

Attachment B

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DRAFT RESOLUTION

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

In the matter of the application of:

ULLAM CHAD & AVERY (PLN240207)

RESOLUTION NO. 25-

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3
Categorical Exemption pursuant to CEQA
Guidelines section 15303, and there are no
exceptions pursuant to section 15300.2; and
- 2) Approving a Combined Development Permit
consisting of:
 - a. An Administrative Permit and Design
Approval to allow construction of a
5,620 square foot single-family dwelling
with an attached 995 square foot three-
car garage, 4,800 square foot detached
barn, 36,610 square foot uncovered
roping arena, with associated site
improvements;
 - b. A Use Permit to allow Ridgeline
Development; and
 - c. A Use Permit to allow development on
slopes in excess of 25%.

[PLN240207, Chad and Avery Ullman, 27650 Via
Quintana, Carmel, Carmel Valley Master Plan
(APN: 185-052-023-000 and 185-052-026-000)]

The ULLMAN application (PLN240207) came on for public hearing before the County of Monterey Planning Commission on September 10, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);

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

- b) Allowed Use. The property is located at 27650 Via Quintana, Carmel (Assessor's Parcel Numbers 185-052-023-000 and 185-052-026-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with 2.5 acres per unit density, and Design Control, Site Plan Review, and Residential Allocation Zoning overlays or "LDR/2.5-D-S-RAZ". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Site Plan Review overlay requires the granting of an Administrative Permit for all structures. The proposed project involves the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot barn/out-building, 36,610 square foot uncovered roping arena, an off-grid 15,000 gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, rear hardscape and pool and 3,500 cubic yards of grading. The project also involves ridgeline development and development on slopes in excess of 25%, which are allowed uses subject to the granting of a Use Permit in each case. Therefore, the project is an allowed land use for this site.
- c) HCD-Planning staff conducted a site inspection on April 18, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Development Standards. The project meets all required development standards for the Low Density Residential zoning district and B overlay district, which are identified in Title 21 sections 21.14.060 and 21.42.030. Pursuant to these sections, main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and, therefore, are subject to the same site development standards as the main structure. As established through approval of this subdivision, the subject lot was created with a building envelope that balanced the site's constraints. The residence and attached accessory structures will be entirely within the allowable building area and meet the required setbacks. The structures have a proposed height of 24 feet 9 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed, the lot coverage will be 0.37 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances, and decisions regarding Carmel Valley shall be consistent

with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. According to County of Monterey GIS records, the subject property is designated as being visually “sensitive”. Staff conducted a site visit on April 18, 2025, and confirmed that the subject property and staking and flagging were visible for a limited instances (total of 20 seconds) on Carmel Valley Road when traveling east (see Finding No. 6 and supporting evidence). The development will not be visible when traveling west on Carmel Valley Road due to steep topography and existing vegetation that surround the property. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. As designed, the proposed residence will have exterior colors and materials that include light brown vertical siding, dark brown metal framing for windows and doors, gray metal roofing, and stone veneer siding. The garage will have dark brown vertical siding and a dark brown metal roofing, and the pre-fabricated barn will have a light green exterior siding with a light tan metal roof. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood. Therefore, the proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No. 9. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21 Chapter 21.44.

- f) Development on Slopes. The proposed project involves consideration of a Use Permit to allow development on slopes in excess of 25%. As demonstrated in Finding No.7 and supporting evidence, the proposed project complies with General Plan Policy OS-3.5, which prohibits development on slopes in excess of 25%, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and Carmel Valley Master Plan.
- g) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity. Based on the Phase One Archaeological Survey (County of Monterey Library No. LIB220376) results and information available in the record, there are no indicators of archaeological artifacts or historical significance on site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County’s standard condition (Condition No. 3),

which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- h) Lot Legality. The subject property is shown in its current configuration (130 acres) on Parcel Map (PLN220339-DEP) as Parcel A, recorded on January 28, 2025 (Volume 24, Parcel Maps, Page 39). Therefore, the County recognizes the subject properties as a legal lot of record.
- i) Ridgeline Development. Title 21 section 21.66.010 requires that a Use Permit be applied to a project which includes Ridgeline Development, if the development, as conditioned by the permit, will not create a substantially adverse visual impact when viewed from a common public viewing area. As demonstrated in Finding No. 6 and supporting evidence, the development will not create a substantially adverse visual impact, and better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives
- j) Land Use Advisory Committee. The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, on July 21, 2025. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to review by the Planning Commission. The LUAC voted 6-0 to support the project as proposed, with no changes suggested.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources, Soil/Slope Stability, and Geologic Hazards. The following reports have been prepared:
 - “Phase 1 Inventory of Archaeological Resources” (LIB220376) prepared by Ruben Mendoza, Salinas, CA, September 4, 2022.
 - “Geologic Hazards Evaluation” (LIB220378) prepared by Craig Harwood, Ben Lomond, CA, July 10, 2022.
 - “Geotechnical and Percolation Investigation” (LIB220379) prepared by Belinda Taluban, Salinas, CA, January 4, 2021.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on April 18, 2025 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN240207.

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

- EVIDENCE:**
- a) The project was reviewed by HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by a small water system Quintana WS#1, which allows for two connections. The proposed project will only require one domestic water connection. The project proposes a new onsite wastewater treatment system (OWTS). The Environmental Health Bureau reviewed the conceptual OWTS and expressed no concerns.
 - c) According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the prepared report (County of Monterey Library No. LIB220378), there is no evidence of fault surface traces crossing the building envelope, and there are no geologic hazards that would preclude the residential development of the property based on the current scope of work. Additionally, the report also concluded that the building pad and adjacent slopes have very shallow depths of dense to very dense geologic formation materials. Through further research of available information and reconnaissance, no evidence suggests landslides exist within or immediately adjacent to the building envelope or access road. Further, the potential for liquefaction, lateral spreading, and lurching occurring in any area that could affect this building site is low. Policy S-1.8 of the 2010 General Plan requires that new development only be approved if it can be demonstrated that the site is physically suitable, and the development will neither create nor significantly contribute to geologic instability or geologic hazards. Based on the conclusions of the prepared report, this site is suitable for the residential use this project proposes, and there are

no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.

- d) Staff conducted a site inspection on April 18, 2025 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN240207.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on April 18, 2025 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240207.
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5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.
- b) The proposed project involves the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot garage, 4,800 square foot barn, and associated site improvements, including a new driveway and 36,610 square foot uncovered roping arena. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 18, 2025.
- d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will be visible from Carmel Valley Road heading east; however, it is for a brief instance and is in keeping with the other residences along Carmel Valley Road that are visible. Further, Carmel Valley Road is not a

registered scenic highway or corridor. No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.

- e) Staff conducted a site inspection on April 18, 2025, to verify that the site and proposed project meet the criteria for an exemption.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

6. **FINDING:** **RIDGELINE DEVELOPMENT-** The ridgeline development, as conditioned by permit, will not create a substantially adverse visual impact when viewed from a common public viewing area, and better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

- EVIDENCE:**
- a) Title 21 section 21.66.010 requires that a Use Permit be applied to a project which includes Ridgeline Development, if the development, as conditioned by the permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.
 - b) Staff conducted a site visit on April 18, 2025 and drove along Carmel Valley Road and Laureles Grade to verify if the project's staking and flagging would be visible from any public viewing points.
 - c) The majority of the subject property, specifically the building envelope, is visible from Carmel Valley Road when travelling east. The primary vantage point (vantage point #1) is a 0.25-mile section of Carmel Valley Road (0.97 miles, 5,122 feet west of the project site), near the turnout east of the Mid Valley Shopping Center. Given the building envelope's visibility and based on the installed staking and flagging, staff determined that the proposed development would be visible at this vantage point for approximately 15 seconds. At this vantage point, a proposed development would not silhouette against the sky. Additionally, a number of other residences along hillsides are also entirely visible or partially visible from this section of Carmel Valley Road. A secondary vantage point (vantage point #2) is approximately 0.5 miles west of the project site, where the proposed residence would be visible for approximately 400 linear feet along Carmel Valley Road or 5 seconds. At this vantage point, the residence is not directly in a driver's or passenger's line of sight due to the significant elevation difference between Carmel Valley Road and the subject property. However, given this change in elevation and the topography of the property, the ridge of the residence silhouettes against the sky at this second vantage point. Due to the steep topography of the property, the project site is not visible when traveling westbound along Carmel Valley Road.
 - d) The subject property is almost entirely sloped, except for the upper, eastern portion of the property's hillside. Title 21 section 21.06.950 defines "Ridgeline development" as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area. Based on the location of the development towards the top of a hill and

its silhouette against the sky (vantage point #2), the project meets the definition of “Ridgeline development.” Therefore, in this case, the project meets the definition of “Ridgeline development.”

