

Attachment B

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DRAFT RESOLUTION

Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:

SEARLE PHILIP A & BANU TRS (PLN240143)

RESOLUTION NO. 25-

Resolution by the County of Monterey Board of
Supervisors:

- 1) Denying the appeal by Jeanie Sears of
Zoning Administrator's February 27, 2025,
decision to approve a Combined
Development Permit;
- 2) Finding that the project qualifies for a Class
2 categorical exemption pursuant to CEQA
Guidelines section 15302 and that none of
the exceptions listed in Guidelines section
15300.2 apply; and
- 3) Approving a Combined Development Permit
consisting of:
 - a) A Coastal Administrative Permit and
Design Approval to allow demolition of
existing two-story residence and
associated site improvements and
construction of a 2,700 square-foot
single-family dwelling with an attached
garage and associated site improvements;
and
 - b) A Coastal Development Permit for
development within 750 feet of known
archaeological resource.

[PLN240143, SEARLE PHILIP A & BANU TRS,
2480 Bay View Avenue, Carmel, Carmel Land Use
Plan (APN: 009-412-025-000)]

The Appeal by Jeanie Sears of the County of Monterey Zoning Administrator's decision on PLN240143 came on for a public hearing before the County of Monterey Board of Supervisors on May 20, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** - The County has received and processed a Combined Development Permit to allow for demolition of an existing single-family dwelling and construction of a new single-family dwelling at 2480 Bay View Avenue, Carmel.

EVIDENCE: a) On May 20, 2024, an application for a Combined Development Permit (PLN240143) was submitted to HCD-Planning. This application was

submitted in accordance with Monterey County Code (MCC) section 20.76.115.

- b) Background. On February 27, 2025, the Zoning Administrator considered a Combined Development Permit (PLN240143) consisting of 1) Coastal Administrative Permit and Design Approval to allow demolition of an existing two-story residence and associated site improvements and construction of a 2,700 square foot single-family dwelling with an attached garage and associated site improvements; and 2) Coastal Development Permit for development within 750 feet of known archaeological resource. At the conclusion of the hearing, the Zoning Administrator found the project consistent with the applicable zoning ordinance (Title 20), 1982 General Plan, Carmel Area Land Use Plan, and Carmel Area Coastal Implementation Plan (Part 4), and approved the Combined Development Permit.

On March 24, 2025, the Jeanie Sears, timely appealed the February 27, 2025, decision of the Zoning Administrator, pursuant to Monterey County Code (“MCC”) section 20.86.030.A. Appellant’s contentions related to the exterior design of the proposed residence, neighborhood character, scenic and visual resources, construction activities creating impacts that will be detrimental to the health, safety, and general welfare of the surrounding residences. The appeal contends that the findings are not supported by the evidence, that the decision is contrary to law, and the hearing was neither fair nor impartial. See Finding No. 11 for the Appellant’s contentions and the County’s responses.

- c) Pursuant to MCC sections 20.86.030.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Zoning Administrator Resolution No. 23-007) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County emailed the written notice of the decision on March 24, 2025, and said appeal was filed with the Clerk of the Board of Supervisors on March 24, 2025, within the 10-day timeframe prescribed by MCC section 20.86.030.C. The appeal hearing is de novo. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the May 20, 2025 staff report to the Board of Supervisors as Attachment D.
- d) The appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on May 20, 2025. Notice of the hearing was published on May 1, 2025, in the *Monterey County Weekly*; notices were mailed on May 9, 2025, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three notices were posted at and near the project site on _____, 2025.
- e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD County of Monterey HCD-Planning for the proposed development found in Project File No. PLN240143.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. Communications have been received during the course of review of the project contending inconsistencies with the text, policies, and regulations in these documents. The communications and contentions have been reviewed and are responded to in Finding 8.
 - b) The project involves the demolition of an existing 2,271 square foot single-family dwelling with an attached garage and the construction of a new 2,700 square foot dwelling with an attached one-car garage, and associated site improvements including entry courtyard, utility yard, dog wash, sunken patio, rear yard patio, and a fire pit. The proposed development is within 750 feet of a known archaeological resource.
 - c) Allowed Use. The property is located at 2480 Bay View Avenue, Carmel (Assessor's Parcel Number [APN]: 009-412-025-000), Carmel Land use Plan. The parcel is zoned Medium Density Residential with a 2 units per acre density, Design Control overlay, and a maximum allowable height of 18 feet in the Coastal Zone, or "MDR/2-D(18)(CZ)", which allows for the construction of a single-family dwelling and accessory structures, subject to the granting of a Coastal Administrative Permit and Design Approval in each case, per Title 20 section 20.12.060. The project additionally involves development within 750 feet of a known archaeological resource, qualifies as non-exempt development and requires the granting of a Coastal Development Permit per Title 20 section 20.12.030. Therefore, the project is an allowed land use for this site.
 - d) The project planner conducted a site inspection on February 18, 2025 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) Lot Legality. The subject property (APN: 009-412-025-000) is approximately 0.13 acres (5,662 square feet) and is identified in its current configuration as Lot 25, as shown on the Parcel Map, Book 9 Page 41 dated July 20, 1967. Therefore, the County recognizes the subject property as a legal lot of record.
 - f) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling and attached garage will have a modern architectural style with exterior colors and materials that consist of: natural wood siding, black metal framed windows and doors, flat gray rubber membrane roof, and stone veneer siding and stone pavers. The residences within the vicinity have eclectic

architectural styles; ranging from Tudor and modern to craftsmen-style homes. The exterior finishes are consistent with the surrounding built environment and are consistent the residential neighborhood character. The proposed structure is located in a developed residential neighborhood with varying architectural styles of a similar size and form. The project will not detract from shoreline views, as required by Carmel Area Land Use Plan Policy 2.2.2, because the property is surrounded by other developed residential structures with similar elevations and heights as the proposed residence. Therefore, the proposed development assures visual integrity and compatibility with the surrounding neighborhood. Due to intervening residences and vegetation, and the reduced allowable height of this zoning district, the proposed residence and accessory structure will not create any adverse visual impacts (see subsequent Evidence “h”). The project, as designed and sited, assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity.

- g) Development Standards. Pursuant to Title 20 section 20.12.060, main structures within the MDR zoning district shall have setbacks of at least 20 feet for the front, 5 feet for the sides, and 10 feet for the rear. Additionally, the maximum allowable height within this zoning district is 30 feet, unless otherwise noted on the zoning map. In this case, the subject zoning district establishes a maximum height limit of 18 feet. As proposed, the single-family dwelling with an attached garage will have setbacks of 20 feet (front), 9 feet and 8 feet (sides), and over 10 feet (rear). The proposed development will have a height 17 feet 9 inches from the average natural grade. Condition No. 4 ensures that the final ridge height does not exceed 18 feet. The subject property has an allowable building site coverage of 35 percent and allowable floor area ratio of 45 percent. As proposed, the project will result in a lot coverage of 34.8 percent and a floor area ratio of 44.9 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- h) Scenic and Visual Resources. Map A of the Carmel Area Land Use Plan indicates areas that fall within the Local Coastal Program General Viewshed, and the viewshed as seen from Highway 1, Scenic Road, and public lands within the Carmel segment and Carmel City Beach. As seen on Map A of the Carmel Area LUP, the subject property is within the general viewshed; however, due to intervening residences and mature vegetation, as well as siting and design of the residence, the proposed structures will not create any adverse impacts to scenic and visual resources. Key Policy 2.2.2 of the Carmel Area Land Use Plan requires that development be subordinate to the natural scenic character of the area and must conform to the basic viewshed policy of minimum visibility. Staff conducted a site visit on February 18, 2025, and determined that the project would not be visible from Highway 1 due to intervening mature vegetation, changes in elevations, and development. Views of the site and structure (existing and proposed) from Bay View, Santa Lucia Avenue, and Scenic Road are of a developed residential neighborhood surrounded by trees and landscaping. As proposed, this project will not significantly change the public views in the area.. Therefore, the proposed project is consistent with the Visual Resources

policies of Carmel Area Land Use Plan and would have no impact on visual resources.

- i) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity and as being within 750 feet of numerous known archaeological resources. In accordance with Carmel Coastal Implementation Plan Section 20.146.090, any new development being proposed within high-sensitivity zones must complete a Phase One Archaeological survey. According to the Phase One Archaeological Survey (County of Monterey Library No. LIB240307), the subject property is within 750 feet of two archaeological resources, one of which has boundaries that encompass the subject property and surrounding residential area. Surveys conducted in 1951, 1953, and 1996 noted that the resource extended to a depth of at least 18 inches and consisted of “‘black shell midden’ surrounded by sandy loam soils” and sporadic shell deposits. The Project parcel has undergone moderate to high use resulting in moderate to substantial ground disturbance from at least 1934 until present. As designed and sited, the replacement residence and attached garage will have a similar building footprint as the previous structure. Grading of 280 cubic yards of cut and 35 cubic yards of fill is proposed for site preparation. During the Project Archaeologist’s pedestrian survey, trowel scrapes and minor shoveling were performed to improve visibility in areas of denser vegetation and to determine the presence or absence of site indicators 0-30 centimeters below ground. According to the Phase One Archaeological Survey (County of Monterey Library No. LIB240307), no site indicators of precolonial cultural activity, such as bone, dense midden soils, dense shell concentrations, stone tools, or flaked stone material, charcoal, or fire-affected rocks were observed and identified during the Project Archaeologist’s pedestrian survey of the project site. Additionally, the auger results of the prepared Geotechnical Investigation (County of Monterey Library No. LIB240308) identified fine to coarse grained sand, which is not indicative of midden soils. Finally, archaeological assessments conducted on adjacent properties were also negative for on-site cultural resource indicators. Therefore, Project Archaeologist found that “proposed Project will have no effect on cultural resources resulting in no adverse impacts on the Environment...[and] Additional archaeological studies are not recommended.” However, due to the presence of resources in the greater Carmel Point Area, and the subject site being within a known archaeological resource boundary, the Project Archaeologist recommended that a qualified archaeologist conduct a pre-construction cultural resources sensitivity training for all project personnel and that an on-call archaeological monitor be retained for the duration of the project to address potential impact. Pursuant to Carmel CIP section 20.146.090.D.2, these recommendations have been implemented as Condition No. 3 (standard) and Condition No. 8 (non-standard). Therefore, as proposed, the potential for inadvertent impacts on cultural resources is limited, and as conditioned, the project will avoid or substantially minimize impacts on archaeological resources (Carmel Area LUP Policy 2.8.3).

- j) Forest Resources. The site is developed with pavers and landscape features and is not heavily forested. No native tree removal is proposed; however, one non-native tree is slated for removal and two five-gallon Monterey Cypress trees are required to be planted as a condition of removal of the (Condition No. 5).
- k) Historical Resources. The existing residence is 91 years old and was constructed in 1934. A Phase 1 Historic Assessment prepared for the project (County of Monterey Library No. LIB240309) confirmed that while the age of the house is over 50 years, the residence retains no historical significance, its design does not provide any distinctive historical design or style, and is not associated with any specific event that could be considered historical. Therefore, the project will not impact historical resources.
- l) Land Use Advisory Committee. The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to the consideration by the Zoning Administrator. The Carmel Highlands LUAC voted 5-0 in support of the project.
- m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240143.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to archaeological, historic resources, and soils/slope stability. The following reports have been prepared:
 - “Geotechnical Investigation for the Proposed Replacement Single Family Residence” (County of Monterey Library No. LIB240308) prepared by Belinda Taluban, Salinas (October 2024).
 - “Historical Evaluation of 2480 Bayview Avenue, Carmel, CA” (County of Monterey Library No. LIB240309) prepared by Margaret Clovis, Salinas (August 2023).
 - “Re: Monterey cypress #531” (County of Monterey Library No. LIB240236) prepared by Amanda Gates, Carmel (January 2024).
 - “Phase 1 Archaeological Assessment” (County of Monterey Library No. LIB240307) prepared by Susan Morley, Marina (March 2024).

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

- c) Staff conducted a site inspection on February 18, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240143.

4. **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. Additionally, the establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by HCD - Planning, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective 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.
- b) Necessary public facilities will continue to be provided. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. Carmel Area Wastewater District will continue to provide wastewater treatment to the main residence via an existing sewer main.
- c) Staff conducted a site inspection on February 18, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240143.

5. **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 County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on February 18, 2025 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) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240143.

6. **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 15302 categorically exempts from environmental review replacement

and reconstruction of existing facilities, such as residences and accessory structures with the proposed structures being located on the same site as the structure replaced, and will have substantially the same purpose and capacity of the structure being replaced.

- b) The project involves demolition of an existing 2,271 square-foot residence and attached garage, and the construction of a replacement 2,700 square foot single-family dwelling and attached one-car garage; therefore, the Class 2 Categorical Exemption applies.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 18, 2025.
- d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. Although the property is located in close proximity to a scenic highway (Highway 1) and in an area illustrated as the “Local Coastal Program General Viewshed” (Map A of the Carmel Area LUP), the proposed development will not be visible from the designated scenic corridor. While the subject property is within 750 feet of known archaeological resources surveys by a professional archeologists found no evidence that resources are will be impacted. The Archaeological report prepared (County of Monterey Library No. LIB240307) concludes that the proposed project will have no effect on cultural or archaeological resources, and did not recommend further studies be conducted. Condition Nos. 3 and 8 have both been added to assure the protection of cultural and archaeological resources, and reduce any potential impacts as a result from construction and ground disturbance activities. The project involves the replacement of a single-family dwelling on a residential parcel and none of the exceptions to this exemption apply.
- e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240143.

7. **FINDING:** **PUBLIC ACCESS** – The project conforms with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Public Resources Code section 30200) and applicable Local Coastal Program, and will not interfere with historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project, as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan, has or can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240143.

8. **FINDING:** **APPEAL** - The Appellant contends that the Zoning Administrator's decision was not supported by the evidence and is contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Board of Supervisors, and the administrative record as a whole, the Board responds as follows to the Appellants' contentions:
- EVIDENCE:**
- a) Appellant (Jeanie Sears), pursuant to Monterey County Code (MCC) section 20.86.030.C, timely appealed the February 27, 2025, decision of the Zoning Administrator. The appeal challenges the Zoning Administrator's approval of the Combined Development Permit, on the contention that the findings are not supported by the evidence, that the decision is contrary to law, and the hearing was impartial or not fair. See also Finding No. 1, evidence "b". Appellant's contentions and the County's responses are set forth in Evidences "b" through "i" below.
 - b) *Appellant Contention No. 1: "There was [sic.] Lack of Fair and Impartial Hearing" because "Resolution No. 25-PLN240143 is reaped with inconsistencies"*.
Response No. 1: The Zoning Administrator resolution does have several errors including reference to Title 21 (the Inland Zoning Ordinance) instead of Title 20 (Coastal Zoning Ordinance.) The errors were typographical. The Coastal Zoning Regulations in Title 20 of the Monterey County Code apply. Hence, the project has been reviewed for consistency with Title 20. No native trees are proposed for removal. A non-native, and therefore not protected, ornamental stone pine tree that stands approximately 18 feet tall is proposed for removal. Removal of this tree is not regulated by the County, so no permit is required for its removal. A 50-inch Cypress tree, located on the northern property line, was approved for removal on February 28, 2024. The tree was determined to be hazardous by a qualified arborist. Consequently, County of Monterey Chief of Planning approved a waiver of a Coastal Development Permit on February 28, 2024, to remove the hazardous cypress tree pursuant to Section 20.146.060.A of the Carmel Area Coastal Implementation Plan (County File number TRM240093). This removal is unrelated to the proposed project. The proposed project includes planting two Cypress trees in the area where the stone pine is being removed.
 - c) *Appellant Contention No. 3: "Contrary to the findings, the site is not suitable for the project" because "this project will create adverse impacts [sic.] scenic and visual resources" and "will block scenic and visual resources"*.
Response No. 3: Carmel Area Land Use Plan Policy 2.2.2 requires that all future development within the viewshed shall be subordinate to the natural scenic character of the area, and harmonize and protect the scenic resources of the Carmel area in perpetuity. The proposed project includes construction of a new single-family dwelling with a modern design. The proposed structure is consistent with the site development standards for the property including height, setback, lot coverage and floor area (See Finding X, Evidence X). The property is located in a developed residential neighborhood with lots averaging under 6,000 square feet in size. The existing dwelling, along with the staking and flagging of the proposed dwelling, are visible from residential streets including Bay View and near

the intersection of Scenic Road and Santa Lucia Ave. The view from these public roads is to the east, among other residential structures surrounded by trees and vegetation. The project will not significantly change the views from these public viewing areas.

- d) *Appellant Contention No. 4: "It is not consistent with other residences in the neighborhood and will decrease any and all scenic visuals in its viewshed public and private" because "The massive Carmel Stone Wall has an industrial quality similar to a commercial building and is unavoidable to notice from all those who pass by".*

Response No. 4: As required by Title 20 section 20.44.010, the Design Control zoning district regulates the size, design, colors, and materials of structures in those areas of the County where the design review is necessary to assure the protection of public viewshed, and neighborhood character, while not imposing undue restrictions on private property. The use of Carmel natural colored stone and wood siding are appropriate for the Carmel area and are in keeping with neighborhood character. Incorporating light earth tone colors and using materials such as wood and natural colored stone, the proposed residence will blend into the existing developed neighborhood as well as the surrounding natural environment. These proposed colors and materials are compatible with the "Carmel-Cottage" aesthetic of the neighborhood. The side of the house will increase visibility of the structure when viewed from the north, including views from the intersection of Scenic Road and Santa Lucia Avenue. The gabled roof end of the existing home is visible to the Southeast from this intersection currently. This home will be demolished and replaced with a modern style home design that has a flat roof with strong horizontal lines (in the modern style). The main change will be from the A shaped roof line to a square shaped roof line at approximately the same height. This impact is minimal in scope and setting. The views blocked are of other houses to the South and east of the proposed project. Additionally, the house on the corner of Bay View and Santa Lucia is much more visible and this property is adjacent to that corner lot and faces directly on Bay View (not Santa Lucia or Scenic Road). There are several examples of modern designed homes within the Carmel Point area and many more examples of the use of Carmel stone veneer throughout the area.

- e) *Appellant Contention No. 5: "The proposed material used to create the East Carmel Stone wall (almost 18 feet tall) create [sic.] unavoidable brightness and are [sic.] visually unconforming [sic.] creating a mass within the public viewshed".*

Response No. 5: See staff's response to Appellant Contention No. 4.

- f) *Appellant Contention No. 7: "...the establishment, maintenance and operation of this project under the circumstances of this particular case will be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing in the neighborhood."*

Response No. 7: Appellant has presented no supporting explanation or evidence for this contention. The County has reviewed the project and found no evidence in the record that indicates the proposed project will require construction practices, maintenance, or operation that is unlike other residential development. As a part of the project's approval, Condition No. 6 has been applied. It requires the applicant to submit a

comprehensive construction management plan that includes hours of operation, duration of the construction, truck routes, and other details related to construction of the proposed residence.

- g) *Appellant Contention No. 6: “The Decision is Contrary to Law” because it is “inconsistent with the Carmel Land Use Plan, Title 20, Coastal Act and General Plan and ignores” Carmel Area Land Use Plan Policies 2.2.2, 2.2.3, and “10c”.*

Response No. 6: Carmel Land Use Plan Policy 2.2.2 states “*New development on the scenic beaches and bluffs of Carmel River State Beach shall be located out of the public viewshed.*” This project is not on a scenic beach or bluff. It is located on the east side of Bay View Avenue. Carmel Land Use Plan Policy 2.2.3 states “*New development on slopes and ridges within the public viewshed shall be sited within existing forested areas or in areas where existing topography can ensure that structures and roads will not be visible from major public viewpoints and viewing corridors. Structures shall not be sited on non-forested slopes or silhouetted ridgelines. New development in the areas of Carmel Highlands and Carmel Meadows must be carefully sited and designed to minimize visibility. In all cases, the visual continuity and natural appearance of the ridgelines shall be protected.*” This project is not on a slope, in a forested area, or in the Carmel Highlands or Carmel Meadows neighborhood. Staff cannot determine what “10c” is intended to reference. The County has reviewed the project for consistency with the Land Use Plan and its implementing regulations and found no conflict with applicable regulations.

