District)</p> | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |


| <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> |
|----------------------------|----------------------|--|--|---|--|---|
| 22. | | FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Salinas Rural Fire Protection District) | 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 | |
| 23. | | FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Salinas Rural Fire Protection District) | 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 | |
| 24. | | FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) 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 | 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 | |

| <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> |
|----------------------------|----------------------|--|--|---|---------------------------------------|---|
| | | building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Salinas Rural Fire Protection District) | Applicant shall schedule fire dept. final sprinkler inspection | Applicant or owner | Prior to final building inspection | |
| 25. | | FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) 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. (Salinas Rural Fire Protection District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |

END OF CONDITIONS

ALL USE OF THIS DRAWING AND SPECIFICATIONS IS STRICTLY LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING IN ANY MANNER OR FOR ANY OTHER PROJECT IS EXPRESSLY PROHIBITED. THIS DRAWING IS THE PROPERTY OF ERIC MILLER ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF ERIC MILLER ARCHITECTS, INC. UNLESS OTHERWISE SPECIFIED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.






 PARTIAL SITE PLAN

 SCALE: 1" = 100'

 SEE CIVIL DWGS FOR OTHER INFO



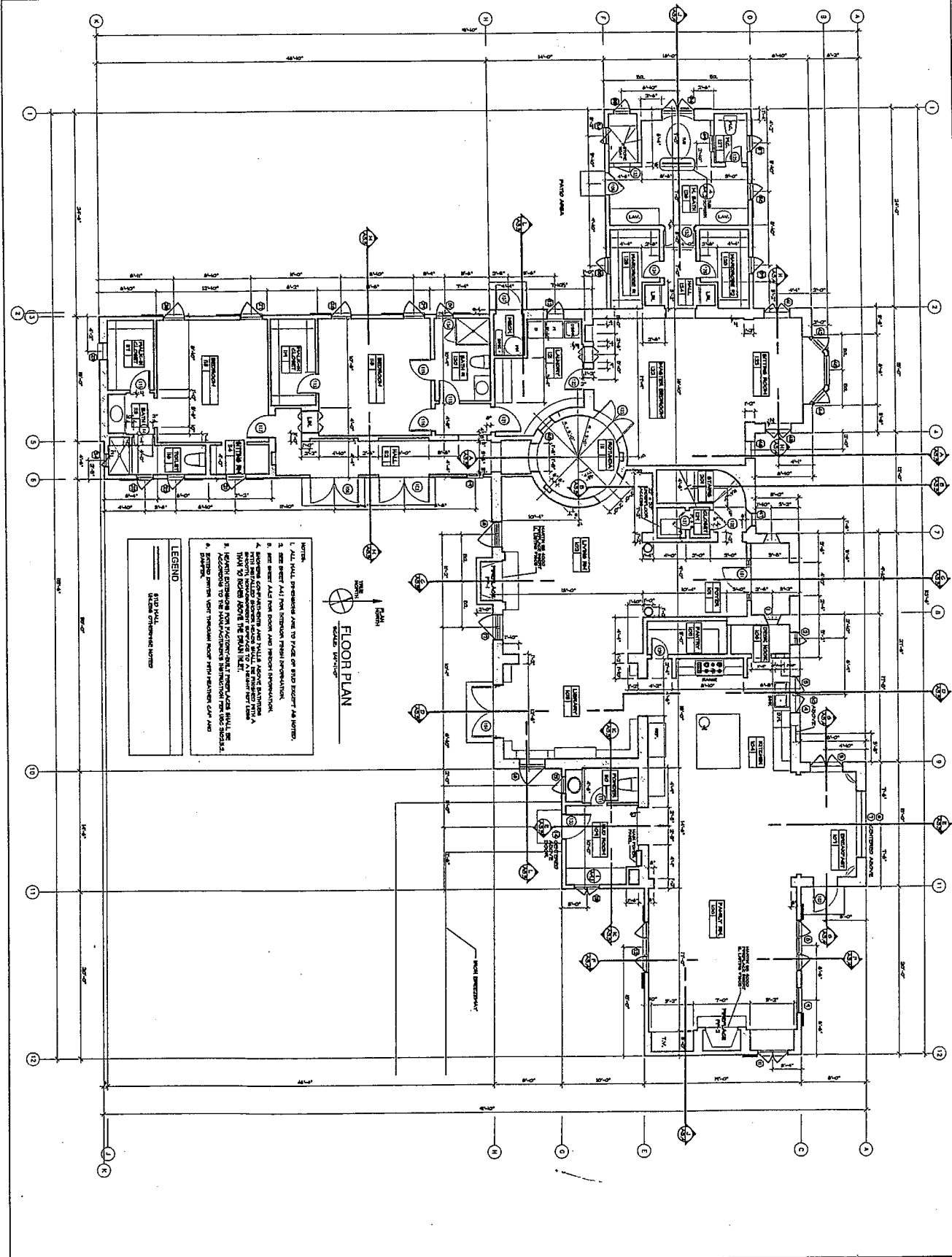
 SITE PLAN

 SCALE: 1" = 100'

| | |
|----------------------------------|---|
| A1.1 <small>SHEET NO.</small> | SITE PLAN |
| | <small>DATE:</small> 12/20/03 <small>PROJECT:</small> Meador Residence <small>ADDRESS:</small> 24700 BIT ROAD <small>CITY:</small> Menlo Park, CA 94040 <small>PHONE:</small> 416-493-013 |

| | |
|---|--|
| <small>ARCHITECT:</small> ERIC MILLER ARCHITECTS, INC. |  |
| <small>157 GRAND AVENUE 108 PACIFIC GROVE, CA 93950</small> <small>PHONE (415) 372-6410 FAX (415) 372-7340 WEB: www.ericmiller.com</small> | |

