Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
ROSCH FRANCIS C & MANTICA ALFREDO TRS (PLN210275)

RESOLUTION NO. 22-

Resolution by the Monterey County Zoning Administrator:

1) Considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164;
2) Approving a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, a 771 square foot detached two-car garage, a 798 square foot accessory dwelling unit, a 666 square foot pool house, and 2,671 square feet of decks and patios. The project includes grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill, new on-site wastewater treatment system, and a 1,234 square foot pool;
    b. Use Permit to allow development on slopes in excess of 30 percent; and
    c. Tree Removal Permit to allow removal of 3 Coast live oak trees.

[PLN210275, Francis Rosch and Alfredo Mantica, 16 Potrero Trail, Carmel, Santa Lucia Preserve Phase C, Greater Monterey Peninsula Area Plan, (Accessor's Parcel Number: 239-111-003-000)]

The ROSCH AND MANTICA application (PLN210275) came on for an administrative decision hearing before the Monterey County Zoning Administrator on September 29, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- The 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located at 16 Potrero Trail, Carmel, Santa Lucia Preserve Phase C, Greater Monterey Peninsula Area Plan, (Accessor's Parcel Number 239-111-003-000). The parcel is zoned Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review Zoning District overlays or "RC/40-D-S", which allows one single family dwelling and accessory dwelling unit per legal lot of record. The project is a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, 771 square foot detached two-car garage, 798 square foot accessory dwelling unit, 1,234 square foot pool, 666 square foot pool house, 2,671 square feet of decks and patios, and new on-site septic system; Use Permit to allow development on slopes in excess of 30 percent and Administrative Permit for removal of three (3) Coast live oak trees. Grading consists of approximately 2,850 cubic yards of cut and 350 cubic yards of fill. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The parcel was created as Lot 189 as shown on the Map of Tract No. 1353, "Santa Lucia Preserve Phase C," filed for record on October 24, 2000 (Volume 21, Cities and Towns, Page 20). Therefore, the County recognizes the parcel as a legal lot of record.

d) Development Standards. The development standards for the RC zoning district are identified in Title 21 Section 21.36.060. Required setbacks for main dwellings are 30 foot (front), 20 foot (sides), and 20 foot (rear) and the minimum distance between accessory and main structures is 10 feet. The maximum allowed height is 30 feet. As proposed, the two-story single family dwelling with detached two-car garage meets and exceeds all setbacks. The height of the dwelling (21 feet 9 1/2 inches) is below the maximum allowed. Required setbacks for non-habitable accessory structures are 50 foot (front), 6 feet on front one-half of property, one foot on rear one-half of property (sides), and one foot (rear) and the distance between accessory structures is 6 feet. The maximum allowed height is 35 feet. As proposed, the detached pool house and garage meet and exceed all required setbacks. Height of the pool house is 12 feet 8 inches, and the garage is 11 feet which both are below the maximum allowed. For the proposed accessory dwelling unit, see Finding No. 4 and supporting evidence below. The applicant has

complied with all setback and height requirements pursuant of the Monterey County Code.

e) Site Coverage. Pursuant to Title 21 Section 21.36.060.E, the maximum allowed site coverage is 25 percent. The property is 33.67-acres with a buildable homeland area of 3.87-acres or approximately 168.577.2 square feet, which allows site coverage of 42,144.25 square feet. The proposed project results in site coverage of 12,664 square feet which equals 7.51 percent of 8,447 square feet or 5.01 percent. Thus, the project coverage is within the maximum thresholds allowed.

f) Design/Neighborhood and Community Character. Pursuant to Title 21 Chapter 21.44, the project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the new single family dwelling with detached garage and detached accessory structure are consistent with purpose and regulations of the Design Control district.

g) Site Plan Review. The property is subject the Site Plan Review "S" overlay zoning district, which is intended to provide regulations for where development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. A site plan was included in the application. The project is proposed within a designated homeland boundary and has been appropriately sited to minimize impact to slopes in excess of 30percent and removal of protected trees. A fuel management plan was included in the application which included measures to maintain vegetation surrounding the home to reduce fire hazards. A geotechnical report was prepared for the project which analyzed the soil conditions of the site and determined it was suitable for development of a single family home with accessory structures.

h) Accessory Dwelling Unit. The project includes a detached ADU and as demonstrated in Finding No. 4 and supporting evidence, the unit meets the applicable regulations.

i) Santa Lucia Preserve. The project site is located within the Santa Lucia Preserve. See Finding Nos. 7 and 8 with supporting evidence below.

j) Tree Removal. The project proposes to remove three Coast live oak trees. Pursuant to Title 21 section 21.64.260.D.2, this entitlement includes a Tree Removal Permit. See Finding No. 7 and supporting evidence below.

k) Development on Slopes. The subject parcel is located on a lot surrounded by slopes in excess of 30 percent on all four sides. Development on slopes will be impacted by driveway improvements leading into the property from the west, site retaining wall to the south, kitchen patio to the east and meandering walking path to the north. See Finding No. 6 and supporting evidence below.

l) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project was reviewed by the Santa Lucia Preserve.

m) The project planner conducted a site inspection on April 6, 2022, to verify that the project on the subject parcel conforms to the plans listed above.

n) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210275.

2. FINDING: **SITE SUITABILITY –** The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (FPD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to tree resources and soils. The following reports have been prepared:

- "Arborist Report" (LIB220098) prepared by Urban Tree Management, Inc., Los Gatos, CA, June 29, 2021.
- "Geotechnical Investigation Report" (LIB220099) prepared by Cleary Consultants, Inc., Campbell, CA, November 30, 2021.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on April 6, 2022, 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 HCD-Planning found in Project File PLN210275.

3. FINDING: **DESIGN –** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE: a) Pursuant to Chapter 21.44 of Title 21 of the Monterey County Code (MCC), the purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

b) Neighborhood Character. The proposed single family dwelling is comparable is size and appearance to other dwellings in the vicinity. The project includes construction of a single family dwelling and accessory structures on a vacant lot within the Santa Lucia Preserve. Height, setback, coverage, and floor area limitations are all complied with.

c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area's setting and surrounding

residences. The single family dwelling is designed to reflect a contemporary style architecture that matches the surrounding neighborhood. Proposed color and materials of the main structure include vertical blackened cedar plank siding with accents of grey horizontal textured stone cladding, as well as dark grey and black aluminum clad windows and doors. Screen walls and solid entry door will consist of red cedar slats with a light stain finish. Roofing material consists of dark grey metal fascia and sill flashing with a gravel ballast roof. A blacked steel wall paneling is proposed at the exterior fireplace. Site retaining walls will be rough natural board-formed concrete walls. Decking will consist of light brown wood planks and grey large stone tiles. All detached accessory structures will be designed to match the main structure. Exterior lighting consists of metal downlit directional and bollard path light fixtures which complies with the Monterey County lighting ordinance. The project also includes a formal landscape plan and fuel management plan. The proposed exterior finishes described above are designed to be fire resistant to ensure building safety, blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.

d) Visual Resources. The subject parcel is located in the Santa Lucia Preserve and not within an area of visual sensitivity. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) The project planner conducted a site inspection on April 6, 2022, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210275.

4. FINDING: **ACCESSORY DWELLING UNIT** – The proposed project must meet the regulations, standards, and circumstances under which an accessory dwelling unit (ADU) accessory to an existing or proposed main residence on a lot, may be permitted and to establish a means for creating affordable housing in Monterey County.

EVIDENCE: a) California State regulations for ADUs supersedes local jurisdiction policy and regulations. Government Code 65852.2. Title 21 Section 21.64.030.C.1.b allows detached ADUs to be no more than 1,200 square feet. Height limit for ADUs is 16 feet with 4-foot side and rear setbacks.

b) The project proposes a 798 square foot ADU with a height of 9 feet 6 inches at average natural grade. The dwelling unit is within the buildable homeland are which meets and exceeds all setbacks. Therefore, the project meets height and setback requirements.

c) The proposed colors and materials are designed to match the main residence on the property and meet design requirements in Finding No. 3 and supporting evidence above.
d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210275.

5. 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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional (FPD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary public facilities will be provided. The applicant submitted a letter from the Santa Lucia Community Services District (CSD) dated March 22, 2022, indicating sufficient water flow and pressure to serve the subject parcel. The CSD General Manager also reviewed and approved the proposed landscape and outdoor water use design. The parcel will be served by an on-site wastewater treatment system which was reviewed and approved by the Environmental Health Bureau on July 1, 2022.
c) The subject parcel is located within a State Responsibility Area classified as having a very high fire hazard. The construction of the new single family dwelling is designed to be a fire-resistant structure that meets current fire and building code standard. The project also includes a Fuel Management Plan to ensure fire safety regulations are met for the proposed construction. See Finding No. 3, Evidence "c" above.
d) The parcel has a designated building envelope referred to as the homeland boundary that was established when the subdivision was created for the purpose of minimizing oak tree removal and potential impacts from debris flow (Planning Commission Resolution No. 96-060). The purpose of this boundary is to ensure future development would not encroach within the conservation easement over sloped areas surrounding the parcel.
e) Staff conducted a site inspection on April 6, 2022, to verify that the site is suitable for this use.
f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210275.

6. FINDING: **DEVELOPMENT ON SLOPE –** There is no feasible alternative which would allow development to occur on slopes less than 30 percent and the development better meets the objectives of the 2010 General

Plan and Greater Monterey Peninsula Area Plan than other development alternatives.

EVIDENCE:

a) The proposed project includes limited development on slopes in excess of 30 percent. 2010 General Plan Policy OS-3.5 establishes a permit threshold for development on 25 percent or more. However, the property is within Rancho San Carlos, and Policy GMP-1.6 establishes Rancho San Carlos as a Special Treatment Area so development follows the policies of the Santa Lucia Preserve Comprehensive Plan. In an interpretation dated June 6, 2011, as the Santa Lucia Preserve Comprehensive Plan utilizes a threshold of 30 percent or greater to define steep slopes, the County has interpreted OS-3.5 to apply to slopes in excess of 30 percent (instead of 25 percent) for Rancho San Carlos.

b) In accordance with applicable policies of the 2010 General Plan, and Title 21, a Use Permit is required for development on slopes exceeding 500 square feet. Due to the sloped nature of the subject parcel, the project involves 3,930 square feet of development on slopes with the majority of impacts for driveway improvements as required by the Monterey County Regional Fire Protection District and Santa Lucia Preserve to meet fire code standards. In this case, there are no alternative driveway locations that would avoid developing on slopes in excess of 30 percent.

c) The project includes development on slopes in excess of 30 percent for the construction of portions of the detached garage and outdoor kitchen patio and small segments of a walking. Alternative building locations that would reduce the amount of development on 30 percent slope would potentially result in additional tree removal. Given the sloped nature of the parcel and the existing vegetation, there is no alternative building site on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan.

d) The project planner conducted a site inspection on April 26, 2022, to verify the proposed project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals, polices of the General Plan and Title 21.

e) A geotechnical investigation (LIB220099; Cleary Consultants, Inc., Finding 2, Evidence "b") prepared for the project identifies that the site is suitable for the proposed development.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210275.

7. FINDING: **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B and C): TREE REMOVAL** – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

EVIDENCE:

a) The project proposes to remove three Coast live oak trees (tree #57 at 9 inches DBH, #58 at 19 inches, and #56 at 34 inches). Two of the oak trees (#56 and #58) are located within the footprint of the proposed single family dwelling and will be impacted by construction. The other tree (#57) is proposed for removal since

the canopy is thinning and the tree may be impacted by construction.

b) The project requires an addendum to the Santa Lucia Preserve EIR (see Exhibit C of the September 29, 2022 Zoning Administrator staff report) Though the tree removal amount proposed exceeds what was approved for the lot, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).

c) As part of this permit, the applicant submitted an Arborist Report (LIB220098) prepared by Urban Tree Management, Inc., which provided a pre-construction tree impact assessment. See Finding 2, Evidence "b" above.

d) Tree replacement will be at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. The removal of 3 trees (8", 18", and 34" DBH) will be replaced by 11 trees (Condition No. 24 in Use Permit PC94067 (Resolution No. 96-060)).

e) Tree protection and maintenance measures found in the Santa Lucia Forest Management Plan have been applied as conditions to the project (Condition No. 135 in Use Permit PC94067 (Resolution No. 96-060)).

f) The project is consistent with Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.

8. FINDING: **CEQA (Addendum) –** An Addendum to a previously certified EIR was prepared in accordance with CEQA Guidelines Section 15164 to reflect changes or additions in a project that do not cause substantial changes or new information that would require major revisions to the certified EIR.

EVIDENCE: a) An Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors February 6, 1996 (EIR #94-005/Resolution #96-059).

b) An Addendum to the Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared for this project pursuant to CEQA Guidelines Section 15164, and none of the conditions detailed in Section 15162 requiring the preparation of a subsequent EIR or Negative Declaration have occurred.

c) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a designated building envelope, and the proposed tree removal is within the overall tree removal analyzed for the subdivision.

d) The Forest Management Plan prepared by Ralph Osterling for the

Environmental Impact Report (EIR) in 1994 for Phase C provided specific tree removal estimates for each lot created by the subdivision. Lot 189 had an estimated removal of 0 protected trees. The addendum was prepared to address impacts related to the removal of 3 protected trees for the Rosch and Mantica project.

e) The project includes construction of a new 6,212 square foot single family dwelling, a 771 square foot detached garage, a 798 square foot accessory dwelling unit, a 666 accessory structure (pool house), a 1,234 square foot pool, 2,671 square feet of decks and patios and associated site improvements, including an onsite wastewater treatment system and pool; and removal of 3 protected trees (Coast live oak).

f) The subject application requests the removal of 3 protected trees (Coast live oak) to accommodate the construction of the single family dwelling and accessory structures. The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. As part of the EIR, removal of 1480 trees were contemplated for the subdivision Phases A-C. To date, including the Rosch and Mantica project, 652 trees have been approved for removal. The estimated 3 trees proposed within the homeland boundary for removal on Lot 189 would represent 0.1percent percent of the total trees approved for removal within the homeland boundaries, currently totaling approximately 52.3percent of the overall subdivision. As a whole, even though 114 of 254 lots have been built out, the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is well under the tree removal approved and analyzed by the EIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal.

g) Tree replacement requirements from for the Santa Lucia Preserve Phase C (Condition No. 24 of PC94067) have been incorporated as project conditions. A total of 11 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and 5:1 replacement ration for landmark trees as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90percent success rate.

h) See supporting Finding Nos. 1, 2, and 7. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210295.

9. 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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on April 6, 2022, and researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210275.

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

EVIDENCE: Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

1. Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164;
2. Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, a 771 square foot detached two-car garage, a 798 square foot accessory dwelling unit, a 666 square foot pool house, and 2,671 square feet of decks and patios. The project includes grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill, new on-site wastewater treatment system, and a 1,234 square foot pool;
    b. Use Permit to allow development on slopes in excess of 30 percent; and
3. Approve Tree Removal Permit to allow removal of 3 Coast live oak trees.

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

PASSED AND ADOPTED this 29th day of September 2022.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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 HCD-Planning and HCD-Building Services Department office in Salinas.

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

County of Monterey HCD Planning

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

PLN210275

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210275) allows construction of a new two-story 6,212 square foot single family dwelling, a 771 square foot detached two-car garage, a 798 square foot accessory dwelling unit, a 666 square foot pool house, 2,671 square feet of decks and patios, new on-site wastewater treatment system, and a 1,234 square foot pool; Use Permit to allow development on slopes in excess of 30 percent; and Tree Removal Permit to allow removal of 3 Coast live oak trees. The project includes grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill. The property is located at 16 Potrero Trail, Carmel, Santa Lucia Preserve Phase C,(Assessor's Parcel Number 239-111-003-000),Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 239-111-003-000 on September 29, 2022. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: 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 HCD - 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.
(HCD - Planning)

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

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 HCD - 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

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

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

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

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

5. PD011(A) - TREE REMOVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD-Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: HCD-Planning

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

- Replacement ratio: 3:1 replacement ratio for non-landmark trees and 5:1 replacement ration for landmark trees.
- Replacement ratio recommended by arborist: Urban Tree Management, Inc. (LIB220098).
- Other: Tree replacement requirements from for the Santa Lucia Preserve Phase C (Condition No. 24 of PC94067) have been incorporated as project conditions. A total of 11 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and 5:1 replacement ration for landmark trees as recommended by the arborist and to compensate for possible failure of some new trees to achieve the 90% success rate.

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

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

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

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

8. PW0006 - CARMEL VALLEY

Responsible Department: HCD-Engineering Services

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: HCD-Engineering Services

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

10. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-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.

11. PD016 - NOTICE OF REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
“An Arborist Report (LIB220098) prepared by Urban Tree Management Inc., dated June 29, 2021, and a Geotechnical Investigation Report (LIB220099) prepared by Cleary Consultants Inc., dated November 30, 2021 are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with these reports to the HCD - Planning.



POTRERO TRAIL

PROJECT TEAM

OWNER
FRAN ROSCH
ALFREDO MANTICA
168 SPROULE LANE
SAN FRANCISCO, CA 94108
TEL (703) 887-3137 (Fran)
(650) 208-2721 (Alfredo)
EMAIL fran.rosch@forgerock.com
alfredo.mantica@icloud.com

ARCHITECT
DANIEL PIECHOTA, PRINCIPAL
AINE LE, PROJECT MANAGER
PIECHOTA ARCHITECTURE
367 NINTH ST, SUITE B
SAN FRANCISCO, CA, 94103
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(415) 551-7605 x105 (Aine)
MOBILE (510) 407-4076 (Aine)
EMAIL daniel@danielpiechota.com
aine@danielpiechota.com

CONTRACTOR
DAVID STOCKER, OWNER
STOCKER & ALLAIRE
21 MANDEVILLE COURT
MONTEREY, CA 93940
OFFICE (831) 375-1890
MOBILE (831) 595-1171
EMAIL dstocker@stockerallaire.com

LANDSCAPE ARCHITECT
BEN LANGFORD, LANDSCAPE ARCHITECT
BRADEN PATTERSON, PROJECT MANAGER
GROUND STUDIO
537 HOUSTON ST
MONTEREY, CA 93940
TEL (831) 655-1414 (Braden)
EMAIL braden@groundstudio.com

STRUCTURAL ENGINEER
NIK FAVRETTO, PRINCIPAL
HAMID DODJOUR, PROJECT MANAGER
FTF ENGINEERING
38 MASON ST., 2ND FL.
SAN FRANCISCO, CA 94102
OFFICE 415.931.8460
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CIVIL ENGINEER
RICHARD WEBER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
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TEL (831) 649-5225 (Richard)

T-24 & MECHANICAL ENGINEER
DAVID KNIGHT
MONTEREY ENERGY GROUP
26465 CARMEL RA NCHO BLVD. #8
CARMEL, CA 93923
OFFICE (831) 250-0314
DIRECT (831) 372-8328
EMAIL dave@meg4.com

PROJECT TEAM (CONTINUED)

ARBORIST
MICHAEL YOUNG
URBAN TREE MANAGEMENT
P.O. BOX 971
LOS GATOS, CA 95 031
TEL (650) 321-0202 (Michael)
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PLANNING DEPARTMENT CONTACT
KAYLA NELSON, PLANNER
COUNTY OF MONTEREY
RMA-PLANNING SERVICES
1441 SCHILLING PLACE
SALINAS, CA 93901
OFFICE (831) 755-5025
DIRECT (831) 796-6408
EMAIL nelsonk@co.monterey.ca.us

DRAWING LIST INDEX

GENERAL

G0.1	TITLE SHEET
G0.2	GENERAL NOTES
G0.3	EXT. MATERIALS
CMP	CONSTRUCTION MANAGEMENT PLAN

CIVIL

C001	CIVIL COVER SHEET
C099	EXISTING SITE TOPOGRAPHY
C100	OVERALL SITE GRADING AND DRAINAGE PLAN
C101	DRIVEWAY GRADING
C102	ENLARGED GRADING AND DRAINAGE PLAN - MAIN RESIDENCE
C103	ENLARGED GRADING AND DRAINAGE PLAN - GUEST AND POOL HOUSE
C201	PRELIMINARY SEPTIC PLAN
C301	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

LANDSCAPE

L0.01	FUEL MANAGEMENT PLAN
L0.02	SITE PERMEABILITY PLAN
L0.03	TREE PROTECTION PLAN
L0.05	SURVEY AND SITE ANALYSIS
L0.06	SITE SECTIONS
L0.07	SITE STAKING IMAGERY
L1.00	HOMELAND SITE PLAN
L4.00	PRELIMINARY GRADING + DRAINAGE PLAN
L6.00	OVERALL PLANTING PLAN
L6.01	OVERALL TREE PLANING PLAN
L7.00	OVERALL HYDROZONE LAYOUT
L7.01	HYDROZONE LAYOUT
L7.02	HYDROZONE LAYOUT
L7.03	HYDROZONE LAYOUT
L7.04	IRRIGATION LEGEND
L7.05	IRRIGATION CALCULATIONS
L8.00	CONCEPT LANDSCAPE LIGHTING PLAN
L8.01	CONCEPT LIGHTING SPECIFICATIONS

ARCHITECTURAL

A1.1	SITE PLAN 1":100'
A1.2	SITE PLAN 1":20'
A2.1	FLOOR PLAN - ADU & POOLHOUSE
A2.2	FLOOR PLAN - LOWER LEVEL
A2.3	FLOOR PLAN - GROUND LEVEL
A2.4	FLOOR PLAN - UPPER LEVEL
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A4.0	CONCEPTUAL SPRINKLER PLAN

DRAWING LIST INDEX (CONT.)

PROJECT SCOPE

PROJECT SUMMARY

THE PROPOSED NEW SINGLE FAMILY RESIDENCE IS NESTLED WITHIN THE LANDSCAPE. THE DESIGN UTILIZES APPROPRIATE COLORS AND MATERIALS TO BLEND IN WITH THE SURROUNDINGS. THE PROPOSED 3 BEDROOM RESIDENCE CONSISTS OF 7676 SQ.FT. OF CONDITIONED SPACE, A 771 SQ.FT. DETACHED GARAGE, AND 3905 SQ.FT. OF EXTERIOR DECKS AND PATIOS, INCLUDING A 25 YARD LAP POOL. THE CONDITIONED SQUARE FOOTAGE INCLUDES A 798 SQ.F.T ADU AND 666 SQ.FT. POOL HOUSE.

LEGAL

LOCATION:	16 POTRERO TRAIL, PARCEL 189, SANTA LUCIA PRESERVE, CARMEL-BY-THE-SEA, CA 93923
ACCESSOR'S PARCEL NO:	239-111-003
JURISDICTION:	COUNTY OF MONTEREY
ZONING DISTRICT:	RC/40-D-S (NON-COASTAL)
USE:	SINGLE FAMILY RESIDENCE
PLANNING NO:	PLN210275

SITE DATA

PARCEL SIZE	33.67 ACRES / 1,466,665.2 SQ.FT.
HOMELAND AREA	3.87 ACRES / 168,577.2 SQ.FT.

CALCULATIONS USE HOMELAND AREA

	PROPOSED	ALLOWED
BUILDING SITE COVERAGE*	12664 SQ.FT. (7.51%) *INCLUDES AREA UNDER ALL COVERED DECKS AND ALL ROOF & FLOOR OVERHANGS	42144.25 (25%)
FLOOR AREA RATIO (FAR)	5.01% (8447 SQ.FT. / 168,577.2 SQ.FT.) *(GROSS SQ. FT / HOMELAND AREA)*	
IMPERVIOUS STRUCTURES	11949 SQ.FT. (7.09%)	
IMPERVIOUS SURFACES	18420 SQ.FT. (10.93%)	

BUILDING AREA CALCULATIONS *(GROSS SQUARE FEET)*

RESIDENCE

ADU	798 SQ.FT.
POOLHOUSE	666 SQ.FT.
LOWER LVL	926 SQ.FT.
GROUND LVL	3035 SQ.FT.
SECOND LVL	2251 SQ.FT.
SUBTOTAL	7676 SQ.FT. *(CONDITIONED)*
GARAGE	771 SQ.FT. *(UNCONDITIONED)*
BUILDING TOTAL	**8447 SQ.FT.**
DECKS	2671 SQ.FT. *(UNCONDITIONED)*
LAP POOL	1234 SQ.FT. *(UNCONDITIONED)*

REQUIRED/PROPOSED PARKING
ENCLOSED GARAGE 2-CAR
VISITOR SPACES 2-CAR

OCCUPANCY GROUP
RESIDENCE: R-3
GARAGE: U

GRADING CUT/FILL *(SEE L1.1)*
CUT 2850 CY
FILL 350 CY

FOR AVERAGE GRADE SEE ELEVATIONS A3.1-A3.4

CONSTRUCTION TYPE TYPE V-B (SPRINKLERED)

TREE REMOVAL
(3) TO BE REMOVED PER ARBORIST RECOMMENDATION *(SEE L1.0)*

ALL DEVELOPMENT TO OCCUR WITHIN HOMELAND BOUNDARY EXCEPT FOR REQUIRED DRIVEWAY CONSTRUCTION.

SITE LOCATION MAP



APPLICABLE BUILDING CODES

ALL WORK NOTED SHALL BE IN FULL ACCORD AND COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES AND STANDARDS LISTED BELOW AND ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF MONTEREY, CA.