- h) *Appellant Contention No.8: “The project as proposed is not categorically exempt from CEQA” because the “site is environmentally sensitive”, “may result in damage to scenic resources”, and “will result in cumulative impacts.”*

Response No. 8: The California Secretary of Natural Resources has found that projects involving the replacement or reconstruction of an existing structure, where the new structure will be located on the same site and the same purpose and capacity, will ordinarily have an insignificant impact on the environment. There is no evidence in the record to suggest there will be potentially significant impacts on the environment as a result of the proposed construction. Additionally, there are no unusual circumstances or sensitive resources that would disqualify this project from a Class 2 categorical exemption. Under CEQA guidelines, a scenic resource is any natural or man-made feature that significantly contributes to the visual aesthetic quality of a view or area and is located within a designated scenic highway. This project does not have the potential to significantly alter scenic views in the area for the reasons described in Response No. 3.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to/by the California Coastal Commission.
- EVIDENCE:** a) California Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal

Commission because the site involves a conditionally allowed use (development within 750 feet of known archaeological resources).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Board of Supervisors does hereby:

1. Consider the appeal of Jeanie Sears of the Zoning Administrator's February 27, 2025 decision to approve a Combined Development Permit;
2. Find that the project qualifies for a Class 2 categorical exemption pursuant to CEQA Guidelines sections 15302 and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and
3. Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow demolition of existing two-story residence and associated site improvements and construction of a 2,700 square-foot single-family dwelling with an attached garage and associated site improvements; and 2) Coastal Development Permit for development within a positive archaeological buffer.

All in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this ^h 20th day of May 2025, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Margarita Hernandez, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on May 14, 2025.

Date:

File Number: PLN240143

Margarita Hernandez, Clerk of the Board of
Supervisors
County of Monterey, State of California

By _____
Deputy

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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

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County of Monterey HCD Planning

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

PLN240143

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN240143) allows for demolition of an existing two-story residence and attached garage, to be replaced with a 2,699 square foot single family dwelling with one-car attached garage, entry courtyard, utility yard, sunken patio, rear yard patio and firepit, and development within a positive archaeological buffer. The property is located at 2480 Bay View Avenue (Assessor's Parcel Number 009-412-025-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 25-011) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 009-412-025-000 on February 27, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

On an on-going basis, if archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services 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. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: Replant 2 five-gallon Monterey Cypress

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

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

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

Responsible Department: Planning

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

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

8. PDSP001 - CULTURAL RESOURCES SENSITIVITY TRAINING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts on cultural resources that may be discovered during ground disturbing and construction activities, a qualified archaeological (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall be retained to prepare and conduct a pre-construction cultural resources training program with all construction crew and serve as an on-call monitor for the duration of all project-related ground-disturbing activities. The purpose of the pre-construction cultural resources training program shall be to train the construction and demolition crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations. If at any time, potentially significant archaeological resources or intact features are discovered, Condition of Approval PD003(B) shall be adhered to. The Archaeological Monitor shall review and evaluate any inadvertent discoveries to determine if they are historical resource(s) and/or unique archaeological resources or tribal cultural resources. If the Archaeological Monitor determines that any cultural resources exposed during construction constitute a historical resource and /or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation. The Professional Archaeologist shall recommend mitigation measures to mitigate to a less than significant impact in accordance with California Public Resources Code Section 15064.5. The contract shall require that the Archaeological Monitor keep a log of inadvertent discoveries and submit a final report summarizing compliance actions with HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to the issuance of permits from Building Services, the Applicant/Owner shall submit to HCD-Planning a copy of the contract between the Applicant/Owner and a qualified archaeologist. The contract shall include the requirements of this condition and specify that the archaeologist will prepare and conduct a pre -construction cultural resources training for all construction crew. The contract shall also specify that the archaeologist will be retained on an "on-call" basis for all ground disturbing construction to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction (Condition No. 3).

Prior to initial ground disturbance, the Applicant/Owner shall submit evidence to HCD-Planning demonstrating that the pre-construction cultural resources training meeting occurred as required by this condition. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of attendees.

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

Responsible Department: Planning

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

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

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

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

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

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

10. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SEARLE RESIDENCE

2480 Bay View Avenue Carmel, CA 93923

PROJECT INFORMATION		PROJECT DATA		PROJECT TEAM																																																																																																																																																												
<div>PROJECT DESCRIPTION:</div> <p>DEMOLITION OF EXISTING 2-STORY, 3 BEDROOM, 2 BATH RESIDENCE AND SITE FEATURES.</p> <p>CONSTRUCTION OF A NEW 2,699 S.F. RESIDENCE CONSISTING OF 3 BEDROOMS, 3 BATHS, 1 HALF BATH, 1 OFFICE, & 1 CAR ATTACHED GARAGE.</p> <p>CONSTRUCTION OF SITE FEATURES CONSISTING OF ENTRY COURTYARD, UTILITY YARD, DOG WASH, SUNKEN PATIO, REAR YARD PATIO, & FIRE PIT.</p> <div>LOT DATA</div> <p>LOT SIZE: 1.1371 ACRES (6,000 S.F.)</p> <p>ZONING: MDR/2-D(18)(CZ)</p> <p>A.P.N.: 009-412-025-000</p> <p>BUILDING HEIGHT: 18 FT. MAX.</p> <div>UTILITIES</div> <p>GAS / ELECTRIC: PACIFIC GAS & ELECTRIC</p> <p>WATER: CALIFORNIA AMERICAN WATER</p> <p>SEWER: CARMEL WASTEWATER</p> <div>GRADING</div> <p>CUT = 280 C.Y.</p> <p>FILL = 35 C.Y.</p> <p>NET = 245 C.Y. EXPORT</p>		<div>SETBACKS</div> <table><thead><tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr></thead><tbody><tr><td>MDR/2-D(18)(CZ)</td><td></td><td></td></tr><tr><td>FRONT</td><td>20'</td><td>20'-0"</td></tr><tr><td>REAR</td><td>10'</td><td>25'-11"</td></tr><tr><td>SIDE</td><td>5'</td><td>WEST = 8'-0" EAST = 9'-0"</td></tr></tbody></table> <div>BUILDING HEIGHT</div> <table><thead><tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr></thead><tbody><tr><td>18' MAX</td><td></td><td>17'-9 1/2"</td></tr><tr><td>LOW NATURAL GRADE</td><td></td><td>101'-0"</td></tr><tr><td>HIGH NATURAL GRADE</td><td></td><td>105'-5"</td></tr><tr><td>AVERAGE NATURAL GRADE</td><td></td><td>103'-2 1/2"</td></tr><tr><td>MAXIMUM BUILDING HEIGHT</td><td>121'-2 1/2"</td><td>121'-0"</td></tr></tbody></table> <div>ZONING</div> <table><thead><tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr></thead><tbody><tr><td>MDR/2-D(18)(CZ)</td><td></td><td></td></tr><tr><td>BUILDING SITE COVERAGE</td><td>2,100 S.F. (35%)</td><td>2,086 S.F. (34.8%)</td></tr><tr><td>FLOOR AREA RATIO</td><td>2,700 S.F. (45%)</td><td>2,699 S.F. (44.9%)</td></tr></tbody></table> <div>PROJECT DATA</div> <table><thead><tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr></thead><tbody><tr><td>FINISH FLOOR</td><td>100.0' & 101.0'</td><td>100.0'</td></tr><tr><td>FLOOR AREA</td><td>2,271 S.F.</td><td>2,966 S.F.</td></tr><tr><td>BUILDING SITE COVERAGE</td><td>1,775 S.F.</td><td>2,086 S.F.</td></tr></tbody></table> <div>FLOOR AREA</div> <table><thead><tr><th>TYPE</th><th>PROPOSED</th></tr></thead><tbody><tr><td>LEVEL 1</td><td></td></tr><tr><td>GARAGE</td><td>256 SF</td></tr><tr><td>LIVABLE S.F.</td><td>959 SF</td></tr><tr><td></td><td>1215 SF</td></tr><tr><td>LEVEL 2</td><td></td></tr><tr><td>LIVABLE S.F.</td><td>1483 SF</td></tr><tr><td></td><td>1483 SF</td></tr><tr><td>TOTAL</td><td>2699 SF</td></tr></tbody></table> <div>SITE COVERAGE</div> <table><thead><tr><th>TYPE</th><th>PROPOSED</th></tr></thead><tbody><tr><td>IMPERVIOUS SITE COVERAGE</td><td></td></tr><tr><td>BUILDING SITE COVERAGE</td><td>2086 SF</td></tr><tr><td>REAR YARD - HEATED BENCHES</td><td>111 SF</td></tr><tr><td>REAR YARD - PATIO</td><td>283 SF</td></tr><tr><td>REAR YARD - RETAINING / FENCE</td><td>149 SF</td></tr><tr><td>STEPPING STONES - ENTRY</td><td>200 SF</td></tr><tr><td>STEPPING STONES - REAR YARD</td><td>194 SF</td></tr><tr><td>STEPPING STONES - SIDE YARD</td><td>90 SF</td></tr><tr><td>SUNKEN PATIO</td><td>146 SF</td></tr><tr><td>MALL - COURTYARD</td><td>16 SF</td></tr><tr><td>MALL - DRIVEWAY</td><td>9 SF</td></tr><tr><td>MALL - ENTRY</td><td>13 SF</td></tr><tr><td></td><td>3297 SF</td></tr><tr><td>PERVIOUS SITE COVERAGE</td><td></td></tr><tr><td>DRIVEWAY PAVERS</td><td>250 SF</td></tr><tr><td>FENCE - NORTH SIDE YARD</td><td>81 SF</td></tr><tr><td>FENCE - SOUTH SIDE YARD</td><td>30 SF</td></tr><tr><td>UTILITY YARD / DOG WASH</td><td>282 SF</td></tr><tr><td></td><td>643 SF</td></tr><tr><td>TOTAL</td><td>3940 SF</td></tr></tbody></table>			ALLOWED	PROPOSED	MDR/2-D(18)(CZ)			FRONT	20'	20'-0"	REAR	10'	25'-11"	SIDE	5'	WEST = 8'-0" EAST = 9'-0"		ALLOWED	PROPOSED	18' MAX		17'-9 1/2"	LOW NATURAL GRADE		101'-0"	HIGH NATURAL GRADE		105'-5"	AVERAGE NATURAL GRADE		103'-2 1/2"	MAXIMUM BUILDING HEIGHT	121'-2 1/2"	121'-0"		ALLOWED	PROPOSED	MDR/2-D(18)(CZ)			BUILDING SITE COVERAGE	2,100 S.F. 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MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: HANNAH MILLER</p> <div>SURVEYOR / CIVIL:</div> <p>LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CALIFORNIA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO</p> <div>LANDSCAPE:</div> <p>SEVEN SPRINGS STUDIO 2548 EMPIRE GRADE SANTA CRUZ, CA 95060 PH: 831-466-9617 CONTACT: SIMON PHILLIPS</p> <div>ARBORIST:</div> <p>GATES TREE SERVICES 24 VIRGINIA WAY # A CARMEL VALLEY, CA 93924 PH: 831-646-8199 CONTACT: AMANDA GATES</p> <div>ARCHAEOLOGIST:</div> <p>ACHASTA ARCHAEOLOGICAL SERVICES 3054 BOSTICK AVENUE MARINA, CA 93953 PH: 831-262-2300 CONTACT: BRENNIA WHEELIS</p> <div>GEOTECH:</div> <p>SOILS SURVEY GROUP INC. 103 CHURCH STREET SALINAS, CA 93901 PH: 831-757-2172 CONTACT: BELINDA A. TALUBAN</p> <div>HISTORIAN:</div> <p>MARGARET E. GLOVIS, M.A. 14024 RESERVATION ROAD SALINAS, CA 93908 PH: 831-210-9574</p>		<div>SHEET INDEX</div> <table><thead><tr><th>Sheet Number</th><th>Sheet Name</th></tr></thead><tbody><tr><td>A-0.1</td><td>COVER SHEET</td></tr><tr><td>A-1.0 (SHEET 1 OF 1)</td><td>TOPOGRAPHIC SURVEY</td></tr><tr><td>A-1.1</td><td>SITE PLAN</td></tr><tr><td>A-2.1</td><td>FLOOR & ROOF PLANS</td></tr><tr><td>A-3.1</td><td>ELEVATIONS</td></tr><tr><td>A-7.1</td><td>MATERIAL SAMPLES</td></tr><tr><td>A-7.2</td><td>RENDERINGS</td></tr><tr><td>C1</td><td>GRADING, DRAINAGE & UTILITY PLAN</td></tr><tr><td>C2</td><td>GRADING SECTIONS</td></tr><tr><td>C3</td><td>EROSION & SEDIMENT CONTROL PLAN</td></tr><tr><td>C4</td><td>CONSTRUCTION MANAGEMENT PLAN</td></tr><tr><td>L-1.0</td><td>CONSTRUCTION PLAN</td></tr><tr><td>L-2.0</td><td>PLANTING PLAN</td></tr><tr><td>L-2.1</td><td>PLANTING IMAGES</td></tr><tr><td>L-2.2</td><td>PLANTING IMAGES</td></tr><tr><td>L-3.0</td><td>LIGHTING PLAN</td></tr><tr><td>L-3.1</td><td>LIGHTING SPECS</td></tr></tbody></table>		Sheet Number	Sheet Name	A-0.1	COVER SHEET	A-1.0 (SHEET 1 OF 1)	TOPOGRAPHIC SURVEY	A-1.1	SITE PLAN	A-2.1	FLOOR & ROOF PLANS	A-3.1	ELEVATIONS	A-7.1	MATERIAL SAMPLES	A-7.2	RENDERINGS	C1	GRADING, DRAINAGE & UTILITY PLAN	C2	GRADING SECTIONS	C3	EROSION & SEDIMENT CONTROL PLAN	C4	CONSTRUCTION MANAGEMENT PLAN	L-1.0	CONSTRUCTION PLAN	L-2.0	PLANTING PLAN	L-2.1	PLANTING IMAGES	L-2.2	PLANTING IMAGES	L-3.0	LIGHTING PLAN	L-3.1	LIGHTING SPECS
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MAXIMUM BUILDING HEIGHT	121'-2 1/2"	121'-0"																																																																																																																																																														
	ALLOWED	PROPOSED																																																																																																																																																														
MDR/2-D(18)(CZ)																																																																																																																																																																
BUILDING SITE COVERAGE	2,100 S.F. (35%)	2,086 S.F. (34.8%)																																																																																																																																																														
FLOOR AREA RATIO	2,700 S.F. (45%)	2,699 S.F. (44.9%)																																																																																																																																																														
	EXISTING	PROPOSED																																																																																																																																																														
FINISH FLOOR	100.0' & 101.0'	100.0'																																																																																																																																																														
FLOOR AREA	2,271 S.F.	2,966 S.F.																																																																																																																																																														
BUILDING SITE COVERAGE	1,775 S.F.	2,086 S.F.																																																																																																																																																														
TYPE	PROPOSED																																																																																																																																																															
LEVEL 1																																																																																																																																																																
GARAGE	256 SF																																																																																																																																																															
LIVABLE S.F.	959 SF																																																																																																																																																															
	1215 SF																																																																																																																																																															
LEVEL 2																																																																																																																																																																
LIVABLE S.F.	1483 SF																																																																																																																																																															
	1483 SF																																																																																																																																																															
TOTAL	2699 SF																																																																																																																																																															
TYPE	PROPOSED																																																																																																																																																															
IMPERVIOUS SITE COVERAGE																																																																																																																																																																
BUILDING SITE COVERAGE	2086 SF																																																																																																																																																															
REAR YARD - HEATED BENCHES	111 SF																																																																																																																																																															
REAR YARD - PATIO	283 SF																																																																																																																																																															
REAR YARD - RETAINING / FENCE	149 SF																																																																																																																																																															
STEPPING STONES - ENTRY	200 SF																																																																																																																																																															
STEPPING STONES - REAR YARD	194 SF																																																																																																																																																															
STEPPING STONES - SIDE YARD	90 SF																																																																																																																																																															
SUNKEN PATIO	146 SF																																																																																																																																																															
MALL - COURTYARD	16 SF																																																																																																																																																															
MALL - DRIVEWAY	9 SF																																																																																																																																																															
MALL - ENTRY	13 SF																																																																																																																																																															
	3297 SF																																																																																																																																																															
PERVIOUS SITE COVERAGE																																																																																																																																																																
DRIVEWAY PAVERS	250 SF																																																																																																																																																															
FENCE - NORTH SIDE YARD	81 SF																																																																																																																																																															
FENCE - SOUTH SIDE YARD	30 SF																																																																																																																																																															
UTILITY YARD / DOG WASH	282 SF																																																																																																																																																															
	643 SF																																																																																																																																																															
TOTAL	3940 SF																																																																																																																																																															
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A-0.1	COVER SHEET																																																																																																																																																															
A-1.0 (SHEET 1 OF 1)	TOPOGRAPHIC SURVEY																																																																																																																																																															
A-1.1	SITE PLAN																																																																																																																																																															
A-2.1	FLOOR & ROOF PLANS																																																																																																																																																															
A-3.1	ELEVATIONS																																																																																																																																																															
A-7.1	MATERIAL SAMPLES																																																																																																																																																															
A-7.2	RENDERINGS																																																																																																																																																															
C1	GRADING, DRAINAGE & UTILITY PLAN																																																																																																																																																															
C2	GRADING SECTIONS																																																																																																																																																															
C3	EROSION & SEDIMENT CONTROL PLAN																																																																																																																																																															
C4	CONSTRUCTION MANAGEMENT PLAN																																																																																																																																																															
L-1.0	CONSTRUCTION PLAN																																																																																																																																																															
L-2.0	PLANTING PLAN																																																																																																																																																															
L-2.1	PLANTING IMAGES																																																																																																																																																															
L-2.2	PLANTING IMAGES																																																																																																																																																															
L-3.0	LIGHTING PLAN																																																																																																																																																															
L-3.1	LIGHTING SPECS																																																																																																																																																															
OWNERSHIP NOTES		LOCATION MAP		VICINITY MAP																																																																																																																																																												
<ol style="list-style-type: none">OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:TITLE AND ALL "COPYRIGHT" PRIVELEDGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER 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 RELATEDTHE 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 INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED 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 MODIFIED BY OTHER 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 HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.																																																																																																																																																																
TREE REMOVAL																																																																																																																																																																
NO TREES TO BE REMOVED.																																																																																																																																																																
EXTERIOR LIGHTING NOTE																																																																																																																																																																
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCANT EQUIVALENT) IN POWER PER FIXTURE.																																																																																																																																																																

REVISION		No.

CONSULTANT:

ARCHITECT

COVER SHEET

Job Name: Searle Residence
2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

DATE: 10/15/2024

SCALE: N.T.S.

