# Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
**THOMAS (PLN180039)**
**RESOLUTION NO. 18-044**
Resolution by the Monterey County Planning Commission:

1) Considering an addendum to the to the Santa Lucia Environmental Impact Report (EIR #94-005/Resolution #96-059) pursuant to CEQA Guidelines Section 15164; and
2) Approving a Combined Development Permit consisting of:
   a) Administrative Permit and Design Approval to allow the construction of an approximately 3,995 square foot single family dwelling with 2,610 square foot basement, and an approximately 875 square foot 2-car detached garage with office; and
   b) Use Permit to allow the removal of five protected trees (4 Oaks and 1 Madrone)
3) Adopting the Mitigation Monitoring and Reporting Program.

[PLN180039, Thomas, 28 Potrero Trail, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-111-009-000)

**The Thomas application (PLN180039) came on for public hearing before the Monterey County Planning Commission on November 14, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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);
   - The Santa Lucia Preserve Subdivision Environmental Impact Report

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

b) The proposed project is a Combined Development Permit consisting of: a) Administrative Permit and Design Approval to allow the construction of an approximately 3,995 square foot single family dwelling with 2,610 square foot basement, and an approximately 875 square foot 2-car detached garage with office; and b) A Use Permit to allow the removal of five trees (4 Oaks and 1 Madrone).

c) The property, a 29.56 acre parcel, is located at 28 Potrero Trail, Carmel (Assessor's Parcel Number APN 239-111-009-000), 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 allowed in the RC land use category, and the S overlay requires an Administrative Permit per section 21.45.040 of the Monterey County Zoning Ordinance. Therefore, the project is an allowed land use for this site.

d) 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. Colors and materials, comprised dark brown shiplap and earthy tone stone siding, non-reflective charcoal metal seam roofing, and metal clad windows and doors are consistent with the surrounding character of the neighborhood and blend with the natural landscape of the property. Additionally, the design was reviewed and approved by the Santa Lucia Preserve Design Review Board.

e) The project site is within a Site Plan Review (S) district overlay, which is intended to provide district regulations where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. A site plan was included with the application. The project is proposed within a designated homeland boundary and has been appropriately sited to avoid development on slopes in excess of 30% slope while also minimizing removal of protected trees; therefore, the project is consistent with requirements of the S district overlay.

f) The project planner conducted a site inspection on May 4, 2018 to verify that the project on the subject parcel conforms to the plans listed above.

g) The project is consistent with required tree removal findings for the Santa Lucia Preserve Subdivision Environmental Impact Report. (An addendum has been prepared to address minor technical changes to the EIR). See Finding 6 and Finding 7.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180039.

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: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soil/Slope Stability, and Trees. The following reports have been prepared:
   - "Geotechnical Investigation for the Proposed Thomas Residence," (LIB180192) prepared by Haro, Kasunich and Associates, Inc., Carmel, CA, October, 2017.
   - "Project Impact Analysis Tree Protection Plan Santa Lucia Preserve Lot 195" (LIB180190) prepared by Maureen Hamb-WCISA Certified Arborist, Santa Cruz, CA, March 2018.

   The above-mentioned technical reports by outside consultants indicated 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 May 4, 2018 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180039.

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 RMA - Planning, Monterey County Regional Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The project is served by the Santa Lucia Mutual Water system for potable water and an on-site septic system will provide sewage disposal

c) Staff conducted a site inspection on May 4, 2018 to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180039.

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

**EVIDENCE:**

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

b) Staff conducted a site inspection on May 4, 2018 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN180039.

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 of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors February 6, 1996 (EIR #94-005/Resolution #96-059).

b) An Addendum to the Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared for this project pursuant to Code of Regulations, Title 11, Section 15162 (CEQA Guidelines).

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

d) The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 for Phase C provided specific tree removal estimates for each lot created by the subdivision. The Thomas parcel, Lot 195 had an estimated removal of 0 protected trees. The addendum was prepared to address impacts related to the removal of 5 protected trees for the Thomas project.

e) The project includes the construction of a 3,995 square foot single family dwelling with 2,610 square foot basement, and an approximately

875 square foot 2-car detached garage with office; and removal of five trees (4 oaks and 1 madrone).

f) The subject application requests the removal of five protected trees (4 oaks and 1 madrone) to accommodate the construction of the single-family dwelling. The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. As part of the EIR, removal of 1480 trees was approved for the subdivision (Phase A-C) and determined to be less than significant. To date, 621 trees have been approved for removal**.** If approved, the estimated 5 trees proposed for removal on Lot 195 would constitute less than 0.3% percent of the total trees approved for removal within the homeland boundary. The approval of the 5 trees proposed for this lot would account for an updated total of 626 trees, which would represent approximately 42% of the overall approved count for the subdivision. As a whole, even though 133 of 254 lots have been built out, the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is well under the tree removal approved and analyzed by the EIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal. Though the tree removal amount proposed (5) exceeds what was approved for this lot (0), it is consistent with what was analyzed in the Santa Lucia Preserve EIR. The applicable conditions of approval from the original EIR have been incorporated into the proposed Thomas project. An Addendum to the EIR is also included as part of this project.

g) Pursuant to Condition #24 of the Use Permit (PC94067), tree replacement for non-landmark trees are to be replaced at a 3:1 ratio, and landmark trees are to be replaced at a 5:1 ratio. The project, as conditioned, will result in the replanting of 15 oak trees and 3 madrones.

h) No adverse environmental effects were identified during staff review of the development application during a site visit on May 4, 2018.

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

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180039.

6. **FINDING:** **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B & C) TREE REMOVAL –** The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution 96-060) for the Santa Lucia Preserve Subdivision.

**EVIDENCE:**

a) The project proposes the removal of 5 trees. The tree amount indicated for the property was not assessed for tree removal in the Santa Lucia Forest Management Plan (FMP) by Ralph Osterling. According to the FMP, zero trees were assessed for removal. The Maximum Tree Removal List approves 0 trees for removal on the lot, therefore the application is before Planning Commission to consider approval.

b) The tree permit for the Santa Lucia Preserve (Phases A-C) allowed removal of 1,480 trees. The removal of these 5 trees will bring the total number of trees removed to 626.

c) The project requires an addendum to the Santa Lucia Preserve EIR. Though the tree removal amount proposed exceeds what was approved for the lot, it is consistent with what was analyzed in the Sant Lucia Preserve EIR (Resolution No. 94-005).

d) Pursuant to Condition No. 24 in Use Permit PC94067, tree replacement for non-landmark trees are to be replaced at a 3:1 ratio, and landmark trees are to be replaced at a 5:1 ratio. The project, as conditioned, will result in the replanting of 15 oak trees. totaling eight (8) fifteen gallons and seven (7) 5 gallons. No madrones have been recommended for replacement. Per the arborist, Maureen Hamb, native madrone are difficult to propagate and usually have a 90% loss rate. There are cultivars (Arbutus Marina) but, it is a landscape type species that does not have the quality of the natives. Coast live oak is the dominant species on the site and would have a greater success rate and are easier to propagate. The replacement of the coast live oaks is more suitable given the condition of this site. However, 3 additional madrones will be planted without the requirement of monitoring and reporting.

e) The reforestation program shall also include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. A condition of project approval, (Condition No. 6) requiring the replacement/replanting of all removed trees has been applied to the project.

f) A condition of project approval (Condition No. 4) for surrounding trees located close to the construction site shall be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials.

g) The project is consistent with Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, (Preservation of Oak and Other Protected Trees) of the Monterey County Zoning Ordinance, no oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed without approval of the permit(s) required in Subsection 21.64.260D. Based on substantial evidence, the tree removal is the minimum required under the circumstance of the case and the removal will not involve a risk of adverse environmental impacts.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider an Addendum to the Santa Lucia Environmental Impact Report (EIR #94-005/Resolution #96-059) pursuant to CEQA Guidelines Section 15164; and
2. Adopt a resolution to approve a Combined Development Permit consisting of:

a) Administrative Permit and Design Approval to allow the construction of an approximately 3,995 square foot single family dwelling with 2,610 square foot basement, and an approximately 875 square foot 2-car detached garage with office; and
b) Use Permit to allow the removal of 5 protected trees (4 oaks, 1 madrone), all of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

3. Adopting the Mitigation Monitoring and Reporting Program.

**PASSED AND ADOPTED** this 14th day of November, 2018 upon motion of Commission Diehl, seconded by Commissioner Wizard, by the following vote:

AYES: Coffelt, Duflock, Diehl, Getzelman, Gonzalez, Mendoza, Roberts, Vandevere, Wizard
NOES: None
ABSENT: Ambriz
ABSTAIN: None

Jacqueline R. Onciano

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON NOV 20 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE NOV 30 2018

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

NOTES

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

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

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

# Monterey County RMA Planning

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

PLN180039

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN180039) consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 3,995 square foot single family dwelling with 2,610 square foot basement, 875 square foot detached garage/office; and 2) Use Permit for removal of five trees (4 Oaks and 1 Madrone) . The property is located at 28 Potrero Trail (Assessor's Parcel Number 239-111-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-044) was approved by the Planning Commission for Assessor's Parcel Number 239-111-009-000 on November 14, 2018. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

**Compliance or 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 RMA - Planning.

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

**Responsible Department:** RMA-Planning

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

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

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

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

## 4. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

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

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

## 5. PD011(A) - TREE REMOVAL

**Responsible Department:** RMA-Planning

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

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

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Condition carried forward from Resolution No. 96-060, Condition No. 24 in Use Permit PC94067.

Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 3:1 (replacement of 3 trees for every 1 removed), for a total of 15 oaks, with (7) -5 gallons & (8) -15 gallons.

- 3 madrones (no monitor or reporting is required for the madrones)

Replacement tree(s) shall be located within the homeland boundaries, refer to Tree Replacement Plan prepared by Bliss Landscape Architecture.

(RMA - Planning)

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

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

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

## 7. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

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

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

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

## 8. AS-BUILT CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation and the approved Grading and Stormwater Control Plans. (RMA- Environmental Services)

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

## 9. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

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

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

## 10. GEOTECHNICAL REVIEW CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from the licensed practitioner that the geotechnical recommendations have been incorporated into the Grading Plan and Stormwater Control Plan. (RMA-Environmental Services)

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

## 11. GRADING PLAN (<5,000 CY)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc., dated October 2017. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

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

## 12. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 13. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

## 14. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

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

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

## 15. STORMWATER CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a stormwater control plan to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by RMA-Environmental Services. (RMA-Environmental Services)

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

## 16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works 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.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the
Department of Public Works 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.

## 17. WRSP01 - STORMWATER RUNOFF CONTROL PLAN - SANTA LUCIA PRESERVE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a stormwater runoff control plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. The owner/applicant shall incorporate measures to control stormwater runoff in a manner consistent with the Santa Lucia Preserve (SLP) Subdivision project. The SLP Subdivision project requires that new development including impervious surfaces include measures to ensure stormwater runoff is dispersed over vegetated slopes and conveyed by impervious conduits to existing detention/retention basins, as appropriate. The Water Resources Agency is in receipt of a preliminary grading and drainage plan prepared by C3 Engineering, dated 03/29/18, which diverts storm water around the building, appropriately collects and disperses to dispersion structures. Through these improvements all impervious surface stormwater runoff shall be collected and conveyed to dispersion measures throughout the site and away from any septic leachfields. A registered civil engineer shall design a final stormwater runoff control plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

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

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

## 18. WRSP02 - WRA INSPECTION - PRIOR TO FINAL

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary stormwater runoff control. Prior to final inspection, the owner/applicant shall submit a certification letter to the Water Resources Agency certifying the stormwater runoff measures have been installed in accordance with the plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a certification letter to, and schedule an inspection with, the Water Resources Agency.

## 19. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

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

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

## 20. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

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## ENERGY

1. ALL EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-19.
2. ALL ROOF AND FLOOR ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 [ROOF] AND R-19 [FLOOR]
3. ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION .
4. IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.
5. ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
6. THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
7. THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
8. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
9. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
10. THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPED:
    A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS.
    B. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS.
    C. OPENINGS IN THE ATTIC FLOOR.
    D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
11. GENERAL LIGHTING FOR KITCHEN AND BATHROOMS MUST BE 25 LUMENS/ WATT OR GREATER. WHEN A BATHROOM HAS MORE THAN ONE LIGHTING FIXTURE, THE MAIN FIXTURE SHALL BE FLUORESCENT. GENERAL LIGHTING IN KITCHEN MUST ALSO BE FLUORESCENT.
12. FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
13. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
14. STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
15. PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.
16. RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.
17. GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.
18. WATER CLOSETS SHALL BE LOW FLUSH TYPE AS REQUIRED BY LOCAL ORDINANCES [1.6 GAL FLUSH].
19. GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.
20. HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY CEC.
21. HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.
22. DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.
23. A SUBMITTAL IS REQUIRED FOR RADIANT HEATING SYSTEMS, INCLUDING PLANS, TUBING, LOCATION, AND SPACING.

## GLAZING

1. GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS [> 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
3. GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
4. EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS:: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .

## GENERAL NOTES

1. THESE PLANS ARE THE PROPERTY OF TOM MEANEY ARCHITECT. USE OR COPY IS PERMITTED BY CONTRACT ONLY. ANY REVISIONS TO THESE PLANS, REGARDLESS OF SCOPE WITHOUT WRITTEN PERMISSION IS PROHIBITED AND SHALL THEREBY ABSOLVE TOM MEANEY ARCHITECT FROM ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTEREST PARTIES IN THE PROJECT.
2. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
3. ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES, REGULATIONS AND STANDARDS LISTED.
4. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
5. DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
6. DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE,. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
7. REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
8. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
9. WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE DESIGNER.
10. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
11. ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED [U.N.O.].
12. SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER/OWNER.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
14. FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER UBC REQUIREMENTS):
    A.) IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FLOOR INTERVALS ALONG THE LENGTH OF THE WALL.
    B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
    C.) IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
    D.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE
15. AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.
16. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
17. ALL UTILITY CONNECTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

## CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCALGOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CALIFORNIA ADMINISTRATIVE CODE
CALIFORNIA BUILDING CODE, 2016
CALIFORNIA PLUMBING CODE, 2016
CALIFORNIA MECHANICAL CODE, 2016
CALIFORNIA ELECTRICAL CODE, 2016
CALIFORNIA ENERGY CODE, 2016
CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
CITY OF CARMEL-BY-THE-SEA AND ADOPTING ORDINANCES
NOTE: THIS PROJECT TO BE REGISTERED WITH CALCERTS

## GREEN BUILDING NOTES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCALGOVERNING AGENCIES. NOTHING IN THESE PLANS IS TO BE CONSTURED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

## HERS INSPECTIONS

PROJECT REQUIRES THIRD PARTY HERS TESTING AND/OR DUCT LEAKAGE TEST. SEE CF-1R PAGES FOR ADDITIONAL HERS INSPECTIONS IF ANY.

SUBCONTRACTORS TO PROVIDE SIGNED CF-2R FORMS THAT MATCH OR EXCEED COMPLIANCE CALCS.

## PLUMBING FIXTURES

EXISTING PLUMBING FIXTURES MAY REQUIRE RETROFITTING TO CURRENT CPC REQUIREMENTS AND NEW PLUMBING FIXTURES WILL MEET THE FOLLOWING MIN. REQUIREMENTS: WATER CLOSETS 1.28 GALLONS MAX./FLUSH; URINALS 0.5 GALLONS MAX./FLUSH.

## CONSTRUCTION WASTE MGMT

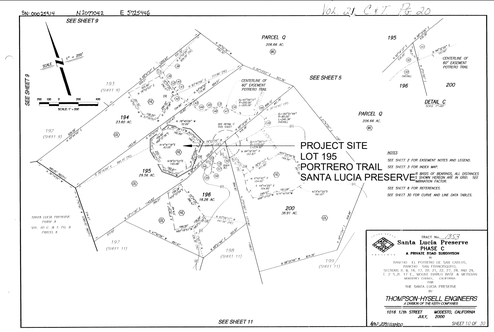
CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS OF CRC R324.1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH CGBC CHAP. 4, DIVISION 4.4 (CALGREEN CODE).

## HIGH FIRE

THIS PARCEL MAY BE LOCATED WITHIN A DESIGNATED HIGH FIRE HAZARD AREA. CONTRACTOR TO VERIFY ALL ELEMENTS OF NEW CONSTRUCTION MUST COMPLY WITH REQUIREMENTS SET FORTH IN SECTION R327 OF THE 2013 CRC AND S.B. ORDINANCE NO. 5639.

SEE FIRE RATED CONSTRUCTION REQUIREMENTS ON A0.3 FOR SPECIFIC INFORMATION.

## PARCEL MAP




## SHEET INDEX

**ARCHITECTURAL**

| NO. | DESCRIPTION |
|---|---|
| A0.0 | TITLE SHEET |
| A1.0 | SURVEY |
| A1.1 | SITE PLAN |
| A2.0 | BASEMENT FLOOR PLAN |
| A2.0A | BASEMENT FLOOR PLAN |
| A2.0B | BASEMENT FLOOR PLAN |
| A2.1 | FLOOR PLANS |
| A2.1A | LOWER FLOOR PLAN |
| A2.1B | LOWER FLOOR PLAN |
| A2.2 | UPPER FLOOR PLAN |
| A2.3 | GARAGE PLANS |
| A3.1 | ROOF PLAN |
| A3.1A | ROOF PLAN |
| A3.1B | ROOF PLAN |
| A4.1A | MAIN FLOOR REFLECTED CEILING PLAN |
| A4.1B | MAIN FLOOR REFECTED CEILING PLAN |
| A4.2 | UPPER FLOOR REFLECTED CEILING PLAN |
| A5.1 | BUILDING SECTIONS |
| A5.2 | BUILDING SECTIONS |
| A6.1 | EXTERIOR ELEVATIONS |
| A6.2 | EXTERIOR ELEVATIONS |
| A6.3 | EXTERIOR ELEVATIONS |
| A6.4 | EXTERIOR ELEVATIONS |
| A8.1 | DOOR AND WINDOW SCHEDULE |
| A8.2 | FINISH SCHEDULE |
| A9.1 | ARCHITECTURAL DETAILS |
| A9.2 | ARCHITECTURAL DETAILS |

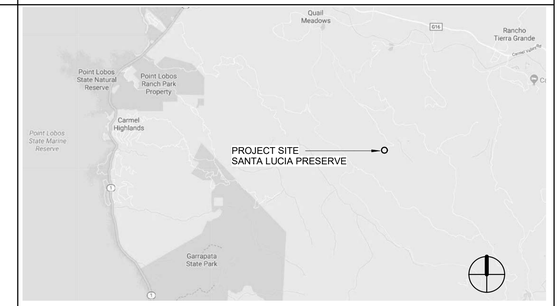
**CIVIL**

| NO. | DESCRIPTION |
|---|---|
| C1 | TITLE SHEET |
| C2 | GRADING PLAN |
| C3 | DRIVEWAY PLAN |
| C4 | UTILITY PLAN |
| C5 | EROSION CONTROL PLAN |

**LANDSCAPE**

| NO. | DESCRIPTION |
|---|---|
| L1.1 | HOMELAND SITE PLAN |
| L1.2 | MATERIALS AND FINISHES |
| L1.3 | PLANTING PLAN |
| L1.4 | IRRIGATION PLAN |
| L4.1 | IRRIGATION NOTES AND LEGEND |
| L4.2 | IRRIGATION DETAILS |
| L4.3 | IRRIGATION DETAILS |
| L4.4 | IRRIGATION WATER CALCULTATIONS |
| L5.0 | PRELIMINARY LIGHTING PLAN |

## VICINITY




NOT TO SCALE

## PROJECT

| | |
|---|---|
| PROJECT ADDRESS | SANTA LUCIA PRESERVE, LOT 195<br>28 POTRERO TRAIL<br>CARMEL VALLEY, CA 93923 |
| OWNER | CHRIS AND KELLIE THOMAS<br>(831) 569-9554<br>C/O TOM MEANEY, ARCH.<br>629 STATE STREET, SUITE 240<br>SANTA BARBARA, CA 93101 |
| SCOPE OF WORK | CONSTRUCT NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH BASEMENT AND DET. GARAGE |
| EXISTING STRUCTURES | N/A |

## BUILDING

| | |
|---|---|
| OCCUPANCY GROUP | R-3 |
| TYPE OF CONSTRUCTION | VB |
| NUMBER OF STORIES | 2 + BASEMENT |
| SPRINKLERS | YES, REFER TO SEPARATE PERMITS, NOTES |
| PROPOSED FLOOR AREAS - **NET** | |
| MAIN FLOOR | 2925 SF |
| UPPER FLOOR | 1071 SF |
| BASEMENT (NOT INCLUDED IN F.A.R.) | 2607 SF |
| DETACHED GARAGE | 666 SF |
| DETACHED GARAGE, UPPER OFFICE | 206 SF |
| COVERED PATIOS | 582 SF |
| PROPOSED PARKING | 3 COVERED, 3 UNCOVERED |
| GRADING | CUT: 815 C / FILL: 468 CY / NET: 347 CY |
| HARDSCAPE (IMPERVIOUS) | 3,722 CY |
| ALL-WEATHER DRIVE (IMPERVIOUS) | 5,964 CY |

## ZONING DATA

| | |
|---|---|
| APN | 239111009 |
| LOT SIZE: | 29.56 ACRES |
| LOT COVERAGE, PROPOSED | |
| STRUCTURES | 4621 S.F.: .36% |
| HARDSCAPE (IMPERVIOUS) | |
| ALL-WEATHER DRIVE (IMPERVIOUS) | |
| TOTAL | |
| GENERAL LAND USE DESIGNATION | RESOURCE CONSERVATION |
| ZONE | RC/40-D-S |
| REQUIRED SETBACKS | |
| FRONT | RESIDENCE 30' |
| SIDES | RESIDENCE 20' |
| REAR | RESIDENCE 20' |
| HEIGHT LIMITS (SLP DESIGN GUIDELINES) | 30'/15' |
| TREES TO BE REMOVED | YES, 5 OAKS |
| WASTE WATER SYSTEM | SEPTIC |
| WATER SERVICE | SLPWDS |
| WILD LAND/URBAN INTERFACE | YES |
| COASTAL ZONE | NO |
| HIGH FIRE AREA: | |

## PROJECT DIRECTORY

ARCHITECT
Tom Meaney
629 State Street, Suite 240
Santa Barbara, CA 93101
(805) 966-7668
LIC. #C14606

SURVEYOR
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
(831) 394-4930

LANDSCAPE ARCHITECT
BLISS LANDSCAPE ARCHITECTURE
1312 PATCH COURT
MARINA, CA 93933
(831) 251-8551

CIVIL ENGINEER
C3 ENGINEERING INC.
126 BONAFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831) 647-1192

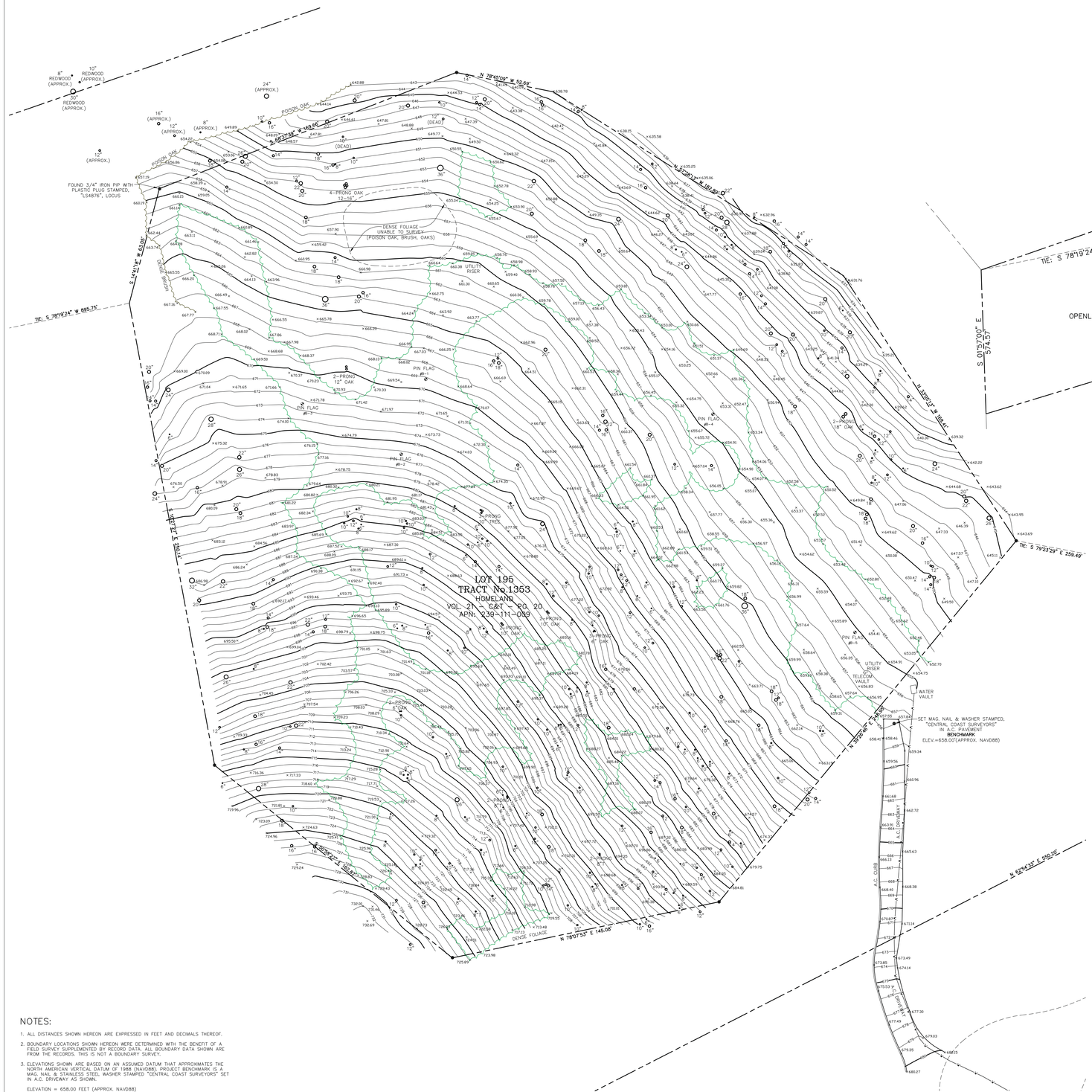
TOM MEANEY | ARCHITECT
629 STATE STREET ● SUITE 240 ● SANTA BARBARA ● CA ● 93101 ● TEL (CARMEL) 831.624.4278
(SANTABARBARA)805.966.7668 ● FAX 805.966.7698 ● WWW.TOMMEANEY.COM ●

**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

TITLE SHEET

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-05-07 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | **A0.0** |




SCALE: 1" = 20'

LEGEND:

- DENOTES A FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED, "LS4876"
- DENOTES PINFLAG/BOREHOLE LOCATION
- DENOTES A 12" DIA. TREE (TYP.)
- DENOTES A 12" DIA. OAK TREE (TYP.)
- DENOTES A DRIPLINE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN A.C. DRIVEWAY AS SHOWN.

