

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

In the matter of the application of:

STIVER JARED (PLN170936)

RESOLUTION NO. 18-042

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15301(e)(2); and
- 2) Approving the Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,090 square foot one-story single family dwelling and 441 square foot attached garage and rebuild of a 3,388 square foot two-story single family dwelling and 605 square foot garage, along with 115 cubic yards of associated grading; and
 - b) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

[PLN170936, STIVER JARED, 2777 Pradera Road, Carmel, Carmel Area Land Use Plan (APN: 243-032-013-000)]

The Stiver application (PLN170936) came on for public hearing before the Monterey County Zoning Administrator on 12 July 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the *1982 Monterey County General Plan*;
 - Carmel Area Land Use Plan (LUP);
 - Coastal Implementation Plan (CIP), Part 4
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 2777 Pradera Road, Carmel (Assessor's Parcel Number 243-032-013-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ) (Medium Density Residential with an allowed 18 feet maximum height) and is developed with an existing single family dwelling, attached garage, and driveway.
 - c) The proposed project would not present significant public policy issues,

unmitigable significant adverse environmental impacts, significant changes in the nature of a community or area, nor establishment of precedents or standards by which other projects will be measured. Therefore, the Zoning Administrator is the appropriate hearing body for consideration of this permit (Monterey County Code Title 20, Section 20.04.F).

- d) Pursuant to Carmel Area LUP Policy 2.8.3.2, an archaeological survey was prepared due to the subject parcel mapped for high archaeological sensitivity. The report, prepared by archaeologist Gary S. Breschini, concludes there is no surficial evidence of cultural significance (File No. LIB180128).
- e) A Phase One Historic Assessment was prepared by Past Consultants LLC for analysis of the potential for historic significance of the structure which was built in 1957. The report (File No. LIB180130) concludes the structure is not historic. Therefore, no further review was required.
- f) A site inspection was conducted on 13 April 2018 by RMA Staff to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for the proposed project.
- g) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on 2 April 2018. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project includes a design approval subject to a public hearing. LUAC recommendation was for approval in a 5-0 decision.
- h) Project setbacks are 20' front, 5' sides, and 10' rear which are in accordance with the provisions for back-to-back corner lot setback exceptions in Section 20.62.040.Q of Title 20. Therefore, the project is consistent with the setback requirements for the parcel's development zone.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170936.

2. **FINDING:** **SITE SUITABILITY** – The Project, as conditioned, is compatible with the integrity and nature of the area and complies with all applicable federal, state, and local regulations.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Carmel Highlands Fire Protection Department (FPD), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site would harm public health, safety, or welfare. Conditions recommended have been incorporated.
 - b) The design materials proposed are consistent with the existing residence and with the neighborhood character. Therefore, implementation of the project would be consistent with the suburban character of the surrounding area.
 - c) Staff conducted a site inspection on 13 April 2018 to verify that the site is suitable for implementation of the proposed project.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170936.

3. **FINDING:**

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

EVIDENCE:

- a) The project was reviewed by RMA- Planning, Carmel Highlands FPD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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) The subject parcel receives residential water from Cal-Am, is on the public sewer system, Carmel Area Wastewater District (CAWD), and is located in a Carmel Area of Special Biological Significance (ASBS) for watershed protection. Carmel Area CIP Policy 20.146.050 requires performance controls for development site features within the MDR zone, in addition to the standard requirements for projects not in the Carmel ASBS, including the following:
 - Condition No. 7 requires, during demolition and construction, submittal of and adherence to an Erosion Control Plan for review and approval by RMA-Environmental Services (ES).
 - Condition No. 8 requires submittal of a Grading Plan that incorporates the recommendations from the project Soil Engineering Investigation by Landset Engineers, Inc. to RMA-ES for review and approval, and certification of conformance to the approved Grading Plan.
 - Condition No. 6 requires submittal to RMA-ES, for review and approval, a Stormwater Control Plan addressing Post-Construction Requirements for Development Projects in the Central Coast Region and incorporating measures identified on the completed Site Design and Runoff Reduction Checklist.
 - Condition No. 13 requires weekly inspections with RMA-ES during the rainy season (October 15 to April 15) to ensure contaminants are not discharged into the Carmel ASBS. This inspection requirement shall be noted on the Erosion Control Plan.

The project, as proposed and conditioned, would not have an adverse effect on the Carmel ASBS.