DRAWN: HRM

JOB NO. 23.13

A-0.1

SHEET OF

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

LEGEND:

	PROPERTY BOUNDARY		CONDUIT		LANDSCAPE LIGHT		SPOT ELEVATION
	ADJACENT PROPERTY BOUNDARY		CLEANOUT		STREETLIGHT		RIDGELINE
	ORIGINAL PROPERTY BOUNDARY		DOWNSPOUT		PG&E BOX		FINISHED FLOOR
	EASEMENT (TYPE AS SHOWN)		ELECTRICAL HUB		PG&E GAS MANHOLE		THRESHOLD
	ROADWAY CENTERLINE		ELECTRIC METER		PIPE		TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX. CENTER OF TREE
	MAJOR CONTOUR LINE (5' INTERVAL)		ELECTRICAL OUTLET		STORM DRAIN MANHOLE		
	MINOR CONTOUR LINE (1' INTERVAL)		ELECTRICAL PANEL		SANITARY SEWER CLEANOUT		
	FENCE		ELECTRIC MANHOLE		SANITARY SEWER MANHOLE		
	ASPHALT CONCRETE		FUSEBOX		TELEPHONE BOX		
	BRICK		GAS LINE		UNKNOWN UTILITY		
	GRASS		GAS METER		UTILITY HUB		
	GRAVEL		GAS VALVE		UTILITY POLE		
	STONE		GUY WIRE		WATER METER		
	WOOD		HOSE BIB		WATER SERVICE		
	NATURAL GROUND SURFACE/ LANDSCAPED AREA		FIRE HYDRANT		WATER VALVE		
			IRRIGATION CONTROL VALVE		FOUND MONUMENT (TYPE NOTED)		
			IRRIGATION BOX		SURVEY H&V CONTROL POINT		

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	FTN	=	FOUNTAIN
BLDG	=	BUILDING	GEN	=	GENERATOR
BRK	=	BROCK	GR	=	GRATE
BRKR	=	BREAKER	GRND	=	GROUND
BSW	=	BACK OF SIDEWALK	GT	=	GATE
CB	=	CATCH BASIN	H	=	HOLLY
CE	=	CEDAR	MON	=	MONUMENT
CHK VLV	=	CHECK VALVE	MTL	=	METAL
CHNLNK	=	CHAINLINK	O	=	OAK
CL	=	CENTERLINE	PA	=	PALM
CMU	=	CONCRETE MASONRY UNIT	PE	=	PEPPER
CONC	=	CONCRETE	P	=	PINE
CTL	=	CONTROL	PLST	=	PLASTIC
CW	=	COTTON WOOD	R	=	REDWOOD
CYP	=	CYPRESS	RL	=	RIDGE LINE
DG	=	DECOMPOSED GRANITE	RW	=	RETAINING WALL
DK	=	TOP OF DECK	SAT	=	SATELLITE
E	=	EUCALYPTUS	STN	=	STONE
ELEC	=	ELECTRIC	STP	=	STEP
EP	=	EDGE OF PAVEMENT	SYS	=	SYSTEMS
ESMT	=	EASEMENT	TH	=	THRESHOLD
FDC	=	FIRE DEPARTMENT CONNECTION	TR	=	TREE
FF	=	FINISHED FLOOR	TYP	=	TYPICAL
FL	=	FLOWLINE	UTIL	=	UTILITY
FNC	=	FENCE	VGUT	=	V-GUTTER
			W	=	WILLOW
			WD	=	WOOD

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #500, A MAGNETIC NAIL LOCATED 5' SOUTHERLY AND 25' WESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/13/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARY ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
CANNING PROPERTIES GROUP
ATTN: MR. NIC CANNING
3775 VIA NONA MARIE, SUITE 100
CARMEL, CA 93923

SITE LOCATION:
2480 BAY VIEW AVENUE
CARMEL, CA 93923

01/05/24	AL	RELEASED TO CLIENT	
No.	DATE	BY	REVISION

TOPOGRAPHIC MAP

OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023039042
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL, CALIFORNIA
FOR
CANNING PROPERTIES GROUP

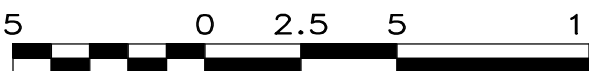
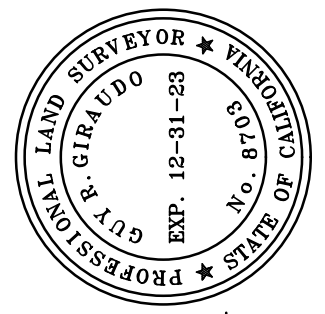
APN: 009-412-025

SCALE: 1" = 5'
DATE: JAN 2024
JOB NO. 2738-01
SHEET 1
OF 1 SHEETS



APPROVED BY:

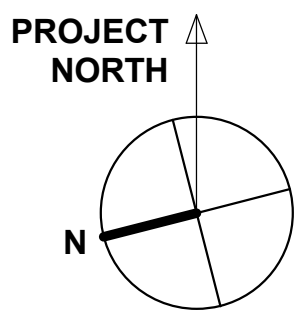
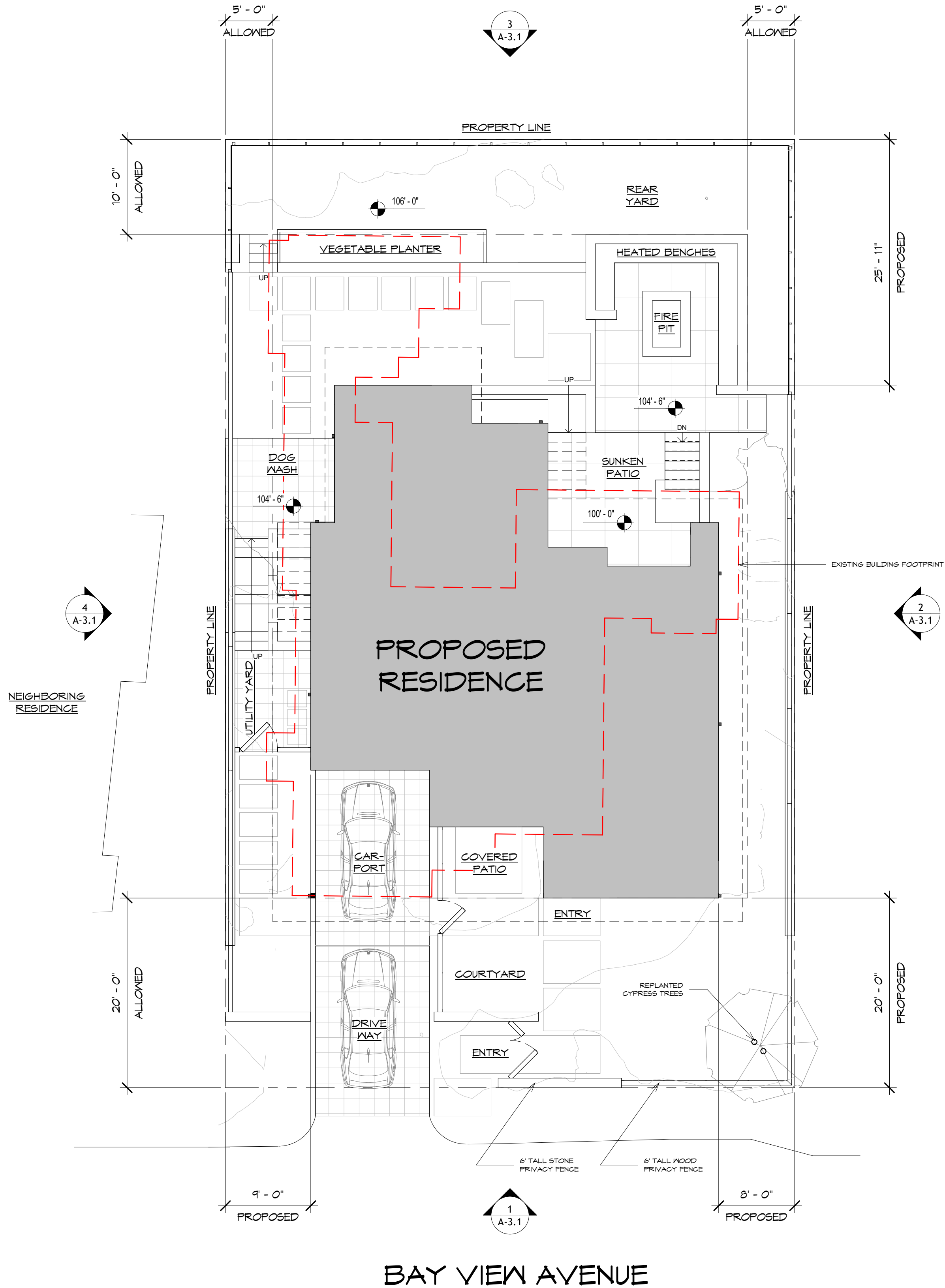
GUY R. GIRALDO
P.L.S. No. 8703



PROJECT BENCHMARK
MAGNETIC NAIL #500
ELEV. 100.00'
L.S.M.G.

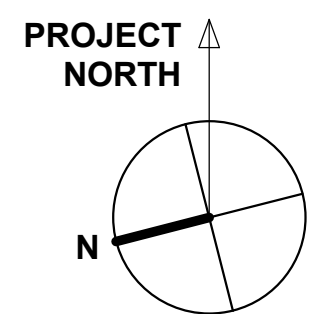
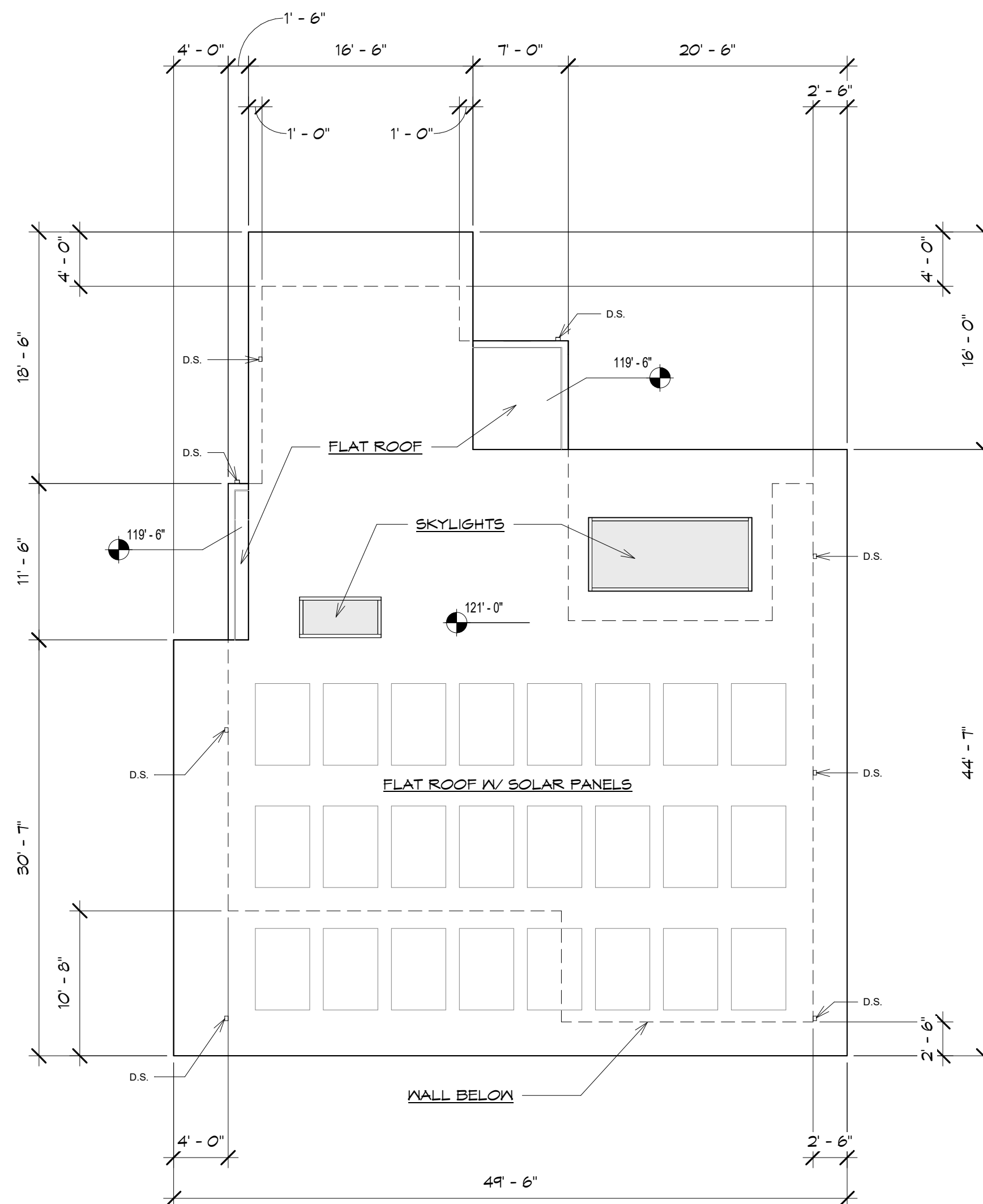
BAY VIEW AVENUE
(A 40' WIDE COUNTY ROAD)

10/15/2024 3:43:17 PM J:\23 Jobs\2313 Searle\201_Book\Drawings\Site\202-Site.dwg User: J:\23 Jobs\2313 Searle\201_Book\Drawings\Site\202-Site.dwg User: J:\23 Jobs\2313 Searle\201_Book\Drawings\Site\202-Site.dwg
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FORMAL ACCEPTANCE OF THESE RESTRICTIONS.

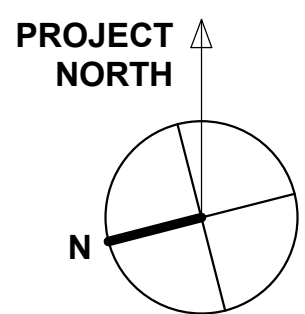
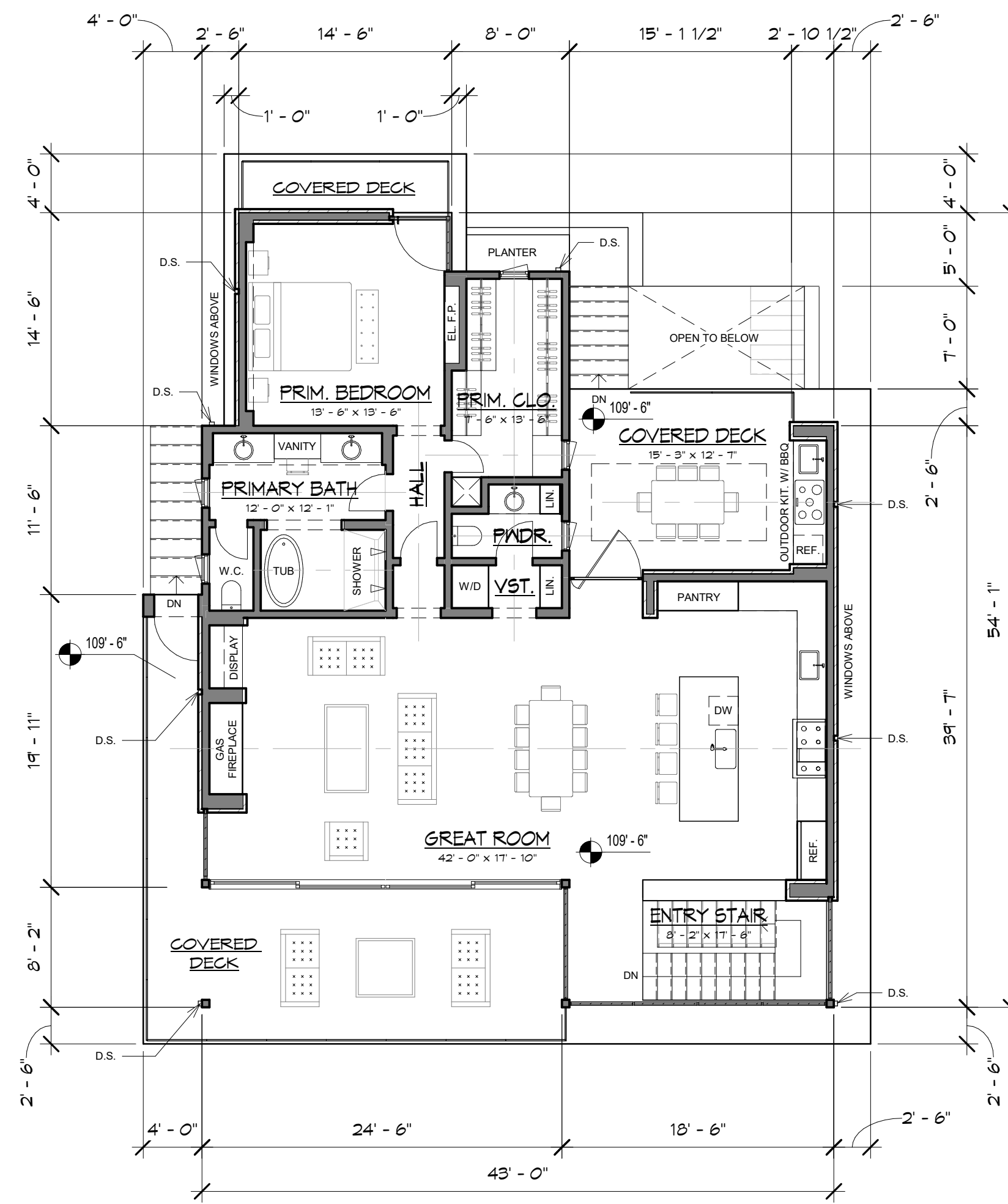
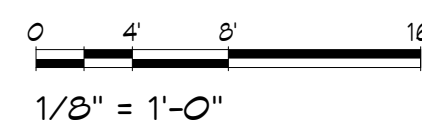


SITE PLAN
0 4' 8' 16'
1/8" = 1'-0"