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|--|--|-----|-------------|--|--|--|--|--|--|
| <small>CONSULTANT:</small> | <small>REVISION</small> <table border="1"> <tr> <td>No.</td> <td>Description</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> | No. | Description | | | | | | |
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NOTES:

1. ALL WALL SPECIFICATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. SEE SHEET A-1 FOR INTERIOR FINISH SPECIFICATIONS.
3. SEE SHEET A-2 FOR EXTERIOR FINISH SPECIFICATIONS.
4. SEE SHEET A-3 FOR FLOORING AND CEILING SPECIFICATIONS.
5. SEE SHEET A-4 FOR LIGHTING AND ELECTRICAL SPECIFICATIONS.
6. SEE SHEET A-5 FOR MECHANICAL AND PLUMBING SPECIFICATIONS.
7. SEE SHEET A-6 FOR PAINT AND FINISH SPECIFICATIONS.
8. SEE SHEET A-7 FOR LANDSCAPE ARCHITECTURE SPECIFICATIONS.
9. SEE SHEET A-8 FOR SITEWORK AND UTILITY SPECIFICATIONS.
10. SEE SHEET A-9 FOR GENERAL NOTES AND SPECIFICATIONS.

LEGEND:

FINISHES
AS NOTED OTHERWISE

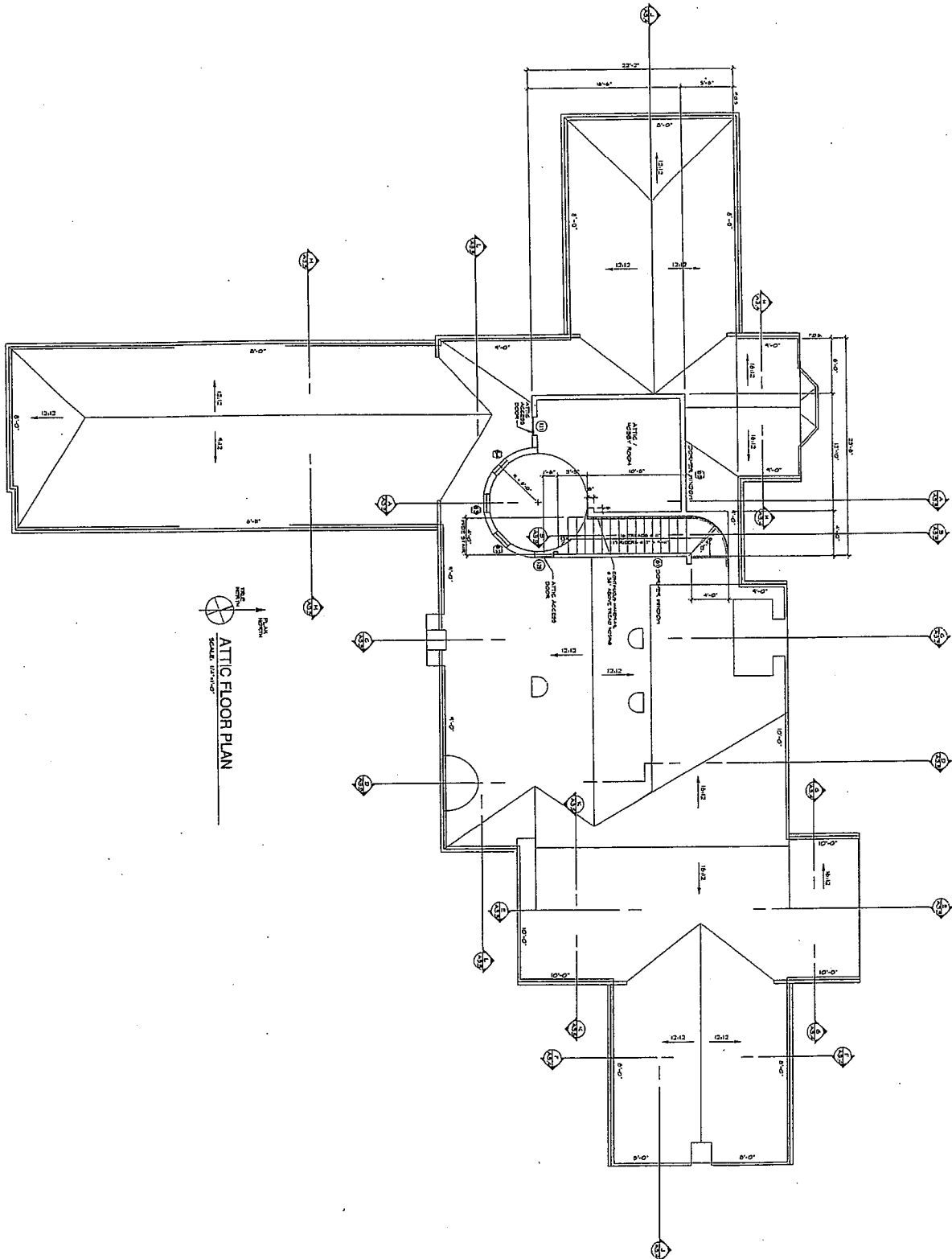
FLOOR PLAN
SCALE: 1/8" = 1'-0"