- e) The General Plan Policy OS-1.3 prohibits ridgeline development unless a Use Permit is granted and the following finding(s) can be made:
 - 1. The ridgeline development will not create a substantially adverse visual impact when viewed from a common public viewing area; and either;
 - 2. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives; or,
 - 3. There is no feasible alternative to ridgeline development.
- f) The property’s 4.5-acre building envelope is located on a hillside, visible from Carmel Valley Road. Given the size of the development and visibility of the entire building envelope, no location would eliminate visibility from Carmel Valley Road. Although it is visible from Carmel Valley Road, the proposed development would not create a substantial adverse visual impact due to its location and design. The proposed development is 5.5 feet below the maximum allowed structure height for the subject zoning district (30 feet). Consistent with Carmel Valley Master Plan Policies CV-1.1 and CV-1.20, the proposed natural colors and materials (natural stone, light brown exterior, gray roof) and modern farm style architectural style help the development blend into the surrounding grassland and oak woodland hillside and be compatible with the rural theme of Carmel Valley. The proposed design is the result of multiple revisions, which removed large expanses of windows, high contrast color (white), and reduced the roof pitch. In addition to the exterior colors, the proposed development would be situated on lower elevations of the building envelope to ensure that the roof lines do not silhouette against the sky when viewed from the primary Carmel Valley Road vantage point. However, it should be noted that the project would still silhouette against the sky at the second visible vantage point along Carmel Valley Road (5 seconds; 400 linear feet). At the first vantage point, the proposed residence’s bulk and mass would be perceived as smaller due to distance (1 mile), resulting in visibility that is consistent with or less than other residences in the neighborhood. At the second vantage point, the visibility is minimal (5 seconds) and not in direct line of sight of the public traveling along this public corridor. Therefore, due to siting, design, and existing development and vegetation, the proposed development will not create a substantially adverse visual impact when viewed from a common public viewing area.
- g) Carmel Valley Master Plan Policy CV-1.9 requires clustering of buildings near existing natural or manmade vertical features — such as trees or buildings— to camouflage and visually integrate new development into the environment. Consistent with this policy, the proposed residential development (single-family dwelling, garage, pool, sports court, and site improvements) is clustered near an existing stand of Coast live oak trees. By locating the residential development near mature vegetation and using natural colors, the project reduces visual impact and remains consistent with the rural aesthetic of Carmel Valley.

The proposed barn is sited on the western portion of the building envelope, between numerous mature Coast live oak trees. The existing vegetation would partially screen the barn's visibility from Carmel Valley Road. Finally, the roping area will be enclosed with a rustic fence, which is compatible with the surrounding environment.

The single-family dwelling is sited in a flatter portion of the building envelope, while the roping arena and barn are partially sited on steeper slopes. From vantage point #1, there may be alternative building sites that would avoid the development from being located on the crest of a hill, such as relocating it further downslope (west/south) while still being sited within the required building envelope. However, there is no alternative building site that would avoid the ridgeline development classification from vantage point #2. Any downslope alternative location could increase the visibility of the residence from Carmel Valley Road (vantage points #1 and #2) and result in a similar silhouette against the sky (from vantage point #2) because the development would be placed on the front-facing slope and the differences in elevation. Further, such relocation would result in greater impacts to slopes in excess of 25% and forest resources than the proposed project. Such alternatives would likely conflict with General Plan Policy OS-3.5, and Carmel Valley Master Plan Policies CV-3.4 and CV-3.11. Carmel Valley Master Plan Policy CV-3.4 requires that the alteration of hillsides and natural landforms caused by cutting, filling, grading, or vegetation removal be minimized through design and restoration. As shown on sheet L-2.1 of the attached plans, all disturbed areas will be hydroseeded to maintain the original rural, grassland condition of the hillside. In addition, constructing an open-air roping arena, rather than structural development, on the steeper portion of the building envelope helps maintain the rural character of Carmel Valley (Policy CV-1.1). Finally, the selected building locations also avoid tree removal, consistent with Carmel Valley Master Plan Policy CV-3.11. Therefore, the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

- 7. **FINDING:** **SLOPES IN EXCESS OF 25 PERCENT** – The proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and Toro Area Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.
EVIDENCE: a) Pursuant to Title 21 section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 percent is allowed subject to the granting of a Use Permit if there are no feasible alternatives that would allow development to occur on slopes less than 25 percent and/or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and applicable area plan. In this case, the proposed

project involves development on slopes, and the criteria to grant the Use Permit have been met.

- b) The majority of subject property constraints slopes in excess of 25%, as shown on County GIS records and the attached project plans. There are limited areas within the subject property that do not contain slopes in excess of 25%. The subject parcel was approved under PLN220339-DEP, which created a building envelope (approximately 4.53 acres) for the subject parcel. The building envelope is located at the higher elevations of the property, near the crest of a hill, and contains the property's most contiguous non-steeply sloped areas as well as a cluster of Oak trees. Within this building envelope area, there are limited portions that contain less steep slopes, however, due to proximity to trees, would create impacts to the existing mature Coast Live Oaks on the property that were not previously considered.
- c) As delineated on the project plans, the development proposes a total of 54,900 square feet of development on slopes exceeding 25 percent. Of the development taking place on slopes, 1,470 square feet is associated with constructing the driveway to access the single family dwelling site, and the remaining 53,430 square feet is associated with leveling areas to accommodate the roping arena and barn. The property has an existing dirt access road running parallel to the proposed barn. This road could be extended on less steep slopes to access the proposed residence site, but permanently scar the hillside with asphalt. Accordingly, the driveway is sited on steeper slopes, between mature existing oaks, to not permanently scar the natural hillside, minimize alteration of visually sensitive hillsides, and reduce visual impacts (Carmel Valley Master Plan Policies CV-2.9 and CV-3.4).
- d) Additionally, the proposed development on slopes does not require tree removal or cause negative impacts to environmentally sensitive habitat (ESHA). Further, the roping arena is a principally allowed use under LDR zoning and has been designed to contour the natural slope and topography of the land.
- e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN240207.

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

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and

2. Approve a Combined development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, a 4,800 square foot barn, 36,610 square foot uncovered roping arena with associated site improvements; and 2) a Use Permit to allow Ridgeline Development; and 3) a Use Permit to allow development on slopes in excess of 25%.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of September, 2025 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Chief of Planning
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

County of Monterey HCD Planning

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

PLN240207

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN240207) allows for construction of 5,620 square foot single-family dwelling with an attached 995 square foot garage, 750 square foot Accessory Dwelling Unit, 4,800 square foot barn out-building, a 36,610 square foot uncovered roping arena, an off-grid 15,000-gallon water storage, well, septic system, ground mounted PV array and battery storage with backup generator, and associated site improvements including a driveway, rear hardscape, a pool and 3,500 cubic yards of grading. The property is located at 27650 Via Quintana, Carmel (Assessor's Parcel Number 185-052-019-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure:

"A Combined Development Permit (Resolution Number 25-) was approved by Planning Commission for Assessor's Parcel Number 185-052-019-000 on September 10, 2025. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

**Compliance or
Monitoring
Action to be
Performed:**

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

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

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

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

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to this condition on an on-going basis.

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

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

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

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

Responsible Department: Planning

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

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

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

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

6. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

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

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

Compliance or Monitoring Action to be Performed:

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

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

Responsible Department: Planning

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

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

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

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

10. PD038 - WATER TANK APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to HCD - Planning for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of HCD - Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by HCD - Planning.

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

ULLMAN RESIDENCE

27650 VIA QUINTANA, CARMEL VALLEY, CA, 93924
APN 185-052-023, 185-052-026 [MONTEREY COUNTY]



HOURS OF CONSTRUCTION

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

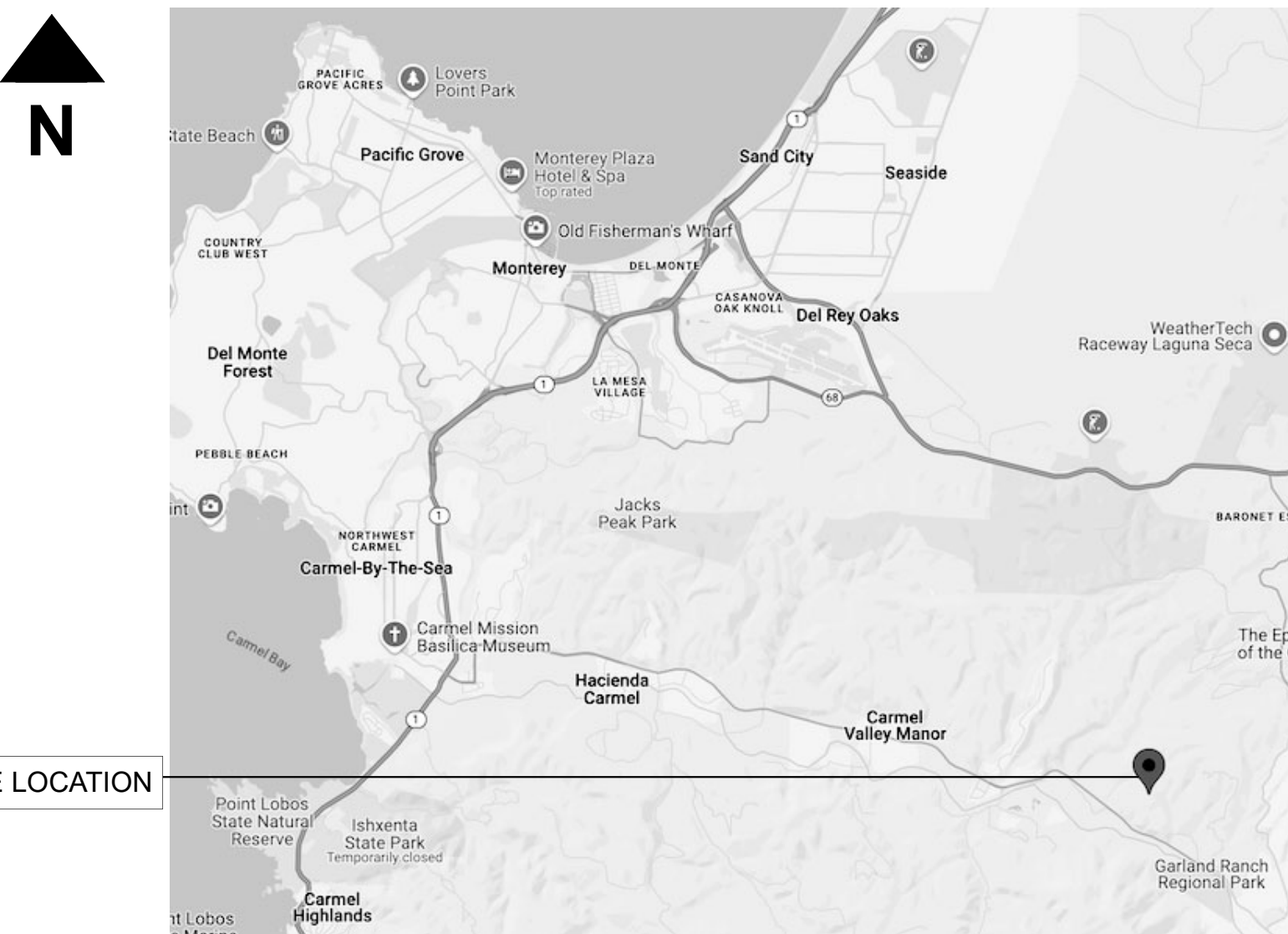
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR NEW BUILD THAT IS TO BE COMPLETED IN A TIME FRAME OF 24 MONTHS.
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF 6 TO 8 WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
A. OWNER: CHAD & AVERY ULLMAN
B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START AUGUST 2025 END AUGUST 2027.
7. WASTE TO BE HAULED TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL IN MARINA.