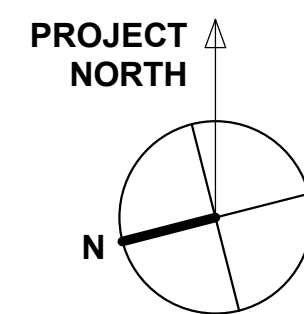
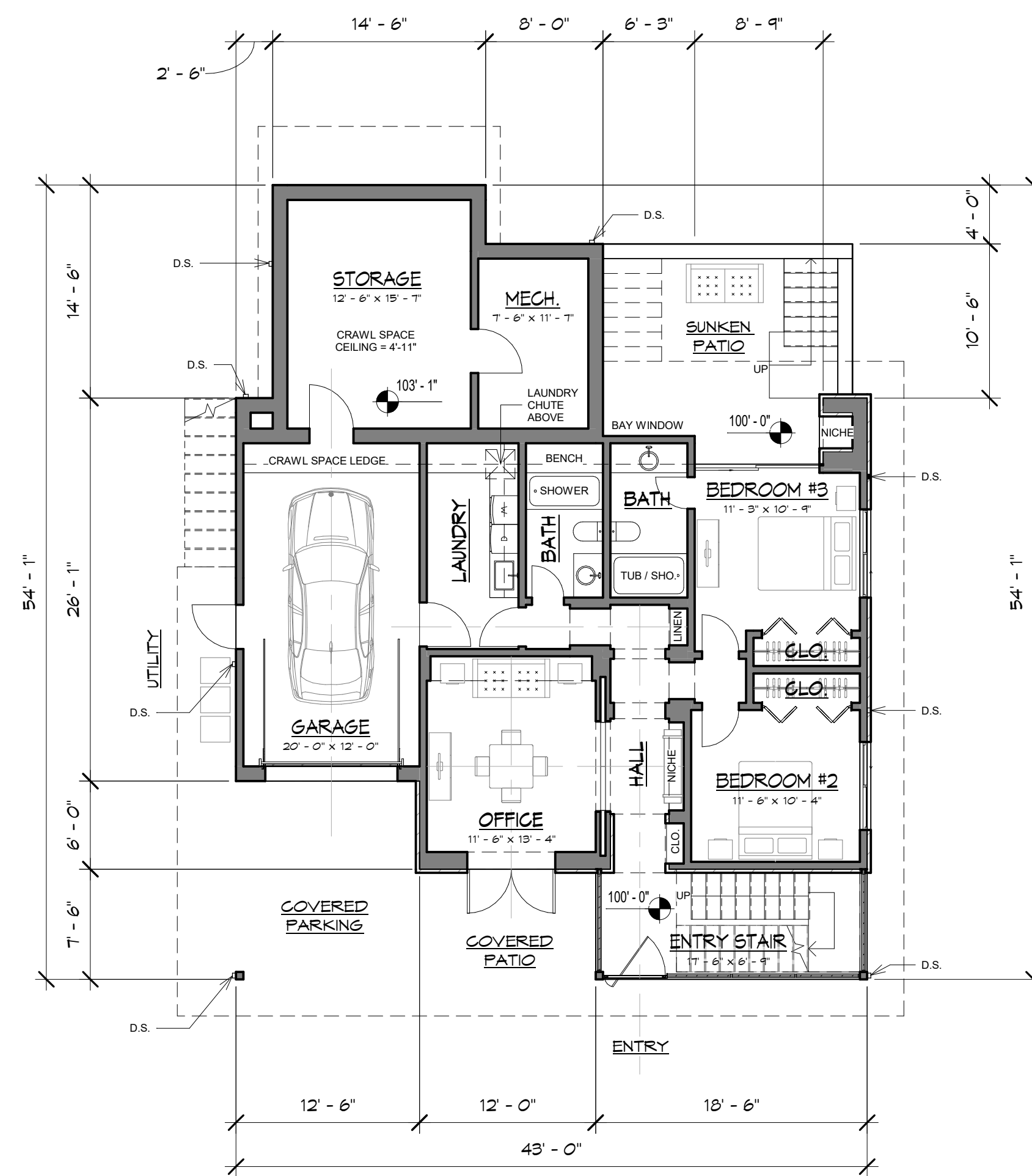
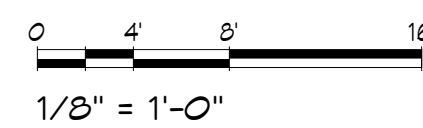
REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940	
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
SITE PLAN	
Job Name: Searle Residence	
2480 Bay View Avenue	
Carmel, CA 93923	
009-412-025-000	
DATE:	10/15/2024
SCALE:	1/8" = 1'-0"
DRAWN	HRM
JOB NO.	23.13
A-1.1	
SHEET OF	



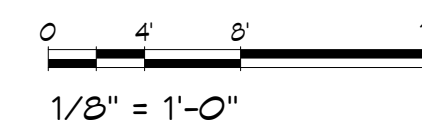
ROOF PLAN



SECOND FLOOR PLAN

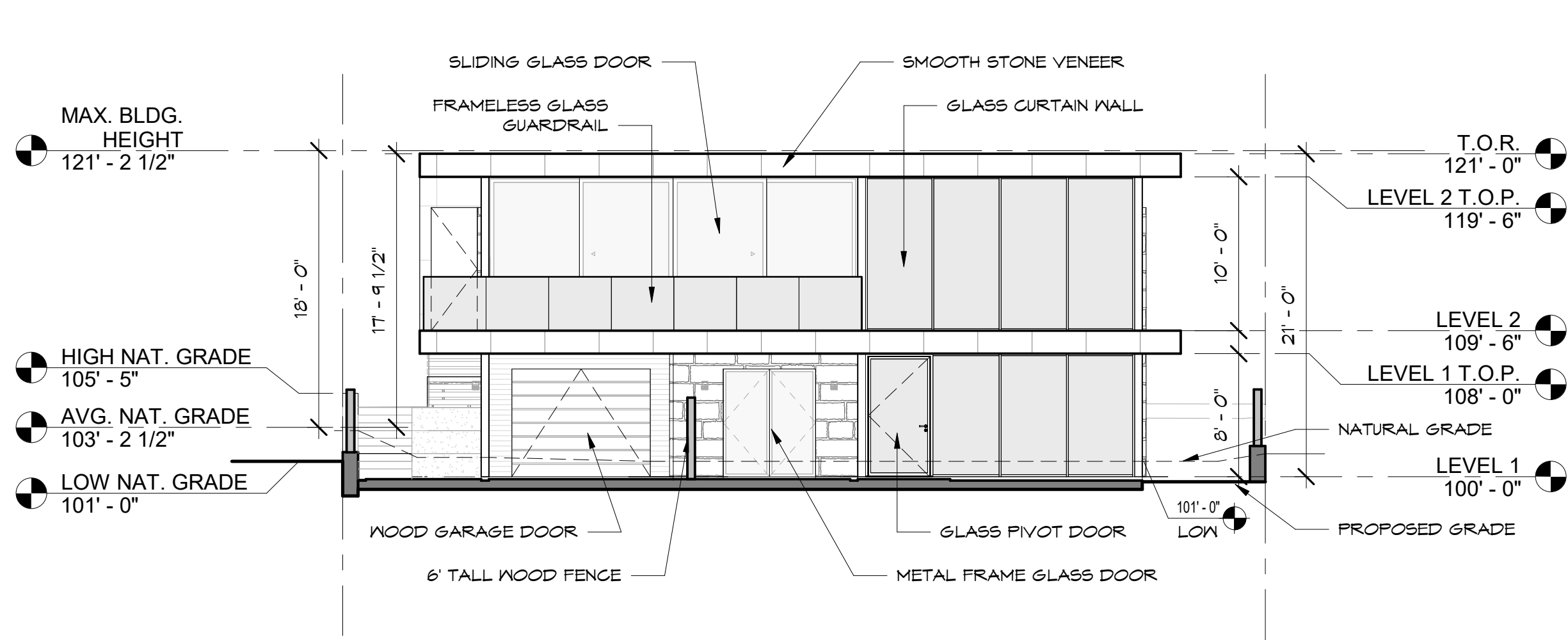


FIRST FLOOR PLAN



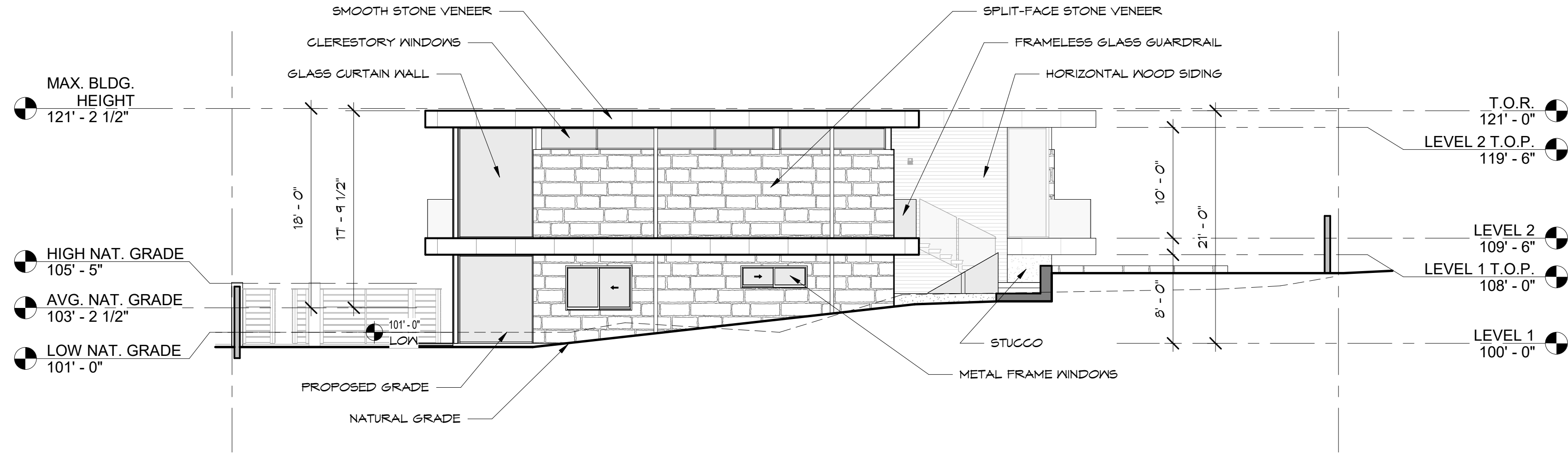
REVISION		No.
CONSULTANT:		
<div> <div>ARCHITECT</div> <div> <div>ERIC MILLER ARCHITECTS, INC.</div> <div> <div>211 HOFFMAN AVENUE</div> <div>MONTEREY, CA 93940</div> <div>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</div> </div> </div> </div>		
<div> <div>FLOOR & ROOF PLANS</div> <div> <div>Job Name:</div> <div>Searle Residence</div> <div>2480 Bay View Avenue</div> <div>Carmel, CA 93923</div> <div>009-412-025-000</div> </div> </div>		
DATE:	10/15/2024	
SCALE:	1/8" = 1'-0"	
DRAWN	HRM	
JOB NO.	23.13	
<div> <div>A-2.1</div> <div>SHEET OF</div> </div>		

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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FORMAL ADOPTION OF ACCEPTANCE OF THESE RESTRICTIONS.



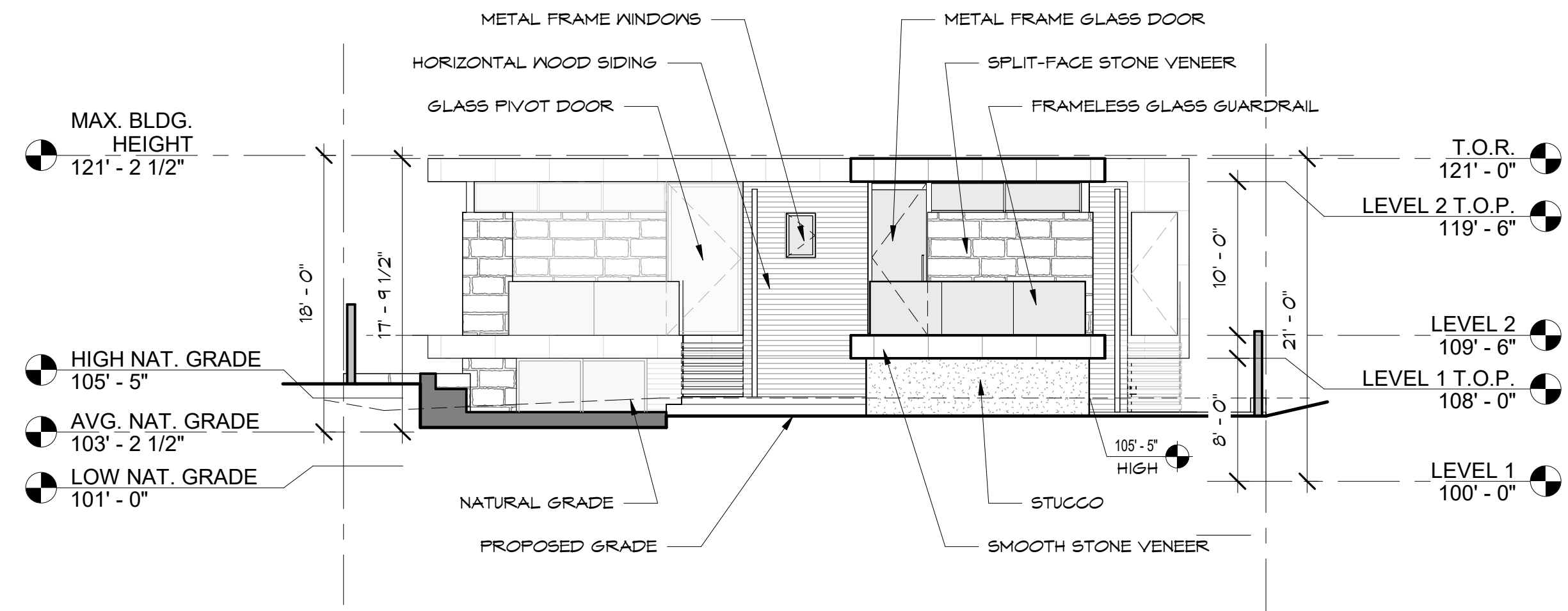
1 SOUTH ELEVATION

0 4' 8' 16'
1/8" = 1'-0"



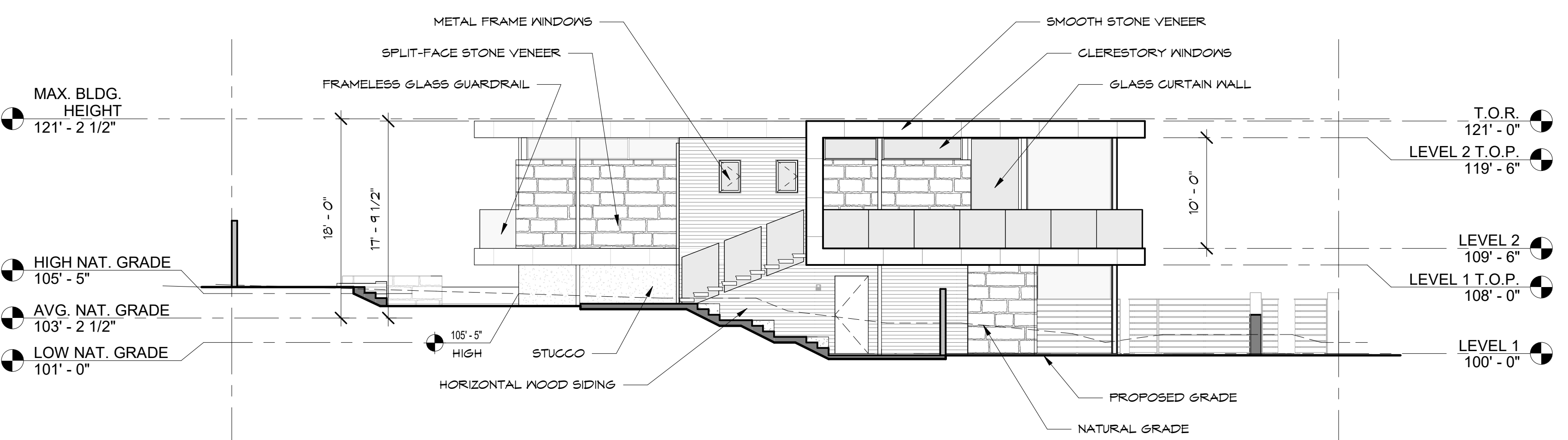
2 EAST ELEVATION

0 4' 8' 16'
1/8" = 1'-0"



3 NORTH ELEVATION

0 4' 8' 16'
1/8" = 1'-0"



4 WEST ELEVATION

0 4' 8' 16'
1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

ELEVATIONS

Job Name: Searle Residence
2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

DATE: 10/15/2024

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

DRAWN HRM

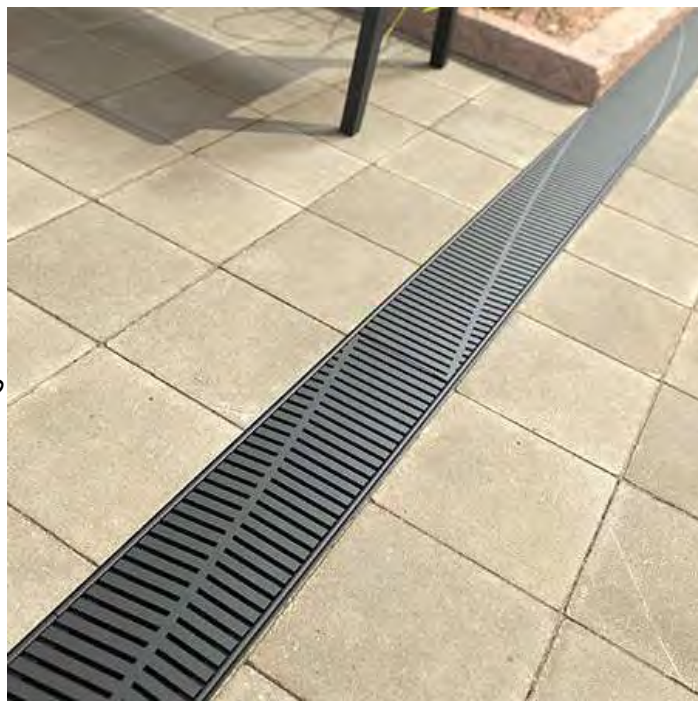
JOB NO. 23.13

A-3.1
SHEET OF

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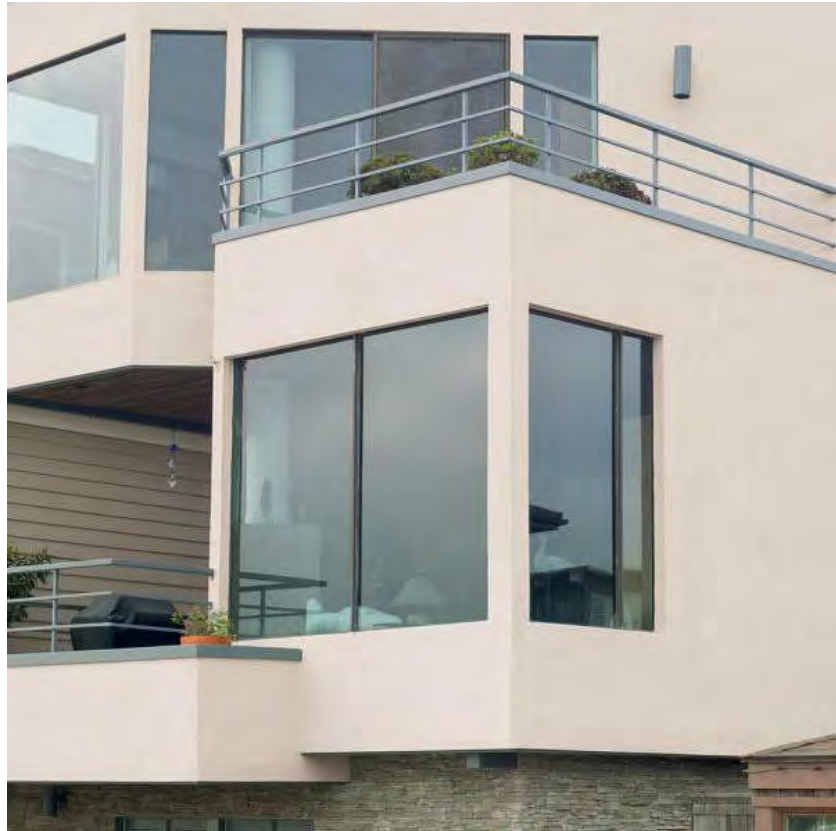
DRAIN COVER - URBAN ACCESSORIES
"OPCB" IN BRONZE



