ANGIE CRAIG

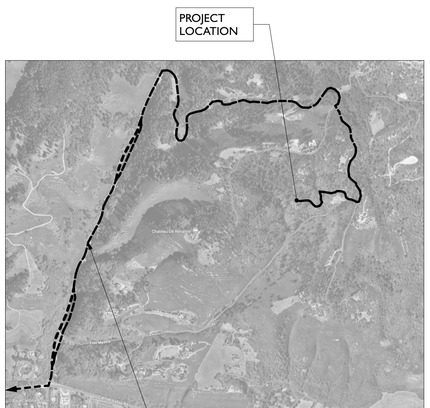
carmel, california

DEFERRED SUBMITTALS

PRIOR TO INSTALLATION OF THE FOLLOWING SYSTEMS, THE CONTRACTOR SHALL SUBMIT TO THE MONTEREY CO. BUILDING DEPARTMENT THE REQUIRED DOCUMENTATION FOR REVIEW AND APPROVAL. REVIEW BY ARCHITECT SHALL BE PERFORMED PRIOR TO SUBMITTING DOCUMENTS TO ENFORCEMENT AGENCY.

1. AUTOMATIC FIRE SPRINKLER SYSTEM. COORDINATE DESIGN FOR THE LOCATION OF SPRINKLER HEADS W/ARCHITECT
2. PHOTOVOLTAIC PANEL SYSTEM. CONTRACTOR SHALL SECURE CONSTRUCTION DOCUMENTS & BUILDING DEPARTMENT APPROVAL FOR ALL SYSTEMS AND REQUIREMENTS RELATED TO THE PV ARRAY
3. BACKUP-UP EMERGENCY GENERATOR.

VICINITY MAP / TRUCK HAUL ROUTE



NOT TO SCALE

GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2022 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING. **CONTRACTOR IS ALSO RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH THE GEOTECHNICAL REPORT FROM GIRCE ENGINEERING, INC.**
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
5. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
6. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE

PROJECT DATA

LOT DATA	
OWNER:	ANGIE CRAIG
SITE ADDRESS:	56 MARGUERITE CARMEL, CA 93923
A.P.N.	169-421-061-000
FIRE DISTRICT:	MONTEREY COUNTY REGIONAL FD
LOT SIZE	10.2 ACRES / 444,312 SQ. FT.

PLANNING DATA		ALLOWED / REQ'D	PROPOSED
ZONING:	RDR/10-D-S-RAZ		
LAND USE	RESIDENTIAL		
PARKING		(2) COVERED REQUIRED	(3) COVERED SPACES PROVIDED
MAIN BUILDING HEIGHT:		30'-0"	23'-1"
SAUNA HEIGHT:		15'-0"	10'-7"
GUEST HOUSE HEIGHT:		15'-0"	14'-9 1/2"
GRADING:			NET 1,820 CY CUT
TREE REMOVAL:			29
LOT COVERAGE		25% / 111, 078 SQ. FT	1.6% / 7,712 SQ. FT.
FLOOR AREA RATIO			5,778 SQ. FT.

BUILDING CODE DATA	
OCCUPANCY:	R-3 (RESIDENCE) U (GARAGE)
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
WATER SUPPLY:	CANADA WOODS WATER COMPANY
SEWER:	CANADA WOODS WATER COMPANY (VIA ON SITE GRAVITY FED SEPTIC)
ELECTRICITY PROVIDER:	PG&E

FLOOR AREAS	EXISTING (SQ. FT.)	FAR	DEMO'D(SQ. FT.)	REMODEL (SQ. FT.)	ADDITION (SQ. FT.)	PROPOSED (SQ. FT.)	FAR
MAIN RESIDENCE - LOWER LEVEL						1,100	
MAIN RESIDENCE - MAIN LEVEL						3,917	
SAUNA						148	
GUEST HOUSE WITH STORAGE						613	
TOTAL						5,778	1.3%

LOT COVERAGE	EXISTING (SQ. FT.)	%	PROPOSED(SQ. FT.)	%
MAIN RESIDENCE			4,507	1.0%
SAUNA			148	0.0%
GUEST HOUSE WITH STORAGE			613	0.1%
COVERED PORCHES			1,904	0.4%
DECKS (+24" AFG)			0	0.0%
TOTAL			7,172	1.6%

IMPERVIOUS SURFACES	STRUCTURES (SQ. FT.)	SURFACES (SQ. FT.)	TOTAL	%
EXISTING			0	0.0%
PROPOSED	7,172	5,125	12,297	2.8%

PROJECT DESCRIPTION

NEW 3,917 SQ. F.T SINGLE FAMILY DWELLING WITH:
- ATTACHED 1,100 SQ. FT. GARAGE + MECHANICAL
- ATTACHED 1,904 SQ. FT. COVERED PORCHES
- DETACHED 148 SQ. FT. SAUNA
- DETACHED 392 SQ. FT. GUEST HOUSE WITH 221 SQ. FT. ATTACHED STORAGE

LANDSCAPE IMPROVEMENTS TO INCLUDE EXTERIOR COVERED TERRACES AND SWIMMING POOL.

PROJECT TEAM

ARCHITECT/AGENT:
JUSTIN PAULY ARCHITECTS
550 HARTNELL STREET, SUITE H
MONTEREY CA 93940
P. 831.920.1045
jtp@justinpaulyarchitects.com

LANDSCAPE ARCHITECT:
BLISS LANDSCAPE ARCHITECTURE
24000 ROBINSON CANYON ROAD
CARMEL, CA 93923
P. 831.298.0900
blisslandarch.com

GENERAL CONTRACTOR
HAGEN COLBERT, INC.
533 SANTA MARGUERITA DRIVE
APTOS, CA 95003
P: 831.251.2202
hagencolbert.com

STRUCTURAL ENGINEER
DUCKBREW INC.
P.O. BOX 831
CARMEL VALLEY, CA 93924
P: 831.659.3825
duckcfc@yahoo.com

CIVIL ENGINEER:
L&S ENGINEERING & SURVERYING, INC.
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
P: 831.655.2723
landsengineers.com

GEOTECHNICAL ENGINEER:
GRICE ENGINEERING
561-A BRUNKEN AVENUE
SALINAS, CA 90012
P: 831.375.1198
griceengineering.com

SURVEYOR:
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
P: 831.394.4930
ccsurveyors.com

ARBORIST:
THOMPSON WILDLAND MANAGEMENT (TWM)
57 VIA DEL REY
MONTEREY, CA 93940
P: 831.372.3796
thompsonwrm@gmail.com

SHEET INDEX

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.866.8460
jtp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY PLANNING SUBMITTAL STATE OF CALIFORNIA

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

carmel, california

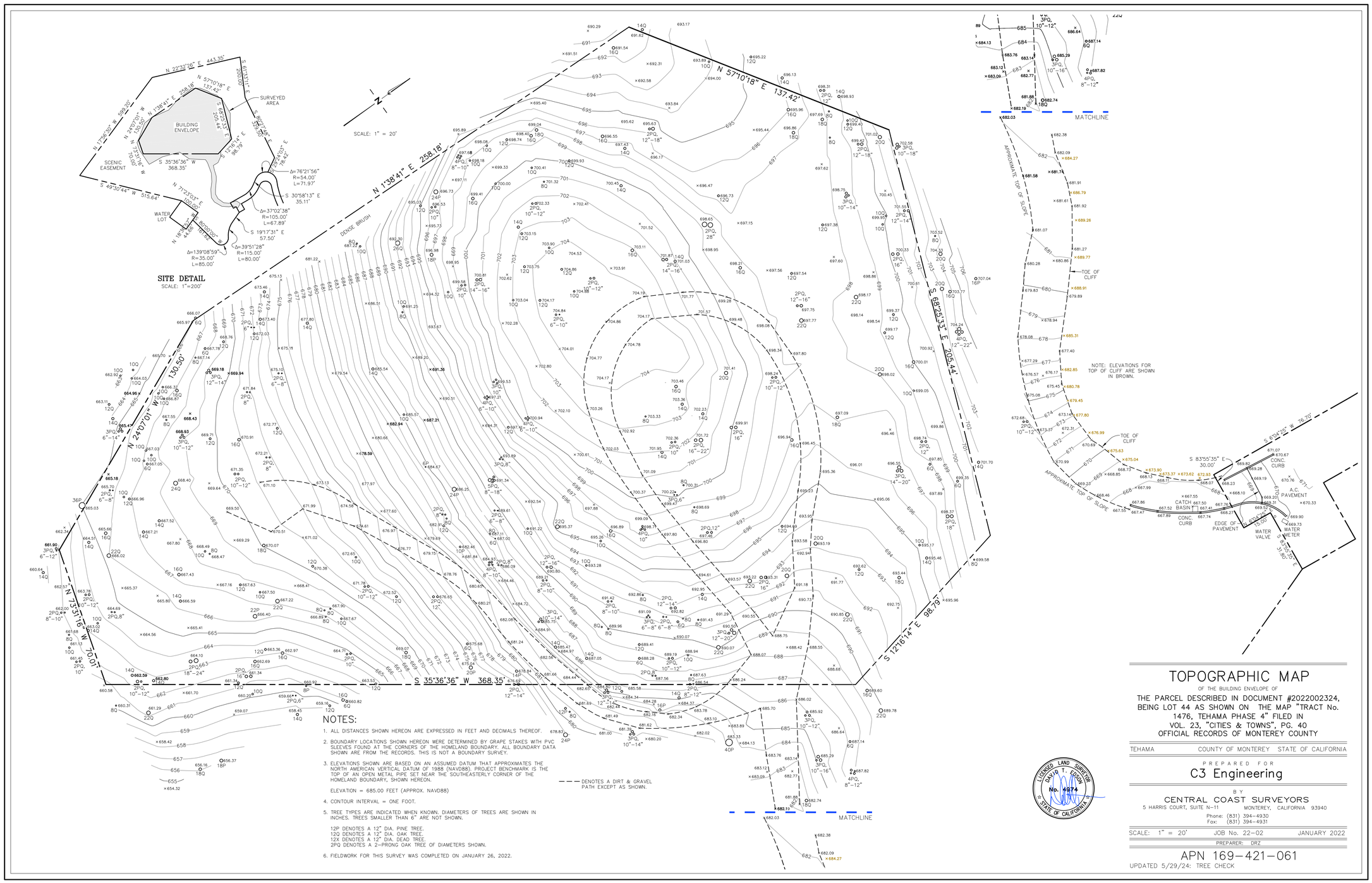
56 marguerite

COVER SHEET

sheet

A0.0

of sheets



NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY GRAPE STAKES WITH PVC SLEEVES FOUND AT THE CORNERS OF THE HOMELAND BOUNDARY. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS THE TOP OF AN OPEN METAL PIPE SET NEAR THE SOUTHEASTERLY CORNER OF THE HOMELAND BOUNDARY, SHOWN HEREON.

   ELEVATION = 685.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

   12P DENOTES A 12" DIA. PINE TREE.
   12Q DENOTES A 12" DIA. OAK TREE.
   12X DENOTES A 12" DIA. DEAD TREE.
   2PQ DENOTES A 2-PRONG OAK TREE OF DIAMETERS SHOWN.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JANUARY 26, 2022.

— — — DENOTES A DIRT & GRAVEL PATH EXCEPT AS SHOWN.

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

TOPOGRAPHIC MAP

OF THE BUILDING ENVELOPE OF

THE PARCEL DESCRIBED IN DOCUMENT #2022002324, BEING LOT 44 AS SHOWN ON THE MAP "TRACT No. 1476, TEHAMA PHASE 4" FILED IN VOL. 23, "CITIES & TOWNS", PG. 40 OFFICIAL RECORDS OF MONTEREY COUNTY

TEHAMA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

C3 Engineering

BY

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

SCALE: 1" = 20' JOB No. 22-02 JANUARY 2022

PREPARER: DRZ

APN 169-421-061

UPDATED 5/29/24: TREE CHECK

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.386.1360
jp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY PLANNING SUBMITTAL STATE OF CALIFORNIA

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

carmel, california

56 marguerite

TOPOGRAPHIC MAP

sheet

T1

of sheets

GRADING, DRAINAGE, & EROSION CONTROL PLANS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2019 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CA. PHONE (831) 443-3050.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS CALIFORNIA 93906, PHONE (831) 443-3050, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OF PUBLIC WORKS. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPERATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
25. ALL WORK SHALL CONFORM TO THE MONTEREY COUNTY CODE, STANDARDS AND DETAILS, AND PROJECT GEOTECHNICAL REPORT.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"GEOTECHNICAL REPORT FOR THE PROPOSED RESIDENCE AND ADU, CRAIG RESIDENCE, 56 MARGUERITE, CARMEL CA, 93923, APN 169-421-061"

PREPARED BY: GRICE ENGINEERING, INC. 561-A BRUNKEN AVENUE, SALINAS, CA 93901, OCTOBER 2024.

DATED:

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C3.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165 FT OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAELOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF RESOURCES AND TO DEVELOPE PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C3.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN ½" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
27. ACTUAL GRADING SHALL BEGIN WITHIN THIRTY (30) DAYS FROM THE DATE OF VEGETATION REMOVAL PER COUNTY CODE 16.08.340.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AT 56 MARGUERTE, CARMEL, CALIFORNIA 93923

LEGEND

- (E) CURB
- (E) EDGE OF DIRT ROAD
- 400 — (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- EASEMENT
- JT — (E) JOINT UTILITY TRENCH
- SD — (E) STORM DRAIN
- SS — (E) SANITARY SEWER
- W — W — (E) WATER LINE
- (N) CURB
- (N) EDGE OF PAVEMENT
- JT — (N) JOINT UTILITY TRENCH
- SUB — (N) FOUNDATIN DRAIN
- WD — (N) RETAINING WALL DRAIN
- SD — (N) STORM DRAIN
- SS — (N) SANITARY SEWER
- W — (N) WATER LINE
- (N) WALL
- (N) SAWCUT LINE
- 400 — DESIGN MAJOR CONTOUR
- DESIGN MINOR CONTOUR
- (N) BUILDING FOOTPRINT

SYMBOLS

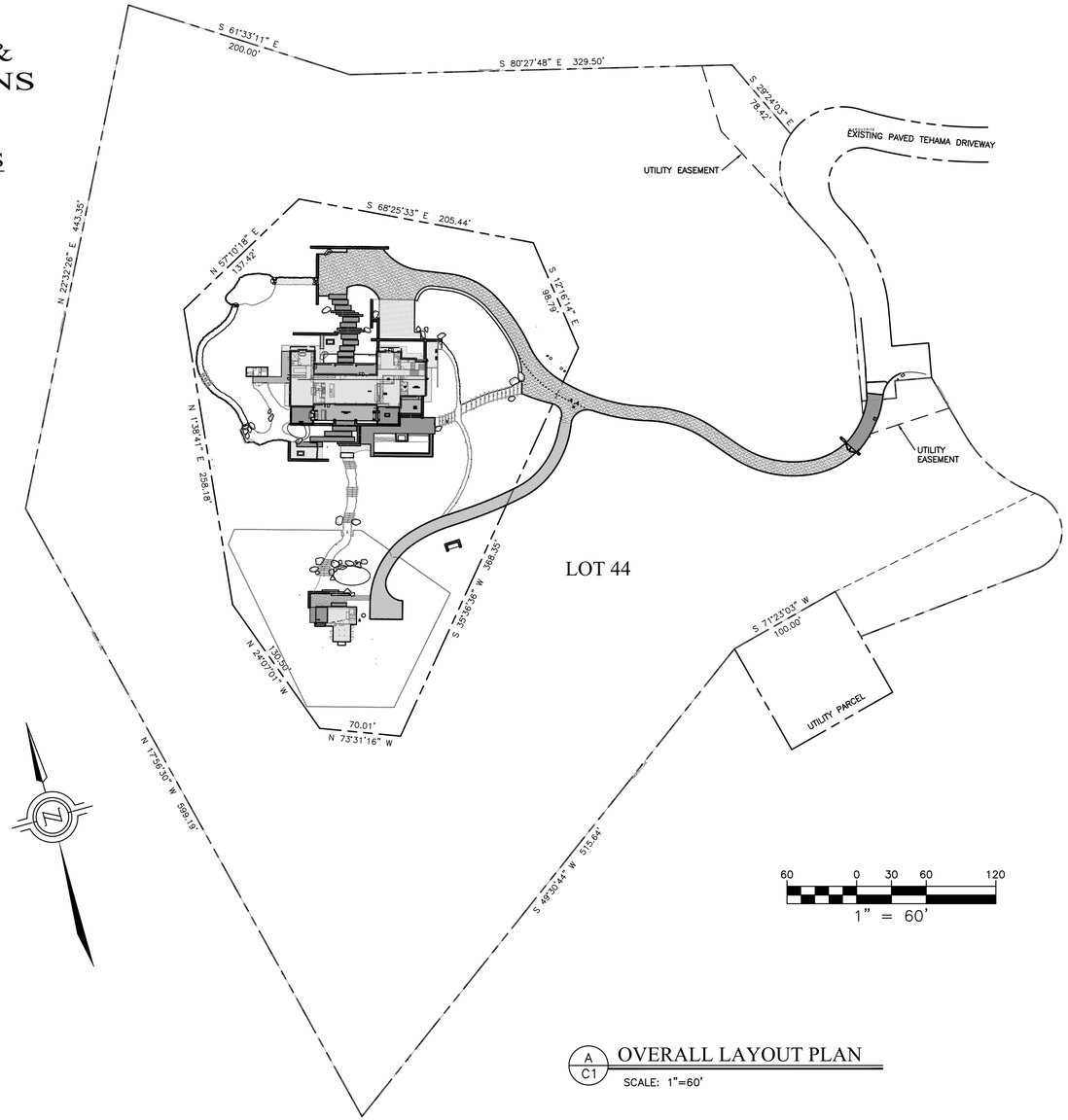
- EXISTING SPOT GRADE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING VAULT AS NOTED
- EXISTING SANITARY SEWER RELIEF
- CENTERLINE STATIONING (LAYOUT LINE)
- OR NEW AREA DRAIN
- OR NEW CLEAN-OUT (STORM OR SEWER)
- DS NEW DOWN SPOUT
- 431.25 DESIGN SPOT ELEVATION
- WV WATER VALVE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
E	ELECTRICAL SERVICE
(E)	EXISTING
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FP	FINISHED PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
G	GAS SERVICE
HDPE	HIGH DENSITY POLYETHYLENE
JT	JOINT UTILITY TRENCH
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN-OUT
FM	FORCE MAIN
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
W	WATER

FIRE DEPARTMENT NOTES

1. FIRE007-DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90' AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90', THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
4. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND. REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS. ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. FIRE022-FIRE PROTECTION EQUIPMENT & SYSTEMS-FIRE SPRINKLER SYSTEM-(HAZARDOUS CONDITIONS). THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.



A C1 OVERALL LAYOUT PLAN
SCALE: 1"=60'

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	1) PRIOR TO BACKFILLING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST KEYWAY/SUBEXCAVATION/OVEREXCAVATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST BUILDING PAD SUBGRADE:	1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL ENGINEER		
INSPECT SLAB-ON-GRADE INSTALLATION:	1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	1) DURING FILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	2) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY FILL, SUBGRADE, AND BASEROCK PLACEMENT:	3) BASEROCK PRIOR TO AC, CONCRETE, OR PAVEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	1) AFTER PIPE PLACEMENT, PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRAINAGE INSTALLATION:	2) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

SHEET INDEX

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSEngineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. GRICE No. 84085 EXP. 9-30-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY:	CJS
DESIGNED BY:	CJS
DATE:	3/14/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

TITLE SHEET

SHEET C1
OF
10 SHEETS

DRIVEWAY ALIGNMENT
LINE & CURVE INFORMATION

LINE TABLE		
LINE	LENGTH	DIRECTION
L9	16.75'	S 17°15'26" W
L10	24.81'	N 44°20'30" W
L11	83.73'	N 72°24'41" W
L12	29.10'	N 78°31'19" W

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C15	65.00'	81.73'	72°02'40"
C16	89.00'	72.01'	46°21'25"
C17	100.00'	57.41'	32°53'28"
C18	160.00'	84.75'	30°21'00"
C19	75.00'	42.72'	32°38'09"
C20	155.00'	49.17'	18°10'38"
C21	60.00'	41.87'	39°59'15"

LEGEND

- (N) RESIDENCE
- PATIO OR CONCRETE FLATWORK
- EXISTING GROUND SLOPE 30% AND OVER
- DRIVEWAY PAVERS. SEE DETAILS C/C6
- CHIPSEAL DRIVEWAY. SEE DETAILS B/C6
- CONCRETE WALKWAY. SEE DETAIL L/C6
- GRAVEL WALKWAY. SEE DETAIL M/C6

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

EARTHWORK
CUT=1,920 CY
FILL=100 CY
NET=1,820 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO SUB GRADE IN PAVED AREAS AND ARE ESTIMATES ONLY. A 12" SECTION WAS ASSUMED FOR THE BUILDING SLABS, AN 8" SECTION WAS ASSUMED FOR THE DRIVEWAY, AN 8" SECTION WAS ASSUMED FOR THE AUTO COURT, AND A 8" SECTION WAS ASSUMED FOR THE SITE CONC FLAT WORK. NO SHRINK OR SWELL WAS ASSUMED IN THE CALCULATIONS. SPOILS FROM UTILITY TRENCHING, SEPTIC TANKS AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

HOUSE GRADING PLAN
SEE SHEET C4

GUEST HOUSE
GRADING PLAN
SEE SHEET C4.1

SECTION A-A DRIVEWAY SECTION
NTS

SECTION B-B GUEST HOUSE DRIVEWAY SECTION
NTS

DRIVEWAY LAYOUT,
GRADING AND SLOPE MAP
A / C3
SCALE: 1"=20'

1" = 20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. SIMS — No. 84385 EXP. 9-31-25 — CIVIL — STATE OF CALIFORNIA

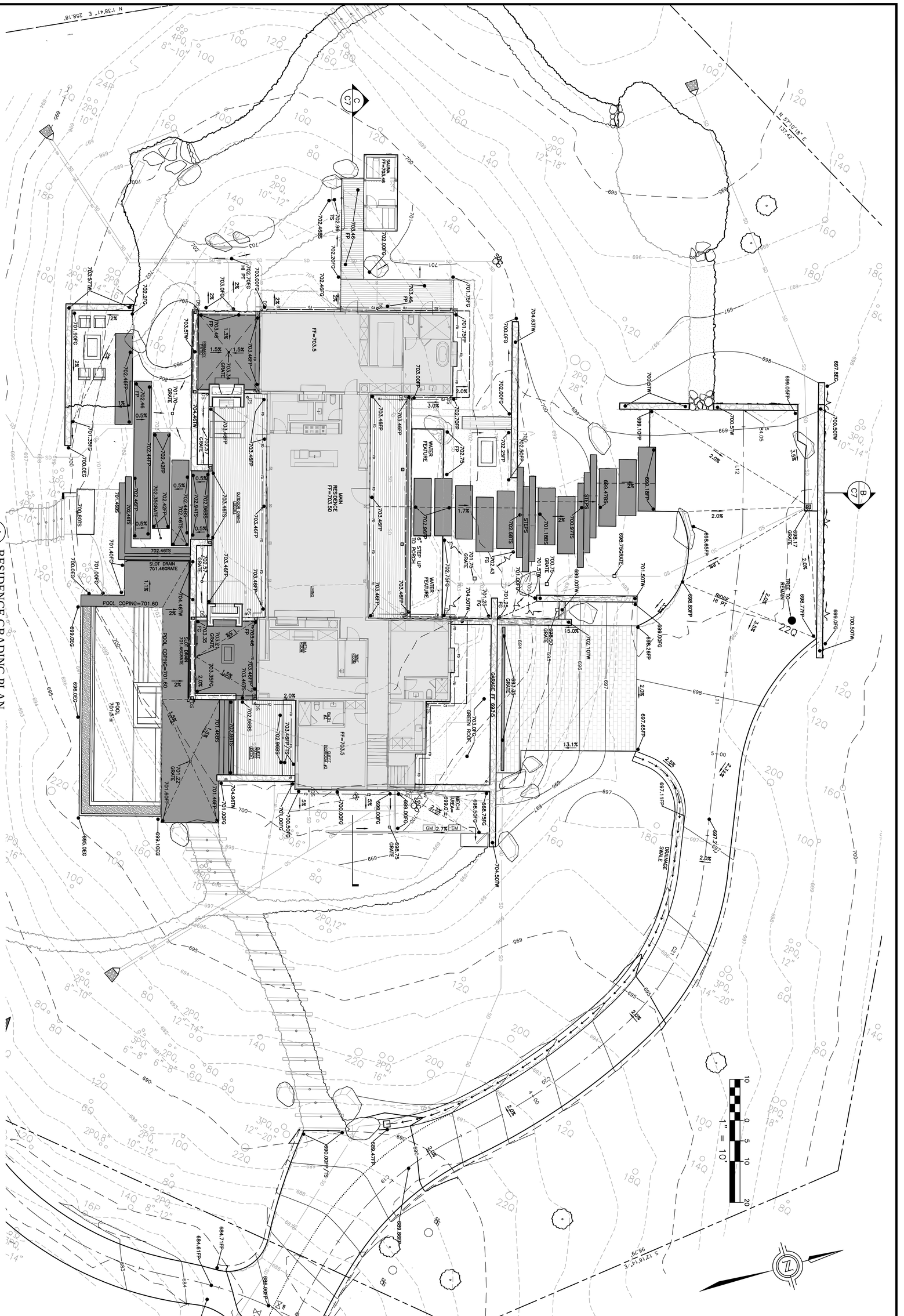
PLANNING SUBMITTAL

DRAWN BY:	CJS
DESIGNED BY:	CJS
DATE:	3/14/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