SPECIAL WORK GUIDELINES

VICINITY MAP



SITE LOCATION

WATER CREDITS

MPWMD PERMIT FOR SECOND WELL APPROVED
SEE MPWMD WORKSHEET ON SHEET A-N.2

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED (NEW BUILD)
FIRE RISER, ALARM, AND CHECK VALVE REQUIRED
TWO (2) 5,000 GALLON TANKS REQUIRED FOR FIRE SUPPRESSION

ZONING CONFORMANCE

RESIDENCE (P) 5,620 SF
GARAGE (P) 995 SF
BEDROOM & BATH #4 (P) 750 SF
BARN (P) 4,800 SF
TOTAL BUILDINGS (P) 12,165 SF LIMIT IS 784,080 SF
TOTAL PARCEL 3,288,605 SF (74.496 ACRES)
SITE BUILDING COVERAGE RATIO (P) 0.37% LIMIT IS 25% (784,080 SF)

MAIN: (MIN DISTANCE TO 2ND RESIDENCE = 20')
SETBACKS: FRONT - 30', SIDE & REAR - 20' :: HEIGHT = 30'
HABITABLE ACCESSORY: (MIN DISTANCE TO MAIN - 10')
SETBACKS: FRONT - 50', SIDE & REAR 6' :: HEIGHT - 15'
NON-HABITABLE ACCESSORY: (MIN DISTANCE TO ACCESSORY - 6')
SETBACKS: FRONT - 50' OR BEHIND MAIN, FRONT HALF SIDE - 6', REAR HALF SIDE & REAR - 1' ::
HEIGHT - 15'
BARN: (MIN DISTANCE TO MAIN - 20')
SETBACKS: FRONT - 50' OR BEHIND MAIN, SIDE & REAR 20'
CARMEL VALLEY MASTER PLAN:
100' SETBACK FROM CARMEL VALLEY ROAD WHERE APPLICABLE(SEE POLICY 40.2.1.1(CV))

CONTACT INFO

LEGAL OWNER	APPLICANT / DESIGNER
ERIC J. REY <i>on behalf of</i> CHAD & AVERY ULLMAN 3 HOLDING FIELD RUN, CARMEL, CA 93923	LEWIS BUILDERS 3706 THE BARNYARD G-11 CARMEL, CA (831) 250-7168
ENGINEER OF RECORD	ENERGY COMPLIANCE
TBD	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD #8 CARMEL, CA 93923 831.372.8328 cao@meg4.com

SITE DETAILS

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: LDR/2.5-D-S-RAZ & RDR/10-D-S-RAZ
SITE AREA: 74.496 ACRES (3,288,605 SF)
YEAR BUILT: NEW BUILD
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B
SPRINKLED: YES
STORIES: ONE (RESIDENCE), TWO (GARAGE/ADU)
TOTAL BUILDINGS: 12,085 SF
HOUSE: 5,620 SF
GARAGE: 995 SF
BEDROOM & BATH#4: 750 SF
BARN: 4,800 SF
JURISDICTION: MONTEREY COUNTY
FIRE DISTRICT: MONTEREY COUNTY REGIONAL FD
WATER: WELL (MPWMD) SMALL WATER SYSTEM
(4 CONNECTIONS) NAMED 'QUINTANA #7' (REY)
SEPTIC: SEPTIC
ELECTRICITY/GAS: OFF-GRID WITH PG&E TRENCHING
SOILS REPORT: YES
HISTORIC BLDG: N/A
ARCHAEOLOGY: YES, HIGH/MODERATE
FLOODPLAIN: FEMA ZONE 'X'
WUI ZONE: YES, VERY HIGH
EASEMENTS: YES
ENCROACHMENT: NO
NON-CONFORMING: NO
VARIANCE: NO
PARCEL DIVISION: YES, IN PROGRESS
VISUAL SENSITIVITY: NO, PER SENIOR PLANNER (LUIS OSORIO)

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:
o CALIFORNIA BUILDING CODE 2024
o CALIFORNIA RESIDENTIAL CODE 2024
o CALIFORNIA MECHANICAL CODE 2024
o CALIFORNIA PLUMBING CODE 2024
o CALIFORNIA ELECTRICAL CODE 2024
o CALIFORNIA FIRE CODE 2024
o CALIFORNIA ENERGY CODE 2024
o CALIFORNIA GREEN BUILDING STANDARDS CODE 2024
o MONTEREY COUNTY CODE AMENDMENTS 2024

EASEMENTS

1. A RIGHT OF WAY FOR THE BENEFIT OF PACIFIC IMPROVEMENT CO. PER VOLUME 13, PAGE 434 OF DEEDS, RECORDED MARCH 31, 1887.
2. A WATER PIPE LINE EASEMENT FOR THE BENEFIT OF PACIFIC IMPROVEMENT CO. PER VOLUME 27, PAGE 335 OF DEEDS, RECORDED APRIL 3, 1890.
3. A WATER PIPE LINE EASEMENT FOR THE BENEFIT OF MONTEREY WATER WORKS PER VOLUME 93, PAGE 66 OF DEEDS, RECORDED JULY 5, 1906 AND VOLUME 156, PAGE 392 OF DEEDS, RECORDED MARCH 23, 1918.
4. A BLANKET UTILITY EASEMENT FOR THE BENEFIT OF PACIFIC GAS AND ELECTRIC AS RECORDED AUGUST 29, 2003 AS DOCUMENT 2003105560 OF OFFICIAL RECORDS.
5. EQUESTRIAN TRAIL EASEMENTS ARE NOT SHOWN.
6. UTILITY EASEMENTS SET DURING PARCEL DIVISION, 2025.

NOTES

SUBDIVISION OF PARCEL HAS BEEN RECORDED AT TIME OF SUBMITTAL, NEW OWNERSHIP WILL BE REFLECTED BY JANUARY 2025.

DEFERRED SUBMITTAL

PLANNING
LANDSCAPE & IRRIGATION PLAN
LANDSCAPE WATER USE CALCULATION

BUILDING
FIRE SUPPRESSION
FAU MODEL, BTU, PIPE SIZE & LENGTHS
RADIANT MODEL, BTU, PIPE SIZE & LENGTHS
GAS SCHEMATIC
GAS PIPE SIZE & LENGTHS
PLUMBING SCHEMATIC
PLUMBING PIPE SIZE & LENGTHS
GENERATOR DECIBEL TESTING

PROJECT DESCRIPTION

PLANNING
"SUBDIVISION OF PARCEL COMPLETED - PROPERTY MARKED AS PARCEL 'A'
NEW ONE-STORY 5,620 SF SINGLE FAMILY RESIDENCE
TWO STORY, 995 SF GARAGE WITH 750 SF BEDROOM & BATH #4 ON 2ND FLOOR
4,800 SF BARN
UNCOVERED ROPING ARENA
UNCOVERED SPORT COURT
REAR HARDSCAPE AND POOL
GROUND MOUNTED PHOTOVOLTAIC ARRAY
TREE REMOVAL
NONE
BUILDING
SPRINKLERS ARE REQUIRED
BURY PG&E LINES TO HOUSE
PROPERTY TO BE SERVICED BY NEW WELL (APPROVED)
SOLAR ARRAY GROUND INSTALLATION, BATTERIES & GENERATOR, LOCATION TBD
TWO (2) 5,000 WATER TANKS FOR FIRE SUPPRESSION
ONE (1) 5,000 WATER TANK FOR HOUSE SUPPLY

