Before the Board of Supervisors
County of Monterey, State of California

In the matter of the application of:
GRIFFITH RICHARD S & NANCY S TRS (PLN240004)
RESOLUTION NO. 25-241
Resolution by the County of Monterey Board of Supervisors:

1. Considering an Addendum to a previously certified Santa Lucia EIR No. 94-005 to reflect changes or additions in the project that do not cause substantial changes or require major revisions to the adopted EIR pursuant to CEQA Guidelines section 15164;
2. Approving the Santa Lucia Preserve Phase A Subdivision Final Map Amendment (Lot 38);
3. Directing the Clerk of the Board to submit the Certificate of Correction to the County Recorder for recording with all applicable recording fees paid by the applicant; and
4. Approving an Administrative Permit and Design Approval to allow construction of a 6,330 square foot single-family residence, inclusive of a detached 889 square foot garage, a 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements.

[PLN240004 Griffith, 1 Rumsen Trail, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-051-007-000)

The GRIFFITH RICHARD S & NANCY S TRS application (PLN240004) came on for public hearing before the Monterey County Board of Supervisors on July 8, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **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

- Monterey County Zoning Ordinance (Title 21);
- Monterey County Subdivision Ordinance (Title 19);
- Comprehensive Development Plan for the Santa Lucia Preserve.

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, with the exception of the Comprehensive Development Plan for the Santa Lucia Preserve Development Plan. The Comprehensive Development Plan requires that residential development and all improvements be contained within the Homeland boundary. The proposed development is outside of the Homeland boundary and therefore is not consistent with the Development Plan. However, as proposed, the project involves amending the Homeland boundary to better meet the goals and policies of the 2010 General Plan.

b) Proposed Project. The proposed project involves: 1) amending the Final Map for Phase A of the Santa Lucia Preserve (Volume 20, Cities and Towns, Page 8) to adjust the homeland boundary (building envelope) of Lot 38; and 2) construction of a 6,330 square foot single family dwelling inclusive of a detached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch and associated site improvements within the adjusted homeland boundary. Associated site improvements include hardscape, retaining/landscape walls, fencing, roof-mounted solar, and a driveway and auto court. The intent of the homeland boundary adjustment is to better protect and preserve native Oak Woodland (Coast Live & Valley) and the habitats within the Santa Lucia Preserve, while continuing to support principally allowed uses (construction of a single-family dwelling). The remainder of Lot 38 will continue to be preserved as open space through a revised Conservation Easement (see Finding No. 6, Evidence "d").

c) Allowed Uses. The property, a 4.57-acre parcel, is located at 1 Rumsen Trace, Carmel (Assessor's Parcel Number APN 239-051-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 40 acres per unit with Design Control, Site Plan Review district overlays (RC/40-D-S). A single-family dwelling is a principally allowed use in the RC zoning district. The "S" overlay requires an Administrative Permit per section 21.45.040 of the Monterey County Zoning Ordinance for all development, other than minor projects. The "D" overlay requires the granting of a Design Approval for all new structures. Finally, amending the subject property's homeland boundary is also an allowed activity, subject to the approval of a Final Map Amendment. Title 19 section 19.08.015.A.7 requires that the map amendment be considered at consecutive hearings by the appropriate decision-making body(s) that approved or recommended the original tentative map. The Planning Commission recommended approval of the original tentative map for SLP, and the Board of Supervisors approved the Final Map for Phase A-C of SLP. The Planning Commission has reviewed the final map amendment and proposed dwelling and

recommended approval of the project to the Board of Supervisors on February 26, 2025 (Resolution No. 25-003).

d) Design/Neighborhood Character. The project site is within a Design Control (D) District overlay which requires additional design review of proposed structures to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The project has been designed to blend with the natural environment consistent with other homes in the Santa Lucia Preserve, and the proposed structures are not visible from any public viewing area. The open, multi-level classic ranch architectural style incorporates natural materials with modern design components (i.e. flat roof). Colors and materials are comprised of dark brown shiplap and earthy tone stone siding, non-reflective charcoal metal seam roofing, and metal-clad windows and doors. The proposed structure is consistent with the surrounding residential development. The proposed development is situated behind mature Oak trees, which will minimize its visibility within SLP. The proposed landscaping incorporates native vegetation that will blend seamlessly with the surrounding open natural environment of the Santa Lucia Preserve. A standard condition of approval has been applied to require that all exterior lighting be down-lit, unobtrusive, and harmonious with the surrounding area, per General Plan Policy LU-1.13. Additionally, the design was reviewed and approved by the Santa Lucia Preserve Design Review Board.

e) Lot Legality. The subject property, 4.57 acres in size, is identified in its current configuration as Lot 38 of the Santa Lucia Preserve Subdivision (Phase A-C), as filed in Volume 20, Cities and Towns, Page 8. Therefore, the County recognizes the property as a legal lot of record.

f) Site Plan Review. The project site is within a Site Plan Review (S) district overlay, which is applied to areas 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 with the application. The project is proposed within an adjusted homeland boundary and has been appropriately sited to avoid development on slopes in excess of 30% slope while also avoiding removal of trees. Consequently, the project is consistent with requirements of the S district overlay. It is estimated that approximately 30 protected Oak trees would be impacted if development were to occur within the existing homeland boundary.

g) Development Standards. The development standards for the Resource Conservation (RC) zoning district are set forth in Title 21 section 21.36.060. Required setbacks in the RC district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Residential lots within the Santa Lucia Preserve have homeland boundaries (building envelopes) that are dedicated for residential development. The proposed development will be within the proposed (adjusted) homeland boundary, which complies with the required setbacks.

The maximum allowed structure height is 30 feet for main structures and attached accessory structures. The proposed single-family dwelling has a height of 15'2" and the proposed attached garage has a height of approximately 11 feet. The allowed site coverage maximum in the RC zoning district is 25%. The property is 4.57 acres or 199,069 square feet, which would allow a maximum site coverage of approximately 49,767 square feet. The proposed single-family dwelling (6,330 sq. ft.), garage (889 sq. ft.). and basement (1,191 sq. ft.) would result in total site coverage of 7,475 square feet or approximately 3.3%. Therefore, as proposed, the project meets all required development standards.

h) Forest Resources. The single-family dwelling was originally sited within the existing 1.40-acre homeland boundary. This design and siting of the residence required the removal of 31 protected Oak trees. The removal of protected Oak trees was not avoidable as the existing 1.40-acre homeland boundary is entirely forested. To avoid the removal of protected Oaks, as encouraged by Greater Monterey Peninsula Area Plan Policy GMP-3.5, the proposed project involves amending the SLP (Phase A) Final Map to adjust/reconfigure the homeland boundary of Lot 38 to allow siting of the proposed residence in a portion of the site that is not encumbered by Oaks. As proposed, developing the reconfigured homeland boundary with a 6,330 square-foot single-family residence would save 31 protected oak trees, 15 of which are landmark trees. No trees are proposed for removal with the proposed project. A standard condition of approval has been applied to ensure that nearby native trees are protected throughout construction and ground disturbing activities.

i) Biological Resources. Per the project-specific Biologist Report (County of Monterey Library No. LIB240141), no special status plants or wildlife occupy the grasslands of the reconfigured homeland boundary where the proposed development is sited. Further, as detailed above, no tree removal is proposed and no impacts to Oak woodland will occur. Therefore, no new significant impacts to Oak woodland, annual grassland, or any special status species will occur as a result of developing the adjusted homeland boundary.

j) Final Map Amendment. The proposed Final Map Amendment is consistent with applicable regulations of the Subdivision Map Act and the County's Subdivision Ordinance (Title 19), see Finding No. 6 and supporting evidence.

k) Land Use Advisory Committee. The proposed project is not in an area subject to land use advisory committee review.

l) The project planner conducted a site inspection on April 4, 2024 to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The following reports have been prepared:
- "Geotechnical Engineering Investigation" (County of Monterey Library No. LIB240139) prepared by Moore Twining Associates, Inc., Fresno, CA, September 2023.
- "Biological Assessment" (County of Monterey Library No. LIB240141) prepared by Denise Duffy & Associates, Inc., Monterey, CA, August 2023.
- "Arborist Repot" (County of Monterey Library No. LIB240142) prepared by Urban Tree Management, Inc., Carmel, CA April 11, 2023.

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

c) Staff conducted a site inspection on April 4, 2024 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Monterey County Regional Fire Protection District, HCD – Engineering Services, Environmental Health Bureau, and HCD - Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The project is served by the Santa Lucia Mutual Water system for potable water and Santa Lucia Community Services District will provide sewer service.

c) Consistent with 2010 General Plan Policy S-4.20, the proposed Final Map (Homeland Boundary) Amendment improves fire safety allowing the proposed residence to be sited outside of the dense forest. A fuel management plan was submitted as part of the application to identify defensible space around structures. Best management would include thinning and removal of existing combustible vegetation as recommended by the fire department. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants to reduce the potential fire hazard and increase fire defensibility.

d) Staff conducted a site inspection on April 4, 2024 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

4. **FINDING:** **NO VIOLATIONS -** The subject property complies with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on the subject property.

b) Staff conducted a site inspection on April 4, 2024 and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

5. **FINDING:** **CEQA (Addendum): -** An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

EVIDENCE :

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

b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence "c" and "d". However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The

prepared Addendum is attached as Attachment K of the July 8, 2025 staff report to the Board of Supervisors. The Addendum reflects the County's independent judgement and analysis.

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. Santa Lucia EIR indicates each residential lot's homeland boundary was created based on a compilation of analyzed resources and constraints, such as archaeology, biology and geology. The result of this analysis created the location of the existing homeland boundary for Lot 38. Under current conditions, the existing homeland boundary does not better meet applicable resource protection goals and policies of the 2010 General Plan or Title 21. As proposed, the project involves amending Lot 38's homeland boundary to protect the property's forest resources. Development of the proposed homeland boundary would not impact any other natural resources, including archaeological, biological, or geological resources.

d) Pursuant to CEQA Guidelines section 15162(a)(1), no substantial changes to the project scope analyzed under the EIR are proposed that would require major revisions to the EIR due to the discovery of new significant environmental impacts. The EIR for SLP Phase A-C analyzed the creation of 297 market-rate residential lots, all of which were designed with specific homeland boundaries that are designated for residential development. The remainder of the created lots were conveyed as open space through Conservation Easements. The EIR anticipated that each of these residential lots would be constructed with a single-family dwelling and associated accessory structures. The proposed project is limited to modifying Lot 38's homeland boundary and open lands boundary, and construction of residential development within the adjusted homeland boundary. The proposed project does not increase the number of lots analyzed under the EIR or the subject property's anticipated development potential. Therefore, the scope of work analyzed under the EIR remains stable and the proposed project scope requires no major revisions to the EIR and no new significant environmental impacts.

e) Pursuant to CEQA Guidelines sections 15162(a)(2), no substantial changes have occurred with respect to the circumstances under which the proposed project is being taken that would require major revisions to the EIR due to the involvement of new significant environmental impacts. Further, pursuant to CEQA Guidelines section 15162(a)(3), no new information has been presented to warrant further environmental review. The proposed Final Map Amendment would move the Homeland Boundary (building envelope) southeast and slightly increases the size from 60,971 square feet to 61,086 square feet (an increase of 115 square feet). Development of the proposed homeland

boundary would not impact any other natural resources, including forest, archaeological, biological, or geological. The EIR identified two habitat types within the approved Lot 38 homeland boundary: Oak woodland and Ruderal grassland. A May 2023 biological survey verified that Oak woodland is present within the existing homeland boundary but did not identify ruderal grassland, likely due to landscape scale mapping errors in the original maps prepared for the EIR in the 1990s. This new information does not result in the identification of new significant impacts, and no new mitigation is required.

The Final Map Amendment will preserve the property's protected Oaks and Oak Woodland and avoid the removal of 31 Oak trees, of which 15 are landmark trees that might occur without the homeland boundary adjustment. In addition, this would further protect habitats of migratory raptors and potential sensitive species that nest within the nearby Oaks and forested areas. The change in the homeland boundary would increase impacts to annual grassland by 0.5 acres, while subsequently reducing impacts to Oak woodland by 0.5 acres, which represents approximately 0.0025 % of the total acreage in Santa Lucia Preserve Subdivision. The certified EIR identifies that greater than 10% or loss of a common natural community and associated wildlife habitat would be a significant impact under CEQA and that approximately 6% of Oak woodland habitat and 9% of annual grassland on the Preserve would be lost or degraded with the implementation of the SLP Subdivision and its foreseeable development. The development of the proposed homeland boundary amendment would not increase impacts on annual grassland beyond the significance threshold and would reduce the anticipated impact on Oak woodland; therefore no new mitigation is needed.

A project-specific Biological Assessment was completed to investigate if any special-status plant species, would be affected beyond the impacts already considered in the certified EIR. Per the Biological Report (County of Monterey Library No. LIB240141), no special-status plants were identified within the approved or proposed homeland boundary. The EIR identified 33 special-status wildlife species within the SLP. Potential impacts to these species that might occur as a result of the development of Lot 38 were described and analyzed in the EIR. Potential impacts on special-status species occurring within annual grassland would not increase significantly from the proposed homeland boundary adjustment. Additionally, potential impacts on special-status species occurring within the Oak woodland would be reduced as no Oak woodland habitat would be impacted through development of the proposed adjusted homeland boundary. The Project Biologist identified six special-status wildlife species occurring within the Seaside, Mt. Carmel, or Carmel Valley quadrangles that were not evaluated in the EIR: western snowy plover, monarch butterfly, and American badger. The prepared Biological Assessment (County of Monterey Library No. 240141) found that western snowy plover, monarch butterfly, and

American badger are unlikely to occur within Lot 38's proposed homeland boundary based on the lack of suitable habitat. Although there is new information for three of the wildlife species evaluated in the EIR: California Red Legged Frog (CRLF), California tiger salamander (CTS), and tricolored blackbird (TCB), no impacts to these species are anticipated and therefore none of the new information would result in new or more severe environmental impacts, and all previously adopted mitigation measures remain adequate.

f) Staff conducted a site inspection on April 4, 2024, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.

g) The Board of Supervisors has considered the Addendum together with the Environmental Impact Report for the Santa Lucia Preserve Subdivision. The Board finds that there is no substantial evidence that the project warrants either subsequent or supplemental environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

h) Staff conducted a site inspection to verify that the site and proposed project meet the criteria for an exemption.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

6. FINDING: **FINAL MAP AMENDMENT** – The final map amendment is consistent with Section 66472.1 of the Subdivision Map Act and Title 19 of the Monterey County Code.

1. Changes to the circumstances make the existing homeland boundary location no longer appropriate and minor revisions to the homeland boundary are warranted.
2. The modifications do cause additional burden on the fee owners of the property.
3. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
4. The map as modified conforms to Government Code section 66474

EVIDENCE: a) A Final Map Amendment is required to amend the recorded building envelope pursuant to the County of Monterey's Subdivision Ordinance (Chapter 19.08.015 County Code) and the Subdivision Map Act (Government Code sections 66469 and 6647.1). A certificate of correction may be filed to amend a Final Map pursuant to Government Code section 66472.1, if the local agency finds that 1) there are changes in circumstances that make all or any of the conditions of the map no longer appropriate or necessary, 2) that the modifications do not impact any additional burden on the fee owners of the property, 3) the modifications do not alter any right, title, or interest in the real property

reflected on the recorded map, and 4) the map as modified conforms to Government Code section 66474. The proposed Final Map Amendment is to address a change in circumstance; however, such a change in circumstance and map modification do not result in any of the above conditions. The map, as modified, conforms to the requirements of Government Code section 66474, including consistency with sSection 65451, site suitability, public health and safety, conformance with general plan requirements, and adequate access. See Finding 1, 2, 3, 4, 5, and 6.

b) The proposed project (HCD-Planning File No. PLN240004) consists of an amendment to the Santa Lucia Preserve Phase A Subdivision Final Map, filed as Volume 20, Cities and Towns, Page 8. The amendment is required because to relocate and reconfigure the "Homeland Boundary" (building envelope) of Lot 38. The Map Amendment would move the homeland boundary (building envelope) southeast and would nominally increase it by 115 square feet. The purpose of shifting the location of the boundary is to preserve the property's natural resources and avoid on development on steeper slopes, while allowing development of the property with a principally allowed use (single family dwelling).

c) There are changes in circumstances that make the existing Homeland Boundary (building envelope) no longer appropriate to protect the biological impacts as intended. The number of on-site trees has significantly increased over the span of decades. The adjusted homeland boundary would avoid risk to protected resources on site. Impacts resulting from the revised Homeland Boundary are equal to, or less than the boundary evaluated under the Certified EIR.

d) The modification of the Homeland Boundary would not impose any burden on the fee owner for the subject property because the modification has been requested by the current property owner. The Santa Lucia Preserve Conservancy reviewed the Applicant/Owner's request for the homeland boundary adjustment on October 26, 2023, and approved amending the property's Deed of Conservation Easement (homeland boundary and the openlands boundary). This Amended Conservation and Scenic Easement has been signed by all parties and shall be recorded concurrently with the recordation of the Final Map Amendment (Condition No. 7).

e) The map, as modified, conforms to the requirements of Government Code section 66474, including consistency with Section 65451, site suitability, public health and safety, conformance with general plan requirements, and adequate access. See Finding 1, 2, 3, 4, 5, and 6. None of the findings for denial of the map amendment under Government Code section 66474 can be made.

f) Title 19, Section 19.08.015.A.7 requires that the Final Map Amendment be considered at consecutive hearings by the appropriate decision-making body(s) that approved or recommended the original tentative map. The Planning Commission held a hearing on February 26, 2025 and recommended approval to the Board of Supervisors (Resolution No. 25-003).

g) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240004.

DECISION

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

1. Consider an Addendum to a previously certified Santa Lucia EIR No. 94-005 to reflect changes or additions in the project that do not cause substantial changes that would require major revisions to the adopted EIR pursuant to Section 15164 of the CEQA Guidelines;
2. Approve the Santa Lucia Preserve Phase A Subdivision Final Map Amendment (Lot 38);
3. Direct the Clerk of the Board to submit the Certificate of Correction to the County Recorder for recording with all applicable recording fees paid by the applicant; and
4. Approve an Administrative Permit and Design Approval to allow construction of a 6,330 square foot single-family residence, inclusive of a detached 889 square foot garage, a 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements.

Approval is subject to 10 conditions, in general conformance with the attached sketch and subject to the conditions attached hereto.

PASSED AND ADOPTED on this 8th day of July 2025, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Daniels
NOES: None
ABSENT: None

(Government Code 54953)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on July 8, 2025.

Dated: July 11, 2025
File ID: 25-529
Agenda Item No. 25

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

Emmanuel H. Santos

Emmanuel H. Santos, Deputy

County of Monterey HCD Planning

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

PLN240004

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows: 1) A Final Map Amendment to adjust the Homeland Boundary of Lot 38 of the Santa Lucia Preserve Phase A Subdivision Map; and 2) an Administrative Permit and Design Approval to allow construction of a 6,330 square foot single family dwelling inclusive of an attached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements. The property is located at 1 Rumsen Trail, Carmel (Assessor's Parcel Number 239-051-007-000), Greater Monterey Peninsula Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Final Map Amendment and Administrative Permit and Design Approval (Resolution Number 25-241) was approved by Board of Supervisors for Assessor's Parcel Number 239-051-007-000 on July 8, 2025. The permit was granted subject to 12 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. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

Owner/Applicant shall execute and cause to be notarized an agreement to this effect concurrent with the issuance of building permits, use of the property, filing of the final map, recordation of the certificates of compliance, or demand of the County Counsel's office, whichever occurs first and as applicable. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to Housing and Community Development – Planning for the County's review and signatures.(County Counsel-Risk Management)

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by implementing the recommendations of LIB240142. This shall include 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. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.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. A qualified arborist shall confirm that all tree protection measures were installed consistent with LIB240142.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that a qualified arborist monitored excavation activities within the tree protection zone of nearby trees and 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.

6. AMENDED MAP (NON-STD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The amending final or parcel map shall be prepared by a registered civil engineer or licensed land surveyor. The form and contents of the amending map shall conform to the requirements of Sections 19.03.040 if a final map, and Section 19.04.045 if a parcel map. The certificate of correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction.

The amending final or parcel map or certificate of correction, complete as to final form, shall be submitted to the County Surveyor for review and approval. The County Surveyor shall examine the amending final or parcel map and if the only changes made are those set forth in Section 19.08.015, this fact shall be certified by the County Surveyor on the amending map.

The amending final or parcel map certified by the County Surveyor shall be filed in the office of the County Recorder. Upon such filing, the County Recorder shall index the names of the fee owners and the appropriate subdivision designation shown on the amending map in the general index and map index, respectively. Thereupon, the original final or parcel map shall be deemed to have been conclusively so corrected, and thereafter shall impart constructive notice of all such corrections in the same manner as though set forth upon the original map.

Compliance or Monitoring Action to be Performed: After the approval of the Amended Map by the Board of Supervisors, the applicant shall submit an amended map prepared by a registered civil engineer or licensed land surveyor. The amending final map certified by the County Surveyor shall be filed in the office of the County Recorder. (HCD-Planning)

7. CONSERVATION EASEMENT (NON-STD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Conservation Easement on Lot 38 (Document No. 9882397, recorded on November 24, 1998) shall be amended, by the means described below, to accurately depict the new Homeland and Openland boundaries, consistent with the terms of Condition No. 109 of the Conditions of Approval of the original subdivision (Board of Supervisors Resolution No. 96-060, 96-061, and 97-360).

A new Conservation Easement shall be recorded as part of the Map Amendment to move the Homeland Boundary (building envelope) Southeast from 60,971 square feet to 61,086 square feet, increasing it by 115 square feet. The new Conservation Easement shall be recorded in the form based on the revised Homeland Boundary. The location of the new conservation easement (Openlands) shall be shown on Lot 38 Santa Lucia Preserve Phase A Subdivision Map, filed as Volume 20, Cities and Towns, Page 8 on the Amending Map.

Compliance or Monitoring Action to be Performed: Concurrently with Recordation of the Amended Map, the owners shall record the new Conservation Easement. The location of the new conservation easement (Openlands) shall be shown on Lot 38 Santa Lucia Preserve Phase A Subdivision Map, filed as Volume 20, Cities and Towns, Page 8 on the Amending Map.

8. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

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. 95-410, 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 HCD the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

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

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

11. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected .

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

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

Responsible Department: Planning

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

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

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

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

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APN #
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CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
COVER SHEET

A0.00
SHEET

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS

NORTH ARROW

KEYNOTE (1)

SLOPE (DOWN, UON)

SLOPE DESIGNATION (12 / 3)

DIMENSION

ALIGN FINISH SURFACES

CENTERLINE

PROPERTY LINE

PARTITION TAG (?)

MATERIAL TAG (?)

WINDOW TAG (?)

DOOR TAG (?)