DRIVEWAY LAYOUT,
GRADING AND 30% SLOPE
PLAN

SHEET C3
OF
10 SHEETS



SHEET C4 OF 10 SHEETS

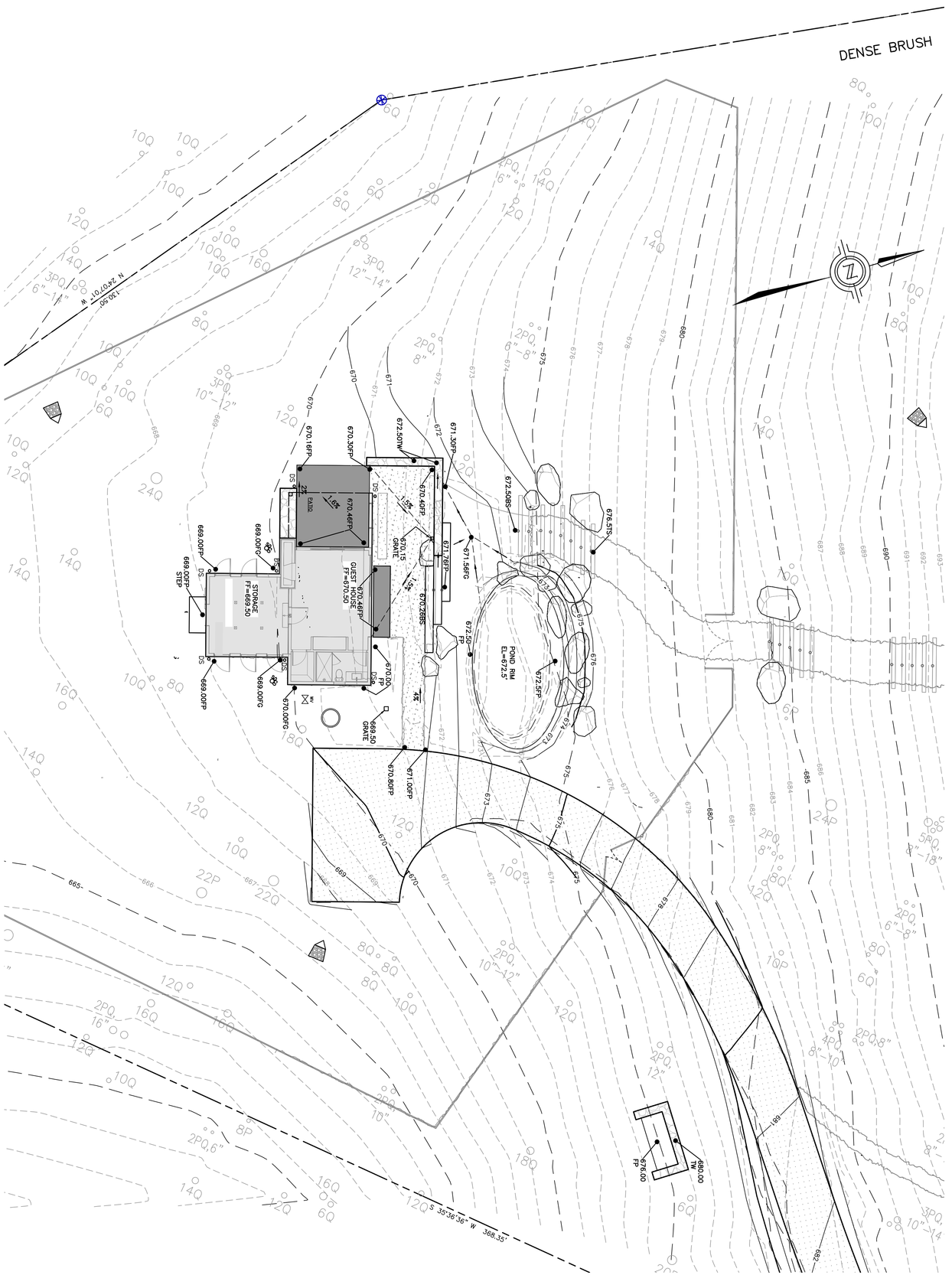
RESIDENCE GRADING PLAN

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

DRAWN BY :	CJS
DESIGNED BY :	CJS
DATE:	3/14/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

PLANNING SUBMITTAL

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com



A C4.1 GUEST HOUSE GRADING PLAN
SCALE: 1"=10'

1" = 10'

SHEET C4.1 OF 10 SHEETS	GUEST HOUSE GRADING PLAN	ANGIE CRAIG RESIDENCE 56 MARGUERITE CARMEL, CA 93923 APN 169-421-061	DRAWN BY : CJS DESIGNED BY : CJS DATE: 3/14/2025 SCALE: AS NOTED JOB NUMBER: 24-69 LAST REVISED: XXX REVISED BY: XXX	PLANNING SUBMITTAL	L&S ENGINEERING AND SURVEYING, INC 2460 Garden Road, Suite G, Monterey, California 93940 P: 831.655.2723 F: 831.655.3425 LandSengineers.com

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
2. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. SEPTIC TANKS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONCRETE RISERS AND CAST IRON RINGS AND COVERS ON ALL TANK ACCESS OPENINGS PER CANADA WOODS TREATMENT COMPANY STANDARDS. SEE DETAIL K/C6.0.
4. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
5. SANITARY SEWER AND STORM DRAIN INVERTS TO GOVERN ALL UTILITY LINE INSTALLATIONS
6. THIS SITE UTILIZES A SEPTIC TANK THAT CONNECTS INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA/MONTERRA.
7. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
8. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
9. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY THE STRUCTURAL ENGINEER. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
10. FOUNDATION DRAINAGE TO BE DESIGNED BY THE STRUCTURAL ENGINEER. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
11. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
12. SEE DETAIL C/C6.1 FOR UTILITY TRENCHING DETAIL.

STORM WATER RUNOFF MITIGATION NOTES:
1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY A NATURAL DRAINAGE RAVINE SOUTH OF THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND "J" FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROJECT IS A PROPOSED SINGLE FAMILY RESIDENCE
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE 2

20 0 10 20 40
1" = 20'

SECTION A-A DRIVEWAY UTILITIES
NTS

KEYNOTES
1. ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN PIPE SYSTEM. (TYPICAL)
2. NDS 6"x6"x4" GRATE WITH LOW PROFILE ADAPTER. 4" RISER. BRASS GRATE.
3. NDS 9"x9"x4" BLACK CAST IRON GRATE WITH DEEP HOUSING SPIGOT ADAPTER. 4" RISER. PART NO 931 OR EQUAL.
4. NDS 6"x6"x4" GRATE WITH LOW PROFILE ADAPTER. 4" RISER. SOLID BRASS GRATE.
5. NDS 4"x4"x4" GRATE WITH LOW PROFILE ADAPTER. 4" RISER. SOLID BRASS GRATE.
6. 4" WIDE TRENCH DRAIN. ACO KLASSICDRAIN WITH INTERNAL CATCH BASIN OUTLET. OR EQUAL. BLACK GRATE.
7. WYE FITTING CONNECTION. TYPICAL.
8. NDS 12"x12" CATCH BASIN. BLACK CAST IRON GRATE. EXTENTIONS AS REQUIRED, OR 4" VERTICAL RISER AT BOTTOM OF BOX.
9. 18"x18" PRECAST CATCH BASIN WITH RAISED GRATE. SEE DETAIL K/C6
10. ENERGY DISSIPATOR. SEE DETAIL E/C6
11. SPEE-D BASIN. 6" ROUND BRASS GRATE, 4" OUTLETS, 6" RISER.
12. STAINLESS STEEL SLOT DRAIN, 700 SERIES OR EQUAL. INCLUDE 6"x6" SLOT DRAIN CATCH BASIN OUTLET FOR CLEANING ACCESS. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE.
13. STORM DRAIN STUB FOR GREEN ROOF DRAINAGE SYSTEM.
14. CONNECT ROOF DOWNSPOUT TO GREEN ROOF DRAINAGE SYSTEM.
15. PROVIDE SLEEVE THROUGH WALL STEM/FTG FOR SD PIPE
16. DO NOT CONNECT FOUNDATION DRAINAGE INTO STORM DRAIN SYSTEM.
17. 4"x2" WYE CONNECTION FOR SEWER PUMP LINE INTO 4" SEWER LATERAL.
18. 4" WIDE ACO K100 TRENCH DRAIN. OR EQUAL. SEE ARCHITECTURAL PLANS FOR GRATE ELEVATION AT EDGE OF DECK SLOPING SUB-SLAB.
19. NDS 5"x5"x4" GRATE WITH LOW PROFILE ADAPTER. 4" RISER. BRASS GRATE.
20. SEWER PUMP LINE TO BE A MINIMUM OF 12" AWAY AND 12" BELOW WATER LINE (EDGE OF PIPE TO EDGE OF PIPE). SCHEDULE 40 PVC OR STRONGER.
21. WATER SHUT-OFF BALL VALVE. WITH CHRISTY V1 DRAIN BOX WITH PVC EXTENSION.
22. WATER SHUT-OFF GATE VALVE AND VAULT. SEE DETAIL B/C6.1
23. TRENCHES ARE TO AVOID CRITICAL ROOT ZONES OF TREES SHOWN WITHIN HATCH. REVIEW LAYOUT WITH LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO CONSTRUCTION.

LEGEND
- (E) CURB
- (E) EDGE OF DIRT ROAD
- 400 (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- EASEMENT
- JT (E) JOINT UTILITY TRENCH
- SD (E) STORM DRAIN
- SS (E) SANITARY SEWER
- W (E) WATER LINE
- (N) CURB
- (N) EDGE OF PAVEMENT
- JT (N) JOINT UTILITY TRENCH
- SUB (N) FOUNDATIN DRAIN
- WD (N) RETAINING WALL DRAIN
- SD (N) STORM DRAIN
- SS (N) SANITARY SEWER
- FM (N) SEWER PUMP LINE
- W (N) WATER LINE
- (N) WALL
- (N) SAWCUT LINE
- 400 DESIGN MAJOR CONTOUR
- DESIGN MINOR CONTOUR
- (N) BUILDING FOOTPRINT

STORM WATER CONTROL PLAN & UTILITY PLAN
A / C5
SCALE: 1"=20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSenginees.com

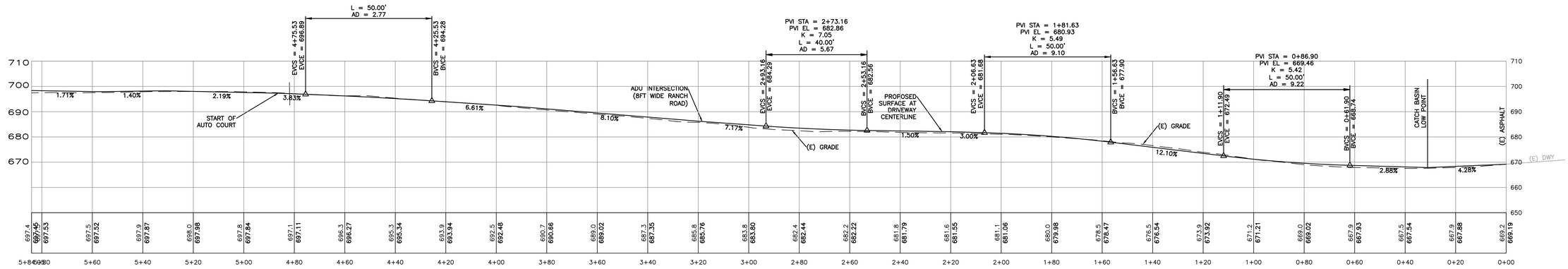
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMS No. 81985 EXP. 3-31-25 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY:	CJS
DESIGNED BY:	CJS
DATE:	3/14/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

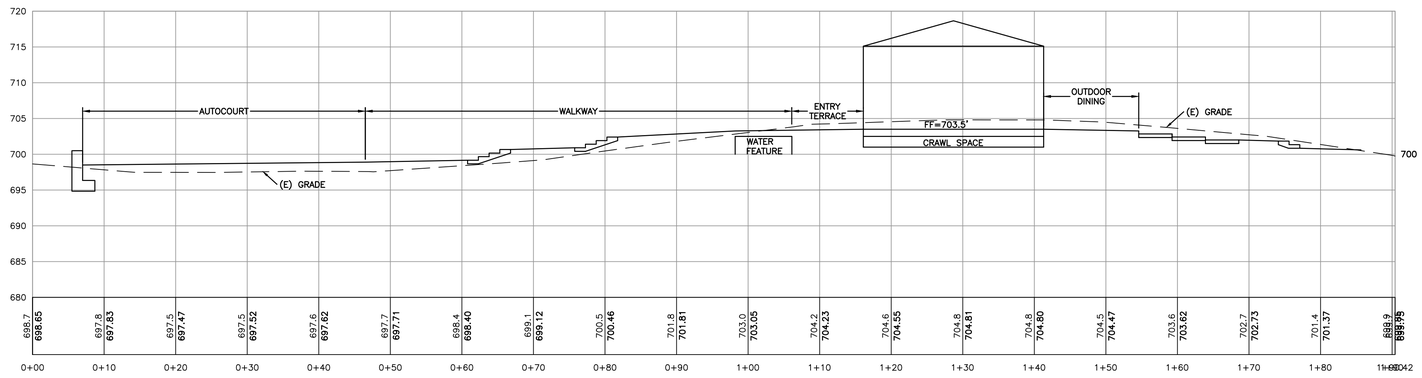
STORM WATER CONTROL PLAN & UTILITY PLAN

SHEET C5
OF
10 SHEETS



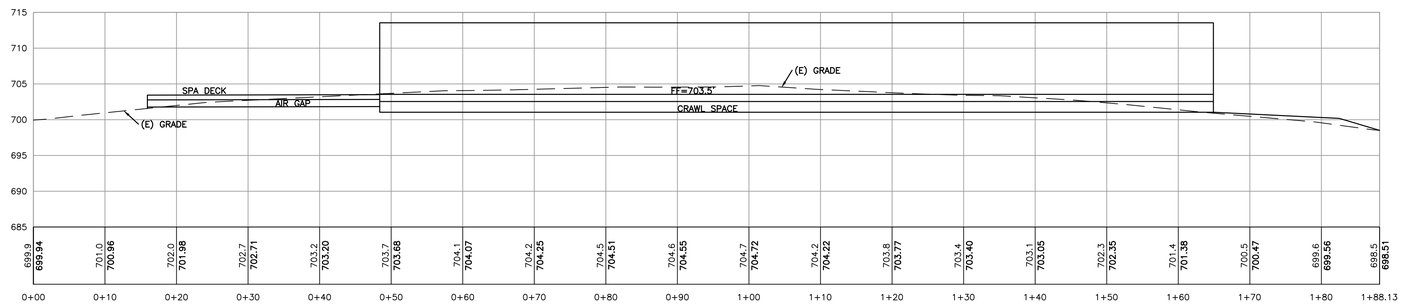
A / C7 DRIVEWAY CENTERLINE PROFILE

SCALE: 1"=20'



B / C7 SECTION A

SCALE: 1"=10 HORIZONTAL 1"=10' VERTICAL'



C / C7 SECTION B

SCALE: 1"=10 HORIZONTAL 1"=10' VERTICAL'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

FOR REVIEW ONLY

DRAWN BY:	CJS
DESIGNED BY:	CJS
DATE:	2/21/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

PROFILES AND SECTIONS

SHEET C7
OF
10 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA-PLANNING AND RMA-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

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

6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

8 CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

STORM DRAIN INLET PROTECTION
1. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.

2. INSTALL STORM DRAIN INLET PROTECTION AS SHOWN ON DETAIL B/C8.

3. STORM DRAIN INLET PROTECTION SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.

FIBER ROLL
1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL D/C8. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL/SEDIMENT BARRIER.

TYPICAL CONSTRUCTION ENTRANCE
1. CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER DETAIL C/C8 AT THE LOCATION SHOWN ON THE PLANS.

2. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.

3. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.

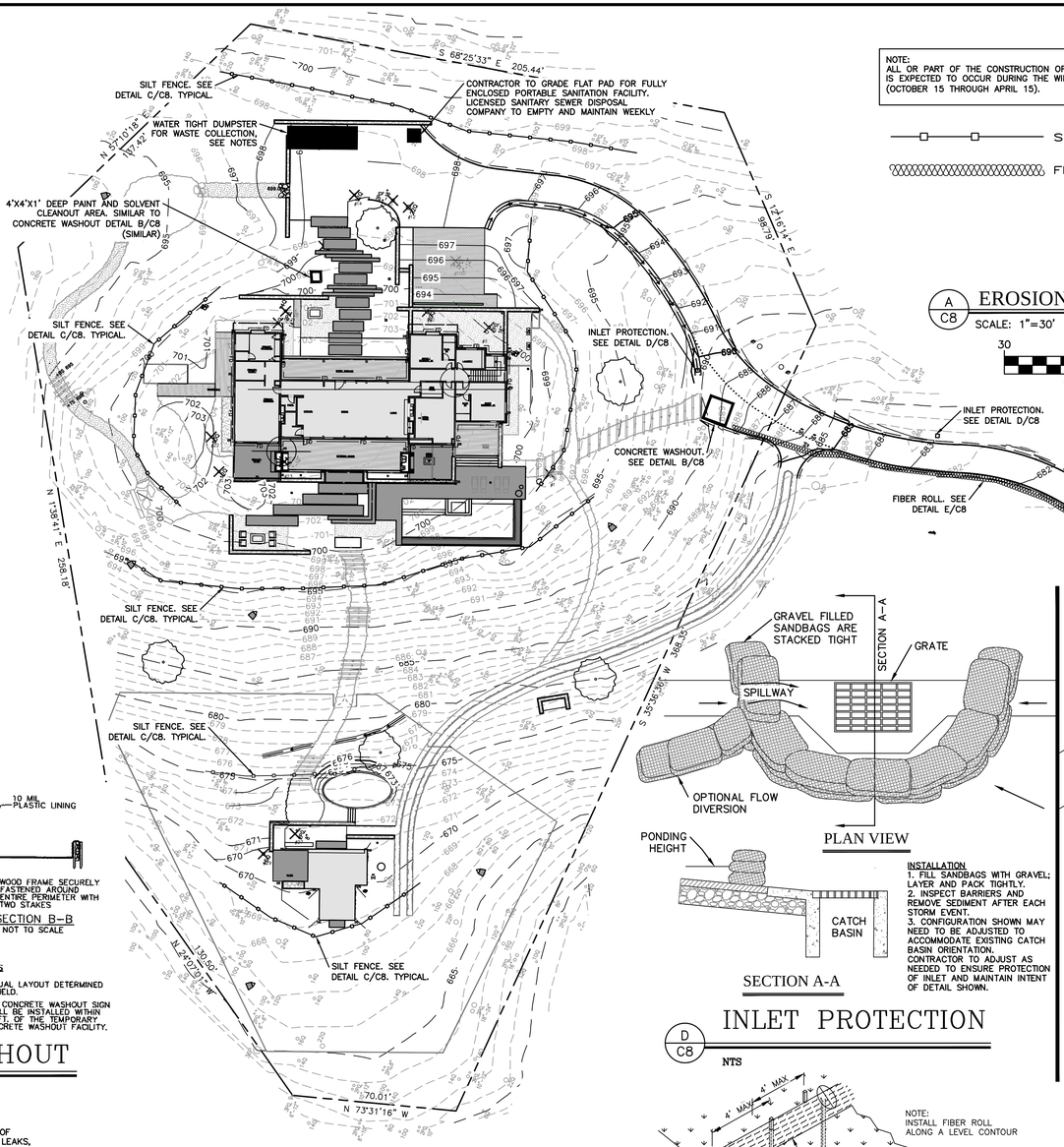
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.

5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION.

6. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED TO MEET SITE CONDITIONS.

WASTE COLLECTION AREA

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



NOTE:
ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).

SILT FENCE
FIBER ROLL

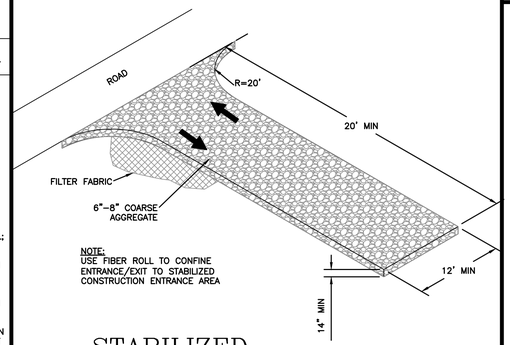
A C8 EROSION CONTROL PLAN
SCALE: 1"=30'
30 0 15 30 60
SCALE: 1" = 30'

PLAN VIEW

INSTALLATION
1. FILL SANDBAGS WITH GRAVEL; LAYER AND PACK TIGHTLY.
2. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.
3. CONFIGURATION SHOWN MAY NEED TO BE ADJUSTED TO ACCOMMODATE EXISTING CATCH BASIN ORIENTATION. CONTRACTOR TO ADJUST AS NEEDED TO ENSURE PROTECTION OF INLET AND MAINTAIN INTENT OF DETAIL SHOWN.

SECTION A-A

D C8 INLET PROTECTION
NTS



NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

F C8 STABILIZED CONSTRUCTION ENTRANCE
NTS

PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

SECTION B-B
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

B C8 CONCRETE WASHOUT
NTS

CONCRETE WASHOUT

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

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.

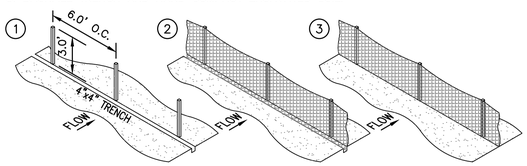
MATERIAL DELIVERY AND STORAGE (contin)

4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.

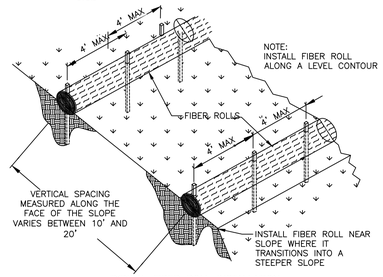
SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.

5. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
6. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
7. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
8. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
9. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
10. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
11. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
12. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
13. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
14. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

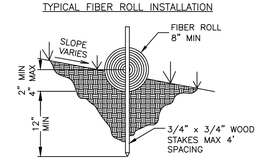
TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.
INSTALLATION
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.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



C C8 SILT FENCE DETAIL
NTS

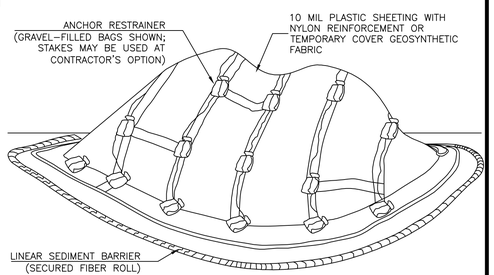


TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

E C8 FIBER ROLL DETAIL
NTS



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

G C8 STOCKPILE COVER
NTS

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

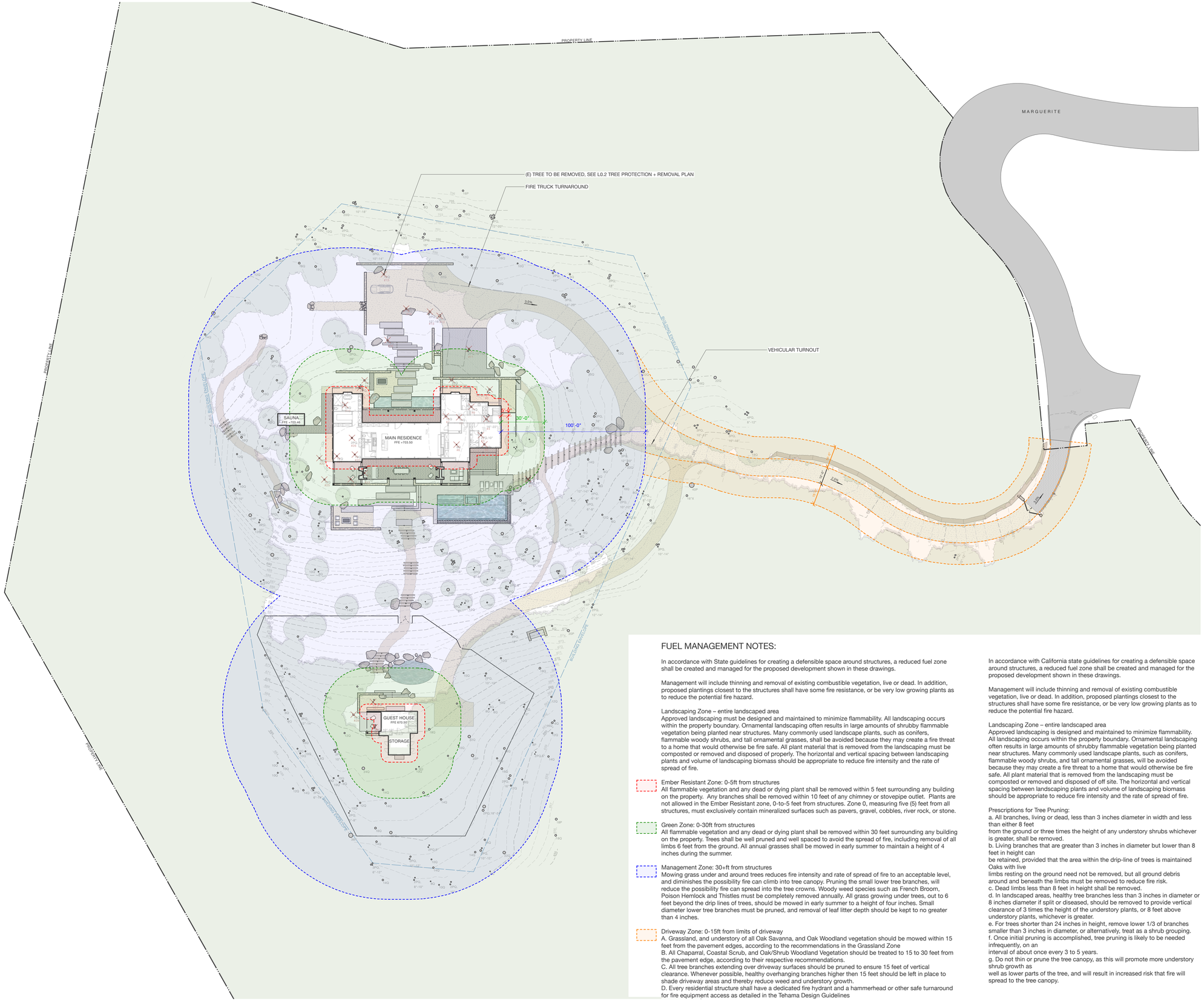
FOR REVIEW ONLY

DRAWN BY:	CJS
DESIGNED BY:	CJS
DATE:	2/21/2025
SCALE:	AS NOTED
JOB NUMBER:	24-69
LAST REVISED:	XXX
REVISED BY:	XXX

ANGIE CRAIG RESIDENCE
56 MARGUERITE
CARMEL, CA 93923
APN 169-421-061

EROSION CONTROL PLAN

SHEET C8
OF
10 SHEETS



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.

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.

Ember Resistant Zone: 0-5ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 5 feet surrounding any building on the property. Any branches shall be removed within 10 feet of any chimney or stovepipe outlet. Plants are not allowed in the Ember Resistant zone, 0-to-5 feet from structures. Zone 0, measuring five (5) feet from all structures, must exclusively contain mineralized surfaces such as pavers, gravel, cobbles, river rock, or stone.

Green Zone: 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet 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+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.

Driveway Zone: 0-15ft from limits of driveway
A. Grassland, and understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone
B. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland Vegetation should be treated to 15 to 30 feet from the pavement edge, according to their respective recommendations.
C. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher then 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
D. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Tehama Design Guidelines

In accordance with California 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.

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 is 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, will 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 off site. 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.