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

WILDLAND-URBAN INTERFACE FIRE AREA:

PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE W/ THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291, OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5

PIECHOTA architecture
Daniel Piechota, Architect
367 9th St. San Francisco, CA 94103 Ph 415.5517600 danielpiechota.com

POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
2		
3		
4		
5		
6		

TITLE SHEET - PLANNING

DRAWN BY: TH
CHECKED BY: DP
DATE: 3/24/22
SCALE: AS NOTED

G0.1

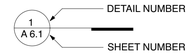
LEGEND

&	And
∠	Angle
@	At
℄	Centerline
ø	Diameter or Round
#	Pound or Number
ACOUS.	Acoustical
A.D.	Area Drain
ADC	Automatic Door Control
ADO	Automatic Door Operator
ADJ.	Adjustable
A.F.F.	Above Finish Floor
A.F.G.	Above Finish Grade
AGGR.	Aggregate
ALUM.	Aluminum
AP.	Acoustical Panel
APPROX.	Approximate
ARCH.	Architectural
AT.	Acoustical Tile
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
B.O.	Bottom of
BOT.	Bottom
CAB.	Cabinet
C.B.	Catch Basin
C.B.U.	Cementitious Backer Unit
CEM.	Cement
CER.	Ceramic
C.G.	Corner Guard
C.I.	Cast Iron
C.J.	Control Joint
CLG.	Ceiling
CLKG.	Caulking
CLOS.	Closet
CLR.	Clear
CMU	Concrete Masonry Unit
CNTR.	Counter
C.O.	Cased Opening
C.O.	Cased Opening
COF.	Coffee Machine
CONC.	Concrete
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CS.	Concrete Sealer
CTR.	Center
CTSK.	Countersunk
DBL.	Double
DEPT.	Department
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DS.	Downspout
D.S.P.	Dry Standpipe
DW.	Dishwasher
DWG.	Drawing
DWR.	Drawer
(E)	Existing
E.	Electrical
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
EMER.	Emergency
ENCL.	Enclosure
E.P.	Electrical Panelboard
EQ.	Equal
EQPT.	Equipment
EXP.	Expansion
EXPO.	Exposed
EXIST.	Existing
EXT.	Exterior
F.A.P.	Fire Alarm Panel
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.G.R.	Fiberglass Reinforced
FIN.	Finish
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FP	Fireplace
FPRF.	Fireproof
FRZ.	Freezer
F.S.	Floor Sink
F.S.	Full Size
FT.	Foot or Feet
FTG.	Footing
FURR.	Furring
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
GL.	Glass
GND.	Ground
GR.	Grade
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
HD.	Heat Detector
HDWD.	Hardwood
HDWE.	Hardware
HT.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
IRRIG.	Irrigation
JAN.	Janitor
JT.	Joint
KIT.	Kitchen
KM.	Kitchen Machine
LAM.	Laminate
LAV.	Lavatory
LT.	Light
MAX.	Maximum
M.D.F.	Medium Density Fiber BD.
MECH.	Mechanical
MEMB.	Membrane
MTL.	Metal
MFR.	Manufacturer
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
MTD.	Mounted
MUL.	Mullion
MW/OVEN.	Microwave Oven
(N)	New
N.	North
N.I.C.	Not in Contract
NO. or #	Number
NOM.	Nominal
N.T.S.	Not to Scale
O.A.	Overall
OBS.	Obscure
O.C.	On Center
OCC.	Occupants
O.D.	Outside Diameter
O.F.D.	Overflow Drain
O.H.	Opposite Hand
OFF.	Office
OPNG.	Opening
OPP.	Opposite
PL.	Plate
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PNT.	Paint
PR.	Pair
PRCST.	Pre-Cast
PT.	Point
PTN.	Partition
P.TR	Preservative Treated Wood
Q.T.	Quarry Tile
R.	Riser
RAD.	Radius
R.B.	Resilient Base
R.D.	Roof Drain
REF.	Reference
REFR.	Refrigerator
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RGTR.	Register
RJ.	Reveal Joint
RM.	Room
R.O.	Rough Opening
RWD.	Redwood
R.W.L.	Rainwater Leader
S.	South
S.C.	Solid Core
SCHED.	Schedule
SD.	Smoke Detector
SECT.	Section
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SJ.	Seismic Joint
SPEC.	Specification
SQ.	Square
S.S.	Sanitary Sewer
S.ST.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
SYM.	Symmetrical
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
TER.	Terrazzo
T.&G.	Tongue and Groove
T.J.I.	Truss Joist
THK.	Thick
T.O.	Top of
T.O.C.	Top of Curb
T.O.P.	Top of Plate
T.O.S.	Top of Slab
T.P.	Top of Pavement
TRD.	Tread
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
U.O.N.	Unless Otherwise Noted
VCT.	Vinyl Composition Tile
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
W.	Water
W/	With
W.C.	Water Closet
WD.	Wood
WDB.	Wood Base
WH	Water Heater
W/O	Without
W.O.	Where Occurs
WP.	Waterproof
WSCT.	Wainscot
WT.	Weight

DRAWING REFERENCES

S.A.D.	See Architectural Drawings
S.C.D.	See Civil Drawings
S.E.D.	See Electrical Drawings
S.L.D.	See Landscape Drawings
S.M.D	See Mechanical Drawings
S.P.D.	See Plumbing Drawings
S.S.D.	See Structural Drawings

ARCHITECTURAL SYMBOLS



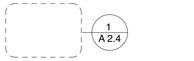
DETAIL BUBBLE



WALL SECTION SYMBOL



BUILDING SECTION OR EXTERIOR ELEVATION



ENLARGED PLAN OR DETAIL SYMBOL



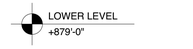
INTERIOR ELEVATIONS



ROOM INFORMATION SYMBOL



GRADE SYMBOL



ELEVATION NOTATION



GRID LINE



DOOR NUMBER
(a,b,c etc. = MULTIPLE DOORS IN A ROOM)
SEE DOOR SCHEDULE



WINDOW NUMBER
(a,b,c etc. = MULTIPLE WINDOWS IN A ROOM)
SEE WINDOW SCHEDULE



KEYED NOTE SYMBOL
REFERENCE KEYED NOTES



WALL ASSEMBLY
REFERENCE A6.2 WALL ASSEMBLIES



REVISION BUBBLE

DIMENSIONING CONVENTIONS

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.
3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE &/OR FINISH WALL UNLESS OTHERWISE NOTED.
5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF SLAB OR PLYWOOD, UNLESS NOTED "A.F.F."
6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS:
   - STRUCTURAL OR DIMENSIONAL GRID LINES
   - CENTERLINE OF STEEL
   - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING
8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

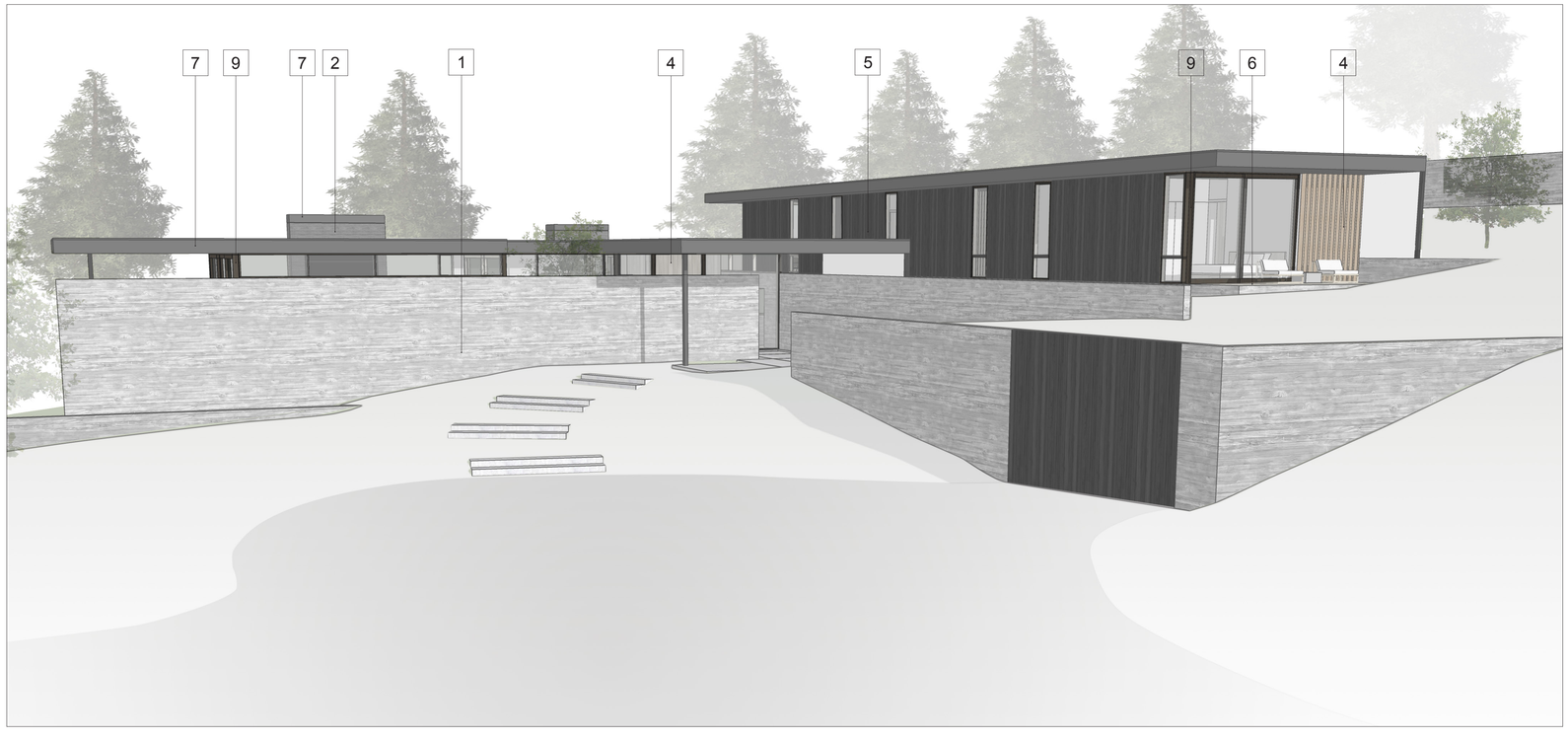
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING, PLUMBING, MECHANICAL AND FIRE CODES, 2016 CALIFORNIA ELECTRICAL CODE AND THE 2016 CALIFORNIA ENERGY CODE.
2. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.
3. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE &/OR FINISH WALL UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS AT THE JOB SITE DURING CONSTRUCTION FOR THE USE OF ALL TRADES AND FOR FIELD INSPECTOR'S REVIEW. CONSTRUCTION DOCUMENTS SHALL INCLUDE THE PLANS & SPECIFICATIONS. PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES,AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION. THE CONTRACTOR MUST PROVIDE ADEQUATE SHORING AND BRACING OF THE STRUCTURE DURING CONSTRUCTION AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
6. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY PORTION OF THE WORK WHICH IS PERFORMED WITHOUT A PERMIT ISSUED BY REGULATORY AUTHORITY OF MUNICIPALITY IN WHICH THE PROJECT IS LOCATED.
7. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATORY COUNTY AND STATE AGENCIES, UON.
8. THE GENERAL CONTRACTOR SHALL APPLY, PAY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY COUNTY AND STATE AGENCIES, UON.
9. THE CONTRACTOR AND SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATES SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITHE THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRICANS AND ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
12. THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OF LIEN AGAINST THE OWNER BY SUBCONTACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT UPON REQUEST THE SIGNED RELEASE FROM SUCH INDIVIDUALS OR COMPANIES.
13. INFORMATION RELATED TO THE EXISTING CONDITIONS GIVEN HEREIN WAS OBTAINED FROM OWNER-PROVIDED DOCUMENTATION AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN. THE ACCURACY OF SUCH INFORMATION HAS NOT BEEN EXHAUSTIVELY VERIFIED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTICE AND GUIDANCE BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND SHALL BE CHECKED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND FOR CONFIMING THAT THE PROJECT IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. NO INFORMATION IS CURRENTLY AVAILABLE FOR THE ADJACENT FOUNDATIONS.
15. COMMENCEMENT OF WORK BY ANY TRADE SHALL CONSTITUTE CONTRACTOR'S DETERMINATION THAT CONDITIONS ARE ACCEPTABLE FOR SUCH WORK.
16. SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASON, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE WILL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
18. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST, ESTABLISHED PRACTICE OF THE INDUSTRY STANDARD FOR THE TRADES INVOLVED U.O.N. IN DRAWINGS OR SPECIFICATIONS.
19. ALL FURNISHED MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT FOR THE WORK IN QUESTION, U.O.N.
20. CONTRACTOR SHALL INSTALL PRODUCTS AND APPLY FINISHES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UNLESS DIRECTED OTHERWISE BY ARCHITECT.
21. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTION OF WORK.
22. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. REPLACEMENT OF DEFECTIVE WORK SHALL NOT BE LIMITED TO THE PROJECT WARRANTY PERIOD. SUCH WORK SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONSTRUCTION CONTRACT. NO PAYMENT EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
23. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER CONTRACT DOCUMENTS, GOVERNING CODES OR ORDINANCES REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
24. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. EVERY EFFORT HAS BEEN MADE TO COORDINATE THE DRAWINGS AND SPECIFICATION OF THE ARCHITECT AND THE CONSULTING ENGINEERS. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB AND ANY OMMISIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY THE SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED. ANY ITEM, INSTRUCTION, ETC., SHOWN IN ONE LOCATION SHALL BE REQUIRED AS IF SHOWN ON ALL APPLICABLE LOCATIONS. IN CASE OF DISCREPANCY, CONSULT WITH ARCHITECT BEFORE PROCEEDING.
25. WHEN PORTIONS OF THE PROJECT ARE PERFORMED BY THE CONTRACTOR ON A "DESIGN-BUILD" BASIS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS AND FOR THE SECURING OF ALL ASSOCIATED PERMITS. THE GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DESIGN-BUILD SUBCONTRACTORS, WHO SHALL BE THE ENGINEERS OF RECORD FOR SUCH SYSTEMS. DESIGN-BUILD DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL U.O.N.
26. CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES IN THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
27. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMINATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OFF SITE ALL RUBBISH AND DEBRIS RESULTING FROM THE CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE.
28. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL (E) FINISHES IN PUBLIC CORRIDORS AND SPACES, EXTERIOR GLAZING AND SITE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGES CAUSED THEREIN BY HE OR HIS SUBCONTRACTORS.
29. THE CONTRACTOR SHALL PREPARE AND SUBMIT A CONSTRUCTION SCHEDULE FOR THE WORK GIVING APPROXIMATE ON-SITE DELIVERY DATES FOR CONSTRUCTION MATERIALS. THE SCHEDULE SHALL BE SUBMITTED AS PART OF THE BID. THE SCHEDULE WITH NECESSARY MODIFICATIONS AS MUTUALLY AGREEABLE TO OWNER AND CONTRACTOR SHALL BECOME PART OF THE CONTRACT FOR CONSTRUCTION. SUBSTITUTIONS BASED UPON DELIVERY DATES OF SPECIFIED PRODUCTS WILL BE ACCEPTED AFTER CONSTRUCTION HAS COMMENCED.
30. THE WORK SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS, DELIVERY AND EQUIPMENT, INCLUDING SCAFFOLDING, SHORING, DISPOSAL, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF THE WORK AS INDICATED HEREIN ON THE CONSTRUCTION DOCUMENTS. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. GENERAL CONTRACTOR SHALL 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 THE CONTRACT DOCUMENTS AND MAUFACTURER'S REQUIREMENTS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
32. THE GENERAL CONTRACTOR SHALL HAVE A SUPERINTENDANT AT THE JOB SITE WHENEVER ANY WORK IS BEING PERFORMED, IN ORDER TO PROVIDE CONSTANT SUPERVISION.
33. CONTRACTOR SHALL PROVIDE A DEDICATED TELEPHONE AT THE JOB SITE DURING THE ENTIRE DURATION OF CONSTRUCTION.
34. THE CONTRACTOR SHALL PREPARE, REVIEW, APPROVE AND SUBMIT TO THE ARCHITECT ALL SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK AND COORDINATE ALL PRODUCT DATA AND SAMPLES AND VERIFY THAT ALL MATERIALS, FIELD MEASUREMENTS AND RELATED FIELD CONSTRUCTION CRITERIA CONTAINED WITHIN SUCH SUBMITTALS CONFORMS WITH THE REQUIREMENTS OF WORK, THE PROJECT AND THE CONTRACT DOCUMENTS. USE THE ARCHITECT'S SUBMITTAL FORM. THE ARCHITECT WILL NOT REVIEW, APPROVE, OR TAKE THE APPROPRIATE ACTION ON SHOP DRAWINGS, PRODUCT DATA AND SAMPLES UNLESS THE CONTRACTOR HAS SUBMITTED A RECOMMENDATION FOR ACTION. SUBMIT SHOP DRAWINGS, MOCK-UPS, SAMPLES AND OTHER REQUIRED SUBMITTALS IN A TIMELY MANNER SO AS NOT TO DELAY THE PROJECTS. ALLOW THE ARCHITECT ONE WEEK FOR REVIEW AND APPROVAL.
35. REQUIRED SUBMITTALS SHALL INCLUDE, (BUT NOT LIMITED) TO THE FOLLOWING:
   - A. ALL MILLWORK & COUNTERTOPS
   - B. ALL FINISH ITEMS (INTERIOR AND EXTERIOR)
   - C. DOORS, FRAMES, GLAZED PARTITIONS AND WINDOWS, INCLUDING ALL HARDWARE
   - D. FINISH HARDWARE FOR ALL OPERABLE ELEMENTS
   - E. HANDRAILS
   - F. SECURITY DEVICES
   - G. LIGHT FIXTURES AND FANS
   - H. ELECTRIC HARDWARE, CONTROLS, AND ANY A/V
   - I. PLUMBING FIXTURES AND FITTINGS
   - J. HVAC DISTRIBUTION, EQUIPMENT, CONTROLS, GRILLES
   - K. STRUCTURAL STEEL
   - L. DECKING
   - M. HOT TUB
   - N. RAIN CHAINS
   - O. MOTORIZED ROLLER SHADES
   - P. MOTORIZED INSECT SCREENS
   - Q. CONCRETE AND ASPHALT DRIVEWAY MATERIALS
   - R. EXT. TRENCH DRAINS
   - S. ALL BREAK METAL PROFILES / TRIMS
   - T. ROOF FASCIA, BUILT-UP ROOF, ROOF PENETRATION CAPS, ROOF BALLAST
   - U. KITCHEN APPLIANCES
   - V. FIREPLACE AND FIREPLACE SURROUND

   CONTRACTOR SHALL SUBMIT A MINIMUM OF THREE SAMPLES OR THREE COPIES OF SCHEDULES AND DATA FOR EACH ITEM (ARCHITECT, OWNER, CONTRACTOR). SUBMIT ONE REPRODUCIBLE AND THREE PRINTS OF EACH SHOP DRAWING, UNLESS CONFIRMED OTHERWISE.
36. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S OR OWNER'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY NOTIFIED THE ARCHITECT OF SUCH DEVIATION IN WRITING AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN SPECIFIC APPROVAL TO THE SPECIFIC DEVIATION.
37. THERE SHALL BE NOT SUBSTITUTION OF MATERIAL WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE QUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND / OR CUT SHEETS ARE SUBMITTED TO THE ARCHITECT FOR APPROVAL. USE ARCHITECT'S SUBMITTAL FORMS.
38. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, TELEPHONE, ELECTRICAL, SECURITY, LIFE SAFETY AND SPRINKLER WORK SO AS TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED. WHERE CONFLICTS OCCUR, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
39. FINAL LOCATIONS OF ALL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC. SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
40. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY AND FREE OF VIBRATION. SEE MANUFACTURER'S RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
41. THE CONTRACTOR SHALL ASSIST THE OWNER IN THE INSTALLATION AND / OR COORDINATION OF ALL ITEMS NOT FINALIZED IN CONTRACT, INCLUDING BUT NOT LIMITED TO APPLIANCES, FIXTURES, TELEPHONE, LIGHTING FIXTURES, AUDIO-VISUAL, ARTWORKS, SIGNAGE, ETC.
42. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE ARCHITECT AND ENGINEERS TO PREPARE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND / OR INCOMPLETE WORK. FINAL PAYMENT SHALL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER - CONTRACTOR AGREEMENT.
43. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF REPRODUCIBLES OF THE CONTRACT DRAWINGS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME AND SHALL MARK-UP THESE DRAWINGS DURING THE COURSE OF WORK TO SHOW BOTH CHANGES AND ACTUAL INSTALLATION IN SUFFICIENT FORM TO COMPRISE A COMPLETE RECORD FOR THE OWNER'S PURPOSES. CONTRACTOR SHALL GIVE PARTICULAR ATTENTION TO WORK WHICH WILL BE CONCEALED AND DIFFICULT TO MEASURE OR RECORD AT A LATER DATE, AND TO WORK WHICH MAY REQUIRE SERVICING OR REPLACEMENT DURING THE LIFE OF THE PROJECT. BIND PRINTS INTO MANAGEABLE SETS WITH DURABLE PAPER COVERS.
44. THE CONTRACTOR SHALL FURNISH TO THE OWNER TWO COPIES OF MANUFACTURER'S INSTRUCTION AND WARRANTIES, OPERATION, AND MAINTENANCE MANUALS FOR PRODUCTS AND EQUIPMENT SPECIFIED IN THE CONTRACT DOCUMENTS, INCLUDING SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
45. GENERAL CONTRACTOR SHALL PROVIDE WRITTEN ONE (1) YEAR WARRANTY FOR ALL WORK PERFORMED, EXCEPT WHERE NOTED OTHERWISE. WARRANTY PERIOD SHALL COMMENCE AT THE DATE OF OCCUPANCY.
46. ALL WORK SHALL PROVIDE FOR MATERIAL EXPANSION AND CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING, OR OTHER DEFORMATION DUE TO HUMIDITY AND TEMPERATURE CHANGE AND NORMAL LOADING.
47. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE. THE DRAWINGS SHOW ONLU SPECIAL CONDITIONS TO ASSIST THE CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
48. DETAILS SHALL GOVERN OTHER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. SEE DIMENSIONING NOTES.
49. LIFE SAFETY SYSTEMS WORK SHALL BE PROVIDED ON A DESIGN-BUILD BASIS THROUGH THE GENERAL CONTRACTOR U.O.N. WORK TO COMPLY WITH APPLICABLE CODES.
50. MECHANICAL AND PLUMBING SYSTEMS WORK SHALL BE PROVIDED ON A DESIGN / BUILD BASIS THROUGH THE GENERAL CONTRACTOR U.O.N. WORK TO COMPLY WITH APPLICABLE CODES. CONTRACTOR TO FORWARD CUTSHEETS OF UNITS PRIOR TO FIRST FLOOR FRAMING AND NOTIFY ARCHITECT OF CLEARANCES REQUIRED BY UNITS.
51. ELECTRICAL SYSTEMS WORK SHALL BE PROVIDED ON A DESIGN / BUILD BASIS THROUGH THE GENERAL CONTRACTOR U.O.N. WORK TO COMPLY WITH APPLICABLE CODES.
52. THE APPEARANCE OF THE ARCHITECT'S IDENTIFICATION BL



EAST FACADE:
MAIN RESIDENCE, MASTER BEDROOM WING BEYOND



WEST FACADE:
ENTRANCE TO MAIN RESIDENCE, GUEST ROOM WING BEYOND



1 ROUGH BOARD-FORMED CONCRETE WALLS.
COLOR: NATURAL CONCRETE



2 STACKED TEXTURED STONE CLADDING.
COLOR: NATURAL, MID GREY TONES



3 GRAVEL BALLAST ROOFING



4 WESTERN RED CEDAR SLAT SCREEN WALL &
SOLID ENTRY DOOR W/ LIGHT STAIN FINISH



5 SHOU SUGI BAN CLADDING: BLACKENED
CEDAR SIDING PLANKS



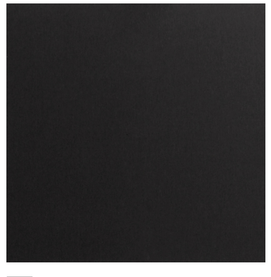
6 BATU WOOD DECK PLANKS



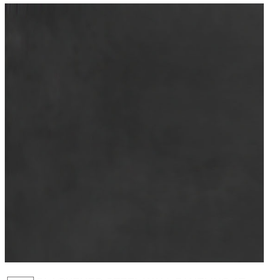
7 ZINC METAL, OR PAINTED METAL (ALT) FASCIA,
ROOF & SILL FLASHING



8 LARGE FORMAT STONE EXTERIOR
PAVING AND DECKING.
COLOR: NATURAL, MID GREY TONES



9 DARK GREY/BLACK ALUMINUM CLAD
EXTERIOR WINDOW + DOOR SYSTEM



10 BLACKENED STEEL WALL PANELING AT
EXTERIOR FIREPLACE

PIECHOTA
architecture
Daniel Piechota, Architect
367 9th St. San Francisco, CA 94103 Ph 415.5517600 danielpiechota.com

POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
2		
3		
4		
5		
6		

EXT. MATERIALS

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

G0.3

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs)

Recommended Best Management Practices

- Schedule construction activities during dry weather. Keep grading operations to a minimum during the rainy season (October 15 through April 15). You can properly protect an exposed slope once before rain arrives or send out a crew to repair a wet, muddy and slippery slope every time it rains.
- Protect and establish vegetation. The root structures of plants and trees help keep soil in place while leaves and canopies help dissipate rainfall energy to prevent dislodging and transporting of soil.
- Train and educate construction crews and personnel to better understand the effects of storm water pollution from construction projects and learn ways to prevent or minimize pollution on the job.
- Stabilize construction entrances and exits to prevent tracking onto roadways. As vehicles enter and leave construction sites, pollutants such as sediment, gravel and other loose particles are spread onto adjacent roads. Those pollutants can get washed into roadside ditches and are a nuisance to drivers when damage to vehicle paint or windshields occurs.
- Protect exposed slopes from erosion through preventative measures. Cover the slopes to avoid contact with storm water by hydroseeding, applying mulch or using plastic sheeting.
- Install straw wattles (fiber rolls) and silt fences on contour to prevent concentrated flow. Straw wattles should be buried 3 to 4 inches into the soil, staked every 4 feet, and limited to use on slopes that are no steeper than 3 units horizontal to 1 unit vertical. Silt fences should be trenched 6 inches by 6 inches into the soil, staked every 6 feet, and placed 2 to 5 feet from any toe of slope. Avoid the use of hay bales as sediment control devices. They have high failure rates and the hay is better suited as ground cover.
- Use brooms and shovels whenever possible to maintain a clean site instead of a hose. Introducing more water than necessary only adds to water pollution.
- Designate a concrete washout area to avoid wash water from concrete tools or trucks from entering gutters, inlets or storm drains. Maintain washout area and dispose concrete waste on a regular basis.
- Establish a vehicle storage, maintenance and refueling area to minimize the spread of oil, gas and engine fluids. The use of oil pans under stationary vehicles is strongly recommended.
- Protect drainage inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
- Check the weather forecast and be prepared for rain by having necessary materials onsite before the rainy season.
- Inspect all BMPs before and after a storm event. Maintain BMPs on a regular basis and replace as necessary.

All recommended BMPs are suggestions only. Each construction project should employ site specific BMPs. Property owners and project applicants are encouraged to enlist professional services to ensure appropriate and effective BMPs are used during and after the construction process.

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
2. HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
3. COVER INACTIVE STORAGE PILES.
4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
6. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
7. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.
8. STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

CONSTRUCTION COORDINATOR

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

1. DURATION:
2. MONDAY THRU FRIDAY, 8AM - 5PM
3. 10x WORKERS
   5x REGULAR PICKUP TRUCKS
4. 85% RECYCLE RATE FOR LUMBER
5. TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE **MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT.**
6. GRADING: 2750 CY CUT, 350 CY FILL

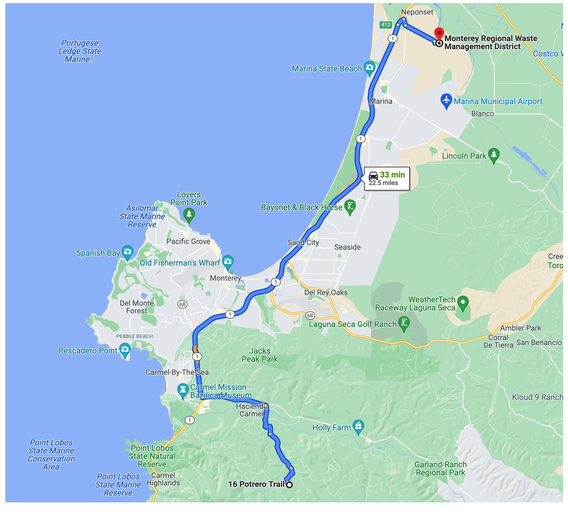
TREE PROTECTION

1. SEE LANDSCAPE DRAWINGS FOR TREE PROTECTION PLAN

TRUCK HAULING ROUTE

16 POTRERO TRAIL -TO- CHALES BENSON ROAD, SALINAS, CA
DRIVE: 22.5 MILES, 33 MIN.

TRUCK HAULING ROUTE MAP:



33 min (22.5 miles)

via CA-1 N

Fastest route, the usual traffic

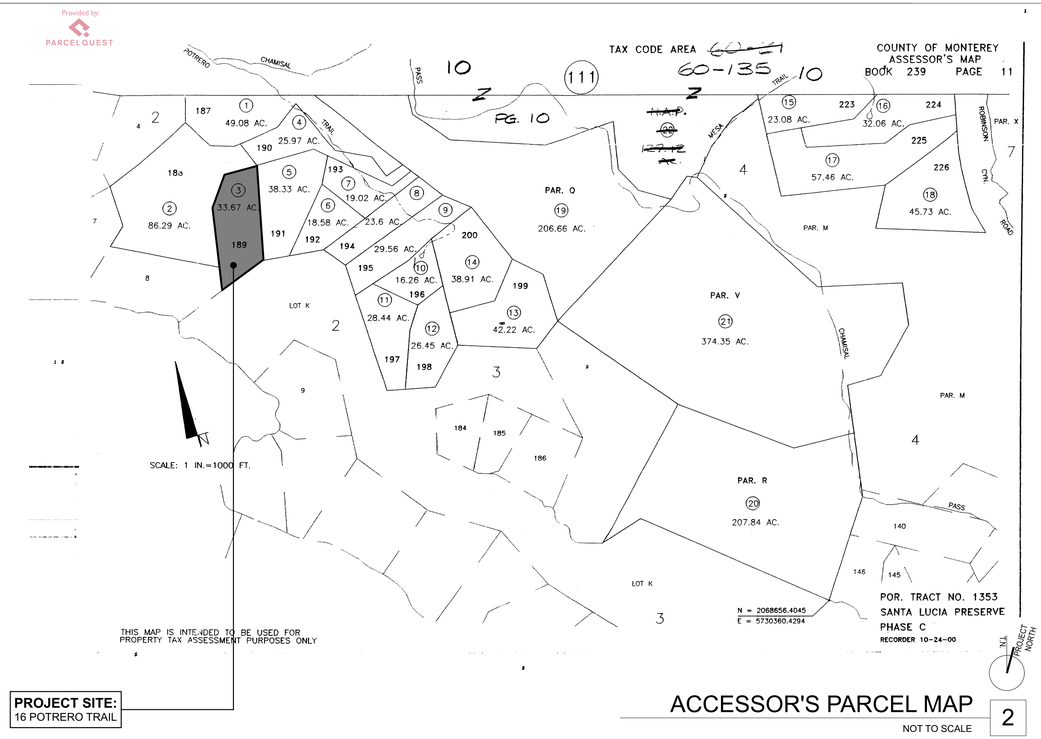
⚠ This route has restricted usage or private roads.

