

# Attachment D

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# MILLER RESIDENCE

## 24275 Via Malpaso - Monterra Lot #18

### Monterey, CA 93940

REVISION	No.
PLAN COMM REV 7/29/2010	1
10/11/2020	

CONSULTANT:

**ERIC MILLER ARCHITECTS, INC.**

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

ARCHITECT

COVER SHEET

JOB NAME: **Miller Residence**  
24275 Via Malpaso - Lot 18  
Monterey, California 93940  
A.P.N. 259-101-066-000

DATE: FEB. 11, 2020

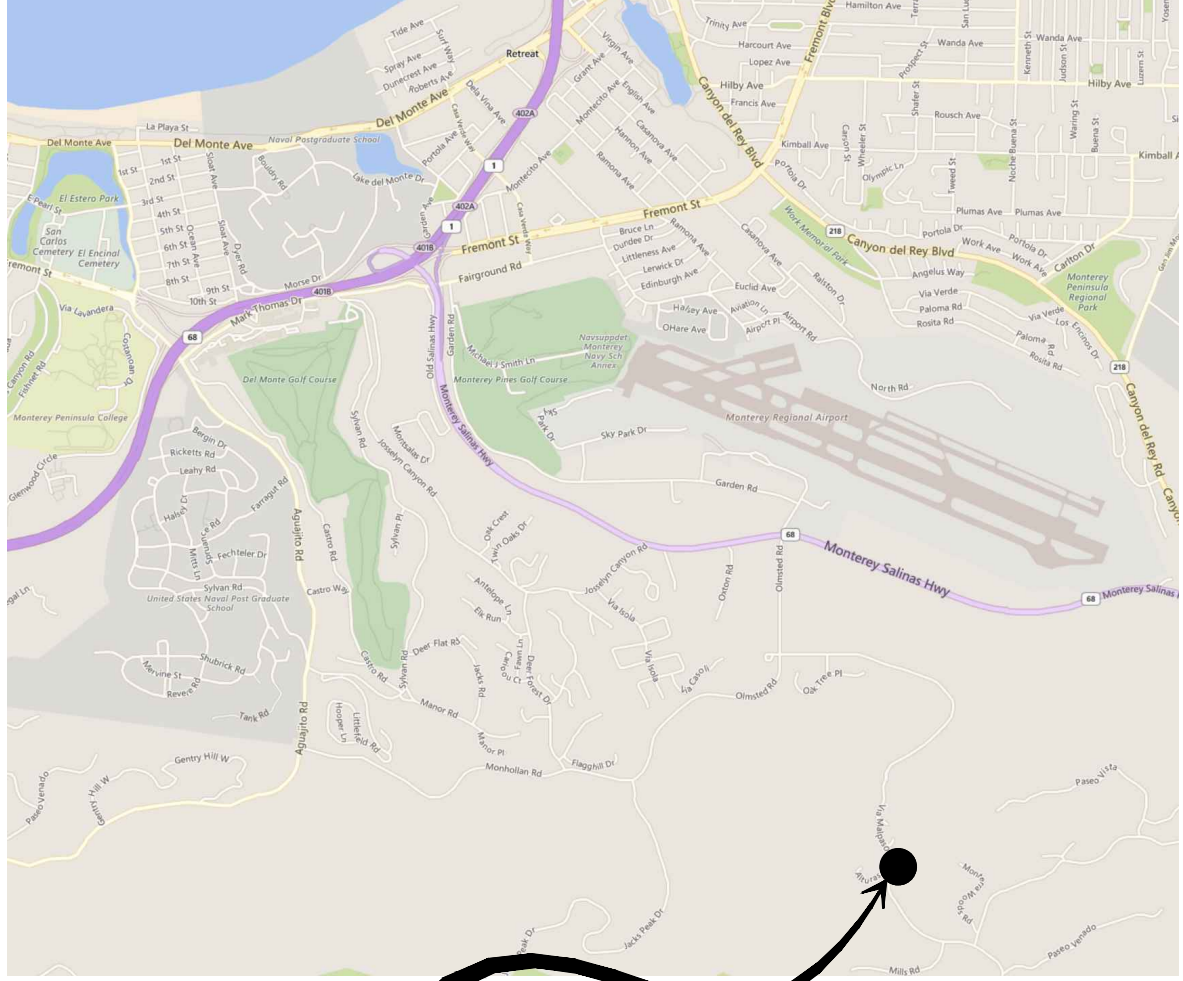
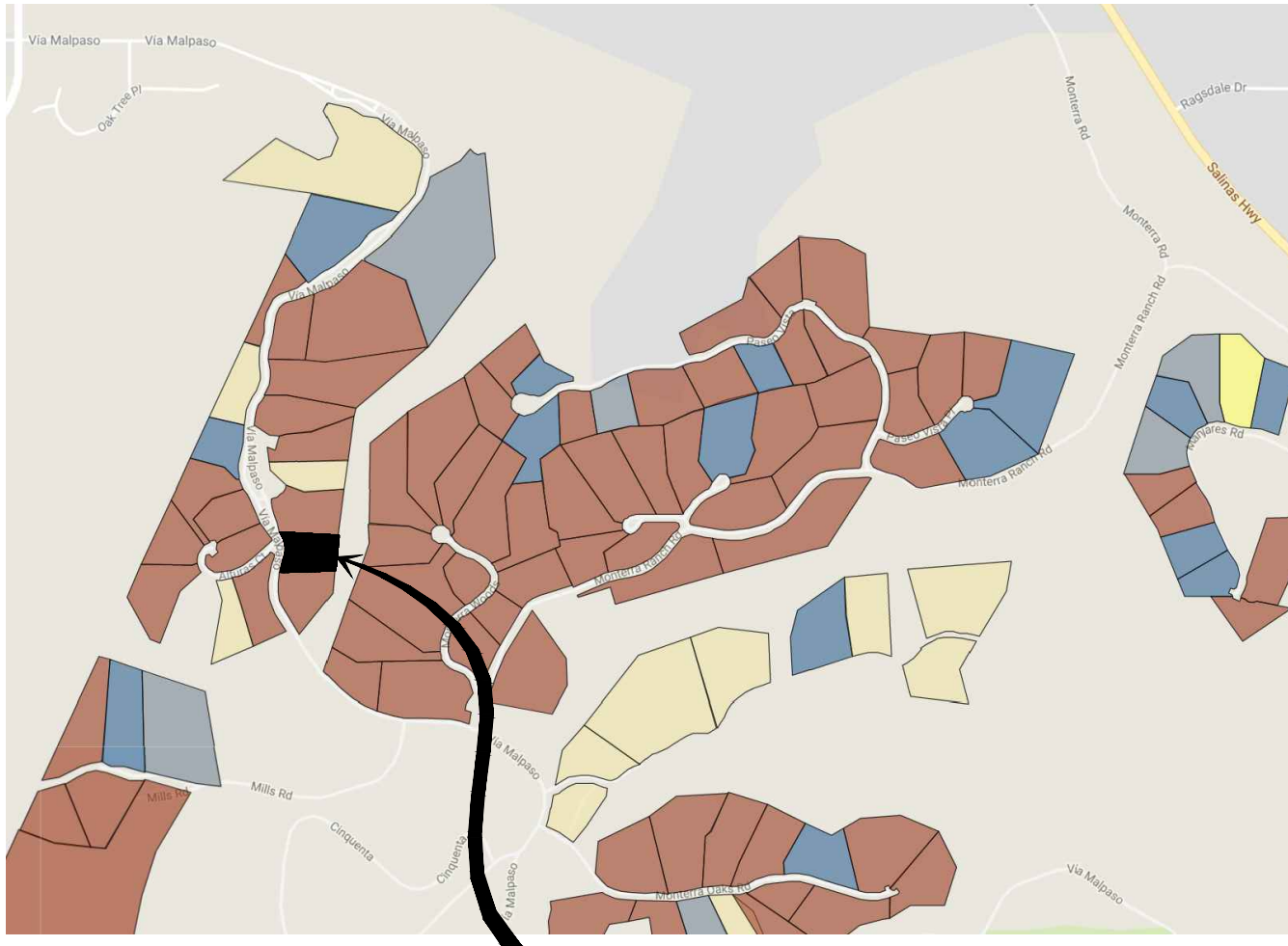
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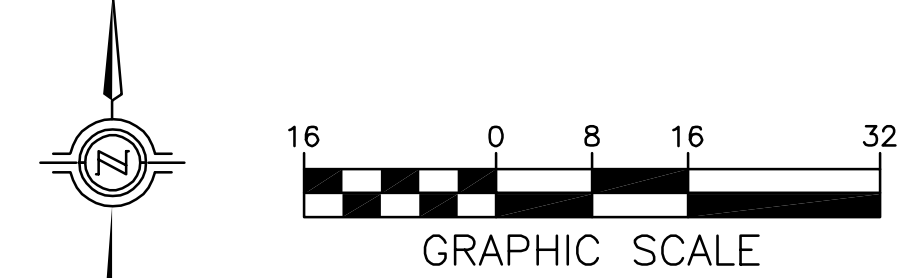
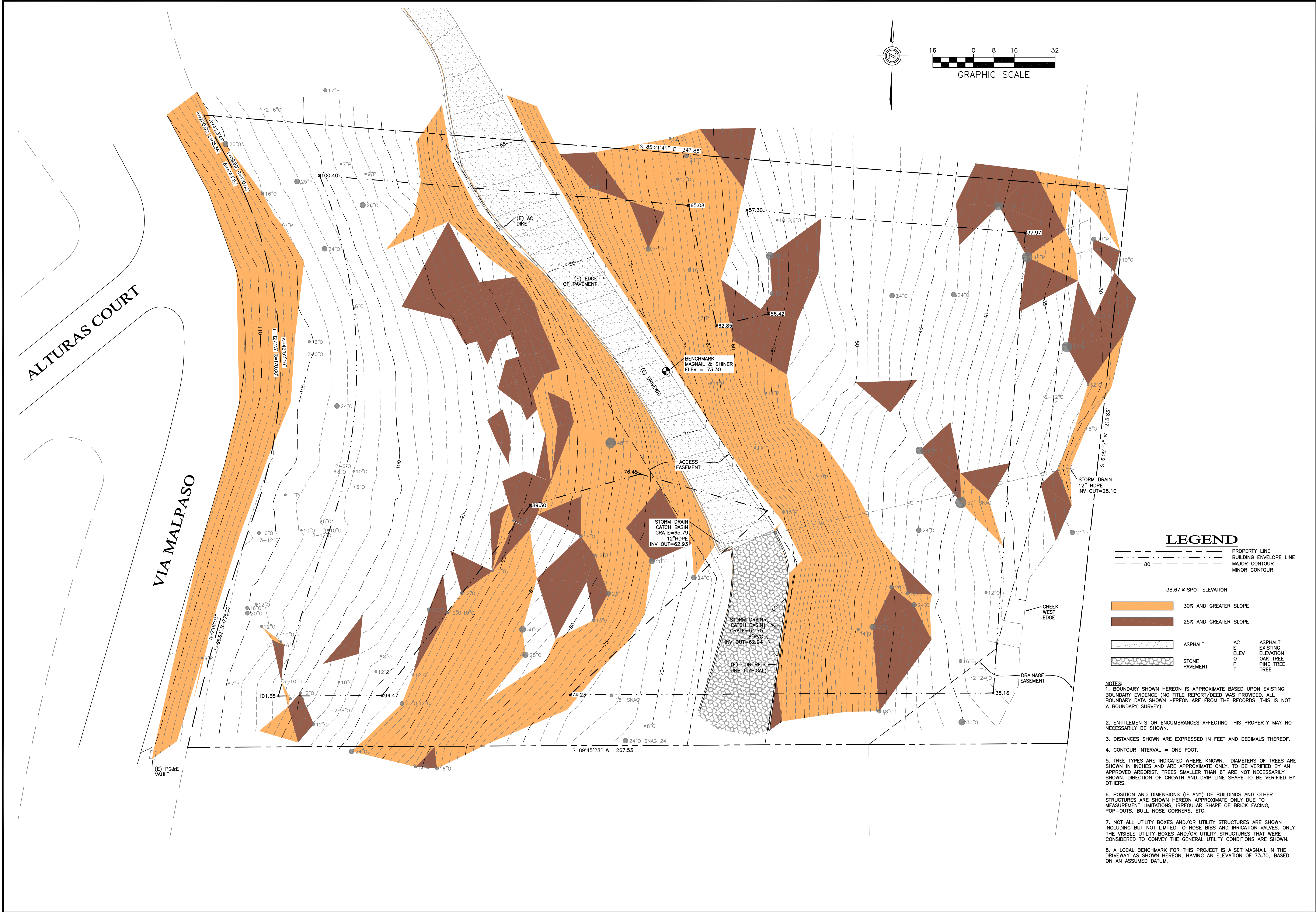
DRAWN: SSH