Prescriptions for Tree Pruning:
a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet
from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can
be retained, provided that the area within the drip-line of trees is maintained Oaks with live
limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an
interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as
well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME C. BLISS No. 4741
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

**FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

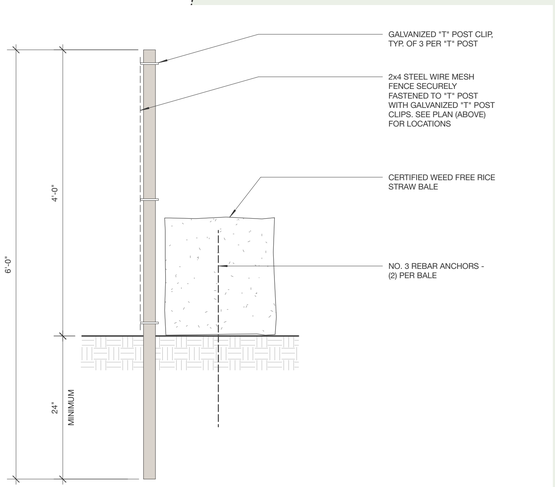
Scale: 1"=30.0'
0' 15' 30'

North

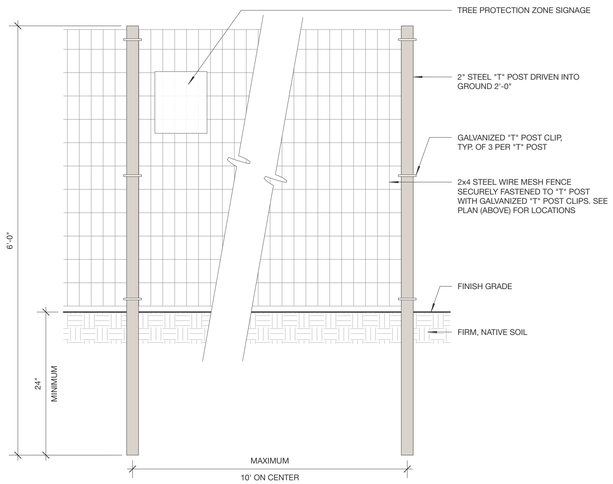
Drawing Title

FUEL MANAGEMENT PLAN

L0.1



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



1 ELEVATION DETAIL: TREE PROTECTION FENCE
1" = 1'-0"

TREE PROTECTION + REMOVAL LEGEND

- Tree to remain / be protected
- Tree to be removed, Typ of 29
- 6' Tree Protection Fence, See Details 1-2, sheet L0.2

TREE REMOVAL NOTES

1. Refer to the 56 Marguerite Tree Impact Assessment Report, dated 09/6/24, as prepared by Thompson Wildland Management, 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 tree removal and pruning practices during the bird nesting season (February - August), refer to the Tree Impact Assesment Report.
4. A total of twenty-nine (29) 6 inch DBH or larger oak trees are proposed for removal.
5. County Tree Removal Permit Conditions will require the planting of 31 replacement trees. Refer to Reference Planting Plan/L3.0 for locations of mitigation trees.

TREE REMOVALS

Tree #	Size	Tree Type	Replacement Quantity
1	22"	OAK	1
2	12"	OAK	1
3	18"	OAK	1
4	28"	OAK	2
5	27"	OAK	2
6	8"	OAK	1
7	15"	OAK	1
8	12"	OAK	1
9	12"	OAK	1
10	20"	OAK	1
11	16"	OAK	1
12	23"	OAK	1
13	17"	OAK	1
14	11"	OAK	1
15	12"	OAK	1
16	18"	OAK	1
17	12"	OAK	1
18	16"	OAK	1
19	16"	OAK	1
20	10"	OAK	1
21	11"	OAK	1
22	10"	OAK	1
23	15"	OAK	1
24	10"	OAK	1
25	11"	OAK	1
26	15"	OAK	1
27	10"	OAK	1
28	19"	OAK	1
29	22"	OAK	1

31 Total Replacement Tree

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 4741
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=20.0'
0' 10' 20'

North

Drawing Title
TREE PROTECTION + REMOVAL PLAN

L0.2

LEGEND

1	ENTRY GATE
2	GRAVEL ACCESS ROAD
3	CHIP-SEAL DRIVEWAY
4	GRAVEL PAVING
5	COBBLE PAVING
6	CONCRETE PAVING
7	MOSAIC STONE PAVING
8	CONCRETE STEPS
9	STONE WALL
10	TIMBER DECKING, S.A.D.
11	TIMBER STEPS
12	TIMBER BENCH
13	GAS FIRE PIT
14	INFINITY EDGE POOL + SPA W/ SAFETY COVER
15	POND
16	WATER FEATURE
17	TIMBER SCREENING FENCE
18	TIMBER FENCE
19	BOULDER
20	NATIVE TURF
21	POOL EQUIPMENT ENCLOSURE
22	MECHANICAL AREA

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4741
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=30.0'

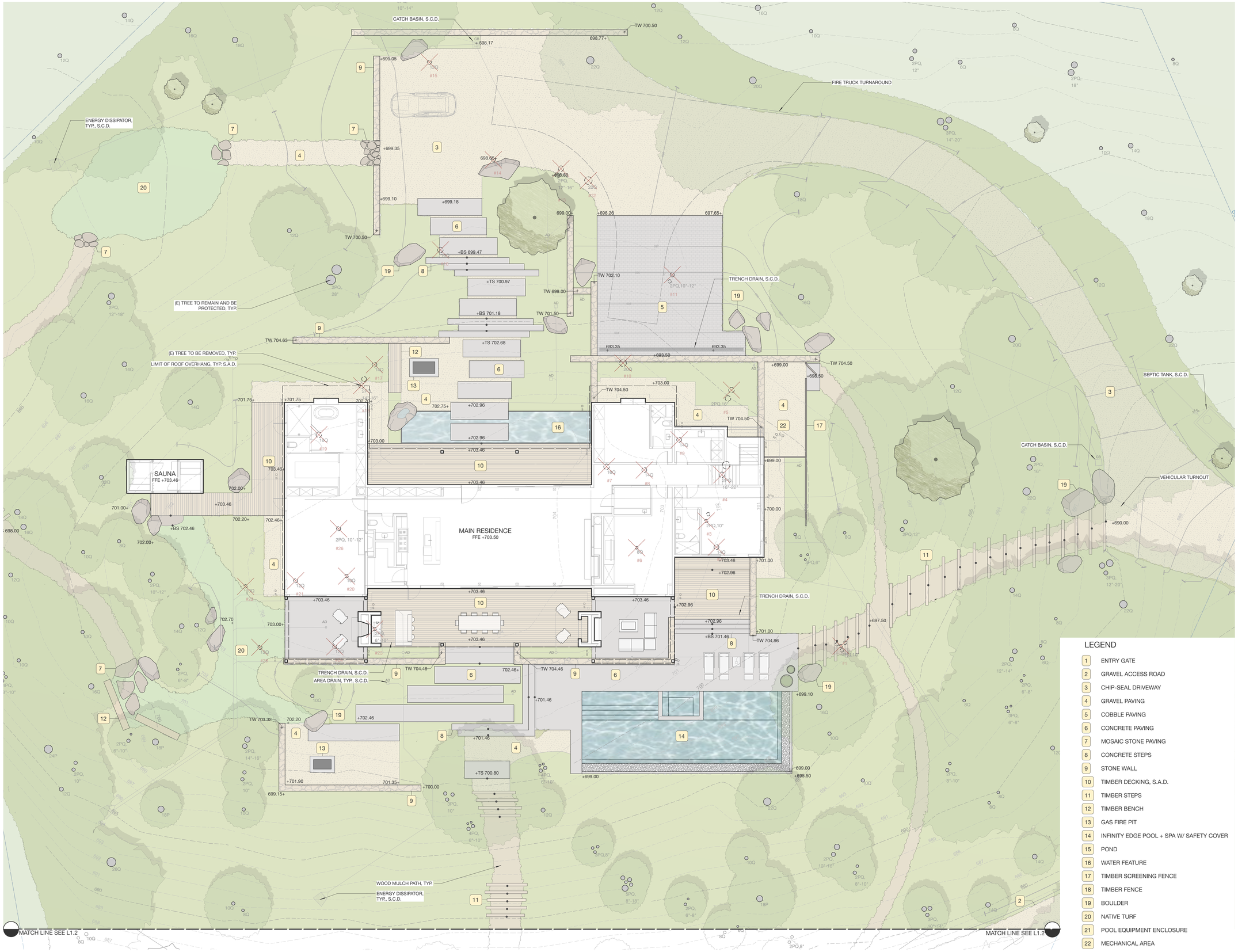
0' 15' 30'

North

Drawing Title

OVERALL SITE PLAN

L1.0



LEGEND

1	ENTRY GATE
2	GRAVEL ACCESS ROAD
3	CHIP-SEAL DRIVEWAY
4	GRAVEL PAVING
5	COBBLE PAVING
6	CONCRETE PAVING
7	MOSAIC STONE PAVING
8	CONCRETE STEPS
9	STONE WALL
10	TIMBER DECKING, S.A.D.
11	TIMBER STEPS
12	TIMBER BENCH
13	GAS FIRE PIT
14	INFINITY EDGE POOL + SPA W/ SAFETY COVER
15	POND
16	WATER FEATURE
17	TIMBER SCREENING FENCE
18	TIMBER FENCE
19	BOULDER
20	NATIVE TURF
21	POOL EQUIPMENT ENCLOSURE
22	MECHANICAL AREA

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 5130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=10.0'

0' 5' 10'

North

Drawing Title

MAIN HOUSE SITE PLAN

L1.1

LEGEND

1	ENTRY GATE
2	GRAVEL ACCESS ROAD
3	CHIP-SEAL DRIVEWAY
4	GRAVEL PAVING
5	COBBLE PAVING
6	CONCRETE PAVING
7	MOSAIC STONE PAVING
8	CONCRETE STEPS
9	STONE WALL
10	TIMBER DECKING, S.A.D.
11	TIMBER STEPS
12	TIMBER BENCH
13	GAS FIRE PIT
14	INFINITY EDGE POOL + SPA W/ SAFETY COVER
15	POND
16	WATER FEATURE
17	TIMBER SCREENING FENCE
18	TIMBER FENCE
19	BOULDER
20	NATIVE TURF
21	POOL EQUIPMENT ENCLOSURE
22	MECHANICAL AREA

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4750
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=10.0'

0' 5' 10'

North

Drawing Title

GUEST HOUSE SITE PLAN

L1.2

LANDSCAPE MATERIALS + FINISHES

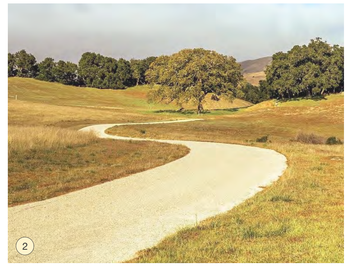
NOTES

1 ALL ITEMS BELOW CORRESPOND TO NUMBERED ITEMS ON L1.0-LANDSCAPE SITE PLAN
2 FOR PHOTO REFERENCES, REFER TO THIS SHEET

DESIGNER/CONTRACTOR LEGEND

LA	Landscape Architect: Bliss Landscape Architecture	PC	Pool Contractor: TBD
ARCH	Architect: Justin Pauly Architects	GC	General Contractor: TBD
CE	Civil Engineer: L&S Engineering	LC	Landscape Contractor: TBD

	LANDSCAPE ITEM	SPECIFICATION	DESIGNER RESPONSIBLE	CONTRACTOR RESPONSIBLE
1	ENTRY GATE	Timber gate w/ underground automatic hydraulic gate opener and associated keypad Wood Type: Clear, vertical grain, kiln dried, rough sawn Western Red Cedar Columns: Stone column and wall with reinforced concrete core and footing. Stone Type: Carmel Stone or approved equivalent	LA	GC
2	GRAVEL ACCESS ROAD	8" depth of stabilized road base (Handley Ranch Quarry or equivalent)	LA	LC
3	CHIP-SEAL DRIVEWAY	Chip Seal with 3/8" 'Sierra Buff' gravel. Gravel shall be fully washed + dry prior to installation Seal Coat: RS-1 Asphalt Emulsion Top Coat: SS-1 Asphalt Binder with one layer deep 3/8" gravel chip Sub-base: Compacted class 2 aggregate base per geotech report Edging: 1/4" x 5" cold-rolled steel, corners to be cut and welded on site	LA	GC
4	GRAVEL PAVING	3/8" washed 'Sierra Buff' Gravel top dressing to 3/4" thick on 2" deep 50%, 3/8" crushed rock +50% granite fines mixed w/ stabilizer @ 12lbs per yard. Install Gold Gravel in 2 lifts. Assure all gravel is thoroughly washed prior to installation. Edging: 1/4"x 5" cold rolled steel edge where all gravel edges meet planted areas, steel edge shall be set flush with gravel. Steel edging corners to be cut and welded on site. Base (Pedestrian): 6" depth compacted aggregate Base (Vehicular): 8" depth compacted aggregate w/ 3" stabilized base (50/50) Gravel type (Pedestrian): 3/8" 'Sierra Buff' (washed) as provided by SBI Materials Gravel type (Vehicular): 3/8" 'Sierra Buff' (washed) as provided by SBI Materials Install steel edge where all gravel edges meet asphalt and/ or planted areas, finish edge flush with gravel, 3/8" x 5" cold-rolled, unfinished steel edging, corners to be cut & welded on site.		
5	COBBLE PAVING	4-5" x 7'-8" x 4" THK reclaimed Multi-blend natural stone cobbles as supplied by SBI. Mortar set cobbles on 6" concrete base. Infill/ sweep dry +/- 1/2" joints with 3/8" Sierra Buff (washed).	LA	LC/GC
6	CONCRETE PAVING	5" THK reinforced CIP concrete w/ threshold edge & integral color, color TBD, 1/4" radius corners, typ. Finish: heavy acid-etch Control Joints: Sawn Sub-base: Compacted class 2 aggregate base per geotech report.	LA	LC/GC
7	MOSAIC STONE PAVING	1 1/2" thk irregular flagstone, sand setting bed, and compacted aggregate base. Stone shall be St. Helena Cottage 'Tufa' as supplied by SBI or approved equivalent. Stone shall have natural cleft finish, natural split edges, hand tight/ butt joints. Sweep with sand.	LA	LC/GC
8	CONCRETE STEPS	6" THK reinforced PIP concrete w/ threshold edge & integral color, color TBD, 1/4" radius corners, typ. Finish: Top Coat, #TBD	LA	LC/GC
9	STONE WALL	Wall: CMU or Reinforced Concrete Wall, Foundation, and Footing. Provide waterproofing and drain mat/ pipe at rear of all retaining walls. Also, S.S.D. Stone Veneer: 5" natural stone veneer w/ deeply raked mortar joints Stone type: Fond du lac "Rustic" as supplied by SBI Materials Provide adjustable non corrosive veneer ties as required by SE. Review color of joint mortar with LA prior to constructing mockup. Veneer face sizes shall be a mix of small(20%), medium(30%), and large(50%).	ARCH/LA	LC
10	TIMBER DECKING	See Architect's Drawings	ARCH	GC
11	TIMBER STEPS	8" x 6" thk timber steps((2 per tread) on PTFD deadmen. Secure deadman to grade w/ rebar stakes as needed. Wood type: horticulturally reclaimed / salvaged redwood, rough sawn finish Base: Compacted class 2 aggregate base	LA	LC
12	TIMBER BENCH	Type 1: 3x4 Sawn western red cedar with 3/8" gaps. Supports: Concealed custom steel bracket fastened to adjacent wall. 2" Dia. blackened steel post with plate steel support at unanchored end. Concrete footing. Type 2: Monolithic reclaimed timber block with sawn/sanded sides and ends, 1/2" eased edges. Wood species to be horticulturally reclaimed / salvaged redwood, or as approved by LA. Blackened SS supports fastened to timber block and reinforced concrete footing.	LA	LC
13	GAS FIRE PIT	Gas burning fire pit, CIP concrete with smooth trowel finish, integral color, color TBD. Burner: Crossfire brass burner Fire Rock: 8-10" rolled lava rock	LA	GC
14	INFINITY EDGE POOL + SPA W/ SAFETY COVER	Gunite pool and spa Coping: 3" thick concrete coping with eased water side edges Plaster: Pebble TBD Tile: Water Line Tile to be 6x6 clay tile with matte glaze. Color TBD. Step Indicator Tile: Step indicator tile to be 2x2 natural clay with matte glaze, color TBD Cover: Aquamatic Safety Cover TBD Cover track + hidden leading bar: To be recommended by PC and verified by LA Auto cover brackets: Cover-Pools Vanishing Lid Bracket w/ lid clips, Stainless Steel Alarm: Sensor Espio wireless Pool Alarm with remote as manufactured by MG International; or approved equivalent.	LA/SE	PC
15	POND	24" Deep, lined (Polypropylene Geomembrane), earthen pond with overflow drain pipe, recirculation pipe(s) and basin, pump and filtration system	LA/CE	GC
16	WATER FEATURE	Basin: 36" deep, Waterproofed CIP concrete with smooth finished foundation and footing Finish: Smooth with Integral Color TBD Provide remote pump, backup aeration system, UV clarifying system, skimmer, drain, filter, autofill, and submersible lighting. Water Boulder: Selected custom hand-crafted boulder w/ drilled 1-1/2" diameter for water supply line.	LA/PC	GC/PC
17	TIMBER SCREENING FENCE	4' tall, 1x6 clear western red cedar vertical board (both sides), PTDF 4x4 posts and 2x4 rails, concrete footings	LA	LC
18	TIMBER FENCE	Mesh: 1x1 12 GA. steel wire mesh Fence rails: 2x6 rough sawn cedar top rail Post: 6x6 rough sawn cedar post Footing: Concrete to continue 3'-0" below grade Sub-base: Compacted class 2 aggregate base per geotech report Gate: 2x6 western red cedar with steel mesh. Hardware TBD	LA	GC
19	BOULDER	Granite boulders as selected by LA Allowance: 45 total tons for all boulders.	LA	LC



BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

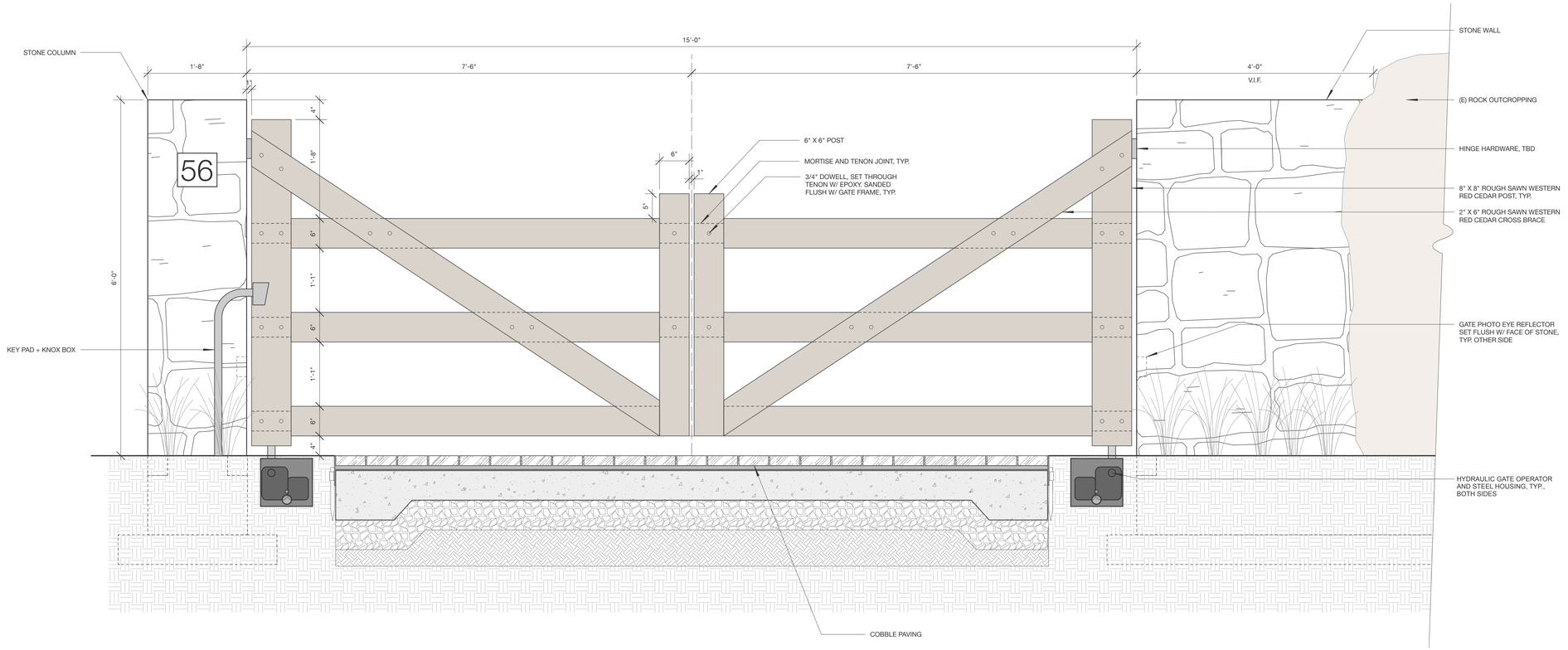
Date
14 MARCH 2025

Drawn by
KD

Scale: N/A

Drawing Title
MATERIALS + FINISHES

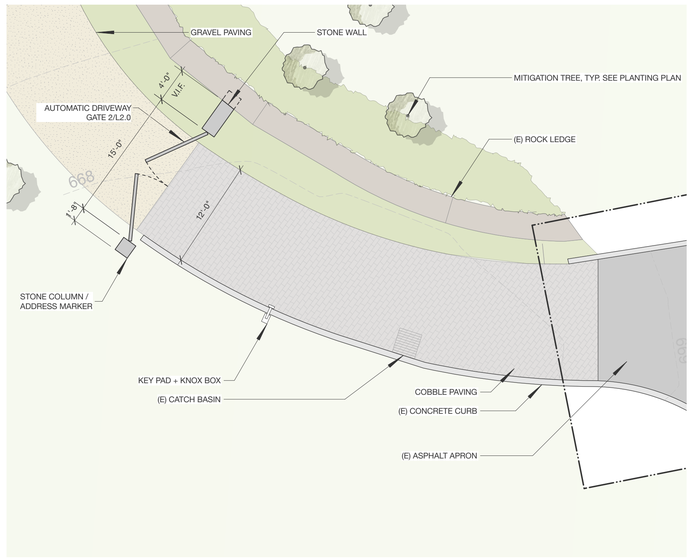
L1.3



2 ELEVATION: DRIVEWAY GATE + FENCE
1" = 1'-0"

COLUMN / WALL STONE FLAVOR IMAGERY

DRIVEWAY GATE FLAVOR IMAGERY



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

N 0' 4' 8'

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4741
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: AS SHOWN

Drawing Title
ENTRY GATE DETAILS

L2.0

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4750
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=20.0'

0' 10' 20'

North

Drawing Title
REFERENCE PLANTING PLAN

L3.0

LANDSCAPE CERTIFICATION

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

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

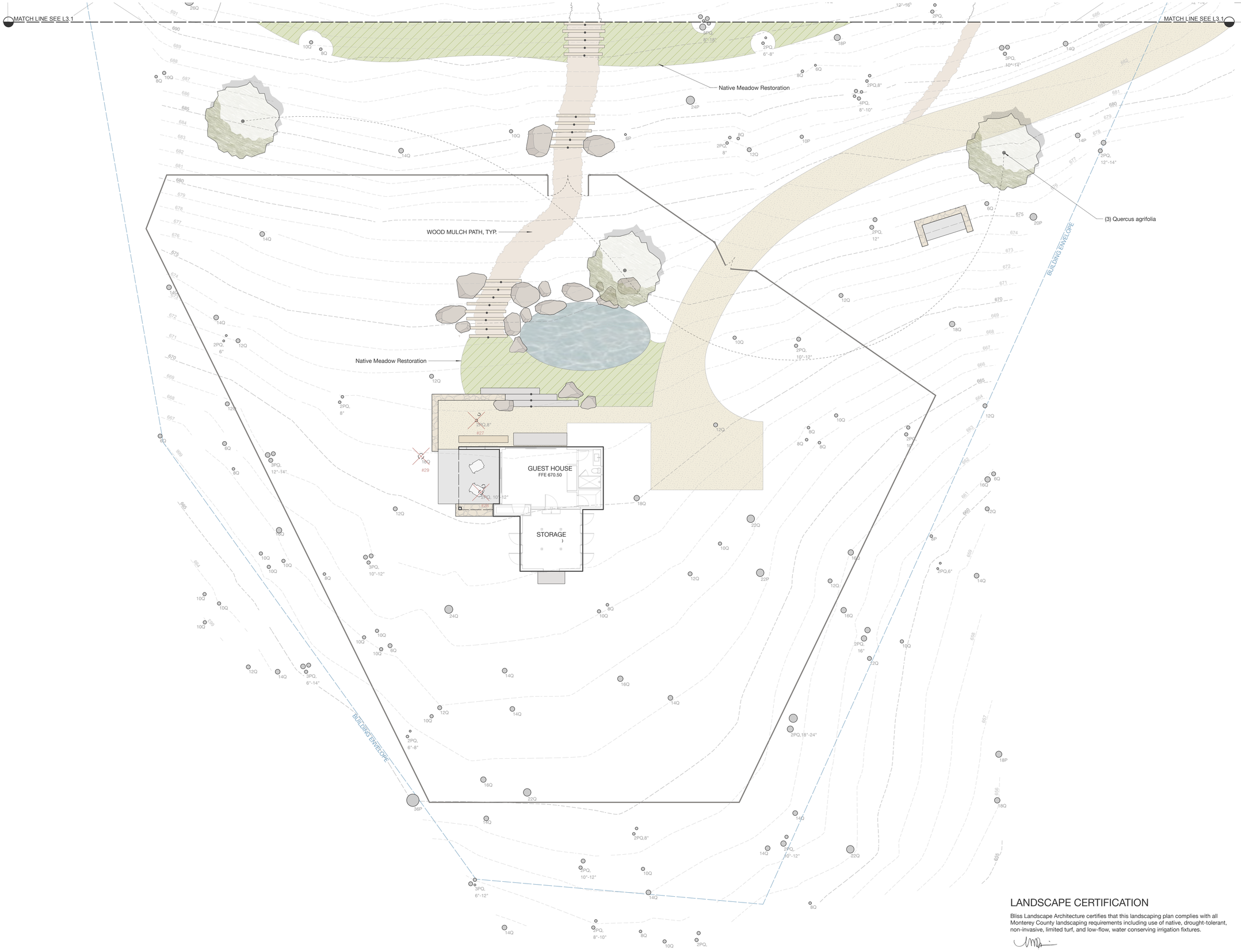
Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title
PLANTING PLAN - MAIN HOUSE

L3.1

Native Meadow Restoration
(7) Arctostaphylos 'Emerald Carpet'
(5) Arctostaphylos 'Dr. Hurd'
(11) Chondropetalum 'El Campo'
(3) Chondropetalum 'El Campo'
(96) Arctostaphylos 'Emerald Carpet'
(7) Chondropetalum 'El Campo'
(1) Quercus agrifolia
Grassland + Native Turf
Native Meadow Restoration
(57) Arctostaphylos 'Emerald Carpet'
(6) Chondropetalum 'El Campo'
Sesleria 'Greenlee'
(4) Arctostaphylos 'Sunset'
(3) Phormium cookianum
(2) Arctostaphylos 'Dr. Hurd'
Sesleria 'Greenlee'
(3) Phormium cookianum
(4) Arctostaphylos 'Dr. Hurd'
(6) Chondropetalum 'El Campo'
Native Meadow Restoration
(10) Arctostaphylos 'Emerald Carpet'
(22) Arctostaphylos 'Sunset'
(42) Festuca mairei
(2) Arctostaphylos 'Dr. Hurd'
(1) Phormium cookianum
(1) Dicksonia antarctica
SAUNA
FFE +703.46'
MAIN RESIDENCE
FFE +703.50
(1) Quercus agrifolia
(56) Festuca mairei
(1) Arctostaphylos 'Dr. Hurd'
(11) Muhlenbergia dubia
(12) Olea 'Little Ollie'
Ruschia lineolata 'Nana'
(17) Arctostaphylos 'Sunset'
(5) Morella Californica
(9) Olea 'Little Ollie'
(82) Festuca mairei
Grassland + Native Turf
(66) Festuca mairei
(23) Festuca mairei
(5) Muhlenbergia dubia
PLANTED CONTAINER (POT) TYP.
(54) Festuca mairei
(7) Muhlenbergia dubia
WOOD MULCH PATH, TYP.
Native Meadow Restoration
MATCH LINE SEE L3.2
MATCH LINE SEE L3.2



LANDSCAPE CERTIFICATION

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

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4759
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title

PLANTING PLAN - ADU

L3.2

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 3" 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 3" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.

