

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

In the matter of the application of:

BUTLER KEITH L & MIREILLE O (PLN170893)

RESOLUTION NO. 18 – 035

Resolution by the Monterey County Zoning Administrator:

- A) Finding the project Categorically Exempt per Sections 15303(e) and 15304 of the CEQA Guidelines; and
- B) Approving the Amendment to the previously approved Combined Development Permit (PLN080530), as extended by PLN150422 and amended by PLN160390, to allow after-the-fact construction of a previously permitted driveway in the location of the temporary driveway created for construction vehicles and staging;
- C) Approving a Coastal Development Permit to allow after-the-fact removal of seven unhealthy Monterey pine trees;
- D) Approving a Design Approval to allow construction of a 6-foot fence, two stone columns, retaining walls, and decomposed granite pathways.

[PLN170893, BUTLER KEITH L & MIREILLE O, 220 Upper Walden Road, Carmel, Carmel Area Use Plan (APN: 241-241-011-000)]

The Butler application (PLN170893) came on for public hearing before the Monterey County Zoning Administrator on 14 June 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The County has received and processed an Amendment to PLN080530 in accordance with the *1982 Monterey County General Plan (General Plan)*, the Carmel Area Land Use Plan, and the requirements of the Title 20 Zoning Ordinance to include Chapter 20.70 (Coastal Development Permits) and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE:
 - a) The subject site is 1.26 acres in size and is zoned Low Density Residential (LDR) in the coastal zone with development density of 1 acre per unit (LDR/1-D(CZ)) in the Carmel Area Land Use Plan.
 - b) On 7 December 2016, the Interim Chief of RMA-Planning approved PLN160390 in Resolution No. 16-056 for a Minor and Trivial Amendment to PLN080530 (Resolution No. 080530).
 - c) On 25 July 2015, the Director of RMA-Planning approved PLN150422 in Resolution No. 15-040 for a three-year extension of PLN080530 (Resolution No. 080530).

- d) On 30 July 2009, the Zoning Administrator approved PLN080530 in Resolution No. 080530 to allow construction of a single family dwelling with attached garage and the removal of two Monterey pines.
- e) Pursuant to Section 20.70.105.B, the proposed amendment may be heard by the decision making body of the original permit if new components of the project may have effects not analyzed previously. Potential effects of removing an additional seven (7) Monterey pine trees was not analyzed for potential impacts in PLN080530. Therefore, the Zoning Administrator is the appropriate hearing body to consider this Amendment.
- f) The project was not referred to the Carmel Area Land Use Advisory Committee (LUAC) for review because the project is categorically exempt from CEQA, does not involve variances or design approval subject to a public hearing, or conflict with a lot line adjustment.
- g) A site inspection was conducted on 2 March 2018 by RMA Staff to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for the proposed project.
- h) The application, plans, and supporting materials, submitted by the project applicant to Monterey County RMA-Planning for the proposed development, are found in Project Files PLN080530, PLN150422, PLN160390, and PLN170893.

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, RMA-Environmental Services, Carmel Highlands Fire Protection District, RMA-Public Works, 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) The original driveway location proposed in PLN080530 was along the northern edge of the parcel with the entrance at the north end of the eastern property boundary. This previously approved position required development on a portion of the property with slopes greater than 30% near the driveway entrance. The location of the driveway in this amendment does not require development on slopes greater than 30%. Seven Monterey pine trees were removed after-the-fact, in order to accommodate the driveway for construction use. However, the seven trees were in poor and unstable condition, and had potential to cause hazardous conditions on the property (See Finding 3). Therefore, staff recommends approval of the proposal to abandon the previous driveway location and replace it with improvements to the construction driveway in the existing location.

3. FINDING: CONSISTENCY – REMOVAL OF MONTEREY PINE TREES
Seven Monterey pine trees were removed without the benefit of permits, for removal of nine trees total including the two removed on the previous permit PLN080530. The trees that were removed are not

a sensitive plant community as determined by Section 21.146.040 of the Carmel Area CIP.

- EVIDENCE:**
- a) Two Forester's Visual Tree Assessments were prepared by professional forester, Frank Ono (File Nos. LIB180118 and LIB180119), on 2 March 2017 and 27 April 2017, respectively, in order to ascertain the health of the trees proposed for removal.
 - c) The report gives no indication any of the trees function as habitat for rare or endemic plant or animal species; have special value for wildlife due to the presence of snags suitable for cavity-dwelling species or occurrence with Coast live oak, or native shrub understory; nor have high aesthetic value due to their location within the public viewshed.
 - d) Ono's assessments found the trees required removal due to beetle infestation, poor structure, and uprooting, any of which issues could put the trees at risk of falling and causing damage or injury. Removal of the trees would not significantly alter air movement, contribute to erosion, or create a significant impact to wildlife; and no active bird or animal nesting sites were observed at the time of assessment.
 - e) Of the seven trees unpermitted for removal, four were landmark trees according to the assessments prepared by Frank Ono. As he states in his report, County policy is 2-to-1 replacement ratio for removal of each landmark tree. The practice of the County for unpermitted tree removal is the use of 15-gallon container trees for replacements. Therefore, the County shall require eight (8) plus three (3) for a total of eleven (11) 15-gallon container trees for replacements of the seven (7) trees removed without permits.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA-Planning, Carmel Highlands Fire Protection Department, RMA-Public Works, 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) The subject parcel is in a State Responsibility Area (SRA) rated as Very High risk for fire hazard. Carmel Highlands Fire Protection District reviewed the project and will require that the development meet the current Fire Code Standards including maintaining vegetation around the structure, providing adequate access for emergency purposes, and providing appropriate fire suppression systems within the structure. Therefore, no indication exists that implementation of the proposed project would compromise safety in a fire hazard.

5. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to Monterey pine tree removal within the County's zoning ordinance.
- EVIDENCE:**
- a) The applicant had been permitted to remove two Monterey pine trees under permit PLN080530. Seven additional Monterey pine trees were removed without the benefit of permits. Therefore, this application includes a request for a Coastal Development Permit to allow after-the-fact tree removal of the seven Monterey pine trees.
 - b) The fees required are twice the amount normally charged pursuant to Title 20 Section 20.90.140 for a retroactive permit application. Therefore, the planning fees for this application were assessed double fees.
 - c) Pursuant to Title 20 Section 20.90.130 that addresses cumulative remedies for code violations, paying a fine (double-fees) shall not relieve the applicant/owner from responsibility of implementing corrective action for restoration of the pre-violation.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170893.
6. **FINDING:** **PUBLIC ACCESS** - The project is consistent with the policies of the Local Coastal Program (LCP) and ordinances related to public trust or public use.
- EVIDENCE:**
- a) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights pursuant to Section 20.70.050.B.4 of Monterey County Code. Pursuant to Section 20.70.050.B.4.c of the Monterey County Code, no substantial adverse impact on access, either individually or cumulatively, can be demonstrated.
 - b) A site visit by the project planner on 2 March 2018 verified the proposed project would neither impact public access nor impact visual resources.
 - 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 PLN170893.
7. **FINDING:** **CEQA (Exempt):** - Based on substantial evidence in light of the whole project, the project would not have a substantial adverse effect on the environment and no unusual circumstances were identified to exist for the proposed project. Therefore, the project requires no further environmental review under CEQA.
- EVIDENCE:**
- a) The project includes construction of a fence and relocation of a previously approved driveway which qualifies as a Class 3 categorical exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303(e) consisting of minor alterations to land. Therefore, the fence and driveway relocation are exempt from CEQA review.
 - b) The project includes removal of seven unhealthy and potentially hazardous Monterey pine trees which qualifies as a Class 4 categorical exemption pursuant to California Environmental Quality

Act (CEQA) Guidelines Section 15304 consisting of the minor alterations to the condition of land that does not involve removal of healthy, mature, scenic trees. Therefore, removal of the seven unhealthy pines is exempt from CEQA review.

- c) No adverse environmental effects were identified during RMA Staff review of the development application during a site visit on 2 March 2018.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170893.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Find the project Categorically Exempt per Sections 15303(e) and 15304 of the CEQA Guidelines;
2. Approve the Amendment to the previously approved Combined Development Permit (PLN080530), as extended by PLN150422 and amended by PLN160390, to allow after-the-fact construction of a previously permitted driveway in the location of the temporary driveway created for construction vehicles and staging;
3. Approve the Coastal Development Permit to allow after-the-fact removal of seven unhealthy Monterey pine trees;
4. Approve a Design Approval to allow construction of a 6-foot fence, two stone columns, and decomposed granite pathways

in general conformance with the attached Plan set and subject to conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of June 2018 by:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 15 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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUN 25 2018**

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170893

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN170893) allows an Amendment to a previously approved Combined Development Permit (PLN080530), as extended by PLN150422 and amended by PLN160390, to allow after-the-fact realignment of an approved driveway to the location of the temporary driveway, new 6 foot high fence, retaining walls, and stone columns; and a Coastal Development Permit for after-the-fact removal of seven (7) Monterey Pine trees. The property is located at 220 Upper Walden Road, Carmel (Assessor's Parcel Number 241-241-011-000), Carmel Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure: "An Amendment, Coastal Development Permit, and Design Approval (Resolution Number 18-035) were approved by the Zoning Administrator for Assessor's Parcel Number 241-241-011-000 on 14 June 2018. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. ***) for the Amendment to a
Monitoring Measure: previously approved Combined Development Permit (PLN080530), as extended by PLN150422 and amended by PLN160390, to allow a Coastal Development Permit and Design Approval for after-the-fact realignment of an approved driveway to the location of the temporary driveway, new 6 foot high fence, retaining wall, and two stone columns; and to allow a Coastal Development Permit for after-the-fact removal of seven (7) Monterey pines (Planning File No.: PLN170893), shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

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

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

4. 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.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

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

7. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

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

- Replacement ratio and sizes in the following manner: 2-to-1 replacement ratio for removal of each landmark tree and 1-to-1 replacement ratio for trees less than 24" dbh. Of the seven trees unpermitted for removal, four were landmark trees. Therefore, the County shall require eight (8) plus three (3) for a total of eleven (11) 15-gallon container trees for replacements of the seven (7) trees removed without permits.
- Locations recommended by a professional arborist
- Monitoring and reporting for no less than three years from the date of replacement planting.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Immediately upon approval of the resolution, owner/applicant shall submit a proposal for a schedule of reporting during the three year period of time after planting replacement trees. This schedule shall be prepared by a professional arborist.