JOB NUMBER: 16.23

# A-0.1

SHEET OF

LEGEND	PROJECT DATA	PROJECT INFORMATION	SHEET INDEX																																																																						
<p><b>LEGEND</b></p> <table border="0"> <tr> <td>APPROX. .... APPROXIMATE</td> <td>MIN. .... MINIMUM</td> </tr> <tr> <td>BLDG. .... BUILDING</td> <td>N.T.S. .... NOT TO SCALE</td> </tr> <tr> <td>CLR. .... CLEAR</td> <td>O/ ..... OVER</td> </tr> <tr> <td>CONG. BLK. .... CONCRETE BLOCK</td> <td>O.C. .... ON CENTER</td> </tr> <tr> <td>CTR. .... CENTER</td> <td>PL. .... PLATE</td> </tr> <tr> <td>D.F. .... DOUGLAS FIR</td> <td>P.T.D.F. .... PRESSURE TREATED</td> </tr> <tr> <td>DIA. .... DIAMETER</td> <td>PLYND. .... PLYWOOD</td> </tr> <tr> <td>DWS. .... DRAWING</td> <td>REQ'D. .... REQUIRED</td> </tr> <tr> <td>(E) .... EXISTING</td> <td>S.S.D. .... SEE STRUCTURAL DRAWINGS</td> </tr> <tr> <td>EA. .... EACH</td> <td>SH. .... SIMILAR</td> </tr> <tr> <td>EQ. .... EQUAL</td> <td>SPECS. .... SPECIFICATIONS</td> </tr> <tr> <td>EXT. .... EXTERIOR</td> <td>SQ. .... SQUARE</td> </tr> <tr> <td>FF. .... FINISH FLOOR</td> <td>STD. .... STANDARD</td> </tr> <tr> <td>FND. .... 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PAVING - PATHS, PATIOS 159 S.F. TOTAL PROPOSED IMPERVIOUS COVERAGE: 12,837 S.F. <sup>1</sup> IMPERVIOUS SITE COVERAGE: 16.5%</p> <p><b>SETBACKS</b></p> <table border="0"> <tr> <td><b>MAIN HOUSE</b></td> <td><b>REQUIRED</b></td> <td><b>PROPOSED</b></td> </tr> <tr> <td>FRONT</td> <td>30.0'</td> <td>32.2'</td> </tr> <tr> <td>REAR</td> <td>20.0'</td> <td>21.7'</td> </tr> <tr> <td>NORTH SIDE</td> <td>20.0'</td> <td>47.75'</td> </tr> <tr> <td>SOUTH SIDE</td> <td>20.0'</td> <td>81.1'</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>30 FT., MAX.</td> <td>24.5 FT.</td> </tr> <tr> <td>NATURAL LOW GRADE</td> <td>85.0'</td> <td></td> </tr> <tr> <td>NATURAL HIGH GRADE</td> <td>102.0'</td> <td></td> </tr> <tr> <td>AVE. NATURAL GRADE</td> <td>43.5'</td> <td></td> </tr> <tr> <td>MAX. ALLOWABLE HEIGHT</td> <td>128.5'</td> <td>123.0 FT.</td> </tr> </table>	<b>MAIN HOUSE</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	FRONT	30.0'	32.2'	REAR	20.0'	21.7'	NORTH SIDE	20.0'	47.75'	SOUTH SIDE	20.0'	81.1'	BUILDING HEIGHT	30 FT., MAX.	24.5 FT.	NATURAL LOW GRADE	85.0'		NATURAL HIGH GRADE	102.0'		AVE. NATURAL GRADE	43.5'		MAX. ALLOWABLE HEIGHT	128.5'	123.0 FT.	<p><b>PROJECT INFORMATION</b></p> <p>OWNER: ERIC AND GRETA MILLER TRUSTEES OF THE MILLER TRUST 150 ASILONAR BLVD. PACIFIC GROVE, CA 93950 PH: (831)915-4677</p> <p>PROJECT ADDRESS: 24275 VIA MALPASO MONTERRA, LOT #18 MONTEREY, CA 93940</p> <p>ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410</p> <p>LAND SURVEYOR: L&amp;S ENGINEERING AND SURVEYING, INC. 2460 GARDEN ROAD, SUITE 6 MONTEREY, CA 93940 PH: 831-655-2123</p> <p><b>PROJECT DESCRIPTION:</b></p> <p>NEW SINGLE FAMILY DWELLING HAVING 4 BEDROOMS, 4 BATHS, ONE HALF BATH, AND TWO 2-CAR GARAGES 577.2 L.F. OF RETAINING WALLS, WHICH INCLUDES 128.33 L.F. GREATER THAN 6 FEET IN HEIGHT.</p>	<p><b>SHEET INDEX</b></p> <p><b>ARCHITECTURAL</b></p> <p>A-0.1 COVER SHEET 1 OF 1 TOPOGRAPHIC MAP</p> <p>A-1.0 PROPOSED SITE PLAN A-1.1 ENLARGED SITE PLAN A-1.2 CONSTRUCTION MANAGEMENT PLAN</p> <p>A-2.0 PROPOSED FIRST FLOOR PLAN MAIN HOUSE A-2.1 PROPOSED SECOND FLOOR PLAN MAIN HOUSE A-2.2 PROPOSED ROOF PLAN MAIN HOUSE</p> <p>A-3.1 PROPOSED MAIN HOUSE ELEVATIONS A-3.2 PROPOSED BUILDING SECTIONS</p> <p>A-T.1 MATERIAL SAMPLES A-B.0 DETAILS</p> <p><b>CIVIL</b></p> <p>C-1 MAIN RESIDENCE SITE GRADING PLAN C-2 DRIVEWAY TURNAROUND SITE GRADING PLAN C-3 SITE UTILITY PLAN C-4 EROSION CONTROL PLAN C-5 ACCESSORY DWELLING UNIT SITE GRADING PLAN C-6 EROSION CONTROL PLAN</p> <p><b>LANDSCAPE</b></p> <p>LS-1.0 PROPOSED SITE PLAN LS-1.1 FUEL MANAGEMENT PLAN LS-2.0 CONCEPTUAL LANDSCAPE PLAN LS-3.0 CONCEPTUAL LIGHTING PLAN</p>
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	<p><b>TREE REMOVAL / LANDSCAPE</b></p> <ol style="list-style-type: none"> <li>3 TREES ARE PROPOSED FOR REMOVAL. REMOVE 3 OAKS - 6', 10' AND 26'. EXISTING TREES SHALL BE PROTECTED PER CIVIL &amp; ARCHITECTURAL NOTES &amp; INSTRUCTIONS.</li> <li>LANDSCAPING TO REMAIN NATIVE, SEEDED IN DISTURBED AREAS.</li> </ol>																																																																								
	<p><b>UTILITIES</b></p> <ol style="list-style-type: none"> <li>CANADA WOODS WATER COMPANY</li> <li>PRIVATE SEPTIC WITH PUMP STATION-CANADA WOODS WATER COMPANY</li> <li>PACIFIC GAS &amp; ELECTRIC</li> </ol>																																																																								
	<p><b>GRADING</b></p> <ol style="list-style-type: none"> <li>CUT = 2560 CY</li> <li>FILL = 15 CY</li> <li>NET = 2545 CY</li> </ol>																																																																								
	<p><b>PARKING</b></p> <ol style="list-style-type: none"> <li>REQUIRED PARKING = 2 <sup>1</sup></li> <li>PROPOSED PARKING = 6 <sup>1</sup></li> </ol>	<p><b>LOCATION MAP</b></p> 	<p><b>VICINITY MAP</b></p> 																																																																						