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

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

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

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	5	*Quercus agrifolia*	Coastal Live Oak	60" boxbox 48" box	multi-stem
SHRUBS					
	14	*Arctostaphylos 'Dr. Hurd'*	Dr. Hurd Manzanita	24" box	8' o.c.
	170	*Arctostaphylos 'Emerald Carpet'*	Emerald Carpet Manzanita	1 gal	2' o.c.
	43	*Arctostaphylos 'Sunset'*	Sunset Manzanita	5 gal	5' o.c.
	33	*Chondropetalum 'El Campo'*	Dwarf Cape Rush	2 gal	30" o.c.
	1	*Dicksonia antarctica*	Tasmanian Tree Fern	15 gal	
	323	*Festuca mairei*	Atlas fescue	1 gal	30" o.c.
	5	*Morella Californica*	Pacific Wax Myrtle	15 gal	5' o.c.
	23	*Muhlenbergia dubia*	Pine Muhly	3 gal	4' o.c.
	21	*Olea 'Little Ollie'*	Dwarf Olive	5 gal	3'-6" o.c.
	7	*Phormium cookianum*	Mountain Flax	10 gal	5' o.c.
	108 SF	*Ruschia lineolata 'Nana'*	Dwarf Carpet of Stars	flats	6" o.c.
	2,417 SF	*Sesleria 'Greenlee'*	Greenlee's Moor Grass	1 gal	18" o.c.
GRASSLAND + NATIVE TURF					
	1,829 SF	*Koelaeria macrantha*	Prairie Junegrass	cones	6" o.c.
VEGETATED ROOF GARDEN					
	267 SF	*Achillea millefolium*	Common Yarrow	4" pots	10%
		Festuca californica 'Horse Mtn. Green'	California Fescue	4" pots	10%
		Festuca idahoensis 'Tomales Bay'	Idaho Fescue	4" pots	30%
		Koeleria macrantha	Prairie Junegrass	plugs	40%
		Iris douglasiana	Douglas Iris (Purple)	1 gal	5%
		Juncus patens 'Elk Blue'	California Grey Rush	1 gal	5%
NATIVE MEADOW RESTORATION					
	17,546 SF	*Agrostis pallens*	Bent Grass	seed	15%
		Danthonia californica	California Oat Grass	plugs	20%
		Festuca idahoensis	Idaho Fescue	seed	20%
		Koeleria macrantha	June Grass	seed	25%
		Lupinus nanas	Sky Lupine	seed	5%
		Poa secunda	Pine Bluegrass	seed	10%
		Sisyrinchium bellum	Blue-Eyed Grass	seed	5%

LANDSCAPE CERTIFICATION

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

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4759
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

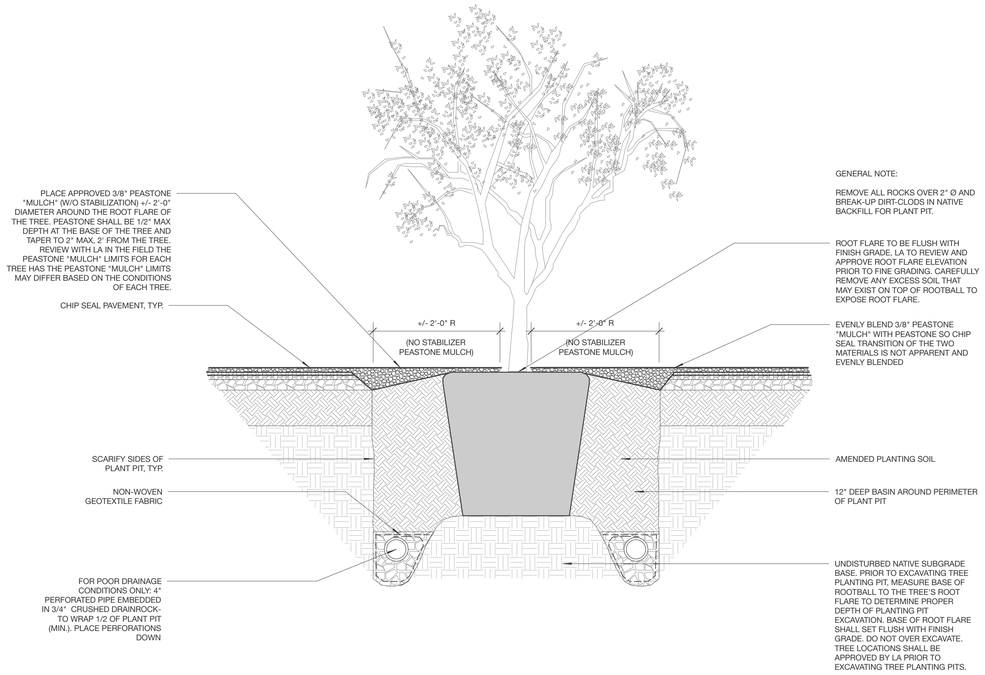
Date
14 MARCH 2025

Drawn by
KD

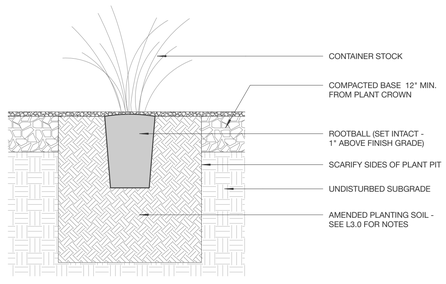
Scale: N/A

Drawing Title
PLANTING LEGEND + NOTES

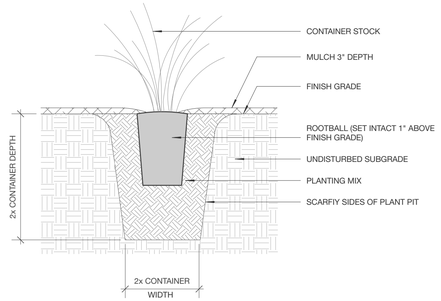
L3.3



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



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



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

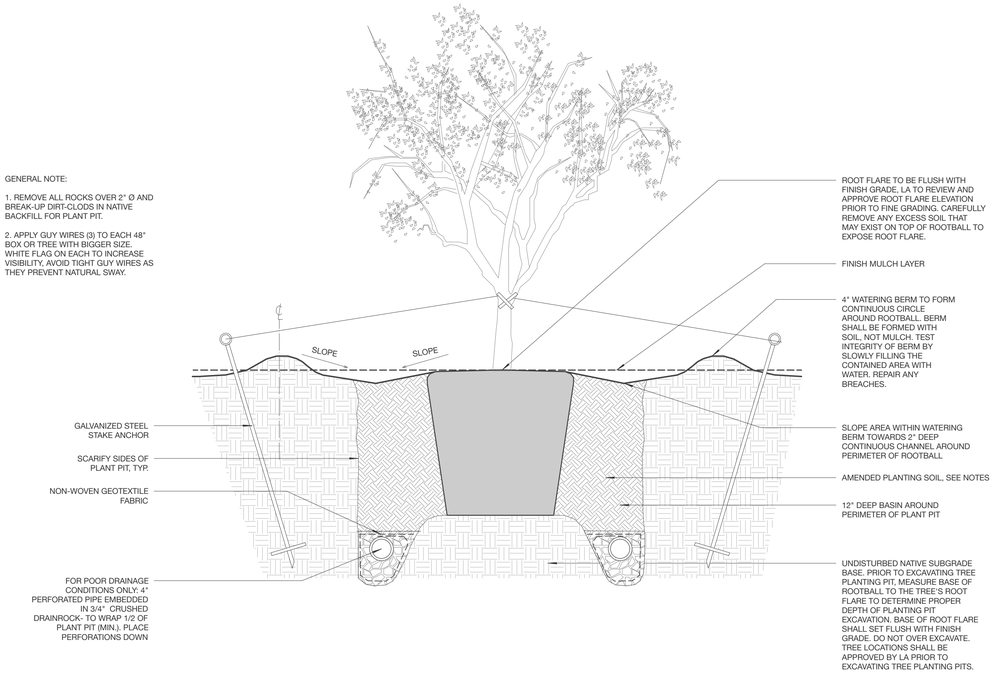
LANDSCAPE CERTIFICATION

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

GENERAL NOTE:

1. REMOVE ALL ROCKS OVER 2" Ø AND BREAK-UP DIRT-CLODS IN NATIVE BACKFILL FOR PLANT PIT.

2. APPLY GUY WIRES (3) TO EACH 48" BOX OR TREE WITH BIGGER SIZE. WHITE FLAG ON EACH TO INCREASE VISIBILITY. AVOID TIGHT GUY WIRES AS THEY PREVENT NATURAL SWAY.



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

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: AS SHOWN

Drawing Title
PLANTING DETAILS

L3.4

PROJECT IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM .

2. MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER, AND SCHEDULE 40 FOR PIPE SIZED 2-1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFER WITH THE STORMWATER AND OTHER UTILITIES' SYSTEMS.

3. LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED TO A MINIMUM DEPTH TO ENSURE 12" OF COVER.

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

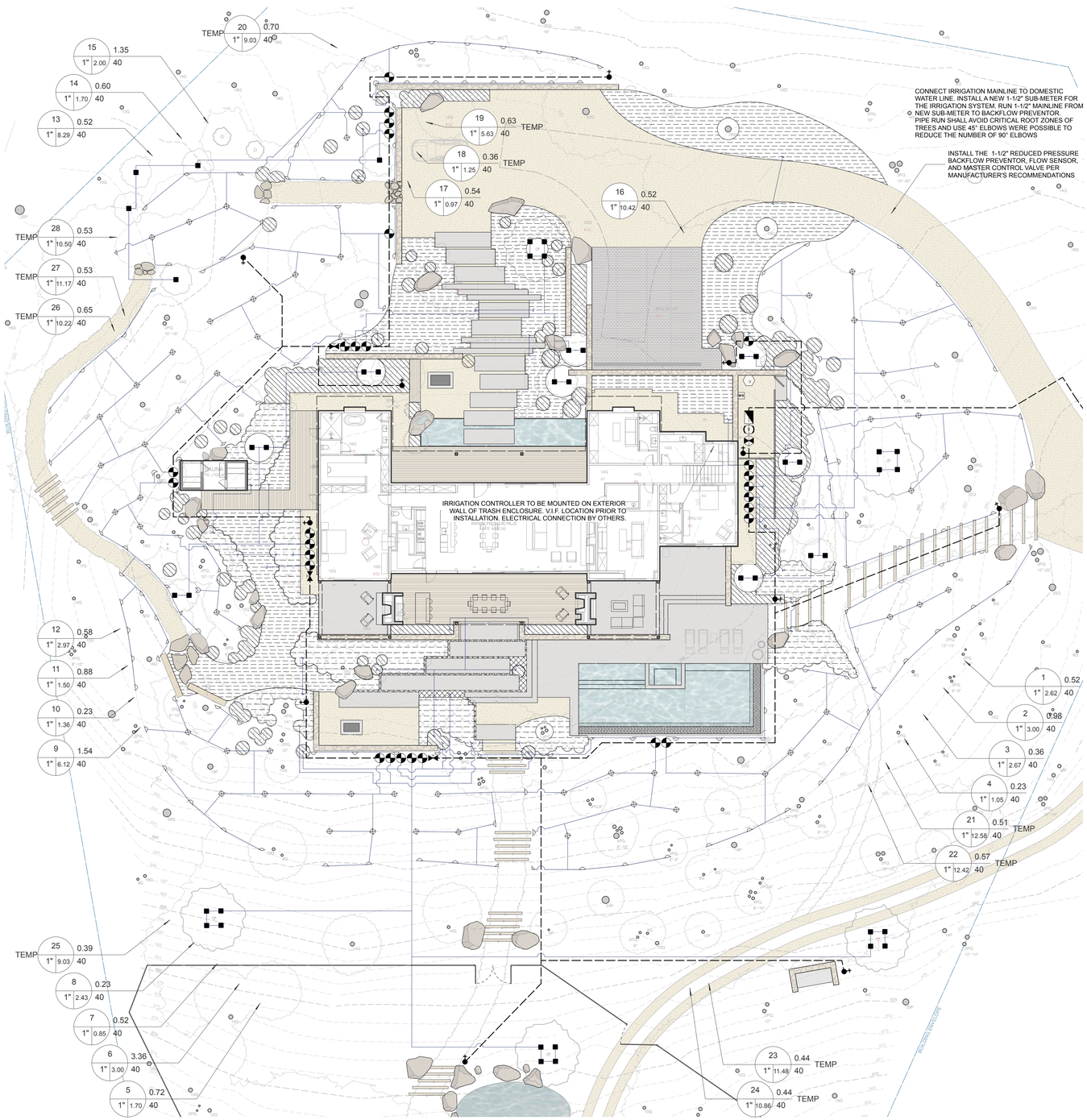
5. SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR TO VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.

6. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.

7. IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK. IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

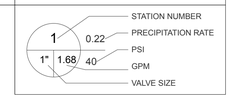
8. ALL SPRAY VALVES AND POP-UP SPRINKLER OUTLETS SHOWN ARE FOR THE ESTABLISHMENT PERIOD OF THE MEADOW RESTORATION AND SHALL BE REMOVED POST ESTABLISHMENT.

9. ANY VALVES, PIPING, AND SPRINKLER OUTLETS SHOWN OUTSIDE OF THE HOMELAND BOUNDARY ARE TO BE USED TEMPORARILY FOR THE ESTABLISHMENT PERIOD AND SHALL BE REMOVED POST ESTABLISHMENT, TO BE V.I.F. BY LANDSCAPE ARCHITECT.



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	MODEL NUMBER	NOTES
M	POINT OF CONNECTION	ASSURED AUTOMATION	1-1/2" SUB-METER	WM150	PER MANUFACTURER'S RECOMMENDATIONS
C	CONTROLLER	HUNTER	8-STATION BASE HYDRAWISE COMPATIBLE CONTROLLER	HCC-800-M	ADD ICM-400 & ICM-800 MODULES AS NEEDED
WS	WEATHER SENSOR	HUNTER	SOLAR-SYNC ETO-RAIN-FREEZE SENSOR	WSS-SEN	WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER
	BACKFLOW PREVENTOR	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	825Y	PER MANUFACTURER'S RECOMMENDATIONS
M	MASTER VALVE	HUNTER	1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY OPEN	ICV-151G-FS	PER MANUFACTURER'S RECOMMENDATIONS
F	FLOW SENSOR	HUNTER	1-1/2" FLOW-SYNC SENSOR	HC-150-FLOW	PER MANUFACTURER'S RECOMMENDATIONS
	BRASS SHUT-OFF VALVE	NIBCO	LINE-SIZE BRASS GATE VALVE	TI-8	PER MANUFACTURER'S RECOMMENDATIONS
	HOSE SPIGOT	LASCO	3/4" INVERTED GARDEN VALVE	MODEL 06-1342	PER MANUFACTURER'S RECOMMENDATIONS
	MAIN LINE	-	PVC SCH 40 W/ SOLVENT WELD FITTINGS	-	SIZE: 1-1/2"
	LATERAL LINE	-	PVC CLASS 200 W/SOLVENT WELD FITTINGS	-	SIZE: 0 - 6 GPM = 3/4", 7 - 18 GPM = 1"
	REMOTE CONTROL VALVE	HUNTER	DRIP ZONE CONTROL KITS AND GLOBE VALVES	PCZ-101-LF-40 ICV-101G	USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. ICV TO BE USED AT POP-UP SPRAYS
	SUBSURFACE DRIP ZONE	HUNTER	0.4 GPH DRIP LINE W/ CHECK VALVES	HDL-04-18-CV	12" ROW AND 12" EMITTER SPACING UNLESS OTHERWISE NOTED
	SHRUB EMITTERS ZONE	HUNTER	1/4" BARB, 2.0 GPH POINT SOURCE EMITTERS ON 1/2" DISTRIBUTION TUBING	HEB-20-CV	PLACE ONE (1) PER 1 & 2 GAL, TWO (2) PER 5 GAL, THREE (3) PER 15 GAL AND LARGER SHRUBS
	TREE BUBBLERS	HUNTER	18" ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	0.25 GPM BUBBLER
	FLEECE WRAPPED SUBSURFACE TUBING	HUNTER	0.4 GPH DRIPLINE W/ 12" EMITTER SPACING	ECO-WRAP-17	PER MANUFACTURER'S RECOMMENDATIONS
	FULL CIRCLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" POP-UP	MP1000-360 OR MP2000-360	PER MANUFACTURER'S RECOMMENDATIONS
	ADJUSTABLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" PO-UP	MP1000-90 OR MP2000-90	V.I.F., USE MP-800 SERIES WHERE NECESSARY



56 Marguerite, Tehama Carmel, CA 93923

Regular Landscape Area	8,352	SF
Special Landscape Area	0	SF
Total Landscape Area	8352	SF
Eto (CIMIS)	49.7	
Eppt (@ 25% Annual Rainfall)	5.275	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal./SF	X	[(0.55 x LA)	+	(0.45 x SLA)]	MAWA	ACRE-FT.
44.43		0.62		4,594		0	**126,524**	**0.39**

Estimated Total Water Use (Post Establishment)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE		ETWU	ACRE-FT.
Low	30.8		2,062		63,545	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**63,545**	**0.20**

ETWU complies with MAWA

Estimated Total Water Use (Establishment Period @ 19,377 SF Grassland Restoration Areas)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE		ETWU	ACRE-FT.
Low	30.8		5,167		159,222	
Med.	30.8		0		0	
High	30.8		0		0	
				ETWU	**159,222**	**0.49**
				Total Establishment ETWU	**222,767**	**0.68**

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 4130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

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

0' 8' 16'

North

Drawing Title
IRRIGATION PLAN - MAIN HOUSE

L4.0

GENERAL IRRIGATION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

14. INSTALL 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. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.

18. 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.

19. 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.

20. 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.

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

22. 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.

23. 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.

24. 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.

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

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

27. 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.

DRIPLINE NOTES

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

2. INSTALL DRIPLINE A MAXIMUM OF 24" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.

3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.

4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.

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

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

7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
- 0-6 GPM – 3/4"
- 6.1-15 GPM – 1"

8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.

9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.

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

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

56 Marguerite, Tehama, Carmel CA 93923

HYDROZONE TABLE COMPLETE FOR ALL VALVES

Valve Number	Irrigation Method	Plant type (High, Med, Low)	GPM	Precipitation Rate (in/hr)	Area (sq.ft.)	% of Landscape
1	Sub-surface Drip	Low	2.62	0.52	267	3.2%
2	Bubblers	Low	3.00	0.98	296	3.5%
3	Emitters	Low	2.67	0.36	710	8.5%
4	Sub-surface Drip	Low	1.05	0.23	370	4.4%
5	Emitters	Low	1.70	0.72	227	2.7%
6	Bubblers	Low	3.00	3.36	86	1.0%
7	Sub-surface Drip	Low	0.85	0.52	114	1.4%
8	Sub-surface Drip	Low	2.43	0.23	827	9.9%
9	Sub-surface Drip	Low	6.12	1.54	918	11.0%
10	Sub-surface Drip	Low	1.36	0.23	459	5.5%
11	Bubblers	Low	1.50	0.88	165	2.0%
12	Emitters	Low	2.97	0.58	497	6.0%
13	Sub-surface Drip	Low	8.29	0.52	1264	15.1%
14	Emitters	Low	1.70	0.60	274	3.3%
15	Bubblers	Low	2.00	1.35	143	1.7%
16	Sub-surface Drip	Low	10.42	0.52	1562	18.7%
17	Emitters	Low	0.97	0.54	173	2.1%
TEMP.						
18	Bubblers	Low	1.25	0.36	331	1.7%
19	MP Rotators	Low	5.63	0.63	855	4.4%
20	MP Rotators	Low	9.03	0.70	1238	6.4%
21	MP Rotators	Low	12.58	0.51	2363	12.2%
22	MP Rotators	Low	12.42	0.57	2109	10.9%
23	MP Rotators	Low	11.48	0.44	2486	12.8%
24	MP Rotators	Low	10.86	0.44	2370	12.2%
25	MP Rotators	Low	9.03	0.39	2201	11.4%
26	MP Rotators	Low	10.22	0.65	1509	7.8%
27	MP Rotators	Low	11.17	0.53	2020	10.4%
28	MP Rotators	Low	10.50	0.53	1895	9.8%
				TOTAL SF (PERM)	**8352**	100%
				TOTAL SF (TEMP)	**19377**	100%

56 Marguerite, Tehama Carmel, CA 93923

Regular Landscape Area	8,352	SF
Special Landscape Area	0	SF
Total Landscape Area	8352	SF
Eto (CIMIS)	49.7	
Eppt (@ 25% Annual Rainfall)	5.275	

Maximum Applied Water Allowance

(Eto - Eppt)	X	Gal./SF	X	[(0.55 x LA)	+	(0.45 x SLA)]	MAWA	ACRE-FT.
44.43		0.62		4,594		0	**126,524**	**0.39**

Estimated Total Water Use (Post Establishment)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE			ETWU	ACRE-FT.
Low	30.8		2,062			63,545	
Med.	30.8		0			0	
High	30.8		0			0	
					ETWU	**63,545**	**0.20**

ETWU complies with MAWA

Estimated Total Water Use (Establishment Period @ 19,377 SF Grassland Restoration Areas)

Plant Water Use	(ETo)(0.62)	X	(PF x HA) / IE			ETWU	ACRE-FT.
Low	30.8		5,167			159,222	
Med.	30.8		0			0	
High	30.8		0			0	
					ETWU	**159,222**	**0.49**
				Total Establishment ETWU		**222,767**	**0.68**

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 4130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: N/A

Drawing Title
IRRIGATION NOTES

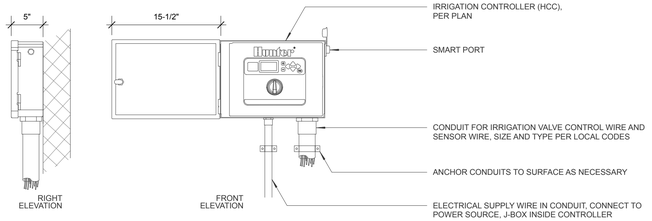
L4.1

CONTROLLER AND SENSOR NOTES:

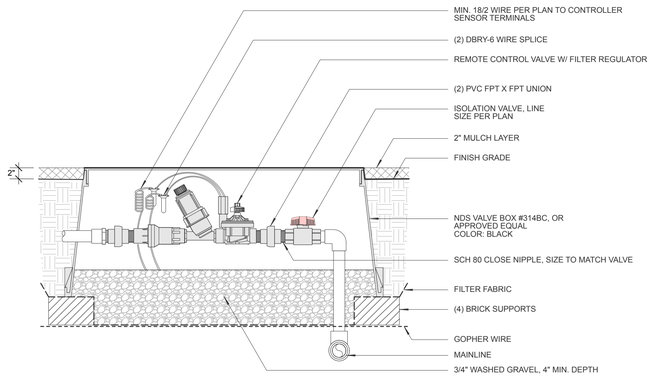
1. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. PRIOR TO INSTALLATION, CONFIRM LOCATION OF CONTROLLER WITH OWNER

2. ALL SENSORS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS

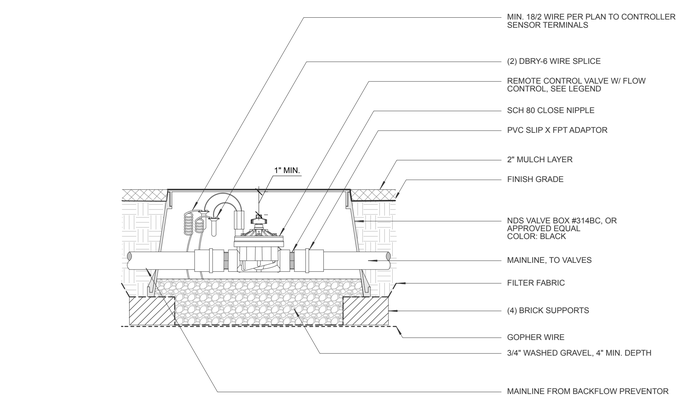
3. ALL ELECTRICAL WORK TO CONFORM WITH LOCAL CODES



9 CONTROLLER W/ FLOW & SOLAR SENSOR - EXTERIOR
N.T.S.



6 DRIP CONTROL ZONE KIT W/ UNIONS AND SHUT-OFF
N.T.S.



3 MASTER VALVE: IN-LINE
N.T.S.

8 MAINLINE AND LATERAL PIPE TRENCHING AND COVER
N.T.S.

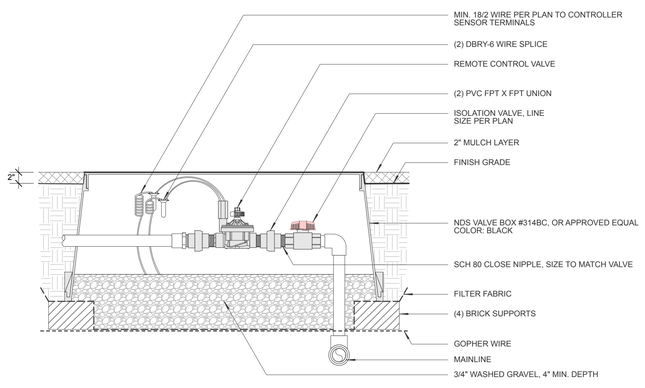
5 GATE VALVE IN 10" ROUND BOX
N.T.S.