   ELEVATION = 658.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. ALL TREE TYPES ARE OAK, UNLESS OTHERWISE NOTED. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

# TOPOGRAPHIC MAP

OF A PORTION OF

LOT 195 IN TRACT No. 1353
AS SHOWN ON THE MAP OF
"TRACT No. 1353,
SANTA LUCIA PRESERVE, PHASE C"
AS SHOWN ON
VOL. 21 – C&T – PG. 20
OFFICIAL RECORDS OF MONTEREY COUNTY

SANTA LUCIA PRESERVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

C3 Engineering

BY

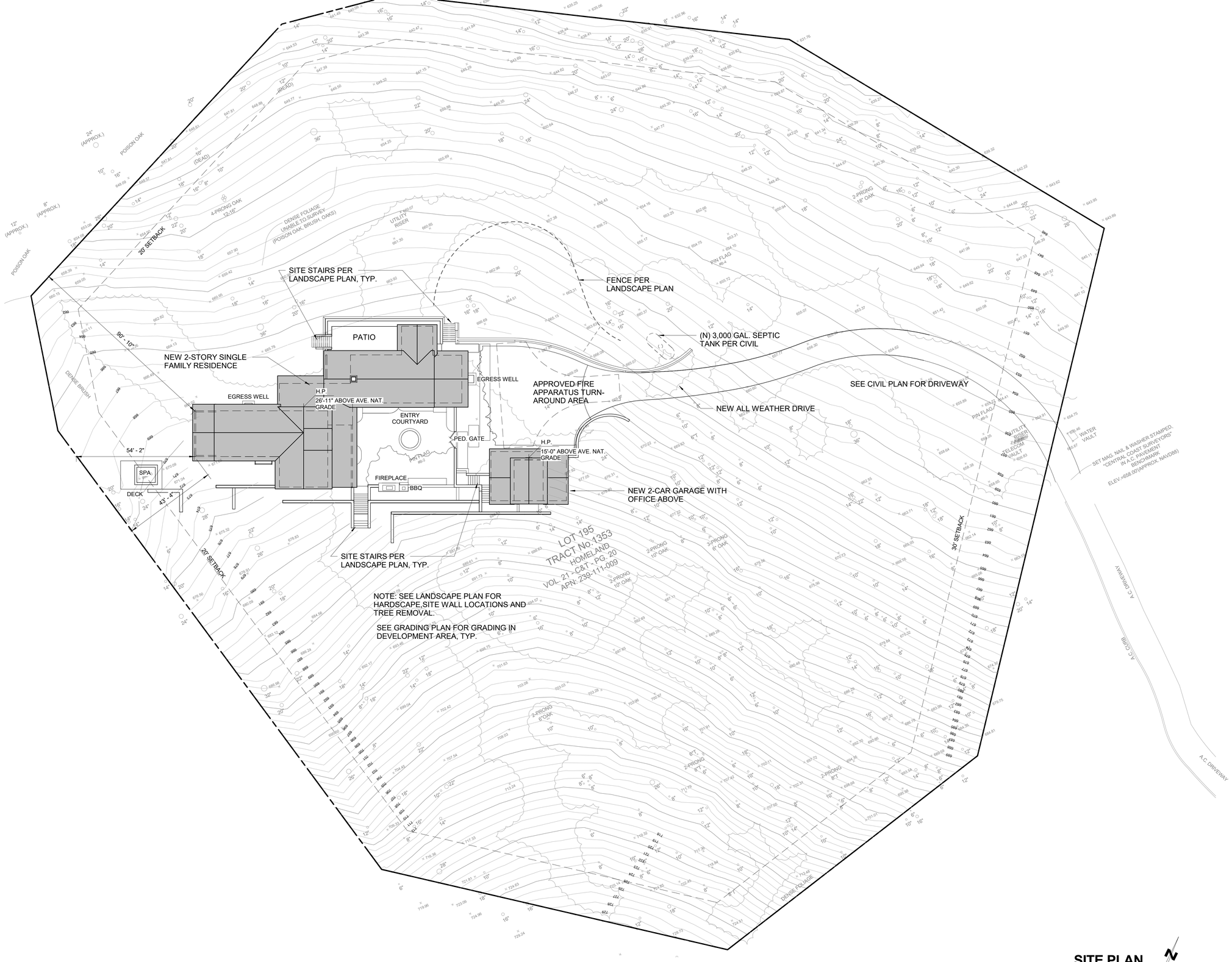
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

LICENSED LAND SURVEYOR DAVID T. EDWARDS No. 4974 STATE OF CALIFORNIA

SCALE: 1" = 20' JOB No. 17-39 MAY 2017

PREPARER: LLJS

APN 239-111-009




## SITE PLAN

1" = 20'-0"

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629 STATE STREET ● SUITE 240 ● SANTA BARBARA ● CA ● 93101 ● TEL (CARMEL) 831.624.4278
(SANTABARBARA)805.966.7688 ● FAX 805.966.7698 ● WWW.TOMMEANEY.COM ●

**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-04-02 |
| Scale | 1" = 20'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A1.1 |

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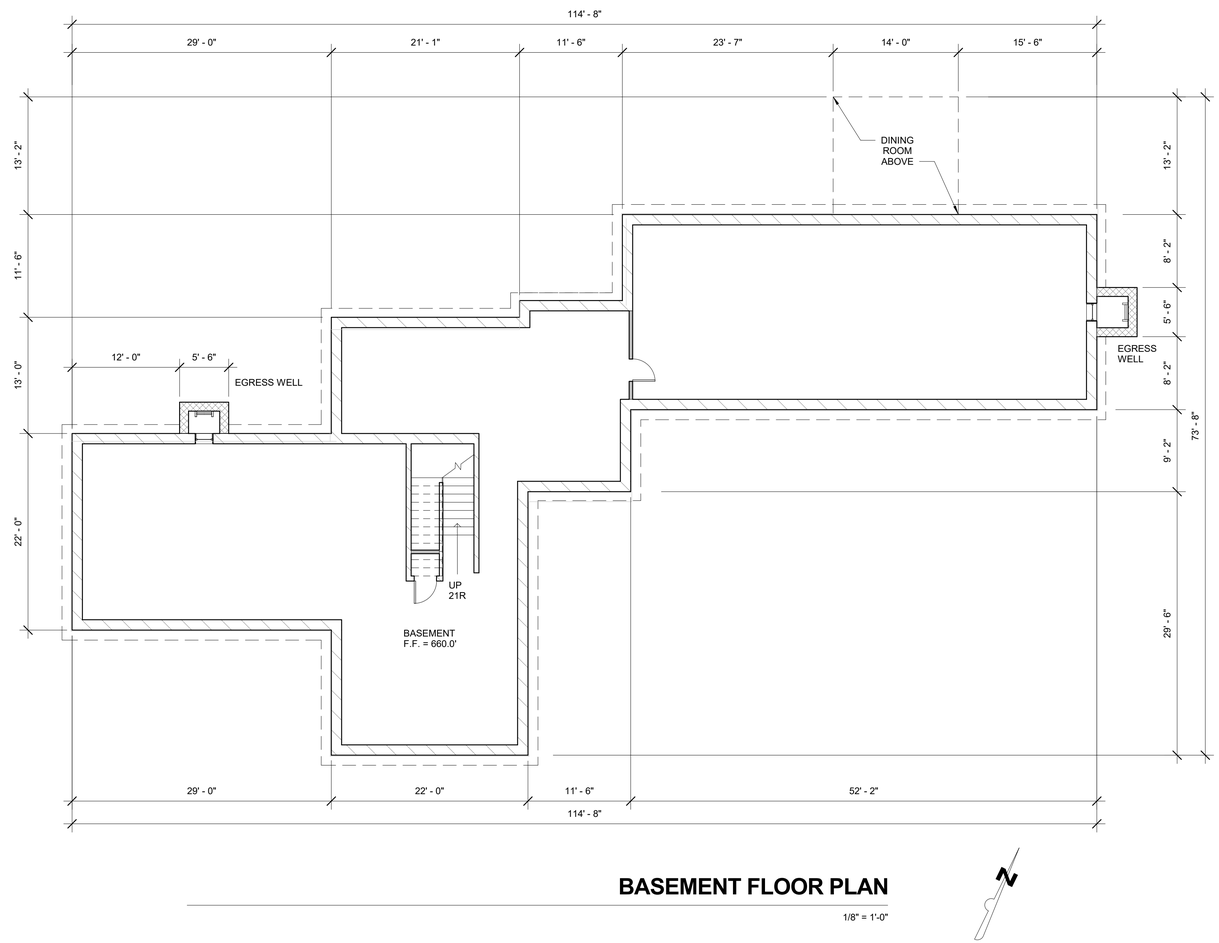


## BASEMENT FLOOR PLAN

1/8" = 1'-0"

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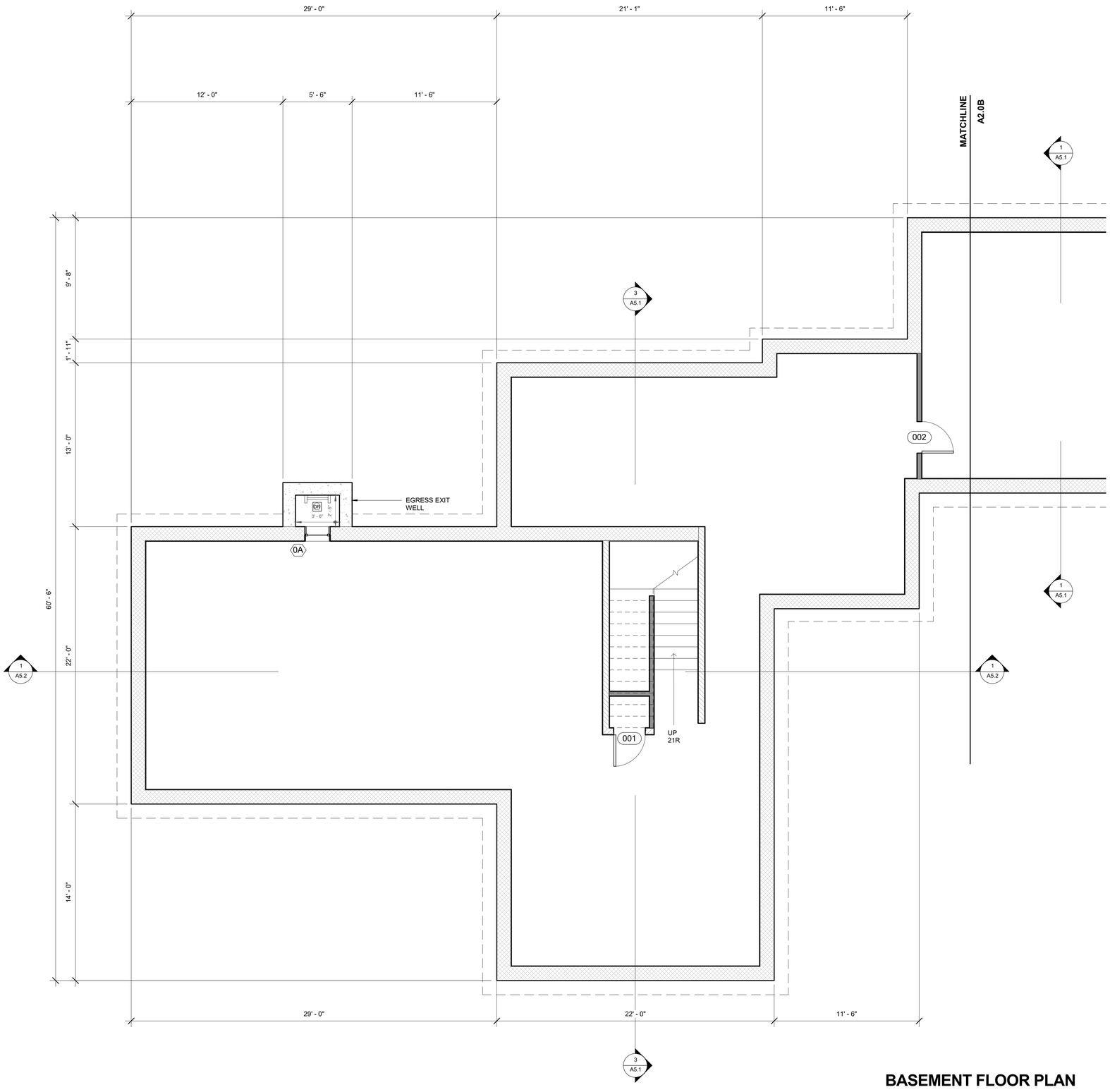
CARMEL VALLEY, CA

BASEMENT FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-03-15 |
| Scale | 1/8" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A2.0 |




## BASEMENT FLOOR PLAN

1/4" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

BASEMENT
FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-03-15 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | |

# A2.0A

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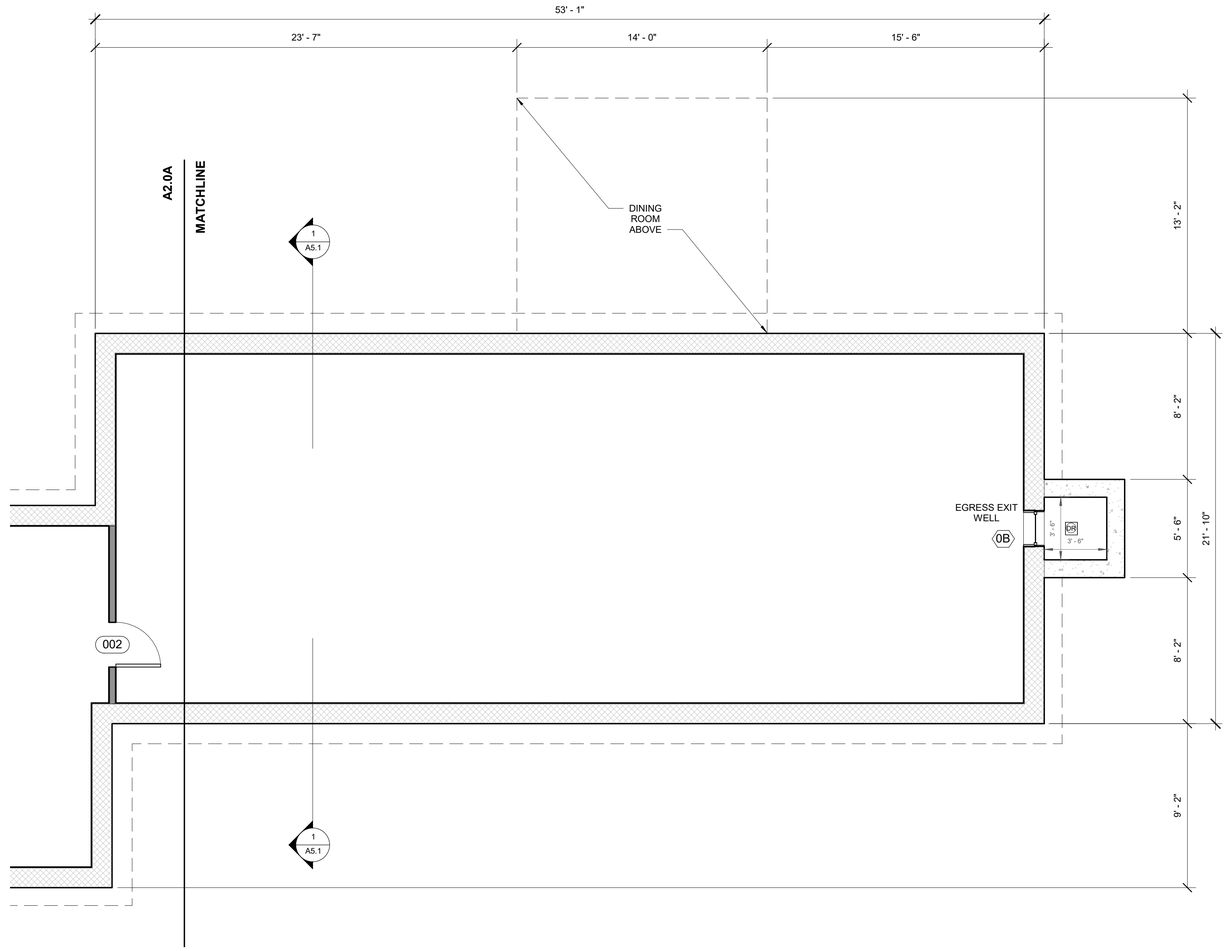


## BASEMENT FLOOR PLAN

1/4" = 1'-0"

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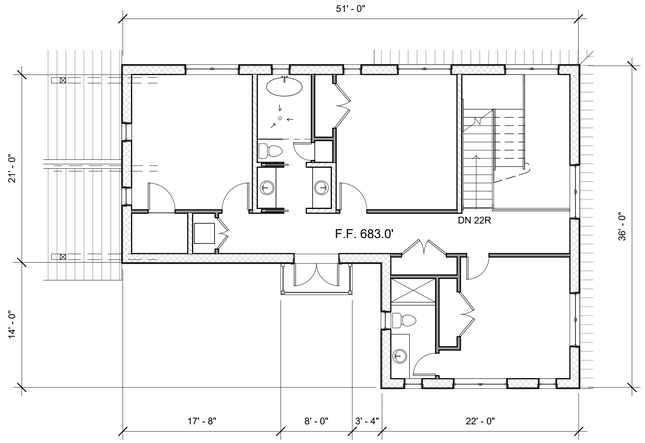
**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

BASEMENT
FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-03-15 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | **A2.0B** |




## UPPER FLOOR PLAN

1/8" = 1'-0"

## WALL LEGEND

I.C.F. EXTERIOR WALL ABOVE GRADE

NUDURA 6" ICF BLOCK WITH STONE OR WOOD SIDING

I.C.F. BASEMENT WALL

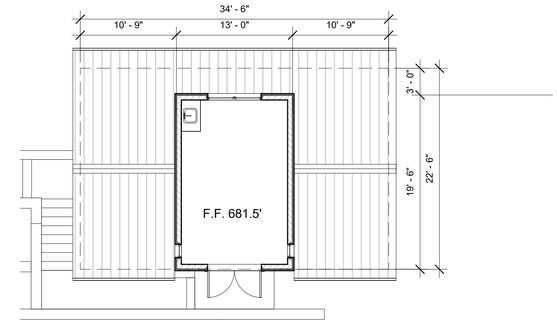
NUDURA 8" ICF BLOCK WITH WATERPROOF MEMBRANE

2x6 WOOD STUD WITH STONE OR WOOD SIDING

INTERIOR WALLS

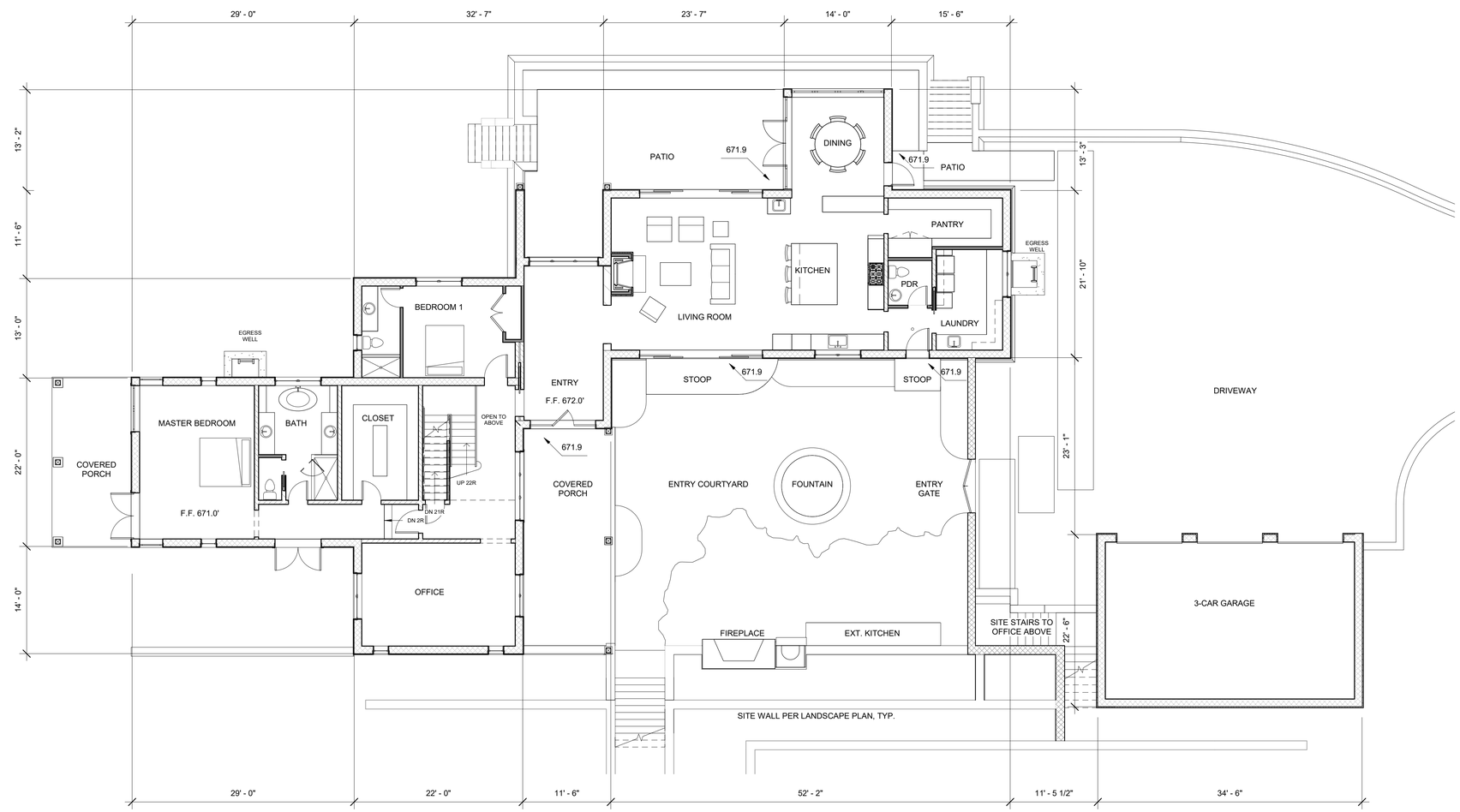
2X4 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

2X6 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES




## GARAGE OFFICE PLAN

1/8" = 1'-0"




## LOWER FLOOR PLAN

1/8" = 1'-0"

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CARMEL VALLEY, CA

FLOOR PLANS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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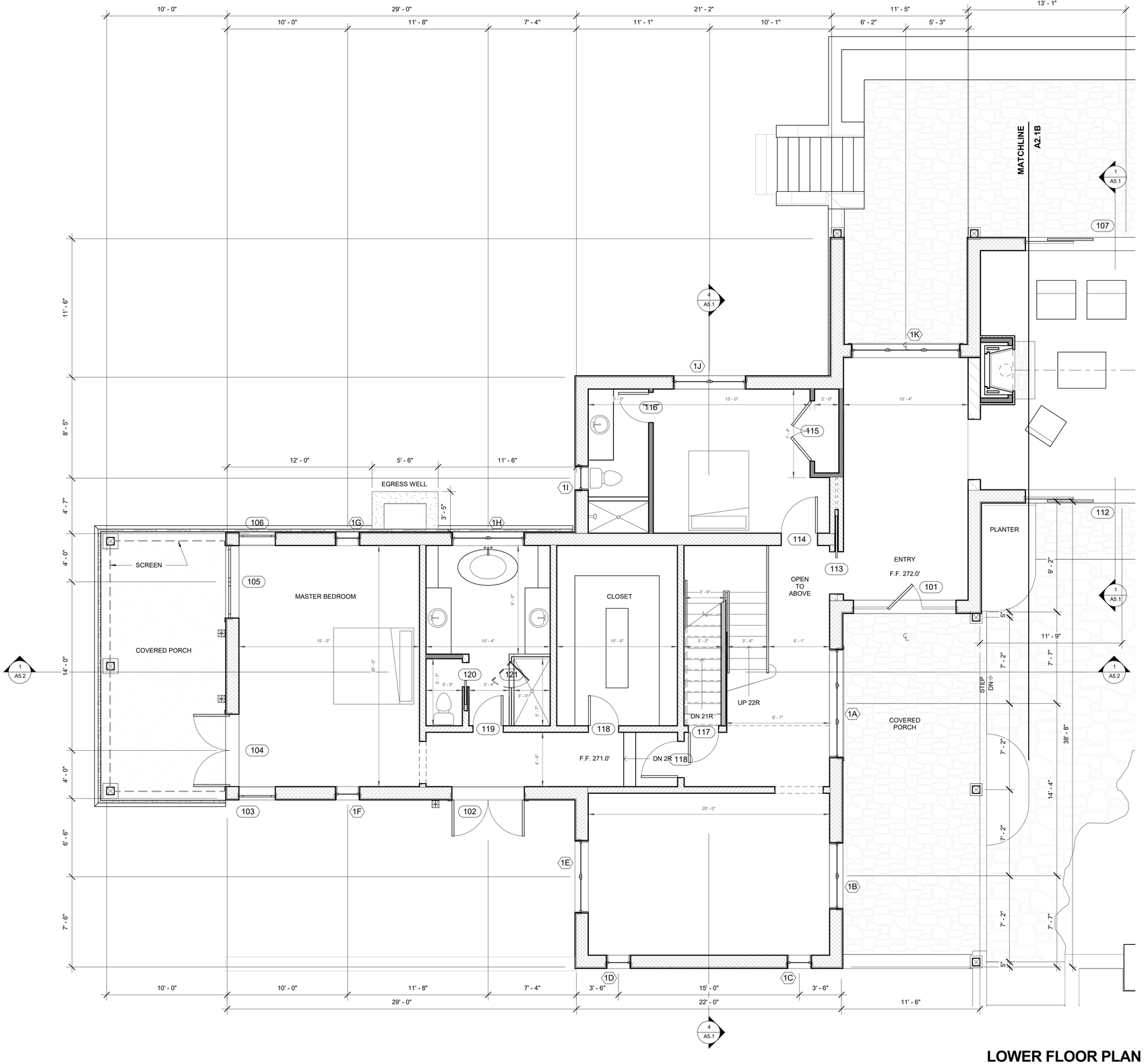
|---|---|
| Date | 2018-02-27 |
| Scale | As indicated |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A2.1 |




## LOWER FLOOR PLAN

1/4" = 1'-0"

## WALL LEGEND

I.C.F. EXTERIOR WALL ABOVE GRADE

NUDURA 6" ICF BLOCK WITH STONE OR WOOD SIDING

I.C.F. BASEMENT WALL

NUDURA 8" ICF BLOCK WITH WATERPROOF MEMBRANE

2x6 WOOD STUD WITH STONE OR WOOD SIDING

INTERIOR WALLS

2X4 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

2X6 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

LOWER FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A2.1A |

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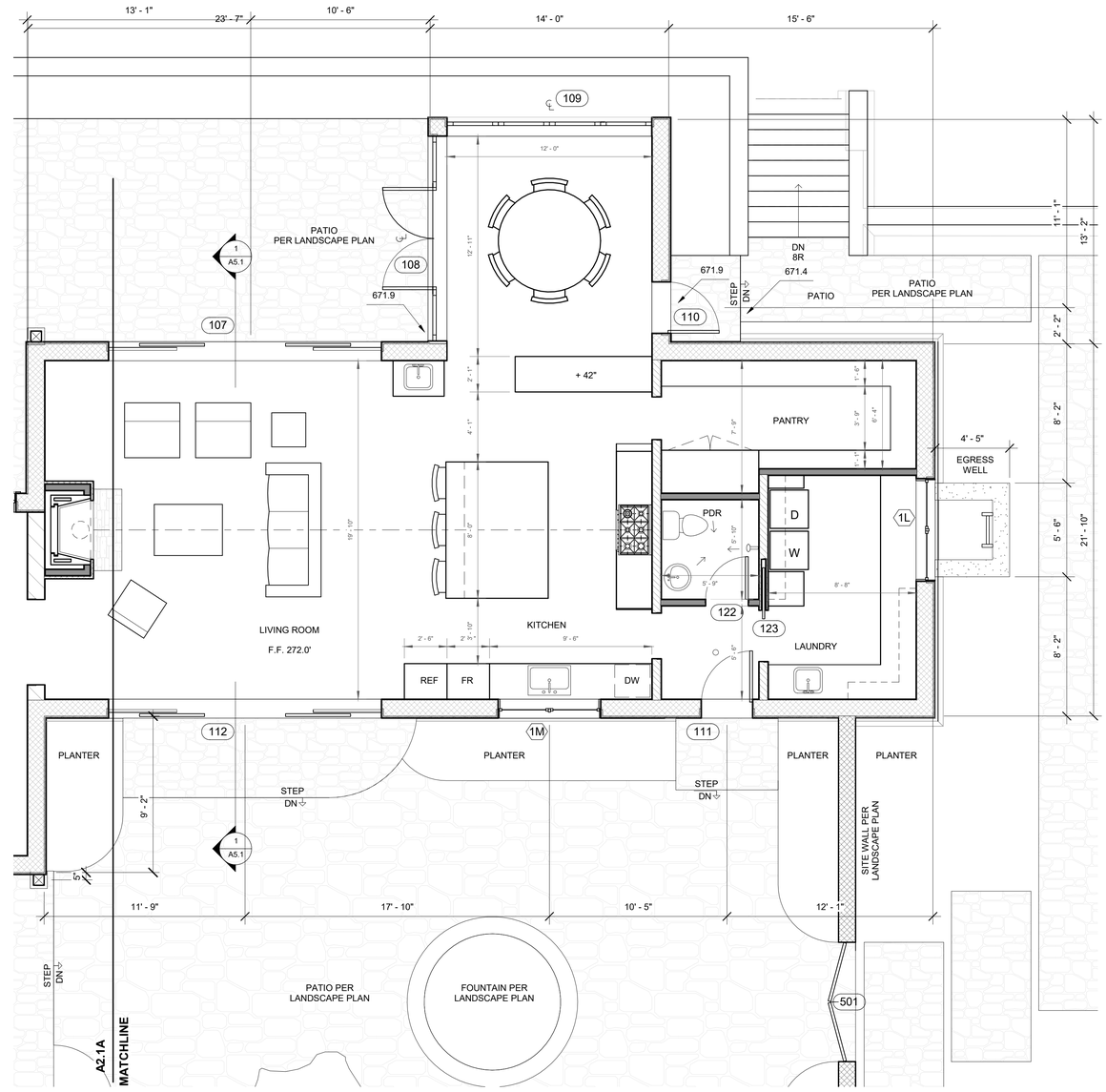


## WALL LEGEND

I.C.F. EXTERIOR WALL ABOVE GRADE

NUDURA 6" ICF BLOCK WITH STONE OR WOOD SIDING

I.C.F. BASEMENT WALL

NUDURA 8" ICF BLOCK WITH WATERPROOF MEMBRANE

2x6 WOOD STUD WITH STONE OR WOOD SIDING

INTERIOR WALLS

2X4 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

2X6 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

# LOWER FLOOR PLAN

1/4" = 1'-0"