QUARTER SCALE

| | |
|--|--|
| <p>FLOOR PLAN</p> <p>DATE: 12/10/08</p> <p>SCALE: 1/8" = 1'-0"</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APP. [Signature]</p> | <p>PROJECT NO.:</p> <p>NO.:</p> |
| | <p>ARCHITECT:</p> <p>ERIC MILLER ARCHITECTS, INC.</p> <p>157 GRAND AVENUE, SUITE 108 PACIFIC GROVE, CA 93950</p> <p>PHONE: (805) 325-0410 • FAX: (805) 325-7860 • WEB: www.ericmiller.com</p> |
| <p>CONSULTANT:</p> | <p>REVISIONS:</p> |

A2.1

THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD BE CONSIDERED AS SUCH. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED BY THE CLIENT.



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

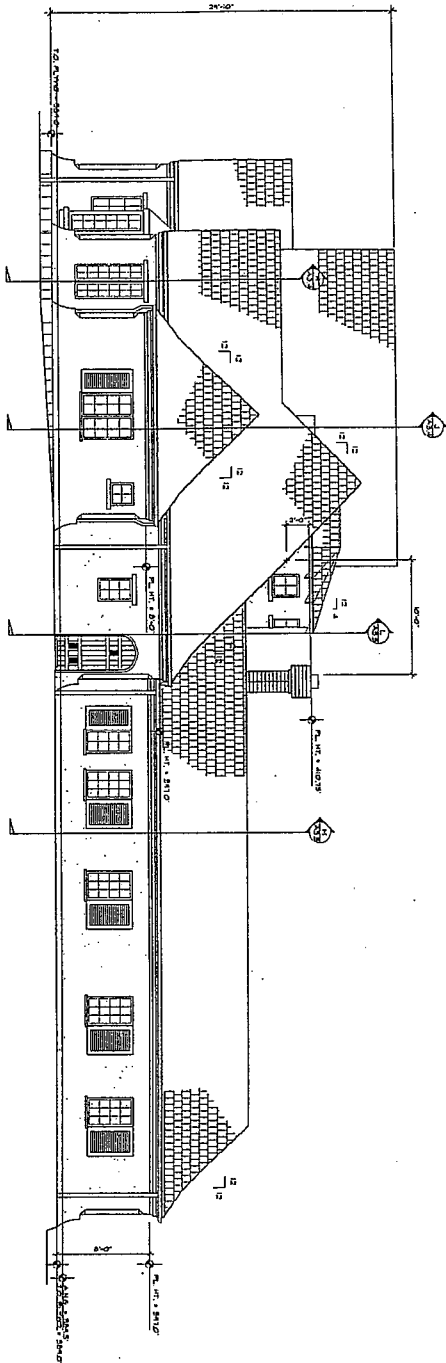
QUARTER SCALE

| | |
|---------------------|---------------------------|
| DATE: 02/20/18 | PROJECT: Meador Residence |
| SCALE: 1/8" = 1'-0" | 34100 BIT ROAD |
| DESIGNER: EML | MONTEREY, CA 95040 |
| DATE: 02/20/18 | 416-193-013 |

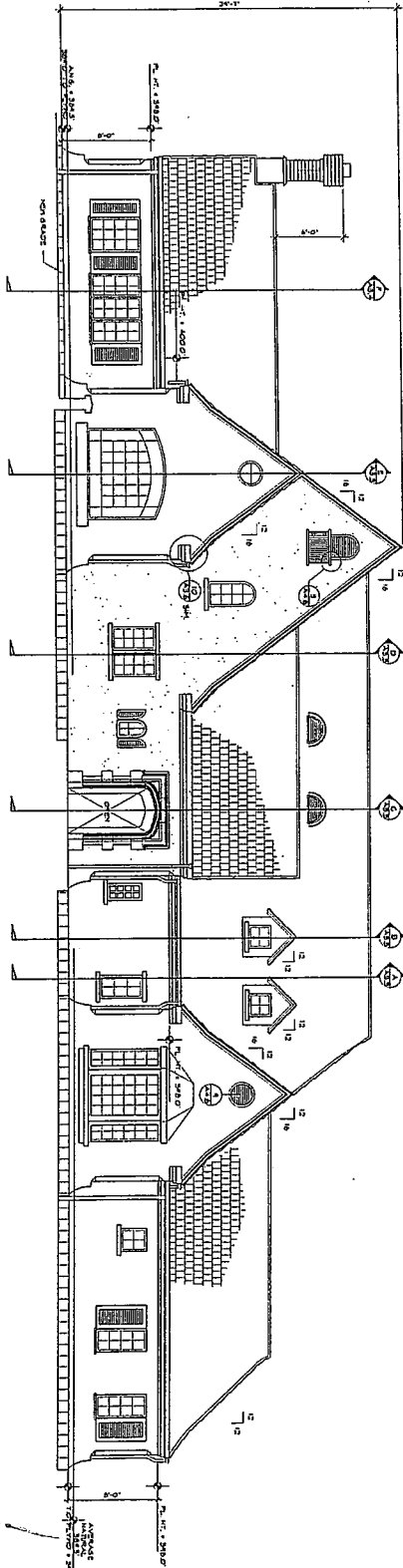
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND BLVD 108 PACIFIC GROVE, CA 93950
 PHONE (831) 372-0110 • FAX (831) 372-7910 • WWW.ERICMILLERARCHITECTS.COM