- c) Staff conducted a site inspection on 15 December 2017 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 Monterey County RMA - Planning for the

proposed development found in Project File PLN170936.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 15 December 2017 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN170936.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement of an existing structure, located on the same site with the same intensity of residential use as the replaced residence. The proposed project would replace the existing one-story 2,090 square foot single family dwelling and 441 square foot attached garage with a two-story 3,388 square foot dwelling and 605 square foot attached garage on the same residential parcel. Therefore, the project is categorically exempt.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
 - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on 15 December 2017.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170936.
6. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.146.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 4 for Carmel Area Land Use Plan Area.
- a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.
 - b) The remodel has no effect on visual and physical public access to and

along the shoreline nor on public recreational values. Therefore, the project is consistent with the intent of the California Coastal Act regulations for public access relative to the Carmel Area.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission.
- EVIDENCE:** a) Section 20.8.030.A of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator is appealable to the Board of Supervisors.
- b) In accordance with Policy 20.86.080.A of Title 20, the project is appealable to the California Coastal Commission (CCC) because the subject parcel is between the sea and the first through public road (Highway 1) parallel to the sea.

DECISION

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

1. Find the project Categorically Exempt per Section 15302 of CEQA Guidelines;
 2. Approve the Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,090 square foot one-story single family dwelling and 441 square foot attached garage and rebuild of a 3,388 square foot two-story single family dwelling and 605 square foot garage, along with 115 cubic yards of associated grading; and
 - b) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource;
- subject to the attached plans and conditions, all being attached hereto and incorporated herein by reference,

PASSED AND ADOPTED this 12th day of July 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUL 16 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUL 26 2018**

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM

MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION,
CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE
300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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

Monterey County RMA Planning

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

PLN170936

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170936) allows the demolition of existing 2,090 square foot single story single family dwelling and 441 square foot one-car garage, and construction of a 3,388 square foot two-story single family dwelling with a 605 square foot attached two-car garage, and associated grading; and 2) Coastal Administrative Permit to allow 50 cubic yards of excavation within 750 of a known archaeological resource. The property is located at 2777 Pradera Road, Carmel (Assessor's Parcel Number 243-032-013-000), Carme Area 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 18-042) was approved by the Zoning Administrator for Assessor's Parcel Number 243-032-013-000 on 12 July 2018. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

6. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The Stormwater Control Plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan to RMA-Environmental Services for review and approval.

7. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Soil Engineering Investigation by Landset Engineers, Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

9. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

10. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

11. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

12. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If new landscaping is installed, prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - 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 RMA - 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. (RMA - 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 the RMA - 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 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 the Monterey County RMA - 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.

13. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

14. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Soil Engineering Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

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

Responsible Department: RMA-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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

17. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Combined Development Permit (Planning File No.: PLN170936) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

18. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

19. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-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 RMA - 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. (RMA - Planning and RMA - 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 RMA- 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 RMA- 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.

20. PWSP003 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a survey of the northwesterly and northeasterly boundaries of the subject parcel and have the property corners and angle points monumented. (Development Engineering)

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor monument the northerly boundary lines. Evidence of completion of monumentation shall be submitted to the County Surveyor for review and approval. The surveyor shall conform to the requirements of Section 8762 of the California Business and Professions Code.

GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufactures being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS

APPROX. BLK CLO. CONC. CONT. DS DW (D) F.O.C. F.O.S. GALV. GYP. G.W.B. FLR HDWD N.I.C. N.T.S.	APPROXIMATE BLOCK CLOSET CONCRETE CONTINUOUS DOWNSPOUT DISHWASHER EXISTING FACE OF CONCRETE FACE OF STUD GALVANIZED GYPSUM GYPSUM WALLBOARD FLOOR HARDWOOD NOT IN CONTRACT NOT TO SCALE	O.C. O.D. PLYWD REF R.O. SHWR SM SL T&G T.O.P. TYP. U.O.N. NOTED WP W/ W/O W.I.C.	ON CENTER OUTSIDE DIAMETER PLYWOOD REFRIGERATOR ROUGH OPENING SHOWER SIMILAR SKYLIGHT TONGUE AND GROOVE TOP OF PLATE TYPICAL UNLESS OTHERWISE WATERPROOF WITH WITHOUT WALK IN CLOSET	<div><div>1</div><div>A</div><div>+</div></div> WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL	<div><div>1</div><div>A</div><div>+</div></div> DOORS SYMBOL NUMBERS	<div><div>1</div><div>A</div><div>+</div></div> WINDOW TYPE-NUMBERS	<div><div>1</div><div>A</div><div>+</div></div> DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED	<div><div>1</div><div>A</div><div>+</div></div> SHEET NOTE	<div><div>1</div><div>A</div><div>+</div></div> SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN	<div><div>1</div><div>A</div><div>+</div></div> ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN	<div><div>1</div><div>A</div><div>+</div></div> REVISIONS-NUMBERS CLOUD AROUND REVISION OPTIONAL	<div><div>1</div><div>A</div><div>+</div></div> +8'-0"	<div><div>1</div><div>A</div><div>+</div></div> CEILING HEIGHT
---	---	---	---	---	--	---	--	--	---	---	---	--	--