TM
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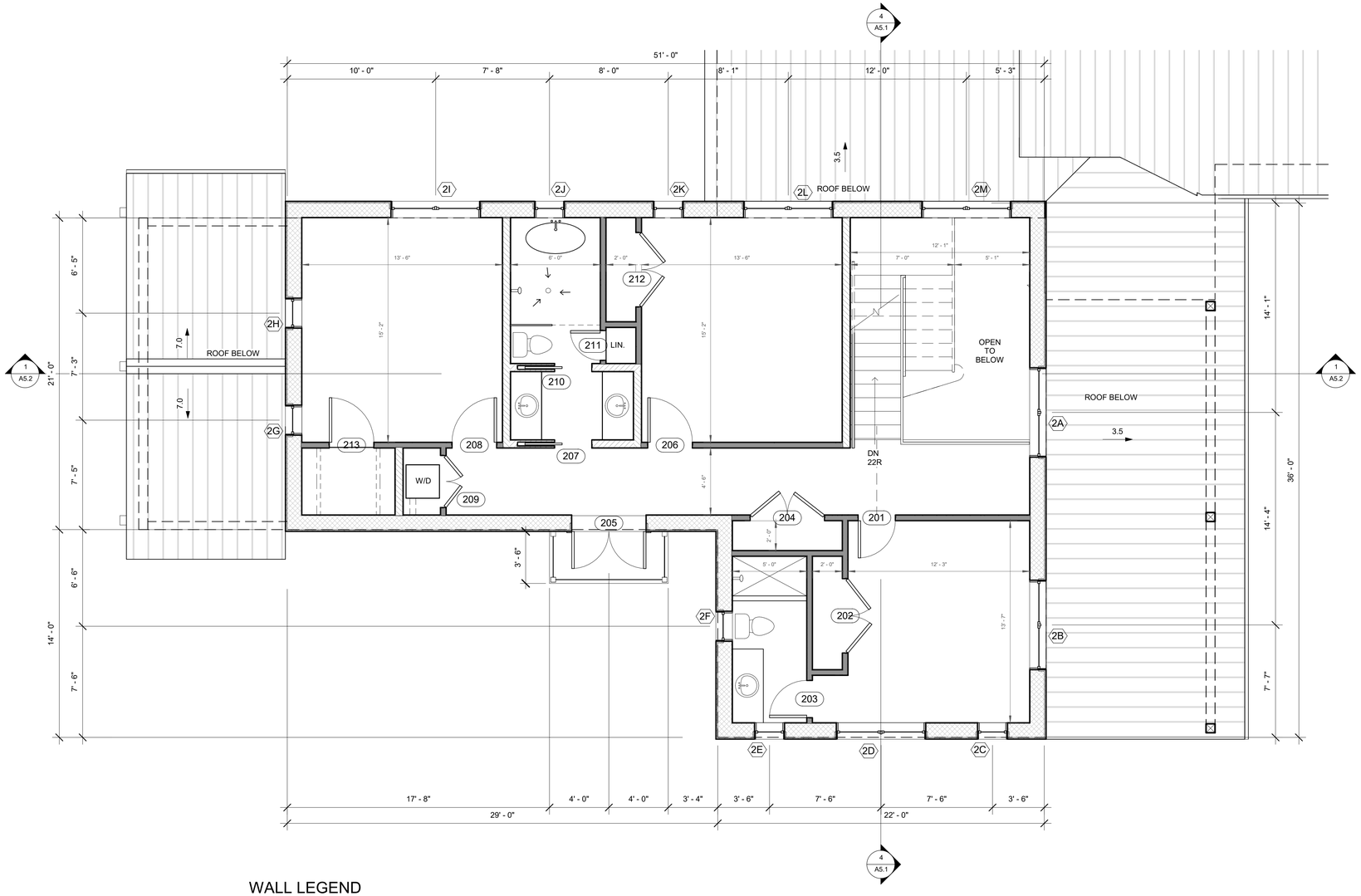
CARMEL VALLEY, CA

LOWER FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A2.1B |




## WALL LEGEND

I.C.F. EXTERIOR WALL ABOVE GRADE

NUDURA 6" ICF BLOCK WITH STONE OR WOOD SIDING

I.C.F. BASEMENT WALL

NUDURA 8" ICF BLOCK WITH WATERPROOF MEMBRANE

2x6 WOOD STUD WITH STONE OR WOOD SIDING

INTERIOR WALLS

2X4 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

2X6 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

# UPPER FLOOR PLAN

1/4" = 1'-0"

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SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

UPPER FLOOR PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A2.2 |

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## WALL LEGEND

I.C.F. EXTERIOR WALL ABOVE GRADE

NUDURA 6" ICF BLOCK WITH STONE OR WOOD SIDING

I.C.F. BASEMENT WALL

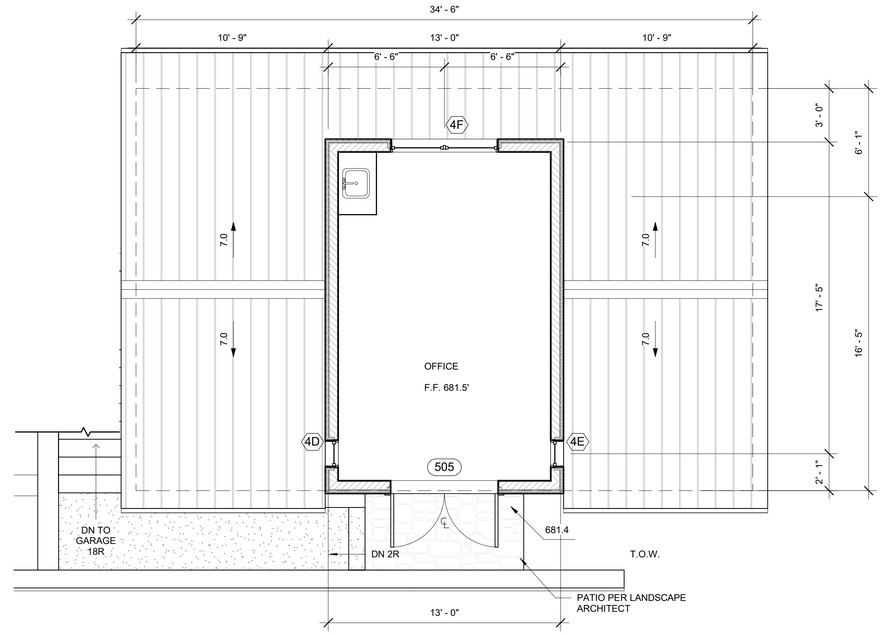
NUDURA 8" ICF BLOCK WITH WATERPROOF MEMBRANE

2x6 WOOD STUD WITH STONE OR WOOD SIDING

INTERIOR WALLS

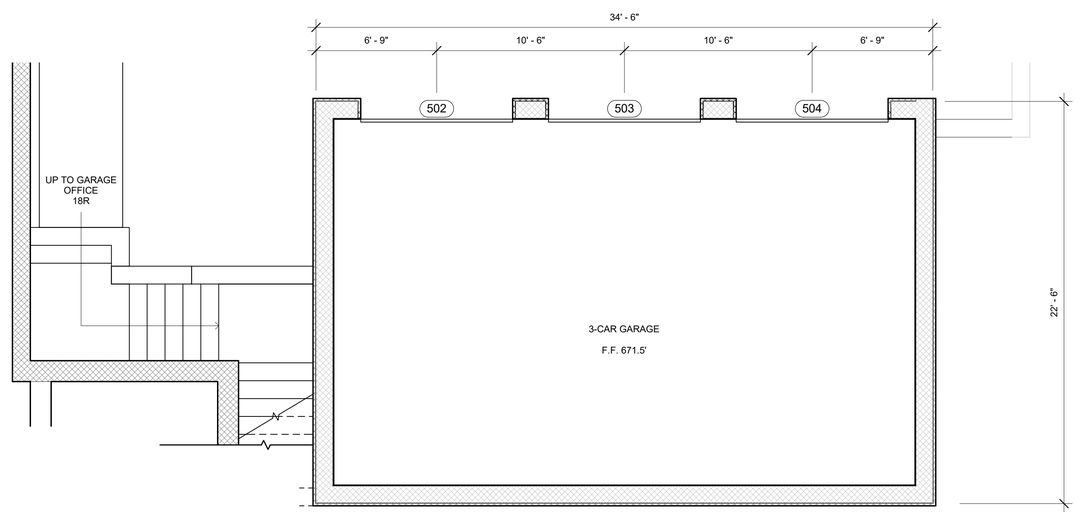
2X4 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES

2X6 WOOD STUD WALL W/ 5/8" GYPBOARD BOTH SIDES




## GARAGE OFFICE PLAN

1/4" = 1'-0"




## GARAGE FLOOR PLAN

1/4" = 1'-0"

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CARMEL VALLEY, CA

GARAGE PLANS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
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| Job # | Project Number |
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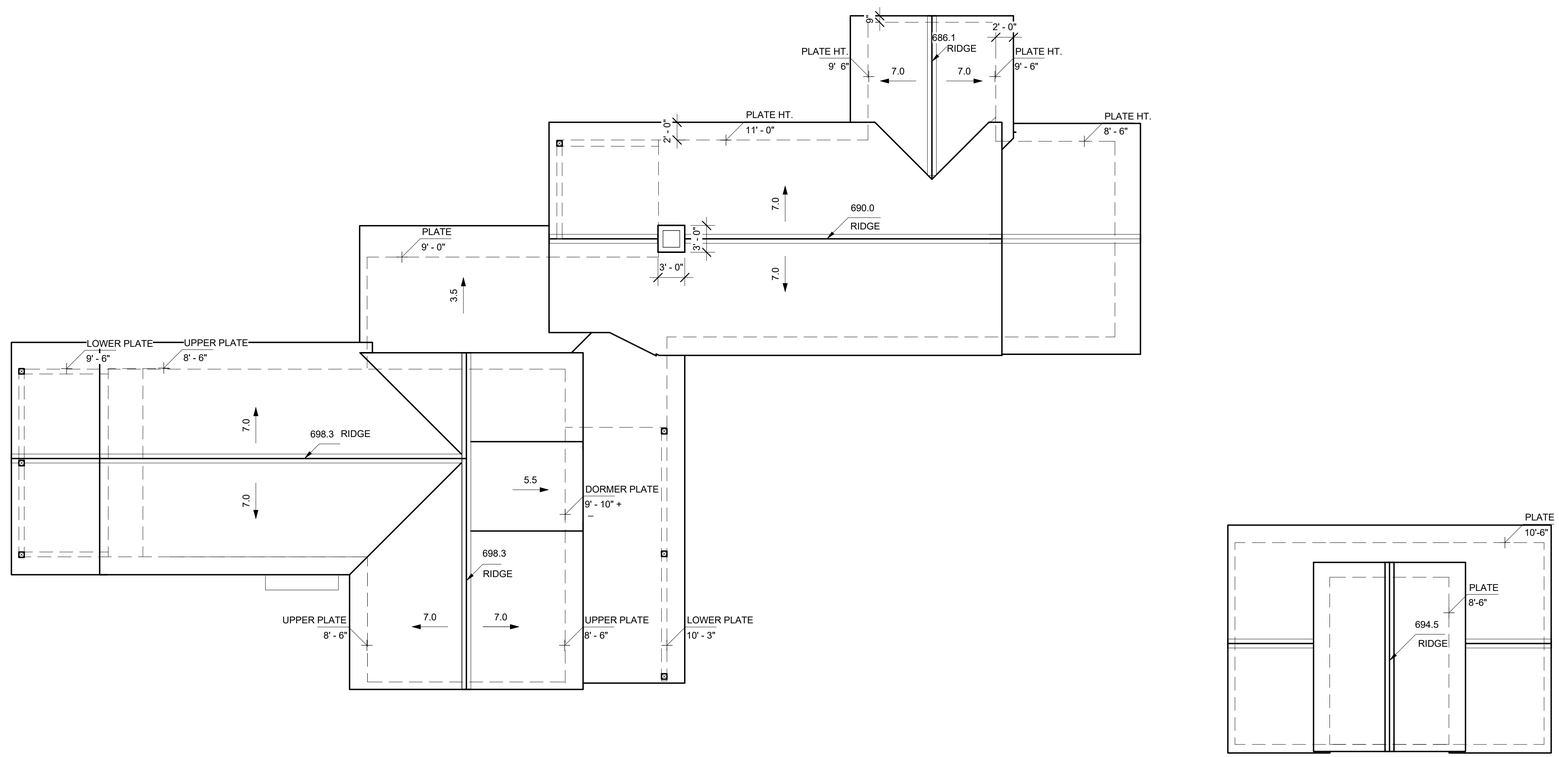


## ROOF PLAN

1/8" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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|---|---|
| Date | 2018-02-27 |
| Scale | 1/8" = 1'-0" |
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| Job # | Project Number |
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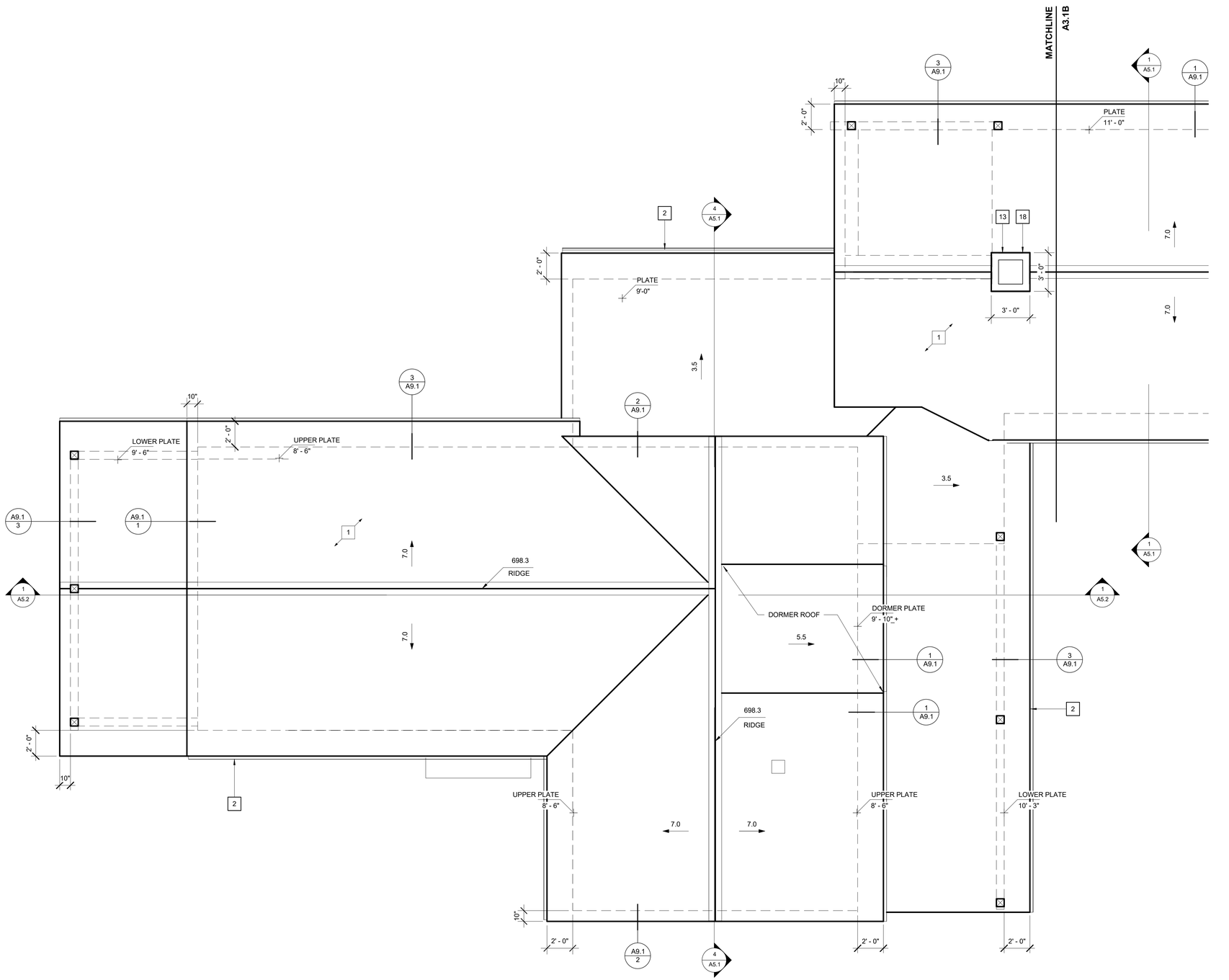


## ROOF PLAN

1/4" = 1'-0"


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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | |

# A3.1A


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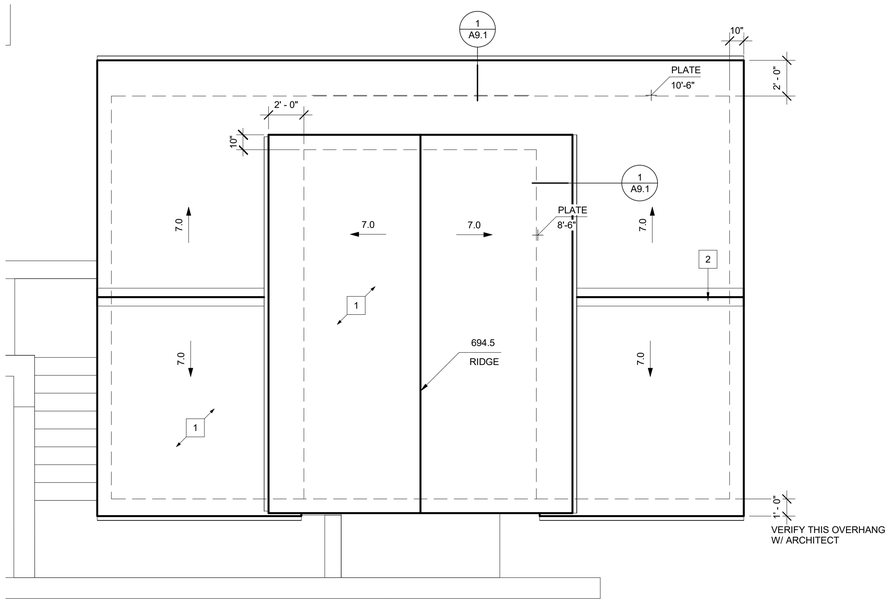
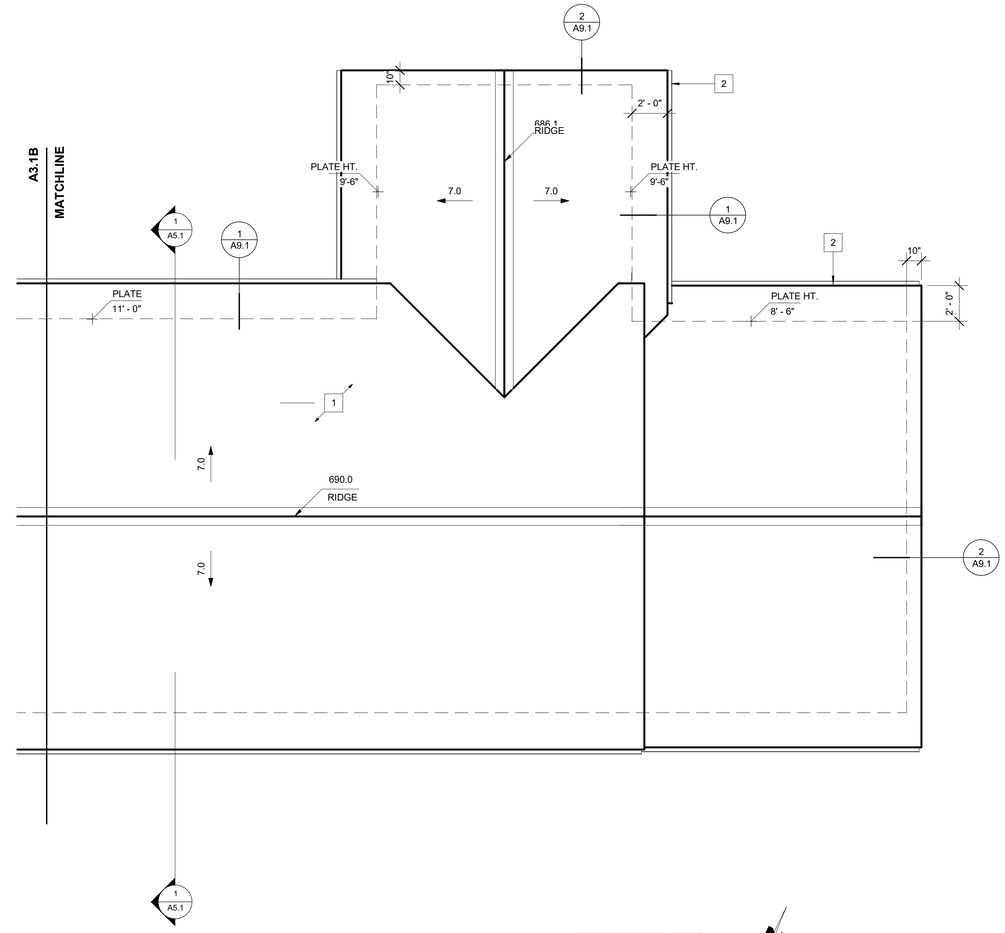



## GARAGE ROOF PLAN

1/4" = 1'-0"




## ROOF PLAN

1/4" = 1'-0"

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**THOMAS RESIDENCE**
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CARMEL VALLEY, CA

ROOF PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
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| Job # | Project Number |
| Sheet | |

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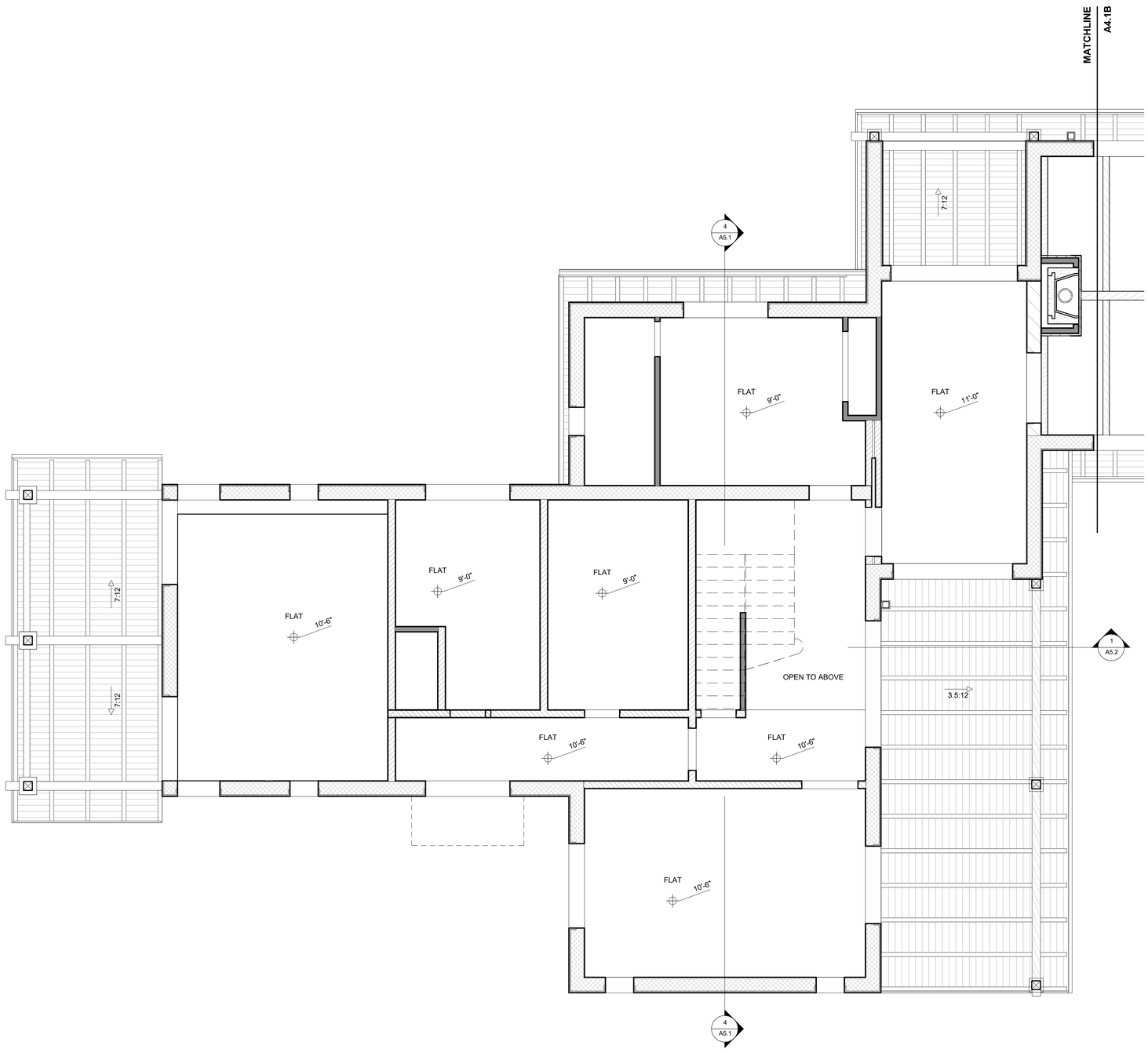


## MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

MAIN FLOOR
REFLECTED
CEILING PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | |

# A4.1A

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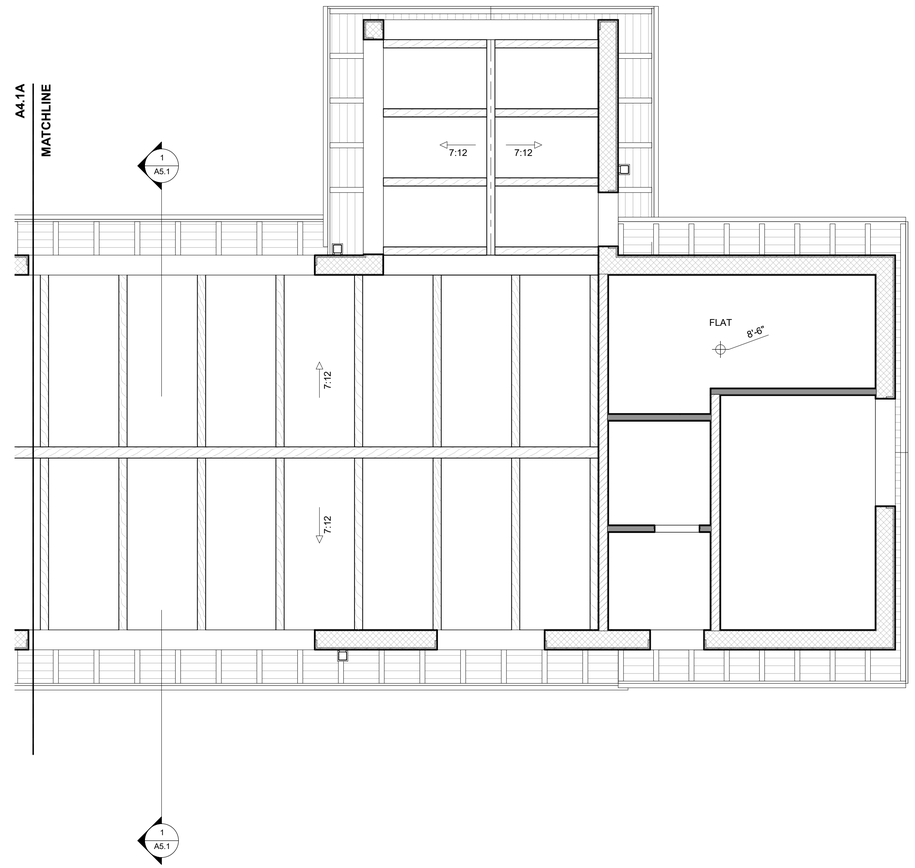


## MAIN FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

MAIN FLOOR
REFECTED
CEILING PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A4.1B |

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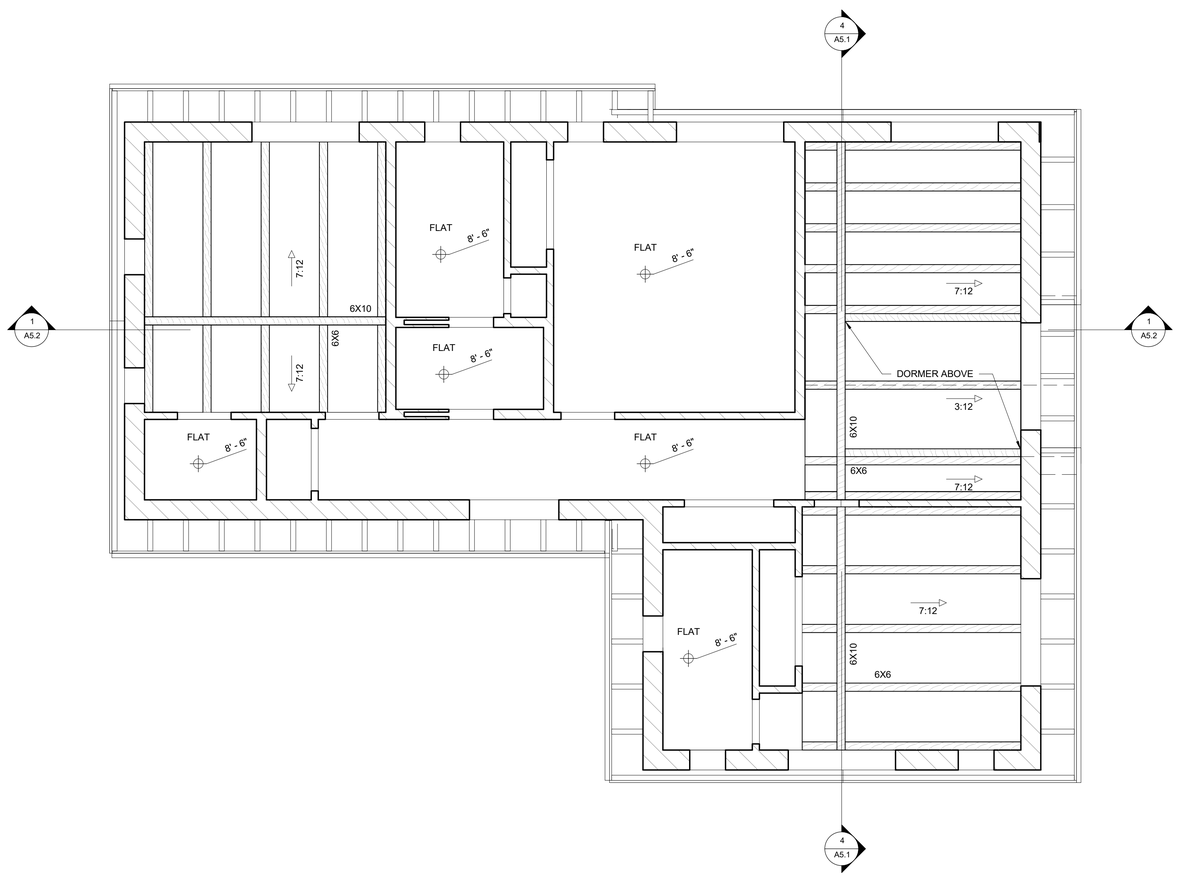