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

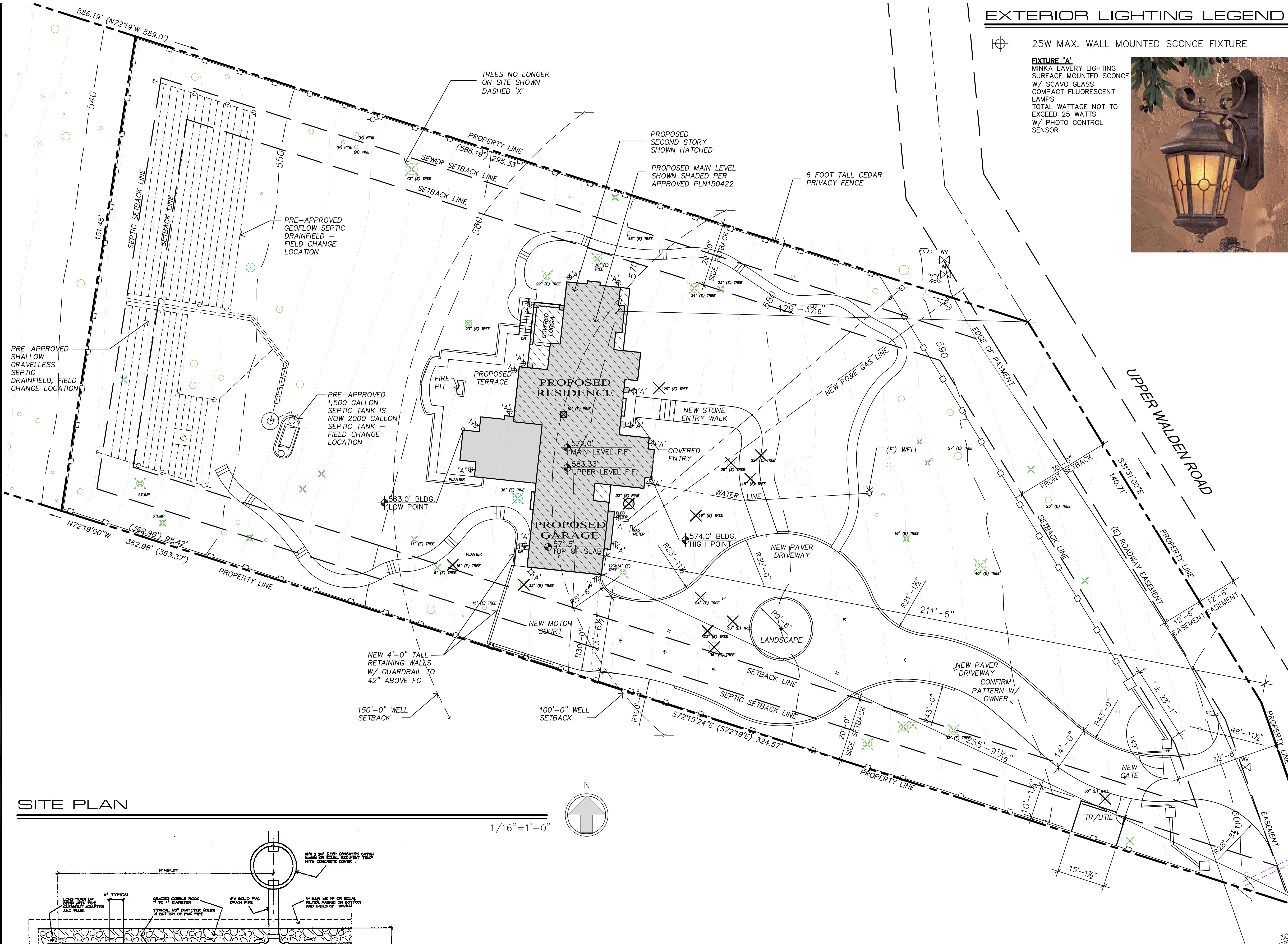
8. PDSP001 - CARRYOVER CONDITIONS

Responsible Department: RMA-Planning

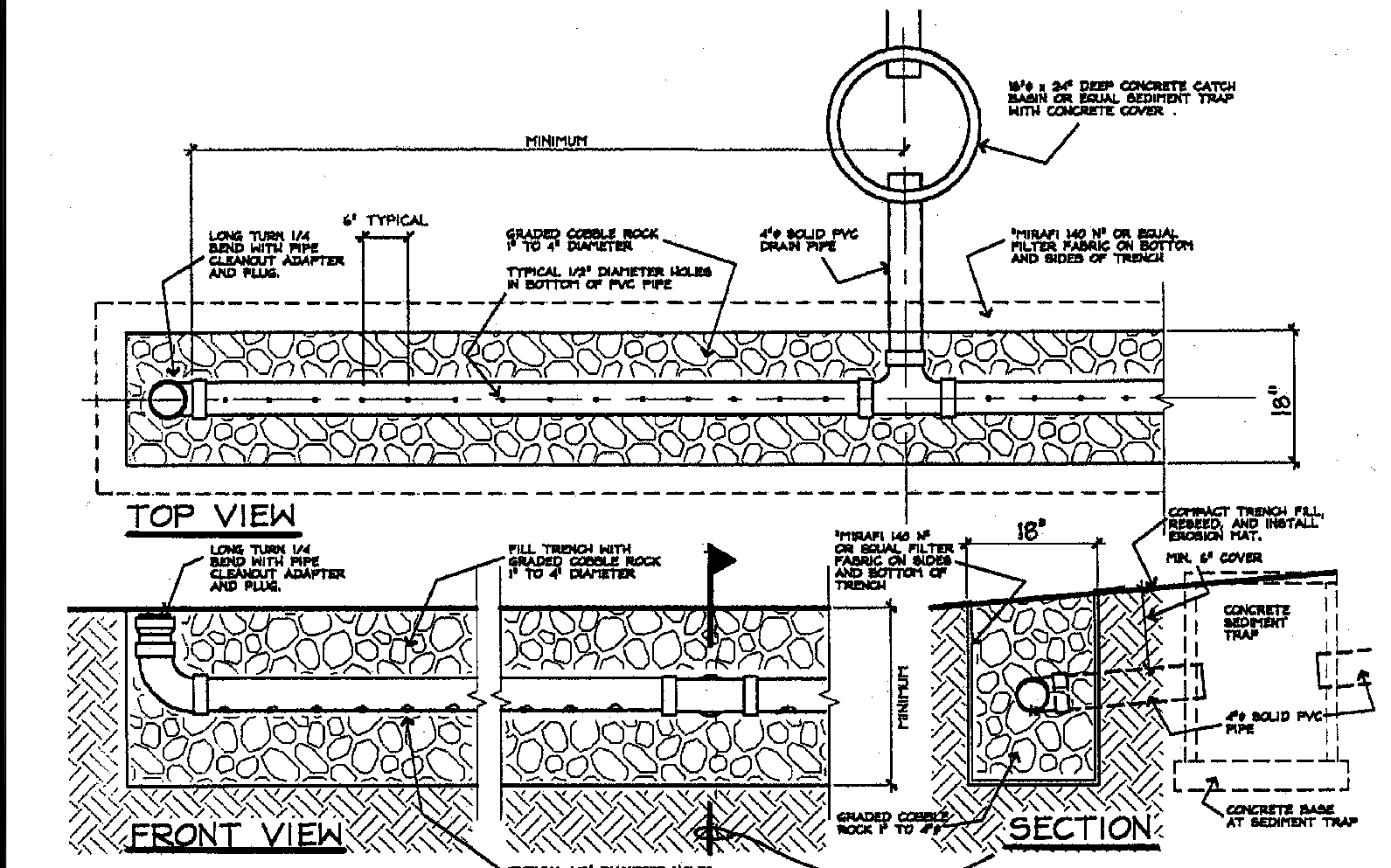
Condition/Mitigation Monitoring Measure: All 12 conditions from PLN160390 are carried forward to PLN170893. If a condition was previously cleared it shall be annotated in the extension permit PLN170893 as complied with evidences of how it was previously complied.

PLN080530 was extended by PLN150422 and amended by PLN160390.

Compliance or Monitoring Action to be Performed:



SITE PLAN



ROOF WATER DISPERSION OUTLET DETAIL

- 1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- 2. MINIMUM 140 N" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
- 3. DISPERSION TRENCH SHALL BE AT LEAST 20" FROM STRUCTURE.
- 4. DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

EROSION CONTROL RECOMENDATIONS

- 1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.
- 2. LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT; I.E., AS MUCH OF THE VEGETATED LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
- 3. IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
- 4. CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS OR WATERCOURSES. ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
- 5. RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, JUTE AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
- 6. IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS; OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
- 7. RAIN CUTTERS SHOULD BE INSTALLED ON ALL ROOF EAVES AND BE CONNECTED VIA DOWNSPOUT TO PERIMETER STORM DRAIN LINES WHICH ARE ROUTED OR DISPERSED IN A COUNTY APPROVED MANNER.

EXTERIOR LIGHTING LEGEND

25W MAX. WALL MOUNTED SCONCE FIXTURE

FIXTURE 'A'
MINKA LAVERY LIGHTING
SURFACE MOUNTED SCONCE
W/ SCAVO GLASS
COMPACT FLUORESCENT
LAMPS
TOTAL WATTAGE NOT TO
EXCEED 25 WATTS
W/ PHOTO CONTROL
SENSOR

PLANNING INFO.

- PROPERTY OWNER:
KEITH AND MIREILLE BUTLER
12100 WILSHIRE BLVD., SUITE 1900
LOS ANGELES, CA 90025
PH. (310) 207-5055
- PROJECT ADDRESS:
220 UPPER WALDEN ROAD
CARMEL HIGHLANDS, CA
- PROJECT SCOPE:
NEW TWO-STORY FAMILY DWELLING WITH A NEW
TWO-CAR ATTACHED GARAGE PER APPROVED
PLN150422.
- 2016 MINOR AMENDMENT SCOPE: ADDITIONAL
640.5 SF AT THE UPPER LEVEL FOR A TOTAL
UPPER LEVEL OF 2,068 SF. NO CHANGE TO
FOOTPRINT OF RESIDENCE APPROVED UNDER
PLN150422. CHANGE OF ROOF SLOPE FROM 4:12
TO 8:12.
CHANGE IN EXTERIOR MATERIALS.
- 2018 MINOR AMENDMENT SCOPE: RELOCATE
PREVIOUS APPROVED DRIVEWAY TO EXISTING
ACCESS ROAD LOCATION WHICH EFFECTS
FRONT YARD PATHS, TRASH AND UTILITIES.
REMOVE (7) TREES AND ADD A NEW 6 FOOT
TALL FENCE.

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 241-241-011
- ZONE: LDR/1(CZ)
- STORIES: TWO
- MAX BLDG. HT: 30 FT
- GRADING: CUT - 800 CY, FILL - 800 CY
- TREE REMOVAL: 7 PINE TREES (SEE FOREST
MANAGEMENT PLAN)
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
1. 2013 CBC, CMC, CPC, CFC, CEC, &
T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROPAS V7.1, ENERGY PRO 5.0
- LOT AREA: 54,885.6 S.F. (1.26 Ac.)
- LOT COVERAGE CALCULATIONS:

	PROPOSED	APPROVED PLN150422
BUILDINGS	2,770	2,770
COVERED ENTRY	47	47
TERRACES/LOGGIES	830	830
TOTAL	3,647	3,647

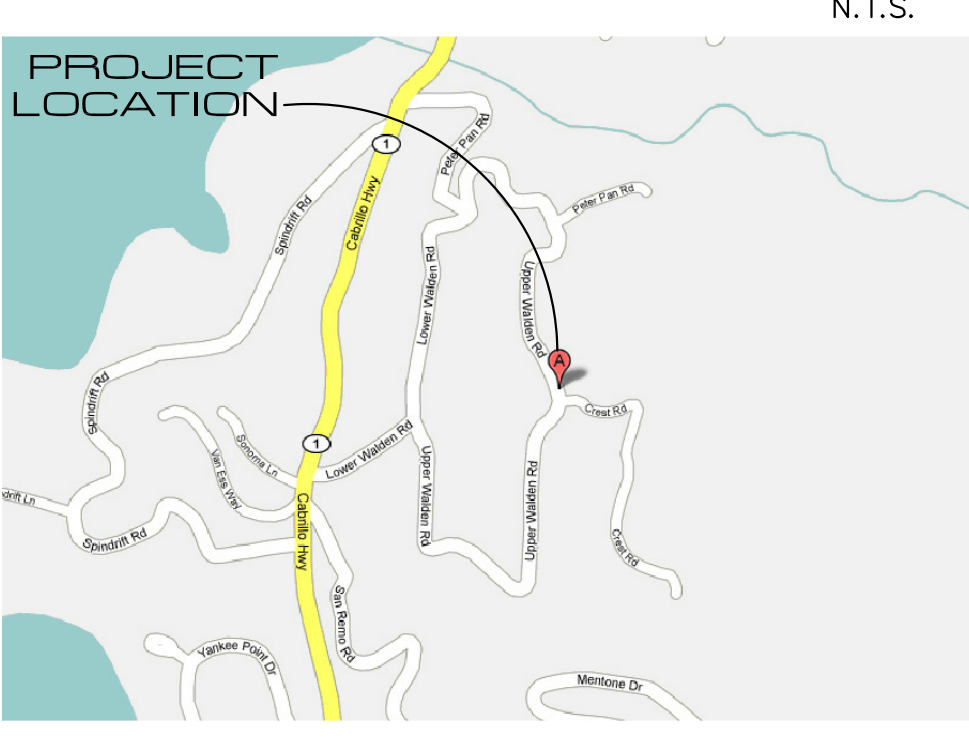
- LOT COVERAGE ALLOWED: 8,232.8 SF (15%)
- LOT COVERAGE PROPOSED: 3,647.0 SF (6.6%)

F.A.R. CALCULATIONS

	PROPOSED	APPROVED PLN150422
MAIN BUILDING		
MAIN FLOOR	2,205	2,106.9
UPPER FLOOR	2,068	1,427.5
GARAGE/SHOP	565	663.1
TOTAL	4,838	4,197.5

- F.A.R. ALLOWED: 10,977.1 SF (20%)
- F.A.R. PROPOSED: 4,838 SF (8.8%)

VICINITY MAP



JUN A. SILLANO, AIA



721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL jemidg@jemidg.com
WEB www.jemidg.com

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

KEITH AND
MIREILLE BUTLER

PROJECT ADDRESS:

220 UPPER
WALDEN, CARMEL
HIGHLANDS,
93923

APN: 241-241-011

DATE: MARCH 25, 2018
PLAN AMENDMENT SUB.

- REVISIONS:
- 1.
 - 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.

SITE PLAN

SHEET NO.

A1.0

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH (831) 646-1261
FAX (831) 646-1290
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PLAN AMENDMENT SUB.