TRENCH GRATE - URBAN ACCESSORIES
"FLOW" IN BRONZE



FRAMELESS GLASS RAIL



Balanced
S-214 Base A
P-214 Light Base
214,203,193 61

SMOOTH BEIGE STUCCO



RUBBER MEMBRANE ROOF

10 DRAIN COVERS

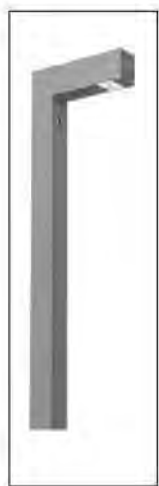


RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



WALL SCONCE
BRONZE BRUSHED
6.6W LED

11 EXTERIOR LIGHTING



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

12 LANDSCAPE LIGHTING



STONE PATIO & FLOOR



PAVERS - BASALITE
ITALIAN RENNAISSANCE, VERONA



STEPPING STONES

8 STONE FLOOR & PAVERS



HORIZONTAL TEAK FENCE



EXTERIOR STEPS & FIREPIT WITH HEATED BENCHES

9 SITE WORK



METAL FRAME WINDOWS

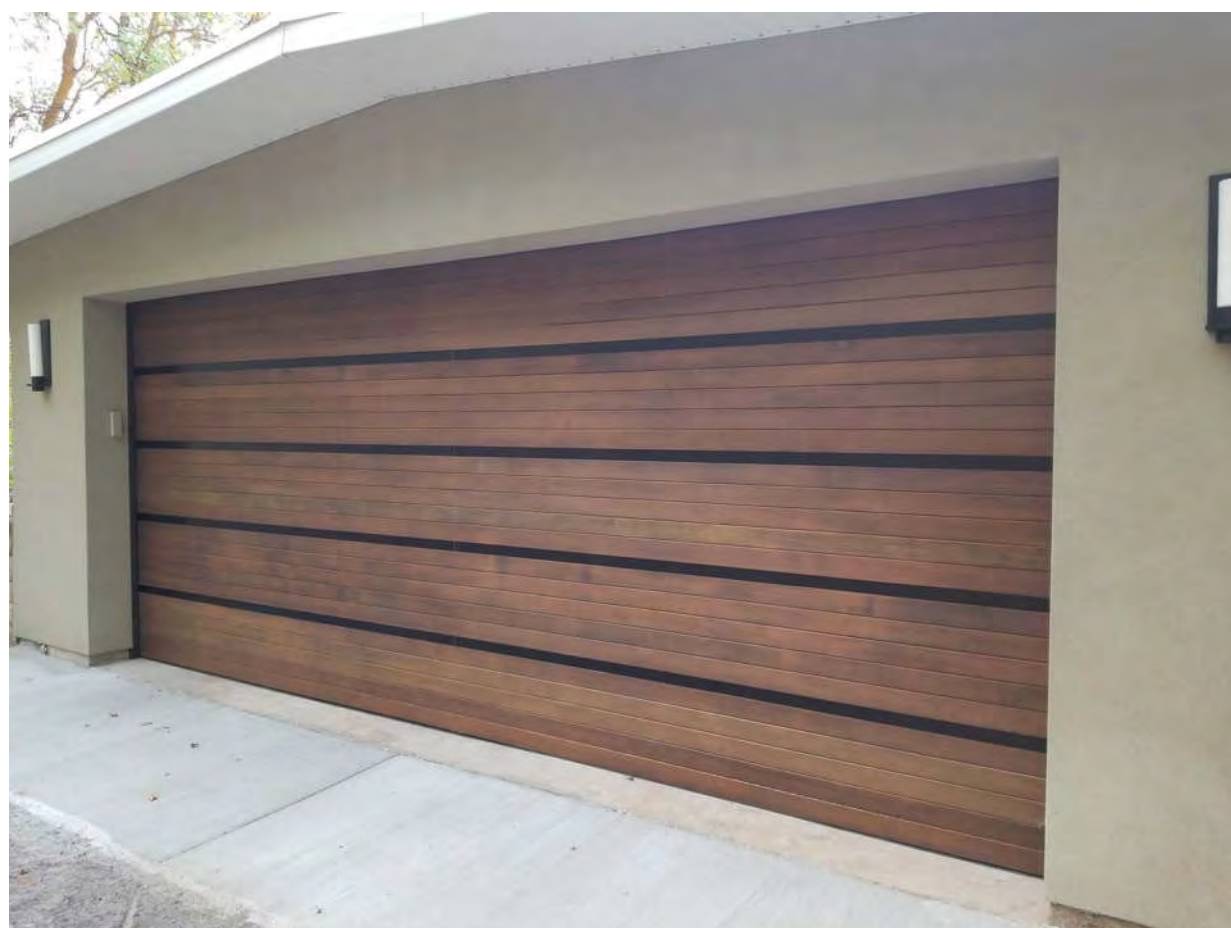


MINIMAL FRAME SLIDING
GLASS DOOR



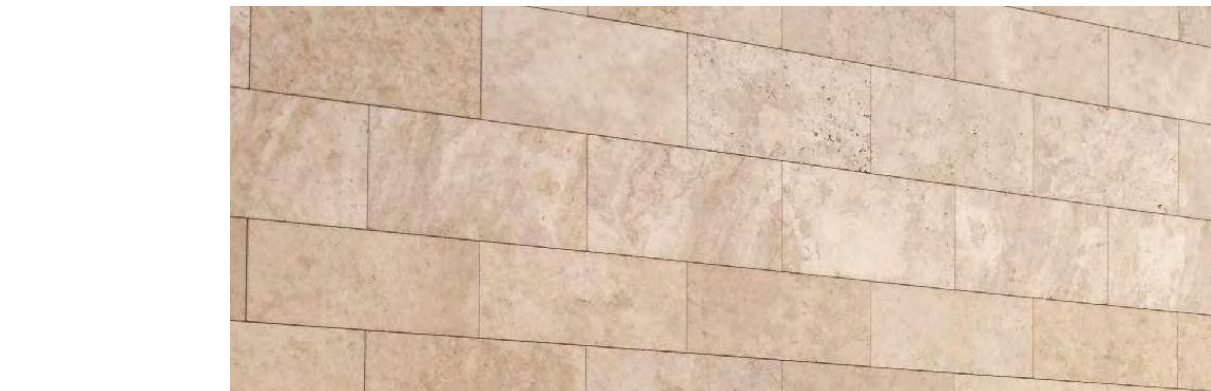
METAL FRAME
PIVOT DOOR

5 DOORS & WINDOWS

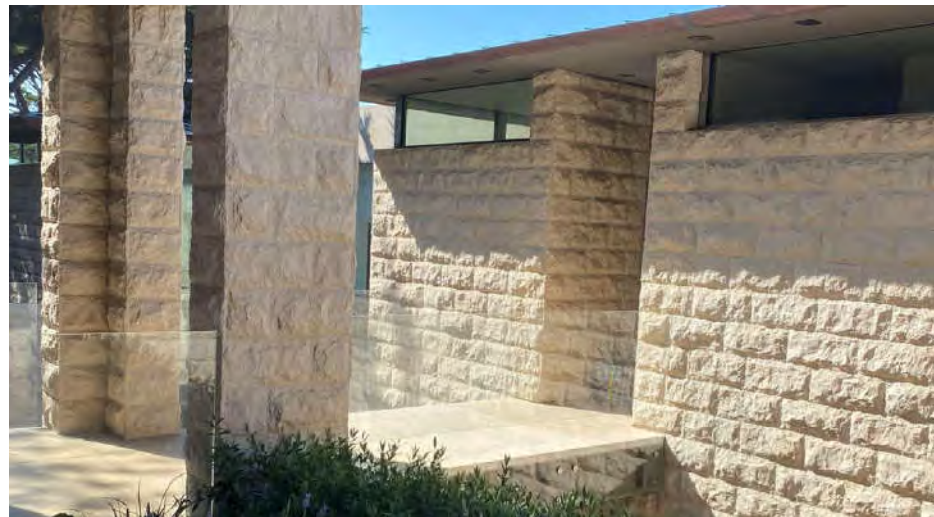


MANUFACTURER: CARRIAGE HOUSE
STYLE: "KONA" IN DOUGLAS FIR AND BRONZE

6 GARAGE DOOR



SMOOTH STONE VENEER



SPLIT FACE STONE VENEER

2 STONE VENEER



WHITE OAK CEILING & SOFFIT



HORIZONTAL TEAK SIDING

3 WOOD SIDING & SOFFIT

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES
Job Name: **Searle Residence**
2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

DATE:	10/15/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NO.	23.13

A-7.1
SHEET OF

10/15/2024 3:47:44 PM J:\23 Jobs\2311 Searle\201_RevA\Images\Sample02-Simon_Landscape.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONCEPT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FROM FURTHER EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



FRONT ANGLED PERSPECTIVE FROM
SANTA LUCIA AND BAY VIEW



FRONT PERSPECTIVE FROM BAY
VIEW



REAR PERSPECTIVE FROM FIREPIT



REAR PERSPECTIVE LOOKING
TOWARDS PRIMARY BEDROOM

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERINGS

Job Name: Searle Residence
2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

DATE:	10/15/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NO.	23.13

PROJECT SITE
2480 BAY VIEW AVE.
CARMEL, CALIFORNIA



VICINITY MAP
NOT TO SCALE

EXISTING CATCH BASIN
CITY'S STORM SYSTEM
GR=99.48±
FL=97.85 IN(N)
FL=97.48±(E)

CONTRACTOR SHALL FIELD VERIFY
LOCATION AND DEPTH OF
EXISTING CITY'S S.D. LINE & NOTIFY
ENGINEER OF ANY SITE CONFLICTS

PROJECT BENCHMARK
CTRL. PT #500
ELEV.=100.00

BAY VIEW AVE.

EXISTING CATCH BASIN
CITY'S STORM SYSTEM
GR=99.75±

STORM WATER CONTROL NOTES:

- 1) ALL WORK SHALL BE IN COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, RESOLUTION No. R3-2013-0032, ATTACHMENT 1.
- 2) THIS PROJECT WILL CREATE AND/OR REPLACE 2,775 SQ.FT. OF IMPERVIOUS SURFACES (COLLECTIVELY OVER THE ENTIRE PROJECT).
- 3) PER POST-CONSTRUCTION REQUIREMENTS RESOLUTION R3-2013-0032, CHAPTER B, THIS PROJECT IS A REGULATED PROJECT PERFORMANCE REQUIREMENT No. 1 - SITE DESIGN AND RUNOFF REDUCTION.

TOTAL LOT AREA = 6,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 2,775 SQ.FT.
TOTAL AREA OF DISTURBANCE = 5,900 SQ.FT.

GRADING QUANTITIES:
CUT = 280 C.Y.
FILL = 35 C.Y.
NET = 245 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1 CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

" CONCEPTUAL " " GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

SEARLE RESIDENCE
A.P.N.: 009-412-025

CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR MR. & MRS. PHILLIP AND BANU SEARLE

SCALE: 1"=5'

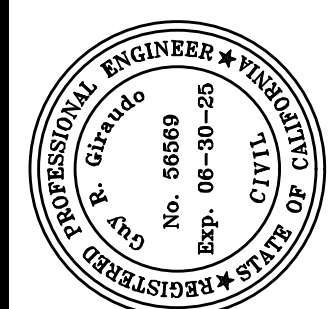
DATE: SEPTEMBER 2024

JOB NO. 2738-02

SHEET C1

OF 4 SHEETS

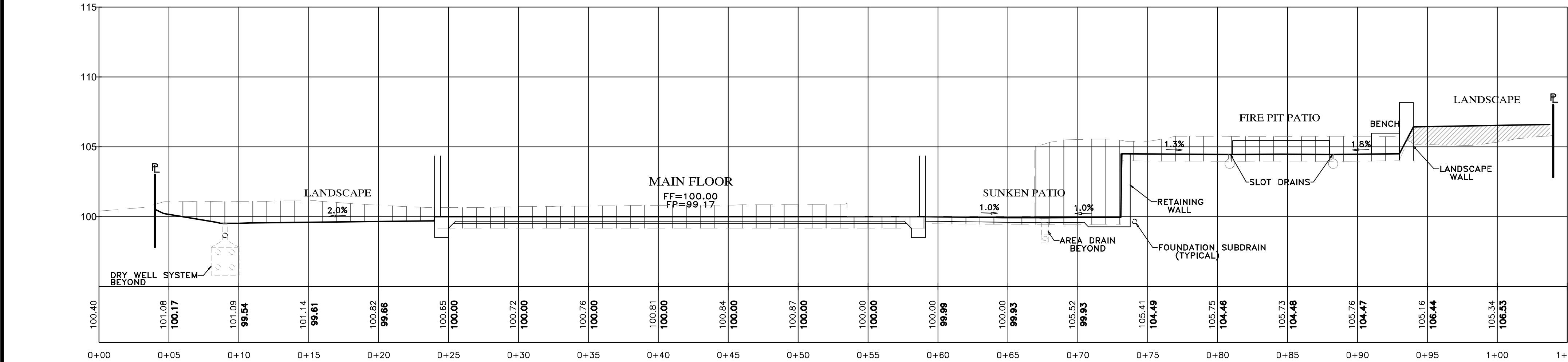
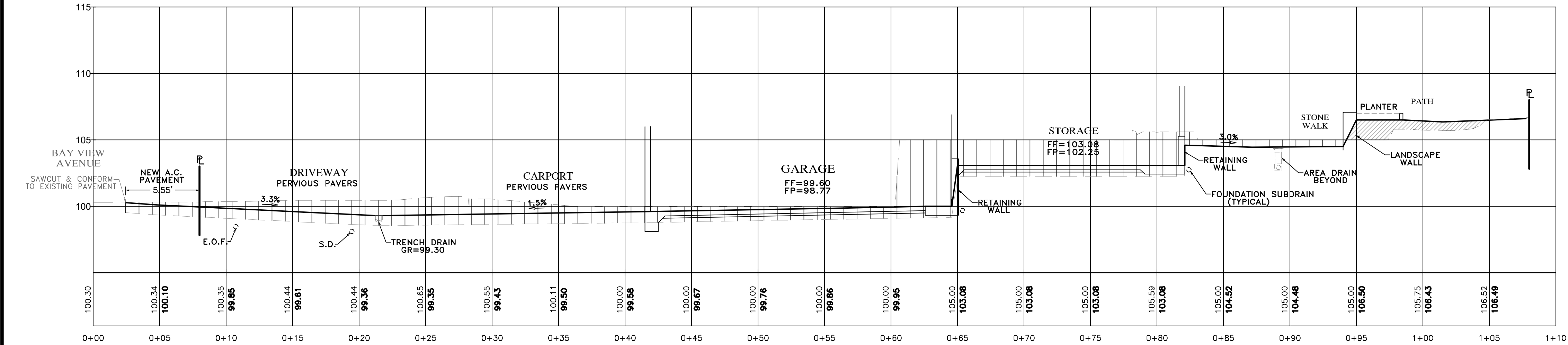
No.	DATE	BY	REVISION
99/19/24	AMS	RELEASED TO CLIENT	



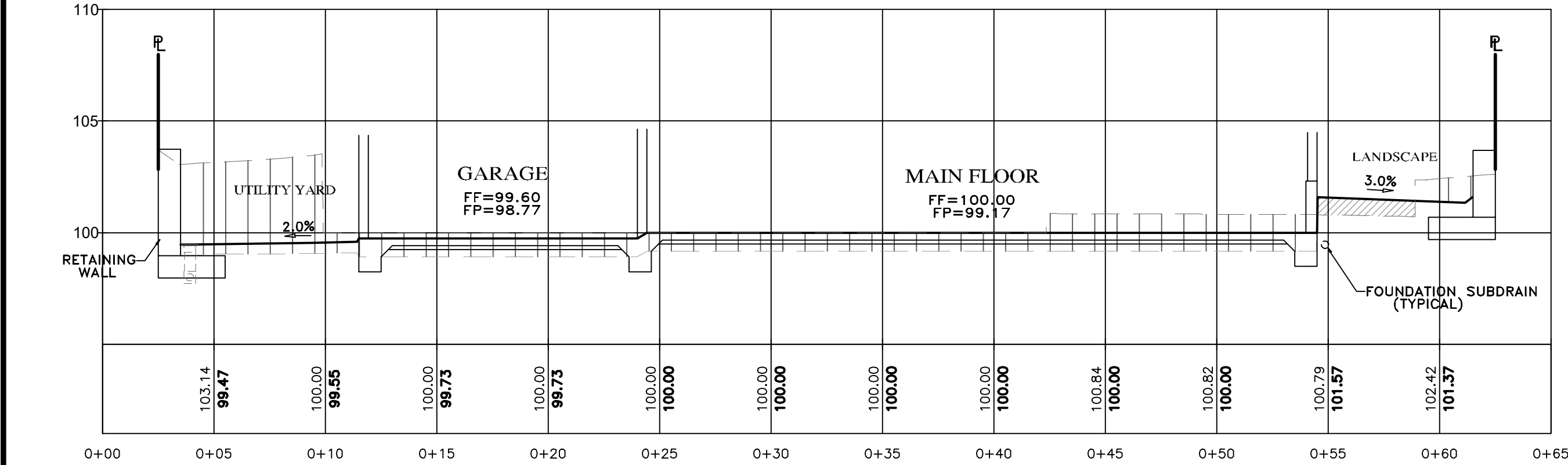
APPROVED BY:

GUY R. GIRARDO

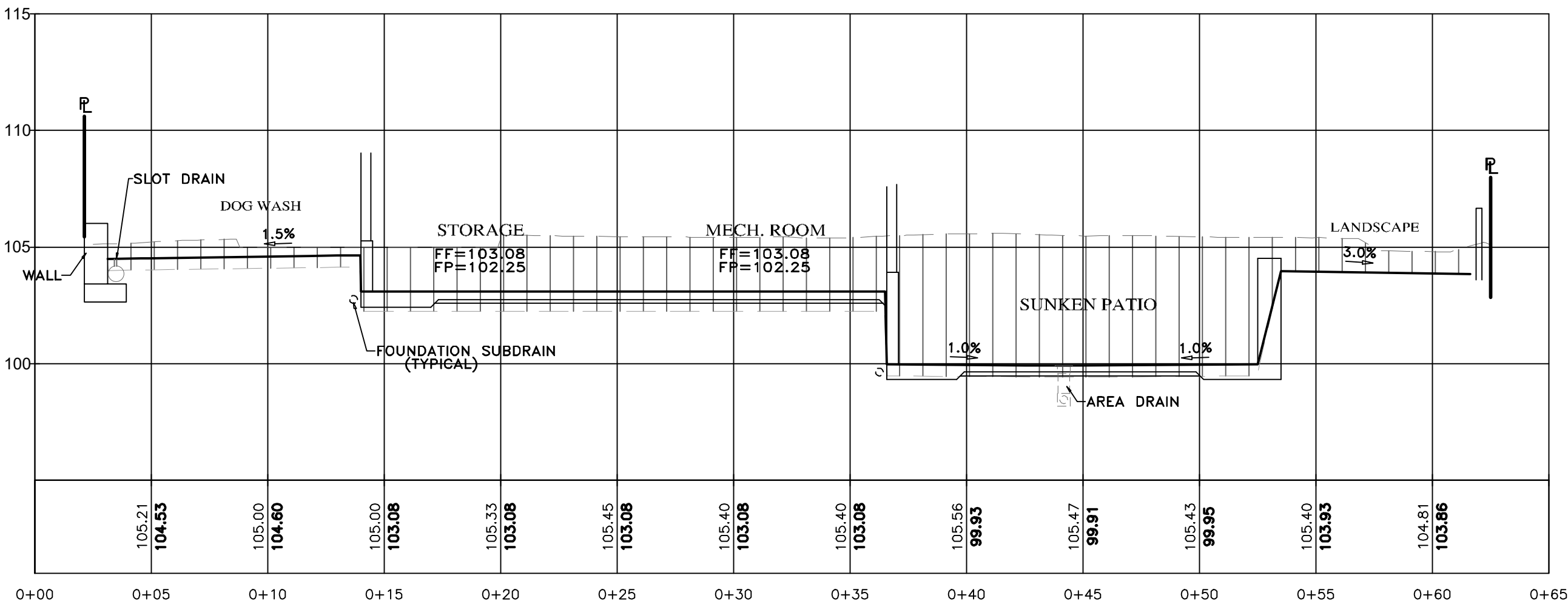




SECTION B-B
SCALE: 1"=5' H&V

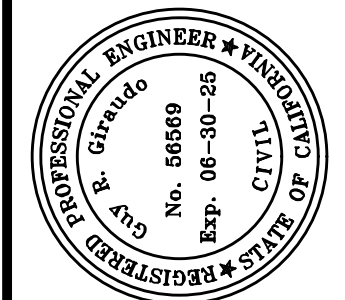


SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:

GUY R. GIRARDO
9/20/24



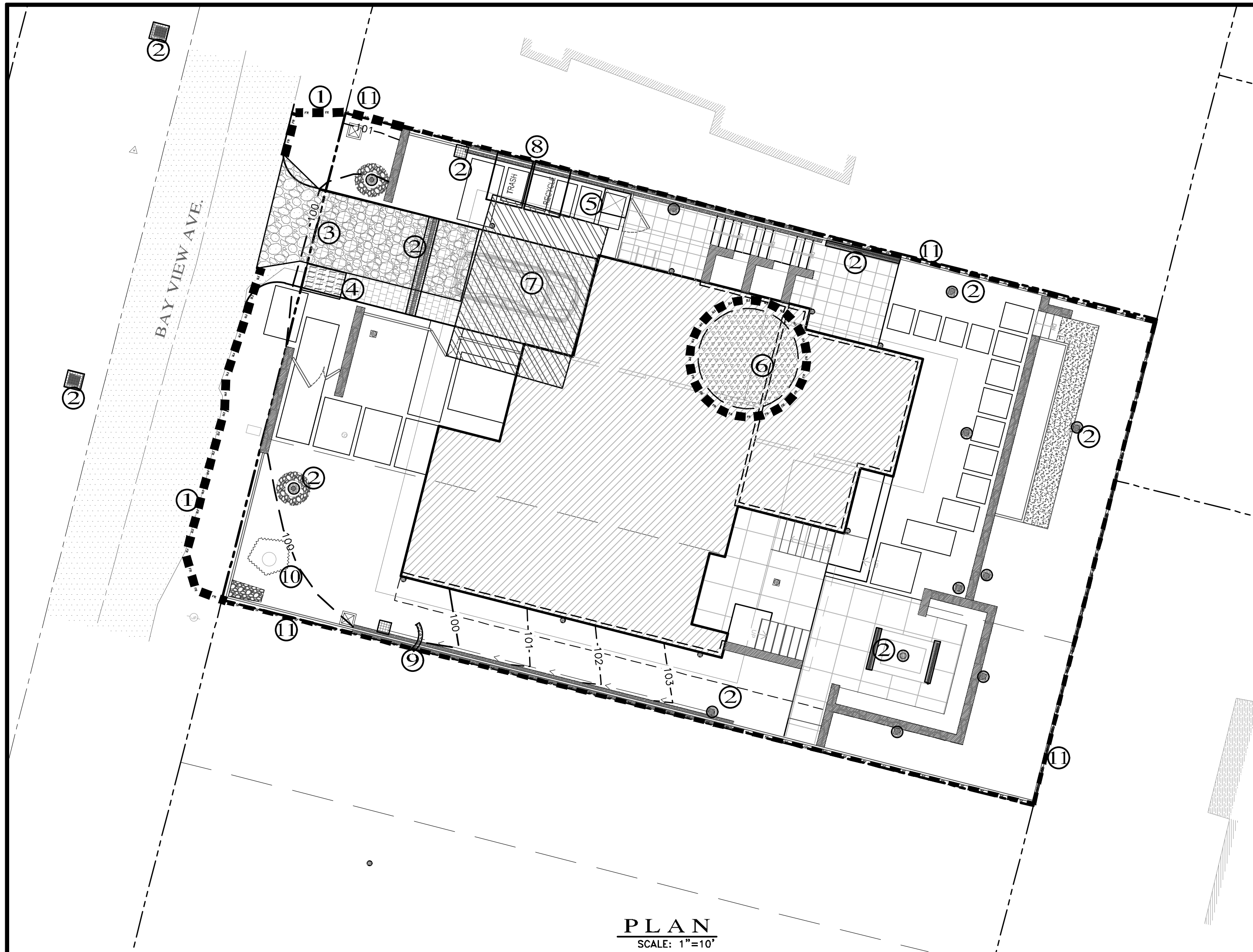
" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SEARLE RESIDENCE
A.P.N.: 009-412-025
FOR
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. PHILLIP AND BANU SEARLE

SCALE: 1"=5' H&V
DATE: SEPTEMBER 2024
JOB NO. 2738-02

SHEET **C2**
OF 4 SHEETS

No.	DATE	BY	REVISION
	09/19/24	AMS	RELEASED TO CLIENT



LEGEND:

- 1 FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8 WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- 9 GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- 11 SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

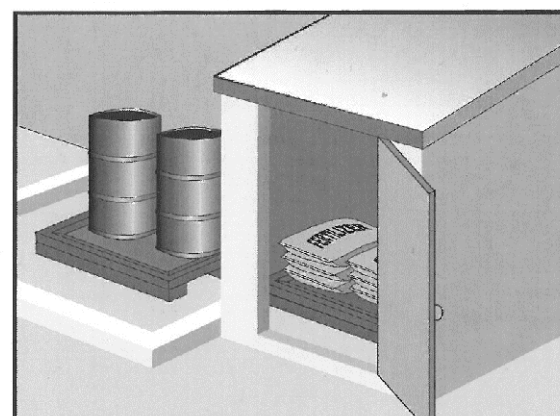
TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



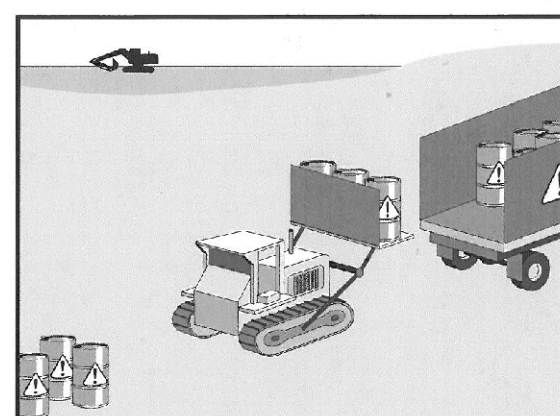
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Category
Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Hazardous Waste Management WM-6

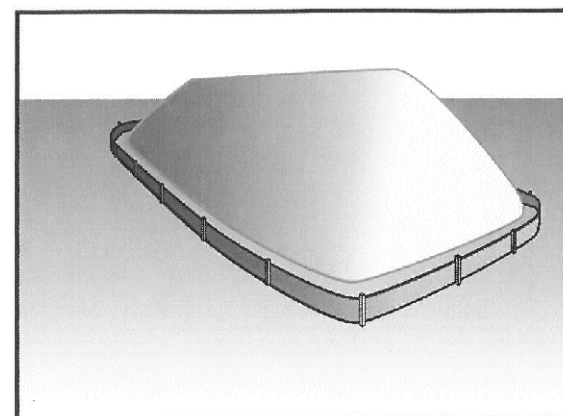


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Stockpile Management WM-3

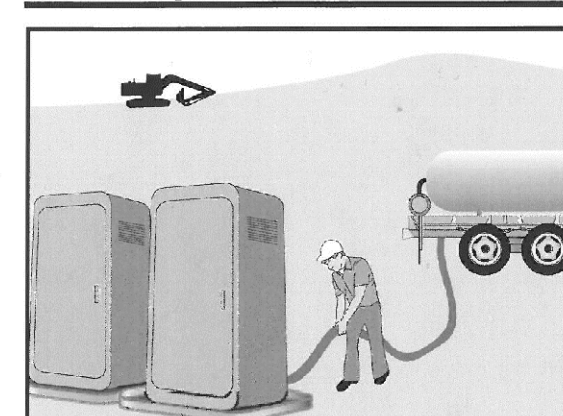


Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

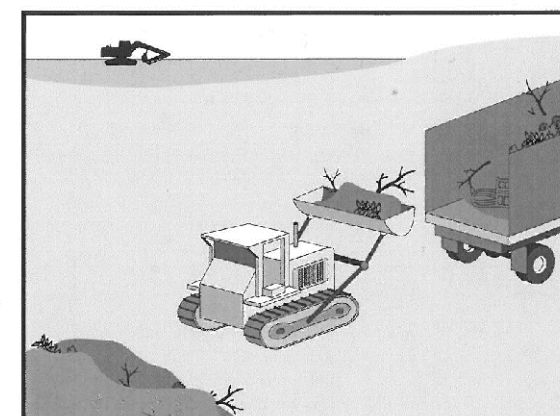


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Solid Waste Management WM-5

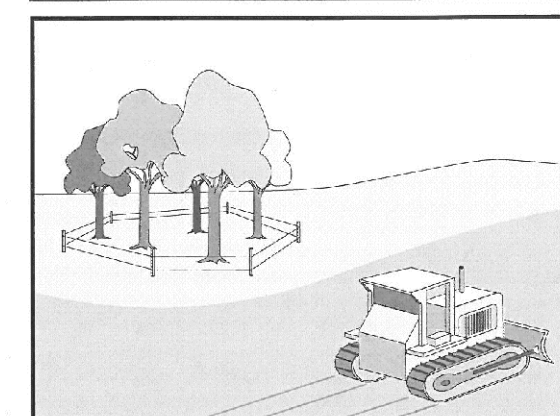


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Preservation Of Existing Vegetation EC-2

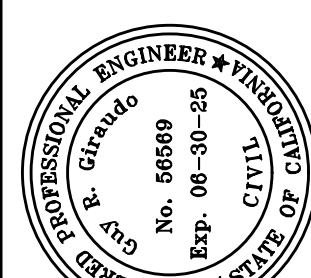


Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
Primary Objective
Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

" EROSION & SEDIMENT CONTROL PLAN "



APPROVED BY:

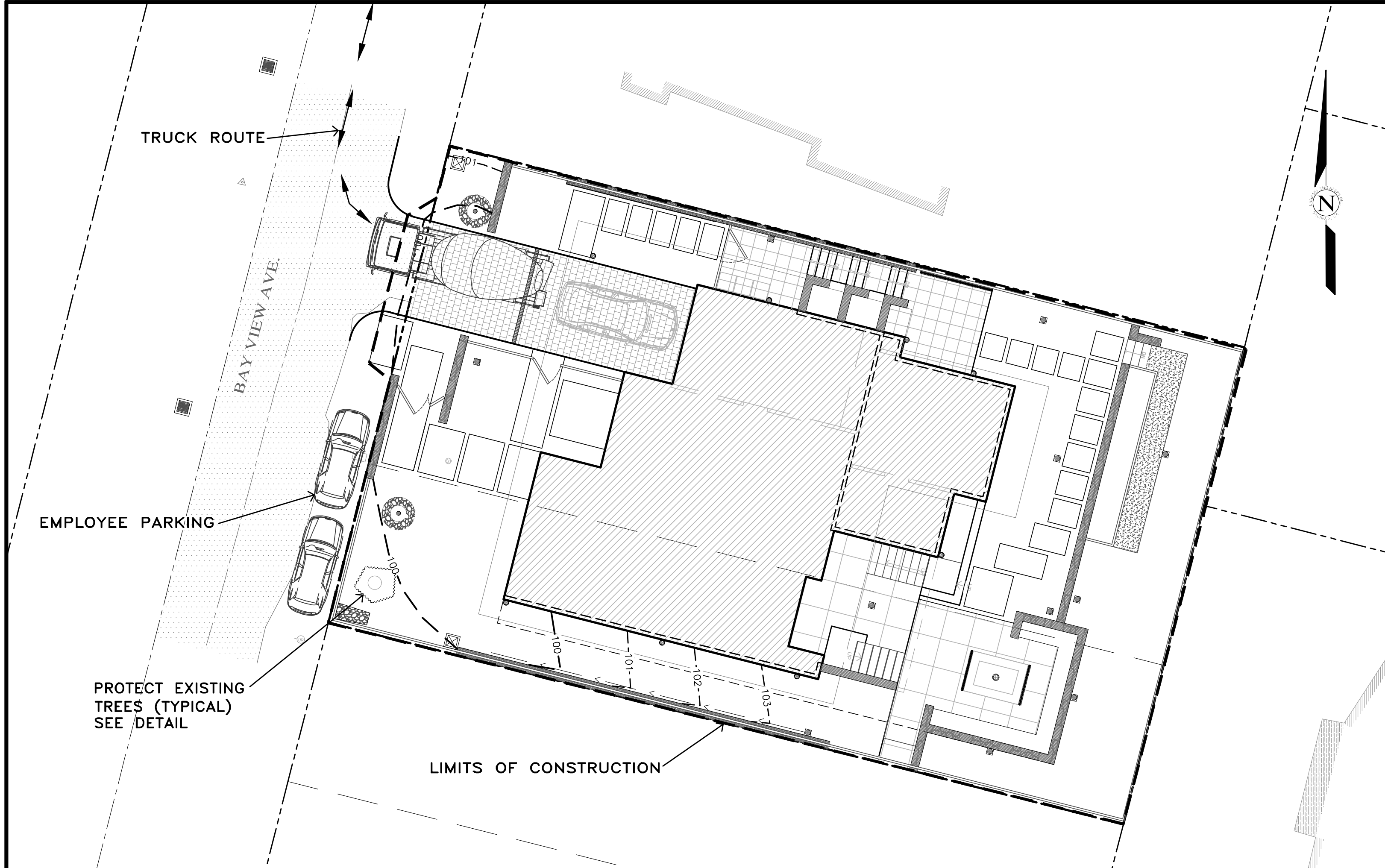
SEARLE RESIDENCE
OF
A.P.N.: 009-412-025
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. PHILLIP AND BANU SEARLE



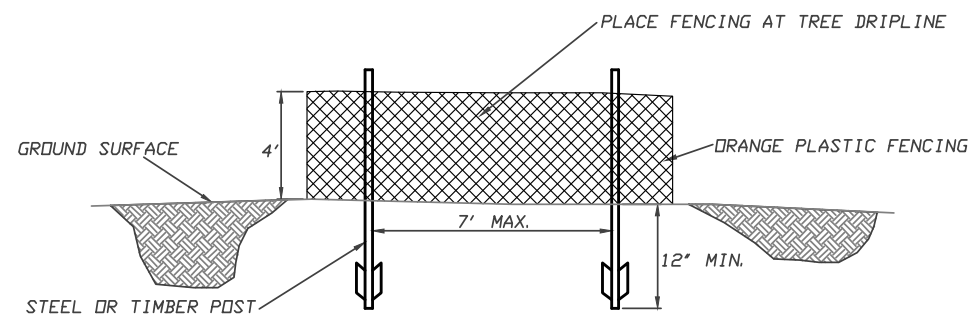
SCALE: AS SHOWN
DATE: SEPTEMBER 2024
JOB NO. 2738-02

SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
	09/19/24	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
280 CY CUT
35 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON BAY VIEW AVENUE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO RIO ROAD TO SANTA LUCIA AVENUE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SANTA LUCIA AVENUE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG BAY VIEW AVENUE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	3
GRADING & SOIL REMOVAL (EXPORT)	13	2
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	21	7

TRUCK TRIP GENERATION NOTES:

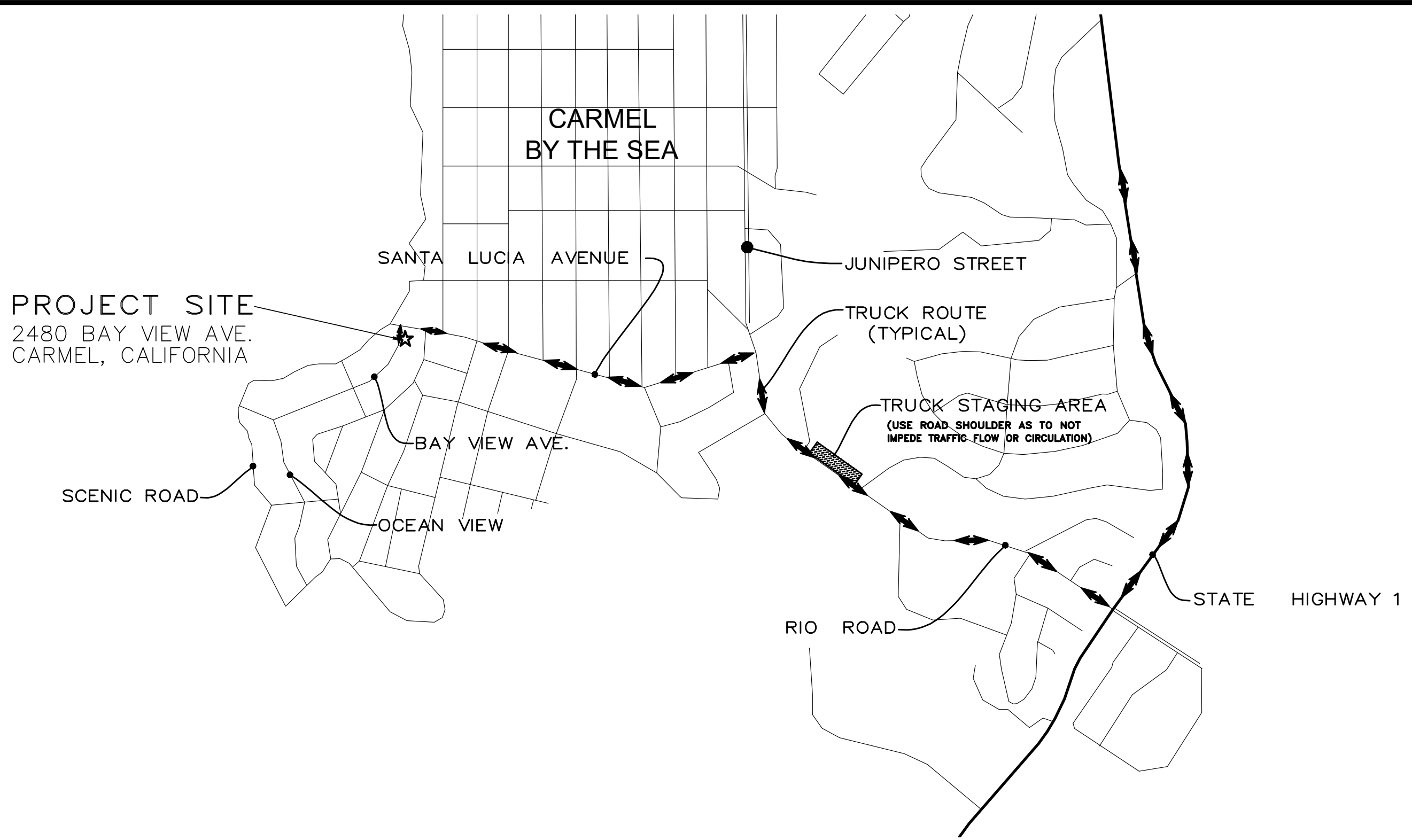
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 245 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 140 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