## UPPER FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

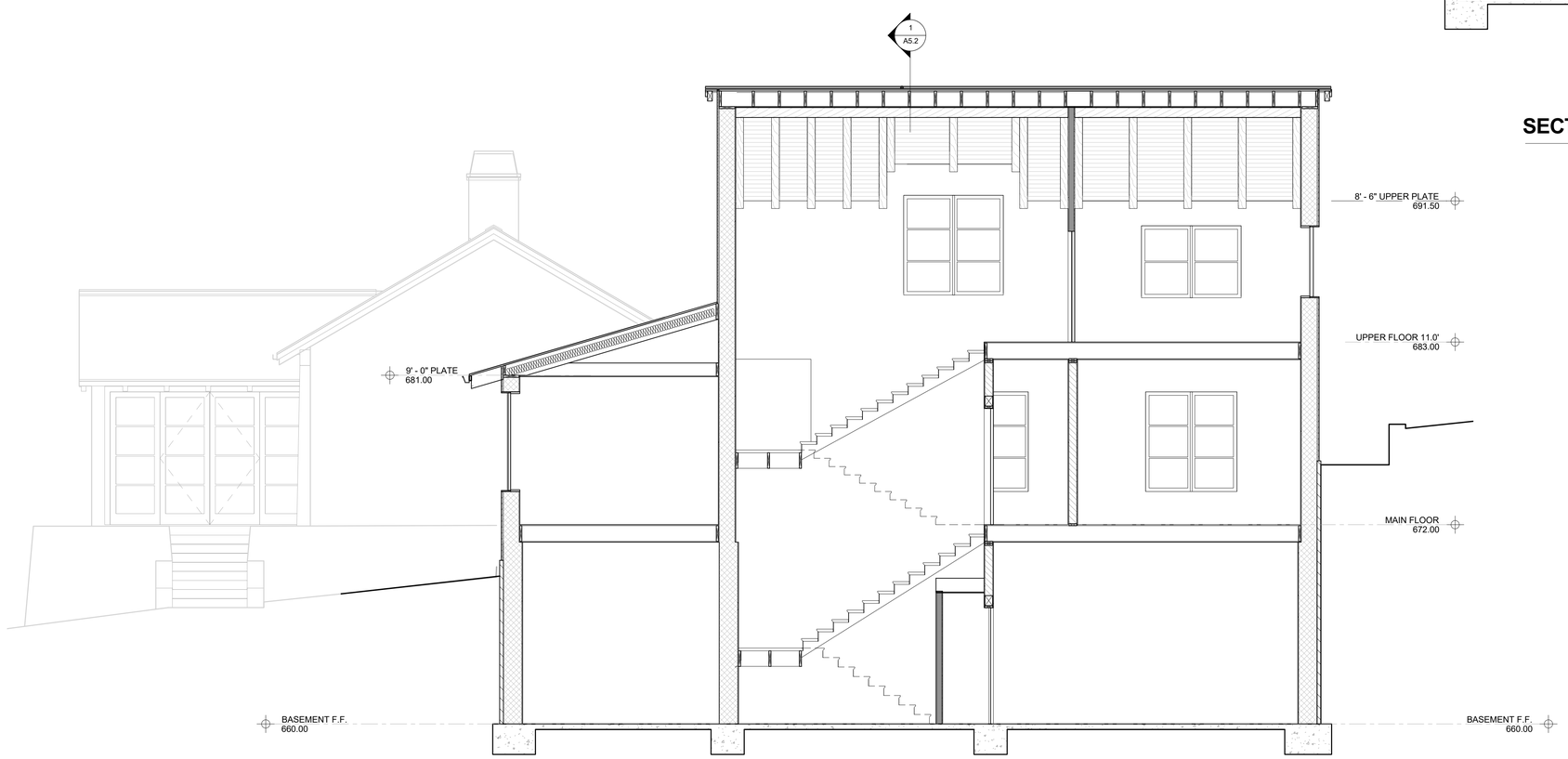
UPPER FLOOR
REFLECTED
CEILING PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A4.2 |

## SECTION @ GREAT ROOM & COURTYARD

1/4" = 1'-0"




## SECTION NORTH-SOUTH @ STAIRS

1/4" = 1'-0"

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CARMEL VALLEY, CA

BUILDING SECTIONS

LICENSED ARCHITECT
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No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
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| Date | 2018-02-27 |
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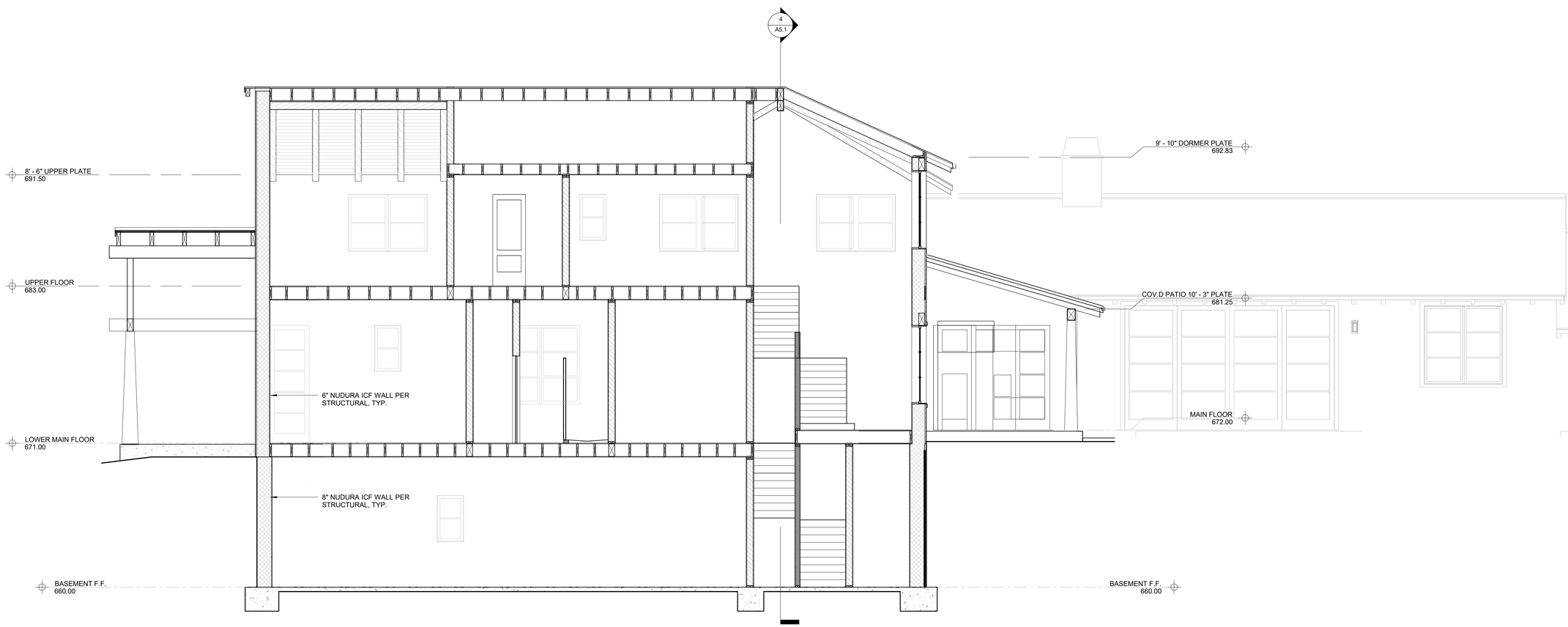
| Job # | Project Number |
| Sheet | |

**A5.1**




## EAST - WEST @ UPPER WING

1/4" = 1'-0"

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BUILDING SECTIONS

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THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

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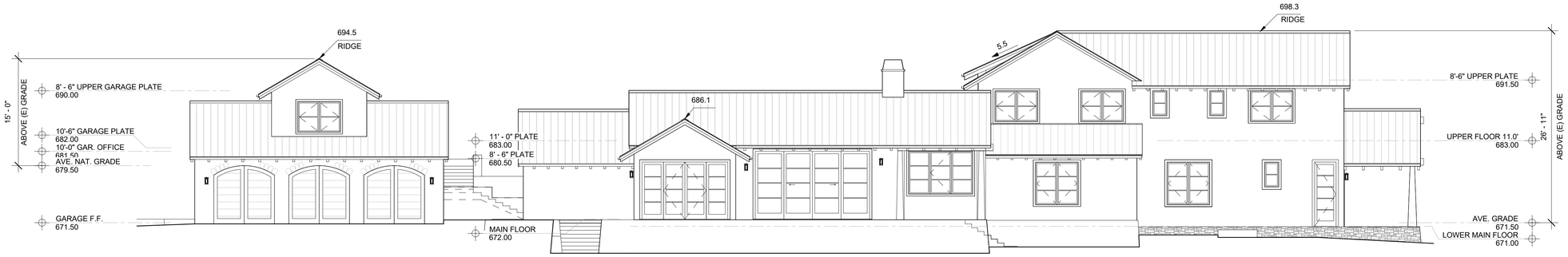
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A5.2 |

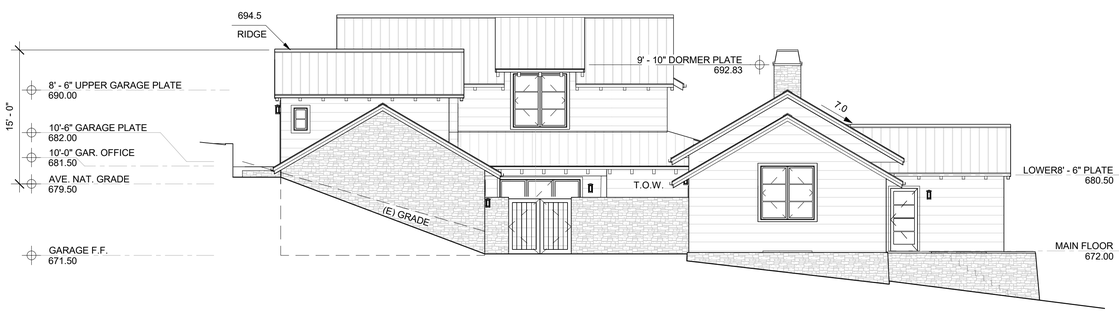



## NORTH ELEVATION

1/8" = 1'-0"

**EXTERIOR FINISHES**

1. STANDING METAL SEAM ROOF. SEAMS 10" O/C. LOW REFLECTIVITY, GREY OR BROWN EARTH TONE COLOR.
2. METAL CLAD WOOD WINDOWS. BLACK.
3. HORIZONTAL CEDAR SIDING. EARTH TONE.
4. STONE VENEER WITH FULL CORNERS.

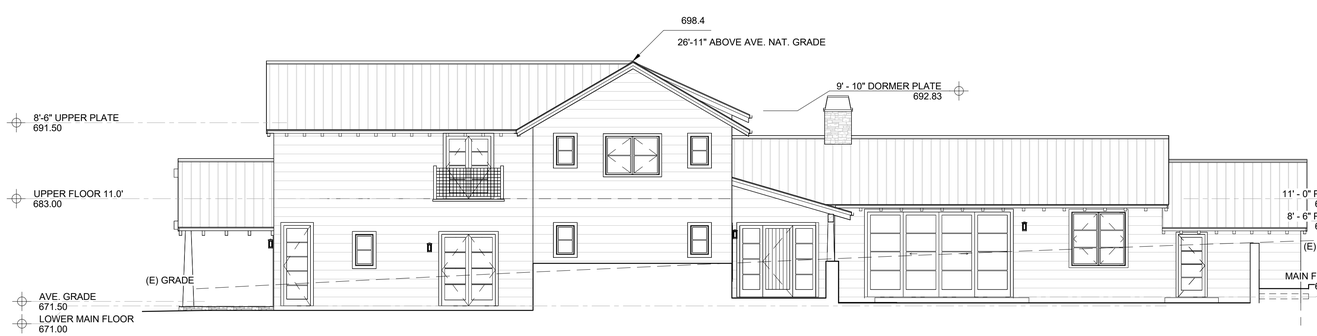


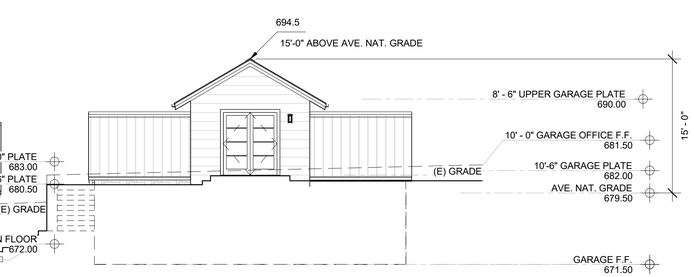

## EAST ELEVATION

1/8" = 1'-0"

## WEST ELEVATION

1/8" = 1'-0"




## SOUTH ELEVATION

1/8" = 1'-0"

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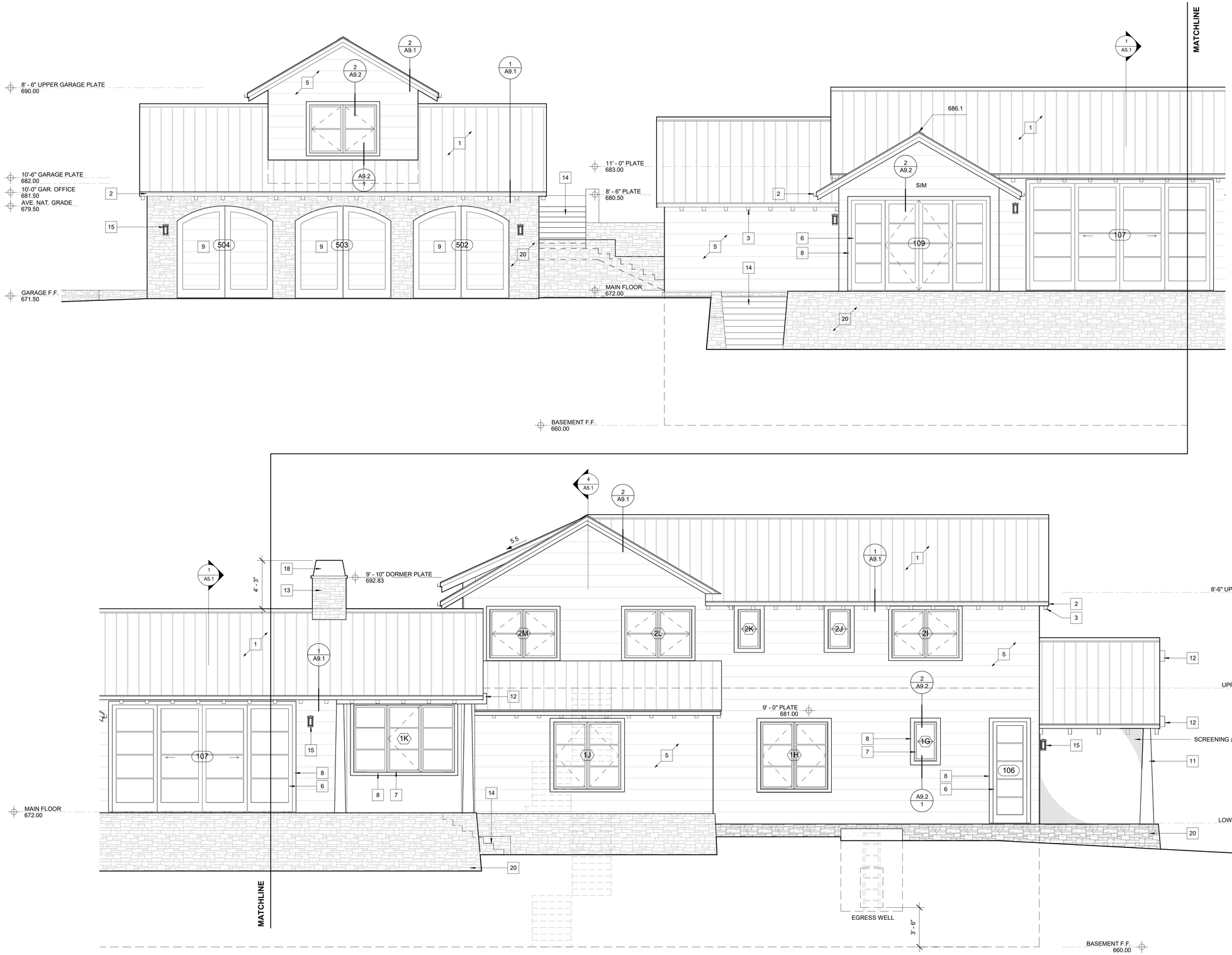
**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

EXTERIOR ELEVATIONS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/18 STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | As indicated |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A6.1 |




## NORTH ELEVATION, HOUSE AND GARAGE

1/4" = 1'-0"

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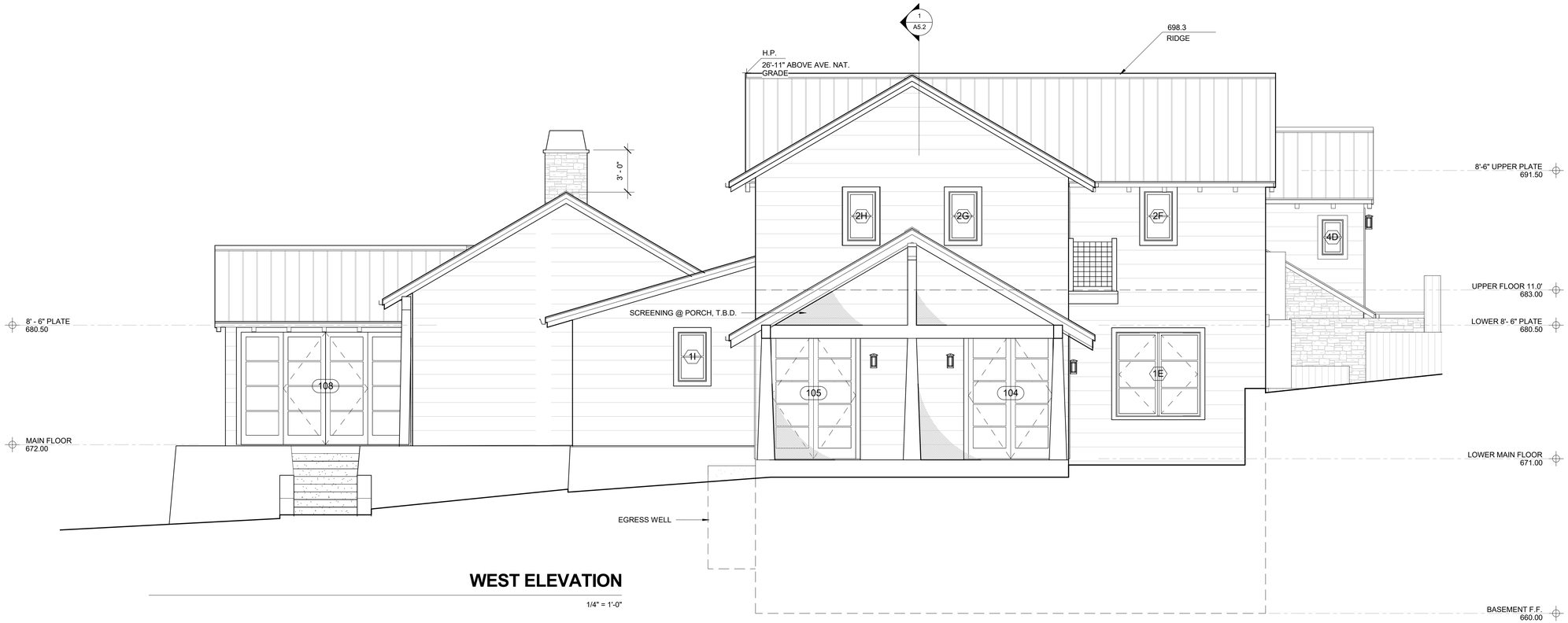
EXTERIOR ELEVATIONS

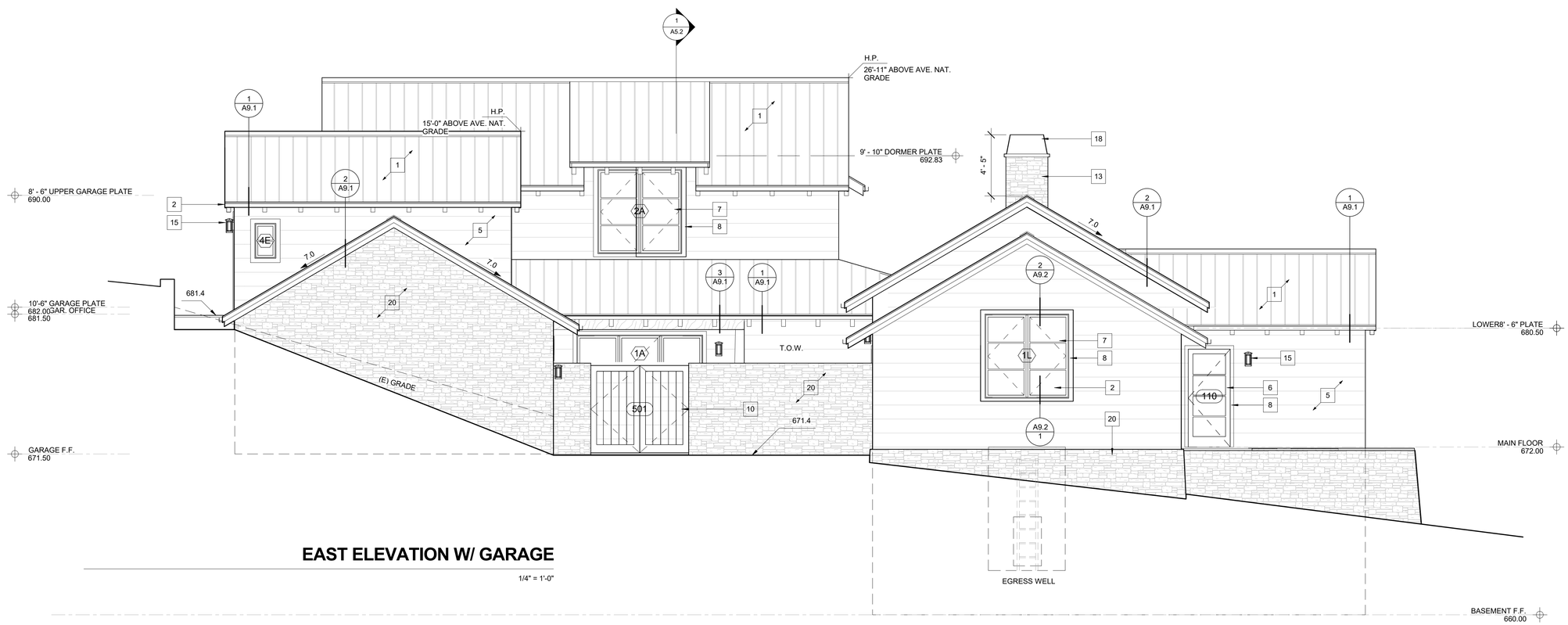
LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A6.2 |




## WEST ELEVATION

1/4" = 1'-0"




## EAST ELEVATION W/ GARAGE

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

LICENSED ARCHITECT
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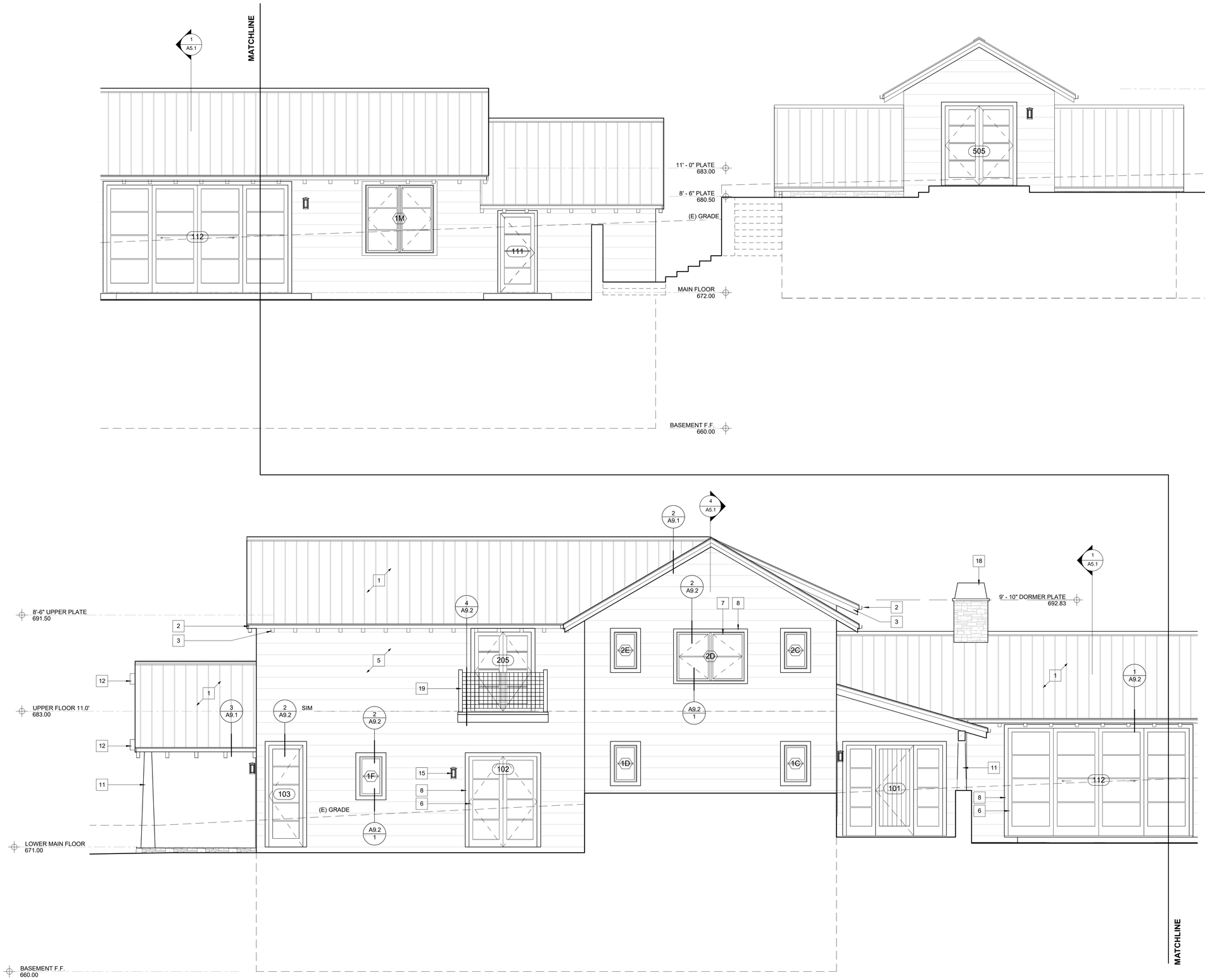
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A6.3 |




## SOUTH ELEVATION

1/4" = 1'-0"

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**THOMAS RESIDENCE**
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EXTERIOR ELEVATIONS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | 1/4" = 1'-0" |
| Drawn | AW |
| Job # | Project Number |
| Sheet | |

# A6.4

## WINDOW SCHEDULE

| MARK | TYPE MARK | WIDTH | HEIGHT | HEAD HT. | GLAZING | DESCRIPTION |
|---|---|---|---|---|---|---|
| 0A | | 2' - 0" | 3' - 6" | 7' - 0" | TEMP. | OUTSWING EGRESS |
| 0B | | 2' - 0" | 3' - 6" | 7' - 0" | TEMP. | OUTSWING EGRESS |
| 1A | A | 9' - 0" | 6' - 0" | 8' - 0" | | |
| 1B | B | 5' - 6" | 6' - 0" | 8' - 0" | | |
| 1C | C | 2' - 0" | 3' - 3" | 8' - 0" | | |
| 1D | C | 2' - 0" | 3' - 3" | 8' - 0" | | |
| 1E | B | 6' - 0" | 6' - 0" | 8' - 0" | | |
| 1F | C | 2' - 0" | 3' - 6" | 8' - 0" | | |
| 1G | C | 2' - 0" | 3' - 6" | 8' - 0" | | |
| 1H | B | 6' - 0" | 6' - 0" | 8' - 0" | | |
| 1I | C | 2' - 0" | 3' - 6" | 8' - 0" | | |
| 1J | B | 6' - 0" | 6' - 0" | 8' - 0" | | |
| 1K | A | 9' - 0" | 6' - 0" | 9' - 6" | | |
| 1L | B | 6' - 0" | 6' - 0" | 9' - 6" | | |
| 1M | B | 6' - 0" | 6' - 0" | 9' - 6" | | |
| 2A | B | 6' - 0" | 6' - 0" | 8' - 10" | | |
| 2B | D | 6' - 0" | 4' - 4" | 7' - 0" | | |
| 2C | C | 2' - 0" | 3' - 3" | 7' - 0" | | |
| 2D | D | 6' - 0" | 4' - 4" | 7' - 0" | | |
| 2E | C | 2' - 0" | 3' - 3" | 7' - 0" | | |
| 2F | C | 2' - 0" | 3' - 6" | 7' - 0" | | |
| 2G | C | 2' - 0" | 3' - 6" | 7' - 0" | | |
| 2H | C | 2' - 0" | 3' - 6" | 7' - 0" | | |
| 2I | D | 6' - 0" | 4' - 4" | 7' - 0" | | |
| 2J | C | 2' - 0" | 3' - 6" | 7' - 0" | | |
| 2K | C | 2' - 0" | 3' - 6" | 7' - 0" | | |
| 2L | D | 6' - 0" | 4' - 4" | 7' - 0" | | |
| 2M | D | 6' - 0" | 4' - 4" | 7' - 0" | | |
| 4D | C | 1' - 6" | 2' - 6" | 6' - 6" | | |
| 4E | C | 1' - 6" | 2' - 6" | 6' - 6" | | |
| 4F | D | 6' - 0" | 4' - 4" | 7' - 0" | | |