REVISIONS:

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**EXTERIOR
ELEVATIONS**

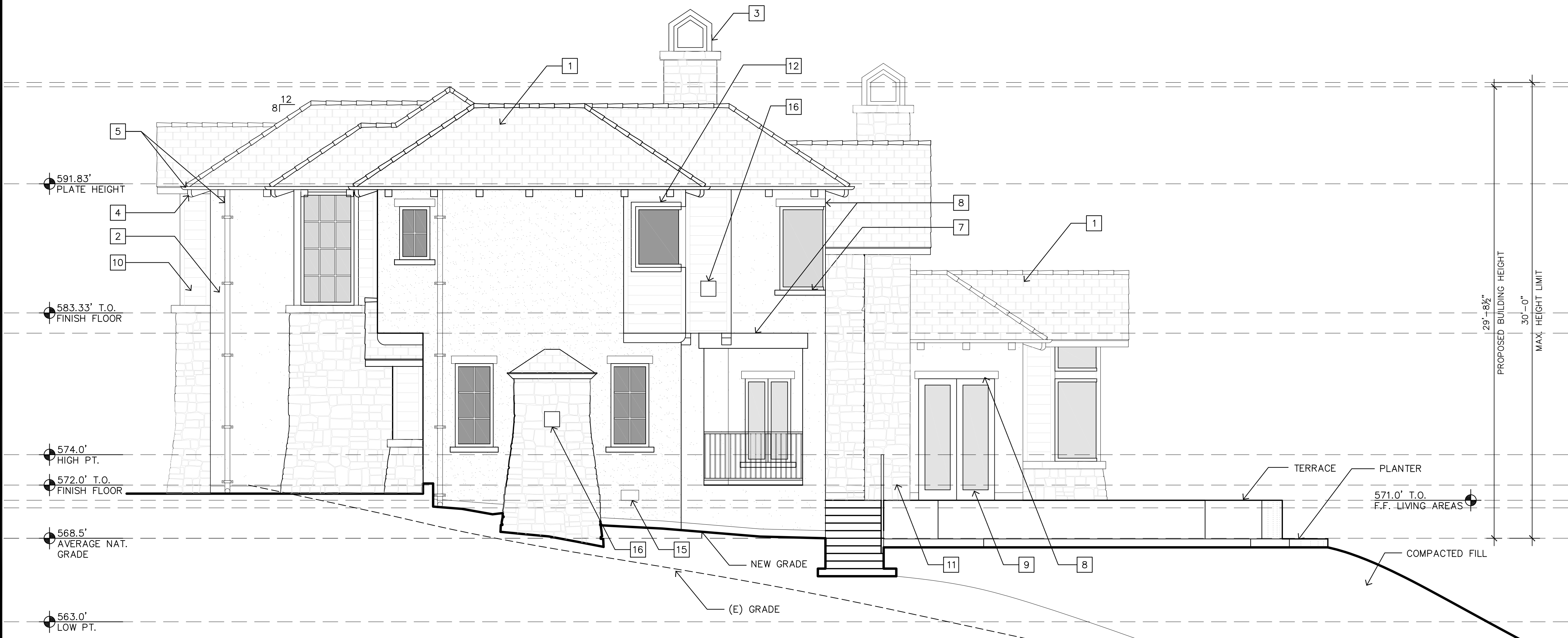
SHEET NO.

A5.0



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

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STAMPS:

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MIREILLE BUTLER**

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**220 UPPER
WALDEN, CARMEL
HIGHLANDS,
93923**

APN: 241-241-011

DATE: MARCH 25, 2018

PLAN AMENDMENT SUB.

REVISIONS:

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**EXTERIOR
ELEVATIONS**

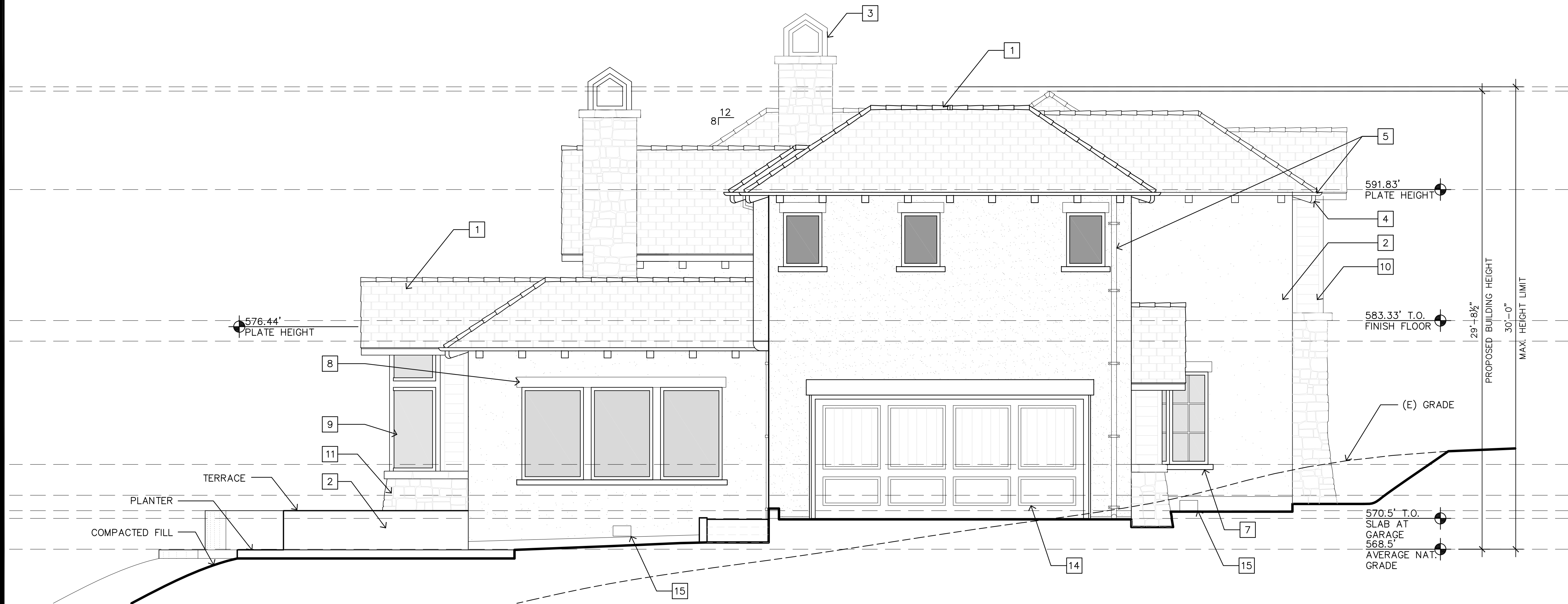
SHEET NO.

A5.1



WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CLASS 'A' - SIMULATED SLATE ROOF
- 2 7/8" THICK EXTERIOR STUCCO, SMOOTH FINISH
- 3 COPPER CHIMNEY CAP
- 4 SHAPED 6X6 CEDAR RAFTER TAILS, PAINTED
- 5 6" Ø HALF ROUND COPPER GUTTERS AND DOWNSPOUTS
- 6 6X8, 8X10 CEDAR GABLE END BEAMS AND CORBELS, STAINED
- 7 4X CEDAR WINDOW SILLS
- 8 6X OR 8X CEDAR WINDOW/DOOR/OPENING HEADER
- 9 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
- 10 STAINED WOOD SIDING (IPE)
- 11 RANDOM STONE VENEER
- 12 STAINED WOOD SURROUND
- 13 WROUGHT IRON AND WOOD RAILING
- 14 STAIN GRADE GARAGE DOOR
- 15 CRAWLSPACE VENT 1/8" TO 1/4" OPENING NON-COMBUSTIBLE AND CORROSION RESISTANT- SEE A2.0
- 16 SIDE-WALL B-VENT, PAINTED FINISH

WINTER GRADING NOTES (OCT 15 – APR 15):

1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
3. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
6. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
7. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION CONTROL ORD. 2806 – 16.12.090)

DRAINAGE NOTES:

1. NO CONNECTION IS ALLOWED BETWEEN THE STORM WATER COLLECTION AND TREATMENT SYSTEMS AND THE SANITARY SEWER SYSTEM."
2. ALL DRAINAGE-SYSTEM PIPES MUST BE INSPECTED BEFORE COVERING. INSPECTION CAN BE DONE IN STAGES AS BACKFILLING PROCEEDS, TO ALLOW SUPPORT TO BE PROVIDED BEFORE INSTALLING PIPES THAT ENTER THE SIDES OF STRUCTURES."
3. POLYVINYL CHLORIDE PIPE SHALL CONFORM WITH ASTM D 3034, SDR 35 OR EQUIVALENT. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
4. ALL PIPES SHALL BE HDPE OR SDR-35 TYPE.
5. ALL FOOTING SHALL HAVE 4" PERF DRAINS.
6. ALL SURFACE DRAIN PIPES SHALL BE MIN 6" SOLID PIPE.
7. DRAIN INLETS (DI) SHALL BE ADS 12" DRAIN BASIN 2812AG W/ 12" H-20 GRATE 1299CGS OR APPROVED EQUIVALENT.
8. AREA DRAINS (AD) SHALL BE ADS 8" INLINE DRAIN 2708AG W/ 8" BRONZE GRATE 0899CGB OR APPROVED EQUIVALENT.
9. GENERAL CONTRACTOR SHALL SUPPLY THE OWNER WITH MAINTENANCE MANUAL.
10. STORAGE CHAMBER SHALL BE STORMTECH SC-740, OR APPROVED EQUIVALENT.
11. SUMP SHALL BE MYERS SP25V1 SUMP PUMP, OR APPROVED EQUIVALENT.
12. TRENCH DRAINS SHALL BE ZURN 6" WIDE FRAME AND GRATE, OR APPROVED EQUIVALENT.
13. GRATE FINISHES TO BE SPECIFIED BY ARCHITECT.

GEOTECHNICAL INSPECTION TIMING:

1. INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION
 - 1.1. PRIOR TO BACKFILLING
 - 1.2. DURING BACKFILL PLACEMENT – ONGOING
2. INSPECT AND BUILD TESTING PAD SUBGRADE
 - 2.1. PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS
3. INSPECT SLAB-ON-GRADE INSTALLATION
 - 3.1. PRIOR TO CONCRETE PLACEMENT
4. INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS
 - 4.1. PRIOR TO REINFORCEMENT PLACEMENT
5. INSPECT AND TEST RETAINING WALL BACKFILL
 - 5.1. DURING BACKFILL PLACEMENT – ONGOING
6. INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASEROCK PLACEMENT
 - 6.1. DURING FILL PLACEMENT
 - 6.2. SUBGRADE, PRIOR TO BASEROCK PLACEMENT
 - 6.3. BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT
7. INSPECT AND TEST DRAINAGE INSTALLATION
 - 7.1. AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT
 - 7.2. DURING BACKFILL PLACEMENT – ONGOING
8. INSPECT SEPTIC INSTALLATION
 - 8.1. AFTER TANK PLACEMENT, PRIOR TO BACKFILLING
 - 8.2. DURING BACKFILL PLACEMENT – ONGOING

EROSION CONTROL NOTES:

1. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
2. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
3. STABILIZE ALL GRADED AREAS WITH VEGETATION, CRUSHED STONE, RIPRAP, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETED OR IF WORK IS INTERRUPTED FOR 21 WORKING DAYS OR MORE. USE MULCH TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
4. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
5. APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
6. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
7. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS SHOWN ON PLAN.
8. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION OR APPROVED EQUAL.

TREE PROTECTION NOTES:

ALL PUBLIC OR PRIVATE CONSTRUCTION PROJECTS REQUIRING ACQUISITION OF A BUILDING PERMIT SHALL COMPLY WITH THE TREE PROTECTION GUIDELINES ESTABLISHED BY THE CITY IN ORDER TO SAFEGUARD AND PROTECT ANY TREES AFFECTED BY SAID CONSTRUCTION. (ORD. 3424 § 13, 2009)

- A. THE "LOCAL LANDMARK TREE" CATEGORY ESTABLISHES A PROCESS FOR REVIEWING AND RECOMMENDING TREES THAT SHOULD BE PROTECTED AND PRESERVED BECAUSE OF THEIR OUTSTANDING SIZE, PROMINENCE, AND/OR HEALTH. SETBACK VARIATIONS AND VARIANCE APPLICATIONS WILL BE SERIOUSLY CONSIDERED TO ASSIST PRESERVATION WHERE LANDMARK TREES MAY CONSTRAIN REASONABLE DEVELOPMENT OF PERMITTED USES. EXISTING DEVELOPMENT ON SIMILAR SITES IN THE SAME ZONE AND HAVING SIMILAR TOPOGRAPHIC AND VEGETATION CHARACTERISTICS SHALL BE CONSIDERED WHEN DETERMINING REASONABLE DEVELOPMENT ON PROPERTY CONTAINING LANDMARK TREES. LOCAL LANDMARK TREES MAY BE REMOVED IN SITUATIONS WHERE THE TREE IS DETERMINED TO BE UNHEALTHY, PRESENT A SAFETY HAZARD, OR PREVENTS REASONABLE DEVELOPMENT OF PERMITTED USES ON THE PROPERTY AS SET FORTH IN PARAGRAPHS 37-10 AND 37-11 ABOVE.
- B. UPON RECEIPT OF AN APPLICATION FOR A TREE REMOVAL PERMIT OF A TREE DESIGNATED AS A LOCAL LANDMARK TREE AS DEFINED BELOW, THE CITY FORESTER WILL INSPECT THE SUBJECT TREE(S) AND UPON DETERMINATION THAT TREE REMOVAL IS NOT WARRANTED BY REASONS OF HEALTH, PROXIMITY TO EXISTING STRUCTURES, WALKWAYS, AND/OR AS HOST TO A PLANT OR INSECT OR DISEASE WHICH ENDANGERS OTHER ADJACENT HEALTHY TREES, A PERMIT FOR TREE REMOVAL SHALL BE DENIED.
- C. TO BE ELIGIBLE FOR CONSIDERATION AS A LOCAL LANDMARK TREE, TREES MUST MEET THE FOLLOWING MINIMUM OBJECTIVE CRITERIA:
 - C.1. OAK TREES.
 - C.1.a. TEN INCH (10") TRUNK DIAMETER MEASURED AT A POINT FOUR FEET, SIX INCHES (4'6") ABOVE NATURAL GRADE;
 - C.1.b. TWENTY FEET (20') IN HEIGHT MEASURED FROM NATURAL GRADE TO THE TOP OF THE CANOPY;
 - C.1.c. PROMINENTLY VISIBLE FROM PUBLIC STREETS, PUBLIC PARKING AREAS, PARKS OR OPEN SPACE, FROM A MINIMUM DISTANCE OF ONE HUNDRED FEET (100').
 - C.2. CONIFERS.
 - C.2.a. TWELVE INCH (12") TRUNK DIAMETER MEASURED AT A POINT FOUR FEET, SIX INCHES (4'6") ABOVE NATURAL GRADE;
 - C.2.b. THIRTY FEET (30') IN HEIGHT MEASURED FROM NATURAL GRADE TO THE TOP OF THE CANOPY;
 - C.2.c. PROMINENTLY VISIBLE FROM PUBLIC STREETS, PUBLIC PARKING AREAS, PARKS OR OPEN SPACE, FROM A MINIMUM DISTANCE OF ONE HUNDRED FEET (100').
 - C.3. NON-NATIVE ORNAMENTAL.
 - C.3.a. TEN INCH (10") TRUNK DIAMETER MEASURED AT A POINT FOUR FEET, SIX INCHES (4'6") ABOVE NATURAL GRADE;
 - C.3.b. FIFTEEN FEET (15') IN HEIGHT MEASURED FROM NATURAL GRADE TO THE TOP OF THE CANOPY;
 - C.3.c. PROMINENTLY VISIBLE FROM PUBLIC STREETS, PUBLIC PARKING AREAS, PARKS OR OPEN SPACE, FROM A MINIMUM DISTANCE OF ONE HUNDRED FEET (100').

