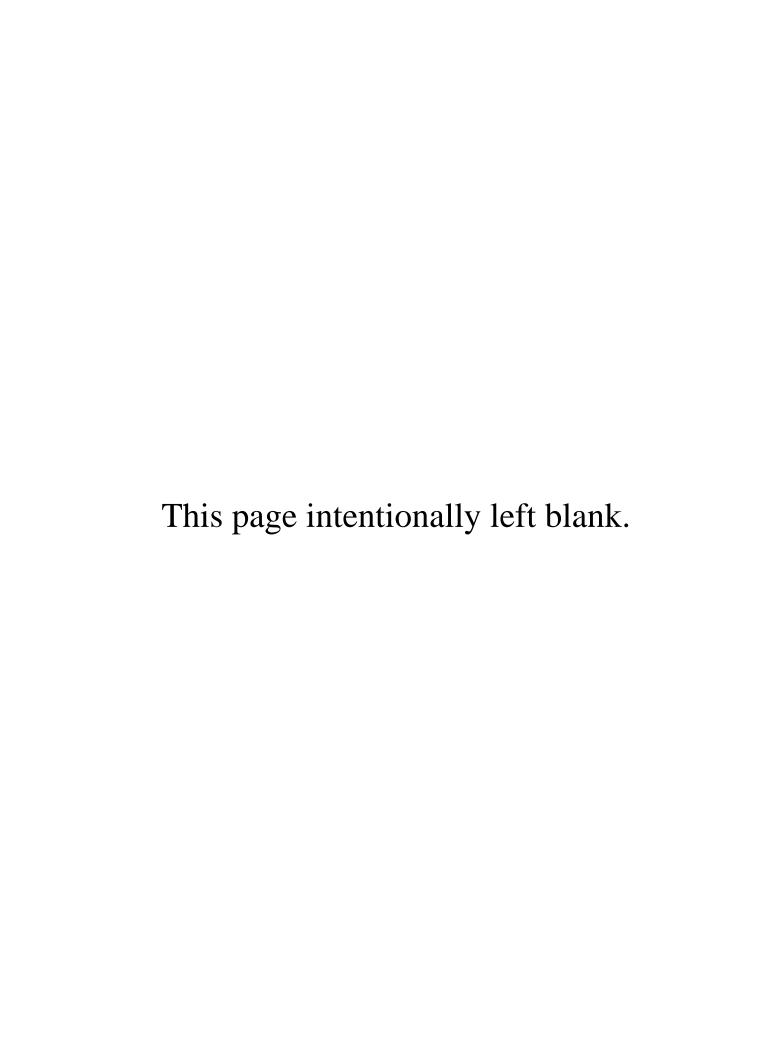
Attachment C



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

In the matter of the application of:

GRIFFITH RICHARD S & NANCY S TRS (PLN240004) RESOLUTION NO. 25-003

Resolution by the County Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Consider an Addendum to the Santa Lucia Preserve Environmental Impact Report No. 94-005 pursuant to CEQA Guidelines section 15164:
- 2) Approve a Combined Development Permit consisting of:
 - a. A Final Map Amendment to adjust the Homeland Boundary of Lot 38 of the Santa Lucia Preserve Phase A Subdivision Map; and
 - b. An Administrative Permit and Design Approval to allow construction of a 6,330 square foot single family dwelling inclusive of a detached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch, and associated site improvements.

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

The Griffith application (PLN240004) came on for public hearing before the Monterey County Planning Commission on February 26, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Board approve the project with reference to the following findings and evidence:

FINDINGS

1. **FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the

applicable plans and policies which designate this area as appropriate

for development.

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

- The 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan
- Monterey County Zoning Ordinance (Title 21);
- Monterey County Subdivision Ordinance (Title 19);
- Comprehensive Development Plan for the Santa Lucia Preserve.

- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations with the exception of the Comprehensive Development Plan for the Santa Lucia Preserve Development Plan. The Comprehensive Development Plan requires that residential development and all improvements be contained within the Homeland boundary. The proposed development is outside of the Homeland boundary and therefore is not consistent with the Development Plan. However, as proposed, the project involves amending the Homeland boundary to better meets the goals and policies of the 2010 General Plan.
- Map for Phase A of the Santa Lucia Preserve (Volume 20, Cities and Towns, Page 8) to adjust the homeland boundary (building envelope) of Lot 38; and 2) construction of a 6,330 square foot single family dwelling inclusive of a detached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch and associated site improvements within the adjusted homeland boundary. Associated site improvements include hardscape, retaining/landscape walls, fencing, roof-mounted solar, and a driveway and auto court. The intent of the homeland boundary adjustment is to better protect and preserve native Oak Woodland (Coast Live & Valley) and the habitats within the Santa Lucia Preserve, while continuing to support principally allowed uses (construction of a single-family dwelling). The remainder of Lot 38 will continue to be preserved as open space through a revised Conservation Easement (see Finding No. 6, Evidence "d").
- Allowed Uses. The property, a 4.57 acre parcel, is located at 1 Rumsen Trace, Carmel (Assessor's Parcel Number APN 239-051-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation, 40 acres per unit with Design Control, Site Plan Review district overlays (RC/40-D-S). A single-family dwelling is a principally allowed use in the RC zoning district. The "S" overlay requires an Administrative Permit per section 21.45.040 of the Monterey County Zoning Ordinance for all development, other than minor projects. The "D" overlay requires the granting of a Design Approval for all new structures. Finally, amending the subject property's homeland boundary is also an allowed activity, subject to the approval of a Final Map Amendment. Title 19 section 19.08.015.A.7 requires that the map amendment be considered at consecutive hearings by the appropriate decision-making body(s) that approved or recommended the original tentative map. The Planning Commission recommended approval of the original tentative map for SLP, and the Board of Supervisors approved the Final Map for Phase A-C of SLP. Therefore, the Planning Commission shall act as the recommending body to the Board of Supervisors on the proposed Final Map Amendment. Additionally, since the location of the proposed development is contingent on amending the homeland boundary, the Planning Commission shall also make a recommendation on the proposed residential development to the Board of Supervisors. Following the Planning Commission's February 26,

- 2025 recommendation, the project will be scheduled before the Board of Supervisors.
- Design/Neighborhood Character. The project site is within a Design Control (D) District overlay which requires additional design review of proposed structures to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The project has been designed to blend with the natural environment consistent with other homes in the Santa Lucia Preserve, and the proposed structures are not visible from any public viewing area. The open, multi-level classic ranch architectural style incorporates natural mixed materials with modern design components (i.e. flat roof). Colors and materials are comprised of dark brown shiplap and earthy tone stone siding, non-reflective charcoal metal seam roofing, and metal-clad windows and doors. The proposed structure is consistent with the surrounding residential development. The proposed development is situated behind mature Oak trees, which will minimize its visibility within SLP. The proposed landscaping incorporates native vegetation that will blend seamlessly with the surrounding open natural environment of the Santa Lucia Preserve. A standard condition of approval has been applied to require that all exterior lighting be downlit, unobtrusive, and harmonious with the surrounding area, per General Plan Policy LU-1.13. Additionally, the design was reviewed and approved by the Santa Lucia Preserve Design Review Board.
- e) <u>Lot Legality</u>. The subject property, 4.57 acres in size, is identified in its current configuration as Lot 38 of the Santa Lucia Preserve Subdivision (Phase A-C), as filed in Volume 20, Cities and Towns, Page 8. Therefore, the County recognizes the property as a legal lot of record.
- f) 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 an adjusted homeland boundary and has been appropriately sited to avoid development on slopes in excess of 30% slope while also avoiding removal of all protected trees; therefore, the project is consistent with requirements of the S district overlay. Slopes and up to 31 protected Oak trees would be impacted if development were to occur within the existing homeland boundary.
- g) <u>Development Standards.</u> The development standards for the Resource Conservation (RC) zoning district are identified in Title 21 section 21.36.060. Required setbacks in the RC district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Residential lots within the Santa Lucia Preserve have homeland boundaries (building envelopes) that are dedicated for residential development. The proposed development will be within the proposed (adjusted) homeland boundary, which complies with the required setbacks.

- The maximum allowed structure height is 30 feet for main structures and attached accessory structures. The proposed single-family dwelling has a height of 15'2" and the proposed attached garage has a height of approximately 11 feet. The allowed site coverage maximum in the RC zoning district is 25%. The property is 4.57 acres or 199,069 square feet, which would allow a maximum site coverage of approximately 49,767 square feet. The proposed single-family dwelling (6,330 sq. ft.), garage (889 sq. ft.). and basement (1,191 sq. ft.) would result in total site coverage of 7,475 square feet or approximately 3.3%. Therefore, as proposed, the project meets all required development standards.
- Forest Resources. The single-family dwelling was originally sited within the existing 1.40-acre homeland boundary. This design and siting of the residence required the removal of 31 protected Oak trees. The removal of protected Oak trees was not avoidable as the existing 1.40acre homeland boundary is entirely forested. To avoid the removal of protected Oaks, as encouraged by Greater Monterey Peninsula Area Plan Policy GMP-3.5, the proposed project involves amending the SLP (Phase A) Final Map to adjust/reconfigure the homeland boundary of Lot 38 to allow siting of the proposed residence in a portion of the site that is not encumbered by protected Oaks. As proposed, developing the reconfigured homeland boundary with a 6,330 square-foot single-family residence would save 31 protected oak trees, 15 of which are landmark trees. No trees are proposed for removal with the proposed project. A standard condition of approval has been applied to ensure that nearby native trees are protected throughout construction and ground disturbing activities.
- i) <u>Biological Resources.</u> Per the project-specific Biologist Report (County of Monterey Library No. LIB240141), no special status plants or wildlife occupy the grasslands of the reconfigured homeland boundary where the proposed development is sited. Further, as detailed above, no tree removal is proposed and no impacts to Oak woodland will occur. Therefore, no new significant impacts to Oak woodland, annual grassland, or any special status species will occur as a result of developing the adjusted homeland boundary.
- j) <u>Final Map Amendment.</u> The proposed Final Map Amendment is consistent with applicable regulations of the Subdivision Map Act and the County's Subdivision Ordinance (Title 19), see Finding No. 6 and supporting evidence.
- k) <u>Land Use Advisory Committee</u>. The proposed project is not located within an area subject to land use advisory committee review.
- 1) The project planner conducted a site inspection on April 4, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240004.
- 2. **FINDING: SITE SUITABILITY** The site is physically suitable for the use proposed.

EVIDENCE:

- The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) The following reports have been prepared:
 - "Geotechnical Engineering Investigation" (County of Monterey Library No. LIB240139) prepared by Moore Twining Associates, Inc., Fresno, CA, September 2023.
 - "Biological Assessment" (County of Monterey Library No. LIB240141) prepared by Denise Duffy & Associates, Inc., Monterey, CA, August 2023.
 - "Arborist Repot" (County of Monterey Library No. LIB240142) prepared by Urban Tree Management, Inc., Carmel, CA April 11, 2023.

The above-mentioned technical reports 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 April 4, 2024 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD Planning for the proposed development found in Project File PLN240004.

3. **FINDING:**

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

EVIDENCE:

- The project was reviewed by HCD Planning, Monterey County Regional Fire Protection District, HCD Engineering Services, Environmental Health Bureau, and HCD Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. The project is served by the Santa Lucia Mutual Water system for potable water and Santa Lucia Community Services District will provide sewer service.
- c) Consistent with 2010 General Plan Policy S-4.20, the proposed Final Map (Homeland Boundary) Amendment improves fire safety allowing the proposed residence to be sited outside of the dense forest. A fuel management plan was submitted as part of the application to identify defensible space around structures. Best management would include

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

- d) Staff conducted a site inspection on April 4, 2024 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN240004.

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 HCD Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on April 4, 2024 and researched County records to assess if any violation exists on the subject property.
- The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240004.

5. **FINDING:**

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

EVIDENCE:

- An Environmental Impact Report for the Santa Lucia Preserve Subdivision was prepared and certified by the Board of Supervisors on February 6, 1996 (EIR #94-005/Resolution #96-059).
- By Pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, when an EIR has been certified or a negative declaration has been adopted, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed, or substantial changes occur with respect to the circumstances under which the project is undertaken. In this case, no new information has been presented to warrant further environmental review. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, see subsequent Evidence "c" and "d". However, pursuant to CEQA Guidelines section 15164, an Addendum has been prepared to address and reflect the revised project scope. The prepared Addendum is attached as Exhibit K of the February 26, 2205 staff report to the Planning Commission and reflects the County's independent judgement and analysis.
- c) Pursuant to the California Environmental Quality Act (CEQA)
 Guidelines Section 15162, when an EIR has been certified, no
 subsequent EIR shall be prepared for the project unless the agency
 determines that substantial changes are proposed which require major
 revisions or substantial changes occur with respect to the circumstances

- under which the project is undertaken due to new significant environmental effects. Santa Lucia EIR indicates each residential lot's homeland boundary was created based on a compilation of analyzed resources and constraints, such as archaeology, biology and geology. The result of this analysis created the location of the existing homeland boundary for Lot 38. Under current conditions, the existing homeland boundary does not better meet applicable resource protection goals and policies of the 2010 General Plan or Title 21. As proposed, the project involves amending Lot 38's homeland boundary to protect the property's forest resources. Development of the proposed homeland boundary would not impact any other natural resources, including archaeological, biological, or geological.
- Pursuant to CEQA Guidelines section 15162(a)(1), no substantial changes to the project scope analyzed under the EIR are proposed that would require major revisions to the EIR due to the involvement of new significant environmental impacts. The EIR for SLP Phase A-C analyzed the creation of 297 market-rate residential lots, all of which were designed with specific homeland boundaries that are designated for residential development. The remainder of the created lots were conveyed as open space through Conservation Easements. The EIR anticipated that each of these residential lots would be constructed with a single-family dwelling and associated accessory structures. The proposed project is limited to modifying Lot 38's homeland boundary and open lands boundary, and construction of residential development within the adjusted homeland boundary. The proposed project does not increase the number of lots analyzed under the EIR and does not increase the subject property's anticipated development potential. Therefore, the scope of work analyzed under the EIR remains stable and the proposed project scope requires no major revisions to the EIR or that would involve new significant environmental impacts.
- Pursuant to CEQA Guidelines sections 15162(a)(2), no substantial changes have occurred with respect to the circumstances under which the proposed project is being taken that would require major revisions to the EIR due to the involvement of new significant environmental impacts. Further, pursuant to CEOA Guidelines section 15162(a)(3), no new information has been presented to warrant further environmental review. The proposed Final Map Amendment would move the Homeland Boundary (building envelope) southeast and slightly increases the size from 60,971 square feet to 61,086 square feet (an increase of 115 square feet). Development of the proposed homeland boundary would not impact any other natural resources, including forest, archaeological, biological, or geological. The EIR identified two habitat types within the approved Lot 38 homeland boundary: Oak woodland and Ruderal grassland. A May 2023 biological survey verified that Oak woodland is present within the existing homeland boundary but did not identify ruderal grassland, likely due to landscape scale mapping errors in the original maps prepared for the EIR in the 1990s. This new information does not result in the identification of new significant impacts, and no new mitigation is required.

The Final Map Amendment will preserve the property's protected Oaks and Oak Woodland and avoid the removal of 31 Oak trees, of which 15 are landmark trees. In addition, this would further protect habitats of migratory raptors and potential sensitive species that nest within the nearby Oaks and forested areas. The change in the homeland boundary would increase impacts to annual grassland by 0.5 acres, while subsequently reducing impacts to Oak woodland by 0.5 acres, which represents approximately 0.0025 % of the total acreage in Santa Lucia Preserve Subdivision. The certified EIR identifies that greater than 10% or loss of a common natural community and associated wildlife habitat would be a significant impact under CEQA and that approximately 6% of Oak woodland habitat and 9% of annual grassland on the Preserve would be lost or degraded with the implementation of the SLP Subdivision and its foreseeable development. The development of the proposed homeland boundary amendment would not increase impacts on annual grassland beyond the significance threshold and would reduce the anticipated impact on Oak woodland; therefore no new mitigation is needed.

To determine any changed circumstances within the Lot 38 homeland, project-specific Biological Assessment was completed to determine if any special-status plant species with known occurrences in the vicinity have become present within the site following the preparation of the EIR. Per the Biological Report (County of Monterey Library No. LIB240141), no special-status plants were identified within the approved or proposed homeland boundary. The EIR identified 33 special-status wildlife species within the SLP. Potential impacts to these species that might occur as a result of the development of Lot 38 were described and analyzed in the EIR. Potential impacts on special-status species occurring within annual grassland would not increase significantly from the proposed homeland boundary adjustment. Additionally, potential impacts on special-status species occurring within the Oak woodland would be reduced as no Oak woodland habitat would be impacted through development of the proposed adjusted homeland boundary. The Project Biologist identified six special-status wildlife species occurring within the Seaside, Mt. Carmel, or Carmel Valley quadrangles that were not evaluated in the EIR: western snowy plover, monarch butterfly, and American badger. The prepared Biological Assessment (County of Monterey Library No. 240141) found that western snowy plover, monarch butterfly, and American badger are unlikely to occur within Lot 38's proposed homeland boundary based on the lack of suitable habitat. Although there is new information for three of the wildlife species evaluated in the EIR: California Red Legged Frog (CRLF), California tiger salamander (CTS), and tricolored blackbird (TCB), however no impacts to these species are anticipated and therefore none of the new information would result in new or more severe environmental impacts, and all previously adopted mitigation measures remain adequate.

f) Staff conducted a site inspection on April 4, 2024, to verify that the project will not result in conditions requiring the preparation of a

- subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- g) The Planning Commission has considered the Addendum together with the Environmental Impact Report for the Santa Lucia Preserve Subdivision and recommends that the Board of Supervisors find that there is no substantial evidence that the project warrants subsequent environmental review. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- h) Staff conducted a site inspection to verify that the site and proposed project meet the criteria for an exemption.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240004.

6. FINDING:

FINAL MAP AMENDMENT – There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend the recorded Final Map.

- a) A Final Map Amendment is required to amend the recorded building envelope pursuant to the County of Monterey's Subdivision Ordinance (Chapter 19.08.015 County Code) and the Subdivision Map Act (Section 66469 and 6647.1 Government Code).
- b) The proposed project (HCD-Planning File No. PLN240004) consists of an amendment to the Santa Lucia Preserve Phase A Subdivision Final Map, filed as Volume 20, Cities and Towns, Page 8. The amendment is required because to relocate and reconfigure the "Homeland Boundary" (building envelope) of Lot 38. The Map Amendment would move the homeland boundary (building envelope) southeast and would nominally increase it by 115 square feet. The purpose of shifting the location of the boundary is to preserve the property's natural resources and avoid on development on steeper slopes, while allowing development of the property with a principally allowed use (single family dwelling).
- There are changes in circumstances that make the existing Homeland Boundary (building envelope) no longer appropriate to protect the biological impacts as intended. The number of on-site trees has significantly increased over the span of decades. The adjusted homeland boundary would avoid risk to protected resources on site. Impacts resulting from the revised Homeland Boundary are equal to, or less than the boundary evaluated under the Certified EIR.
- The modification of the Homeland Boundary would not impose any burden on the fee owner for the subject property because the modification has been requested by the current property owner. The Santa Lucia Preserve Conservancy reviewed the Applicant/Owner's request for the homeland boundary adjustment on October 26, 2023 and approved amending the property's Deed of Conservation Easement (homeland boundary and the openlands boundary). This Amended Conservation and Scenic Easement has been signed by all parties and shall be recorded concurrently with the recordation of the Final Map Amendment, which is subject to the Board of Supervisors' approval.

- e) The map, as modified, conforms to the provisions of Government Code 66474. None of the findings for denial of the map amendment under Government Code section 66474 can be made.
- f) Title 19, Section 19.08.015.A.7 requires that the Final Map Amendment be considered at consecutive hearings by the appropriate decision making body(s) that approved or recommended the original tentative map. The Planning Commission held a hearing on February 26, 2025 and recommended approval to the Board of Supervisors. The project will be referred to the Board of Supervisors at a later date.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240004.

DECISION

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

- 1. Consider an Addendum to a previously certified Santa Lucia EIR No. 94-005 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR pursuant to Section 15164 of the CEQA Guidelines;
- 2. Approve the Griffith Map Amendment of the Santa Lucia Preserve Phase A Subdivision Map; and
- 3. Approve an Administrative Permit and Design Approval to allow construction of an 6,330 square foot single family residence inclusive of a detached 889 square foot garage, 1,191 square foot basement, a 407 square foot covered porch and associated site improvements.

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.

PASSED AND ADOPTED this 26th day of February, 2025 upon motion of Commissioner Diehl, seconded by Commissioner Shaw, by the following vote:

AYES: Shaw, Getzelman, Mendoza, Gomez, Diehl Hartzell, Gonzalez, Monsalve

NOES: None

ABSENT: Roberts, Work

ABSTAIN: None



Melanie Beretti, AICP Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON 2/28/25

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 3/10/25

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN240004

1. PD001 - SPECIFIC USES ONLY

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

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2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

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

"A Final Map Amendment and Administrative Permit and Design Approval (Resolution Number 25-003) was approved by Planning Commission for Assessor's Parcel Number 239-051-007-000 on February 26, 2025. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

Compliance or Monitoring Action to be Performed:

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

Print Date: 2/27/2025 2:01:03PM Page 2 of 8

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department:

County Counsel-Risk Management

Condition/Mitigation Monitoring Measure:

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

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department:

Planning

Condition/Mitigation
Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

Print Date: 2/27/2025 2:01:03PM Page 3 of 8

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

Trees which are located close to construction site(s) shall be protected damage construction implementing the inadvertent from equipment by recommendations of LIB240142. This shall include fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. Project Arborist should supervise any excavation activities within the tree protection zone of these trees. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval. A qualified arborist shall confirm that all tree protection measures were installed consistent with LIB240142.

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

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

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6. AMENDED MAP (NON-STD)

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

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

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

Compliance or Monitoring Action to be Performed:

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

7. CONSERVATION EASEMENT (NON-STD)

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

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

Compliance or Monitoring Action to be Performed:

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

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8. PW0006 - CARMEL VALLEY

Responsible Department:

Public Works

Condition/Mitigation Monitoring Measure:

The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant

to the Board of Supervisors Resolution NO. 95-410, adopted September 12, 1995 (Fees are

updated annually based on CCI).

Compliance or Monitoring Action to be Performed:

Prior to Building Permits Issuance Owner/Applicant shall pay to HCD the required traffic mitigation fee.

9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure:

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

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

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed:

- 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
- 2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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

Responsible Department:

Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

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

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

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

Responsible Department:

Planning

Condition/Mitigation
Monitoring Measure:

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

(HCD - Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

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APN # 239-051-007-000

RICH & NANCY GRIFFITH

PLANNING

2024.03.14

HISTORY

△ DESC.

APPLICATION SET

22-003

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FELDMAN

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GRIFFITH RESIDENCE

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COVER SHEET

MATERIAL TAG

WINDOW TAG

DOOR TAG

CEILING TAG

X'-X"AFF

ABBREVIATIONS

D DBL

GRID LINE

ANCHOR BOLT

J J-BOX

JUNCTION BOX

JOINT

JOIST

KILN DRIED

LONG/LENGTH

KITCHEN

LAMINATE

LAVATORY

LOW POINT

POUND

LIGHTING

MACHINE

MATERIAL

MAXIMUM

MECHANICAL

MEMBRANE

MEZZANINE

MIDDLE

MIRROR

MANUFACTURER

MINIMUM / MINUTE

MISCELLANEOUS

MOTION SENSOR

NOT IN CONTRACT

NOT TO SCALE

OUTSIDE DIMENSION

METAL PANEL

MOUNTED

MOUNTING

MICROWAVE

METAL

NEW

NORTH

NUMBER

NOMINAL

OVERALL

ON CENTER

OVERHEAD

OPENING

PLASTER

PLYWOOD

PAINTED

POWER

RISER

RADIUS

QUANTITY

REMODELED

ROOF DRAIN

RECEPTACLE RECTANGULAR

REINFORCE

REQUIRED

RESILIENT RETAINING REVISION

ROOM

ROUND

SOUTH

SCHEDULE

SCREEN

SECTION

SHEET

SHEATHING

SHOWER

SKYLIGHT

SQUARE

STANDARD

STORAGE STRUCTURAL

SURFACE

SERVICE

SURVEY

TREAD

TOWEL BAR

TRASH CAN

TEMPERED

TERRAZZO

THRESHOLD

TOPOGRAPHY

TOP OF STEEL

TOP OF WALL

UNFINISHED

VERTICAL GRAIN VERIFY IN FIELD

WEST/WIDE/WIDTH

WATER CLOSET

WATER HEATER

WATERPROOFING

WOOD VENEER

WATER RESISTANT

WINDOW

WITHOUT

WEIGHT

WV

TYPICAL

VERIFY VERTICAL

THICK

TRENCH DRAIN

SUSPENDED

SYMMETRICAL

TOP AND BOTTOM

TONGUE AND GROOVE

TEMPERED GLAZING

TOP OF CONCRETE

TOP OF PAVEMENT

THERMOPLASTIC OLEFIN

UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE

STEEL

SIMILAR

SQUARE FOOT

SOLID CORE

REFRIGERATOR REFERENCE

ROUGH OPENING

RAINWATER LEADER

SEE CIVIL DRAWINGS

SOLID CORE WOOD DOOR

SEE LANDSCAPE DRAWINGS

SHEET METAL SCREW

SPECIFICATION

SUPPLY REGISTER

STAINLESS STEEL

SEE MECHANICAL DRAWINGS

SEE STRUCTURAL DRAWINGS

SHEET MEMBRANE WATERPROOFING

PAINT

OPPOSITE

PERFORATED

PERPENDICULAR

PLASTIC LAMINATE

POINT / PRESSURE TREATED

REFLECTED CEILING PLAN

PROPERTY LINE

MULLION

LIGHT

JOIST HANGER

AB ABV	ANCHOR BOLT ABOVE	J	J-BOX JH
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT
AC	AIR CONDITIONING	K	
ACOUST AD	ACOUSTING AREA DRAIN	L	KIT. L
ADJ	ADJUSTABLE	_	LAM
AFF AGGR	ABOVE FINISHED FLOOR AGGREGATE		LAV LB
ALT ALUM	ALTERNATE ALUMINUM		LP LT
ANOD	ANODIZED		LTG
AP APPROX	ACCESS PANEL APPROXIMATE	M	MACH MAT.
ARCH	ARCHITECTURAL		MAX
BD BLDG	BOARD BUILDING		MECH MEMB
BLK BLK'G	BLOCK BLOCKING		MEZZ MFR
BLW	BELOW		MID
BM BOT	BEAM BOTTOM		MIN MIRR
BRKT	BRACKET		MISC
BTWN BUR	BETWEEN BUILT UP ROOFING		MP MS
C/C CB	CENTER TO CENTER CATCH BASIN		MTD MTG
CEM	CEMENT		MTL
CJ CLG	CONTROL JOINT CEILING		MUL MW
CLKG	CAULKING	N	(N)
CLR COL	CLEAR COLUMN		N NIC
COMB CONC	COMBINATION CONCRETE		NO. NOM
CONN	CONNECTION		NTS
CONSTR CONT	CONSTRUCTION CONTINUOUS	0	o/ OA
CONTR CPT	CONTRACTOR CARPET		OC
CT	CERAMIC TILE		OD OH.
CTR CW	CENTER COLD WATER		OPG OPP
DBL	DOUBLE	Р	PERF
DEG DEMO	DEGREE DEMOLITION		PERP PL
DET/DTL DIAG	DETAIL DIAGONAL		PLAM PLAS
DIA	DIAMETER		PLYWD
DIM DN	DIMENSION DOWN		PNT PT'D
DR DS	DOOR DOWNSPOUT		PR
DW	DISHWASHER		PT PWR
DWG DWR	DRAWING DRAWER	Q R	QTY (R)
(E)	EXISTING	ĸ	R
E EA	EAST EACH		RAD RCP
EB EJ	EXPANSION BOLT EXPANSION JOINT		RD
ELEV	ELEVATION		RECEP RECT
ELEC EL	ELECTRICAL ELEVATOR		REF REFR
EMER ENCL	EMERGENCY ENCLOSURE		REINF
ENGR	ENGINEER		REQ'D RESIL
EPB EQ	ELECTRICAL PANEL BOARD EQUAL		RETG REV
EXP EXT	EXPANSION/EXPOSED EXTERIOR		RM
(F)	FUTURE		RND RO
FA FABR	FIRE ALARM FABRICATE	S	RWL S
F.A.R.	FLOOR AREA RATIO		SC
FB FD	FLAT BAR FLOOR DRAIN		SCD SCHED
FDC FDN/FND	FIRE DEPARTMENT CONNECTION FOUNDATION		SCR SCWD
FE	FIRE EXTINGUISHER		SECT
FEC FF	FIRE EXTINGUISHER CABINET FINISH FLOOR		SF SHT
FFE FG	FINISH FLOOR ELEVATION FINISH GRADE		SHTHG
FH	FULL HEIGHT		SHWR SIM
FHMS FHWS	FLAT HEAD MACHINE SCREW FLAT HEAD WOOD SCREW		SKYLT SLD
FIN FIXT	FINISH FIXTURE		SMD
FL	FLOW LINE		SMS SMWP
FLASH FLR	FLASHING FLOOR		SPEC SR
FLUOR FO	FLUORESCENT FINISHED OPENING		SQ
FOB	FACE OF BRICK		SS SSD
FOC FOF	FACE OF CONCRETE FACE OF FINISH		STD STL
FOM	FACE OF MASONRY		STOR
FOS FRPF	FACE OF STUD FIREPROOFING		STRUC SUR
FT FTG	FOOT OR FEET FOOTING		SUSP SVC
FURR	FURRING		SVY
GA GALV	GAUGE GALVANIZED	т	SYM TR
GB GC	GRAB BAR GENERAL CONTRACTOR		T&B T&G
GD	GARBAGE DISPOSAL		TB
GEN GFCI	GENERAL GROUND FAULT CIRCUIT INTERRUPTED		TC TD
GL GLAZ	GLASS GLAZED		TEMP TER
GLB	GLUE LAM BEAM		TG
GND GR	GROUND GRADE		THK THRES
GSM GYP	GALVANIZED SHEET METAL GYPSUM		TOC T.O.P.
GYP BD	GYPSUM BOARD		TOPO
HB H/C	HOSE BIB HANDICAPPED		TOS T.O.W.
HC HCWD	HOLLOW CORE HOLLOW CORE WOOD DOOR		TPO TYP
HDWD	HARDWOOD	U	UNF
HDWR HM	HARDWARE HOLLOW METAL	V	UON VCT
HORIZ HP	HORIZONTAL HIGH POINT	•	VER
HR	HOUR		VERT VG
HT HVAC	HEIGHT HEATING VENTILATION AIR	w	VIF W
	CONDITIONING		w/
HW ID	HOT WATER INSIDE DIAMETER		WC WD
IN. INCAD	INCH INCANDESCENT		WH WN
INSUL INT	INSULATION INTERIOR		w/o
1141	HTTEINOIN		WP WR
			WT

GENERAL NOTES

- 1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
- 2. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- 5. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- 6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- 7. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- 8. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- 9. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- 11. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO
- 12. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. 13. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S
- SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY. 14. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC.,

RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES,

AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS

- BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK. 15. PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 718.2 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING
- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
- B. IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
- C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE
- D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF
- 16. PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2022 CBC 718.3-4 & CRC R302.12 DRAFT-STOPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
- A. SUSPENDED CEILING UNDER FLOOR FRAMING

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA ENERGY CODE (TITLE-24)

2022 CALIFORNIA GREEN BUILDING CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA FIRE CODE

WITH THE WORK.

2022 CALIFORNIA BUILDING CODE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT

REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION

DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO

THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING

LOCATIONS:

- B. OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
- 17. PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- 18. ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE
- 19. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2022 CALGREEN TABLES 4.504.1-4.504.3.
- 20. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

NET LOT SIZE:

SITE TOTAL:

AREA OF DISTURBANCE:

VICINITY MAPS

PROJECT DATA

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

4.57 AC

239-051-007-000

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

1.40 AC **HOMELAND AREA:** REQUIRED **PROPOSED**

LOT COVERAGE: MAX 25% - Lot coverage caculated by: (ground level SF + roof overhangs over 30") / total lot size

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

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

6,330 SF

PERMITTED # OF STORIES: PROPOSED # OF STORIES: **IMPERVIOUS AREA:** STRUCTURES TOTAL: 4,372 SF (2.2%)

5,777 SF (2.9%)

+/- 0.8 AC

ALL IMPERVIOUS SURFACES TOTAL: 10,149 SF (5.1%) **CUT + FILL CALCULATIONS:** 1,830 CY 810 CY FILL: 1020 CY

*SEE GRADING & DRAINAGE PLAN TREE REMOVAL:

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

SANTA LUCIA COMMUNITY SERVICES DISTRICT WATER AND SEWER SERVICE PROVIDER:

GRIFFITH RESIDENCE

1648 Pacific Avenue, Suite B San Francisco, California 94109

www.feldmanarch.com

415 252 1441

PROJECT ADDRESS 1 RUMSEN TRACE CARMEL, CA 93923

APN# 239-051-007-000

RICH & NANCY GRIFFITH FA JOB NO. 22-003

PLANNING **APPLICATION SET**

2024.03.14

HISTORY △ DESC.



