

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

In the matter of the application of:

MOUNTFORD PAUL (PLN160392)

RESOLUTION NO. 18-064

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15301(e)(1); and
- 2) Approving the Combined Development Permit consisting of:
 - a) A Coastal Administrative Permit and Design Approval to allow the demolition of a 272 square foot deck and 190 linear feet of retaining walls, remodel of 1,933 square feet, addition of 1,426 square feet, and new roofing; and associated grading; and
 - b) A Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

[PLN160392, MOUNTFORD PAUL, 151 Highlands Drive, Carmel, Carmel Area Land Use Plan (APN: 241-181-010-000)]

The Mountford application (PLN160392) came on for public hearing before the Monterey County Zoning Administrator on 6 December 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 151 Highlands Drive, Carmel (Assessor's Parcel Number 241-181-010-000), Carmel Area Land Use Plan. The parcel is zoned LDR/1-D(CZ) (Low Density Residential) and is developed with an existing single family dwelling, detached 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 within a high status area for archaeological sensitivity. The report, prepared by archaeologist Gary Breschini, concludes that the Phase 1 general surface reconnaissance shows no evidence of cultural significance (File No. LIB170327).
- e) The existing dwelling was first built circa 1920. Therefore, a Phase 1 Historical Report was requested by the County and prepared by Garrett Root 20 February 2017. Results of Root's Phase 1 report (Form DPR 523) show the property as an eligible historic resource under the National Register of Historic Places (NRHP) Criterion C, California Register of Historical Resources (CRHR) Criterion 3, and Monterey County Historic Preservation Ordinance Criterion B.3 as an important example of a type and method of construction. As an eligible historic resource, the County requested a Phase 2 Historical report, also from Garrett Root 28 August 2017 (File No. LIB170326), which includes the Phase 1 Historical report.
- f) Pursuant to Chapter 2.56 of the Monterey County Code, the Historic Resources Review Board (HRRB) reviewed the subject application for a remodel of the existing single family dwelling using criteria for historic review under the NRHP, CRHR, and County Ordinance for the Preservation of Historic Resources (Chapter 18.25). The HRRB reviewed the initial project proposal on 2 November 2017 and continued by the HRRB to a date uncertain. A revised project proposal was reviewed by HRRB on 12 July 2018. The project was recommended for approval in a 6-0 vote. See Finding 4 below.
- g) No trees are proposed for removal. However, implementation of the project includes construction near an existing landmark Oak tree. This tree is a landmark tree because it is twenty-four (24) inches or more in diameter when measured two feet above the ground pursuant to Monterey County Code Chapter 16.60 Preservation of Oak and Other Protected Trees. The new kitchen wall is proposed to come within 18 inches of the 29-inch trunk on the southeast side of the house. Therefore, Condition No. 16 requires the Owner/Applicant consult a County-approved arborist or forester for recommendations of Tree and Root Protection for trees located near grading or construction activity.
- h) Staff conducted a site inspection on 1 June 2018 and confirmed the staking and flagging are consistent with the proposed project plans.
- i) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on 18 June 2018. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the application includes request for a design approval that requires a public hearing. LUAC recommendation was for approval of the project with no changes in a 4-0 decision.

- j) 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 PLN160392.

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) RMA-ES reviewed the project and concluded that a geotechnical report would not be required. The application was deemed complete by RMA-ES 22 August 2018.
 - c) The parcel is High status for erosion hazard. In accordance with Policy 2.4.4.C.1 of Carmel Area LUP, grading shall be restricted to the dry season of the year. Therefore, Condition No. 6 requires no land clearing or grading on the subject parcel October 15 through April 15 unless authorized by the RMA Chief of Planning.
 - d) Pursuant to Policy 2.4.4.C.3 of the Carmel Area LUP, sediment basins shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment and run-off waters. Therefore, Condition No. 8 requires an Erosion Control Plan that conforms to the provisions of Monterey County Code Chapter 16.12 and includes standard inspection notes from RMA-Environmental Services.
 - e) Staff conducted a site inspection on 1 June 2018 to verify that the site is suitable for implementation of the proposed project.
 - f) 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 PLN160392.

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 is a State Responsibility Area ranked Very High risk for fire hazard. During review of the project, Carmel Highlands FPD

gave no indication the site would be unsuitable for implementation of the project. However, Carmel Area Coastal Implementation Plan (CIP) requires a deed restriction be recorded that states fire hazards exist on the parcel and development may be subject to certain restrictions, and processed in accordance with Section 20.64.280.B of Title 20.

Therefore, Condition no.15 requires a deed restriction be recorded that states the following: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."

- c) Staff conducted a site inspection on 1 June 2018 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 PLN160392.

4. **FINDING:** **CONSISTENCY (HISTORIC RESOURCE)** – The project is consistent with Section 18.25.070 of the Monterey County Code and will neither adversely affect the significant architectural features of the eligible historic resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the eligible historic resource and its site. Proposed improvements upon the eligible historic resource will neither adversely affect nor be incompatible with the use and exterior of the existing eligible historic resource, improvement, buildings, and natural features of the site.

- EVIDENCE:**
- a) The proposed project was analyzed in the Addendum to Phase 2 Historic Report prepared 14 April 2018 by Meg Clovis (File No. LIB180244). Ten Standards for Rehabilitation of Historic Resources were used in the Addendum for review of the project for consistency as prescribed by the Secretary of the Interior.
 - b) The highest level of historic integrity is found on the northeast and northwest elevations of the original house. Although minor changes have been made to these elevations, the view from the road of these two elevations is still much the same as depicted in the 1922 *Art and Architecture* article that featured the original house. Other elevations of the house have changed considerably and have lost integrity.
 - c) The proposed alterations do not affect the historic significance of the property based on the criteria set by the Ten Standards. Roofing materials will be Class A fire-retardant concrete tile shake that closely resembles the original wood shakes, the house configuration will remain integrated within its hillside terrace setting, stucco walls and wood frame windows will be retained, no surface cleaning is proposed, there is no evidence of archaeological resources on the site, and no additions will affect the remaining original fabric of the historic features of the property.

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 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 1 June 2018 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 PLN160392.

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 15301(e)(1) categorically exempts additions to existing structures such that the addition is not 2,500 square feet or more and is not more than 50 percent of the existing floor area.
 - b) The proposed project would add 1,271 square feet of floor area to an existing 3,757 square feet, or 33.83%. This is under the 50 percent threshold of the existing floor area. Therefore, the project is categorically exempt.
 - c) 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.
 - d) No adverse environmental effects were identified during staff review of the development application or during a site visit on 1 June 2018.
 - e) 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 PLN160392.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not 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 Section 20.86.080.A of Title 20, the project is a principal use allowed not appealable to the California Coastal Commission (CCC) because the subject parcel is not between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach; nor within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff; nor constitutes a major public works project or major energy facility. Therefore, this project is not appealable to the CCC.

DECISION

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

1. Find the project Categorically Exempt per Section 15301(e)(1) of CEQA Guidelines;
 2. Approve the Combined Development Permit consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow the demolition of a 272 square foot deck and 136 linear feet of retaining walls, remodel of 1,933 square feet, addition of 1,426 square feet, and new roofing; and 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 6th day of December 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DEC 07 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 **DEC 17 2018**

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.

Monterey County RMA Planning

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

PLN160392

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN160392) allows the remodel and addition to an existing 4,323 square foot Single Family Dwelling including the following: demolition of 272 square foot deck and 136 linear feet of retaining walls, remodel 1,933 sq. ft. and addition of 1,426 sq. ft.; new roof; and grading approximately 240 cu. yds. of cut and 50 cu. yds of fill within 750 feet of a known archaeological resource. The property is located at 151 Highlands Drive, Carmel (Assessor's Parcel Number 241-181-010-000), Carmel Area Land Use Plan, Coastal Zone. 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 18-064) was approved by the Zoning Administrator for Assessor's Parcel Number 241-181-010-000 on 6 December 2018. The permit was granted subject to 16 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. 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.

5. 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.

6. 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 Chief of Planning. (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 Chief of Planning to conduct land clearing or grading between October 15 and April 15.

7. 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.

8. 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. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3. (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. Standard inspection notes are available on the RMA-Environmental Services website.

9. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the project geotechnical recommendations prepared by LandSet Engineers, Inc. The grading plan shall include contour lines 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.

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.

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the grading plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both 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.

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 RMA 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.

12. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

13. 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.

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 project geotechnical recommendations. (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. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of any construction permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section 20.146.080 of the Monterey County Coastal Implementation Plan Part 4: Regulations for Development in the Carmel Area Land Use Plan and per the standards for development of residential property."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA Chief of Planning.

16. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Applicant/Owner shall consult a County-approved arborist or forester for tree protection measures. Prior to grading or construction, trees which are located close to grading or construction shall be protected from inadvertent damage from equipment or grading and construction activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Owner/Applicant shall implement recommendations made by a County-approved tree consultant, in addition to the standard condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to grading or construction, the Owner/Applicant/Forester/Arborist shall submit evidence of tree protection to RMA-Planning for review and approval.

After grading or construction has been completed, the Owner/Applicant/Forester/Arborist shall submit to RMA-Planning photos of the trees to document that the tree protection has been successful and submit a letter with recommendations, if necessary, for follow-up remediation measures or if additional permits are required.

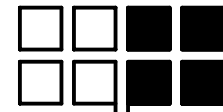
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION OF ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. WITHOUT PREJUDICE: SOUL CONSULTING SHALL CONSTITUTE FROM EXCESS EVIDENCE OF ACCEPTANCE OF THESE ASSUMPTIONS.

MOUNTFORD RESIDENCE

151 Highlands Drive CARMEL, CA

REVISION	No.
NO VARIANCE REV. 10/12/18	

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

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

ARCHITECT

TITLE SHEET

JOB NAME: **Mountford Residence**
151 Highlands Drive
Carmel Highlands, CA
A.P.N. 24-181-010-000

DATE: 10/12/18
SCALE: N.T.S.
DRAWN: CJH
JOB NUMBER: 1508

A-0.1
SHEET OF

PROJECT DATA

LOT DATA :	
LOT SIZE :	23,846.18 SQ. FT.
ZONING :	LDR/I-D (CZ)
A.P.N. :	008-241-181-010
BUILDING SITE COVERAGE: 15.0%	
MAXIMUM AREA ALLOWED : 3,576.9 S.F.	
NO VARIANCE REQUESTED:	
EXISTING FLOOR AREA:	
FIRST FLOOR:	1,170 S.F.
SECOND FLOOR:	2,229 S.F.
ATTIC:	350 S.F.
GARAGE:	566 S.F.
TOTAL EXISTING AREA :	4,323 S.F.
EXISTING FLOOR AREA RATIO :	18.1%
PROPOSED DEMOLITION:	
SECOND FLOOR INTERIOR:	155 S.F.
SECOND FLOOR DECK:	272 S.F.
TOTAL PROPOSED AREA :	427 S.F.
PROPOSED ADDITIONS:	
FIRST FLOOR:	844 S.F.
SECOND FLOOR:	457 S.F.
ATTIC BATH:	75 S.F.
TOTAL PROPOSED ADDITIONS :	1,426 S.F.
PROPOSED FLOOR AREA:	
FIRST FLOOR:	2,064 S.F.
SECOND FLOOR:	233 S.F.
ATTIC BATH:	453 S.F.
GARAGE:	566 S.F.
TOTAL PROPOSED AREA :	5,594 S.F.
PROPOSED FLOOR AREA RATIO :	23.5 %
EXISTING BUILDING SITE COVERAGE:	
1ST FLOOR BUILDING CONDITIONED:	240 S.F.
2ND FLOOR BUILDING CONDITIONED:	2,125 S.F.
GARAGE:	566 S.F.
DECKS/COVERED PATIOS:	272 S.F.
STRUCTURES OVER 24":	4 S.F.
TOTAL EXISTING AREA :	3,207 S.F.
EXISTING SITE COVERAGE:	13.4%
PROPOSED BUILDING SITE COVERAGE:	
MAIN BUILDING CONDITIONED:	2,865 S.F.
GARAGE:	566 S.F.
DECKS/BALCONIES:	141 S.F.
STRUCTURES OVER 24":	4 S.F.
TOTAL PROPOSED AREA :	3,576 S.F.
PROPOSED SITE COVERAGE:	15.0%
TOTAL PROPOSED BUILDING SITE COVERAGE: 3,576 S.F.	

TREE REMOVAL

- NO TREES TO BE REMOVED
- BUSHES IN CONSTRUCTION AREAS TO BE REMOVED

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	30.0'	70.9'	70.9'
REAR	20.0'	15.4'	15.4'
(EXISTING NON-CONFORMING)			
SOUTHEAST SIDE	20.0'	8.33'	7.9'
(EXISTING NON-CONFORMING)			
NORTHWEST SIDE	20.0'	28.83'	28.83'
BUILDING HEIGHT: 30 FT., MAX.		27.3 FT.	27.3 FT.

AREA OF REMODEL:

FIRST FLOOR:	470 S.F.
SECOND FLOOR:	1,178 S.F.
ATTIC:	285 S.F.
TOTAL PROPOSED AREA :	1,933 S.F.

PERIMETER WALL LENGTH:

EXISTING:	626.6 LINEAL FEET
DEMO:	134.25 LINEAL FEET
PROPOSED ADDITION:	180.75 LINEAL FEET
PROPOSED TOTAL:	689.10 LINEAL FEET
PERCENTAGE OF REVISIONS:	5.28%

EXISTING IMPERVIOUS COVERAGE:

EXISTING BUILDING FOOTPRINTS:	3,035 S.F.
DECKS:	272 S.F.
STRUCTURES OVER 24":	4 S.F.
DRIVENWAY PAVING:	3,061 S.F.
PAVING-ASPHALT:	44 S.F.
PAVING-STONE PATIOS, STAIRS, PATHS	3,176 S.F.
RETAINING WALLS UP TO 6 FT.	2,115 S.F.
TOTAL EXISTING COVERAGE:	11,707.0 S.F.
PERVIOUS PAVING	740.0 S.F.
PERVIOUS SITE	11,394.18 S.F.
EXISTING SITE AREA:	23,846.18 S.F.

DEMOLITION OF IMPERVIOUS COVERAGE:

DECKS:	272 S.F.
PAVING - STONE PATIOS & PATHWAYS	536 S.F.
RETAINING WALLS UP TO 6 FT.	335 S.F.
TOTAL IMPERV. COVERAGE REMOVED:	1,143 S.F.

ADDITION OF IMPERVIOUS COVERAGE:

ADDED BUILDING FOOTPRINT:	396 S.F.
DECK:	141 S.F.
PAVING-STONE PATIOS, STAIRS, PATHS	522 S.F.
RETAINING WALLS UP TO 6 FT.	136 S.F.
TOTAL IMPERV. COVERAGE ADDED:	1,195 S.F.

PROPOSED IMPERVIOUS SITE COVERAGE:

NEW BUILDING FOOTPRINTS:	3,431 S.F.
DECK/COVERED PATIO:	141 S.F.
STRUCTURES OVER 24":	4 S.F.
DRIVENWAY PAVING:	3,061 S.F.
PAVING - ASPHALT:	44 S.F.
PAVING-STONE PATIOS, STAIRS, & PATHS	3,207 S.F.
RETAINING WALLS UP TO 6 FT.	1,916 S.F.
TOTAL PROPOSED IMPERV. COV.:	11,804.0 S.F.
PERVIOUS PAVING	740 S.F.
PERVIOUS SITE	11,202.18 S.F.
EXISTING SITE AREA:	23,846.18 S.F.

LANDSCAPING

EXISTING LANDSCAPING TO REMAIN, U.O.N.
NEW PAVING AS INDICATED ON PROPOSED SITE PLAN SHEET A-1.1

PROJECT INFORMATION

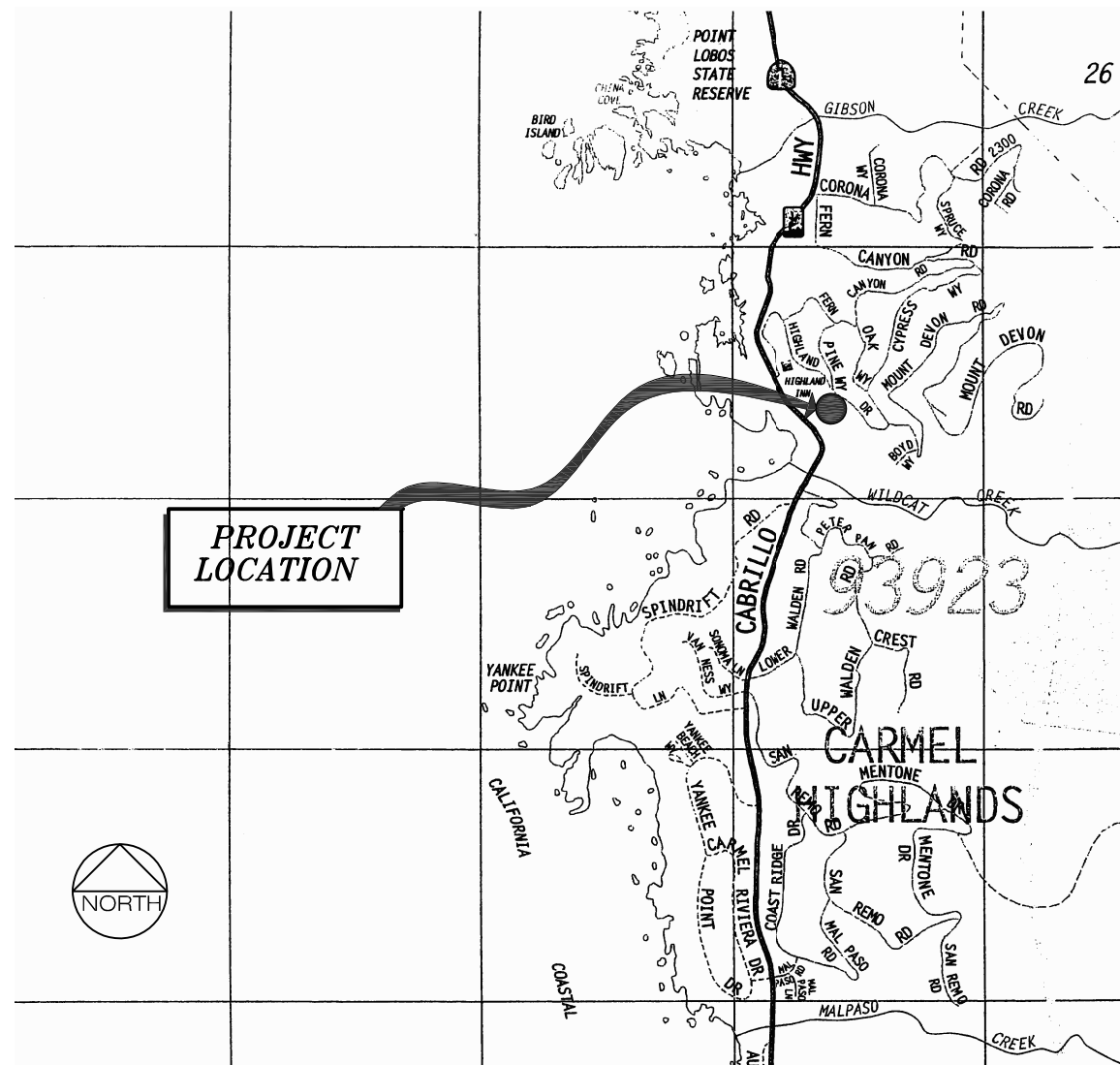
OWNER:	PAUL MOUNTFORD 151 HIGHLAND DRIVE CARMEL, CA 93923
ADDRESS:	151 HIGHLAND DRIVE CARMEL, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PH: 831-372-0410
CIVIL:	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON RD. SALINAS, CA 93907 PH: 831-443-6970
HISTORIAN:	MES CLOVIS SALINAS, CA

PROJECT DESCRIPTION:

ADDITION AND RENOVATION TO 4,323 S.F. SINGLE FAMILY RESIDENCE WITH DETACHED 2-CAR GARAGE. RENOVATION FROM 6 BEDROOM, 6 BATHS TO 5 BEDROOM, 5 BATHS, 2 HALF BATHS. REMOVAL AND ADDITION OF 136 LINEAR FEET OF RETAINING WALLS. ADDITION AND REPLACEMENT OF EXTERIOR PAVING. RELOCATION OF PROPANE TANK.