GRADING NOTES:

1. ALL WORK SHALL CONFORM TO RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY CODE AND CONSTRUCTION REGULATIONS, AS WELL AS WITH THE REGULATIONS OF ALL OTHER GOVERNMENT AGENCIES WITH JURISDICTION.
3. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO CONTACT GEOTECHNICAL/SOILS ENGINEER AT LEAST 5 DAYS PRIOR TO COMMENCEMENT OF GRADING WORK, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER/SOILS ENGINEER.
5. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
6. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
7. WORK, INCLUDING DELIVERIES AND MOVEMENT OF MACHINERY, IS ONLY ALLOWED BETWEEN 8AM AND 5PM, MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON WEEKENDS OR LEGAL HOLIDAYS.
8. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE COUNTY.
9. THE CONTRACTOR SHALL KEEP ADJACENT ROADS AND STREETS OPEN FOR TRAVEL BY THE PUBLIC, ADJACENT PROPERTY OWNER, THEIR VISITORS AND GUESTS AT ALL REASONABLE TIMES. BLOCKAGE OF A STREET OR ROAD EXCEEDING FIVE MINUTES IS A VIOLATION OF THE COUNTY CODE.
10. ANY DISTURBANCE OF THE WATER SERVICE LATERAL OR METER MUST BE APPROVED IN ADVANCE BY CALIFORNIA WATER SERVICE COMPANY, BEAR GULCH DISTRICT, AT 3351 EL CAMINO REAL, SUITE 190, ATHERTON, CA 94027-3844; PHONE (650) 367-6800 (REGULAR OR OFF-HOURS)."
11. ANY DISTURBANCE OF THE SANITARY SEWER CLEANOUT, OR THE SEWER LATERAL DOWNSTREAM OF THE CLEANOUT AT THE PROPERTY LINE MUST BE APPROVED IN ADVANCE BY THE WEST BAY SANITARY DISTRICT, 500 LAUREL STREET, MENLO PARK, CA 94025; PHONE (650) 321-0384 (REGULAR OR OFF-HOURS)." OR "THE FAIR OAKS SANITARY DISTRICT, 555 COUNTY CENTER – 5TH FLOOR, REDWOOD CITY, CA 94063; PHONE (650) 363-4100 (REGULAR OR OFF-HOURS)."
12. ANY CONSTRUCTION SITE THAT IS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY MUST BE ADEQUATELY SCREENED TO THE SATISFACTION OF THE BUILDING OFFICIAL. SCREENING SHALL CONSIST OF MATERIALS APPROVED BY THE BUILDING OFFICIAL AND MUST BE IDENTIFIED ON THESE PLANS.
13. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
14. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
15. GRADE SLOPE SHALL BE A MINIMUM OF 5% AWAY FROM THE BUILDING FOR 10 FT.
16. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
17. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
19. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
20. CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
21. THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE CITY OF ATHERTON FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE COUNTY, STATE, AND FEDERAL LAWS OR ORDINANCES.
22. SOIL COMPACTION SHALL BE A MINIMUM OF 90% RELATIVE COMPACTION.
23. RETAINING WALLS TALLER THAN SIX FEET IN HEIGHT OR LOCATED LESS THAN TWENTY FEET FROM OTHER RETAINING WALLS ON THE SAME PROPERTY SHALL REQUIRE A SPECIAL BUILDING PERMIT.
24. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
25. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER.
26. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

PROJECT INFORMATION:

PROJECT ADDRESS: 220 UPPER WALDEN ROAD
CARMEL HIGHLANDS, CA
070-032-070

APN: 11-06-17 AB
11-06-17 AB
09-14-16 AB
07-27-16 AB
05/2016 AB
DATE

PURPOSE OF GRADING: NEW SINGLE FAMILY RESIDENCE

APPLICANT: KEITH AND MIREILLE BUTLER
12100 WILSHIRE BLVD., SUITE 1900
LOS ANGELES, CA 90025
PH. 310.207.5055

ARCHITECT: INTERNATIONAL DESIGN GROUP
721 LIGHHOUSE AVE
PACIFIC GROVE, CA 93950
PH 831.648.1261

GEOTECHNICAL ENGINEER: SOIL SURVEYS GROUP, INC.
103 CHURCH ST
SALINAS, CA 93901
PH 831.757.2172

CIVIL ENGINEER: BENJAMINI ASSOCIATES, INC.
720 YORK STREET, #114
SAN FRANCISCO, CA 94110
PH 415.550.2600

HRS OF OPERATION: 8:00AM TO 5:00PM
MONDAY THROUGH FRIDAY.

DUST CONTROL: CONTROLLED BY WATER

EQUIPMENT: STANDARD EQUIPMENT
FOR GRADING A
SINGLE FAMILY RESIDENCE.

SOILS REPORT:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE SOILS REPORT PREPARED BY SOIL SURVEYS GROUP, INC. JOB #4720 DATED AUG 2, 2006 & #4720-UPDATE DATED AUG 26, 2016

BENCHMARK:

SURVEY BENCHMARK SET AT SURVEY MARKER
AT ELEVATION = 500.0'

GRADING QUANTITIES:

ESTIMATES ONLY; NOT FOR BIDDING. DOES NOT INCLUDE FOOTING/FOUNDATION MATERIAL; NO EXPANSION FACTOR

GRADING QUANTITIES			
	CUT (CY)	FILL (CY)	
SITE	190	70	
DRIVEWAY	769	93	
LANDSCAPE	11	10	
DRAINAGE	21	0	
TOTAL	991	173	

FOOTING AND FOUNDATION QUANTITIES

	CUT (CY)	FILL (CY)
MAIN HOUSE	80	80
TOTAL	80	80

AREA OF DISTURBANCE:

TOTAL SITE AREA: 54,701 SF (1.26 ACRES)
AREA OF DISTURBANCE: 27,393 SF (0.63 ACRES)

CIVIL SHEET INDEX:

SHEET	DESCRIPTION
C100	PROJECT INFORMATION – EROSION CONTROL PLAN
C200	GRADING AND DRAINAGE PLAN – DETAILS
C200	SECTIONS – DRIVEWAY PROFILE

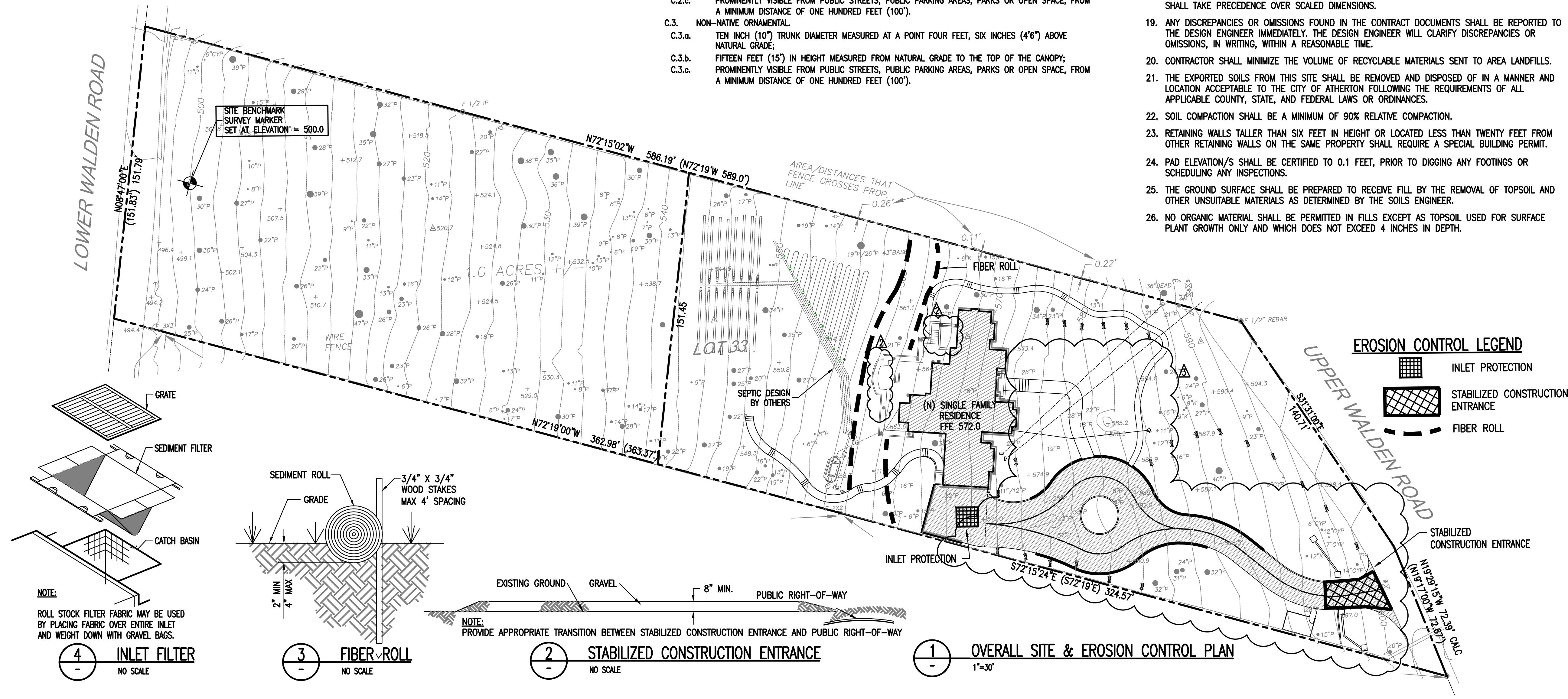
LEGEND & ABBREVIATIONS:

RETAINING WALL	FFE FINISHED FLOOR ELEV.
AC PAVEMENT	FG FINISHED GRADE
FLATWORK	TW TOP OF WALL
PATH	BW BOTTOM OF WALL
SOLID PIPE	TS TOP OF STEP
PERF PIPE	BS BOTTOM OF STEP
PROPERTY LINE	TC TOP OF CURB
SURFACE FLOW	BC BOTTOM OF CURB
DRAIN INLET	CO CLEANOUT
EXISTING TREE	AD AREA DRAIN
SPLASH BLOCK	DS DOWNSPOUT

UNDERGROUND SERVICE ALERT OF
NORTHERN CALIFORNIA

DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

1"=30'
30' 0' 30' 60'