SUBJECT PROPERTY

SITE CONTEXT AERIAL

SITE AERIAL

PROJECT INFO



VIEW FROM NORTHEAST



LAYERED VIEW TO EAST HILLS BEYOND



VIEW FROM SOUTHWEST



VIEW TO SOUTH/SOUTHWEST HILLS



VIEW WEST THROUGH OAK FOREST



CENTER OF SIGHT, LOOKING NORTHEAST





GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

APN#
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

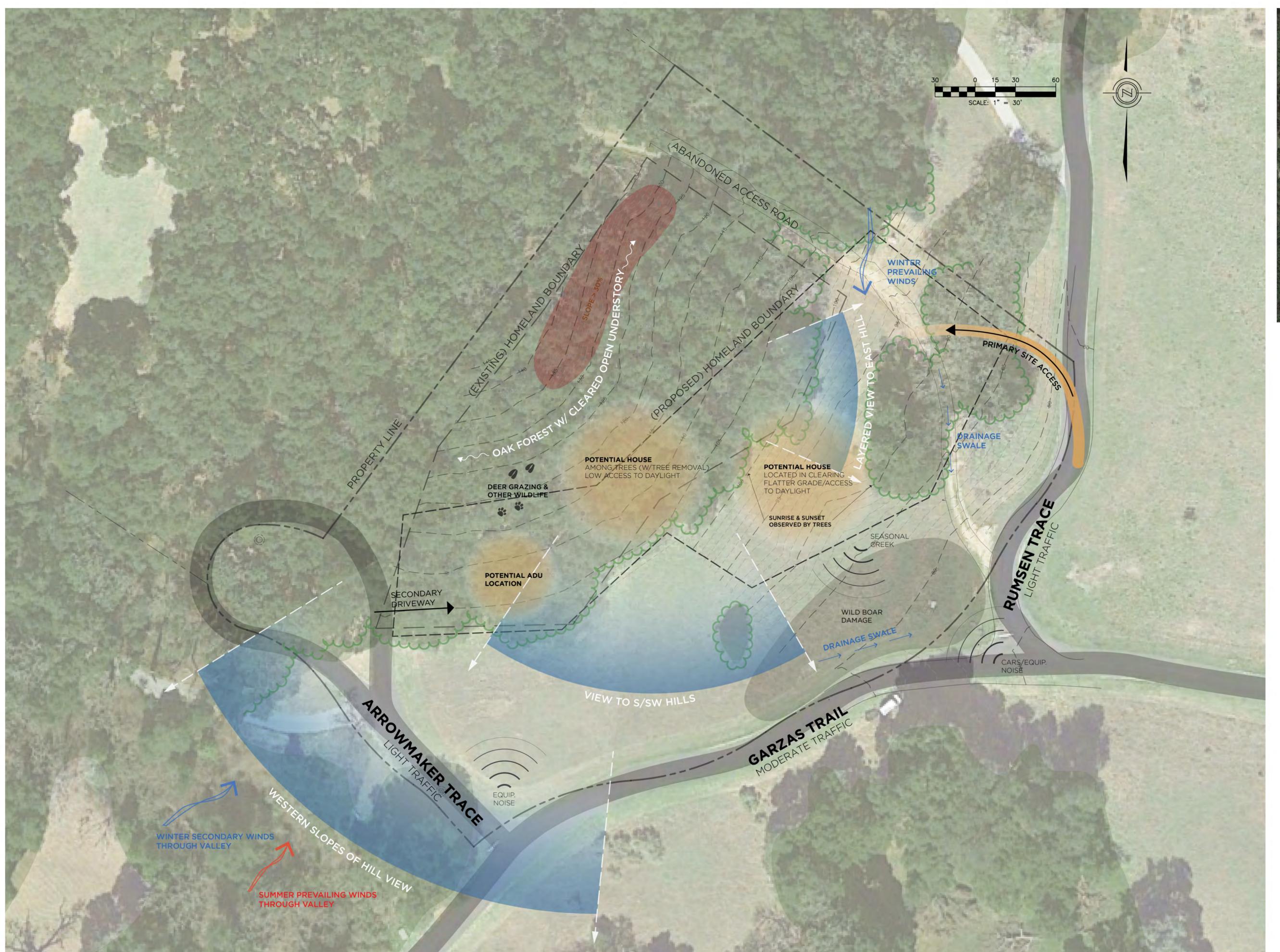
PLANNING APPLICATION SET

DATE
2024.03.14

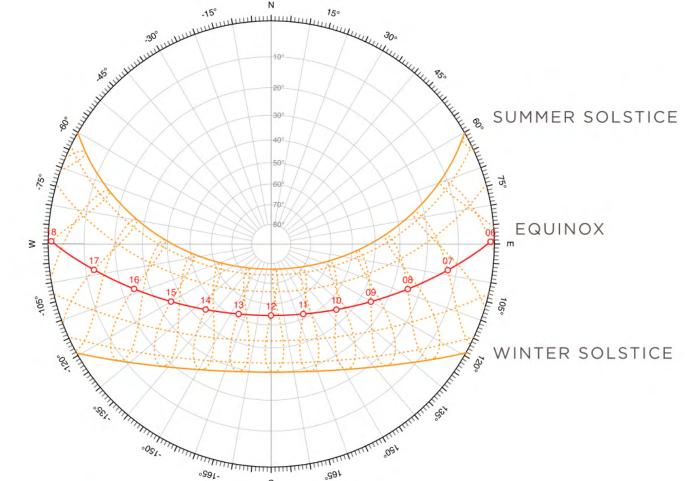
HISTORY

△ DESC.

SITE PHOTOGRAPHS







SUN PATH DIAGRAM



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

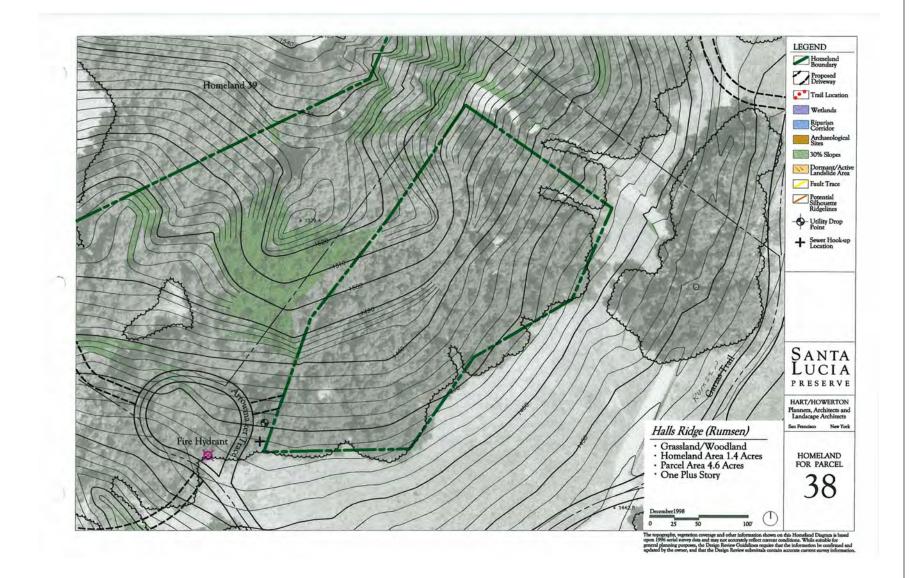


WARM MONTHS: AUGUST - OCT COLD MONTHS: DEC - MARCH HIGH TEMP RANGE: 52- 65°F LOW TEMP RANGE: 42 - 57°F



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

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







GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH FA JOB NO. 22-003

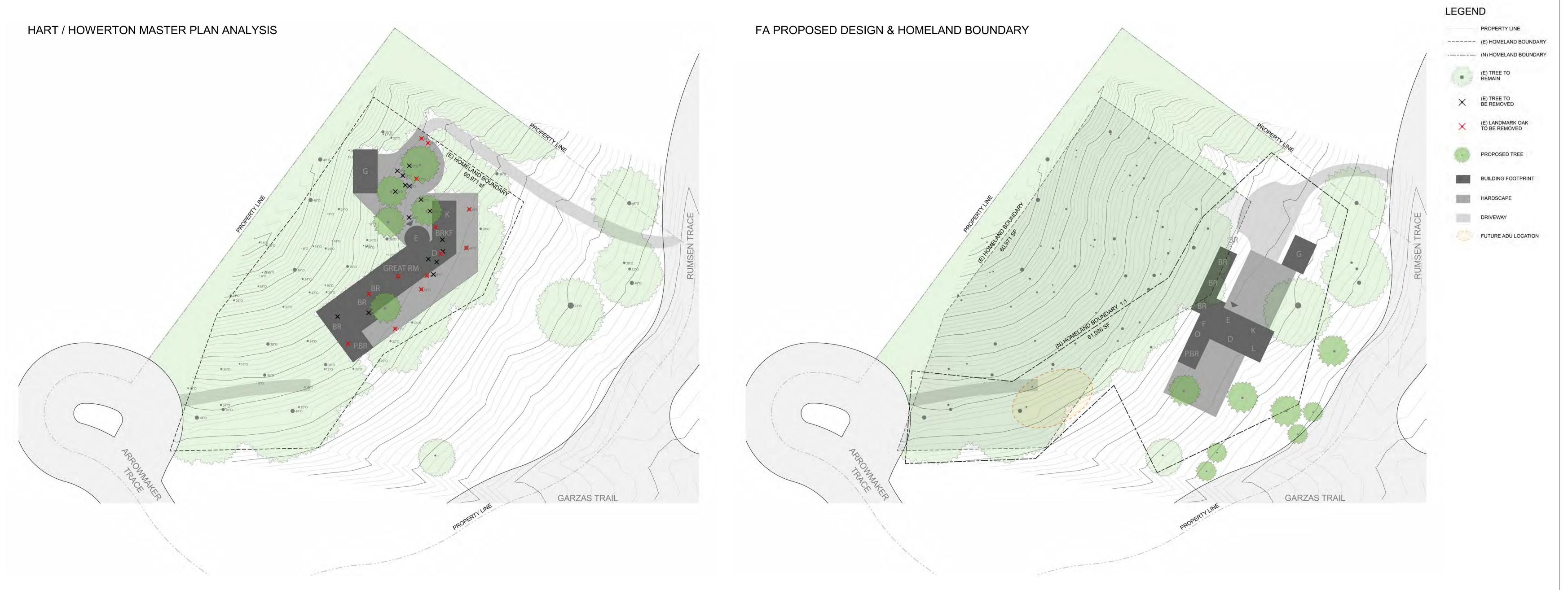
PLANNING APPLICATION SET

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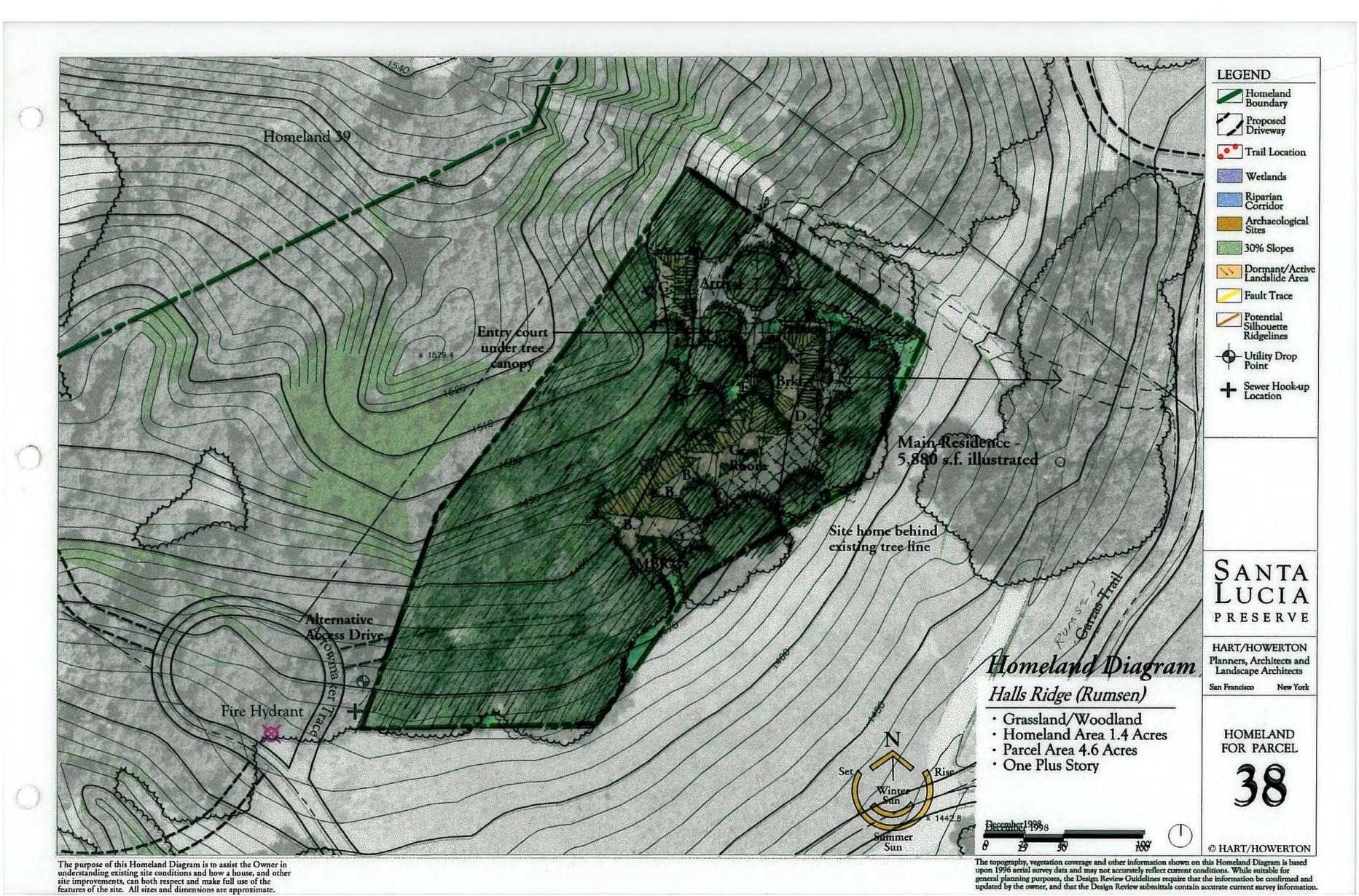
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SITE ANALYSIS



1998 HART / HOWERTON PROPOSED LOT 38 MASTERPLAN



PROJECT INTENT & PROPOSED HOMELAND BOUNDARY ADJUSTMENT

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

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

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





GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

APN # 239-051-007-000

FA JOB NO. **22-003**

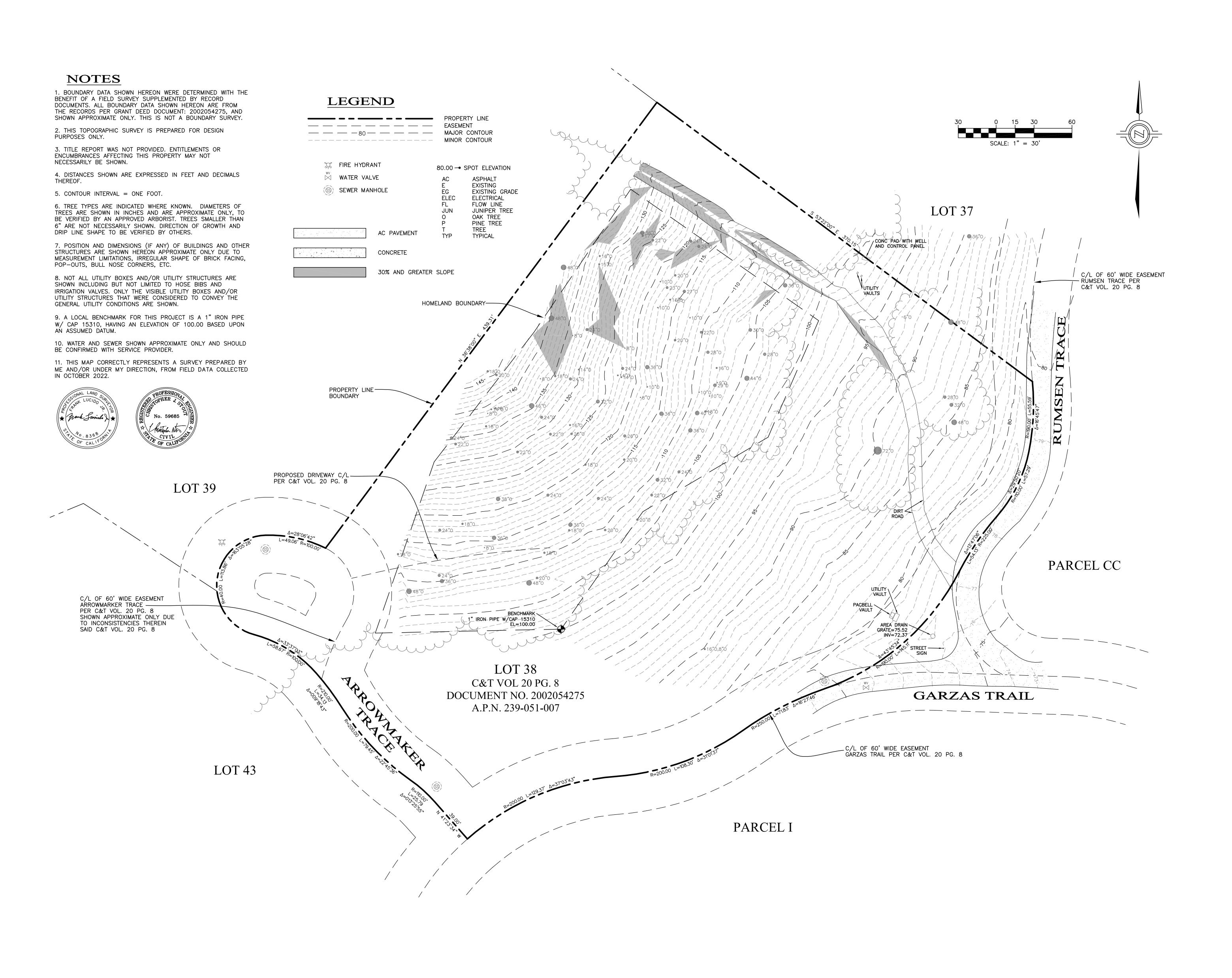
CLIENT RICH & NANCY GRIFFITH

PLANNING APPLICATION SET

DATE
2024.03.14
HISTORY

\$\Delta\$ DESC. D

PROPOSED HOMELAND BOUNDARY ADJUSTMENT



SURVEYING AND SURVEYING AND SURVEYING, INC.

460 Garden Road, Suite G, Monterey, California 93940

P: 831.655.2723 F: 831.655.3425

N/A 11/10/22 AS SHOWN 22-93 ... MRS

DESIGNED BY:
DATE:
SCALE:
JOB NUMBER:
LAST REVISED:

TOPOGRAPHIC SURVEY

1 RUMSEN TRACE

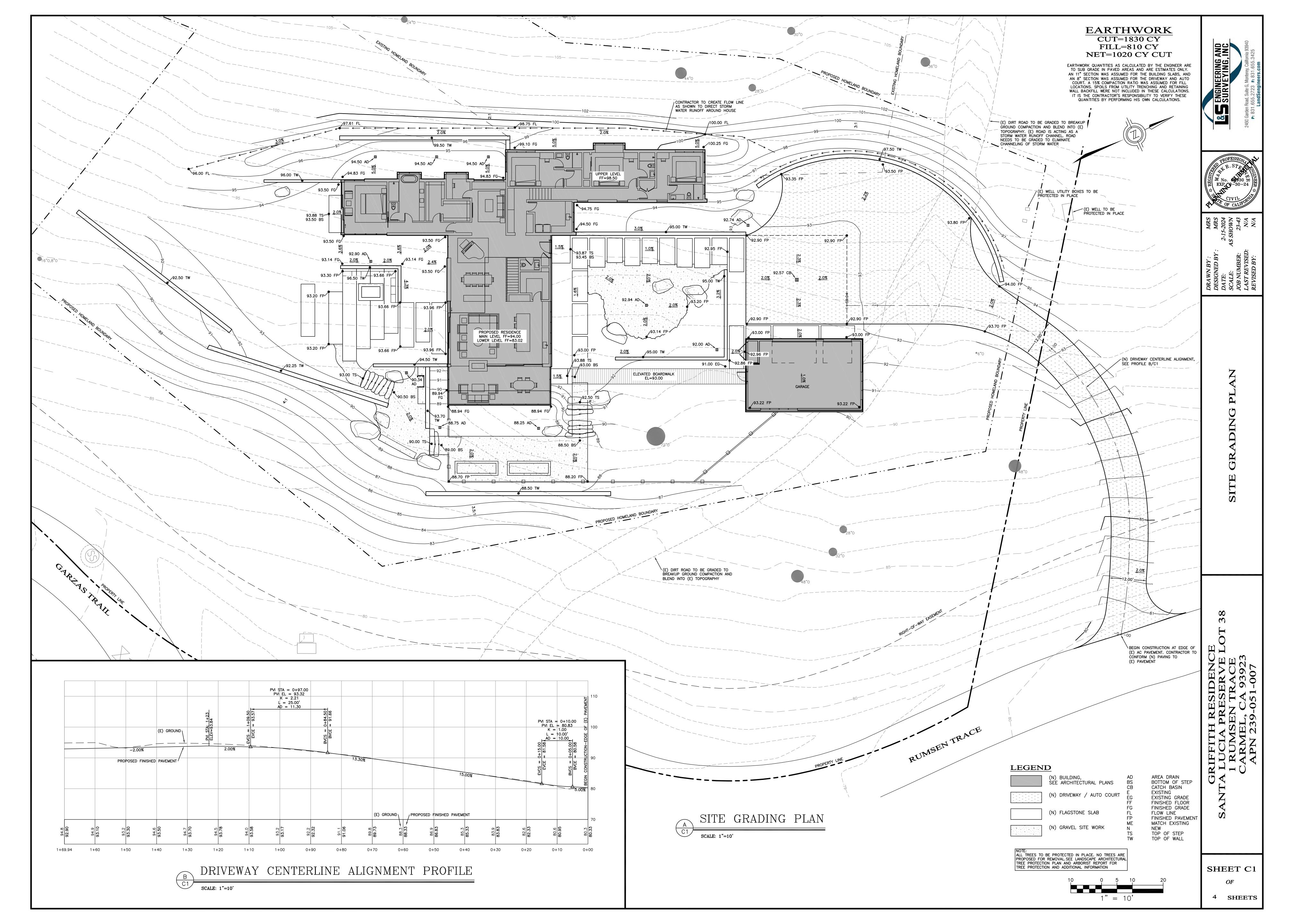
SANTA LUCIA PRESERVE

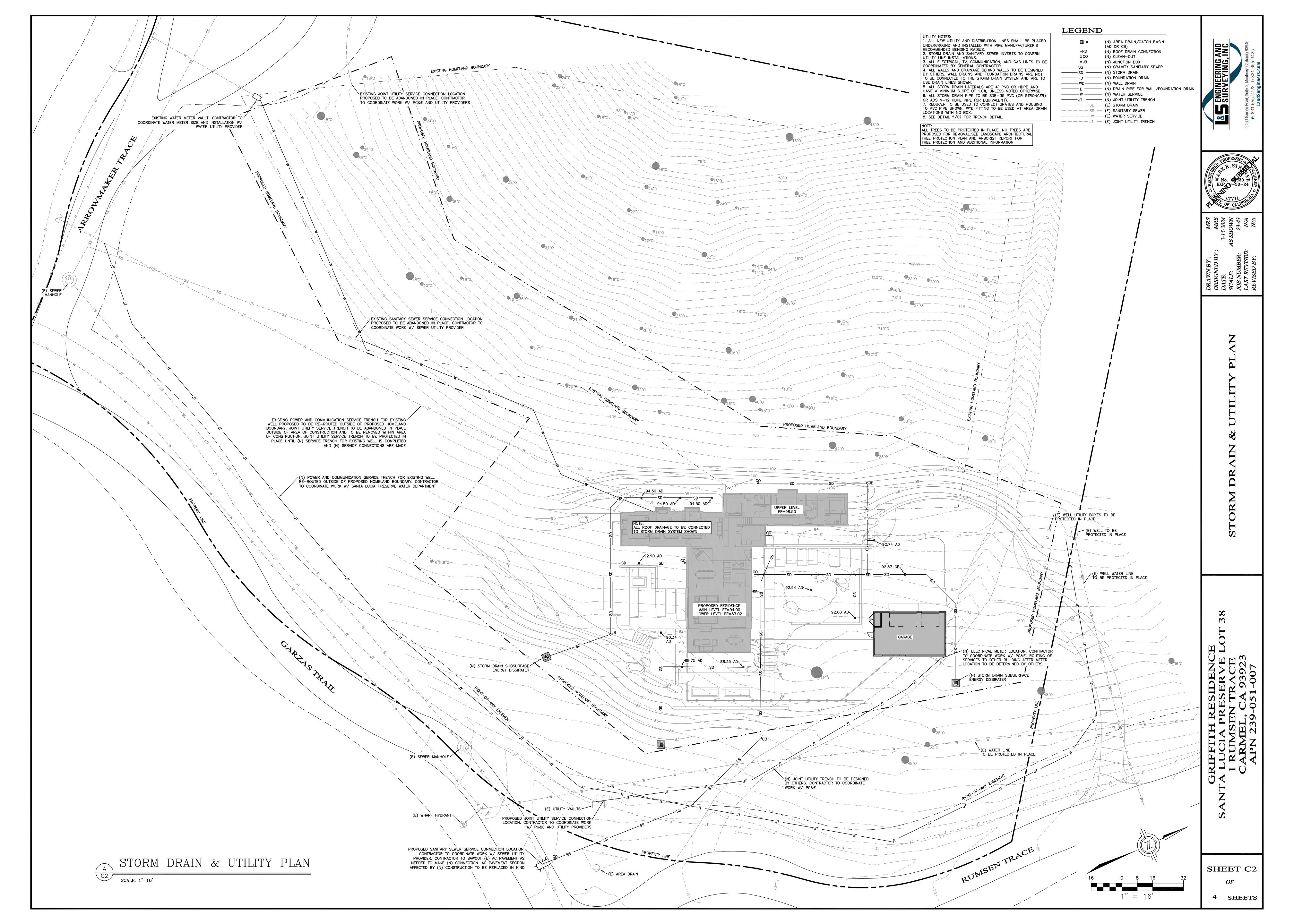
PREPARED FOR: ANCY AND RICHARD GRIFF

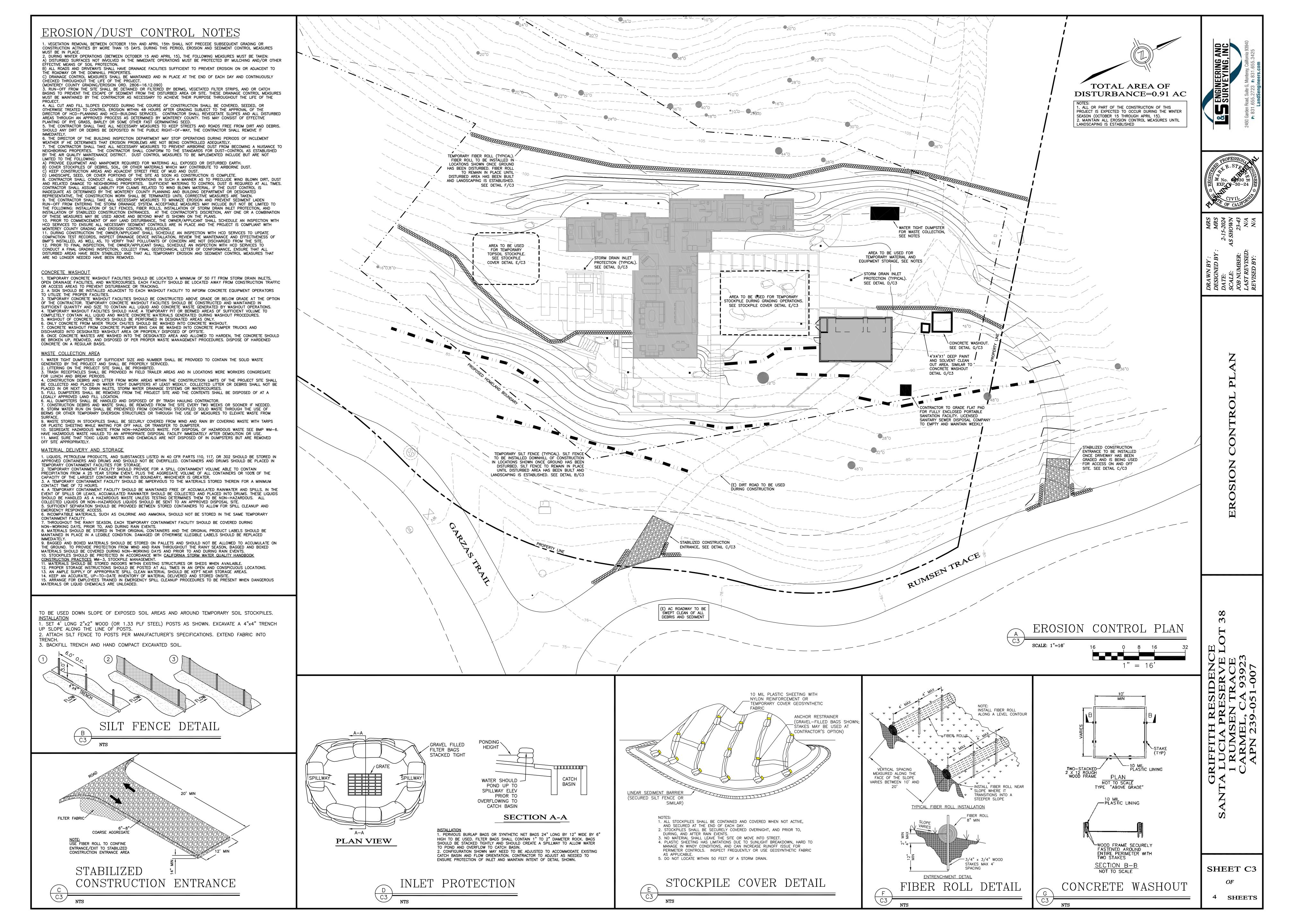
SHEET 1

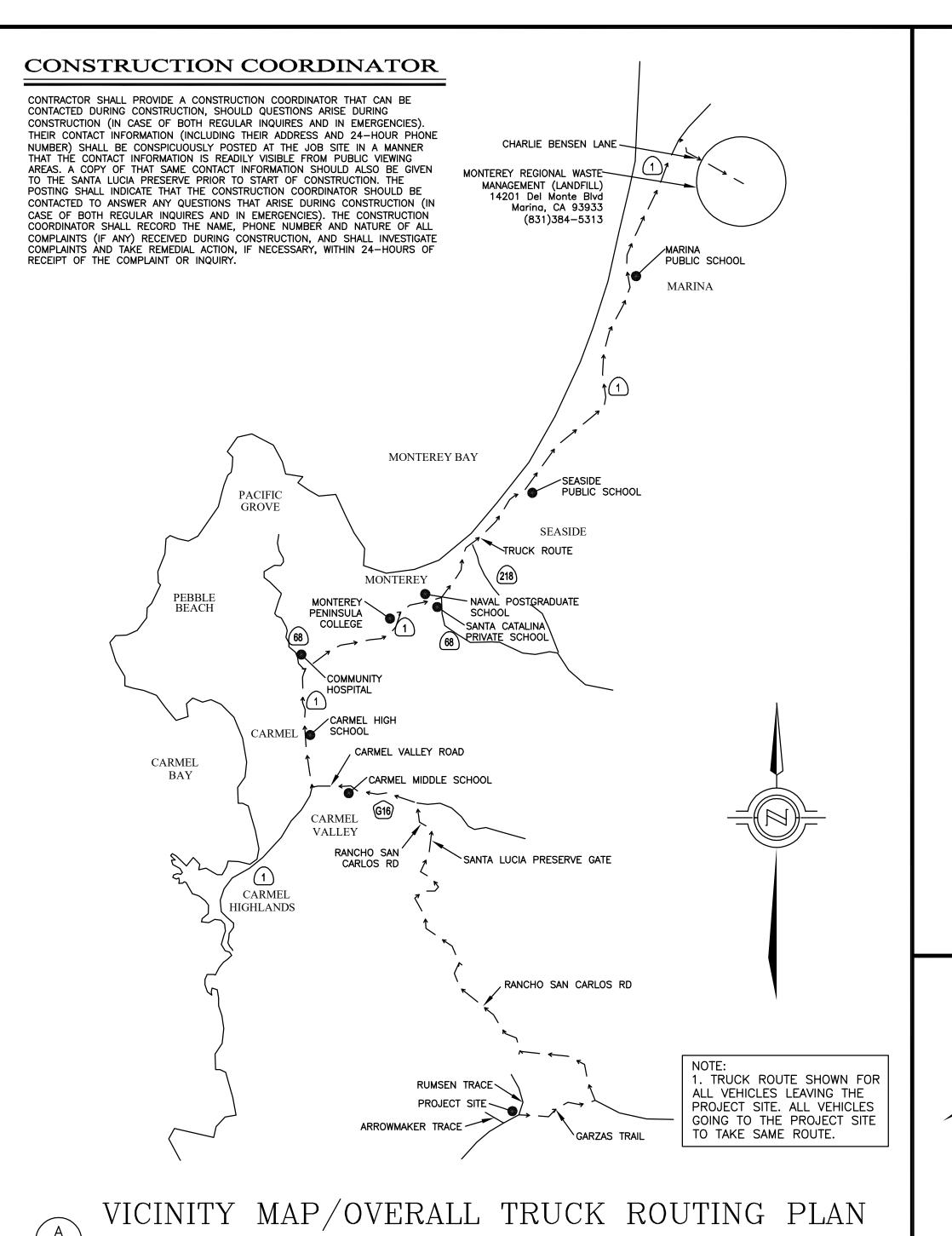
OF

1 SHEET









CONSTRUCTION NOTES

THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. 4. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET. 5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.