| | |
|-------------|--|
| CONSULTANT: | |
| REVISION: | |
| NO. | |

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



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



QUARTER SCALE

| | |
|-----------|--------------------|
| ELEVATION | |
| DATE | 02/28/09 |
| PROJECT | Meador Residence |
| ADDRESS | 34700 BIT ROAD |
| CITY | MONTEREY, CA 93940 |
| PHONE | 416-193-013 |
| SCALE | 1/8" = 1'-0" |
| DATE | 02/28/09 |
| BY | EM |

A3.1
1/10" = 1'-0"

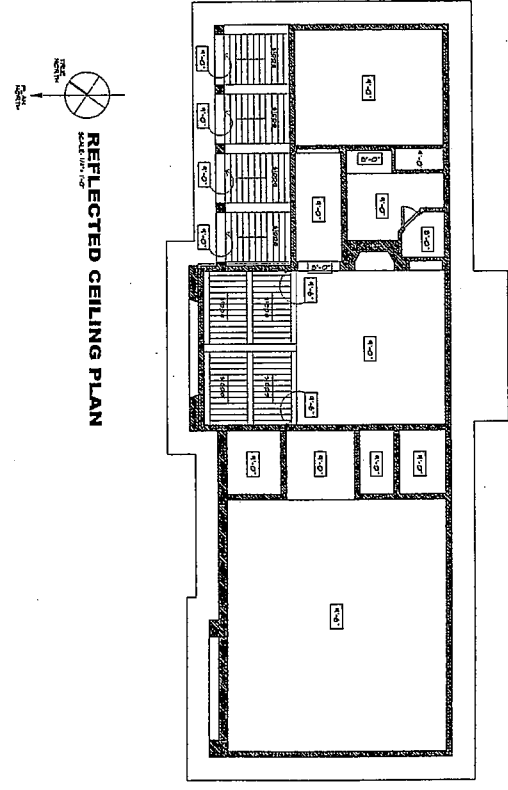
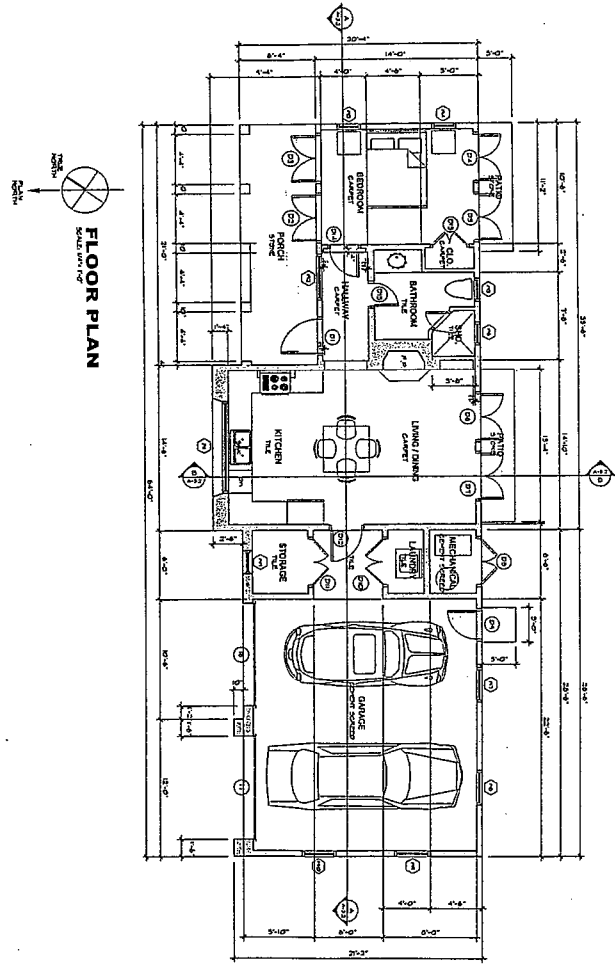
ARCHITECT

ERIC MILLER ARCHITECTS, INC.

157 GRAND AVENUE, PACIFIC GROVE, CA 93950
 PHONE: (831) 221-0410 • FAX: (831) 371-2400 • WEB: www.ericmiller.com

| | |
|-------------|--|
| CONSULTANT: | |
| REVISION: | |
| DATE: | |

ALL OF THESE DRAWINGS AND SPECIFICATIONS IS SUBJECT TO THE ORIGINAL SET FOR THIS PROJECT AND ANY CHANGES, ADDITIONS, & DELETIONS MADE BY THE ARCHITECT OR HIS REPRESENTATIVE SHALL BE SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.