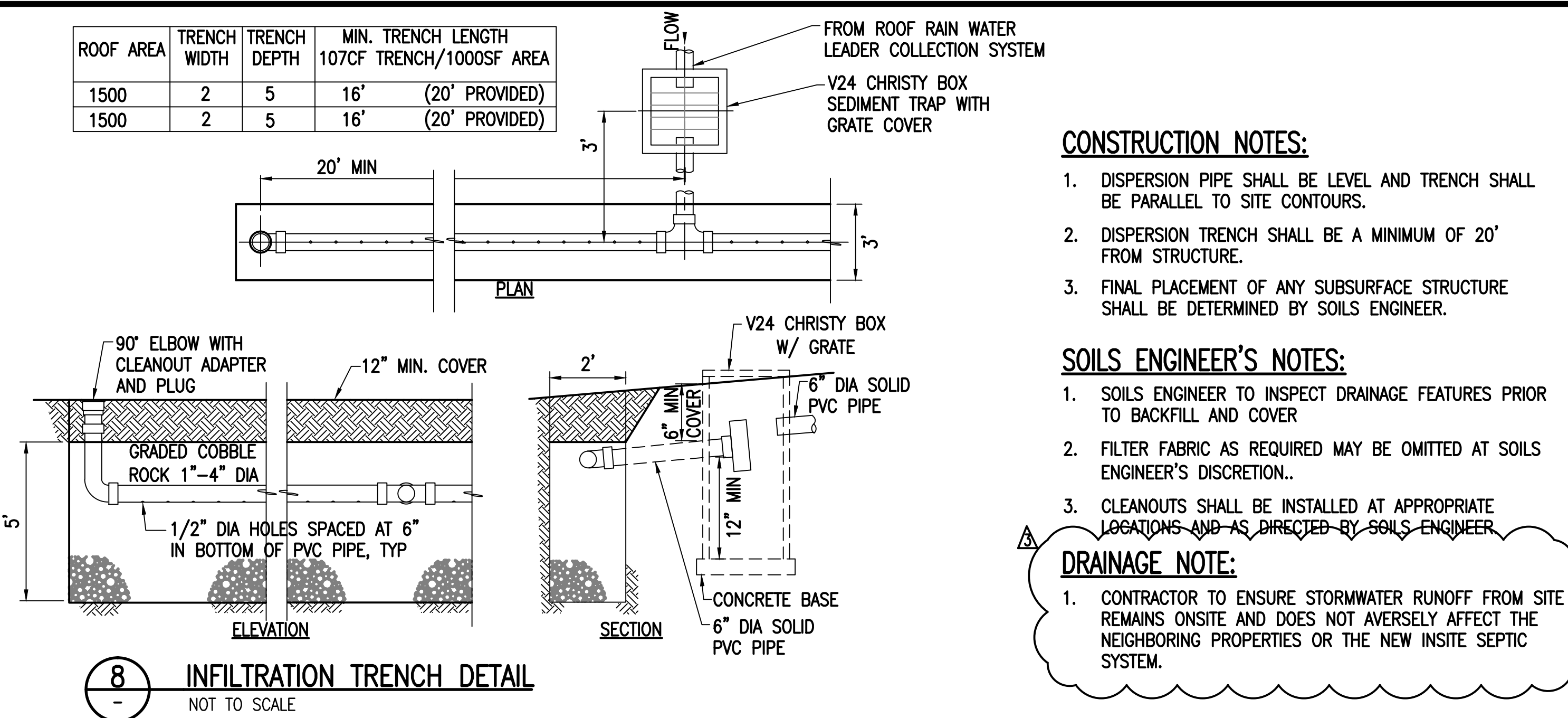
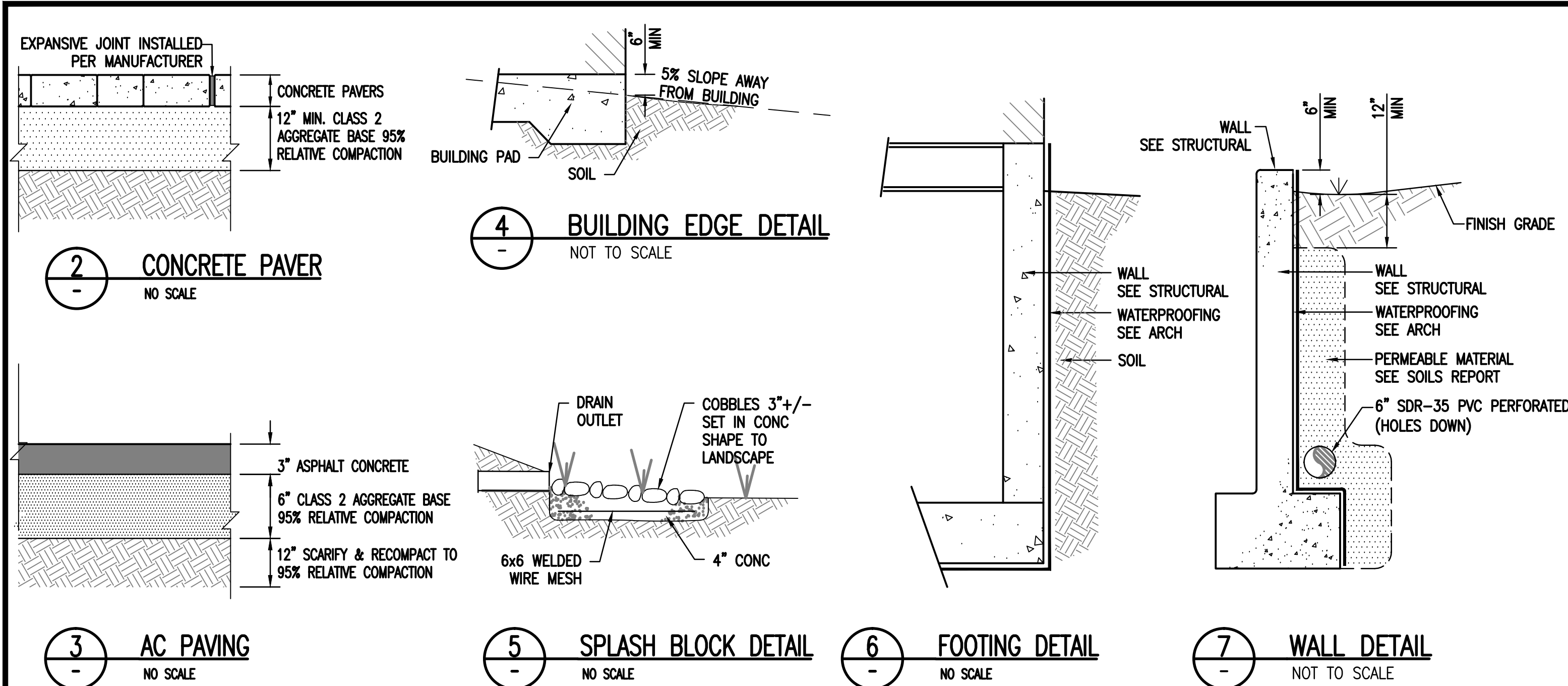
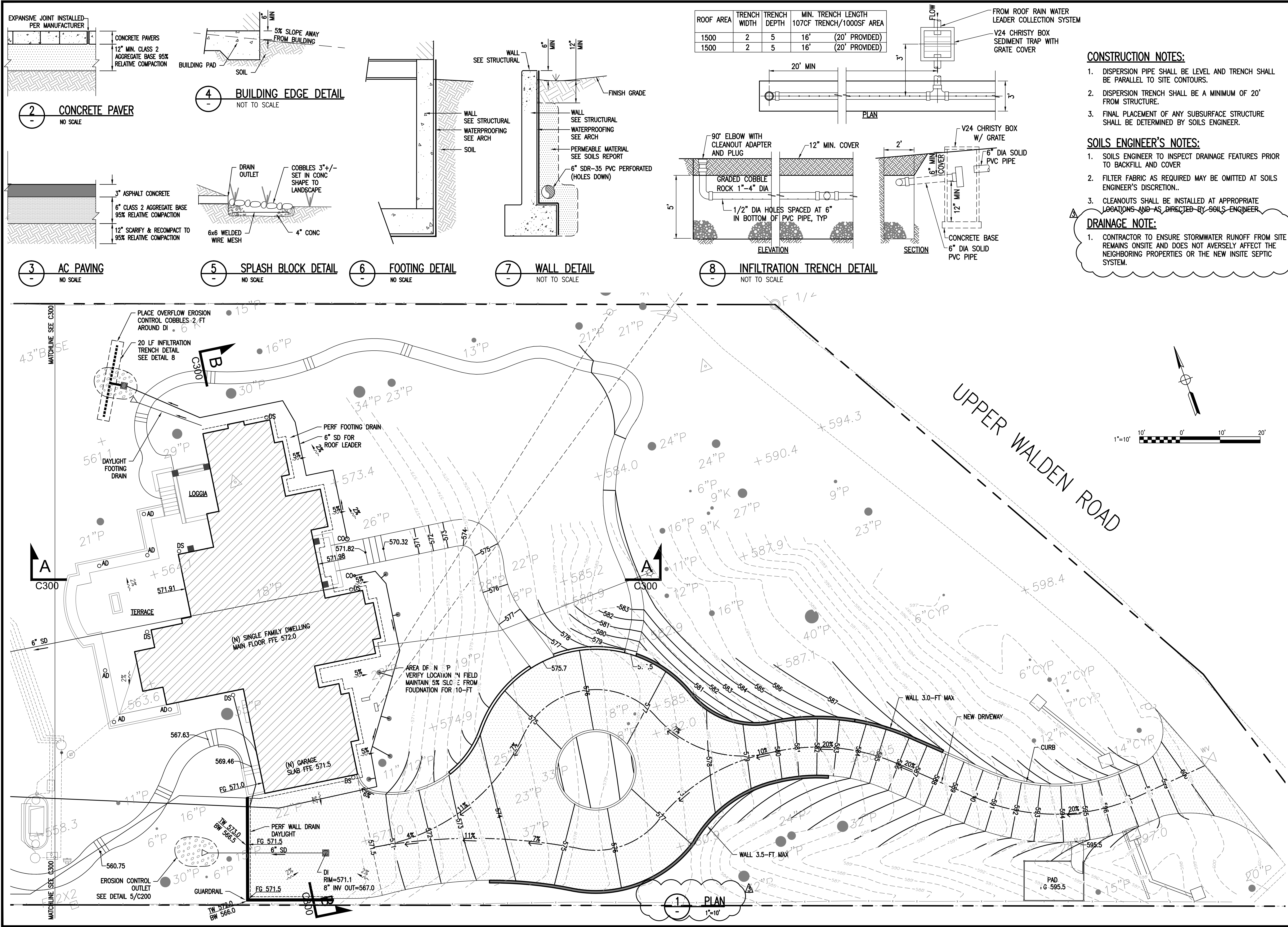
Benjamini Associates, Inc.
720 York St., #114
San Francisco, CA 94110
Ph 415.550.2600

NEW RESIDENCE
220 UPPER WALDEN ROAD
CARMEL HIGHLANDS, CA
APN: 241-241-004

BUTLER RESIDENCE
CIVIL IMPROVEMENTS
PROJECT INFORMATION
EROSION CONTROL PLAN

DATE: SEPT 2012
SCALE: AS SHOWN
DESIGN: AB
DRAWN: NF
PROJECT: 1254
SHEET: 1 OF 3

C100



CONSTRUCTION NOTES:

- DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO SITE CONTOURS.
- DISPERSION TRENCH SHALL BE A MINIMUM OF 20' FROM STRUCTURE.
- FINAL PLACEMENT OF ANY SUBSURFACE STRUCTURE SHALL BE DETERMINED BY SOILS ENGINEER.

SOILS ENGINEER'S NOTES:

- SOILS ENGINEER TO INSPECT DRAINAGE FEATURES PRIOR TO BACKFILL AND COVER
- FILTER FABRIC AS REQUIRED MAY BE OMITTED AT SOILS ENGINEER'S DISCRETION..
- CLEANOUTS SHALL BE INSTALLED AT APPROPRIATE LOCATIONS AND AS DIRECTED BY SOILS ENGINEER

DRAINAGE NOTE:

- CONTRACTOR TO ENSURE STORMWATER RUNOFF FROM SITE REMAINS ONSITE AND DOES NOT AVERSELY AFFECT THE NEIGHBORING PROPERTIES OR THE NEW INSITE SEPTIC SYSTEM.