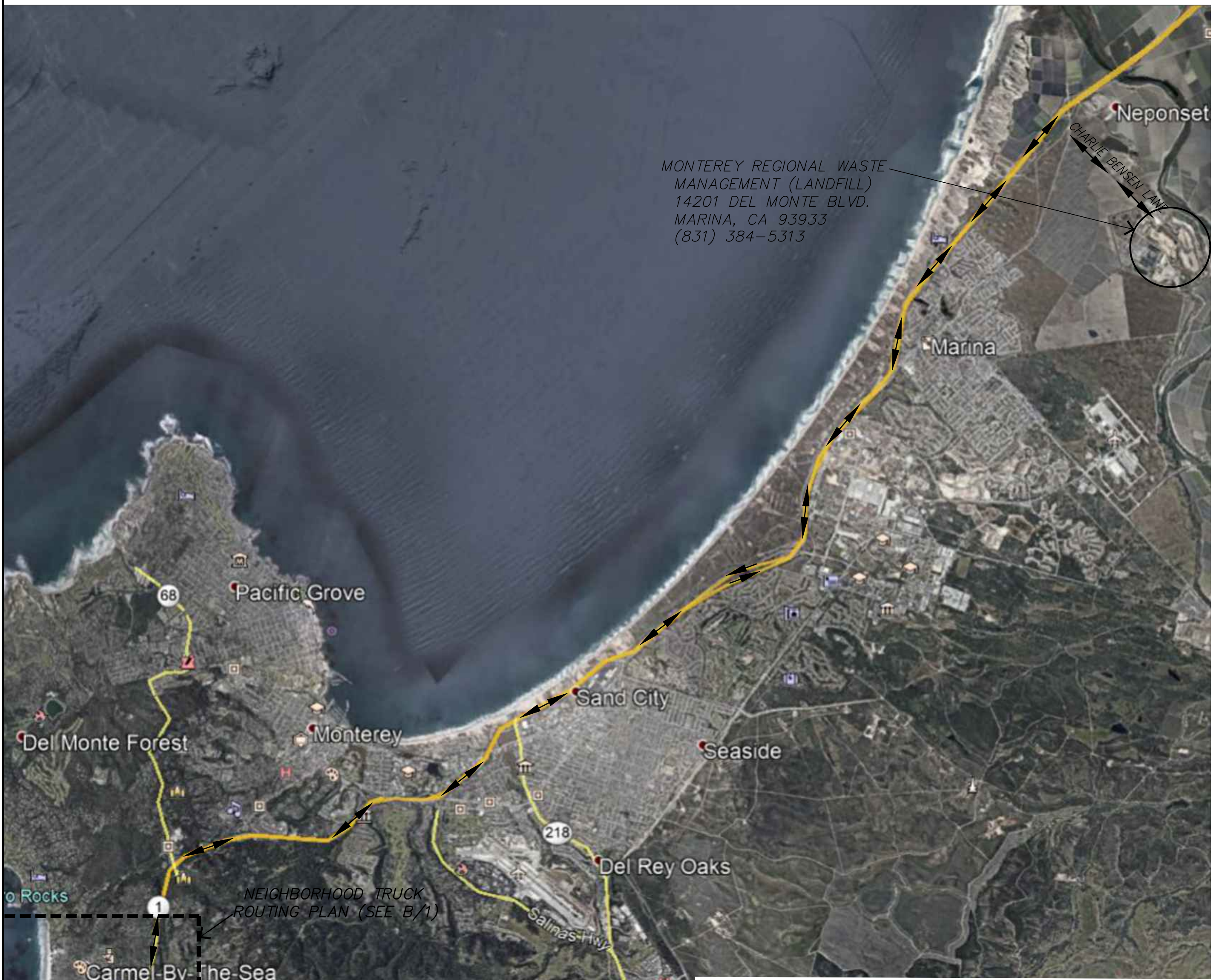
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 7 OCTOBER 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

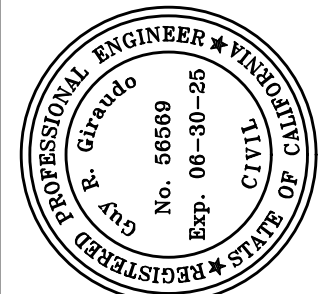
No.	DATE	BY	REVISION
09/19/24	AMS	RELEASED TO CLIENT	

CONSTRUCTION MANAGEMENT PLAN "C"
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
SEARLE RESIDENCE
A.P.N.: 009-412-025
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. PHILLIP AND BANU SEARLE

SCALE: AS SHOWN
DATE: SEPTEMBER 2024
JOB NO. 2738-02

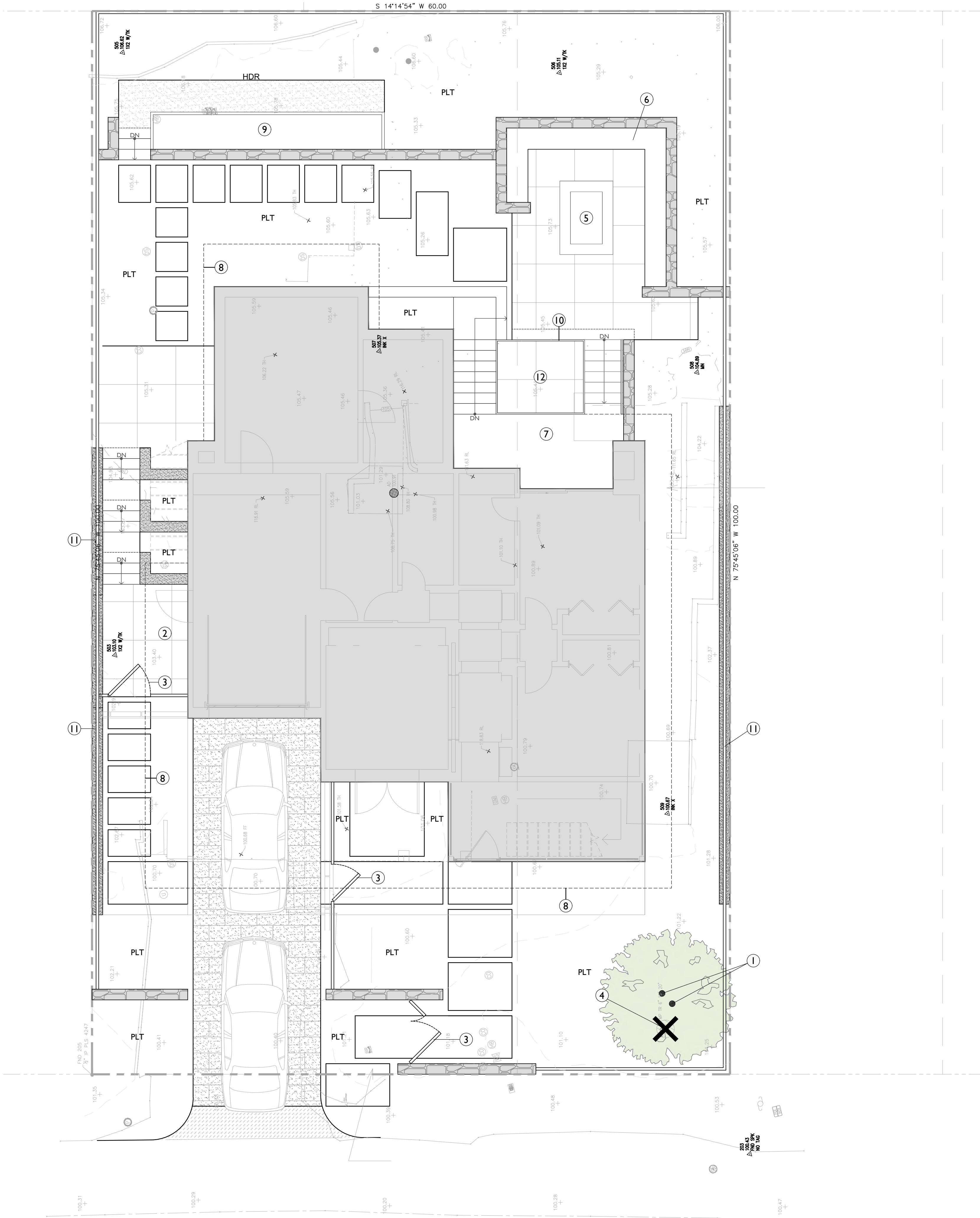
SHEET C4
OF 4 SHEETS



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 54640
Exp. 08-30-25



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SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	CONSTRUCTION PLAN
L-2.0	PLANTING PLAN
L-2.1	PLANTING IMAGES
L-2.2	PLANTING IMAGES
L-3.0	SITE LIGHTING PLAN
L-3.1	SITE LIGHTING SPECS

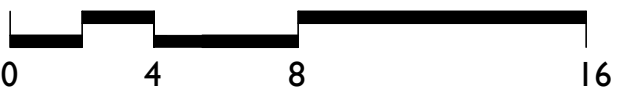
LEGEND

- ASPHALT PAVING: SEE CIVIL DRAWINGS FOR SECTION.
- STONE DRIVEWAY: STONE TYPE TO BE DETERMINED. WET SET OVER 6" CONCRETE SUB-SLAB OVER 8" COMPACTED CLASS II BASE - INSTALL ANTI-FRACTURE MEMBRANE UNDER STONE.
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE.
- STONE STEPPING PADS: WET SET OVER 4" MUD BEDS. EPOXY SEAL EDGES OF STONE AND 4" BAND AROUND THE EDGES ON THE BOTTOM TO PREVENT WATER PENETRATION FROM IRRIGATION.
- CRUSHED GRAVEL: 2" OF 3/8" 'CALIFORNIA GOLD' CRUSHED GRAVEL OVER 4" COMPACTED CLASS II PERMEABLE BASE COMPACTED SUBGRADE.
- STONE STEPS: STONE TYPE TO MATCH STONE PAVING. WET SET OVER CONCRETE SUB-STAIRS.
- STONE WALL: CMU WALL WITH STONE VENEER. STONE TYPE TO MATCH ARCHITECTURAL STONE.
- STUCCO WALL: CMU WALL WITH INTEGRAL COLOR STUCCO FINISH - COLOR TO BE DETERMINED.
- 6' HIGH WOOD FENCE: SEE ARCHITECTURAL DRAWINGS.
- HDRMETAL EDGE
- PLTPLANTING AREA

REFERENCE NOTES

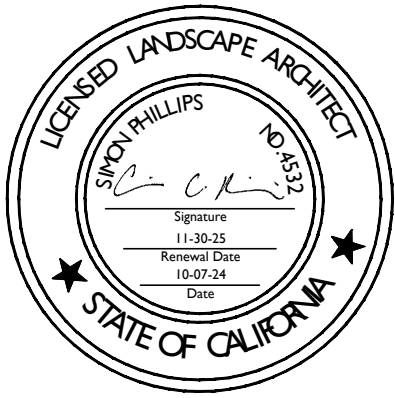
- ①MITIGATION TREES - TWO CUPRESSUS MACROCARPA - 5 GAL. TREES TO BE PLANTED IN ONE HOLE.
- ②TRASH ENCLOSURE
- ③WOOD PEDESTRIAN GATE: 6' HIGH WOOD GATE WITH METAL FRAME TO MATCH 6' HIGH WOOD FENCE.
- ④NON-NATIVE TREE: TO BE REMOVED.
- ⑤GAS FIREPIT WITH AUTO IGNITER AND AREA DRAIN: SEE ARCHITECTURAL DRAWINGS.
- ⑥BUILT-IN STONE SEAT WITH HEATED BENCH AT FIRE PIT - SEE ARCHITECTURAL DRAWINGS.
- ⑦UPPER TERRACE WITH OUTDOOR KITCHEN AND DINING - SEE ARCHITECTURAL DRAWINGS.
- ⑧LINE OF BALCONY ABOVE - SEE ARCHITECTURAL DRAWINGS.
- ⑨RAISED VEGETABLE BED WITH STONE AND METAL EDGING.
- ⑩GLASS GUARDRAIL - SEE ARCHITECTURAL DRAWINGS.
- ⑪STUCCO RETAINING WALL BELOW FENCE.
- ⑫LOWER COURTYARD OFF BEDROOM.

SCALE: 3/16"= 1'-0"



SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

SEARLE
RESIDENCE

PROJECT ADDRESS:

2480 BAY VIEW AVENUE
CARMEL, CA 93923

APN: 009-412-025-000

ISSUANCE:

BUILDING DEPARTMENT
SUBMITTAL

PROJECT NO: 2024-06
DATE: 10/08/2024

REVISIONS:

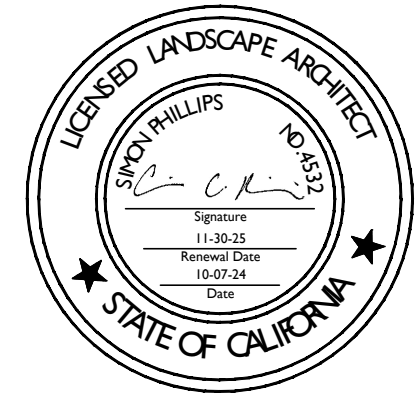
DATEDESCRIPTION

SHEET NAME:

CONSTRUCTION
PLAN

SHEET NO:

L-1.0



PROJECT NAME:

SEARLE
RESIDENCE

PROJECT ADDRESS:

2480 BAY VIEW AVENUE
CARMEL, CA 93923

APN: 009-412-025-000

ISSUANCE:

BUILDING DEPARTMENT
SUBMITTAL

PROJECT NO: 2024-06

DATE: 10/08/2024

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

PLANTING
PLAN

SHEET NO:

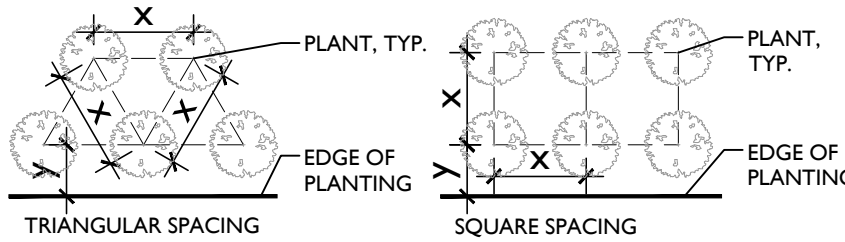
GENERAL NOTES

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
- FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING. WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
- AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
- FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
- INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED-RELEASE 20-10-05 (N-P-K), BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
- SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
- AMENDMENT CHEMISTRY - SUITABILITY CONSIDERATIONS
1. NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
2. IRON (MINIMUM): 0.08%
3. ORGANIC CONTENT: ABOVE 17%
4. CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
6. SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DSM/ (MMHOS/CM).
GYPHUM (IF REQUIRED BY EXISTING SOILS TEST); AGRICULTURAL GRADE, OMRI LISTED.
1. CAL-SUL PELLETTIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
2. ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
3. APPROVED EQUAL.
- SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
- ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
- CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
- UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
- PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLOUDS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
- ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
- IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
- PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
- MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED. VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT.
- IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
- IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.L. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND

2. Y = 1/2X + 12" UON

MWEO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Signed: Simon Phillips
Name: Simon Phillips
CLAF: 4532
Date: 10-08-2024

MONTEREY COUNTY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

Signed: Simon Phillips
Name: Simon Phillips
CLAF: 4532
Date: 10-08-2024

PLANT LEGEND

*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES				
M	Cm CUPRESSUS MACROCARPA	MONTEREY CYPRESS	5 GAL.	
SHRUBS				
L	Aa AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.	
L	Ap AEONIUM PSEUDOTABULIFORME	GREEN PLATTERS	1 GAL.	
L	Ae AEONIUM 'SUNBURST'	SUNBURST AEONIUM	1 GAL.	
L	As ALOE STRIATA	CORAL ALOE	1 GAL.	
L	Az ANIGOZANTHOS 'HARMONY'	YELLOW KANGAROO PAW	1 GAL.	
L	Asp ASPIDISTRA ELATIOR	CAST-IRON PLANT	5 GAL.	
L	Cs CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cg CASUARINA GLAUCA 'COUSIN IT'	PROSTRATE SWAMP OAK	1 GAL.	
L	Co COTYLEDON ORBICULATA	PIG'S EAR	1 GAL.	
L	Cof COTYLEDON O. 'FLAVIDA'	FINGER ALOE	1 GAL.	
L	Cos COTYLEDON O. 'SILVER WAVES'	SILVER WAVES ALOE	1 GAL.	
L	Cas CRASSULA A. 'SILVER DOLLAR'	SILVER DOLLAR JADE	1 GAL.	
L	Cm CRASSULA MULTICAVA	FAIRY CRASSULA	1 GAL.	
L	Ea ECHEVERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL.	
L	Ee ECHEVERIA ELEGANS	HENS AND CHICKS	1 GAL.	
H	Eh EQUISETUM HYEMALE	HORSETAIL	1 GAL.	
L	Fg FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	
L	Lp LOMANDRA 'POM POM'	POM POM LOMANDRA	1 GAL.	
L	Om OLEA 'MONTRA'	LITTLE OLLIE OLIVE	15 GAL.	
M	Pl PRUNUS LAUROCERASUS	ENGLISH LAUREL	24" BOX	
L	Sv SENECIO VITALIS	NARROW-LEAF CHALK STICKS	1 GAL.	
GROUNDCOVERS				
L	Dymondia MARGARETAE	SILVER CARPET	1 GAL @ 18" O.C.	
M	Ophiopogon JAPONICUS 'NANA'	DWARF MONDO GRASS	4" POT, TOUCHING	
L	Sedum REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE SEDUM	4" POT @ 8" O.C. MIX	
L	Sedum ANGELINA	ANGELINA STONECROP		
L	Senecio MANDRALISCAE	BLUE CHALK STICKS		
M	Sesleria AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL @ 18" O.C. MIX	
M	Sesleria 'GREENLEE'	GREENLEE MOOR GRASS		
VINES				
M	Db DISTICTIS BUCCINATORIA	SCARLET TRUMPET VINE	1 GAL.	
MISCELLANEOUS				
	CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
	POLISHED DECORATIVE ROCK			
	HDR - METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

REFERENCE NOTES

- MITIGATION TREES - TWO CUPRESSUS MACROCARPA - 5 GAL. TREES TO BE PLANTED IN ONE HOLE.
- NON-NATIVE TREE: TO BE REMOVED.
- CUSTOM STAINLESS STEEL PLANTER POT WITH CUSTOM SAUCER PRIMED AND PAINTED - COLOR TO BE DETERMINED - INSTALL WITH DRAIN LINE AND IRRIGATION.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name: Searle Residence

Project Number: 24-06

Reference Evapotranspiration (ET_o) 32.00

Hydrozone #/Planting Description ^a	Plant Factor (PF) ^b	Irrigation Method ^c	Irrigation Efficiency (IE) ^d	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
1 Entry Drive	0.3	drip	0.81	0.37	706	261.48	5187.79
2 Entry Garden	0.5	drip	0.81	0.62	198	122.22	2424.89
3 Back Garden	0.3	drip	0.81	0.37	726	268.89	5334.76
4 Screening	0.5	drip	0.81	0.62	775	478.40	9491.36
				Totals (A)	2405 (B)	1130.99	22438.80
Special Landscape Areas							
				1.00		0.00	0.00
				Totals (C)	0 (D)	0.00	0.00
						ETWU Total (Gallons)	22438.80
						Maximum Allowed Water Allowance (MAWA) ^f (Gallons)	26243.36
						ETWU (Acre Feet)	0.07
						MAWA (Acre Feet)	0.08

^aHydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	1130.99
Total Area	(A)	2405.00
Average ETAF	B ÷ A	0.47

All Landscape Areas		
Total ETAF x Area	(B+D)	1130.99
Total Area	(A+C)	2405.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.47

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SCALE: 3/16"= 1'-0"