6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF 7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION

(MM AQ C1 - DUST CONTROL): - NOT APPLICABLE TO SITE 2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.

5. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS LEAST FOUR CONSECUTIVE DAYS. - NOT APPLICABLE TO SITE 4. APPLY NON—TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA - NOT APPLICABLE TO SITE

5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS. . COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS. 7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION.

8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.

9. COVER INACTIVE STORAGE PILES. D. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS — NOT APPLICABLE TO SITE

QUALIFIED PROFESSIONAL FORESTER SELECTED FROM THE COUNTY'S LIST OF CONSULTING FORESTERS, WILL BE REMOVED.

ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)

. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE

I. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402

THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT. SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN 11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE APPROVED TRUCK ROUTE ON THIS SHEET.

12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING 8 TREE PROTECTION MEASURES DURING CONSTRUCTION: AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO CONSTRUCTION SITES, A BOUNDARY OF ORANGE FENCING SUPPORTED BY WOOD OR METAL STAKES OR FUNCTIONAL EQUIVALENT WILL BE ERECTED ALONG THE APPROXIMATE DRIP LINES OF SUCH PROTECTED TREES OR CLOSER WHERE SPECIFICALLY APPROVED BY A QUALIFIED FORESTER, ARBORIST, OR THE COUNTY OF MONTEREY. WHERE GUIDANCE OF A TREE PROFESSIONAL IS USED, ENCROACHMENT INTO THE

NO EXCAVATION, STORAGE OF EXCAVATED FILL, EQUIPMENT, OR CONSTRUCTION MATERIALS, NOR PARKING OF VEHICLES WILL BE PERMITTED WITHIN THE DRIP LINES - NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL WILL EXCEED TWO INCHES WITHIN THE DRIP LINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION, IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST, AND IS APPROVED BY ARCHITECTURAL REVIEW BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIALS WILL BE PREVENTED BY FAITHFULLY RESPECTING THE TREE PROTECTION FENCING REQUIRED ABOVE. ROOTS EXPOSED BY EXCAVATION WILL BE PRUNED TO PROMOTE CALLUSING, CLOSURE, AND REGROWTH, AND WILL BE RECOVERED AS SOON AS POSSIBLE IF TREE

HEALTH IS TO BE REASONABLY MAINTAINED. ALL TREE WORK WILL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL SITE SPECIFIC AND INDIVIDUAL TREE RECOMMENDATIONS PER INDIVIDUAL RESIDENTIAL LOT WILL BE ADDRESSED ON EACH INDIVIDUAL LOT AS SPECIFIC SITE PLANS FOR CONSTRUCTION ARE DEVELOPED. DISEASED TREES ESPECIALLY PITCH CANKER INFECTED TREES FROM WHICH DISEASE MIGHT SPREAD TO NEARBY FORESTED AREAS, AS VERIFIED IN WRITING BY A

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

DRIP LINE OF RETAINED TREES MAY OCCUR IN ORDER TO MINIMIZE TREE REMOVALS.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



& WASTE MANAGEMENT Non-Hazardous Materials sand, dirt or other construction forecast or if not actively being used within 14 days. ☐ Use (but don't overuse) reclaimed water for dust

Hazardous Materials ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and ☐ Dispose of all wastes and antifreeze) in accordance with city, county, state and federal ☐ Store hazardous materials

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. ☐ Arrange for appropriate

disposal of all hazardous

containers securely with tarps at the end of every work day and during wet weather. containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction toilets, and inspect them frequently for leaks and spills.

debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.) ☐ Dispose of liquid residues hazardous waste. Construction Entrances and Perimeter ☐ Establish and maintain effective perimeter controls and stabilize all construction

bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface from paints, thinners, solvents, glues, and cleaning fluids as equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site. ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up

Spill Prevention and Control

MANAGEMENT & SPILL CONTROL

Maintenance and Parking

☐ Designate an area, fitted with

☐ Perform major maintenance,

repair jobs, and vehicle and

maintenance must be done

over a drip pan big enough

onsite, work in a bermed area

away from storm drains and

to collect fluids. Recycle or

dispose of fluids as hazardous

cleaning must be done onsite,

clean with water only in a

If refueling or vehicle

☐ If vehicle or equipment

appropriate BMPs, for vehicle





(rags, absorbents, etc.) excavation work for dry available at the construction site at all times. ☐ Stabilize all denuded areas. ☐ Inspect vehicles and equipment frequently for and repair leaks erosion controls (such as erosion control fabric or bonded fiber matrix) until catch leaks until repairs are vegetation is established. Clean up spills or leaks ☐ Seed or plant vegetation for immediately and dispose of erosion control on slopes or cleanup materials properly. where construction is not immediately planned.

☐ Do not hose down surfaces where fluids have spilled. Sediment Control Use dry cleanup methods ☐ Protect storm drain inlets. (absorbent materials, cat litter, gutters, ditches, and drainage courses with appropriate ☐ Sweep up spilled dry materials BMPs, such as gravel bags, immediately. Do not try to fiber rolls, berms, etc. wash them away with water, or migrating offsite by installing ☐ Clean up spills on dirt areas and maintaining sediment by digging up and properly controls, such as fiber rolls, silt disposing of contaminated soil. fences, or sediment basins.

☐ Report significant spills ☐ Keep excavated soil on the site immediately. You are required by law to report all significant releases of hazardous materials, ☐ Transfer excavated materials to including oil. To report a dump trucks on the site, not in spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning If any of the following Center, (800) 852-7550 (24 conditions are observed, test for contamination and contact the

> Regional Water Quality Control • Unusual soil conditions, discoloration, or odor. · Abandoned underground tanks Abandoned wells • Buried barrels, debris, or trash.







storm drain. □ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do

down fresh asphalt concrete Sawcutting & Asphalt/Concrete Removal ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel

☐ Do not use water to wash

bags to keep slurry out of the storm drain system. ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day ☐ If sawcut slurry enters a catch

basin, clean it up immediately.





PAINTING & PAINT MORTAR APPLICATION REMOVAL ☐ Avoid paving and seal coating ☐ Store concrete, grout and mortar Painting cleanup under cover, on pallets and away forecast before fresh pavement from drainage areas. These paint containers into a street, materials must never reach a

> ■ Wash out concrete equipment/ ☐ For water-based paints, paint trucks offsite or in a contained out brushes to the extent area, so there is no discharge into the underlying soil or sewer once you have gained onto surrounding areas. Let concrete harden and dispose of wastewater treatment authority Never pour paint down a drain. ☐ Collect the wash water from ☐ For oil-based paints, paint out washing exposed aggregate

> > hazardous waste.

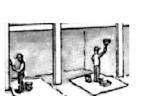
concrete and remove it for

appropriate disposal offsite.

LANDSCAPE must be disposed of as MATERIALS

☐ Contain stockpiled landscaping tarps when they are not actively up or collected in plastic drop cloths and disposed of as trash. ☐ Stack erodible landscape

material on pallets. Cover or store these materials when they are not actively being used or applied. ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet





DEWATERING all runoff within the site, and all runoff that discharges from the gutter, storm drain, or surface

site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure ☐ When dewatering, notify and obtain approval from the local municipality before discharging drain. Filtration or diversion through a basin, tank, or brushes to the extent possible sediment trap may be required

and clean with thinner or solvent in a proper container. contamination, testing is Filter and reuse thinners and solvents. Dispose of residue and discharge of groundwate unusable thinner/solvents as Consult with the Engineer to determine whether testing is required and how to interpre results. Contaminated

groundwater must be treated

or hauled off-site for prope

LEGEND

AREA OF FILL

☐ Chemical paint stripping residue and chips and dus from marine paints or paints

☐ Paint chips and dust from and sand blasting may be swept

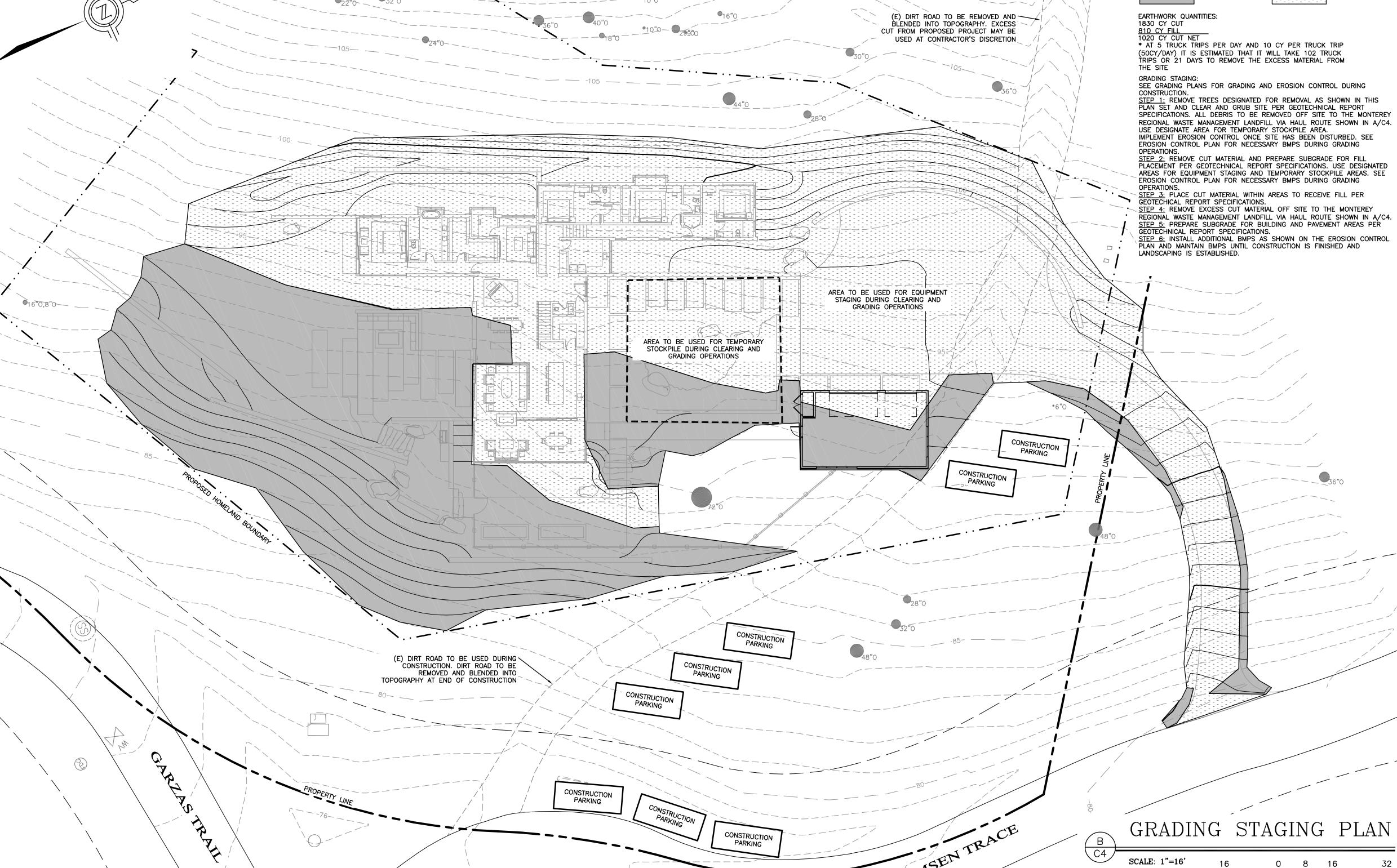
or being dumped into a storm drain, immediately call 911 to report it.

containing lead or tributyltin

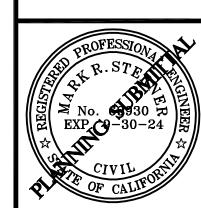
Report a Spill: Call 911 or (831) 394-6811 ou see paint, cement. motor oil, antifreeze or other hazardous

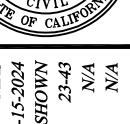
> Additional Contact Numbers (Non-Emergence City of Carmel-by-the-Sea: (831) 620-2000 City of Del Rey Oaks: (831) 394-8511 (831) 646-3921 ty of Monterey: City of Pacific Grove: (831) 394-3054 City of Seaside: (831) 899-6825

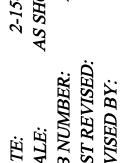
STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



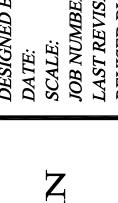








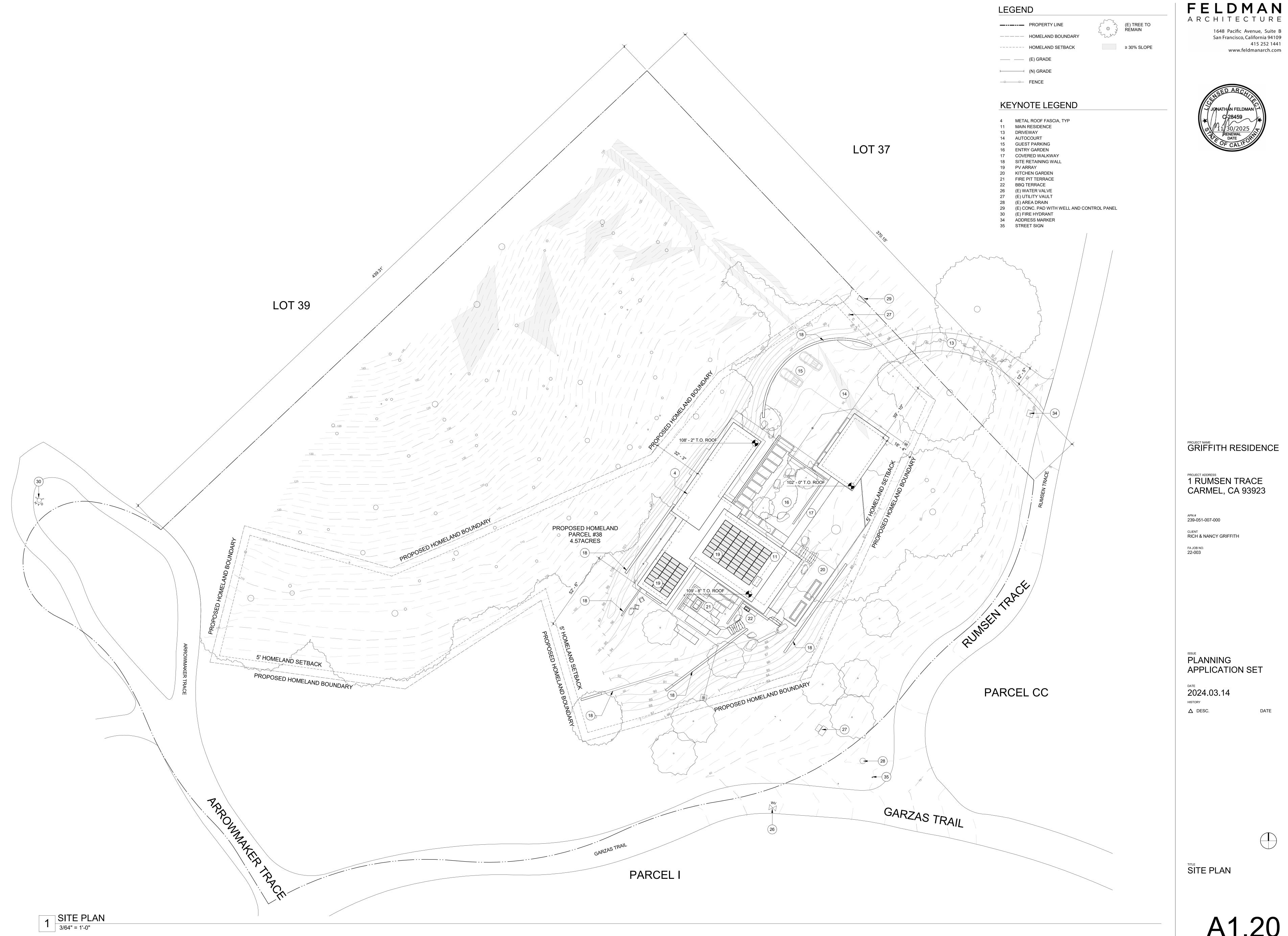


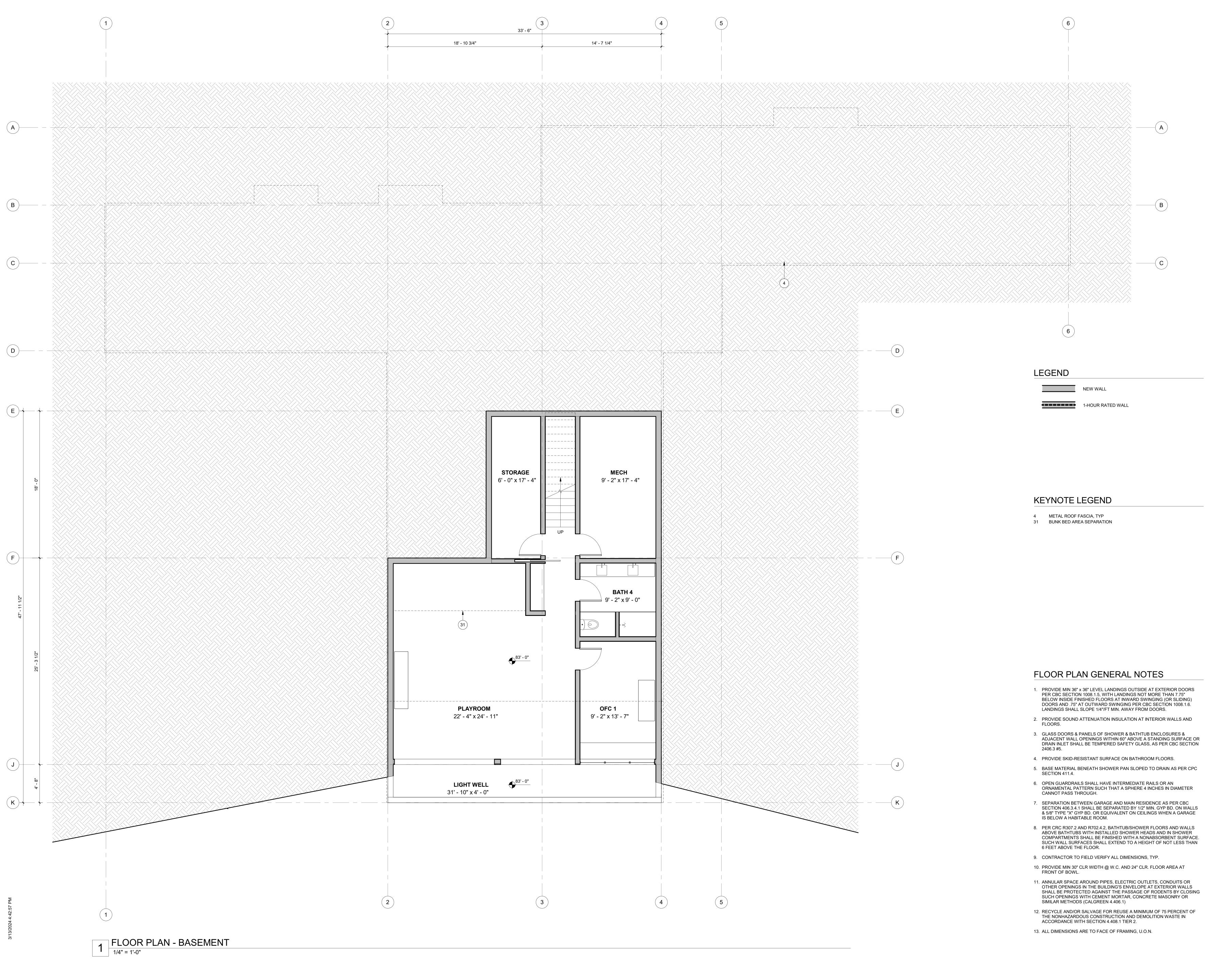




SHEET C4

SHEETS





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



GRIFFITH RESIDENCE

PROJECT ADDRESS 1 RUMSEN TRACE CARMEL, CA 93923

APN # 239-051-007-000

CLIENT RICH & NANCY GRIFFITH

FA JOB NO. **22-003**

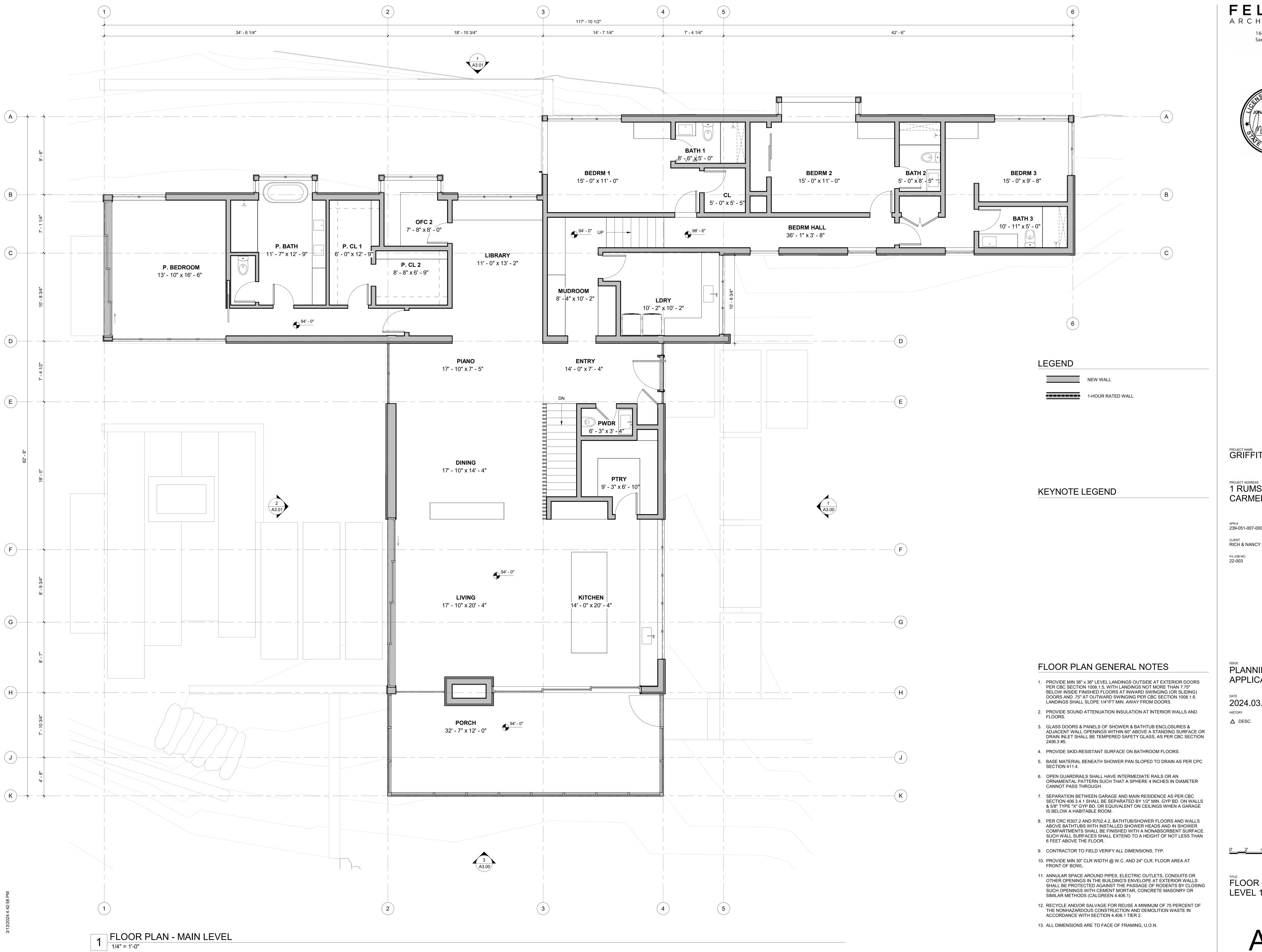
PLANNING **APPLICATION SET**

2024.03.14

△ DESC.

HISTORY

FLOOR PLAN -BASEMENT



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



GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

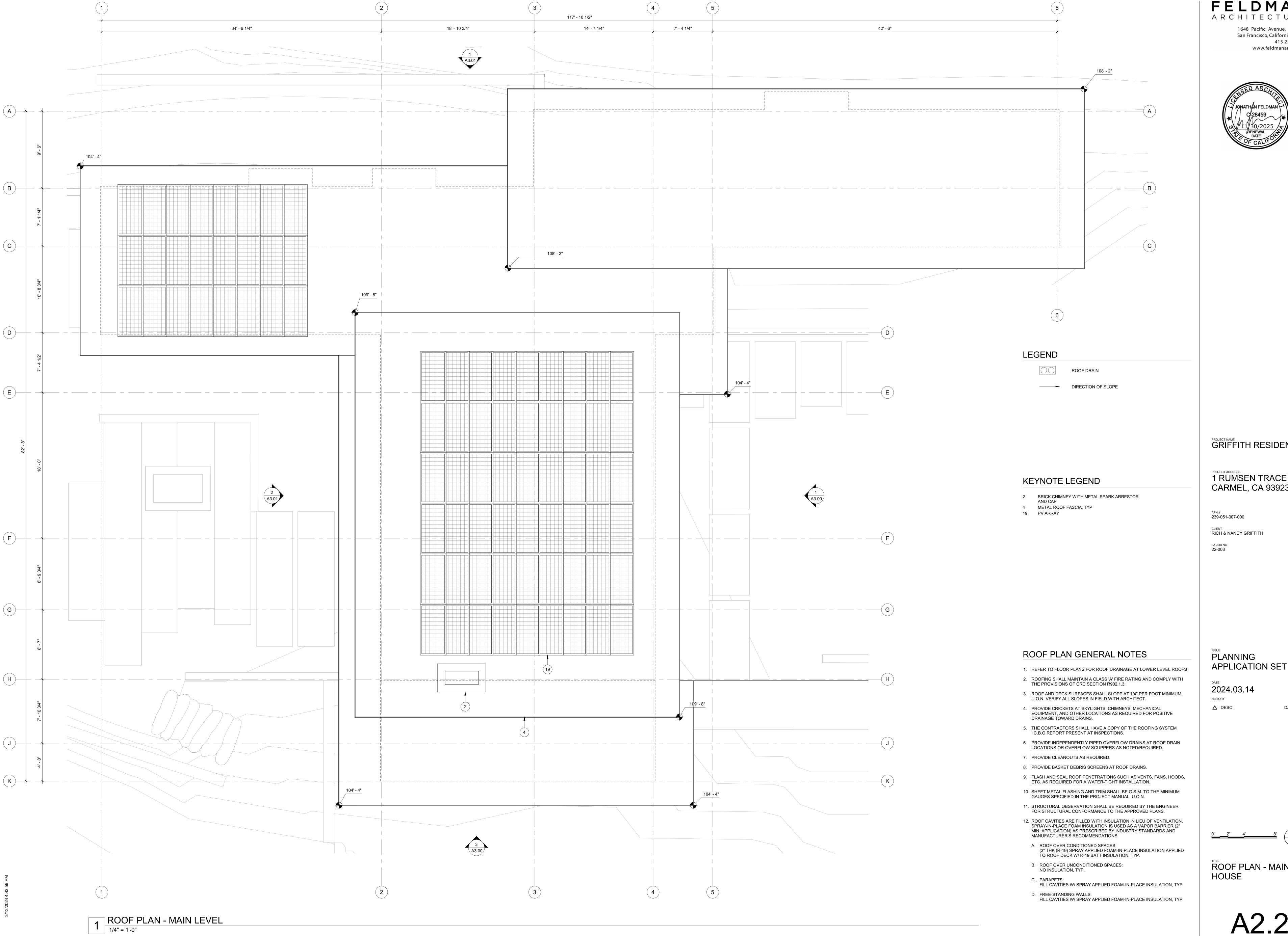
APN # 239-051-007-000

CLIENT RICH & NANCY GRIFFITH

PLANNING **APPLICATION SET**

2024.03.14

FLOOR PLAN -LEVEL 1



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



GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

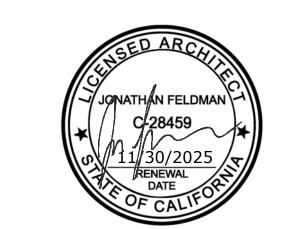
ROOF PLAN - MAIN

NEW WALL

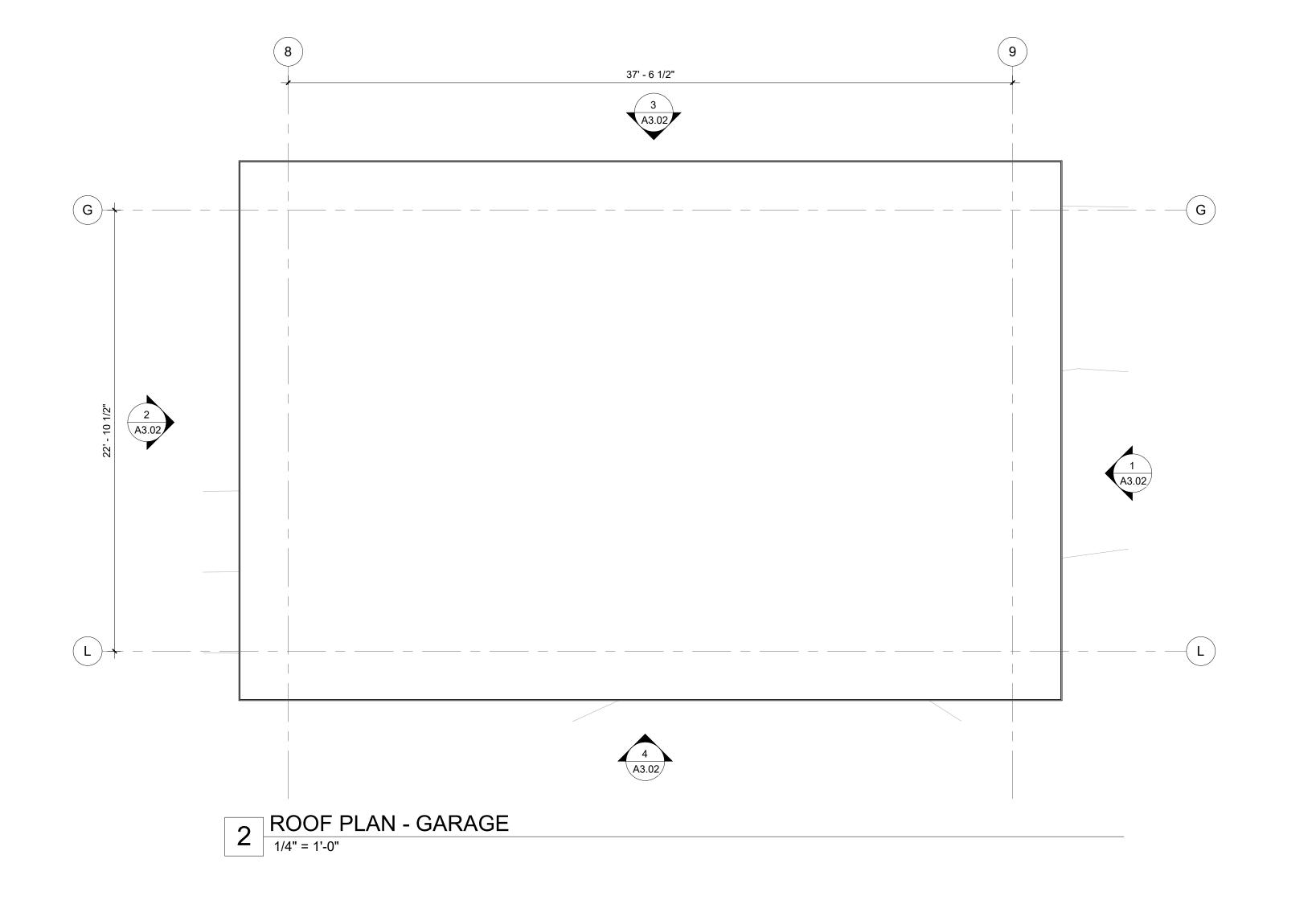
1-HOUR RATED WALL

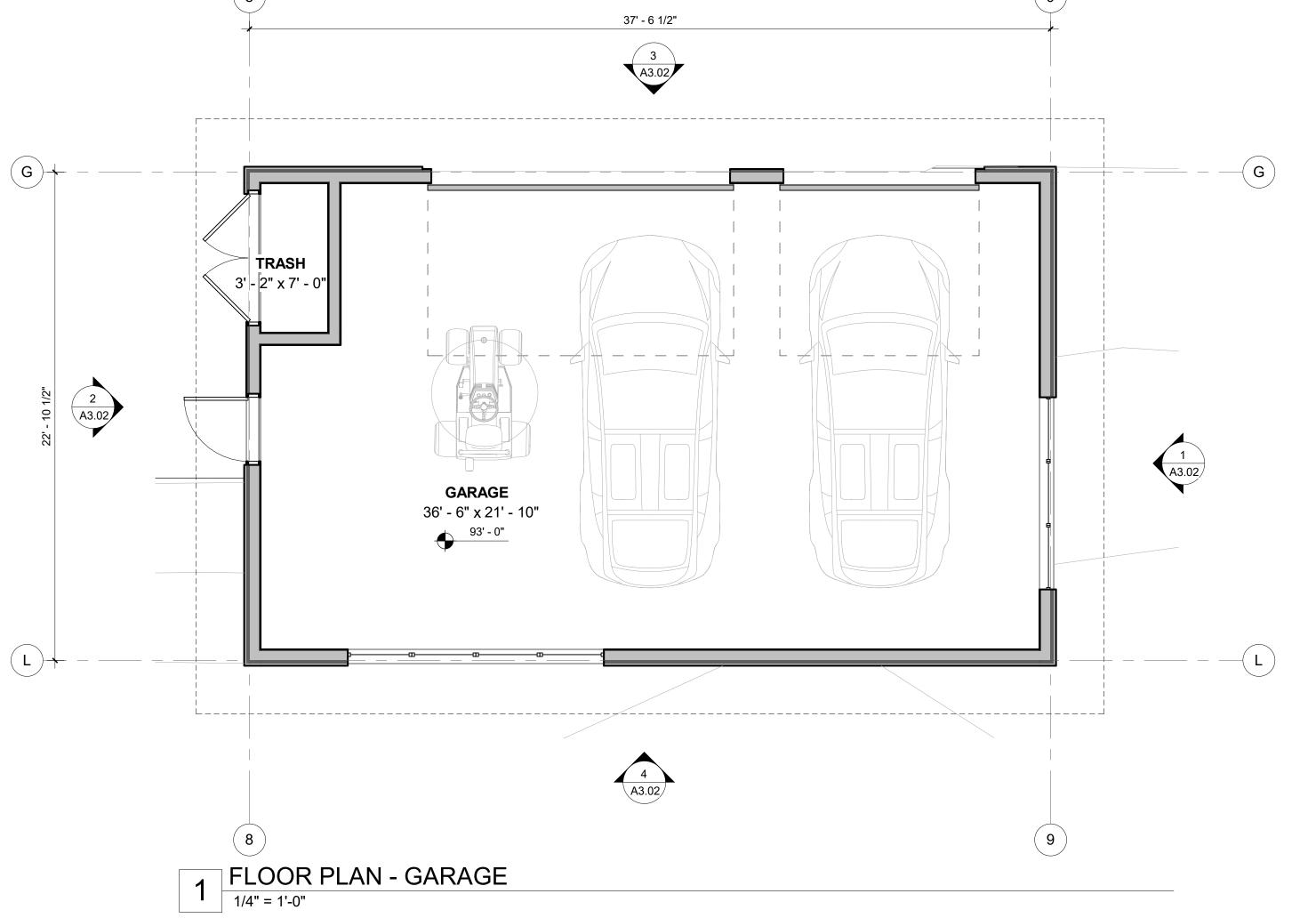
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San Francisco, California 94109
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KEYNOTE LEGEND





PROJECT ADDRESS

GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH FA JOB NO. 22-003

PLANNING APPLICATION SET

2024.03.14

HISTORY

△ DESC.

PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND .75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.

PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS

FLOOR PLAN GENERAL NOTES

- 3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
- 4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- 5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
- 6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- 7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE
- 8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

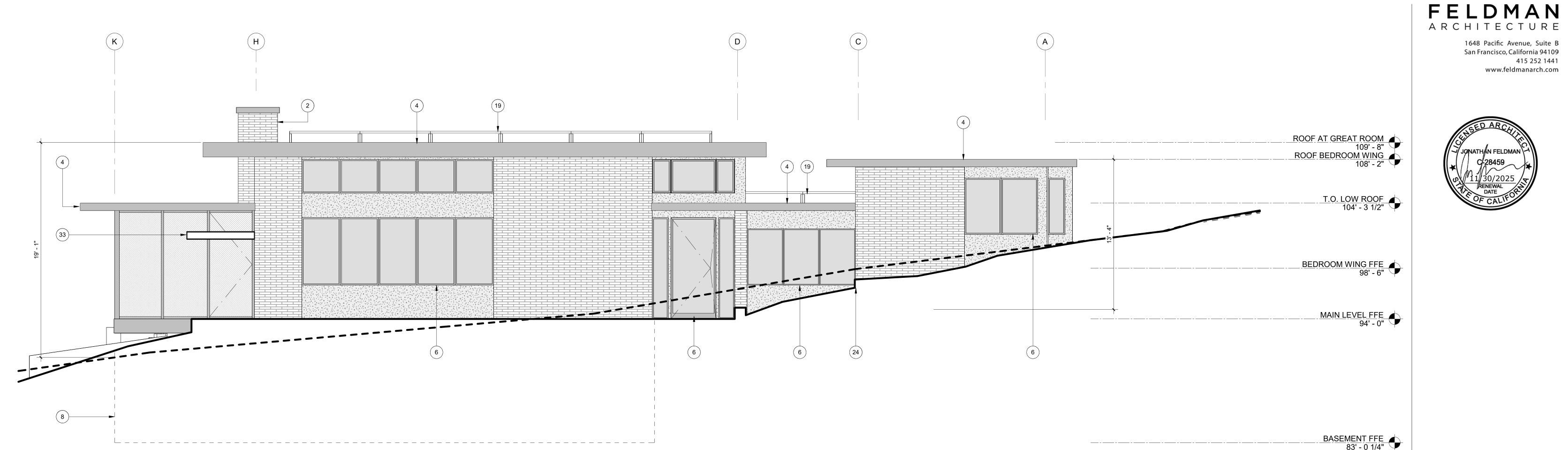
IS BELOW A HABITABLE ROOM.

- 10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- 11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
- 12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
- 13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

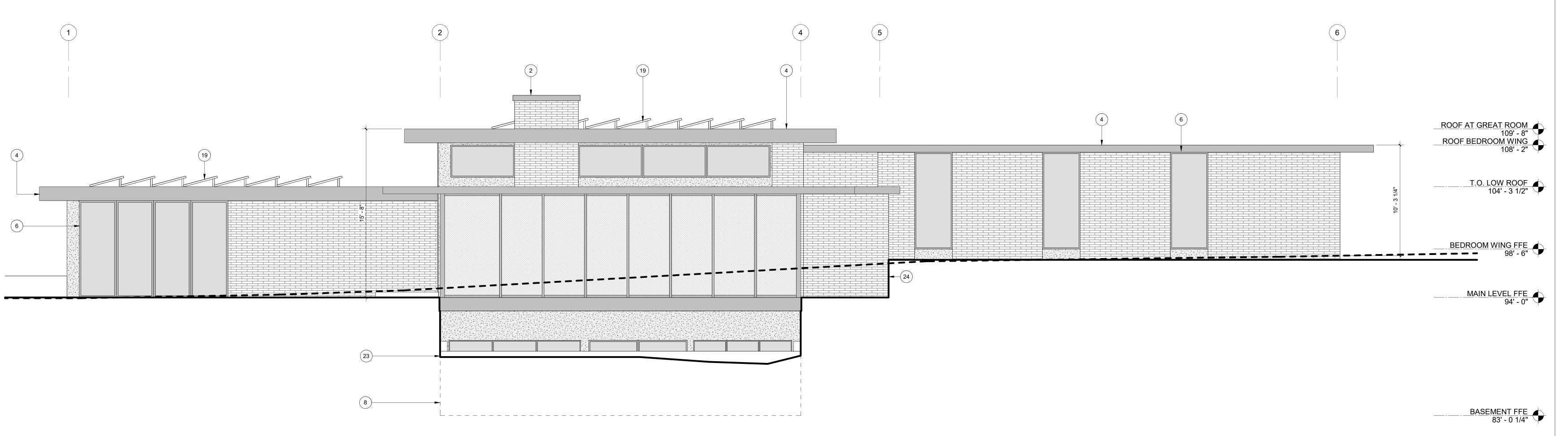
0' 2' 4' 8'

GARAGE FLOOR PLAN & ROOF PLAN

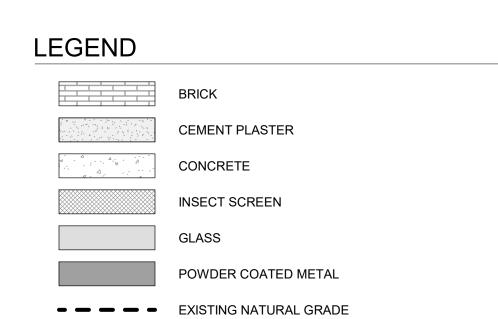
A2.30



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



3 EXTERIOR ELEVATION - MAIN HOUSE - SOUTH



KEYNOTE LEGEND

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

ELEVATION GENERAL NOTES

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



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GRIFFITH RESIDENCE

1 RUMSEN TRACE CARMEL, CA 93923

APN # 239-051-007-000

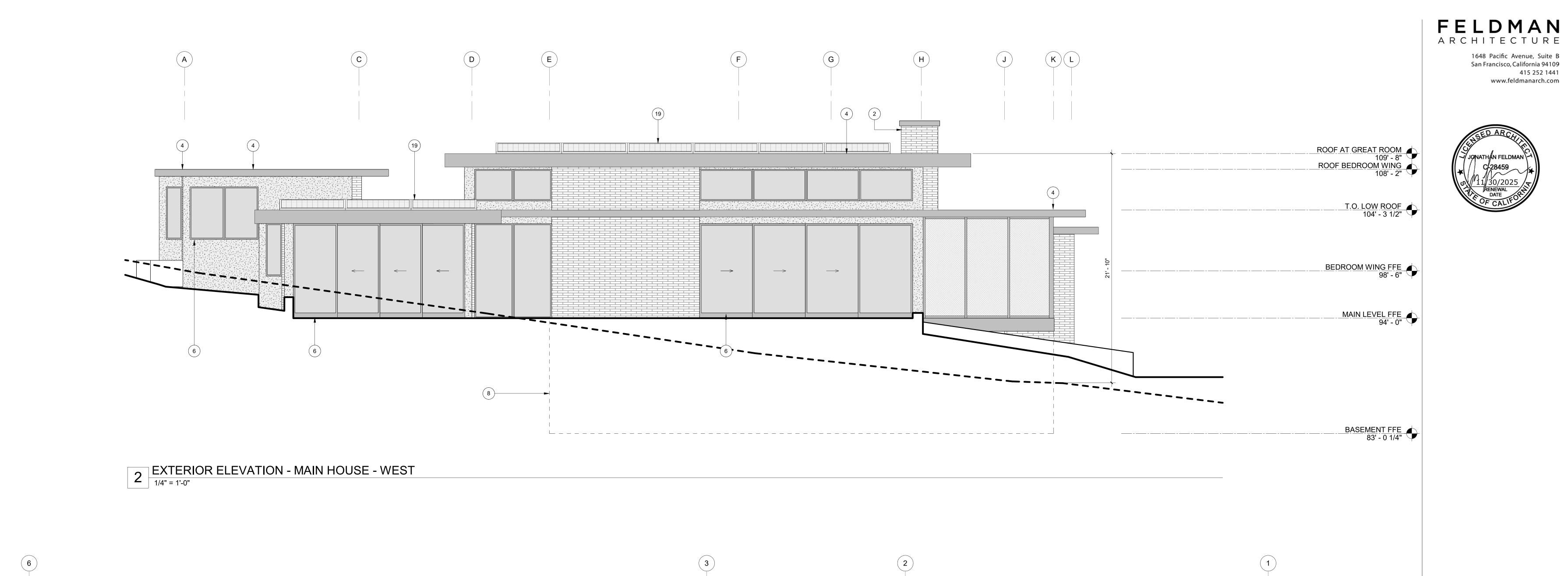
CLIENT RICH & NANCY GRIFFITH FA JOB NO. 22-003

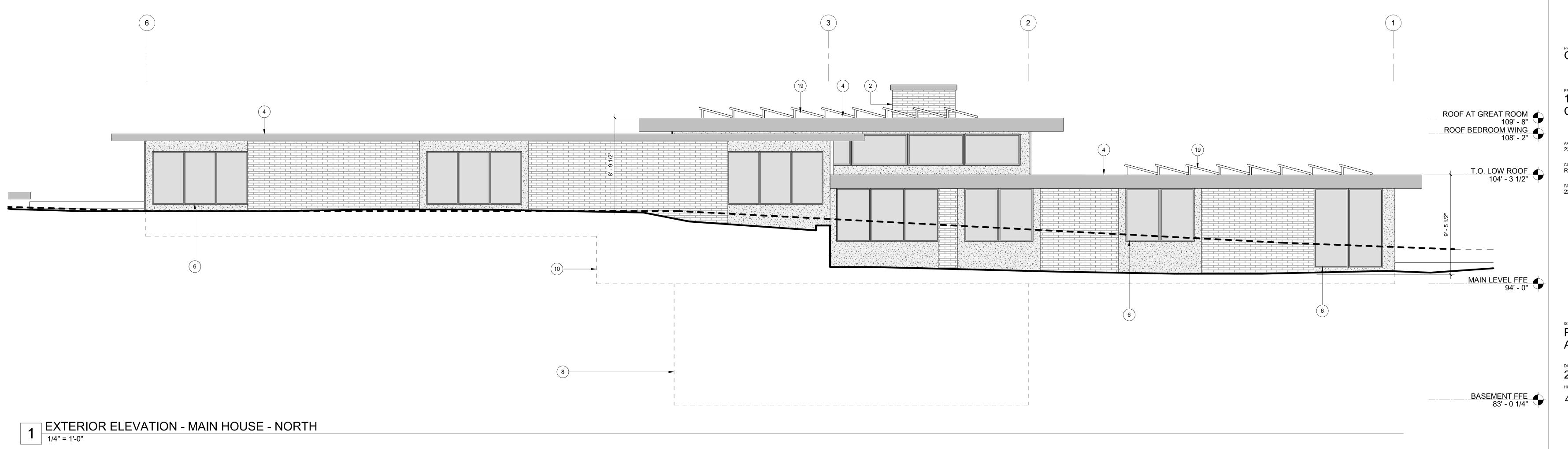
PLANNING APPLICATION SET

2024.03.14

△ DESC.

EXTERIOR ELEVATIONS - MAIN HOUSE





LEGEND CEMENT PLASTER CONCRETE INSECT SCREEN POWDER COATED METAL

■ ■ ■ ■ ■ EXISTING NATURAL GRADE

KEYNOTE LEGEND

19 PV ARRAY

BRICK CHIMNEY WITH METAL SPARK ARRESTOR AND CAP METAL ROOF FASCIA, TYP

6 METAL CLAD WINDOWS & DOORS, WUI COMPLIANT 8 LINE OF BASEMENT BELOW GRADE 10 LINE OF MAIN AND BEDROOM FLOOR BELOW GRADE **ELEVATION GENERAL NOTES**

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

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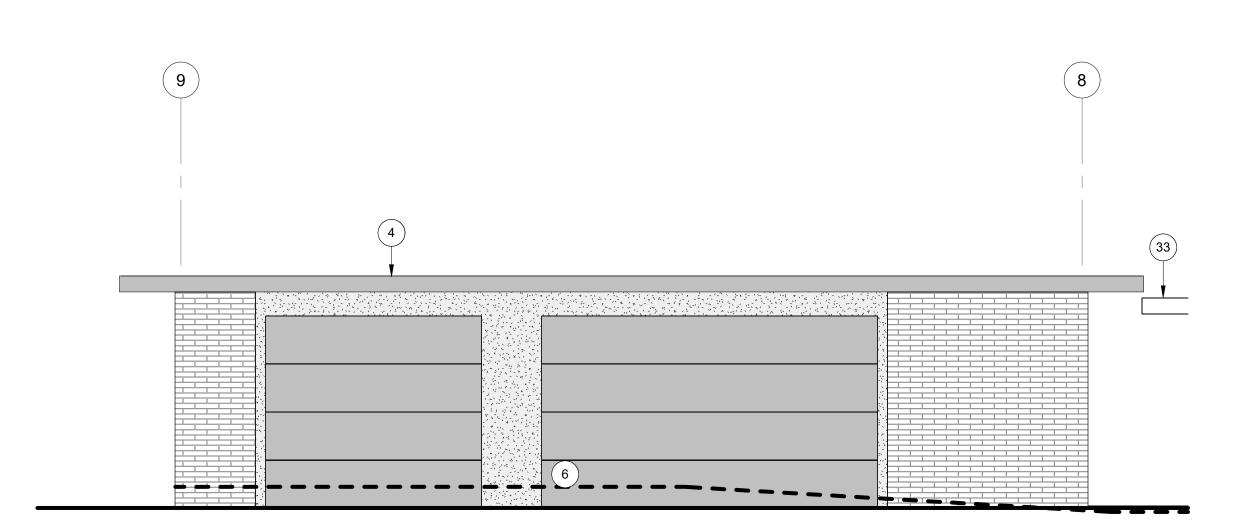
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CLIENT RICH & NANCY GRIFFITH FA JOB NO. **22-003**

PLANNING APPLICATION SET

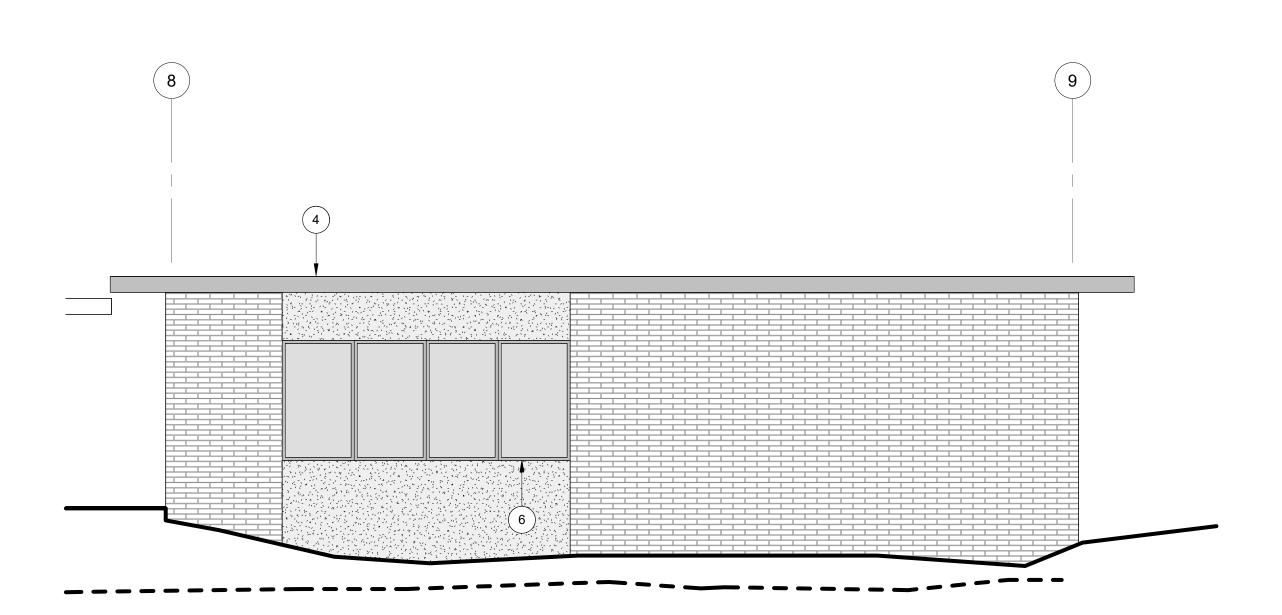
2024.03.14

EXTERIOR ELEVATIONS - MAIN HOUSE



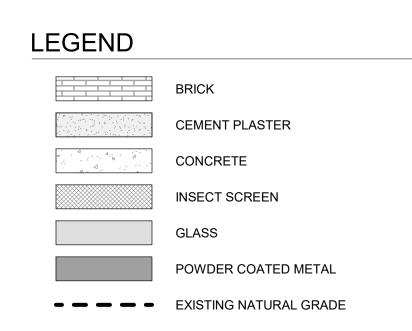
3 EXTERIOR ELEVATION - GARAGE - NORTH

1/4" = 1'-0"



4 EXTERIOR ELEVATION - GARAGE - SOUTH

1/4" = 1'-0"



KEYNOTE LEGEND ELEVATION

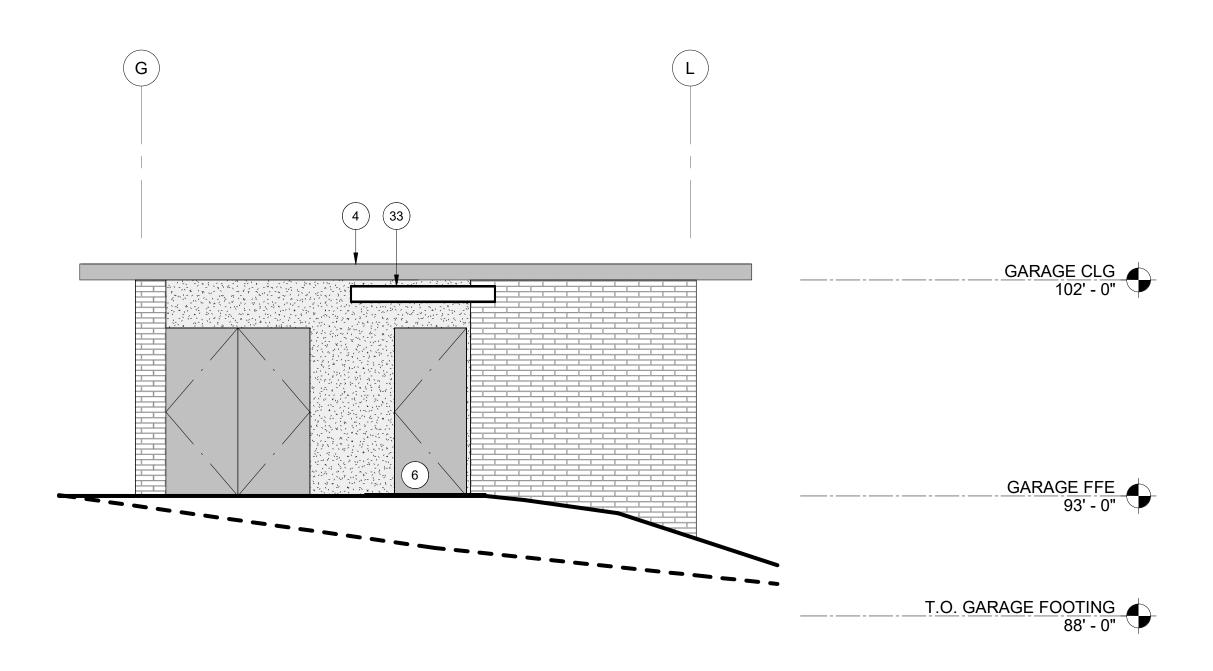
METAL ROOF FASCIA, TYP
 METAL CLAD WINDOWS & DOORS, WUI COMPLIANT
 WALKWAY CANOPY

ELEVATION GENERAL NOTES

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

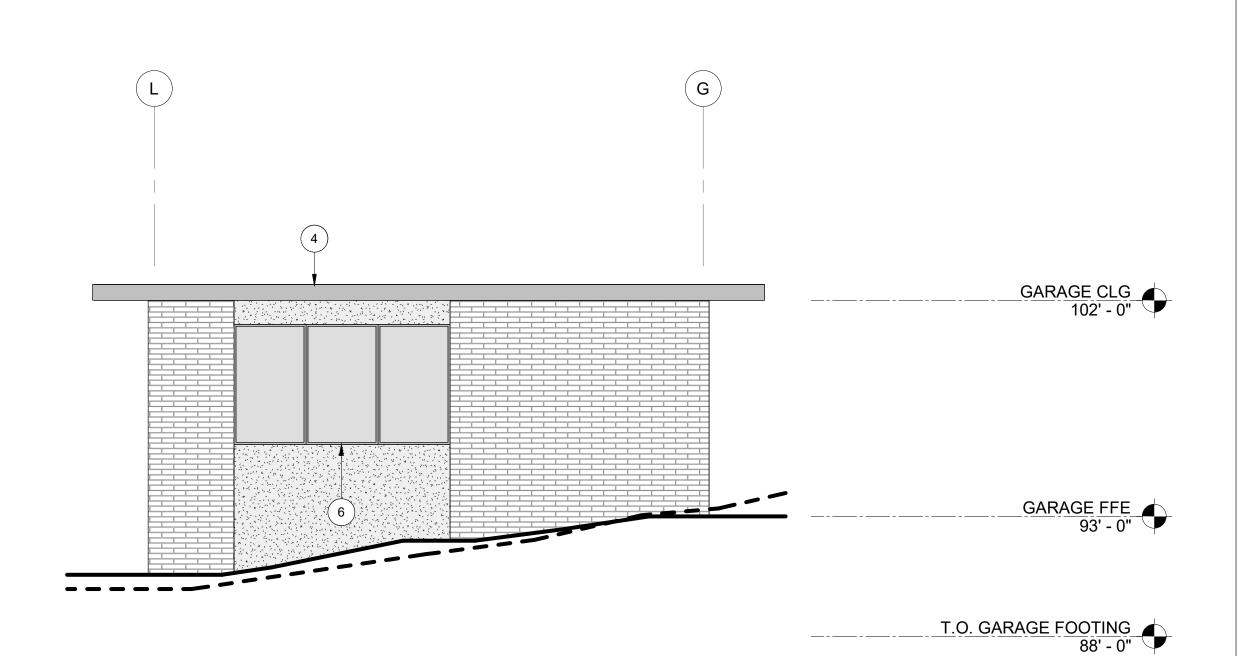






2 EXTERIOR ELEVATION - GARAGE - WEST

1/4" = 1'-0"



1 EXTERIOR ELEVATION - GARAGE - EAST

1/4" = 1'-0"

GRIFFITH RESIDENCE

PROJECT ADDRESS

1 RUMSEN TRACE

CARMEL, CA 93923

APN #
239-051-007-000

CLIENT
RICH & NANCY GRIFFITH

FA JOB NO.
22-003

PLANNING APPLICATION SET

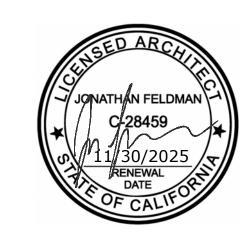
DATE
2024.03.14

HISTORY

△ DESC.

EXTERIOR ELEVATIONS -GARAGE







AERIAL VIEW FROM SOUTH

PLANNING APPLICATION SET

2024.03.14 △ DESC.





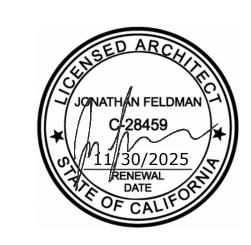


VIEW FROM SOUTHWEST CORNER OF PROPERTY

EXTERIOR VIEWS

A3.51







VIEW FROM GARZAS TRAIL

PROJECT ADDRESS

1 RUMSEN TRACE

CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH

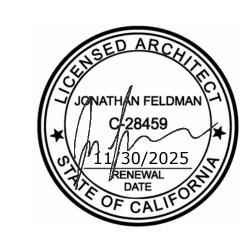
PLANNING APPLICATION SET

2024.03.14

HISTORY

DESC.





PROJECT ADDRESS

1 RUMSEN TRACE

CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH



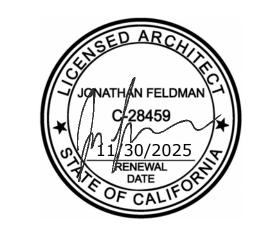
HISTORY

△ DESC.

2024.03.14

VIEW FROM ENTRY COURT







VIEW FROM COVERED WALK



VIEW FROM NORTH



VIEW FROM COVERED WALK FACING ENTRY COURT



VIEW FROM ENTRY

1 RUMSEN TRACE CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH FA JOB NO. 22-003

PLANNING APPLICATION SET

2024.03.14

△ DESC.



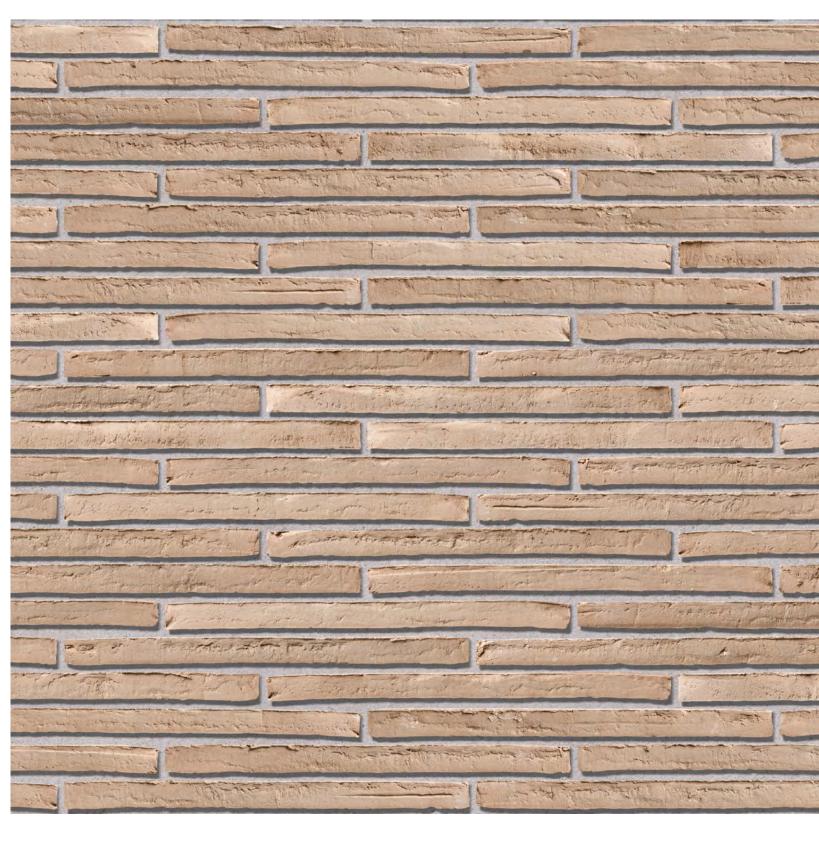
TAN TPO ROOFING MEMBRANE



TAN / BEIGE ROCK BALLAST ROOF COVERING



DARK ANODIZED FLASHING AND POWDER COATED STEEL FASCIA



TAN / BEIGE ROMAN STYLE BRICK BUILDING FACADE & SITE WALLS



TAN / BEIGE CEMENT PLASTER BUILDING WALLS



STAINED WOOD WINDOWS & EXTERIOR DOORS





1 RUMSEN TRACE CARMEL, CA 93923

APN# 239-051-007-000

CLIENT RICH & NANCY GRIFFITH FA JOB NO. **22-003**

PLANNING **APPLICATION SET**

2024.03.14 HISTORY △ DESC.

EXTERIOR MATERIAL REFERENCES

A3.60_{SHEET}

O#10 19.6"O TREE PROTECTION FENCING, TYP. (1-2) O #33 22"0 _TW 94.5 GARAGE 92 FFE 93 #32 48"O (E) TREE TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION, TYP. #28 28"O PROPOSED NATIVE TREE, TYP. SEE SHEET L3.0

TREE REMOVAL + PROTECTION NOTES

1. Refer to the 1 Rumsen Trace Tree Impact Assessment Report, dated 04/11/23, as prepared by Urban Tree Managment, for all notes and information related to tree removal and protection.