PROJECT AREA INCLUDES:
ADDITION OF: 1,426 SF TO THE MAIN HOUSE
RENOVATION OF: 1,933 SF TO THE MAIN HOUSE
DECKS: DEMOLITION OF 272 S.F., ADDITION OF 266 S.F.
RETAINING WALLS: 136 LINEAR FEET
CUT/FILL: 240 CU.YDS. CUT
50 CU.YDS. FILL
190 CU.YDS. EXPORT
ESTIMATED VALUE: \$300,000.00

LOCATION MAP



SHEET INDEX

ARCHITECTURAL

A-0.1	TITLE SHEET
A-1.0	SITE PLAN - EXISTING
A-1.1	SITE PLAN - PROPOSED
A-2.0	EXISTING 1ST FLOOR PLAN
A-2.1	EXISTING 2ND FLOOR PLAN
A-2.2	EXISTING ROOF PLAN
A-2.3	PROPOSED 1ST & ATTIC FLOOR PLANS
A-2.4	PROPOSED SECOND FLOOR PLAN
A-2.5	PROPOSED ROOF PLAN
A-3.1	EXISTING ELEVATIONS
A-3.2	EXISTING ELEVATIONS
A-3.3	PROPOSED EXTERIOR ELEVATIONS
A-3.4	PROPOSED EXTERIOR ELEVATIONS
A-7.1	PROPOSED MATERIAL SAMPLES

HISTORIC

H-1	FIRST AND ATTIC FLOOR PLAN COMPARISONS
H-2	SECOND FLOOR PLAN COMPARISON
H-3	ROOF PLAN COMPARISON
H-4	EXTERIOR ELEVATION COMPARISON
H-5	EXTERIOR ELEVATION COMPARISON

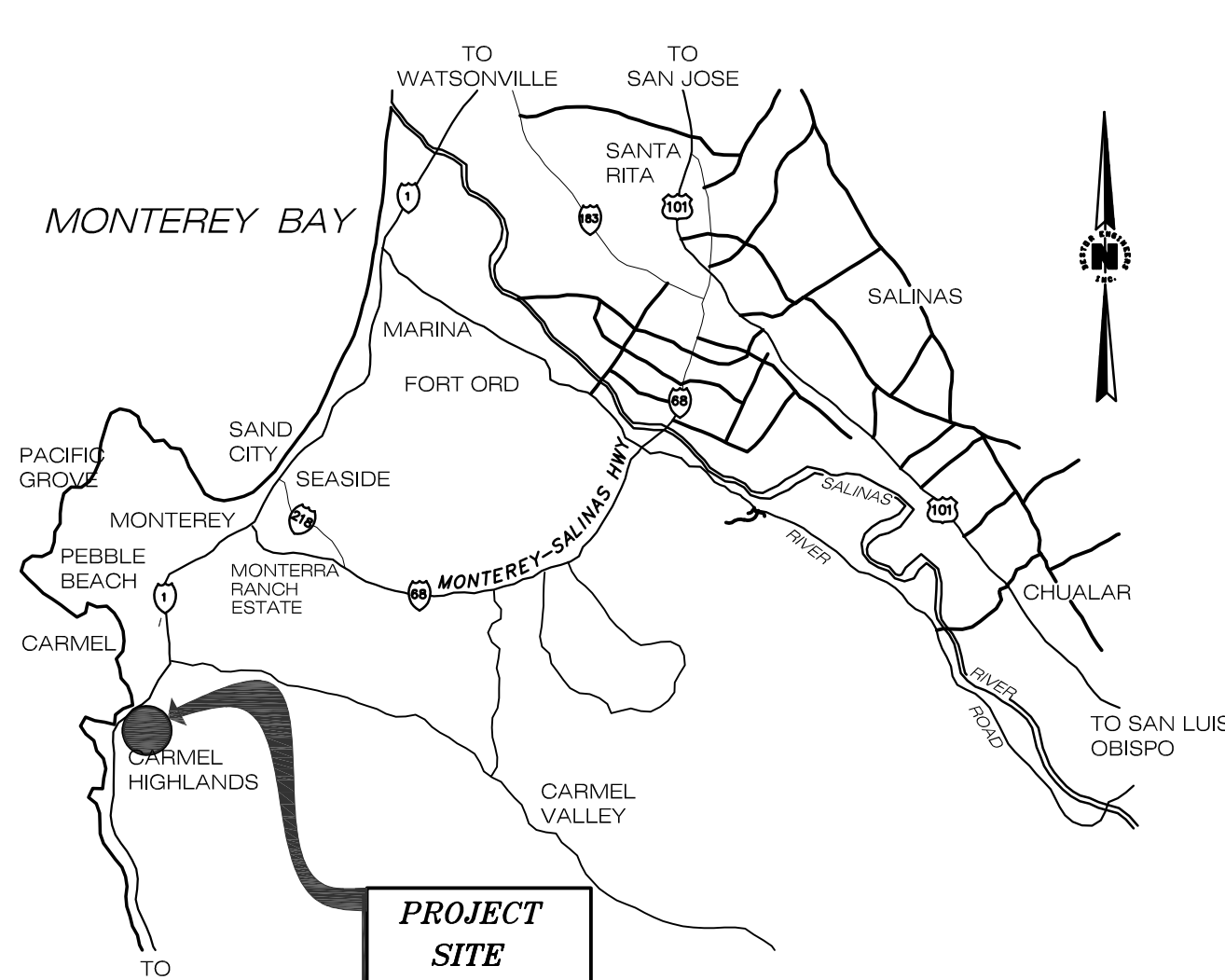
CIVIL

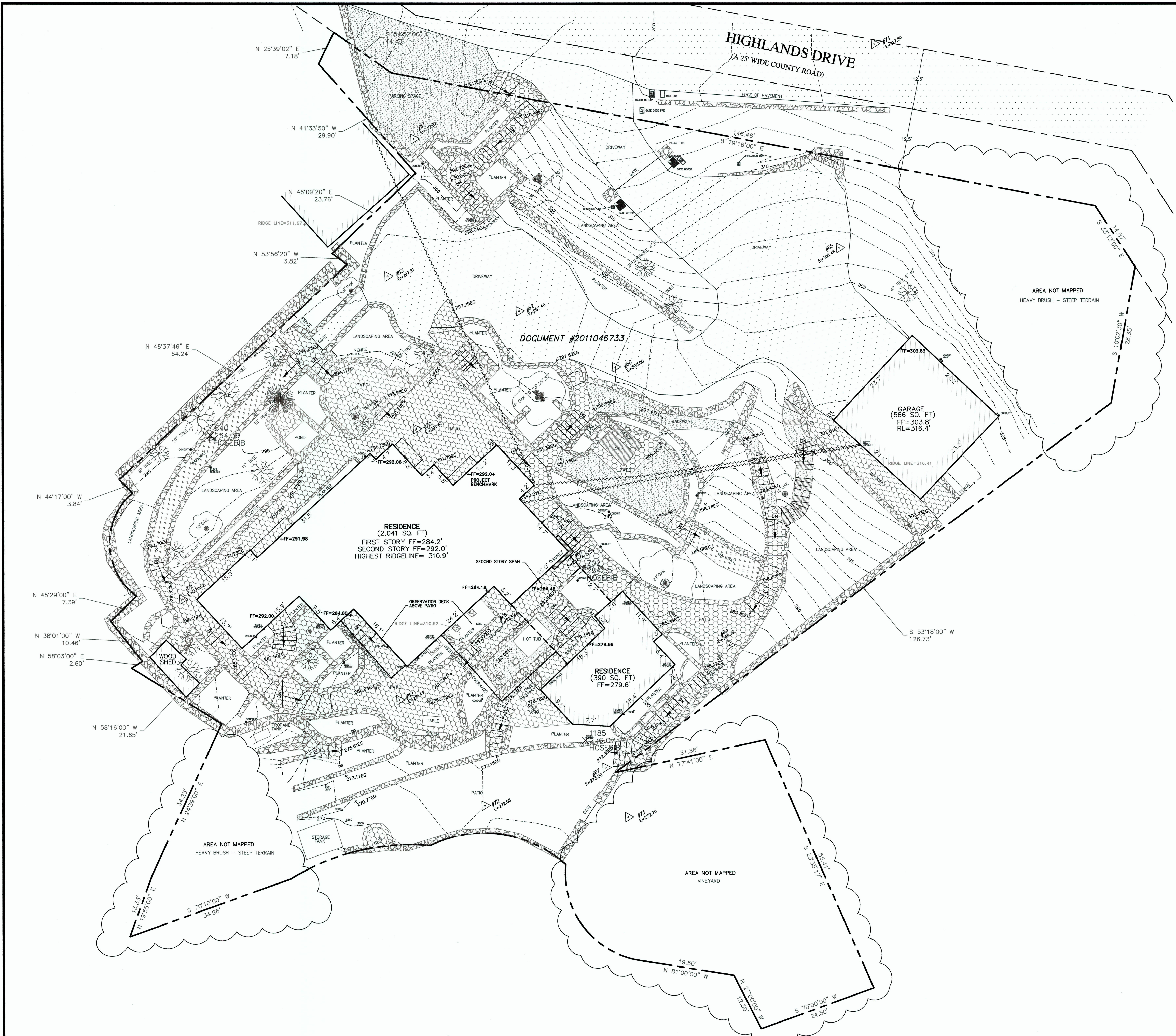
C1	COVER SHEET
C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
C3	SITE OVERVIEW
C4	GRADING, DRAINAGE & UTILITY PLAN - FIRST FLOOR
C5	GRADING, DRAINAGE & UTILITY PLAN - SECOND FLOOR
C6	GRADING SECTIONS
C7	EROSION CONTROL PLAN
C8	STANDARD PLANS & CONSTRUCTION DETAILS

LANDSCAPE

LS.1	LANDSCAPE - PROPOSED
------	----------------------

VICINITY MAP





GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS THE MOST NORTHEASTERLY FINISHED FLOOR AT THRESHOLD OF THE EXISTING RESIDENCE. ELEVATIONS = 292.04, AS SHOWN. TEMPORARY BENCHMARKS WERE SET ON THE VARIOUS SURVEY H&V CONTROL POINTS (#60-74) AS SHOWN.
- BUILDING LOCATIONS, DIMENSIONS AND AREAS SHOWN HEREON WERE MEASURED TO THE OUTERMOST FACE OF BUILDING FINISH AT GROUND LEVEL.
- 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 4" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (5/18/15) 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.
- 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.
- FINISH FLOOR ELEVATIONS AS SHOWN WERE LOCATED AT THE THRESHOLD.

LEGEND:

---	PROPERTY BOUNDARY LINE
--- 305 ---	MAJOR CONTOUR LINE (5' INTERVAL)
---	MINOR CONTOUR LINE (1' INTERVAL)
-x-x-x-	WOOD FENCE
---	OBSERVATION DECK OVERHANG
~~~~~	OVERHEAD CABLES
[Pattern]	ASPHALT CONCRETE SURFACE
[Pattern]	BRICK PAVEMENT SURFACE
[Pattern]	DECOMPOSED GRANITE SURFACE
[Pattern]	STONE SURFACE
[Pattern]	WOOD CHIP SURFACE
[Pattern]	BOULDER/LOOSE ROCK RETAINING WALL
[Pattern]	CONCRETE SURFACE
[Pattern]	WOOD SURFACE
[Pattern]	RAILROAD TIE SURFACE
[Symbol]	SPOT ELEVATION
FF	FINISH FLOOR ELEVATION
RL	RIDGE LINE ELEVATION
[Symbol]	SURVEY H&V CONTROL POINT
DSO	DOWNSPOUT
[Symbol]	AREA DRAIN
[Symbol]	TREE (TYPE AND SIZE AS MARKED)
[Symbol]	CENTER OF SYMBOL IS APPROX. CENTER OF TREE CANOPY IS SHOWN SCHEMATIC

2P, 3P, MP 2 PRONG, 3 PRONG, MULTY PRONG (TYPE AS SHOWN)

CONTACT INFORMATION:  
SECONDARY: DESIGNER  
ERIC MILLER ARCHITECTS, INC.  
ATTN: MR. LUYEN VU

SITE LOCATION:  
151 HIGHLANDS DRIVE  
CARMEL, CALIFORNIA 92923

PRIMARY: OWNER  
MR. PAUL MOUNTFORD  
151 HIGHLANDS DRIVE  
CARMEL, CALIFORNIA 92923

No.	DATE	BY	REVISION
	6/22/15	FR	RELEASED TO CLIENT

SHEET 1  
OF 1 SHEETS

TOPOGRAPHIC MAP  
OF  
THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCUMENT  
# 2011046733, OFFICIAL RECORDS OF MONTEREY COUNTY  
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA  
FOR MR. PAUL MOUNTFORD

A.P.N. 241-181-010

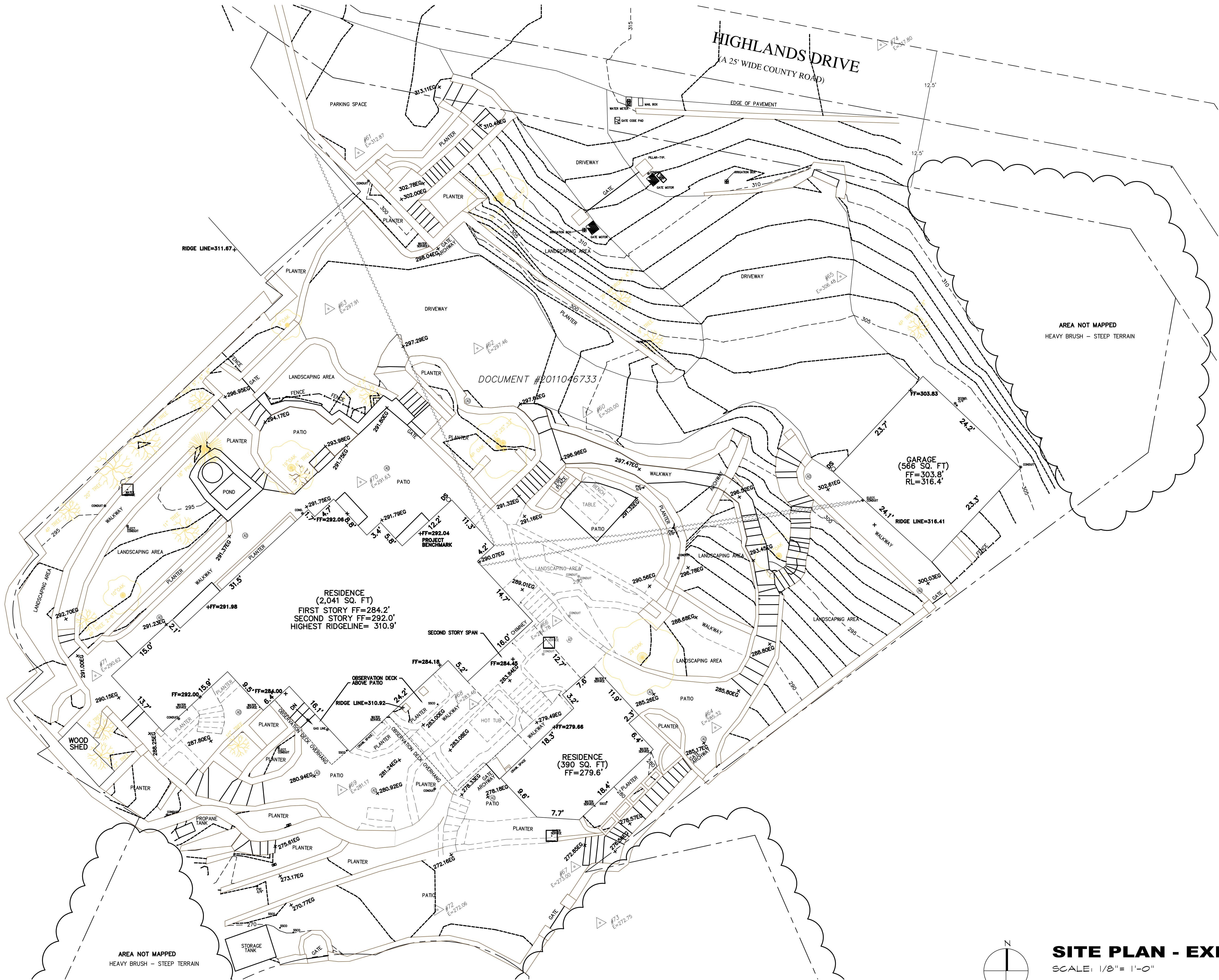
SCALE: 1"=10'  
DATE: JUNE 2015  
JOB NO. 1459-01

APPROVED BY:   
GUY R. GIRAUDO  
P.L.S. No. 8703  
PROFESSIONAL LAND SURVEYOR  
STATE OF CALIFORNIA  
EXP. 12-31-15

LANDSET  
ENGINEERS, INC.  
520 S. Coast Highway 166, Suite 100  
Salinas, California 93907  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com



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REVISION		No.
NO VARIANCE		
REV. 10/12/18		
CONSULTANT:		
ARCHITECT		
SITE PLAN - EXISTING		
JOB NAME: Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-010-000		
DATE: 10/12/18		
SCALE: 1/8" = 1'-0"		
DRAWN: CJH		
JOB NUMBER: 15.08		
A-1.0		
SHEET		OF

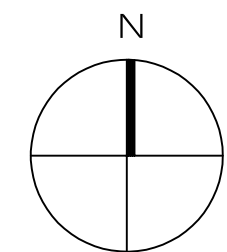
ERIC MILLER ARCHITECTS, INC.  
211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com



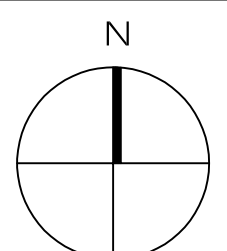
A-1.1  
SHEET OF



1



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



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

REVISION	No.
NO VARIANCE REV. 10/12/18	

ARCHITECT

## EXISTING 1ST FLOOR PLAN

JOB NAME: **Mountford Residence**  
151 Highlands Drive  
Carmel Highlands, CA  
A.P.N. 24-18-010-000

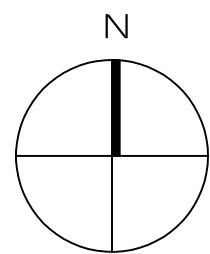
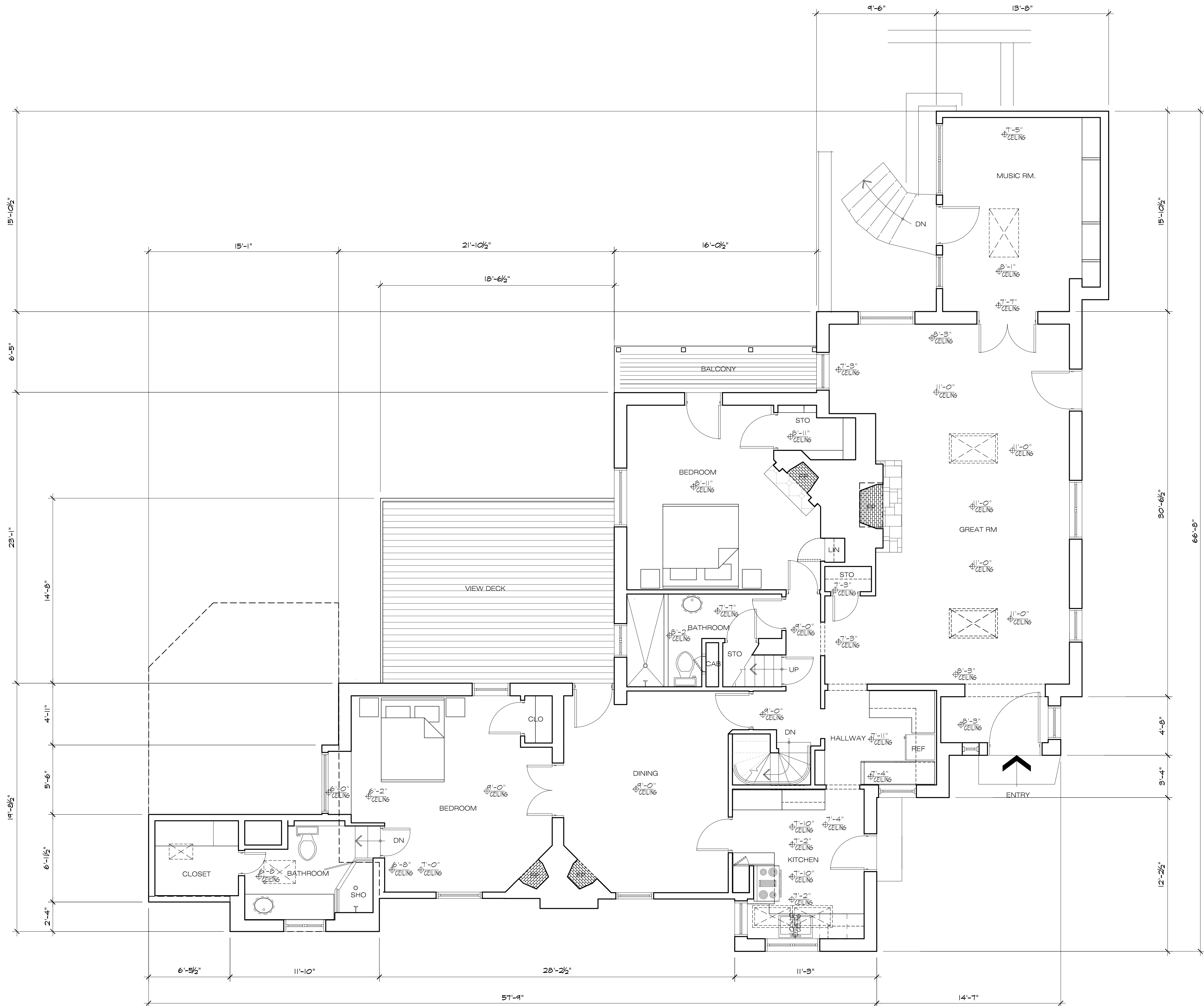
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JOB NUMBER:	15.08

A2.0

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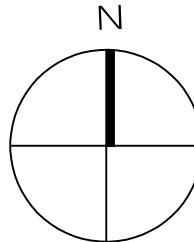


## EXISTING SECOND FLOOR PLAN

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

REVISION		No.
NO VARIANCE REV. 10/12/18		
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com MONTEREY, CA 93940		
EXISTING 2ND FLOOR PLAN		
JOB NAME: Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-010-000		
DATE:		10/12/18
SCALE:		1/4" = 1'-0"
DRAWN:		SH
JOB NUMBER:		15.08
A2.1		
SHEET OF		



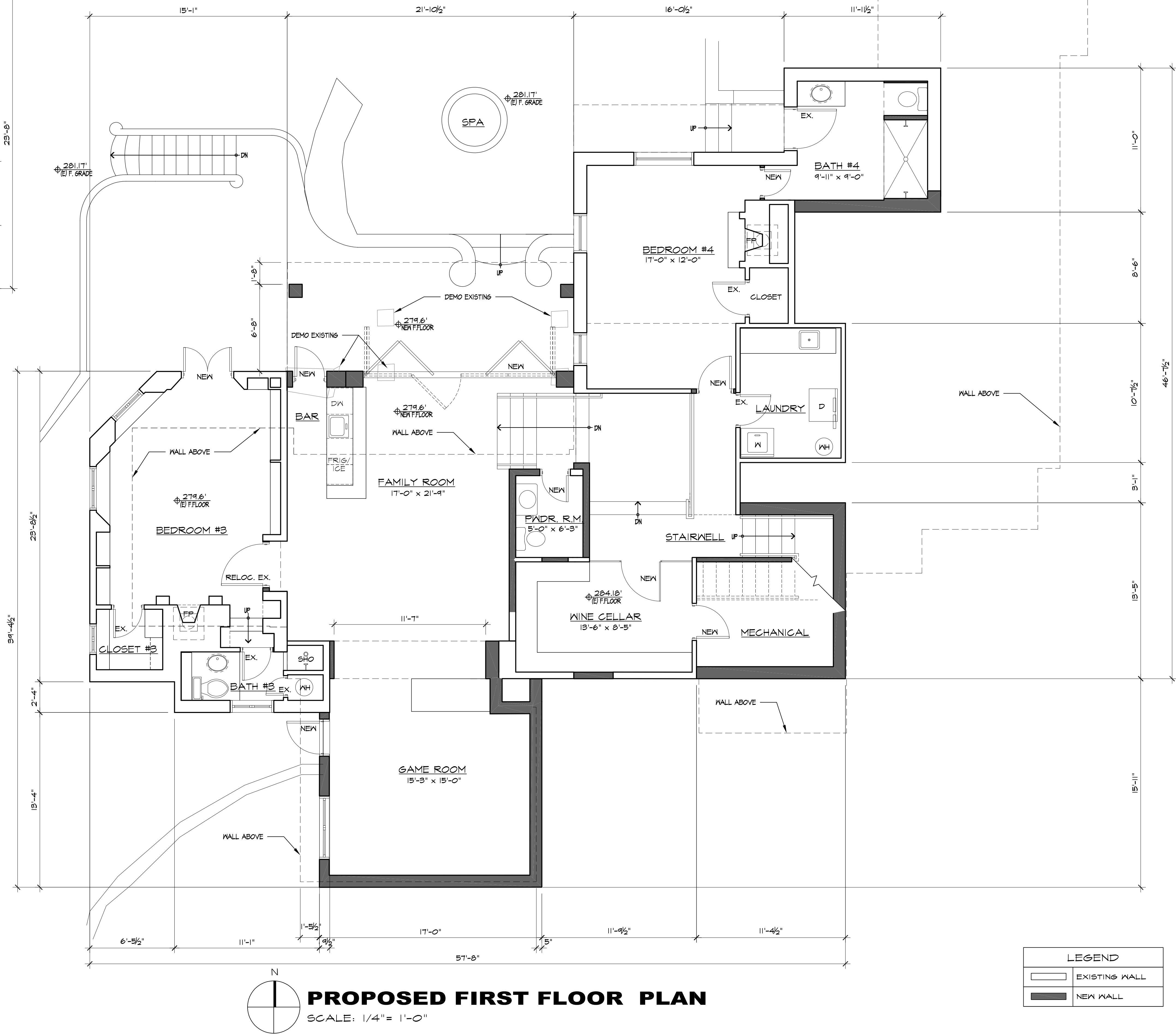
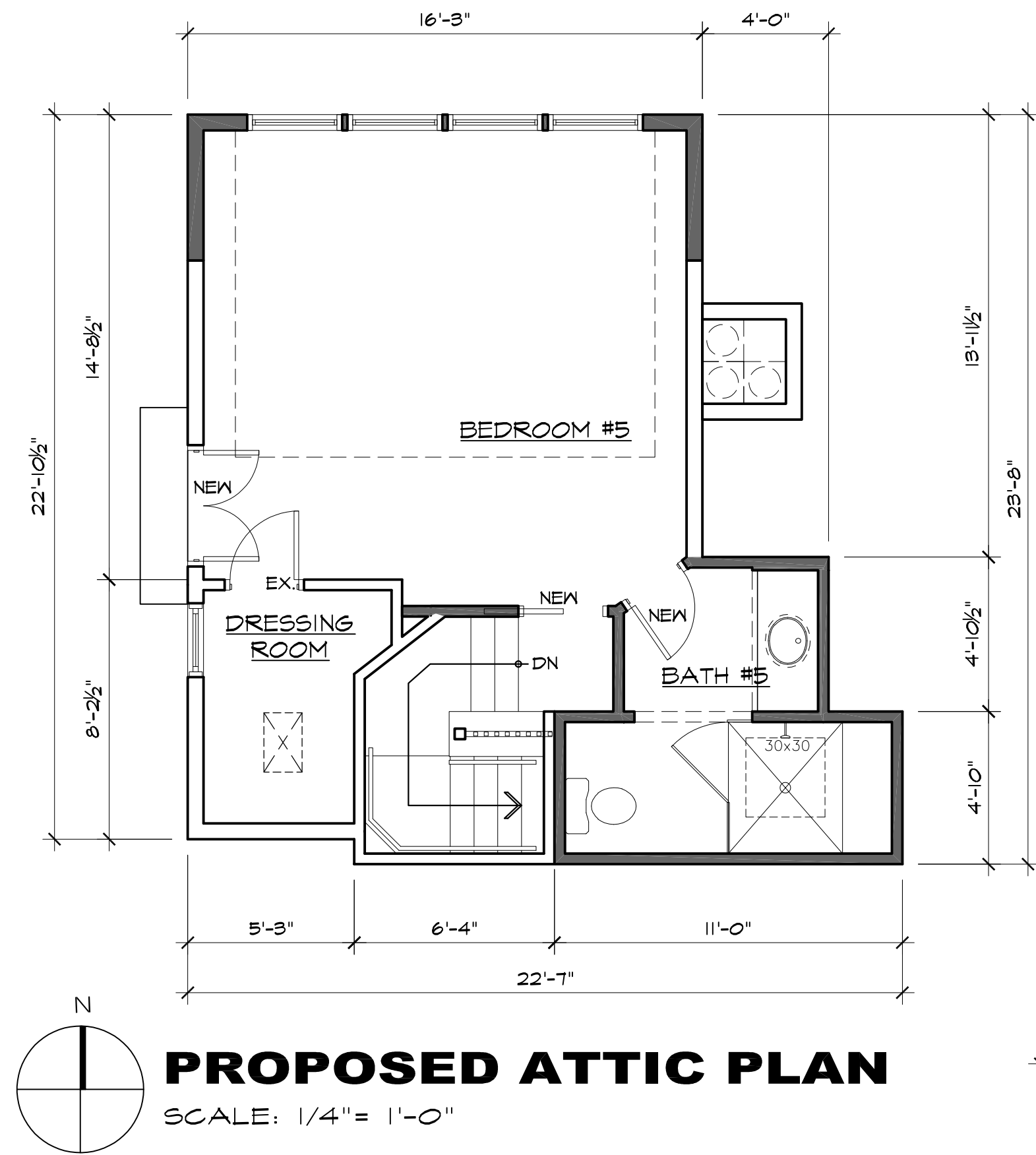


SCALE: 1/4" = 1'-0"

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		NO VARIANCE REV. 10/12/18	
		CONSULTANT:	
ARCHITECT		ERIC MILLER ARCHITECTS, INC.          211 HOFFMAN AVENUE MONTEREY, CA 93940          PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
EXISTING ROOF PLAN			
JOB NAME:	<b>Mountford Residence</b> 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-1B1-010-000		
DATE:	10/12/18		
SCALE:	1/4" = 1'-0"		
DRAWN:	CJH		
JOB NUMBER:	1508		
<b>A-2.2</b>			
SHEET		OF	



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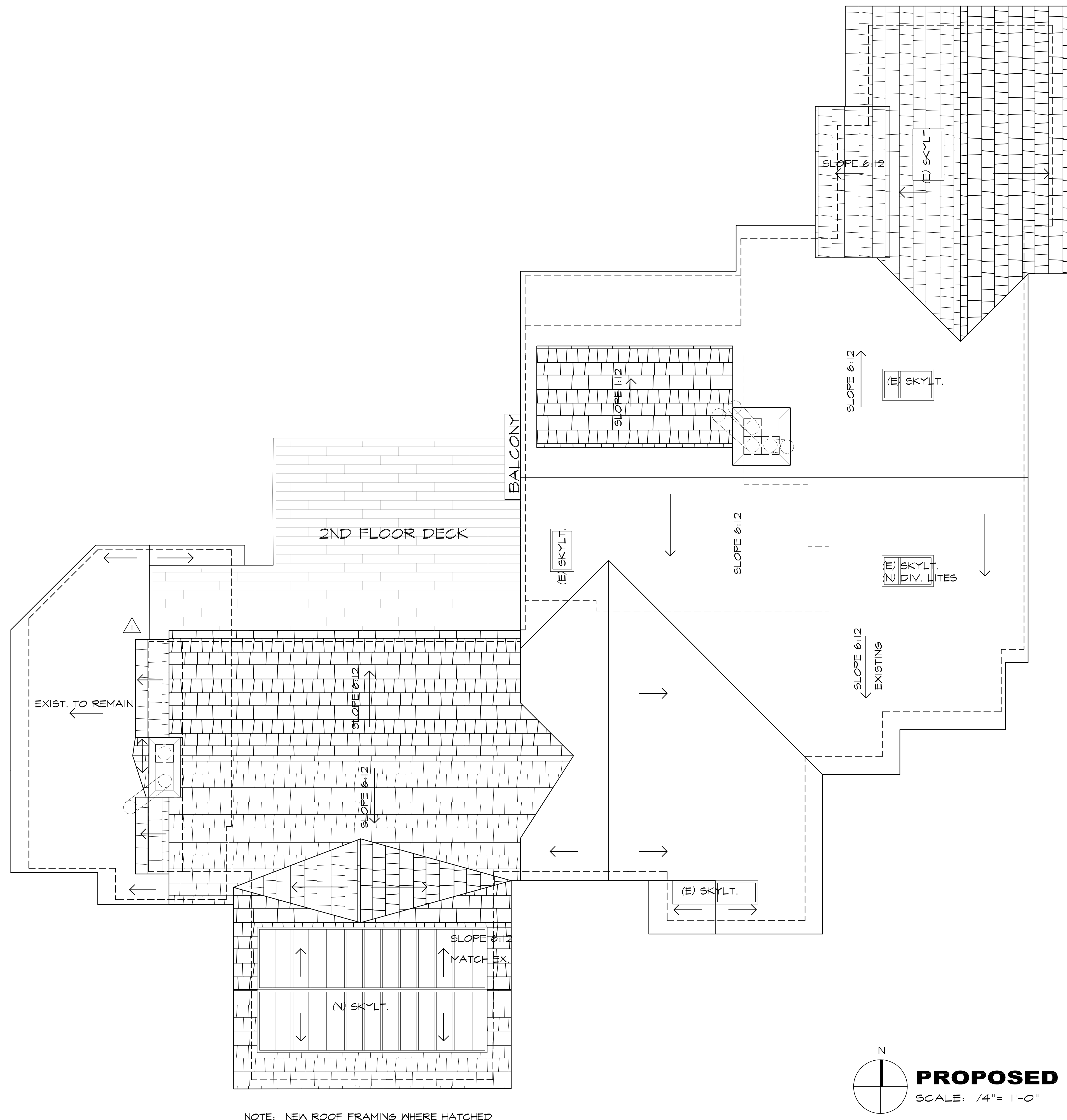
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CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED FLOOR PLANS		
JOB NAME: Mountford Residence		
151 Highlands Drive		
Carmel Highlands, CA		
A.P.N. 241-181-010-000		
DATE:		10/12/18
SCALE:		1/4" = 1'-0"
DRAWN:		CJH
JOB NUMBER:		15.08
A-2.3		
SHEET OF		



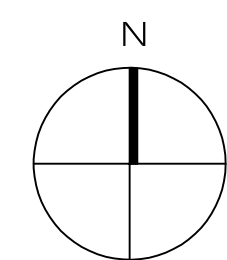
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NO VARIANCE REV. 10/12/10		1