16 Potrero Trail
Carmel-By-The-Sea, CA 93923

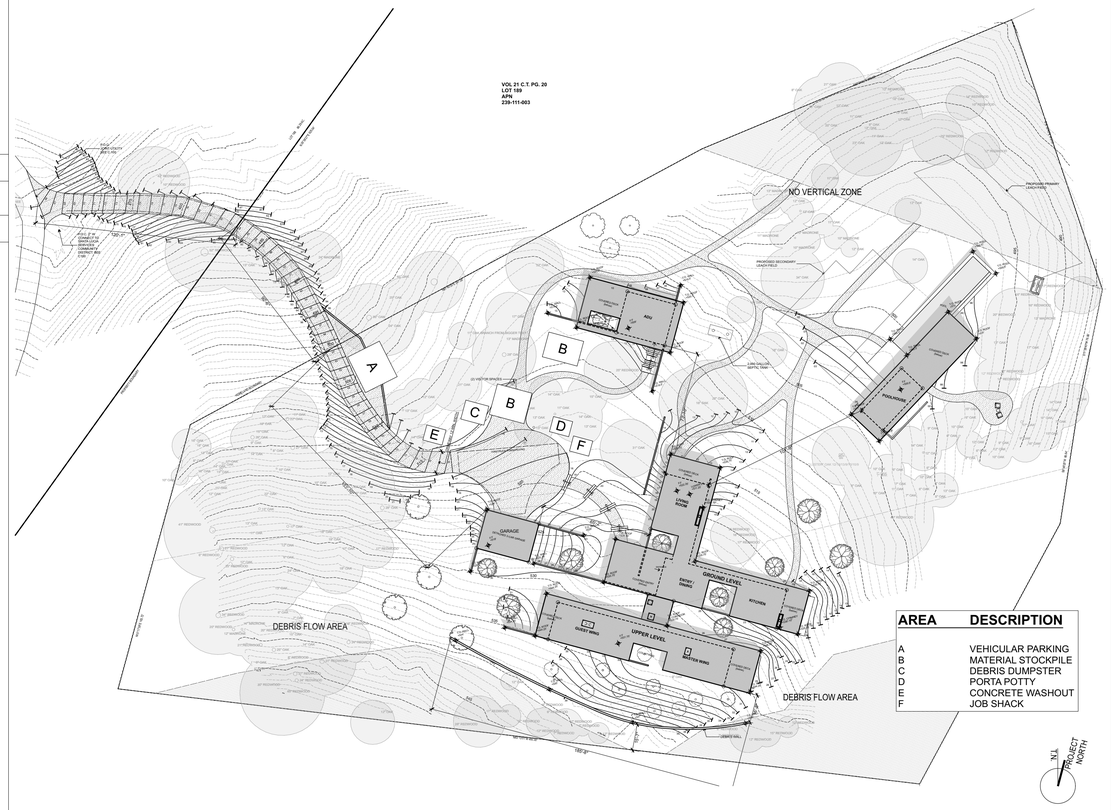
- Take Chamisal Pass, Rancho San Carlos Rd and Carmel Valley Rd to CA-1 N
  13 min (5.3 mi)
- Follow CA-1 N to Del Monte Blvd. Take exit 412 from CA-1 N
  16 min (15.7 mi)
- Take Charles Benson Rd to your destination
  4 min (1.5 mi)

Monterey Regional Waste Management District
14201 Del Monte Blvd, Marina, CA 93933

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



ACCESSOR'S PARCEL MAP
NOT TO SCALE
2



AREA	DESCRIPTION
A	VEHICULAR PARKING
B	MATERIAL STOCKPILE
C	DEBRIS DUMPSTER
D	PORTA POTTY
E	CONCRETE WASHOUT
F	JOB SHACK

CONSTRUCTION MANAGEMENT PLAN
NOT TO SCALE
1

PIECHOTA architecture
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367 9th St. San Francisco, CA 94103 Ph 415.5517600 danielpiechota.com

POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

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1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
2		
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4		
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CONSTRUCTION MANAGEMENT PLAN

DRAWN BY: TH
CHECKED BY: DP
DATE: 3/24/22
SCALE: AS NOTED

CMP

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   G. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2805
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF DRIVEWAY, RESIDENCE GRADING AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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) 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 THE RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 2850 CY

F = 350 CY

NET EXPORT = 2500 CY

ESTIMATED AREA OF DISTURBANCE = 1.16 AC

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

1. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
2. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
3. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS ON APRIL 19 AND 22, 2021.
2. BENCHMARK: FOUND 3/4" IRON PIPE & CAP TAGGED LS 4876 AT THE MOST NORTHERLY HOMELAND CORNER. ELEVATION: 479.37' (ASSUMED DATUM).
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
5. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
6. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
8. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   PRELIMINARY GEOTECHNICAL RECOMMENDATIONS FOR THE NEW RESIDENCE LOCATED AT 16 POTRERO TRAIL, APN 239–111–003, IN CARMEL, CALIFORNIA.
   BY CLEARY CONSULTANTS, INC. DATED NOVEMBER 19, 2021, PROJECT NO. 1424.1
2. ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 2 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE OVER–EXCAVATED THROUGH AND NON–ENGINEERED FILL, SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. SEE GEOTECHNICAL REPORT FOR ESTIMATED DEPTHS OF NON–ENGINEERED FILL. FINAL DEPTHS OF NON–ENGINEERED FILL TO BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
18. ALL FILLS PLACED ON SLOPE GRADES 6H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF TWO FEET BELOW GRADE, A MINIMUM OF 6 FEET WIDE AND AT A 2% SLOPE ONTO THE SLOPE.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. FILL PLACED ON SLOPES STEEPER THAN 6:1 SHOULD BE BENCHED A MINIMUM OF TWO FEET HORIZONTALLY FOR EVERY TWO VERTICAL FEET OF NEW FILL. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 8" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED AT LEAST 2 PERCENT ABOVE THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 2–1/2 INCHES SHALL NOT MAKE UP MORE THAN 15% OF ENGINEERED FILL.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL BE PREDOMINANTLY GRANULAR WITH A MAXIMUM PLASTICITY INDEX OF 12. ADDITIONALLY, ANY IMPORTED FILL AND AGGREGATE BASEROCK PLACED WITHIN THE BUILDING FOOTPRINTS SHOULD BE VIRGIN/NON–RECYCLED AND FREE OF GROUND–UP ASPHALT.
24. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
25. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
26. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
27. INTERIOR SLABS SHOULD BE UNDERLAIN BY A MINIMUM 15 MIL VAPOR RETARDER OF PERMEANCE LESS THAN OR EQUAL TO 0.01 PERMS (AS TESTED BY ASTM F1249) PLACED OVER SIX INCHES OF 3/4–INCH CLEAN, FREE DRAINING CRUSHED ROCK. CARE SHOULD BE TAKEN TO PREVENT WEAR, PUNCTURES AND/OR TEARING OF THE MEMBRANE DURING THE CONSTRUCTION PHASE (SUCH AS COULD RESULT FROM THE PLACEMENT OF REBAR) SUBSEQUENT TO ITS INSTALLATION; ANY TEARS OR PUNCTURES SHOULD BE TIGHTLY SEALED. THE DRAIN ROCK LAYER SHOULD BE UNDERLAIN BY A SIX–INCH SECTION OF COMPACTED, VIRGIN (NON–RECYCLED CLASS 2 AGGREGATE BASEROCK PLACED ON THE PREPARED SUBGRADE.
28. CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 3" – 6" DIAMETER ROCK OR RUBBLE RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.

LEGEND

- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EX DIRT ROAD
- EX AC LIMITS
- LIMITS OF GRADING
- SUBDRAIN & PERFORATED PIPE
- RETAINING WALL
- 100 — CONTROL POINT
- BM — BENCHMARK
- F3P LS0000 — FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- CUM BM#301 — FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BH–1 — BORE HOLE / BORING LOCATION
- + 928.30 — SPOT GRADE
- 12" OAK — TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- 100.00 — WATER SURFACE ELEVATION
- FLOW LINE
- AREA OF 30% OR GREATER SLOPE
- SIGN
- OH — OVERHEAD UTILITY LINE(S)
- E — UNDERGROUND ELECTRIC LINE
- UP — UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT — LIGHT, ELECTROLIER
- G — GAS LINE
- ICV — GAS VALVE, IRRIGATION CONTROL VALVE
- STORM DRAIN LINE
- SDMH RIM: 00.00 INV: 00.00 — STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DS — DOWNSPOUT
- S — SANITARY SEWER LINE (GRAVITY)
- SSFM — SANITARY SEWER FORCE MAIN
- SSMH RIM: 00.00 INV: 00.00 — SANITARY SEWER MANHOLE
- SSCO — CLEAN OUT
- T — UNDERGROUND TELEPHONE LINE
- WATER LINE
- WELL
- WV — WATER VALVE
- POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- BFP — HOSE BIB
- UTILITY VAULT
- C / F — CUT/FILL LINE
- TW: XX.X — TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACTON CENTER
O.C.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG–FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
S.L.A.	SEE LANDSCAPE DETAILS
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

SITE ADDRESS & APN

16 POTRERO TRAIL
CARMEL, CA 93923

APN: 239–111–003

ARCHITECT

DANIEL PIECHOTA
PIECHOTA ARCHITECTURE
367 NINTH STREET, SUITE B
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CONTACT: AINE LE
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EMAIL: AINE@DANIELPIECHOTA.COM

CIVIL ENGINEER / SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649–5225

LANDSCAPE ARCHITECT

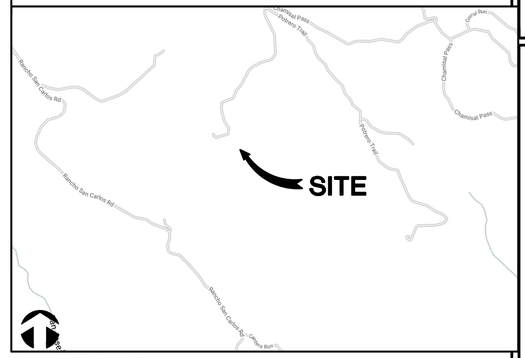
BEN LANGFORD
GROUND STUDIO LANDCAPE ARCHITECTURE
537 HOUSTON STREET
MONTEREY, CA 93940

CONTACT: BRADEN PATTERSON
TEL: (831) 585–1060
TEM: EMAIL: BRADEN@GROUNDSTUDIO.COM

GEOTECHNICAL ENGINEER

CLEARY CONSULTANTS, INC.
560 DIVISION STREET
CAMPBELL, CA 95008

TEL: (650) 9498–0574



VICINITY MAP

NTS

CIVIL SHEET INDEX

C001	CIVIL COVER SHEET
C002	CIVIL DETAILS
C003	CIVIL NOTES AND SPECIFICATIONS
C099	EXISTING SITE TOPOGRAPHY
C100	OVERALL SITE GRADING AND DRAINAGE PLAN
C101	DRIVEWAY PLAN AND PROFILE
C102–103	ENLARGED GRADING AND DRAINAGE PLAN
C104	CIVIL SECTIONS
C201	PRELIMINARY SEPTIC PLAN
C301	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS	INSPECTOR NAME	START DATE	END DATE
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC			
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC			
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC			
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS			
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BELOW FOOTING/ACHEIVE BEARING CAPACITY			
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

Know what's below. Call before you dig.

0 1 2 INCHES 3

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION	
1B	3/24/2022

COUNTY PLANNING SUBMITTAL

CARMEL VALLEY, CALIFORNIA

POTRERO TRAIL

CIVIL COVER SHEET

SCALE:
DRAWN: IPB
JOB No.: 4360.01
SHEET C001
OF

G:\Monterey Projects\4360 - Potrero Trail\PLAN SETS\4360.01 CVR.dwg Bcisneros Mar 24, 2022 - 10:22am



>25% SLOPE IMPACT EXHIBIT

ROSCH RESIDENCE

CARMEL VALLEY, CALIFORNIA

20 0 20 40

SCALE: 1" = 20'

5 / 6 / 2022

Project No.:4360.01

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Sheet 1 of 1

T:\Monterey Projects\4360 - Rosch - SLP 189\CAD\PLANSET\4360.01 CIVIL.dwg rreiber Aug 29, 2022 - 2:54pm

TOPOGRAPHIC MAP NOTES:

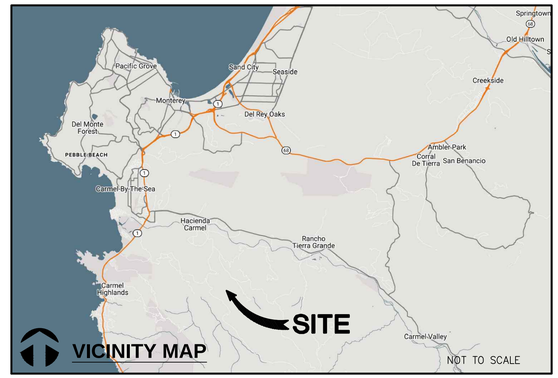
1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON APRIL 19 AND 22, 2021.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. DEBRIS FLOW AREAS, DEBRIS FLOW SETBACKS AND NO VERTICAL ZONES ARE BASED ON THE HOMELAND DIAGRAM PROVIDED BY THE SANTA LUCIA PRESERVE.
6. BENCHMARK: FOUND 3/4" IRON PIPE & CAP TAGGED LS 4876 AT THE MOST NORTHERLY HOMELAND CORNER. ELEVATION: 479.37' (ASSUMED DATUM)
7. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE SHOWN WITH APPROXIMATE LOCATION BASED ON SURFACE FEATURES.
8. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
9. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

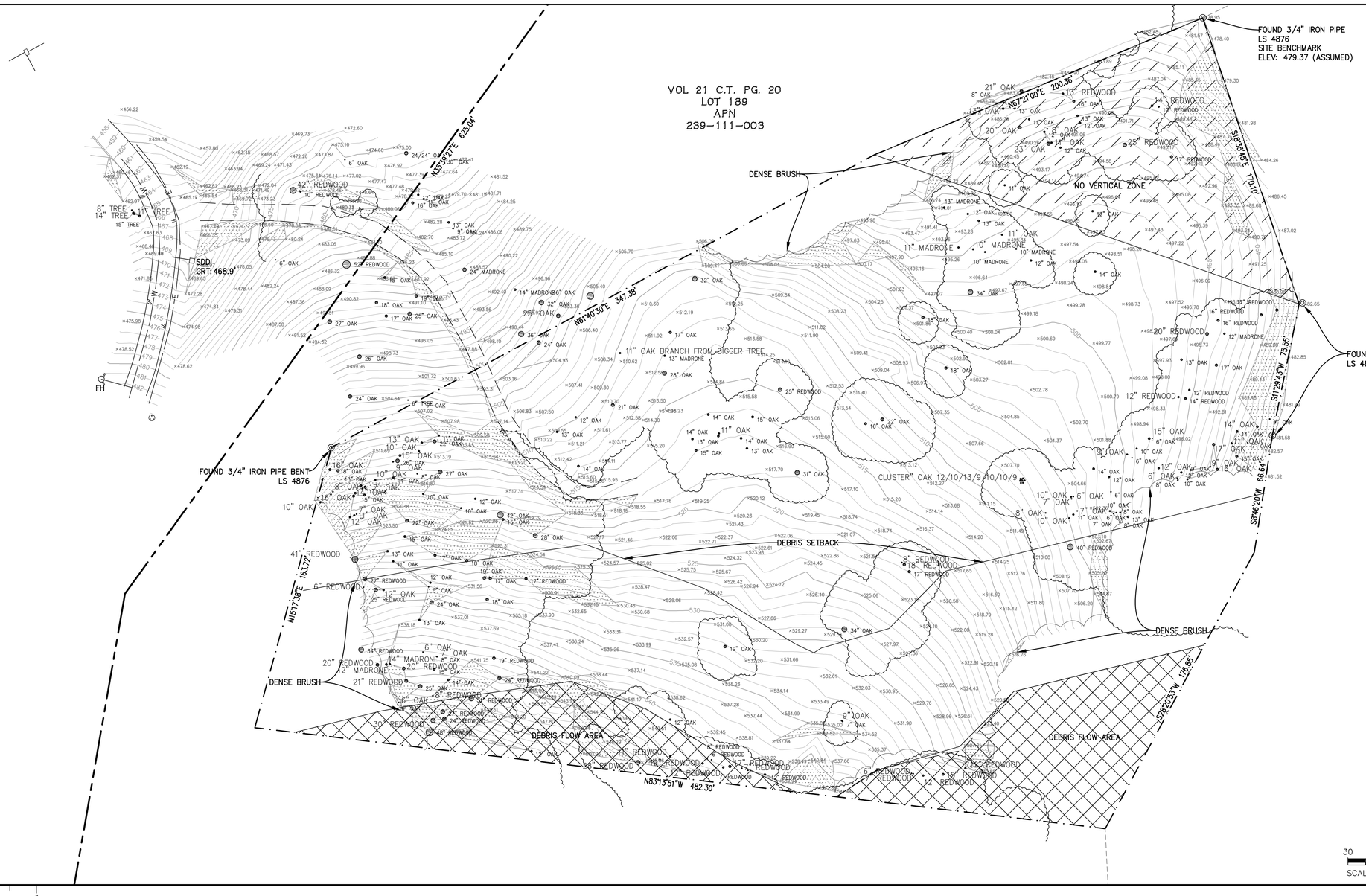
LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	HOMELAND BOUNDARY
	TIE BOUNDARY LINE
	ASPHALT CONCRETE
	GRADE BREAK
△100	CONTROL POINT
BM	SITE BENCHMARK
	FOUND 1" IRON PIPE, TAGGED RCE 15310
12" OAK	TREE; SIZE AND TYPE AS NOTED
	STUMP
	TREE DRIP LINE
+ 928.30	SPOT GRADE
	30% SLOPE OR GREATER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BM	BENCHMARK
DW	DRIVEWAY
ELEV	ELEVATION
FD	FOUND
GB	GRADE BREAK
GRT	GRATE
IP	IRON PIPE
VLT	VAULT
WTR	WATER





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30 0 30 60
SCALE: 1" = 30'

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LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

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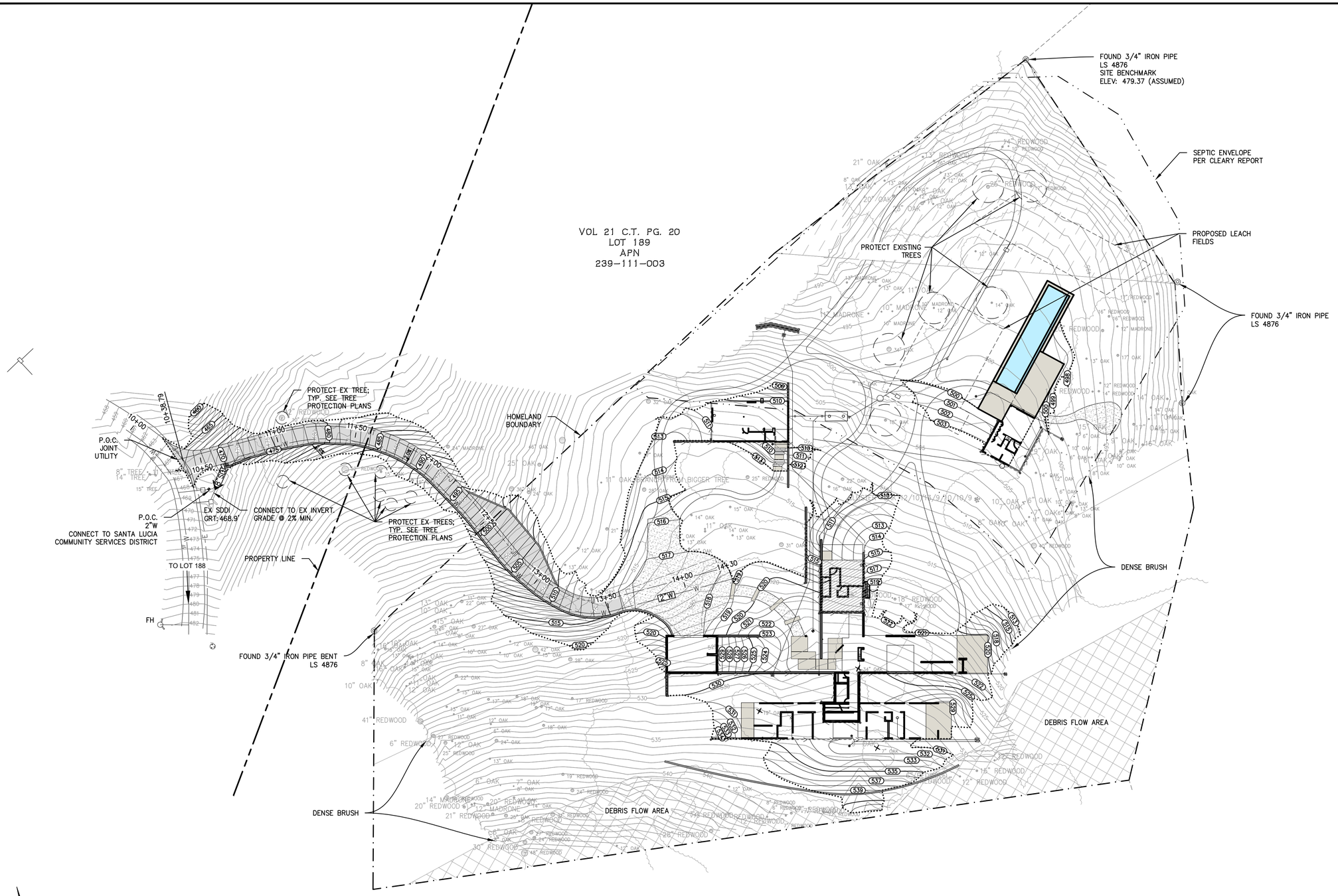
CARMEL VALLEY, CALIFORNIA

ROSCH RESIDENCE
16 POTRERO TRAIL

EXISTING SITE TOPOGRAPHY

SCALE:	1" = 30'
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JOB No.:	4360.01
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CARMEL VALLEY, CALIFORNIA

POTRERO TRAIL

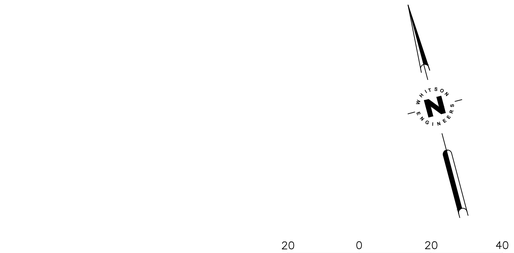
OVERALL SITE GRADING AND DRAINAGE PLAN

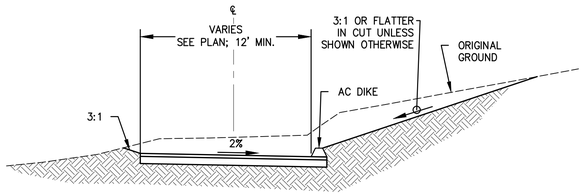
SCALE:	1" = 30'
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JOB No.:	4360.01

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SCALE: 1" = 30'

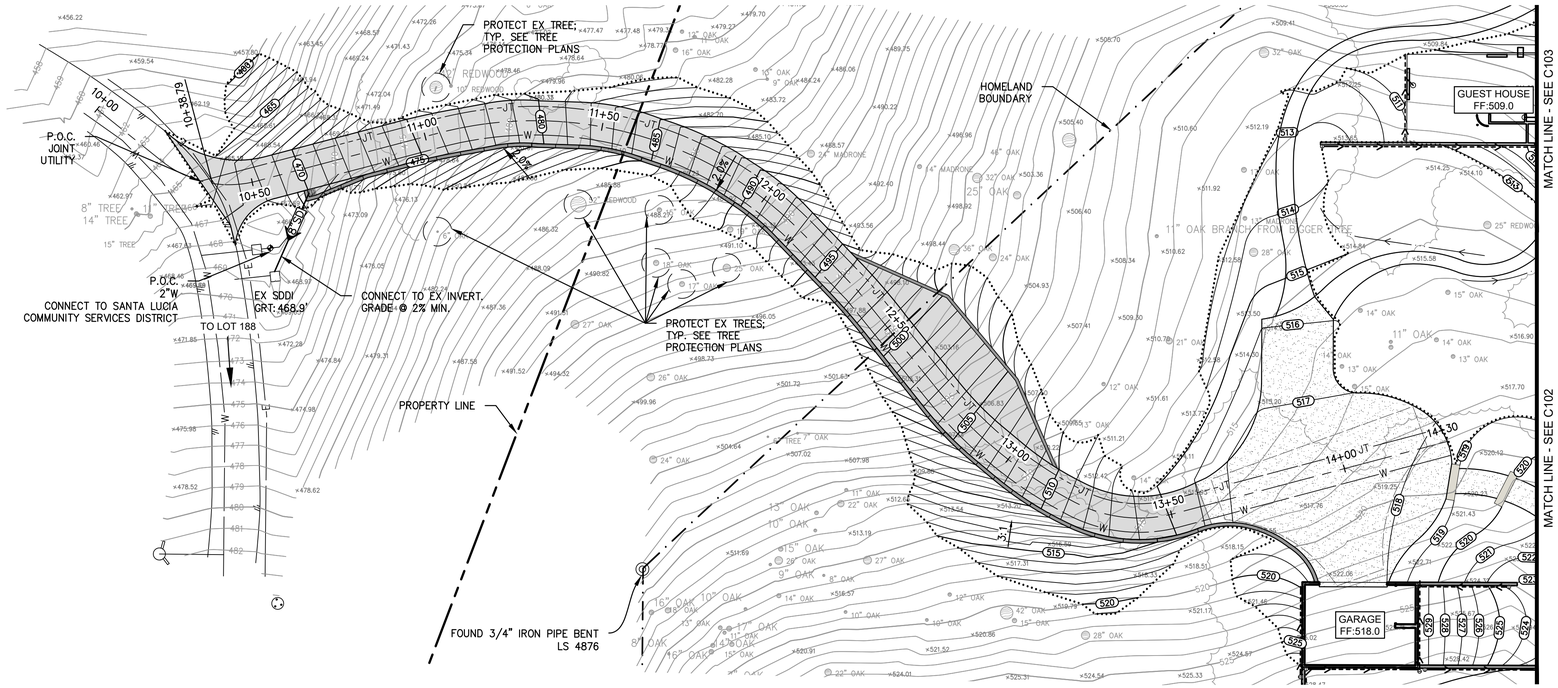
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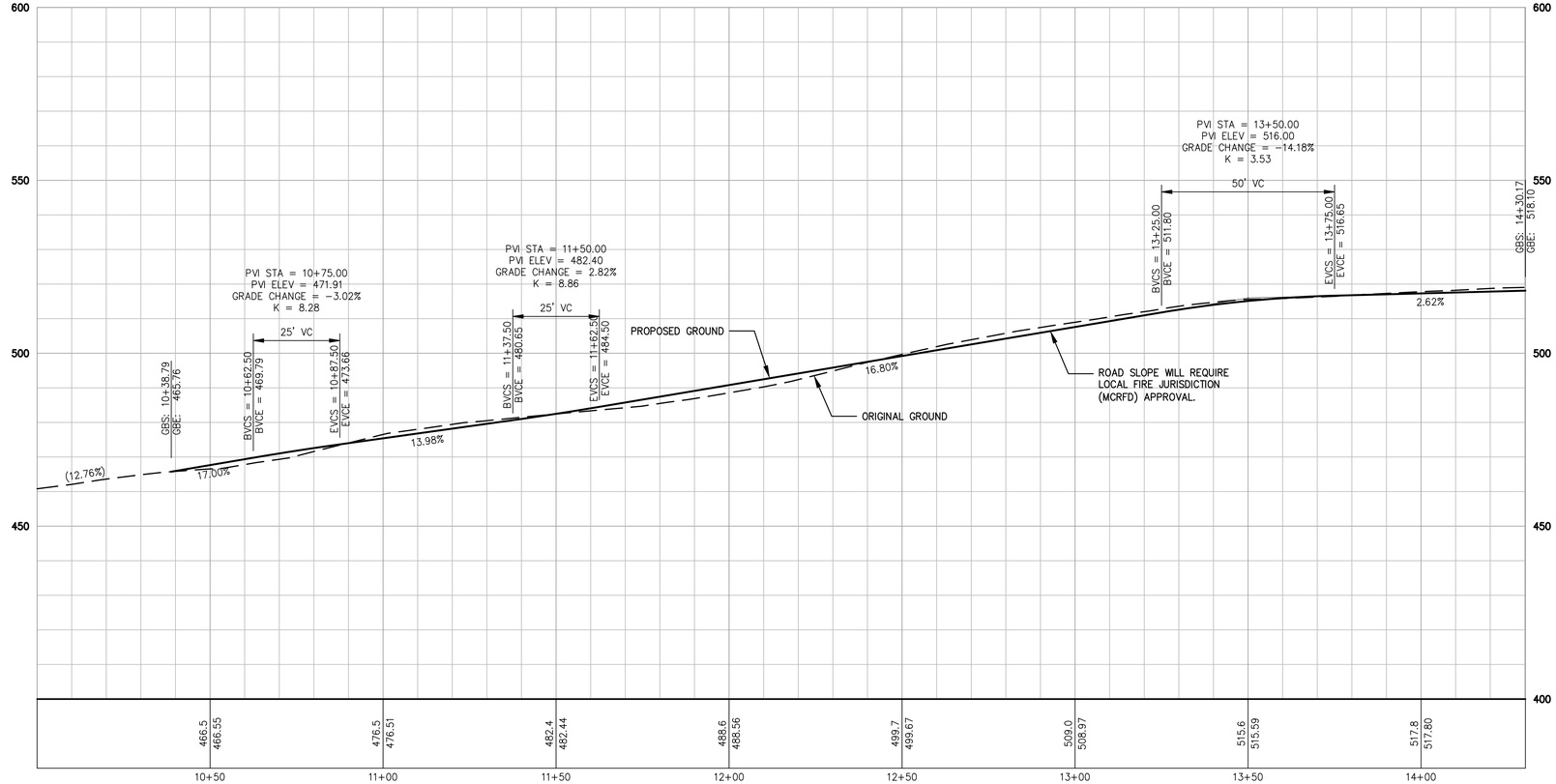




TYPICAL DRIVEWAY SECTION

SCALE: NONE





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CARMEL VALLEY, CALIFORNIA

POTRERO TRAIL

DRIVEWAY GRADING

SCALE:	1" = 20'
DRAWN:	IPB
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MATCH LINE - SEE C103

MATCH LINE - SEE C101

KEYNOTES

1. GRADING LIMITS
2. OUTDOOR SEATING AREA; S.L.D.
3. PATHWAY (ON-GRADE) S.L.D.
4. COMPACTED GRAVEL MOTORCOURT; S.L.D.
5. OUTDOOR DECK
6. ENTRY PORCH
7. WALL/FOUNDATION DRAIN
8. VEGETATED SWALE PER DETAIL 2|C002
9. SCUPPER THRU WALL
10. COUNTY DISPERSION OUTLET 3'x4'

MAIN HOUSE
UFF:522.25
LFF:511.25

GARAGE
FF:518.0

ENTRY HALL
FF:522.25

KITCHEN
FF:522.25

GUEST SUITE
FF:531.75

MASTER SUITE
FF:531.75

TW: 515.0
TW: 518.25
TW: 529.0
TW: 530.75
TW: 530.0
TW: 535.25

BS: 518.1
TS: 519.1
BS: 519.2
TS: 520.2
BS: 520.4
TS: 521.4

FS: 521.6

FG: 521.5
FG: 521.0
FG: 520.0
FG: 522.1
FG: 530.5
FG: 525.5
FG: 520.5

18"AD
GRT: 529.75

FL: 532.0

AC DIKE

2.0% MIN
2.0%
5' TO FL
4" SD
6" SD

*NOTE:
DRAINAGE BEHIND DEBRIS WALL SHALL BE DESIGNED UPON FINAL DESIGN OF THE DEBRIS WALL.