CEILING TAG (? / X'-X"AFF)

REFERENCE SYMBOLS

BUILDING SECTION (1 / A0.00)

BUILDING ELEVATION (A0.00)

INTERIOR ELEVATION (N / W A0.00 E / S)

DETAIL CALLOUT (1 / A0.00)

DETAIL REFERENCE (1 / A0.00)

SPOT ELEVATION (0' - 0")

REVISION MARK

LEVEL

GRID LINE (1)

ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABV	ABOVE
	AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
	AC	AIR CONDITIONING
	ACOUST	ACOUSTING
	AD	AREA DRAIN
	ADJ	ADJUSTABLE
	AFF	ABOVE FINISHED FLOOR
	AGGR	AGGREGATE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	ANOD	ANODIZED
	AP	ACCESS PANEL
	APPROX	APPROXIMATE
	ARCH	ARCHITECTURAL
B	BD	BOARD
	BLDG	BUILDING
	BLK	BLOCK
	BLKG	BLOCKING
	BLW	BELOW
	BM	BEAM
	BOT	BOTTOM
	BRKT	BRACKET
	BTWN	BETWEEN
	BUR	BUILT UP ROOFING
C	C/C	CENTER TO CENTER
	CB	CATCH BASIN
	CEM	CEMENT
	CJ	CONTROL JOINT
	CLG	CEILING
	CLKG	CAULKING
	CLR	CLEAR
	COL	COLUMN
	COMB	COMBINATION
	CONC	CONCRETE
	CONN	CONNECTION
	CONSTR	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CPT	CARPET
	CT	CERAMIC TILE
	CTR	CENTER
	CW	COLD WATER
D	DBL	DOUBLE
	DEG	DEGREE
	DEMO	DEMOLITION
	DET/DTL	DETAIL
	DIAG	DIAGONAL
	DIA	DIAMETER
	DIM	DIMENSION
	DN	DOWN
	DR	DOOR
	DS	DOWNSPOUT
	DW	DISHWASHER
	DWG	DRAWING
	DWR	DRAWER
E	(E)	EXISTING
	E	EAST
	EA	EACH
	EB	EXPANSION BOLT
	EJ	EXPANSION JOINT
	ELEV	ELEVATION
	ELEC	ELECTRICAL
	EL	ELEVATOR
	EMER	EMERGENCY
	ENCL	ENCLOSURE
	ENGR	ENGINEER
	EPB	ELECTRICAL PANEL BOARD
	EQ	EQUAL
	EXP	EXPANSION/EXPOSED
	EXT	EXTERIOR
F	(F)	FUTURE
	FA	FIRE ALARM
	FABR	FABRICATE
	F.A.R.	FLOOR AREA RATIO
	FB	FLAT BAR
	FD	FLOOR DRAIN
	FDC	FIRE DEPARTMENT CONNECTION
	FDN/FND	FOUNDATION
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF	FINISH FLOOR
	FFE	FINISH FLOOR ELEVATION
	FG	FINISH GRADE
	FH	FULL HEIGHT
	FHMS	FLAT HEAD MACHINE SCREW
	FHWS	FLAT HEAD WOOD SCREW
	FIN	FINISH
	FIXT	FIXTURE
	FL	FLOW LINE
	FLASH	FLASHING
	FLR	FLOOR
	FLUOR	FLUORESCENT
	FO	FINISHED OPENING
	FOB	FACE OF BRICK
	FOC	FACE OF CONCRETE
	FOF	FACE OF FINISH
	FOM	FACE OF MASONRY
	FOS	FACE OF STUD
	FRPF	FIREPROOFING
	FT	FOOT OR FEET
	FTG	FOOTING
	FURR	FURRING
G	GA	GAUGE
	GALV	GALVANIZED
	GB	GRAB BAR
	GC	GENERAL CONTRACTOR
	GD	GARBAGE DISPOSAL
	GEN	GENERAL
	GFCI	GROUND FAULT CIRCUIT INTERRUPTED
	GL	GLASS
	GLAZ	GLAZED
	GLB	GLUE LAM BEAM
	GND	GROUND
	GR	GRADE
	GSM	GALVANIZED SHEET METAL
	GYP	GYPSUM
	GYP BD	GYPSUM BOARD
H	HB	HOSE BIB
	H/C	HANDICAPPED
	HC	HOLLOW CORE
	HCWD	HOLLOW CORE WOOD DOOR
	HDWD	HARDWOOD
	HDWR	HARDWARE
	HM	HOLLOW METAL
	HORIZ	HORIZONTAL
	HP	HIGH POINT
	HR	HOUR
	HT	HEIGHT
	HVAC	HEATING VENTILATION AIR CONDITIONING
	HW	HOT WATER
I	ID	INSIDE DIAMETER
	IN.	INCH
	INCAD	INCANDESCENT
	INSUL	INSULATION
	INT	INTERIOR
J	J-BOX	JUNCTION BOX
	JH	JOIST HANGER
	JNT	JOINT
	JST	JOIST
K	KD	KILN DRIED
	KIT.	KITCHEN
L	L	LONG/LENGTH
	LAM	LAMINATE
	LAV	LAVATORY
	LB	POUND
	LP	LOW POINT
	LT	LIGHT
	LTG	LIGHTING
M	MACH	MACHINE
	MAT.	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MEMB	MEMBRANE
	MEZZ	MEZZANINE
	MFR	MANUFACTURER
	MID	MIDDLE
	MIN	MINIMUM / MINUTE
	MIRR	MIRROR
	MISC	MISCELLANEOUS
	MP	METAL PANEL
	MS	MOTION SENSOR
	MTD	MOUNTED
	MTG	MOUNTING
	MTL	METAL
	MUL	MULLION
	MW	MICROWAVE
N	(N)	NEW
	N	NORTH
	NIC	NOT IN CONTRACT
	NO.	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	o/	OVER
	OA	OVERALL
	OC	ON CENTER
	OD	OUTSIDE DIMENSION
	OH	OVERHEAD
	OPG	OPENING
	OPP	OPPOSITE
P	PERF	PERFORATED
	PERP	PERPENDICULAR
	PL	PROPERTY LINE
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PLYWD	PLYWOOD
	PNT	PAINT
	PT'D	PAINTED
	PR	PAIR
	PT	POINT / PRESSURE TREATED
	PWR	POWER
Q	QTY	QUANTITY
R	(R)	REMODELED
	R	RISER
	RAD	RADIUS
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	RECEP	RECEPTACLE
	RECT	RECTANGULAR
	REF	REFRIGERATOR
	REFR	REFERENCE
	REINF	REINFORCED
	REQ'D	REQUIRED
	RESIL	RESILIENT
	RETG	RETAINING
	REV	REVISION
	RM	ROOM
	RND	ROUND
	RO	ROUGH OPENING
	RWL	RAINWATER LEADER
S	S	SOUTH
	SC	SOLID CORE
	SCD	SEE CIVIL DRAWINGS
	SCHED	SCHEDULE
	SCR	SCREEN
	SCWD	SOLID CORE WOOD DOOR
	SECT	SECTION
	SF	SQUARE FOOT
	SHT	SHEET
	SHTHG	SHEATHING
	SHWR	SHOWER
	SIM	SIMILAR
	SKYLT	SKYLIGHT
	SLD	SEE LANDSCAPE DRAWINGS
	SMD	SEE MECHANICAL DRAWINGS
	SMS	SHEET METAL SCREW
	SMWP	SHEET MEMBRANE WATERPROOFING
	SPEC	SPECIFICATION
	SR	SUPPLY REGISTER
	SQ	SQUARE
	SS	STAINLESS STEEL
	SSD	SEE STRUCTURAL DRAWINGS
	STD	STANDARD
	STL	STEEL
	STOR	STORAGE
	STRUC	STRUCTURAL
	SUR	SURFACE
	SUSP	SUSPENDED
	SVC	SERVICE
	SVY	SURVEY
	SYM	SYMMETRICAL
T	TR	TREAD
	T&B	TOP AND BOTTOM
	T&G	TONGUE AND GROOVE
	TB	TOWEL BAR
	TC	TRASH CAN
	TD	TRENCH DRAIN
	TEMP	TEMPERED
	TER	TERRAZZO
	TG	TEMPERED GLAZING
	THK	THICK
	THRES	THRESHOLD
	TOC	TOP OF CONCRETE
	T.O.P.	TOP OF PAVEMENT
	TOPO	TOPOGRAPHY
	TOS	TOP OF STEEL
	T.O.W.	TOP OF WALL
	TPO	THERMOPLASTIC OLEFIN
	TYP	TYPICAL
U	UNF	UNFINISHED
	UON	UNLESS OTHERWISE NOTED
V	VCT	VINYL COMPOSITION TILE
	VER	VERIFY
	VERT	VERTICAL
	VG	VERTICAL GRAIN
	VIF	VERIFY IN FIELD
W	W	WEST/WIDE/WIDTH
	w/	WITH
	WC	WATER CLOSET
	WD	WOOD
	WH	WATER HEATER
	WN	WINDOW
	w/o	WITHOUT
	WP	WATERPROOFING
	WR	WATER RESISTANT
	WT	WEIGHT
	WV	WOOD VENEER

GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
2. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
5. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
7. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
8. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
9. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
14. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
15. PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS PER 2022 CBC 718.2 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
    B. IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
    C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
    D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
16. PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 718.3-4 & CRC R302.12 DRAFT-STOPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
    A. SUSPENDED CEILING UNDER FLOOR FRAMING
    B. OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
17. PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
18. ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
19. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2022 CALGREEN TABLES 4.504.1-4.504.3.
20. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE (TITLE-24)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

WORK DESCRIPTION: CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, DETACHED GARAGE, AND LANDSCAPE IMPROVEMENTS.

APN: 239-051-007-000

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
ZONING DISTRICT: RC / 40-D-S

LOT SIZE:
NET LOT SIZE: 4.57 AC
HOMELAND AREA: 1.40 AC

	REQUIRED	PROPOSED
LOT COVERAGE:	MAX 25%	3.3%

- Lot coverage caculated by: (ground level SF + roof overhangs over 30") / total lot size

SQUARE FOOTAGE:
RESIDENCE - MAIN LEVEL: 3,843 SF
RESIDENCE - COVERED PORCH: 407 SF
RESIDENCE - BASEMENT: 1,191 SF
GARAGE: 889 SF

TOTAL: 6,330 SF

BUILDING HEIGHT:
PERMITTED: 18' - 0" / (FOR AREA NOT TO EXCEED 50% OF MAIN FLOOR)
PROPOSED: 15' - 2 1/2" / 20' - 9" (LESS THAN 50% OF MAIN FLOOR)
PERMITTED # OF STORIES: 1+
PROPOSED # OF STORIES: 1+

IMPERVIOUS AREA:
STRUCTURES TOTAL: 4,372 SF (2.2%)
SITE TOTAL: 5,777 SF (2.9%)
ALL IMPERVIOUS SURFACES TOTAL: 10,149 SF (5.1%)

CUT + FILL CALCULATIONS:
CUT: 1,830 CY
FILL: 810 CY
NET: 1020 CY
AREA OF DISTURBANCE: +/- 0.8 AC

*SEE GRADING & DRAINAGE PLAN

TREE REMOVAL:
NUMBER: 0
TYPE: N/A

PROPOSED PARKING:
COVERED PARKING SPACES IN GARAGE: 2
GUEST PARKING SPACES AT AUTOCOURT: 2

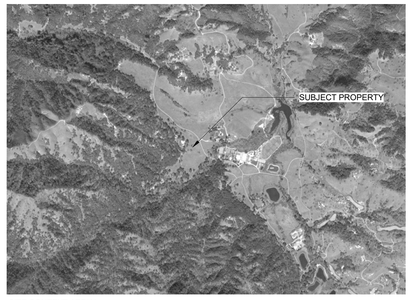
TOTAL: 4

WATER AND SEWER SERVICE PROVIDER: SANTA LUCIA COMMUNITY SERVICES DISTRICT

VICINITY MAPS



SITE AERIAL



SITE CONTEXT AERIAL

FELDMAN ARCHITECTURE
1648 Pacific Avenue, Suite B
San Francisco, California 94109
415 252 1441
www.feldmanarch.com

LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
PROJECT INFO

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VIEW FROM NORTHEAST



VIEW TO SOUTH/SOUTHWEST HILLS



LAYERED VIEW TO EAST HILLS BEYOND



VIEW WEST THROUGH OAK FOREST



VIEW FROM SOUTHWEST



CENTER OF SIGHT, LOOKING NORTHEAST

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FELDMAN
ARCHITECTURE

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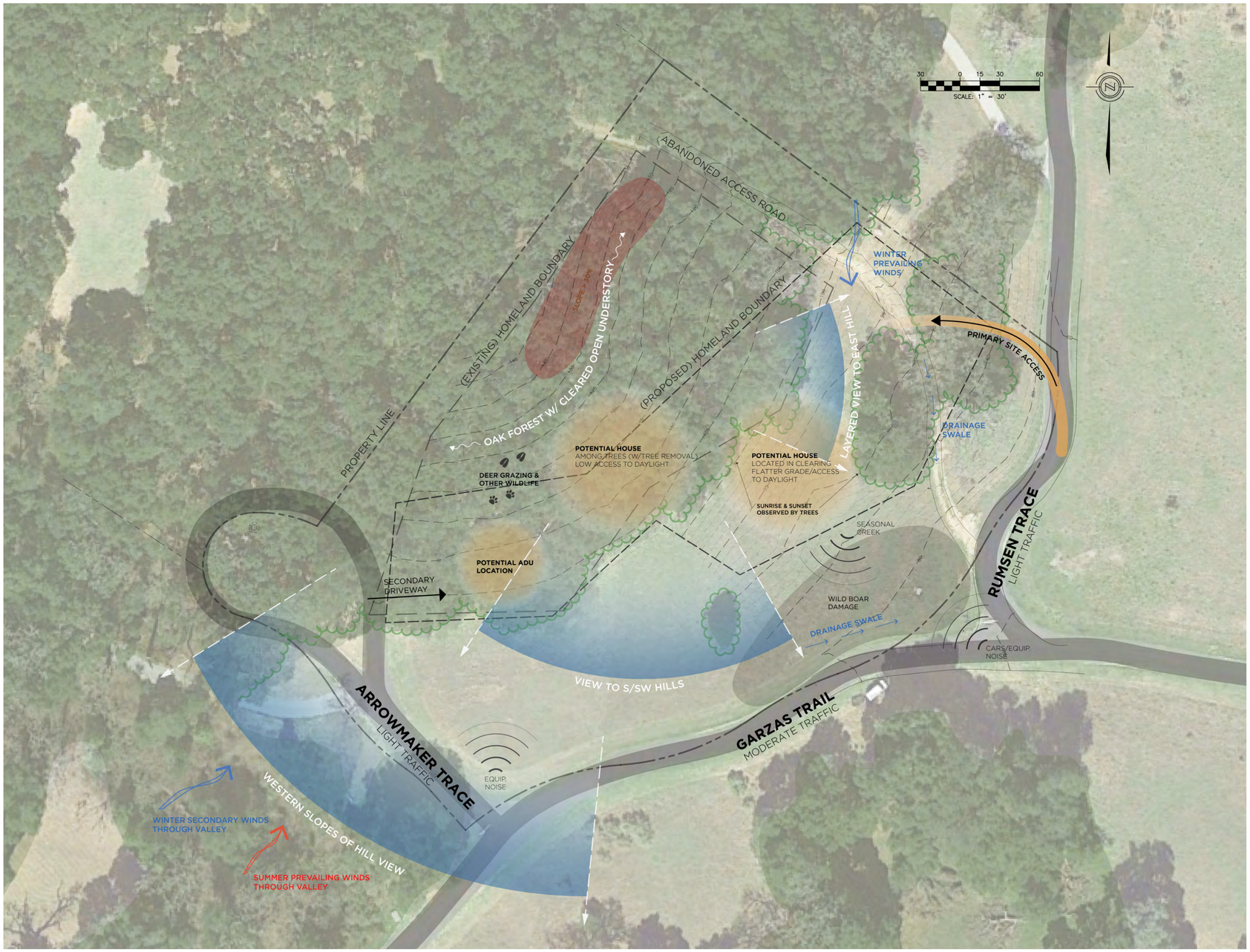
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2024.03.14

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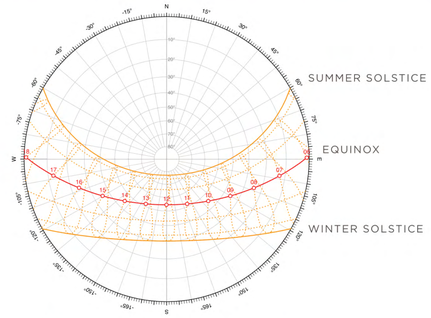
△	DESC.	DATE

TITLE
SITE
PHOTOGRAPHS

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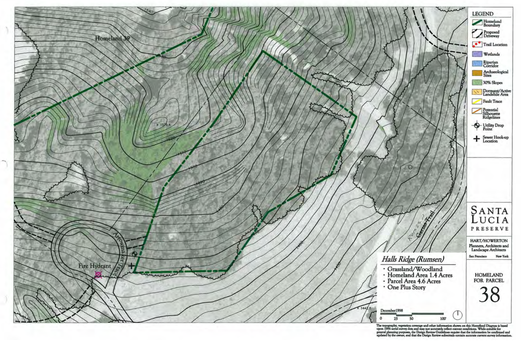
SUN PATH DIAGRAM

RAINFALL DAYS: 31
WET MONTHS: OCTOBER - MAY
WETTEST MONTH: FEBRUARY
DRIEST MONTH: AUGUST
AVERAGE RAINFALL: 21"/YEAR
MAX. MONTHLY RAINFALL: 3.9"
MIN. MONTHLY RAINFALL: 0.5"

WARM MONTHS: AUGUST - OCT
COLD MONTHS: DEC - MARCH
HIGH TEMP RANGE: 52- 65°F
LOW TEMP RANGE: 42 - 57°F

WINDY PERIOD: JANUARY - JUNE
WINDIEST MONTH: APRIL
CALMEST MONTH: SEPTEMBER
HIGHEST WIND SPEED (MPH): 8.3
LOWEST WIND SPEED (MPH): 6.4
WIND DIRECTION ORIGIN:
WEST (APRIL - OCTOBER)
NORTH (OCTOBER - APRIL)

*DATA FOR CARMEL VALLEY, LOCATED 5 MILES FROM 1 RUMSEN TRACES



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HISTORY
△ DESC. DATE

TITLE
SITE ANALYSIS

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HART / HOWERTON MASTER PLAN ANALYSIS



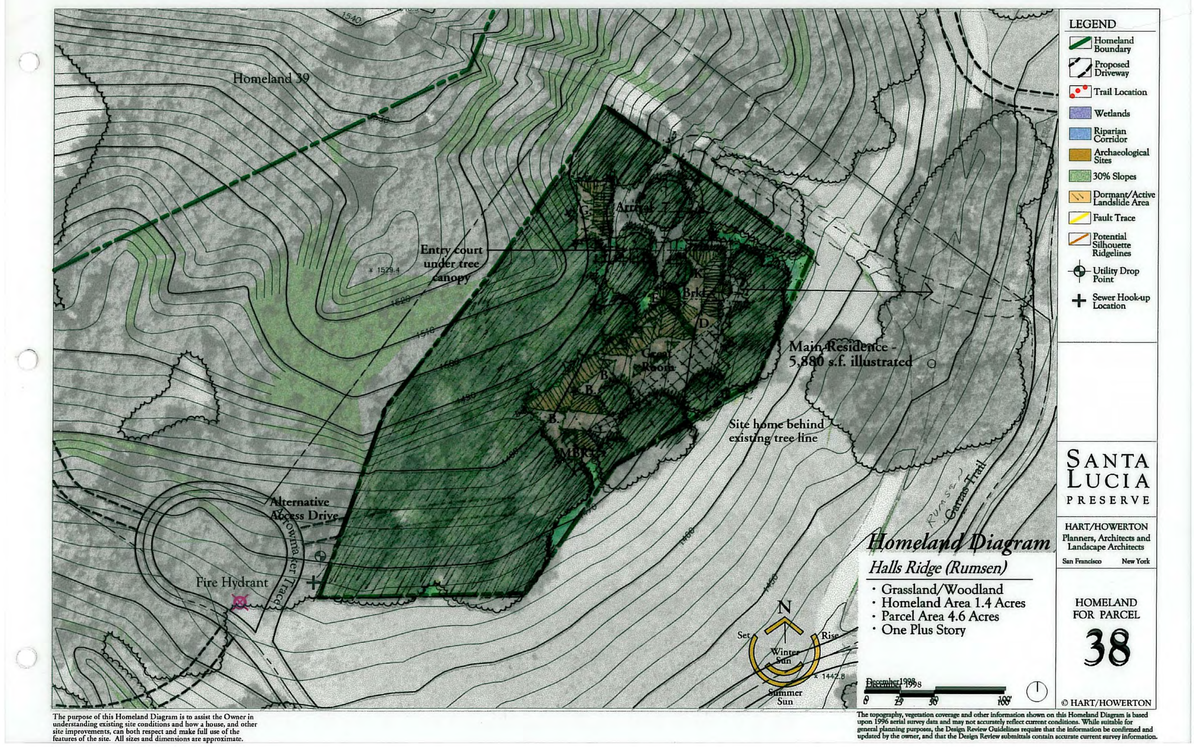
FA PROPOSED DESIGN & HOMELAND BOUNDARY



LEGEND

- PROPERTY LINE
- (E) HOMELAND BOUNDARY
- (N) HOMELAND BOUNDARY
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- (E) LANDMARK OAK TO BE REMOVED
- PROPOSED TREE
- BUILDING FOOTPRINT
- HARDSCAPE
- DRIVEWAY
- FUTURE ADU LOCATION

1998 HART / HOWERTON PROPOSED LOT 38 MASTERPLAN



PROJECT INTENT & PROPOSED HOMELAND BOUNDARY ADJUSTMENT

THE PROPERTY MASTERPLAN PROPOSED BY FELDMAN ARCHITECTURE INTENDS TO MINIMIZE THE IMPACT OF DEVELOPMENT ON THE SITE. IN COMPARISON TO THE 1998 MASTERPLAN BY HART HOWERTON, THE FA PROPOSAL RECONFIGURES THE HOMELAND BOUNDARY, SHIFTING THE DEVELOPABLE AREA OF THE PROPERTY AWAY FROM THE STEEPLY SLOPING GRADES AND FORESTED HILLSIDES. WHILE THE HH PROPOSED RESIDENCE IS DRAWN WITHIN THE WOODED AREA, THE FA DESIGN LOCATES THE HOUSE WITHIN THE EXISTING MEADOW.

THE FA DESIGN RETAINS ALL OF THE EXISTING TREES ON THE PROPERTY BY THREADING THE HOUSE AND DRIVEWAY BETWEEN THE FORESTED AREA TO THE WEST AND THE LANDMARK OAKS TO THE EAST. IN ADDITION, THE TOTAL DISTURBED AREA OF THE PROPERTY (HOUSE / GARAGE FOOTPRINTS + DRIVEWAY + HARDSCAPE) IS ALMOST 20% LESS FOR THE FA DESIGN THAN FOR THE HART HOWERTON PLAN. THE CHART BELOW QUANTIFIES THIS COMPARISON BETWEEN THE TWO PROPOSALS.

	HART / HOWERTON (ESTIMATED)	FA PROPOSED	FA NET CHANGE
TREES			
EXISTING TREES	91	91	--
TREES REMOVED (NON-LANDMARK)	16	0	-16
LANDMARK OAKS REMOVED	13	0	-13
ADDED TREES	5	8	--
NET TREES (EXISTING - REMOVED + ADDED)	67	99	+32
AREAS			
PROPERTY AREA	4.57 ACRES	4.57 ACRES	--
HOMELAND AREA	1.40 ACRES	1.40 ACRES	--
TOTAL DISTURBED AREA	56,192 SF (1.29 ACRES)	33,977 SF (0.78 ACRES)	-39.5%
BUILDING FOOTPRINT	7,028 SF	3,843 SF	-45.3%
GARAGE FOOTPRINT	1,032 SF	889 SF	-13.9%
HARDSCAPE	10,234 SF	12,573 SF	+22.9%
DRIVEWAY	5,239 SF	1,660 SF	-68.6%
LANDSCAPE / GRADING	32,659 SF	15,012 SF	-54.0%
NET CUT / FILL	-1,822 CU YD	-1,020 CU YD	-44.0%
CUT	-2,412 CU YD	-1,830 CU YD	-24.1%
FILL	590 CU YD	810 CU YD	-37.3%

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11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING APPLICATION SET

DATE
2024.03.14

HISTORY
△ DESC. DATE

TITLE
PROPOSED HOMELAND BOUNDARY ADJUSTMENT

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NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT: 2002054275, AND SHOWN APPROXIMATE ONLY. THIS IS NOT A BOUNDARY SURVEY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. TITLE REPORT WAS NOT PROVIDED. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A 1" IRON PIPE W/ CAP 15310, HAVING AN ELEVATION OF 100.00 BASED UPON AN ASSUMED DATUM.

10. WATER AND SEWER SHOWN APPROXIMATE ONLY AND SHOULD BE CONFIRMED WITH SERVICE PROVIDER.

11. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN OCTOBER 2022.