## DOOR SCHEDULE

| MARK | TYPE MARK | WIDTH | HEIGHT | PANEL | FRAME | DESCRIPTION |
|---|---|---|---|---|---|---|
| 001 | | 2' - 6" | 7' - 0" | | | |
| 002 | | 2' - 6" | 7' - 0" | | | |
| 101 | A | 8' - 6" | 8' - 0" | | | ENTRY, FIXED SIDE LITES |
| 102 | B | 6' - 0" | 8' - 0" | | | |
| 103 | C | 3' - 0" | 9' - 0" | | | |
| 104 | B | 6' - 0" | 9' - 0" | | | |
| 105 | B | 6' - 0" | 9' - 0" | | | FIXED |
| 106 | C | 3' - 0" | 9' - 0" | | | FIXED |
| 107 | D | 8' - 0" | 9' - 6" | | | |
| 108 | E | 6' - 0" | 8' - 0" | | | |
| 109 | E | 6' - 0" | 8' - 0" | | | FIXED |
| 110 | B | 3' - 0" | 7' - 0" | | | |
| 111 | B | 3' - 0" | 7' - 0" | | | |
| 112 | D | 8' - 0" | 9' - 6" | | | |
| 113 | | 3' - 6" | 8' - 0" | | | |
| 114 | | 3' - 0" | 7' - 0" | | | |
| 115 | | 5' - 0" | 7' - 0" | | | |
| 116 | | 2' - 6" | 7' - 0" | | | |
| 117 | | 2' - 6" | 7' - 0" | | | |
| 118 | | 3' - 0" | 7' - 0" | | | |
| 118 | | 2' - 6" | 7' - 0" | | | |
| 119 | | 2' - 6" | 7' - 0" | | | |
| 120 | | 2' - 0" | 6' - 8" | | | |
| 121 | | 2' - 2" | 6' - 8" | | | |
| 122 | | 2' - 6" | 7' - 0" | | | |
| 123 | | 3' - 0" | 6' - 8" | | | |
| 201 | | 2' - 6" | 6' - 8" | | | |
| 202 | | 5' - 0" | 7' - 0" | | | |
| 203 | | 2' - 6" | 6' - 8" | | | |
| 204 | | 5' - 0" | 7' - 0" | | | |
| 205 | B | 5' - 0" | 7' - 0" | | | |
| 206 | | 3' - 0" | 7' - 0" | | | |
| 207 | | 2' - 6" | 7' - 0" | | | |
| 208 | | 3' - 0" | 7' - 0" | | | |
| 209 | | 3' - 6" | 7' - 0" | | | |
| 210 | | 2' - 6" | 7' - 0" | | | |
| 211 | | 2' - 0" | 6' - 8" | | | |
| 212 | | 5' - 0" | 7' - 0" | | | |
| 213 | | 3' - 0" | 7' - 0" | | | |
| 501 | G | 7' - 0" | 6' - 3" | | | |
| 502 | F | 8' - 6" | 8' - 3" | | | |
| 503 | F | 8' - 6" | 8' - 3" | | | |
| 504 | F | 8' - 6" | 8' - 3" | | | |
| 505 | B | 6' - 0" | 7' - 0" | | | SOLID WOOD GATE, PLANK |

## DOOR NOTES

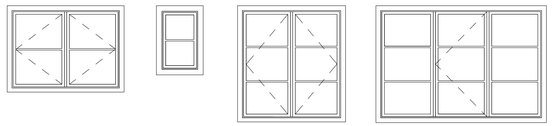
1. ALL EXTERIOR DOORS - METAL CLAD FIR, SINGLE COLOR, LOW E U.N.O. PER SCHEDULE. MARVIN INFINITY SERIES DOORS AND WINDOWS, U.N.O.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL INTERIOR DOORS CLEAR VERTICAL GRAIN FIR.
5. ALL DOORS, VERIFY SWING PER PLAN.

## WINDOW/DOOR GLAZING NOTES

1. GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
2. GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS [> 9 SQ FT] WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
3. GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
4. EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS:: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44" .
5. GLAZING IN EXTERIOR DOORS AND WINDOWS SHALL CONFORM TO HIGH FIRE REQUIREMENTS WITH AT LEAST ONE TEMPERED PANE.
6. VERIFY OPENINGS FOR REPLACEMENT WINDOWS
7. ALL GLAZING TO MEET MIN. REQUIREMENTS*:
   WINDOWS: .17 SHGC, .32 U-FACTOR
   DOORS: .07 SHGC, .37 U-FACTOR
8. THE NFCR THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION

## WINDOW LEGEND

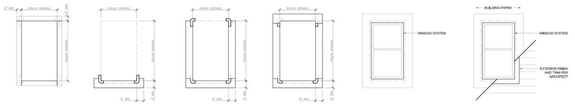
1/4" = 1'-0"



D C B A

## WINDOW INSTALLATION NOTES

1. ALL GLAZING TO BE DUAL LOW E.
2. ALL GLAZING REQUIRED TO BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE PER WINDOW. REQUIRED TO BE 3/16" TEMPERED GLASS, DUAL OR MULTILAYERED GLAZED PANELS, 1/4" LAMINATED GLASS, GLASS BLOCK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES PER 2007 CBC CHAPTER 7A & SBCO HIGH FIRE HAZARD AREA STANDARDS.
3. ALL OPERABLE WINDOWS TO BE SCREENED.
4. ALL CASEMENT WINDOWS, U.N.O. PER WINDOW SCHEDULE.
5. ALL WINDOWS TO BE INTERIOR PAINTED, U.N.O. PER PLAN.

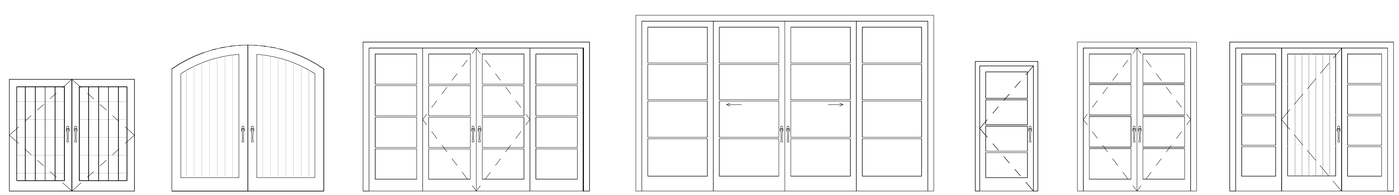



1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY, PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING AND APPLY METAL SILL PAN IF REQUIRED PER DETAIL AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS. MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER ABOVE AND SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES. MAINTAIN EXTERIOR OVERLAP. APPLY EXTERIOR FINISH AND TRIM PER DETAIL.

NOTES
1. SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
2. FLASHING SHALL BE A MINIMUM OF 9" WIDE. FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 7" MIN.
3. SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS. OVERLAPS TO BE 2" MIN.
4. SELF PAN TO BE COPPER TANG. CONTRACTOR TO SUBMIT SAMPLE FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION IF OTHER THAN COPPER.

## DOOR LEGEND

1/4" = 1'-0"



G F E D C B A

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

DOOR AND WINDOW SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/18
STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
| Scale | As indicated |
| Drawn | AW |
| Job # | Project Number |
| Sheet | A8.1 |

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## ARCHITECTURAL FINISHES

HOUSE WOOD SIDING, DK BROWN SHIPLAP:

GARAGE STONE SIDING:
(MATCH SITE WALLS)

HOUSE AND GARGE METAL SEAM ROOFING (RIDGE CAP SAME)

DOOR AND WINDOW PANELS, JAMB, HEAD, SILLS AND TRIM COLOR:

## EXTERIOR FINISH SCHEDULE

1. CLASS 'A', NON-REFLECTIVE METAL STANDING SEAM ROOF W/ 12" O.C. SEAMS, SUPPLY: CUSTOM-BILT METALS / CB-150 (CUSTOMBILTMETALS.COM), COLOR: MUSKET GREY. VERIFY W/ ARCHITECT
2. 5" SQUARE DOWNSPOUT TO MATCH ROOF, HINGED GUTTER GUARD, LOCK ON STYLE, COMPATIBLE W/ 5" GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS, CONNECT DRAINAGE TO STORM DRAIN SYSTEM
3. 4X6 DOUGLAS FIR RAFTER TAILS PER DETAIL, 24" O.C. MAX., SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
4. 2X6 T&G KILN DRIED DOUGLAS FIR EAVES PER DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
5. 1"x10" 'MICHIGAN PRESTAIN' HORIZONTAL SIDING, WIRE BRUSH, OVER 3/8" X 1-1/2" STURDI STRIPS. COLOR: WEATHERED SLATE
6. METAL CLAD EXTERIOR DOOR, DUAL GLAZED / LOW E - PER DOOR SCHEDULE, MFR: MARVIN INFINITY (WWW.MARVIN.COM), COLOR: BLACK
7. METAL CLAD WOOD EXTERIOR WINDOW, DUAL GLAZED / LOW E - PER WINDOW SCHEDULE, MFR: MARVIN INFINITY (WWW.MARVIN.COM), COLOR: BLACK
8. 2X4 DOOR & WINDOW CASING PER DETAIL, CEDAR. COLOR: STAIN TO MATCH SIDING
9. CEDAR PLANK GARAGE DOOR, WIRE BRUSHED W/ EASED EDGES, REFER TO DOOR SCHEDULE, COLOR/TEXTURE: PAINT TO MATCH SIDING
10. CUSTOM WOOD GATE, REFER TO DOOR SCHEDULE, SUPPLY/COLOR: BLACK - VERIFY W/ ARCHITECT
11. TAPERED DOUGLAS FIR POST 8X8:12X12, PER PLAN & DETAIL, COLOR/TEXTURE: PAINT TO MATCH SIDING - VERIFY W/ ARCHITECT
12. 8X8 DOUGLAS FIR BEAM PER PLAN & DETAIL, SMOOTH TEXTURE, PAINT TO MATCH SIDING - COLOR: VERIFY W/ ARCHITECT
13. CHIMNEY PER PLAN & DETAIL W/ SANTA BARBARA STONE VENEER, W/ CLASS 'A' INSULATED DOUBLE WALL STAINLESS STEEL FLUE FOR ALL CHIMNEY LENGTHS & ASSOCIATED COMPONENTS PER MFR SPECS, REPORTS & LISTINGS (UL103), MFR: DURAVENT - DURATECH 12" (WWW.DURAVENT.COM), PROVIDE SHROUD AND SPARK ARRESTOR TO COMPLY PER (CRC SECTION R1003.9.1), CHIMNEY TO EXTEND 2' ABOVE ANY PORTION OF THE BUILDING AND ROOF WITHIN 10' OF THE CHIMNEY OUTLET AND 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF, NET FREE AREA UNDER CHIMNEY CAP TO BE 4 TIMES GREATER THAN THE AREA OF THE CHIMNEY FLUE OUTLET
14. CONC. OR STONE STAIRS PER LANDSCAPE PLAN
15. EXTERIOR WALL MOUNTED INDIRECT LIGHT FIXTURE PER PLAN, HIGH EFFICIENCY LED LAMP W/ SHIELDED GLASS, 25 WATT OR EQUIVALENT MAX., SUPPLY: VERIFY W/ ARCHITECT, COLOR: BLACK
16. STONE TERRACE & LANDINGS PAVERS, SLOPE 1/8" PER FT. TO DRAIN AWAY FROM STRUCTURES, STAIR LANDINGS 2% SLOPE MAX., PROVIDE 36" MIN. LANDING AT EACH GRADE LEVEL EXIT IN THE DIRECTION OF EGRESS, SUPPLY/COLOR: VERIFY W/ ARCHITECT
17. WEEP SCREED, PROFILE TO ALLOW SIDING BELOW SCREED PER DETAIL, PROVIDE 26 GAUGE MIN. GALVANIZED WEEP SCREED AT FOUNDATION, 4" MIN. ABOVE GRADE OR 2" MIN. ABOVE CONCRETE/PAVING WHERE OCCURS
18. GALVANIZED METAL CHIMNEY FLUE. PAINT TO MATCH ROOF
19. STEEL DECK PER DETAIL
20. ADHERED STONE VENEER WALL BASE TO MATCH LANDSCAPE WALLS. SANTA MARIA RANDOM ASHLAR BY COOPER STONE, U.N.O. FULL CUT CORNERS. 2" - 3" THICK SLOPED STONE CAP WITH 1" - 2" OVERLAP, 2" BELOW FLOOR LEVEL. EXTEND STONE 6" BELOW GRADE. OVER TWO LAYERS BUILDING PER MFR. SPECIFICATIONS. VERIFY WITH ARCHITECT

## SITE FINISHES

MAIN AREA STONE RETAINING WALLS:
(Santa Maria' random ashlar)

PATIO FLAGSTONE PAVERS, LARGE, GROUTED:

PATIO PAVERS, GREEN (PLANTED) JOINTS:

DRIVEWAY SURFACE, ASPHALT:

REAR RETAINING WALLS. BOARD FORM CONCRETE:

SITE STAIRS MATERIAL, CONC, WARM:
MATCH FOR EGRESS WELL WALLS

MONOLITHIC STONE TREADS

EXTERIOR WOOD GATE COLOR:

Revision Schedule

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NOT FOR CONSTRUCTION

**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

FINISH SCHEDULE

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/17
STATE OF CALIFORNIA

| | |
|---|---|
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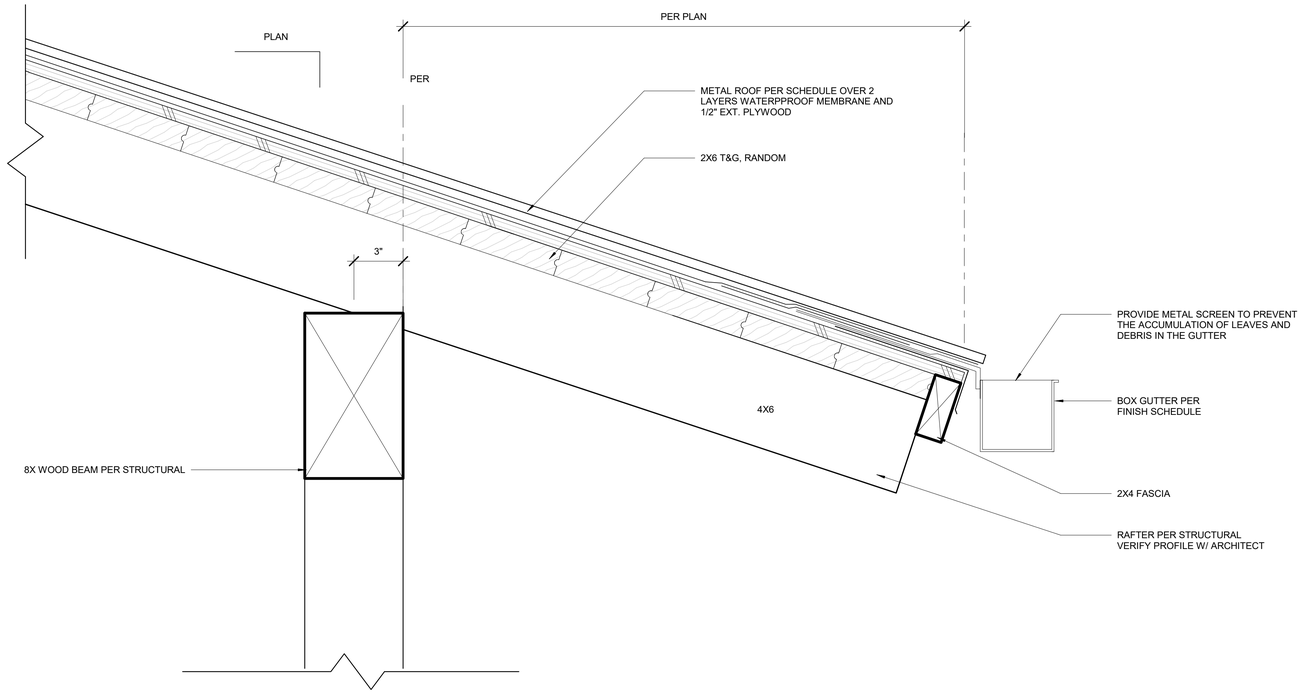
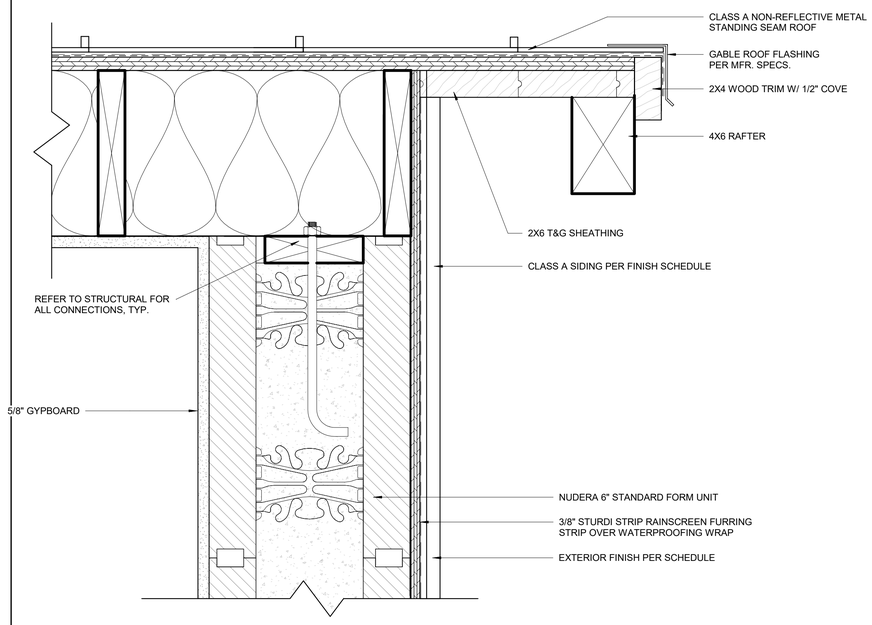
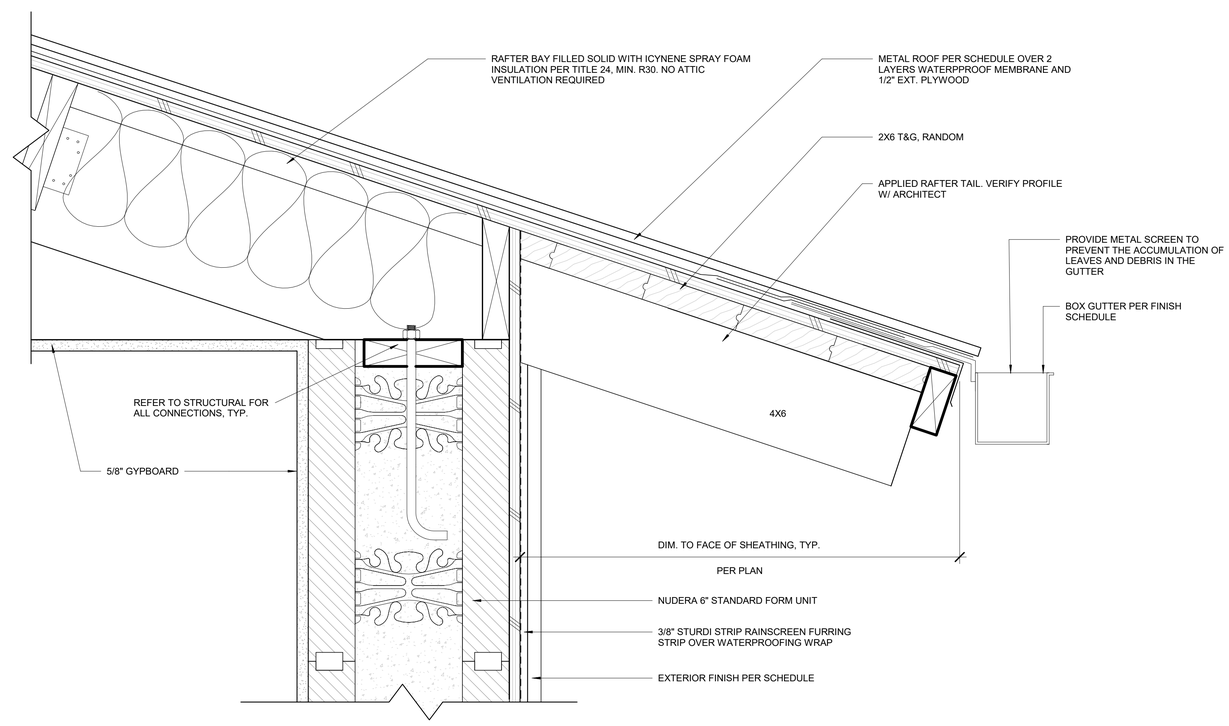



3 ROOF EAVE @ COLUMN 3" = 1'-0"




2 ROOF EAVE @ ICF WALL, TYP. 3" = 1'-0"




1 ROOF EAVE @ ICF WALL 3" = 1'-0"

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**THOMAS RESIDENCE**
SANTA LUCIA PRESERVE
CARMEL VALLEY, CA

ARCHITECTURAL DETAILS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/17 STATE OF CALIFORNIA

| | |
|---|---|
| Date | 2018-02-27 |
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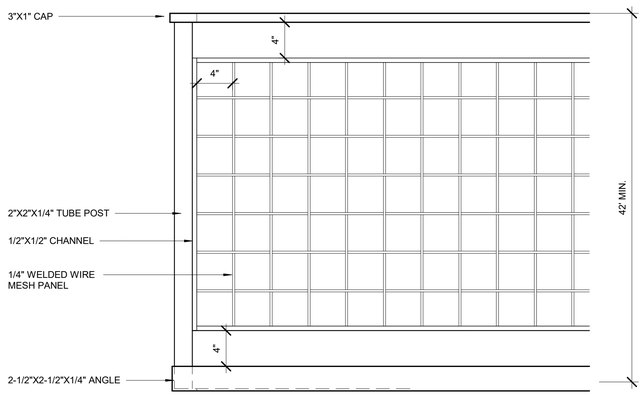
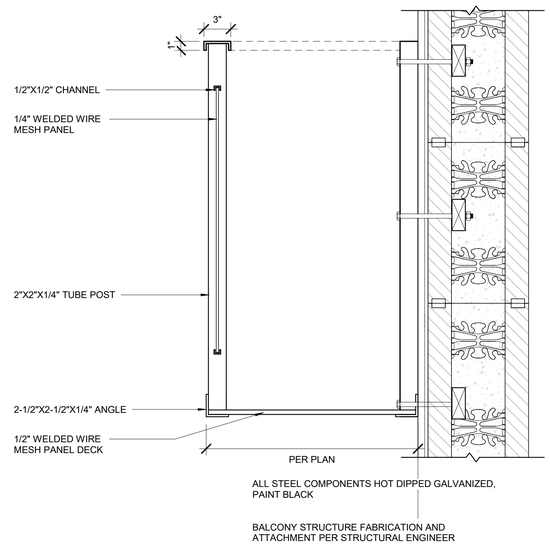
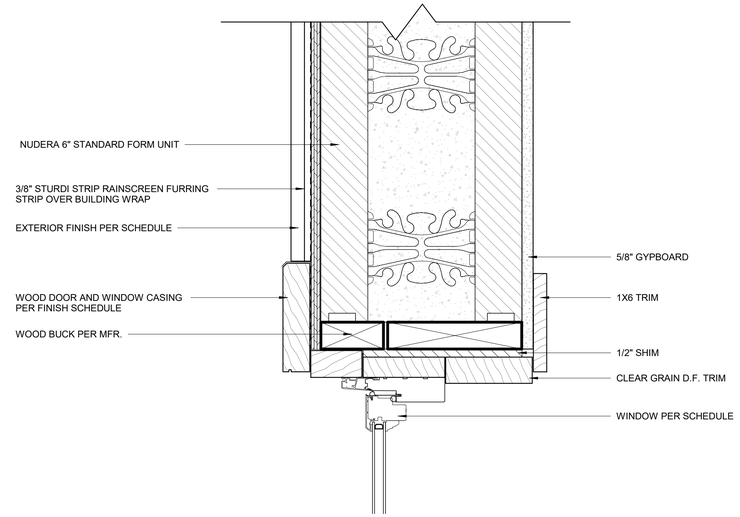
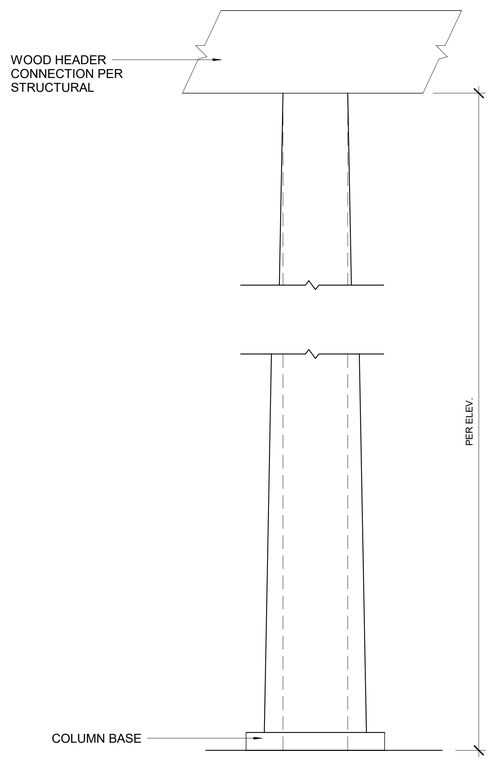


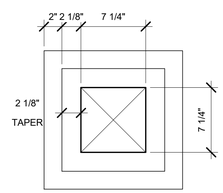




4 IRON BALCONY 1 1/2" = 1'-0"




2 WINDOW HEAD @ ICF WALL, TYP. 3" = 1'-0"

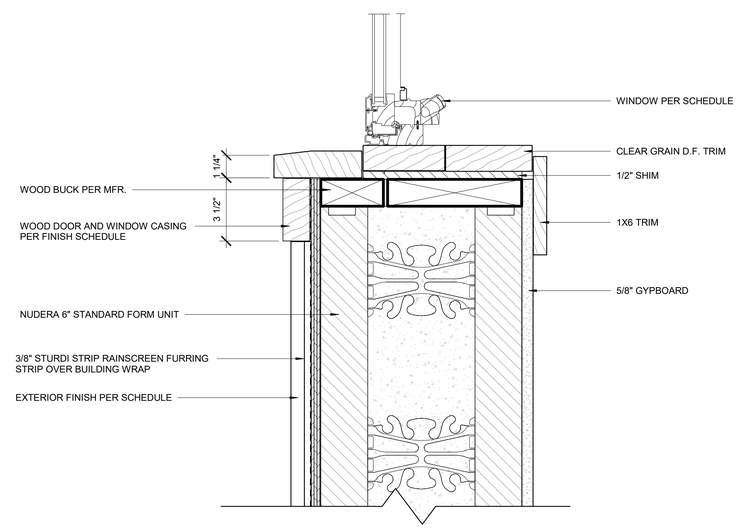



WOOD COLUMN ELEVATION

WOOD COLUMN PLAN

3 TAPERED WOOD COLUMN 1 1/2" = 1'-0"




1 WINDOW SILL @ ICF WALL, TYP. 3" = 1'-0"

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## GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).
- SOILS REPORT PREPARED FOR THE PROJECT BY HARO KASUNICH AND ASSOCIATES DATED OCTOBER 2017.

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. 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.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

3. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

7. MAXIMUM CUT AND FILL SLOPE SHALL BE 3 HORIZONTAL TO 1 VERTICAL.

8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

9. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. IN ADDITION AS THE FILL ADVANCES UP THE SLOPE BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE. (SEE SOILS REPORT)

10. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

11. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA-BUILDING SERVICES. IF AUTHORIZED, DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN 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 ON DOWNHILL PROPERTIES.