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED SECOND FLOOR PLAN		
JOB NAME:	Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-118-010-000	
DATE:	10/12/10	
SCALE:	1/4"=1'-0"	
DRAWN:	CJH	
JOB NUMBER:	1500	
A-2.4		
SHEET		OF



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NOTE: NEW ROOF FRAMING WHERE HATCHED



## PROPOSED ROOF PLAN

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

REVISION		No.
NO VARIANCE REV. 10/12/18		
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 ROOF PLAN</b>		
JOB NAME:	<b>Mountford Residence</b> 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-010-000	
DATE:	10/12/18	
SCALE:	1/4"=1'-0"	
DRAWN:	CJH	
JOB NUMBER:	1508	
A-2.5   SHEET OF		



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**SOUTHEAST ELEVATION - EXISTING**

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



**SOUTHWEST ELEVATION - EXISTING**

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



CONSULTANT:

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

EXISTING ELEVATIONS

JOB NAME:  
**Mountford Residence**  
151 Highlands Drive  
Carmel Highlands, CA  
A.P.N. 241-181-010-000

DATE: 10/12/18  
SCALE: 1/4" = 1'-0"  
DRAWN: CCR  
JOB NUMBER: 15.08

**A-3.1**  
SHEET OF

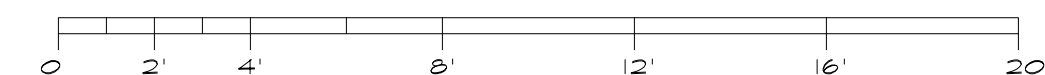


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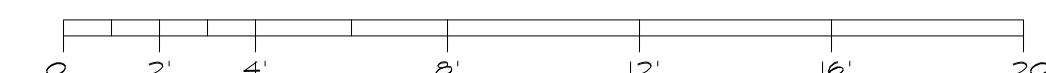
### NORTHEAST ELEVATION - EXISTING

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



### NORTHWEST ELEVATION - EXISTING

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



CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

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

EXISTING ELEVATIONS

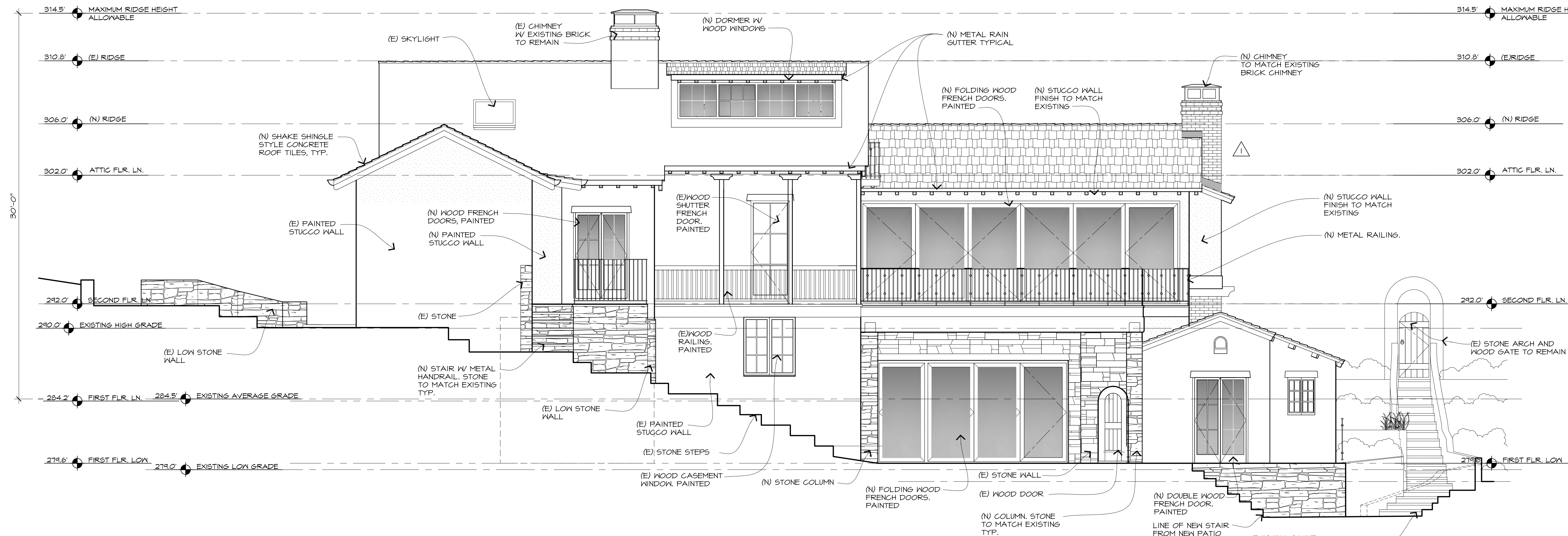
JOB NAME: **Mountford Residence**  
151 Highlands Drive  
Carmel Highlands, CA  
A.P.N. 241-181-010-000

DATE: 10/12/18  
SCALE: 1/4" = 1'-0"  
DRAWN: CCR  
JOB NUMBER: 15.08

**A-3.2**  
SHEET OF

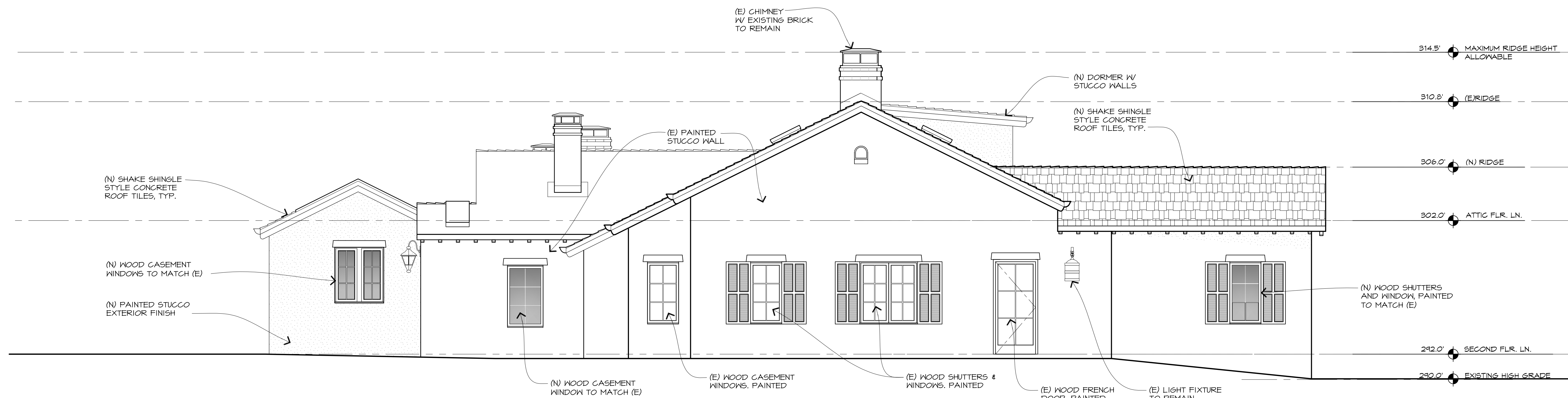


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## SOUTHWEST ELEVATION - PROPOSED BACK

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



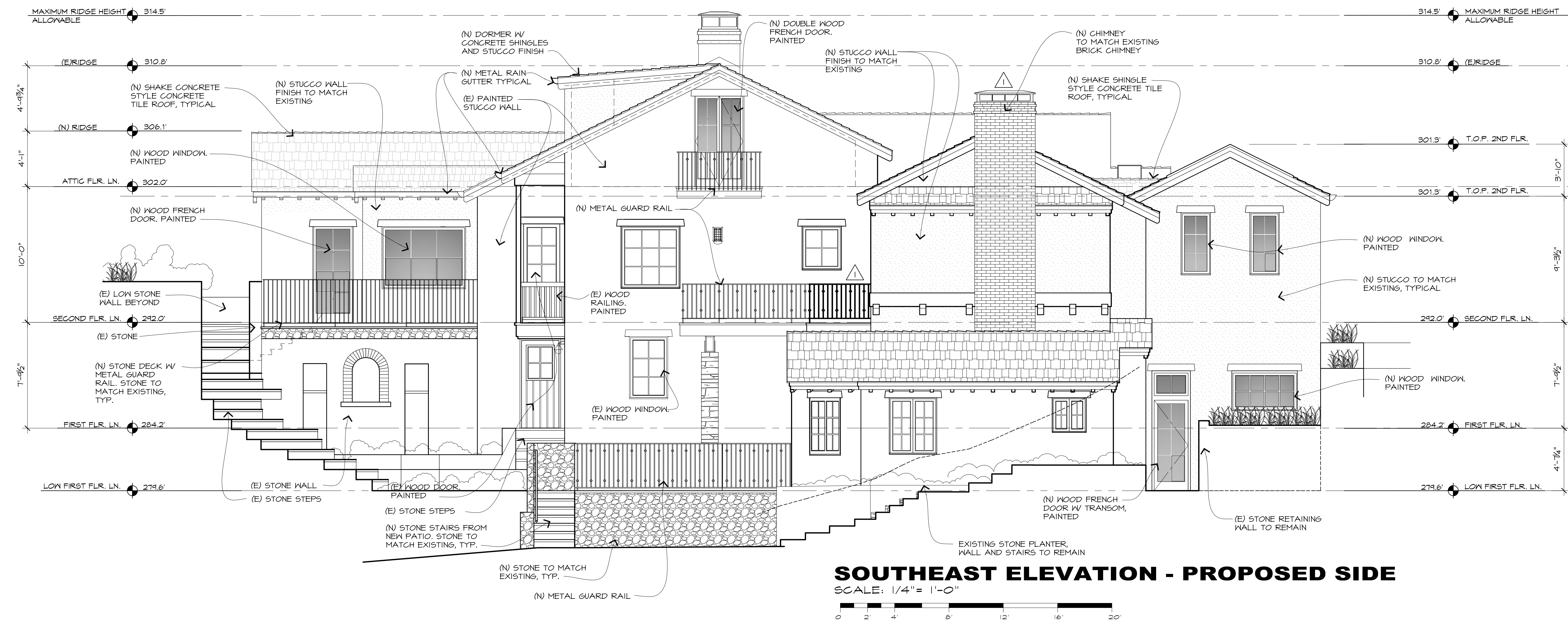
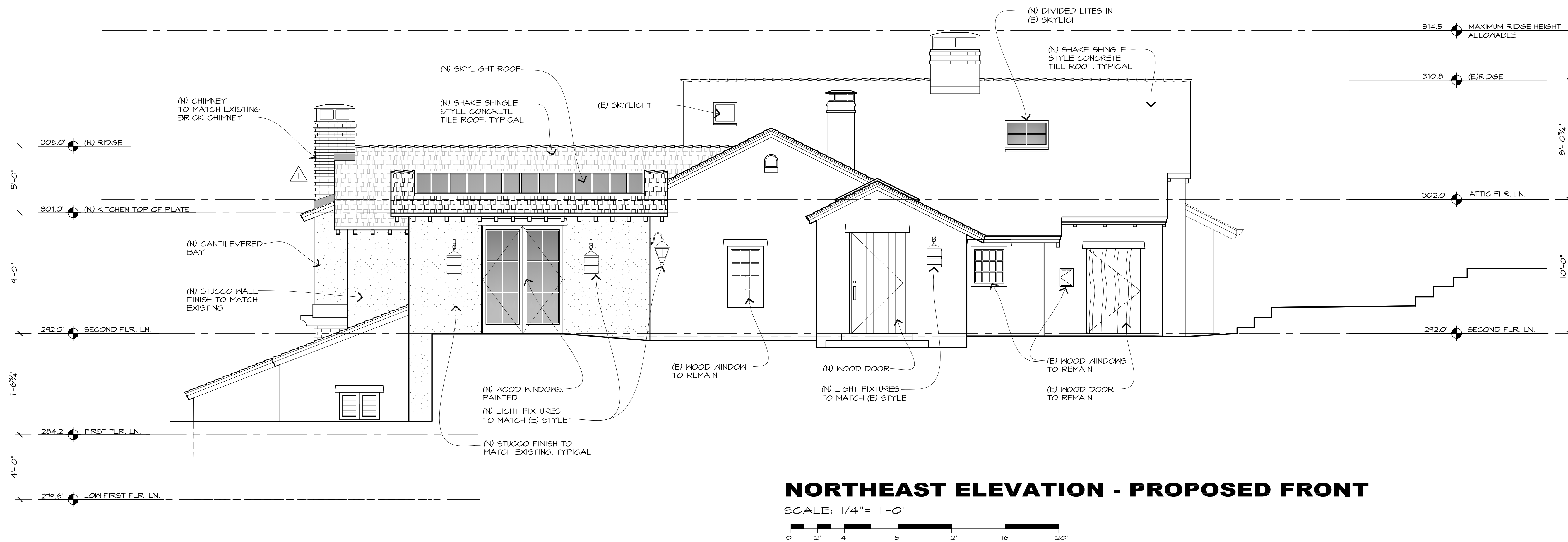
## NORTHWEST ELEVATION - PROPOSED SIDE

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



REVISION		No.
NO VARIANCE REV. 10/12/18		1
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
EXTERIOR ELEVATION		
JOB NAME: Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-010-000		
DATE: 10/12/18		
SCALE: 1/4" = 1'-0"		
DRAWN: CJH		
JOB NUMBER: 1508		
A-3.3		
SHEET OF		





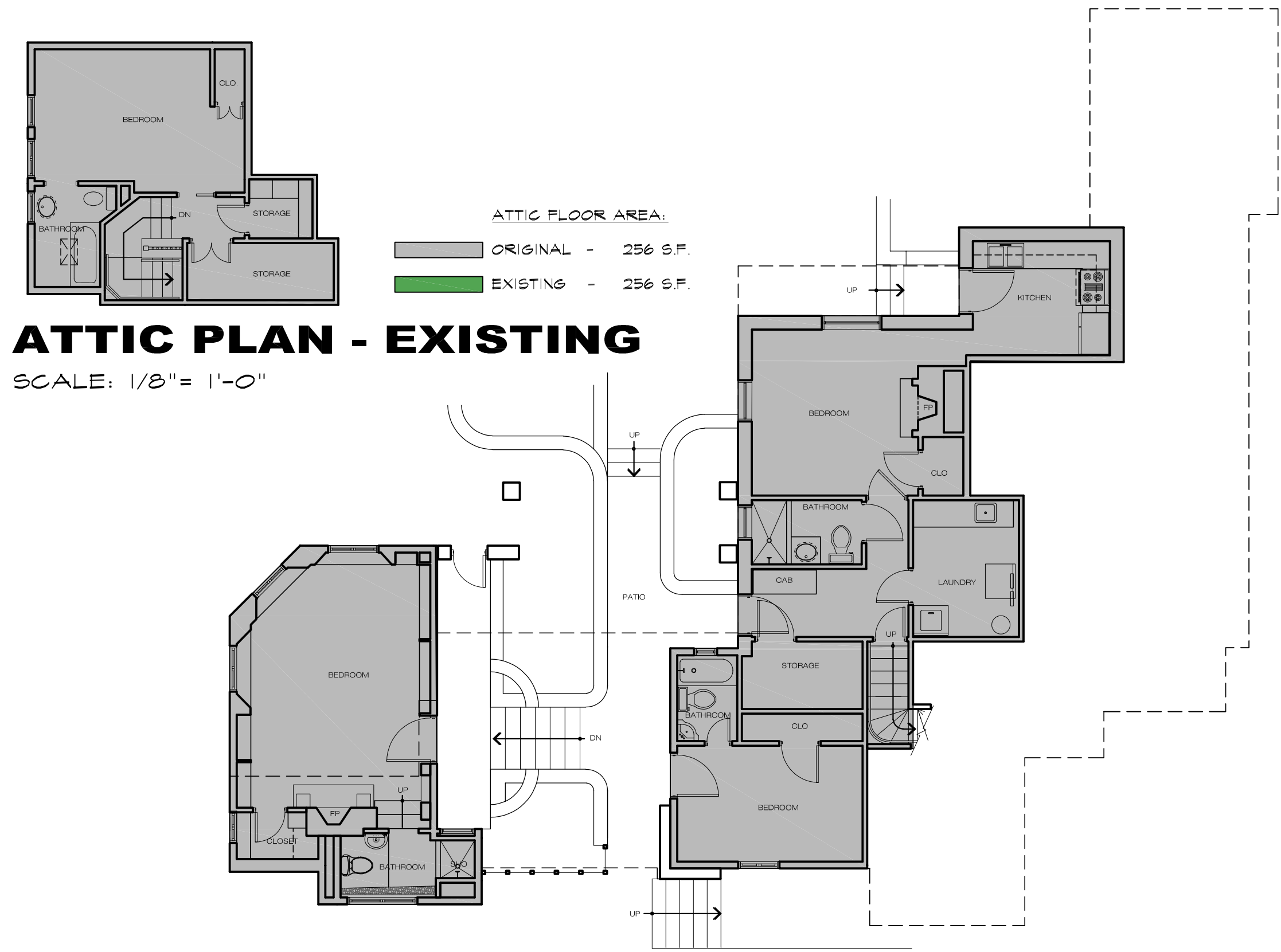
REVISION		No.
NO VARIANCE REV. 10/12/18		
CONSULTANT:		
ARCHITECT     ERIC MILLER ARCHITECTS, INC.     211 HOFFMAN AVENUE   MONTEREY, CA 93940   PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: <a href="http://www.ericmillerarchitects.com">www.ericmillerarchitects.com</a>           <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>   <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>   <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>		
EXTERIOR ELEVATION		
JOB NAME:	<b>Mountford Residence</b> 151 Highlands Drive Carmel Highlands, CA A P N 241-181-010-000	
DATE:	10/12/18	
SCALE:	1/4" = 1'-0"	
DRAWN:	CJH	
JOB NUMBER:	1508	
A-3.4   SHEET OF		



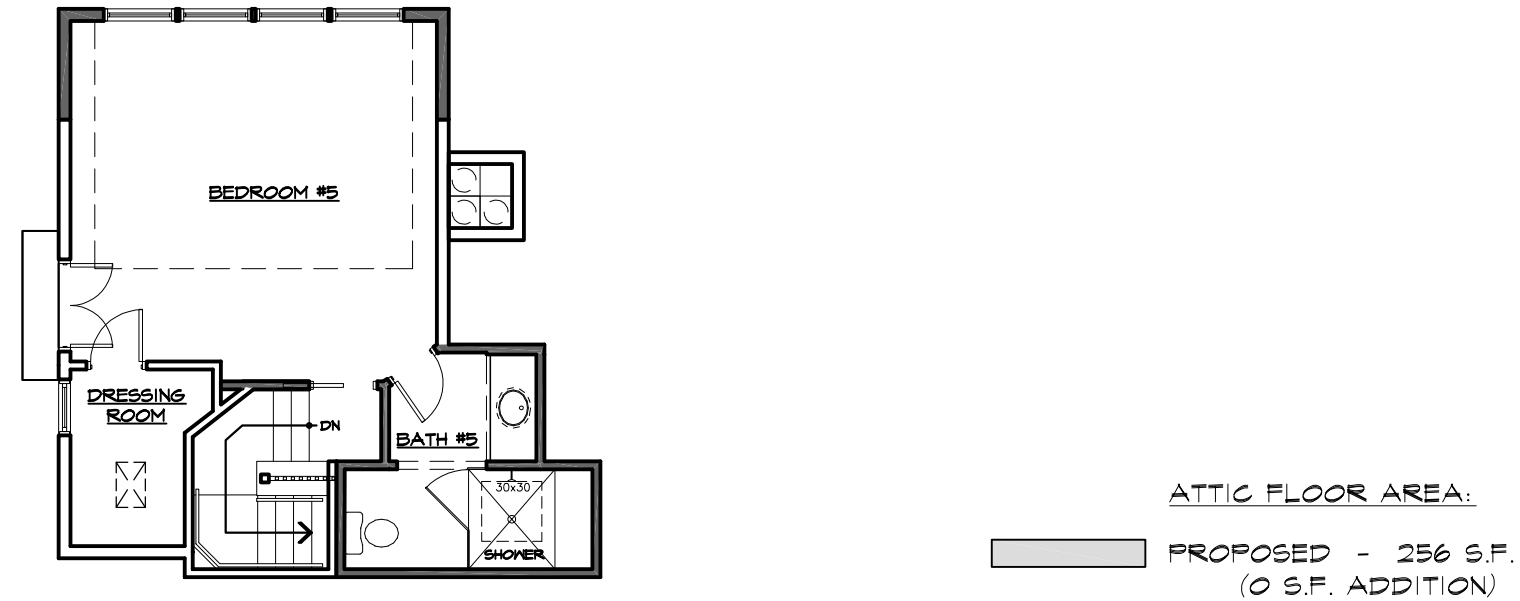




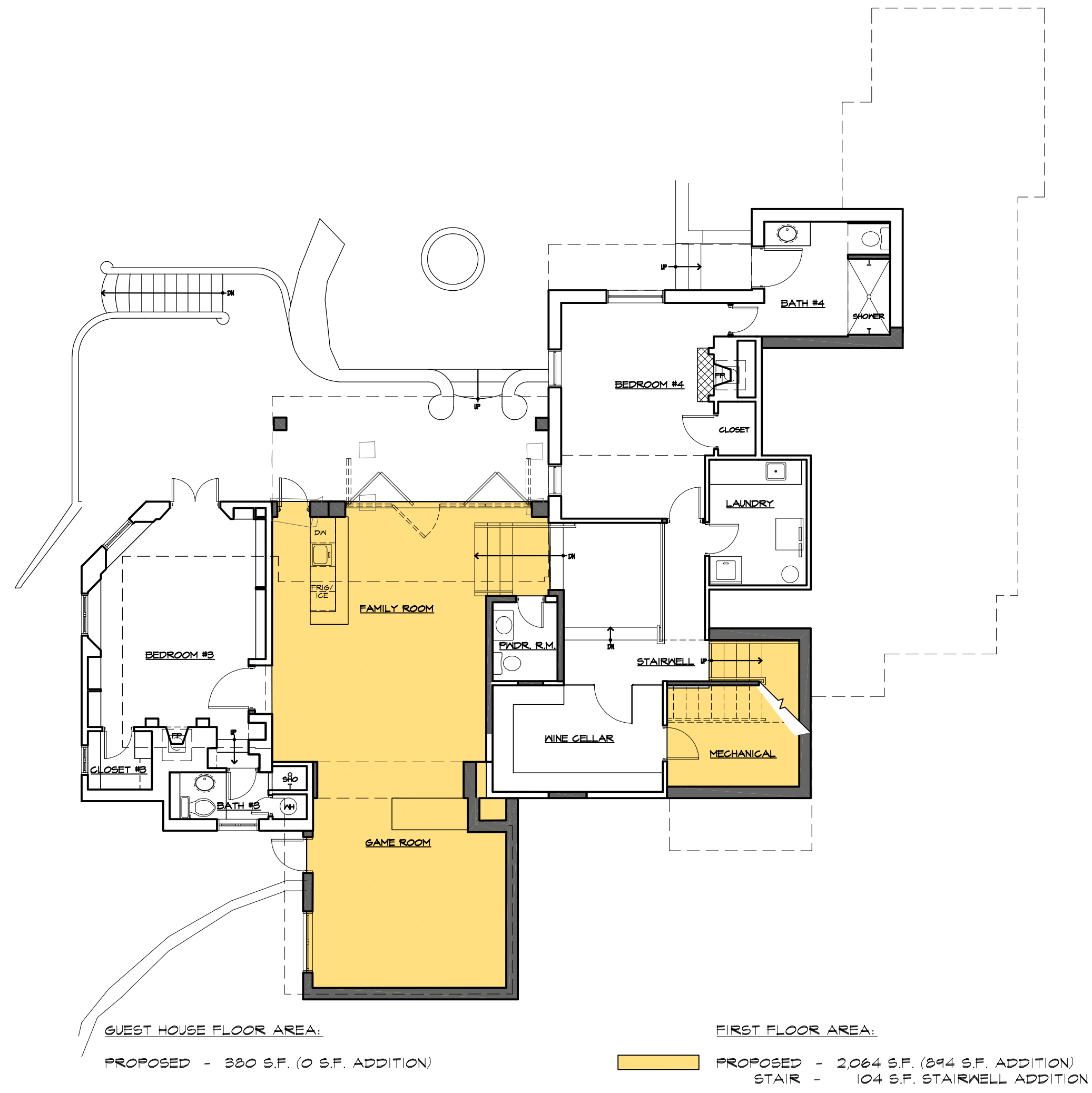
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**FIRST FLOOR PLAN - EXISTING**  
SCALE: 1/8" = 1'-0"



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

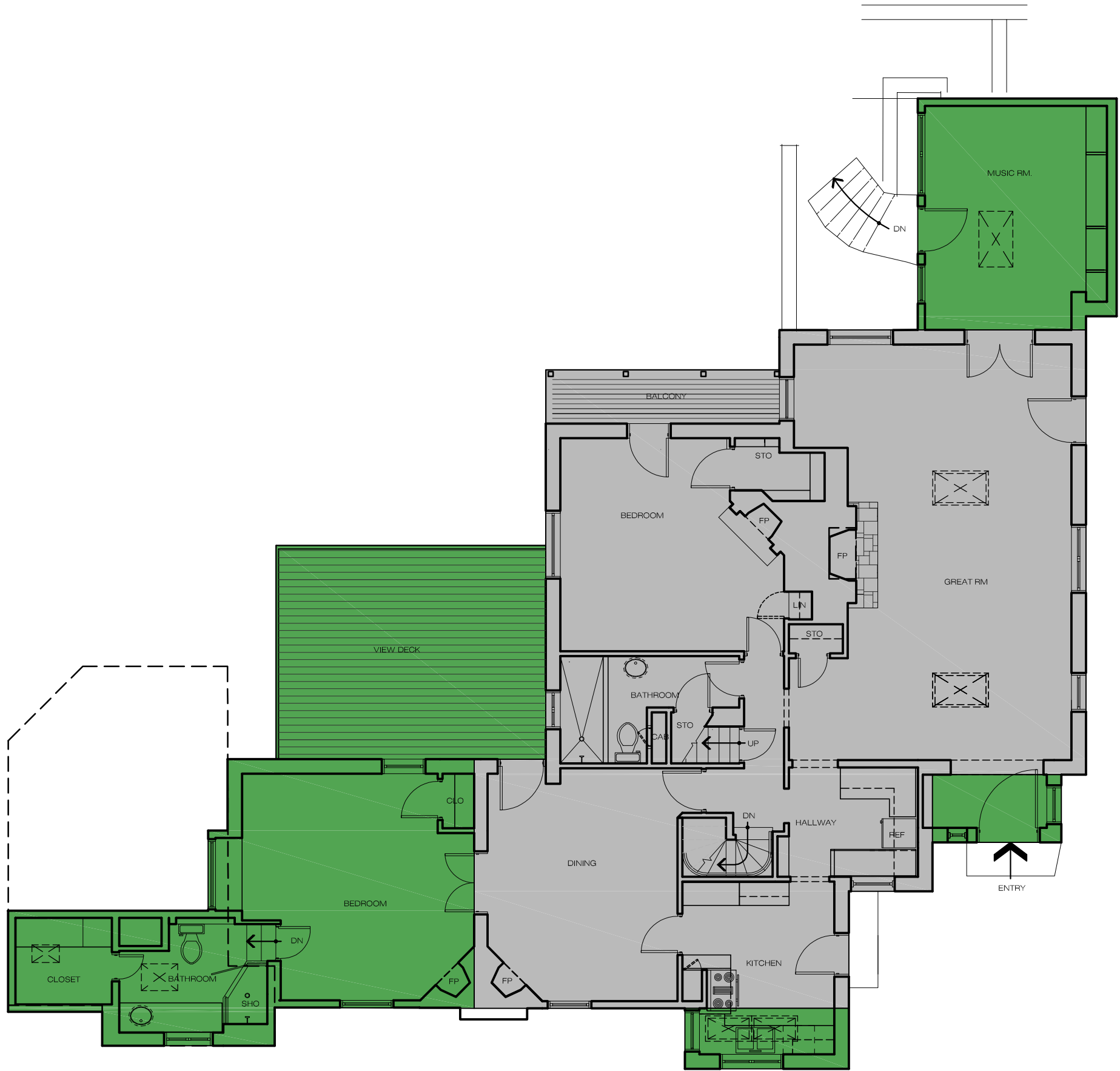


**FIRST FLOOR PLAN - PROPOSED**  
SCALE: 1/8" = 1'-0"

REVISION		No.
NO VARIANCE REV. 10/12/18		△
CONSULTANT:		
ARCHITECT		ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com
1ST FLOOR COMPARISON	JOB NAME:	Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-010-000
	DATE:	10/12/18
	SCALE:	1/8" = 1'-0"
	DRAWN:	CJH
	JOB NUMBER:	15.08
H-1		SHEET OF

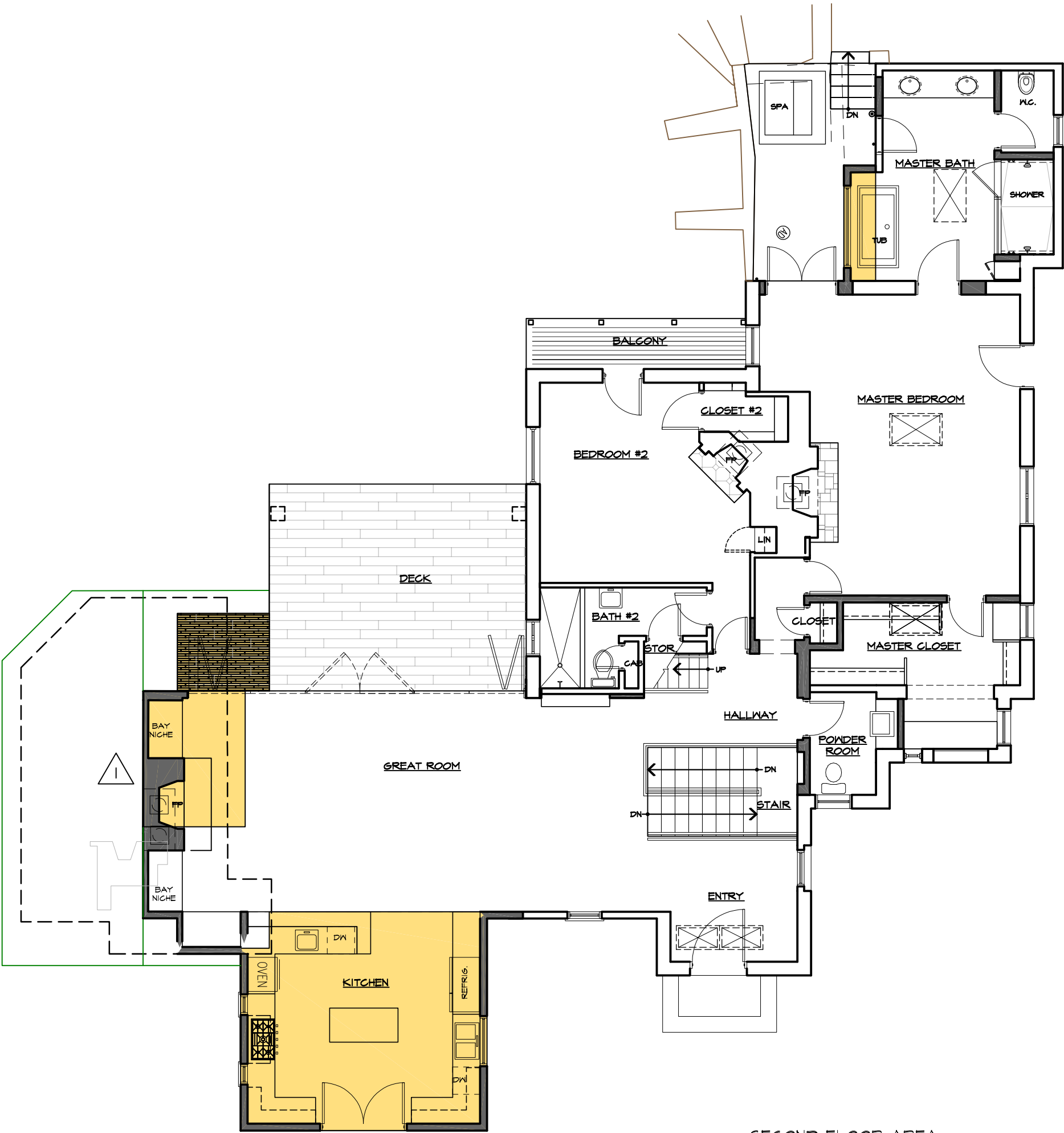


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SECOND FLOOR AREA:  
ORIGINAL - 1,428 S.F.  
EXISTING - 2,129 S.F. (701 S.F. ADDITIONS)  
DECK - 272 S.F. (ADDITION)

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



SECOND FLOOR AREA:  
PROPOSED - 2,581 S.F. (451 S.F. ADDITIONS)  