**LEGEND**

	PROPERTY LINE
	BUILDING ENVELOPE LINE
	MAJOR CONTOUR
	MINOR CONTOUR

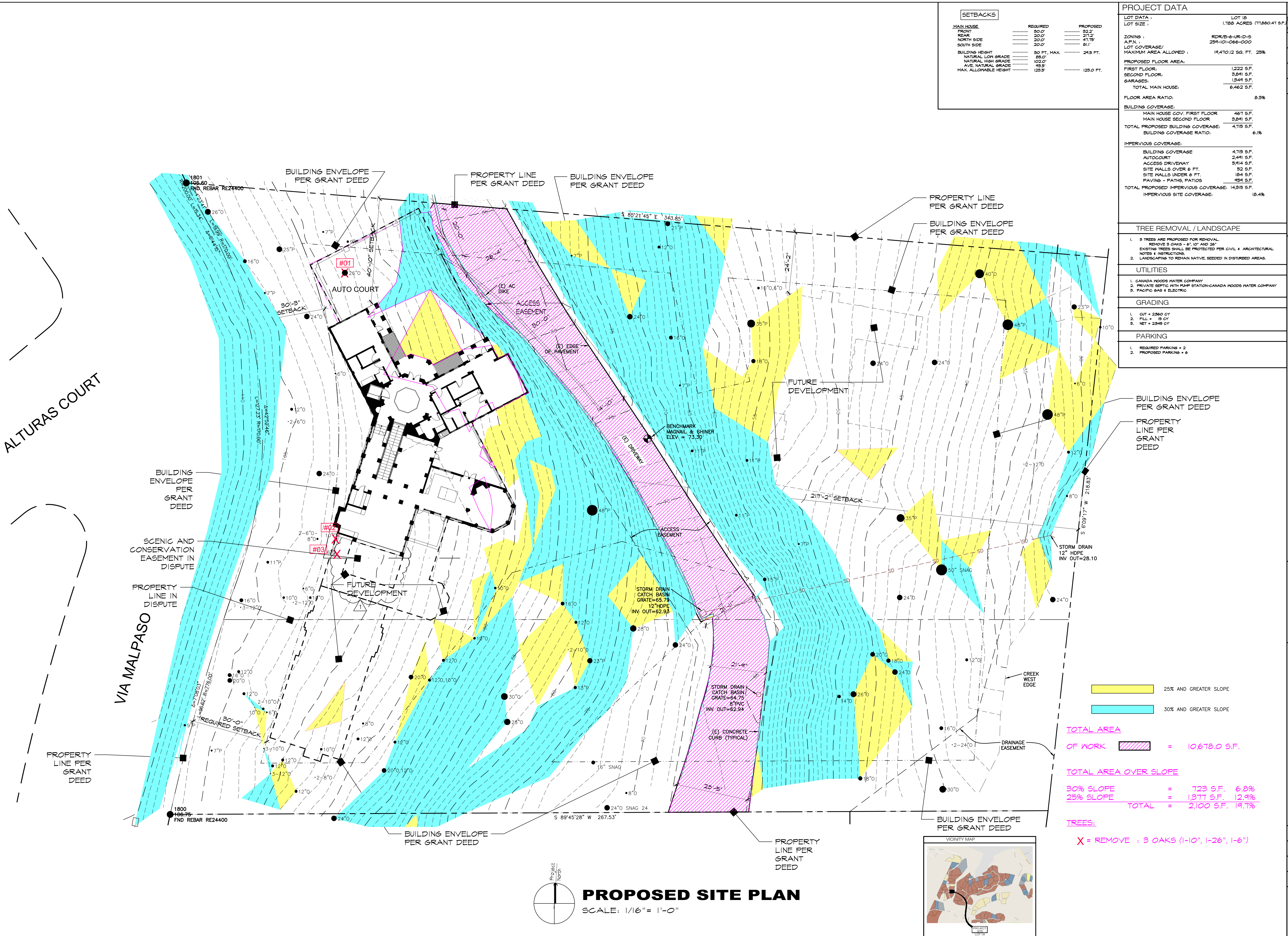
	30% AND GREATER SLOPE
	25% AND GREATER SLOPE

	ASPHALT	AC F' ELEV	ASPHALT EXISTING ELEVATION
	STONE PAVEMENT	OAK TREE	OAK TREE
		PINE TREE	PINE TREE

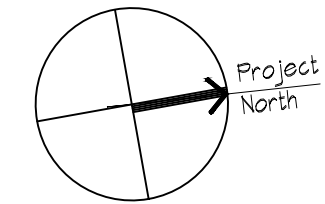
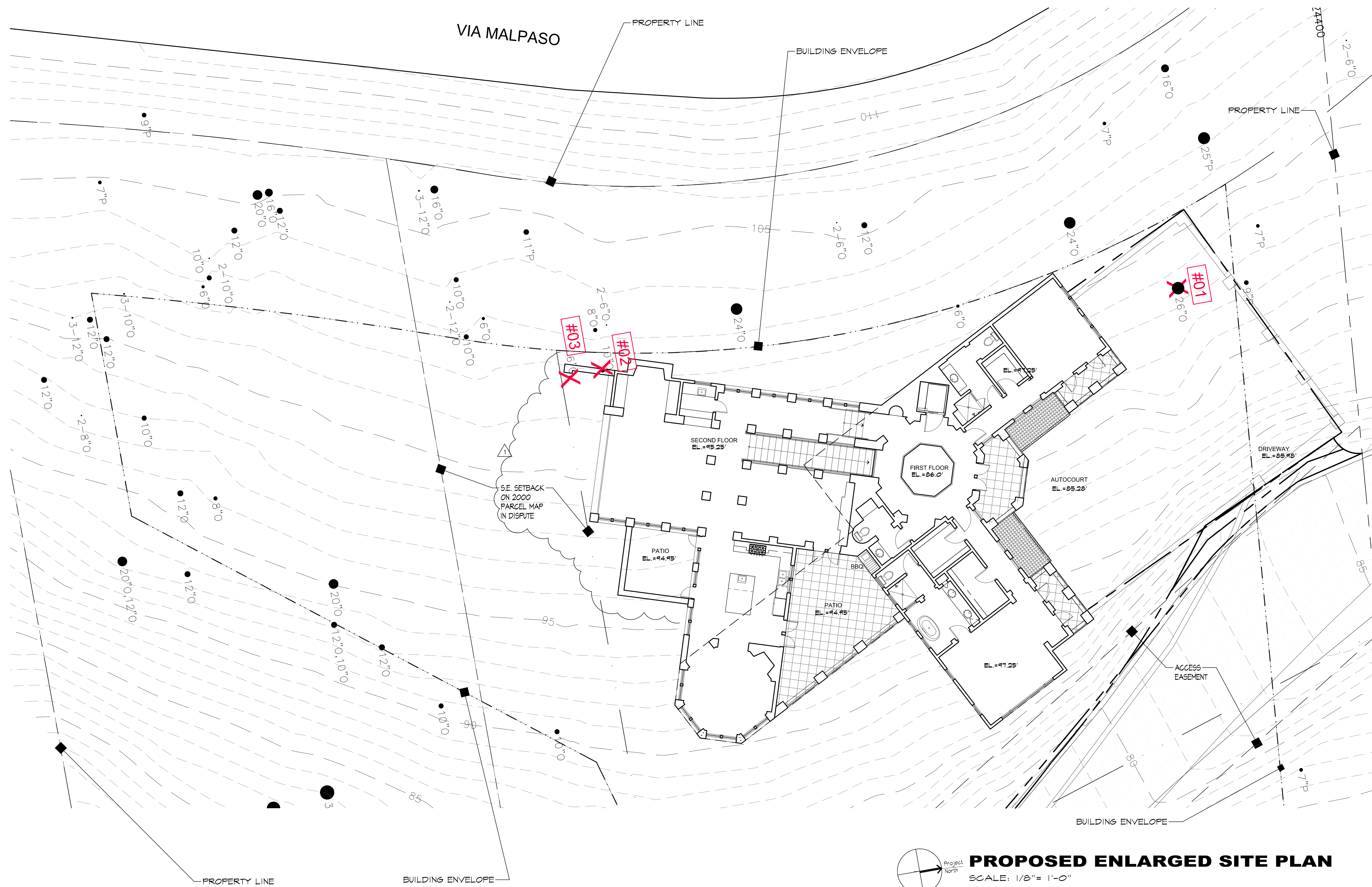
- NOTES:**
- BOUNDARY SHOWN HEREON IS APPROXIMATE BASED UPON EXISTING BOUNDARY EVIDENCE (NO TITLE REPORT/DEED WAS PROVIDED). ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - CONTOUR INTERVAL = ONE FOOT.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
  - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
  - A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAGNAIL IN THE DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 73.30, BASED ON AN ASSUMED DATUM.