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A-0

VERSION: 1.2

DATE: 9/2/2025

PLANNING

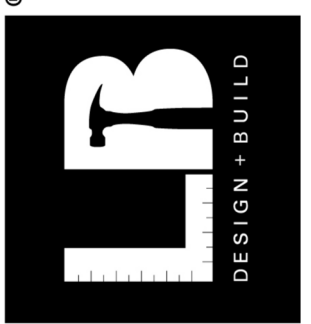
COVER: PROJECT DATA

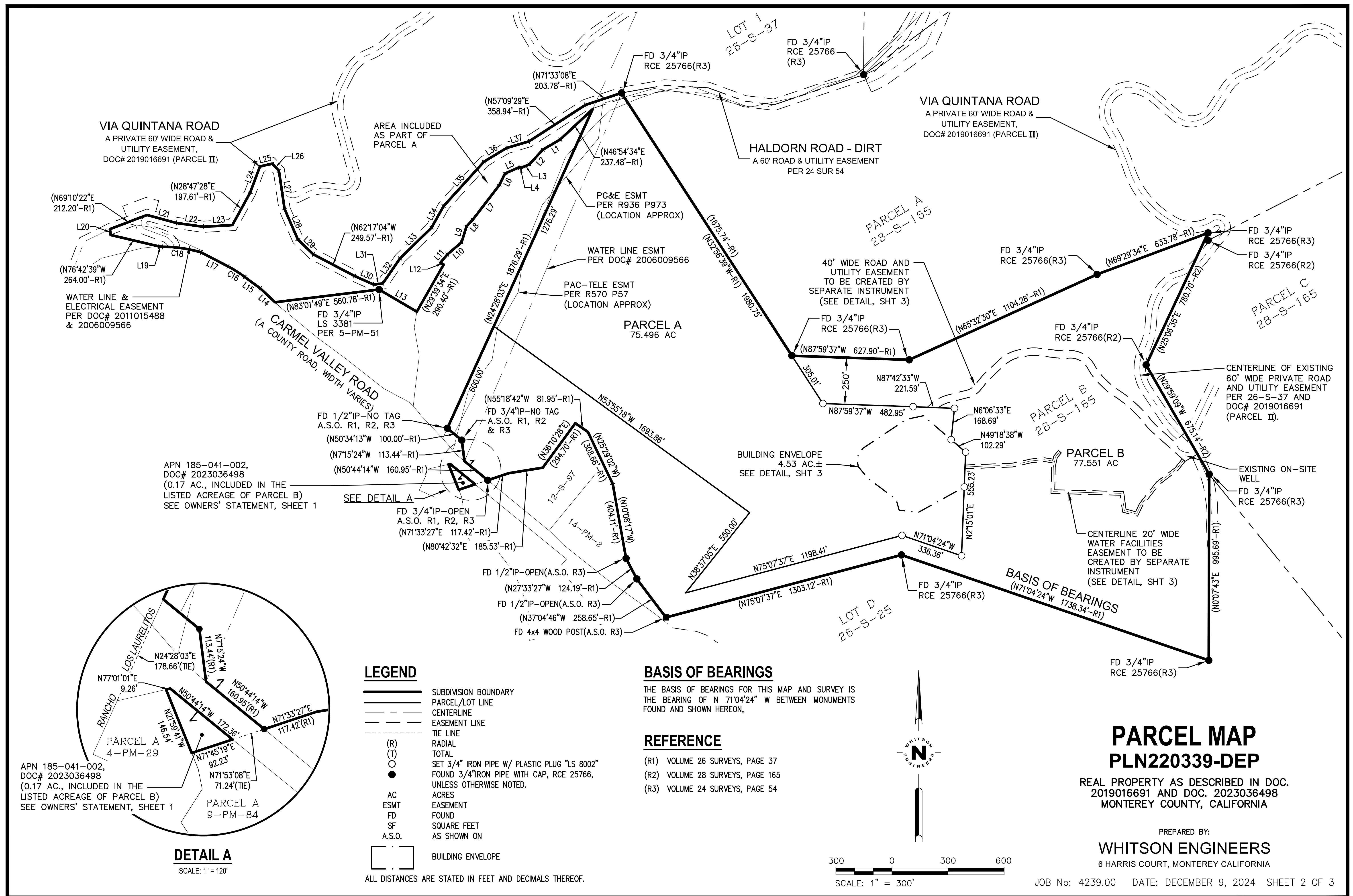
ULLMAN RESIDENCE

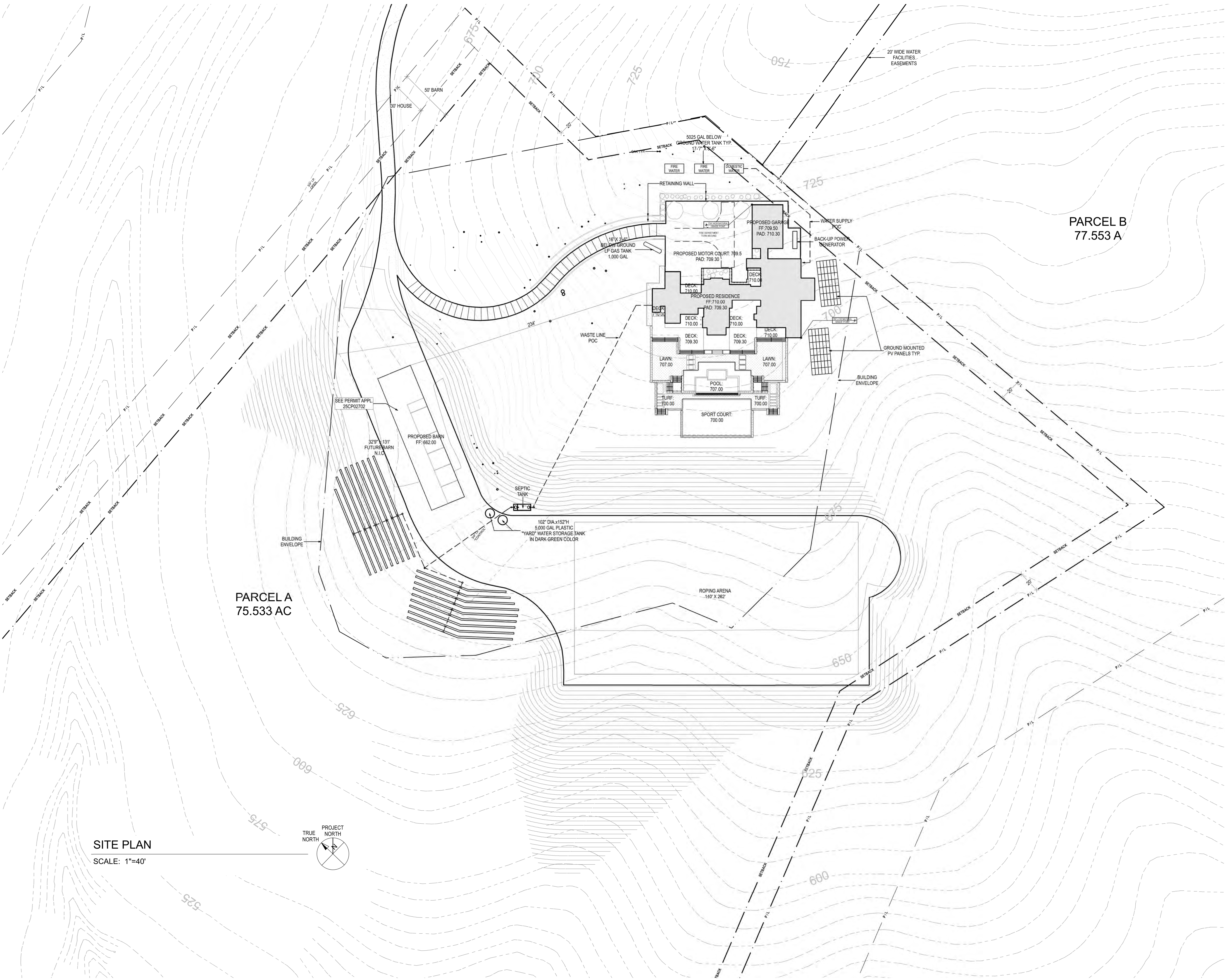
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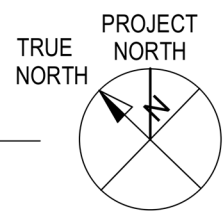
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CA LICENSE #B-844741
CARMEL, CA 93923
(831) 250 7168







SITE PLAN
SCALE: 1"=40'



A-1.0

VERSION: 1.2

DATE: 9/2/2025

PLANNING

SITE PLAN

REV#	DATE / DESCRIPTION	BY	REV#	DATE / DESCRIPTION	BY

ULLMAN RESIDENCE

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APN 185-052-023, 185-052-026