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.1	SITE PLAN
C1	COVER SHEET
C2	TOPOGRAPHIC MAP - EXISTING CONDITIONS
C3	GRADING & DRAINAGE PLAN
C4	GRADING SECTIONS & DETAILS
C5	EROSION CONTROL PLAN
CM1	CONSTRUCTION MANAGEMENT PLAN
A2.0	DEMO PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A4.1	EXTERIOR ELEVATIONS

CAL GREEN NOTES

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.504.1
2. Rodent Proofing. Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1
3. Construction Waste Management- Recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1
4. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1
5. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1
6. Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2
7. Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for VOC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.
8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3
9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4
10. Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5
11. Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1
12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3
13. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of < 50% to a maximum of 80%. CGBC 4.506.1
14. Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

PLANNING CONDITIONS

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - planning and a qualified archaeologist (i.e., an archaeologist registered with the register of professional archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN
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 RMA - Planning, prior to the issuance of building permits.
(RMA - PLANNING)

PROJECT DIRECTORY

OWNER:	JARED AND ERIN STIVER 2777 PRADERA ROAD CARMEL, CA 93923 831-747-7414
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GENERAL CONTRACTOR:	T.B.D.
GEOTECHNICAL ENGINEER:	LANDSET ENGINEERS, INC. CONTACT: BRIAN PAPURELLO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: bpapurello@landseteng.com
STRUCTURAL ENGINEER:	STRUCTURES INC. CONTACT: WILLIAM COKER 1676 FREMONT BLVD, SUITE G SEASIDE, CA 93955 OFFICE (831) 393-4460 email: mstrwill@outlook.com LIC # C 82497
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GIBUADO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: bpapurello@landseteng.com
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 227 FOREST AVE., SUITE 5 PACIFIC GROVE, CA. 93950 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: cal@meg4.com

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebills.

CONTRACTOR NOTES

PROJECT INFORMATION

PROJECT ADDRESS:	2777 PRADERA ROAD CARMEL, CA 93923
A.P.N.	243-032-013-000
PROJECT SCOPE:	DEMO EXISTING WALLS OF EXISTING HOUSE DOWN TO THE SUB FLOOR. REMOVE ENTIRE GARAGE AND GARAGE FOUNDATION. BUILD NEW 2-STORY SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE. SECOND FLOOR HAS 227 SF WATERPROOF DECK OVER A PORTION OF THE GARAGE FACING PRADERA STREET.
PROJECT VALUATION:	T.B.D.
RELATED PERMIT	NONE
PROJECT CODE COMPLIANCE:	2010 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	MDR/2-D (18)(CZ)
YEAR CONSTRUCTED:	1957 (NOT HISTORICAL)
MAX BLDG. HT:	17'-10" (18'-0" ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED NFPA-13D
WATER SYSTEM:	CAL AM
SEWER SYSTEM:	CITY
TREE REMOVAL:	NONE
TOPOGRAPHY:	FLAT
GRADING:	100 CU YDS CUT / 15 YDS FILL
LOT SIZE:	.22 ACRES / 9,872 SF
LOT COVERAGE CALCS:	
ALLOWED	35% = 3,455 SF
EXISTING	2090 SF
PROPOSED	3431 SF
FLOOR AREA CALCS:	
ALLOWED	45% = 4442 SF
EXISTING	2090 SF
PROPOSED MAIN FLOOR	2826 SF
PROPOSED UPPER FLOOR	562 SF
NEW TOTAL HABITABLE	3388 SF
PROPOSED GARAGE	605 SF
NEW TOTAL	3993 SF

DEFERRED APPROVALS / SPECIAL INSPECTIONS

PROJECT NAME:

STIVER REMODEL
& ADDITION

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000

MOORE DESIGN

RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

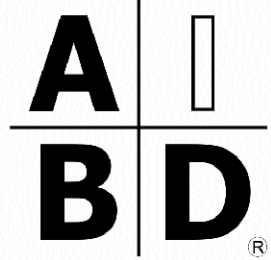
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DRAWING RECORD

DESCRIPTION	ISSUED
PRE-APP SUBMIT	11-9-17
PLN SUBMIT	2-27-18

PRINT DATE: 2/26/2018

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SHEET TITLE:

COVER SHEET /
PROJECT INFO

SHEET NUMBER:

A0.1

The site map shows a building footprint with two fire zones. Fire Zone 30' is indicated by a red outline and diagonal hatching, covering the building and adjacent areas. Fire Zone 32' is indicated by a black outline and diagonal hatching, covering the entire site. The map includes labels for 'PRADERA ROAD', 'MEADOW WAY', 'LOT 14', 'LOT 11', and 'LOT 10'. A scale bar at the bottom indicates 1" = 32'.