C. 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 SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

15. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

16. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

17. STOCKPILE TOPSOIL WITHIN THE CONSTRUCTION SITE AND REUSE AS PART OF THE LANDSCAPE RESTORATION PLAN. ALL EFFORTS TO BE MADE TO RESTRICT GRADING AND CONSTRUCTION RELATED IMPACTS TO THE HOMELAND.

| Inspection: | When: | Who: | Inspection By: | Date of Inspection: |
|---|---|---|---|---|
| Inspect and test Keyway/Subexcavation/overexcavation: | 1)Prior to backfilling | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Building Pad Subgrade: | Prior to excavation footings or placement of slab-on-grade materials | Soils Engineer | | |
| Inspect Slab-on-grade installation: | Prior to concrete placement | Soils Engineer | | |
| Inspect Foundation and/or retaining wall footing excavations: | Prior to reinforcement placement | Soils Engineer | | |
| Inspect and Test Retaining wall backfill: | During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Driveway Fill, Subgrade and Baserock Placement: | 1)During fill placement | Soils Engineer | | |
| | 2)Subgrade, prior to baserock placement | Soils Engineer | | |
| | 3)Baserock prior to AC, Concrete or Pavement | Soils Engineer | | |
| Inspect and Test Drainage Installation: | 1)After pipe placement, prior to backfill placement | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |

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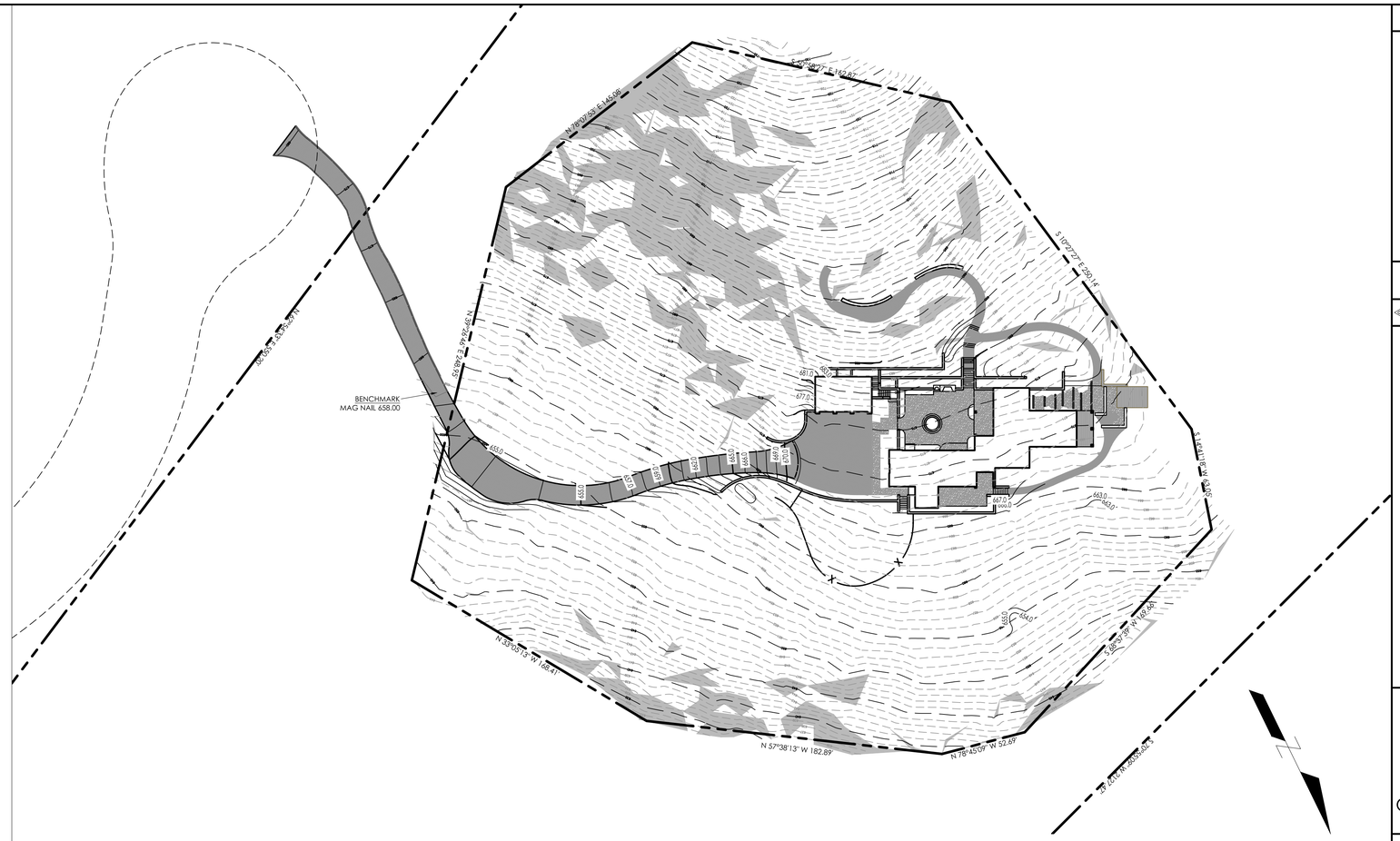



A
C1

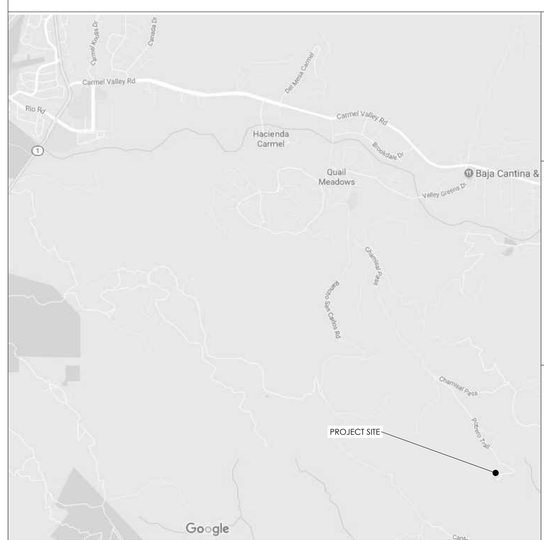
## OVERALL SITE PLAN

SCALE: 1"=40'

40 0 20 40 80
GRAPHIC SCALE

LEGEND

≥ 30% SLOPE




B
C1

## VICINITY MAP

NTS

## SHEET INDEX

C1 TITLE SHEET
C2 GRADING PLAN
C3 DRIVEWAY PLAN
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| (E) | EXISTING | (N) | NEW |
| FG | FINISH GROUND GRADE | SD | STORM DRAIN |
| FF | FINISH FLOOR | SS | SANITARY SEWER |
| FL | FLOW LINE | TC | TOP OF CURB GRADE |
| FP | FINISH PAVEMENT GRADE | (TYP) | TYPICAL |
| G | GROUND | W | WATER |
| M.E. | MATCH EXISTING | | |

## GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 815 CY
FILL = 468 CY
NET = 347 CY CUT

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

## DISTURBED AREA

DISTURBED AREA=19,750 SF

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | EASEMENT (ESMT) | |
| | EDGE OF PAVEMENT | |
| | BUILDING | |
| | WALL | |
| SS | SANITARY SEWER MAIN | SS |
| SD | STORM DRAIN MAIN | SD |
| W | WATER MAIN | W |
| | DRAINAGE FLOW LINE | |
| 50 | MAJOR CONTOUR | 50 |
| 49 | MINOR CONTOUR | 49 |
| | DRIPLINE | |
| ×405.46 | SPOT ELEVATION | TC 49.99 |
| | DRAINAGE FLOW | |
| 18" K / 8" K | TREE | |
| | TREE TO BE REMOVED | |

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|
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mail@C3engineering.net

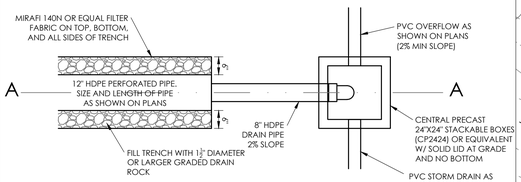
1st SUBMITTAL NOT FOR CONSTRUCTION

TITLE SHEET

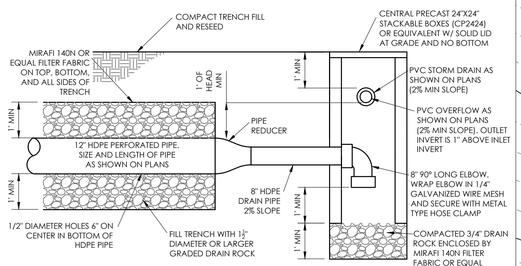
Thomas Residence
Santa Lucia Preserve, Lot 195
28 Potrero Trail
Carmel Valley, CA 93923

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 03/29/2018 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C1 |
| OF | 5 SHEETS |
| PROJECT# | 117120 |

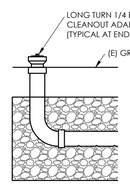
Drawing file: Z:\Projects\117120 Meaney– SLP Lot 195\dwg\117120 Grading Plan.dwg
Plotted: Mar 29, 2018 – 7:08am




PLAN VIEW OF TRENCH




TRENCH CROSS SECTION A-A

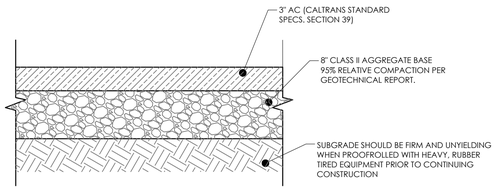



END OF PIPE DETAIL

NOTES:
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS
2. 'MIRAFI 140 N' OR EQUAL SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH (OVERLAP 12" MIN AS REQUIRED)
3. DISPERSION TRENCH SHALL BE LOCATED 20 FEET, AT A MINIMUM, FROM ANY STRUCTURES
4. DISPERSION TRENCH SHALL BE LOCATED ON THE FLATEST SLOPE AVAILABLE
5. DISPERSION TRENCH DESIGNED BASED OFF OF MONTEREY COUNTY WATER RESOURCES AGENCY STANDARD-107LF OF TRENCH W/ 4" PIPE PER 1000SF OF ROOF AREA

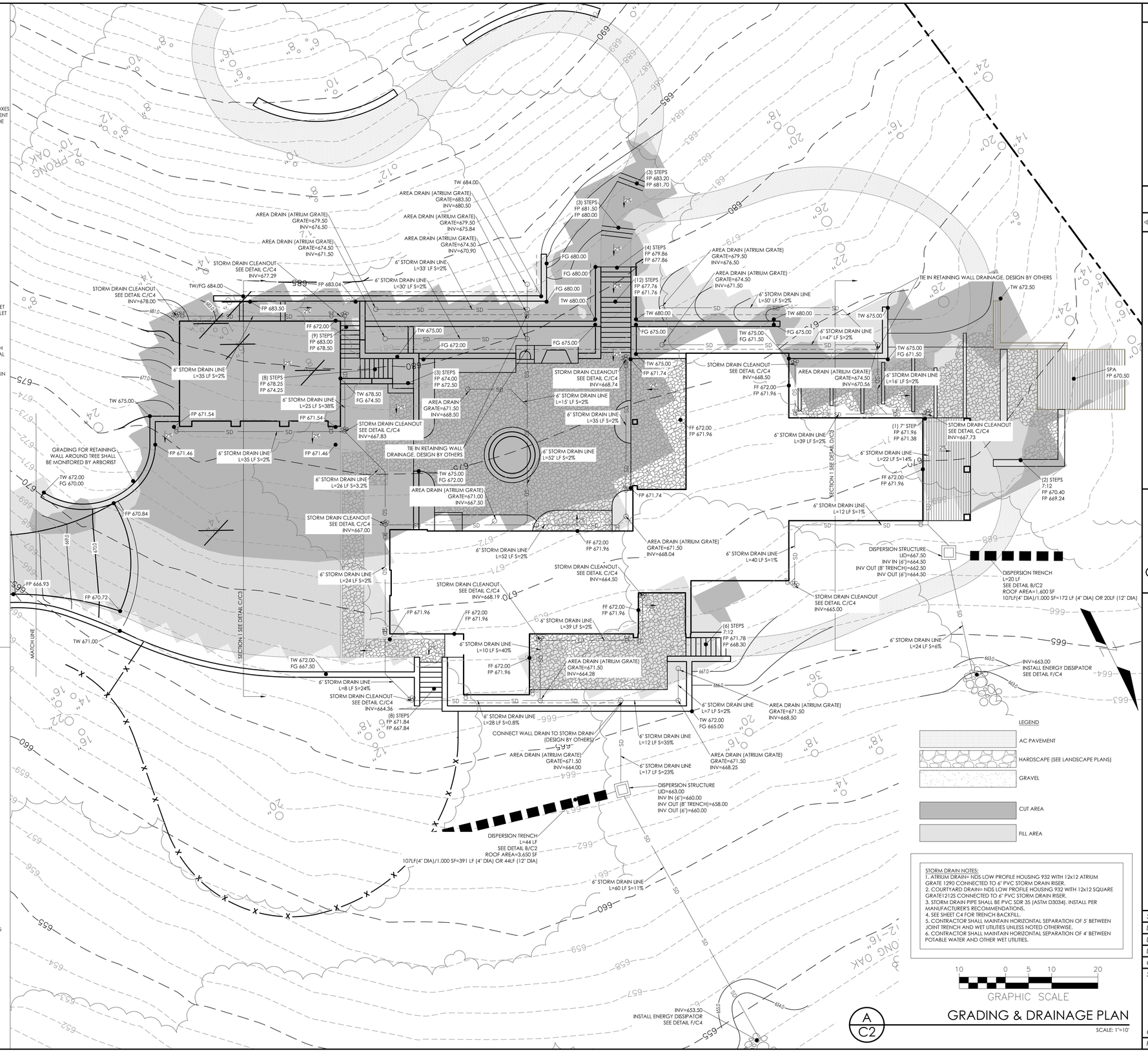
B / C2 DISSIPATION TRENCH

NTS




C / C2 AC PAVEMENT SECTION

NTS




STORM DRAIN NOTES:
1. ATRIUM DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 ATRIUM GRATE 1290 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 SQUARE GRATE12125 CONNECTED TO 6" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE SHEET C4 FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.

A / C2 GRADING & DRAINAGE PLAN

SCALE: 1"=10'

| REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|

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# GRADING PLAN

Thomas Residence
Santa Lucia Preserve, Lot 195
28 Potrero Trail
Carmel Valley, CA 93923

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 03/29/2018 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C2 |
| OF | 5 SHEETS |
| PROJECT# | 117120 |

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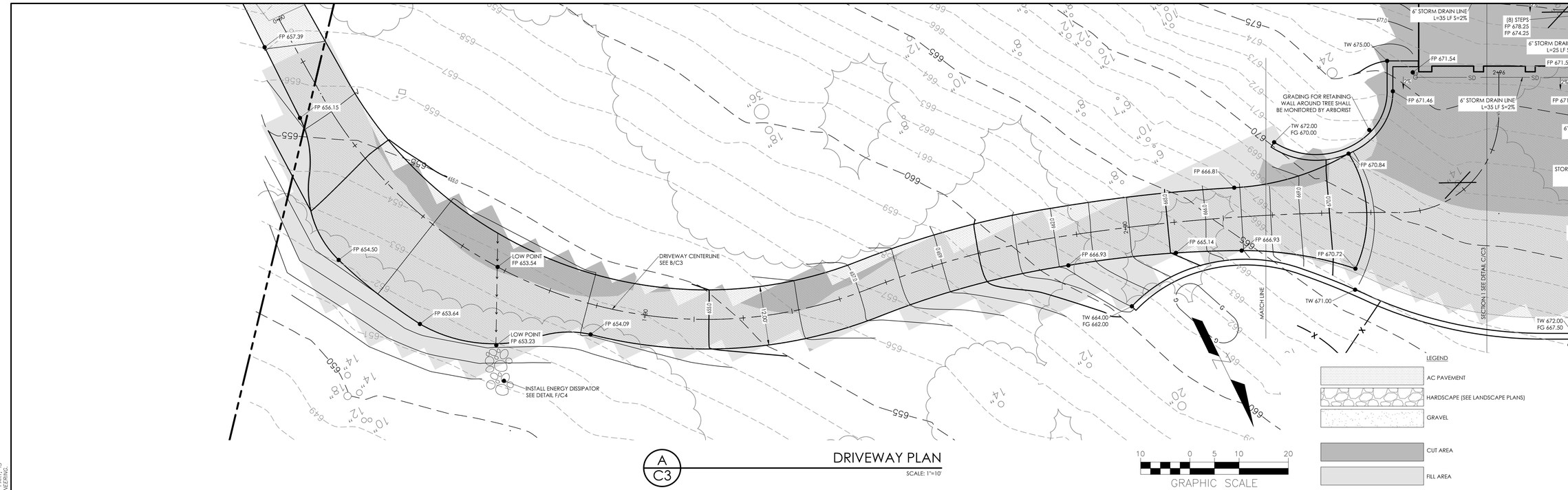
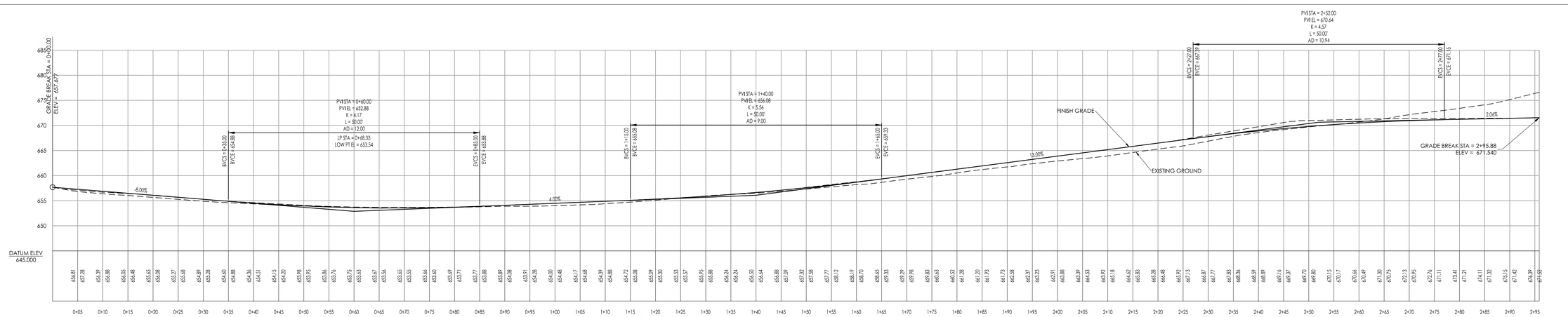
Drawing File: Z:\Projects\117120 Meaney- SLP Lot 195\dwg\117120 Grading Plan.dwg
Plotted: Mar 29, 2018 - 7:59pm




A
C3

## DRIVEWAY PLAN

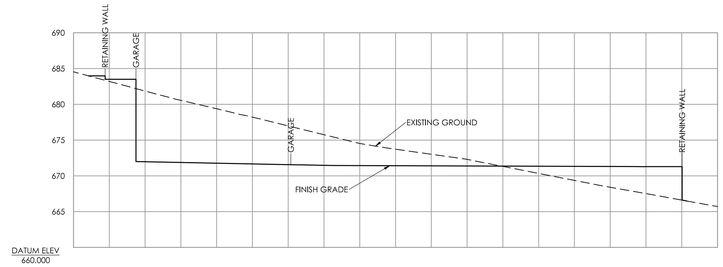
SCALE: 1"=10'




B
C3

## DRIVEWAY PROFILE

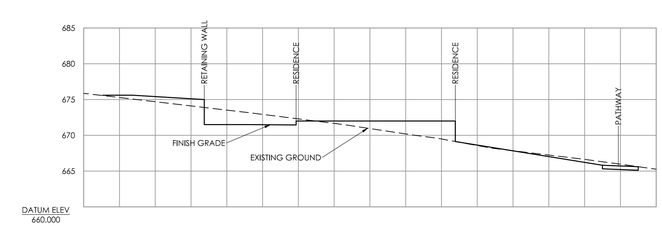
SCALE: 1"=10' HORIZONTAL AND VERTICAL




C
C3

## SECTION 1

SCALE: 1"=10' HORIZONTAL AND VERTICAL




D
C3

## SECTION 2

SCALE: 1"=10' HORIZONTAL AND VERTICAL

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Drawing File: Z:\Projects\117120 Meaney- SLP Lot 195\dwg\117120 Grading Plan.dwg
Plotted: Mar 29, 2018 - 7:09am

| REV. | DATE | DESCRIPTION | BY |
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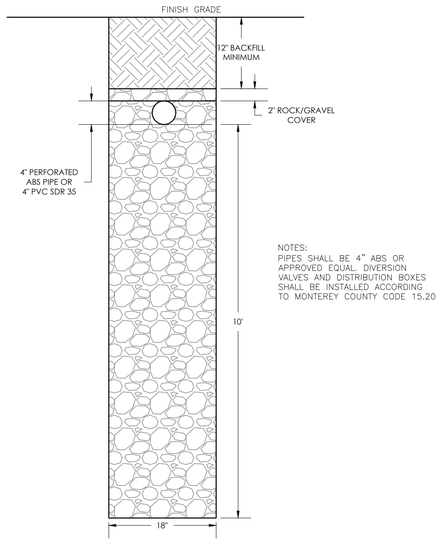
# DRIVEWAY PLAN

Thomas Residence
Santa Lucia Preserve, Lot 195
28 Potrero Trail
Carmel Valley, CA 93923

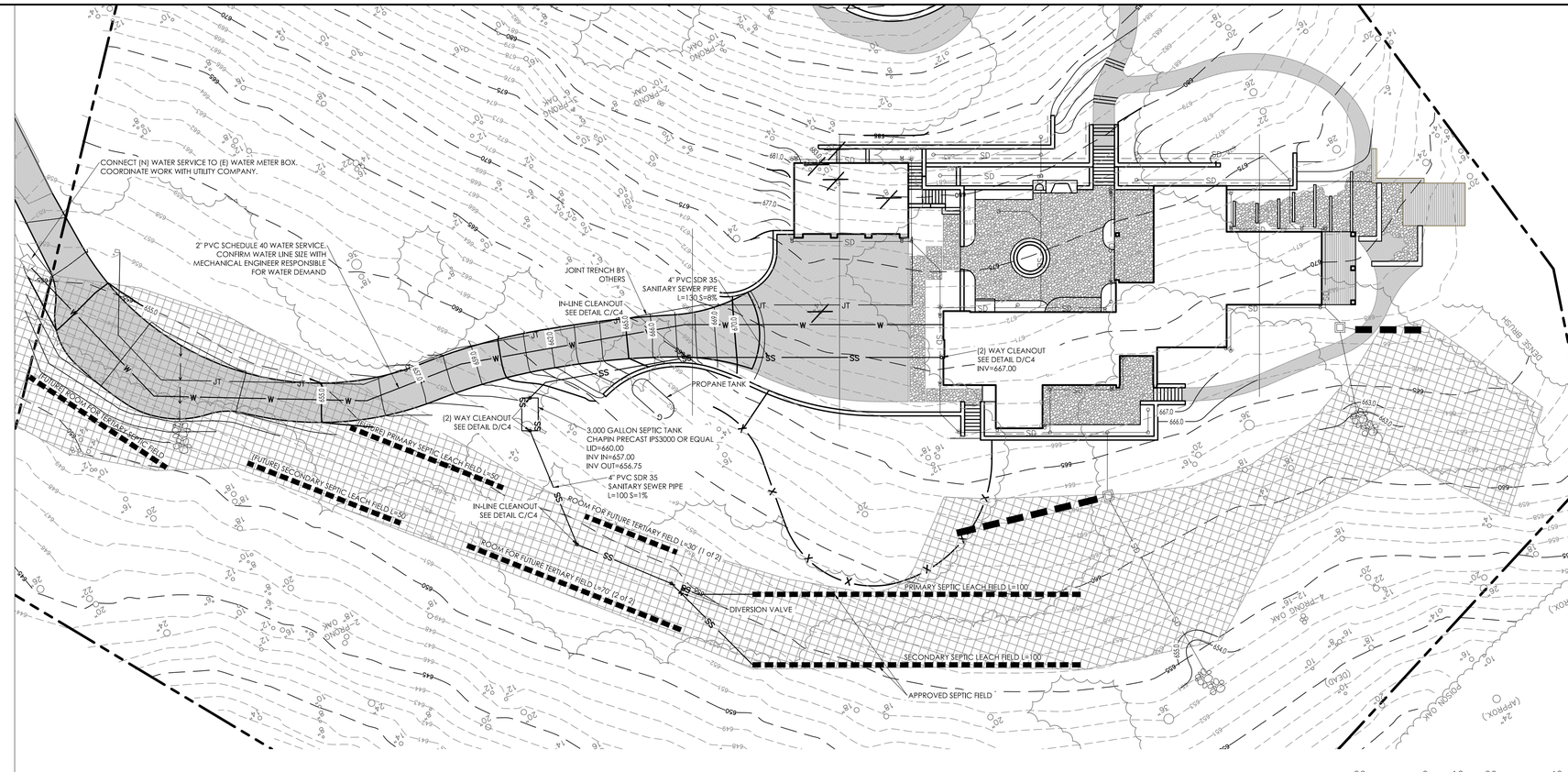
| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 03/29/2018 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C3 OF 5 SHEETS |
| PROJECT# | 117120 |




NOTES:
PIPES SHALL BE 4" ABS OR APPROVED EQUAL. DIVERSION VALVES AND DISTRIBUTION BOXES SHALL BE INSTALLED ACCORDING TO MONTEREY COUNTY CODE 15.20

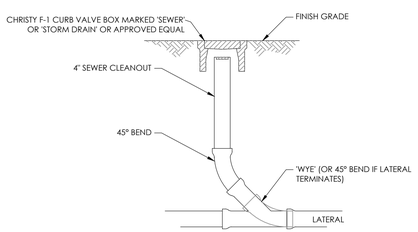
B / C4 SEPTIC LEACH TRENCH DETAIL

NOT TO SCALE



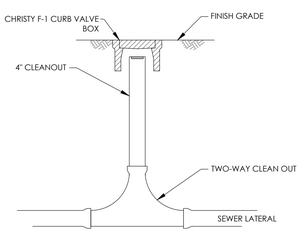

A / C4 UTILITY PLAN

SCALE: 1"=20'



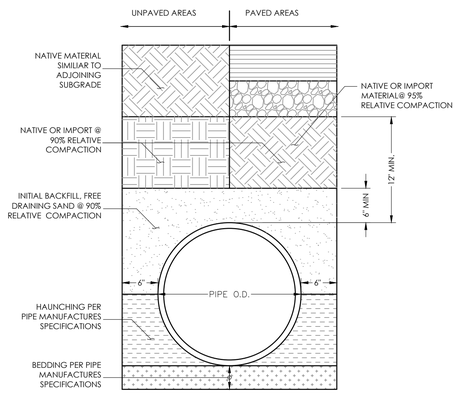

C / C4 CLEANOUT

NOT TO SCALE




D / C4 2-WAY CLEANOUT

NOT TO SCALE

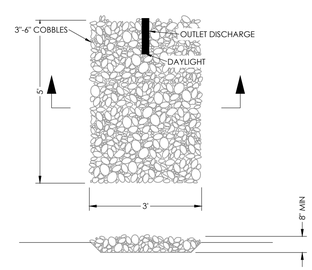



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

E / C4 TRENCH BACKFILL

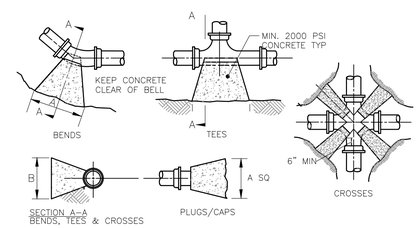
NOT TO SCALE




NOTE:
1. CONTRACTOR TO PROVIDE SAMPLES TO ARCHITECT OF COBBLES PRIOR TO ORDERING AND INSTALLING.
2. DISSIPATOR SHALL BE LANDSCAPED AND BE "NATURAL" IN APPEARANCE.