PROFESSIONAL LAND SURVEYOR — FRANK LUCIDO JR. — No. 8368 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. STOUT — No. 59685 — CIVIL — STATE OF CALIFORNIA

LEGEND

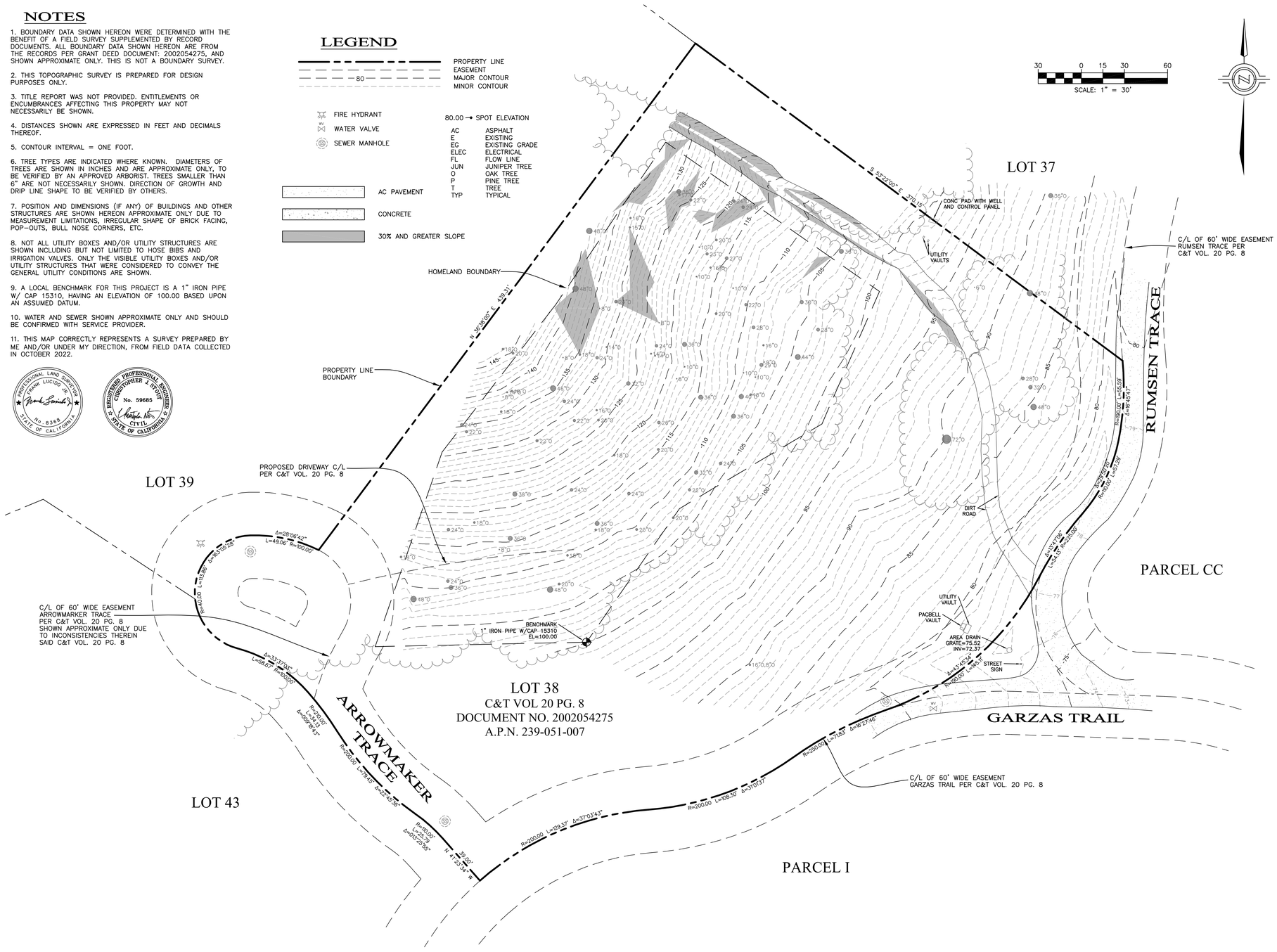
PROPERTY LINE
EASEMENT
80 MAJOR CONTOUR
MINOR CONTOUR

FIRE HYDRANT
WATER VALVE
SEWER MANHOLE

80.00 → SPOT ELEVATION

AC	ASPHALT
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FL	FLOW LINE
JUN	JUNIPER TREE
O	OAK TREE
P	PINE TREE
T	TREE
TYP	TYPICAL

AC PAVEMENT
CONCRETE
30% AND GREATER SLOPE



L&S ENGINEERING AND SURVEYING, INC
2480 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2123 F: 831.655.3425
LandSengineers.com

DRAWN BY: BA & PM
DESIGNED BY: N/A
DATE: 11/10/22
SCALE: AS SHOWN
JOB NUMBER: 22-93
LAST REVISED: MRS
REVISED BY: 9/11/23

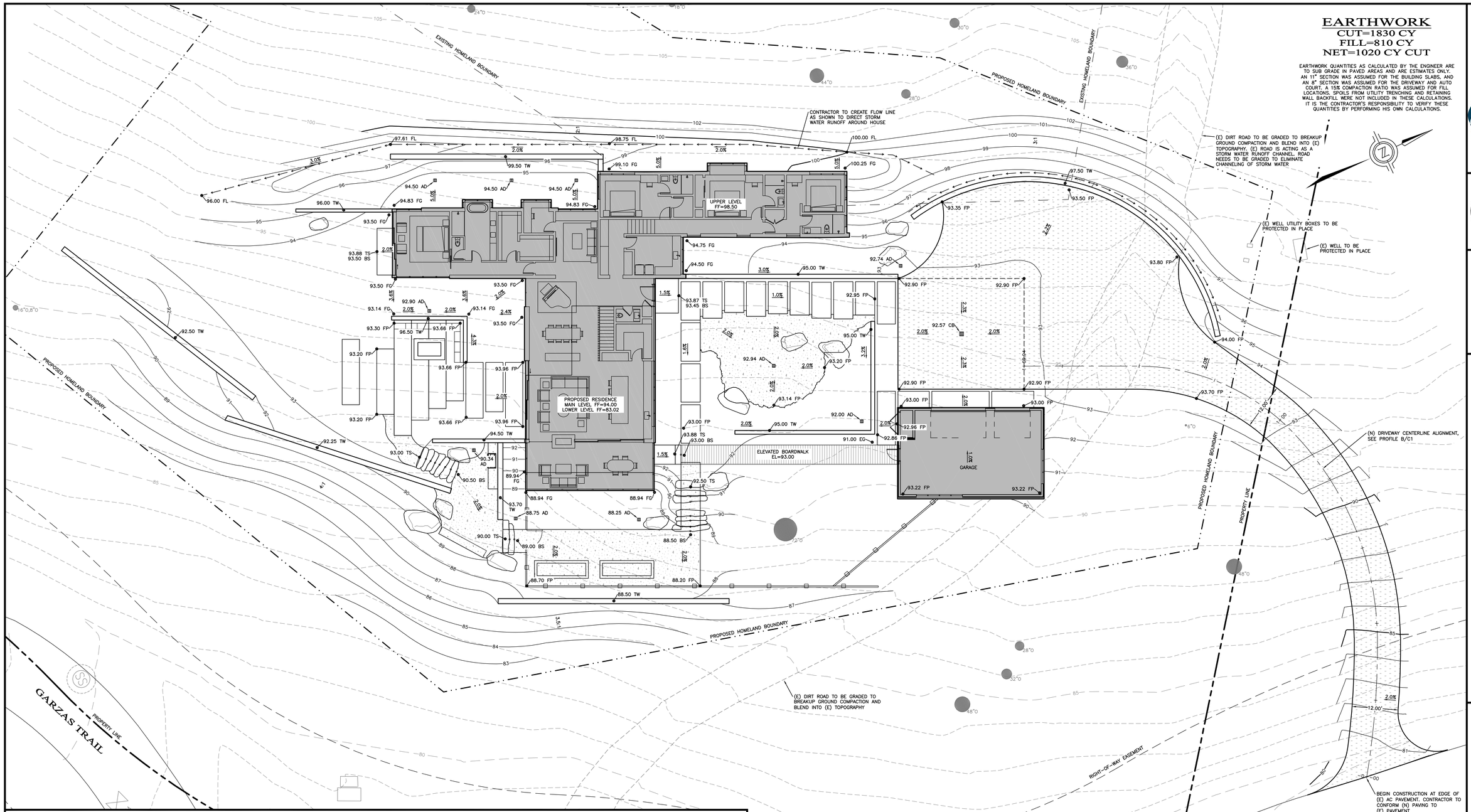
TOPOGRAPHIC SURVEY
1 RUMSEN TRACE
SANTA LUCIA PRESERVE
APN: 239-051-007

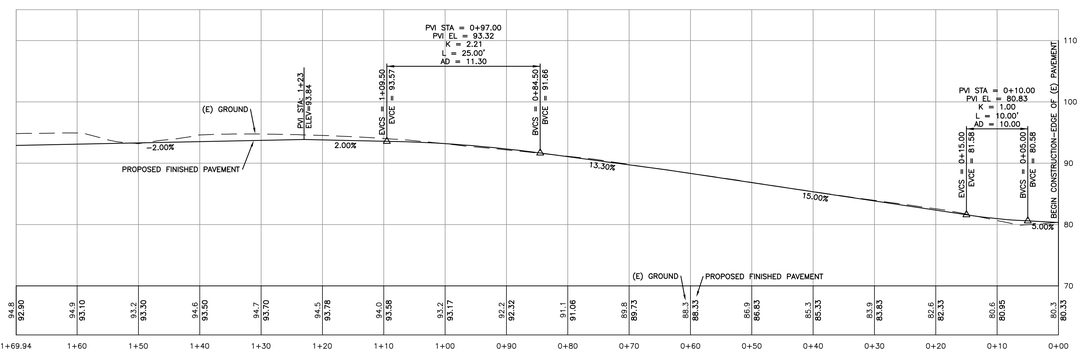
PREPARED FOR:
NANCY AND RICHARD GRIFFITH

SHEET 1
OF
1 SHEET

EARTHWORK
CUT=1830 CY
FILL=810 CY
NET=1020 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVED AREAS AND ARE ESTIMATES ONLY. AN 11" SECTION WAS ASSUMED FOR THE BUILDING SLABS, AND AN 8" SECTION WAS ASSUMED FOR THE DRIVEWAY AND AUTO COURT. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.





B / C1 DRIVEWAY CENTERLINE ALIGNMENT PROFILE

SCALE: 1"=10'

A / C1 SITE GRADING PLAN

SCALE: 1"=10'

LEGEND

- (N) BUILDING, SEE ARCHITECTURAL PLANS
- (N) DRIVEWAY / AUTO COURT
- (N) FLAGSTONE SLAB
- (N) GRAVEL SITE WORK

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TS	TOP OF STEP
TW	TOP OF WALL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE. NO TREES ARE PROPOSED FOR REMOVAL.SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

10 0 5 10 20
1" = 10'

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LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STEVENS
No. 93930
EXP. 6-30-24
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY:	MRS
DESIGNED BY:	MRS
DATE:	2-15-2024
SCALE:	AS SHOWN
JOB NUMBER:	23-43
LAST REVISED:	N/A
REVISED BY:	N/A

SITE GRADING PLAN

GRIFFITH RESIDENCE
SANTA LUCIA PRESERVE LOT 38
1 RUMSEN TRACE
CARMEL, CA 93923
APN 239-051-007

SHEET C1
OF
4 SHEETS

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE DRAIN LINES SHOWN.
5. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 1.0% UNLESS NOTED OTHERWISE.
6. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
7. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
8. SEE DETAIL 9/C7 FOR TRENCH DETAIL.

NOTE:
ALL TREES TO BE PROTECTED IN PLACE. NO TREES ARE PROPOSED FOR REMOVAL. SEE LANDSCAPE ARCHITECTURAL TREE PROTECTION PLAN AND ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

LEGEND

- ▦ ● (N) AREA DRAIN/CATCH BASIN (AD OR CB)
- •RD (N) ROOF DRAIN CONNECTION
- oCO (N) CLEAN-OUT
- oJB (N) JUNCTION BOX
- SS (N) GRAVITY SANITARY SEWER
- SD (N) STORM DRAIN
- FD (N) FOUNDATION DRAIN
- WD (N) WALL DRAIN
- D (N) DRAIN PIPE FOR WALL/FOUNDATION DRAIN
- W (N) WATER SERVICE
- JT (N) JOINT UTILITY TRENCH
- SD (E) STORM DRAIN
- SS (E) SANITARY SEWER
- W (E) WATER SERVICE
- JT (E) JOINT UTILITY TRENCH

EXISTING HOMELAND BOUNDARY

EXISTING JOINT UTILITY SERVICE CONNECTION LOCATION PROPOSED TO BE ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WORK W/ PG&E AND UTILITY PROVIDERS

EXISTING WATER METER VAULT. CONTRACTOR TO COORDINATE WATER METER SIZE AND INSTALLATION W/ WATER UTILITY PROVIDER

PROPOSED HOMELAND BOUNDARY

ARROWMAKER TRACE

(E) SEWER MANHOLE

EXISTING SANITARY SEWER SERVICE CONNECTION LOCATION PROPOSED TO BE ABANDONED IN PLACE. CONTRACTOR TO COORDINATE WORK W/ SEWER UTILITY PROVIDER

EXISTING POWER AND COMMUNICATION SERVICE TRENCH FOR EXISTING WELL PROPOSED TO BE RE-ROUTED OUTSIDE OF PROPOSED HOMELAND BOUNDARY. JOINT UTILITY SERVICE TRENCH TO BE ABANDONED IN PLACE OUTSIDE OF AREA OF CONSTRUCTION AND TO BE REMOVED WITHIN AREA OF CONSTRUCTION. JOINT UTILITY SERVICE TRENCH TO BE PROTECTED IN PLACE UNTIL (N) SERVICE TRENCH FOR EXISTING WELL IS COMPLETED AND (N) SERVICE CONNECTIONS ARE MADE

(N) POWER AND COMMUNICATION SERVICE TRENCH FOR EXISTING WELL RE-ROUTED OUTSIDE OF PROPOSED HOMELAND BOUNDARY. CONTRACTOR TO COORDINATE WORK W/ SANTA LUCIA PRESERVE WATER DEPARTMENT

PROPERTY LINE

GARZAS TRAIL

EXISTING HOMELAND BOUNDARY

PROPOSED HOMELAND BOUNDARY

UPPER LEVEL FF=98.50

NOTE: ALL ROOF DRAINAGE TO BE CONNECTED TO STORM DRAIN SYSTEM SHOWN

PROPOSED RESIDENCE MAIN LEVEL FF=94.00 LOWER LEVEL FF=83.02

GARAGE

(N) STORM DRAIN SUBSURFACE ENERGY DISSIPATER

RIGHT-OF-WAY EASEMENT

(E) SEWER MANHOLE

(E) UTILITY VAULTS

(E) WHARF HYDRANT

PROPOSED JOINT UTILITY SERVICE CONNECTION LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E AND UTILITY PROVIDERS

PROPOSED SANITARY SEWER SERVICE CONNECTION LOCATION. CONTRACTOR TO COORDINATE WORK W/ SEWER UTILITY PROVIDER. CONTRACTOR TO SAWCUT (E) AC PAVEMENT AS NEEDED TO MAKE (N) CONNECTION. AC PAVEMENT SECTION AFFECTED BY (N) CONSTRUCTION TO BE REPLACED IN KIND

(E) AREA DRAIN

(E) WELL UTILITY BOXES TO BE PROTECTED IN PLACE

(E) WELL TO BE PROTECTED IN PLACE

(E) WELL WATER LINE TO BE PROTECTED IN PLACE

(N) ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE WORK W/ PG&E. ROUTING OF SERVICES TO OTHER BUILDING AFTER METER LOCATION TO BE DETERMINED BY OTHERS.

(N) STORM DRAIN SUBSURFACE ENERGY DISSIPATER

(E) WATER LINE TO BE PROTECTED IN PLACE

(N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E

RUMSEN TRACE

16 0 8 16 32
1" = 16'

A C2 STORM DRAIN & UTILITY PLAN
SCALE: 1"=16'

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LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER MARK R. STEVENS No. 39030 EXP. 9-30-24 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY:	MRS	
DESIGNED BY:	MRS	
DATE:	2-15.2024	
SCALE:	AS SHOWN	N/A
JOB NUMBER:	23-43	N/A
LAST REVISED:		
REVISED BY:		

STORM DRAIN & UTILITY PLAN

GRIFFITH RESIDENCE
SANTA LUCIA PRESERVE LOT 38
1 RUMSEN TRACE
CARMEL, CA 93923
APN 239-051-007

SHEET C2
OF
4 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD 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.

CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.
9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

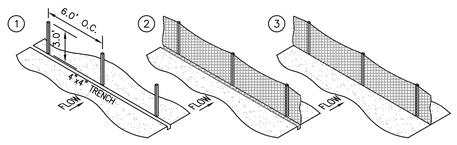
MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

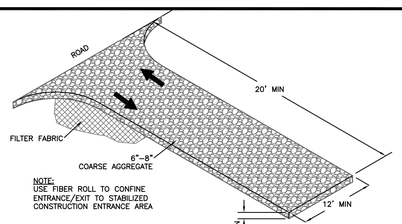
INSTALLATION

1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



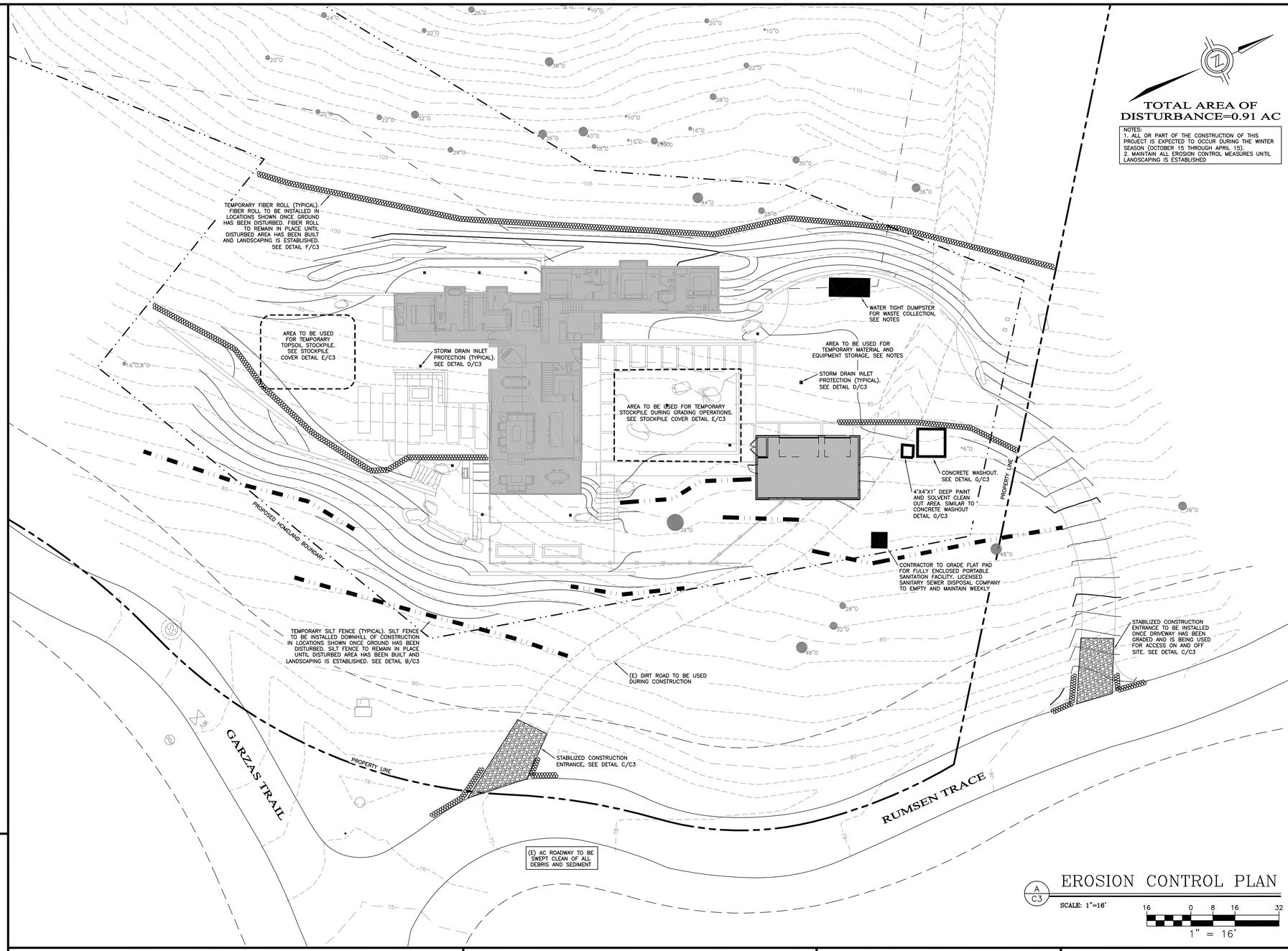
B C3 SILT FENCE DETAIL

NTS



C C3 STABILIZED CONSTRUCTION ENTRANCE

NTS

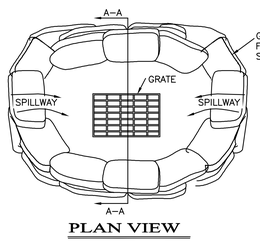


A C3 EROSION CONTROL PLAN

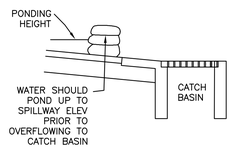
SCALE: 1"=16'

16 0 8 16 32

1" = 16'



PLAN VIEW



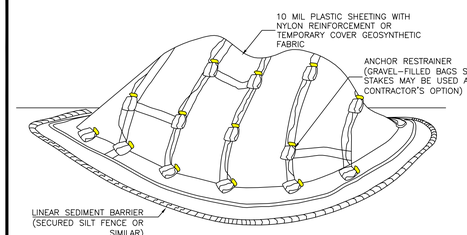
SECTION A-A

INSTALLATION

1. PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS 24" LONG BY 12" WIDE BY 6" HIGH TO BE USED. FILTER BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK. BAGS SHOULD BE STACKED TIGHTLY AND SHOULD CREATE A SPILLWAY TO ALLOW WATER TO POND AND OVERFLOW TO CATCH BASIN.
2. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN AND FLOW ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

D C3 INLET PROTECTION

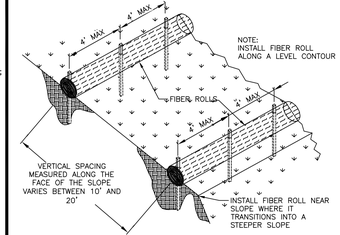
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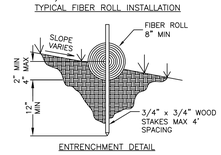
NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

E C3 STOCKPILE COVER DETAIL

NTS



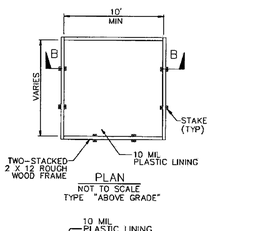
TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

F C3 FIBER ROLL DETAIL

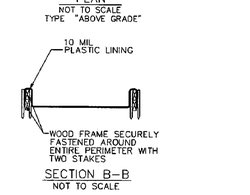
NTS



PLAN

NOT TO SCALE

TYPE "ABOVE GRADE"



SECTION B-B

NOT TO SCALE

G C3 CONCRETE WASHOUT

NTS

L&S ENGINEERING AND SURVEYING, INC
2490 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2123 F: 831.655.3425
LandSengineers.com

TOTAL AREA OF DISTURBANCE=0.91 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

REGISTERED PROFESSIONAL ENGINEER MARK R. STEVENSON No. 23930 EXP. 6-30-24 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY:	MRS
DESIGNED BY:	MRS
DATE:	2-15-2024
SCALE:	AS SHOWN
JOB NUMBER:	23-43
LAST REVISED:	N/A
REVISED BY:	N/A

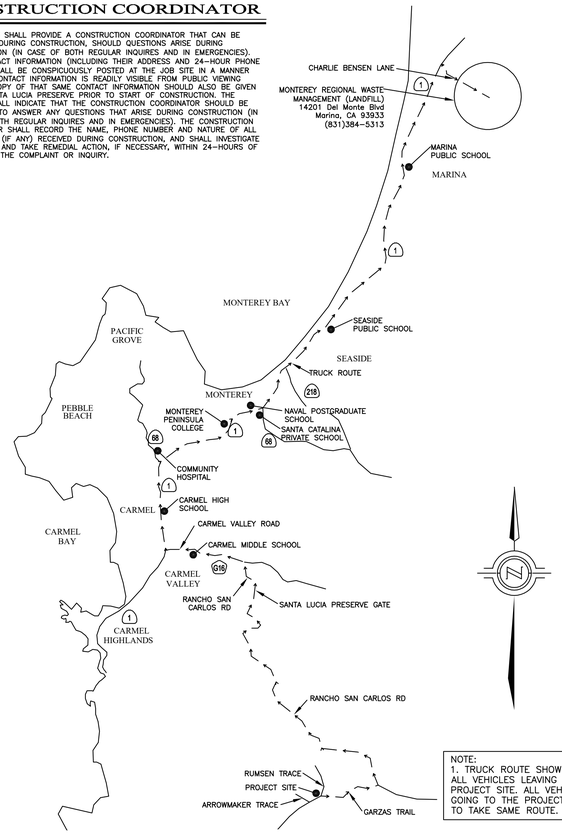
EROSION CONTROL PLAN

GRIFFITH RESIDENCE
SANTA LUCIA PRESERVE LOT 38
1 RUMSEN TRACE
CARMEL, CA 93923
APN 239-051-007

SHEET C3
OF
4 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE SANTA LUCIA PRESERVE PRIOR TO START OF CONSTRUCTION. 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 ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

A / C4 VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=8000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON 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.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. 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.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. – NOT APPLICABLE TO SITE
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. –NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.
13. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING 8 TREE PROTECTION MEASURES DURING CONSTRUCTION:
   – AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.
   – NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES OF THESE FENCE PROTECTED TREES.
   – NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION, IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST, AND IS APPROVED BY ARCHITECTURAL REVIEW STAFF.
   – BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE.
   – ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE HEALTH IS TO BE REASONABLY MAINTAINED.
   – ALL TREE WORK WILL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL.
   – SITE SPECIFIC AND INDIVIDUAL TREE RECOMMENDATIONS PER INDIVIDUAL RESIDENTIAL LOT WILL BE ADDRESSED ON EACH INDIVIDUAL LOT AS SPECIFIC SITE PLANS FOR CONSTRUCTION ARE DEVELOPED.
   – DISEASED TREES ESPECIALLY PITCH CANKER INFECTED TREES FROM WHICH DISEASE MIGHT SPREAD TO NEARBY FORESTED AREAS, AS VERIFIED IN WRITING BY A QUALIFIED PROFESSIONAL FORESTER SELECTED FROM THE COUNTY'S LIST OF CONSULTING FORESTERS, WILL BE REMOVED.