QUARTER SCALE

CUA2.1
PART OF

FLOOR PLAN & REFLECTED CEILING PLAN

DATE: 12/24/09
 SCALE: 1/8" = 1'-0"
 DRAWN BY: CUC
 CHECKED BY: CSB

200 NUMBER: CSB

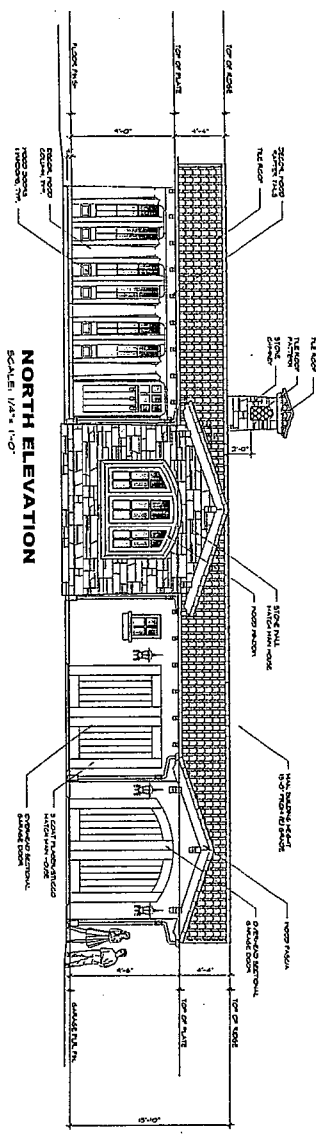
200 NAME: Meador Residence
 24100 BIF ROAD
 PACIFIC GROVE, CA 93940
 810-591-917

ARCHITECT
ERIC MILLER ARCHITECTS, INC.

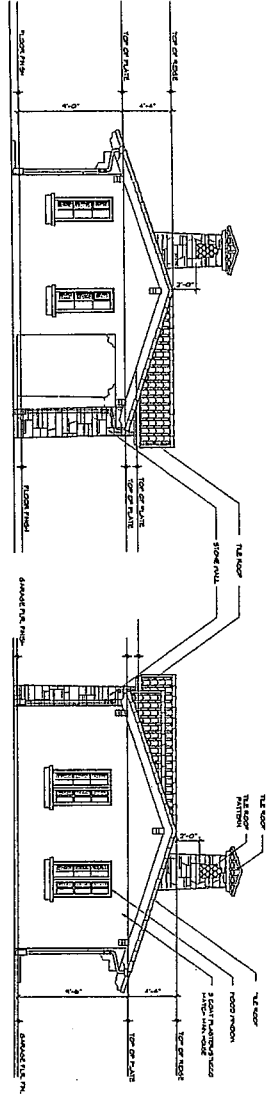
157 GRAND 6TH 100 PACIFIC GROVE, CA 93950
 PHONE (831) 232-9400 • FAX (831) 272-2346 • WEB: www.ericmiller.com

CONSULTANT:

| | |
|----------|-----|
| REVISION | NO. |
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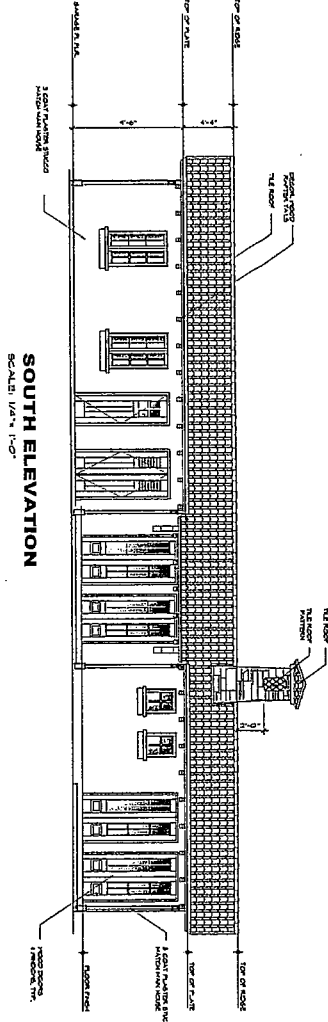


NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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



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

| REVISION | DATE |
|----------|------|
| | |
| | |
| | |
| | |

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVE. #100 PACIFIC GROVE, CA 93950
 PHONE: (831) 272-0110 • FAX: (831) 272-7810 • WEB: www.ericmiller.com

CARETAKER UNIT EXTERIOR ELEVATIONS

JOB NAME:
Meador Residence
 24100 BIT ROAD
 MONTEREY, CA 9540
 416-193-0113

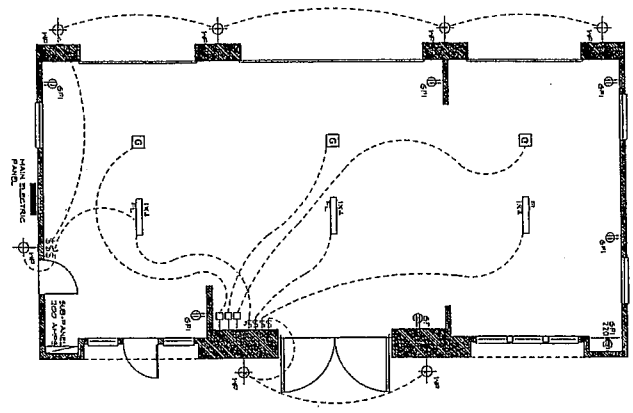
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 DRAWN: C.M.C.
 JOB NUMBER: 08230