NOTES:

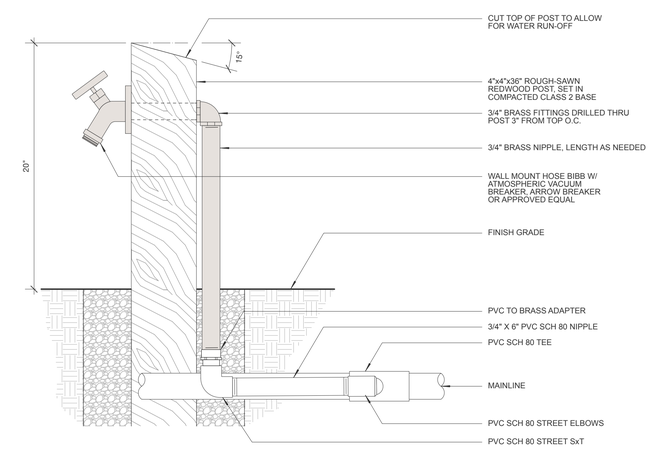
1. DISTANCE 'A' TO BE 10 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 10 = 15")

2. DISTANCE 'B' TO BE 5 X DIA. OF STRAIGHT PIPE FREE OF FITTINGS OR ELBOWS (EXAMPLE: 1-1/2" PIPE DIA X 5 = 7-1/2")

2 FLOW SENSOR
N.T.S.



7 REMOTE CONTROL VALVE W/ UNIONS AND SHUT-OFF
N.T.S.



4 BRASS HOSE BIB MOUNTED ON POST
N.T.S.

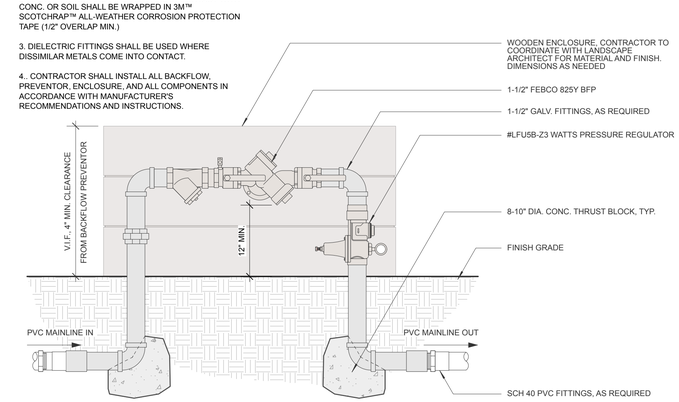
BACKFLOW PREVENTOR NOTES:

1. CONTRACTOR TO VERIFY PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION OF THE BACKFLOW PREVENTER AND PRESSURE REGULATOR

2. GALV. FITTINGS AND PIPE THAT ARE IN CONTACT WITH CONC. OR SOIL SHALL BE WRAPPED IN 3M™ SCOTCHRAP™ ALL-WEATHER CORROSION PROTECTION TAPE (1/2" OVERLAP MIN.)

3. DIELECTRIC FITTINGS SHALL BE USED WHERE DISSIMILAR METALS COME INTO CONTACT.

4.. CONTRACTOR SHALL INSTALL ALL BACKFLOW, PREVENTOR, ENCLOSURE, AND ALL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.



1 BACK FLOW PREVENTOR W/ WOODEN ENCLOSURE
N.T.S.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4730
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

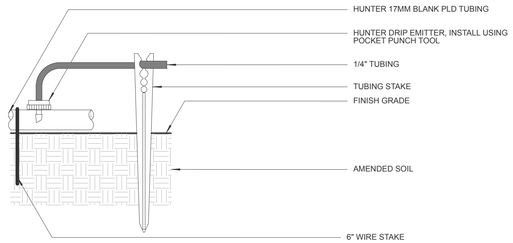
Date
14 MARCH 2025

Drawn by
KD

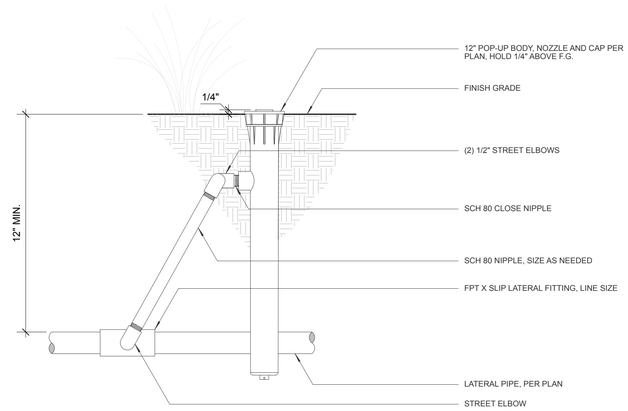
Scale: AS SHOWN

Drawing Title
IRRIGATION DETAILS

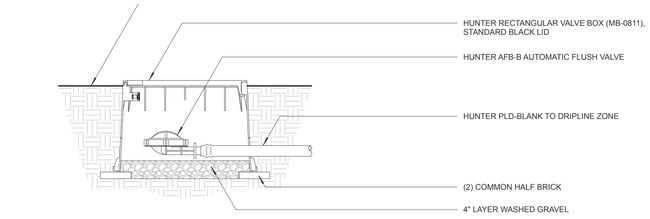
L4.2



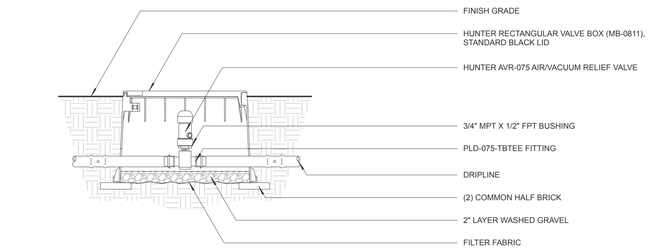
7 EMITTER W/ 1/4" TUBING AND STAKE
N.T.S.



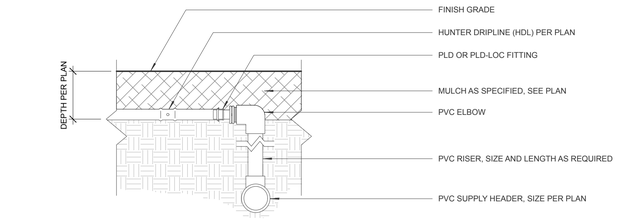
6 12" POP-UP BODY W/ FIELD BUILT SWING ARM
N.T.S.



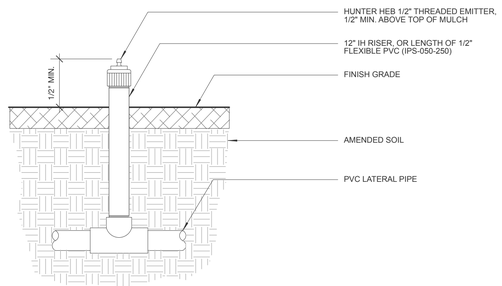
4 AUTOMATIC FLUSH VALVE
N.T.S.



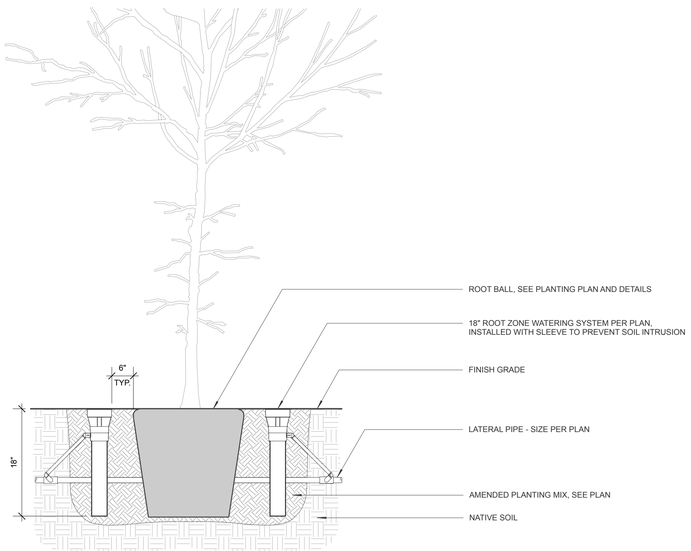
3 AIR RELIEF VALVE - DRIPLINE
N.T.S.



2 DRIPLINE CONNECTION W/ PVC RISER AND ELBOW
N.T.S.



8 1/2" THREADED EMITTER
N.T.S.



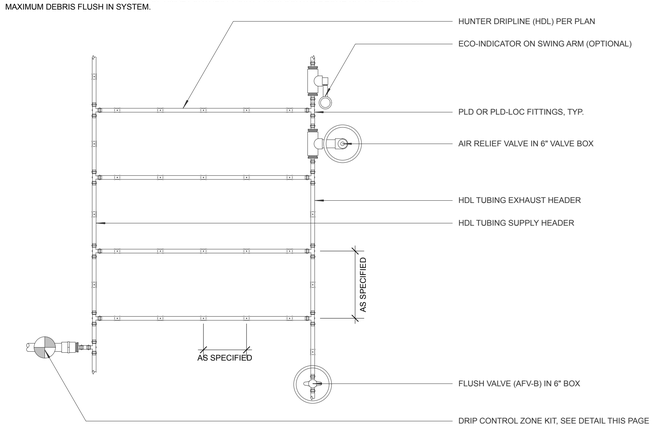
5 ROOT ZONE WATERING SYSTEM - 18"
N.T.S.

DRIPLINE NOTES:

1. AIR RELIEF/VACUUM VALVE INSTALLED IN BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMODATE DIFFERENCES IN GRADE.

2. OPTIONAL ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN ACTIVATED.

3. FLUSH VALVE TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



1 PLAN VIEW: DRIPLINE @ PLANTER BED TYPICAL LAYOUT
N.T.S.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4750
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

**FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: AS SHOWN

Drawing Title
IRRIGATION DETAILS

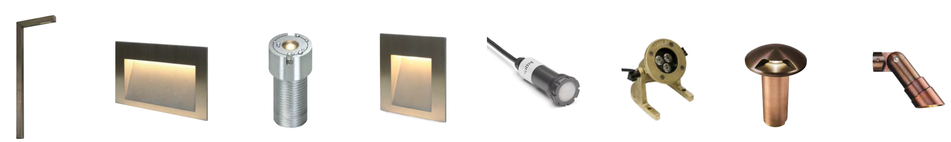
L4.3

LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		20	Path Light	Excelsior Lighting / PL-10 / PL-10-B-17-DB	2.5W
L2		10	Step Light	Lucifer Lighting / Double Impact / ISL2-2-NB-27	6.9W
L3		8	Flush Indicator Light	MP Lighting / L06 / L06-WWH-S-F-B-3-S6	0.2W
L4		20	Wall Light	Lucifer Lighting / Impact / ISL1-2-NB-27	3.2W
L5		5	Pool Light	Jandy / Pro Series Nicheless LED / JLUW6W150	6W
L6		3	Water Feature Light	Focus Industries / SL-33-AB	4W
L7		4	In Ground Light	Sonoma Lighting / LDM250 / BR-180-27D-MJB-FM-NAT	2W
L8		24	Tree Light	Aurora Light / LSL-10-60-W-27-TS-LD-22-BLP-XD	3W

LIGHTING FIXTURES

L1 L2 L3 L4 L5 L6 L7 L8



EXTERIOR LIGHTING NOTES

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

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

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

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

5. All exterior fixtures shall be LED modules.

6. Review lighting zones and switches with client, Arch, and LA prior to construction.

7. All exterior fixtures to satisfy Monterey County's Guidelines for Exterior Lighting (Adopted 01/26/16).

8. See Architect's drawings for all Architectural Lighting associated with structures.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
JEROME J. BLISS No. 4745
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

**FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

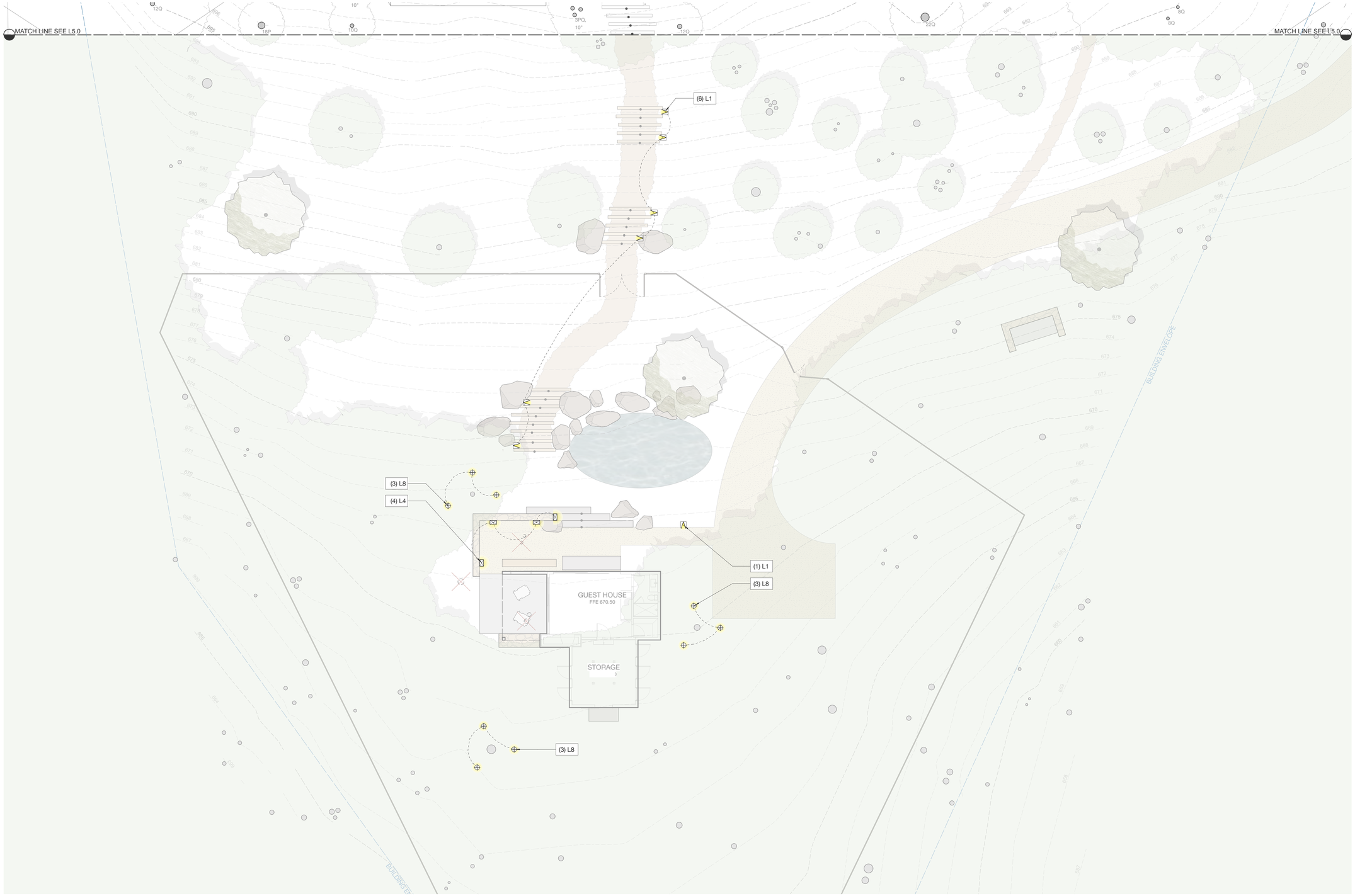
Drawn by
KD

Scale: 1"=10.0'
0' 5' 10'

North

Drawing Title
LIGHTING PLAN - MAIN HOUSE

L5.0



LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		7	Path Light	Excelsior Lighting / PL-10 / PL-10-B-17-DB	2.5W
L4		4	Wall Light	Lucifer Lighting / Impact / ISL1-2-NB-27	3.2W
L8		9	Tree Light	Aurora Light / LSL-10-60-W-27-TS-LD-22-BLP-XD	3W

LIGHTING FIXTURES

L1

L4

L3

EXTERIOR LIGHTING NOTES

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

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

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

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

5. All exterior fixtures shall be LED modules.

6. Review lighting zones and switches with client, Arch, and LA prior to construction.

7. All exterior fixtures to satisfy Monterey County's Guidelines for Exterior Lighting (Adopted 01/26/16)

8. See Architect's drawings for all Architectural Lighting associated with structures.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 6130
Signature
04/30/25
Expiration
14 MARCH 2025
Date
STATE OF CALIFORNIA

**FOR REGULATORY PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION**

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

Date
14 MARCH 2025

Drawn by
KD

Scale: 1"=10.0'

0' 5' 10'

North

Drawing Title
LIGHTING PLAN - ADU

L5.1

L8

auroralight

TYPE:
CAT. #: LSL10-

LSL10 AGAVE

*For smaller wattage and size options see **LSL6** and **LSL8***
*For larger wattage and size options see **HSL20-LM**, **HSL16-LM**, and **HSL11-LM***

ORDERING GUIDE: LSL10 L (LED) SL (SPOTLIGHT) 10 (SERIES)

INDICATES REQUIRED FIELD | INDICATES OPTIONAL FIELD | ✓ INCLUDED | [ ] QUICK SPEC (See Below)

QUICK SPEC SKU: LSL10-60-20-W-27-BMS-NAT

LSL10 — SHROUD ✓ [60] 60° Angled [90] 90° Straight — OPTIC ✓ [N] 15° Narrow [M] 25° Medium [W] 40° Wide [WY] 60° Wide Flood [A] All Optics Kit — LED COLOR ✓ [27] 2700K, 80 CRI [2770] 2700K, 90 CRI [30] 3000K, 80 CRI [AMB] Amber (585-595nm) — NOTE: For other CCT and CRI options, contact factory

RISER
EXTENDABLE: (Includes 2GS Ground Stake)
[8x12] 8x12"
[11x19] 11x19"
SUBTERRANEAN (EXTENDABLE):
[STR-12] 12" above grade 13 1/2" below
[STR-18] 18" above grade 19 1/2" below
FIXED:
[FR-4] 4"
[FR-8] 8"
[FR-12] 12"
[FR-16] 16"
[FR-18] 18"
90° & TEE OPTIONS:
Add **-90** (for 90°) or **-T** (for Tee) to any of the riser part numbers above.

MOUNT
GROUND:
[BMS] Brass Micro Spike
[AGS] AMS Ground Stake
[2GS] Ground Stake w/ 2" Cap
[DS] 9" Deluxe Spike
[TR-9] 9" Trident Spike
[TR-12] 12" Trident Spike
[JB3-3] 3" Junction Box w/ PVC Stake Incl.
[PB-S] Power Box w/ PVC Stake Incl. 60W 120-12V Trans.
SURFACE:
[SMJB-1] Surface Mount J-Box (Single)
[SMJB-2] Surface Mount J-Box (Double)
[SM2] 2" Surface Mount
[SM3] 3" Surface Mount
[TM] Trella Mount
[SB] Splice Box

NOTE: Universal Adapter Included w/ Fixture. Most common configurations listed above. See product cut sheets for all options.

COVER PLATE:
[CP14] 1 5/8" Cover Plate
[CP35-BR] 3 1/2" Brass Cover Plate
[CP4-BR] 4" Brass Cover Plate
[CP45-BR] 4 1/2" Brass Cover Plate
[CP5] 5" Cover Plate
[MC45-1] 4 1/2" Mount Canopy (Single)
[MC45-2] 4 1/2" Mount Canopy (Double)
[PC-60-1] 1 5/8" Power Canopy Incl. 60W 120-12V Trans. (Single)
[PC-60-2] 1 1/2" Power Canopy Incl. 60W 120-12V Trans. (Double)

NOTE: For recessed J-Box, see RJB cut sheet

TREE:
[TS-LD-22] 22" Tree Strap - Light Duty
[TS-LD-36] 36" Tree Strap - Light Duty
[BTM] Bolt-On Tree Mount
[STM] Screw-In Tree Mount

FINISH
Standard:
[NAT] Natural ✓
Plus 25:
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
Premium ($$$):
[NI] Nickel PVD
[PVD] PVD Color (Contact Factory for Color Options)

MOST POPULAR MOUNT OPTIONS
EXTR | BMS | AGS | TS-LD

GROUND
BMS | AGS | 2GS | DS | TR | JB3 PB

COVER PLATE
CP14 | CP35 | CP4 | CP45 | CP5 | PC1 or 2 MC45 1 or 2

EXTENDABLE
EXTR (Includes 2GS)

SUBTERRANEAN (EXTENDABLE)
STR | TM

FIXED
FR

SURFACE
SMJB-1 | SMJB-2 | SM2 | SM3 | TM | SB

TREE
TS-LD | BTM | STM

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2021 Auroralight, Inc. REV-9.0 (5/2021)

CULUS LISTED

L6

FOCUS INDUSTRIES

UNDERWATER LIGHTS SL-33 SERIES

LED READY

TYPE

Array 4K — LEDS by CREE

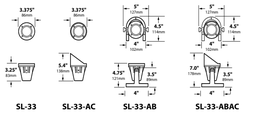
SPECIFICATIONS

CONSTRUCTION: Cast brass body and cap; 316 Stainless Steel screws; Brass nickel-plated liquid tight straight bushing.
-All models feature cast brass aiming bracket with large black thumb screws
LENS: High impact clear tempered flat glass
LAMP SUPPLIED: 20w MR16 ULTRA FLIB/ABL 10, 000 hours average rating (50w max)
LAMP OPTIONS: We recommend 50,000 hour ARROW 4w LED (-LED) or 40,000 hour 5w (-LED5) or 7w (-LED7) ARROW Super Saver LED
SOCKET: High temperature ceramic GU5.3 bi-pin with 250°C silicone-lead wires
WIRING: 15 feet 18/2 SJTOW cord (available up to 50 feet)
MOUNTING: Surface mount aiming bracket on -AB models only
FINISH: Unfinished brass
Optional finishes: Black Acid Treatment (-BAT) & Brass Acid Rust (-BAR)

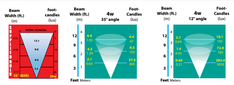
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP SUPPLIED	SHIP WEIGHT
SL-33-ULT	Cast Brass Underwater Light	20w Ultra FLIB/ABL	3.0 lbs.
SL-33-AB-ULT	Cast Brass Underwater Light, Aim Bracket	20w Ultra FLIB/ABL	5.0 lbs.
SL-33-AC-ULT	Cast Brass Underwater Light, Angle Cap	20w Ultra FLIB/ABL	4.0 lbs.
SL-33-ABAC-ULT	Cast Brass Underwater Light, Aim Bracket, Angle Cap	20w Ultra FLIB/ABL	5.0 lbs.

-SM Add to catalog number for side mount cord entry



LIGHT DISTRIBUTIONS AND PHOTOMETRICS



ACCESSORIES

FA-11-SL-33-BLUE	Blue Tempered Glass Insert Lens
FA-11-SL-33-GREEN	Green Tempered Glass Insert Lens
FA-11-SL-33-RED	Red Tempered Glass Insert Lens
FA-11-SL-33-AMBER	Amber-Tempered Glass Insert Lens
FA-11-WHT	White Flashed Opal Tempered Glass Top Lens
FA-154	Brass Adjustable Aiming Bracket
FA-155-CST	Cast Brass Angle Collar
ADDITIONAL SJTOW CORD	Sold in 5-foot lengths, not to exceed total of 50 feet. Add total number of feet to catalog number.

SL-33 Cut Sheet 062717

UL 676 | IP68 | CE | ETL Intertek

JOB INFORMATION
Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

FOCUS INDUSTRIES INC. 21531 COMMERCENTRE DRIVE LAKE FOREST, CA 92630 — www.focusindustries.com — sales@focusindustries.com — (949) 830-1350 - FAX (949) 830-3290

L4

PATHLIGHTS
STEALTH AND IMPACT®

PROJECT NAME: | TYPE:

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

ORDERING INFORMATION AND DRAWINGS - FIXTURE

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

FIXTURE	RATING	FLANGE FINISH				LUMEN PACKAGE	CCT
SSL1 Stealth Steplight ISL1 Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH: WH White, BK Black, AG Satin Silver, AB Architectural Bronze, CF Custom Finish* *(Consult Factory)* NATURAL FINISH: IG Industrial Gray, SS Brushed Stainless Steel, BR Brushed Bronze, NB Natural Bronze PLATED FINISH: Chrome* *(Not recommended for wet locations)*, Polished Oil-Rubbed Bronze* *(Not recommended for wet locations)*, Matte Oil-Rubbed Bronze* *(Not recommended for wet locations)*				STEALTH & IMPACT **800LUX** 80+ CRI, 200 Source Lumens SSL1 Delivered Lumens - 32 ISL1 Delivered Lumens - 43	27 2700K, 30 3000K, 35 3500K, 40 4000K, CC Custom Color (pt)* Color Temp ____K *Custom pts assigned unique suffix upon receipt of order. Contact Product Support for guidance.*

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

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

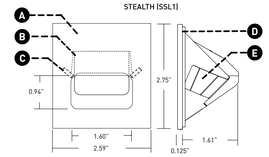
C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

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

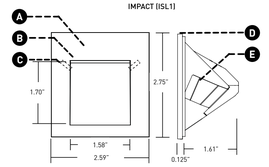
E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

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

STEALTH [SSL1]



IMPACT [ISL1]



LUCIFER LIGHTING COMPANY® | luciferlighting.com | ©2022 Lucifer® Lighting Company — As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice. | [PH] +1-210-227-7329 [FAX] +1-210-227-4967 | pg. 1

[DATE OF REV: 07052022]

L2

PATHLIGHTS
DOUBLE IMPACT®

PROJECT NAME: | TYPE:

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

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH				CRI / WATTAGE PACKAGE	CCT
ISL2 Double Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH: WH White, BK Black, AG Satin Silver, AB Architectural Bronze, CF Custom Finish* *(Consult Factory)* NATURAL FINISH: IG Industrial Gray, SS Brushed Stainless Steel, BR Brushed Bronze, NB Natural Bronze PLATED FINISH: Chrome* *(Not recommended for wet locations)*, Polished Oil-Rubbed Bronze* *(Not recommended for wet locations)*, Matte Oil-Rubbed Bronze* *(Not recommended for wet locations)*				90LUX 90+ CRI, 6 Watts ISL2 Delivered Lumens - 342	27 2700K, 30 3000K, 35 3500K, 40 4000K, CC Custom Color (pt)* Color Temp ____K *Custom pts assigned unique suffix upon receipt of order. Contact Product Support for guidance.*

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

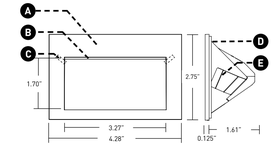
B MEDIA
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

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

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

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

- Available with Bollard mounting, please visit WEBSITE for additional information.
- Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.



LUCIFER LIGHTING COMPANY® | luciferlighting.com | ©2023 Lucifer® Lighting Company — As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice. | [PH] +1-210-227-7329 [FAX] +1-210-227-4967 | pg. 1

[DATE OF REV: 06122023]

L7

auroralight — LIFETIME WARRANTY

TYPE:
CAT. #: LDM250

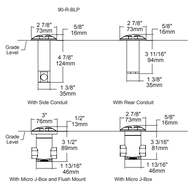
LDM250 SONOMA

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

See LDM350 for additional size and wattage options.

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

Powered by CREE LEDs — LED — 12V — Limited Lifetime Warranty



BEAM PATTERNS

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

RED INDICATES REQUIRED FIELD

MATERIAL
[BR] Brass
[CU] Copper

BEAM PATTERN
[90] Single 90° Opening
[90-2] Opposing 90° Openings
[180] 180° Opening
[270] 270° Opening
[360] 360° Opening

LED
[270] 2700K
[300] 3000K
[450] 4500K
[AMBER] Amber
[D] = Dimmable

MOUNTING OPTIONS
[R] Rear Conduit Entry
[S] Side Conduit Entry
[MJB] Micro J-Box
[MJB-FM] Micro J-Box w/ Flush Mount

FINISH
[NAT] Natural
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
[NI] Nickel PVD
[PC] Powder Coat- Specify Color

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM
In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2016 Auroralight, Inc. 1-17-REV-7.0

L5

Jandy

JANDY NICHELESS LED WHITE LIGHTS WITH HYDROCOOL®

Available in Daylight or Warm White Color Temperatures

Designed to use 24W or less per light for multiple-light applications. Designed to last, these brilliant white lights are a versatile, safe, and compliant lighting solution for commercial pools.