ADDITIONAL NOTES:
1. THIS PROJECT SITE WILL EXPECT 2-10 WORKERS PER DAY.
2. THIS PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.
3. CONSTRUCTION PARKING WILL BE AT THE SITE WITHIN PROPOSED AREA

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. DO NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

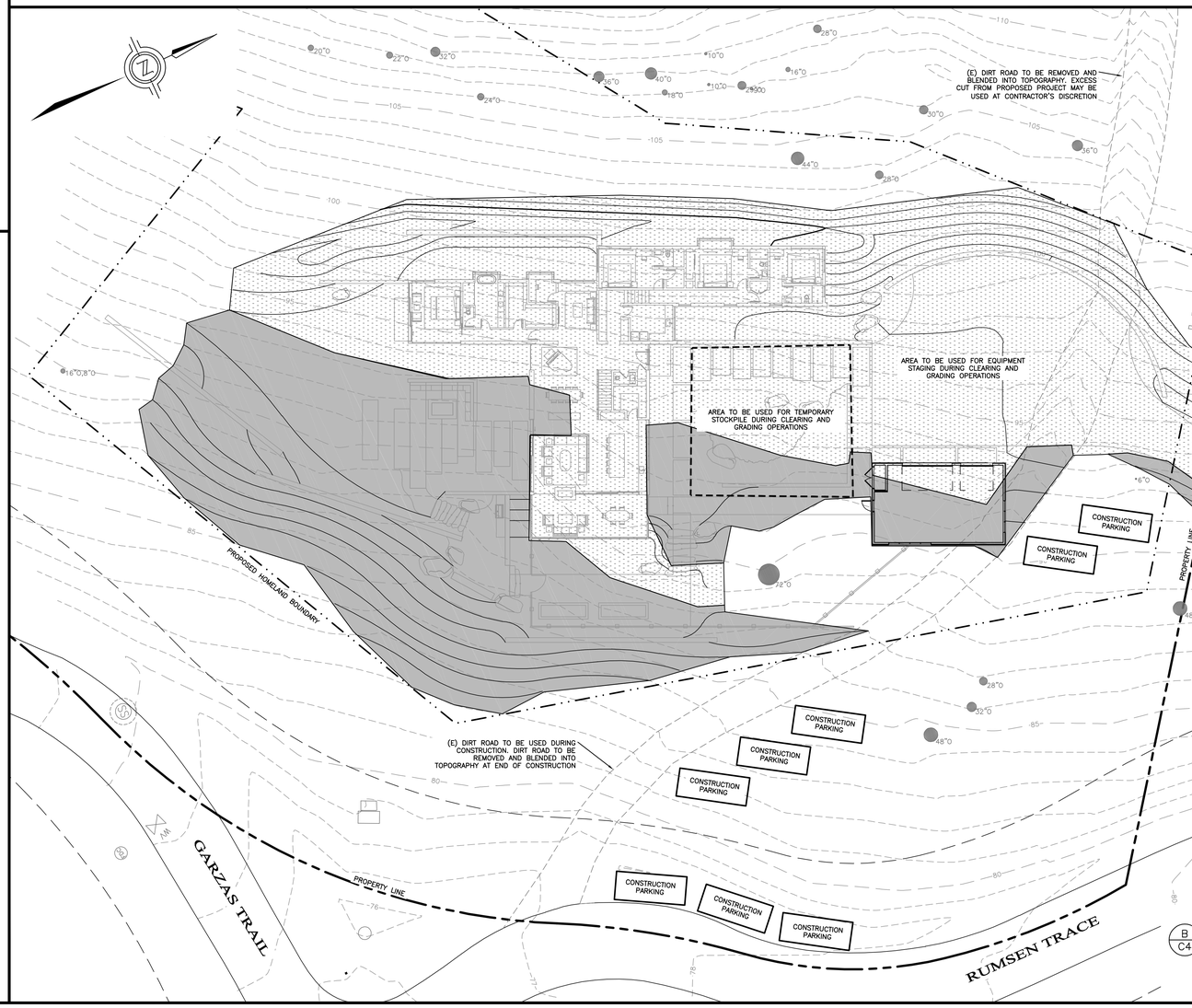
To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, mortar mix, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4900

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015



LEGEND

AREA OF FILL — AREA OF CUT

EARTHWORK QUANTITIES:
1830 CY CUT
810 CY FILL
1020 CY CUT NET
* AT 5 TRUCK TRIPS PER DAY AND 10 CY PER TRUCK TRIP (50CY/DAY) IT IS ESTIMATED THAT IT WILL TAKE 102 TRUCK TRIPS OR 21 DAYS TO REMOVE THE EXCESS MATERIAL FROM THE SITE

GRADING STAGING:
SEE GRADING PLANS FOR GRADING AND EROSION CONTROL DURING CONSTRUCTION.
STEP 1: REMOVE TREES DESIGNATED FOR REMOVAL AS SHOWN IN THIS PLAN SET AND CLEAR AND GRUB SITE PER GEOTECHNICAL REPORT SPECIFICATIONS. ALL DEBRIS TO BE REMOVED OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4. USE DESIGNATE AREA FOR TEMPORARY STOCKPILE AREA.
IMPLEMENT EROSION CONTROL ONCE SITE HAS BEEN DISTURBED. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 2: REMOVE CUT MATERIAL AND PREPARE SUBGRADE FOR FILL PLACEMENT PER GEOTECHNICAL REPORT SPECIFICATIONS. USE DESIGNATED AREAS FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREAS. SEE EROSION CONTROL PLAN FOR NECESSARY BMPS DURING GRADING OPERATIONS.
STEP 3: PLACE CUT MATERIAL WITHIN AREAS TO RECEIVE FILL PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 4: REMOVE EXCESS CUT MATERIAL OFF SITE TO THE MONTEREY REGIONAL WASTE MANAGEMENT LANDFILL VIA HAUL ROUTE SHOWN IN A/C4.
STEP 5: PREPARE SUBGRADE FOR BUILDING AND PAVEMENT AREAS PER GEOTECHNICAL REPORT SPECIFICATIONS.
STEP 6: INSTALL ADDITIONAL BMPS AS SHOWN ON THE EROSION CONTROL PLAN AND MAINTAIN BMPS UNTIL CONSTRUCTION IS FINISHED AND LANDSCAPING IS ESTABLISHED.

B / C4 GRADING STAGING PLAN

SCALE: 1"=16'

16 0 8 16 32

1" = 16'

L&S ENGINEERING AND SURVEYING, INC
2490 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2123 F: 831.655.3425
LandSe@mbay.net

REGISTERED PROFESSIONAL ENGINEER — MARK R. STEVENS — No. 93930 — EXP. 9-30-24 — CIVIL — STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 2-15.2024
SCALE: AS SHOWN
JOB NUMBER: 23-43
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

GRIFFITH RESIDENCE
SANTA LUCIA PRESERVE LOT 38
1 RUMSEN TRACE
CARMEL, CA 93923
APN 239-051-007

SHEET C4
OF
4 SHEETS

LEGEND

- PROPERTY LINE
- HOMELAND BOUNDARY
- HOMELAND SETBACK
- (E) GRADE
- (N) GRADE
- FENCE
- (E) TREE TO REMAIN
- ≥ 30% SLOPE

KEYNOTE LEGEND

4	METAL ROOF FASCIA, TYP
11	MAIN RESIDENCE
13	DRIVEWAY
14	AUTOCOURT
15	GUEST PARKING
16	ENTRY GARDEN
17	COVERED WALKWAY
18	SITE RETAINING WALL
19	PV ARRAY
20	KITCHEN GARDEN
21	FIRE PIT TERRACE
22	BBQ TERRACE
26	(E) WATER VALVE
27	(E) UTILITY VAULT
28	(E) AREA DRAIN
29	(E) CONC. PAD WITH WELL AND CONTROL PANEL
30	(E) FIRE HYDRANT
34	ADDRESS MARKER
35	STREET SIGN

LOT 37

LOT 39

PARCEL CC

PARCEL I

439.31'

370.15'

PROPOSED HOMELAND BOUNDARY

PROPOSED HOMELAND PARCEL #38 4.57ACRES

108' - 2" T.O. ROOF

102' - 0" T.O. ROOF

109' - 8" T.O. ROOF

32' - 3"

36' - 10"

16' - 4"

12' - 5"

49' - 6"

5' HOMELAND SETBACK

PROPOSED HOMELAND BOUNDARY

RUMSEN TRACE

ARROWMAKER TRACE

GARZAS TRAIL

1 SITE PLAN
3/64" = 1'-0"

3/13/2024 4:42:56 PM

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415 252 1441
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LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
SITE PLAN

A1.20
SHEET



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

LEGEND

NEW WALL

1-HOUR RATED WALL

KEYNOTE LEGEND

4 METAL ROOF FASCIA, TYP
31 BUNK BED AREA SEPARATION

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

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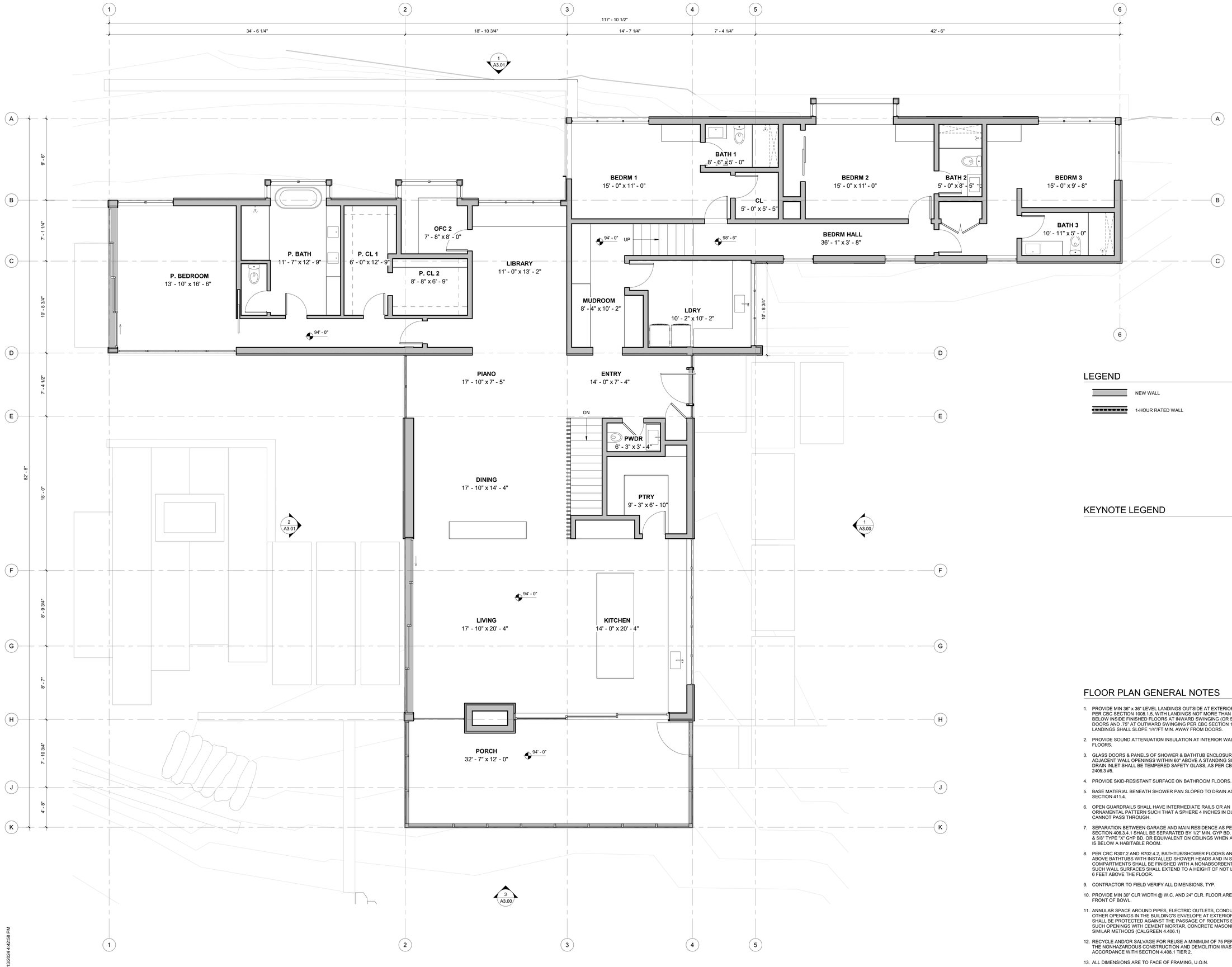
HISTORY

△	DESC.	DATE

0' 2' 4' 8'

TITLE
FLOOR PLAN - BASEMENT

A2.20
SHEET



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

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LEGEND

- NEW WALL
- 1-HOUR RATED WALL

KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES

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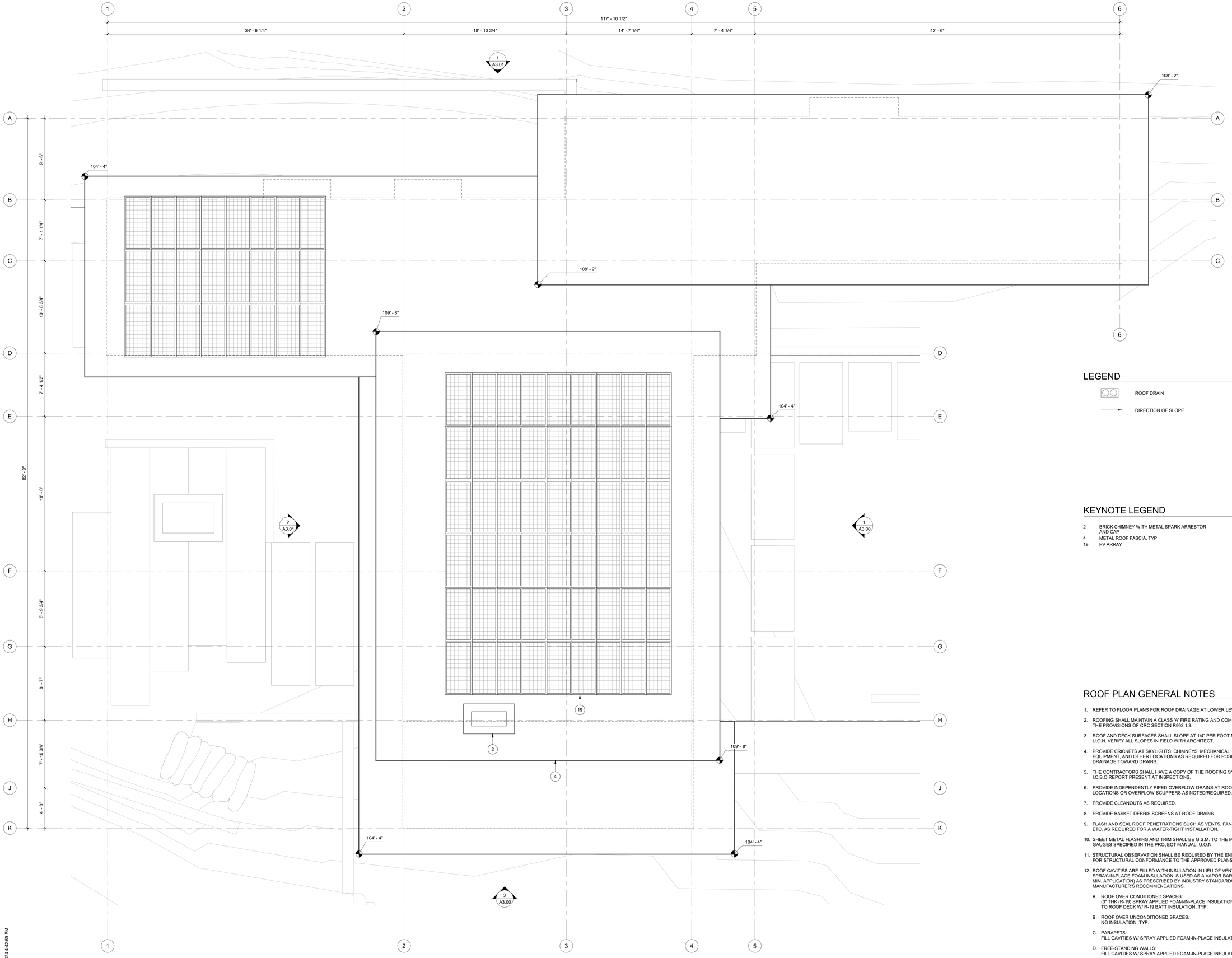
HISTORY

△	DESC.	DATE

0' 2' 4' 8'

TITLE
FLOOR PLAN -
LEVEL 1

A2.21
SHEET



1 ROOF PLAN - MAIN LEVEL

1/4" = 1'-0"

LEGEND

- ROOF DRAIN
- DIRECTION OF SLOPE

KEYNOTE LEGEND

2 BRICK CHIMNEY WITH METAL SPARK ARRESTOR AND CAP
4 METAL ROOF FASCIA, TYP
19 PV ARRAY

ROOF PLAN GENERAL NOTES

1. REFER TO FLOOR PLANS FOR ROOF DRAINAGE AT LOWER LEVEL ROOFS
2. ROOFING SHALL MAINTAIN A CLASS 'A' FIRE RATING AND COMPLY WITH THE PROVISIONS OF CRC SECTION R902.1.3.
3. ROOF AND DECK SURFACES SHALL SLOPE AT 1/4" PER FOOT MINIMUM, U.O.N. VERIFY ALL SLOPES IN FIELD WITH ARCHITECT.
4. PROVIDE CRICKETS AT SKYLIGHTS, CHIMNEYS, MECHANICAL EQUIPMENT, AND OTHER LOCATIONS AS REQUIRED FOR POSITIVE DRAINAGE TOWARD DRAINS.
5. THE CONTRACTORS SHALL HAVE A COPY OF THE ROOFING SYSTEM I.C.B.O.REPORT PRESENT AT INSPECTIONS.
6. PROVIDE INDEPENDENTLY PIPED OVERFLOW DRAINS AT ROOF DRAIN LOCATIONS OR OVERFLOW SCUPPERS AS NOTED/REQUIRED.
7. PROVIDE CLEANOUTS AS REQUIRED.
8. PROVIDE BASKET DEBRIS SCREENS AT ROOF DRAINS.
9. FLASH AND SEAL ROOF PENETRATIONS SUCH AS VENTS, FANS, HOODS, ETC. AS REQUIRED FOR A WATER-TIGHT INSTALLATION.
10. SHEET METAL FLASHING AND TRIM SHALL BE G.S.M. TO THE MINIMUM GAUGES SPECIFIED IN THE PROJECT MANUAL, U.O.N.
11. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
12. ROOF CAVITIES ARE FILLED WITH INSULATION IN LIEU OF VENTILATION. SPRAY-IN-PLACE FOAM INSULATION IS USED AS A VAPOR BARRIER (2" MIN. APPLICATION) AS PRESCRIBED BY INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
    - A. ROOF OVER CONDITIONED SPACES: (3" THK (R-19) SPRAY APPLIED FOAM-IN-PLACE INSULATION APPLIED TO ROOF DECK W/ R-19 BATT INSULATION, TYP.
    - B. ROOF OVER UNCONDITIONED SPACES: NO INSULATION, TYP.
    - C. PARAPETS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.
    - D. FREE-STANDING WALLS: FILL CAVITIES W/ SPRAY APPLIED FOAM-IN-PLACE INSULATION, TYP.

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11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

0' 2' 4' 8'

TITLE
ROOF PLAN - MAIN HOUSE

A2.22
SHEET

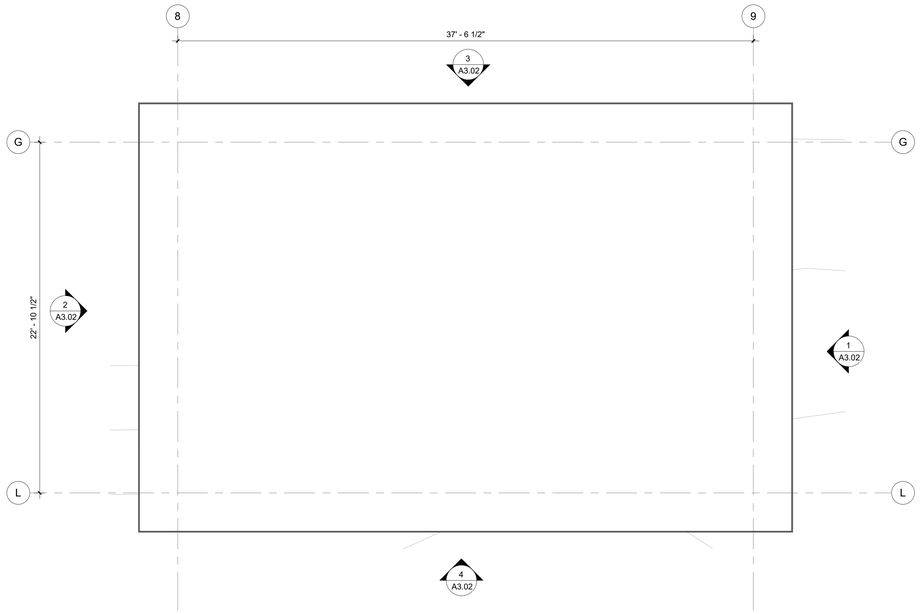
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LEGEND

NEW WALL

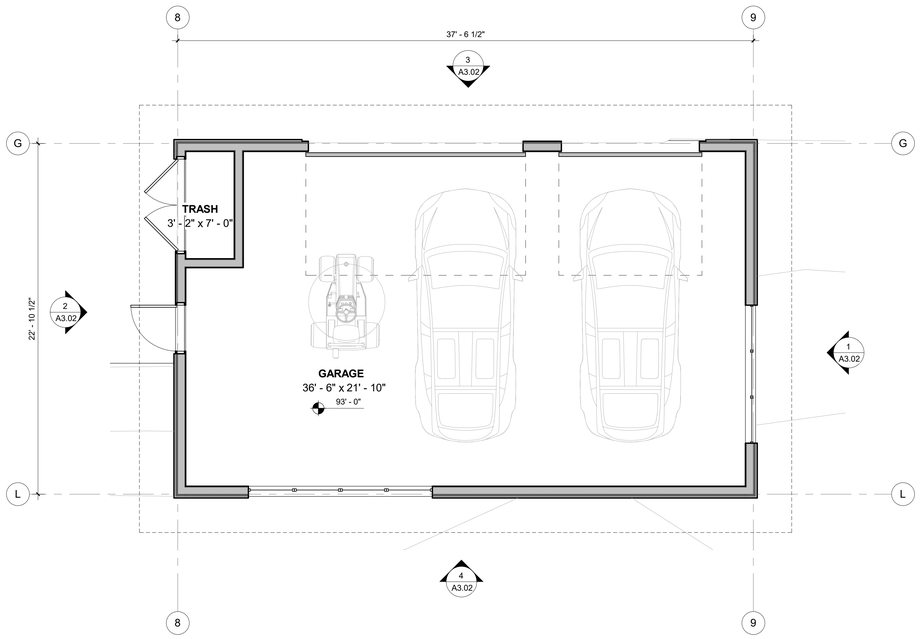
1-HOUR RATED WALL

KEYNOTE LEGEND



2 ROOF PLAN - GARAGE

1/4" = 1'-0"



1 FLOOR PLAN - GARAGE

1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

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JONATHAN FELDMAN
C-28459
11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