STAMP/SIGNATURE

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CA. LICENSE #B-844741

CARMEL, CA 93923

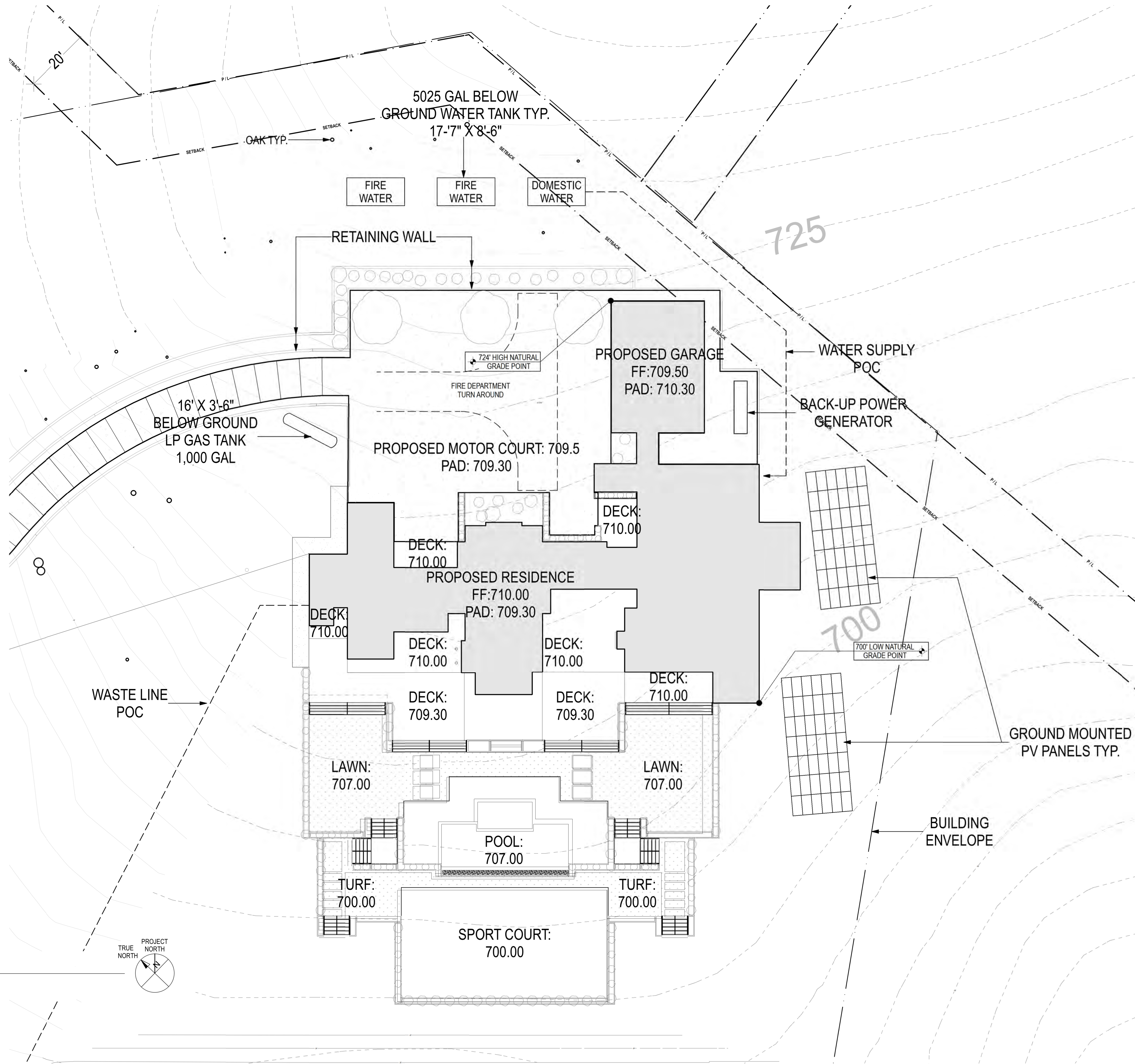
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SITE PLAN
SCALE: 1/16"=1'



A-1.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING


REV#	DATE / DESCRIPTION	BY	REV#	DATE / DESCRIPTION	BY

PARTIAL SITE PLAN

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FLOOR PLAN NOTES

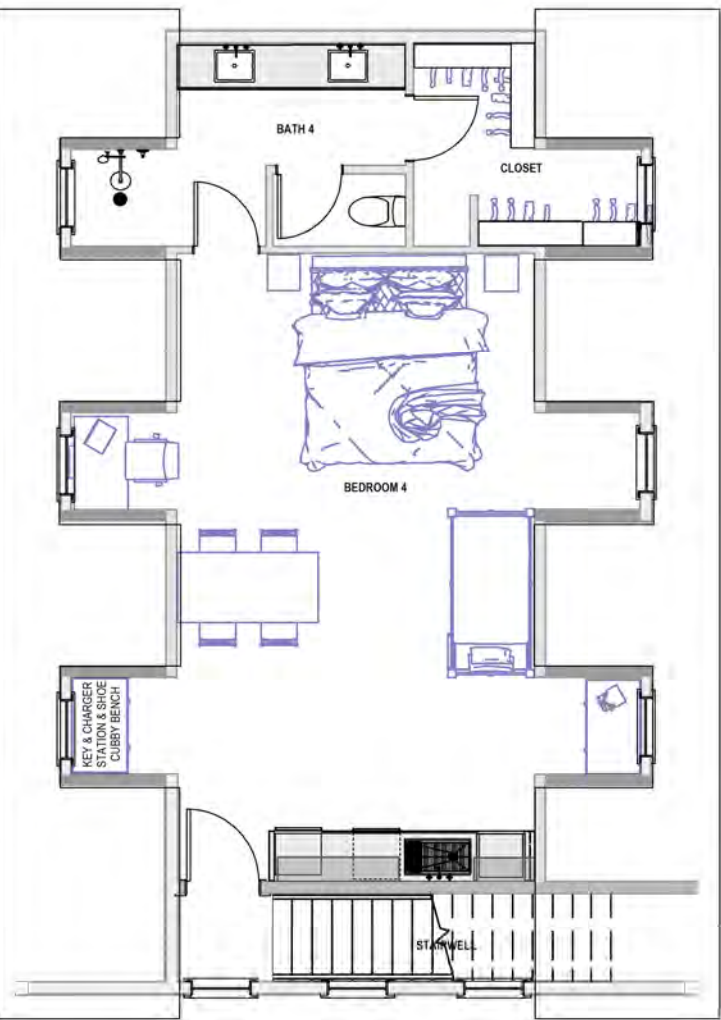
- 1 ALL NEW STUDS @ 16" OC.
2 GLASS SHOWER WALL NOTES
2.1 GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THIN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.
2.2 SHOWERS SHALL BE PROVIDED WITH DAMS/THRESHOLDS AT LEAST 2" AND NOT MORE THAN 9" ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22" INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.
2.3 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.
2.4 SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.
2.5 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

STAIRS AND GUARDRAILS

- STAIRS WITH 4 OR MORE RISERS SHOWING THE FOLLOWING MINIMUMS: [CRC R311.7.7]
A) GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34" TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4.375 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R311.7.7.1 & R312.2 EXCEPTION 2, R312.3 EXCEPTION 2]
B) THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R312.3 EXCEPTION 1]
C) THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. [CRC R311.7.7.1]

- MINIMUM CODE REQUIREMENTS:
A) MAXIMUM 7 7/8-INCH RISE AND MINIMUM 10-INCH RUN. [CRC R311.7.4.1 & R311.7.4.2]
B) MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS. [CRC R311.7.2]
C) MINIMUM 36 INCH CLEAR WIDTH. [CRC R311.7.4.1]
D) THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN. [CRC R311.7.5]
E) AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS. [CRC R311.7.5 EXCEPTION]

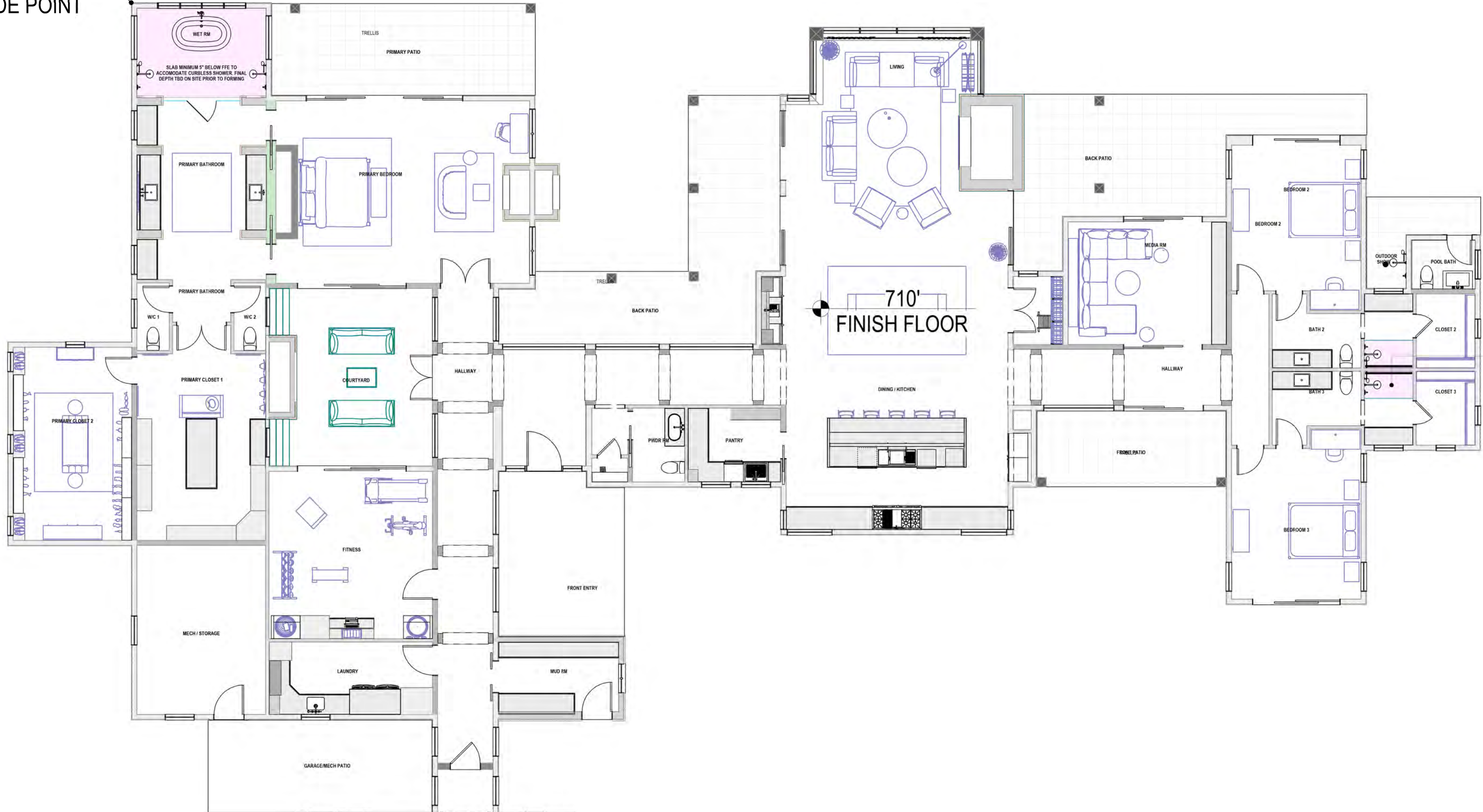
- UNDERSTAIR AREAS:
A) HABITABLE AREAS BENEATH STAIRS TO HAVE 1/2" MINIMUM C/WB. PER CRC R302.7
B) AREAS CONTAINING APPLIANCES, AREA REQUIRES 5/8 TYPE 'X' 1 HR FIRE RATED GYPSUM