F / C4 ENERGY DISSIPATOR

NOT TO SCALE




| SIZE | 90° BENDS | | | 45° BENDS | | | 22.5° BENDS | | | TEES and PLUGS | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SIZE SQ FT | "A" | "B" | SIZE SQ FT | "A" | "B" | SIZE SQ FT | "A" | "B" | SIZE SQ FT | "A" | "B" |
| 4" | 1.8 | 22" | 12" | 1.0 | 12" | 12" | 0.5 | 10" | 7" | 1.3 | 16" | 12" |
| 6" | 4.0 | 36" | 16" | 2.2 | 20" | 16" | 1.1 | 16" | 10" | 2.8 | 29" | 14" |
| 8" | 7.1 | 42" | 24" | 3.8 | 23" | 24" | 2.0 | 21" | 14" | 5.0 | 45" | 16" |
| 10" | 11.1 | 53" | 30" | 6.1 | 30" | 30" | 3.1 | 22" | 20" | 7.9 | 48" | 24" |
| 12" | 16.0 | 58" | 40" | 8.7 | 36" | 36" | 4.4 | 32" | 20" | 11.3 | 54" | 30" |
| 14" | 21.6 | 74" | 42" | 11.9 | 43" | 40" | 6.0 | 36" | 24" | 15.4 | 62" | 36" |
| 16" | 28.4 | 85" | 48" | 15.5 | 53" | 42" | 7.8 | 37" | 30" | 20.1 | 69" | 42" |

NOTES:
1. BASED ON 150 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING
2. FOR UNSTABLE SOIL CONDITIONS CHECK WITH ENGINEER FOR THRUST BLOCK DIMENSIONS FOR MAIN
3. SIZES GREATER THAN 16" SEE ENGINEER FOR THRUST BLOCK DIMENSIONS

G / C4 THRUST BLOCKS

SCALE: 1"=5'

| REV. | DATE | DESCRIPTION | BY |
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mail@C3engineering.net

1st SUBMITTAL NOT FOR CONSTRUCTION

UTILITY PLAN

Thomas Residence
Santa Lucia Preserve, Lot 195
28 Potrero Trail
Carmel Valley, CA 93923

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 03/29/2018 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C4 OF 5 SHEETS |
| PROJECT# | 117120 |

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Drawing file: Z:\Projects\117120 Meaney- SLP Lot 195\dwg\117120 Grading Plan.dwg
Plotted: Mar 29, 2018 - 2:39pm

## GENERAL NOTES

1. 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. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
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.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. 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.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. 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) 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.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

## INSPECTIONS

1.PRIOR TO COMMENCEMENT OF LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIUMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVEMNESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
4. THE APPLICANT SHALL PROVIDE CERTIFICATION FROM A LICENSED PRACTITIONER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTION IN ACCRODANCE WITH THE RECOMEMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

## GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

## WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

## EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

## SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

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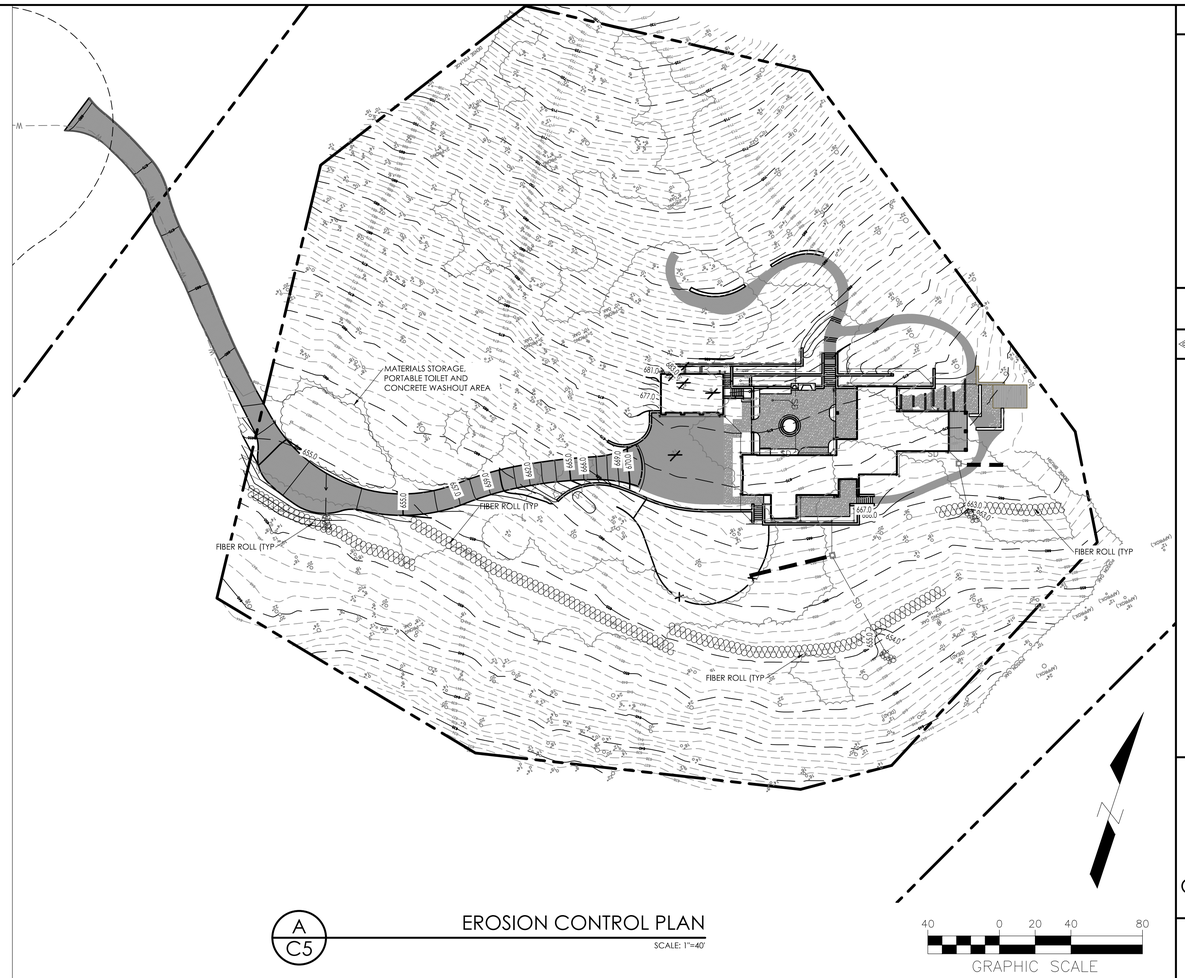
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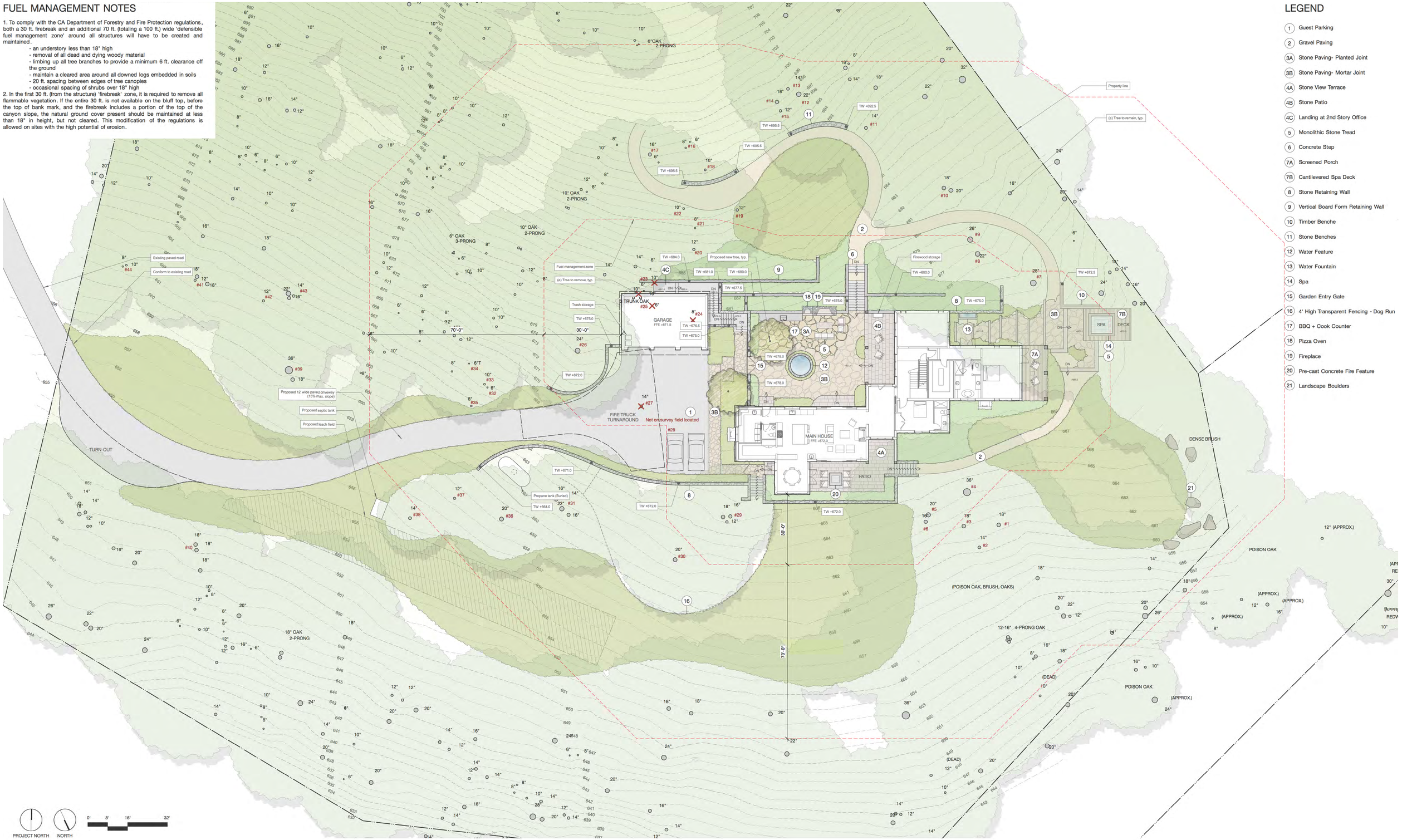
# FUEL MANAGEMENT NOTES

1. To comply with the CA Department of Forestry and Fire Protection regulations, both a 30 ft. firebreak and an additional 70 ft. (totaling a 100 ft.) wide 'defensible fuel management zone' around all structures will have to be created and maintained.
   - an understory less than 18" high
   - removal of all dead and dying woody material
   - limbing up all tree branches to provide a minimum 6 ft. clearance off the ground
   - maintain a cleared area around all downed logs embedded in soils
   - 20 ft. spacing between edges of tree canopies
   - occasional spacing of shrubs over 18" high
2. In the first 30 ft. (from the structure) 'firebreak' zone, it is required to remove all flammable vegetation. If the entire 30 ft. is not available on the bluff top, before the top of bank mark, and the firebreak includes a portion of the top of the canyon slope, the natural ground cover present should be maintained at less than 18" in height, but not cleared. This modification of the regulations is allowed on sites with the high potential of erosion.




## LEGEND

1. Guest Parking
2. Gravel Paving
3A. Stone Paving- Planted Joint
3B. Stone Paving- Mortar Joint
4A. Stone View Terrace
4B. Stone Patio
4C. Landing at 2nd Story Office
5. Monolithic Stone Tread
6. Concrete Step
7A. Screened Porch
7B. Cantilevered Spa Deck
8. Stone Retaining Wall
9. Vertical Board Form Retaining Wall
10. Timber Benche
11. Stone Benches
12. Water Feature
13. Water Fountain
14. Spa
15. Garden Entry Gate
16. 4' High Transparent Fencing - Dog Run
17. BBQ + Cook Counter
18. Pizza Oven
19. Fireplace
20. Pre-cast Concrete Fire Feature
21. Landscape Boulders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Santa Lucia Preserve, Lot 195 Potrero Trail
Carmel Valley, CA 93923

scale: 1/16"=1'-0"
date: 03.07.18
drawn by: OL
sheet size: 24"x36"
apn: 239-111-009
title:Final Design Review Submittal

| Rev: | Date: | Description: |
|---|---|---|
| | 11.30.2017 | Preliminary Design Review Submittal |
| | 03.08.2018 | Final Design Review Submittal |

LICENSED LANDSCAPE ARCHITECT — OLIVIA L. BLISS — Signature — 04/30/19 — Expiration — Date — STATE OF CALIFORNIA

# HOMELAND SITE PLAN

03.08.18 Final Design Review Submittal

**L1.1**

# LANDSCAPE MATERIALS + FINISHES

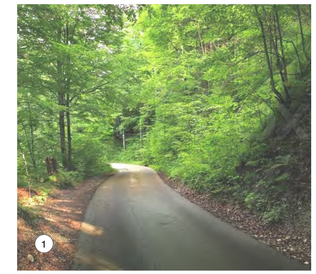
## NOTES

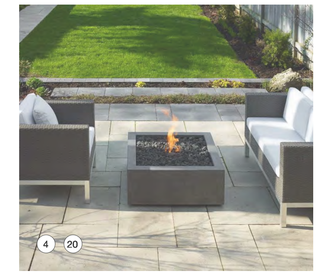
1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.0 SITE PLAN
2 PROVIDE MOCK-UP SAMPLES FOR ITEMS REQUESTED. MOCK UPS TO BE REVIEWED BY BLA
3 FOR PHOTO REFERENCES, REFER TO THIS SHEET

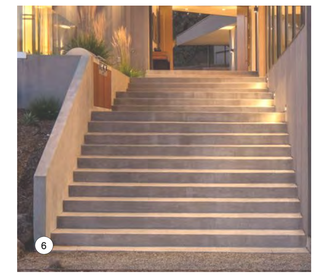
## DESIGNER/CONTRACTOR LEGEND

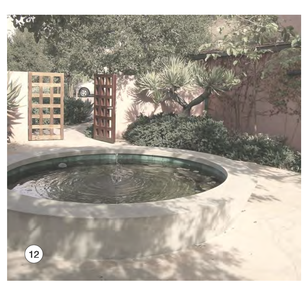
| | | | |
|---|---|---|---|
| BLA | Bliss Landscape Architecture | GC | General Contractor |
| ARCH | Tom Meanev Architecture | LC | Landscape Contractor |
| CE | Civil Engineer | PC | Pool Contractor |
| SE | Structural Engineer | | |

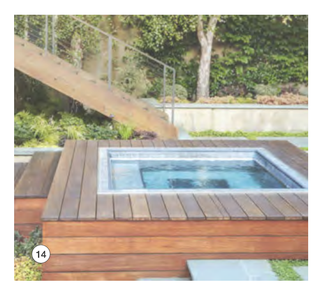
| | LANDSCAPE ITEM | SPECIFICATION | DESIGNER RESPONSIBLE | CONTRACTOR RESPONSIBLE | NOTES | CD DETAIL # | MOCK UP REQUIRED |
|---|---|---|---|---|---|---|---|
| 1 | ASPHALT PAVING | See civil drawings | CE | GC | | L1.2 | YES |
| 2 | GRAVEL PAVING- PEDESTRIAN | Gravel: 3/8" 'Sierra Tan' or equivalent over min. 6" compacted aggregate base per geotech report<br>Install steell edge where needed | BLA | GC+LC | Base prep by GC, Gravel prep by LC<br>Gravel 3/4", rolled in two even courses<br>Steel edge flush with gravel finish | L1.2 | YES |
| 3A | FLAGSTONE PAVING W/ PLANTED GAP | Stone: 2" stone set on 2" mortar bed (min), 'Oklahoma Multi-Blend' natural flagstone<br>Base: Mortar set on compacted aggregate base per geotech report | BLA | GC | Hold concrete 3/4" from all exposed edges<br>No mortar or concrete (gaps open to sub-grade) between pavers | L1.2 | YES |
| 3B | FLAGSTONE PAVING | Stone: 2" stone set on 2" mortar bed (min), 'Oklahoma Multi-Blend' natural flagstone with 1/2" - 1" grouted joints<br>Base: Mortar set on compacted aggregate base per geotech report | BLA | GC | Hold concrete 3/4" from all exposed edges | L1.2 | YES |
| 4 | STONE PAVING | Stone: 1" stone set on 2" mortar bed (min), 'Oklahoma Multi-Blend' natural flagstone cut pieces with 1/2" - 1" grouted joints<br>All exposed edges of paving to be 2" stone (min.) Base: Concrete sub-slab on compacted aggregate base per geotech report | BLA | GC | | L1.2 | YES |
| 4C | CONCRETE PAVING | PIP Concrete Paving with integral color and light. Compacted aggregate base as per Geo-tech Report. | BLA | GC | | L1.2 | - |
| 5 | MONOLITHIC STONE TREADS | Stone: 2" Monolithic stone tread set on 1/2" mortar bed (min)<br>Base: 6" Reinforced concrete sub-slab on compacted aggregate base per geotech report | BLA | GC | Stone type and finish TBD | L1.2 | YES |
| 6 | CONCRETE STEPS | PIP Concrete Steps with integral color and light, w/ 1/4" radius corners, typ.<br>Base: compaced aggregate base per geotech report | BLA | GC | | L1.2 | YES |
| 7 | TIMBER DECK | "2x6 Thermal treated Ash decking", top-screw with 305 stainless steel, square-drive decking screws | BLA | GC | | L1.2 | YES |
| 8 | STONE RETAINING WALL | "Santa Maria Random Ashlar" Stone Cladding with grouted joints.<br>Full stone (90 degree) corners - no cut joints or exposed edges at corners<br>Sub-wall to be reinforced concrete or CMU. All exposed faces to receive stone cladding | BLA | GC | | L1.2 | YES |
| 9 | CONCRETE RETAINING WALL | Vertical board-from retaining wall. 14" thick concrete walls with alternating board width (all exposed sides) and integral color. | BLA | GC | | L1.2 | YES |
| 10 | LOW TIMBER SEAT WALL | "2x6 Thermal treated Ash cladding", top-screw with 305 stainless steel, square-drive decking screws<br>Sub-wall to be reinforced concrete or CMU. All exposed faces to receive timber siding | BLA | GC | | L1.2 | YES |
| 11 | LOW STONE SEAT WALL | 'St Helena Cottage' Stone Cladding, with back mortar only ('dry joints')<br>Full stone (90 degree) corners - no cut joints or exposed edges at corners<br>Sub-wall to be reinforced concrete or CMU. All exposed faces to receive stone cladding | BLA | GC | | L1.2 | YES |
| 12 | WATER FEATURE | Cast-in-place concrete basin with with integral color and vertical board-form finish | BLA | GC + PC | | L1.2 | YES |
| 13 | MONOLITHIC LIMESTONE WATER BASIN W/ STONE SCUPPER | Feature to include remote equipment box with adjustable flow water pump and filter assembly | BLA | GC + PC | | L1.2 | YES |
| 14 | SPA | Above-ground, Pre-manufactured all tile spa by Bradford Products, or approved equal<br>Spa to include concrete slab, safety rated cover and integral equipment | BLA + PC | PC | Concrete coping: integral color TBD, finish TBD<br>1/8" radius corners TYP. | L1.2 | YES |
| 15 | COURTYARD GARDEN GATE | Material TBD | BLA | LC | | L1.2 | - |
| 16 | GRAPE STAKE FENCE | 4' high welded wire 'Field Fencing' with 4x4 rough-sawn redwood posts | BLA | GC + LC | | L1.2 | YES |
| 17 | BARBEQUE ISLAND | Cast concrete with integral color | BLA | GC | | L1.2 | YES |
| 18 | PIZZA OVEN | Concrete structure with pre-manufactured concrete + ceramic wood oven insert. Oven and flu to be horizontal board-form concrete | BLA | GC | | L1.2 | YES |
| 19 | OUTDOOR FIREPLACE | Horizontal board-form concrete structure with stone hearth | BLA | GC | | L1.2 | YES |
| 20 | PRE-CAST CONCRETE FIRE FEATURE | 42"x42" 'Bento' Fire pit by Palo Form, charcoal concrete finish, electronic ignition, dark grey river rock topping | BLA | GC | | L1.2 | YES |
| 21 | LANDSCAPE BOULDERS | Stone type to be decided<br>Key into grade where retaining | BLA | LC | Stone selection to be approved by Landscape Architect | L1.2 | - |

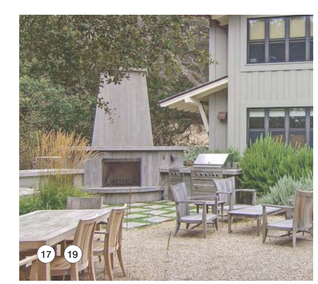


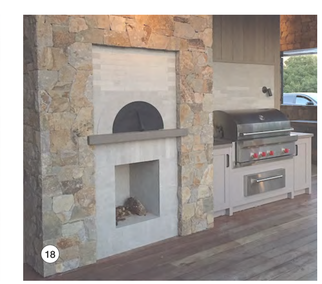








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| | | | |
|---|---|---|---|
| scale: | N/A | apn: | 239-111-009 |
| date: | 03.07.18 | title: | Final Design Review Submittal |
| drawn by: | OL | | |
| sheet size: | 24"x36" | | |

| Rev: | Date: | Description: |
|---|---|---|
| | 11.30.2017 | Preliminary Design Review Submittal |
| | 03.08.2018 | Final Design Review Submittal |

LICENSED LANDSCAPE ARCHITECT
THOMAS J. BLISS No. 5121
Signature
04/30/19
Expiration
Date
STATE OF CALIFORNIA

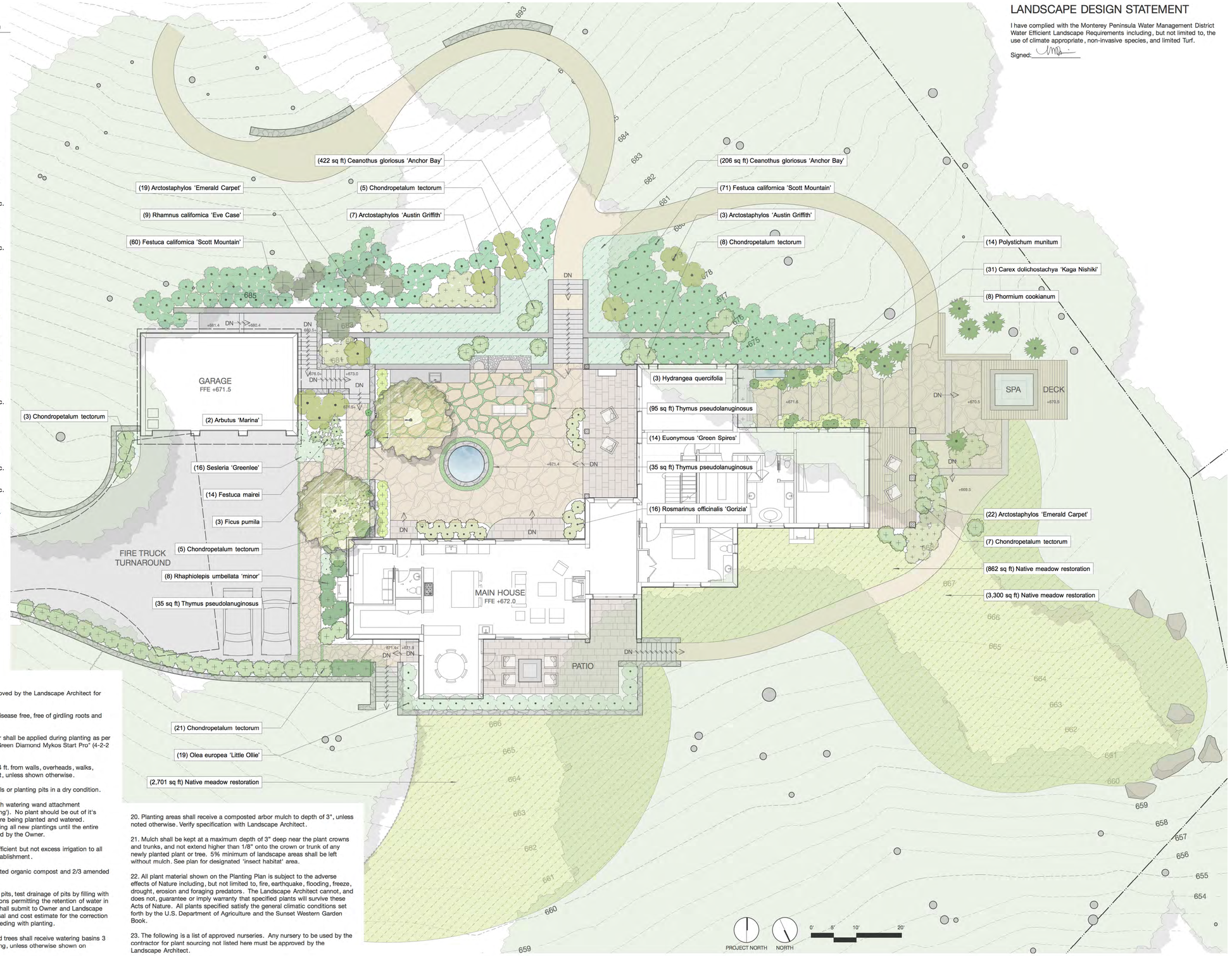
**MATERIALS + FINISHES**

03.08.18 Final Design Review Submittal

**L1.2**

# PLANT LEGEND

| Symbol | Quantity | Botanical Name | Common Name | Container Size | Spacing |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | 2 | Arbutus 'Marina' | Marina Strawberry Tree | 48" box | |
| **SHRUBS + GROUNDCOVERS** | | | | | |
| | 10 | Arctostaphylos 'Austin Griffith' | 'Austin Griffith's Manzanita | 5 gal | 5' o.c. |
| | 41 | Arctostaphylos 'Emerald Carpet' | Emerald Carpet Manzanita | 1 gal | 2' o.c. |
| | 31 | Carex dolichostachya 'Kaga Nishiki' | Gold Fountains Sedge | 1 gal | 18" o.c. |
| | 628 sf. | Ceanothus gloriosus 'Anchor Bay' | Anchor Bay Ceanothus | 1 gal | 2' o.c. |
| | 49 | Chondropetalum tectorum | Dwarf Cape Rush | 2 gal | 30" o.c. |
| | 14 | Euonymous 'Green Spires' | Green Spires Euonymus | 5 gal | 2' o.c. |
| | 131 | Festuca californica 'Scott Mountain' | California Fescue | 1 gal | 3' o.c. |
| | 14 | Festuca mairei | Atlas Fescue | 1 gal | 2' o.c. |
| | 3 | Hydrangea quercifolia | Oakleaf Hydrangea | 5 gal | 4' o.c. |
| | 19 | Olea europea 'Little Ollie' | Dwarf Olive | 5 gal | 3' o.c. |
| | 8 | Phormium cookianum | Mountain Flax | 15 gal | 5' o.c. |
| | 14 | Polystichum munitum | Western Sword Fern | 1 gal | 18" o.c. |
| | 9 | Rhamus californica 'Eve Case' | Eve Case Coffeeberry | 5 gal | 4' o.c. |
| | 8 | Rhaphiolepis umbellata 'minor' | Dwarf Yeddo Hawthorn | 5 gal | 3' o.c. |
| | 16 | Rosmarinus officinalis 'Gorizia' | Rosemary | 5 gal | 30" o.c. |
| | 16 | Sesleria 'Greenlee' | Greenlee's Moor Grass | 4" pots | 16" o.c. |
| | 165 sf. | Thymus pseudolanuginosus | Woolly Thyme | flats | 6" o.c. |
| **NATIVE MEADOW RESTORATION** | | | | | |
| | 6,863 s.f. | Achillea millefolium 'Sonoma Coast' | White Common Yarrow | seed | |
| | | Danthonia californica | California Oat Grass | cones | 2' o.c. |
| | | Festuca californica | California Fescue | cones | 4' o.c. |
| | | Festuca idahoensis | Idaho Fescue | seed | |




# LANDSCAPE DESIGN STATEMENT

I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited Turf.

Signed:

# PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.

2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.

4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. Contractor shall submit a random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.

6. All plant material shall be approved by Landscape Architect prior to installation.

7. Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.

8. Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.

9. Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.

10. Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.

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

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

13. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.

14. No plant shall be planted with rootballs or planting pits in a dry condition.

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

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

17. Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site soil.

18. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.

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

20. Planting areas shall receive a composted arbor mulch to depth of 3", unless noted otherwise. Verify specification with Landscape Architect.

21. Mulch shall be kept at a maximum depth of 3" 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. 5% minimum of landscape areas shall be left without mulch. See plan for designated 'insect habitat' area.

22. All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.

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


**BLISS**
LANDSCAPE ARCHITECTURE
1312 Patch Court Marina, CA 93933
www.blisslandscapearchitecture.com


**Thomas Residence**
Santa Lucia Preserve, Lot 195 Potrero Trail
Carmel Valley, CA 93923

| | | | |
|---|---|---|---|
| scale: | 1"=10'-0" | apn: | 239-111-009 |
| date: | 03.07.18 | title: | Final Design Review Submittal |
| drawn by: | OL | | |
| sheet size: | 24"x36" | | |

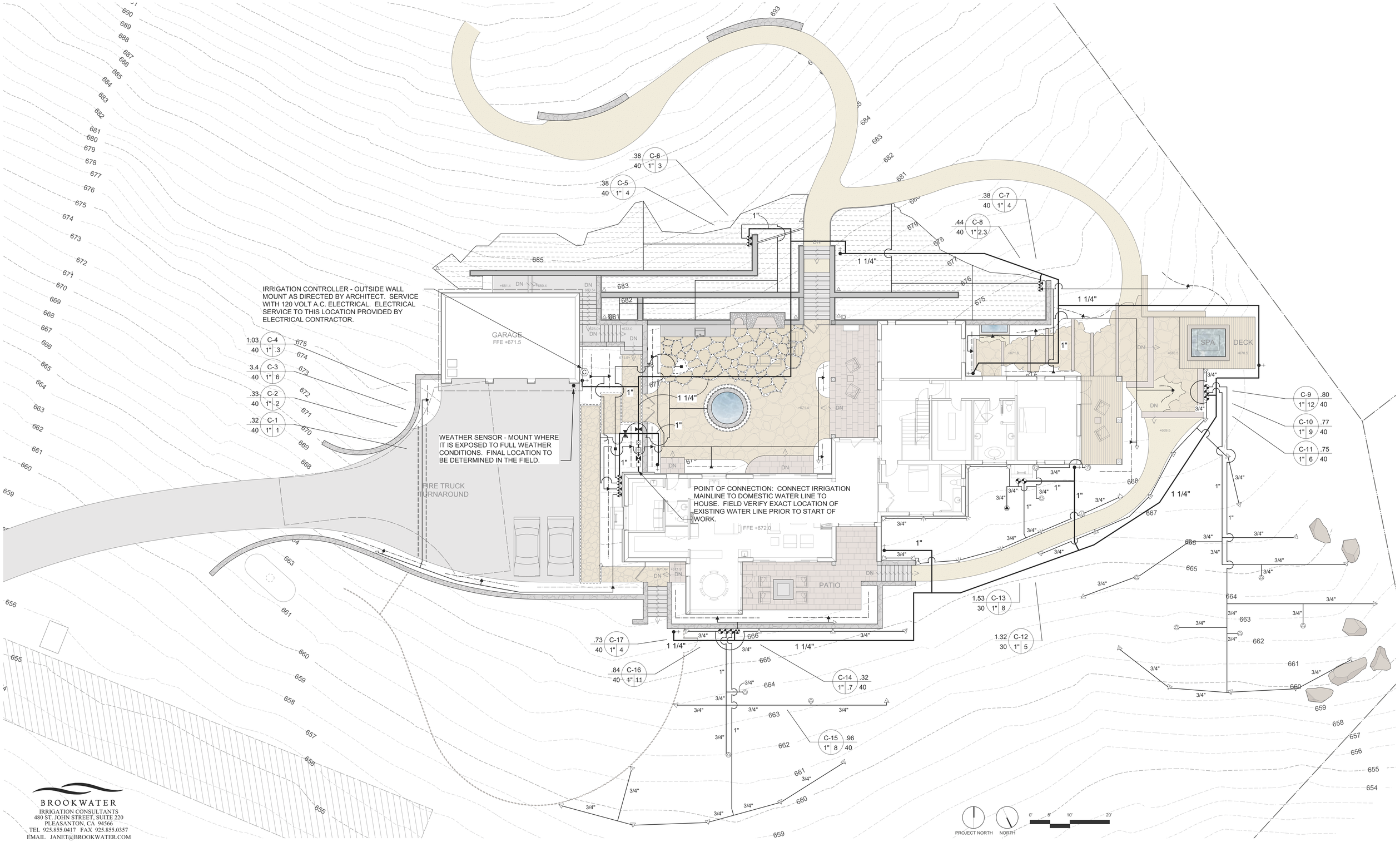
| Rev: | Date: | Description: |
|---|---|---|
| | 11.30.2017 | Preliminary Design Review Submittal |
| | 03.08.2018 | Final Design Review Submittal |

LICENSED LANDSCAPE ARCHITECT — MICHAEL J. BLISS — Signature — 04/30/19 Expiration — Date — STATE OF CALIFORNIA

# PLANTING PLAN

03.08.18 Final Design Review Submittal

**L3.0**

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LICENSED LANDSCAPE ARCHITECT
JANET L. BLISS
Signature
04/30/19
Expiration
Date
STATE OF CALIFORNIA

# IRRIGATION PLAN

03.08.18 Final Design Review Submittal

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 SPRINKLER 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 SPRINKLER 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 ONE (1) SPARE CONTROL WIRE FOR EVERY 6 (SIX) STATIONS ON THE CONTROLLER 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. 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.

16. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

17. LOCATE HOSE BIBS A MINIMUM OF 12" FROM HARDSCAPE AREA.

18. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

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. 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.

23. 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.

24. 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.

25. 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.

26. 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 BACKFULL 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.

27. 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.

28. 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.

29. 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.

30. THE SPRINKLER 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.

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

32. 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.

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

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

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

36. 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.

37. 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.

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

39. 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.

40. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

## DRIPLINE NOTES:

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

2. INSTALL DRIPLINE A MAXIMUM OF 18" APART 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 1125'' 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.

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. 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 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.

4. 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.

5. 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.

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

7. 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'.

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

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

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


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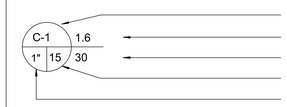
## IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | DESCRIPTION | PSI | FLOW RATE (GPM) | MAX. RADIUS | MAX. SPACING |
|---|---|---|---|---|---|---|
| | 570Z-12P-PRX-COM-O-T-15H,Q | TORO 12" POP-UP SHRUB SPRAY | 30 | 2.31,1.16,.58 | 15' | 14' |
| | 570Z-12P-PRX-COM-O-T-12F,H,Q | TORO 12" POP-UP SHRUB SPRAY | 30 | 1.48,.74,.37 | 12' | 11' |
| | 570Z-12P-PRX-COM-O-T-10F | TORO 12" POP-UP SHRUB SPRAY | 30 | 1.03,.51,.23 | 10' | 9' |
| | 570Z-6PS-COM-PRN-TF | TORO 12" POP-UP SHRUB ROTATOR | 40 | 2.56 | 20.9' | 19' |
| | 570Z-6PS-COM-PRN-TA | TORO 12" POP-UP SHRUB ROTATOR | 40 | .5-1.62 | 20' | 19' |
| | T-MCRG-206 | TORO DL2000 MICROLINE<br>INSTALL BETWEEN PAVING STONES | 40 | .53 GPH PER EMITTER | | |
| | LF40-PC | TORO PRESSURE COMPENSATING DRIP BUBBLER<br>INSTALL TWO BUBBLERS PER TREE | 40 | 4 GPH | - | - |
| NOT SHOWN | T-DPC04-DC, T-DPC02-DC | TORO NGE SINGLE OUTLET EMITTER | 40 | 1 GPH, 1/2 GPH | | |
| | - | COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING | | | | |
| | T-FCH-H-FIPT | TORO DL2000 FLUSH VALVE | | | | |
| NOT SHOWN | T-YD-500-34 | TORO DL2000 AIR VENT | | | | |
| | T-DL-MP9 | TORO DL2000 POP-UP OPERATION INDICATOR | | | | |
| | 700-OMR-100 SERIES/LT-T SERIES | IRRITROL REMOTE CONTROL VALVE WITH PRESSURE REGULATION / KBI PVC BALL VALVE | | | | |
| | DZK-700 / LT-1000-T | TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI SCH 80 PVC BALL VALVE | | | | |
| | 261LF | ARROWHEAD - CHAMPION HOSE BIB WITH INTEGRAL VACUUM BREAKER | | | | |
| | T-113-LF | NIBCO LEAD FREE GATE VALVE (LINE SIZE) | | | | |
| | FSI-T10-000 | CST 1" FLOW SENSOR | | | | |
| | 2160-H | GRISWOLD 1" MASTER CONTROL VALVE (NORMALLY OPEN) | | | | |
| | 975XL2-1" | WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER | | | | |
| | MODEL 55 | BADGER 1" WATER METER (SUB-METER FOR IRRIGATION) | | | | |
| | CL-100-WIRELESS | IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSOR | | | | |
| | MC-24E<br>PROMAX-UA | IRRITROL 24 STATION MC-E CONTROLLER - WALL MOUNT<br>PRO MAX UNIVERSAL MAINTENANCE REMOTE KIT | | | | |




CONTROLLER AND STATION NUMBER

APPLICATION RATE (INCHES)

OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUANTITY

APPROXIMATE GALLONS PER MINUTE

REMOTE CONTROL VALVE SIZE

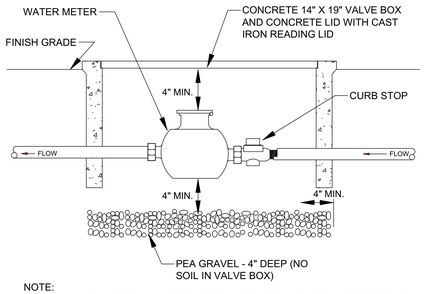
MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIP TUBING: TORO T-EHD1645 BLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 4" COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4" HOSE.

SUB-SURFACE DRIPLINE: TORO DL2000 RGP-218-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE TRI-LOC FITTINGS. 2" COVER. (18" EMITTER SPACING; .53 GPH PER EMITTER)

SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.

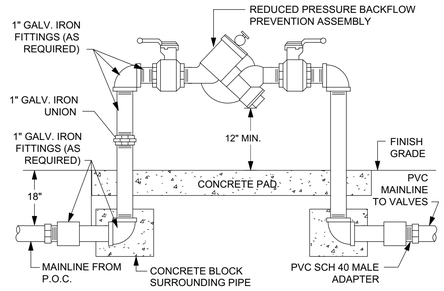



NOTE:
1. INSTALL PER MANUFACTURER'S AND LOCAL UTILITY INSTRUCTIONS.
2. INLET AND OUTLET PIPE TO MATCH EXISTING TYPE AND SIZE.
3. PIPE THROUGH METER SHALL BE COPPER.

1 TYPICAL WATER METER INSTALLATION

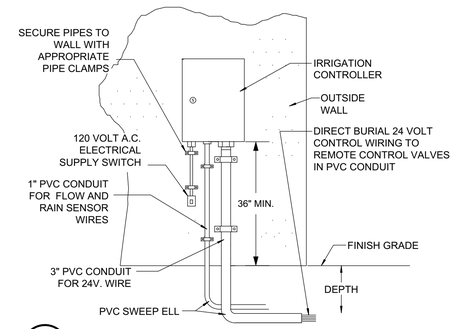
NOT TO SCALE

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).



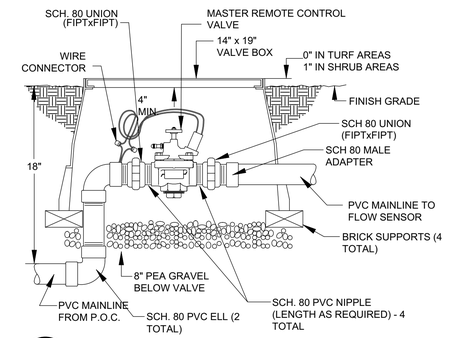

2 REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE




3 OUTSIDE WALL MOUNT CONTROLLER

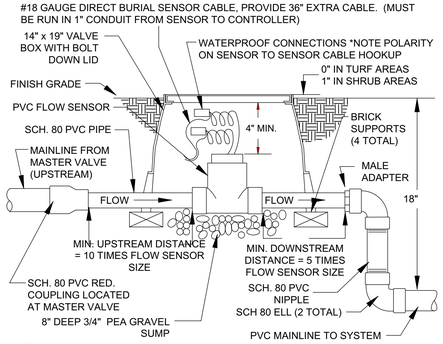
NOT TO SCALE




4 MASTER REMOTE CONTROL VALVE

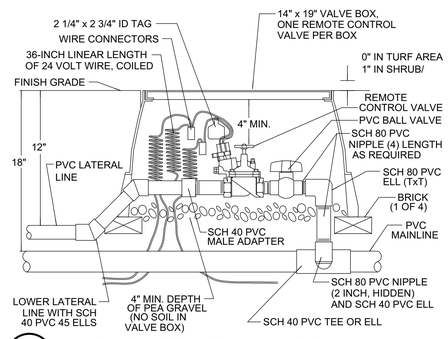
NOT TO SCALE

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



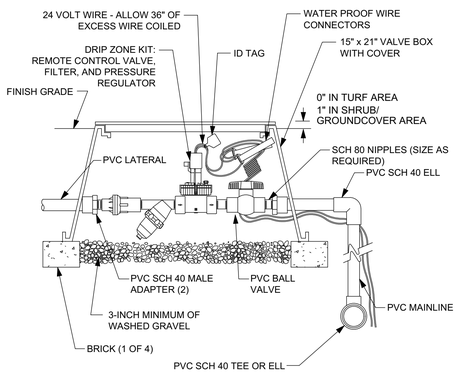

5 PVC FLOW SENSOR INSTALLATION DETAIL

NOT TO SCALE



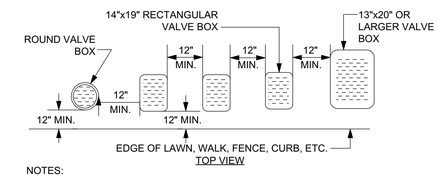

6 REMOTE CONTROL VALVE & BALL VALVE

NOT TO SCALE




7 TORO DRIP ZONE KIT

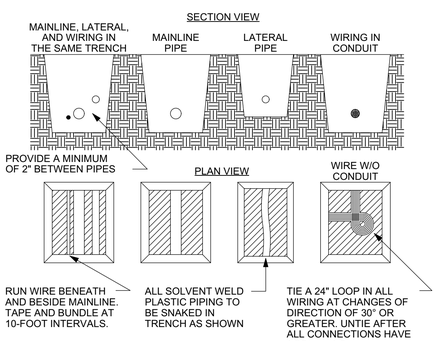
NOT TO SCALE




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 CLASS 200 PVC 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

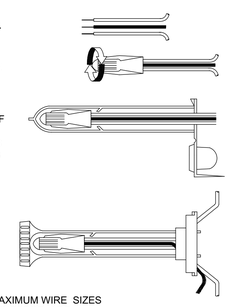
NOT TO SCALE

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.

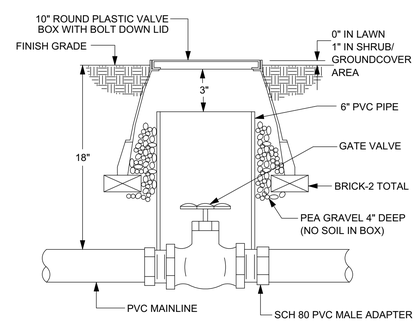
STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.



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

10 WIRE CONNECTION DETAIL

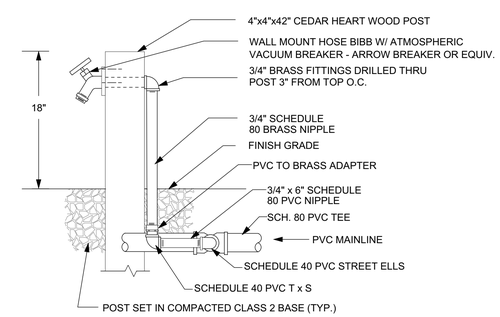
NOT TO SCALE




11 GATE VALVE DETAIL

NOT TO SCALE

AFTER




12 HOSE BIBB DETAIL

NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CA 94566
TEL 925.855.0417 FAX 925.855.0357
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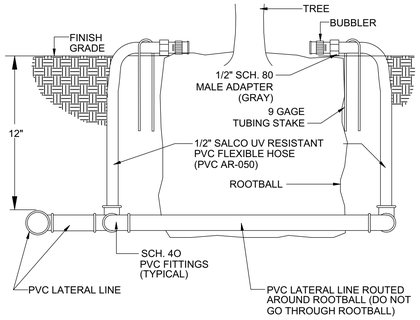
| | 11.30.2017 | Preliminary Design Review Submittal |
| | 03.08.2018 | Final Design Review Submittal |

REGISTERED LANDSCAPE ARCHITECT JAMES J. BLISS III Signature 04/30/19 Expiration Date STATE OF CALIFORNIA

IRRIGATION DETAILS

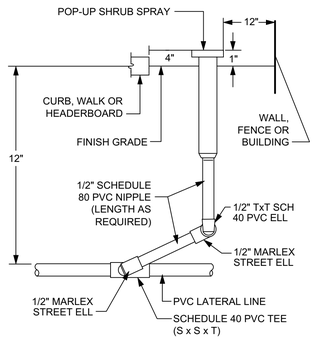
03.08.18 Final Design Review Submittal

L4.2



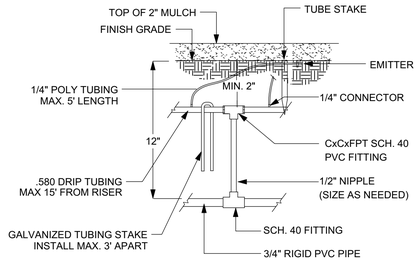

13 TREE BUBBLER DETAIL

NOT TO SCALE



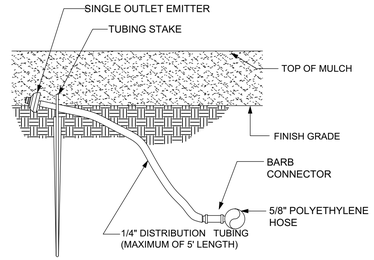

14 SHRUB POP-UP INSTALLATION DETAIL

NOT TO SCALE




15 RISER TO DRIP TUBING DETAIL

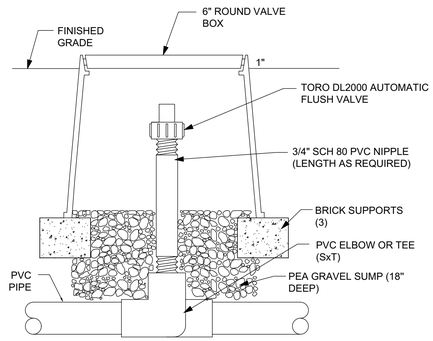
NOT TO SCALE




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.

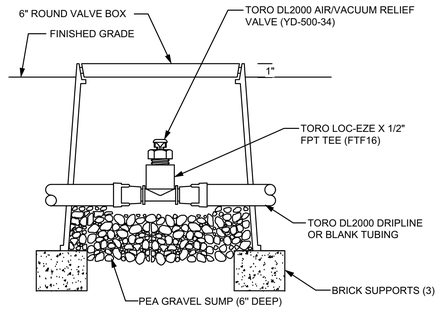
16 SINGLE OUTLET EMITTER DETAIL

NOT TO SCALE




17 TORO DL2000 AUTOMATIC FLUSH VALVE - PLUMBED TO PVC

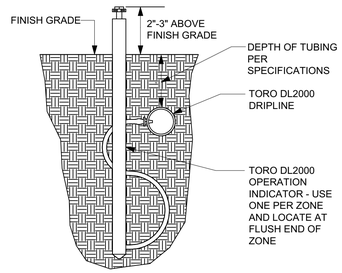
NOT TO SCALE




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

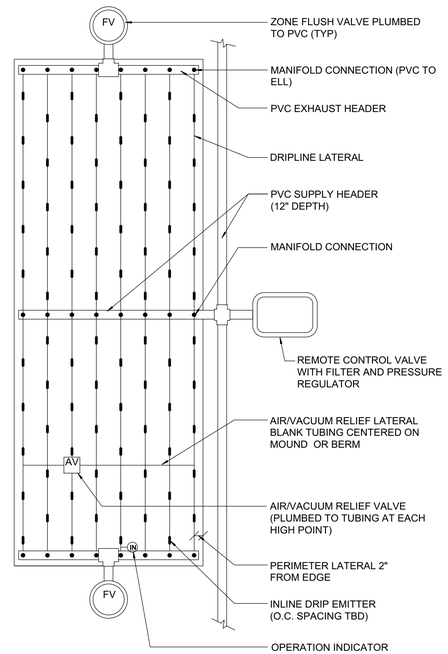
18 TORO DL2000 AIR/VACUUM RELIEF VALVE - PLUMBED TO TUBING

NOT TO SCALE



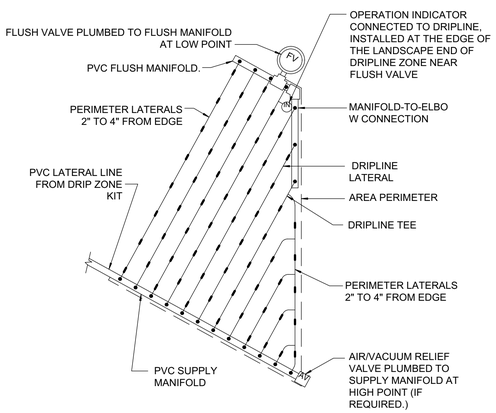

19 TORO DL2000 OPERATION INDICATOR

NOT TO SCALE




20 CENTER FEED INLINE DRIP LAYOUT

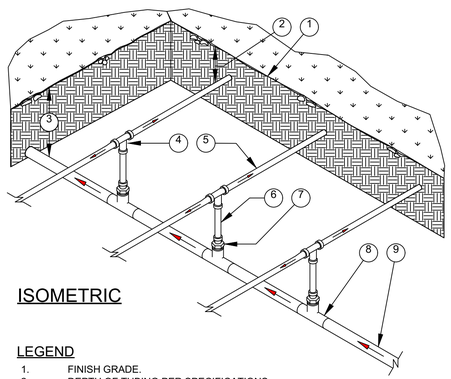
NOT TO SCALE




PLAN

21 TYPICAL ISLAND LAYOUT END FEED

NOT TO SCALE

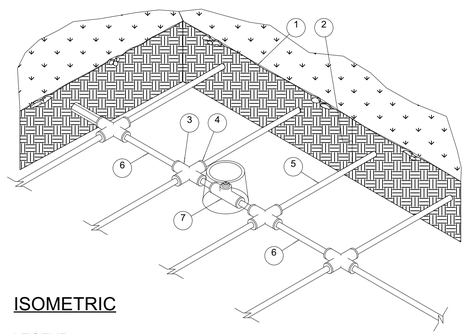



ISOMETRIC

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.

22 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.

23 AIR/VACUUM RELIEF LATERAL

NOT TO SCALE

BROOKWATER
IRRIGATION CONSULTANTS
480 ST. JOHN STREET, SUITE 220
PLEASANTON, CA 94566
TEL 925.855.0417 FAX 925.855.0357
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scale: NONE
date: 03.21.18
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sheet size: 24"x36"
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title: Final Design Review Submittal

| Rev: | Date: | Description: |
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| | 03.08.2018 | Final Design Review Submittal |

LICENSED LANDSCAPE ARCHITECT MICHAEL J. BLISS No. 2513 Signature 04/30/19 Expiration Date STATE OF CALIFORNIA

IRRIGATION DETAILS

03.08.18 Final Design Review Submittal

L4.3

## THOMAS 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 | LW | 0.30 | D | 0.81 | 0.37 | 303 | 112 | 3,222 | 2.7% |
| C-2 | SHRUB | MW | 0.50 | D | 0.81 | 0.62 | 582 | 359 | 10,315 | 5.2% |
| C-3 | THYME BEDS | LW | 0.30 | DL | 0.81 | 0.37 | 170 | 63 | 1,808 | 1.5% |
| C-4 | TREE | MW | 0.50 | B | 0.81 | 0.62 | 25 | 15 | 443 | 0.2% |
| C-5 | SHRUB | LW | 0.30 | DL | 0.81 | 0.37 | 894 | 331 | 9,507 | 8.0% |
| C-6 | SHRUB | LW | 0.30 | DL | 0.81 | 0.37 | 540 | 200 | 5,742 | 4.8% |
| C-7 | SHRUB | LW | 0.30 | DL | 0.81 | 0.37 | 1,000 | 370 | 10,634 | 9.0% |
| C-8 | SHRUB | MW | 0.50 | D | 0.81 | 0.62 | 506 | 312 | 8,968 | 4.5% |
| C-9 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 1,450 | 580 | 16,653 | 13.0% |
| C-10 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 1,126 | 450 | 12,932 | 10.1% |
| C-11 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 770 | 308 | 8,843 | 6.9% |
| C-12 | NATIVE MEADOW | LW | 0.30 | S | 0.75 | 0.40 | 365 | 146 | 4,192 | 3.3% |
| C-13 | NATIVE MEADOW | LW | 0.30 | S | 0.75 | 0.40 | 505 | 202 | 5,800 | 4.5% |
| C-14 | SHRUB | VLW | 0.20 | D | 0.81 | 0.25 | 213 | 53 | 1,510 | 1.9% |
| C-15 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 800 | 320 | 9,188 | 7.2% |
| C-16 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 1,262 | 505 | 14,494 | 11.3% |
| C-17 | NATIVE MEADOW | LW | 0.30 | MR | 0.75 | 0.40 | 525 | 210 | 6,030 | 4.7% |
| POOL / SPA COVERED | | WF | 0.50 | | 1.00 | 0.50 | 60 | 30 | 861 | 0.5% |
| FOUNTAIN | | WF | 0.80 | | 1.00 | 0.80 | 63 | 51 | 1,464 | 0.6% |
| **TOTALS (REGULAR LANDSCAPE AREAS)** | | | | | | | **11,159** | **4,618** | **132,607** | **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*** | | | | | | | ***11,159*** | ***4,618*** | ***132,607*** | ***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) | 1,113 | 10.0% |
| Low Water Use Plants (LW) | 9,710 | 87.0% |
| Very Low Water Use Plants (VLW) | 213 | 1.9% |
| Water Feature | 123 | 1.1% |
| Special Landscape Area (SLA) | 0 | 0.0% |
| **TOTAL** | 11,159 | 100.0% |

| **Irrigation Method | Total Sq. Ft. | % of Landscape |
|---|---|---|
| Rotor (FC-R, PC-R) | 0 | 0.0% |
| Multi-Stream Rotator (MR) | 5,933 | 53.8% |
| Spray (S) | 870 | 7.9% |
| Bubbler (B) | 25 | 0.2% |
| Drip (D) | 1,604 | 14.5% |
| In-Line Drip (DL) | 2,604 | 23.6% |
| Micro Spray (MS) | 0 | 0.0% |
| Other (O) | 0 | 0.0% |

COUNTY OF
MONTEREY
LANDSCAPE WATER USE STATEMENT

**PROJECT NAME:** **THOMAS RESIDENCE**
PROJECT ADDRESS: LOT 195 POTRERO TRAIL, SANTA LUCIA PRESERVE

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 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 [(ETAFx HA) + ((1-ETAF) x SLA)] | |
| | YEARLY ETo | 46.3 |
| | CONVERSION FACTOR | 0.62 |
| | ETAF | 0.55 |
| | TOTAL IRRIGATED LANDSCAPE AREA (HA) | 11,159 SQUARE FEET |
| | SPECIAL LANDSCAPE AREA (SLA) | 0 SQUARE FEET |
| | **LANDSCAPE WATER ALLOWANCE** | **176,220 GALLONS PER YEAR** |
| | TOTAL ACRE FEET | 0.54 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) | 0.41 |
| | **ETWU FOR REGULAR LANDSCAPE AREAS** | **132,607 GALLONS PER YEAR** |
| | SITE WIDE ETAF | 0.41 |
| | **ETWU FOR ALL LANDSCAPE AREAS** | **132,607 GALLONS PER YEAR** |
| | TOTAL ACRE FEET | 0.41 ACRE FEET |

BROOKWATER
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LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 2453
Signature
04/30/19
Expiration
Date
STATE OF CALIFORNIA

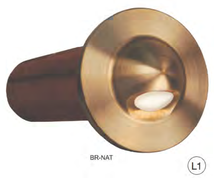
# IRRIGATION WATER CALCULATIONS

03.08.18 Final Design Review Submittal

L4.4

# LIGHTING LEGEND & SPECIFICATIONS

| Symbol | Quantity | Description | Brand/Model | Wattage | Notes |
|---|---|---|---|---|---|
| L1 | 19 | RECESSED WALL LIGHT | AURORALIGHT - LSW8 | 1.25 W LED | BRASS FINISH |
| L2 | 6 | FLUSH MOUNT MARKER LIGHT | AURORALIGHT - LDM350 | 4 W LED | BRONZE FINISH |
| L3 | 8 | FLUSH MOUNT DECK LIGHT | MP LIGHTING - L06 | 0.2 W LED | STAINLESS STEEL |
| L4 | 3 | SHIELDED TASK LIGHT | RICH BRILLIANT WILLING - LD-S2-27 | 8.5 W LED | CAST ALUMINUM |
| L5 | 3 | STEP LIGHT | BEGA - 22382 | 5.6 W LED | BRONZE FINISH |
| L6 | 3 | UNDER WATER FOUNTAIN LIGHT | PURE LED - POND/W/L | 8 W LED | COPPER FINISH |
| L7 | 9 | POST MOUNT PATH LIGHT | PURE LED - TG/L | 3 W LED | COPPER FINISH |




L1

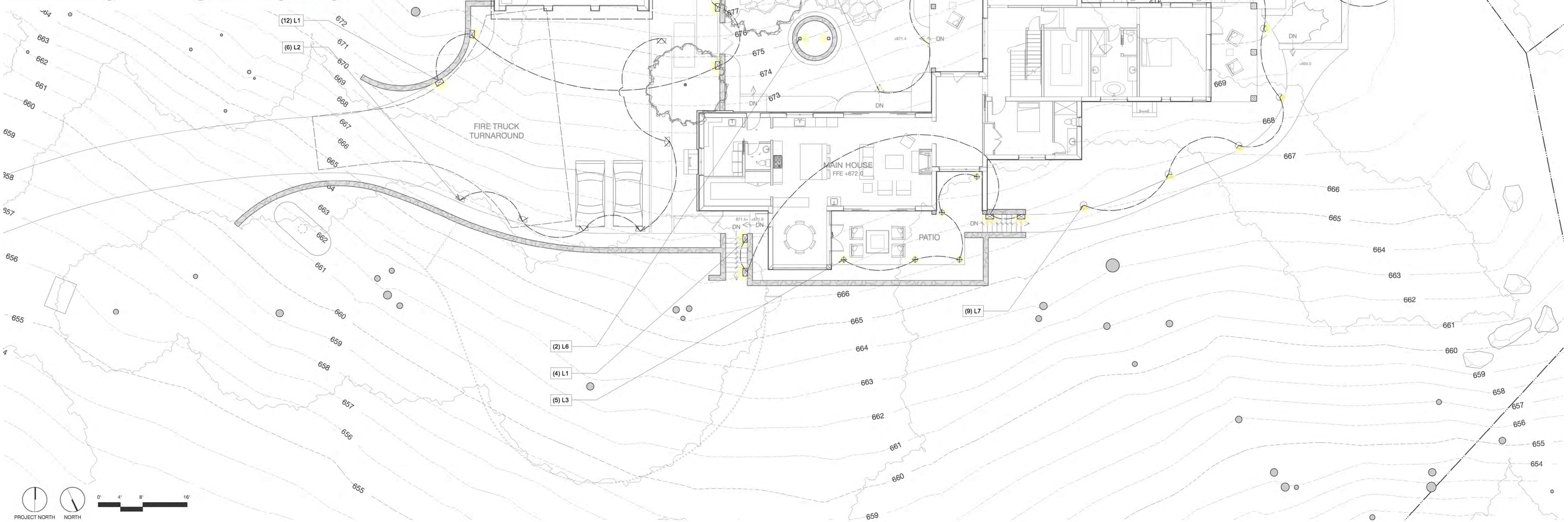
L2

L3

L4

L5

L6 L7

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|---|---|---|---|
| scale: | 1"=10'-0" | apn: | 239-111-009 |
| date: | 03.07.18 | title: | Final Design Review Submittal |
| drawn by: | OL | | |
| sheet size: | 24"x36" | | |

| Rev: | Date: | Description: |
|---|---|---|
| | 11.30.2017 | Preliminary Design Review Submittal |
| | 03.08.2018 | Final Design Review Submittal |

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS JR.
Signature
04/20/19
Expiration
Date
STATE OF CALIFORNIA

## PRELIMINARY LIGHTING PLAN

03.08.18 Final Design Review Submittal

**L5.0**