2. All existing trees not shown for removal are to remain and be protected throughout construction.

3. Avoid pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assesment Report.

Total trees to be removed: 0

TREE REMOVAL + PROTECTION LEGEND

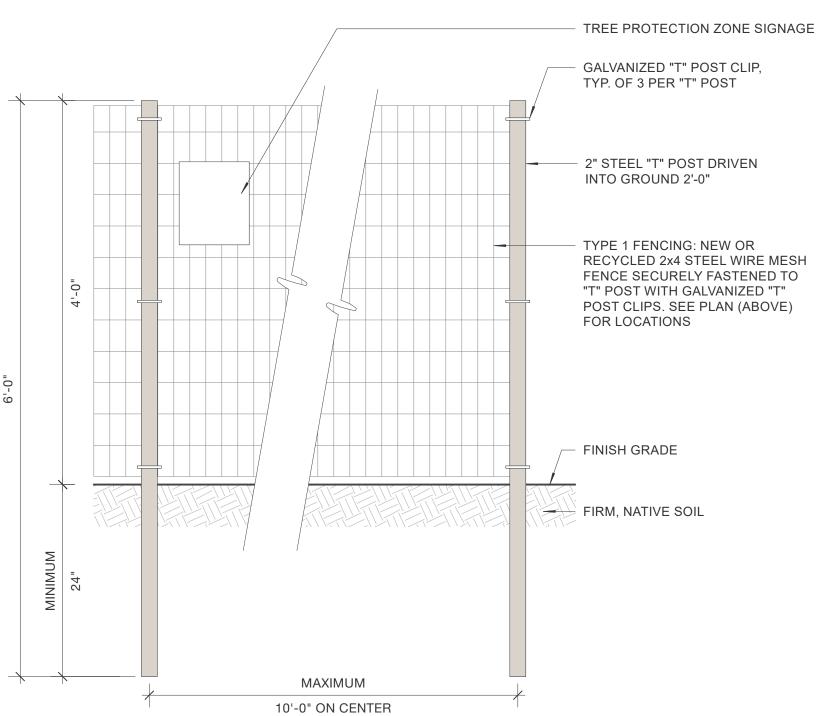
Tree to remain / be protected

4' 2x4 wire mesh with driven steel "T" posts, see details L0.1

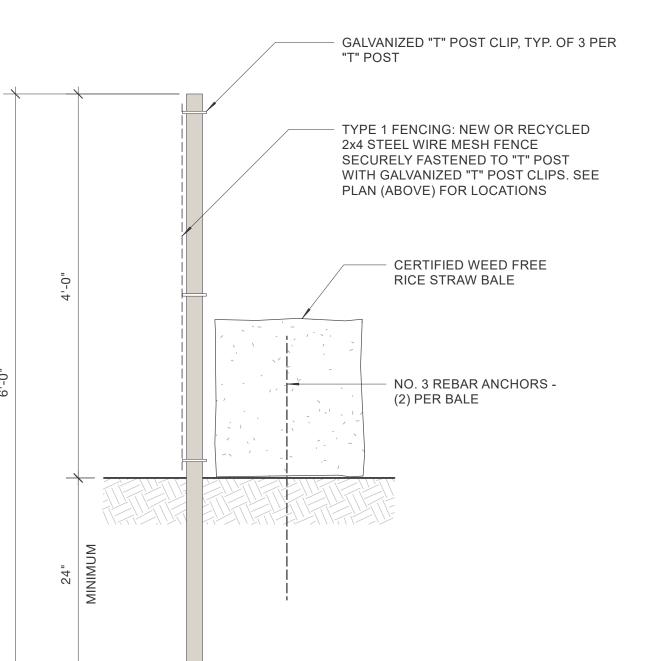
---- Minimum Critical Root Zone

TREE MITIGATION NOTES

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



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



SECTION DETAIL: TREE PROTECTION FENCING

1" = 1'-0"

BLISS

LANDSCAPE ARCHITECTURE

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE

1 RUMSEN TRACE

CARMEL, CA 93923

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

Phase
DESIGN DEVELOPMENT

Revisions

No. Date Description

Issue

PRELIMINARY DESIGN REVIEW

Date

Drawn by

14 FEBRUARY 2024

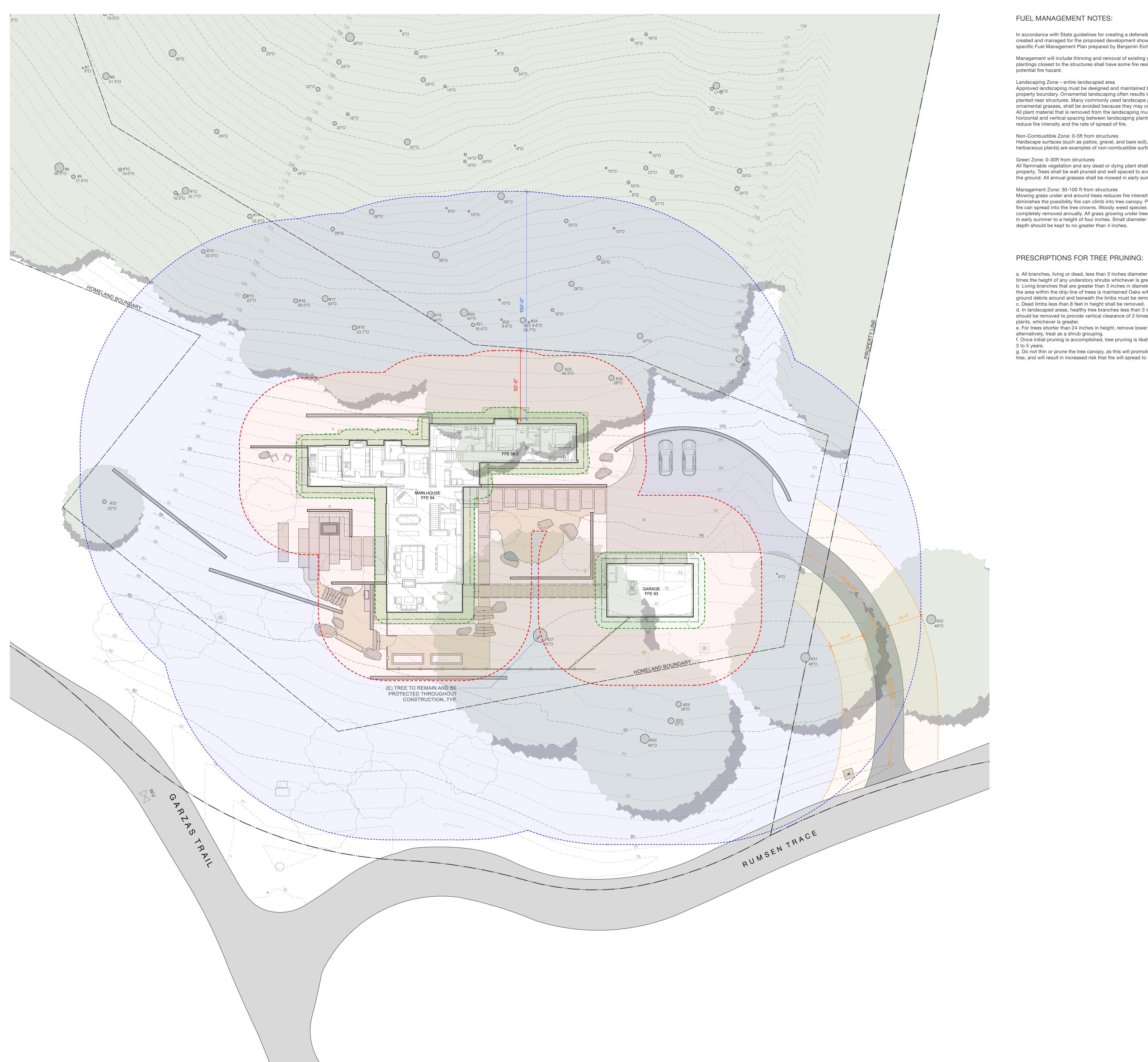
Scale: 1/16" - 1

0' 8' 16'



TREE
PROTECTION
PLAN

L0.1



FUEL MANAGEMENT NOTES:

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

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

Landscaping Zone - entire landscaped area

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

Non-Combustible Zone: 0-5ft from structures

Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.

Green Zone: 0-30ft from structures

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

Management Zone: 30-100 ft from structures

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

PRESCRIPTIONS FOR TREE PRUNING:

a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed. b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.

d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater. e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or

alternatively, treat as a shrub grouping. f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every

g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE 1 RUMSEN TRACE CARMEL, CA 93923

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

DESIGN DEVELOPMENT

No. Date

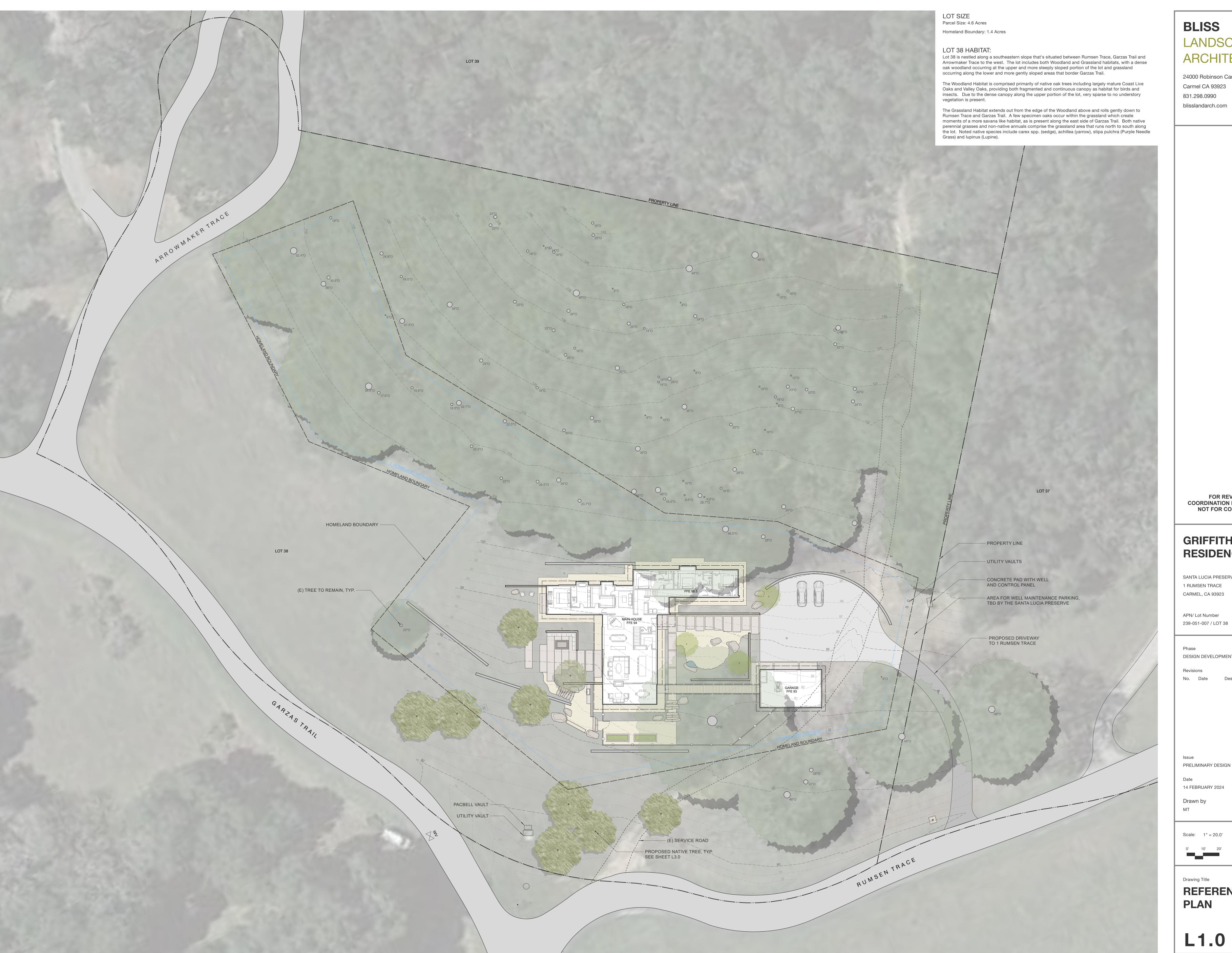
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14 FEBRUARY 2024 Drawn by



FUEL MANAGEMENT PLAN

L0.2



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SANTA LUCIA PRESERVE 1 RUMSEN TRACE CARMEL, CA 93923

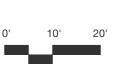
APN/ Lot Number 239-051-007 / LOT 38

DESIGN DEVELOPMENT

PRELIMINARY DESIGN REVIEW

14 FEBRUARY 2024

Drawn by



Drawing Title REFERENCE SITE

NORTH

L1.0



L1.1

MATERIAL SPECIFICATIONS

NOTES

1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.1 PRELIMINARY HOMELAND SITE PLAN

2 PROVIDE MOCK-UP SAMPLES FOR ITEMS REQUESTED, MOCK UPS TO BE REVIEWED BY BLA
 3 FOR PHOTO REFERENCES, REFER TO THIS SHEET

DESIGNER/CONTRACTOR LEGEND

BLA Bliss Landscape Architecture CE L & S Engineering

ARCH Feldman Architecture LC Landscape Contractor

GC General Contractor SE Structural Engineer

LANDSCAPE ITEM SPECIFICATION NOTES

1 DRIVEWAY Asphalt Pavement, See CE Drawings

2 AUTO COURT 6" thick PIP 3500 psi compressive strength concrete mix. 50/50 aggregate/concrete mix

Integral Color: 'Davis'. Heavy Acid Finish.

Base: Compacted aggregate as per Geo-tech Report

3 BOARD FORMED CONCRETE WALL 8" thick reinforced, PIP concrete w/ 6" decorative horizontal board-form finish

Integral color: TBD

Square edges at corners, align + level boards at all vertical on each face.

Structure: Wall structural detailing by SE, drainage by CE

4 BRICK WALL Wall: PIP Reinforced concrete wall with concrete footing per structural specifications. Provide waterproofing and drain mat/pipe at rear

of all retaining wlls.

Brick Veneer: Cooritalia Long Format Brick, brick type + finish TBD.

5 STONE PAVEMENT Stone: 1.5" common thickness cut stone pavers, finish TBD, mortar set, tight joints.

Pedestrian Base: Compacted aggregate base per Geo-tech report.

6 GRAVEL PAVEMENT 3/8" washed 'Yosemite Tan' gravel top dressing to 3/4" thick on 2" deep 50% 3/8" crushed rock

+ 50% granite fines mixed together w/ stabilizer @ 12LBS per yard. Install 3/8" washed 'Yosemite Tan'

surface gravel in two lifts. First lift shall be rolled into 50/50 base prior to stabilizer setting firm. Second lift applied loose to achieve full and even depth of 3/4 thick.

Base: 4 class 2 compacted aggregate base

Install steel edge where all edges that meet concrete and/ or planted areas, finish edge flush with gravel.

7 TIMBER BOARDWALK 1" X 6" smooth FSC recycled 100% Teak decking (S4S/ E4E) as supplied by INDOTEAK DESIGN, PTDF framing

Alt: Thermally modified 5/4 White Ash, unfinished

8 STONE STEPS Monolithic natural stone steps set on 2" mortar setting bed, reinforced concrete base as per Geo-tech.

Stone: TBD. Finish: TBD

9 RAISED PLANTING BEDS Concrete or timber garden beds, TBD.

10 DEER FENCING 6'0" tall steel fencing, TBD.

11 BENCH Reclaimed timber bench, TBD.

12 OUTDOOR KITCHEN PIP concrete wall w/ decorative horizontal board-formed finish, integral color, TBD.

Structure: wall structural detailing by SE, drainage by CE.

Counter top: smooth form concrete finish, edges: board-form finish.

13 FIRE PIT Gas burning fire pit, PIP concrete with stone veneer finish, stone TBD.

Burner: Crossfire brass burner
Fire Rock: 8-10" rolled lava rock

14 BANQUETTE SEATING Benches: reinforced concrete with decorative horizontal board-formed finish, integral color, TBD.

Cushion: by others, TBD.

15 WATER BOULDER Natural stone boulder selected, custom hand-crafted boulder with drilled 1-1/2 dia. for water supply line set over concrete formed basin.

Concrete trough: Collection well to include 'auto-fill' valve. water feature to include filter, adjustable flow pump, clean out drain and auto-fill.

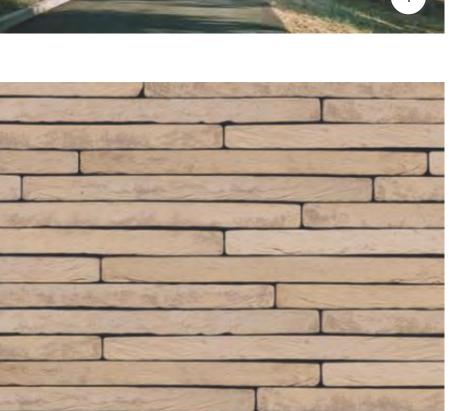
Pump and filter to be located in sub-surface valve box in remote planted location. Contractor shall submit specifications for pump and

filter assembly for LA approval.

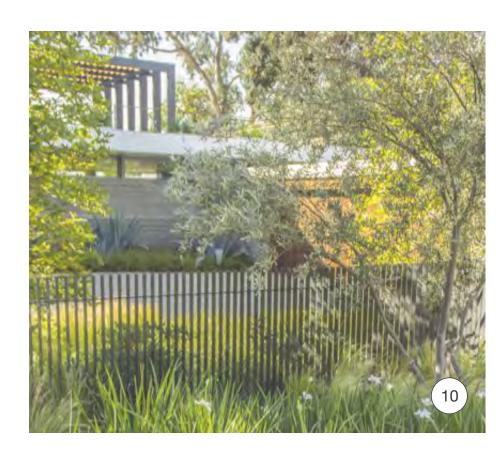
16 BOULDER Natural stone boulder, type TBD.

17 MOWN PATH Native grasses

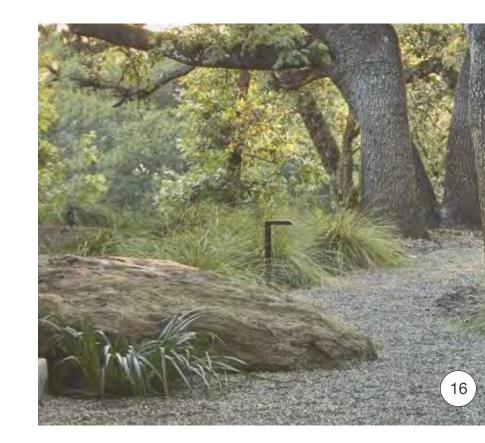




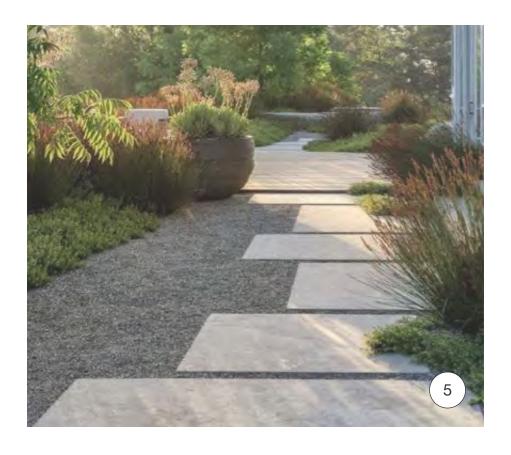


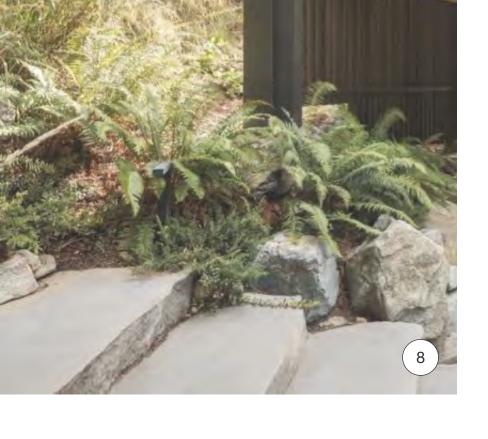








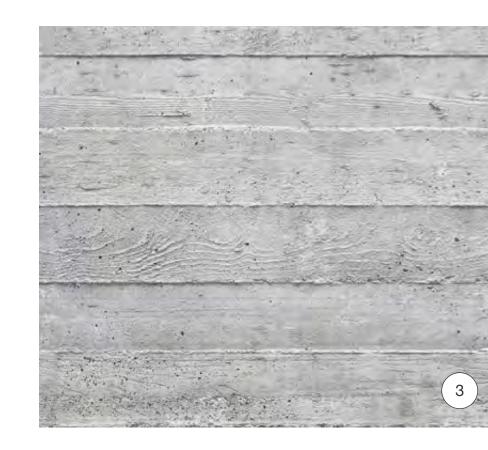


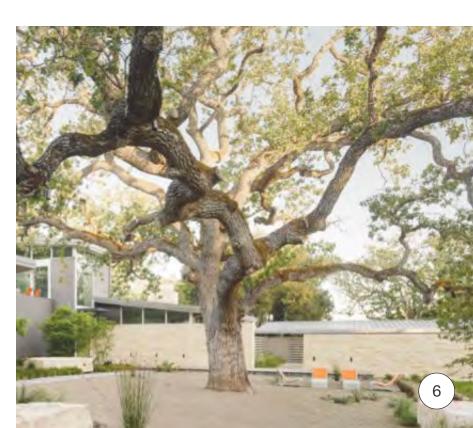


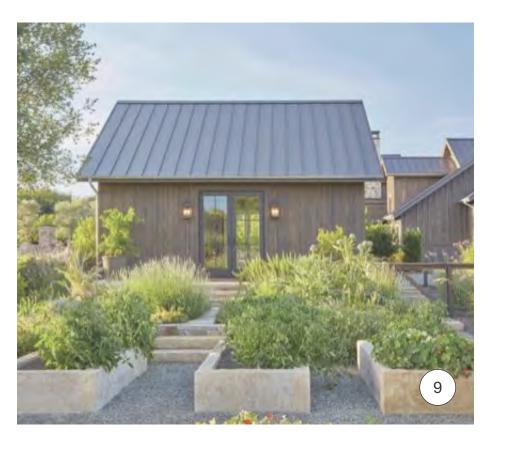


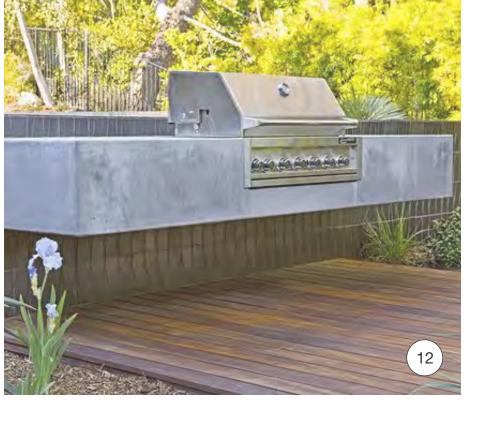


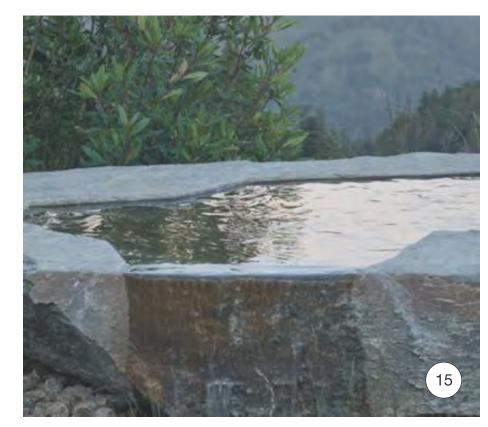












LANDSCAPE ARCHITECTURE 24000 Robinson Canyon Road

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE
1 RUMSEN TRACE
CARMEL, CA 93923

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

Phase
DESIGN DEVELOPMENT

Revisions
No. Date De

Issue
PRELIMINARY DESIGN REVIEW

Date 14 FEBRUARY 2024

Drawn by

Scale: N/A

Drawing Title

MATERIALS +

FINISHES

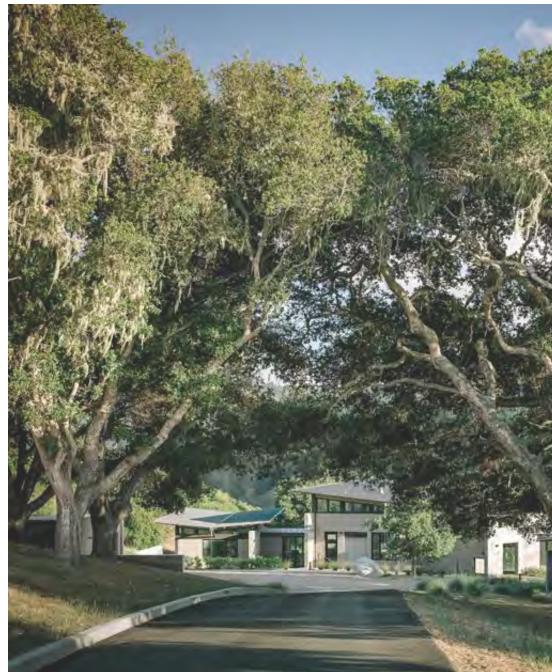
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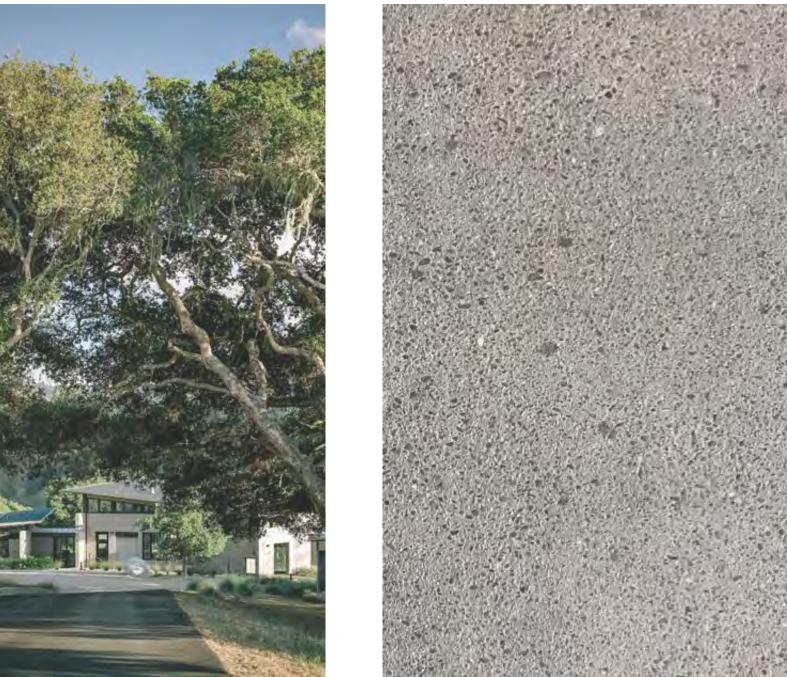
AUTO COURT



DRIVEWAY VIEW



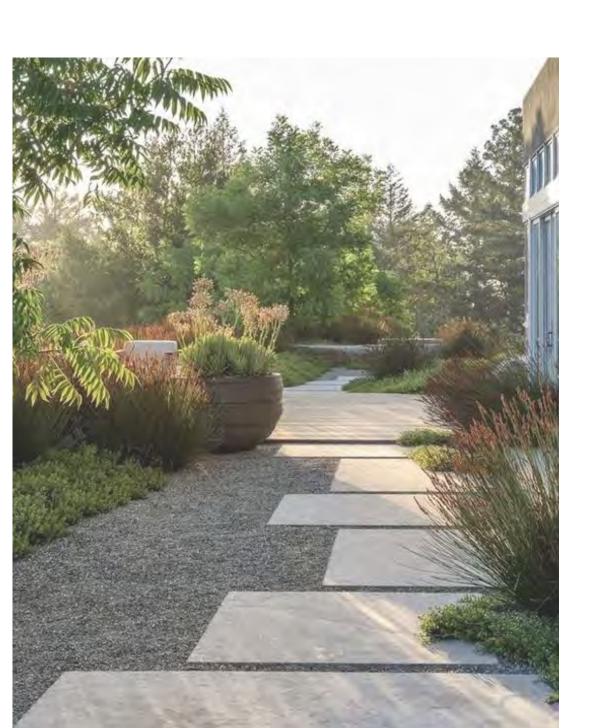




2 CONCRETE AUTO COURT



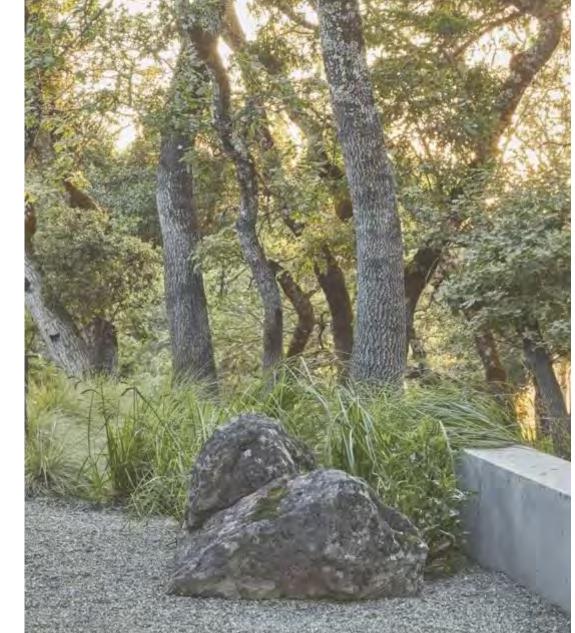
3 BOARD FORMED CONCRETE WALL



5 CUT STONE PAVEMENT



4 BRICK VENEER



16 BOULDERS

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GRIFFITH **RESIDENCE**

SANTA LUCIA PRESERVE 1 RUMSEN TRACE CARMEL, CA 93923

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

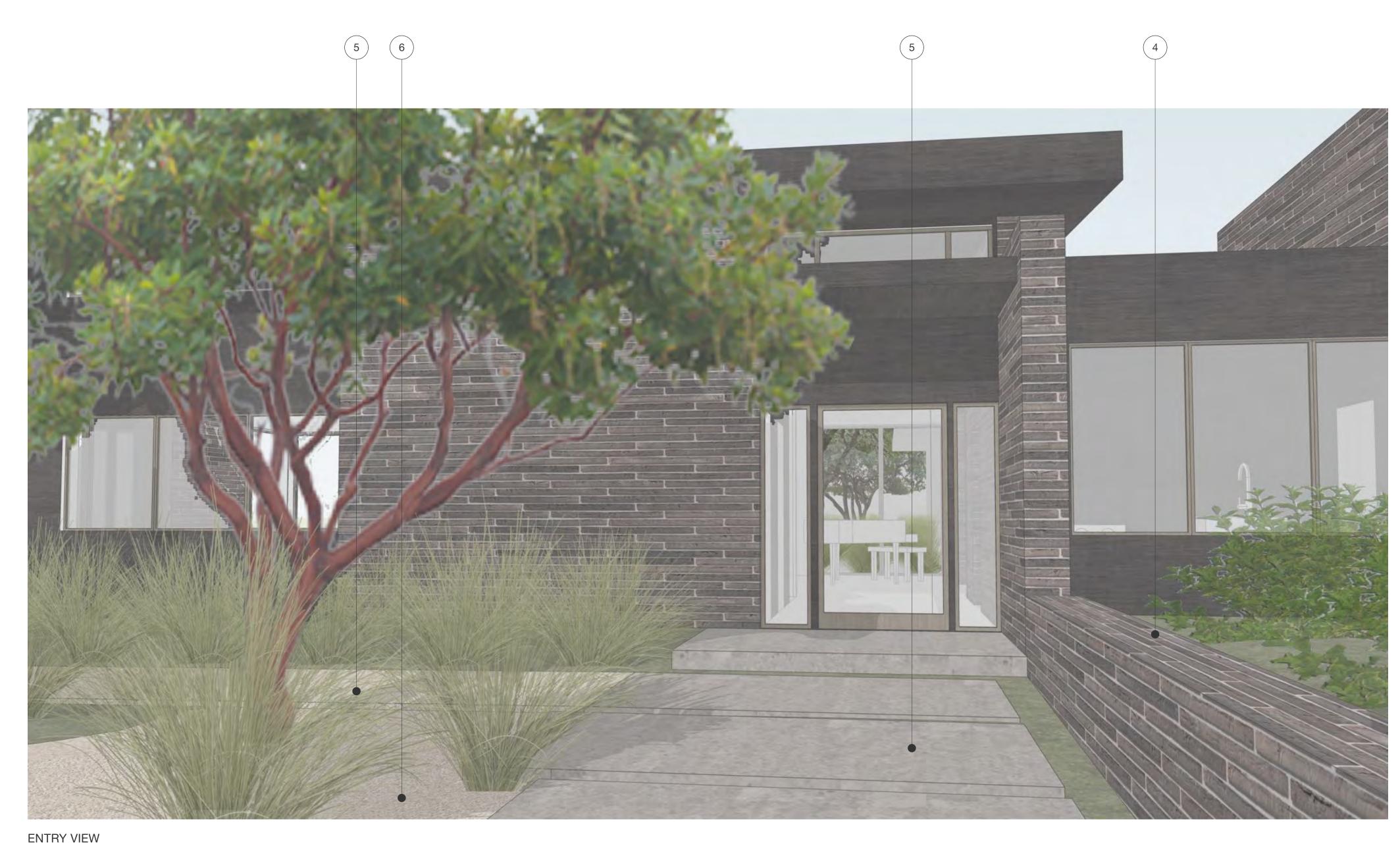
DESIGN DEVELOPMENT

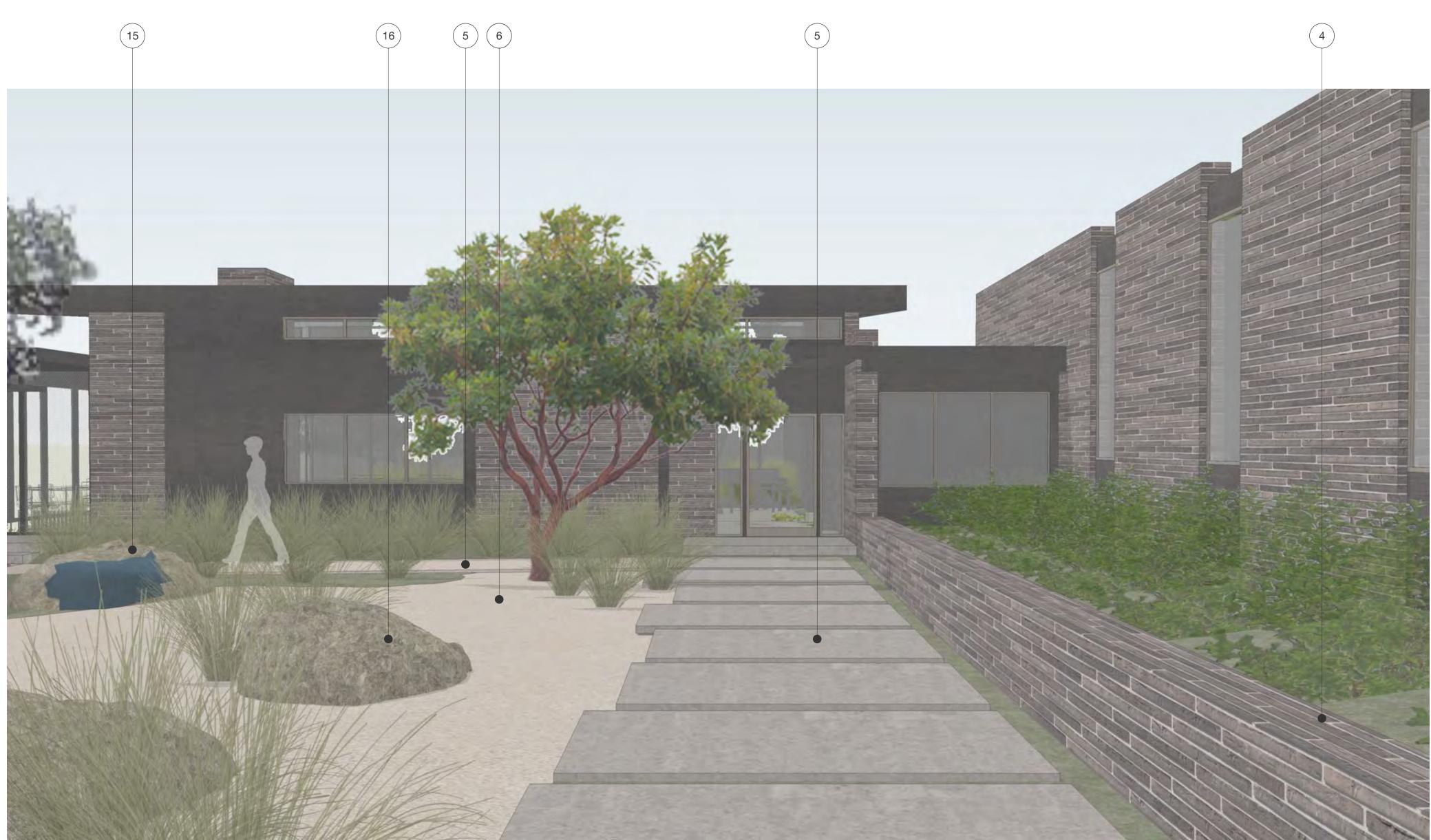
PRELIMINARY DESIGN REVIEW

14 FEBRUARY 2024

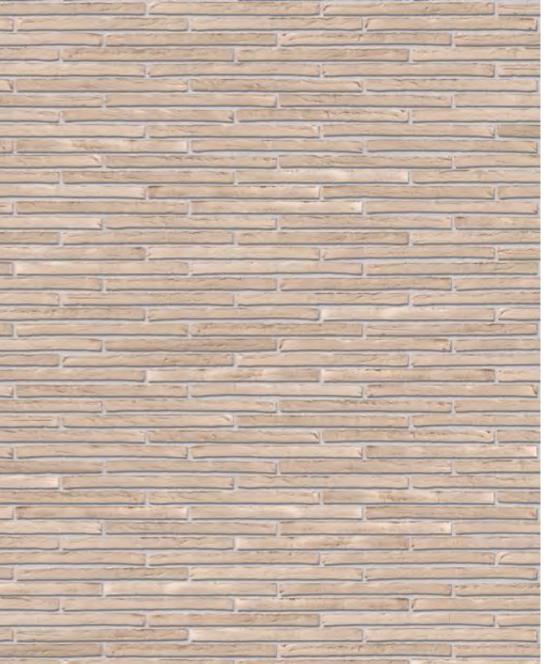
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Drawing Title **LANDSCAPE MODEL VIEWS**