DECK - 48 S.F. (ADDITION TO EXISTING)

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

REVISION	No.
NO VARIANCE REV. 10/12/18	1

CONSULTANT:

ARCHITECT

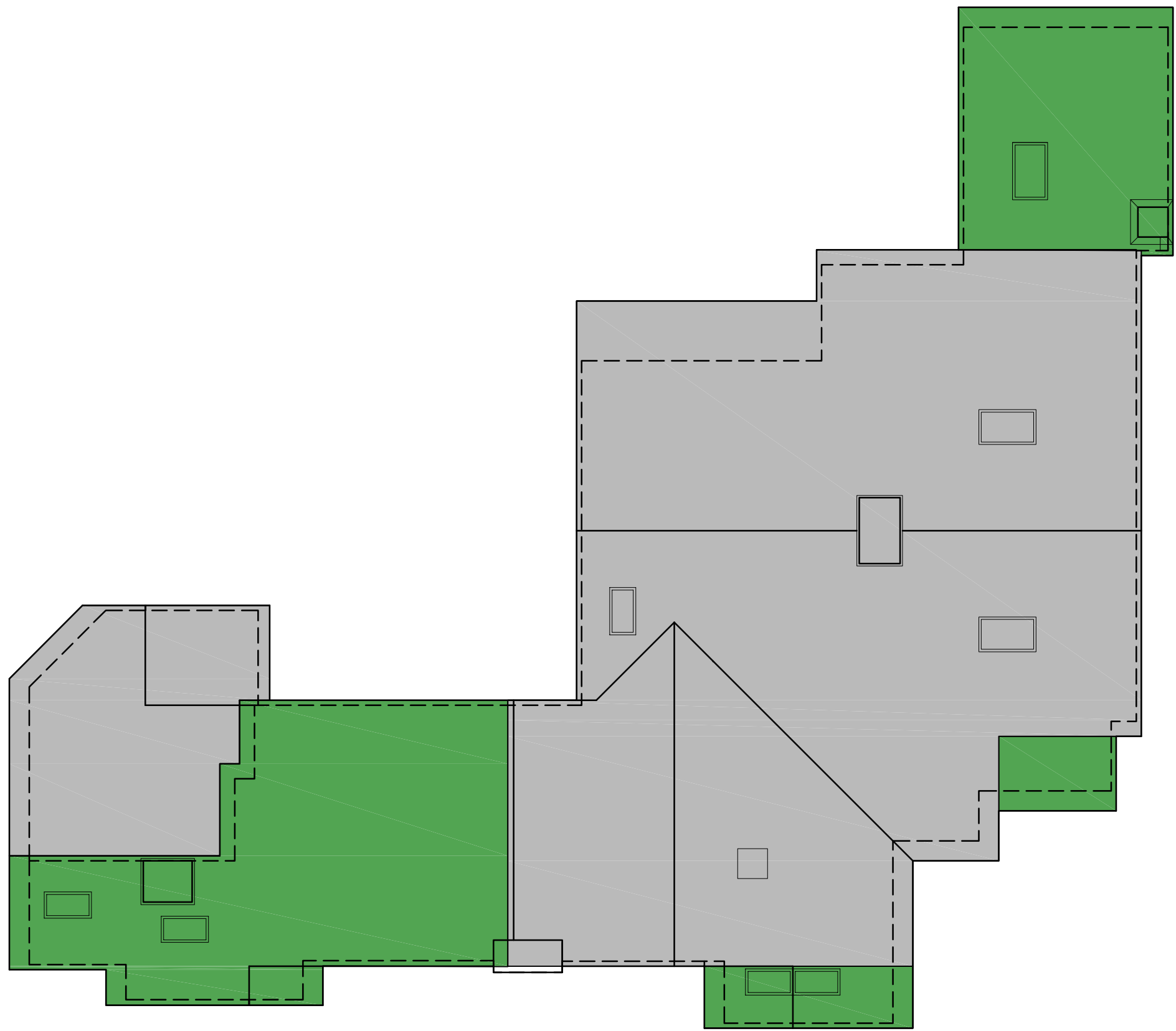
ERIC MILLER ARCHITECTS, INC.

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

2ND FLOOR COMPARISON
JOB NAME: Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 24-181-010-000
DATE: 10/25/18
SCALE: 1/8" = 1'-0"
DRAWN: C.J.H.
JOB NUMBER: 15.08



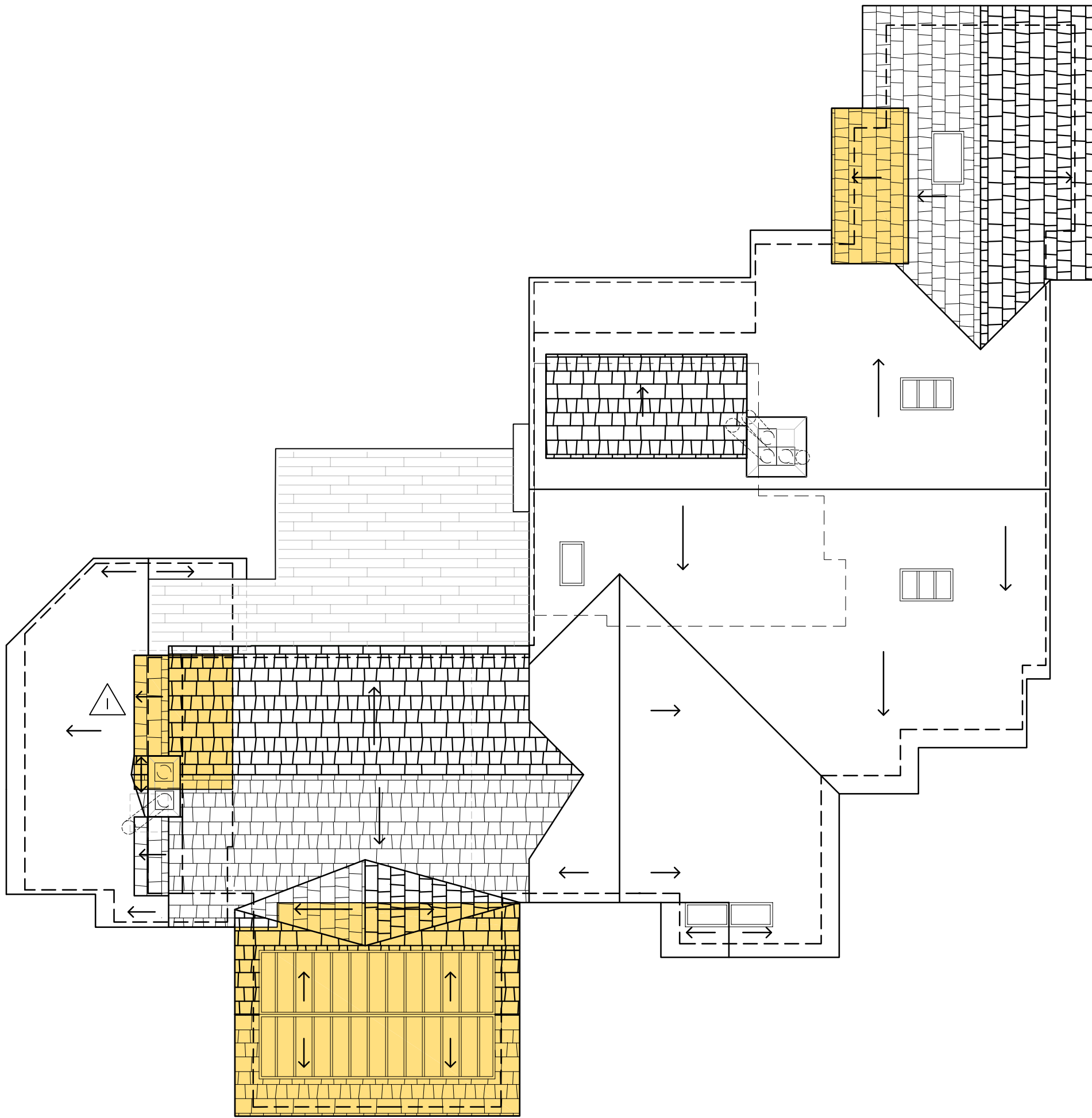
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ROOF PLAN:  
ORIGINAL ROOF  
EXISTING ROOF ADDITIONS

ROOF PLAN - EXISTING

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



ROOF PLAN:  
PROPOSED NEW ROOF WITH NEW FLOOR AREA  
PROPOSED NEW ROOF OVER EXISTING FLOOR AREA

ROOF PLAN - PROPOSED

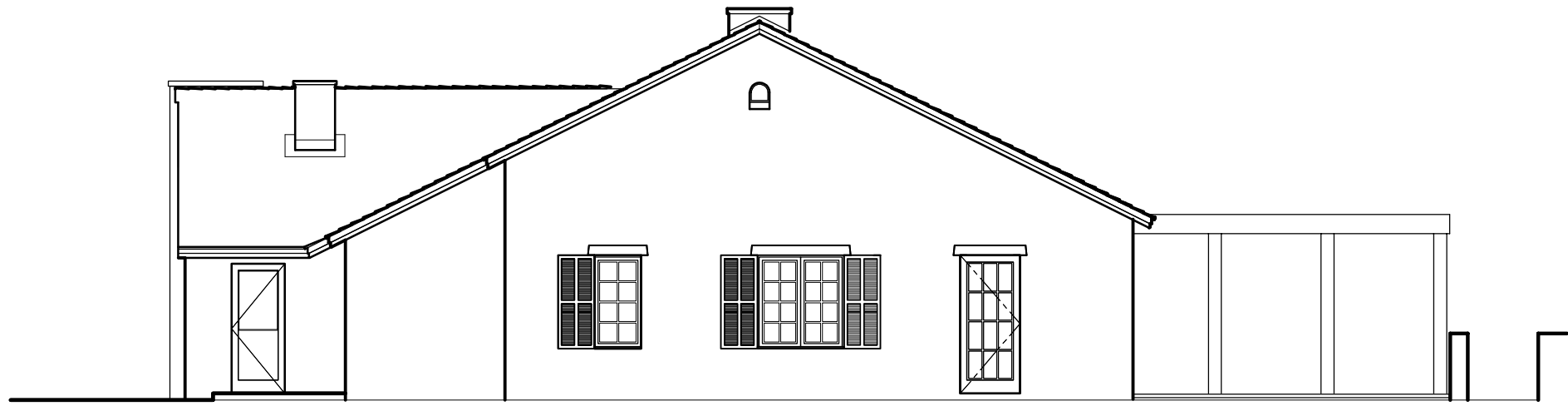
SCALE: 1/8" = 1'-0"

REVISION		No.
NO VARIANCE REV. 10/12/18		1
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
ROOF PLAN COMPARISON		
JOB NAME: Mountford Residence 151 Highlands Drive Carmel Highlands, CA A.P.N. 24-181-010-000		
DATE: 10/22/18		
SCALE: 1/8" = 1'-0"		
DRAWN: C.J.H.		
JOB NUMBER: 15.08		
H-3		
SHEET OF		



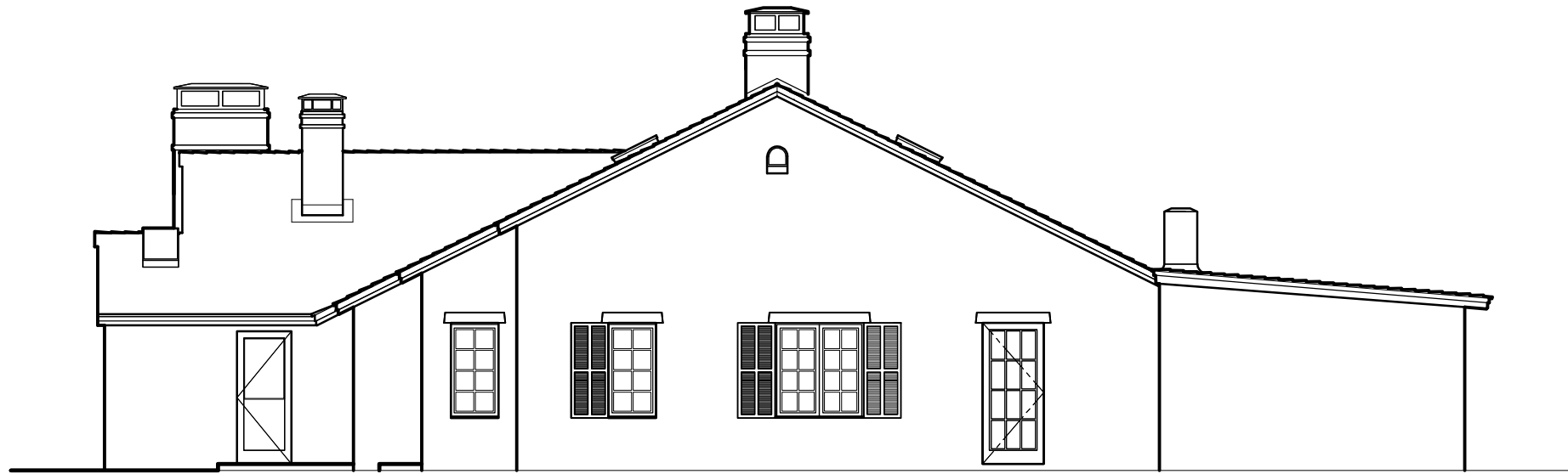
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314.5 MAXIMUM RIDGE HEIGHT - ALLOWABLE  
310.0 FIN RIDGE  
300.0 SECOND FLOOR PLATE HEIGHT  
290.0 SECOND FLOOR L.N.



NORTHWEST ELEVATION - ORIGINAL  
SCALE: 1/8" = 1'-0"

314.5 MAXIMUM RIDGE HEIGHT - ALLOWABLE  
310.0 FIN RIDGE  
302.0 ATTIC FLOOR L.N.  
300.0 SECOND FLOOR PLATE HEIGHT  
290.0 SECOND FLOOR L.N.



NORTHWEST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



NORTHWEST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

314.5 MAXIMUM RIDGE HEIGHT - ALLOWABLE  
310.0 FIN RIDGE  
291.5 SECOND FLOOR PLATE HEIGHT  
290.0 SECOND FLOOR L.N.  
290.0 EXISTING HIGH GRADE  
284.2 FIRST FLOOR L.N.  
274.0 EXISTING AVERAGE GRADE  
274.0 EXISTING LOT GRADE

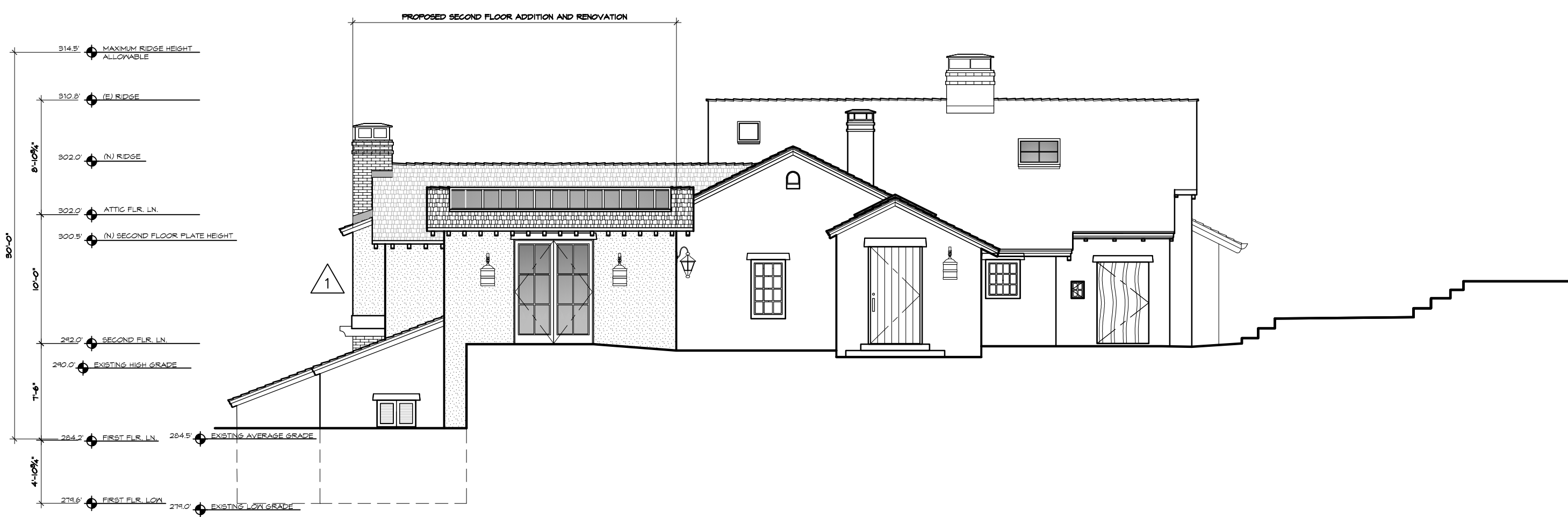


NORTHEAST ELEVATION - ORIGINAL  
SCALE: 1/8" = 1'-0"

314.5 MAXIMUM RIDGE HEIGHT - ALLOWABLE  
310.0 FIN RIDGE  
291.5 SECOND FLOOR PLATE HEIGHT  
290.0 SECOND FLOOR L.N.  
290.0 EXISTING HIGH GRADE  
284.2 FIRST FLOOR L.N.  
274.0 EXISTING AVERAGE GRADE  
274.0 EXISTING LOT GRADE



NORTHEAST ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION - PROPOSED  
SCALE: 1/8" = 1'-0"

REVISION	No.
NO VARIANCE REV. 10/12/18	1

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

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

MONTEREY, CA 93940

ELEVATION COMPARISON

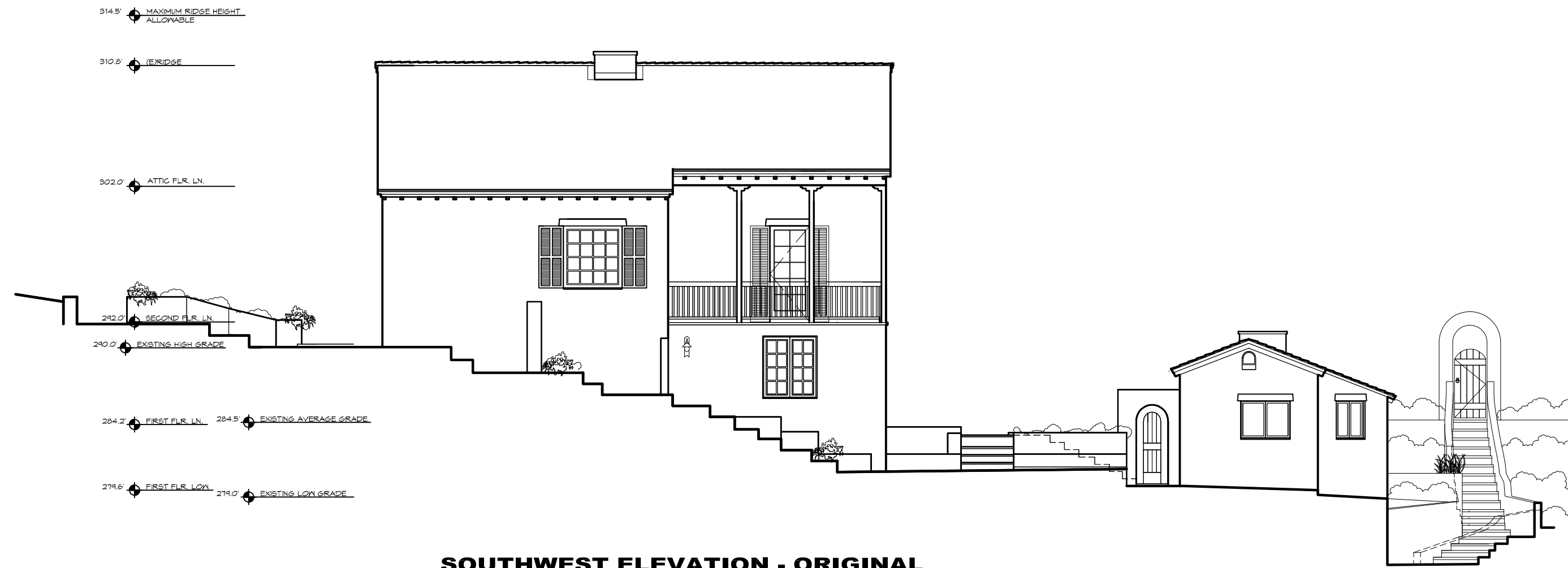
JOB NAME: Mountford Residence  
151 Highlands Drive  
Carmel Highlands, CA  
A.P.N. 241-181-010-000

DATE:	10/12/18
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JOB NUMBER:	15.08

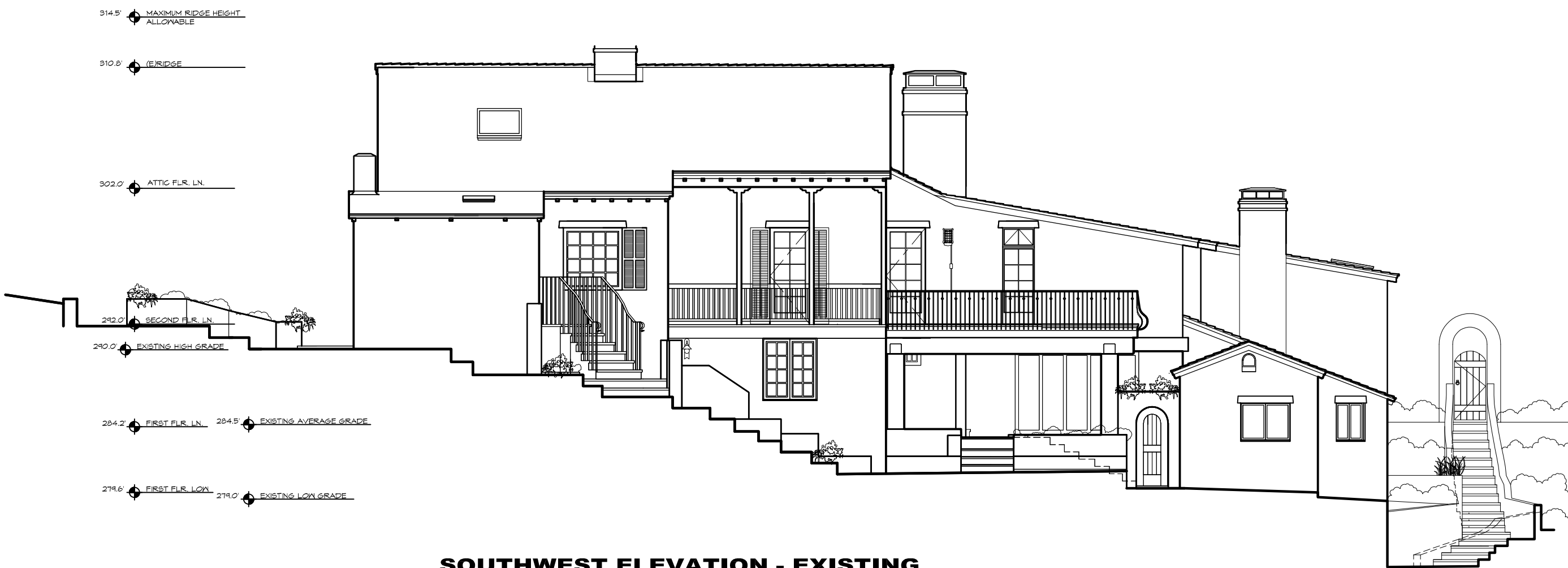
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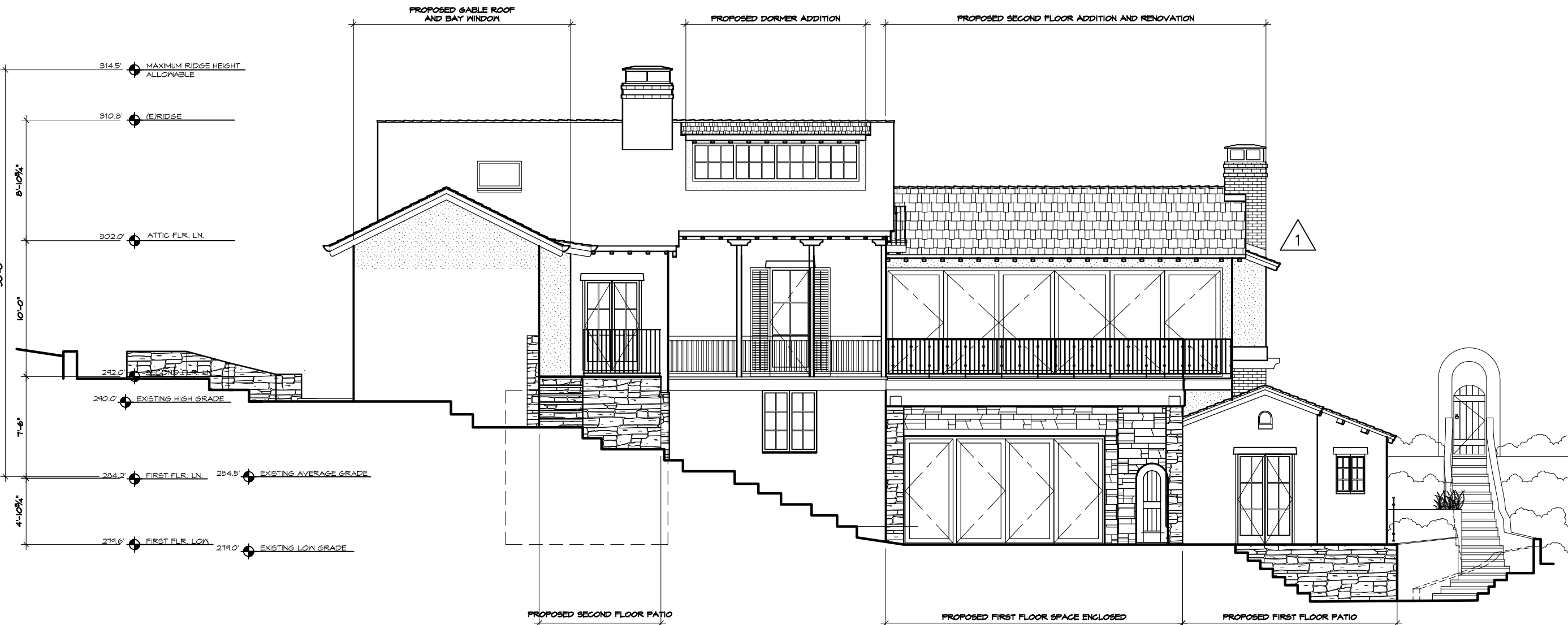
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**SOUTHWEST ELEVATION - ORIGINAL**  
SCALE: 1/8" = 1'-0"



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



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



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



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



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

REVISION	No.
NO VARIANCE REV. 10/12/18	1

CONSULTANT:

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

ELEVATION COMPARISON

JOB NAME: **Mountford Residence**  
151 Highlands Drive  
Carmel Highlands, CA  
A.P.N. 24-1-181-010-000

DATE: 10/12/18  
SCALE: 1/8" = 1'-0"  
DRAWN: C.J.H.  
JOB NUMBER: 15.08

**H-5**  
SHEET OF



GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
MOUNTFORD RESIDENCE  
APN: 241-181-010

CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



LEGEND:

NEW

- MINOR CONTOUR LINE (1' INTERVAL)  
----- DRAINAGE SWALE FLOW LINE  
===== STORM DRAIN LINE  
===== RETAINING WALL SUBDRAIN  
● SPOT ELEVATION  
● ROOF DOWNSPOUT  
▨ FIRST FLOOR FOOTPRINT ADDITION  
▩ SECOND FLOOR HOUSE ADDITION  
▩ PAVERS PATIO SURFACE  
▩ FLAGSTONE PATIO SURFACE  
▩ DECOMPOSED GRAVEL SURFACE  
▩ ROCK/RIP-RAP AREA