CU-A3.1
 SHEET OF

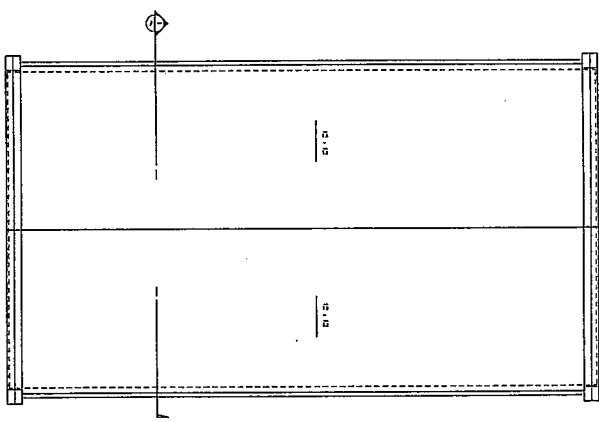
QUARTER SCALE



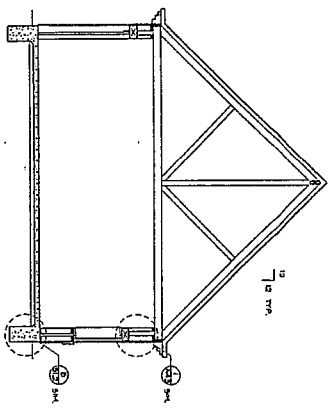
ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



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

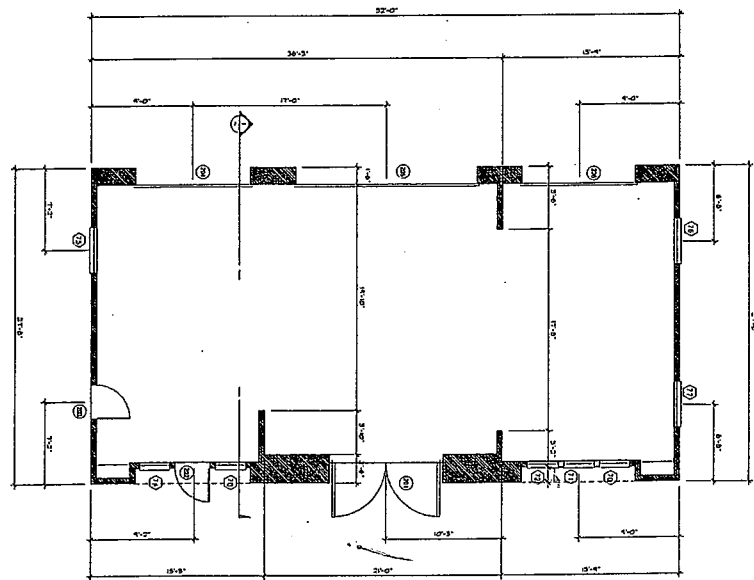


SECTION
SCALE: 1/8" = 1'-0"



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

NOTE:
1. 3/8" THICK X 6" STRIP BOARD ON ALL WALLS AND CEILING OF THE GARAGE.



A7.1
SHEET 02

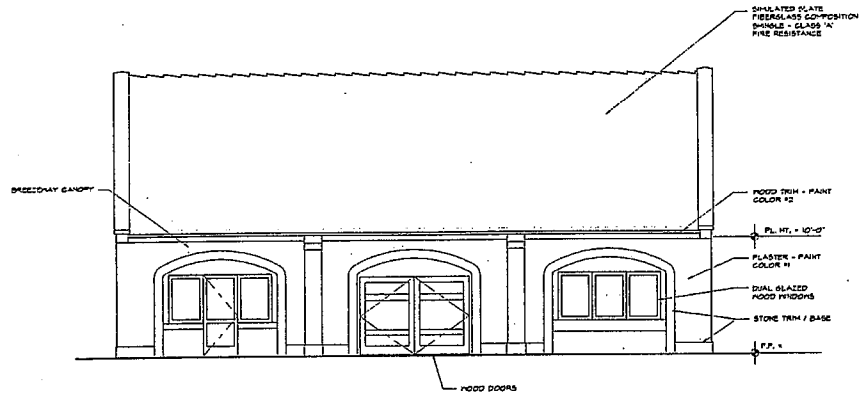
GARAGE FLOOR & ROOF PLAN
DATE: 12-10-18
SCALE: 1/8" = 1'-0"
DWG NUMBER: 0230

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
157 GRAND AVENUE 108 PACIFIC GROVE, CA 95950
PHONE: (805) 375-0510 • FAX: (805) 375-7565 • WEB: www.ericmiller.com

CONSULTANT:

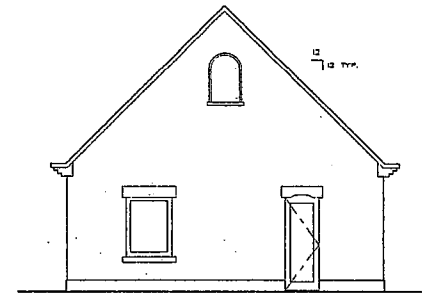
| NO. | NAME | DATE |
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1/18 JAN
 2/08
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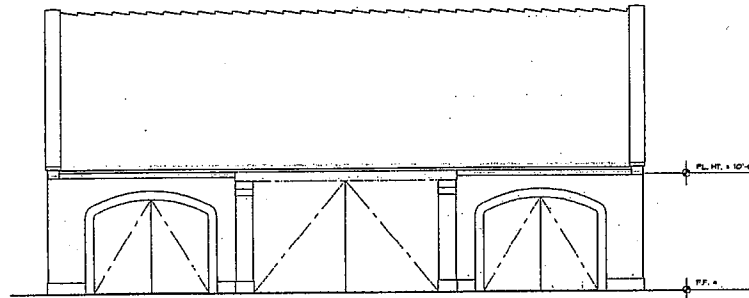
WEST ELEVATION

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



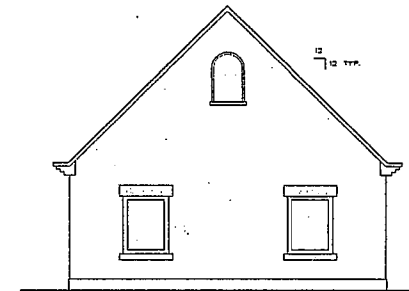
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

| MARK | TYPE | SIZE | | HEAD HEIGHT | FRAME | FINISHES | | | REMARKS |
|------|-------|-------|--------|-------------|-------|----------|------|------|----------|
| | | WIDTH | HEIGHT | | | HEAD | SIDE | TAIL | |
| (01) | FIXED | 2'-4" | 4'-0" | 7'-0" | WOOD | | | | |
| (02) | FIXED | 2'-8" | 4'-0" | 7'-0" | WOOD | | | | |
| (03) | FIXED | 2'-8" | 4'-0" | 7'-0" | WOOD | | | | |
| (04) | FIXED | 2'-8" | 4'-0" | 7'-0" | WOOD | | | | TEMPERED |
| (05) | FIXED | 2'-8" | 4'-0" | 7'-0" | WOOD | | | | TEMPERED |
| (06) | FIXED | 4'-0" | 5'-0" | 8'-0" | WOOD | | | | |
| (07) | FIXED | 4'-0" | 3'-0" | 8'-0" | WOOD | | | | |
| (08) | FIXED | 4'-0" | 3'-0" | 8'-0" | WOOD | | | | |

| MARK | TYPE | SIZE | | | CORE | FINISH | FRAME | GLASS | | | REMARKS |
|------|----------|-----------|--------|--------|------|--------|-------|-------|------|---------|-----------|
| | | WIDTH | HEIGHT | TRK | | | | HEAD | SIDE | FIXTURE | |
| (09) | EXTERIOR | PR. 4'-9" | 6'-8" | 1-3/4" | S.C. | WOOD | WOOD | | | | TEMP. GL. |
| (10) | EXTERIOR | 3'-0" | 7'-0" | 1-3/4" | S.C. | WOOD | WOOD | | | | |
| (11) | EXTERIOR | 3'-0" | 8'-0" | 1-3/4" | S.C. | WOOD | WOOD | | | | |
| (12) | GARAGE | 10'-4" | 8'-0" | 1-3/4" | S.C. | WOOD | WOOD | | | | ARCHED |
| (13) | GARAGE | 10'-4" | 9'-6" | 1-3/4" | S.C. | WOOD | WOOD | | | | ARCHED |
| (14) | GARAGE | 10'-4" | 8'-0" | 1-3/4" | S.C. | WOOD | WOOD | | | | ARCHED |

| REVISION | No. |
|----------|-----|
| | |
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| | |

CONSULTANT


ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 1ST GRAND AVENUE, SUITE 100
 PACIFIC GROVE, CA 93950
 (805) 461-1111
 www.ericmillerarchitects.com

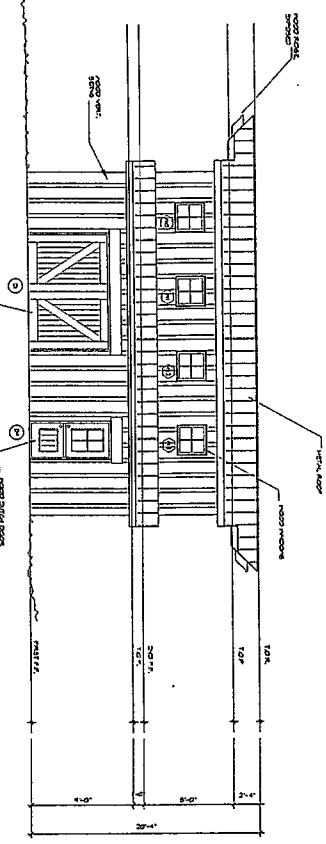
GARAGE EXTERIOR ELEVATIONS

2nd Floor
 Meador Residence
 2nd Floor
 416-153-013

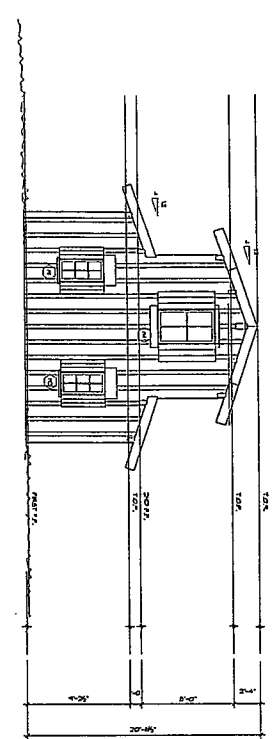
DATE: 12-01-08
 SCALE: 1/4" = 1'-0"
 DRAWN: CAD
 JOB NUMBER: 09.28