- **Energy Efficient**
  - Consumes significantly less energy than traditional incandescent lights
  - Multiple light fixtures offer a more even glow in pool water features
- **No Niche Required**
  - Installs into standard return fittings for a clean, inconspicuous look
  - No bonding necessary
- **Shallow Water Applications**
  - Approved for installations in as little as 4" of water
- **Choice of Color Temperature**
  - Warm White 2700K
  - Daylight 5000K
- **Choice of Power Level**
  - Uses 24W or less per light for multiple-light applications. 24W, 12W or 6W
- **Dimmer Compatible**

Jandy' WaterColors Nicheless LED Lights with HYDROCOOL Technology

An innovative aluminum body core, overmolded with thermally conductive plastic transfers heat from the light into the water — ensuring lights run cooler and last longer*.

SPECIFICATIONS

Part Number	Size	Description	Type	Color Spec.	Watts	Voltage	Lumens	Lumens per Watt	Kelvin Rating
JLUW12W100	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 100' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W150	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 150' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW12W50	Nicheless	Jandy LED Underwater Nicheless Light, White 12W 50' Cord	LED	White, Cool	12W	12V	750	62.5	5000K
JLUW24W100	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 100' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W150	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 150' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW24W50	Nicheless	Jandy LED Underwater Nicheless Light, White 24W 50' Cord	LED	White, Cool	24W	12V	1208	50.3	5000K
JLUW6W100	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 100' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W150	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 150' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUW6W50	Nicheless	Jandy LED Underwater Nicheless Light, White 6W 50' Cord	LED	White, Cool	6W	12V	403	67.2	5000K
JLUWW12W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 12W, 150' Cord	LED	White, Warm	12W	12V	538	44.8	2700K
JLUWW24W150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 24W, 150' Cord	LED	White, Warm	24W	12V	840	35.0	2700K
JLUWWeW150	Nicheless	Jandy LED Underwater Nicheless Light, Warm White 6W, 150' Cord	LED	White, Warm	6W	12V	288	48.0	2700K

L3

Specification Sheet / In-grade / L06

L06

Application	Exterior/interior indicator light for driveway and sidewalk.
IP Rating	66
Mounting	Can be buried in earth/gravel or cast into concrete with or without mounting box.
Electrical	Powered by remote dimmable/ non-dimmable driver (sold separately). **See website for recommended drivers* **Remote emergency driver / inverter options available. Consult factory.*
Power Consumption	0.2 Watt
Light Output	0.2 Watt, 2.1lm **For photometric data, see page 02*
Warranty	5 years limited warranty Estimated useful life of LED is 50,000 hours.
Material	Solid anodized aluminum or marine grade stainless steel (316). RoHS compliant.
Weight	1.21lbs (0.549kg)
Approval	cULus, CE

Type:
Project:
Modified:
Quantity:
Notes:

Order Guide

Example: L06-WWH-S-C-B-3-S6

Code	Color	CRI	Lens	Mounting Box	Nipple	Finish
L06 -	WWH	S			-	S6

WWH = warm white | S = 80+ CRI | C = clear, F = frosted | B = with mounting box, N = no mounting box | 3= 3"(76.2mm), X = custom length | S6 = stainless steel 316

**max nipple length 6" (152mm)*

MP LIGHTING® — www.mplighting.com — t 1.877.708.1184 f 604.708.1185

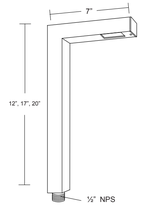
All technical information in this document is subject to change. Copyright © MP Lighting. 09-2017

L1

PATH LIGHT T4 35W 12V 2.5W LED MODEL PL-10

Specification-grade landscape lighting, wet-location luminaire for path or garden lighting applications.

- Extruded bronze and machined brass.
- Available in Seven standard TGIC powder coat finishes and natural or dark bronze finishes.
- Remote transformer required.
- Stainless steel hardware.
- 6 feet of 18/2 low voltage cable supplied.
- Available in 12", 17", or 20" height.
- Frosted tempered glass lens, glued in.
- 1/2" NPS mount threads (Mount not included.)
- High-temperature silicone O-ring seals are used to seal the cap against the body.
- Listed for wet location use.
- Warranty: 25 Years.



Made in USA | cULus | cULus LISTED

Specification

MODEL:	PL-10	LAMPING:	T4 Halogen (order separately) 35W Maximum (order separately) 2.5W LED (order separately)
MATERIAL:	Extruded bronze & machined brass		
VOLTAGE:	12V		
WATTAGE:	35 Watt		
SOCKET:	GY 6,35 Bi-pin porcelain socket rated 600V, 250°C 18 ga, Teflon® coated leads		

Ordering Logic:

MODEL	METAL	STEM LENGTH	FINISH
PL - 10	B - Brass	12 - 12" 17 - 17" 20 - 20"	BK- Black BZ - Bronze WT - White BG - Beige NT - Natural BKT - Black Texture BZT - Bronze Texture SL - Silver AC - Aged Copper DB - Dark Bronze

ORDERING EXAMPLE: PL - 10 - B - 12 - NT

Excelsior Lighting, Inc. | PROJECT | TYPE

2507 N. Bundy Drive Fresno, CA 93727 T - 559.346.1051 F - 559.346.1071 excelsiorlighting.com

---

BLISS
LANDSCAPE ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER J. BLISS — No. 4130 — Signature — 04/30/25 Expiration — 14 MARCH 2025 Date — STATE OF CALIFORNIA

FOR REGULATORY PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

CRAIG RESIDENCE

TEHAMA
56 MARGUERITE
CARMEL, CA 93923

APN
169-421-061

Phase
DESIGN DEVELOPMENT

Revisions
No. Date Description

Issue
PLANNING SUBMITTAL

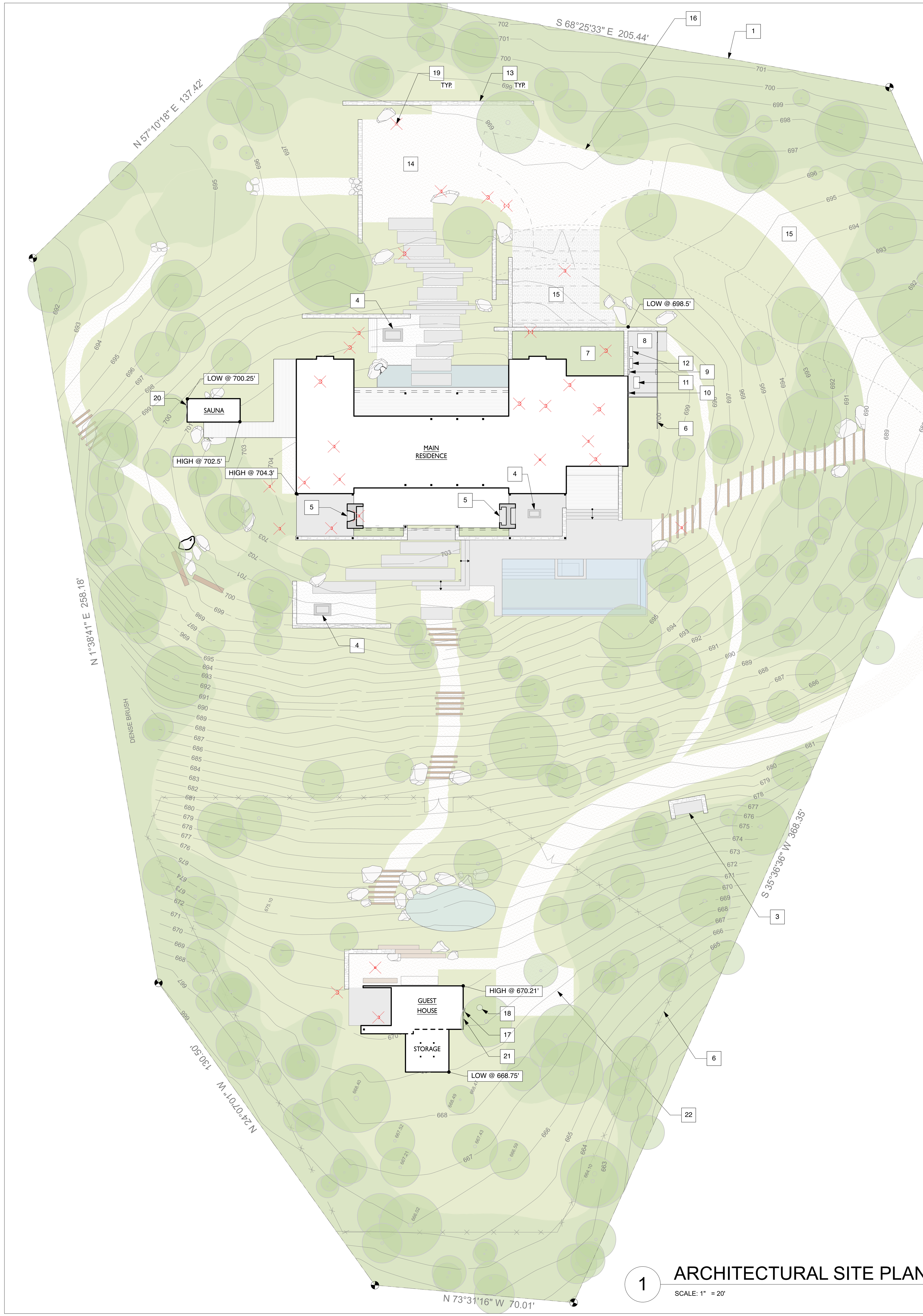
Date
14 MARCH 2025

Drawn by
KD

Scale: N/A

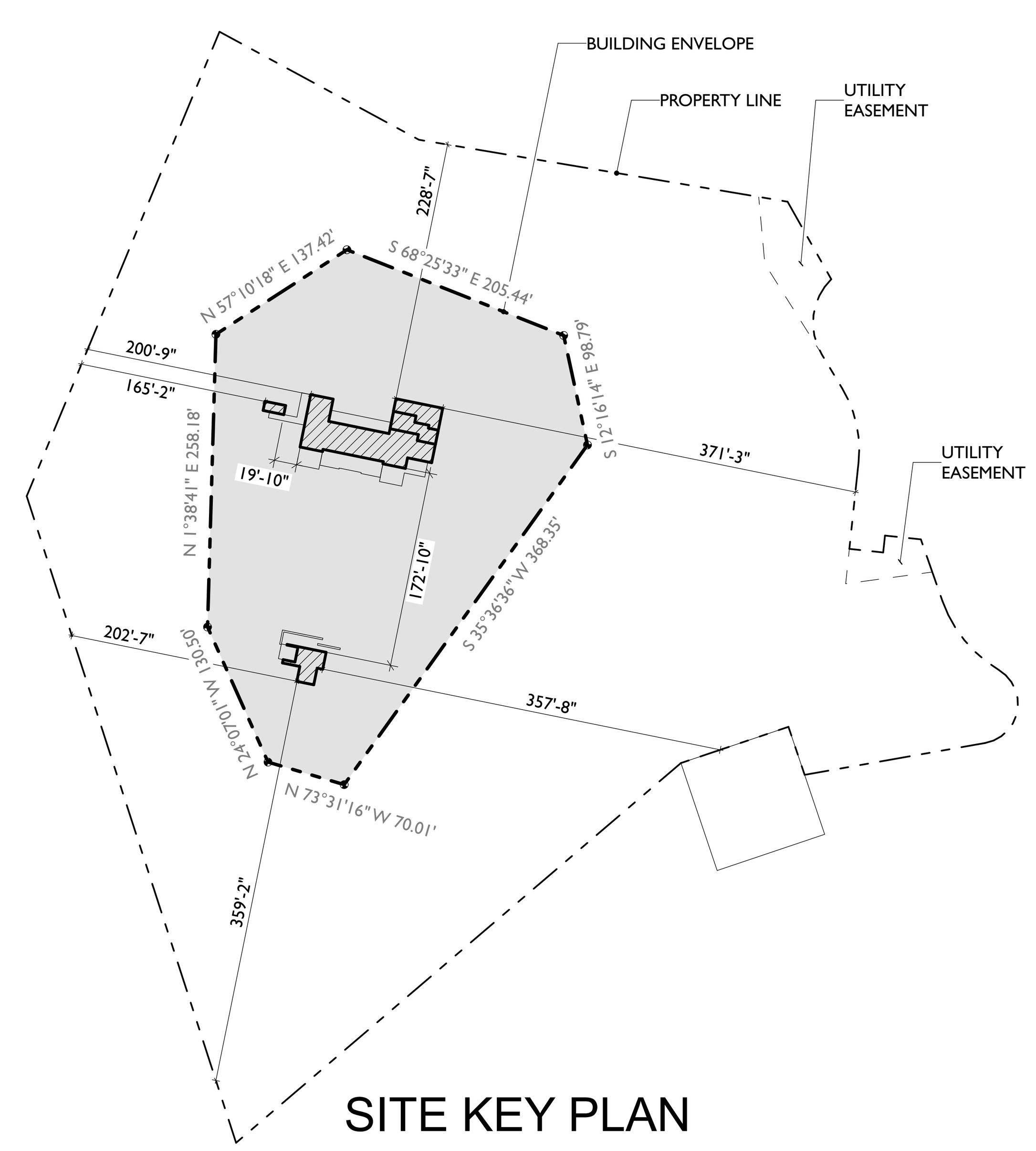
Drawing Title
LIGHTING SPECIFICATIONS

L5.2



1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



SITE KEY PLAN

SCALE: 1/128"= 1'-0"

REFERENCE NOTES

1	BUILDING ENVELOPE
2	SEPTIC TANK, SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
3	POOL & SPA EQUIPMENT LOCATION
4	GAS FIRE PIT; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
5	EXTERIOR GAS FIREPLACE
6	WOOD FENCE; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
7	LIVING ROOF
8	MECHANICAL PAD
9	GAS METER, SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION
10	400 AMP MAIN ELECTRIC PANEL
11	200 AMP GENERATOR, SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION
12	HEAT PUMP, SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION
13	SITE WALL; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
14	AUTO COURT
15	DRIVEWAY; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
16	MCRFD EMERGENCY VEHICLE HAMMERHEAD
17	TANKLESS WATER HEATER
18	SEWER SYSTEM PUMP VAULT LID; SEE CIVIL PLANS FOR ADDITIONAL INFORMATION
19	TREE TO BE REMOVED; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
20	50 AMP MAX. ELECTRIC SUBPANEL
21	100 AMP MAX. ELECTRIC SUBPANEL
22	VEHICULAR TURNAROUND; SEE MAIN DRIVEWAY FOR MCRFD HAMMERHEAD

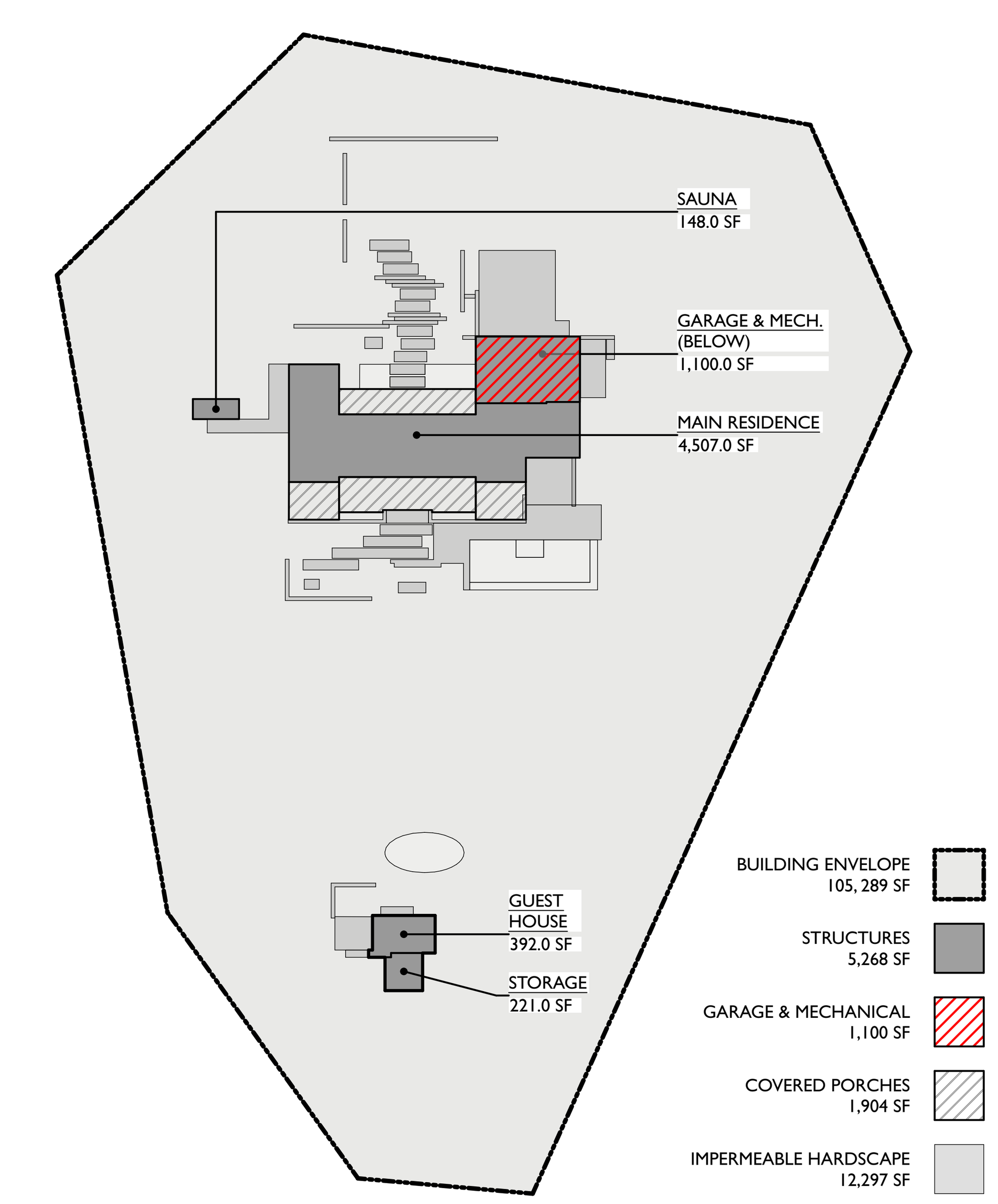
A.N.G. CALCULATIONS

MAIN RESIDENCE:
- HIGH POINT: 704.30'
- LOW POINT: 698.5'
- ANG: 701.4'

SAUNA:
- HIGH POINT: 702.5'
- LOW POINT: 700.25'
- ANG: 701.4'

GUEST HOUSE + STORAGE:
- HIGH POINT: 670.21'
- LOW POINT: 668.75'
- ANG: 669.48'

AREA CALCULATIONS



GENERAL NOTES

1. SITE AND SURVEY INFORMATION FROM CENTRAL COAST SURVEYORS TOPOGRAPHIC MAP FOR APN #169-421-061-000.
2. SITE PLAN SHOWS EXISTING TOPOGRAPHY; REFER TO CIVIL PLANS FOR PROPOSED GRADES.
3. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROPOSED LOCATIONS.
4. REFER TO ARCHITECTURAL FLOOR PLANS FOR TRASH/RECYCLE AND WASTE BIN LOCATION (INSIDE GARAGE).
5. EXISTING WATER METER LOCATED OFF CURRENT VIEW; SEE CIVIL PLANS FOR LOCATION.

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jtp@justinpaulyarchitects.com

LICENSED ARCHITECT — STATE OF CALIFORNIA — PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

56 marguerite

carmel, california

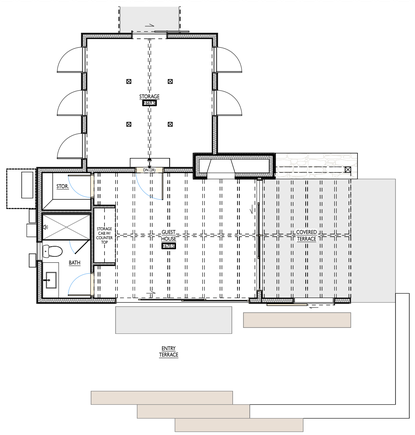
ARCHITECTURAL SITE PLAN

sheet

A1.0

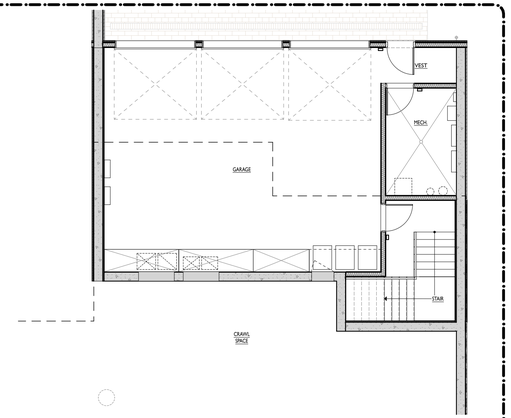
of sheets

SEE A2.11
FOR ENLARGED PLAN



3 GUEST HOUSE + STORAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEE A2.2
FOR ENLARGED PLAN

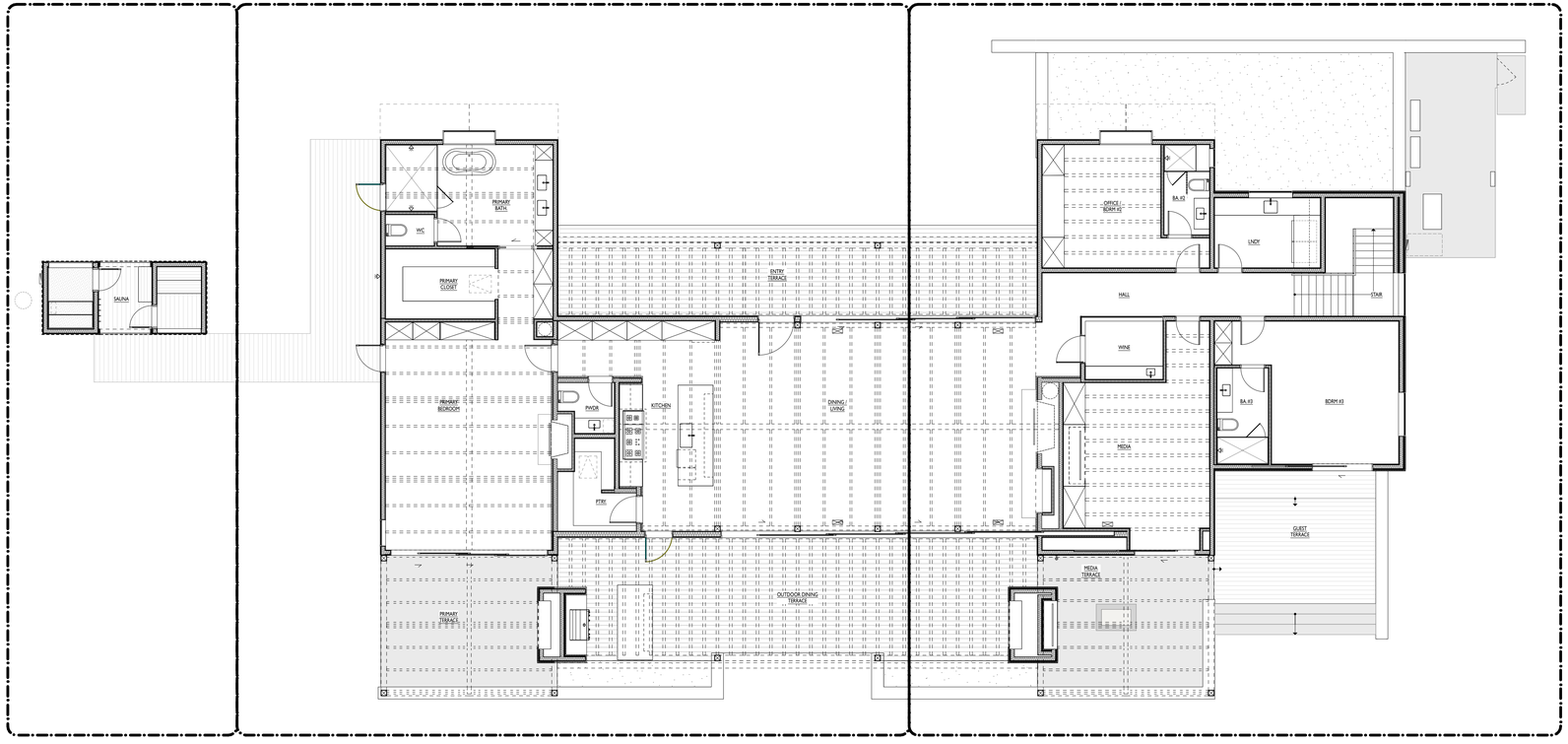


2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

SEE A2.10
FOR ENLARGED PLAN

SEE A2.3
FOR ENLARGED PLAN

SEE A2.4
FOR ENLARGED PLAN



1 MAIN LEVEL & SAUNA FLOOR PLANS
SCALE: 1/8" = 1'-0"

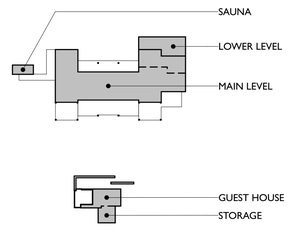
REFERENCE NOTES

1	LINE OF STRUCTURE ABOVE
2	CRAWL SPACE
3	SITE RETAINING WALL AT DRIVEWAY; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
4	COBBLE PAVER DRIVEWAY; SEE LANDSCAPE PLANS FIR ADDITIONAL INFORMATION
5	TRENCH DRAIN; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
6	IT / MEDIA CLOSET
7	AIR HANDLER UNIT (AHU) CLOSET
8	TRASH / RECYCLE + WASTE BIN AREA
9	CRAWL SPACE ACCESS PANEL
10	

GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE.