Basic Defensible Space & Vegetation Management Guidelines For Property Owners

- o LE-100 Defensible Space Inspection Program
- o Local fire dept. wildland fire safety requirements
- o California Public Resources Code Section 4291
- o Planning Services Dept. zoning, easement & environmental requirements

Within 30 feet immediately surrounding the building (or to property line, which ever is closer):

Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:

- o Cut dry and dead grass to a maximum height of 4 inches.
- o Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
- o Maintain any tree adjacent to or over hanging a building free of dead wood.
- o Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
- o Trim dead portions of tree limbs within 10 feet from the ground.
- o Remove all limbs within 6 feet of the ground.
- o Remove all dead fallen material unless it is embedded in the soil.
- o Remove all cut material from the area.

Remove all cut material from the area or chip and spread on site.

Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.

Post house numbers per Fire Department requirements.

Between 30 and 100 feet around the building (or to the property line, whichever is closer)

- o The fuel reduction zone in the remaining 70 feet (or to the property line) will depend on the steepness of your property and the type of vegetation. For additional information, refer to the Cal Fire brochure "Why 100 Feet? Protect Your Home...and Property"
- o Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the root structure intact to minimize erosion.
- o Do not use herbicide or other chemical methods to remove vegetation.

Note: Any further vegetation management activities, including those required by insurance companies, may require prior approval from the Planning Services Department when activities involve the following:

- o Exposing soil to erosion
- o Accelerating sediment runoff into water courses
- o Impact sensitive habitat
- o Tree removal

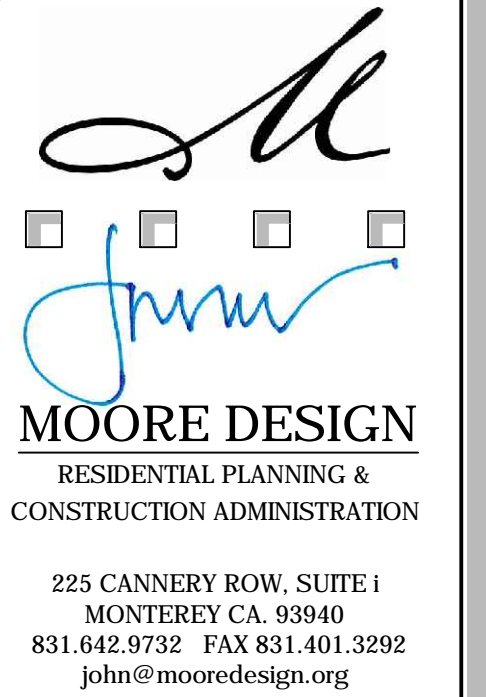
Permit requirements for these additional vegetation management activities are available at the Monterey County Planning Department office located at 168 W. Alisal St., 2nd Floor, Salinas, CA 93901. If you wish to speak to a Planner regarding these permit requirements, you may call (831) 755-5025.

[illegible]

PROJECT NAME:

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000



DRAWING RECORD	
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N SUBMIT	2-27-18

PRINT DATE: 2/26/2018

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.1

DEMOLITION NOTES:

1. All work shall be in compliance with the permits and conditions for Demolition and Encroachment issued by Monterey County.
2. Contractor shall be properly licensed for the Demolition work. This includes special provisions and license for Asbestos removal. Contractor shall comply with all local, state, and federal regulations and permitting requirements for removal for each type of hazardous material found.
3. Contractor shall contact all utility companies prior to commencing the site demolition and request a visual verification of their underground utilities and/or facilities. Repair of damage to any underground utility or facility shall be made at the contractor's expense. The designer and engineer assumes no responsibility for the accuracy of the shown underground utility locations, nor the existence of other buried objects or utilities which may be encountered and are not shown on these plans.
4. Contractor shall provide Monterey County utility company letters of approval of terminations (power, gas, calv, sewer & water) from the applicable agencies providing service to the site prior to the final inspection of the demolition work.
5. The contractor shall notify underground service alert at 811 at least 48 hours prior to the start of work to verify the locations of existing underground utilities.
6. Prior to the demolition the contractor shall engage a license qualified Abatement company to analyze all material that are proposed to be removed during demolition. If harzardous materials are encountered the contractor shall properly disposed according to the report. All hazardous material shall be segregated to ensure proper disposal. Once the abatement work is cleared and surveyed by the testing agency a noticed will be filed with OSHA and the Monterey Unified Air Pollution Control District.
7. Contractor shall be responsible for removal, off-haul, and proper disposal of all items to be demolshed or removed.
8. The Abatement work shall take approximately 5 days and the total demolition work for Phases 1 & 2 will take approximately 15 days after the abatement work is deemed complete.

DEMOLITION SEQUENCE NOTES:

1. The site shall be secured with construction methods per the civil plans. See sheet CM1 for construction staging and general truck haul route.
2. Shut off all existing utilities servicing to the site.
3. Perform abatement work in conformance with the report that will be prepared by the abatement consulting firm. Abatement firm shall monitor and provide direct supervision during said work.
4. Remove existing facilities if necessary from back of curb to the property frontage. Existing utility boxes to be protected in place.
5. Remove entire roof, windows, doors, exterior and interior walls- sub floor and foundation to remain.
6. Remove all HVAC, plumbing and electrical.
7. Remove all site hardscape that shows to be removed on the site plan.
8. Prep site for final inspection and new improvements (rough grade and foundations) per plans.