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, Inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, Inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, Inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, Inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, Inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, Inc.	During backfill operations		
Basecourse subgrade compaction	LandSet Engineers, Inc.	Prior to pavement installation		

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	SITE OVERVIEW
SHEET C4	GRADING, DRAINAGE AND UTILITY PLAN - FIRST FLOOR
SHEET C5	GRADING, DRAINAGE AND UTILITY PLAN - SECOND FLOOR
SHEET C6	GRADING SECTIONS
SHEET C7	EROSION CONTROL PLAN
SHEET C8	STANDARD PLANS & CONSTRUCTION DETAILS

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 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.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 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.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 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.
- 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.
- 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.
- 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 SEEDED 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 RUNRANOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 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.
- 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.

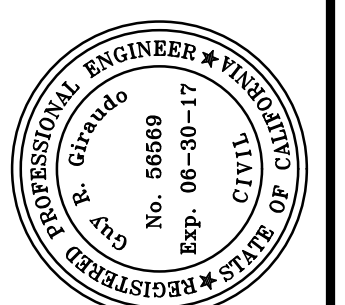
CONTACT INFORMATION:

PRIMARY: OWNER  
MR. PAUL MOUNTFORD  
151 HIGHLANDS DRIVE  
CARMEL, CA 93923

SECONDARY: ARCHITECT  
ERIC MILLER ARCHITECTS, INC.  
ATTN: MS. CARLA HASHIMOTO  
211 HOFFMAN AVE.  
MONTEREY, CA 93940  
PH (831)372-0410 (7840)

SITE LOCATION:  
151 HIGHLANDS DRIVE  
CARMEL, CA 93923

	10/15/18	AMS	NEW ARCH'S 2nd FLOOR PLAN		
	05/04/18	AMS	NEW ARCH'S SITE PLAN		
	01/24/17	AMS	RELEASED TO CLIENT		
No.	DATE	BY	REVISION		



APPROVED BY:

GUY R. GIRAUDO



GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
MOUNTFORD RESIDENCE  
A.P.N.: 241-181-010  
FOR  
MR. PAUL MOUNTFORD

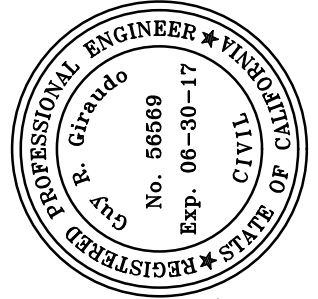
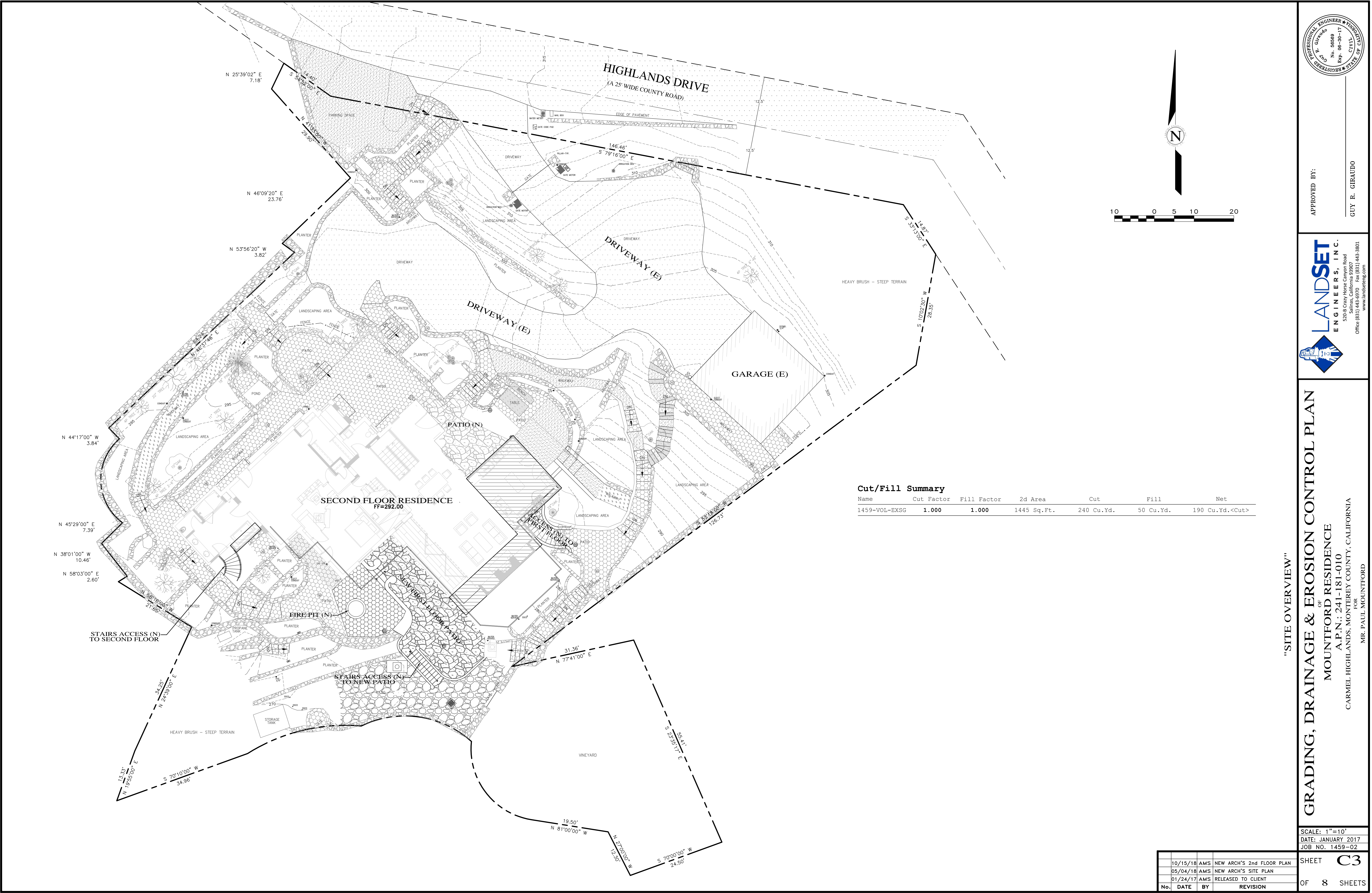
SCALE: AS SHOWN  
DATE: JANUARY 2017  
JOB NO. 1459-02

SHEET  
C1  
OF 8 SHEETS









APPROVED BY:

GUY R. GIRAUDO



**"SITE OVERVIEW"**

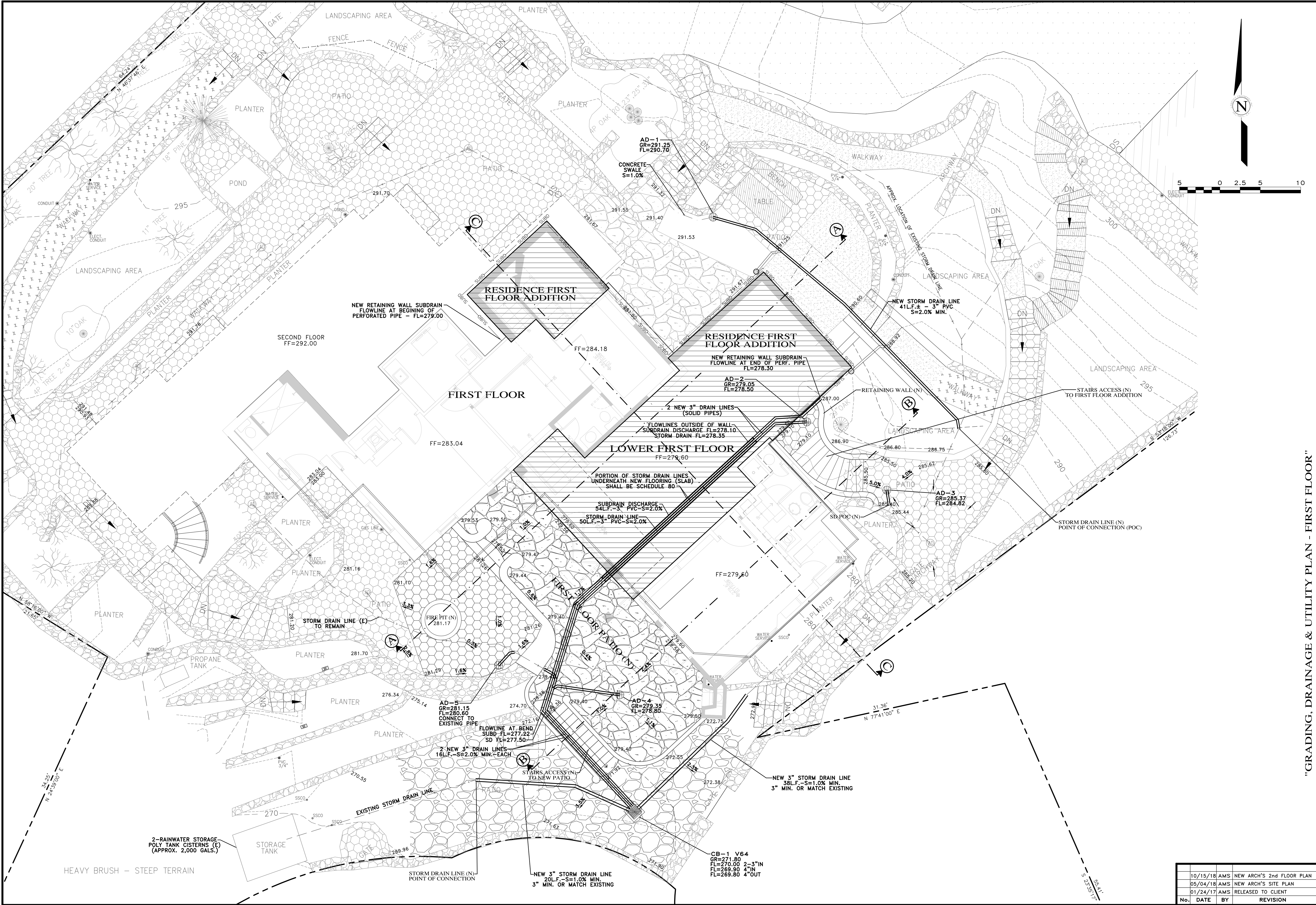
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**MOUNTFORD RESIDENCE**  
A.P.N.: 241-181-010  
FOR  
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA  
MR. PAUL MOUNTFORD

SCALE: 1"=10'  
DATE: JANUARY 2017  
JOB NO. 1459-02

No.	DATE	BY	REVISION
10/15/18	AMS	NEW ARCH'S 2nd FLOOR PLAN	
05/04/18	AMS	NEW ARCH'S SITE PLAN	
01/24/17	AMS	RELEASED TO CLIENT	

SHEET **C3**  
OF 8 SHEETS





"GRADING, DRAINAGE & UTILITY PLAN - FIRST FLOOR"

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

OF

**MOUNTFORD RESIDENCE**

A.P.N.: 241-181-010

CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA

FOR

MR. PAUL MOUNTFORD

SCALE: 1"=5'

DATE: JANUARY 2017

JOB NO. 1459-02

No.	DATE	BY	REVISION
10/15/18	AMS	NEW ARCH'S 2nd FLOOR PLAN	
05/04/18	AMS	NEW ARCH'S SITE PLAN	
01/24/17	AMS	RELEASED TO CLIENT	

SHEET **C4**

OF 8 SHEETS

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER

No. 56689

Exp. 06-30-17

LANDSET ENGINEERS, INC.

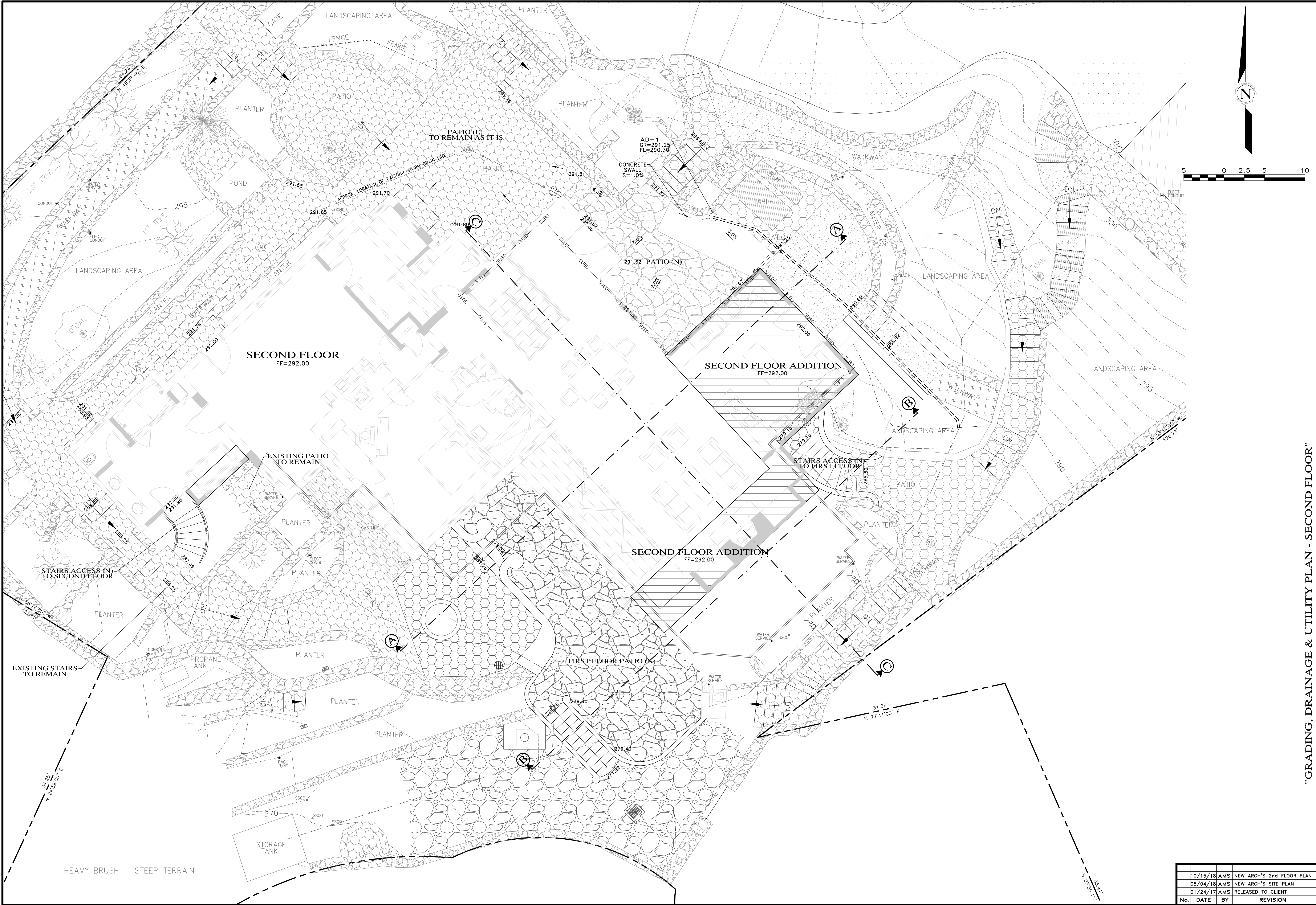
520-B Crazy Horse Canyon Road

Salinas, California 95077

Office (831) 435-1431

www.landseteng.com





"GRADING, DRAINAGE & UTILITY PLAN - SECOND FLOOR"

# GRADING, DRAINAGE & EROSION CONTROL PLAN

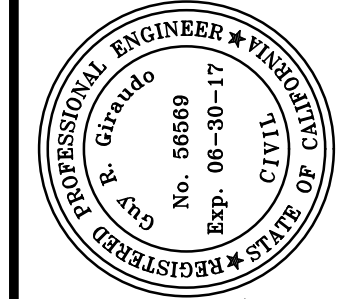
MOUNTFORD RESIDENCE  
A.P.N.: 241-181-010  
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA  
FOR MR. PAUL MOUNTFORD

10/15/18	AMS	NEW ARCH'S 2nd FLOOR PLAN	SHEET	C5
05/04/18	AMS	NEW ARCH'S SITE PLAN	OF	8
01/24/17	AMS	RELEASED TO CLIENT	SHEETS	
No.	DATE	BY	REVISION	

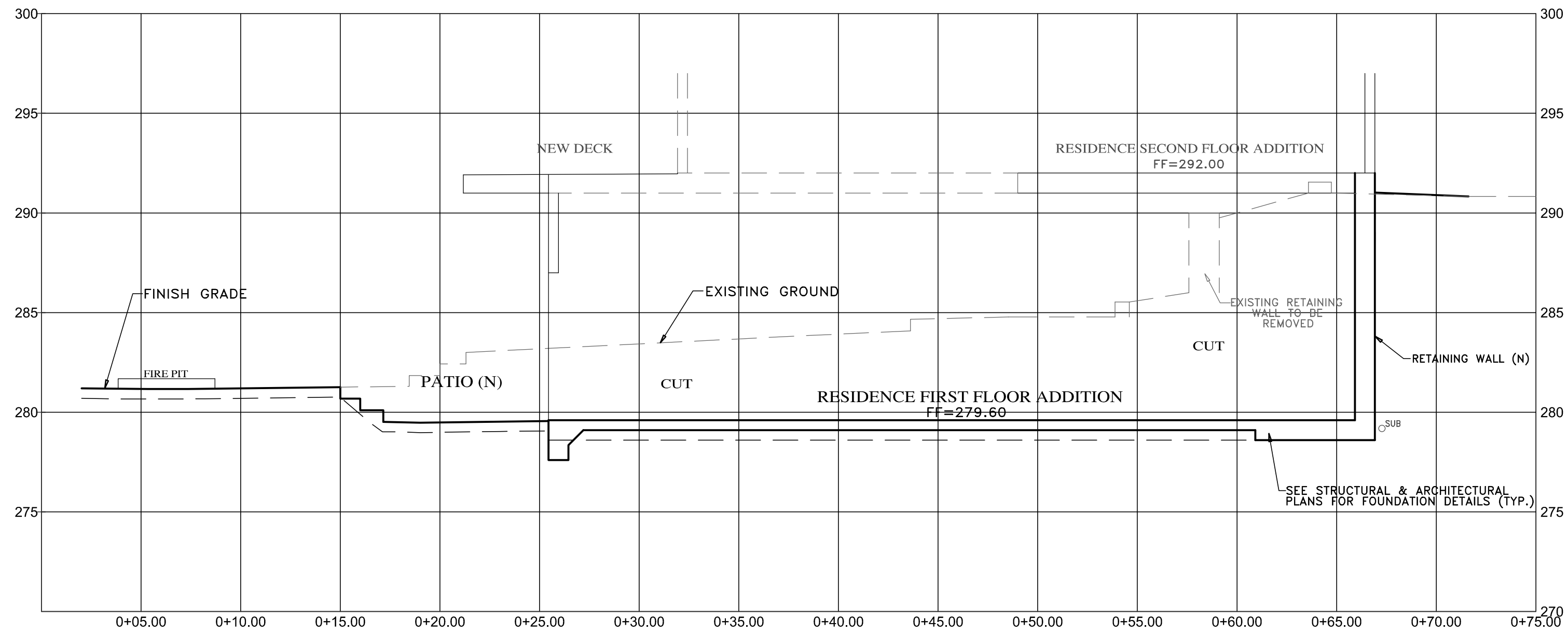


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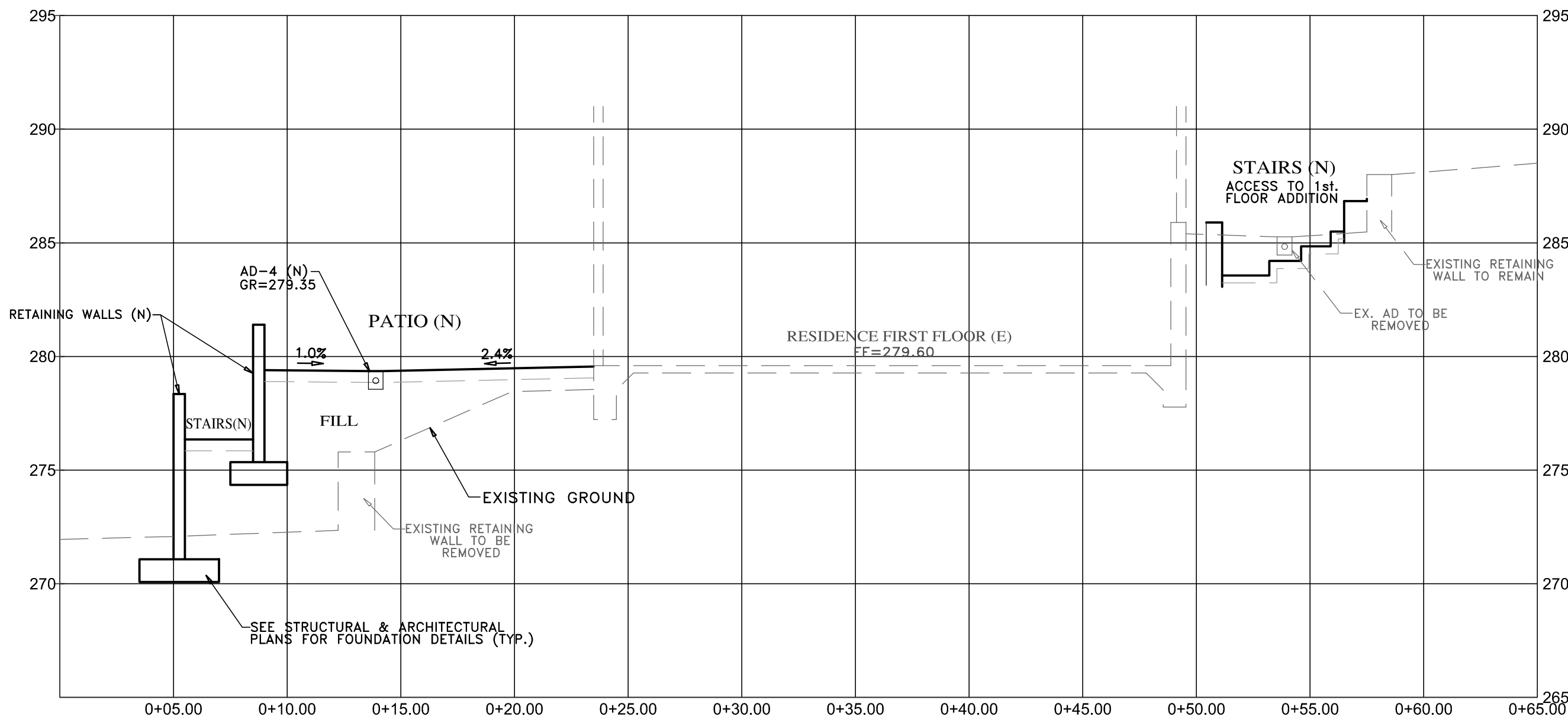
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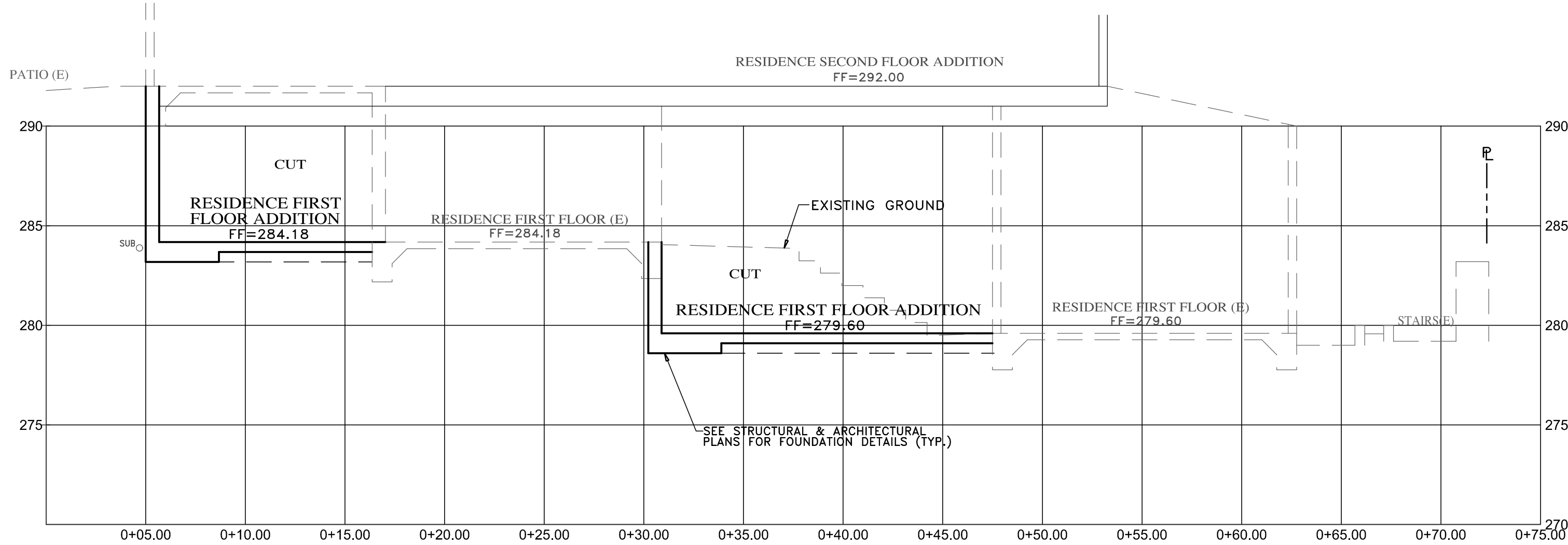




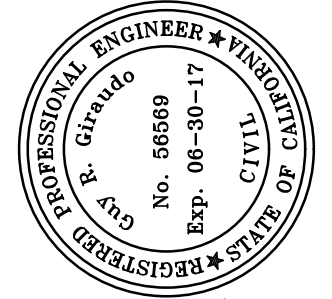
SECTION A-A  
SCALE: 1"=5' H&V



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



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



APPROVED BY:

GUY R. GIRAUDO



"GRADING SECTIONS"  
GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