SCALE: 1" = 10'

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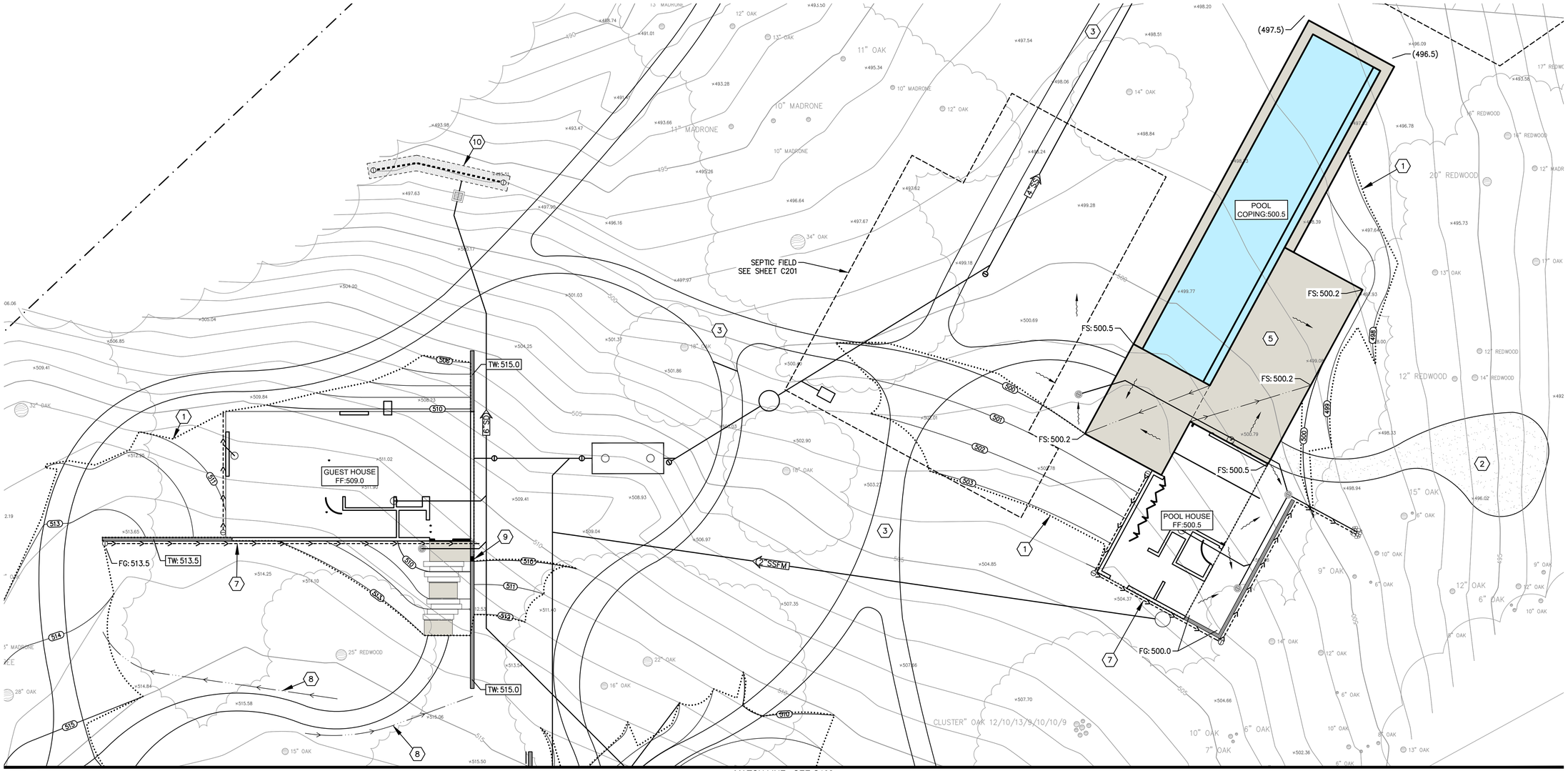
POTRERO TRAIL

CARMEL VALLEY, CALIFORNIA

ENLARGED GRADING AND DRAINAGE PLAN - MAIN RESIDENCE

SCALE:	1" = 10'
DRAWN:	IPB
JOB No.:	4360.01

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C102
OF



DISPERSION TRENCH SIZING

TOTAL (N) IMPERVIOUS AREA: 18,420± SF
DRIVEWAY IMPERVIOUS AREA COLLECTED IN EXISTING SDDI: 4,670± SF
IMPERVIOUS AREA SHEET FLOWING TO LANDSCAPE: 11,300± SF
IMPERVIOUS AREA COLLECTED IN DISPERSION TRENCH: 2,450± SF
BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA
DISPERSION TRENCH VOLUME REQUIRED: 331 CF @ 12 CF/LF = 28 LF

(N) DISPERSION TRENCH VOLUME REQUIRED: 28 LF
(N) DISPERSION TRENCH VOLUME PROVIDED: 28 LF

KEYNOTES

1. GRADING LIMITS
2. OUTDOOR SEATING AREA; S.L.D.
3. PATHWAY (ON-GRADE) S.L.D.
4. COMPACTED GRAVEL MOTORCOURT; S.L.D.
5. OUTDOOR DECK
6. ENTRY PORCH
7. WALL/FOUNDATION DRAIN
8. VEGETATED SWALE PER DETAIL 2|C002
9. SCUPPER THRU WALL
10. COUNTY DISPERSION OUTLET 3'x4'

SCALE: 1" = 10'

0 1 2 INCHES 3

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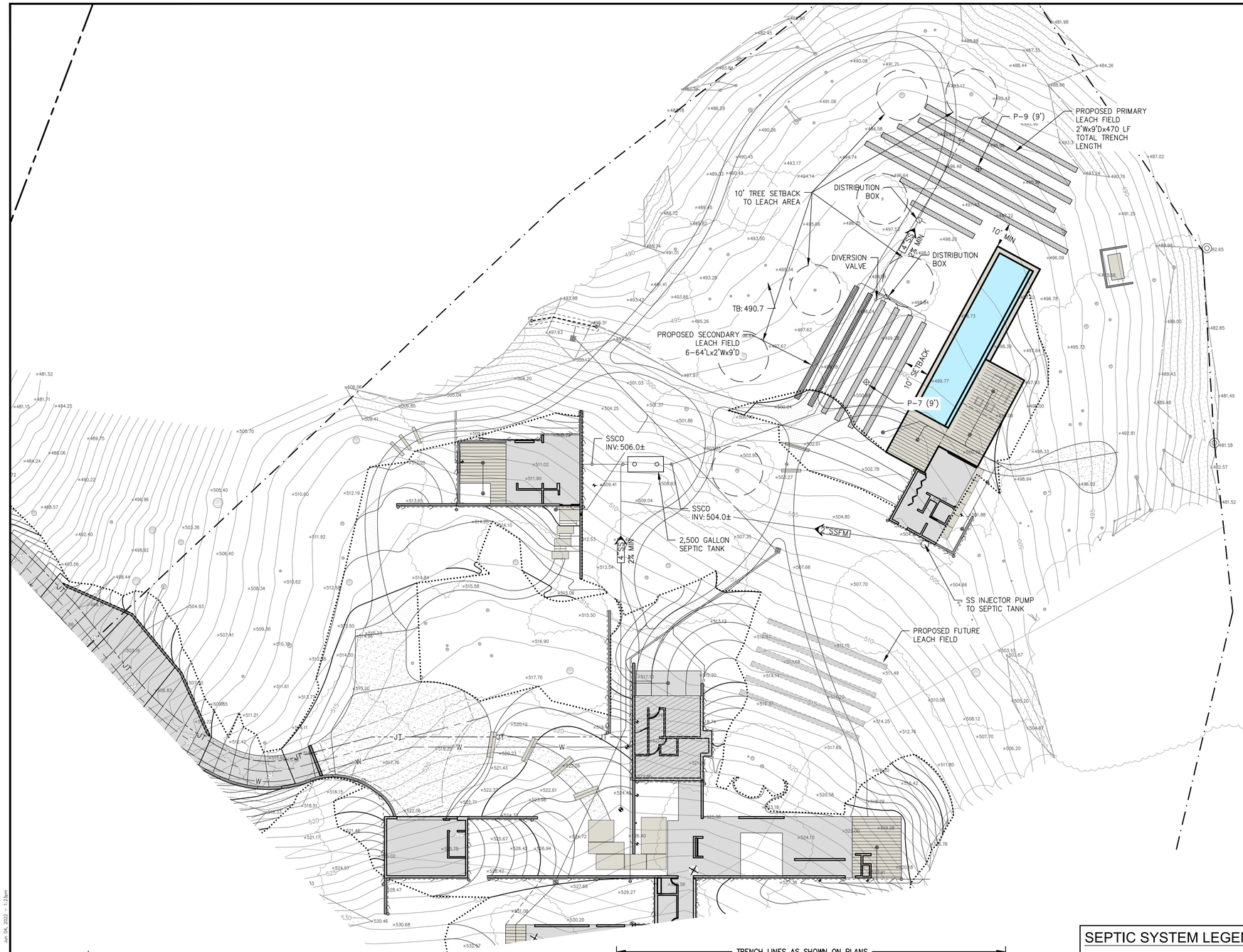
CARMEL VALLEY, CALIFORNIA

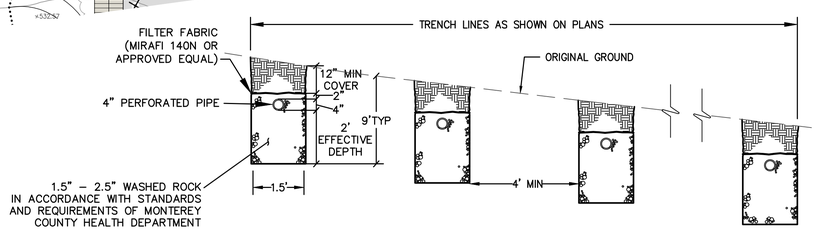
ENLARGED GRADING AND DRAINAGE PLAN - GUEST AND POOL HOUSE

SCALE:	1" = 10'
DRAWN:	IPB
JOB No.:	4360.01

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1 C201 LEACH TRENCH TYPICAL SECTION

SCALE: NONE



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SCALE: 1" = 20'

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SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. **CODES AND STANDARDS:** ALL WORK SHALL BE IN CONFORMANCE WITH:
   - 1.1. 2019 CALIFORNIA PLUMBING CODE
   - 1.2. LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS 2018 (LAMP)
2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2661; ASTM D-1785, SCH 40; ASTM D-3034, SCH 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **PERFORATED PIPE:** SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40. PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.
4. **DIVERSION VALVE:** 4"-DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY LAMP.
5. **DISTRIBUTION BOX:** PRECAST CONCRETE BOX WITH FLOWS EQUILIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON MIN. 4"-THICK CAST-IN-PLACE CONCRETE BASE, IF BASE IS NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.
6. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FROM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE OTHERWISE PROVIDED. INLINE EFFLUENT FILTERS SHALL BE INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
7. **SEWER RELIEF VALVE:** JONES STEPHENS CO. "SEWER POPPER", #S62-304, OR APPROVED EQUAL. PROVIDE WHERE EACH BUILDING SEWER LATERAL EXITS THE BUILDING, 2' OUTSIDE THE BUILDING FOOTPRINT. THE SEWER RELIEF VALVE OVERFLOW ELEVATION SHALL BE AT LEAST 6" BELOW THE BUILDING FINISH FLOOR ELEVATION, AND AT LEAST 4" ABOVE ADJACENT FINISH GRADE. LOCATE IN PLANTER AREA.
8. LEACH FIELDS SHALL MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS.
9. PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'.

NOTE:
ALL STOCKPILED SITE TOPSOIL WILL BE KEPT SEPARATE FROM OTHER EXCAVATED SUBSOILS FOR THE DURATION OF CONSTRUCTION, THEN REAPPLIED (UNCOMPACTED) TO THE MEADOW AREAS ONCE THE LEACH FIELD WORK IS COMPLETE.

SEPTIC SYSTEM LEGEND:

	SEPTIC TANK
DV	DIVERSION VALVE
	DISTRIBUTION BOX
	CLEANOUT
	DEEP TRENCH
	FUTURE TRENCH
	30% + SLOPES
	50% + SLOPES

SEPTIC SYSTEM DESIGN CRITERIA:

NUMBER OF BEDROOMS =
MAIN HOUSE: 3 BEDROOMS
ADU: 1 BEDROOM

REQUIRED SEPTIC TANK SIZE =
MAIN HOUSE: 2,500 GAL (4 BEDROOMS + 2 GARBAGE DISP)

VOLUME OF WASTE WATER =
MAIN HOUSE+ADU: 750 GPD (TABLE 5-3)

SOIL APPLICATION RATE* = 0.4 GPD/SF PRIMARY FIELD (BORING P-9)
0.5 GPD/SF SECONDARY FIELD (BORING P-7)
(TABLE 5-4)

REQUIRED SEEPAGE AREA = 750 GDP/ 0.4 GPD/SF = 1,875 SF PRIMARY FIELD
= 750 GDP/ 0.5 GPD/SF = 1,500 SF SECONDARY FIELD

INFILTRATIVE AREA PER LINEAR FOOT = (24" ALLOWED SIDE WALL) X (2 SIDEWALLS)
= 4 SF/LF (MAX ALLOWED PER LAMP 5.10.2)

PROVIDED PRIMARY SEEPAGE AREA = 470 LF X 4 SF/LF = 1,880 SF

PROVIDED SECONDARY SEEPAGE AREA = 6x64LF X 4 SF/LF = 1,536 SF

FUTURE SEEPAGE AREA = SAME AS SECONDARY

*** PERCOLATION RATES ARE PER THE RESULTS OF THE SUPPLEMENTAL PERCOLATION TESTING PERFORMED BY CLEARY CONSULTANTS, DATED 3/29/2022.**

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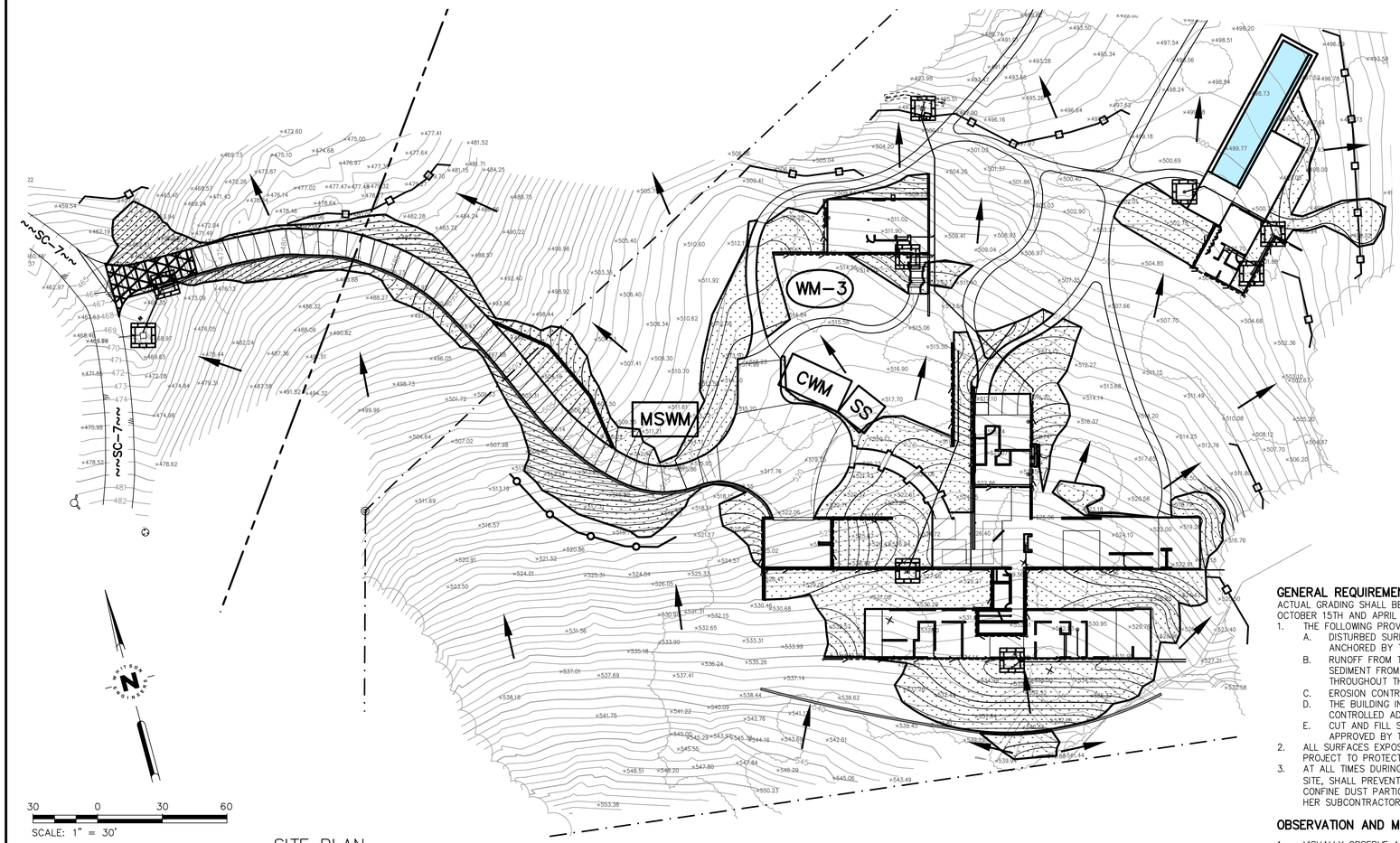
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POTRERO TRAIL
CARMEL VALLEY, CALIFORNIA

PRELIMINARY SEPTIC PLAN

SCALE:	1" = 20'
DRAWN:	IPB
JOB No.:	4360.01

SHEET C201 OF



SITE PLAN

SCALE: 1" = 30'

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE

WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 1.16 AC.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
   - 2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
16. 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.
17. 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 BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
18. 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.
19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE 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. (MCC 16.12.100)

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

1. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   - A. WEEKLY, AND
   - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
   - GOOD HOUSEKEEPING;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.

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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 52019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION	
3/24/2022	COUNTY PLANNING SUBMITTAL
IB	

POTRERO TRAIL

CARMEL VALLEY, CALIFORNIA

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE:	1" = 30'
DRAWN:	IPB
JOB No.:	4360.01

SHEET C301 OF

T:\Monterey Projects\4360 - Roach - SLP 1891\CAD\PLANSET\4360.01 CIVIL.dwg Bobbierree Mar 24, 2022 - 10:23am

0 1 2 INCHES 3

LEGEND

- Green Zone (0-30 feet)
- Management Zone (30+ feet)
- Driveway Zone (0-15 feet)



FUEL MANAGEMENT NOTES:

DRIVEWAY ZONE

a. Grassland, and the understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone.
b. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland vegetation should be treated to 30 feet from the pavement edge, according to their respective recommendations.
c. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
d. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines. Vegetation around these facilities must be maintained as needed to ensure visibility and access, vegetation must be cleared three feet around fire hydrant.

GRASSLAND ZONE

a. Within 30 feet from structures, all annual grassland areas should be mowed in early summer to maintain a minimum height of 4 inches during the summer.
b. Native perennial grasses and wildflower stands should not be mowed more frequently than 60 days, ideally shortly after they have set seed. This may require a delayed mowing schedule in wetter years to maintain their density. Consult with the Conservancy staff as needed.
c. Trees growing within the Grassland Zone should be treated according to the recommendations made in the Oak Woodland Zone.
d. Coyote bush, and a number of other shrub species, growing within the grassland zone, may be removed to maintain open herbaceous grasslands as part of an approved Lot-Specific Plan.

OAK WOODLAND ZONE

Understory plants must be kept short, and small lower tree branches must be removed.
a. Within 30 feet from structures, at the beginning of each summer, ensure that the herbaceous understory is maintained at a maximum height of 4 inches.
b. Selectively remove flammable species like coyote bush, and prune-back and remove dead branches from less-flammable desirable species such as coffee berry, currant and wild rose.
c. Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
d. Leaf litter depth should be kept to no greater than 4 inches.
e. *As an exception to the fuel management standards, the distance between the understory in the 150 to 200-foot should be treated every 5 years and allowed to re-grow to 2.5 feet.*

Prescriptions for tree pruning:

a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 15).
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.
h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.

COASTAL SCRUB ZONE

All shrubs within coastal scrub must be thinned or mowed within 200 feet of structures.
a. In open areas away from trees, within 200 feet of structures, change the pattern into discontinuous groups of shorter, younger, more succulent shrubs and ensure the distance between groups of shrubs is at least 2 times the height of the shrub patch (see Figure 31).
b. In coyote brush dominated stands, if other shrub species are present, retain them at the expense of coyote brush. Retain less-flammable desirable shrubs, such as ceanothus, currant, coffee berry, native rose, and sticky monkey flower.
c. It is not necessary to eliminate coyote brush within the fuel management zone. Instead, change the pattern into discontinuous groups of shorter, younger, more succulent shrubs. If native bunch grasses are present, consult with the Conservancy regarding restoring grassland conditions through permanent removal of encroaching brush species.
d. Remove all dead branches from less-flammable desirable shrubs, such as ceanothus, currant, coffee berry, native rose, and sticky monkey flower.
e. All healthy trees within the 200-foot Coastal Scrub Zone should be retained. As trees increase within the chaparral, they provide a long-term reduction in shrub cover and fire hazard.
f. Trees growing within coastal scrub zones should be encouraged by removing shrubs from within an area around the tree as shown below (Figure 32):
- When the tree is shorter than 6 feet high, all shrubs should be removed from within a distance of 3 feet from the tree's drip line.
- When a tree is taller than 6 feet high, all shrubs should be removed from within a distance of 6 feet from tree crown edge.

0' 10' 20' 40'

GROUND STUDIO
LANDSCAPE ARCHITECTURE

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

Fuel Management Plan

Scale: 1" = 30'-0"
Drawn by: SG

L0.01



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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

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239-111-003

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Previous Issue

REV.	DESCRIPTION	DATE

Site Permeability Plan

Scale: 1" = 20'-0"
Drawn by: SG

L0.02

NOTES:

1.) All work within the Tree Protection Zones will be done carefully and by hand, preserving all roots +1.5" diameter.

2.) Contractor to contact Arborist to access within Tree Protection Zones (for example, for grading and /or utility access).