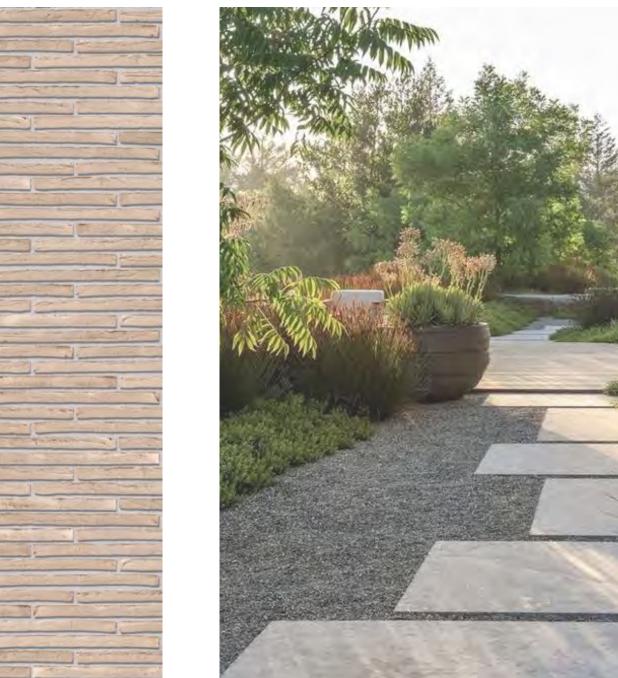




ENTRY GARDEN



4 BRICK VENEER

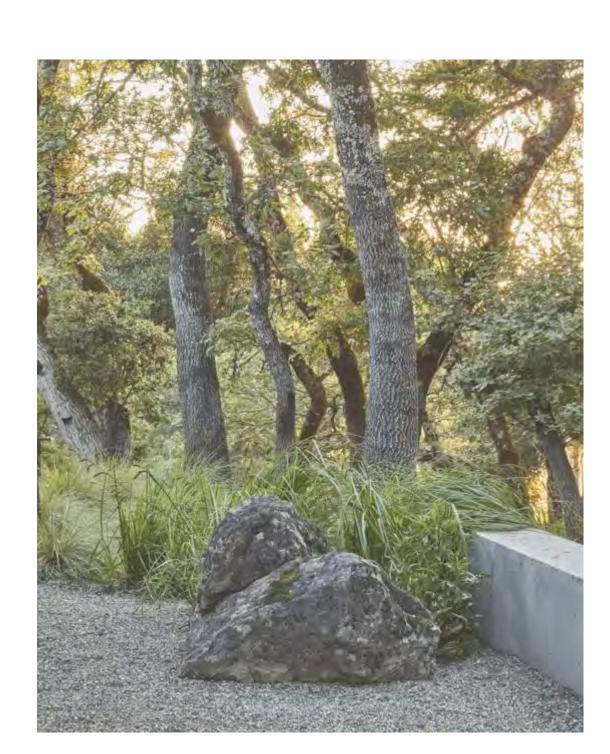


5 CUT STONE PAVEMENT



6 GRAVEL PAVEMENT





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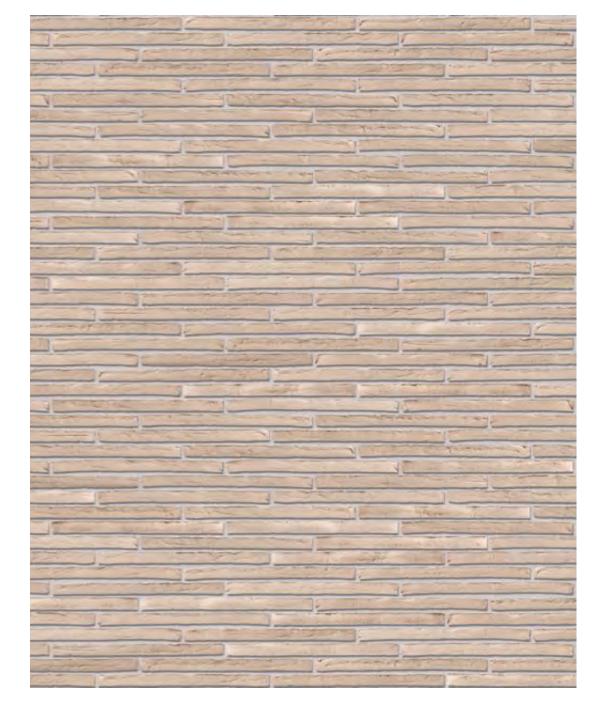
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LANDSCAPE
MODEL VIEWS













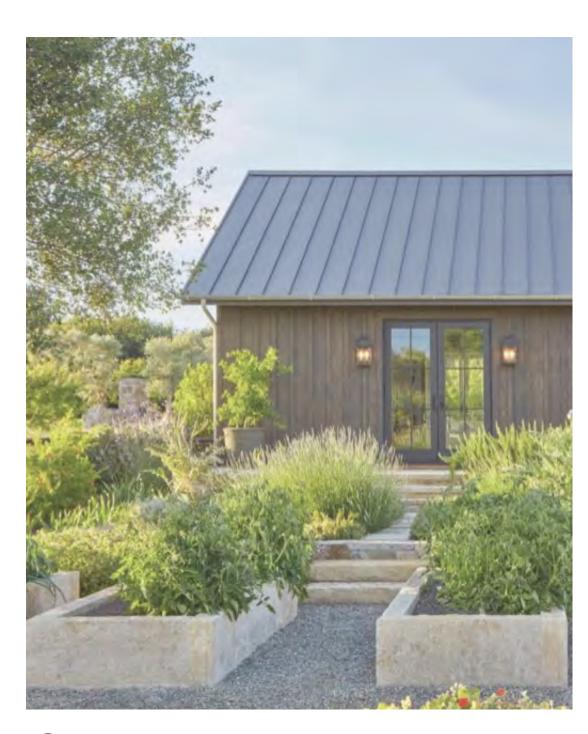
7 TIMBER BOARDWALK



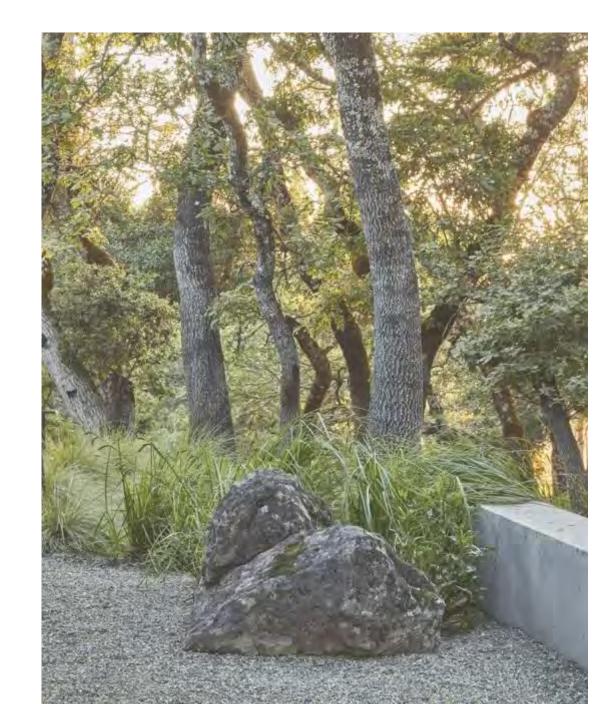
8 STONE STEPS



10 DEER FENCING



9 KITCHEN GARDEN BEDS



16 BOULDERS

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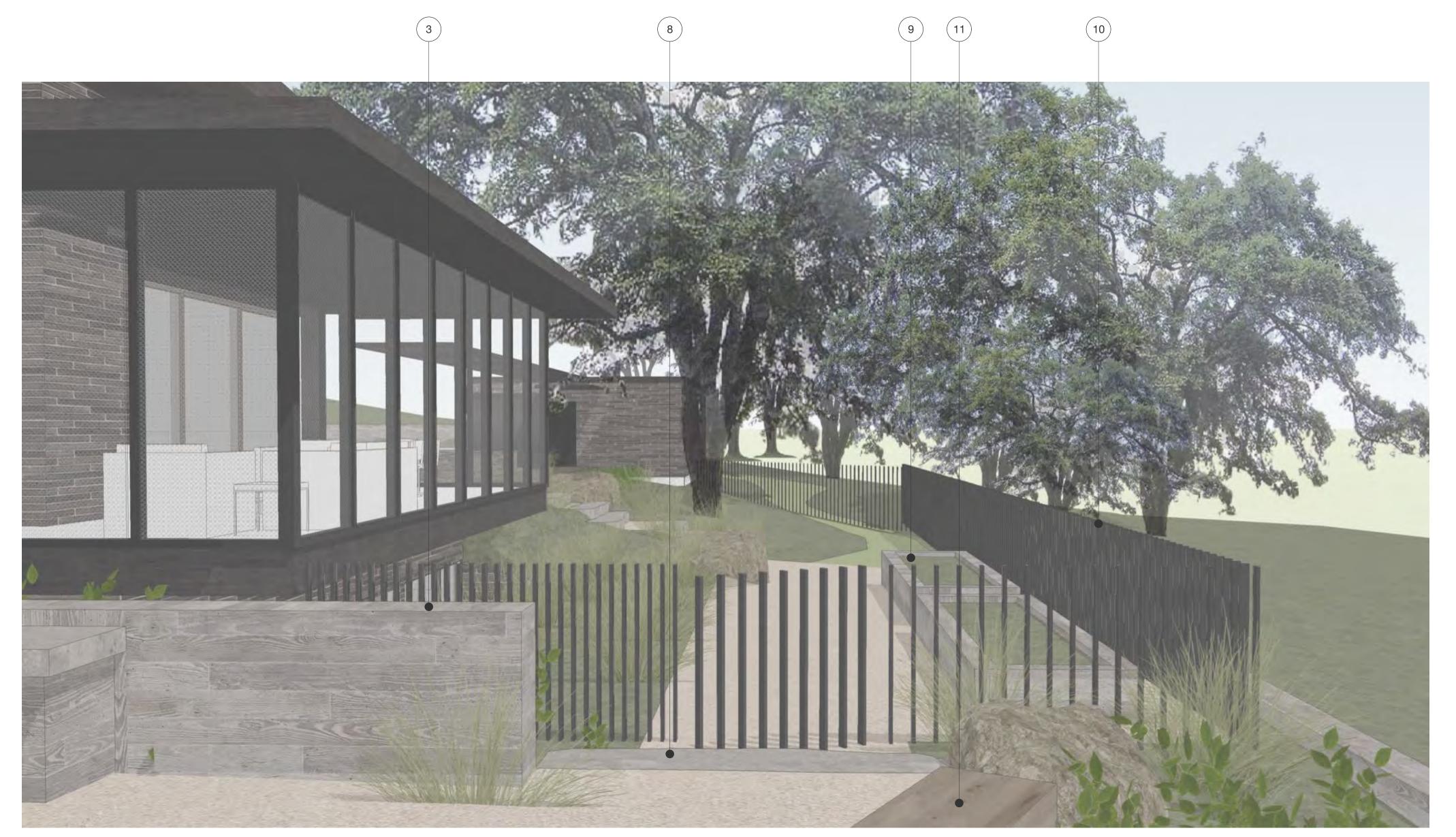
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LANDSCAPE
MODEL VIEWS









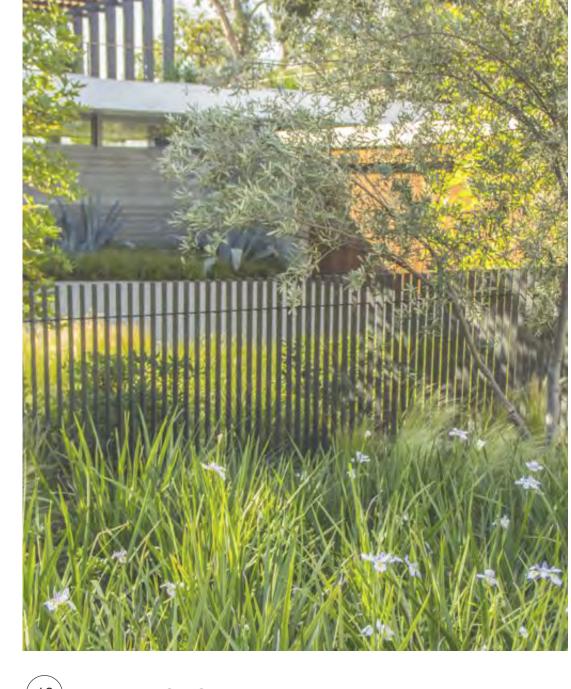




8 STONE STEPS



9 KITCHEN GARDEN BEDS



10 DEER FENCING

12 BBQ



11 TIMBER BLOCK BENCH



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LANDSCAPE
MODEL VIEWS





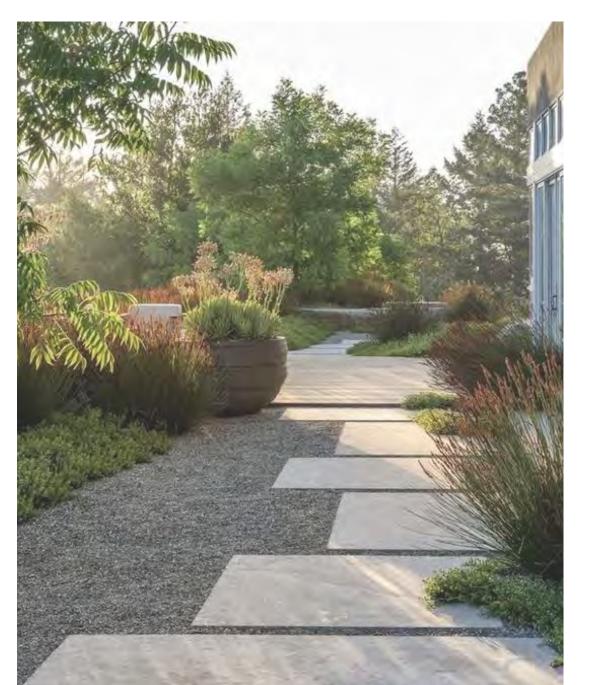
MEADOW







4 BRICK VENEER



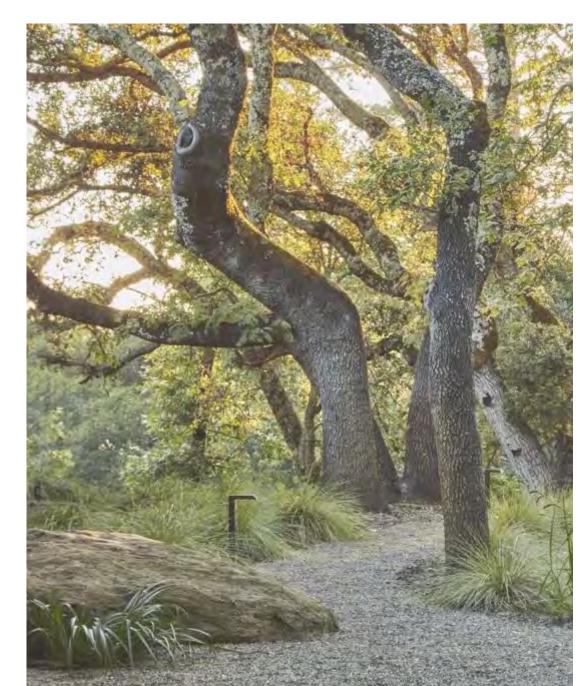
5 CUT STONE PAVEMENT



13 FIRE PIT



14 BANQUETTE SEATING



16 BOULDER

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Scale: AS SHOWN

LANDSCAPE
MODEL VIEWS

Quantity Coverage Botanical Name

SHRUBS + GROUNDCOVERS

Common Name

Container Size Spacing

Quantity Coverage Botanical Name

REFINED MEADOW

PLANTING LEGEND

Symbol Quantity Coverage Botanical Name

Common Name

Container Size Notes

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Container Size Spacing

Common Name

ARCHITECTURE 24000 Robinson Canyon Road

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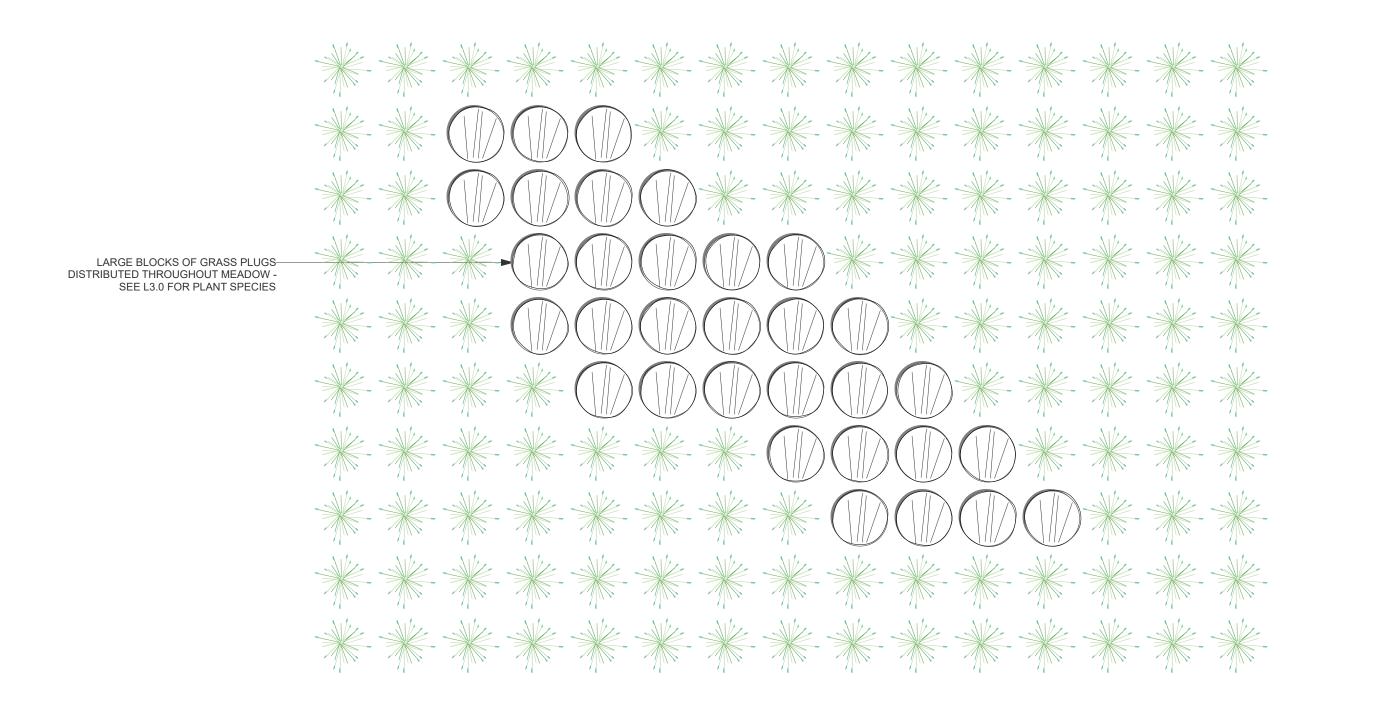
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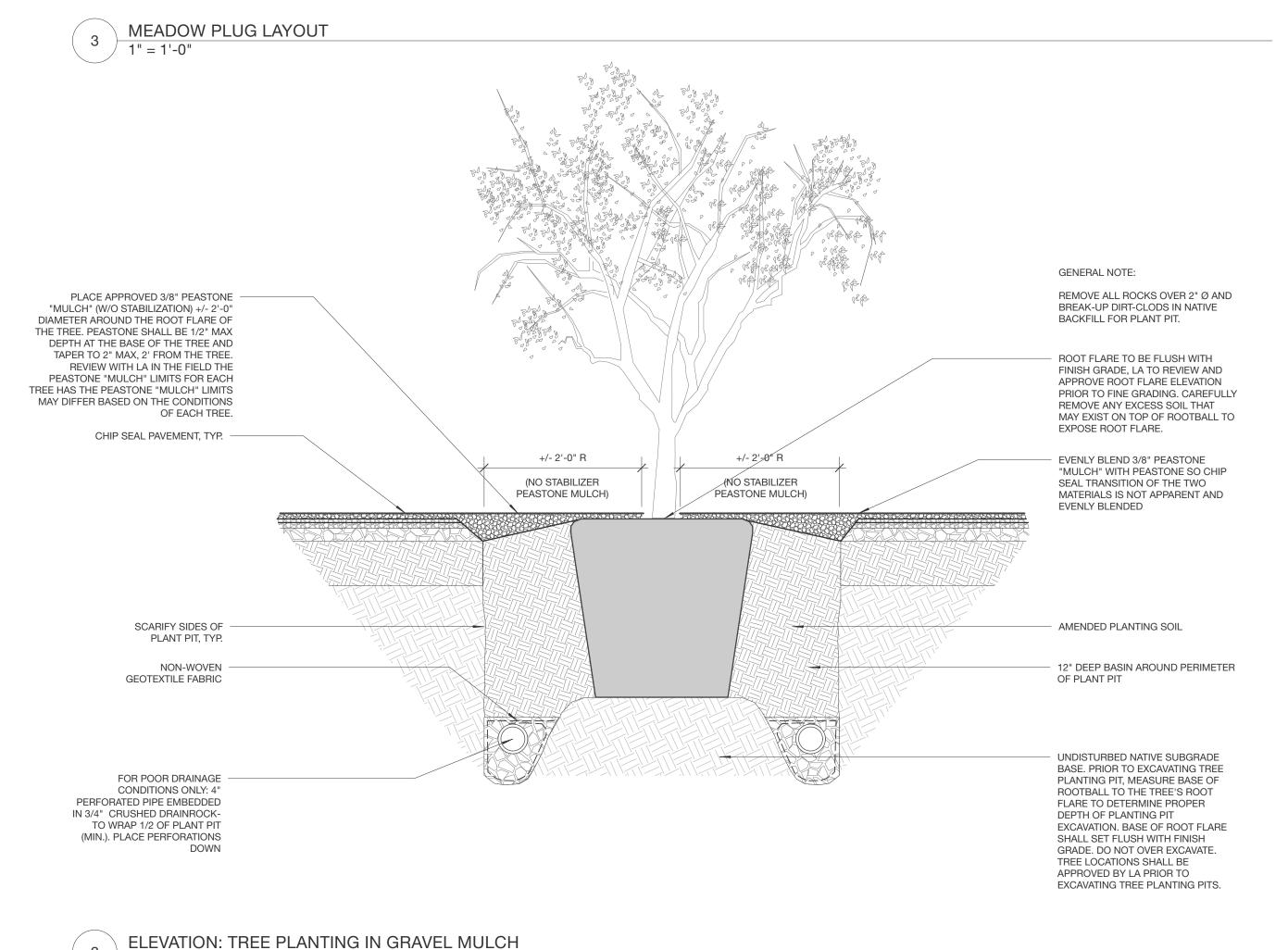
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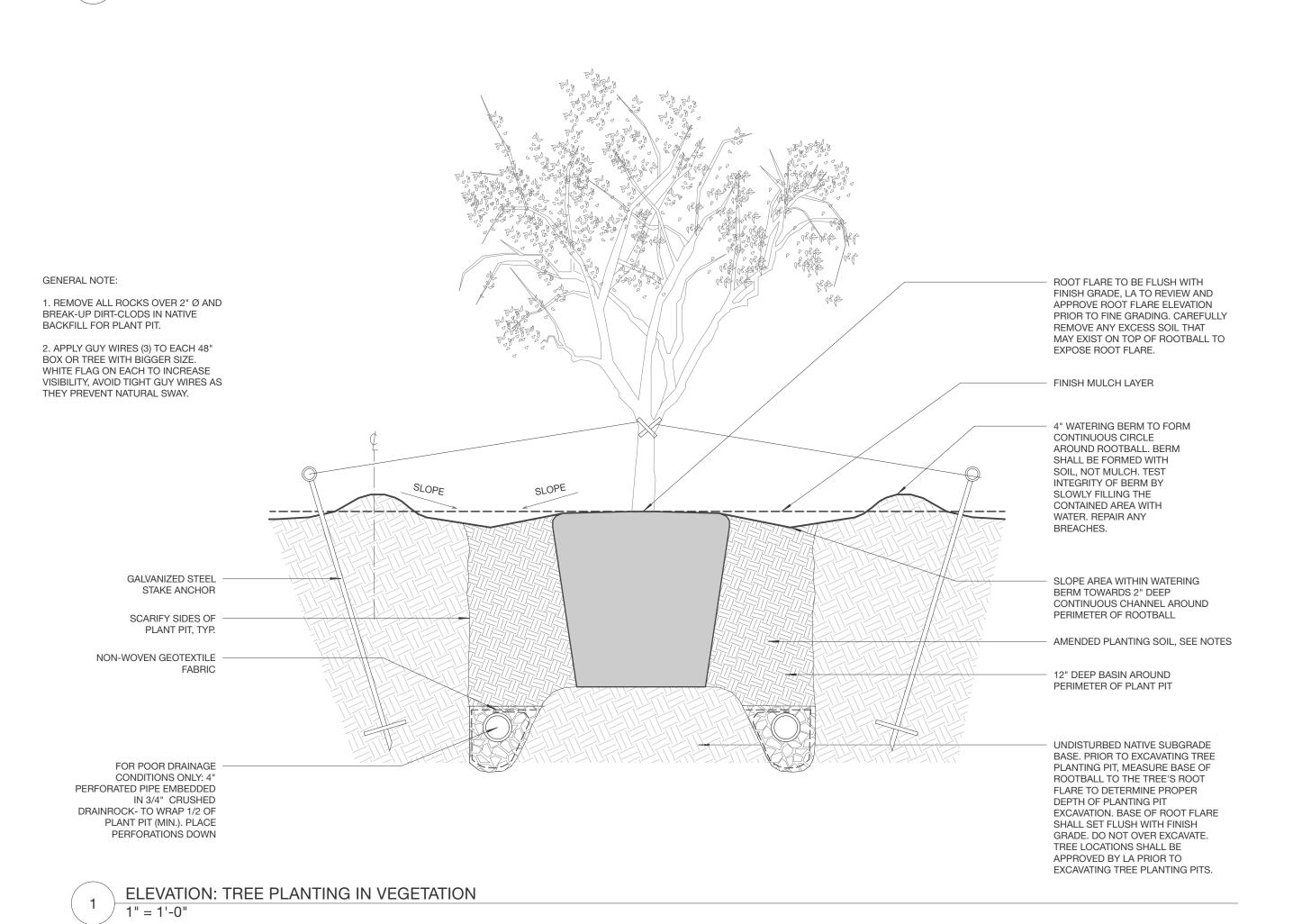
NORTH

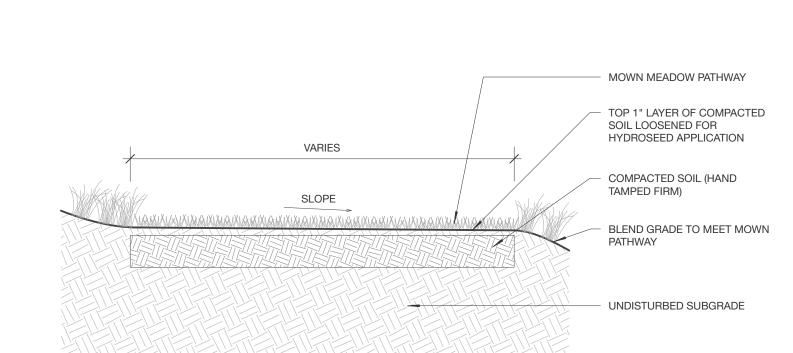
Drawing Title **PLANTING PLAN**

L3.0

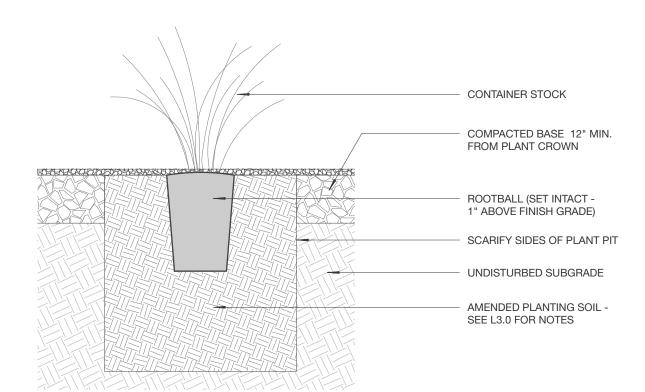




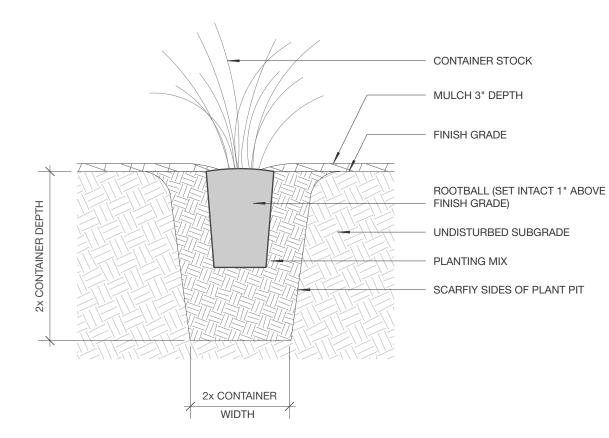




6 SECTION DETAIL: MOWN MEADOW PATH



SECTION: CONTAINER STOCK PLANTING IN GRAVEL



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

PLANTING NOTES

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

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

3. Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.
4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule..

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

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

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

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

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.
10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project

inspection schedules.

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

or plant staging site.

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

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

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

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

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

17. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.18. Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site or topsoil.

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

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

21. Planting areas shall receive a 2" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.22. Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the

crown or trunk of any newly planted plant or tree.

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

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

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

NATIVE RESTORATION PLANTING AREA SOIL PREP

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

Soil preparation for Native Restoration Seed of Plug planting shall include decompacting to a depth of 12" and incorporating 3 yards of organic compost (Cranford or equivalent) per 1,000 sq ft.
 A 2" layer of organic compost (Cranford or equivalent) shall be applied as a capping layer prior to seed application or after plugs have been installed.

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

GRASSLAND RESTORATION NOTES

Department of Agriculture and the Sunset Western Garden Book.