MOUNTFORD RESIDENCE  
A.P.N.: 241-181-010  
FOR  
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA  
MR. PAUL MOUNTFORD

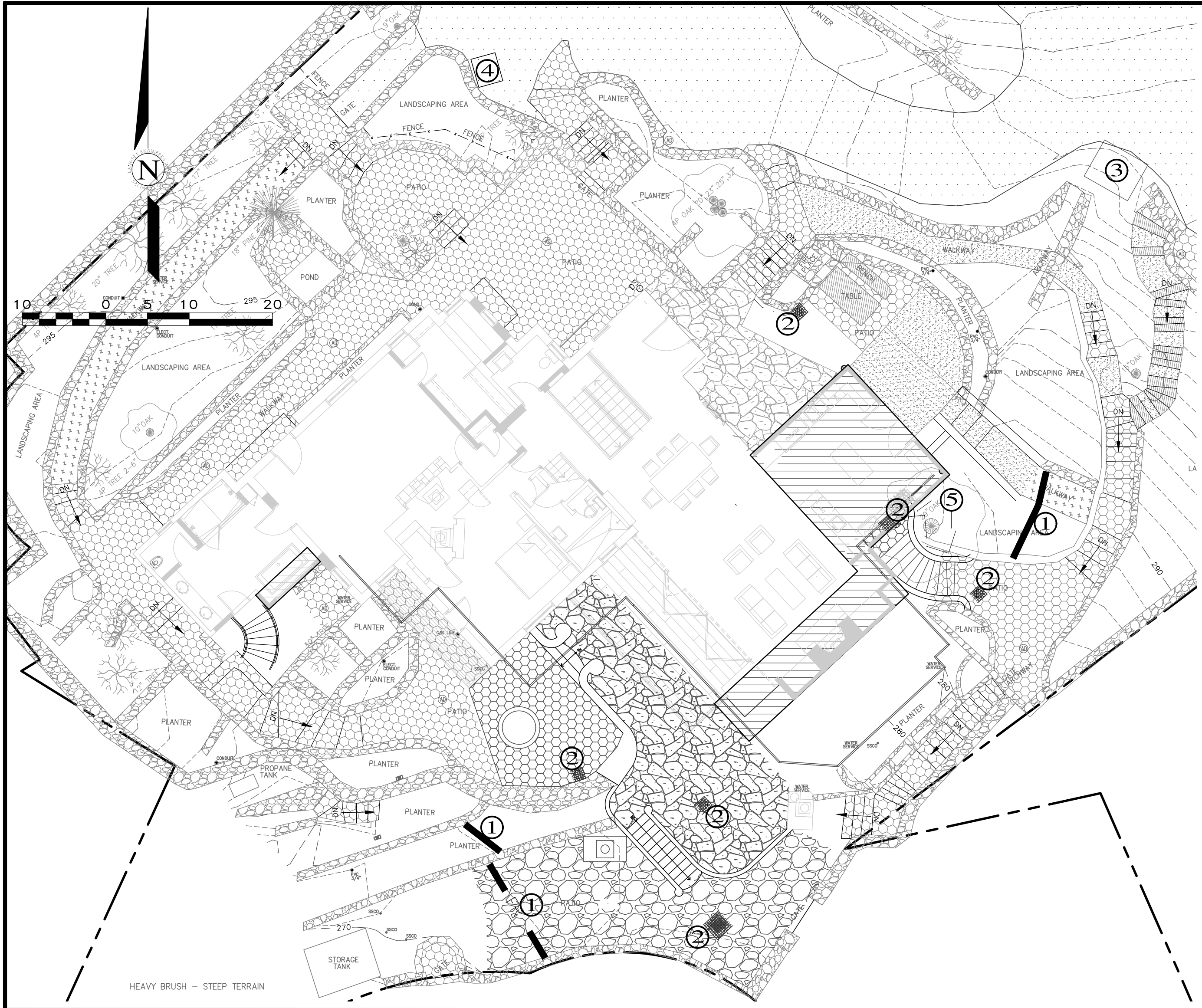
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DATE: JANUARY 2017  
JOB NO. 1459-02

	10/15/18	AMS	NEW ARCH'S 2nd FLOOR PLAN
	05/04/18	AMS	NEW ARCH'S SITE PLAN
	01/24/17	AMS	RELEASED TO CLIENT
No.	DATE	BY	REVISION

SHEET  
OF 8 SHEETS

C6





PLAN  
SCALE: 1"=10'

#### CONSTRUCTION MANAGEMENT NOTES:

##### PAINTING:

1. MINIMIZE USE OF OIL-BASED PAINTS.
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.
5. CASQA BMP HANDBOOK — HAZARDOUS WASTE MANAGEMENT WM-6

##### PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:

1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DO NOT MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.
5. CASQA BMP HANDBOOK — CONCRETE WASTE MANAGEMENT WM-8

##### READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SOILED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.
6. CASQA BMP HANDBOOK — CONCRETE WASTE MANAGEMENT WM-8

##### EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN.
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.
7. CASQA BMP HANDBOOK — EROSION CONTROL

##### PORTABLE SANITATION FACILITY:

1. LOCATE AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION.
2. MUST BE EQUIPPED WITH CONTAINMENT TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM DRAINAGE SYSTEM.
3. WASTEWATER SHOULD NOT BE DISCHARGED OR BURIED WITHIN THE PROJECT SITE.
4. TEMPORARY SANITARY FACILITIES THAT DISCHARGE TO THE SANITARY SEWER SYSTEM SHOULD BE PROPERLY CONNECTED TO AVOID ILLICIT DISCHARGE.
5. SANITARY & SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE.
6. ONLY REPUTABLE, LICENSED SANITARY AND SEPTIC WASTE HAULERS SHOULD BE USED.
7. CASQA BMP HANDBOOK — SANITARY/SEPTIC WASTE MANAGEMENT WM-9

##### NOTES:

1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION, CLEANING, VEHICLE AND EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION AND CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

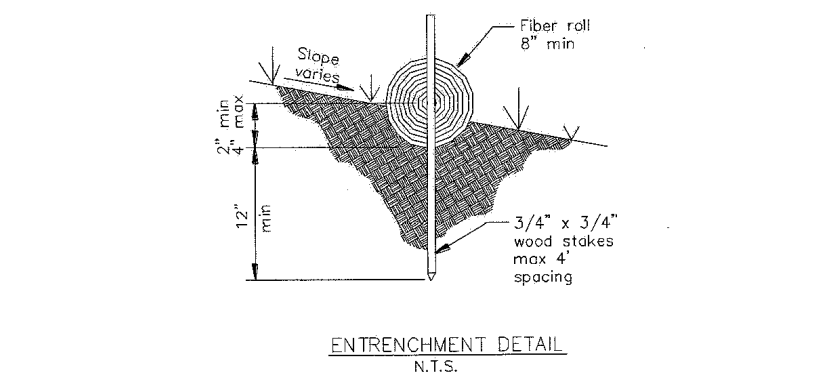
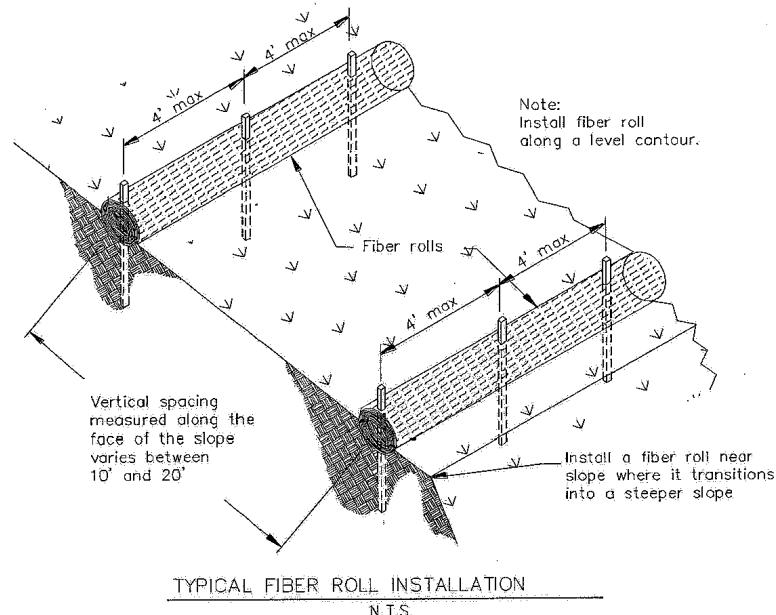
#### LEGEND:

- ① SILT FENCE/FIBER ROLL PER CASQA DETAILS SE-1 & SE-5
- ② STORM DRAIN INLET PROTECTION
- ③ CONCRETE WASHOUT FACILITY PER CASQA DETAIL WM-8
- ④ PORTABLE SANITATION FACILITY
- ⑤ TREE PROTECTION

#### NOTES

- A- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/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 GRADING AND EROSION CONTROL REGULATIONS.
- B- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S 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 RMA-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.
- D- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.
- E- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- F- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
- G- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- H- THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE.

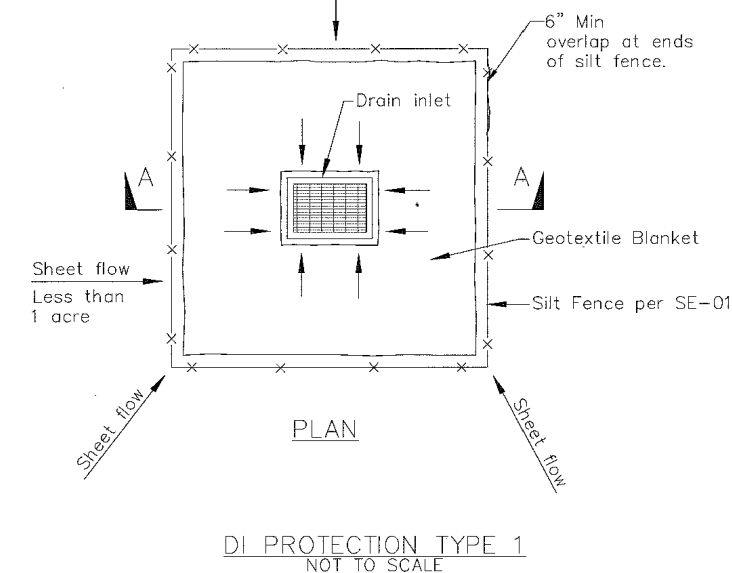
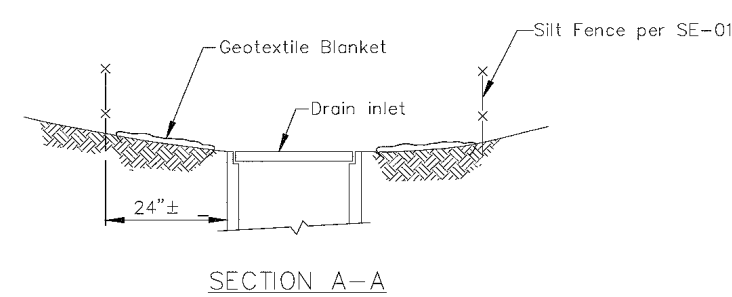
#### Fiber Rolls SE-5



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#### SE-5

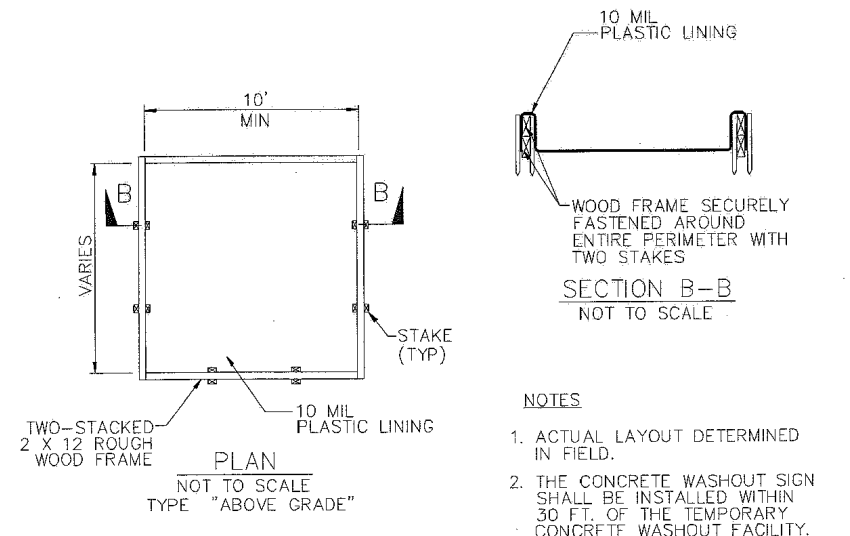
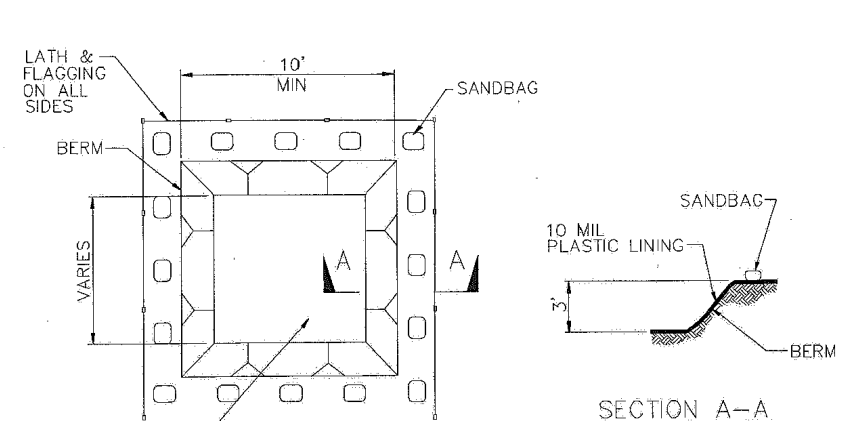
#### Storm Drain Inlet Protection SE-10



- NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
  2. Not applicable in paved areas.
  3. Not applicable with concentrated flows.

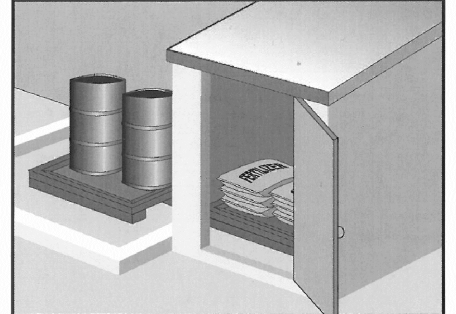
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#### Concrete Waste Management WM-8



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#### 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-4, Material Use, or WM-4, Spill Prevention and Control. For information on water, see the water management BMPs in this section.

- Categories**
- EC Erosion Control
  - SC Sediment Control
  - TC Tracking Control
  - WM Waste Management
  - WM-1 Material Delivery and Storage
  - WM-2 Waste Management and Materials Storage
  - WM-3 Waste Management and Materials Storage
  - WM-4 Material Use
  - WM-5 Solid Waste Management
  - WM-6 Hazardous Waste Management
  - WM-7 Sanitary/Septic Waste Management
  - WM-8 Concrete Waste Management
  - WM-9 Sanitary/Septic Waste Management

- Legend**
- Primary Objective
  - Secondary Objective