LEGEND

- (E) TREE
- TREES TO BE REMOVED
- TREE PROTECTION FENCING



2 SECTION DETAIL: TREE PROTECTION FENCING
1/2" = 1'-0"

1 ELEVATION DETAIL: TREE PROTECTION FENCING
1/2" = 1'-0"

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

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Issue date: 03/24/22

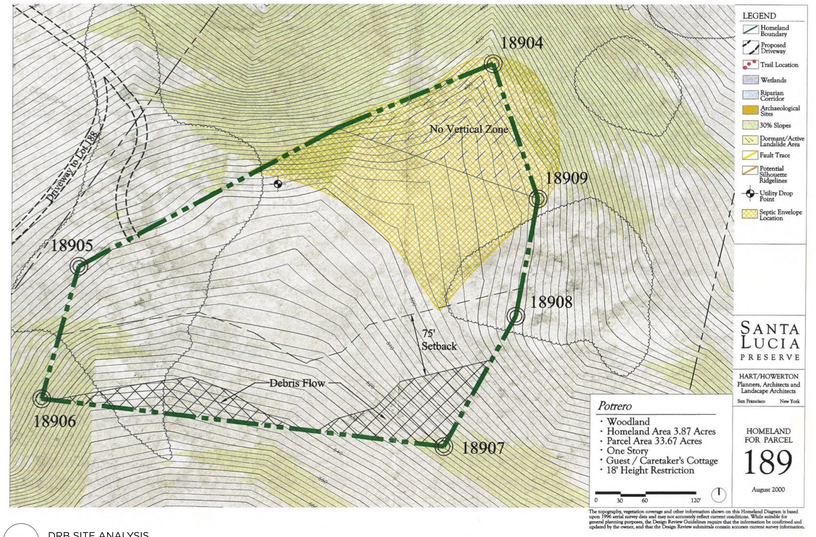
Previous Issue

REV.	DESCRIPTION	DATE

Tree Protection Plan

Scale: 1" = 20'-0"
Drawn by: SG

L0.03

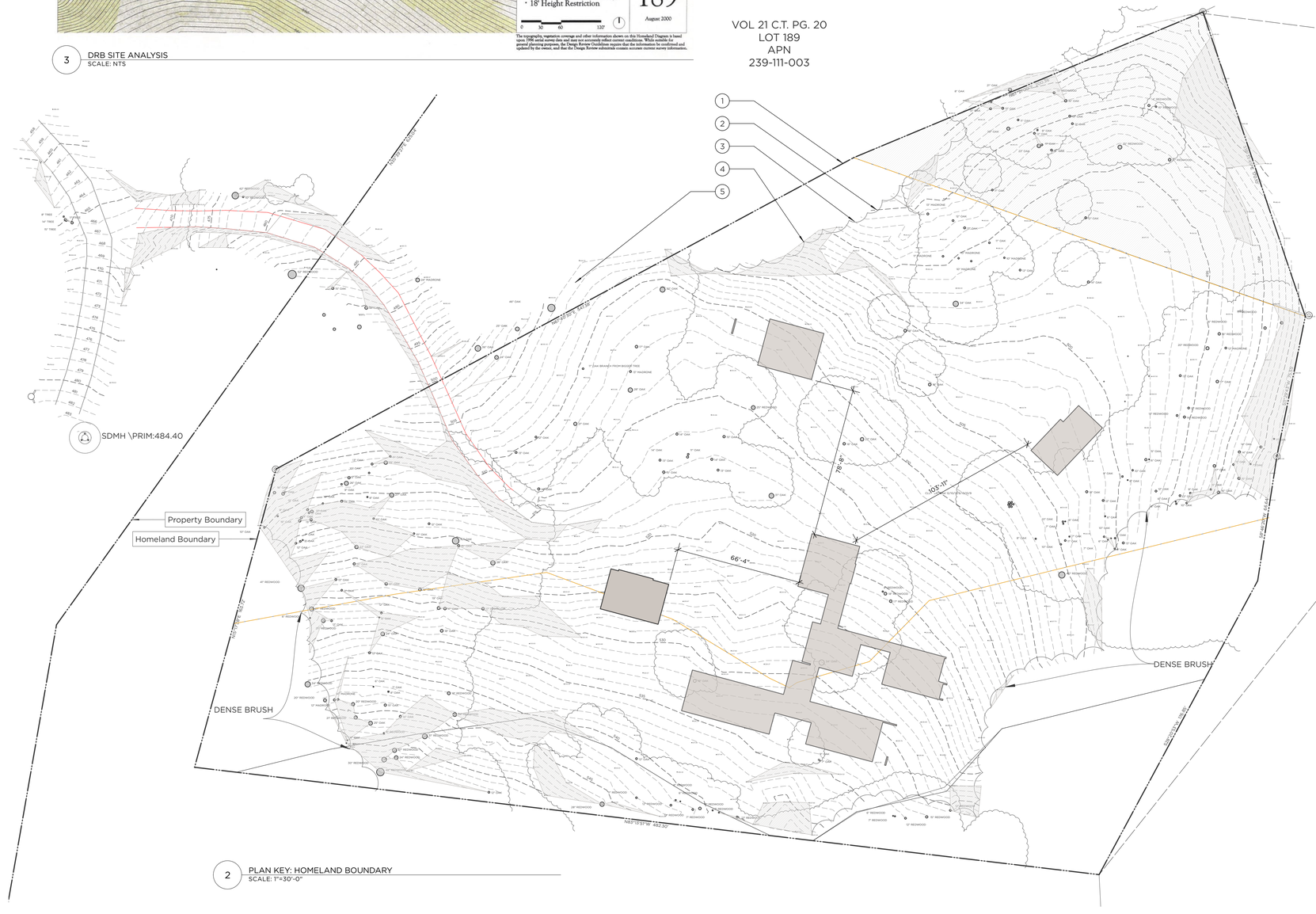


3 DRB SITE ANALYSIS
SCALE: NTS

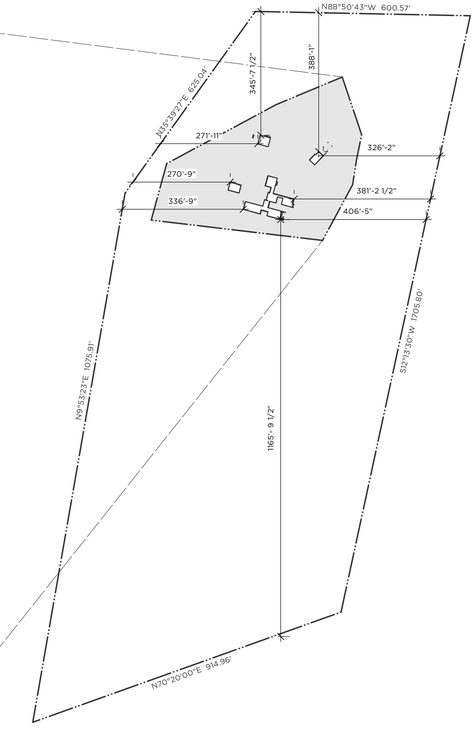
LEGEND

1. Homeland Boundary
2. (E) 5' Contours
3. (E) 1' Contours
4. +30% Slope
5. (E) Tree Canopy

VOL 21 C.T. PG. 20
LOT 189
APN
239-111-003



2 PLAN KEY: HOMELAND BOUNDARY
SCALE: 1"=30'-0"



1 PLAN KEY: PROPERTY BOUNDARY
SCALE: 1"=200'-0"

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

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Previous Issue

REV.	DESCRIPTION	DATE

Survey and Site Analysis

Scale: NA
Drawn by: SG

L0.05



3 SITE SECTION- NORTH / SOUTH
SCALE: NTS



2 SITE SECTION- EAST / WEST
SCALE: NTS



1 SITE SECTION- LAP POOL
SCALE: NTS

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

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Previous Issue

REV.	DESCRIPTION	DATE

Site Sections

Scale: N/A
Drawn by: SG

L0.06



4 SITE STAKING NORTHWEST VIEW
SCALE: NTS



2 SITE STAKING NORTHEAST VIEW
SCALE: NTS



3 SITE STAKING SOUTHWEST VIEW
SCALE: NTS



1 SITE STAKING SOUTHEAST VIEW
SCALE: NTS

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

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Previous Issue

REV.	DESCRIPTION	DATE

Site Staking Imagery

Scale: N/A
Drawn by: SG

L0.07

LEGEND:

1. A.C. DRIVEWAY- 12' MINIMUM WIDTH
2. A.C. FIRETRUCK PULL OUT
3. GRAVEL PAVING
4. CONCRETE PAVING
5. LANDSCAPE STEPS
6. LANDSCAPE WALL
7. POOL
8. MEADOW TRAIL
9. FIRETRUCK TURN AROUND
10. GUEST PARKING

PROPOSED TREES TO BE REMOVED

No Vertical Area

(N) Tree, TYP.

(N) AC DRIVEWAY TO 12'-0" WIDTH MIN.

SDMH \PRIM:484.40

ADU
FFE +509.0'

POOL HOUSE
FFE +500.5'

MAIN HOUSE
FFE +522.25'
LOWER FFE +511.25'

GARAGE
FFE +518'

KITCHEN
FFE +522.25'

GUEST SUITE
FFE +531.75'

MASTER SUITE
FFE +531.75'

Property Boundary

Homeland Boundary

(E) Tree to Remain, TYP.

Debris Setback

N83°13'51"W 482.30'

S6°20'00"W 179.85'

0' 10' 20' 40'

GROUND STUDIO
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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

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239-111-003

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Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

Homeland Site Plan

Scale: 1" = 20'-0"
Drawn by: SG

L1.00

NOTES:

-ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE PLANT MATERIALS

-HOMELAND AREA: 3.86 AC.

-PRELIMINARY CUT + FILL: CUT: (2850 CY)
FILL: (350 CY)

-NET EXPORT: 2500 CY

QUANTITIES ARE TO FINISH GRADE. DOES NOT INCLUDE MATERIALS SECTIONS, UTILITY TRENCHES OR FOUNDATIONS.

GRADING AND DRAINAGE SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- HOMELAND BOUNDARY
- DEBRIS FLOW AREA

ABBREVIATIONS:

AD.	AREA DRAIN
APPROX.	APPROXIMATE
BLW.	BELOW
B.O.W.	BOTTOM OF WALL
C.B.	CATCH BASIN
C.L.	CENTER LINE
D.I.	DRAIN INLET
DN.	DOWN
(E)	EXISTING
EA.	EACH
EQ.	EQUAL
F.F.	FINISH FLOOR
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FIN.	FINISH
F.O.W	FACE OF WALL
F.S.	FINISH SURFACE (ELEVATION)
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.A.	PLANTING AREA
P.L.	PROPERTY LINE
R.	RISER
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
TR.	TREAD
T.W.	TOP OF WALL
TYP.	TYPICAL
VER.	VERIFY
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD

Proposed Primary Leach Field

Proposed Secondary Leach Field

2000 Gal. Septic Tank

(N) Tree, TYP.

Property Boundary

(N) AC PULL OUT PER MONTEREY COUNTY FIRE CODE

ADU
FFE +509.0'

MAIN HOUSE
FFE +522.25'
LOWER FFE +511.25'

GARAGE
FFE +518'

GUEST SUITE
FFE +531.75'

KITCHEN
FFE +522.25'

MASTER SUITE
FFE +531.75'

POOL HOUSE
FFE +500.5'

(E) Tree to Remain, TYP.

Homeland Boundary

Debris Setback

Debris Flow Area

0' 10' 20' 40'

GROUND STUDIO
LANDSCAPE ARCHITECTURE

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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
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239-111-003

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Previous Issue

REV.	DESCRIPTION	DATE

Grading + Drainage Plan

Scale: 1" = 20'-0"
Drawn by: SG

L4.00

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
SHRUBS					
	79	Heteromeles arbutifolia	Toyon	(30) 1 gal (57) 5 gal	as shown
	25	Iris douglasiana	Douglas Iris	5 gal	as shown
	41	Melica imperfecta	Smallflower Melic	1 gal	as shown
	113	Rhamnus californica	Coffeeberry	5 gal	as shown
ZONE 1 SUN MEADOW: 27,189 Sq Ft.					
		Carex praegracilis	Clustered Field Sedge	Seed	as shown
		Clinopodium douglasii	Yerba Buena	Seed	as shown
		Eschscholtzia californica	California Poppy	Seed	as shown
		Festuca rubra 'Molate'	Molate Fescue	Seed	as shown
		Juncus patens	Common Rush	Seed	as shown
		Koeleria macrantha	Prairie Junegrass	Seed	as shown
		Melica imperfecta	Smallflower Melic	Seed	as shown
		Ranunculs californicus	California Coffeeberry	Seed	as shown
ZONE 2 SHADE MEADOW: 38,734 Sq. Ft.					
		Carex praegracilis	Clustered Field Sedge	Seed	as shown
		Clinopodium douglasii	Yerba Buena	Seed	as shown
		Festuca rubra 'Molate'	Molate Fescue	Seed	as shown
		Koeleria macrantha	Prairie Junegrass	Seed	as shown
		Ranunculs californicus	California Coffeeberry	Seed	as shown
		Stachys bullata	California Hedge Nettle	Seed	as shown

SUPPLEMENTAL PLANT LEGEND

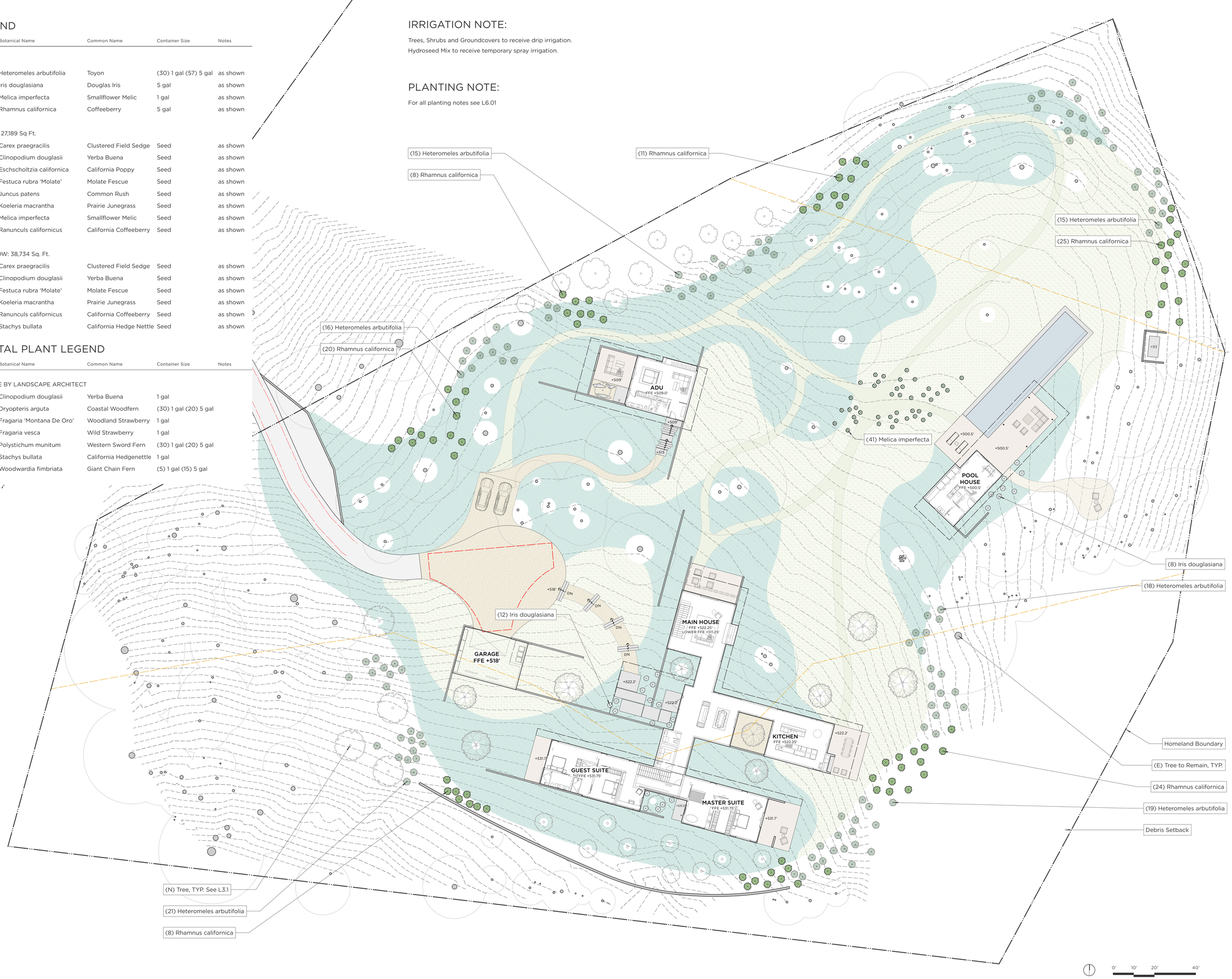
Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TO BE PLACED ON SITE BY LANDSCAPE ARCHITECT					
	100	Clinopodium douglasii	Yerba Buena	1 gal	
	50	Dryopteris arguta	Coastal Woodfern	(30) 1 gal (20) 5 gal	
	100	Fragaria 'Montana De Oro'	Woodland Strawberry	1 gal	
	100	Fragaria vesca	Wild Strawberry	1 gal	
	50	Polystichum munitum	Western Sword Fern	(30) 1 gal (20) 5 gal	
	100	Stachys bullata	California Hedgenettle	1 gal	
	20	Woodwardia fimbriata	Giant Chain Fern	(5) 1 gal (15) 5 gal	

IRRIGATION NOTE:

Trees, Shrubs and Groundcovers to receive drip irrigation.
Hydroseed Mix to receive temporary spray irrigation.

PLANTING NOTE:

For all planting notes see L6.01



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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

Overall Planting Plan

Scale: 1" = 20'-0"
Drawn by: SG

L6.00

TREE LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	9	Arbutus andrachne	Greek Strawberry	48" box	as shown
	10	Cornus 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	48" box	as shown
	1	Manzanita 'Louis Edmunds'	'Louis Edmunds' Manzanita	36" box	as shown
	11	Quercus agrifolia	Coast Live Oak	(3) 48" box (8) 24" box	as shown
	4	Sequoia sempervirens	Coast Redwood	60" box	as shown

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
3. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
5. Contractor shall submit a random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
6. All plant material shall be approved by Landscape Architect prior to installation.
7. Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
8. Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
9. Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
10. Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
11. All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
12. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturers recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.
13. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
14. No plant shall be planted with rootballs or planting pits in a dry condition.
15. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
16. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
17. Backfill mix shall consist of 1/3 imported organic Diestel compost and 2/3 amended site soil.
18. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
19. All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
20. Planting areas shall receive a 2" layer of mulch unless noted otherwise. Mulch shall be 1/4" - 3/8" Mini Mulch Fir Bark, available through www.lyngsogarden.com. Verify specification with Landscape Architect.
21. Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/8" onto newly planted plant or tree and be held 2" from root flare of trees.
22. All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.
23. The following is a list of approved nurseries. Any nursery to be used by the contractor for plant sourcing not listed here must be approved by the Landscape Architect.

LEGEND

- (E) TREE
- TREES TO BE REMOVED:
  (1) 34" DBH OAK
  (1) 19" OAK
  (1) 9" OAK
  COMMITTEE RECOMMENDATION
  (PERMIT REQ. > 17" DBH)
- CRITICAL ROOT ZONE (CRZ)
  (MIN. 6X DBH PER ARBORIST REPORT)
- # IDENTIFICATION # (PER ARBORIST REPORT)

NOTES:

1.) All work within the Tree Protection Zones will be done carefully and by hand, preserving all roots +1.5" diameter.

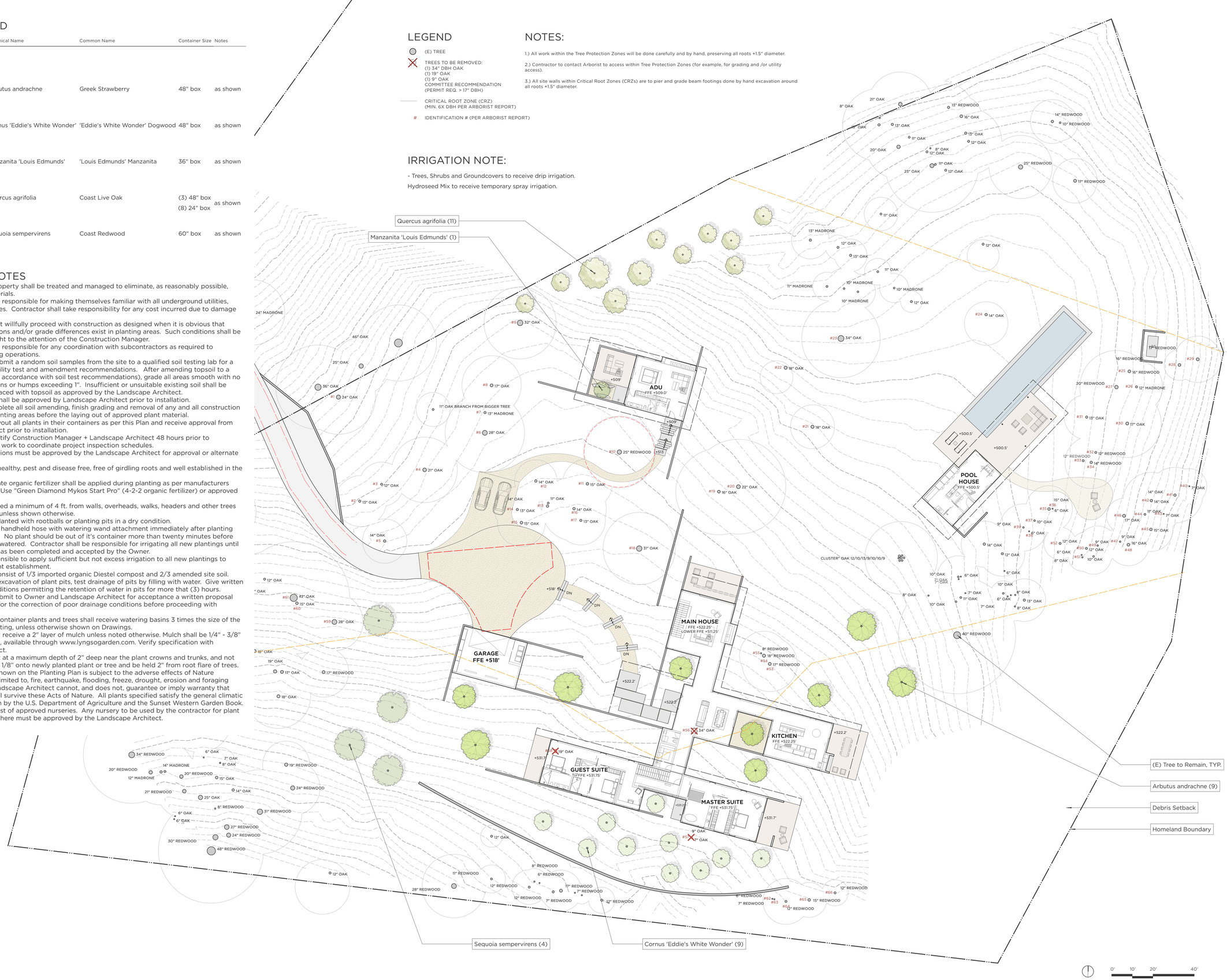
2.) Contractor to contact Arborist to access within Tree Protection Zones (for example, for grading and /or utility access).

3.) All site walls within Critical Root Zones (CRZs) are to pier and grade beam footings done by hand excavation around all roots +1.5" diameter.

IRRIGATION NOTE:

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Hydroseed Mix to receive temporary spray irrigation.



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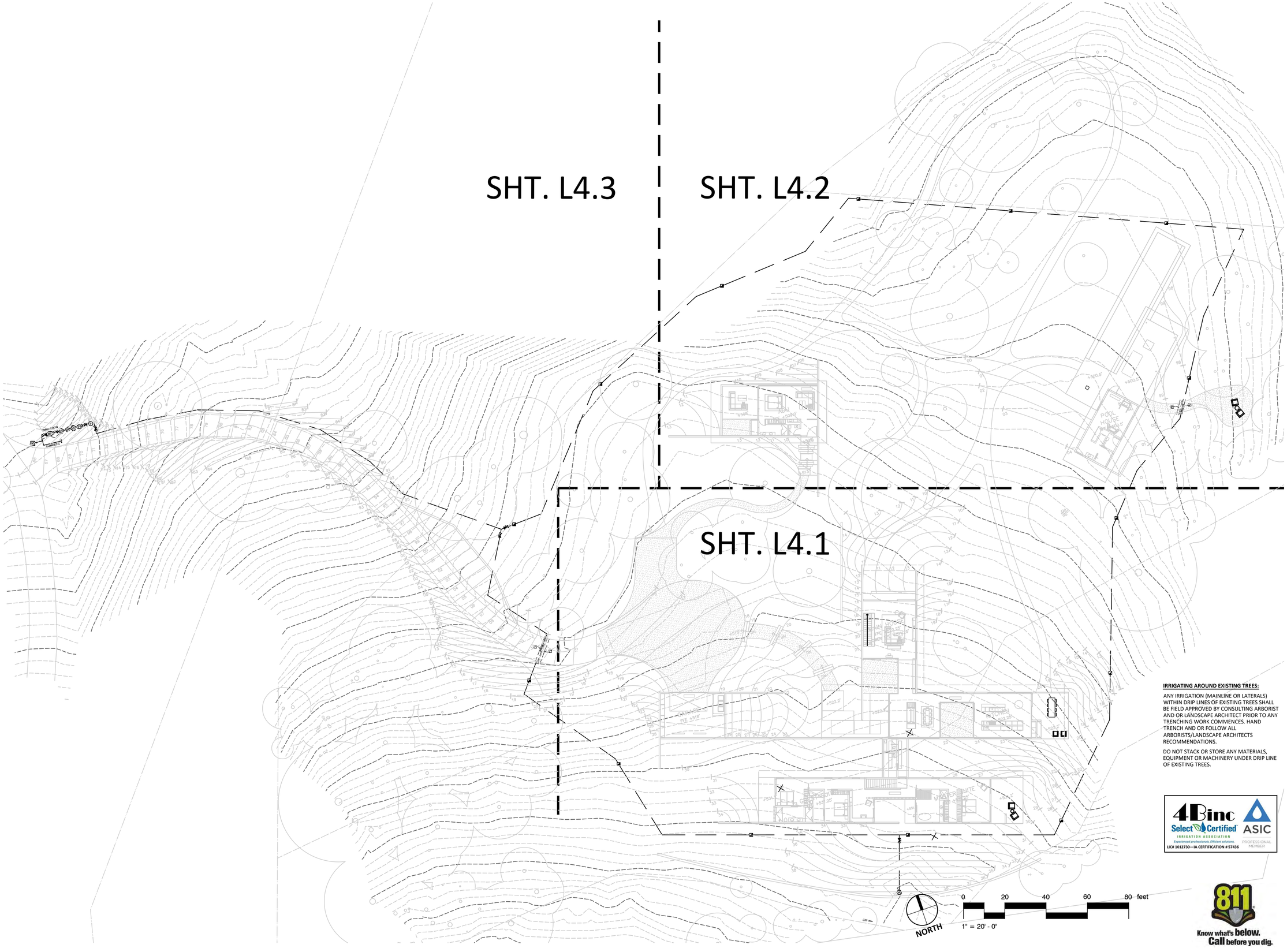
Previous Issue

REV.	DESCRIPTION	DATE

Overall Tree Planting Plan

Scale: 1" = 20'-0"
Drawn by: SG

L6.01



IRRIGATING AROUND EXISTING TREES:

ANY IRRIGATION (MAINLINE OR LATERALS) WITHIN DRIP LINES OF EXISTING TREES SHALL BE FIELD APPROVED BY CONSULTING ARBORIST AND OR LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING WORK COMMENCES. HAND TRENCH AND OR FOLLOW ALL ARBORISTS/LANDSCAPE ARCHITECTS RECOMMENDATIONS.

DO NOT STACK OR STORE ANY MATERIALS, EQUIPMENT OR MACHINERY UNDER DRIP LINE OF EXISTING TREES.