KEY PLAN



JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.920.1460
jp@justinpaulyarchitects.com

issued: 4/11/25
revised:

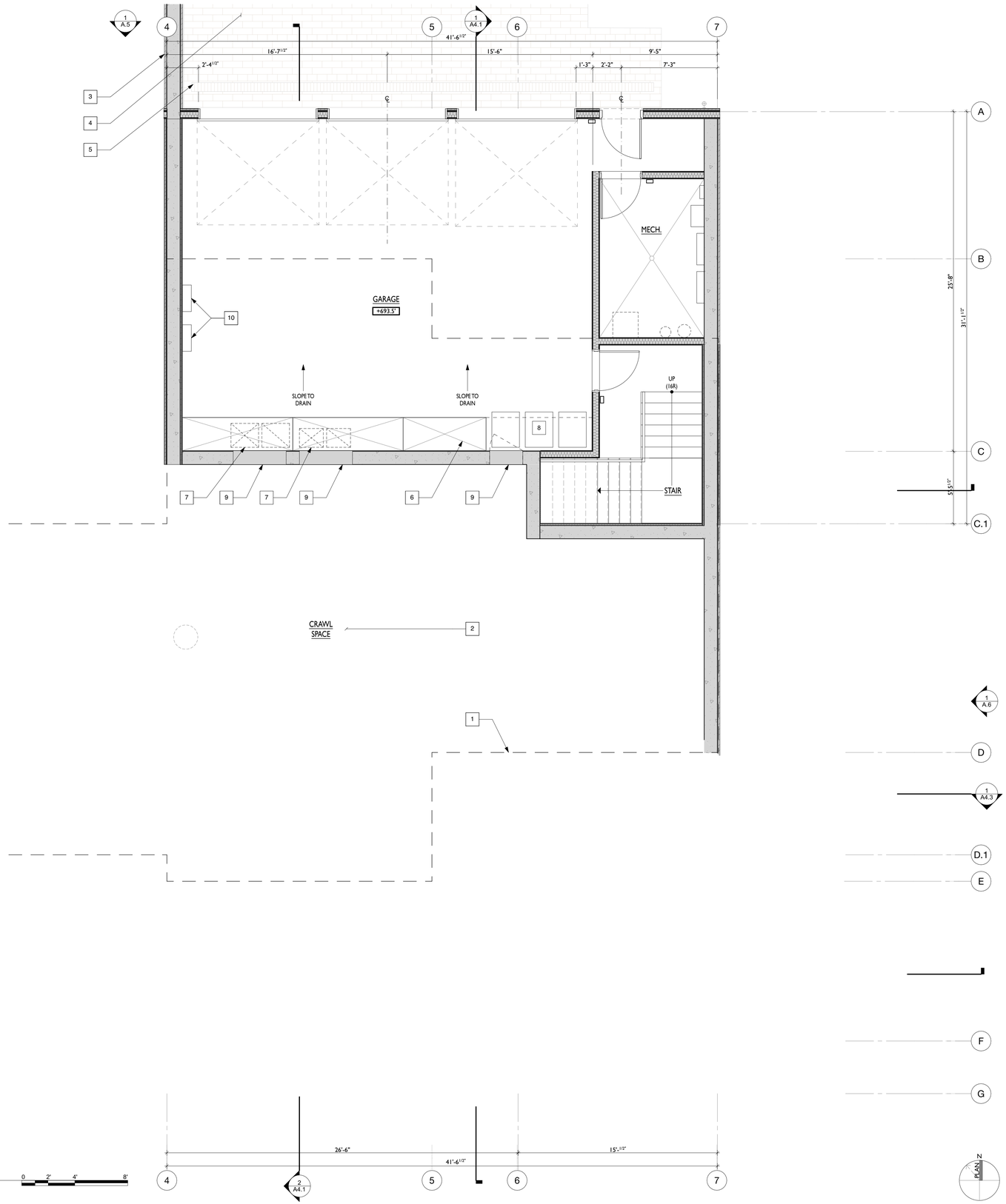
LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA
PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:
ANGIE CRAIG
56 marguerite
carmel, california

OVERALL FLOOR PLANS

sheet
A2.1
of sheets



1 LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

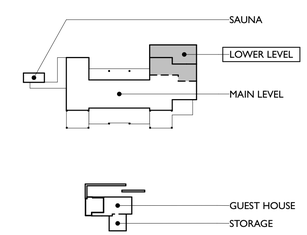
REFERENCE NOTES

1	LINE OF STRUCTURE ABOVE
2	CRAWL SPACE
3	SITE RETAINING WALL AT DRIVEWAY; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
4	COBBLE PAVER DRIVEWAY; SEE LANDSCAPE PLANS FIR ADDITIONAL INFORMATION
5	TRENCH DRAIN; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
6	IT / MEDIA CLOSET
7	AIR HANDLER UNIT (AHU)
8	TRASH / RECYCLE + WASTE BIN AREA
9	CRAWL SPACE ACCESS PANEL
10	BATTERIES, PER SOLAR CONSULTANT

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. EXTERIOR CONNECTING SURFACES NOT SHOWN FOR CLARITY.

KEY PLAN



issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.386.2460
jp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

carmel, california

56 marguerite

LOWER LEVEL FLOOR PLAN

sheet

A2.2

of sheets

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

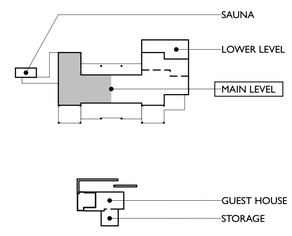
REFERENCE NOTES

1	LINE OF ROOF ABOVE
2	LINE OF STRUCTURE ABOVE
3	SITE WALL; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
4	WOOD DECK
5	INTERIOR GAS FIREPLACE
6	EXTERIOR GAS FIREPLACE
7	OUTDOOR SHOWER
8	
9	
10	

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. EXTERIOR CONNECTING SURFACES NOT SHOWN FOR CLARITY.

KEY PLAN



issued: 4/11/25
revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.9640
jp@justinpaulyarchitect.com

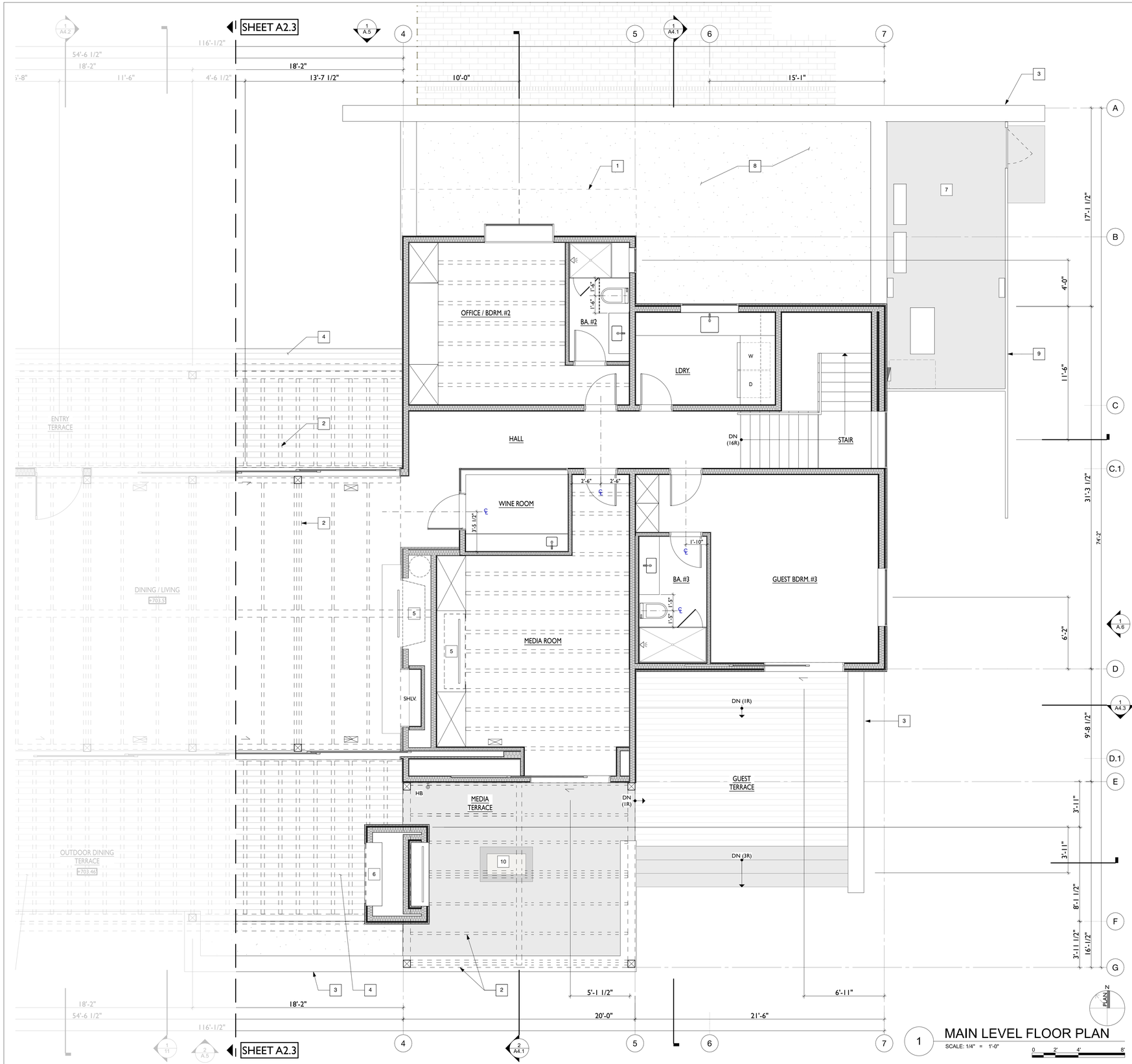
LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA
PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:
ANGIE CRAIG
56 marguerite
carmel, california

MAIN LEVEL PARTIAL FLOOR PLAN

sheet
A2.3
of sheets



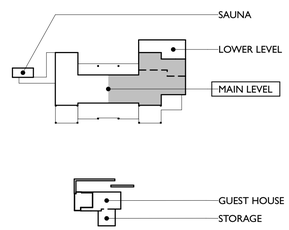
REFERENCE NOTES

1	LINE OF ROOF ABOVE
2	LINE OF STRUCTURE ABOVE
3	SITE WALL; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
4	WOOD DECK
5	INTERIOR GAS FIREPLACE
6	EXTERIOR GAS FIREPLACE
7	MECHANICAL PAD; SEE SITE PLAN FOR ADDITIONAL INFORMATION
8	LIVING ROOF
9	WOOD FENCE; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
10	EXTERIOR GAS FIRE PIT

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. EXTERIOR CONNECTING SURFACES NOT SHOWN FOR CLARITY.

KEY PLAN



issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.8460
jp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

carmel, california

a new residence for:

ANGIE CRAIG

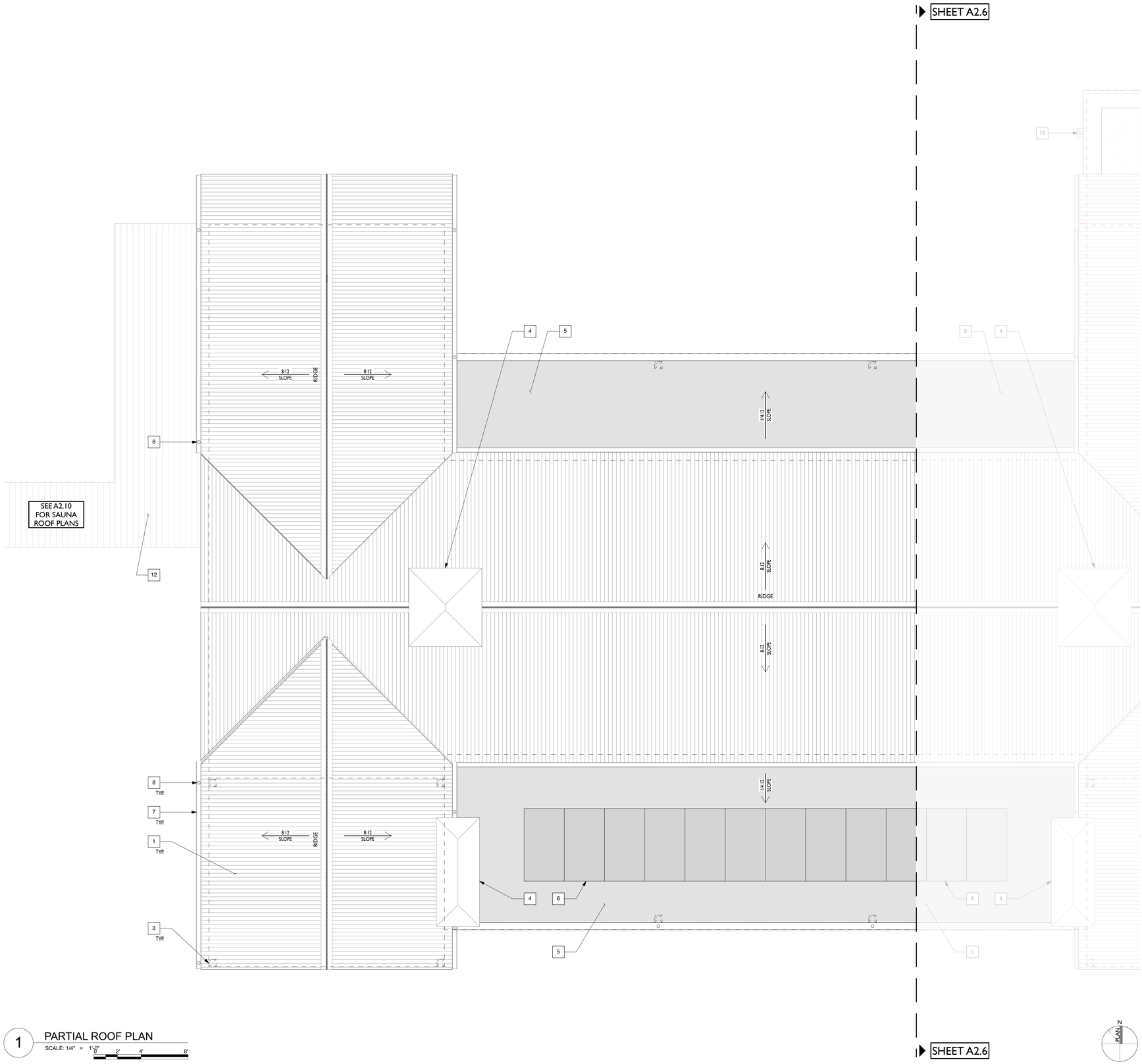
56 marguerite

MAIN LEVEL PARTIAL FLOOR PLAN

sheet

A2.4

of sheets



1 PARTIAL ROOF PLAN

SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

REFERENCE NOTES

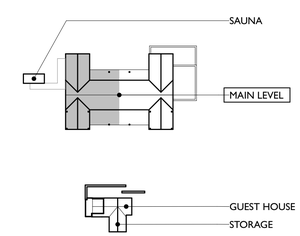
1	CORRUGATED GALVANIZED ROOF PANELS
2	LINE OF STRUCTURE BELOW
3	STRUCTURAL POST BELOW
4	GALVANIZED CHIMNEY SHROUD, TO MATCH ROOF
5	PVC ROOFING, SLOPED TO DRAIN
6	SOLAR ARRAY, PER SOLAR CONSULTANT
7	GUTTER
8	DOWNSPOUT, TYP.
9	(REFER TO SHEET A2.6 FOR NOTE LOCATION)
10	(REFER TO SHEET A2.6 FOR NOTE LOCATION)
11	HARDWOOD DECK @ BOARDWALK
12	

GENERAL NOTES

1. BOARDWALK SHOWN FOR REFERENCE.

2. CLOSED CELL SPRAY FOAM INSULATION UTILIZED AT ENTIRE ROOF ENVELOPE. ATTIC SPACES ARE CONDITIONED. NO VENTING REQUIRED.

KEY PLAN



issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.3460
jp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

56 marguerite

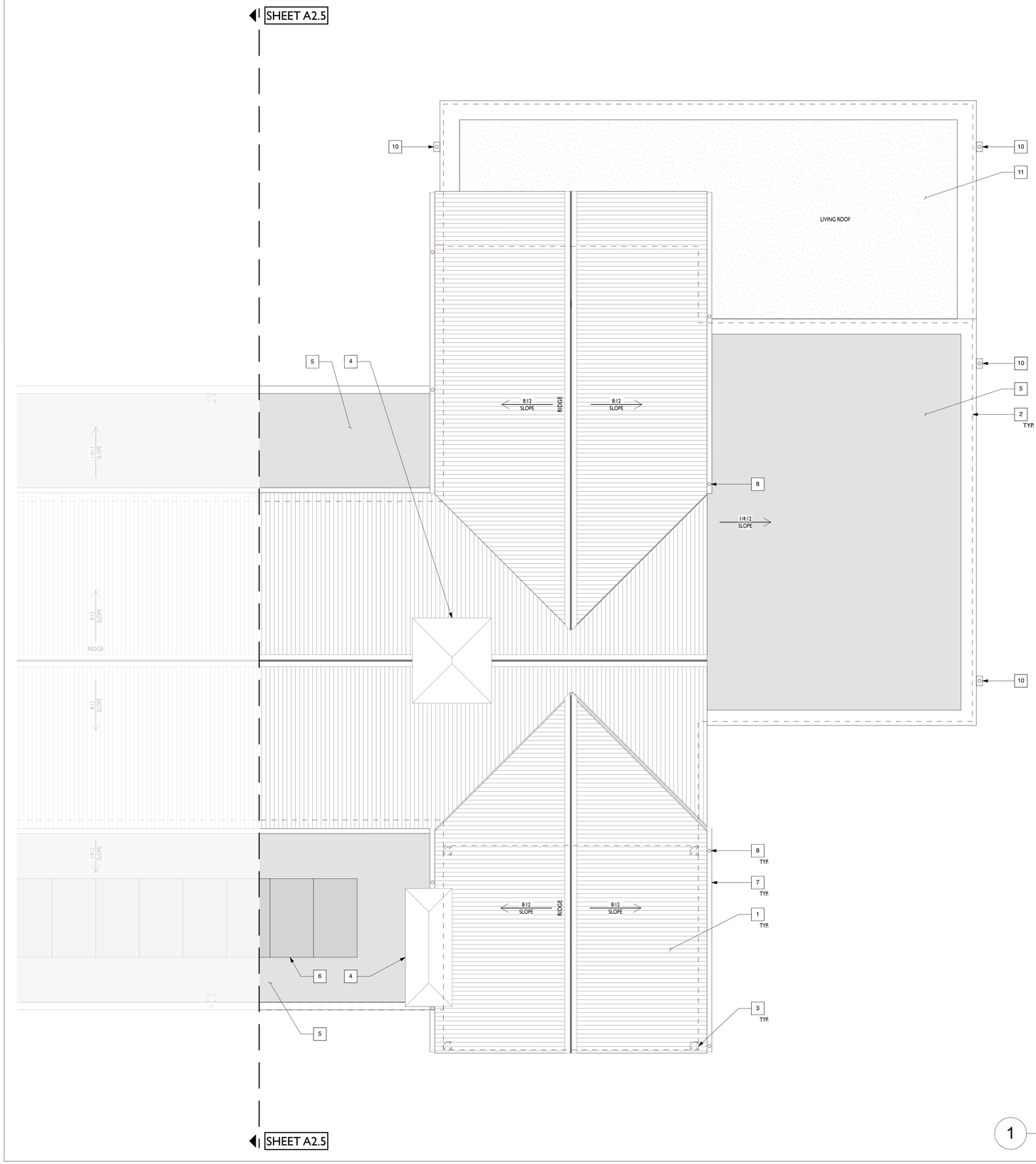
carmel, california

PARTIAL ROOF PLAN

sheet

A2.5

of sheets



1 PARTIAL ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

N
PLAN

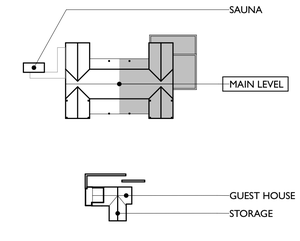
REFERENCE NOTES

1	CORRUGATED GALVANIZED ROOF PANELS
2	LINE OF STRUCTURE BELOW
3	STRUCTURAL POST BELOW
4	GALVANIZED CHIMNEY SHROUD, TO MATCH ROOF
5	PVC ROOFING, SLOPED TO DRAIN
6	SOLAR ARRAY, PER SOLAR CONSULTANT
7	GUTTER
8	DOWNSPOUT, TYP.
9	DOWNSPOUT TO SCUPPER
10	SCUPPER W/ DOWNSPOUT
11	(REFER TO A2.5 FOR NOTE LOCATION)
12	LIVING ROOF

GENERAL NOTES

1. CLOSED CELL SPRAY FOAM INSULATION UTILIZED AT ENTIRE ROOF ENVELOPE. ATTIC SPACES ARE CONDITIONED. NO VENTING REQUIRED.

KEY PLAN



issued: 4/11/25
revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.3460
jp@justinpaulyarchitects.com

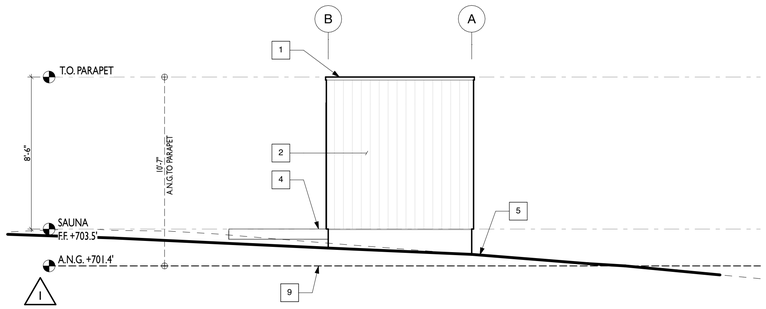
LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA
PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:
ANGIE CRAIG
56 marguerite
carmel, california

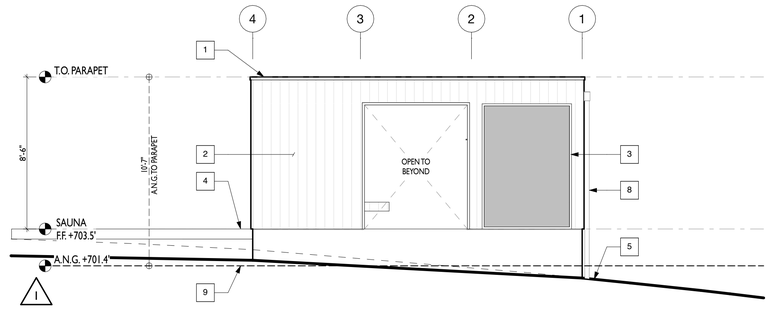
PARTIAL ROOF PLAN

sheet
A2.6
of sheets



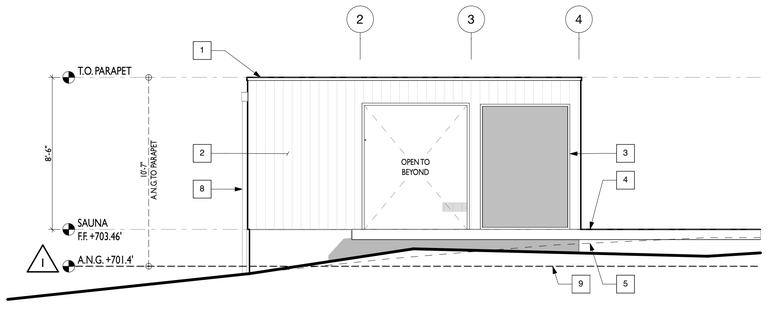
4 EAST ELEVATION

SCALE: 1/4" = 1'-0"



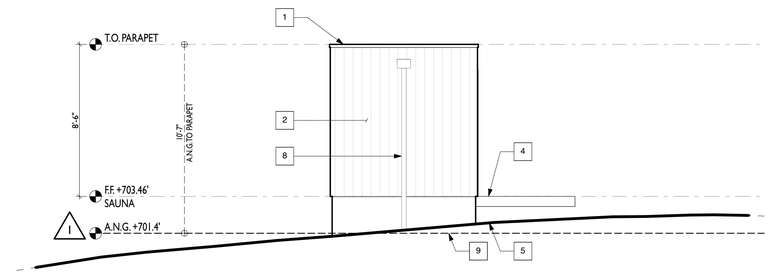
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION

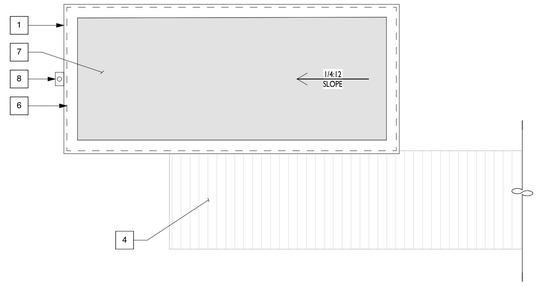
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

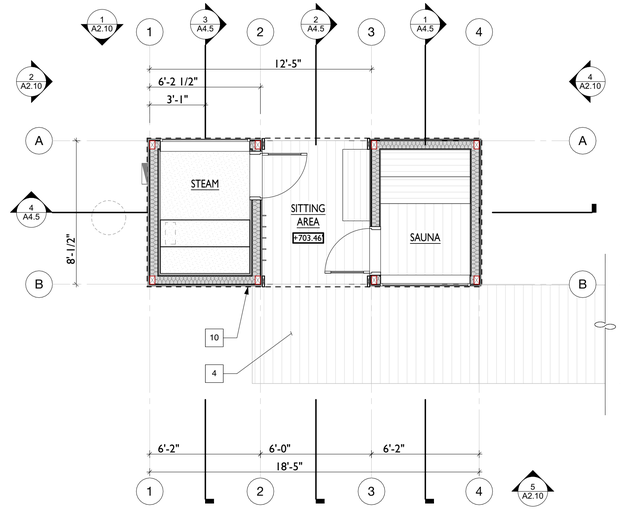
1



N PLAN

6 ROOF PLAN

SCALE: 1/4" = 1'-0"



N PLAN

3 FLOOR PLAN

SCALE: 1/4" = 1'-0"

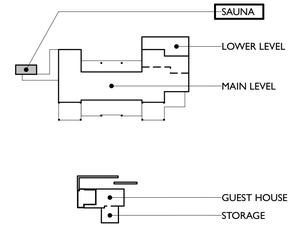
REFERENCE NOTES

1	GSM CAP @ PARAPET TO MATCH RESIDENCE
2	STAINED VERTICAL RECLAIMED BARNWOOD PLANKS
3	ANODIZED ALUMINUM WINDOWS
4	WOOD BOARDWALK
5	LINE OF EXISTING GRADE
6	LINE OF STRUCTURE BELOW
7	PVC ROOFING
8	SCUPPER W/ DOWNSPOUT
9	LINE OF AVERAGE NATURAL GRADE (A.N.G.)
10	LINE OF ROOF ABOVE