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REVISION	No.
PLAN CORR.	1
REV 7/24/2020	
CONSULTANT:	
ARCHITECT:	
<b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
<b>PROPOSED SITE PLAN</b> JOB NAME: <b>Miller Residence</b> 24275 Via Malpaso - Lot 18 Monterey, California 93940 A.P.N. 254-101-066-000	
DATE:	FEB. 11, 2020
SCALE:	1/16" = 1'-0"
DRAWN:	SGH
JOB NUMBER:	16.23
<b>A-1.0</b> SHEET OF	

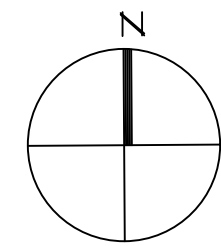
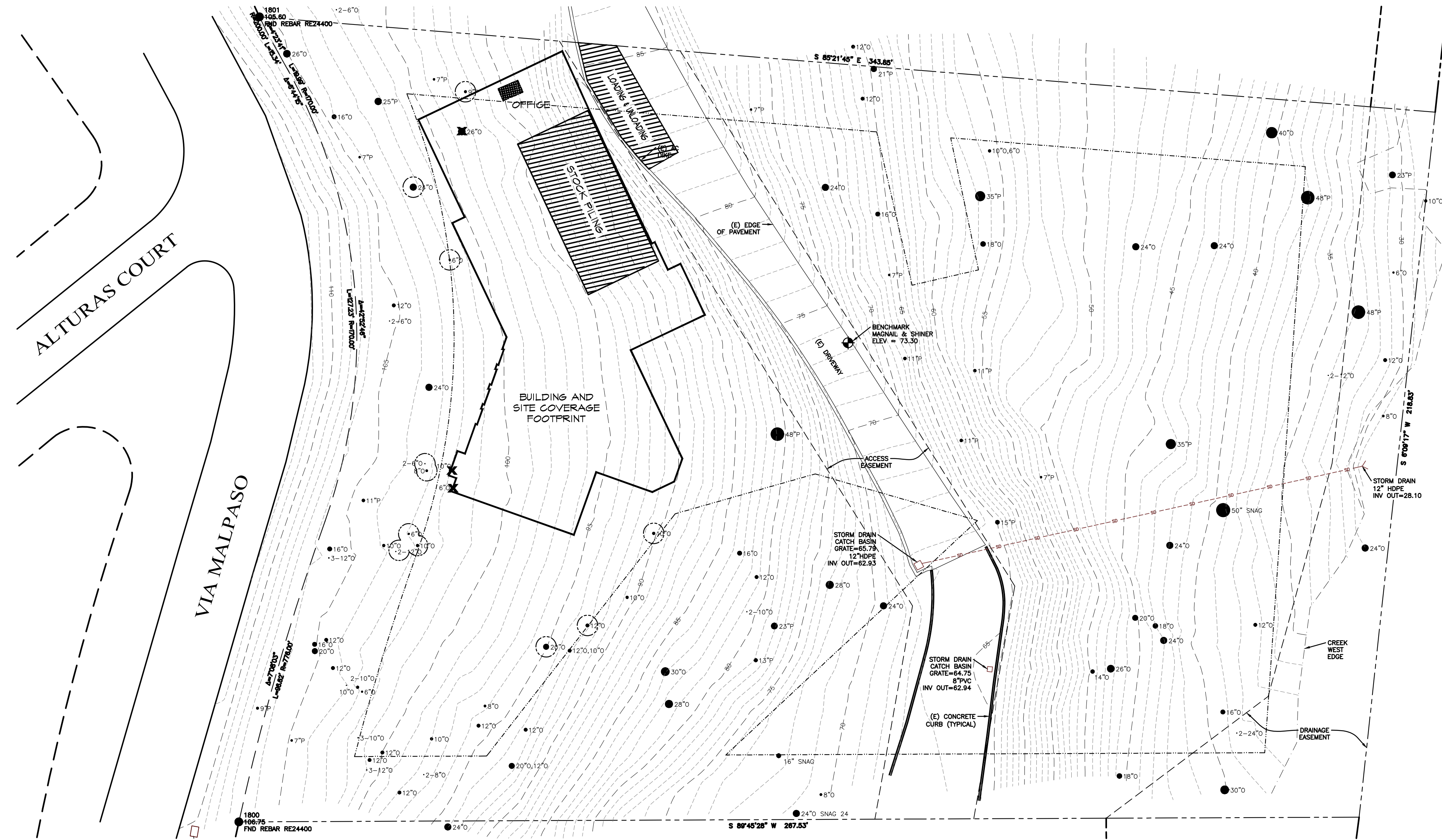
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**PROPOSED ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

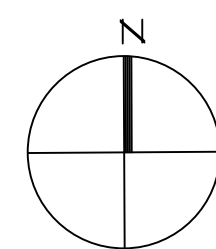
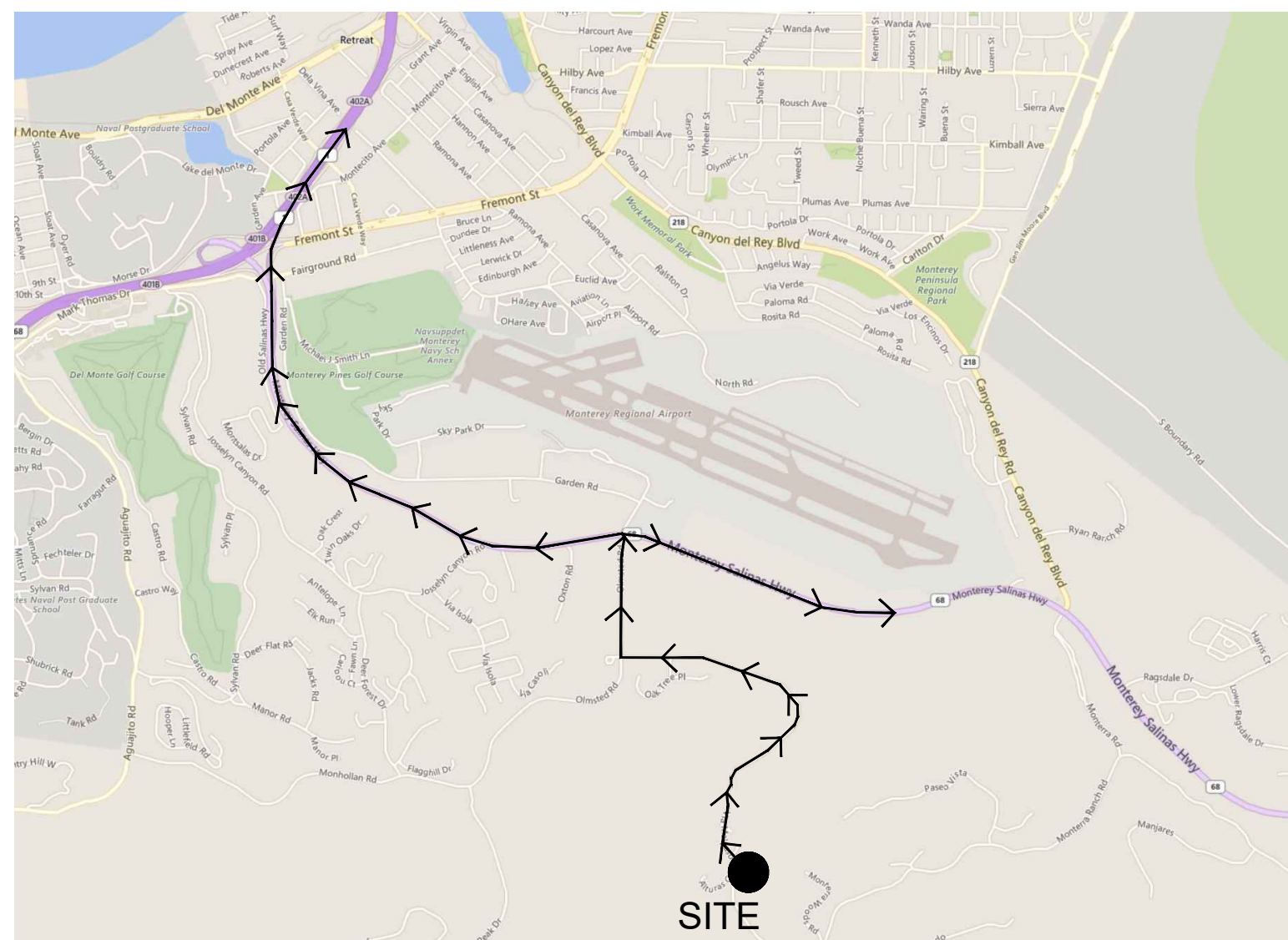
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DRAWN:	SSH
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<b>A-1.1</b> SHEET OF	