REVISIONS	
NO.	DESCRIPTION
1	PERMIT SUBMITTAL
2	PLAN CHECK COMMENTS
3	PLAN CHECK COMMENTS
4	REVISED DRIVEWAY/NEW TOPO

DATE: 05/2016

APPROVED: [Signature]

SEAL: [Professional Engineer Seal]

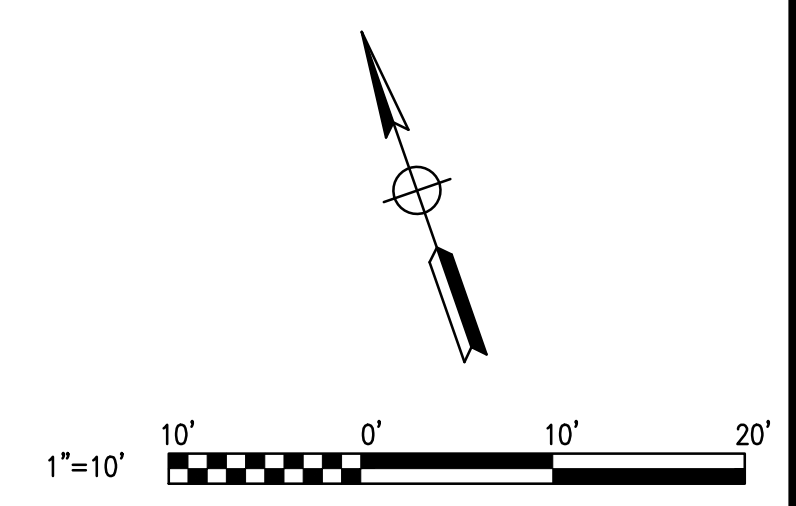
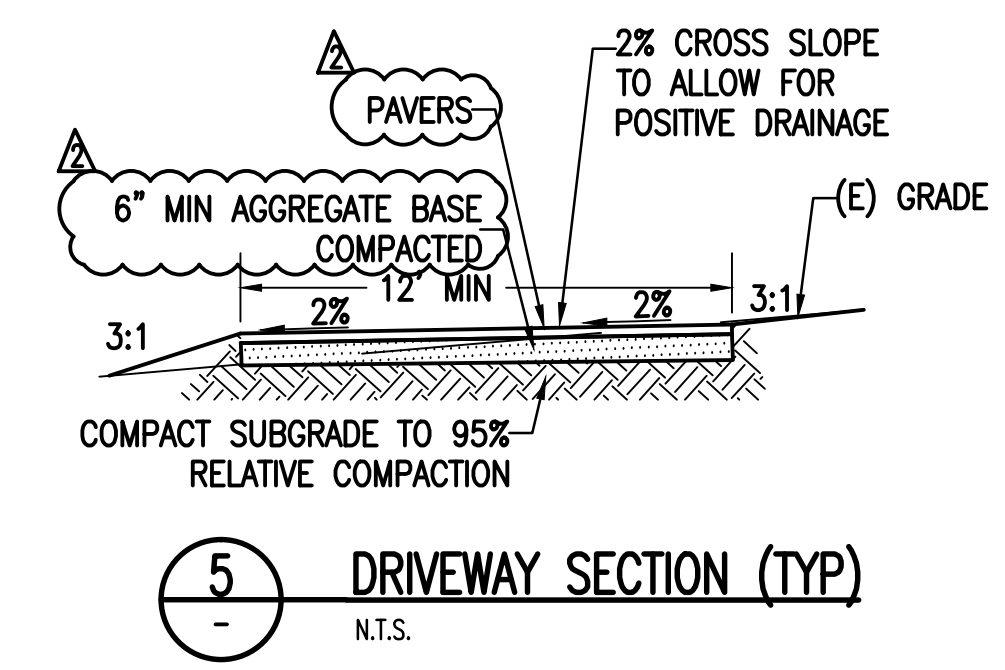
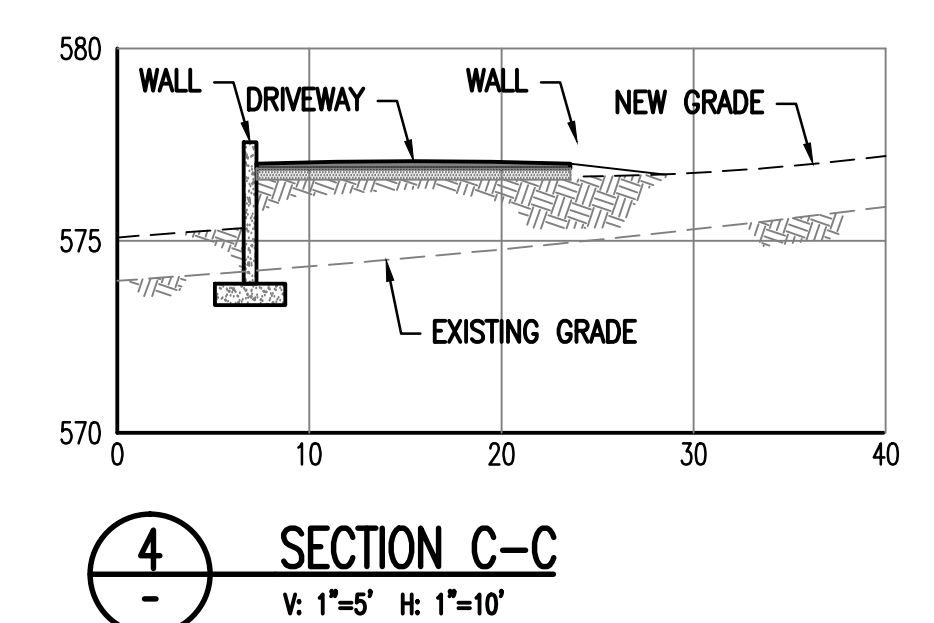
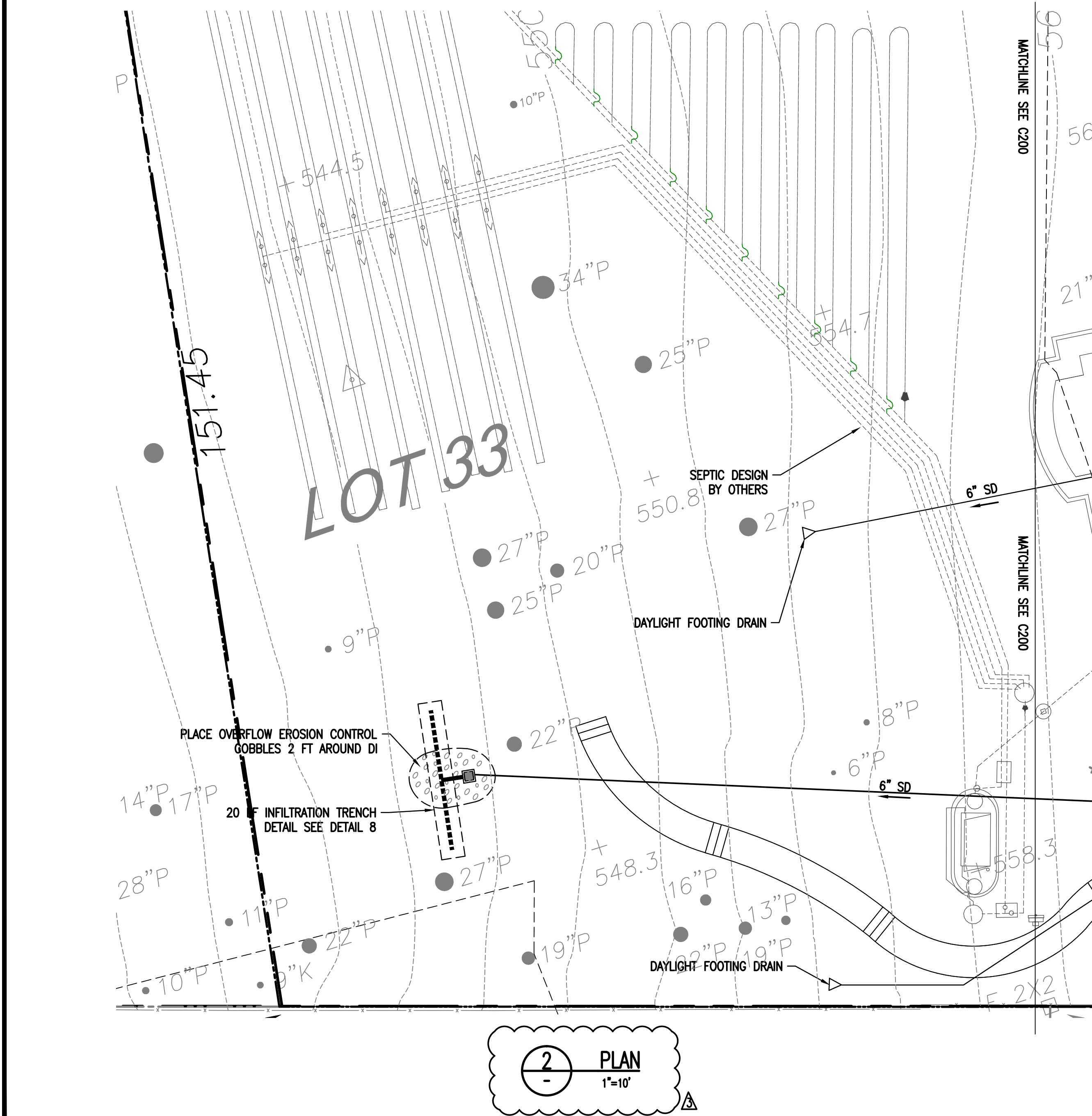
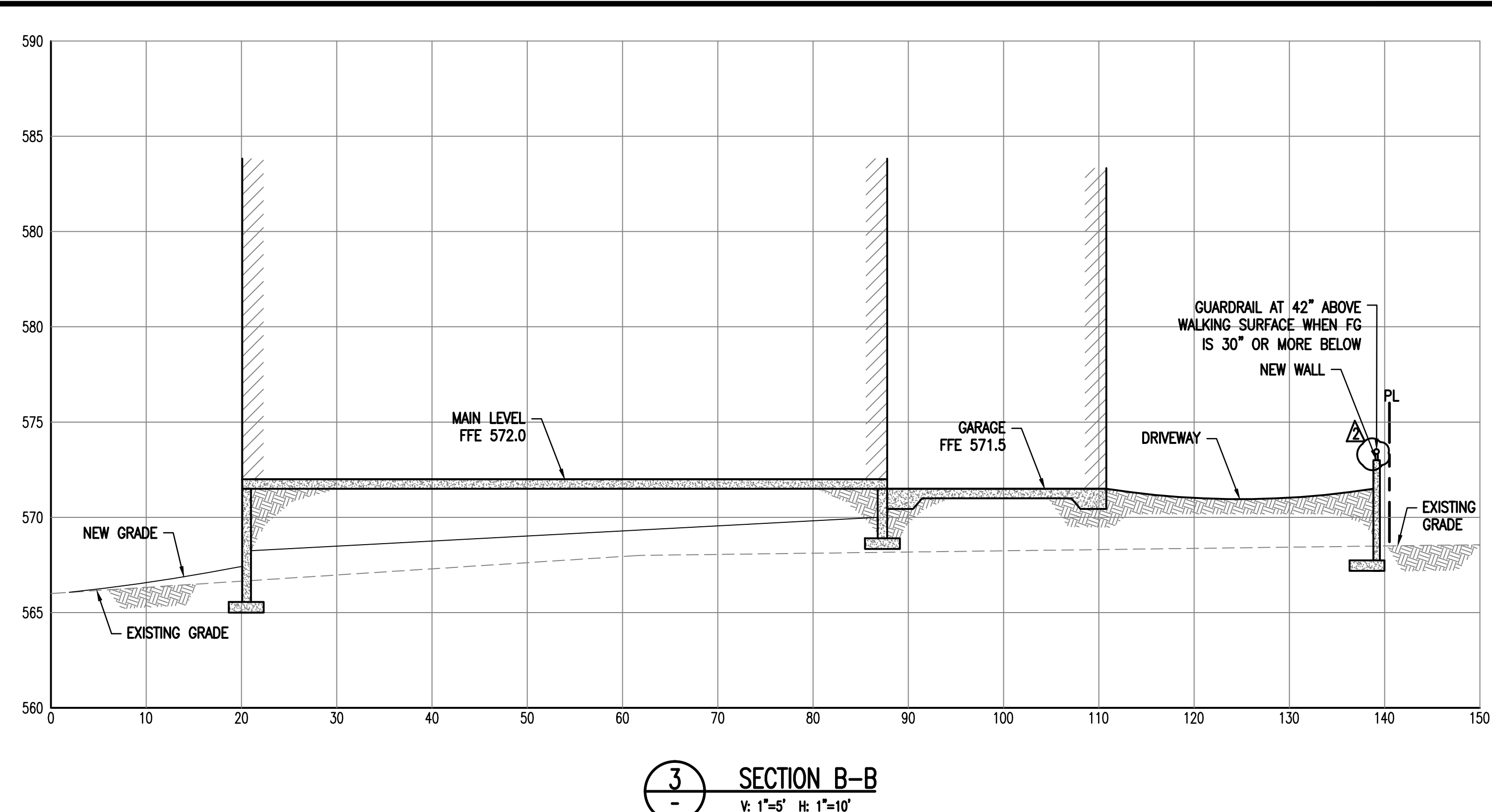
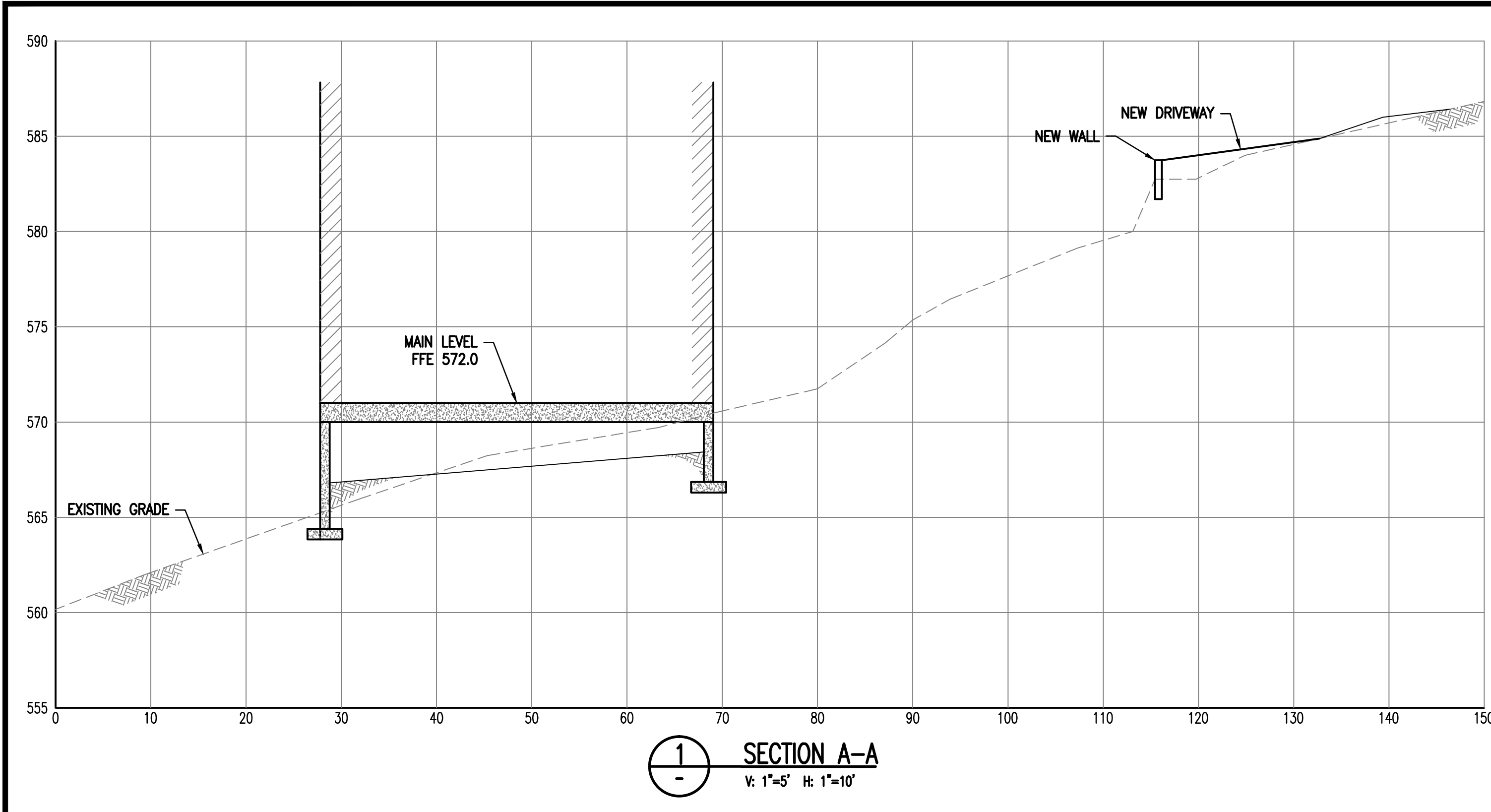
Benjamini Associates, Inc.
720 York St., #114
San Francisco, CA 94110
Ph 415.550.2600