Cupressus macrocarpa
Monterey Cypress



Agave attenuata
Foxtail Agave



Aeonium pseudotabuliforme
Green Platters



Aeonium 'Sunburst'
Sunburst Aeonium



Aloe striata
Coral Aloe



Anigozanthos 'Harmony'
Yellow Kangaroo Paw



Aspidistra elatior
Cast-Iron Plant



Calandrinia spectabilis
Rock Purslane



Casuarina glauca 'Cousin Itt'
Prostrate Swamp Oak



Cotyledon orbiculata
Pig's Ear



Cotyledon orbiculata 'Flavida'
Finger Aloe



Cotyledon orbiculata 'Silver Waves'
Silver Waves Aloe



Crassula a. 'Silver Dollar'
Silver Dollar Jade



Crassula multicava
Fairy Crassula



Echeveria 'Afterglow'
Afterglow Echeveria



Echeveria elegans
Hens and Chicks



Equisetum hymemale
Horsetail



Festuca glauca 'Elijah Blue'
Blue Fescue



Lomandra 'Pom Pom'
Pom Pom Lomandra



Olea 'Montra'
Little Ollie Olive



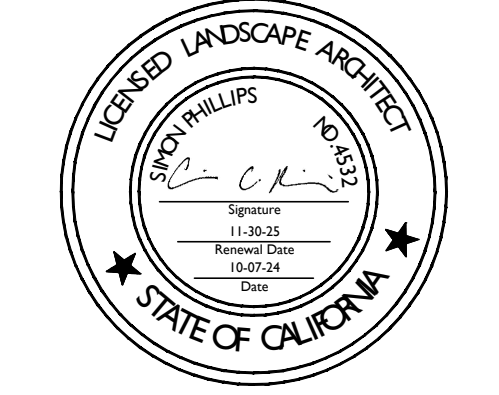
Prunus laurocerasus
English Laurel



Senecio vitalis
Narrow-Leaf Chalk Sticks

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

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PROJECT ADDRESS:

2480 BAY VIEW AVENUE
CARMEL, CA 93923

APN: 009-412-025-000

ISSUANCE:

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PROJECT NO: 2024-06
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REVISIONS:

DATE DESCRIPTION

SHEET NAME:

PLANTING
IMAGES

SHEET NO:



Dymondia margaretae
Silver Carpet



Ophiopogon japonicus 'Nana'
Dwarf Mondo Grass



Sedum reflexum 'Blue Spruce'
Blue Spruce Sedum



Sedum angelina
Angelina Stonecrop



Senecio mandraliscae
Blue Chalk Sticks



Sesleria autumnalis
Autumn Moor Grass



Sesleria 'Greenlee'
Greenlee Moor Grass



Distictis buccinatoria
Scarlet Trumpet Vine

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT

1507 PHILLIPS

NO. 532

Signature

11/18/24

Renewed Date

Expiry Date

STATE OF CALIFORNIA

PROJECT NAME:
**SEARLE
RESIDENCE**

PROJECT ADDRESS:
2480 BAY VIEW AVENUE
CARMEL, CA 93923
APN: 009-412-025-000

ISSUANCE:
**BUILDING DEPARTMENT
SUBMITTAL**

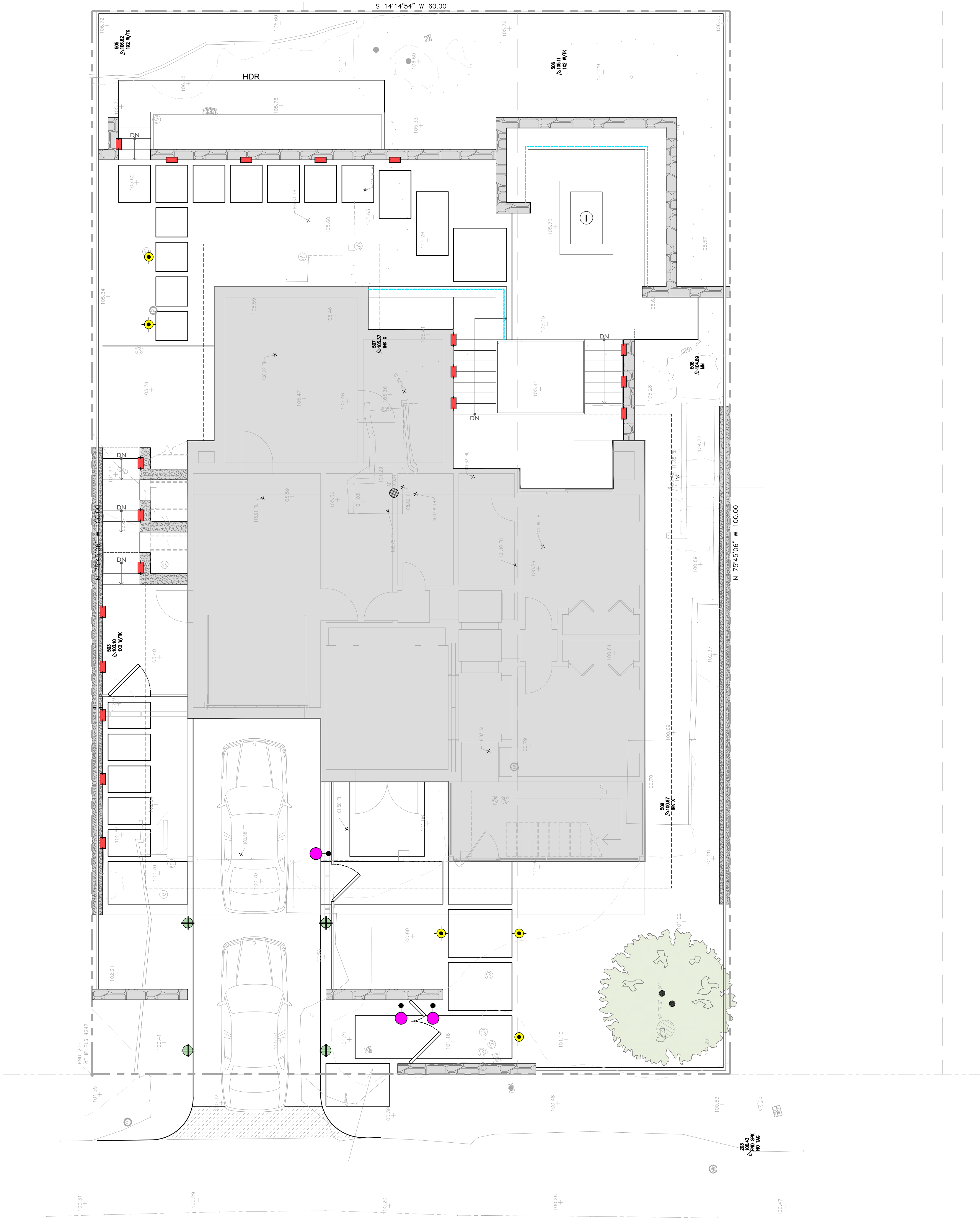
PROJECT NO: 2024-06
DATE: 10/08/2024

REVISIONS:	
DATE	DESCRIPTION

SHEET NAME:
**PLANTING
IMAGES**

SHEET NO:
L-2.2

G:\shortcuts\targets-by-id\1102pXs9W8d4CZB9lmmhXwR2XQl8KODB2024\2024-06_Searle Residence EWA\CAD\24-06_L-3.0 Lighting.dwg 10/7/2024



FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	PATH LIGHT	BEACHSIDE -X1-2W-A-FL	2W LED 2700K	SEE <u>1/L-3.1</u>
	RECESSED STEP LIGHT	BEACHSIDE E9-RCL-2W-A-FL	2W LED 2700K	SEE <u>2/L-3.1</u>
	ROPE LIGHT	DIODE LED NEON BLAZE		SEE <u>3/L-3.1</u>
	DRIVE LIGHT	SPJ13-14	2W LED 2700K	SEE <u>4/L-3.1</u>
	ARCHITECTURAL SCONCE			

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

REFERENCE NOTES

- ① INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.



PATH LIGHT



RECESSED STEP LIGHT



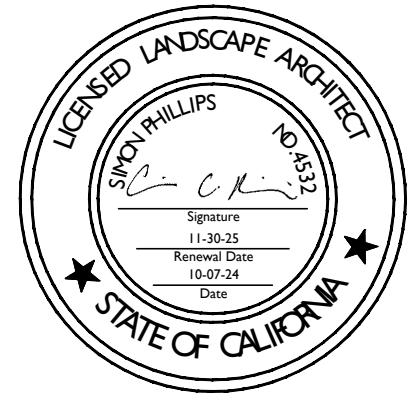
ROPE LIGHT



DRIVE LIGHT

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:
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PROJECT ADDRESS:
2480 BAY VIEW AVENUE
CARMEL, CA 93923
APN: 009-412-025-000

ISSUANCE:
**BUILDING DEPARTMENT
SUBMITTAL**

PROJECT NO: 2024-06
DATE: 10/08/2024

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING PLAN

SHEET NO:

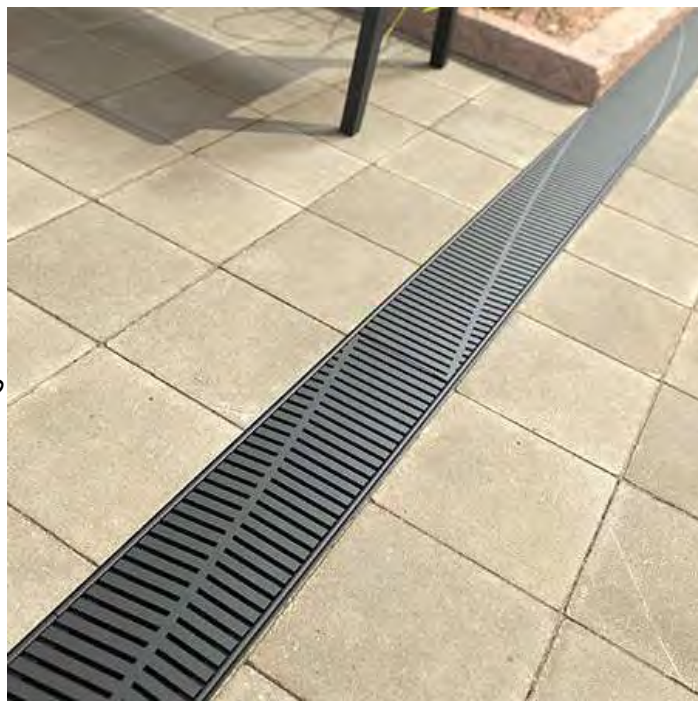


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10/15/2024 3:47:43 PM J:\23 Jobs\2311 Searle\201_Book\Images\Sample02-Simon Landscape.rvt
THE USE OF THESE DRAWINGS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION & REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FORMAL ACCEPTANCE OF ACCEPTANCE OF THESE RESTRICTIONS.



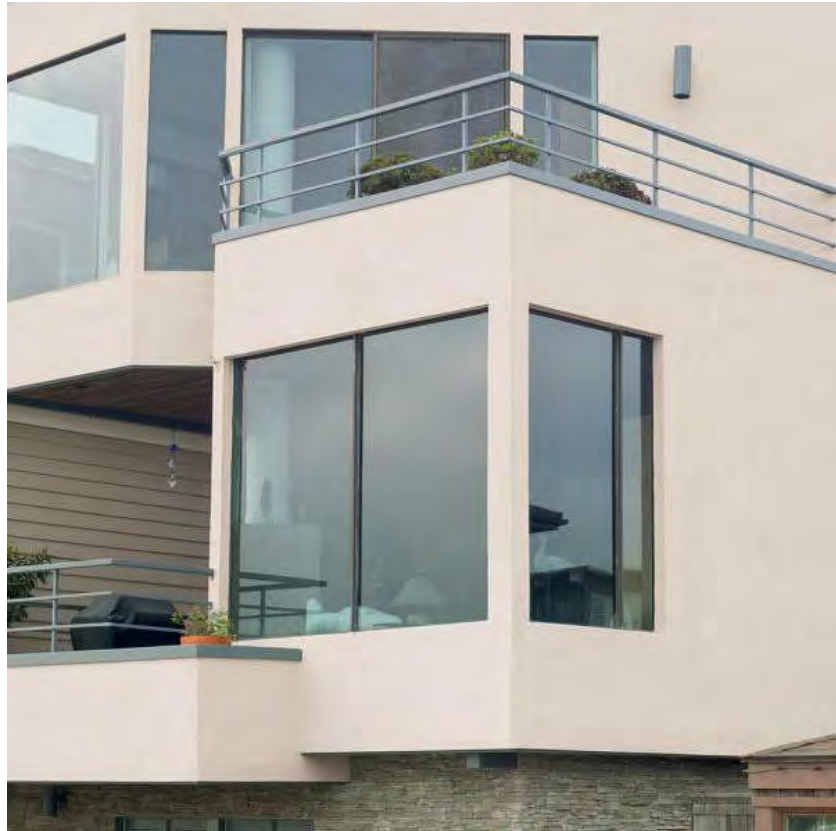
DRAIN COVER - URBAN ACCESSORIES
"OPCB" IN BRONZE



TRENCH GRATE - URBAN ACCESSORIES
"FLOW" IN BRONZE



FRAMELESS GLASS RAIL



Balanced
S-214 Base A
P-214 Light Base
214,203,193 61

SMOOTH BEIGE STUCCO



RUBBER MEMBRANE ROOF

10 DRAIN COVERS

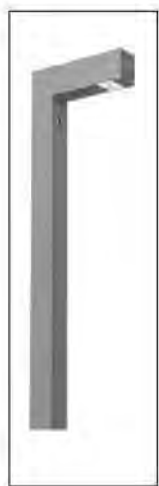


RECESSED DOWN LIGHT
STAINLESS STEEL
7W LED



WALL SCONCE
BRONZE BRUSHED
6.6W LED

11 EXTERIOR LIGHTING



PATH DOWNLIGHT
STAINLESS STEEL FINISH
3W LED



WALL DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

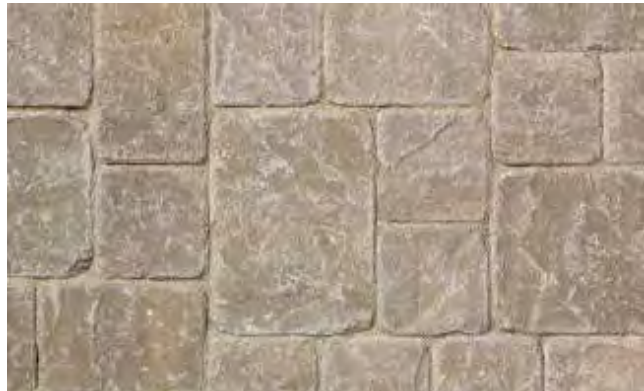


DRIVEWAY SURFACE DOWNLIGHT
STAINLESS STEEL FINISH
3W LED

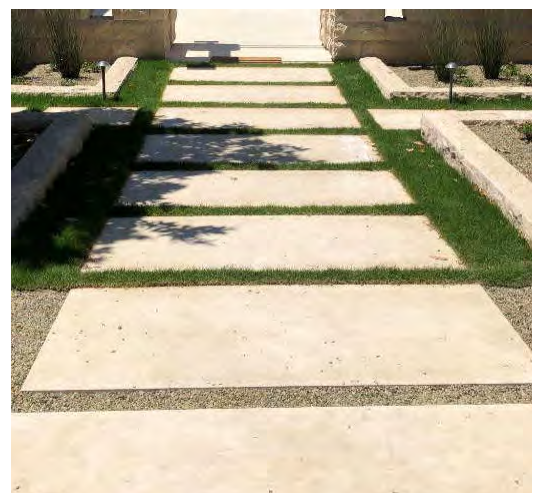
12 LANDSCAPE LIGHTING



STONE PATIO & FLOOR



PAVERS - BASALITE
ITALIAN RENNAISSANCE, VERONA



STEPPING STONES

8 STONE FLOOR & PAVERS



HORIZONTAL TEAK FENCE



EXTERIOR STEPS & FIREPIT WITH HEATED BENCHES

9 SITE WORK



METAL FRAME WINDOWS



MINIMAL FRAME SLIDING
GLASS DOOR



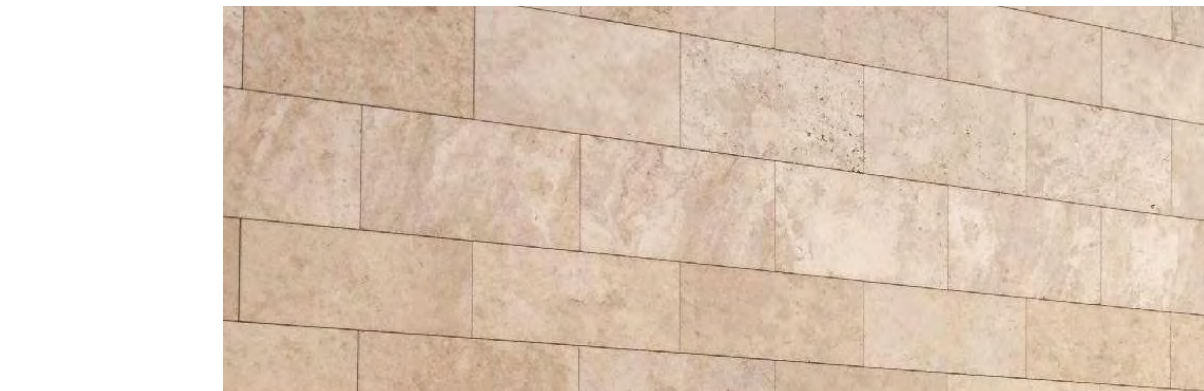
METAL FRAME
PIVOT DOOR

5 DOORS & WINDOWS

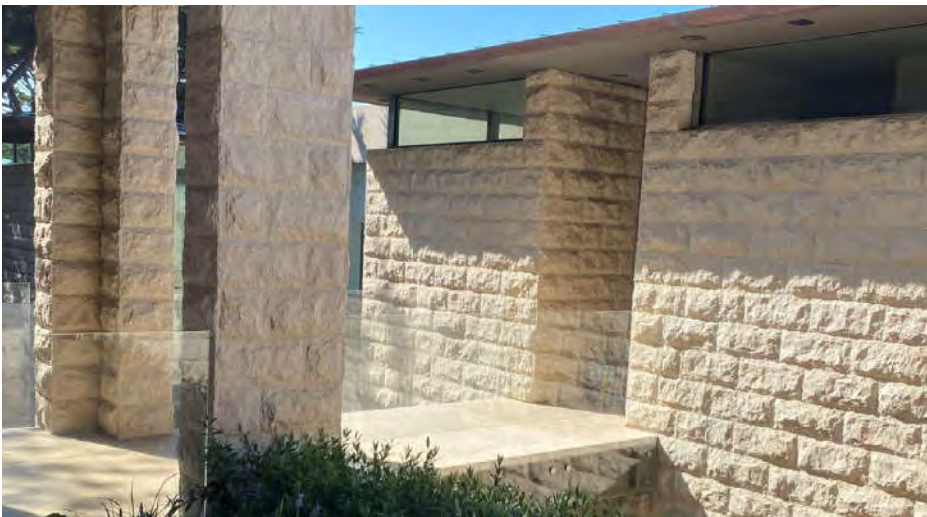


MANUFACTURER: CARRIAGE HOUSE
STYLE: "KONA" IN DOUGLAS FIR AND BRONZE

6 GARAGE DOOR



SMOOTH STONE VENEER



SPLIT FACE STONE VENEER

2 STONE VENEER



WHITE OAK CEILING & SOFFIT



HORIZONTAL TEAK SIDING

3 WOOD SIDING & SOFFIT

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

MATERIAL SAMPLES
Job Name: **Searle Residence**
2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

DATE:	10/15/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NO.	23.13

A-7.1
SHEET OF

10/15/2024 3:47:44 PM J:\23 Jobs\2311 Searle\201_Bay\1_Materials\Scene022-Simon_Landscape.rvt
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FRONT ANGLED PERSPECTIVE FROM
SANTA LUCIA AND BAY VIEW



FRONT PERSPECTIVE FROM BAY
VIEW



REAR PERSPECTIVE FROM FIREPIT



REAR PERSPECTIVE LOOKING
TOWARDS PRIMARY BEDROOM

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERINGS

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2480 Bay View Avenue
Carmel, CA 93923
009-412-025-000

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