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

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

3. The primary application method for grassland plantings shall include both plug plantings and hydroseeding, including integrally blended organic mulch using a plant-based tackifier to secure seed in place, ensure fast germination and prevent erosion.
4. Existing topsoil within the impacted construction area shall be stockpiled and stored separately from deeper excavated sub-soils. The native topsoil shall be dispersed as a final topping lift throughout the areas of grassland restoration prior to planting and seeding.

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

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

NURSERY LIST

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

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

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

San Macos Growers (805) 683-1561

LANDSCAPE CERTIFICATION

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



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ARCHITECTUF

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE

1 RUMSEN TRACE

CARMEL, CA 93923

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

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PLANTING
DETAILS + NOTES

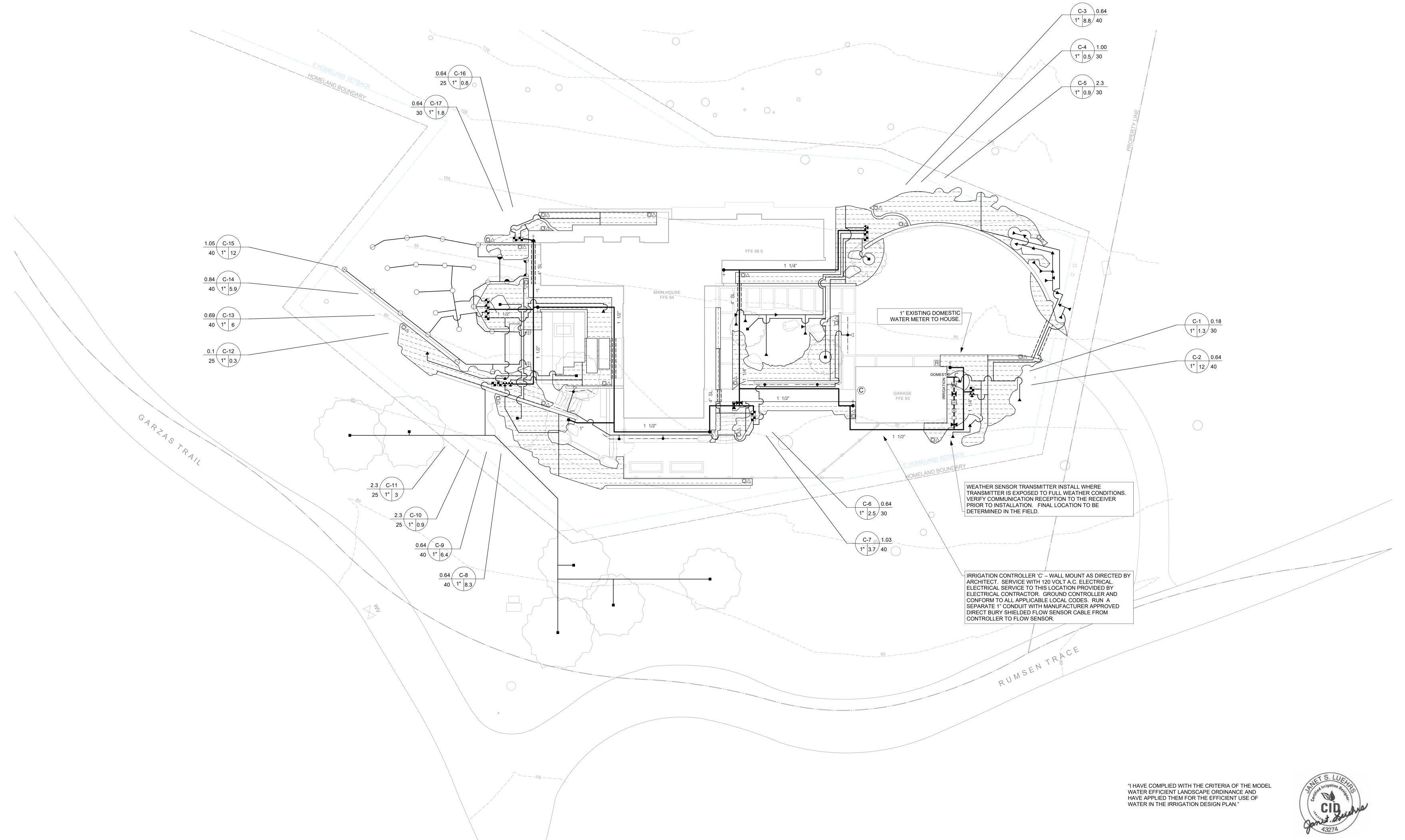
L3.

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

SLEEVING NOTES:

BUNDLE.

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



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IRRIGATION PLAN

IRRIGATION NOTES:

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

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

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

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

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

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

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

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

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

- 10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- 11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
- 12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- 13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.
- 14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- 15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- 16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- 17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 18. LOCATE HOSE BIBS 12" FROM HARDSCAPE AREA.
- 19. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- 20. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.

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

DRIPLINE NOTES:

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

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

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

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

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

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

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):

- 0-8 GPM 3/4" - 8.1-15 GPM 1" - 15.1-25 GPM 1 1/4"
- 8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE. TO PREVENT LEAKING AND FITTING BLOW OUTS. CAREFULLY FOLLOW THE FITTING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 9. STAPLE DRIPLINE TO GROUND EVERY 3 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
- 10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.

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

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

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

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

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

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

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

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

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

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

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

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

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

PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.

- 33. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
- 34. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
- 35. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 6. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
- 37. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:

 INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
- CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
- 38. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL HEADS AND VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS AND/OR ENCLOSURES.

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

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

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

DRIP IRRIGATION NOTES:

POSSIBLE.

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

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

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

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

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

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

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

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

- 9. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
- 10. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
- 11. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI (GPM) RADIUS SPACING	DETAIL#	
ullet	PROS-12-PRS40-CV/MP1000 90-180.270	HUNTER 12" POP-UP SPRAY W/ MP1000 NOZZLE	40 .21,.42 13' 11'	L4.2/15	
$\ominus \oplus \bigcirc$	PROS-12-PRS40-CV/MP2000 90-180,270,360	HUNTER 12" POP-UP SPRAY W/ MP2000 NOZZLE	40 .43,.77,1.48 21 19'	L4.2/15	
A	HEB-40	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL ONE BUBBLER PER SHRUB	35 4 GPH (.07 GPM)	L4.2/14	
•	HEB-60	HUNTER PRESSURE COMPENSATING DRIP BUBBLER INSTALL TWO BUBBLERS PER TREE	35 6 GPH (.1 GPM)	L4.2/13	
NOT SHOWN	HE-10-B, HE-050-B	HUNTER SINGLE OUTLET EMITTER	40 1 GPH, 1/2 GPH	L4.3/20-21	
•	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPI	E TO POLY TUBING	L4.3/22	
Δ	EBV-0500-S	NDS BALL VALVE FOR FLUSHING		L4.3/18	
	ECO-ID	HUNTER OPERATION INDICATOR		L4.3/17	
NOT SHOWN	PLD-ARV	HUNTER AIR VENT		L4.2/16	
•	ICV-AS-ADJ SERIES/LT-T SERIES	HUNTER REMOTE CONTROL VALVE WITH PRESSURE RE	GULATION / NDS PVC BALL VALVE	L4.2/5	
↔	ICZ-101-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTRO SCREEN, AND PRESET PRESSURE REGULATOR / NDS PV	· · · · · · · · · · · · · · · · · · ·	L4.2/6	
	ICZ-101-LF-25 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTRO SCREEN, AND PRESET PRESSURE REGULATOR / NDS PV		L4.2/6	
•+	363LF	ARROWHEAD-CHAMPION LEAD-FREE NO-KINK HOSE BIB	WITH INTEGRAL VACUUM BREAKER	L4.2/12	
H	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)		L4.2/11	
\boxtimes	HFS-FCT-100	HUNTER FLOW SYNC FLOW SENSOR IN 1" PVC TEE		L4.2/4	
	3200100	SUPERIOR 1" MASTER CONTROL VALVE (NORMALLY CLOSED)			
×	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER			
	MODEL 70	BADGER 1" IRRIGATION SUB-METER			
R	WSS-SEN	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR			
<u>(c)</u>	IC-600-M / ICM-600 (X3) ROAM-KIT	HUNTER I-CORE MODULAR CONTROLLER (24 STATIONS) HUNTER MAINTENANCE REMOTE	- WALL MOUNT	L4.2/2	
		CONTROLLER AND STATION NUMBER			
C-1 1.6	<u>-</u>	APPLICATION RATE (INCHES)			
1" 15 30	-	OPERATING PRESSURE (PSI) OR AIR RELIEF VALVE QUA	NTITY		
		APPROXIMATE GALLONS PER MINUTE			
		REMOTE CONTROL VALVE SIZE			
		MAIN LINE: 1120-SCHEDULE 40 PVC SOLVENT WELD PIPI SOLVENT WELD FITTINGS. 18" COVER.	E WITH SCHEDULE 40 PVC	L4.2/9	
		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 WIT COVER. DISTRIBUTION TUBING: TORO EHW0437-010 1/4		L4.3/22	
		SUB-SURFACE DRIPLINE: HUNTER HDL-06-12-CV DRIPLI 2" COVER. (12" EMITTER SPACING, 18" ROW SPACING; .6		L4.3/23-L4.4/	
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" CC	OVER.	L4.2/9	

LATERAL LINE SIZING CHART

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

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GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE

1 RUMSEN TRACE

CARMEL, CA 93923

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

Phase
DESIGN DEVELOPMENT

Revisions

No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

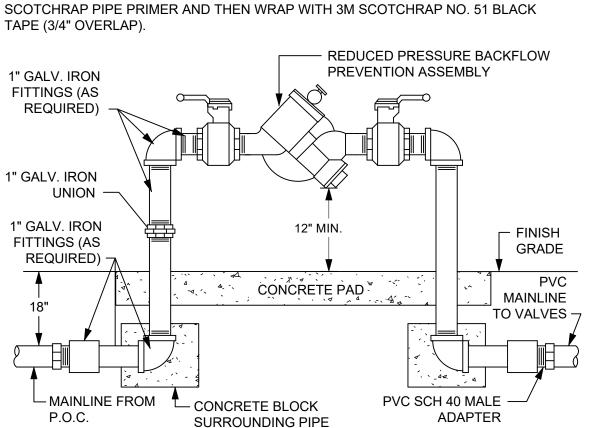
Date

14 FEBRUARY 2024

Drawn by

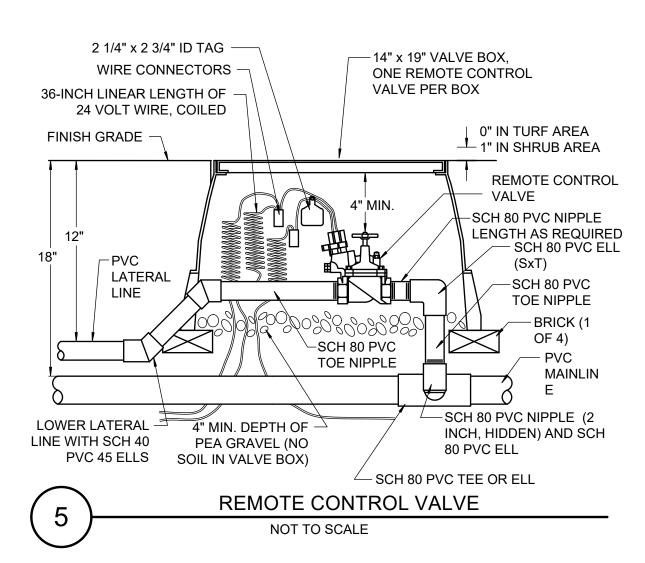
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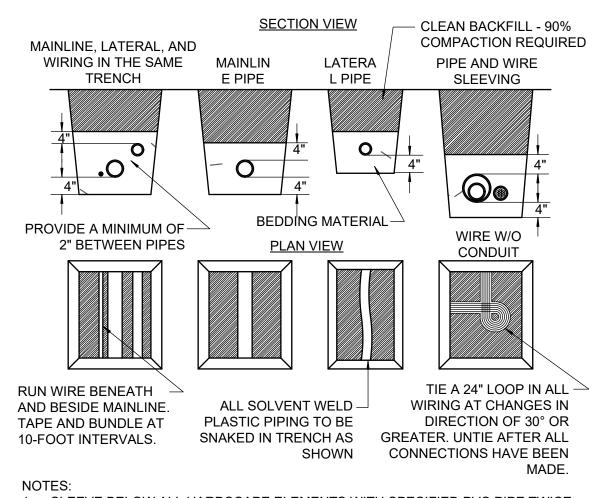
IRRIGATION
LEGEND + NOTES



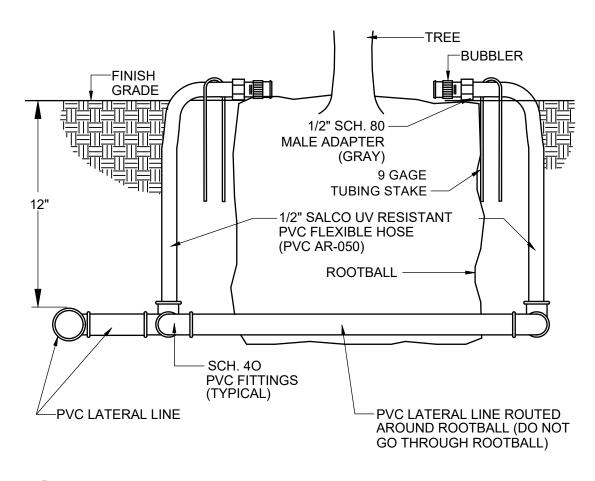
NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M

REDUCED PRESSURE BACKFLOW ASSEMBLY NOT TO SCALE

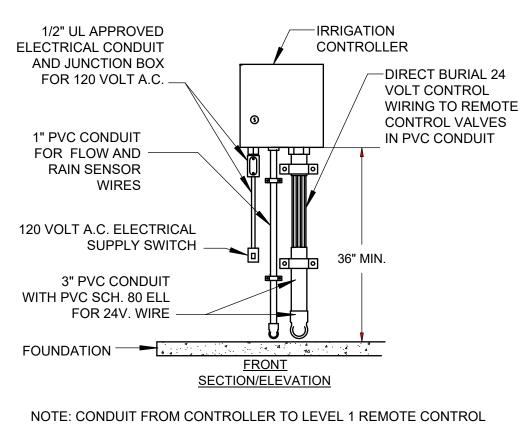




1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN. 2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS. PIPE AND WIRE TRENCHING NOT TO SCALE

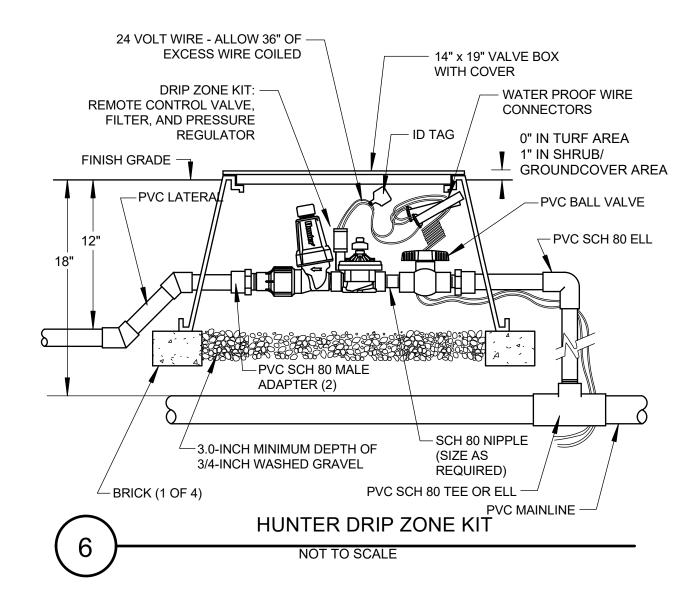


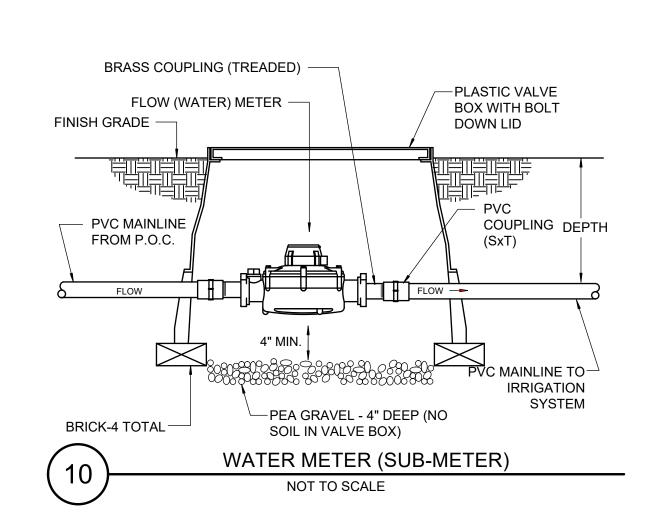
TREE BUBBLER DETAIL NOT TO SCALE

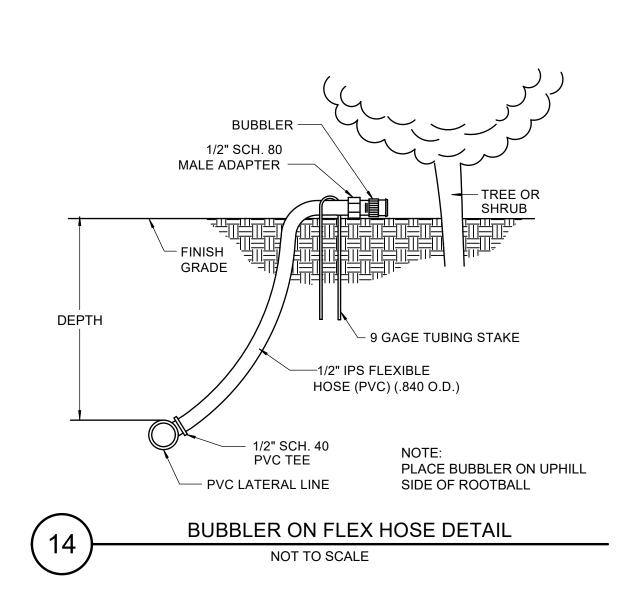


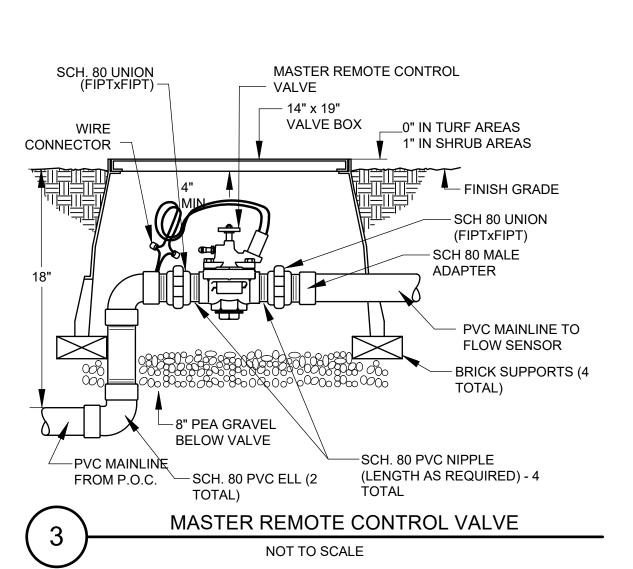
VALVES AND TO LEVEL 2 STUB-OUT SHALL BE PROVIDED, ROUTED, AND INSTALLED BY ELECTRICAL CONTRACTOR.

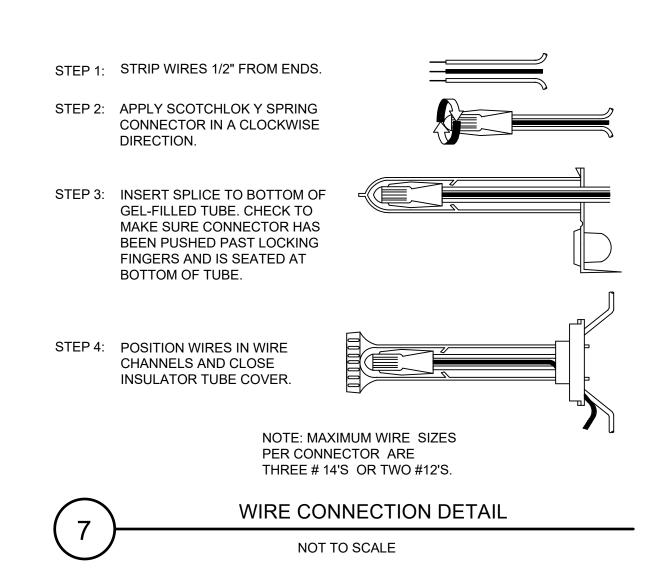
INSIDE WALL MOUNT CONTROLLER DETAIL NOT TO SCALE

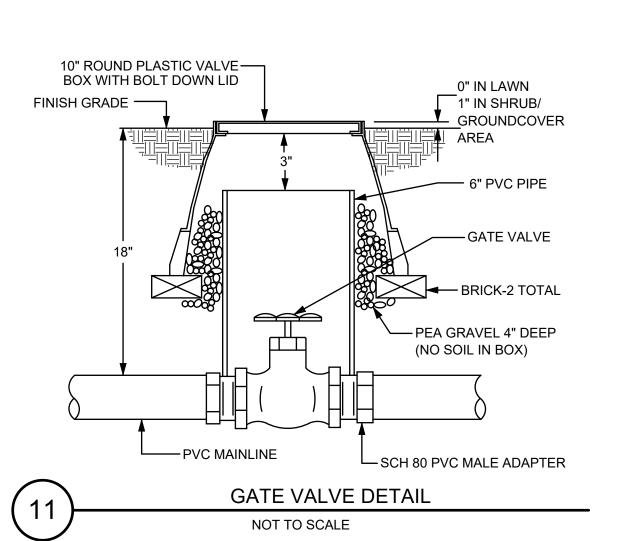


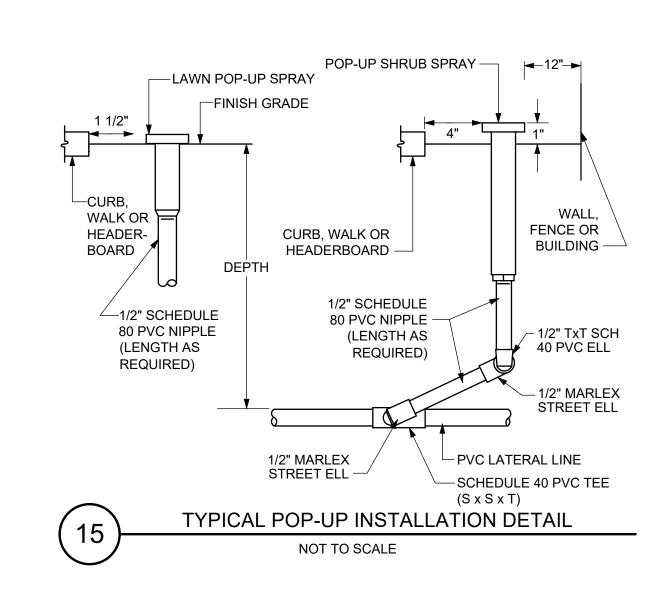


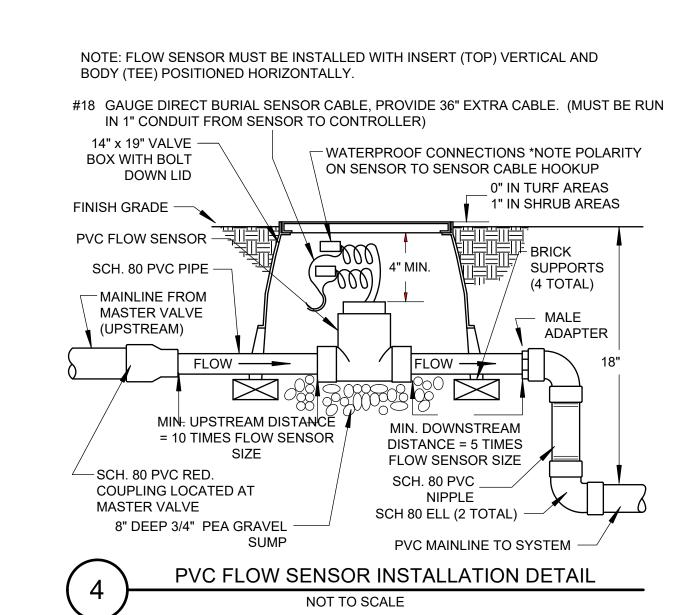








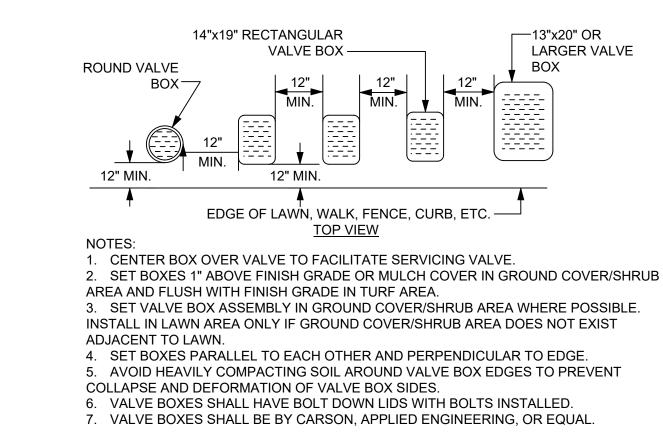




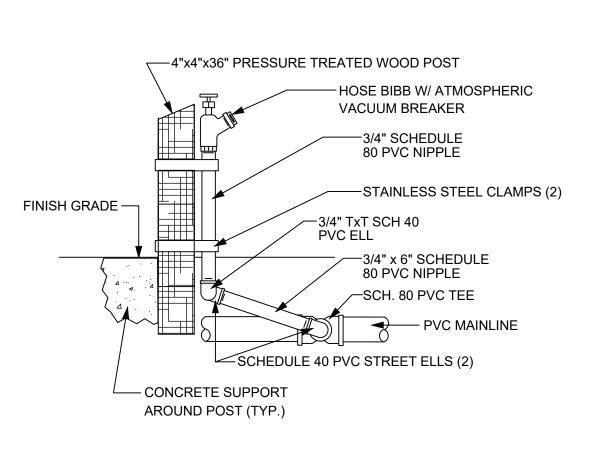
—13"x20" OR

BOX

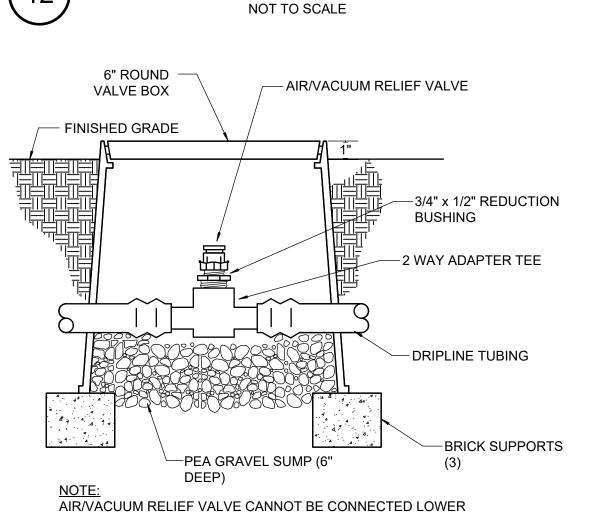
LARGER VALVE







HOSE BIBB DETAIL



THAN DRIPLINE LATERALS. AIR/VACUUM RELIEF VALVE -PLUMBED TO TUBING NOT TO SCALE

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

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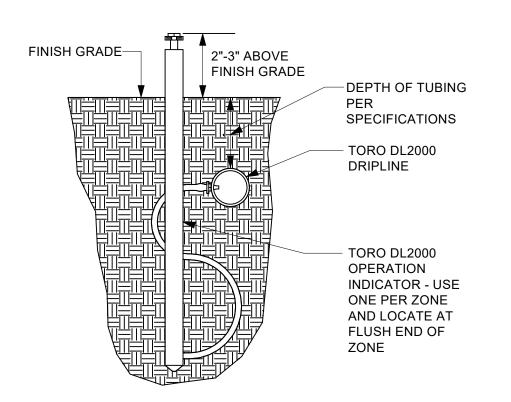
PRELIMINARY DESIGN REVIEW

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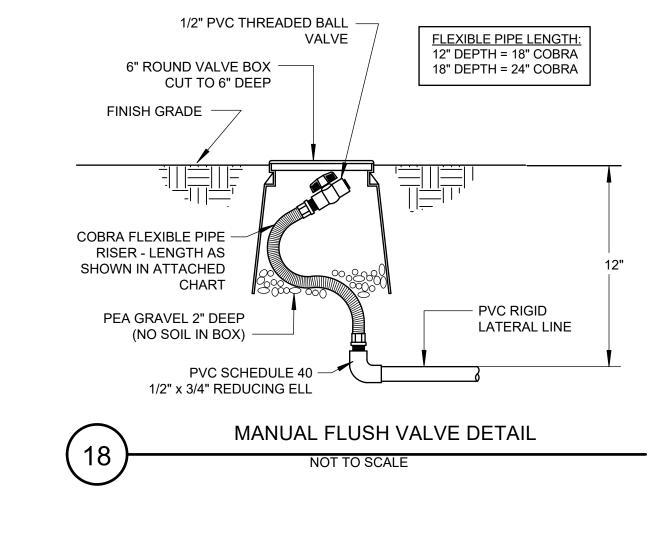
14 FEBRUARY 2024

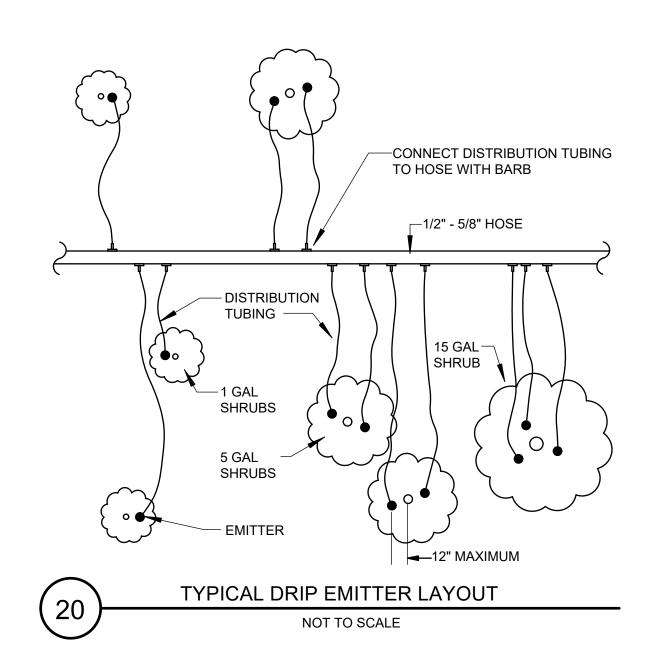
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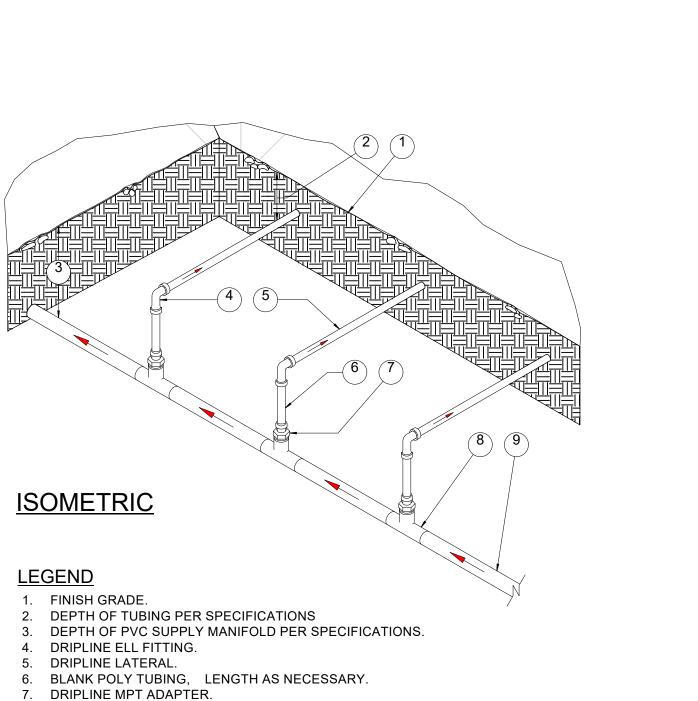
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TORO DL2000 OPERATION INDICATOR NOT TO SCALE





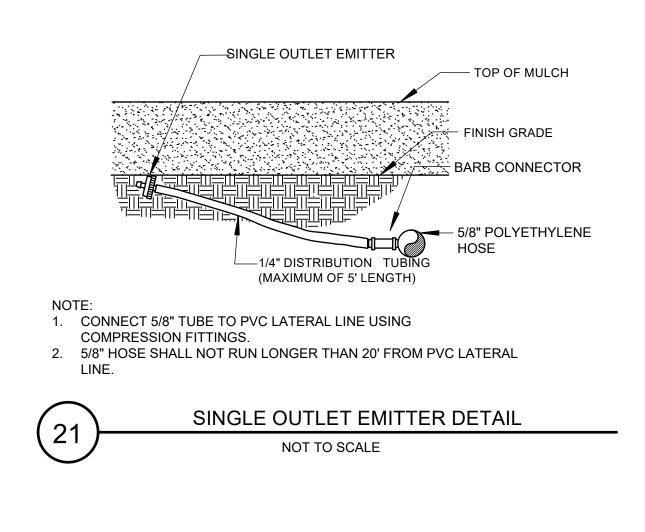


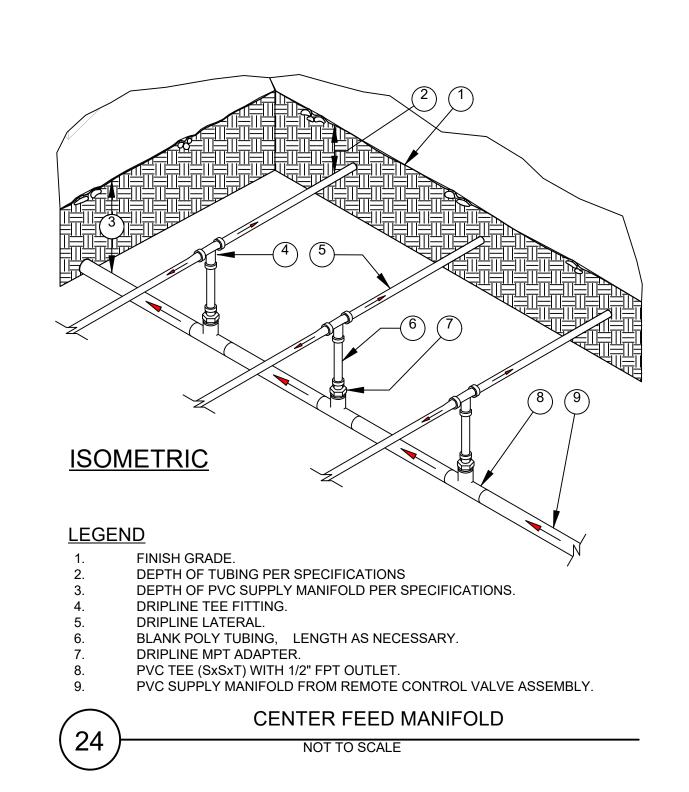
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.