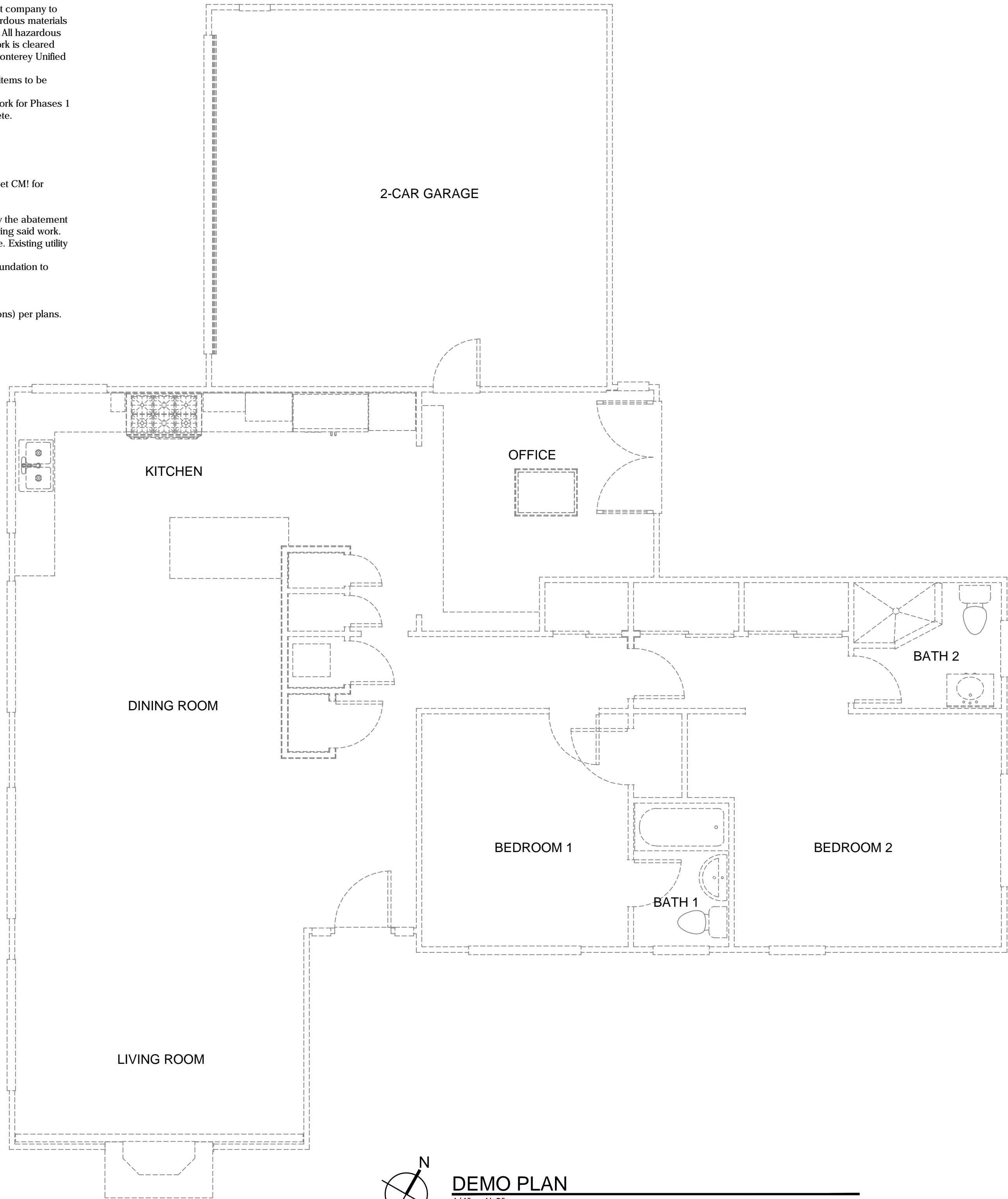
DEMOLITION SHEET NOTES:

1. Entire roof, walls, windows, cabinets, appliances to be removed from the site.
2. Contractor to inspect and verify the existing Water main, Gas main, and Sewer main. Replace as necessary.

WALL LEGEND

- NEW 2x4 WALLS
- NEW 2x6 WALLS
- WALLS TO BE REMOVED

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. BOARD & BATT ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.



PROJECT NAME:

STIVER REMODEL
& ADDITION

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000


MOORE DESIGN
RESIDENTIAL PLANNING &
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DRAWING RECORD

DESCRIPTION	ISSUED
PRE-APP SUBMIT	11-9-17
PLN SUBMIT	2-27-18

PRINT DATE: 2/26/2018

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SHEET TITLE:

DEMO PLAN

SHEET NUMBER:

A2.0

WALL LEGEND

- NEW 2x4 WALLS
NEW 2x6 WALLS
WALLS TO BE REMOVED

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. BOARD & BATT ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
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- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.