NEW RESIDENCE
CIVIL IMPROVEMENTS
GRADING & DRAINAGE PLAN

220 UPPER WALDEN ROAD
CARMEL HIGHLANDS, CA
APN: 241-241-004

DATE: SEPT 2012
SCALE: AS SHOWN
DESIGN: AB
DRAWN: NF
PROJECT: 1254
SHEET: 2 OF 3

C200



Benjamini Associates, Inc. 720 York St., #114 San Francisco, CA 94110 Ph 415.550.2600		NEW RESIDENCE 220 UPPER WALDEN ROAD CARMEL HIGHLANDS, CA APN: 241-241-004		BUTLER RESIDENCE CIVIL IMPROVEMENTS SECTIONS DRIVEWAY PROFILE	
4	REVISED DRIVEWAY/NEW TOPO	11-06-17	AB	DATE	APPROVED
2	PLAN CHECK COMMENTS	11-06-17	AB	DATE	APPROVED
1	PLAN CHECK COMMENTS	09-14-16	AB	DATE	APPROVED
1	PERMIT SUBMITAL	07-27-16	AB	DATE	APPROVED
1	PERMIT SUBMITAL	05/2016	AB	DATE	APPROVED

REGISTERED PROFESSIONAL ENGINEER
N. Z. BENJAMINI
No. C59394
Exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

DATE	SEPT 2012
SCALE	AS SHOWN
DESIGN	AB
DRAWN	NF
PROJECT	1254
SHEET	3 OF 3

C300



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Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Butler Residence
220 Upper Walden Rd.
Carmel Highlands, CA.

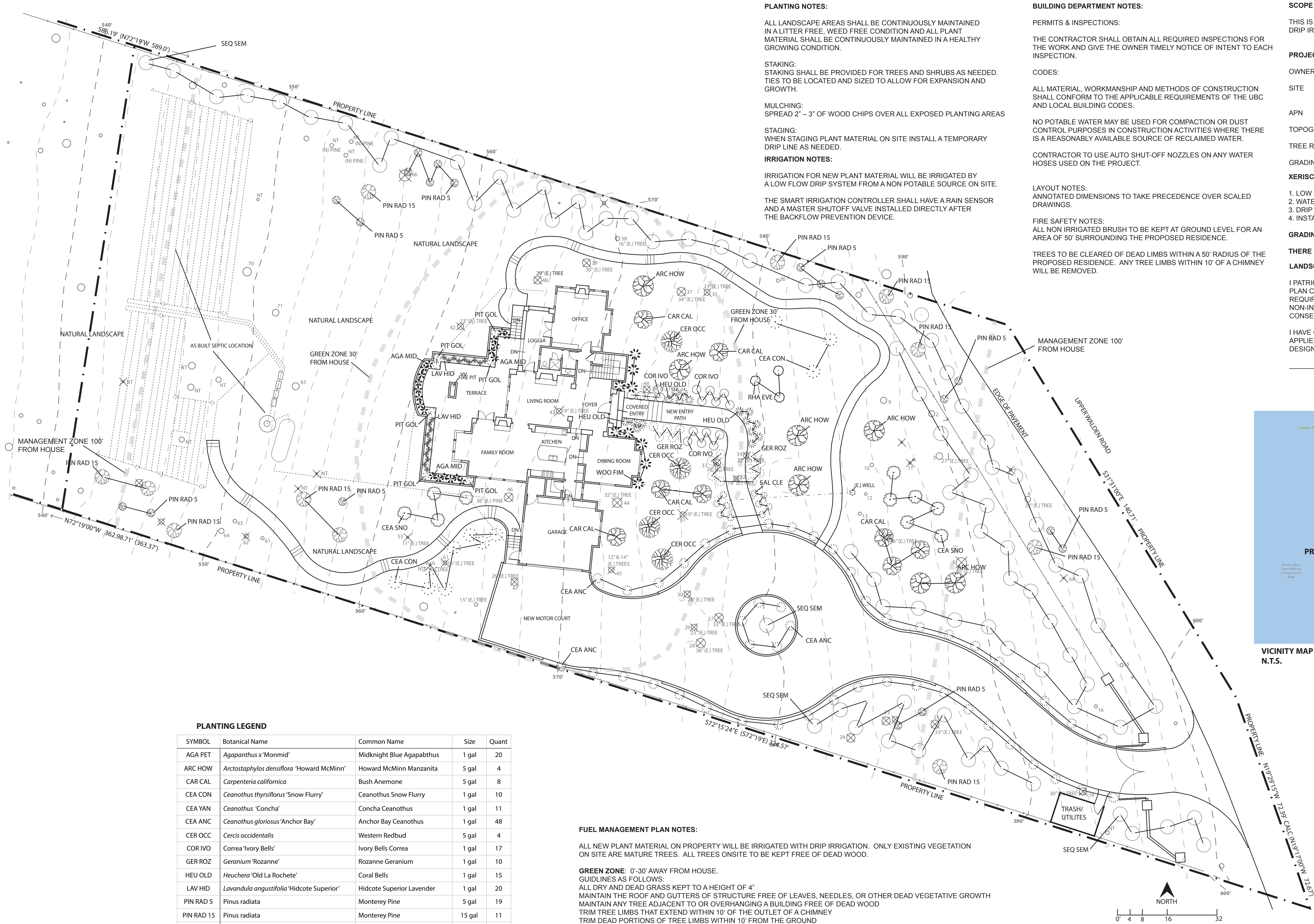
APN: 241-241-011
Revisions:

Revised: 03/16/18
Drawing Title:

Landscape Plan

Date: 12/08/16
Scale: 1/16" = 1' 0"
Drawn By: pw
Page Number:

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PLANTING LEGEND				
SYMBOL	Botanical Name	Common Name	Size	Quant
AGA PET	Agapanthus x 'Monmid'	Midnight Blue Agapabthus	1 gal	20
ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	5 gal	4
CAR CAL	Carpenteria californica	Bush Anemone	5 gal	8
CEA CON	Ceanothus thyrsiflorus 'Snow Flurry'	Ceanothus Snow Flurry	1 gal	10
CEA YAN	Ceanothus 'Concha'	Concha Ceanothus	1 gal	11
CEA ANC	Ceanothus gloriosus 'Anchor Bay'	Anchor Bay Ceanothus	1 gal	48
CER OCC	Cercis occidentalis	Western Redbud	5 gal	4
COR IVO	Correa 'Ivory Bells'	Ivory Bells Correa	1 gal	17
GER ROZ	Geranium 'Rozanne'	Rozanne Geranium	1 gal	10
HEU OLD	Heuchera 'Old La Rochete'	Coral Bells	1 gal	15
LAV HID	Lavandula angustifolia 'Hidcote Superior'	Hidcote Superior Lavender	1 gal	20
PIN RAD 5	Pinus radiata	Monterey Pine	5 gal	19
PIN RAD 15	Pinus radiata	Monterey Pine	15 gal	11
PIT WHE	Pittosporum tobira 'Golf Ball'	Golf Ball Pittosporum	5 gal	7
SAL CLE	Salvia clevelandii	Cleveland Sage	1 gal	10
SEQ SEM	Sequoia sempervirens 'Aptos Blue'	Costal Redwood	15 gal	80
WOO FIM	Woodwardia fimbriata	Giant Chain Fern	1 gal	9

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE NATIVE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
REMOVE ALL CUT MATERIAL FROM THE AREA
MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM UPPER WALDEN RD.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:

STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:

SPREAD 2" - 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:

WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

IRRIGATION NOTES:

IRRIGATION FOR NEW PLANT MATERIAL WILL BE IRRIGATED BY A LOW FLOW DRIP SYSTEM FROM A NON POTABLE SOURCE ON SITE.

THE SMART IRRIGATION CONTROLLER SHALL HAVE A RAIN SENSOR AND A MASTER SHUTOFF VALVE INSTALLED DIRECTLY AFTER THE BACKFLOW PREVENTION DEVICE.

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

SCOPE OF WORK:

THIS IS NEW LANDSCAPE INSTALLTION WITH A NEW LOW FLOW DRIP IRRIGATION SYSTEM.

PROJECT INFORMATION:

OWNER: KEITH AND MIREILLE BUTLER
SITE: 220 UPPER WALDEN RD. CARMEL HIGHLANDS, CA.
APN: 241-241-011
TOPOGRAPHY: SLOPED
TREE REMOVAL: SEE TREE REMOVAL PLAN
GRADING: SEE GRADIN PLAN

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

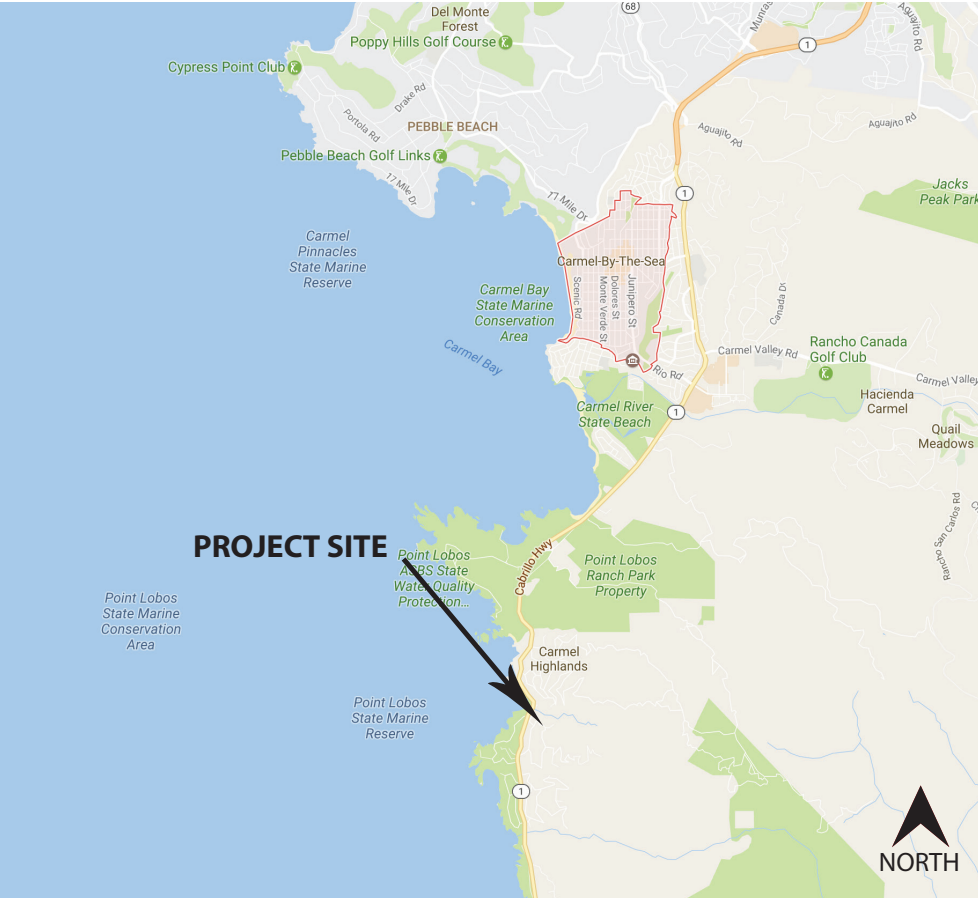
GRADING NOTES:

THERE IS NO GRADING REQUIRED AT THIS SITE.