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Overall Hydrozone Layout

Scale: 1" = 20'-0"
Drawn by: SG

L7.00

SEE SHT. L4.2
MATCHLINE

SEE SHT. L4.3
MATCHLINE

IRRIGATING AROUND EXISTING TREES:

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NORTH

0 10 20 30 40 feet
1" = 10' - 0"

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Hydrozone Layout

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Drawn by: SG

L7.01

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI
	1 - DRIP IRRIGAITON ZONE - LOW WATER USE - AREA 1 GRASSES ZONE - NETAFIM SUBSURFACE DRIP 1.16 GPH 12X12 SPACING	10,165 S.F.	1.86 in/h	30
	2 - DRIP IRRIGATION ZONE - LOW WATER USE - AREA 2 SHRUB ZONE - NETAFIM SHRUB DRIP RINGS .53 GPH 12X12 SPACING	1,977 S.F.	0.86 in/h	30
	3 - ROTARY IRRIGATION ZONE - LOW WATER USE - AREA 3 SUN GRASSES ZONE - 12" HUNTER MP ROTATORS	28,855 S.F.	0.45 in/h	40
	4 - ROTARY IRRIGATION ZONE - LOW WATER USE - AREA 4 SHADE GRASSES ZONE - 12" HUNTER MP ROTATORS	32,241 S.F.	0.45 in/h	40
	5 - DRIP IRRIGATION ZONE - LOW WATER USE - AREA 5 TREE ZONE - NETAFIM TREE DRIP RINGS 1.0 GPH 12X12 SPACING	2,065 S.F.	1.6 in/h	30
	6 - DRIP IRRIGATION ZONE - MEDIUM WATER USE - AREA 6 TREE ZONE - NETAFIM TREE DRIP RINGS 1.0 GPH 12X12 SPACING	592.4 S.F.	1.6 in/h	30
	7 - DRIP IRRIGATION ZONE - HIGH WATER USE - AREA 7 TREE ZONE - NETAFIM TREE DRIP RINGS 1.0 GPH 12X12 SPACING	668.5 S.F.	1.6 in/h	30
	8 - POOL - HIGH WATER USE - AREA 8 POOL W/ COVER	1,050 S.F.	1 in/h	30

IRRIGATING AROUND EXISTING TREES:

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SEE SHT. L4.3
MATCHLINE

MATCHLINE
SEE SHT. L4.1

ADU
FFE +509.0'
+509'
POOL HOUSE
FFE +500.5'
+500.5'
+500.5'

NORTH

0 10 20 30 40 feet
1" = 10' - 0"

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Hydrozone Layout

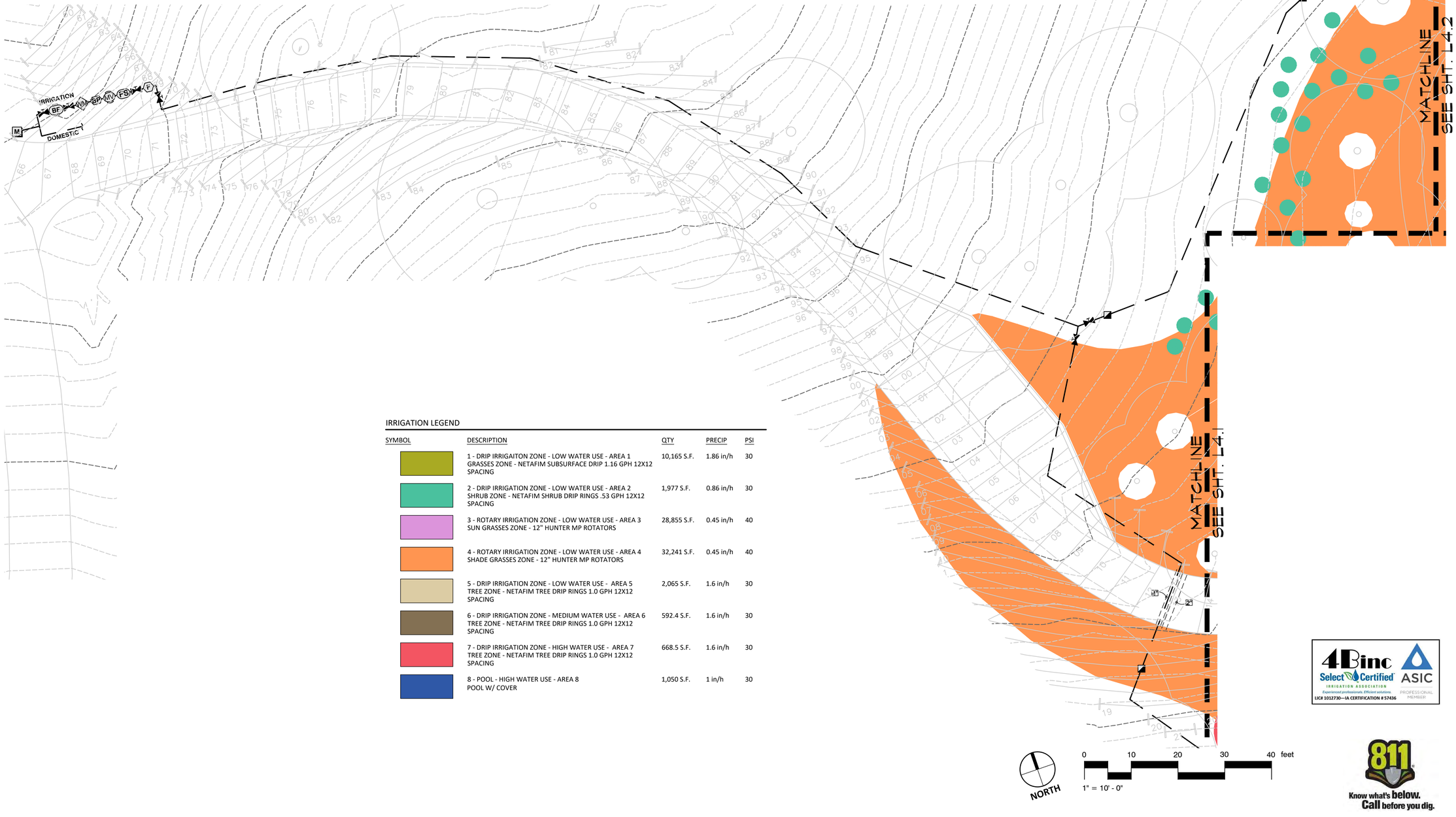
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L7.02

IRRIGATING AROUND EXISTING TREES:

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IRRIGATION LEGEND

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IRRIGATION NOTES:

POINT OF CONNECTION (P.O.C).

1. CONNECT IRRIGATION MAINLINE TO MAIN WATER SUPPLY (SEE CIVIL OR ARCHITECTURAL DRAWINGS FOR LOCATION). LANDSCAPE CONTRACTOR TO VERIFY LOCATION, SIZE, FLOW AND PRESSURES AVAILABLE AND TO NOTIFY LANDSCAPE ARCHITECT OF ANY NECESSARY CHANGES NEEDED TO BE MADE SO THAT THE IRRIGATION SYSTEM PERFORMS TO AN IRRIGATION EFFICIENCY OF A MINIMUM OF 81 PERCENT.
2. SYSTEM MAXIMUM OPERATING PRESSURES: 90 PSI (AT P.O.C) INSTALL PRESSURE REDUCER IF PRESSURES EXCEED EQUIPMENT MANUFACTURERS SUGGESTED MAXIMUM OPERATING PRESSURES.
3. SYSTEM MINIMUM OPERATING PRESSURES: 85 PSI (AT P.O.C)

TEMPORARY TREE IRRIGATION.

TREES OUTSIDE HOMELAND BOUNDARY SHALL HAVE TEMPORARY IRRIGATION INSTALLED. INSTALL ALL IRRIGATION ABOVE GRADE FOR EASY REMOVAL ONCE TREES ARE ESTABLISHED.

IRRIGATING AROUND EXISTING TREES.

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DO NOT STACK OR STORE ANY MATERIALS, EQUIPMENT OR MACHINERY UNDER DRIP LINE OF EXISTING TREES.

MWELO NOTES

CERTIFICATION OF COMPLETION REQUIREMENTS

1. UPON COMPLETION OF LANDSCAPE AND IRRIGATION INSTALLATION THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS REQUIRED BY CALIFORNIA MODEL CERTIFICATION FROM LANDSCAPE ARCHITECT FOR INSTALLATION ACCORDING TO THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.
2. SOIL MANAGEMENT REPORT AND RECEIPTS FOR SOIL IMPROVEMENT PRODUCTS.
3. LANDSCAPE MAINTENANCE MANAGEMENT REPORT.
4. IRRIGATION MAINTENANCE MANAGEMENT REPORT.
5. IRRIGATION SCHEDULE FOR NEW AND ESTABLISHED PLANT MATERIALS
6. IRRIGATION AUDIT REPORT INDICATING SITE IRRIGATION EFFICIENCY,
7. IRRIGATION DISTRIBUTION UNIFORMITY, ALL INSTALLED EQUIPMENT COMPLIES WITH APPROVED MWELO GUIDELINES.
8. CERTIFICATE OF COMPLETION (COC) FORM.

CONTACT LOCAL ENFORCING AGENCY FOR APPROVED SUBMITTAL FORMS AND PROCEDURES.

MWELO GENERAL NOTES:

- A CERTIFICATE OF COMPLETION SHALL BE COMPLETED BY EITHER THE OWNER, THE DESIGNER OF THE LANDSCAPE PLANS OR BY THE LICENSED INSTALLING CONTRACTOR.
- AN AS BUILT DIAGRAM OF THE INSTALLED IRRIGATION SHOWING NUMBERED ZONES, VALVE LOCATION, MAINLINE LOCATION, IRRIGATION CONTROLLER AND P.O.C LOCATION SHALL BE KEPT WITH THE CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- CHECK VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW HEAD DRAINAGE COULD OCCUR.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER OPTIMUM PRESSURE OF THE SPECIFIED IRRIGATION DEVICE PRESSURE EXCEEDS THE OPERATING RECOMMENDATIONS.
- NO OVERHEAD IRRIGATION IS PERMITTED IN LANDSCAPE AREAS THAT ARE LESS THAN 10' WIDE. DRIP OR LOW FLOW BUBBLER IRRIGATION MUST BE USED AS AN ALTERNATIVE.
- INSTALLING CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PROGRAMMING ALL SELF ADJUSTING WEATHERSOIL MOISTURE SENSING BASED CONTROLLERS. RAIN SENSORS ARE TO BE INSTALLED WITH ANY CONTROLLER WHERE AN OFFSITE WEATHER STATION IS USED.
- ALL SPECIFIED FLOW SENSORS AND MASTER VALVES MUST BE INSTALLED AND PROGRAMMED AS PER MANUFACTURERS REQUIREMENTS.
- AN IRRIGATION AUDIT AND COMMISSIONING IS REQUIRED ON ALL PROJECTS. CONTACT ANDREW BOLT 209-404-1746 TO SET UP.
- THESE PLANS HAVE BEEN PREPARED BY A CERTIFIED PROFESSIONAL AND ARE MEANT AS A GUIDE ONLY. PIPING AND VALVE PLACEMENT ARE DIAGRAMTIC ONLY. ALL PIPING UNDER HARDSCAPES MUST BE SLEEVED WITH SPECIFIED SLEEVING MATERIALS.
- PROTECT ALL EXISTING TREES DURING IRRIGATION TRENCHING AND PIPE INSTALLATION. CONSULT WITH LANDSCAPE ARCHITECT BEFORE CUTTING ANY ROOTS.
- NOTE TO CONTRACTOR: ALL IRRIGATION ZONES HAVE BEEN LAYED OUT AND APPROVED BY THE CITY OR COUNTY BASED ON PLANT WATER USE. SHOULD THE INSTALLING CONTRACTOR CHANGE OR MODIFY THE APPROVED IRRIGATION LAYOUT IN ANYWAY WITHOUT PRIOR AUTHORIZATION THE CONTRACTOR WILL ASSUME ALL LIABILITY AND COST OF ALL CHANGES TO THE IRRIGATION LAYOUT AND ALL ADDITIONAL WATER USAGE OVER AND ABOVE FOR THE LIFE OF THE IRRIGATION SYSTEM(S) AND ALL COSTS THAT ARE ASSOCIATED WITH OVER WATER USAGE.

WATER EFFICIENT LANDSCAPE ORDINANCE
NOTIFICATION OF COMPLIANCE
REQUIRED OF IRRIGATION CONTRACTORS

THE IRRIGATION CONTRACTOR IS REQUIRED TO FULLY COMPLY WITH THE IRRIGATION PLANS DURING INSTALLATION OF THE IRRIGATION SYSTEM. ALL FIELD CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/LANDSCAPE IRRIGATION AUDITOR. ANY WORK NOT INSTALLED IN STRICT CONFORMANCE WITH THE LANDSCAPE IRRIGATION AUDITORS REQUIREMENTS SHALL BE REMOVED AND REINSTALLED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR AND OWNER SHALL REFER TO THE IRRIGATION NOTES SHEET FOR IRRIGATION CONTRACTOR'S WORK RESPONSIBILITIES AND THE LANDSCAPE ARCHITECT'S REQUIRED FIELD OBSERVATION SCHEDULE.

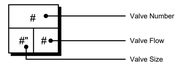
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
T	HUNTER MP CORNER RAINBIRD 1812 SAM-PRS-45 BODY C-F SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON RAIN BIRD PRS45 BODY.	40
L S R (LST SST RST)	HUNTER MP STRIP RAINBIRD 1812 SAM-PRS-45 BODY CV-F SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON RAIN BIRD PRS45 BODY.	40
M L O	HUNTER MP1000 RAIN BIRD 1812 SAM-PRS-45 BODY CV-F SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON RAIN BIRD PRS45 BODY.	40
K G R	HUNTER MP2000 RAIN BIRD 1812 SAM-PRS-45 BODY CV-F SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON RAIN BIRD PRS45 BODY.	40
B Y A	HUNTER MP3000 RAIN BIRD 1812 SAM-PRS-45 BODY CV-F SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTARY NOZZLE. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC ON RAIN BIRD PRS45 BODY.	40
LB	HUNTER MP3500 RAIN BIRD 1812 SAM-PRS-45 BODY CV-F SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LB=LIGHT BROWN, ADJUSTABLE ARC, 90-210, ON RAIN BIRD PRS45 BODY.	40
800 A 800 F	HUNTER MP800SR PROS-12-PRS40-CV-F SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO DZK-700 LOW FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS. .10 GPM-30 GPM. REGULATED PRESSURE AT 40PSI
	PIPE TRANSITION POINT PVC-PLOY PIPE TRANSITION POINT.
P	TORO T-FCH-H-FIPT FLUSH VALVE FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 6" VALVE BOX WITH LOCKING LID.
A	TORO T-YD-500-34 1/2" AIR VENT- MIPT AIR RELEASE AND VACUUM RELIEF VALVE
DI	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED. INSTALL MINIMUM TWO PER DRIP ZONE, PLACE NEXT TO FLUSH VALVE.
	SHRUB DRIP RING 0.53 GPH SHRUB DRIP RING TORO RGP-212 / 0.53 GPH
	TREE DRIP RING 1.0 GPH TREE DRIP RING TORO RGP-212 / 1.0 GPH. INSTALL PER DETAIL. 3 RINGS = 42.5 GPH, 4 RINGS = 69.5 GPH. INSTALL (2) ROOTWELL 318-C EVENLY AROUND THE ROOT BALL OF EVERY PROPOSED TREE
	AREA TO RECEIVE DRIPLINE TORO RGP-218 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.
	AREA TO RECEIVE DRIPLINE TORO RGP-412 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY. 1.00 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.
HB	BUCKNER-SUPERIOR HB1F 3/4" X 1/2" FEMALE NPT RED BRASS HOSE BIBB.
	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.
MV	BUCKNER-SUPERIOR 3300 1-1/2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1-1/2", 2", 2-1/2" AND 3".
A	NETAFIM 65ARIB1-150 1" COMBINATION AIR VENT. MALE PIPE THREAD. CONTINUOUS ACTING, MAXIMUM OPERATING PRESSURE 150 PSI. PERFORMS BOTH FUNCTIONS AS AN AIR/VACUUM RELIEF VENT AND AUTOMATIC AIR RELEASE VENT.
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH FREEZE BLANKET PER CITY STANDARDS.
C	HUNTER PED-SS-A2C-75D-SS W/CENTRALUS WIFI 75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WITH CENTRALUS WI-FI MODULE.ELECTRICAL SERVICE TO BE 110V TO BE SUPPLIED BY ELECTRICAL SUBCONTRACTOR.
D	HUNTER ICD-100 SINGLE STATION DECODER W/SURGE SUPPRESSION AND GROUND WIRE
RS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.
FS	CREATIVE SENSOR TECHNOLOGY FSI-T10-001 1" (25MM) PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM.
BP	BOOSTER PUMP TO BE DETERMINED
F	EZ-FLO FERTILIZING SYSTEMS EZ017-HC ONE SYSTEM FEEDS ALL ZONES, DRIP OR SPRINKLER. USED FOR SMALLER COMMERCIAL LANDSCAPES, RESIDENTIAL, HOA`S, MODEL HOMES, AND GROWER APPLICATIONS. INSTALL DIRECTLY IN THE IRRIGATION SYSTEM MAIN LINE AFTER THE BACK FLOW PREVENTER. 17.5 GALLON HIGH CAPACITY MAIN-LINE DISPENSING SYSTEM (66 LITERS) UP TO 150,000 SQFT OF COVERAGE.
VM	3/4" SUB WATER METER INSTALL 8` GROUNDING ROD AS PER MANUFACTURERS RECOMMENDATIONS 10` FROM CONTROLLER AND EVERY 800 LF ALONG TWO WIRE PATH AND AT END OF ALL TWO WIRE PATH RUNS. CONTACT HUNTER FOR ADDITIONAL INFORMATION.
GR	8` GROUNDING ROD INSTALL 8` GROUNDING ROD AS PER MANUFACTURERS RECOMMENDATIONS 10` FROM CONTROLLER AND EVERY 800 LF ALONG TWO WIRE PATH AND AT END OF ALL TWO WIRE PATH RUNS. CONTACT HUNTER FOR ADDITIONAL INFORMATION.
M	WATER METER 1" CIVIL ENG. TO CONFIRM WATER CONNECTION FOR IRRIGATION
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 INSTALL ALL MAINLINE TO A DEPTH OF 18" UNLESS OTHERWISE NOTED. BACKFILL WITH CLEAN FILL, NO ROCKS OVER 1/2" IN SIZE. NOTE ALL MAINLINE LOCATION ON AS-BUILT PLANS.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVE 12" PAST EDGE OF HARDSCAPE TO A DEPTH OF 24" FOR MAINLINE AND 18" FOR LATERAL LINES. ALL OTHER SLEEVING INSTALL TO A DEPTH OF 12".

Valve Callout



GROUND STUDIO
LANDSCAPE ARCHITECTURE

O/831.655.1414
F/831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

Irrigation Legend

Scale: N/A
Drawn by: SG

L7.04

LIC# 1012730—IA CERTIFICATION # 57436

Know what's below. Call before you dig.

- Irrigation/Watering Responsibility
  - It is the responsibility of the Maintenance Contractor to operate the irrigation system in an efficient manner and to minimize water waste. It is the Maintenance Contractor's responsibility to adjust the system to apply water in accordance with plant requirements based on weather, soil, and site conditions. The irrigation program shall be scheduled to minimize water waste through runoff, excessive irrigation run times, utilize CYCLE SOAK scheduling when applicable. It is the responsibility of the Maintenance Contractor to operate the irrigation system based on local municipal guidelines.
- Irrigation Activation
  - Activate irrigation system in spring (or when weather permits). Charge mainline in February or March to check for leaks and/or malfunctioning valves.
  - Turn on backflow preventers, open gate valves and activate booster pumps if installed.
  - Set the irrigation controller to RUN MODE and verify that all programs are activated and set up to be run in Self Adjusted mode.
  - Site verification and adjustments. This includes turning on each zone, monitoring for leaks or malfunctioning parts, cutting grass away from sprinkler heads and adjusting sprinklers for proper arc and maximum efficiency.
  - Verify that drip irrigation is functional and that distribution tubing has not been cut or broken during non operational period.
  - Service, clean and adjust and weather sensor system. This is critical for ALL self adjusting controllers.
  - If applicable service irrigation booster pump, this need to be completed by the manufacturers certified technician.
- Irrigation Monitoring/Landscape Watering
  - Check the ET/Weather Based self adjusting system programming, Flow Sensor and Master Valve operation and programming; adjust as required to ensure proper operation.
  - ALL Backflow Prevention Devices are to be maintained as per Local city or county codes.
  - All turf areas shall be monitored to determine the need for supplemental irrigation. Frequency and duration of each watering will be dependent on local weather conditions. To determine the need for watering, Landscape Maintenance Contractor shall use a soil probe to examine the first 6-12" of the soil profile. If the soil is cool, damp and holds its shape, watering is not necessary. Plant material roots should be encourage to root as deep as possible, this is accomplished by deep root watering, longer irrigation run times and utilizing CYLCE SOAK method. Frequent shallow irrigation scheduling is ineffective and will only promote shallow rooting and require excessive water waste.
  - Groundcover and shrub beds shall be watered using an automatic irrigation system. The entire groundcover/shrub bed shall be soaked to a depth to maximize healthy plant root growth. Irrigation run time to be based on irrigation device precipitation rate (not flow rate) and plant material irrigation demand. (Use WUCOLS reference for plant watering needs). In the event of establishing plants, or compromised soil profile, watering frequencies may be adjusted.
  - Establish time settings and intervals of irrigation water application for each valve of all irrigation zones. Make adjustments when necessary to correspond to variable watering requirements. Check for coverage and plugged emission/nozzle devices. Clean devices and adjust devices while maintaining the system in proper working order.
  - ALL automatic controllers will be programmed to apply water during hours as permitted by local town, city or county ordinances.
- Irrigation System Repair
  - Cleaning and adjusting the sprinklers heads are the Maintenance Contractor's responsibility. Repair and/or replacement of any vandalized or malfunctioning component beyond Maintenance Contractor's control is the responsibility of the Owner/Agent. Any damage caused by Maintenance Contractor will be repaired by Maintenance Contractor at no cost to the Owner/Agent.
  - All irrigation repaired or replaced MUST be in accordance with the original irrigation design, local city or county guidelines and must provide the maximum efficiency as possible so as NOT to waste water.
  - ALL Drip systems are to be manually flushed a minimum one time per year and filters to be cleaned on a regular basis.
  - All damaged and repaired pipe MUST be flushed of all debris. Maintenance Contractor to guarantee full operational and efficient performance of repaired systems.
  - Repairs to Backflow Prevention Devices must be conducted by a trained certified backflow technician.
  - It is recommended that ALL irrigation maintenance and repair be performed by California Licensed and/or Certified contractor. Not maintaining irrigation systems in an efficient manner will result in plant and landscape degradation and additional maintenance costs.
- Irrigation System Winterization
  - Where applicable, shut off and drain irrigation system(s) at the end of the irrigation season. Turn off all main supply valves, open all manual drain valves, and bleed valves on backflow prevention devices. Perform winterization prior to November 1st.
- Irrigation Start up
  - Flush all drip lines at flush points.
  - Remove and clean all filters and replace any damaged filters.
  - Check that all weathers sensors are functioning and replace batteries as needed.

IRRIGATION MAINTENANCE

EMITTER COUNT FOR 1" VALVE

GPM	GPH	GPH	GPM	DEVICES / 1" VALVE	FLOW GPM
0.25	15	0.5	0.01	1700	14.2
0.5	30	1	0.02	850	14.2
1	60	5	0.08	180	15.0
2	120	7	0.12	100	11.7
4	240	10	0.17	90	15.0
6	360	12	0.2	75	15.0
8	480	18	0.3	50	15.0
10	600	24	0.4	37	14.8
		30	0.5	30	15.0
		60	1	15	15.0
				1" VALVE BASED ON 15 GPM MAX	

DRIP LINE CHART

GPH	GPM	SPACING	SQUARE FOOTAGE	FLOW GPM	PRECIP RATE
0.27	0.0045	12x12	100	0.44	0.42
0.27	0.0045	12x18	100	0.29	0.28
0.27	0.0045	12x24	100	0.22	0.21
0.27	0.0045	18x18	100	0.19	0.19
0.27	0.0045	18x24	100	0.13	0.14
0.27	0.0045	24x24	100	0.11	0.1
0.4	0.066	12x12	100	0.65	0.64
0.4	0.066	12x18	100	0.43	0.43
0.4	0.066	12x24	100	0.33	0.32
0.4	0.066	18x18	100	0.29	0.29
0.4	0.066	18x24	100	0.20	0.21
0.4	0.066	24x24	100	0.16	0.16
0.6	0.01	12X12	100	0.99	0.96
0.6	0.01	12X18	100	0.66	0.64
0.6	0.01	12X24	100	0.50	0.48
0.6	0.01	18X18	100	0.44	0.43
0.6	0.01	18X24	100	0.33	0.32
0.6	0.01	24x24	100	0.25	0.24
0.9	0.015	12X12	100	1.48	1.44
0.9	0.015	12X18	100	0.99	0.96
0.9	0.015	12X24	100	0.75	0.72
0.9	0.015	18X18	100	0.66	0.64
0.9	0.015	18X24	100	0.50	0.48
0.9	0.015	24X24	100	0.38	0.36

INLINE FORMULA
PR= 231.1 x Emitter Flow /Emitter Spacing x Row Spacing

DRIP PRECIPITATION RATES

GPH	GPM	Wr	Cr	# Devices	WA	Precip Rate
1	0.017	1	1	1	3.1	0.51
2	0.033	1.5	1	1	7.1	0.45
5	0.083	2	1	1	12.6	0.64
7	0.117	2.5	1	1	19.6	0.57
10	0.167	3	1	1	28.3	0.57
12	0.2	3.5	1	1	38.5	0.50
18	0.3	4	1	1	50.2	0.58
24	0.4	4.5	1	1	63.6	0.61
30	0.5	5	1	1	78.5	0.61
60	1	7	1	1	153.9	0.63

WETTED AREA OF SOIL TYPES

SOIL TYPE	Cr (FT)	SOIL TYPE	Cr (FT)
CLAY	1.0	LOAM	0.7
CLAY LOAM	1.0	LOAMY SAND	0.4
COURSE SAND	0.2	SANDY LOAM	0.6
FINE SAND	0.3	SILT LOAM	0.9

LEGEND

Cr	Soil Coefficient
TWr	Total Wetted Area
WA	Wetted Area

BASIC INTAKE RATE

SOIL TYPE	BASIC INFILTRATION RATE
SANDY	Less than 1.5"/hr
SANDY LOAM	.75 - 1.25"/hr
LOAM	.75"/hr
CLAY LOAM	.40"/hr
CLAY	.20"/hr

TREE RINGS 12" O.C EMITTER SPACING. MIN 3 RINGS PER TREE

RADIUS	CIRCUMF	TOTAL LF	FLOW RATE	TOTAL FLOW	PRECIP RATE	TOTAL FLOW/RING COUNT
18"	3.14*DIA	9.42	0.6 GPH	5 GPH	0.96"/HR	3 RINGS@ .6 GPH = 29 GPH
30"	3.14*DIA	15.7	0.6 GPH	9 GPH	0.96"/HR	4 RINGS@ .6 GPH = 47 GPH
48"	3.14*DIA	25.12	0.6 GPH	15 GPH	0.96"/HR	
60"	3.14*DIA	31.4	0.6 GPH	18 GPH	0.96"/HR	
18"	3.14*DIA	9.42	0.9 GPH	7.5 GPH	1.44"/HR	3 RINGS@ .9 GPH = 42.5 GPH
30"	3.14*DIA	15.7	0.9 GPH	13 GPH	1.44"/HR	4 RINGS@ .9 GPH = 69.5 GPH
48"	3.14*DIA	25.12	0.9 GPH	22 GPH	1.44"/HR	
60"	3.14*DIA	31.4	0.9 GPH	27 GPH	1.44"/HR	

Formula A **96.25 x GPH / 60 /Wetted Area*Cr**
Formula B **1.605 x GPH / Wetted Area *Cr**

PRECIPITATION RATES & SOIL INTAKE RATES

Job Name: Potrero Trail

Date: 12/10/21

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 36 — Project Type: Residential — 0.55
Rain Fall (Inches): — Usable Rain Fall (Inches): 0

Zone#	Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]	Gallons Per Minute GPM	% Landscape Area
	Regular Landscape Areas									
1	GRASSES- LOW	0.2	Drip	0.81	0.25	10,165	2510	56020	196.00	13.10%
2	SHRUBS- LOW	0.2	Drip	0.81	0.25	1,977	488	10895	18.00	2.55%
3	SUN GRASSES- LOW	0.2	Rotary Nozzle	0.75	0.27	28,855	7695	171745	135.00	37.18%
4	SHADE GRASSES- LOW	0.2	Rotary Nozzle	0.75	0.27	32,241	8598	191898	151.00	41.54%
5	TREES- LOW	0.2	Drip	0.81	0.25	2,065	510	11380	34.00	2.66%
6	TREES- MED	0.5	Drip	0.81	0.62	593	366	8170	10.00	0.76%
7	TREES- HIGH	0.8	Drip	0.81	0.99	670	662	14770	11.00	0.86%
	POOL	1		0.75	1.33	1,050	1400	31248	0.00	1.35%
					Totals	**77616**	**22228**	**496128**	**555.00**	**100.00%**
	Special Landscape Areas									
	[redacted]				0	0	0	0	13	0.00%
					Totals	0	0	0		
								ETWU Total	496128	
								Maximum Allowed Water Allowance (MAWA)[e]	952814	

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	20828
Total Area	77616
Average ETAF	0.41

All Landscape Areas

Total ETAF x Area	20828
Total Area	77616
Average ETAF	0.41

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

ETWU ACRE FEET	**1.522560**
MAWA ACRE FEET	**2.924079**
% ETWU OF MAWA	**0.52**
PASS:	**YES**

SUMMARY HYDROZONE		
HYDROZONE		**AREA SQ FEET**
HIGH WATER USE		1,720
MODERATE WATER USE		593
LOW WATER USE		75,303

MWELO CALCULATIONS

GROUND STUDIO
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PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

4Binc Select Certified IRRIGATION ASSOCIATION — Environmental professionals. Efficient solutions. LIC# 1012730—IA CERTIFICATION # 57436
ASIC PROFESSIONAL MEMBER

811 Know what's below. Call before you dig.

Irrigation Calculations

Scale: N/A
Drawn by: SG

L7.05

EXTERIOR LIGHTING NOTES

1. Lights to be controlled with switches (S.A.D.).

2. Light source shall not be visible from off-site premises.

3. The lighting plan is diagrammatic and intended to show general fixture location and type. Exact location of fixtures and transformers shall be verified on site with landscape architect.