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**SITE PLAN**

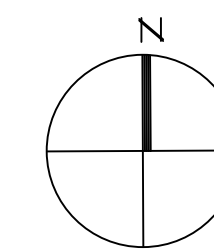
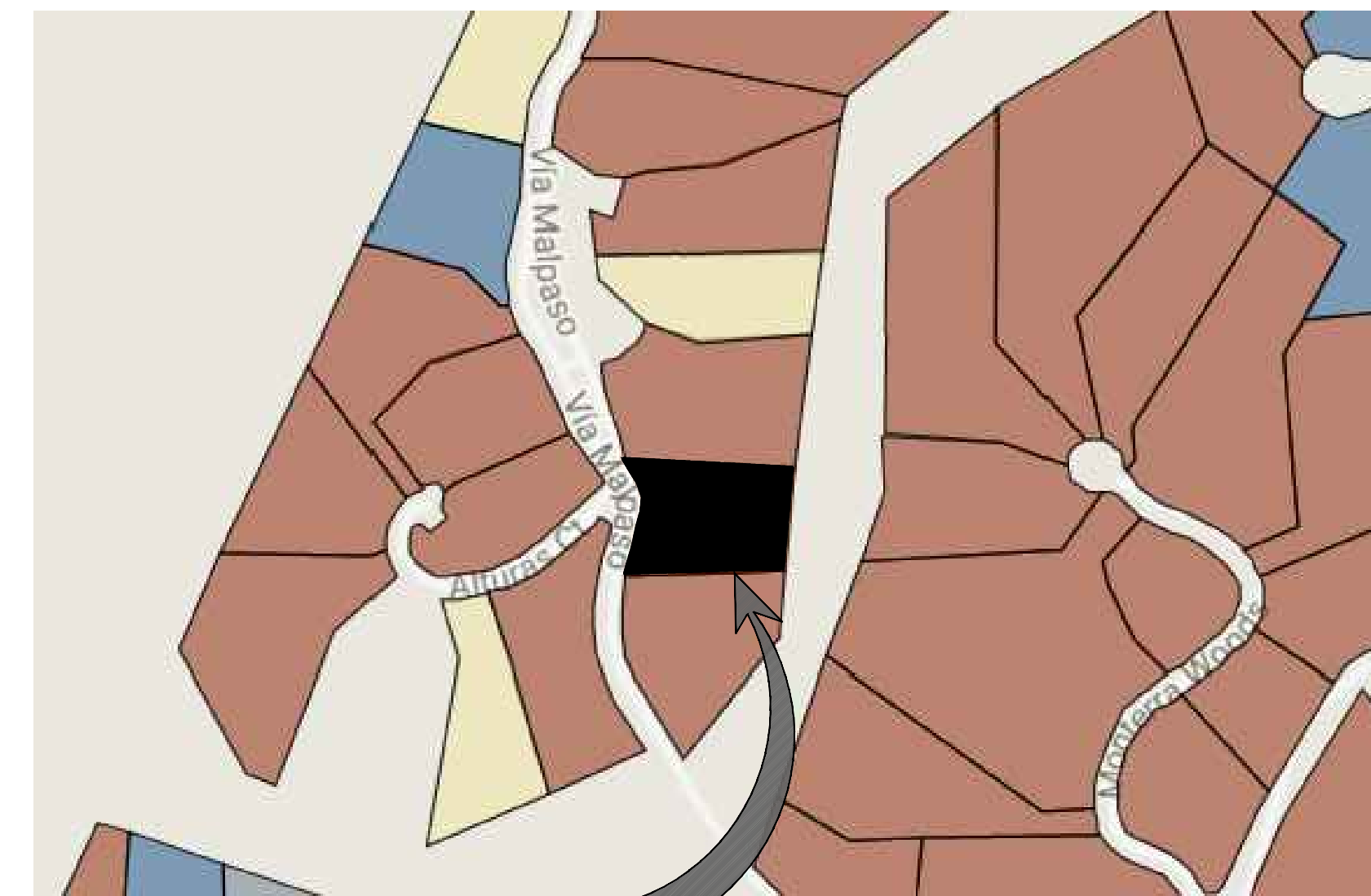
SCALE: 1/32" = 1'-0"



**PROPOSED TRAVEL ROUTES**

SCALE: N.T.S.

CONSTRUCTION MANAGEMENT SUMMARY	
CONSTRUCTION DATES	JUNE 2020 - DEC. 2021
HOURS OF OPERATION	7:30 A.M. TO 4:00 P.M.
VEHICLES	- GRADING & SOIL REMOVAL: 18 DAYS - 8 CONSTRUCTION VEHICLES DAILY - 3 MATERIAL DELIVERY VEHICLES WEEKLY
GRADINGS	- CUT: 3,060 CU. YDS. - FILL: 50 CU. YDS. - EXPORT: 3,010 CU. YDS.
ROUTES FOR VEHICLES (SEE MAP)	FROM DRIVEWAY, RIGHT ONTO VIA MALPASO, RIGHT ONTO OLMSTEAD RD. THEN EITHER LEFT ONTO 66 TO 101 OR RIGHT ONTO 66 TO SALINAS
INDIVIDUAL TREE PROTECTION	○ TREE TO BE PROTECTED. TREES IN CONSTRUCTION AREA TO REMAIN, WRAP TRUNKS, FENCING.
TREES TO BE REMOVED	✕



**AREA MAP**

SCALE: N.T.S.

REVISION	No.
PLAN COMM.	1
REV 7/29/2020	2

CONSULTANT:

ARCHITECT  
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CONSTRUCTION PLAN

JOB NAME:  
**Miller Residence**  
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DATE: FEB. 11, 2020