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

KEY PLAN



issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

56 marguerite

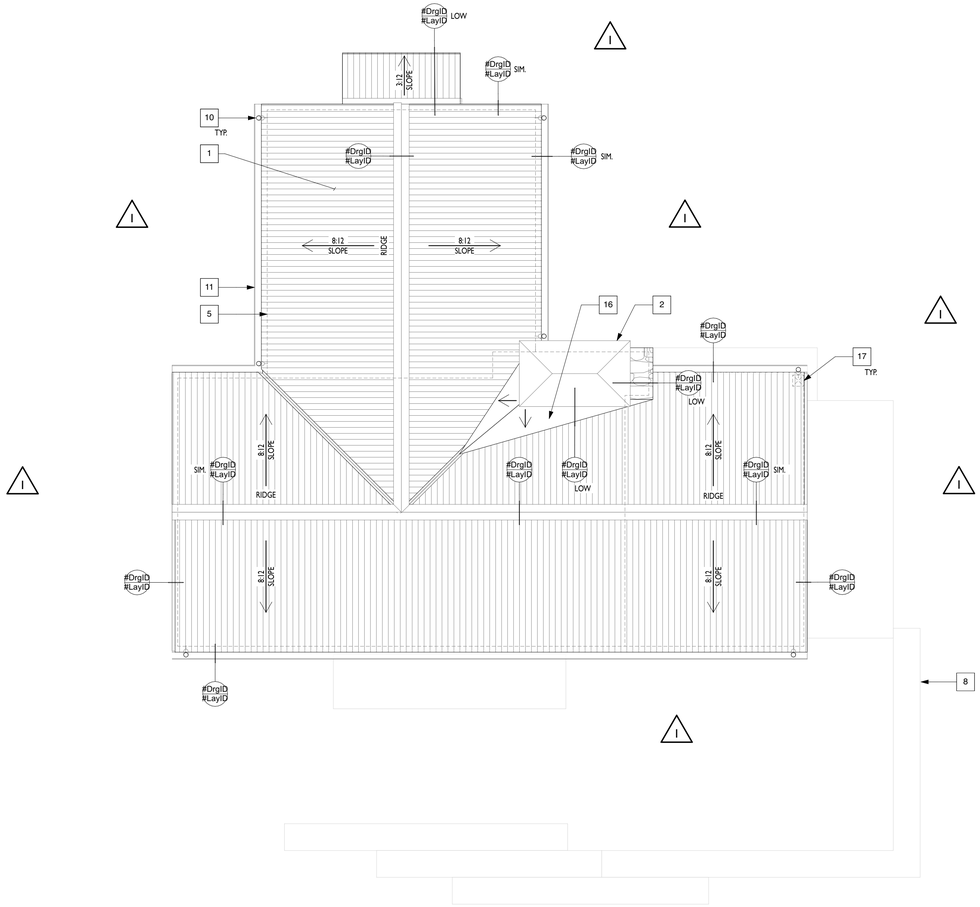
carmel, california

SAUNA PLANS + ELEVATIONS

sheet

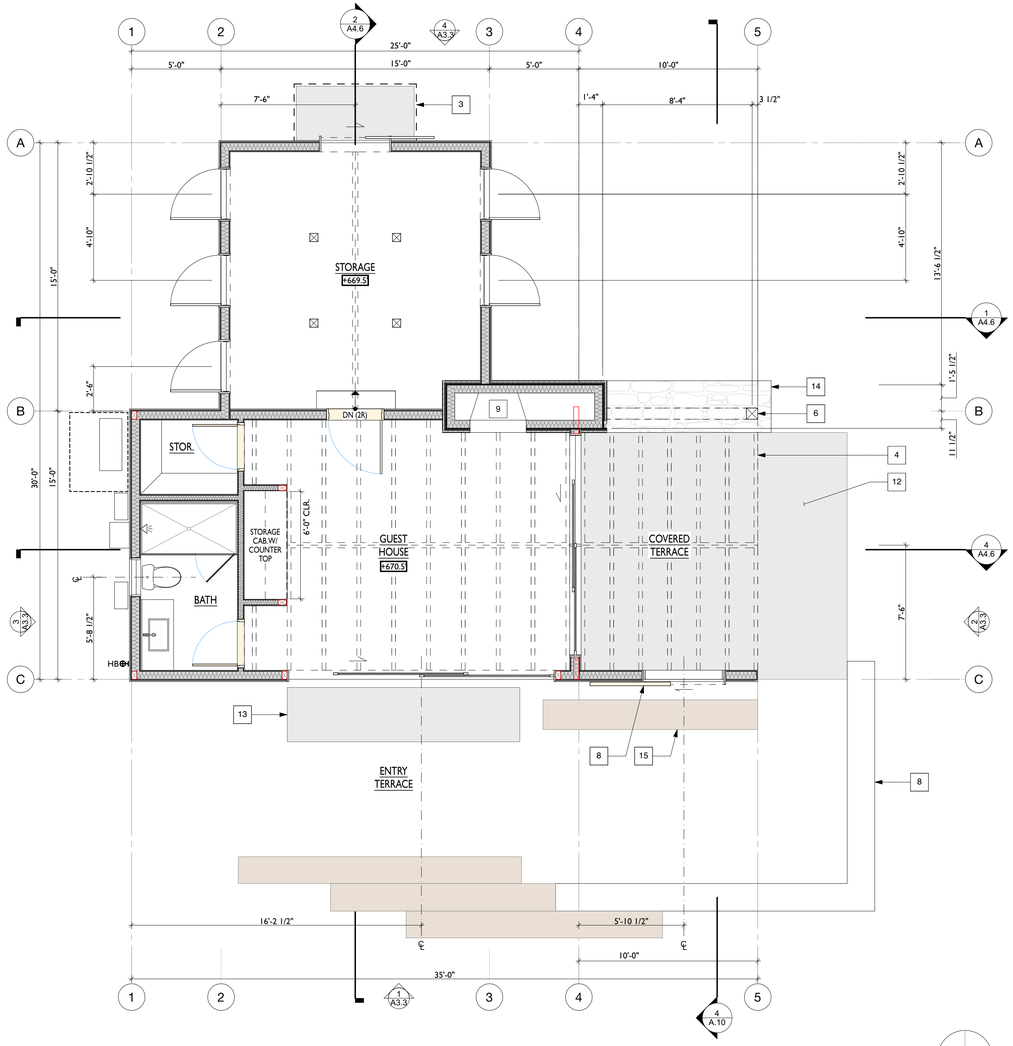
A2.10

of sheets



2 ROOF PLAN

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

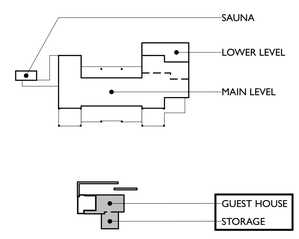
REFERENCE NOTES

1	CORRUGATED WEATHERED GALVANIZED ROOF PANELS
2	WEATHERED GALVANIZED CHIMNEY SHROUD TO MATCH ROOF
3	LINE OF ROOF ABOVE
4	LINE OF STRUCTURE ABOVE
5	LINE OF STRUCTURE BELOW
6	STRUCTURAL POST
7	SLIDING SHUTTER O/ OPENING
8	SITE WALL; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
9	INTERIOR GAS FIREPLACE
10	DOWNSPOUT
11	GUTTER
12	PATIO
13	LANDING
14	18"H SEAT WALL
15	BENCH; SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
2. SITEWALL SHOWN ON ROOF PLAN FOR REFERENCE.

KEY PLAN



issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P: 831.920.1045
F: 831.386.0460
jp@justinpaulyarchitect.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

56 marguerite

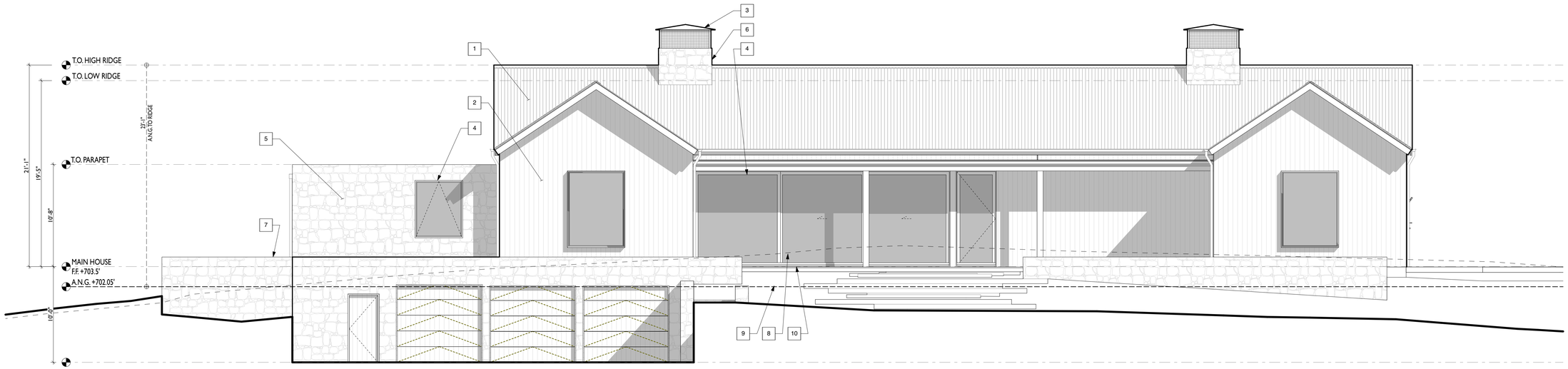
carmel, california

GUEST HOUSE + STORAGE PLANS

sheet

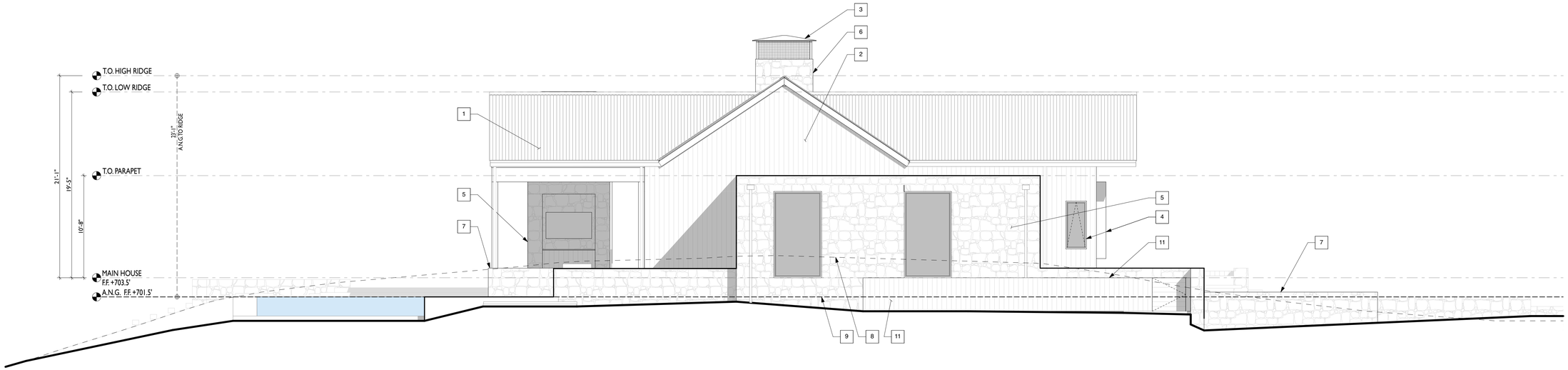
A2.11

of sheets



1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"

REFERENCE NOTES

1	CORRUGATED WEATHERED GALVANIZED ROOF PANELS
2	STAINED VERTICAL RECLAIMED BARNWOOD PLANKS
3	WEATHERED GALVANIZED CHIMNEY SHROUD TO MATCH ROOF
4	ANODIZED ALUMINUM WINDOWS + DOORS
5	NATURAL STONE VENEER @ BUILDING WHERE SHOWN
6	NATURAL STONE VENEER @ CHIMNEY WHERE SHWON
7	NATURAL STONE VENEER @ SITE WALLS WHERE SHWON
8	LINE OF EXISTING GRADE
9	LINE OF AVERAGE NATURAL GRADE (A.N.G.)
10	WOOD DECK
11	WOOD FENCE, SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
12	
13	
14	

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.366.8460
jp@justinpaulyarchitect.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

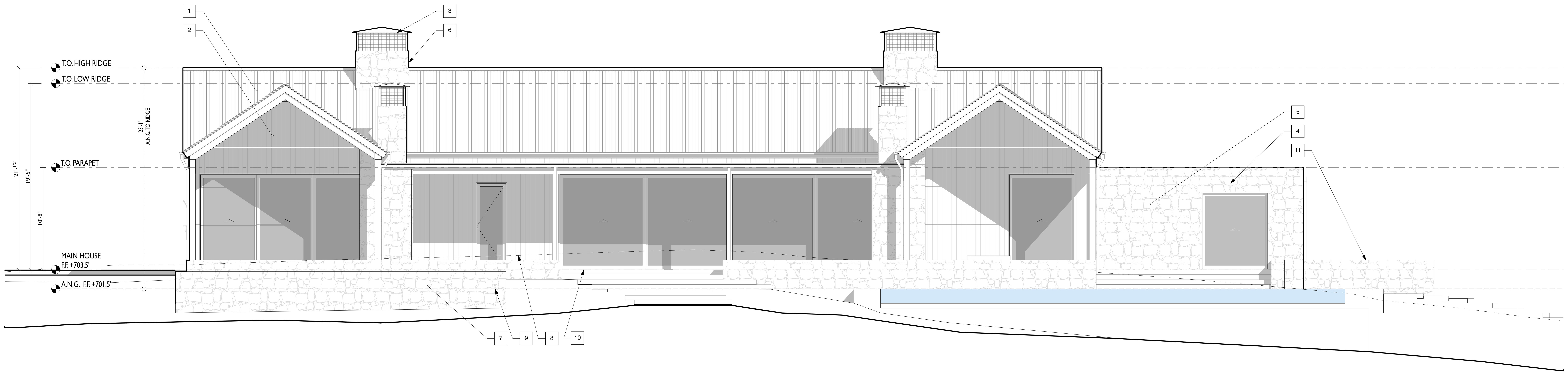
56 marguerite carmel, california

MAIN HOUSE ELEVATIONS

sheet

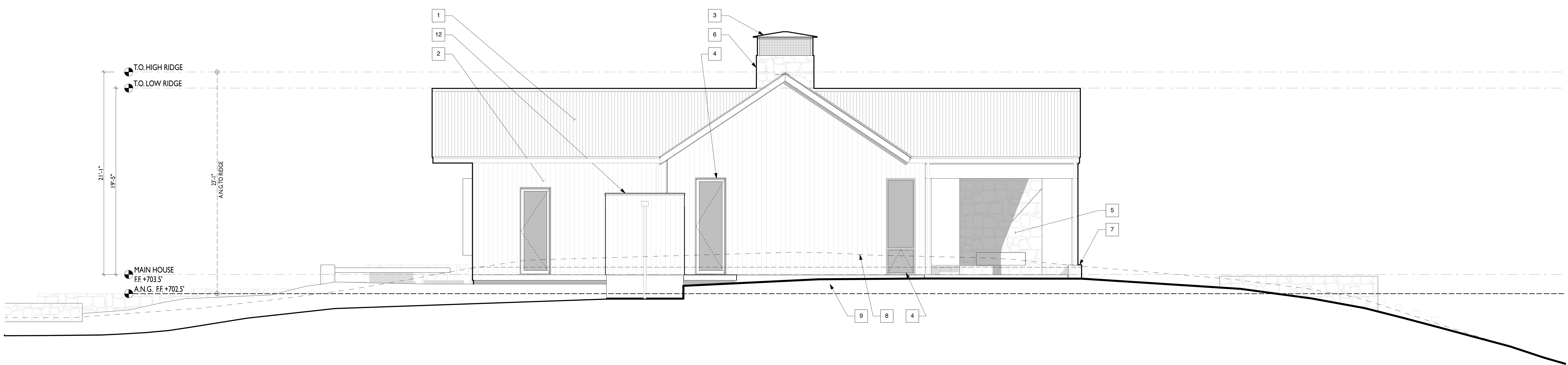
A3.1

of sheets



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

REFERENCE NOTES

1	CORRUGATED WEATHERED GALVANIZED ROOF PANELS
2	STAINED VERTICAL RECLAIMED BARNWOOD PLANKS
3	WEATHERED GALVANIZED CHIMNEY SHROUD TO MATCH ROOF
4	ANODIZED ALUMINUM WINDOWS + DOORS
5	NATURAL STONE VENEER @ BUILDING WHERE SHOWN
6	NATURAL STONE VENEER @ CHIMNEY WHERE SHWON
7	NATURAL STONE VENEER @ SITE WALLS WHERE SHWON
8	LINE OF EXISTING GRADE
9	LINE OF AVERAGE NATURAL GRADE (A.N.G.)
10	WOOD FENCE; SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
11	WOOD DECK
12	SAUNA; SEE SHEET A2.10 FOR ADDITIONAL ELEVATIONS
13	
14	

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
p. 831.920.1045
f. 831.886.3660
jtp@justinpaulyarchitects.com

LICENSED ARCHITECT · JUSTIN PAULY · STATE OF CALIFORNIA
PLANNING SUBMITTAL

a new residence for:

ANGIE CRAIG

56 marguerite

carmel, california

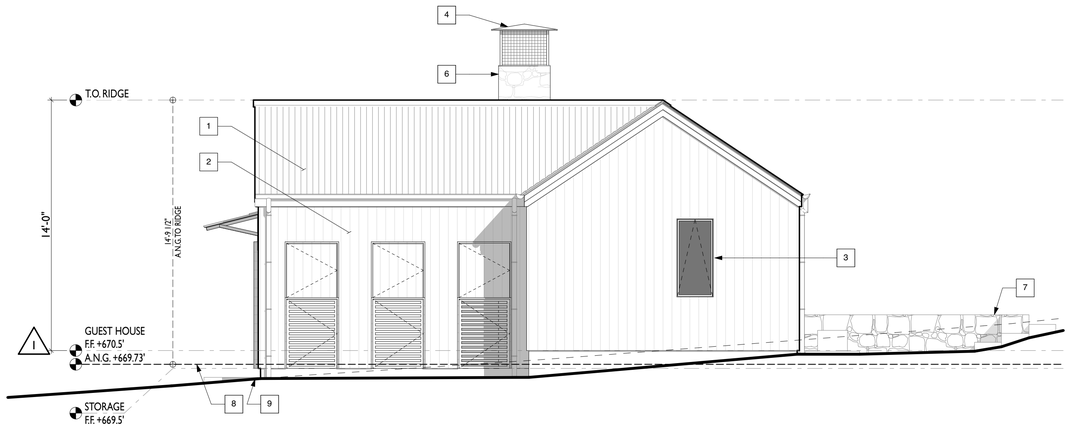
apn: 169-421-061-000

MAIN HOUSE ELEVATIONS

sheet

A3.2

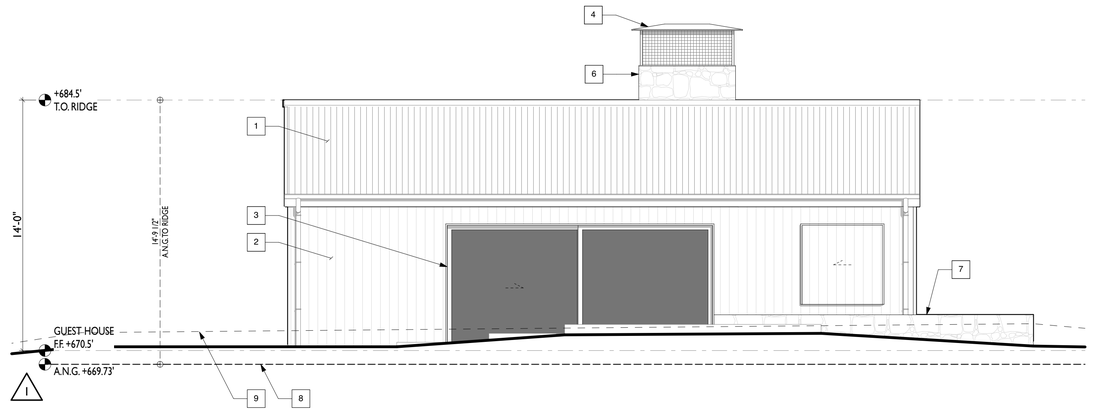
of sheets



3 EAST ELEVATION

SCALE: 1/4" = 1'-0"

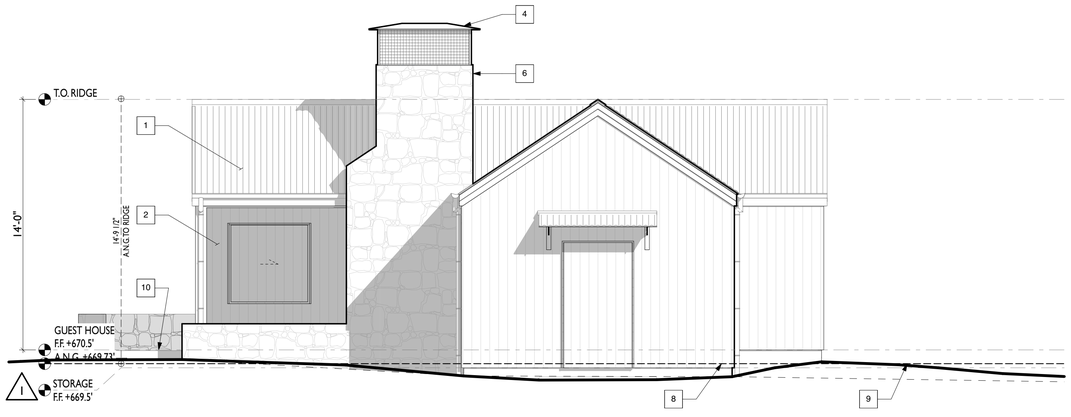
0 2' 4' 8'



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

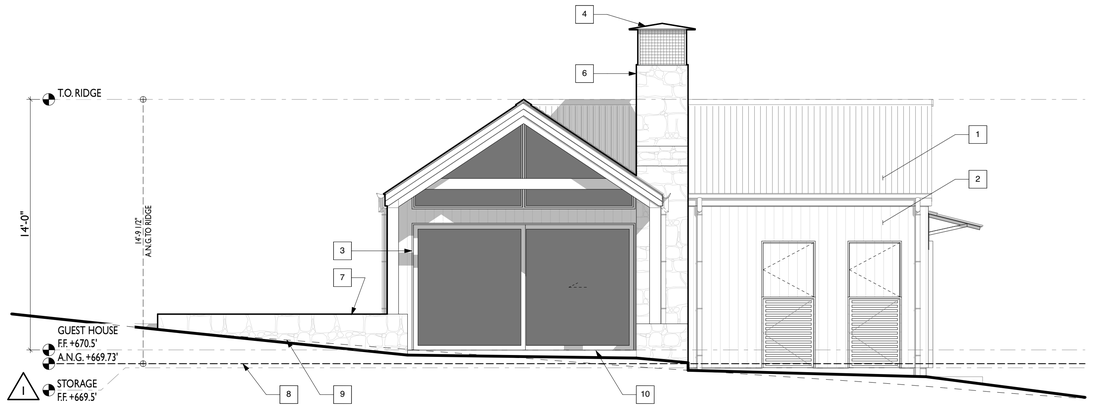
0 2' 4' 8'



4 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

REFERENCE NOTES

1	CORRUGATED WEATHERED GALVANIZED ROOF PANELS
2	STAINED VERTICAL RECLAIMED BARNWOOD PLANKS
3	ANODIZED ALUMINUM WINDOWS + DOORS
4	WEATHERED GALVANIZED CHIMNEY SHROUD TO MATCH ROOF
5	NATURAL STONE VENEER @ BUILDING WHERE SHOWN
6	NATURAL STONE VENEER @ CHIMNEY WHERE SHOWN
7	NATURAL STONE VENEER @ SITE WALL WHERE SHOWN
8	LINE OF AVERAGE NATURAL GRADE (A.N.G.)
9	LINE OF EXISTING GRADE
10	CONCRETE SURFACE

issued: 4/11/25

revised:

JUSTIN PAULY ARCHITECTS

550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.866.3460
jp@justinpaulyarchitect.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA

PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:

ANGIE CRAIG

carmel, california

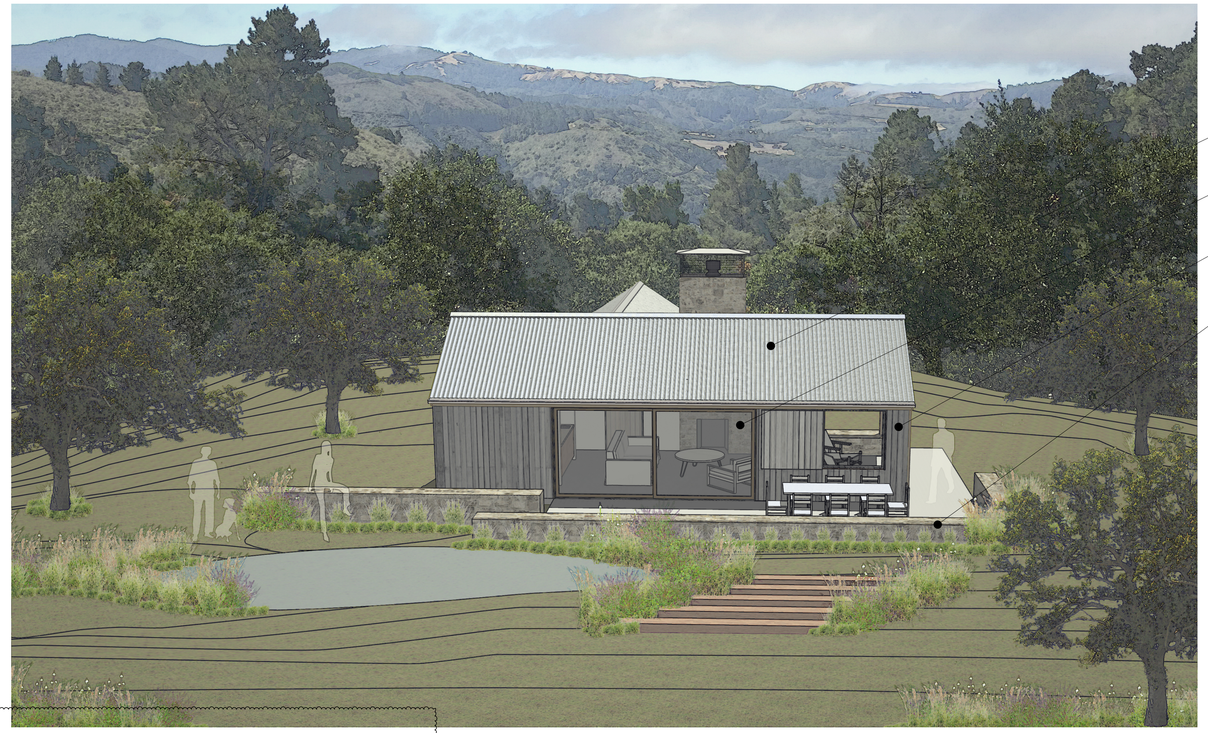
56 marguerite

GUEST HOUSE + STORAGE ELEVATIONS

sheet

A3.3

of sheets



1 GUEST HOUSE - NORTH ELEVATION

SECTION - MAIN HOUSE LIVING ROOM

MATERIALS LEGEND

1. ROOFING
MANUFACTURER: RECLA METALS, LLLP
PRODUCT: CORRUGATED WEATHERED GALVANIZED PANELS
FINISH: ANTIQUE SILVER SKIN

2. EXTERIOR SIDING
MANUFACTURER: DELTA MILLWORKS
PRODUCT: 1X6 RECLAIMED BARNWOOD, RANDOM WIDTHS
FINISH: TERLINGUA

3. BUILDING, SITE + RETAINING WALLS
MANUFACTURER: HALQUIST STONE
(SOURCED BY SBI MATERIALS)
PRODUCT: NATURAL LIMESTONE VENEER, 1-1/2" THICK
FINISH: FOND DU LAC, RUSTIC

4. DOORS + WINDOWS
MANIFACTURER: BLOMBERG
PRODUCT: ANODIZED ALUMINUM WINDOWS + DOORS
FINISH: FLAT BRONZE

issued: 4/11/25
revised:

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.866.3460
jp@justinpaulyarchitect.com

LICENSED ARCHITECT JUSTIN PAULY STATE OF CALIFORNIA
PLANNING SUBMITTAL

apn: 169-421-061-000

a new residence for:
ANGIE CRAIG
56 marguerite
carmel, california

EXTERIOR MATERIALS

sheet
A3.4
of sheets