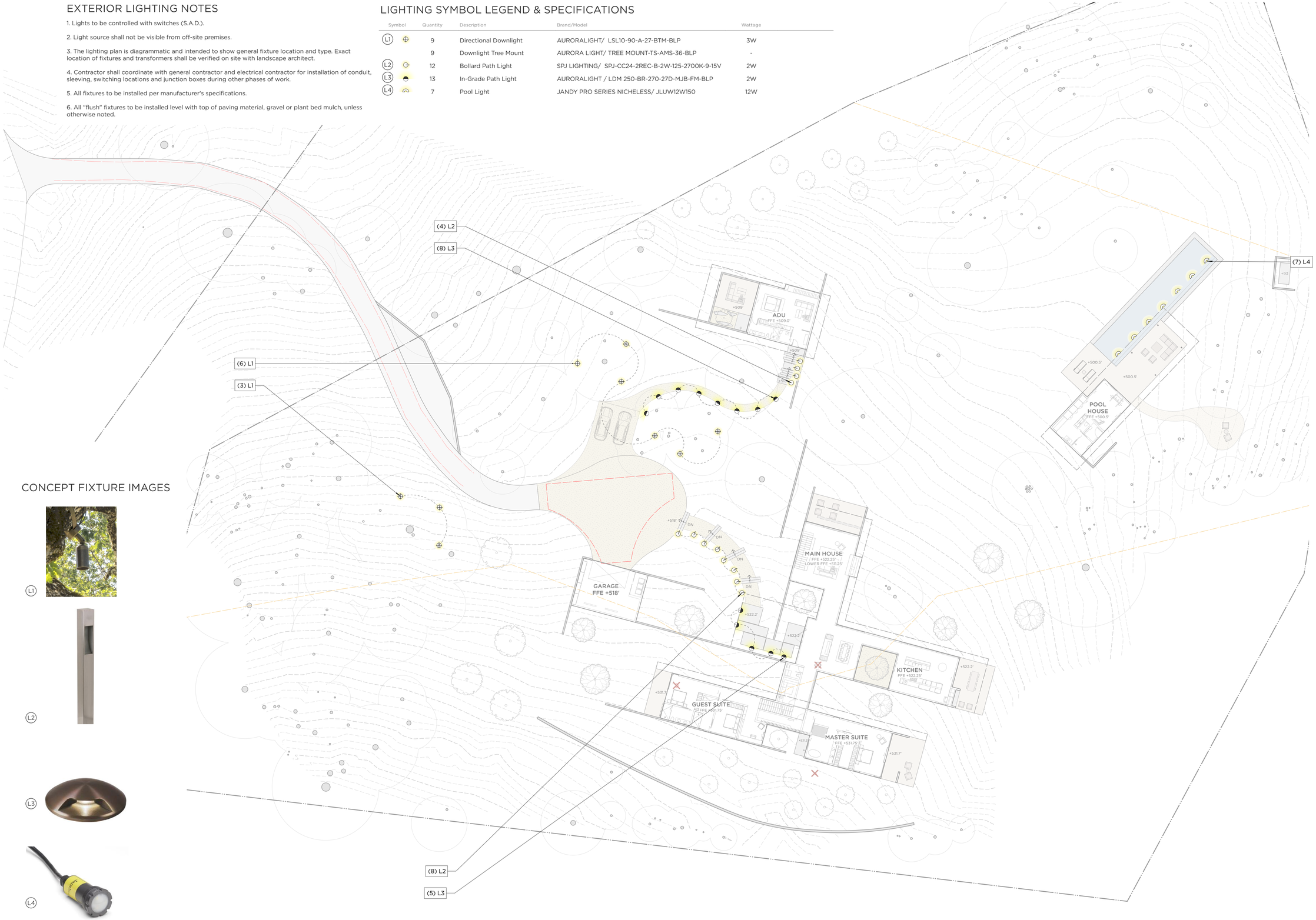
4. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.

5. All fixtures to be installed per manufacturer's specifications.

6. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.

LIGHTING SYMBOL LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Brand/Model	Wattage
L1	9	Directional Downlight	AURORALIGHT/ LSL10-90-A-27-BTM-BLP	3W
	9	Downlight Tree Mount	AURORA LIGHT/ TREE MOUNT-TS-AMS-36-BLP	-
L2	12	Bollard Path Light	SPJ LIGHTING/ SPJ-CC24-2REC-B-2W-125-2700K-9-15V	2W
L3	13	In-Grade Path Light	AURORALIGHT / LDM 250-BR-270-27D-MJB-FM-BLP	2W
L4	7	Pool Light	JANDY PRO SERIES NICHELESS/ JLUW12W150	12W



CONCEPT FIXTURE IMAGES

L1

L2

L3

L4



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537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

Previous Issue

REV.	DESCRIPTION	DATE

Concept Landscape Lighting Plan

Scale: 1" = 20'-0"
Drawn by: SG

L8.00

L3 (13) IN-GRADE PATH LIGHTS- AURORALIGHT / SONOMA /

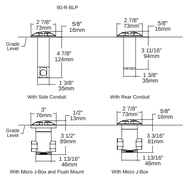
LDM 250-BR-270-27D-MJB-FM-BLP

auroralight

TYPE:
CAT. #: LDM250

LDM250 SONOMA





The **LDM250** directional marker is a high flux, low wattage LED luminaire. Coupled to a brass body, our Thermally Integrated™ LED Module provides superior heat dissipation, longer life and higher performance. With five different illumination patterns you are provided great versatility and although designed as a small scale in-grade, it can also be mounted horizontally as a step light or wall-washer for artistic flair.

See LDM350 for additional size and wattage options.

Features include:

- 2 Watts
- Cree XLAMP® High Intensity (XP-L) LED
- 2700, 3000 or 4500K (CRI 80 typ.)
- Thermally Integrated™, Field Serviceable LED Module
- Recommended Spacing 10–15' O.C.
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction

Powered by CREE LEDs

BEAM PATTERNS



ORDERING GUIDE LDM250: L (LED) DM (DIRECTIONAL MARKER) 250 (MODEL)

BR	270	27D	MJB-FM	BLP
MATERIAL	**BEAM PATTERN**	**LED**	**MOUNTING OPTIONS**	**FINISH**
[BR] Brass	**[90]** Single 90° Opening	**[270]** 2700K	**[R]** Rear Conduit Entry	**[NAT]** Natural
[CU] Copper	**[90-2]** Opposing 90° Openings	**[300]** 3000K	**[S]** Side Conduit Entry	**[BLP]** Bronze Living Patina
	[180] 180° Opening	**[450]** 4500K	**[MJB]** Micro J-Box	**[BLP-XD]** BLP Extra Dark
	[270] 270° Opening	**[AMBD]** Amber	**[MJB-FM]** Micro J-Box w/ Flush Mount	**[NI]** Nickel PVD
	[360] 360° Opening	[D] = Dimmable		**[PC]** Powder Coat- Specify Color



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L1 (9) TREE DOWNLIGHT MOUNTS- AURORALIGHT TREE MOUNT:

BTM-AMS-BLP

auroralight

TYPE:
CAT. #: T-S-

T-S TREE STRAP



HEAVY DUTY TREE STRAP MOUNT
(shown with AMS adapter)



Auroralight's Tree Mounts are machined from solid brass for durability and feature a nylon base with multiple wire exit ports. For use with 12V lighting systems.

The **Tree Strap Mount** is totally passive making it ideal for protection of valuable specimen trees. Supports up to 5lb fixture weight. It is supplied with two, UV stabilized EPDM rubber straps to firmly hold the fixture while the highly elastic material allows for uninhibited tree growth. Up to three straps can be connected in a series which can be cut to length to accommodate 2 to 18" caliper branches.

For easy and safe installation, you can pre-wire luminaires on the ground, and use the supplied stainless steel retention clip to hold connectors inside each brass fitting.

ORDERING GUIDE: T/S T (TREE) S (STRAP)

☐ INDICATES REQUIRED FIELD ☐ INDICATES OPTIONAL FIELD

AMS	36	BLP
FIXTURE ATTACHMENT	**STRAP LENGTH**	**FINISH**
[1/2] 1/2" NPS Female Threaded Hole Fits 1/2" Universal fixtures **[AMS]** Auroralight Mount System Adds 1/2" Brass Adapter to fit SL, LSL and HSL series directional luminaires	**[22]** Heavy Duty Tree Strap (22" in 5" increments)* **[36]** Heavy Duty Tree Strap (36" in 6" increments)* * Up to 5lb fixture weight ** Up to 2lb fixture weight	**[NAT]** Natural **[BLP]** Bronze Living Patina **[BLP-XD]** BLP Extra Dark **[NI]** Nickel PVD

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L4 (7) POOL LIGHTS- JANDY / PRO SERIES NICHELESS LED

JLUW6W150

LIGHTING / LED



White Only Nicheless LED Lights

Jandy® Pro Series White Only Nicheless LED Lights with HydroCool™ Technology

- Thermally Conductive Plastic (TCP) exterior allows heat to escape
- Unibody construction eliminates common leak-paths
- Diffuser lens for a more even glow
- Only 4 1/2" (6W) and 5 1/2" (12W/24W) long to fit into the narrowest walls
- Available in Daylight White (5000K) or Warm White (2700K) which complies with Dark Sky Community Requirements
- Three power levels for ultimate flexibility
- Low voltage (12VAC) and 100% non-metallic, no bonding required
- Mounts directly to 1 1/2" return fitting

Part No.	Color Temp.	Max. Watts	Cord Length	List Price
White Only				
JLUW12W150	Daylight White	12W	150'	

Nicheless LED Lights Wattage Size Guide

Use the chart below as a guide for the wattage size recommended to best illuminate the distance across the pool.

Pool Finish	Illumination Distance		Recommended Power
	Color Lights	White Lights	Watts
Light Finish	up to 12 ft	up to 16 ft	6
	12-20 ft	16-24 ft	12
	20+ ft	24+ ft	24
Medium Finish	up to 10 ft	up to 12 ft	6
	10-16 ft	14-22 ft	12
	16+ ft	22+ ft	24
Dark Finish	up to 8 ft	up to 12 ft	6
	8-12 ft	12-20 ft	12
	12+ ft	20+ ft	24

L2 (12) BOLLARDS- SPJ LIGHTING /

SPJ-CC24-2REC-B-2W-125-2700K-9-15V



Model: **SPJ-CC24-2REC**
Finish: PVD Satin

Forever Bright

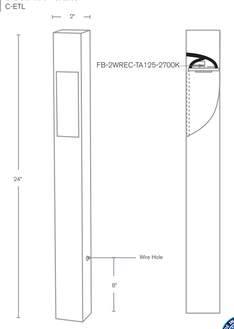
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V

Labels: ETL Standard Wet Label
C-ETL

Contemporary Path Light



DESCRIPTION

Model#: SPJ-CC24-2REC
Material: Solid Brass
Electrical: 9-15V
Engine: FB-2WREC-TA125-2700K
Lumens: 125
Color Temp: 2700K
Mounting: Direct Burial
LED: Nichia



Model: DM4-1
Deck Mount or 1/2" NPT Option

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-CC24-2REC	PVDS	2W	125	2700K	9-15V

V = Verde, M = Moss, AG = Aged Brass, MBR = Matte Bronze, RC = Raw Copper, GM = Gun Metal, B = Black, R = Rusty, PVDP = PVD Polished, PVDS = PVD Satin

WWW.SPJLIGHTING.COM

L1 (9) TREE DOWNLIGHTS- AURORALIGHT / AGAVE /

LSL10-90-A-27-BTM-BLP

auroralight

TYPE:
CAT.#: LSL10-

LSL10 AGAVE



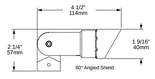
The new **LSL10** micro directional luminaire is a high performance, low energy LED accent light. Machined from solid brass bar, its artistic styling and precise machining make this fixture both attractive and functional. The LSL10 Agave may look small, but it is extremely powerful! Paired with our exclusive **AMS™** mounting system, there are a plethora of mounting possibilities.

See LSL6 and HSL11 for additional size and wattage options.

Features include:

- 3 Watts and Up to 300 lumens
- Cree XLAMP® (XP-L) LED
- Self-aligning and Self Sealing Optic
- Interchangeable UV & Shock Resistant Silicone TIR Optic (Patent Pending)
- 2700K, 3000K (CRI 80 typ.), or Amber 585-595nm
- Thermally Integrated®, Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic
- Solid Brass Construction

Powered by CREE LEDs



ORDERING GUIDE: LSL10 L (LED) SL (SPOTLIGHT) 10 (10 1/8 OF AN INCH)

☐ INDICATES REQUIRED FIELD ☐ INDICATES OPTIONAL FIELD

90	A	27	BTM	BLP
GLARE SHIELD	**OPTIC**	**LED COLOR**	**MOUNT**	**FINISH**
[60] 60° Angled	**[N]** 15° Narrow	**[27]** 2700K, 80CRI	**[1-2]** 1/2" Male Thread	**[NAT]** Natural
[90] 90° Straight	**[M]** 35° Medium	**[30]** 3000K, 80CRI	**[S/S]** Ground Stake	**[BLP]** Bronze Living Patina
	[W] 60° Wide	**[AMB]** Amber	**[BMS]** Brass Micro Spike	**[BLP-XD]** BLP Extra Dark
	[WF] 60° Wide Flood	(585-595nm)	**[S/S]** Deluxe Spike	**[NI]** Nickel PVD
	[A] All Optics Kit	NOTE: For other CCT and CRI options, contact factory	**[T/K-X]** Trident Spike (**9**" or **12**") **[JB3-S]** J-Box w/ Stake **[PB-S]** Power Box w/ Stake (Inc. 60W 120-12V trans.) **[9x18]** Telescopic Riser (Specify **5x10, 7x14, 9x18** or **11x22**) **[T/M]** Trellis Mount **[S/B]** Splice Box **[T/S-L-X]** Light Duty Tree Strap (**22**" or **36**") **[BTM]** Bolt-on Tree Mount [X] = Specify Length **NOTE:** See AMS Mount Guide for more options	



CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2020 Auroralight, Inc. 5-20-REV=7.5

GROUND STUDIO LANDSCAPE ARCHITECTURE

O / 831.655.1414
F / 831.655.3462
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

PRELIMINARY COORDINATION - NOT FOR CONSTRUCTION

Potrero Trail

16 Potrero Trail,
Carmel, CA, 93940

239-111-003

Issue set: County Planning Submittal

Issue date: 03/24/22

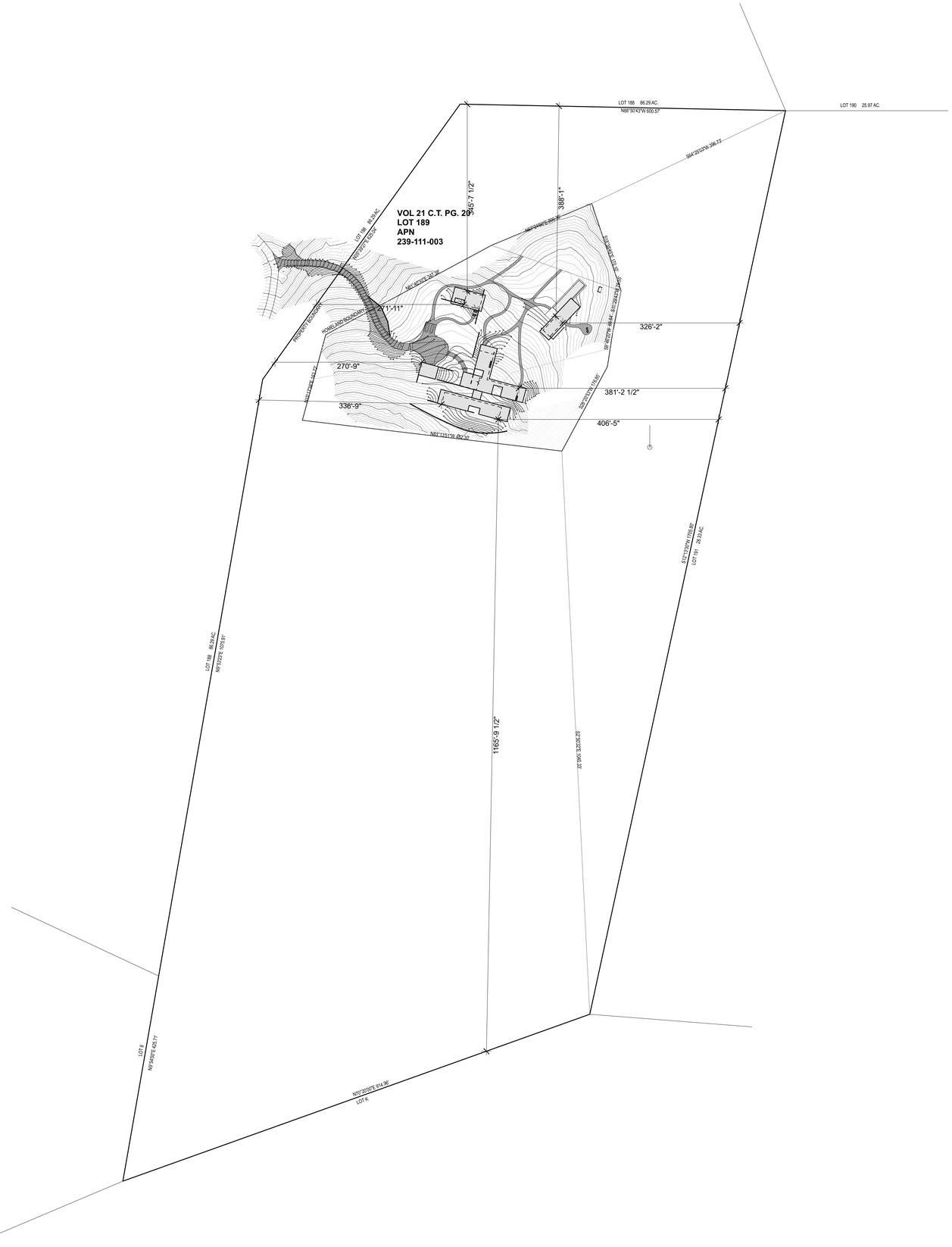
Previous Issue

REV.	DESCRIPTION	DATE

Concept Lighting Specifications

Scale: 1" = 20'-0"
Drawn by: SG

L8.01



SITE PLAN
SCALE: 1" =100'

1

PROJECT DATA

SITE DATA

PARCEL SIZE	33.67 ACRES / 1,466,665.2 SQ.FT.
HOMELAND AREA	3.87 ACRES / 168,577.2 SQ.FT.

CALCULATIONS USE HOMELAND AREA.

	PROPOSED	ALLOWED
BUILDING SITE COVERAGE*	12664 SQ.FT. (7.51%)	42144.25 (25%)

**INCLUDES AREA UNDER ALL COVERED DECKS AND ALL ROOF & FLOOR OVERHANGS*

FLOOR AREA RATIO (FAR) 5.01% (8447 SQ.FT. / 168,577.2 SQ.FT.)
(GROSS SQ.FT. / HOMELAND AREA)

IMPERVIOUS STRUCTURES 11949 SQ.FT. (7.09%)

IMPERVIOUS SURFACES 18420 SQ.FT. (10.93%)

BUILDING AREA CALCULATIONS *(GROSS SQUARE FEET)*

RESIDENCE

ADU	798 SQ.FT.
POOLHOUSE	666 SQ.FT.
LOWER LVL	926 SQ.FT.
GROUND LVL	3035 SQ.FT.
SECOND LVL	2251 SQ.FT.
SUBTOTAL	7676 SQ.FT. *(CONDITIONED)*
GARAGE	771 SQ.FT. *(UNCONDITIONED)*
BUILDING TOTAL	**8447 SQ.FT.**
DECKS	2671 SQ.FT. *(UNCONDITIONED)*
LAP POOL	1234 SQ.FT. *(UNCONDITIONED)*

REQUIRED/PROPOSED PARKING
ENCLOSED GARAGE 2-CAR
VISITOR SPACES 2-CAR

OCCUPANCY GROUP
RESIDENCE: R-3
GARAGE: U

GRADING CUT/FILL *(SEE L1.1)*
CUT 2850 CY
FILL 350 CY

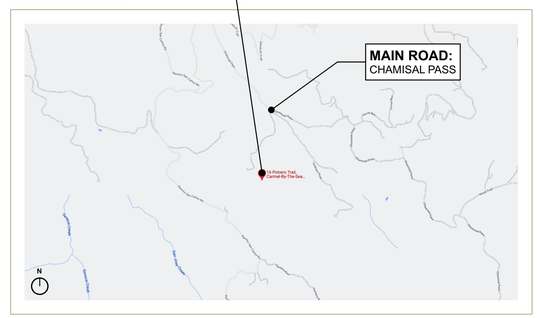
FOR AVERAGE GRADE SEE ELEVATIONS A3.1-A3.3

CONSTRUCTION TYPE TYPE V-B (SPRINKLERED)

TREE REMOVAL
(3) TO BE REMOVED PER ARBORIST RECOMMENDATION *(SEE L1.0)*

ALL DEVELOPMENT TO OCCUR WITHIN HOMELAND BOUNDARY EXCEPT FOR REQUIRED DRIVEWAY CONSTRUCTION.

PROJECT SITE:
16 POTRERO TRAIL



VICINITY MAP
NOT TO SCALE

2

TN
PROJECT NORTH

PIECHOTA architecture
Daniel Piechota, Architect
367 9th St. San Francisco, CA 94103 Ph 415.551.7600 danielpiechota.com

POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
2		
3		
4		
5		
6		

SITE PLAN

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

A1.1

LEGEND

- 1' CONTOURS
- 5' CONTOURS
- PROPOSED CONTOURS
- BUILDING CORNERS
- STAKING ELEVATION AT EAVES

SHEET NOTES:

1. SEE L.100 FOR LANDSCAPING
2. SEE L0.01 FOR FUEL MANAGEMENT PLAN

VOL 21 C.T. PG. 20
LOT 189
APN
239-111-003

NO VERTICAL ZONE

DEBRIS FLOW AREA

DEBRIS FLOW AREA

ADU

GARAGE
DETACHED 2-CAR GARAGE

LIVING ROOM

GROUND LEVEL

ENTRY / DINING

KITCHEN

UPPER LEVEL

GUEST WING

MASTER WING

POOLHOUSE

COVERED DECK (below)

COURTYARD

2,000 GALLON SEPTIC TANK

(2) VISITOR SPACES

PROPOSED PRIMARY LEACH FIELD

PROPOSED SECONDARY LEACH FIELD

DEBRIS WALL

FIRETRUCK TURNAROUND

DRIVEWAY, 12' MIN. WIDTH

P.O.C. JOINT UTILITY SEE C.100

P.O.C. 2" W CONNECT TO SANTA LUCIA SERVICES COMMUNITY DISTRICT. SEE C100

PROPERTY BOUNDARY

HOMELAND BOUNDARY

LOT 188

LOT 190

N19°19'38"E 183.77'

S71°29'47"E 75.00'

S9°40'29"W 66.64'

S37°29'47"W 38.66'

N63°13'51"W 492.30'

N40°20'57"E 317.39'

N40°20'57"E 265.05'

185'-8"

73'-10"

133'-10"

65'-2"

101'-9"

15'-7"

120'-1"

PROJECT NORTH

TRUE NORTH

SITE PLAN
SCALE: 1" = 20'

1

Daniel Piechota, Architect

PIECHOTA
architecture

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POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

DRAWING ISSUE:			
NO.	DATE	DESCRIPTION	
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL	
2			
3			
4			
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6			

SITE PLAN

DATE: 3/24/22
SCALE: AS NOTED

DRAWN BY: TH
CHECKED BY: DP

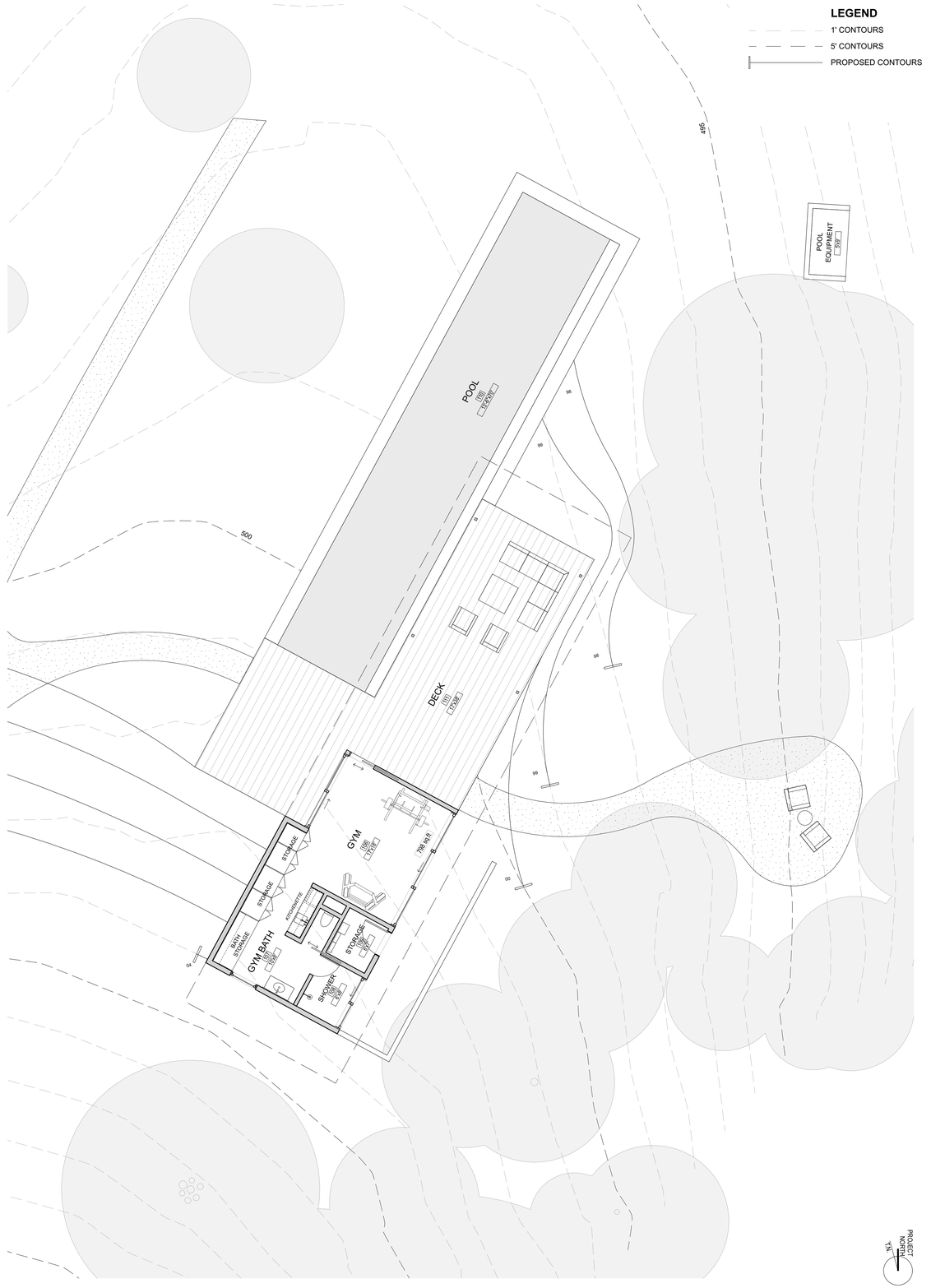
A1.2



FLOOR PLAN - ADU

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

2



FLOOR PLAN - POOL HOUSE

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

1

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POTRERO TRAIL
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DRAWING ISSUE:

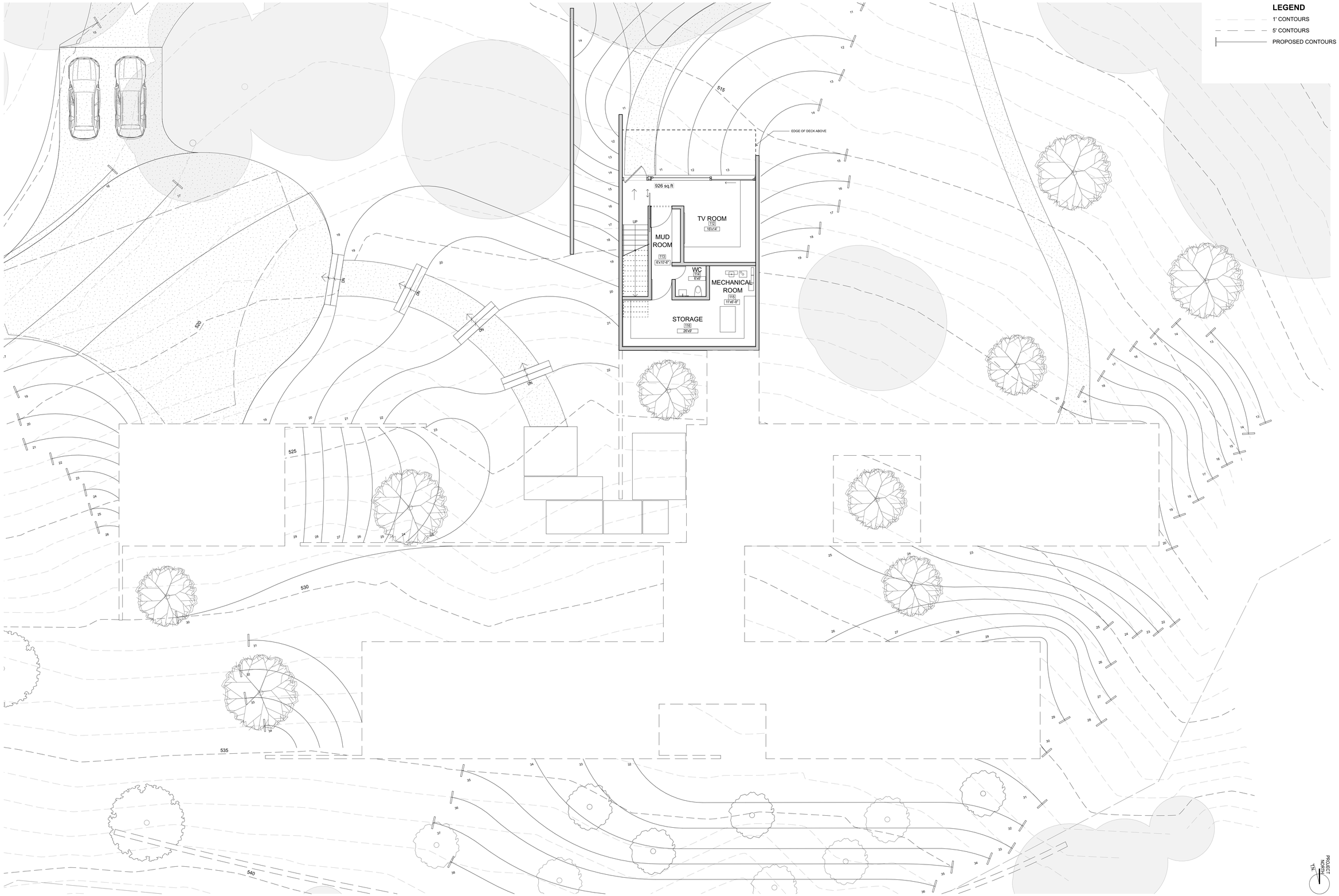
NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
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FLOOR PLAN - ADU & POOLHOUSE

DATE: 3/24/22
SCALE: AS NOTED

DRAWN BY: TH
CHECKED BY: DP

A2.1



FLOOR PLAN - LOWER LEVEL

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

1

PROJECT NORTH

TRUE NORTH

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Daniel Piechota, Architect
367 9th St. San Francisco, CA 94103 Ph 415.551.7600 danielpiechota.com

POTRERO TRAIL
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6		

FLOOR PLAN - LOWER LEVEL

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

A2.2

LEGEND

- 1' CONTOURS
- 5' CONTOURS
- PROPOSED CONTOURS

LINE OF 9'-0" SLOT IN WALL BELOW, EDGE ALIGNED WITH ROOF ABOVE

OUTDOOR DECK
209
20'x14'

FIXED WIN. BELOW @ 3'x2'-0" @ +3'-6" ABOVE F.F.L

CLARESTORY @ +9'-6" ABOVE F.F.L

F.P.