PROPOSED UPPER FLOOR PLAN

SCALE: 1/8"=1'

700' LOW NATURAL GRADE POINT



710' GARAGE
1% MIN. SLOPE
709.5'

724' HIGH NATURAL GRADE POINT

PROPOSED MAIN FLOOR PLAN

SCALE: 1/8"=1'



A-2.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

HOUSE FLOOR PLANS

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

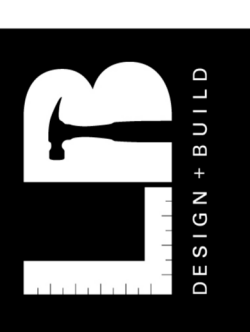
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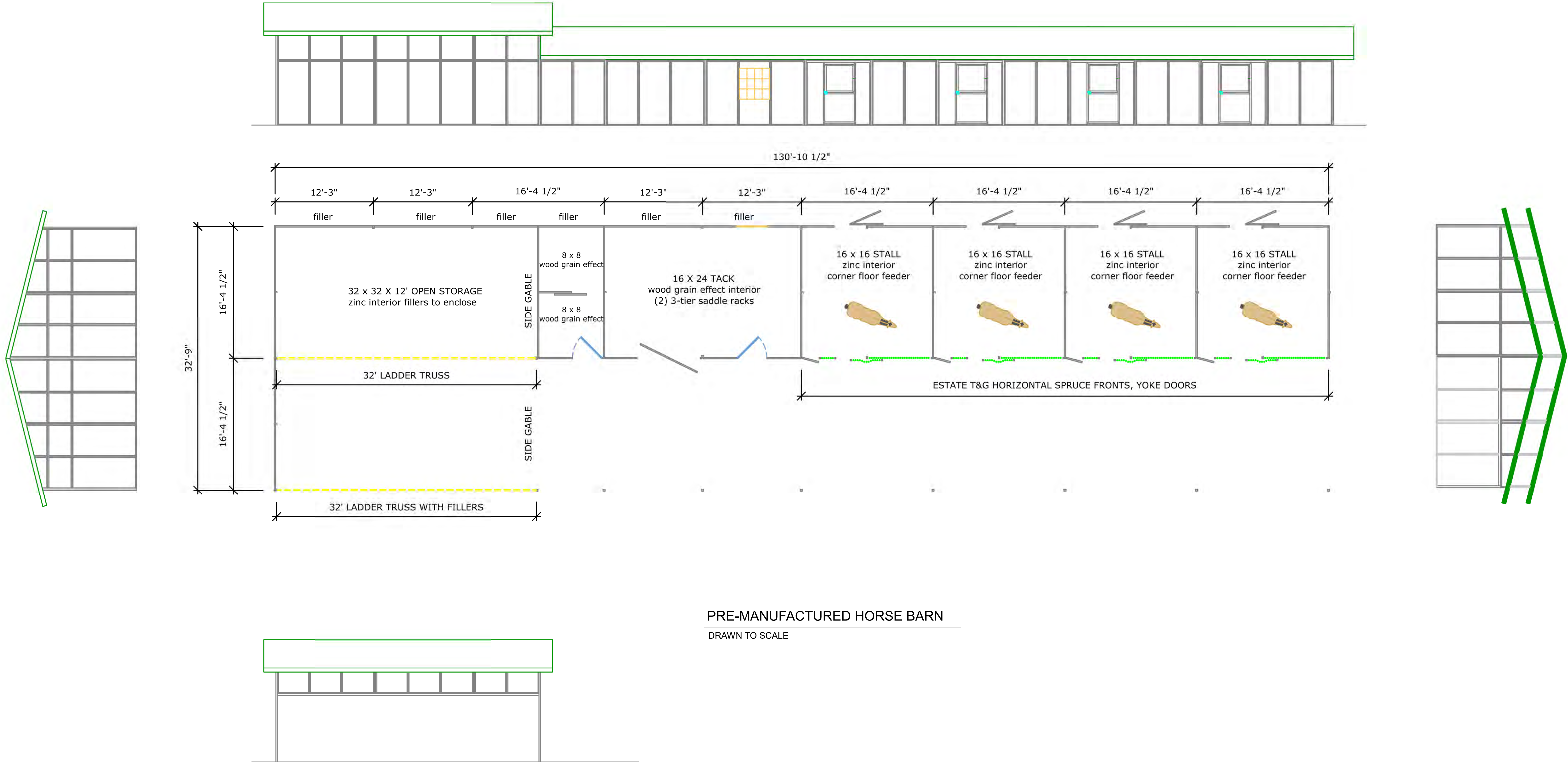
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PRE-MANUFACTURED HORSE BARN
DRAWN TO SCALE

800-500-BARN
www.MDBarnmaster.com

Our **Wall Finishes** utilize 26 gauge pre-painted, embossed, laminated steel. Zincalume® is standard for the interior wall, and customer can pick exterior color. Available colors are shown below.

Panels are encased in 2" x 2", 14 gauge channel with mitered corners, welded together with a jig to ensure uniformity. The bottom channel is hot-dipped galvanized for rust resistance at ground level, with weep holes every 24" to hold panel insert 1/4" off the bottom channel. All other channels are G90 galvanized.

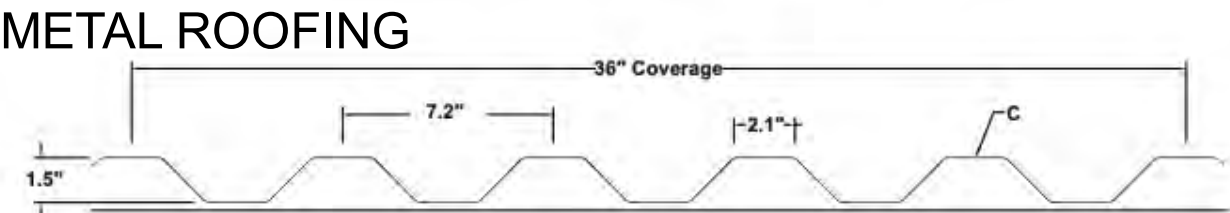
Exterior Wall Color 20-year paint system

Polar White	Sandstone	Saddle Tan	Crimson Red
Old Town Gray	Slate	Forest Green	Seawolf

MS Colorfast45® Paint System

Premium Colors ADD 5% PANELS/FLATS

 Polar White (80) SR = 0.58 TE = 0.87 SRI = 68	 Light Stone (63) SR = 0.46 TE = 0.88 SRI = 58	 Mocha Tan (22) SR = 0.52 TE = 0.87 SRI = 69	 Antique Bronze (D4) SR = 0.36 TE = 0.88 SRI = 39
 Taupe (74) SR = 0.44 TE = 0.87 SRI = 49	 Ash Grey (25) SR = 0.37 TE = 0.88 SRI = 40	 Charcoal (17) SR = 0.30 TE = 0.87 SRI = 31	 Brown (12) SR = 0.31 TE = 0.87 SRI = 32
 Dark Brown (44) SR = 0.27 TE = 0.87 SRI = 27	 Forest Green (26) SR = 0.27 TE = 0.87 SRI = 27	 Fern Green (07) SR = 0.30 TE = 0.88 SRI = 31	 Sierra Green (20) SR = 0.38 TE = 0.87 SRI = 41
 Ocean Blue (35) SR = 0.30 TE = 0.88 SRI = 31	 Red (24) SR = 0.30 TE = 0.86 SRI = 30	 Matte Black (106) SR = 0.27 TE = 0.86 SRI = 26 Limited Availability	 Acrylic Coated Galvalume® (41) SR = 0.67 TE = 0.14 SRI = 56



A-2.2

VERSION: 1.2
DATE: 9/2/2025
PLANNING

REV#	DATE / DESCRIPTION	BY	REV#	DATE / DESCRIPTION	BY

BARN PLAN & MATERIALS

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A-3.0

VERSION: 1.2

DATE: 9/2/2025

PLANNING

EXTERIOR ELEVATIONS & MATERIALS

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY

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EXTERIOR MATERIALS SUMMARY

- 1 - STONE FACING:

2 - POSTS, BEAMS, PERGOLAS:

3 - HOUSE SIDING

4 - WINDOWS:

4 - SLIDING DOORS / DOORS:

5 - GUTTER / DOWNSPOUTS:

6 - HOUSE ROOFING:

7 - WALKWAYS / PATIOS:

8 - EXTERIOR LIGHTING:

9 - GARAGE DOOR:

10 - FRONT DOOR:

11 - GARAGE SIDING

12 - ADDRESS BOLLARD:

13 - GARAGE ROOFING:

14 - EXTERIOR FASCIA COLOR:

15 - AUTO COURT:

DRIVEWAY:

BARN SIDING:

BARN ROOFING:
- TEXAS CREAM 1 1/2" THK. STONE VENEER

ANODIZED BLACK STEEL

HARDIE V-GROOVE VERTICAL SIDING, PAINTED SHERWIN WILLIAMS SW 7640 FAWN BRINDLE

ANDERSEN E-SERIES IN ANODIZED BLACK

ANDERSEN E-SERIES IN ANODIZED BLACK

SQUARE ALUMINUM IN MIDNIGHT BRONZE

AEP SPAN OLD TOWN GRAY

DECORATIVE CONCRETE, SAND-WASHED FINISH

VISUAL COMFORT 8537401-71/T1 VCS0096154 SCONCE

CARRIAGE HOUSE DOORS, V-GROOVE, STAIN GRADE, DESIGN A WINDOWS

JELDWEN WHITE OAK WOOD VENEER PIVOT DOOR

HARDIE V-GROOVE VERTICAL SIDING, PAINTED SW 6076 TURKISH COFFEE

STUCCO PAREX USA T014L W/ STONE CAP, ALUMINUM NUMBERS

AEP SPAN MIDNIGHT BRONZE

SHERWIN WILLIAMS SW 6006 BLACK BEAN

SAND WASHED CONCRETE

SAND WASHED CONCRETE AT GRADE OVER 10%

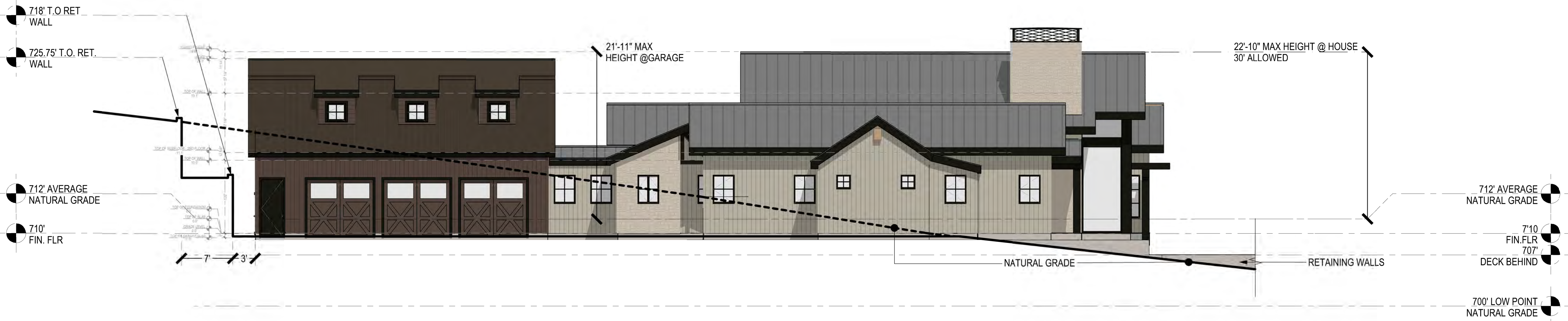
METAL, PRE-MANUFACTURED - COLOR SANDSTONE

METAL, PRE-MANUFACTURED - COLOR LIGHT STONE



PROPOSED NORTH (FRONT) ELEVATION

SCALE: 1/8"=1'



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'

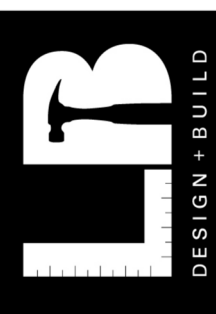


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EXTERIOR MATERIALS SUMMARY

- 1 - STONE FACING:

2 - POSTS, BEAMS, PERGOLAS:

3 - HOUSE SIDING

4 - WINDOWS:

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5 - GUTTER / DOWNSPOUTS:

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7 - WALKWAYS / PATIOS:

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9 - GARAGE DOOR:

10 - FRONT DOOR:

11 - GARAGE SIDING

12 - ADDRESS BOLLARD:

13 - GARAGE ROOFING:

14 - EXTERIOR FASCIA COLOR:

15 - AUTO COURT:

DRIVEWAY:

BARN SIDING:

BARN ROOFING:
- TEXAS CREAM 1 1/2" THK. STONE VENEER

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VISUAL COMFORT 8537401-71/T / VCS0096154 SCONCE

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HARDIE V-GROOVE VERTICAL SIDING, PAINTED SW 6076 TURKISH COFFEE

STUCCO PAREX USA T014L W/ STONE CAP, ALUMINUM NUMBERS

AEP SPAN MIDNIGHT BRONZE

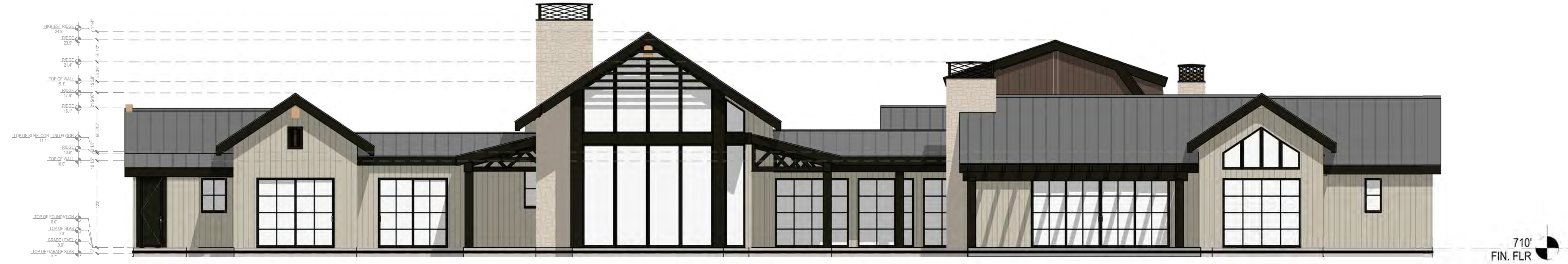
SHERWIN WILLIAMS SW 6006 BLACK BEAN

SAND WASHED CONCRETE

SAND WASHED CONCRETE AT GRADE OVER 10%

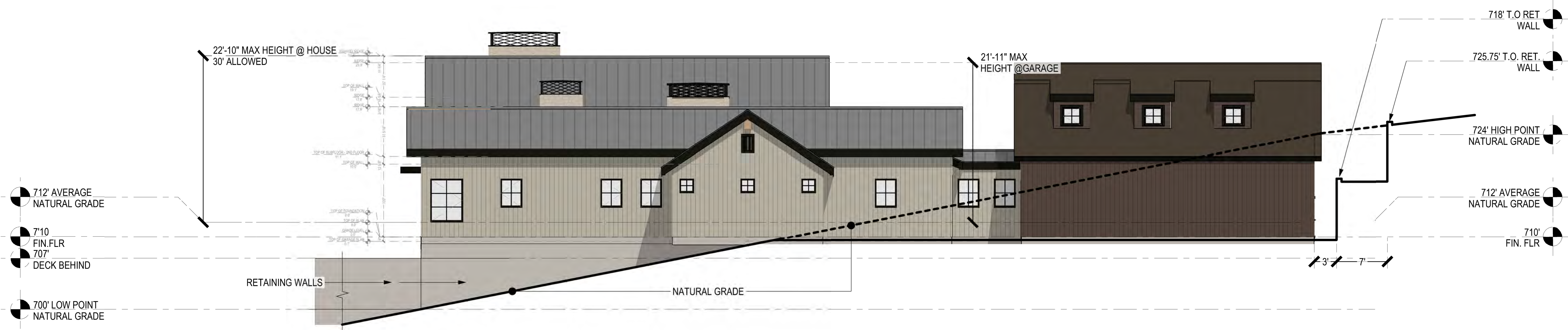
METAL, PRE-MANUFACTURED - COLOR SANDSTONE

METAL, PRE-MANUFACTURED - COLOR LIGHT STONE



PROPOSED SOUTH (REAR) ELEVATION

SCALE: 1/8"=1'



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'