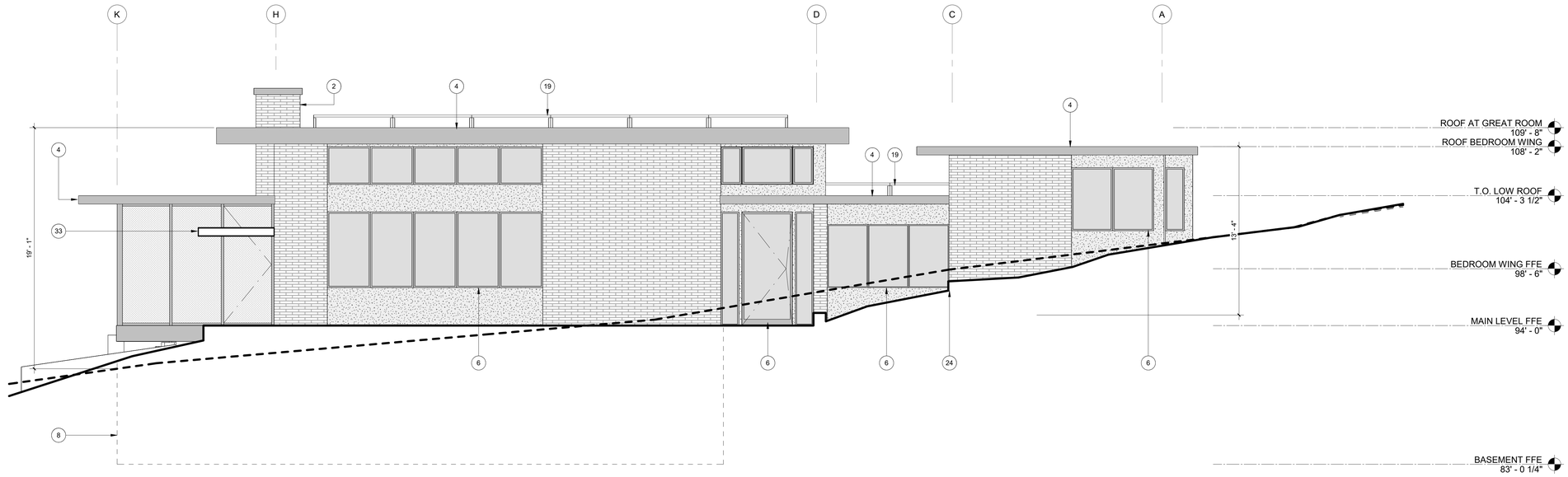
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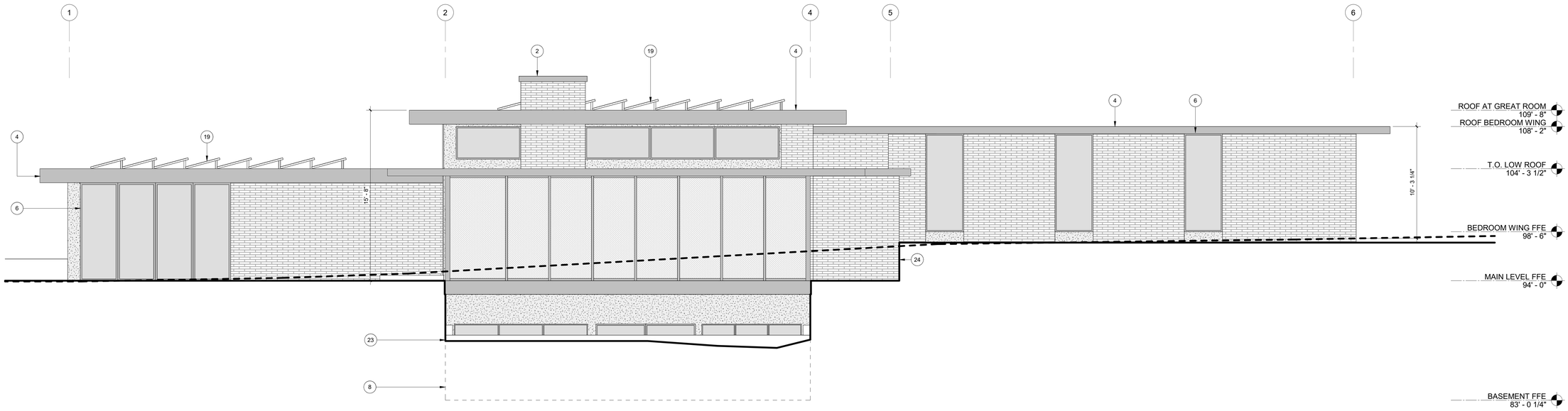
TITLE
GARAGE FLOOR
PLAN & ROOF PLAN

A2.30
SHEET

3/15/2024 11:56:07 AM



1 EXTERIOR ELEVATION - MAIN HOUSE - EAST
1/4" = 1'-0"



3 EXTERIOR ELEVATION - MAIN HOUSE - SOUTH
1/4" = 1'-0"

LEGEND

- BRICK
- CEMENT PLASTER
- CONCRETE
- INSECT SCREEN
- GLASS
- POWDER COATED METAL
- EXISTING NATURAL GRADE

KEYNOTE LEGEND

2	BRICK CHIMNEY WITH METAL SPARK ARRESTOR AND CAP
4	METAL ROOF FASCIA, TYP
6	METAL CLAD WINDOWS & DOORS, WUI COMPLIANT
8	LINE OF BASEMENT BELOW GRADE
19	PV ARRAY
23	MOST RESTRICTIVE GRADE MAIN LEVEL AND GREAT ROOM
24	MOST RESTRICTIVE GRADE BEDROOM WING
33	WALKWAY CANOPY

ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

3/15/2024 11:56:08 AM

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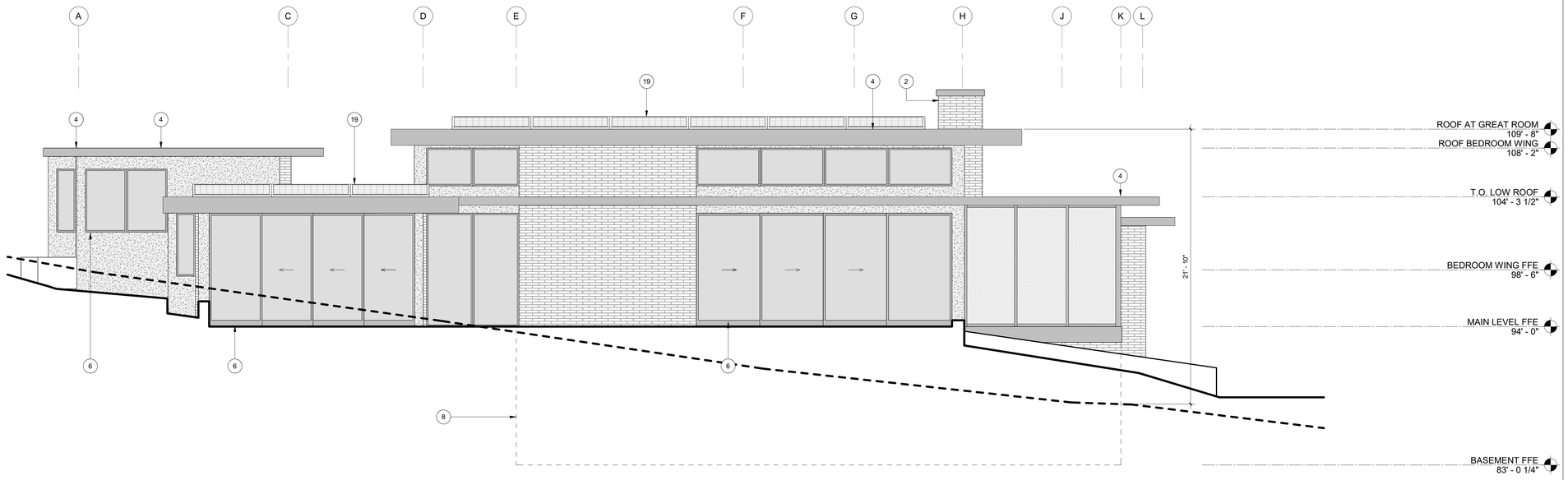
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△	DESC.	DATE

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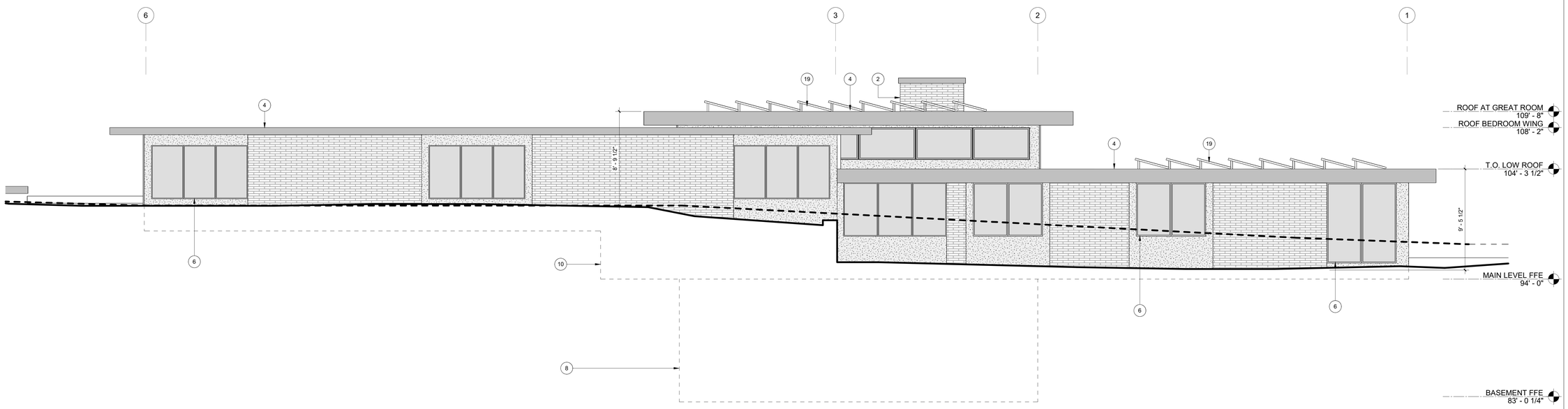
TITLE
EXTERIOR
ELEVATIONS - MAIN
HOUSE

A3.00
SHEET



2 EXTERIOR ELEVATION - MAIN HOUSE - WEST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - MAIN HOUSE - NORTH

1/4" = 1'-0"

LEGEND

- BRICK
- CEMENT PLASTER
- CONCRETE
- INSECT SCREEN
- GLASS
- POWDER COATED METAL
- EXISTING NATURAL GRADE

KEYNOTE LEGEND

2	BRICK CHIMNEY WITH METAL SPARK ARRESTOR AND CAP
4	METAL ROOF FASCIA, TYP
6	METAL CLAD WINDOWS & DOORS, WUI COMPLIANT
8	LINE OF BASEMENT BELOW GRADE
10	LINE OF MAIN AND BEDROOM FLOOR BELOW GRADE
19	PV ARRAY

ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

3/15/2024 11:56:11 AM

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APPLICATION SET

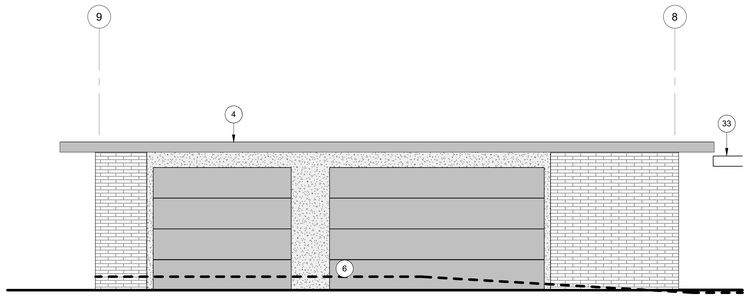
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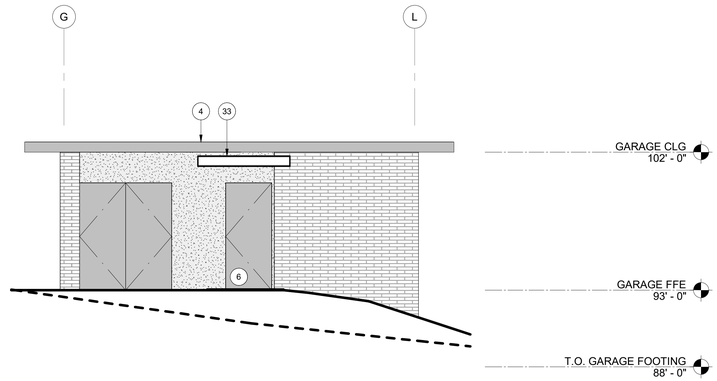
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TITLE
EXTERIOR
ELEVATIONS - MAIN
HOUSE

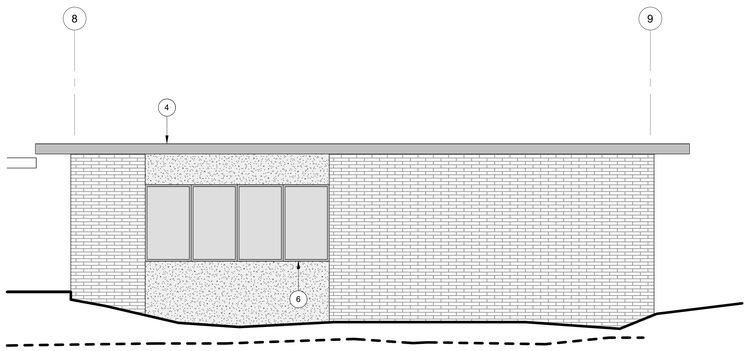
A3.01
SHEET



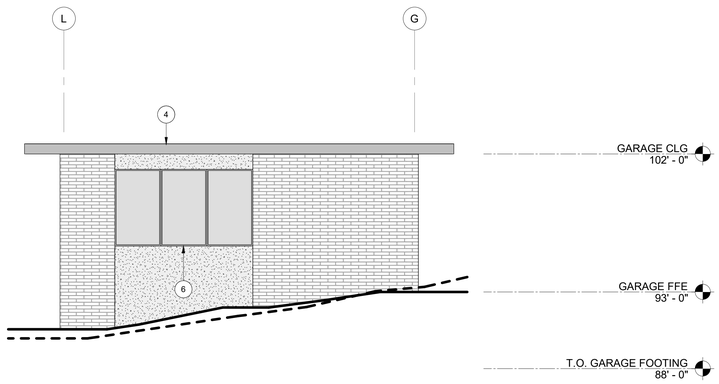
3 EXTERIOR ELEVATION - GARAGE - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - GARAGE - WEST
1/4" = 1'-0"



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



1 EXTERIOR ELEVATION - GARAGE - EAST
1/4" = 1'-0"

LEGEND

- BRICK
- CEMENT PLASTER
- CONCRETE
- INSECT SCREEN
- GLASS
- POWDER COATED METAL
- EXISTING NATURAL GRADE

KEYNOTE LEGEND

4	METAL ROOF FASCIA, TYP
6	METAL CLAD WINDOWS & DOORS, WUI COMPLIANT
33	WALKWAY CANOPY

ELEVATION GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
2. GRADE FOR ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

3/15/2024 11:56:12 AM

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CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

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DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR
ELEVATIONS -
GARAGE

A3.02
SHEET

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AERIAL VIEW FROM SOUTH

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22-003

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APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR VIEWS

A3.50
SHEET

3/13/2024 4:43:03 PM

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VIEW FROM SOUTHWEST CORNER OF PROPERTY

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APN #
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ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR VIEWS

A3.51
SHEET

3/13/2024 4:43:03 PM

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VIEW FROM GARZAS TRAIL

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ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR VIEWS

A3.52
SHEET

3/13/2024 4:43:04 PM

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JONATHAN FELDMAN
C-28459
11/30/2025
RENEWAL DATE
STATE OF CALIFORNIA



VIEW FROM ENTRY COURT

PROJECT NAME
GRIFFITH RESIDENCE

PROJECT ADDRESS
1 RUMSEN TRACE
CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

ISSUE
PLANNING
APPLICATION SET

DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR VIEWS

A3.53
SHEET

3/13/2024 4:43:04 PM



VIEW FROM COVERED WALK



VIEW FROM COVERED WALK FACING ENTRY COURT



VIEW FROM NORTH



VIEW FROM ENTRY

3/13/2024 4:43:04 PM

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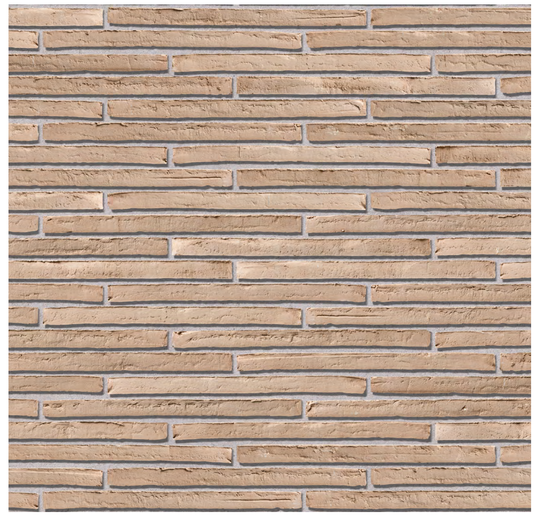
△	DESC.	DATE

TITLE
EXTERIOR VIEWS

A3.54
SHEET



TAN TPO ROOFING MEMBRANE



TAN / BEIGE ROMAN STYLE BRICK BUILDING FACADE & SITE WALLS



TAN / BEIGE ROCK BALLAST ROOF COVERING



TAN / BEIGE CEMENT PLASTER BUILDING WALLS



DARK ANODIZED FLASHING AND POWDER COATED STEEL FASCIA



STAINED WOOD WINDOWS & EXTERIOR DOORS

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DATE
2024.03.14

HISTORY

△	DESC.	DATE

TITLE
EXTERIOR
MATERIAL
REFERENCES

A3.60
SHEET

3/13/2024 4:43:06 PM



TREE REMOVAL + PROTECTION NOTES

1. Refer to the 1 Rumsen Trace Tree Impact Assessment Report, dated 04/11/23, as prepared by Urban Tree Managment, for all notes and information related to tree removal and protection.
2. All existing trees not shown for removal are to remain and be protected throughout construction.
3. Avoid pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assesment Report.

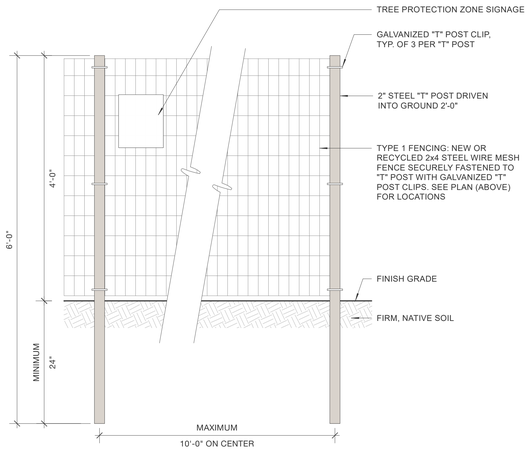
Total trees to be removed: 0

TREE REMOVAL + PROTECTION LEGEND

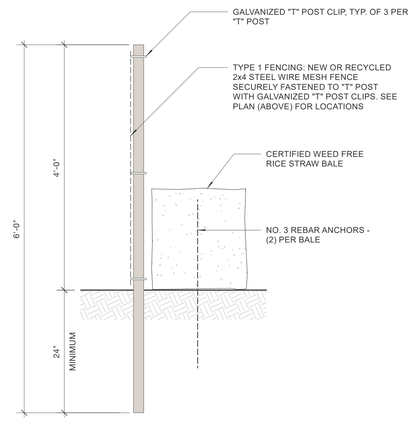
- Tree to remain / be protected
- 4' 2x4 wire mesh with driven steel "T" posts, see details L0.1
- Minimum Critical Root Zone

TREE MITIGATION NOTES

1. Refer to the 1 Rumsen Trace Tree Impact Assessment Report dated 4/11/2023 as prepared by Urban Tree Management, for all notes and information related to tree mitigation.
2. Also see sheet L3.0.



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



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

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

FOR REVIEW AND COORDINATION PURPOSES ONLY NOT FOR CONSTRUCTION

GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

Drawn by
MT

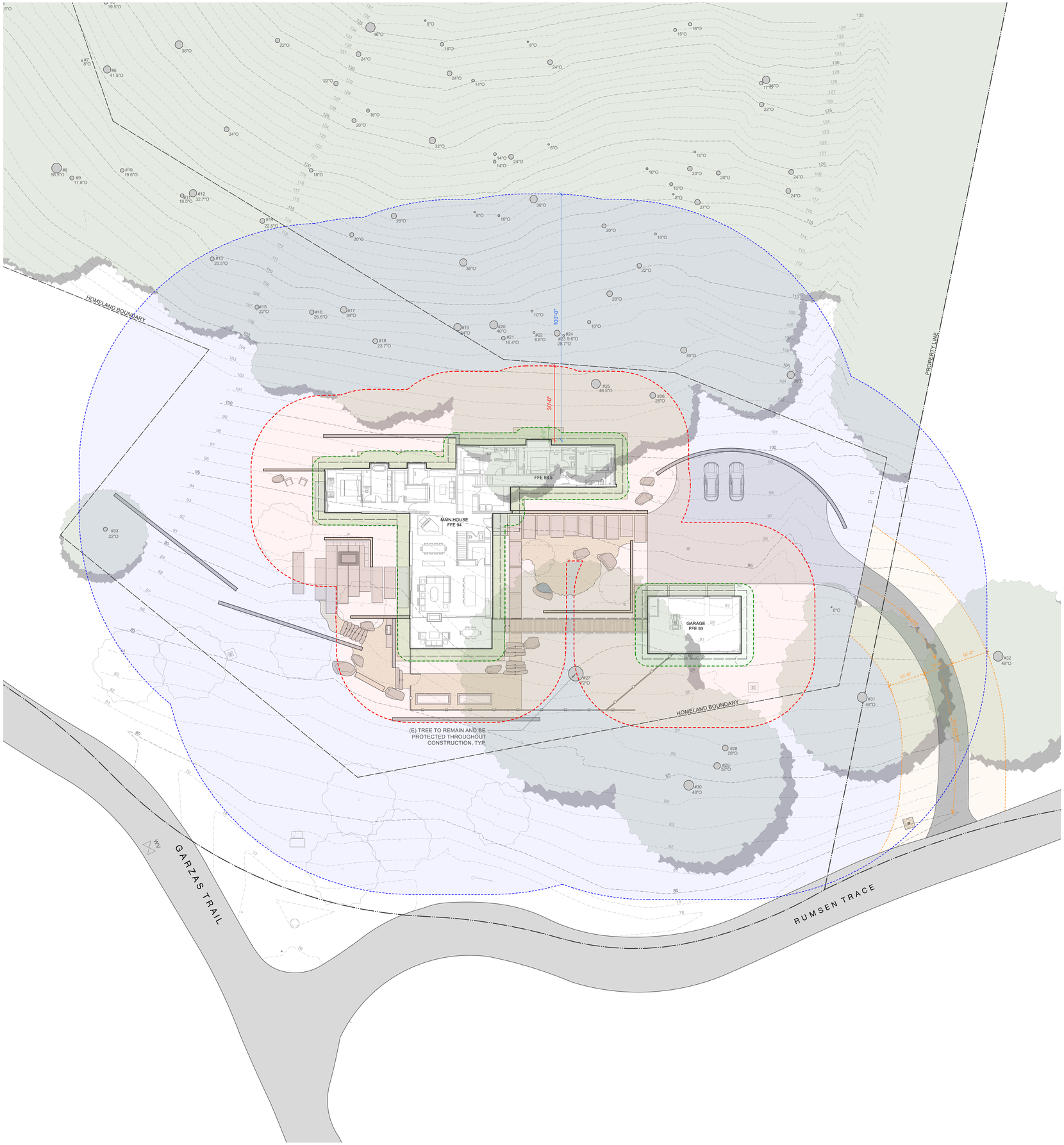
Scale: 1/16" = 1'-0" NORTH

0' 8' 16'

Drawing Title

TREE PROTECTION PLAN

L0.1



FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings and as described and outlined in the lot specific Fuel Management Plan prepared by Benjamin Eichorn, (Fuel Management Specialist).

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Non-Combustible Zone: 0-5ft from structures
Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.

Green Zone: 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feeet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.

Management Zone: 30-100 ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

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.
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.

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

Drawn by
MT

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

NORTH

0' 8' 16'

Drawing Title
FUEL MANAGEMENT PLAN

L0.2

LOT SIZE

Parcel Size: 4.6 Acres

Homeland Boundary: 1.4 Acres

LOT 38 HABITAT:

Lot 38 is nestled along a southeastern slope that's situated between Rumsen Trace, Garzas Trail and Arrowmaker Trace to the west. The lot includes both Woodland and Grassland habitats, with a dense oak woodland occurring at the upper and more steeply sloped portion of the lot and grassland occurring along the lower and more gently sloped areas that border Garzas Trail.

The Woodland Habitat is comprised primarily of native oak trees including largely mature Coast Live Oaks and Valley Oaks, providing both fragmented and continuous canopy as habitat for birds and insects. Due to the dense canopy along the upper portion of the lot, very sparse to no understory vegetation is present.