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

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



VICINITY MAP
N.T.S.



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Landscape & General

Contractors C27 & B 392291

Landscape Architecture

CA Lic #5806

Project:

Butler Residence
220 Upper Walden Rd.
Carmel Highlands, CA.

APN: 241-241-011

Revisions:

REVISED: 03/23/18

Drawing Title:

Irrigation Plan

Date: 12/08/16

Scale: 1/16" = 1'0"

Drawn By: pw

Page Number:

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IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR

1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED,
THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS
THE PLANTS WILL ALLOW.

IRRIGATION LEGEND:

- ===== 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ⌵ FEBCO BACKFLOW PREVENTION DEVICE
- ⊠ MAINLINE MASTER VALVE
- VALVE BOX
- ⊙ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- ▼ RAINBIRD ESP RAIN SENSOR
- ⊠ GATE VALVE

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE
CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED
PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL
2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW
MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE
TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE
PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL PLANT MATERIAL TO BE IRRIGATED WITH DRIP IRRIGATION.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER
TO REGULATE EFFICIENT WATERING.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM
OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN.
BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW
FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN
SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO
IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING
OF INDIVIDUAL BANKS.

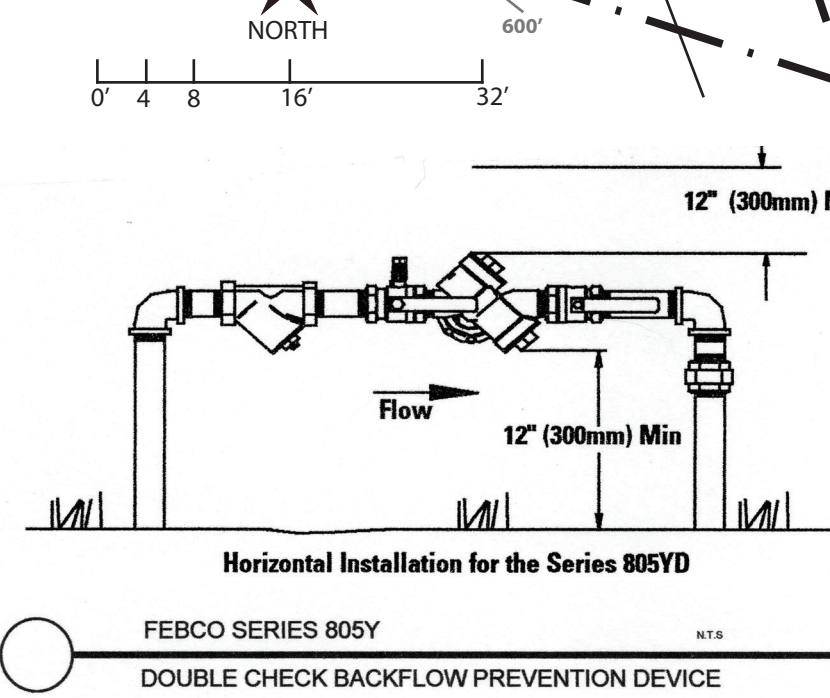
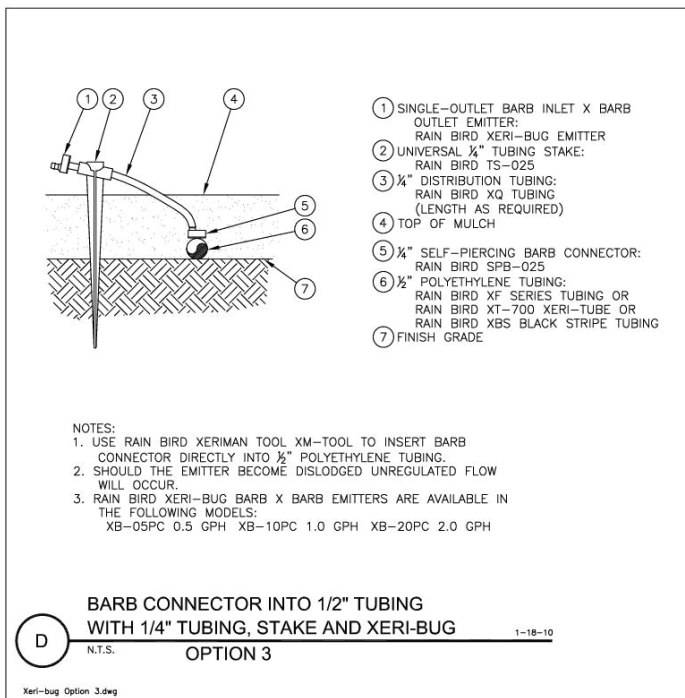
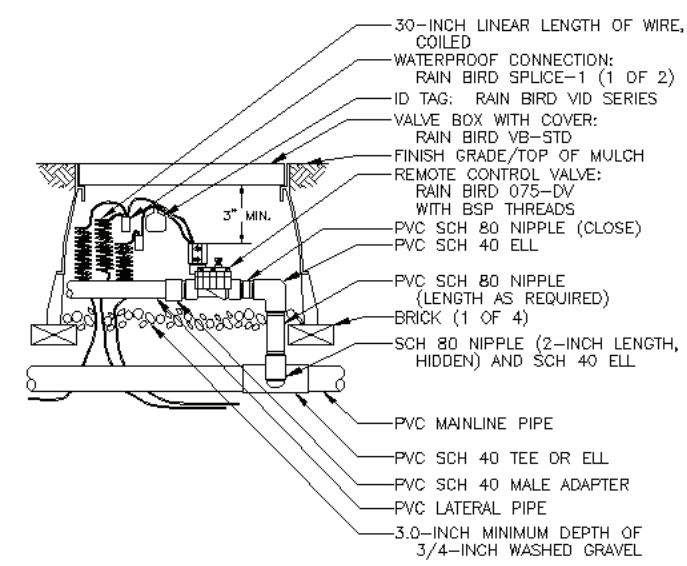
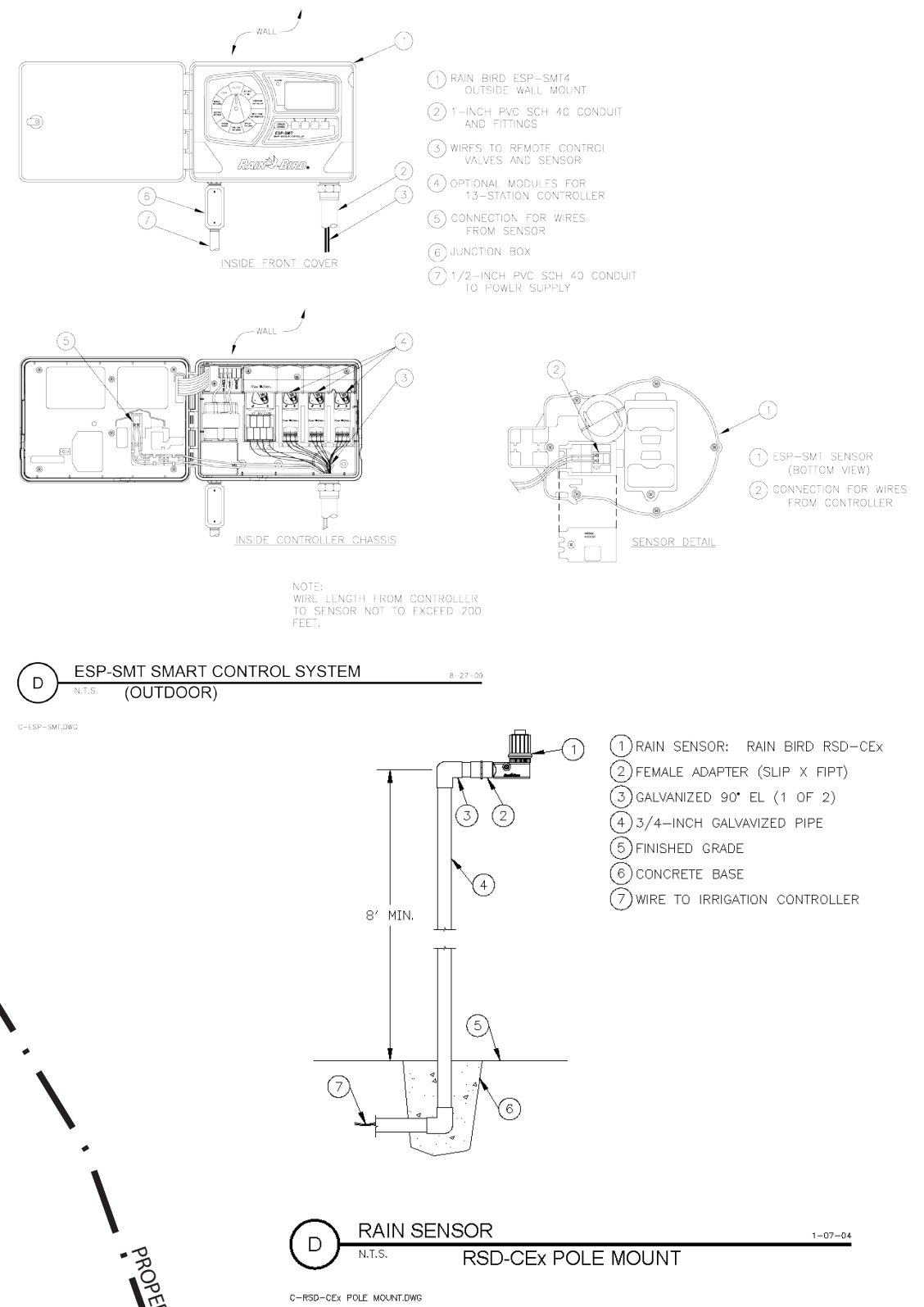
IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW
PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO
COMMENCEMENT OF WORK.

LANDSCAPING STATEMENT:

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PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING
REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT,
NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER
CONSERVING IRRIGATION FIXTURES

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



ETWU = Estimated Total Water Use						
ETWU = (Eto)(0.62)[(PF x HA)/IA + SLA]						
Where:						
ETWU = Estimated Total Water Use in gallons per year						
Eto = Reference Evapo-transpiration (for location in inches per year)						
0.62 = conversion factor to gallons						
PF = Plant Factor from WOLCOLS						
HA = Hydrozone Area [high, medium, low water use areas] (square feet)						
IA = Irrigation Efficiency (minimum 0.71)						
Special Landscape Area (square feet)						
Hydrozone	Plant water Use Type(s)	Plant Factor (PF)*	Area (square feet)	PF x Area (square feet)	Application Efficiency	Calc. Factor
1	High	0.0	0	0	1.00	0
2	Medium	0.6	0	0	0.71	0
3	Low	0.3	1,238	371	0.71	523
4		0.0	0	0	1.00	0
5		0.0	0	0	1.00	0
6	SLA	1.0	1,238	371	Sum	523
*Plant Factor from WOLCOLS						
ETWU = (Eto)(0.62)[(PF x HA)/IA + SLA]						
ETWU =	36.2	0.62	523	0		
ETWU =	11,740	Gallons/Year				
ETWU =	16	Units/Year				
	0.04	Acre-Ft/Year				
ETWU must be less than MAWA						

MAWA = 14,587 GALLONS PER YEAR
ETWU = 11,740 GALLONS PER YEAR
ETWU IS LESS THAN MAWA

MAWA = Maximum Applied Water Allowance

MAWA = (Eto - Eppt)(0.62)[(0.7)(LA)+(0.3)(SLA)]

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

Eto = Reference Evapo-transpiration (for location in inches per year)

Eppt = Effective Precipitation (no more than 25% of local Eto, typically 10%)

0.62 = conversion factor to gallons

0.7 = Eto Adjustment Factor (average Ks of .5 divided by 0.7 irrigation efficiency)

LA = Total irrigated Landscape Area (in square feet) including Special Landscape Area (SLA)

SLA = Portion of the total irrigated Landscape Area identified as Special Landscape Area (recreational turf)

0.3 = The additional ET Adjustment Allowance Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

	Enter Eto @ site here =	36.2	inches/ year				
	Enter Eppt @ site here =	9.1	inches/ year				
	Enter LA @ site here =	1,238	square feet				
	Enter SLA @ site here =	0	square feet				
MAWA=	36.2	9.1	0.62	0.7	1,238	0.3	0
MAWA=	14,587	Gallons/Year	0.04	Acre Feet/Year			
	20	Units/Year					