DOWN

LIVING ROOM
204
20'x28'

COURTYARD
217
14'-6"x10'-6"

731 SQ. FT.

STORAGE
STORAGE
STORAGE
STORAGE

TRASH
RECY.
COMP.

525

GARAGE
210
31'x21'

BIKE STORAGE

3,035 sq ft

ENTRY HALL
209
8'x21'

CLOS.
CLOS.

BAR DESIGN BY HENRYBUILT

DINING ROOM
201
14'x17'

COURTYARD
212
17'x17'

KITCHEN DESIGN BY HENRYBUILT

KITCHEN
202
28'x13'

PANTRY
203
28'x3'-6"

429 sq ft

OUTDOOR DINING
208
18'x22'

FP/GRILL

LINE OF CONCRETE TOPPING SLAB +7'-6" ABOVE F.F.

ROOF TURNS DOWN TO WALL BELOW

WC
205
6'x9'

D
W

LAUNDRY
206
8'x12'

CLARESTORY @ +9'-6" ABOVE F.F.

WINDOW @ +4'-3" ABOVE F.F.

CLARESTORY @ +9'-6" ABOVE F.F.

LINEN /STORAGE
207
21'x5'

515 520 525 530 535 540

PROJECT NORTH

TRUE NORTH

FLOOR PLAN - GROUND LEVEL

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

1

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DRAWING ISSUE:

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FLOOR PLAN - GROUND LEVEL

DATE: 3/24/22
SCALE: AS NOTED

DRAWN BY: TH
CHECKED BY: DP

A2.3

LEGEND

- 1' CONTOURS
- 5' CONTOURS
- PROPOSED CONTOURS

BEDROOM 3 [306] 14'x13'
OUTDOOR DECK [309] 8'x2'
BATH 3 [307] 10'x7'
BATH 2 [305] 5'x12'
BEDROOM 2 [304] 12'x13'
OFFICE [303] 12'x11'
2251 SQ. FT.
COURTYARD [310] 20'x11'
MASTER BATH [302] 11'x11'
CLOS [301] 5'x16'
MASTER BED [301] 13'x12'-8"
OUTDOOR DECK [308] 16'x2'

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

PROJECT NORTH
TRUE NORTH

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POTRERO TRAIL
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DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
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FLOOR PLAN - UPPER LEVEL

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

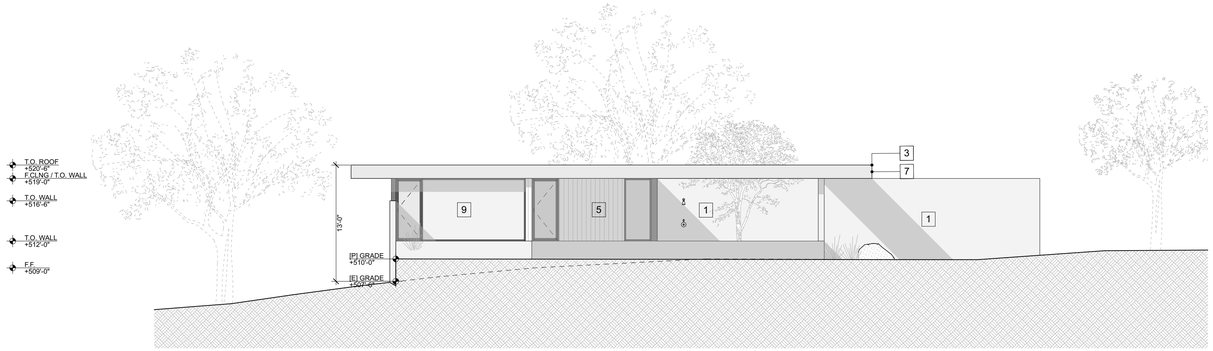
A2.4

KEYED NOTES

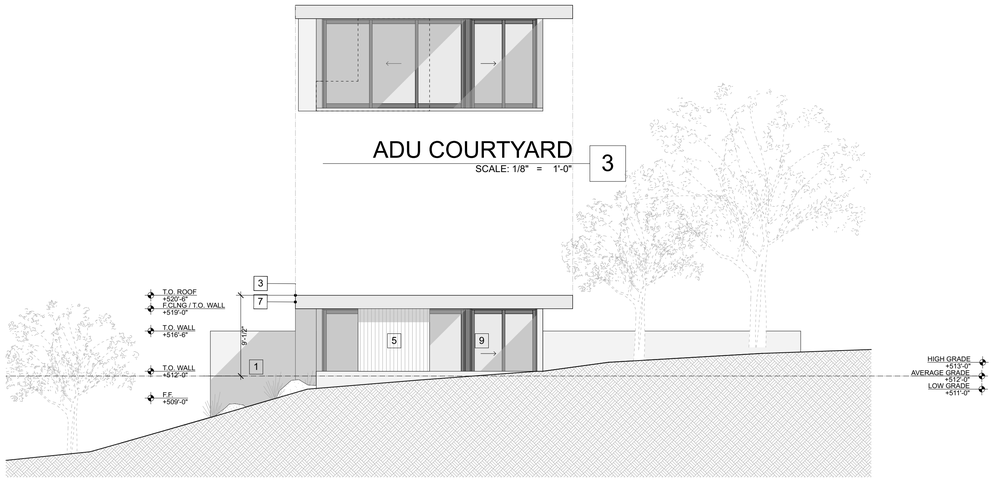
1. BOARDFORM CONCRETE WALLS
2. STACKED TEXTURED STONE CLADDING
3. GRAVEL BALLAST
4. WESTERN RED CEDAR SLATTED SCREEN WALL
5. SHOU SUGI BAN WOOD CLADDING
6. BATU WOOD DECK PLANKS
7. DARK GREY ZINC METAL FASCIA
8. LARGE STONE DECK PAVERS
9. DARK ALUMINUM CLAD WINDOW + DOOR SYSTEM
10. BLACKENED STEEL WALL PANELING

LEGEND

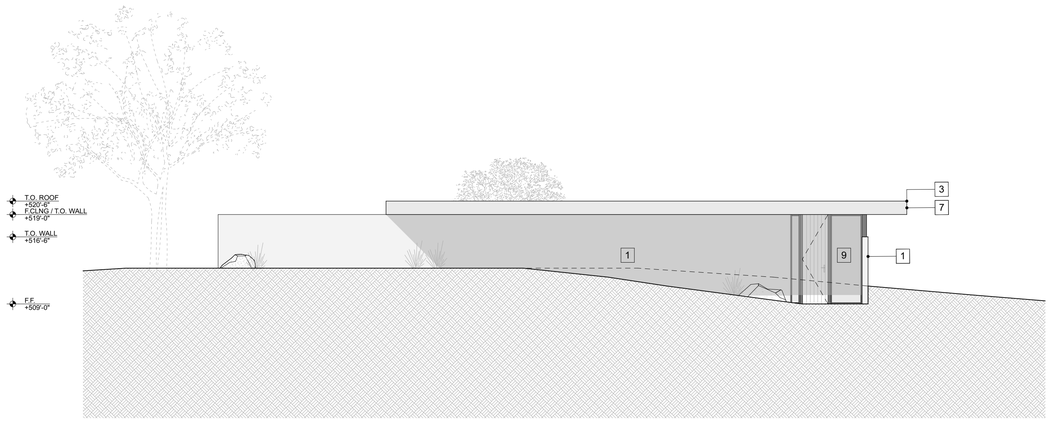
- EXISTING GRADE
- PROPOSED GRADE



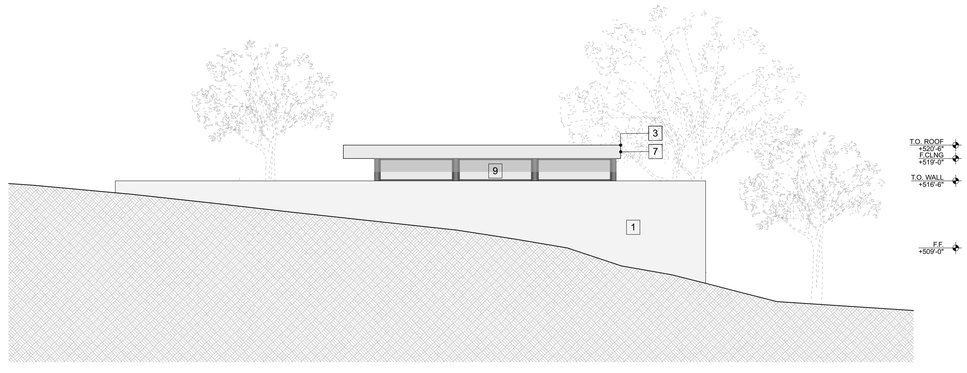
ADU NORTH ELEVATION 5
SCALE: 1/8" = 1'-0"



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



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



ADU EAST ELEVATION 1
SCALE: 1/8" = 1'-0"

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Daniel Piechota, Architect

POTRERO TRAIL
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DRAWING ISSUE:

NO.	DATE	DESCRIPTION
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EXTERIOR ELEVATIONS - ADU

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

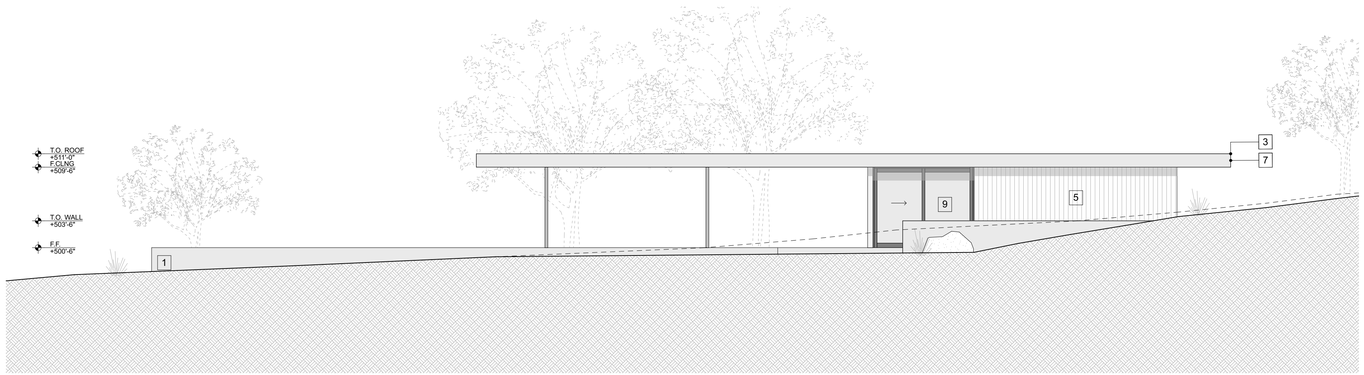
A3.1

KEYED NOTES

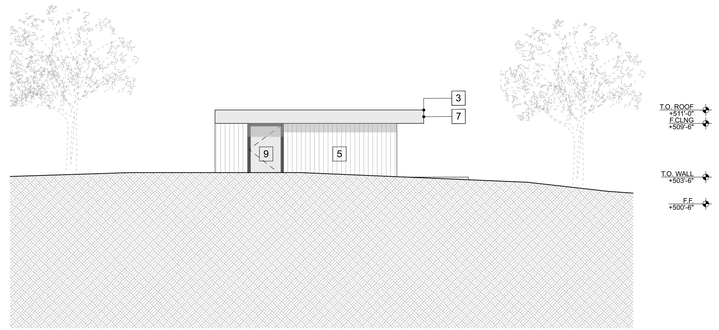
1. BOARDFORM CONCRETE WALLS
2. STACKED TEXTURED STONE CLADDING
3. GRAVEL BALLAST
4. WESTERN RED CEDAR SLATTED SCREEN WALL
5. SHOU SUGI BAN WOOD CLADDING
6. BATU WOOD DECK PLANKS
7. DARK GREY ZINC METAL FASCIA
8. LARGE STONE DECK PAVERS
9. DARK ALUMINUM CLAD WINDOW + DOOR SYSTEM
10. BLACKENED STEEL WALL PANELING

LEGEND

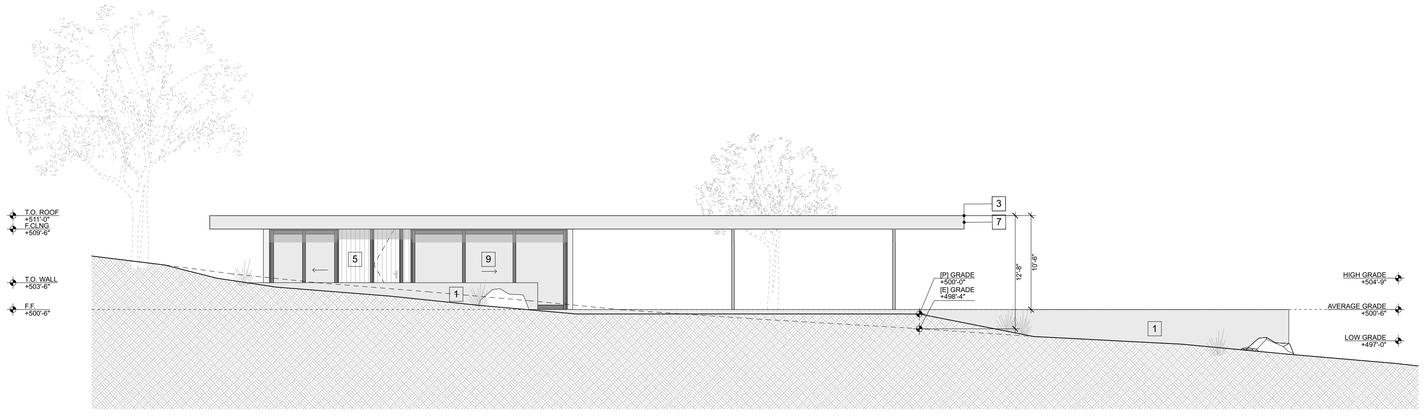
- EXISTING GRADE
- PROPOSED GRADE



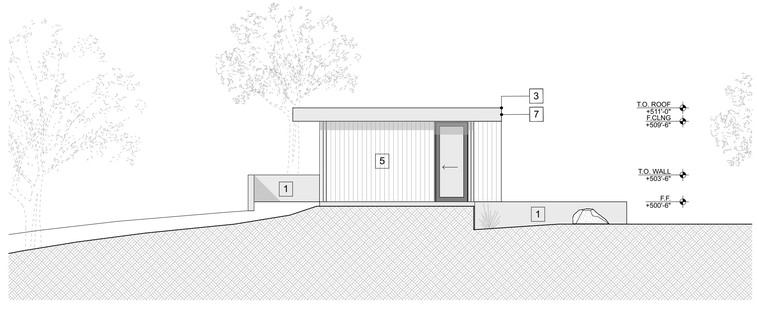
POOL WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



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

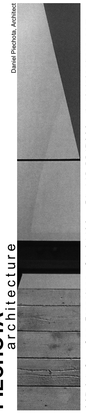


POOL EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



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

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POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
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DRAWING ISSUE:

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EXTERIOR ELEVATIONS - POOL HOUSE

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

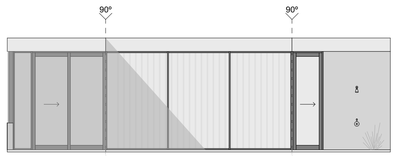
A3.2

KEYED NOTES

1. BOARDFORM CONCRETE WALLS
2. STACKED TEXTURED STONE CLADDING
3. GRAVEL BALLAST
4. WESTERN RED CEDAR SLATTED SCREEN WALL
5. SHOU SUGI BAN WOOD CLADDING
6. BATU WOOD DECK PLANKS
7. DARK GREY ZINC METAL FASCIA
8. LARGE STONE DECK PAVERS
9. DARK ALUMINUM CLAD WINDOW + DOOR SYSTEM
10. BLACKENED STEEL WALL PANELING

LEGEND

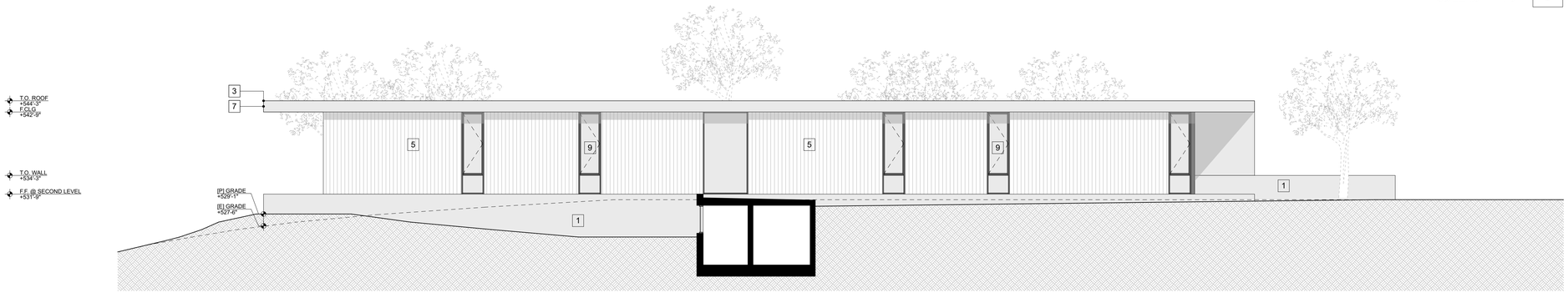
- EXISTING GRADE
- PROPOSED GRADE



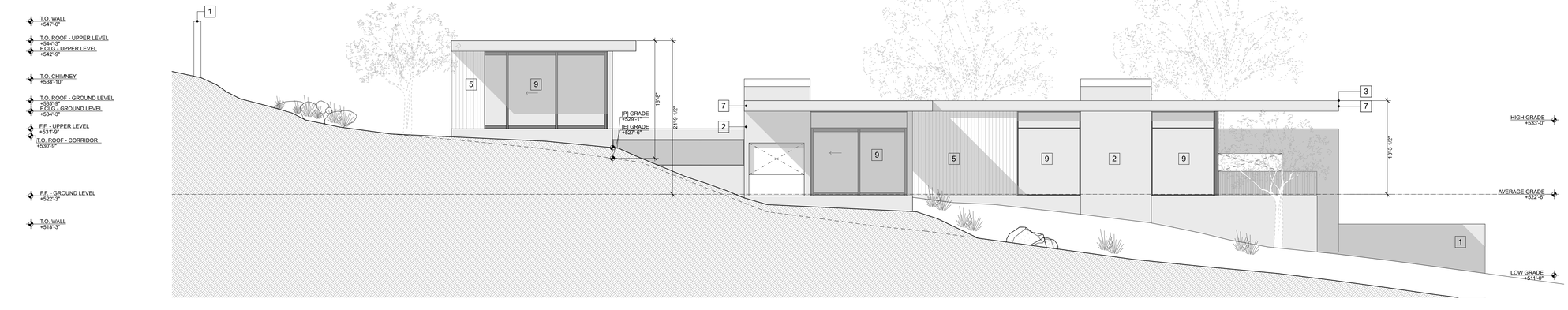
UNROLLED OFFICE COURTYARD
SCALE: 1/8" = 1'-0" 4



UPPER LEVEL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3

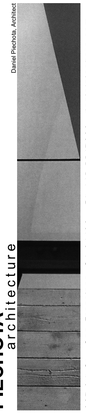


UPPER LEVEL NORTH ELEVATION
SCALE: 1/8" = 1'-0" 2



UPPER LEVEL EAST ELEVATION
SCALE: 1/8" = 1'-0" 1

PIECHOTA architecture
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POTRERO TRAIL
16 Potrero Trail, Lot 189
Santa Lucia Preserve
Carmel-by-the-Sea, CA 93923

DRAWING ISSUE:

NO.	DATE	DESCRIPTION
1	03/24/2022	MONTEREY COUNTY PLANNING SUBMITTAL
2		
3		
4		
5		
6		

EXTERIOR ELEVATIONS - UPPER LEVEL

DRAWN BY: TH
CHECKED BY: DP
DATE: 3/24/22
SCALE: AS NOTED

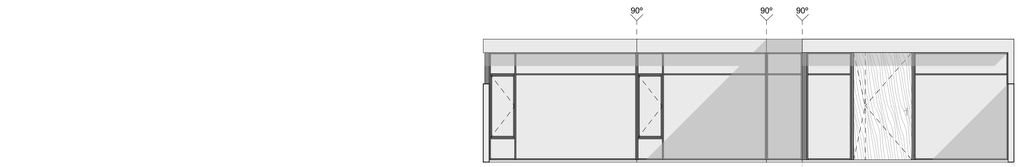
A3.3

KEYED NOTES

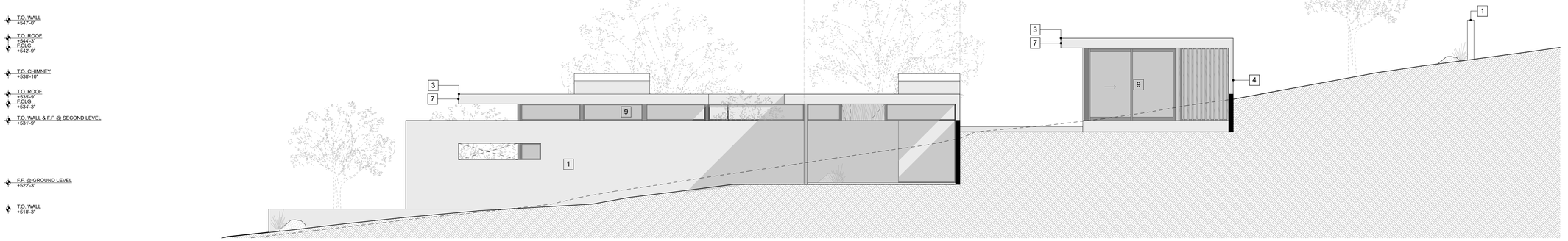
1. BOARDFORM CONCRETE WALLS
2. STACKED TEXTURED STONE CLADDING
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LEGEND

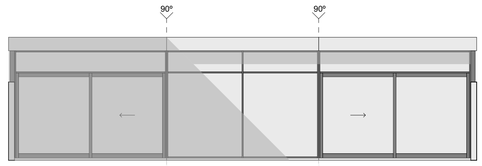
- EXISTING GRADE
- PROPOSED GRADE



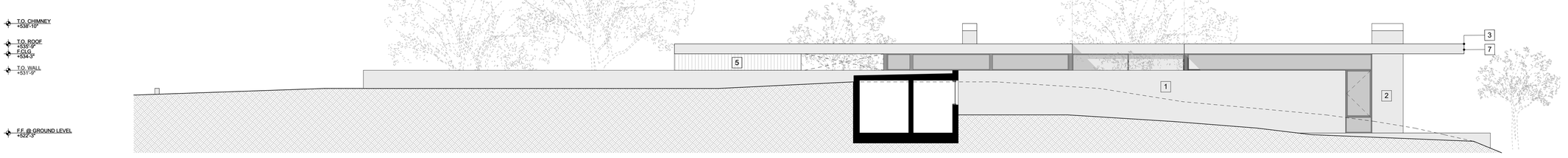
UNROLLED ENTRY COURTYARD 5
SCALE: 1/8" = 1'-0"



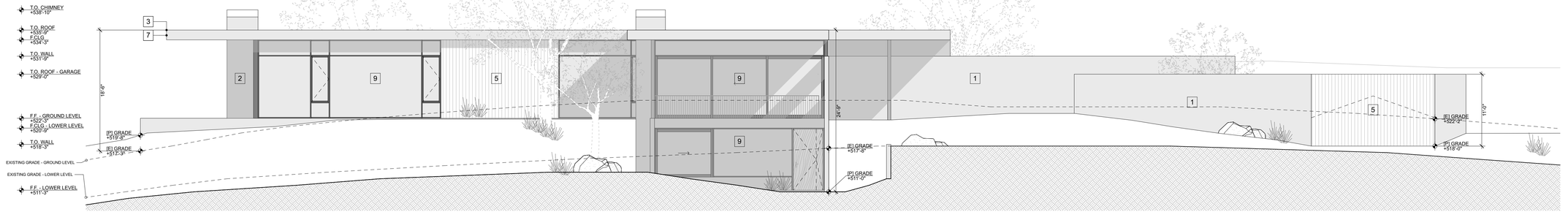
GROUND LEVEL WEST ELEVATION 4
SCALE: 1/8" = 1'-0"



UNROLLED KITCHEN COURTYARD 3
SCALE: 1/8" = 1'-0"



GROUND LEVEL SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



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

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EXTERIOR ELEVATIONS - GROUND LEVEL

DRAWN BY: TH
CHECKED BY: DP
DATE: 3/24/22
SCALE: AS NOTED

A3.4



KEYED NOTES:

FIRE PROTECTION

- RECESSED SPRINKLER HEAD
- EXPOSED SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD

POWER

- WP GFI — EXTERIOR WATERPROOF GFI OUTLET

LIGHTING

- L1 — EXTERIOR RECESSED LIGHTING AT PATIOS

HVAC

- EXHAUST FAN

MISC.

- ----- RCP ALIGNMENT

NORTH
MAGNETIC

CONCEPTUAL SPRINKLER PLAN

SCALE: 1" = 20'

1

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CONCEPTUAL SPRINKLER PLAN

DATE: 3/24/22
SCALE: AS NOTED
DRAWN BY: TH
CHECKED BY: DP

A4.0