The Grassland Habitat extends out from the edge of the Woodland above and rolls gently down to Rumsen Trace and Garzas Trail. A few specimen oaks occur within the grassland which create moments of a more savana like habitat, as is present along the east side of Garzas Trail. Both native perennial grasses and non-native annuals comprise the grassland area that runs north to south along the lot. Noted native species include carex spp. (sedge), achillea (yarrow), stipa pulchra (Purple Needle Grass) and lupinus (Lupine).

LOT 39

PROPERTY LINE

ARROWMAKER TRACE

HOMELAND BOUNDARY

LOT 38

LOT 37

PROPERTY LINE

(E) TREE TO REMAIN, TYP.

FFE 98.5

MAIN HOUSE
FFE 94

GARAGE
FFE 93

PROPERTY LINE

UTILITY VAULTS

CONCRETE PAD WITH WELL
AND CONTROL PANEL

AREA FOR WELL MAINTENANCE PARKING,
TBD BY THE SANTA LUCIA PRESERVE

PROPOSED DRIVEWAY
TO 1 RUMSEN TRACE

GARZAS TRAIL

PACBELL VAULT

UTILITY VAULT

(E) SERVICE ROAD

PROPOSED NATIVE TREE, TYP.
SEE SHEET L3.0

RUMSEN TRACE

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GRIFFITH RESIDENCE

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Scale: 1" = 20.0'

0' 10' 20'

NORTH

Drawing Title

REFERENCE SITE PLAN

L1.0



LEGEND

1. DRIVEWAY
2. AUTO COURT
3. BOARD FORMED CONCRETE WALLS
4. STONE/ BRICK WALLS
5. STONE PAVEMENT
6. GRAVEL PAVEMENT
7. TIMBER BOARDWALK
8. STONE STEPS
9. GARDEN BED
10. DEER FENCING
11. BENCH
12. OUTDOOR KITCHEN
13. FIRE PIT
14. BANQUETTE SEATING
15. WATER BOULDER
16. BOULDER
17. MOWN PATH
18. MAINTENANCE PARKING
19. SUBSURFACE PROPANE TANK, BY OTHERS

MAXIMUM WALL HEIGHTS

WALL	LENGTH	MAX HEIGHT
A	92'-7"	4'-0"
B	55'	2'-0"
C	65'	2'-2"
D	60'	2'-0"
E	61'-6"	2'-4"
F	63'	2'-7"
G	25'	2'-6"
H	55'	3'-6"

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MT

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

NORTH

0' 8' 16'

Drawing Title
SITE PLAN

L1.1

MATERIAL SPECIFICATIONS

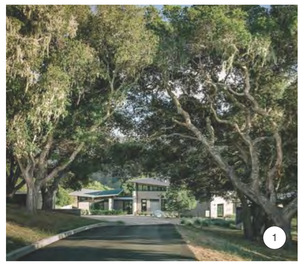
NOTES

1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.1 PRELIMINARY HOMELAND SITE PLAN
2 PROVIDE MOCK-UP SAMPLES FOR ITEMS REQUESTED, MOCK UPS TO BE REVIEWED BY BLA
3 FOR PHOTO REFERENCES, REFER TO THIS SHEET

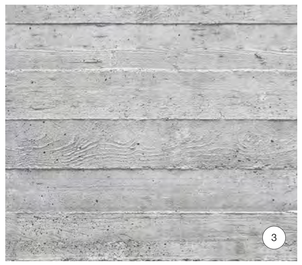
DESIGNER/CONTRACTOR LEGEND

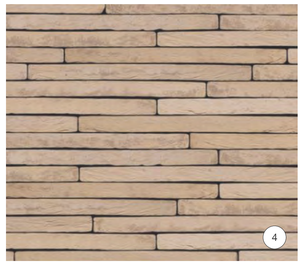
BLA	Bliss Landscape Architecture	CE	L & S Engineering
ARCH	Feldman Architecture	LC	Landscape Contractor
GC	General Contractor	SE	Structural Engineer

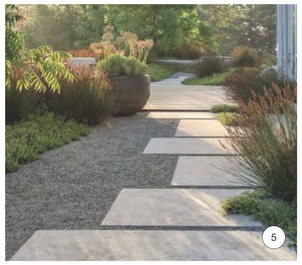
	LANDSCAPE ITEM	SPECIFICATION	NOTES
1	DRIVEWAY	Asphalt Pavement, See CE Drawings	
2	AUTO COURT	6" thick PIP 3500 psi compressive strength concrete mix. 50/50 aggregate/concrete mix Integral Color: 'Davis'. Heavy Acid Finish. Base: Compacted aggregate as per Geo-tech Report	
3	BOARD FORMED CONCRETE WALL	8" thick reinforced, PIP concrete w/ 6" decorative horizontal board-form finish Integral color: TBD Square edges at corners, align + level boards at all vertical on each face. Structure: Wall structural detailing by SE, drainage by CE	
4	BRICK WALL	Wall: PIP Reinforced concrete wall with concrete footing per structural specifications. Provide waterproofing and drain mat/pipe at rear of all retaining wlls. Brick Veneer: Cooritalia Long Format Brick, brick type + finish TBD.	
5	STONE PAVEMENT	Stone: 1.5" common thickness cut stone pavers, finish TBD, mortar set, tight joints. Pedestrian Base: Compacted aggregate base per Geo-tech report.	
6	GRAVEL PAVEMENT	3/8" washed 'Yosemite Tan' gravel top dressing to 3/4" thick on 2" deep 50% 3/8" crushed rock + 50% granite fines mixed together w/ stabilizer @ 12LBS per yard. Install 3/8" washed 'Yosemite Tan' surface gravel in two lifts. First lift shall be rolled into 50/50 base prior to stabilizer setting firm. Second lift applied loose to achieve full and even depth of 3/4 thick. Base: 4 class 2 compacted aggregate base Install steel edge where all edges that meet concrete and/ or planted areas, finish edge flush with gravel.	
7	TIMBER BOARDWALK	1" X 6" smooth FSC recycled 100% Teak decking (S4S/ E4E) as supplied by INDOTEAK DESIGN, PTDF framing Alt: Thermally modified 5/4 White Ash, unfinished	
8	STONE STEPS	Monolithic natural stone steps set on 2" mortar setting bed, reinforced concrete base as per Geo-tech. Stone: TBD. Finish: TBD	
9	RAISED PLANTING BEDS	Concrete or timber garden beds, TBD.	
10	DEER FENCING	6'0" tall steel fencing, TBD.	
11	BENCH	Reclaimed timber bench, TBD.	
12	OUTDOOR KITCHEN	PIP concrete wall w/ decorative horizontal board-formed finish, integral color, TBD. Structure: wall structural detailing by SE, drainage by CE. Counter top: smooth form concrete finish, edges: board-form finish.	
13	FIRE PIT	Gas burning fire pit, PIP concrete with stone veneer finish, stone TBD. Burner: Crossfire brass burner Fire Rock: 8-10" rolled lava rock	
14	BANQUETTE SEATING	Benches: reinforced concrete with decorative horizontal board-formed finish, integral color, TBD. Cushion: by others, TBD.	
15	WATER BOULDER	Natural stone boulder selected, custom hand-crafted boulder with drilled 1-1/2 dia. for water supply line set over concrete formed basin. Concrete trough: Collection well to include 'auto-fill' valve. water feature to include filter, adjustable flow pump, clean out drain and auto-fill. Pump and filter to be located in sub-surface valve box in remote planted location. Contractor shall submit specifications for pump and filter assembly for LA approval.	
16	BOULDER	Natural stone boulder, type TBD.	
17	MOWN PATH	Native grasses	


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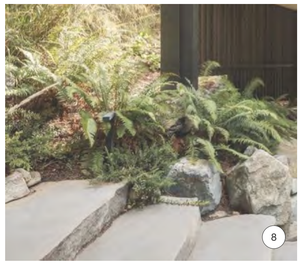

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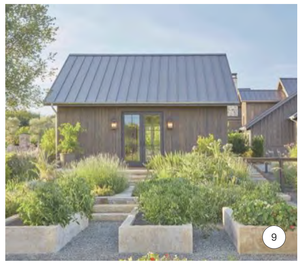

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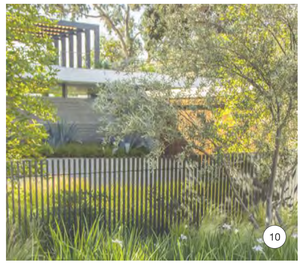

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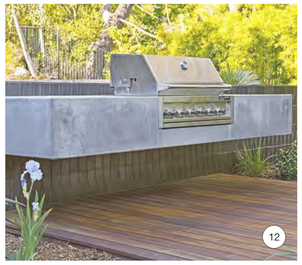

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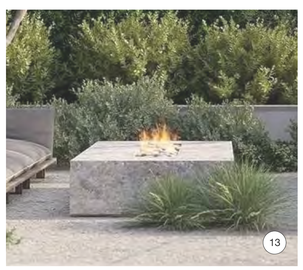

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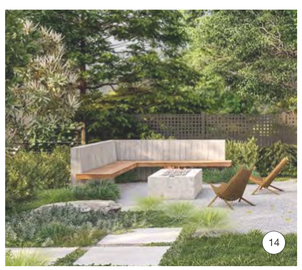

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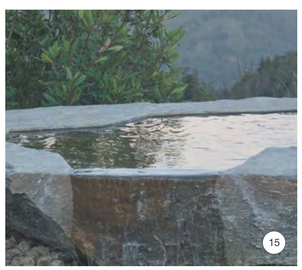

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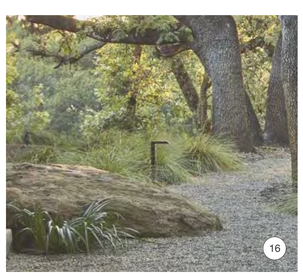

11


12


13


14


15


16


17

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Drawn by
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Scale: N/A

Drawing Title
MATERIALS + FINISHES

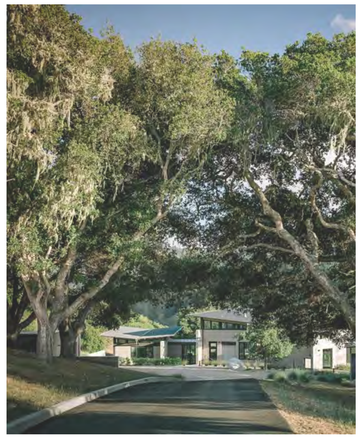
L1.2



AUTO COURT



DRIVEWAY VIEW



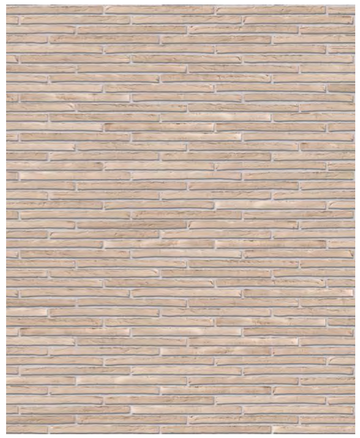
1 ASPHALT PAVEMENT



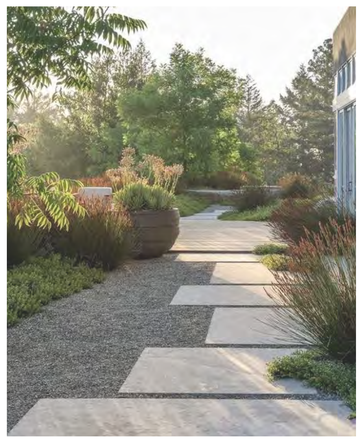
2 CONCRETE AUTO COURT



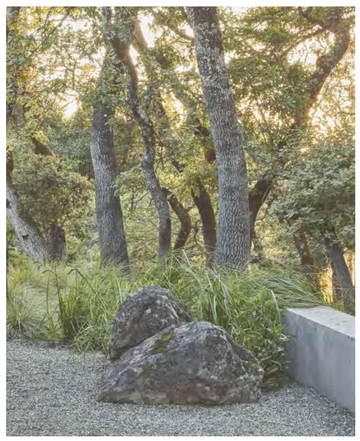
3 BOARD FORMED CONCRETE WALL



4 BRICK VENEER



5 CUT STONE PAVEMENT



16 BOULDERS

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LANDSCAPE MODEL VIEWS

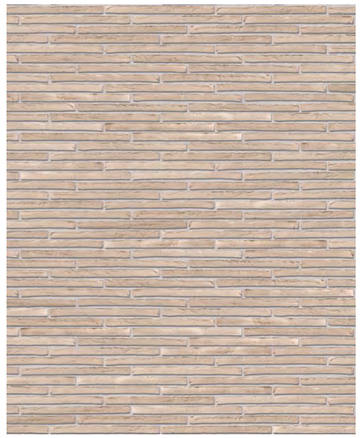
L2.0



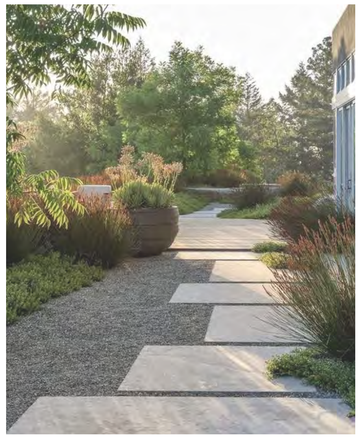
ENTRY VIEW



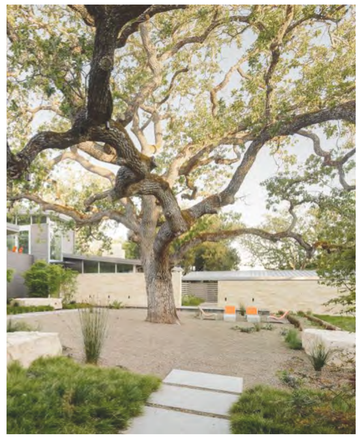
ENTRY GARDEN



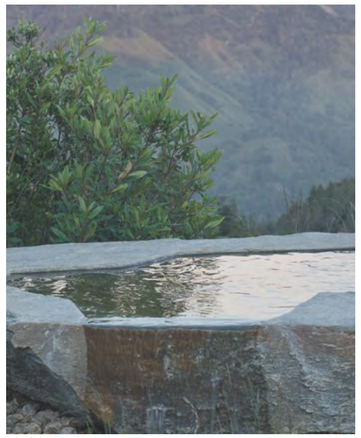
4 BRICK VENEER



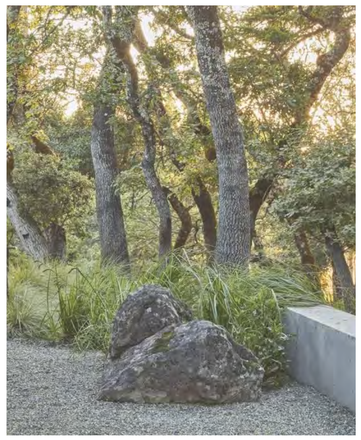
5 CUT STONE PAVEMENT



6 GRAVEL PAVEMENT



15 WATER BOULDER



16 BOULDERS

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LANDSCAPE MODEL VIEWS

L2.1



KITCHEN GARDEN STEPS



COVERED WALKWAY



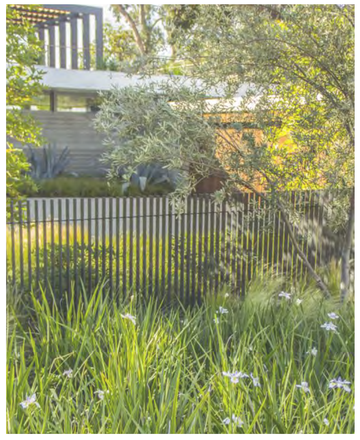
4 BRICK VENEER



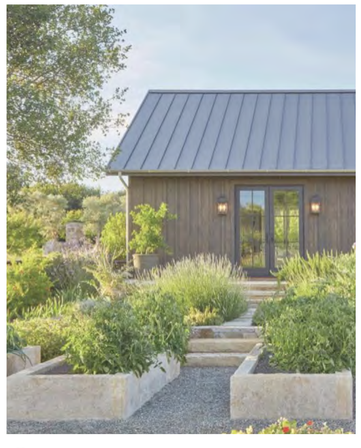
7 TIMBER BOARDWALK



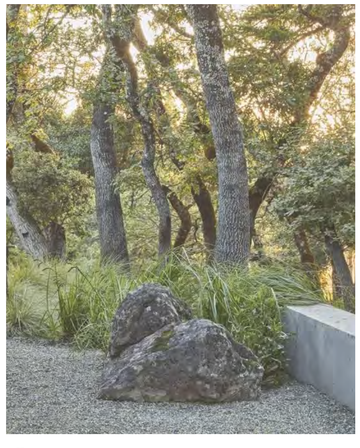
8 STONE STEPS



10 DEER FENCING



9 KITCHEN GARDEN BEDS



16 BOULDERS

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L2.2



BBQ TERRACE



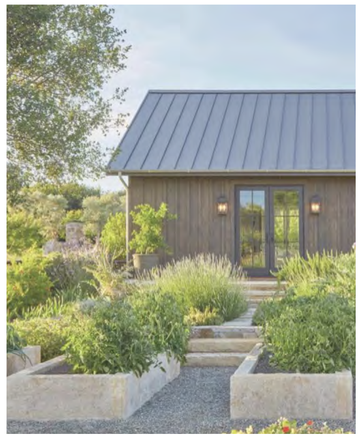
KITCHEN GARDEN



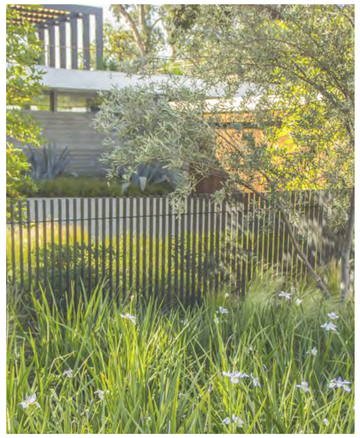
3 BOARD FORMED CONCRETE WALL



8 STONE STEPS



9 KITCHEN GARDEN BEDS



10 DEER FENCING



11 TIMBER BLOCK BENCH



12 BBQ

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L2.3



MEADOW



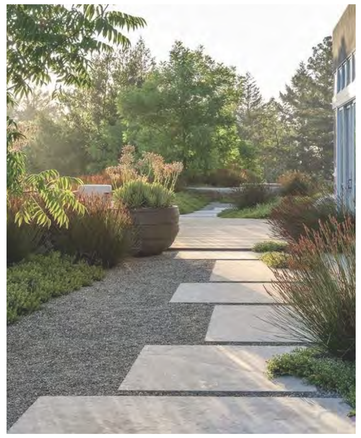
MEADOW



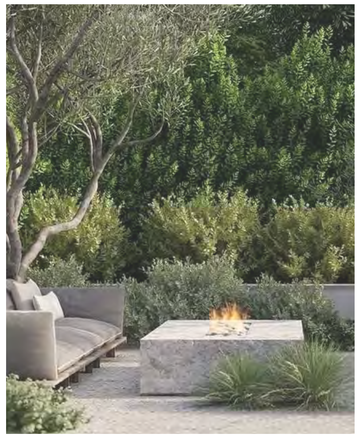
3 BOARD FORMED CONCRETE WALL



4 BRICK VENEER



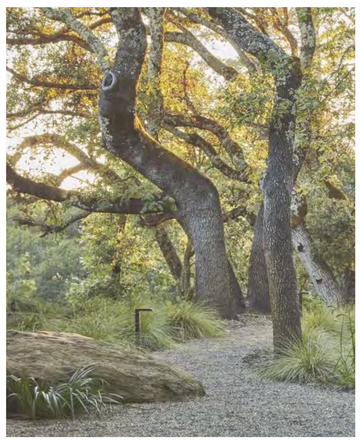
5 CUT STONE PAVEMENT



13 FIRE PIT



14 BANQUETTE SEATING



16 BOULDER

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

Drawn by
MT

Scale: AS SHOWN

Drawing Title
LANDSCAPE MODEL VIEWS

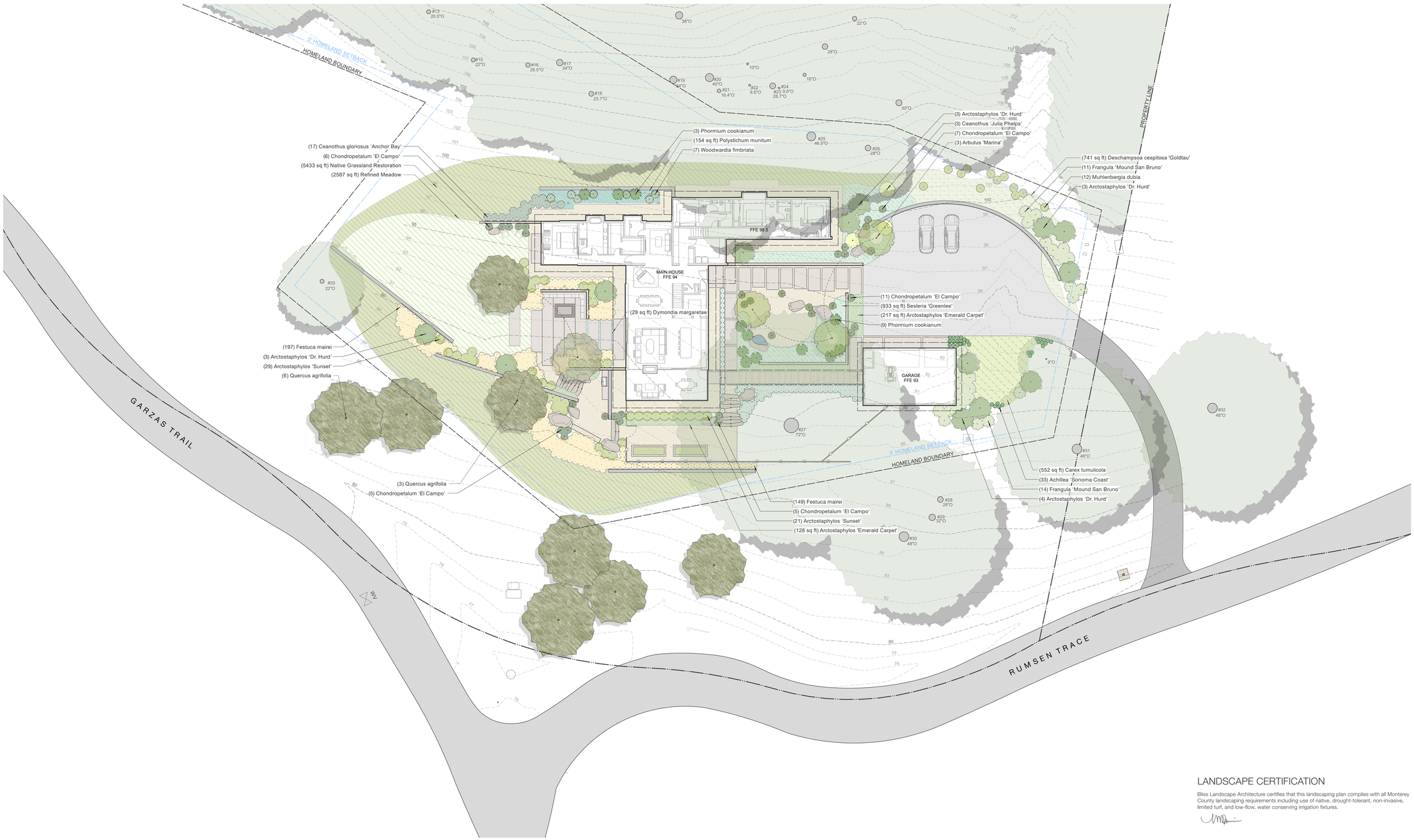
L2.4

PLANTING LEGEND

Symbol	Quantity	Coverage	Botanical Name	Common Name	Container Size	Notes
TREES						
	3		Arbutus 'Marina'	Strawberry Tree	72" box	Multi-trunk
	9		Quercus agrifolia	Coast Live Oak	60" box	
NATIVE GRASSLAND RESTORATION						
5433 SF	-	25%	Danthonia californica	California Oat Grass	seed	6 lb/acre
	-	40%	Stipa pulchra	Purple Needle Grass	seed	7 lb/acre
	-	5%	Stipa lepida	Foothill Needle Grass	seed	5 lb/acre
	-	10%	Melica californica	California Oniongrass	seed	5 lb/acre
	-	20%	Wildflower Blend	-	seed	5 lb/acre

Symbol	Quantity	Coverage	Botanical Name	Common Name	Container Size	Spacing
SHRUBS + GROUNDCOVERS						
	33		Achillea 'Sonoma Coast'	Sonoma Coast Yarrow	1 gal	18" o.c.
	13		Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	24" box	
	50		Arctostaphylos 'Sunset'	Sunset Manzanita	5 gal	3'6" o.c
	3		Ceanothus 'Julia Phelps'	California Lilac	5 gal	6' o.c.
	17		Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	5 gal	36" o.c.
	34		Chondropetalum 'El Campo'	Dwarf Cape Rush	2 gal	30" o.c.
	346		Festuca mairei	Atlas fescue	1 gal	28" o.c.
	25		Frangula 'Mound San Bruno'	Coffeeberry	5 gal	4'6" o.c.
	96		Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	1 gal	24" o.c.
	12		Muhlenbergia dubia	Pine Muhly	1 gal	30" o.c.
	12		Phormium cookianum	Mountain Flax	10 gal	5' o.c.
	7		Woodwardia fimbriata	Giant Chain Fern	5 gal	36" o.c.