A7.2

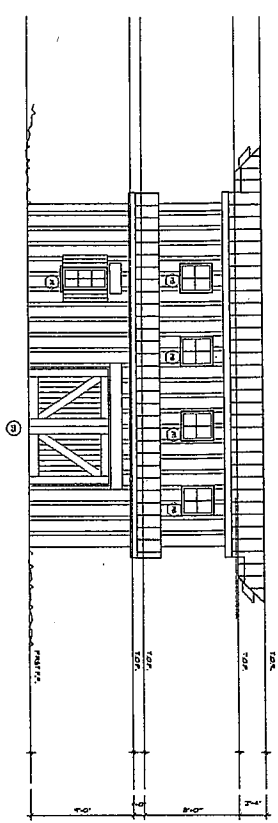
SHEET 07



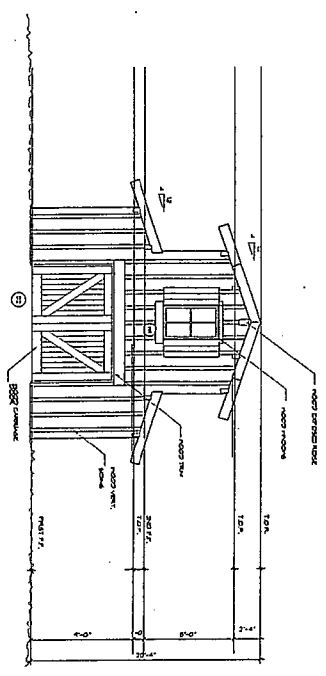
BARN - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



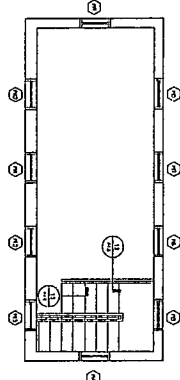
BARN - REAR ELEVATION
SCALE: 1/4" = 1'-0"



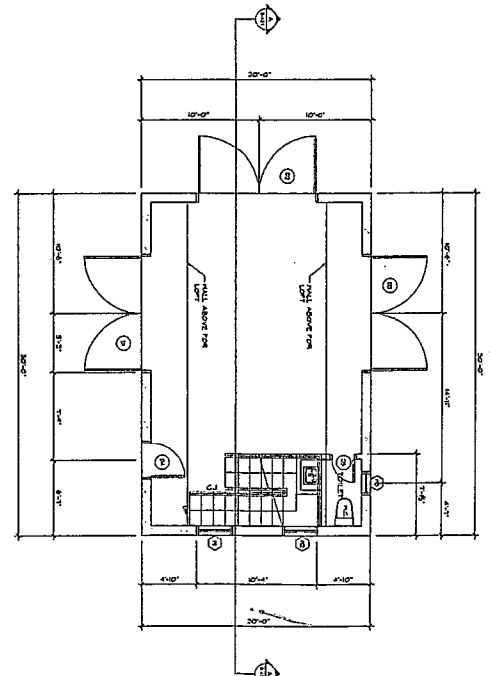
BARN - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BARN - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



BARN - CLERESTORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



BARN - FLOOR PLAN
SCALE: 1/4" = 1'-0"

QUARTER SCALE

| | |
|----------|---|
| DATE | 12/18/08 |
| PROJECT | BARN FLOOR PLAN & EXTERIOR ELEVATIONS |
| CLIENT | Meador Residence |
| ADDRESS | 14100 BIR ROAD Monterey, Ca 93940 416-193-013 |
| SCALE | 1/4" = 1'-0" |
| DESIGNER | CM |
| DATE | 08/25 |
| SCALE | 1/4" = 1'-0" |
| PROJECT | B-A2.1 |

| | |
|-----------|---|
| ARCHITECT | ERIC MILLER ARCHITECTS, INC. |
| ADDRESS | 157 GRAND PACIFIC GROVE, CA 92950 |
| PHONE | (818) 372-0910 • FAX (818) 372-7540 • WEB: www.ericmillerarch.com |

| | |
|-------------|--|
| CONSULTANT: | |
| REVISION: | |
| DATE: | |

GREATER MONTEREY PENINSULA

DEL REY OAKS

MONTEREY

68

PROJECT SITE

YORK RD

PASADENA

BIT RD

BOOTS RD

WHIP RD

SADDLE RD

Laguna Seca

Laguna Seca Rec. Area & Campgrounds


LAURELES GRADE RD

APPLICANT: MEADOR

APN: 416-193-013-000

FILE # PLN090008

 300' Limit

 2500' Limit

 City Limits