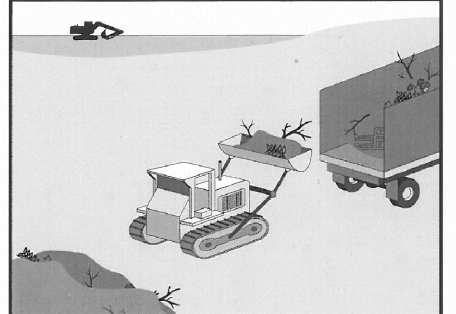
**Targeted Constituents**

- Sediment
- Hydrocarbons
- Toxicity
- Metals
- Reactive
- 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.

This best management practice covers only solid or construction waste. For other information on materials, see WM-4, Material Use, or WM-4, Spill Prevention and Control. For information on water, see the water management BMPs in this section.

- Categories**
- EC Erosion Control
  - SC Sediment Control
  - TC Tracking Control
  - WM Waste Management
  - WM-1 Material Delivery and Storage
  - WM-2 Waste Management and Materials Storage
  - WM-3 Waste Management and Materials Storage
  - WM-4 Material Use
  - WM-5 Solid Waste Management
  - WM-6 Hazardous Waste Management
  - WM-7 Sanitary/Septic Waste Management
  - WM-8 Concrete Waste Management
  - WM-9 Sanitary/Septic Waste Management

- Legend**
- Primary Objective
  - Secondary Objective

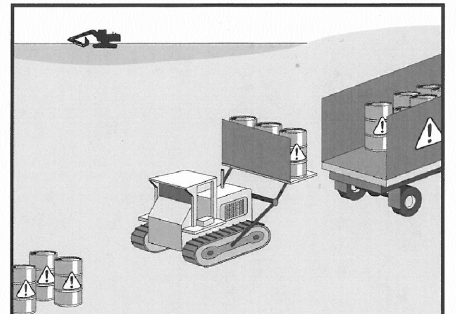
**Targeted Constituents**

- Sediment
- Hydrocarbons
- Toxicity
- Metals
- Reactive
- 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.

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

- Categories**
- EC Erosion Control
  - SC Sediment Control
  - TC Tracking Control
  - WM Waste Management
  - WM-1 Material Delivery and Storage
  - WM-2 Waste Management and Materials Storage
  - WM-3 Waste Management and Materials Storage
  - WM-4 Material Use
  - WM-5 Solid Waste Management
  - WM-6 Hazardous Waste Management
  - WM-7 Sanitary/Septic Waste Management
  - WM-8 Concrete Waste Management
  - WM-9 Sanitary/Septic Waste Management

- Legend**
- Primary Objective
  - Secondary Objective

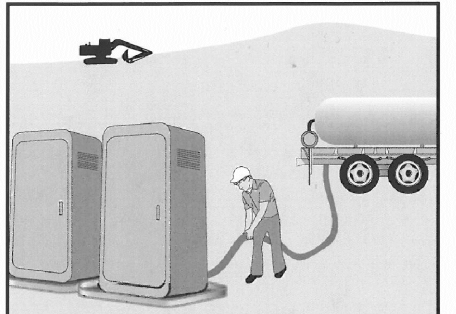
**Targeted Constituents**

- Sediment
- Hydrocarbons
- Toxicity
- Metals
- Reactive
- 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.

This best management practice covers only sanitary and septic waste. For other information on materials, see WM-4, Material Use, or WM-4, Spill Prevention and Control. For information on water, see the water management BMPs in this section.

- Categories**
- EC Erosion Control
  - SC Sediment Control
  - TC Tracking Control
  - WM Waste Management
  - WM-1 Material Delivery and Storage
  - WM-2 Waste Management and Materials Storage
  - WM-3 Waste Management and Materials Storage
  - WM-4 Material Use
  - WM-5 Solid Waste Management
  - WM-6 Hazardous Waste Management
  - WM-7 Sanitary/Septic Waste Management
  - WM-8 Concrete Waste Management
  - WM-9 Sanitary/Septic Waste Management

- Legend**
- Primary Objective
  - Secondary Objective

**Targeted Constituents**

- Sediment
- Hydrocarbons
- Toxicity
- Metals
- Reactive
- Organics

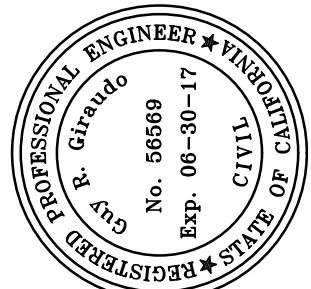
**Potential Alternatives**

- None

"EROSION CONTROL PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF  
MOUNTFORD RESIDENCE  
A.P.N.: 241-181-010  
CARMEL HIGHLANDS, MONTEREY COUNTY, CALIFORNIA  
FOR  
MR. PAUL MOUNTFORD



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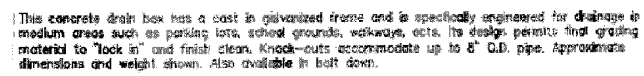
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DATE: JANUARY 2017  
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No.	DATE	BY	REVISION
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05/04/18	AMS	NEW ARCH'S SITE PLAN	
01/24/17	AMS	RELEASED TO CLIENT	

SHEET  
C7  
OF 8 SHEETS



**ChristySales@oldcastleprecast.com**




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 Enclosure Solutions

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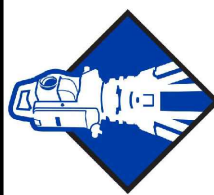


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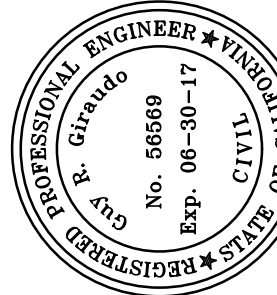


# GRADING, DRAINAGE & EROSION CONTROL PLAN

MOUNTFORD RESIDENCE  
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FOR  
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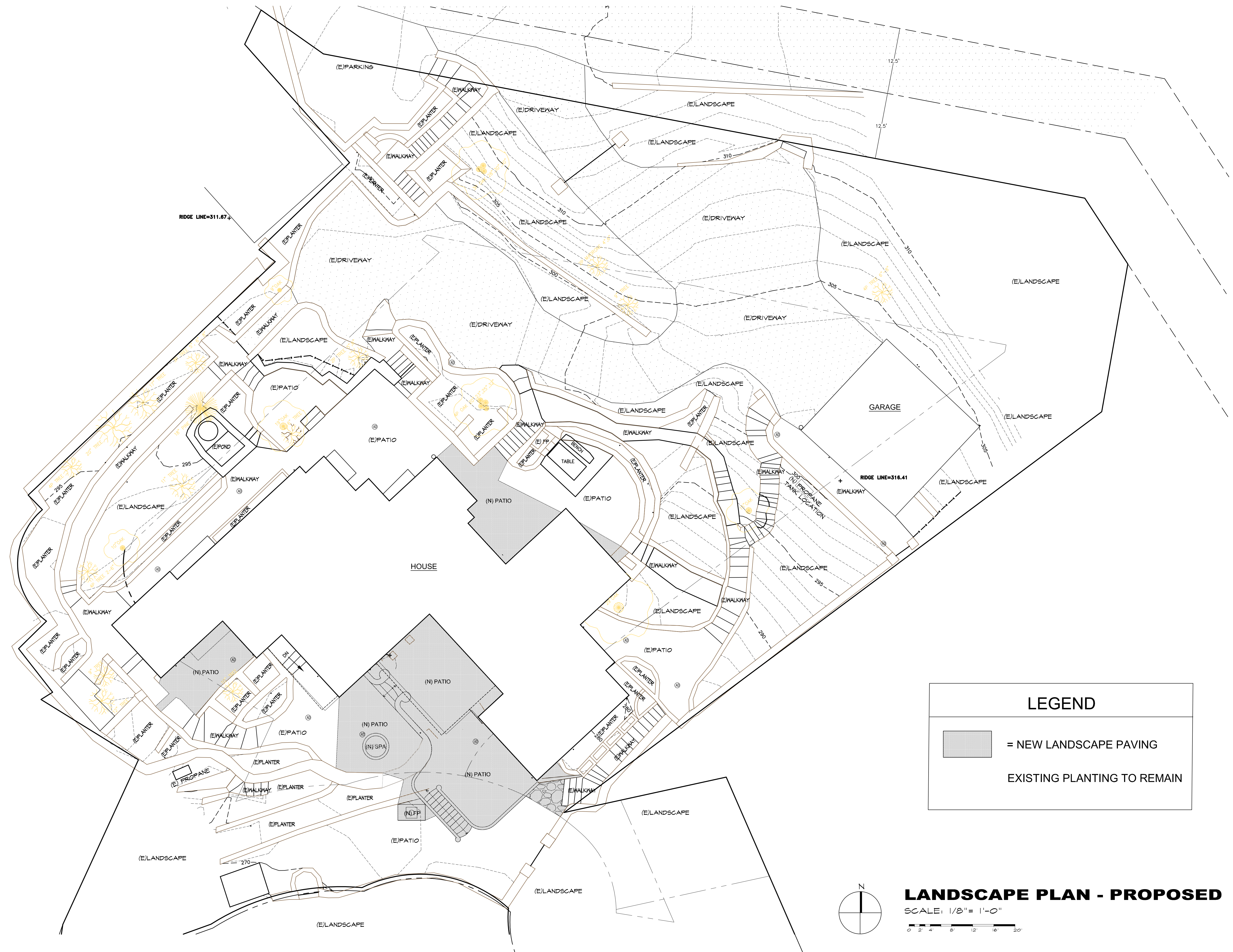
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SHEET C8  
OF 8 SHEET



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<b>LANDSCAPE - PROPOSED</b>		
JOB NAME:	<b>Mountford Residence</b> 151 Highlands Drive Carmel Highlands, CA A.P.N. 241-181-O1O-000	
DATE:	10/12/18	
SCALE:	1/8" = 1'-0"	
DRAWN:	ESH	
JOB NUMBER:	1506	
<b>LS.1</b>    <span>SHEET</span> <span>OF</span>		