SCALE: AS NOTED

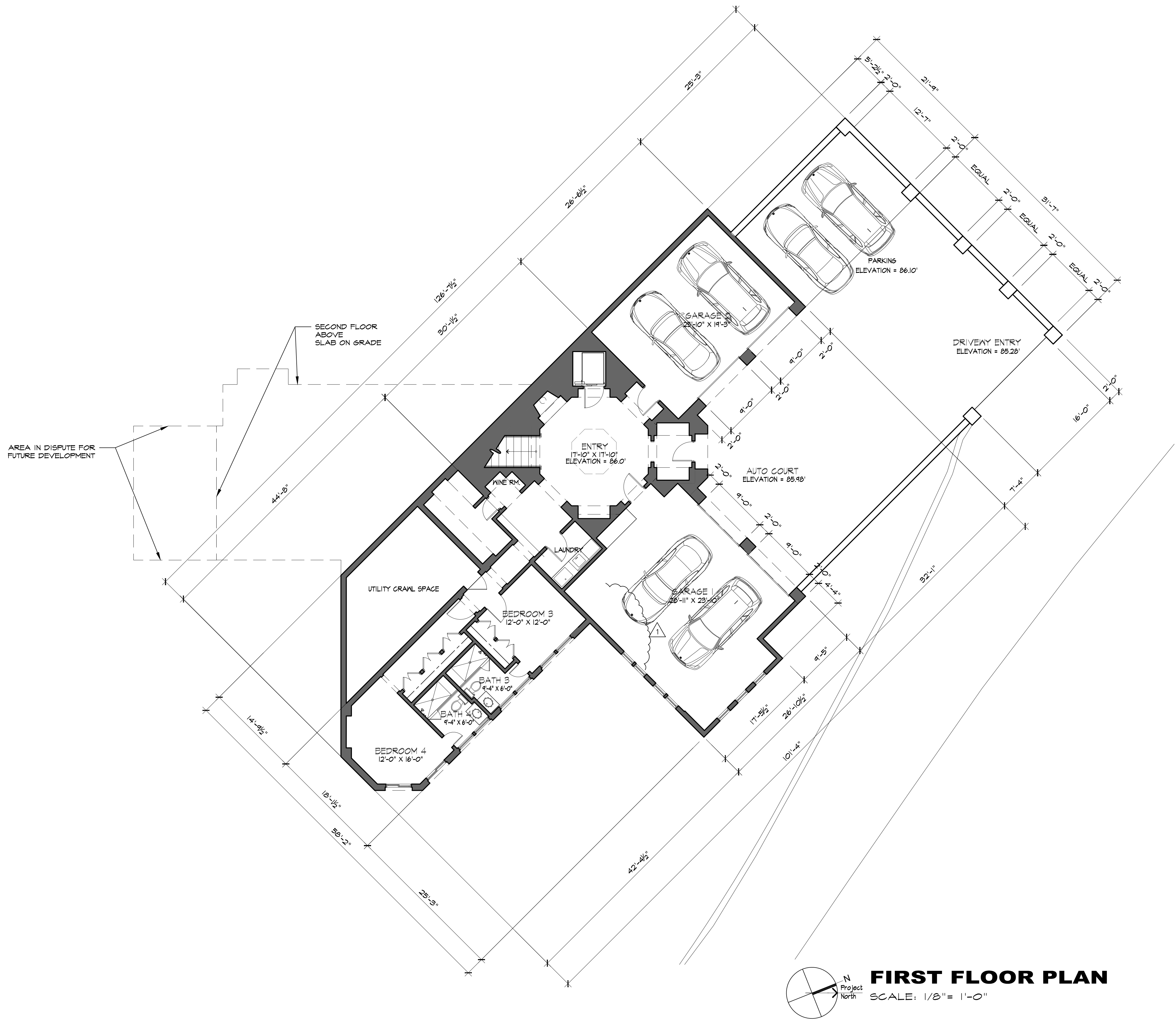
DRAWN: S&H

JOB NUMBER: 14.21

**A-1.2**

SHEET OF

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

REVISION	No.
PLAN COMM.	
REV. 7/29/2020	1

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PROPOSED FIRST FLOOR PLAN

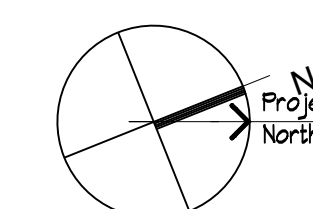
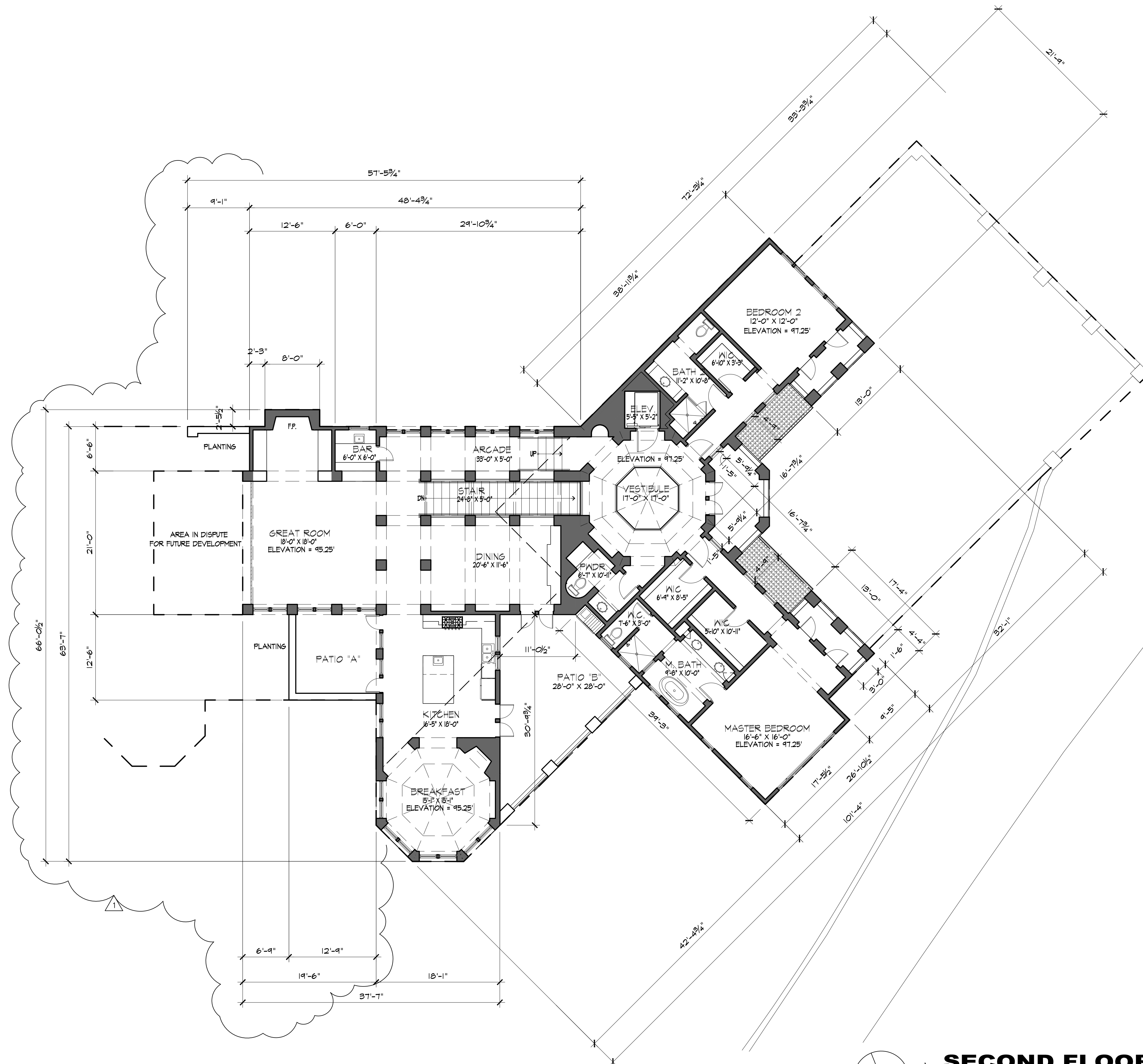
JOB NAME: **Miller Residence**  
 24275 Via Malpaso - Lot 18  
 Monterey, California 93940  
 A.P.N. 259-101-066-000

DATE: FEB. 11, 2020  
 SCALE: 1/8" = 1'-0"  
 DRAWN: SSH  
 JOB NUMBER: 16.23

**A-2.0**  
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**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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CONSULTANT:

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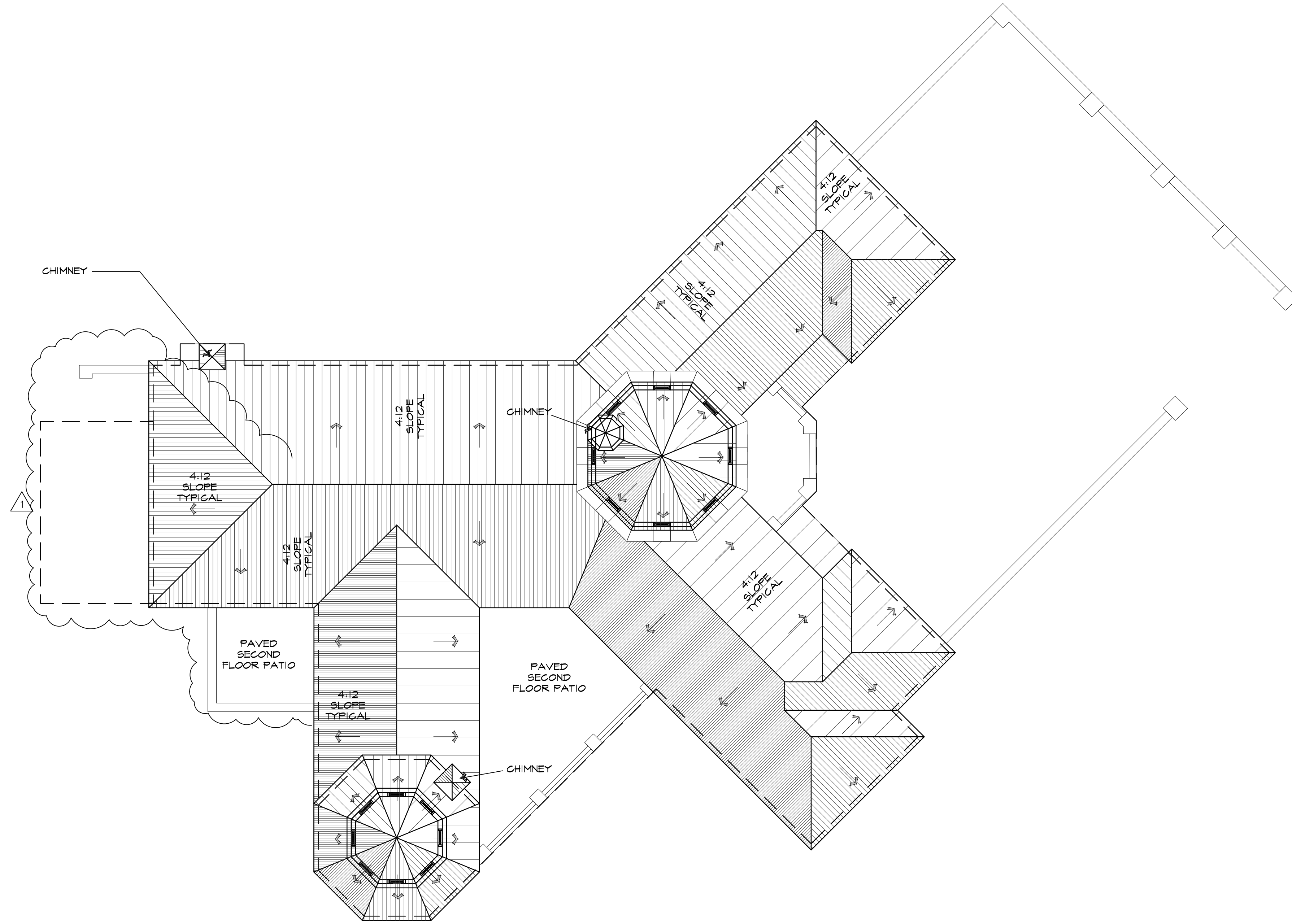
PROPOSED SECOND FLOOR PLAN

JOB NAME: **Miller Residence**  
 24275 Via Mariposa - Lot 18  
 Monterey, California 93940  
 A.P.N. 259-101-066-000

DATE: FEB. 11, 2020  
 SCALE: 1/8" = 1'-0"  
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**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 Project North

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PLAN COMM REV 7/29/2020	1

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PROPOSED ROOF PLAN

JOB NAME: **Miller Residence**  
 24275 Via Malpaso - Lot 18  
 Monterey, California 93940  
 A.P.N. 259-101-066-000

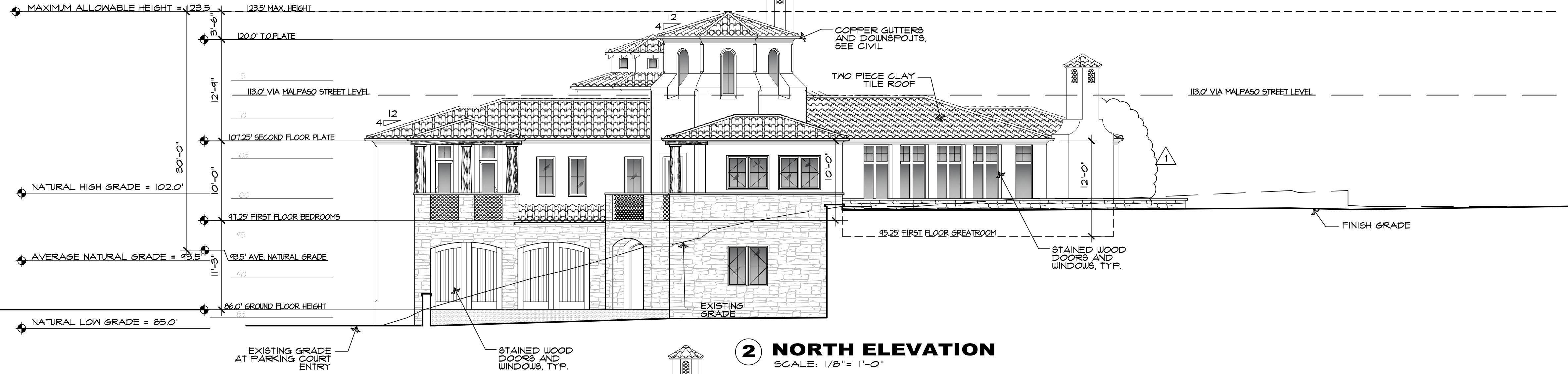
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 SCALE: 1/8" = 1'-0"  
 DRAWN: SSH  
 JOB NUMBER: 16.23