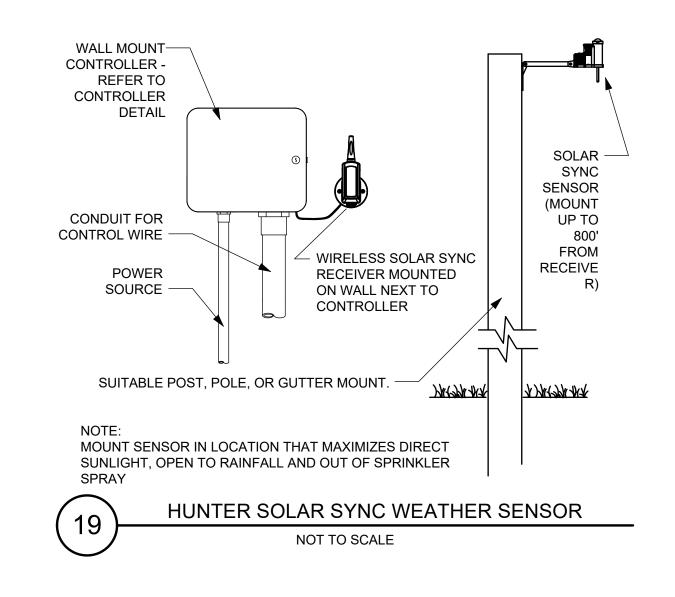
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.

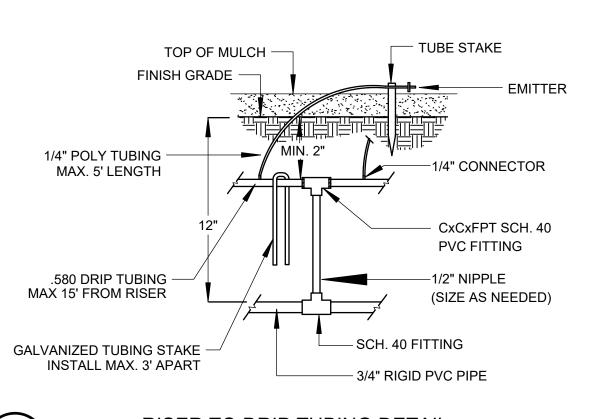
END FEED MANIFOLD

NOT TO SCALE

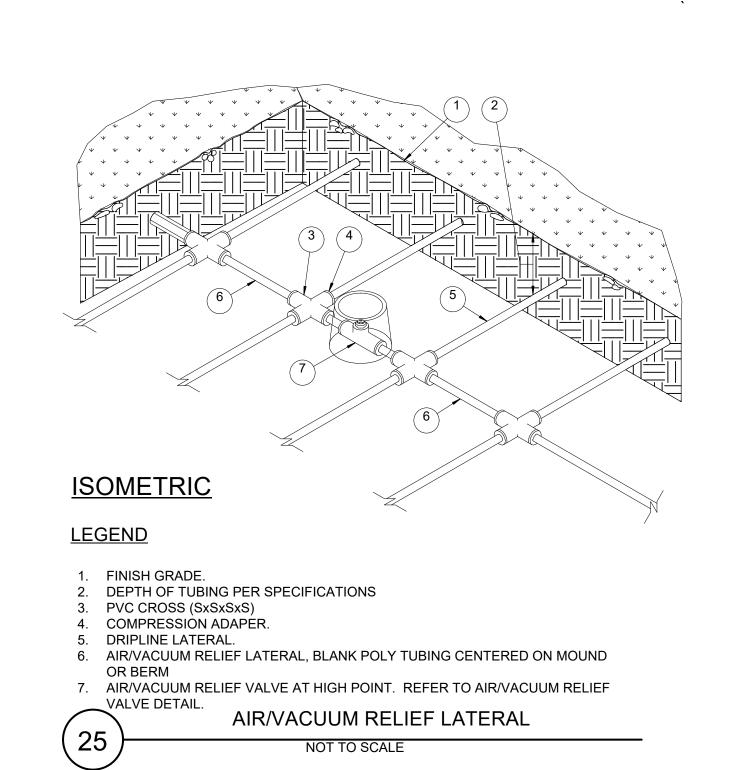












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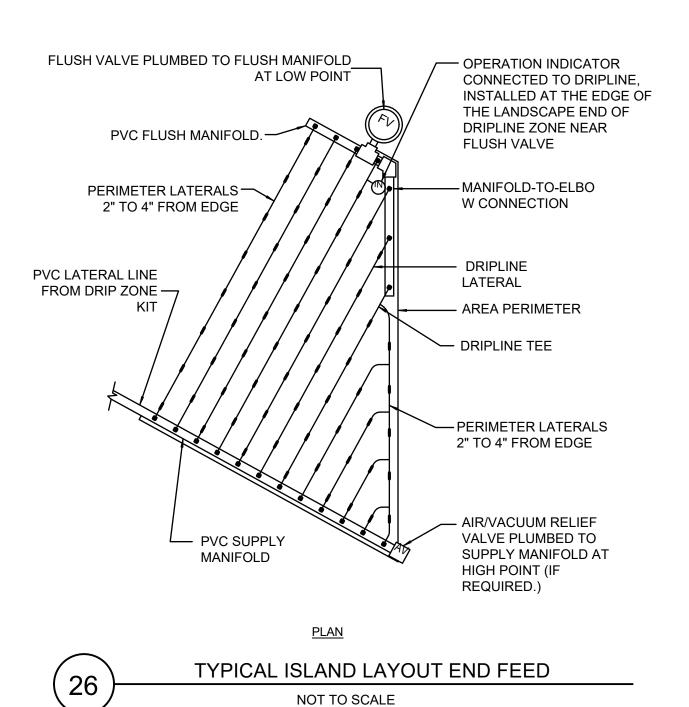
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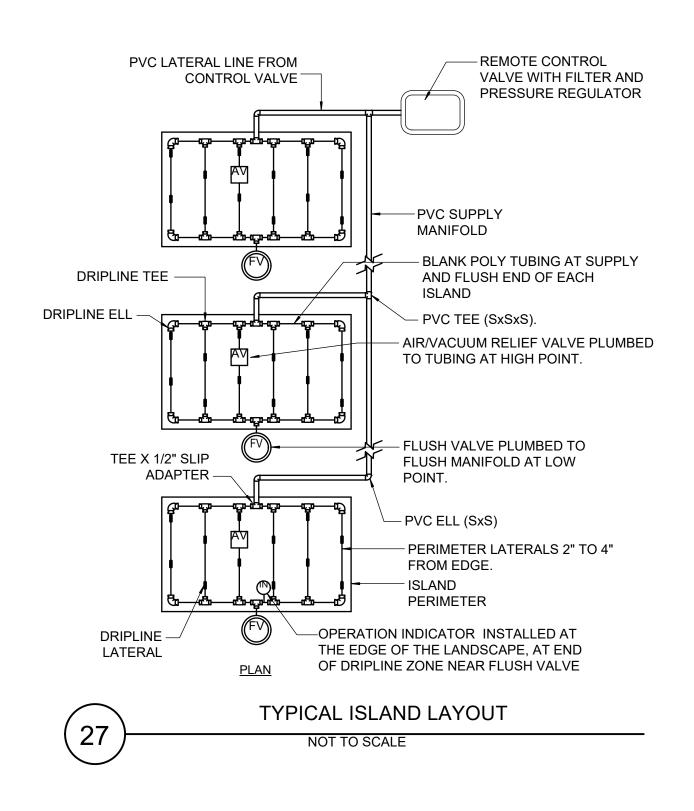
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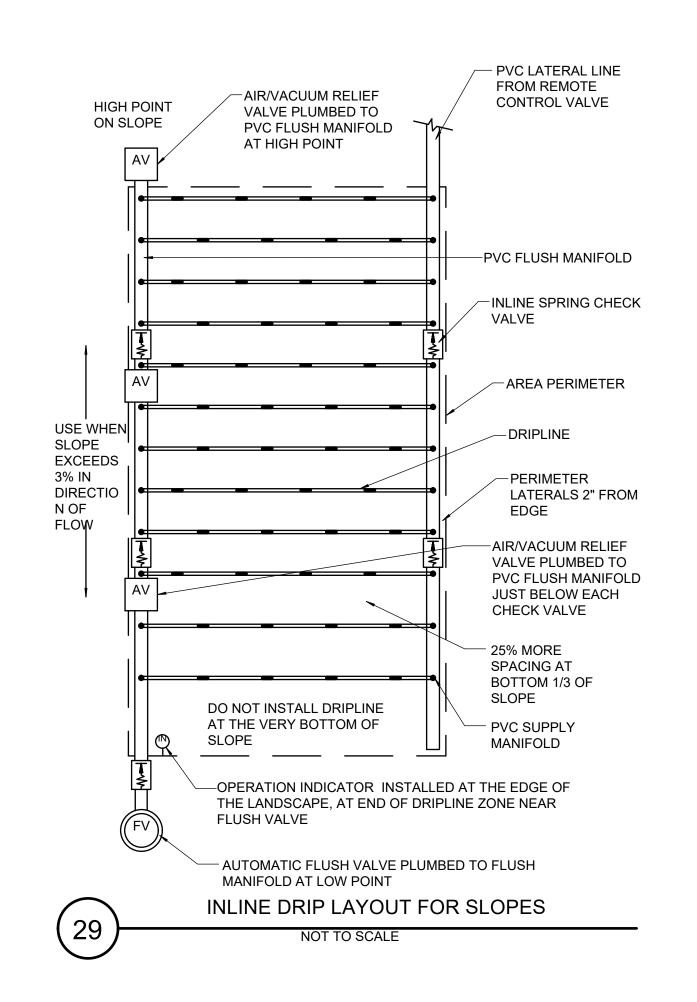
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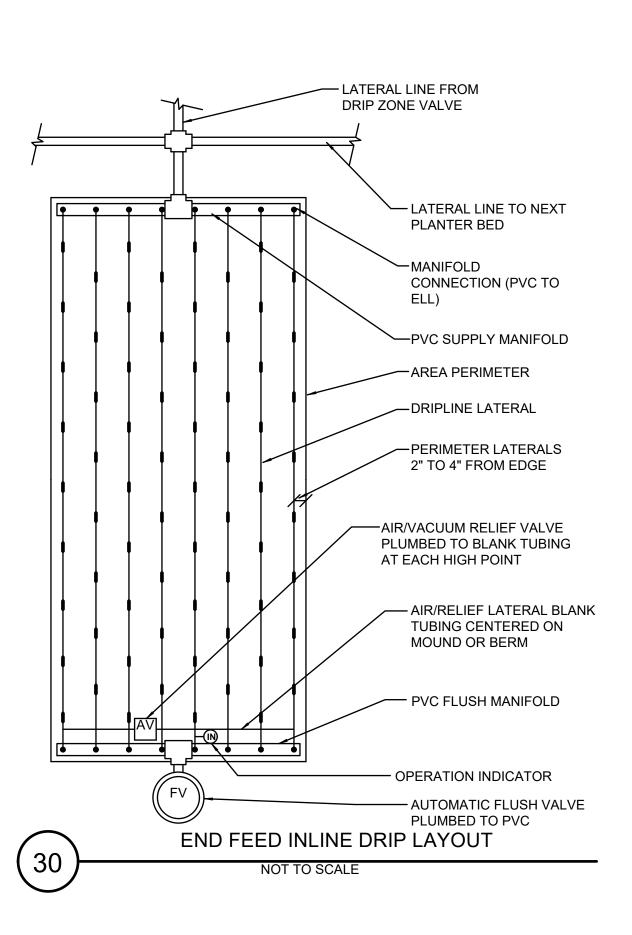
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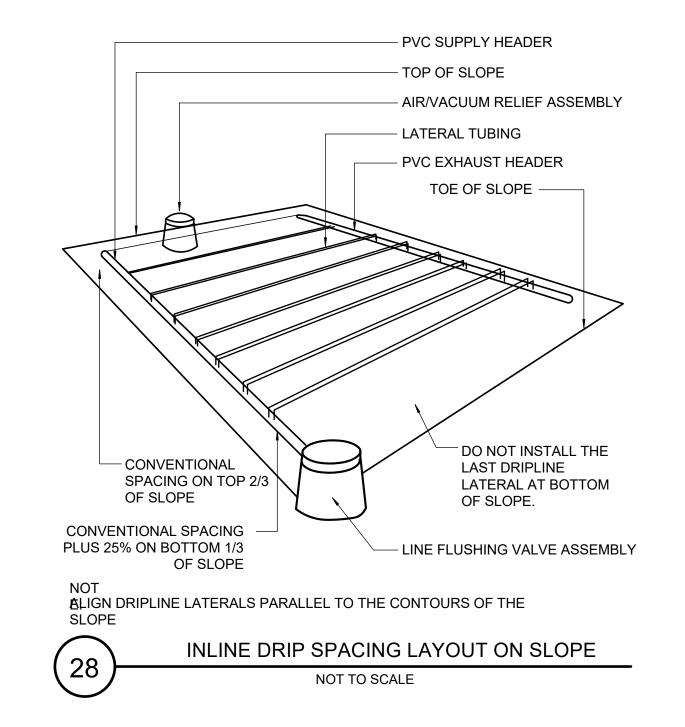
IRRIGATION
DETAILS

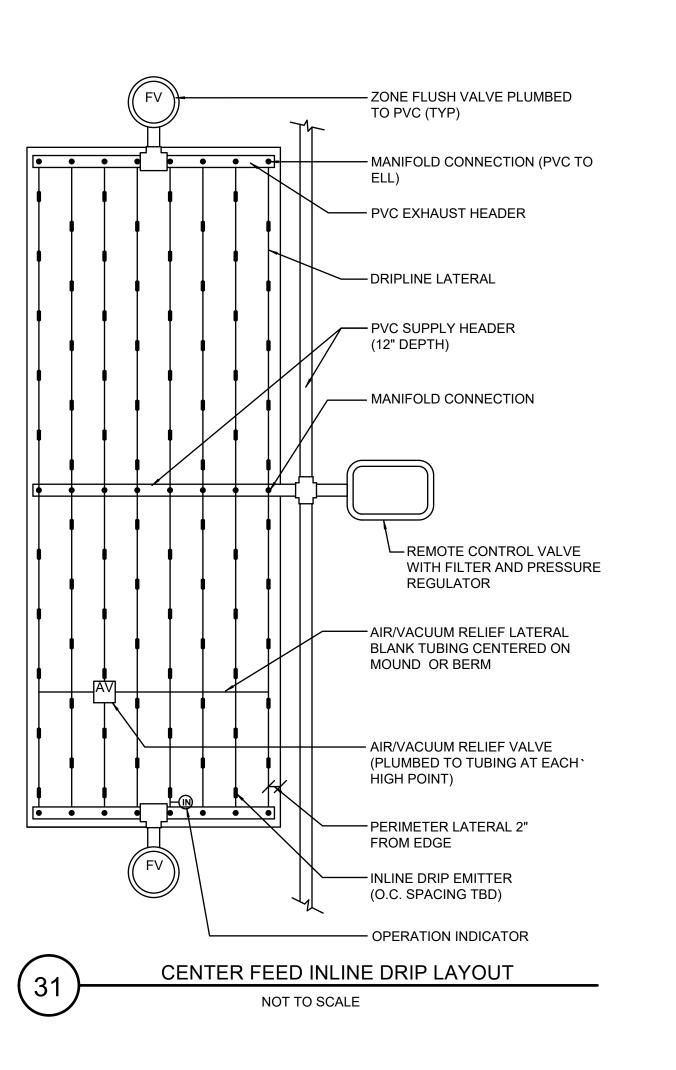












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Date 14 FEBRUARY 2024

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IRRIGATION
DETAILS



CITY OF CARMEL LANDSCAPE WATER USE STATEMENT

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

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)
BROOKWATER INC., IRRIGATION CONSULTANTS

480 SAINT JOHN STREET, SUITE 220 PLEASANTON, CA 94566 925-855-0417 925-855-0357 (FAX)

Janet@Brookwater.com (e-mail)

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

Signed: Janet Luchus

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

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

GRIFFITH RESIDENCE WATER EFFICIENT LANDSCAPE WORKSHEET										
Reference I	Evapotranspira	tion (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)	% LANDSCAP AREA
REGULAR LAI	NDSCAPE AREA									
C-1	SHRUB	MW	0.50	В	0.81	0.62	693	428	12,282	6.8%
C-2	SHRUB	LW	0.30	DL	0.81	0.37	1,805	669	19,195	17.8%
C-3	SHRUB	MW	0.50	DL	0.81	0.62	1,310	809	23,218	12.9%
C-4	SHRUB	LW	0.30	В	0.81	0.37	47	17	500	0.5%
C-5	TREE	LW	0.30	В	0.81	0.37	38	14	404	0.4%
C-6	SHRUB	LW	0.30	DL	0.81	0.37	375	139	3,988	3.7%
C-7	SHRUB	MW	0.50	D	0.81	0.62	340	210	6,026	3.3%
C-8	SHRUB	LW	0.30	DL	0.81	0.37	1,240	459	13,186	12.2%
C-9	SHRUB	LW	0.30	DL	0.81	0.37	960	356	10,209	9.4%
C-10	TREE	VLW	0.20	В	0.81	0.25	38	9	269	0.4%
C-11	TREE	VLW	0.20	В	0.81	0.25	126	31	893	1.2%
C-12	SHRUB	MW	0.50	В	0.81	0.62	207	128	3,669	2.0%
C-13	SHRUB	LW	0.30	MR	0.75	0.40	827	331	9,498	8.1%
C-14	SHRUB	LW	0.30	MR	0.75	0.40	675	270	7,752	6.6%
C-15	SHRUB	LW	0.30	MR	0.75	0.40	1,082	433	12,427	10.6%
C-16	SHRUB	LW	0.30	DL	0.81	0.37	115	43	1,223	1.1%
C-17	SHRUB	MW	0.50	DL	0.81	0.62	270	167	4,785	2.7%
WATE	R FEATURE	WF	0.80		1.00	0.80	18	15	431	0.2%
OTAL S (REG	ULAR LANDSCAPE	F ARFAS)					10,166	4,526	129,955	100.0%
	DSCAPE AREA	- ANEAS)					10,100	4,320	120,000	100.0%
	0			0		1.00	0	0	0	0.0%
OTALS (SPE	CIAL LANDSCAPE	AREAS)					0	0	0	0.0%
OTALS FOR	ALL AREAS						10,166	4,526	129,955	100%

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Water Use Plants (MW)	2,820	27.7%
Low Water Use Plants (LW)	7,164	70.5%
Very Low Water Use Plants (VLW)	164	1.6%
Water Feature	18	0.2%
Special Landscape Area (SLA)	0	0.0%
TOTAL	10,166	100.0%
	,	100.070
**Irrigation Method	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
**Irrigation Method Rotor (FC-R, PC-R)	Total Sq. Ft.	
Rotor (FC-R, PC-R)	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R) Multi-Stream Rotator (MR)	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	Total Sq. Ft. 0 2,584	% of Landscape 0.0% 25.5%
Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S)	Total Sq. Ft. 0 2,584 0	% of Landscape 0.0% 25.5% 0.0%
Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S) Bubbler (B)	Total Sq. Ft. 0 2,584 0 1,149	% of Landscape 0.0% 25.5% 0.0% 11.3%
Rotor (FC-R, PC-R) Multi-Stream Rotator (MR) Spray (S) Bubbler (B) Drip (D)	Total Sq. Ft. 0 2,584 0 1,149 340	% of Landscape 0.0% 25.5% 0.0% 11.3% 3.4%

BLISS LANDSCAPE

ARCHITECTURE

24000 Robinson Canyon Road Carmel CA 93923 831.298.0990 blisslandarch.com

FOR REVIEW AND
COORDINATION PURPOSES ONLY
NOT FOR CONSTRUCTION

GRIFFITH RESIDENCE

SANTA LUCIA PRESERVE 1 RUMSEN TRACE CARMEL, CA 93923

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

DESIGN DEVELOPMENT

No. Date Description

PRELIMINARY DESIGN REVIEW

14 FEBRUARY 2024

Drawn by

Scale: AS SHOWN

Drawing Title **IRRIGATION** WATER CALCULATIONS



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No. Date

PRELIMINARY DESIGN REVIEW

14 FEBRUARY 2024

Drawn by

LANDSCAPE

LIGHTING PLAN

L5.0

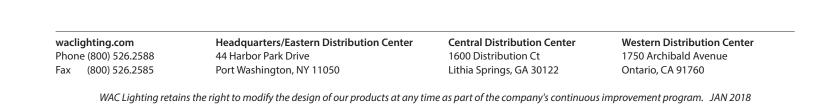


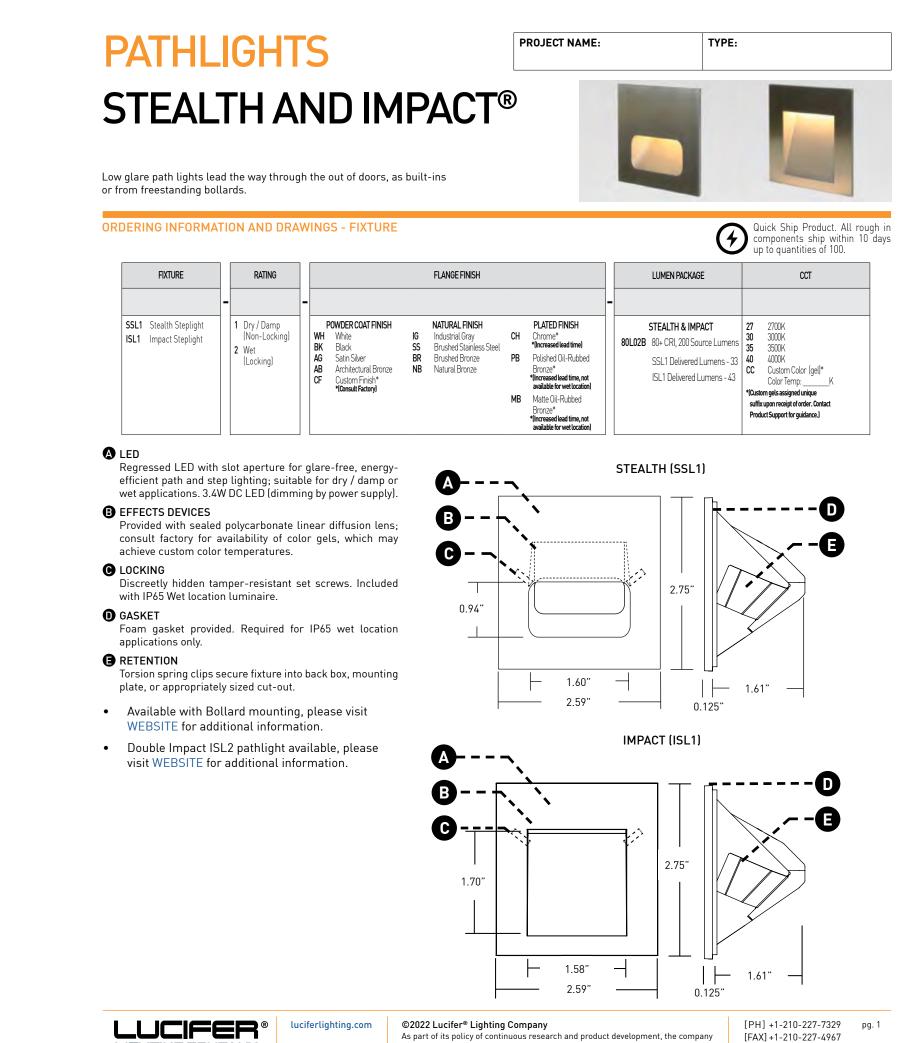
LED-TO2435 3500K

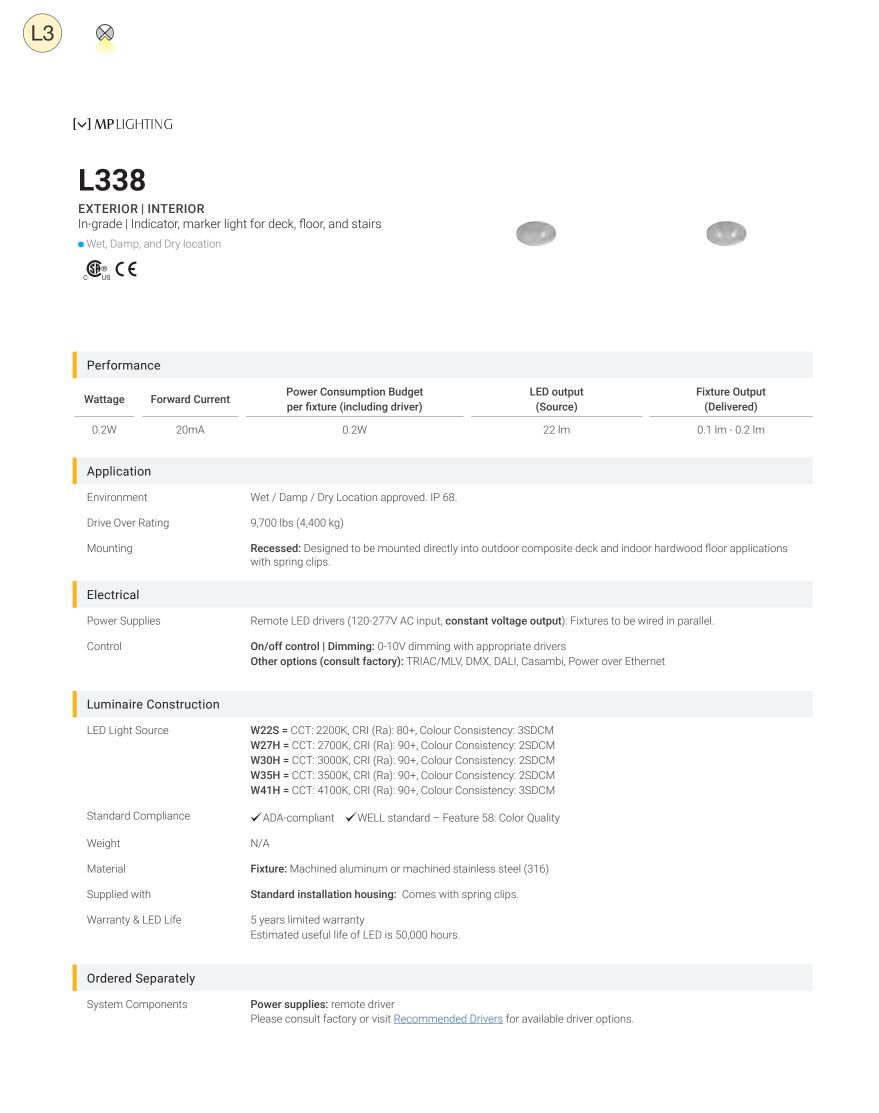
LED-TO24___--__--WT

Example: LED-TO2435-10-WT

WAC LIGHTING InvisiLED® Pro Outdoor 24V Outdoor LED Tape Light Responsible Lighting® Fixture Type: Location: SPECIFICATIONS PRODUCT DESCRIPTION Pro Outdoor is great for any and all outdoor accent lighting applications. **Construction:** Flexible, silicone cased tape light. Double insulated silicon encasement and distinct electrical and mechanical Indicating marks on back for field cutting. junctions make for a superior watertight custom system. **Power Supply:** Remote electronic Class 2 transformers with 24V AC/DC 96W output. • IP-68 rated, allows for submersion up to five feet **Light Source:** 12 LEDs per foot Power supply is UL and CUL listed **Dimming:** May be dimmed with electronic low voltage (ELV) dimmer. Wet location listed Ultra thin profile at ½" **Operating Temp:** -40°F to 122°F (-40°C to 50°C), relative humidity 95%. Diodes spaced evenly at 1" on center **Standards:** UL & CUL listed for wet locations. • Minimum run length of 1' • May be field cut every 6" and at the end of a run Unique tape section connections ensure even LED spacing and no dark spots Four mounting options provided for different surfaces 80,000 hour rated life 5 year WAC Lighting product warranty **ORDER NUMBER – TAPE SECTION** Color Temp CRI Watts/ft Lumens/ft Length 15/8" — 1', 5' and 10' sections — 113/16" %" thick ½" **LED-TO2427** 2700K **LED-TO2430** 3000K 90 3.5 220 **5** 5 feet **WT**







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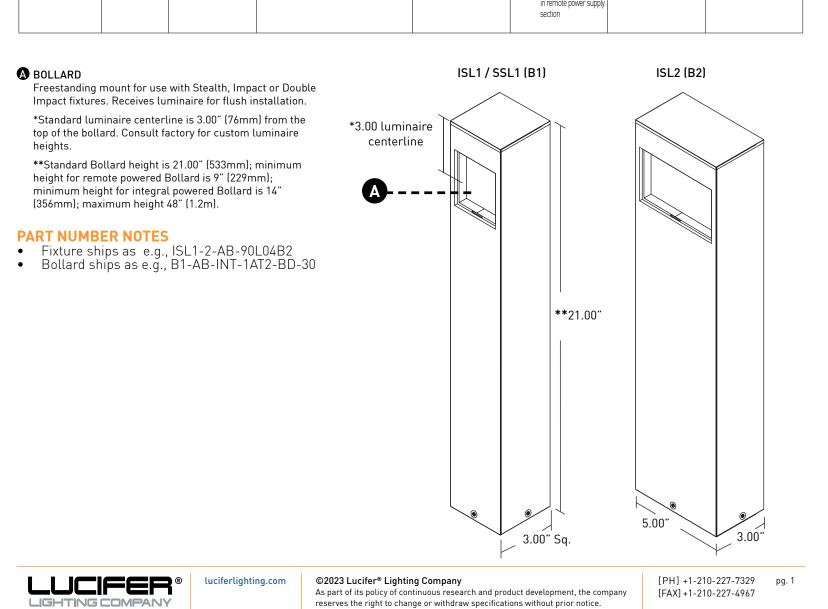


reserves the right to change or withdraw specifications without prior notice.

[DATE OF REV: 07052022]

[DATE OF REV: 06122023]

FIXTURE RATI		FLANGE FINISH	CRI / WATTAGE PACKAGE	CCT	POWER SUPPLY	MOUNTING OPTION	CUSTOM HEIGHT
SSL1B Stealth Steplight ISL1B Impact Steplight ISL2B Double Impact Steplight	2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	STEALTH & IMPACT 90L04B 90+ CRI, 4.2 Watts SSL1 Delivered Lumens - 89 ISL1 Delivered Lumens - 134 DOUBLE IMPACT 90L07B 90+ CRI, 6.9 Watts ISL2 Delivered Lumens - 242	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color [gel] * Color Temp: K *(Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)	INTEGRAL 120-PH1 Leading edge / Trailing Edge (supports 1 fixture) 120-AT2 0-10V Analog (supports 1 fixture) 277-AT2 0-10V Analog (supports 1 fixture) REMOTE REM Specified separately in remote power supply section	BD Bolt-Down* *[fasteners not included] CP Concrete Pour* *[Includes J-Bolts] SD Stake-Down* *[Not recommended for integral power supply configurations]	Leave blank unless specifyin custom height Standard bollard height is 21" When specifying custom heigh include dimension at end of model number in inches (mat 48"; minimum 09" with remot power supply; minimum 14" with integral power supply)



BLISS LANDSCAPE ARCHITECTURE

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1 RUMSEN TRACE
CARMEL, CA 93923

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

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PRELIMINARY DESIGN REVIEW

Date
14 FEBRUARY 2024

Drawn by

rawn by T

Scale: N/A

LANDSCAPE
LIGHTING
SPECIFICATIONS

L5.1