Symbol	Quantity	Coverage	Botanical Name	Common Name	Container Size	Spacing
REFINED MEADOW						
2587 SF	-	20%	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	seed	4 lb/acre
	-	35%	Festuca idahoensis	Idaho Fescue	plugs	8" o.c.
	-	25%	Festuca rubra 'Molate'	Molate Red Fescue	plugs	8" o.c.
	-	20%	Koeleria macrantha	Junegrass	plugs	8" o.c.
Symbol	Quantity	Coverage	Botanical Name	Common Name	Container Size	Spacing
SHRUBS + GROUNDCOVERS						
335 SF			Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gal	24" o.c
552 SF			Carex tumulicola	Berkely Sedge	plugs	6" o.c.
741 SF			Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	4" pots	18" o.c
29 SF			Dymondia margaretae	Silver Carpet	4" pots	18" o.c.
154 SF			Polystichum munitum	Western Sword Fern	1 gal	24" o.c.
934 SF			Sesleria 'Greenlee'	Greenlee Moor Grass	1 gal	18" o.c



LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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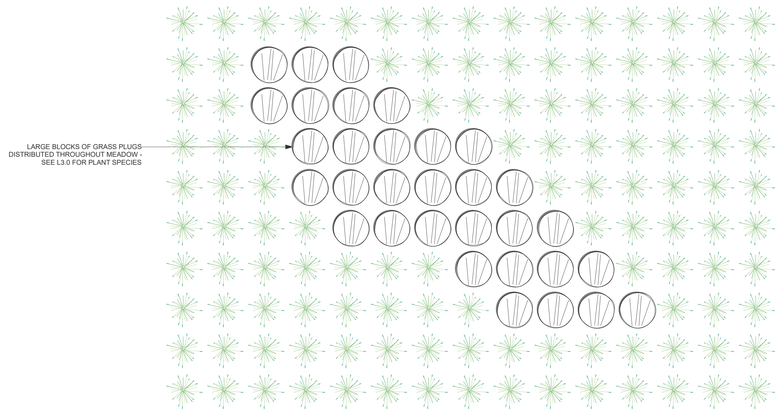
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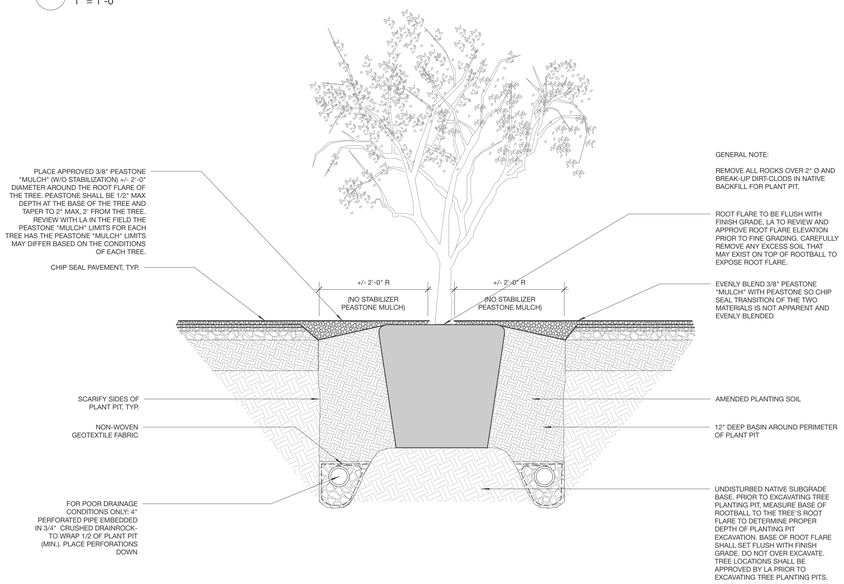
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Drawing Title
PLANTING PLAN

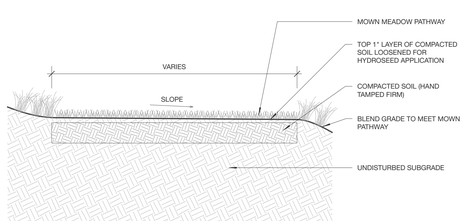
L3.0



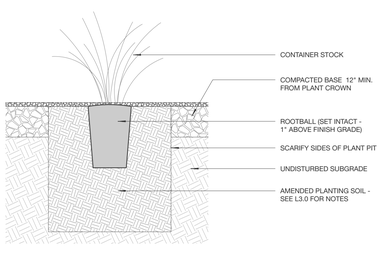
3 MEADOW PLUG LAYOUT
1" = 1'-0"



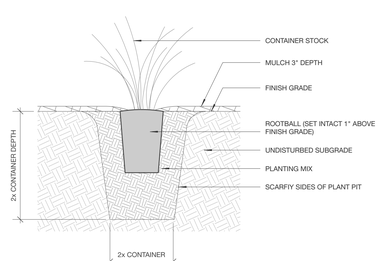
2 ELEVATION: TREE PLANTING IN GRAVEL MULCH
1" = 1'-0"



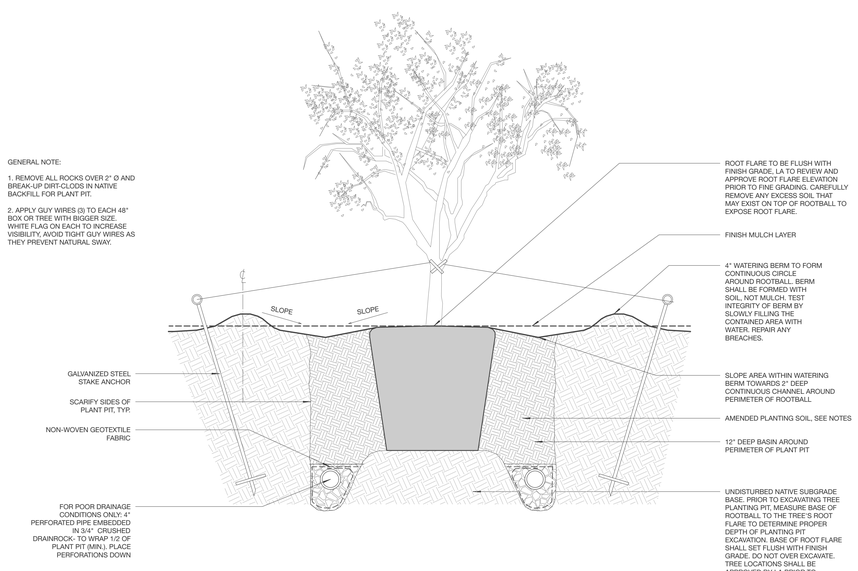
6 SECTION DETAIL: MOWN MEADOW PATH
1" = 1'-0"



5 SECTION: CONTAINER STOCK PLANTING IN GRAVEL
1" = 1'-0"



4 SECTION: CONTAINER STOCK PLANTING
1" = 1'-0"



1 ELEVATION: TREE PLANTING IN VEGETATION
1" = 1'-0"

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extent, methods, and scope of work with Landscape Architect prior to construction commencing.

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 known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.

4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule..

5. Contractor shall submit 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. Plant Quantity Discrepancies: Any discrepancies between the plant list and the plant quantities shown on the Drawings (including graphic symbols), the plant list quantities are to be used.

8. Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before laying out the approved plant material for Landscape Architect's review.

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.

10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.

11. Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging site.

12. All plants shall be healthy, pest and disease free, free of girdling roots, free of weeds, and well established in the container.

13. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.

14. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.

15. No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)

16. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.

17. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.

18. Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site or topsoil.

19. 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 approval, a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.

20. All newly planted container plants and trees shall receive watering basins (soil saucers) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

21. Planting areas shall receive a 2" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.

22. 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 the crown or trunk of any newly planted plant or tree.

23. 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.

24. Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, rolling, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadman to keep trees in vertical position. Restore and replace damaged trunk wrappings. Maintenance period shall be a minimum of 90 days from date of final acceptance.

25. Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

NATIVE RESTORATION PLANTING AREA SOIL PREP

1. Contractor shall complete all grading activities and receive approval from Landscape Architect on finished grades prior to Native Restoration seed or plugs shall be planted.

2. Soil preparation for Native Restoration Seed of Plug planting shall include decompacting to a depth of 12" and incorporating 3 yards of organic compost (Cranford or equivalent) per 1,000 sq ft.

3. A 2" layer of organic compost (Cranford or equivalent) shall be applied as a capping layer prior to seed application or after plugs have been installed.

4. Microbial inoculations (Cranford granulated compost or equivalent) shall be applied once prior to planting and for three additional applications, once every 90 days after installation of plant material.

GRASSLAND RESTORATION NOTES

1. All disturbed and impacted construction areas, not otherwise landscaped, shall be restored with native grassland species, as described in the Plant Legend.

2. Exotic plant species shall be removed from grassland restoration areas seasonally and during construction.

3. The primary application method for grassland plantings shall include both plug plantings and hydroseeding, including integrally blended organic mulch using a plant-based tackifier to secure seed in place, ensure fast germination and prevent erosion.

4. Existing topsoil within the impacted construction area shall be stockpiled and stored separately from deeper excavated sub-soils. The native topsoil shall be dispersed as a final topping lift throughout the areas of grassland restoration prior to planting and seeding.

5. Long term habitat management strategies shall be incorporated to ensure the successful establishment of native grasses, and to control the re-emergence of exotic, invasive species.

6. See Civil Drawings for sediment barrier erosion control materials to be installed along the downslope perimeter of all disturbed soil areas.

NURSERY LIST

The following is a list of approved nurseries to source plants from. Any nursery to be used by the contractor for plant sourcing not listed here must be approved by the Landscape Architect.

1. Trees:
Western Tree Nursery (408) 842 4892
Garden Haven Nursery (831) 475-2021
Boething Treeland Farms (818) 316-2000
Devil Mountain Nursery (925) 829-6006
Frantz Wholesale Nursery (209) 874-4769

2. Shrubs, Groundcovers and Grasses:
Native Sons Nursery (805)481-8551
Blue Moon Native Garden (831) 224-7472
San Macos Growers (805) 683-1561

LANDSCAPE CERTIFICATION

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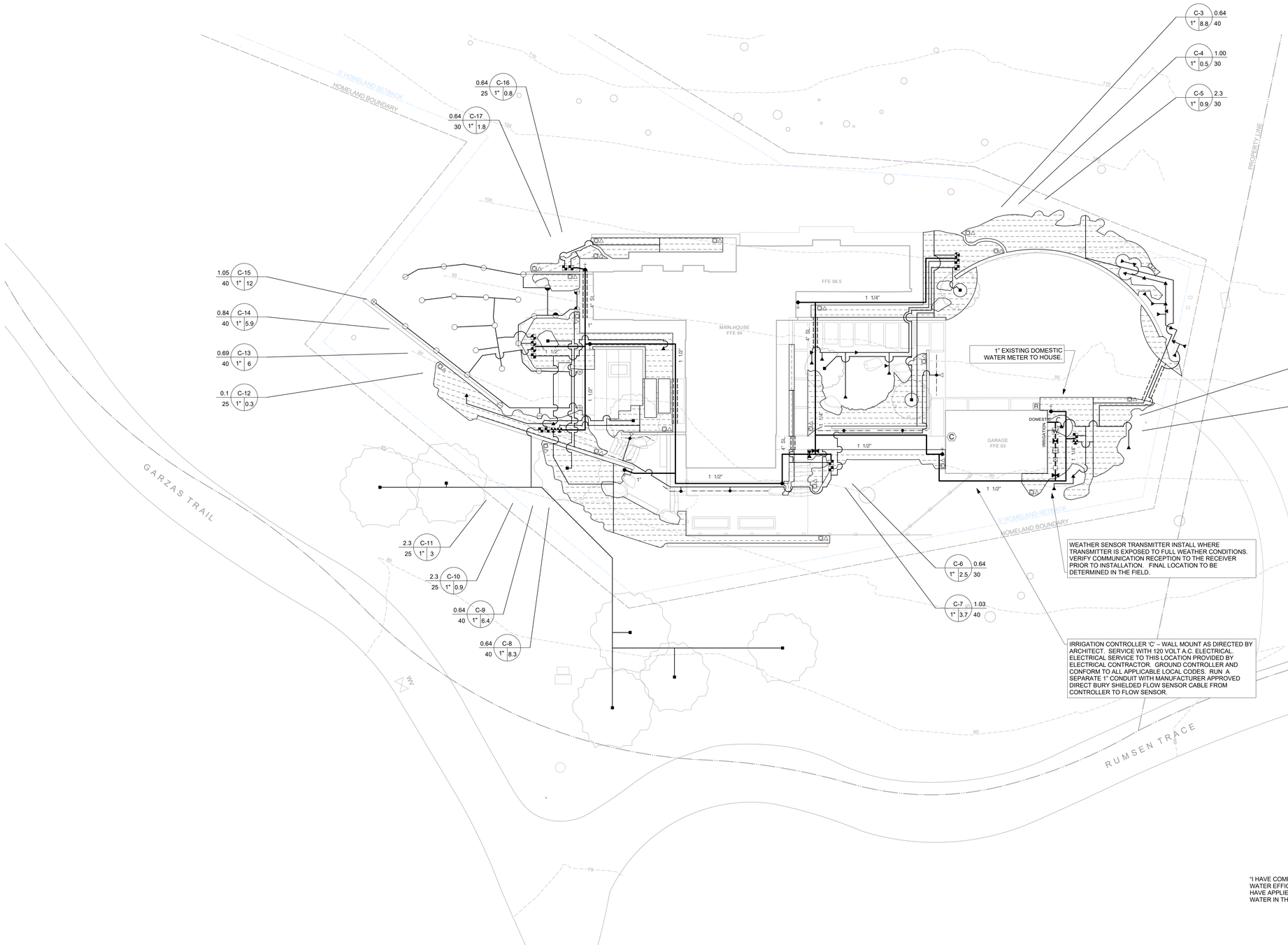
Drawing Title
PLANTING DETAILS + NOTES

L3.1

IRRIGATION DEMAND: 14 GPM AT 70 PSI. STREET PRESSURE IS GIVEN AS TBD. FIELD VERIFY STATIC WATER PRESSURE PRIOR TO STARTING ANY WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE STATED ABOVE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

SLEEVING NOTES:

1. SLEEVING IS SHOWN AT MAJOR SIDEWALK AND STREET CROSSINGS. SLEEVES FOR ALL IRRIGATION PIPING AND CONTROL/COMMUNICATION WIRES SHALL BE INSTALLED UNDER ALL PAVED SURFACES, WALL FOOTINGS, DRAINAGE CHANNELS, ETC.
2. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL.
3. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING.
4. UNLESS OTHERWISE SHOWN, ALL MAINLINE PIPE AND CONTROL WIRE SHALL BE INSTALLED IN A SINGLE SLEEVE.
5. SLEEVING DIAMETER SHALL A MINIMUM OF EQUAL TO TWICE THE DIAMETER OF THE PIPE AND/OR WIRING BUNDLE.



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

JANET S. LUEHRS
Certified Irrigation Designer
CID
43274

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IRRIGATION PLAN

L4.0

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.

2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.

3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.

5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.

6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.

8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.

9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.

11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.

12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.

13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.

14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.

16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

18. LOCATE HOSE BIBS 12" FROM HARDSCAPE AREA.

19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.

20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

21. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF FIXED ARC (OR AN ADJUSTABLE ARC IF FIXED ARC DOES NOT MATCH THE ARC TO BE IRRIGATED) TO FIT THE SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.

22. FOR PROPER SOLVENT WELD OF PVC A SUITABLE PRIMER AND SOLVENT CEMENT SHALL BE USED. APPLICATION PRACTICE AND TECHNIQUE SHALL BE IN ACCORDANCE WITH THE PRIMER/CEMENT MANUFACTURER'S RECOMMENDATIONS. THE JOINING SURFACES MUST BE SOFTENED (WITH PRIMER/CEMENT) AND THE PIPE AND FITTING MUST BE ASSEMBLED WHILE THE SURFACES ARE STILL WET AND FLUID.

23. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

24. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.

25. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.

26. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.

27. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

28. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.

29. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.

30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

31. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

32. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.

33. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

34. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.

35. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

36. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.

37. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
- ☐ INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- ☐ CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
- ☐ COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
- ☐ COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

38. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS AND/OR ENCLOSURES.

39. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

40. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

41. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. THE IRRIGATION CONTRACTOR SHALL ARRANGE AND PAY FOR THE AUDIT. THE AUDIT MUST BE PERFORMED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING	DETAIL #
◔ ◒	PROS-12-PRS40-CV/MP1000 90-180,270	HUNTER 12" POP-UP SPRAY W/ MP1000 NOZZLE	40	.21,.42	13'	11'	L4.2/15
⊖ ⊕ ○	PROS-12-PRS40-CV/MP2000 90-180,270,360	HUNTER 12" POP-UP SPRAY W/ MP2000 NOZZLE	40	.43,.77,1.48	21	19'	L4.2/15
▲	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	35	4 GPH (.07 GPM)			L4.2/14
■	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	35	6 GPH (.1 GPM)			L4.2/13
NOT SHOWN	HE-10-B, HE-050-B	HUNTER SINGLE OUTLET EMITTER	40	1 GPH, 1/2 GPH			L4.3/20-21
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING					L4.3/22
△	EBV-0500-S	NDS BALL VALVE FOR FLUSHING					L4.3/18
◙	ECO-ID	HUNTER OPERATION INDICATOR					L4.3/17
NOT SHOWN	PLD-ARV	HUNTER AIR VENT					L4.2/16
◒	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE REGULATION / NDS PVC BALL VALVE					L4.2/5
◒	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (5.1-20 GPM)					L4.2/6
◒	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / NDS PVC BALL VALVE (.5-5 GPM)					L4.2/6
●+	363LF	ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB WITH INTEGRAL VACUUM BREAKER					L4.2/12
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)					L4.2/11
⊠	HFS-FCT-100	HUNTER FLOW SYNC FLOW SENSOR IN 1" PVC TEE					L4.2/4
⊡	3200100	SUPERIOR 1" MASTER CONTROL VALVE (NORMALLY CLOSED)					L4.2/3
⋈	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER					L4.2/1
□	MODEL 70	BADGER 1" IRRIGATION SUB-METER					L4.2/10
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR					L4.3/19
C	IC-600-M / ICM-600 (X3) ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (24 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE					L4.2/2
C-1 / 1"	1.6 / 15 / 30	CONTROLLER AND STATION NUMBER APPLICATION RATE (INCHES) OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY APPROXIMATE GALLONS PER MINUTE REMOTE CONTROL VALVE SIZE					
———		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.					L4.2/9
———		LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					L4.2/9
- - - - -		DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 6" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.					L4.3/22
▭▭▭		SUB-SURFACE DRIPLINE: HUNTER HDL-06-12-CV DRIPLINE. USE ONLY 17mm BARB FITTINGS. 2" COVER. (12" EMITTER SPACING, 18" ROW SPACING; .6 GPH PER EMITTER)					L4.3/23-L4.4/31
═══		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.					L4.2/9

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
ROTORS	1-8 9-18 19-28 29-55	1" 1 1/4" 1 1/2" 2"
SPRAYS & BUBBLERS	1-5 6-10 11-20 21-28 29-55	3/4" 1" 1 1/4" 1 1/2" 2"

DRIPLINE NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.

2. INSTALL DRIPLINE A MAXIMUM OF 18" APART (12" IN BIORETENTION/TURF AREAS) WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 750' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.

5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.

6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-8 GPM 3/4"
- 8.1-15 GPM 1"
- 15.1-25 GPM 1 1/4"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS, CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

11. IN TURF OR NOW-MOW GRASS AREAS, A TEMPORARY OVERHEAD SPRAY SYSTEM WILL NEED TO BE PROVIDED UNTIL THE TURF SEED OR SOD IS ESTABLISHED. OVERHEAD WATERING CAN BE DISCONTINUED WHEN EDGES OF THE SOD CANNOT BE PULLED UP. RUN THE DRIPLINE SYSTEM SEVERAL TIMES DAILY IN ADDITION TO THE TEMPORARY OVERHEAD SYSTEM.

12. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

DRIP IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.

2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.

3. EACH 36" BOX TREE SHALL RECEIVE THREE 2 GPH EMITTERS, DISTRIBUTED EVENLY AROUND TREE, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF TREES.

4. EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

5. EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

6. EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.

7. INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.

8. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM ½" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.

9. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.

10. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.

11. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

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

JANET S. LUEBBS
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FOR REVIEW AND COORDINATION PURPOSES ONLY NOT FOR CONSTRUCTION

GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

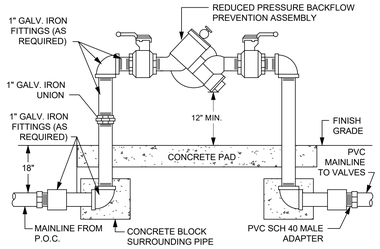
Drawn by
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Scale: AS SHOWN

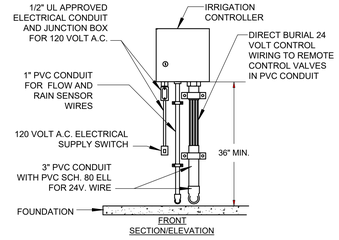
Drawing Title
IRRIGATION LEGEND + NOTES

L4.1

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP).

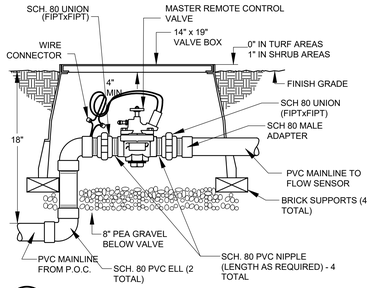


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



NOTE: CONDUIT FROM CONTROLLER TO LEVEL 1 REMOTE CONTROL VALVES AND TO LEVEL 2 STUB-OUT SHALL BE PROVIDED, ROUTED, AND INSTALLED BY ELECTRICAL CONTRACTOR.

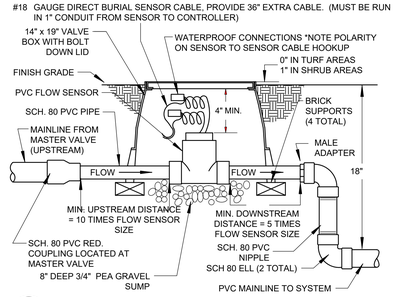
2 INSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE



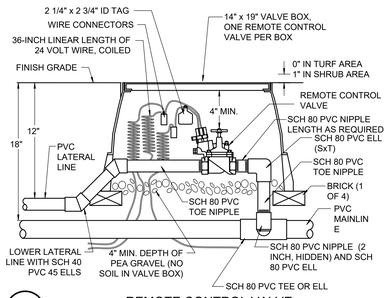
3 MASTER REMOTE CONTROL VALVE
NOT TO SCALE

NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) VERTICAL AND BODY (TEE) POSITIONED HORIZONTALLY.

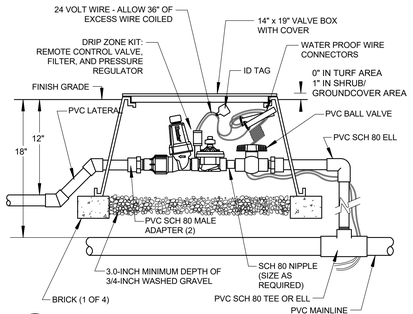
#18 GAUGE DIRECT BURIAL SENSOR CABLE, PROVIDE 36" EXTRA CABLE. (MUST BE RUN IN 1" CONDUIT FROM SENSOR TO CONTROLLER)



4 PVC FLOW SENSOR INSTALLATION DETAIL
NOT TO SCALE



5 REMOTE CONTROL VALVE
NOT TO SCALE



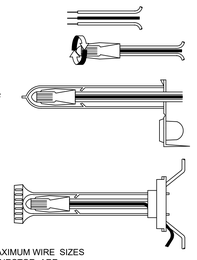
6 HUNTER DRIP ZONE KIT
NOT TO SCALE

STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

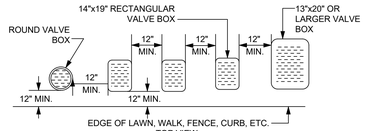
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



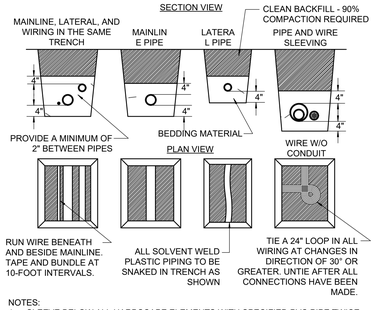
NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

7 WIRE CONNECTION DETAIL
NOT TO SCALE



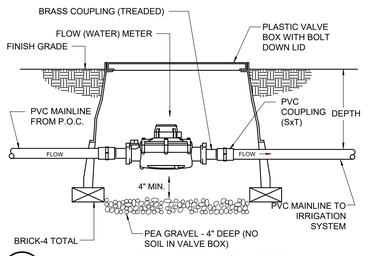
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.