**A-2.2**  
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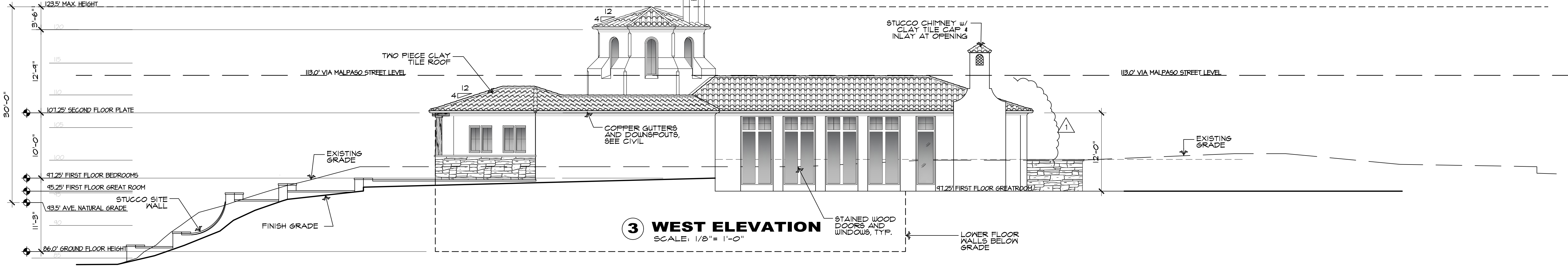
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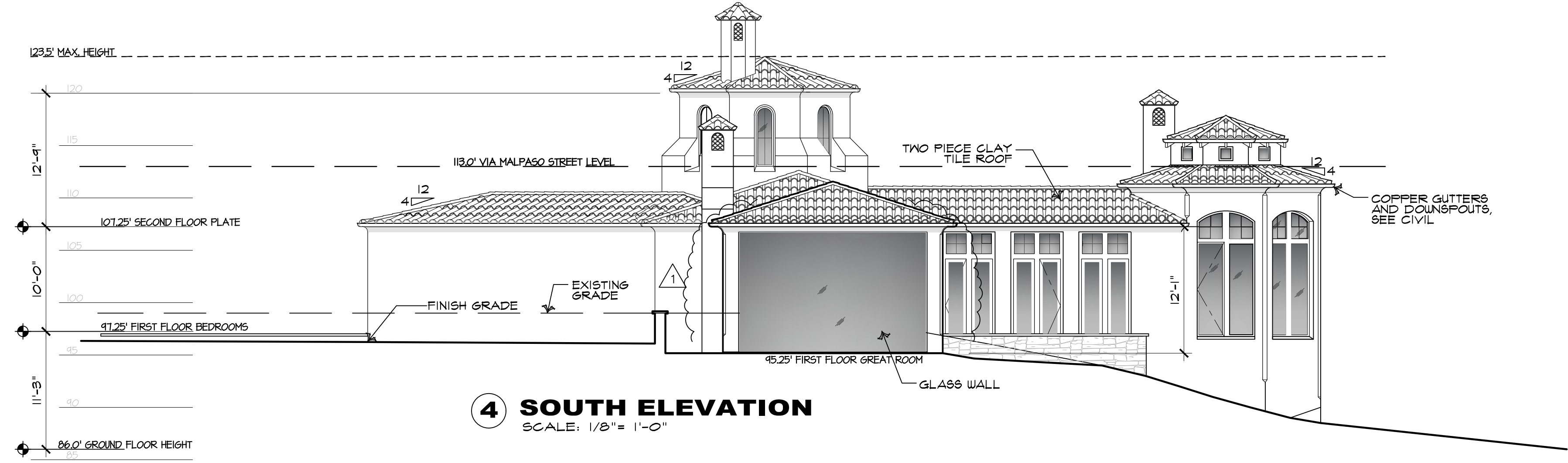
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

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ARCHITECT

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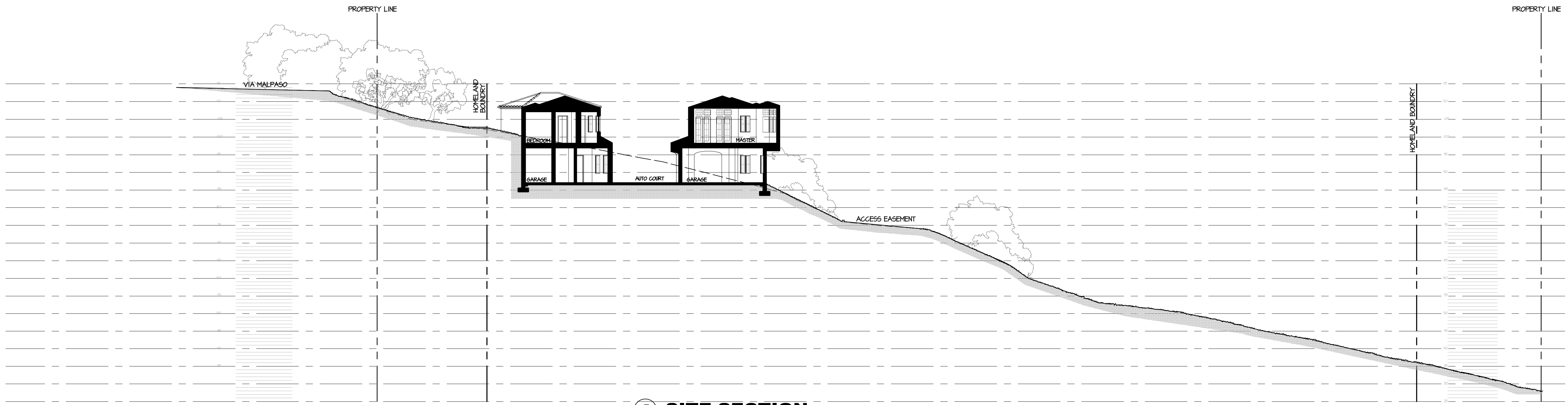
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PROPOSED MAIN HOUSE ELEVATIONS

JOB NAME: **Miller Residence**  
24275 Via Malpaso - Lot 18  
Monterey, California 93940  
A.P.N. 259-10-066-000

DATE: FEB. 11, 2020  
SCALE: 1/8" = 1'-0"  
DRAWN: SSH  
JOB NUMBER: 16.23

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**A SITE SECTION**  
SCALE: 1/16" = 1'-0"



**B SITE SECTION**  
SCALE: 1/16" = 1'-0"

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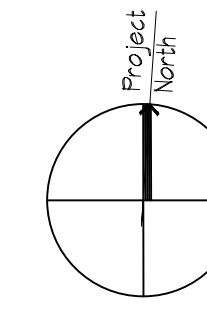
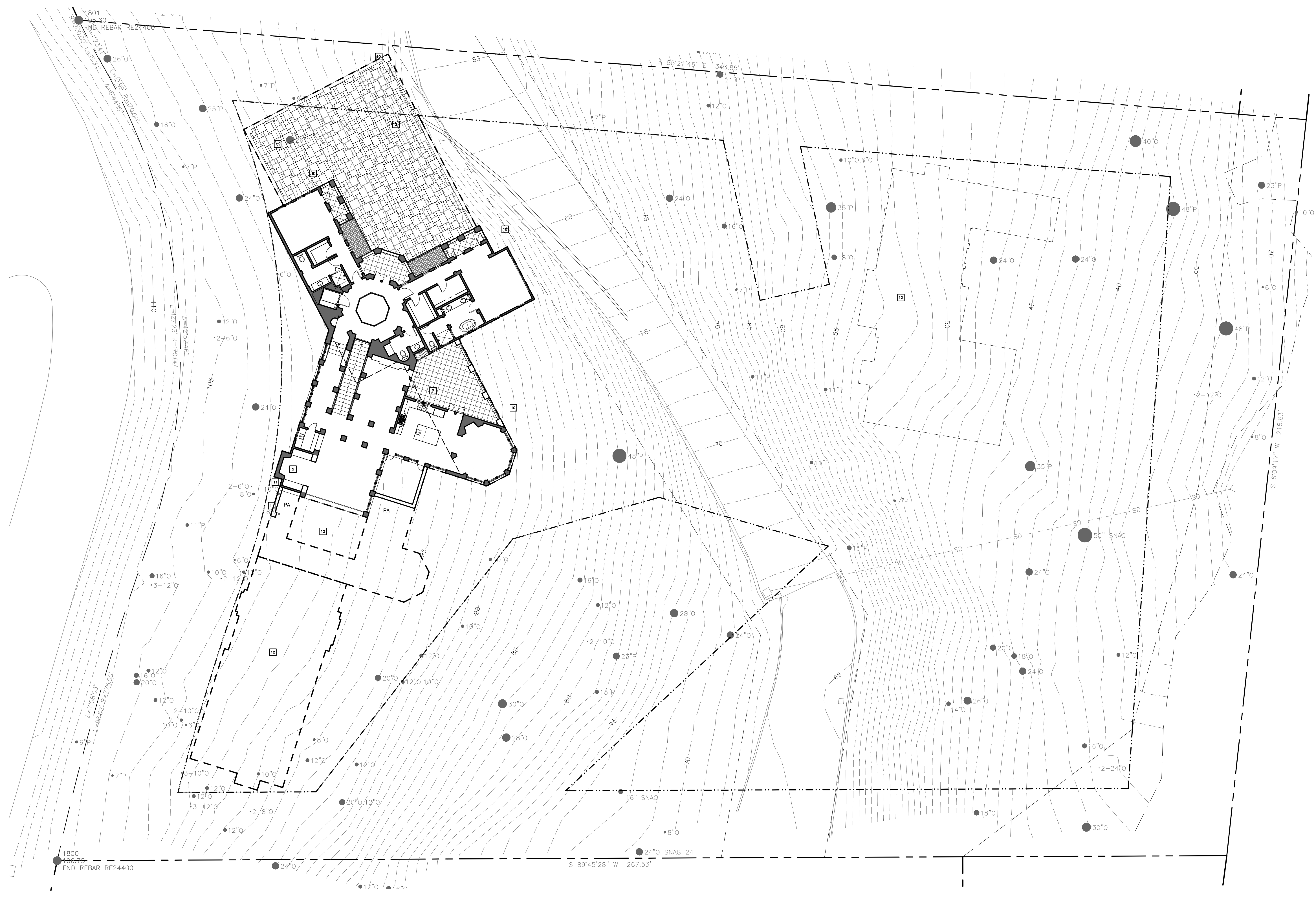
PROPOSED SITE SECTIONS