MAIN FLOOR PLAN
1/4" = 1'-0"

PROJECT NAME:

STIVER REMODEL
& ADDITION

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000

John Moore
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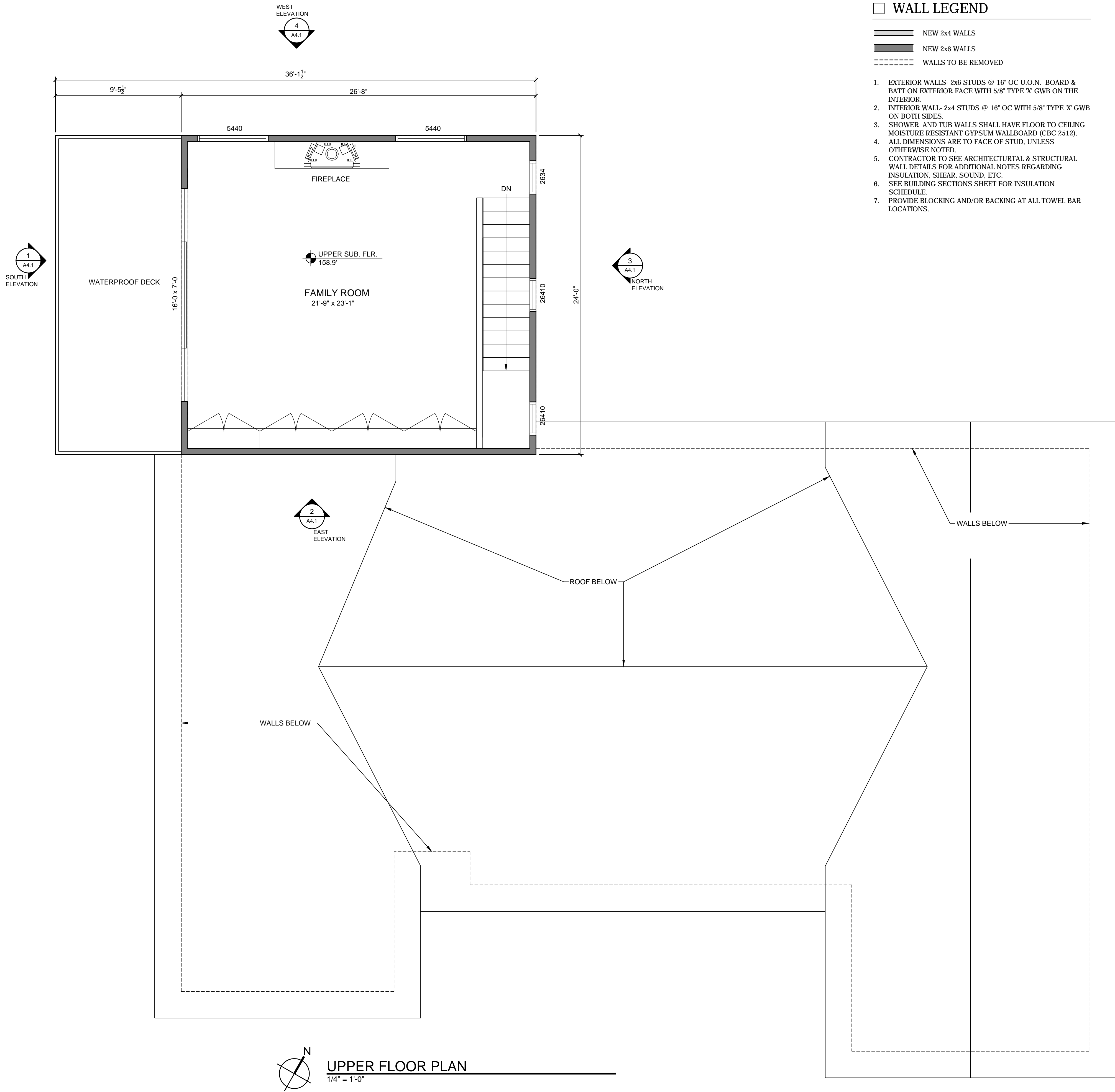
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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

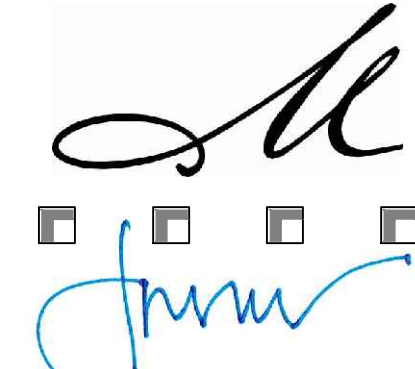


PROJECT NAME:

**STIVER REMODEL
& ADDITION**

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000


MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
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john@mooredesign.org

DRAWING RECORD	
DESCRIPTION	ISSUED
PRE-APP SUBMIT	11-9-17
PLN SUBMIT	2-27-18

PRINT DATE: 2/26/2018

MEMBER

A

B

D

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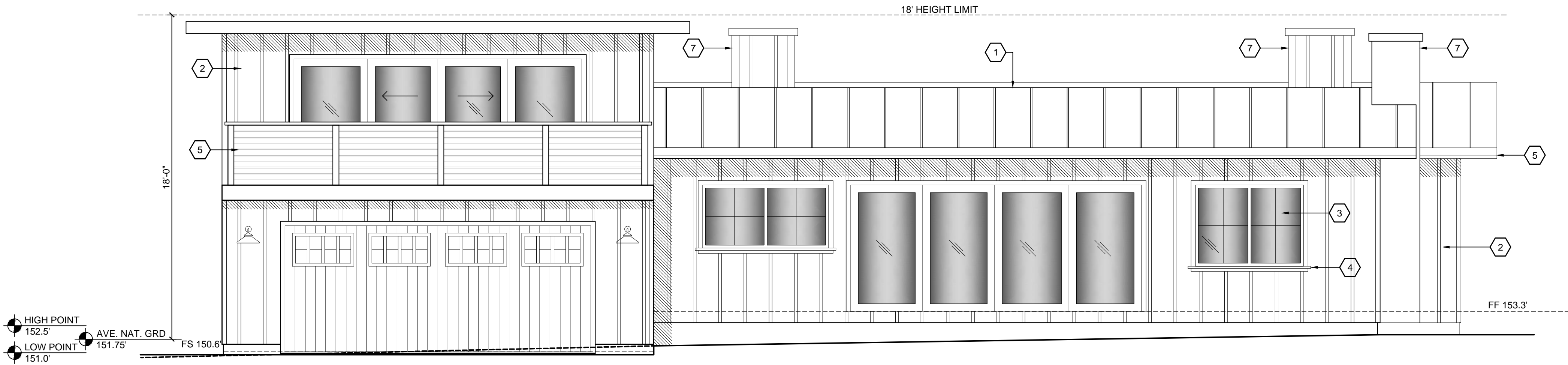
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

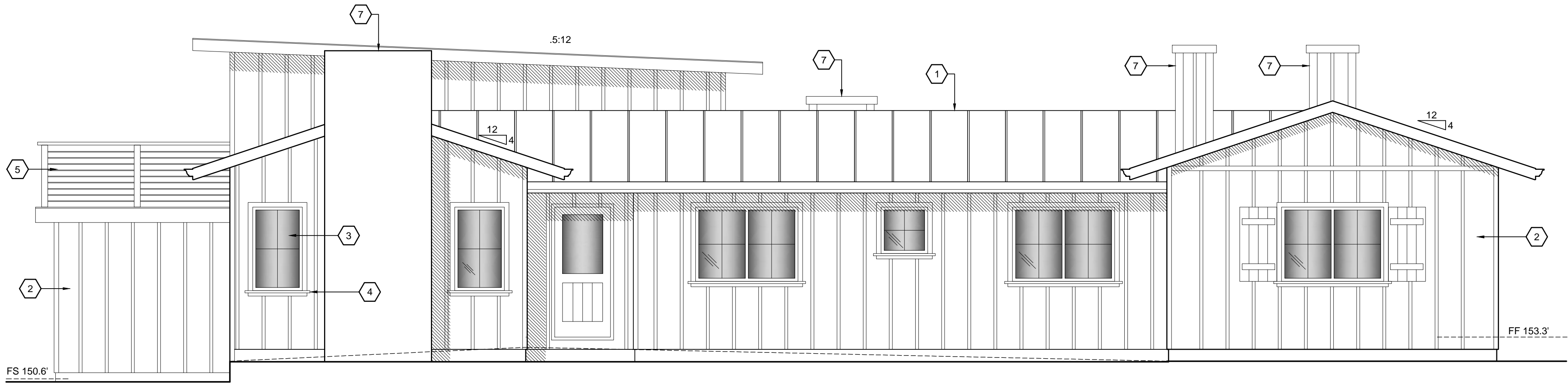
**UPPER FLOOR
PLAN**

SHEET NUMBER:

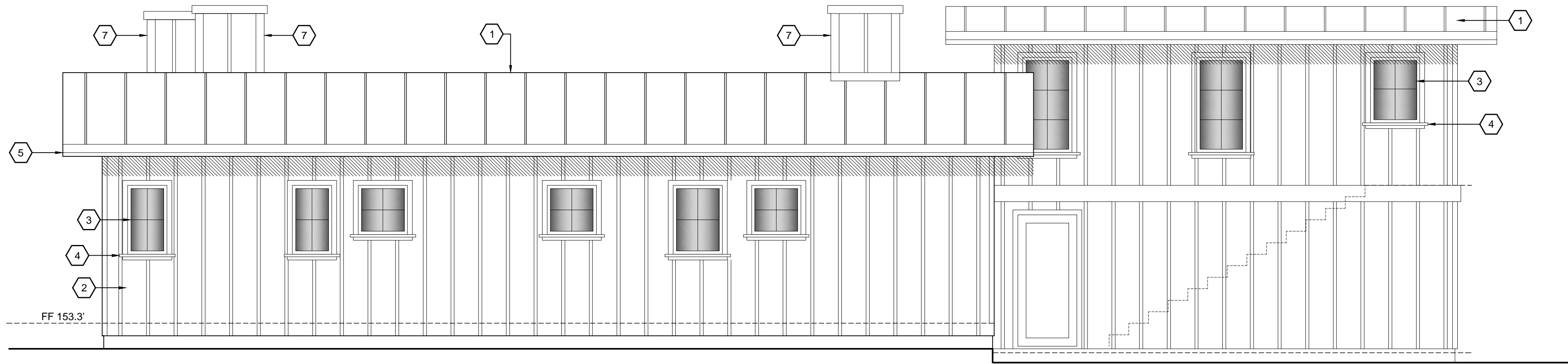
A2.2



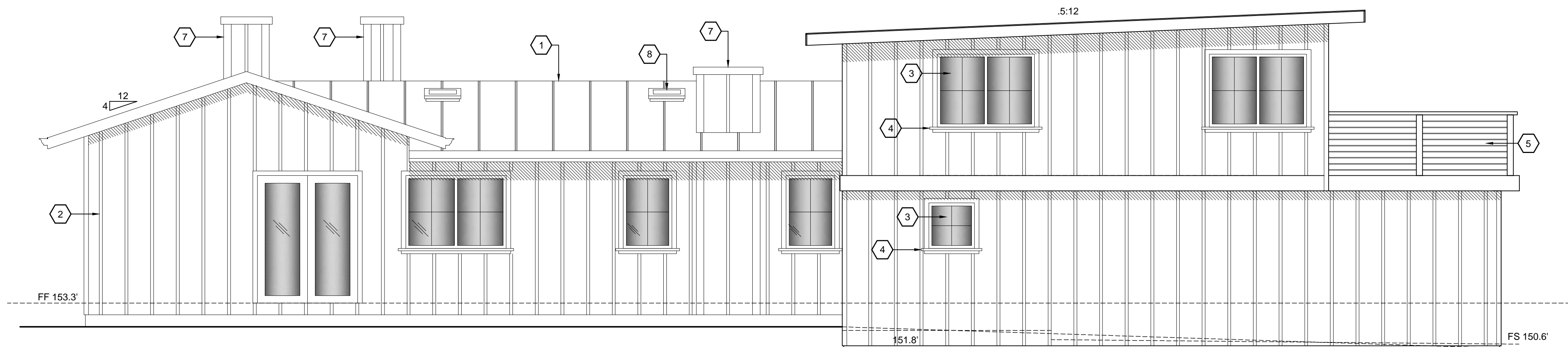
1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



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

SHEET NOTES

1. ROOF - STANDING SEAM
2. WALLS - BATT & BOARD.
3. WINDOWS - WOOD CLAD DOUBLE PANE WINDOWS.
4. WINDOW DETAIL - PAINTED TRIM WITH SILL & APRON.
5. GUTTERS - OGEE GUTTERS WITH 3" DOWNSPOUTS.
6. GUARDRAILS - STAINLESS STEEL CABLE SYSTEM.
7. CHIMNEY
8. SKYLIGHT

PROJECT NAME:

STIVER REMODEL
& ADDITION

2777 PRADERA ROAD
CARMEL, CA 93923

APN: 243-032-013-000

John Moore
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.1

COLOR AND MATERIAL SAMPLES FOR STIVER RESIDENCE

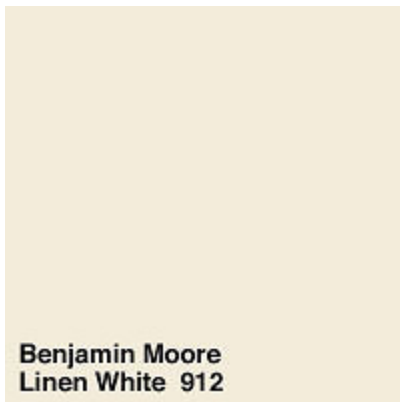
2777 Pradera Road

CARMEL, CA.

APN#: 243-032-013



**METAL STANDING SEAM
CUSTOM BILT METALS - BLACK**



**Benjamin Moore
Linen White 912**

**EXTERIOR PAINT AND TRIM -
BENJAMIN MOORE - LINEN WHITE 912**



WINDOWS/DOORS (KOLBE VISTALUX)