8 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

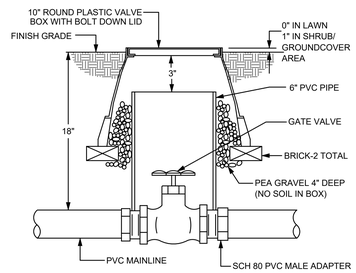


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

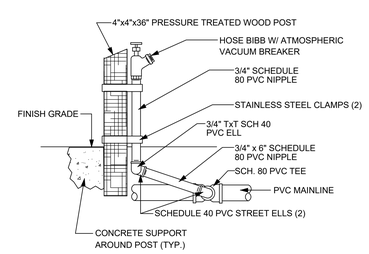
9 PIPE AND WIRE TRENCHING
NOT TO SCALE



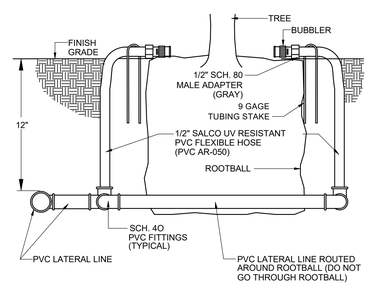
10 WATER METER (SUB-METER)
NOT TO SCALE



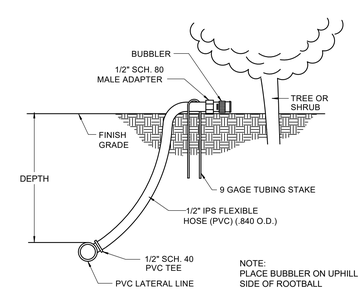
11 GATE VALVE DETAIL
NOT TO SCALE



12 HOSE BIBB DETAIL
NOT TO SCALE

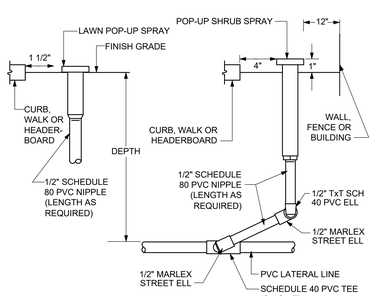


13 TREE BUBBLER DETAIL
NOT TO SCALE

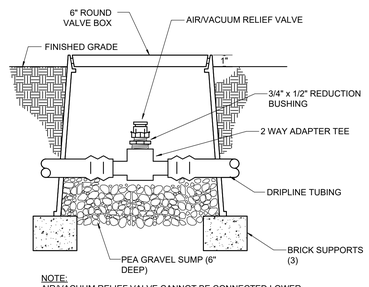


NOTE:
PLACE BUBBLER ON UPHILL SIDE OF ROOTBALL

14 BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE



15 TYPICAL POP-UP INSTALLATION DETAIL
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.

16 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING
NOT TO SCALE

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JANET S. LUEHRS Certified Irrigation Designer CID 43274

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

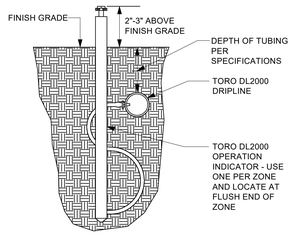
Date
14 FEBRUARY 2024

Drawn by
MT

Scale: AS SHOWN

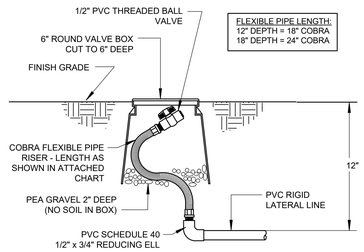
Drawing Title
IRRIGATION DETAILS

L4.2



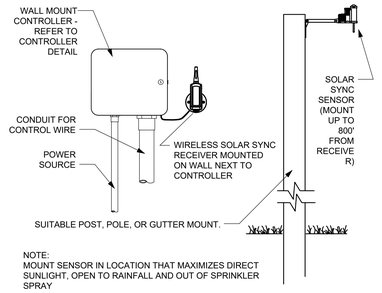
17 TORO DL2000 OPERATION INDICATOR

NOT TO SCALE



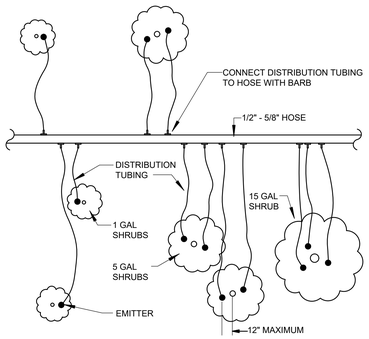
18 MANUAL FLUSH VALVE DETAIL

NOT TO SCALE



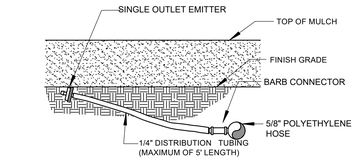
19 HUNTER SOLAR SYNC WEATHER SENSOR

NOT TO SCALE



20 TYPICAL DRIP EMITTER LAYOUT

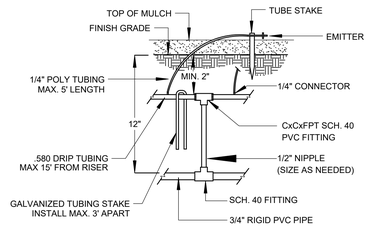
NOT TO SCALE



NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

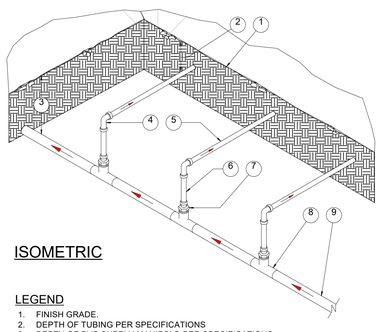
21 SINGLE OUTLET EMITTER DETAIL

NOT TO SCALE



22 RISER TO DRIP TUBING DETAIL

NOT TO SCALE



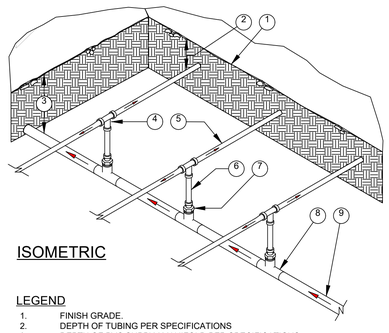
ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE ELL FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

23 END FEED MANIFOLD

NOT TO SCALE



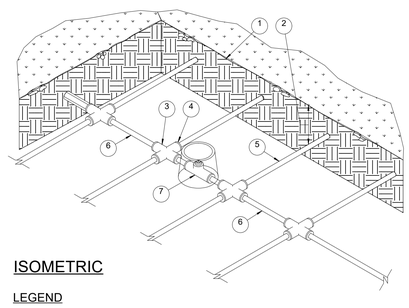
ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

24 CENTER FEED MANIFOLD

NOT TO SCALE



ISOMETRIC

LEGEND

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS
3. PVC CROSS (SxSxSxS)
4. COMPRESSION ADAPER.
5. DRIPLINE LATERAL.
6. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM
7. AIR/VACUUM RELIEF VALVE AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAIL.

25 AIR/VACUUM RELIEF LATERAL

NOT TO SCALE

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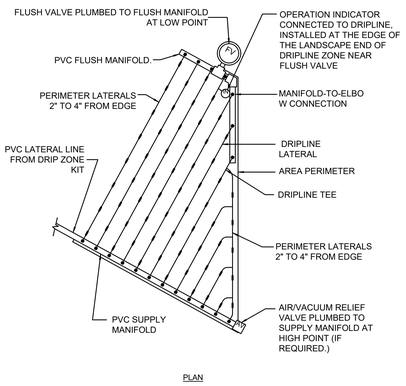
Date
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Drawn by
MT

Scale: AS SHOWN

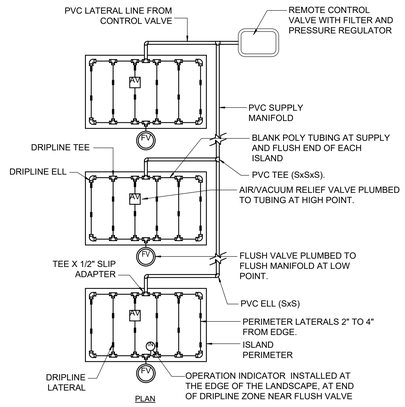
Drawing Title
IRRIGATION DETAILS

L4.3



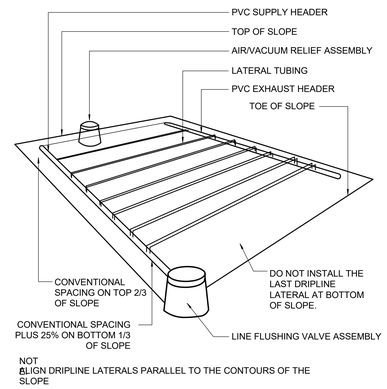
26 TYPICAL ISLAND LAYOUT END FEED

NOT TO SCALE



27 TYPICAL ISLAND LAYOUT

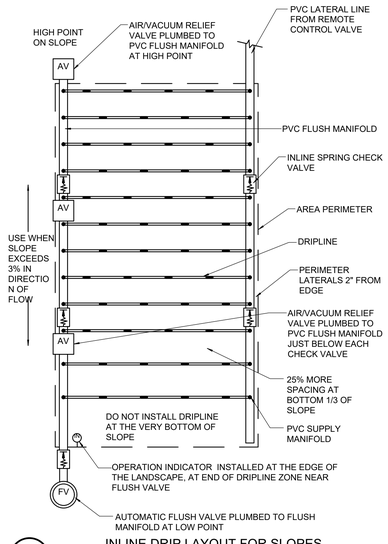
NOT TO SCALE



NOT
ALIGN DRIPLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

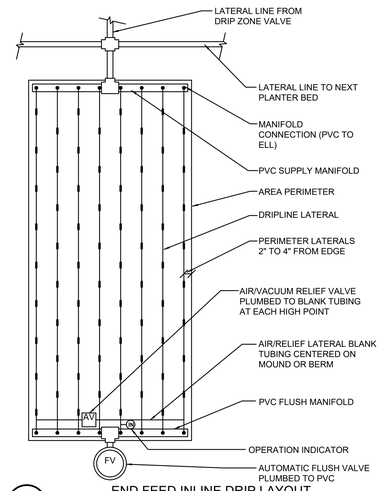
28 INLINE DRIP SPACING LAYOUT ON SLOPE

NOT TO SCALE



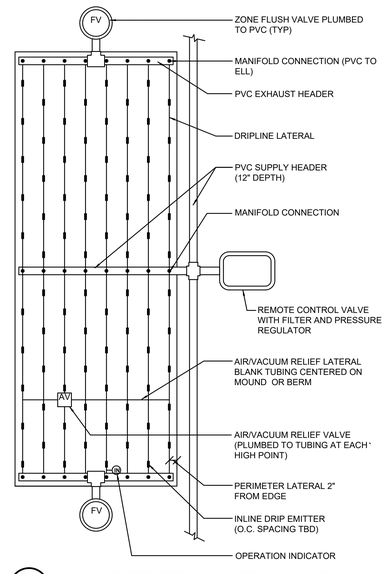
29 INLINE DRIP LAYOUT FOR SLOPES

NOT TO SCALE



30 END FEED INLINE DRIP LAYOUT

NOT TO SCALE



31 CENTER FEED INLINE DRIP LAYOUT

NOT TO SCALE

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MT

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Drawing Title
IRRIGATION DETAILS

L4.4

CITY OF
CARMEL
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: **GRIFFITH RESIDENCE**
PROJECT ADDRESS: 1 RUMSEN TRACE, CARMEL, CA 93923

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CA 94566
925-855-0417
925-855-0357 (FAX)
Janet@Brookwater.com (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
	MAWA = ETo x .62 x [(ETAF x HA) + ((1-ETAF) x SLA)]	
	YEARLY ETo	46.3
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	10,166 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**160,539 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.49 ACRE FEET

PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
	(AVERAGE *ETAF* AND *ETWU* FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.45
	ETWU FOR REGULAR LANDSCAPE AREAS	**129,955 GALLONS PER YEAR**
	SITE WIDE ETAF	0.45
	ETWU FOR ALL LANDSCAPE AREAS	**129,955 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.40 ACRE FEET

GRIFFITH RESIDENCE
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **46.31**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	MW	0.50	B	0.81	0.62	693	428	12,282	6.8%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	1,805	669	19,195	17.8%
C-3	SHRUB	MW	0.50	DL	0.81	0.62	1,310	809	23,218	12.9%
C-4	SHRUB	LW	0.30	B	0.81	0.37	47	17	500	0.5%
C-5	TREE	LW	0.30	B	0.81	0.37	38	14	404	0.4%
C-6	SHRUB	LW	0.30	DL	0.81	0.37	375	139	3,988	3.7%
C-7	SHRUB	MW	0.50	D	0.81	0.62	340	210	6,026	3.3%
C-8	SHRUB	LW	0.30	DL	0.81	0.37	1,240	459	13,186	12.2%
C-9	SHRUB	LW	0.30	DL	0.81	0.37	960	356	10,209	9.4%
C-10	TREE	VLW	0.20	B	0.81	0.25	38	9	269	0.4%
C-11	TREE	VLW	0.20	B	0.81	0.25	126	31	893	1.2%
C-12	SHRUB	MW	0.50	B	0.81	0.62	207	128	3,669	2.0%
C-13	SHRUB	LW	0.30	MR	0.75	0.40	827	331	9,498	8.1%
C-14	SHRUB	LW	0.30	MR	0.75	0.40	675	270	7,752	6.6%
C-15	SHRUB	LW	0.30	MR	0.75	0.40	1,082	433	12,427	10.6%
C-16	SHRUB	LW	0.30	DL	0.81	0.37	115	43	1,223	1.1%
C-17	SHRUB	MW	0.50	DL	0.81	0.62	270	167	4,785	2.7%
WATER FEATURE		WF	0.80		1.00	0.80	18	15	431	0.2%
TOTALS (REGULAR LANDSCAPE AREAS)							**10,166**	**4,526**	**129,955**	**100.0%**
SPECIAL LANDSCAPE AREA										
	0			0		1.00	0	0	0	0.0%
TOTALS (SPECIAL LANDSCAPE AREAS)							**0**	**0**	**0**	**0.0%**
TOTALS FOR ALL AREAS							***10,166***	***4,526***	***129,955***	***100%***

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	2,820	27.7%
Low Water Use Plants (LW)	7,164	70.5%
Very Low Water Use Plants (VLW)	164	1.6%
Water Feature	18	0.2%
Special Landscape Area (SLA)	0	0.0%
TOTAL	10,166	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	2,584	25.5%
Spray (S)	0	0.0%
Bubbler (B)	1,149	11.3%
Drip (D)	340	3.4%
In-Line Drip (DL)	6,075	59.9%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%

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Drawing Title
IRRIGATION WATER CALCULATIONS

L4.5

LIGHTING LEGEND & SPECIFICATIONS

Symbol		Quantity	Description	Brand/Model	Wattage
	L1	11	PATH LIGHT	LUCIFER BOLLARD LIGHT	3.4 W LED
	L2	14	RECESSED WALL LIGHT	LUCIFER IMPACT RECESSED LIGHT	3.5 W LED
	L3	5	INGROUND LIGHT	MP L338 INGRADE INDICATOR LIGHT	.2 W LED
	L4	25 LF	LED STRIPLIGHT	WAC INVISILED OUTDOOR PRO LIGHT	3.5 W LED

L1 

L2 

L3 

L4 

EXTERIOR LIGHTING NOTES

1. 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.

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

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

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

5. All exterior fixtures shall be LED modules with maximum wattage of 3.5.

HOMELAND BOUNDARY

5' HOMELAND SETBACK

HOMELAND BOUNDARY

PROPERTY LINE

FFE 98.5

MAIN HOUSE
FFE 94

GARAGE
FFE 93

(25 LF) L4

(11) L1

(8) L2

(4) L2

(5) L3

(3) L2

5' HOMELAND SETBACK

HOMELAND BOUNDARY

GARZAS TRAIL

RUMSEN TRACE

N

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Drawn by
MT

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

0' 8' 16'

NORTH

Drawing Title

LANDSCAPE LIGHTING PLAN

L5.0

L4

InvisiLED® Pro Outdoor

24V Outdoor LED Tape Light

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Pro Outdoor is great for any and all outdoor accent lighting applications. Double insulated silicon encasement and distinct electrical and mechanical junctions make for a superior watertight custom system.

FEATURES

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- Ultra thin profile at ¼"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1'
- May be field cut every 6" and at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Flexible, silicone cased tape light. Indicating marks on back for field cutting.

Power Supply: Remote electronic Class 2 transformers with 24V AC/DC 96W output.

Light Source: 12 LEDs per foot

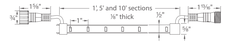
Dimming: May be dimmed with electronic low voltage (ELV) dimmer.

Operating Temp: -40°F to 122°F (-40°C to 50°C), relative humidity 95%.

Standards: UL & CUL listed for wet locations.

ORDER NUMBER – *TAPE SECTION*

Model	Color Temp	CRI	Watts/ft	Lumens/ft	Length	Color
LED-TO2427	*2700K*				**1** *1 foot*	
LED-TO2430	*3000K*	*90*	*3.5*	*220*	**5** *5 feet*	**WT**
LED-TO2435	*3500K*				**10** *10 feet*	



LED-TO24___-____-WT

Example: **LED-TO2435-10-WT**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018

L2

PATHLIGHTS

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:



Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

Quick Ship Product. All rough in components ship within 10 days up to quantities of 100.

FIXTURE	RATING	FLANGE FINISH	LUMEN PACKAGE	CCT
SSL1 Stealth Steplight **ISL1** Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	**POWDER COAT FINISH** **WH** White **BK** Black **AG** Satin Silver **AB** Architectural Bronze **CF** Custom Finish* ***Consult Factory!** **NATURAL FINISH** **IG** Industrial Gray **SS** Brushed Stainless Steel **BR** Brushed Bronze **NB** Natural Bronze **PLATED FINISH** **CH** Chrome* ***Not recommended for wet locations!** **PB** Polished Oil-Rubbed Bronze* ***Not recommended if dew, mist available for wet locations!** **MB** Matte Oil-Rubbed Bronze* ***Not recommended if dew, mist available for wet locations!**	**STEALTH & IMPACT** **80L22B** 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 33 ISL1 Delivered Lumens - 43	**27** 2700K **30** 3000K **35** 3500K **40** 4000K **CC** Custom Color (ipd)* Color Temp _____ K ***Custom pids assigned unique suffix upon receipt of order. Contact Product Support for guidance.**

A LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting, suitable for dry / damp or wet applications. 3.4W DC LED (dimming by power supply).

B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

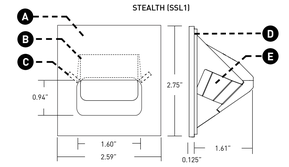
C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

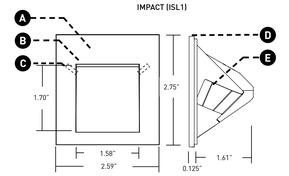
E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Double Impact ISL2 pathlight available, please visit WEBSITE for additional information.

STEALTH (SSL1)



IMPACT (ISL1)



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L3

MP LIGHTING

L338

EXTERIOR | INTERIOR
In-grade | Indicator, marker light for deck, floor, and stairs

- Wet, Damp, and Dry location



Performance

Wattage	Forward Current	Power Consumption Budget per fixture (including driver)	LED output (Source)	Fixture Output (Delivered)
0.2W	20mA	0.2W	22 lm	0.1 lm - 0.2 lm

Application

Environment	Wet / Damp / Dry Location approved. IP 68.
Drive Over Rating	9,700 lbs (4,400 kg)
Mounting	**Recessed:** Designed to be mounted directly into outdoor composite deck and indoor hardwood floor applications with spring clips.

Electrical

Power Supplies	Remote LED drivers (120-277V AC input, **constant voltage output**). Fixtures to be wired in parallel.
Control	**On/off control	Dimming:** 0-10V dimming with appropriate drivers **Other options (consult factory):** TRIAC/MLV, DMX, DALI, Casambi, Power over Ethernet

Luminaire Construction

LED Light Source	**W22S =** CCT: 2200K, CRI (Ra): 80+, Colour Consistency: 3SDCM **W27H =** CCT: 2700K, CRI (Ra): 90+, Colour Consistency: 2SDCM **W30H =** CCT: 3000K, CRI (Ra): 90+, Colour Consistency: 2SDCM **W35H =** CCT: 3500K, CRI (Ra): 90+, Colour Consistency: 2SDCM **W41H =** CCT: 4100K, CRI (Ra): 90+, Colour Consistency: 3SDCM
Standard Compliance	✓ADA-compliant ✓WELL standard – Feature 58: Color Quality
Weight	N/A
Material	**Fixture:** Machined aluminum or machined stainless steel (316)
Supplied with	**Standard installation housing:** Comes with spring clips.
Warranty & LED Life	5 years limited warranty Estimated useful life of LED is 50,000 hours.

Ordered Separately

System Components	**Power supplies:** remote driver Please consult factory or visit Recommended Drivers for available driver options.

L1

BOLLARD

STEALTH AND IMPACT®

PROJECT NAME:	TYPE:



Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

ORDERING INFORMATION AND DRAWINGS / DIMENSIONS - FIXTURE / BOLLARD

FIXTURE	RATING	FLANGE FINISH	CRI / WATTAGE PACKAGE	CCT	POWER SUPPLY	MOUNTING OPTION	CUSTOM HEIGHT
SSL1B Stealth Steplight **ISL1B** Impact Steplight **ISL2B** Double Impact Steplight	2 Wet (Locking)	**POWDER COAT FINISH** **WH** White **BK** Black **AG** Satin Silver **AB** Architectural Bronze **CF** Custom Finish* ***Consult Factory!**	**STEALTH & IMPACT** **90L06B** 90+ CRI, 4.7 Watts SSL1 Delivered Lumens - 89 ISL1 Delivered Lumens - 134 **DOUBLE IMPACT** **90L07B** 90+ CRI, 6.9 Watts ISL2 Delivered Lumens - 242	**27** 2700K **30** 3000K **35** 3500K **40** 4000K **CC** Custom Color (ipd)* Color Temp _____ K ***Custom pids assigned unique suffix upon receipt of order. Contact Product Support for guidance.**	**INTEGRAL** **120-PHT** Leading-edge / Trailing-Edge Supports 1 fixture **120-472** 0-10V Analog Supports 1 fixture **277-472** 0-10V Analog Supports 1 fixture **REMOTE** **REM** Specified separately in remote power supply section	**BD** Bolt-Down* ***Dashmore not included** **CP** Concrete Plate* ***Includes J-Bolts!** **SD** Stake-Down* ***Not recommended for integral power supply configurations!**	**Leave blank unless specifying custom height** Standard bollard height is 21". When specifying custom height, include dimension at end of model number in inches (max 48", minimum 09" with remote power supply, minimum 14" with integral power supply)

A BOLLARD
Freestanding mount for use with Stealth, Impact or Double Impact fixtures. Receives luminaire for flush installation.

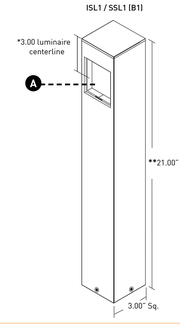
*Standard luminaire centerline is 3.00" (76mm) from the top of the bollard. Consult factory for custom luminaire heights.

**Standard Bollard height is 21.00" (533mm); minimum height for remote powered Bollard is 9" (229mm); minimum height for integral powered Bollard is 14" (356mm); maximum height 48" (1.2m).

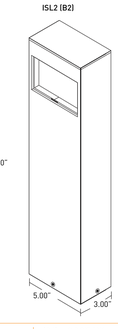
PART NUMBER NOTES

- Fixture ships as e.g., ISL1-2-AB-90L04B2
- Bollard ships as e.g., B1-AB-INT-1AT2-BD-30

ISL1 / SSL1 (B1)



ISL2 (B2)



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BLISS
LANDSCAPE
ARCHITECTURE

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FOR REVIEW AND COORDINATION PURPOSES ONLY NOT FOR CONSTRUCTION

GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

APN/ Lot Number
239-051-007 / LOT 38

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

Drawn by
MT

Scale: N/A

Drawing Title
LANDSCAPE LIGHTING SPECIFICATIONS

L5.1