JOB NAME:  
**Miller Residence**  
 24275 Via Malpaso - Lot 18  
 Monterey, California 93940  
 A.P.N. 259-101-066-000

DATE: **FEB. 11, 2020**  
 SCALE: 1/16" = 1'-0"  
 DRAWN: **SSH**  
 JOB NUMBER: **16.23**

**A-3.2**  
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**PROPOSED LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

LEGEND	
	Cut Stone Paving: Grout set over 4" concrete sub-slab with #3 @ 16" o.c. both ways. Joint sub-slab as needed for crack control.
	Asphalt Paving: Install with 2x6" header in smooth curves, verify layout in field with Landscape Architect. See Civil Drawings.
	Planting Area: See Planting Plan
GENERAL NOTES:	
1. SEE ARCHITECTURAL DRAWINGS FOR STONE TYPES AND SPECIFICATIONS	
REFERENCE NOTES:	
	ELIMINATED
	FIRE DEPT. TURN AROUND, PER MONTEREY COUNTY REGIONAL FIRE DEPARTMENT STANDARDS
	ELIMINATED
	ELIMINATED
	FIREPLACE WITH WOOD STORAGE, SEE ARCHITECTURAL DRAWINGS
	ELIMINATED
	BAR-B-Q, SEE ARCHITECTURAL DRAWINGS
	GUEST PARKING, SIZED FOR 1-4 CARS
	ELIMINATED
	INSTALL EROSION FABRIC ON SLOPE IF GREATER THAN 3:1
	TREE TO BE REMOVED
	FUTURE DEVELOPMENT

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LANDSCAPE PLAN  
JOB NAME: **Miller Residence**  
24275 Via Malpaso - Lot 18  
Monterey, California 93940  
A.P.N. 259-101-066-000

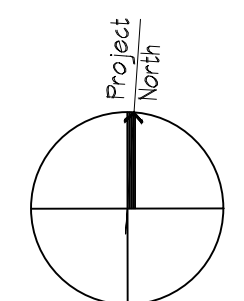
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SCALE: 1/16" = 1'-0"  
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<p>Reduced Fuel Zone: 100' from structure. Zone shall be maintained around the home. Plant material shall be trimmed regularly for fuel modification and reduction. Where fuel management zone encroaches on Conservancy land, coordinate fuel reduction work with Santa Lucia Conservancy.</p> <p>Fuel Break Line: Firebreak shall be maintained 30' from structure. Within this zone, remove and clear way all flammable vegetation. Single specimens of trees or other vegetation may be retained provided they are well spaced, well pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure. Firebreak shall disrupt the vertical and horizontal continuity of flammable and combustible vegetation. Ornamental grasses shall be maintained at less than 18" and isolated from other fuels.</p>		



**FUEL MANAGEMENT PLAN**  
SCALE: 1/16" = 1'-0"

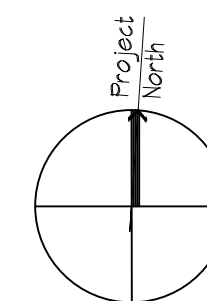
ARCHITECT		<p><b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	
CONSULTANT:			
FUEL MANAGEMENT PLAN		<p>JOB NAME: <b>Miller Residence</b> 24275 Via Malpais - Lot 18 Monterey, California 93940 A.P.N. 259-101-066-000</p>	
DATE: FEB. 11, 2020			
SCALE: 1/16" = 1'-0"			
DRAWN: SHH			
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<b>LS-1.1</b>			
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*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
9 L	Ah	Arctostaphylos 'Howard McMinn'	5 Gal.	
17 L	Li	Lavandula intermedia 'Provence'	5 Gal.	
17 L	Sg	Salvia greggii 'Caviar'	1 Gal.	

**PLANT LEGEND**

Restoration Planting: Hydroseed *Stipa pulchra* @ 30 lb/acre. Exact limits to follow grading limits, to be determined in field by Landscape Architect. Seeding to occur between October and November.



**CONCEPTUAL LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"

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CONCEPTUAL LANDSCAPE PLAN

JOB NAME:  
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A.P.N. 259-101-066-000

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

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JOB NUMBER: 16.23

**LS-2.0**

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SYMBOL	TYPE	MANUFACTURER	NUMBER	LAMP	FINISH	COMMENTS
◊	Recessed Step/Wall Light	FX Luminaire	PO LED	24 W 12 V	Brass	
●	Swimming Pool Light	SAVI	Melody Blanco MB-#, contractor to determine	10 W 12V	N/A	Install 5' O.C. @ 12" below water line. Coil additional conductor in pool basin to allow for moving lights.
◇	Path Light	FX Luminaire	FG-3LED-BZ	4.5 W 12V	Bronze Metallic	
◊	Water Feature Light	Focus Industries	SL-33 ABAC-ULT-LED	20 W 12 V	Brass	
□	Transformer	FX Luminaire	PX		Bronze Metal	Size as shown on Transformer Legend
⊕	GFCI Electrical Outlet					Locate in weatherproof enclosure.

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CONCEPTUAL LIGHTING PLAN

JOB NAME: **Miller Residence**  
24275 Via Malpais - Lot 18  
Monterey, California 93940  
A.P.N. 259-101-066-000

DATE: FEB. 11, 2020

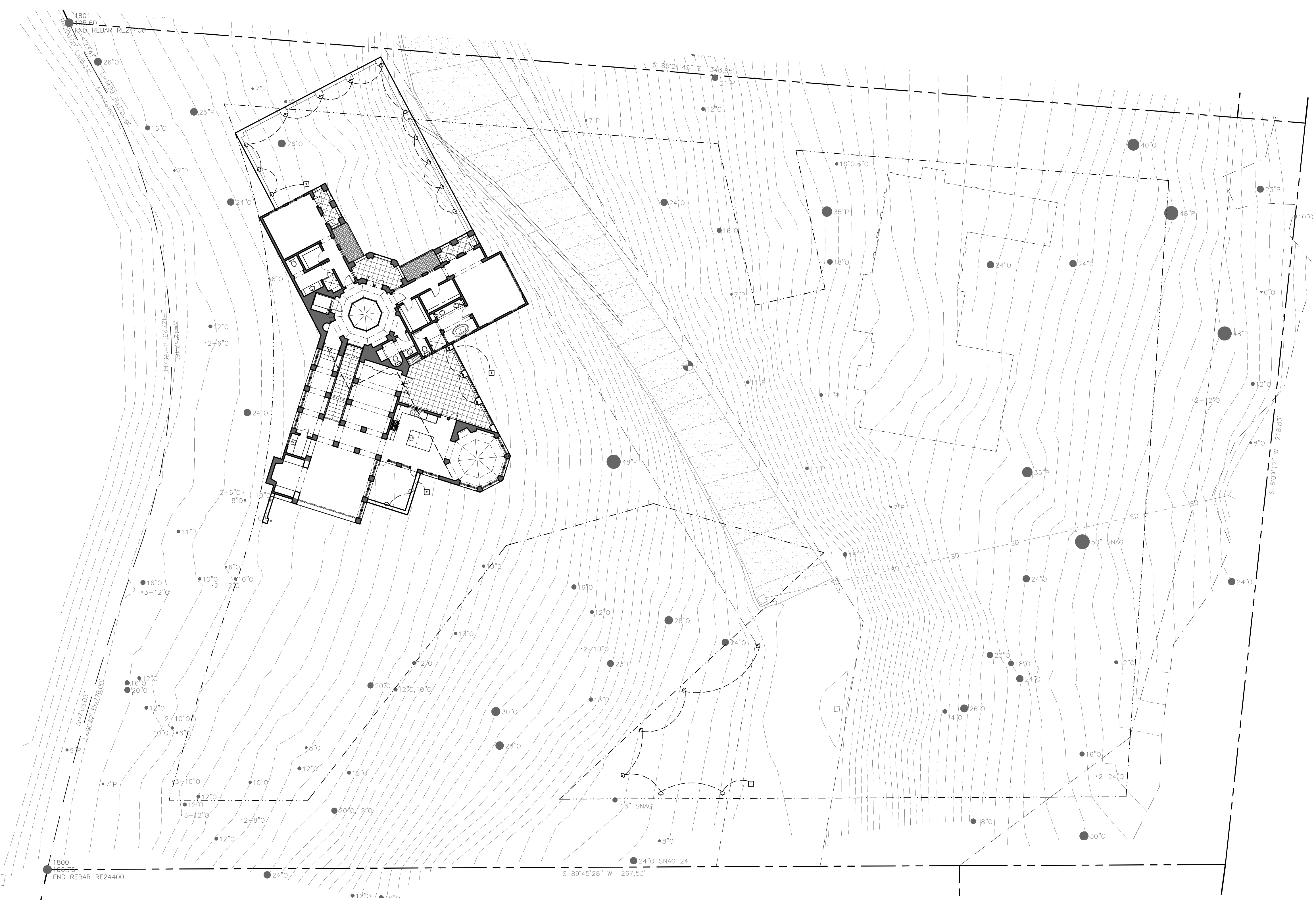
SCALE: 1/16"=1'-0"

DRAWN: SSH

JOB NUMBER: 16.23

**LS-3.0**

SHEET OF



- 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 maximum 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 with Owner.
  4. Provide GFCI electrical outlets for all appliances in outdoor kitchen.
  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.

**CONCEPTUAL LIGHTING PLAN**

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