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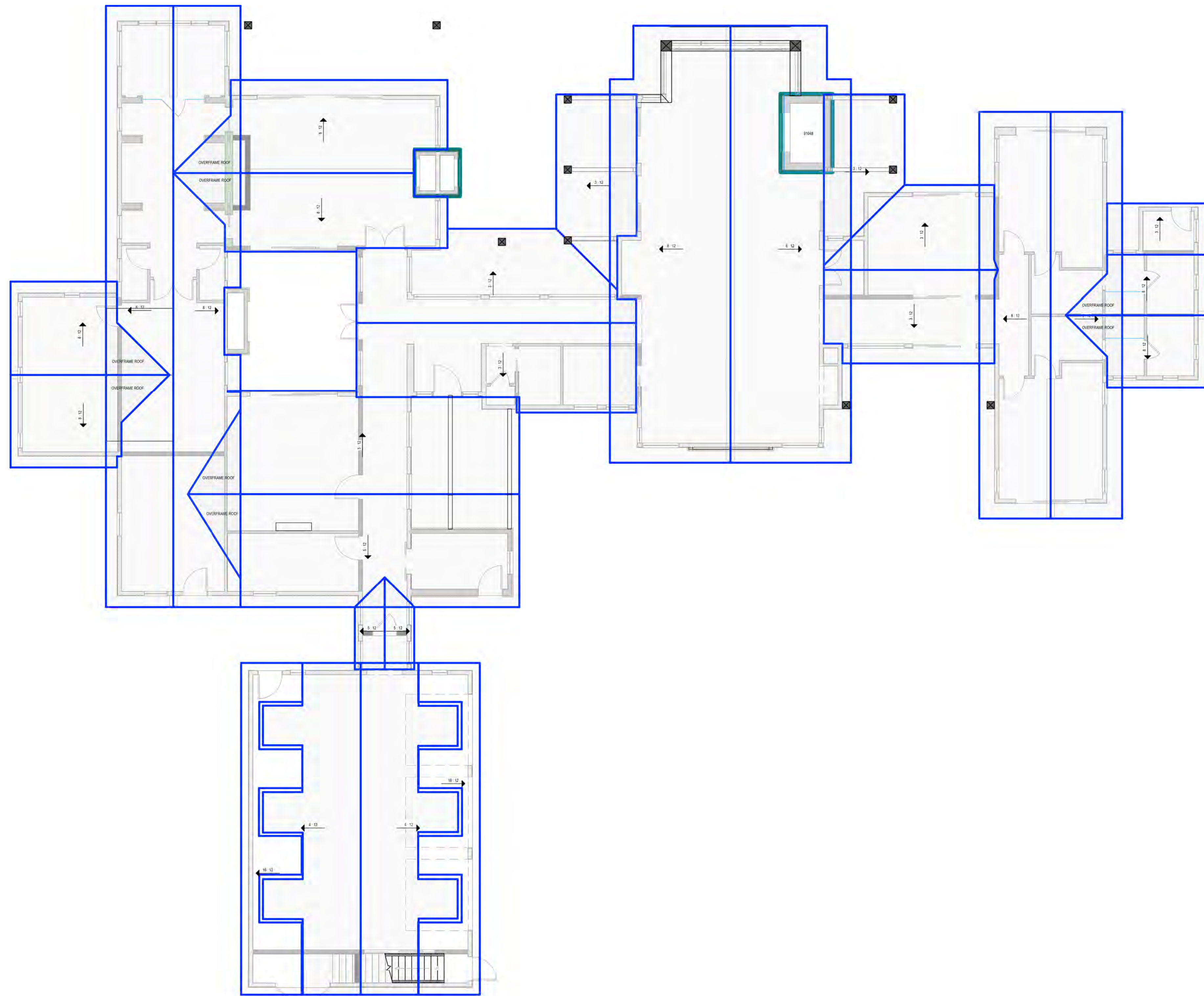
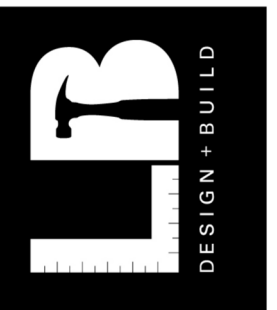
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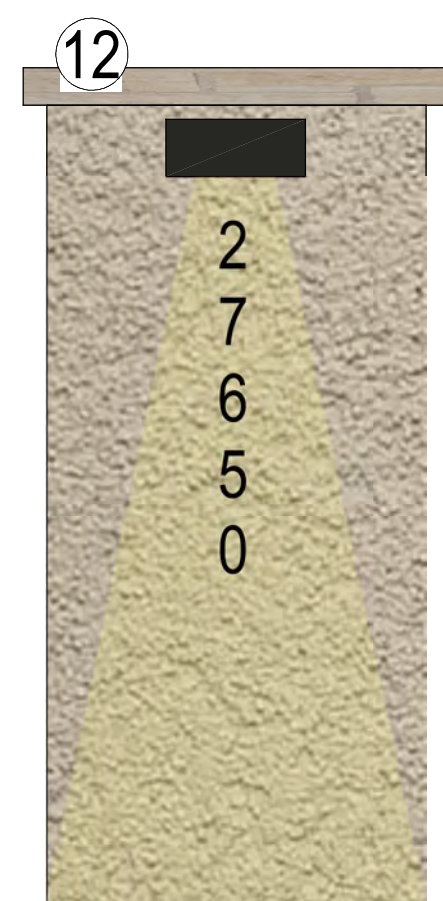
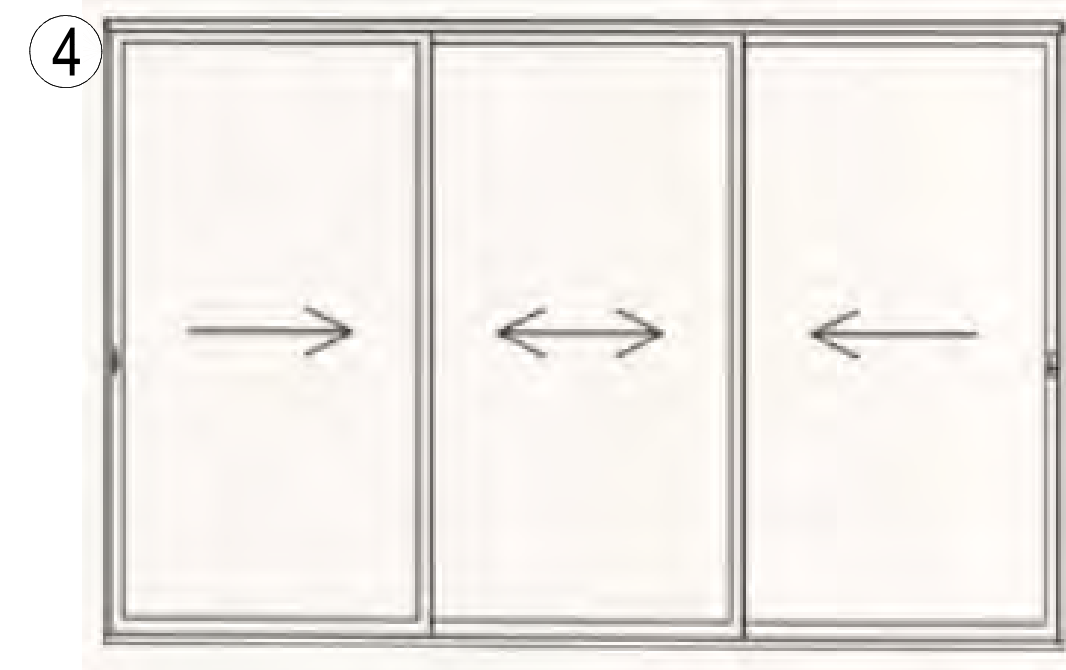
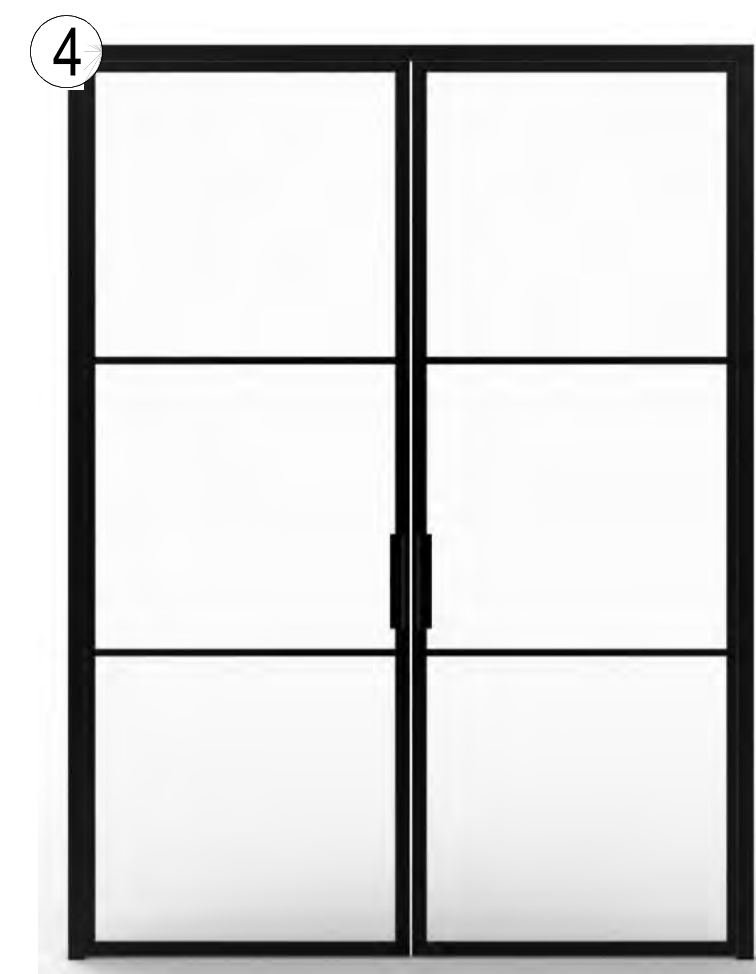
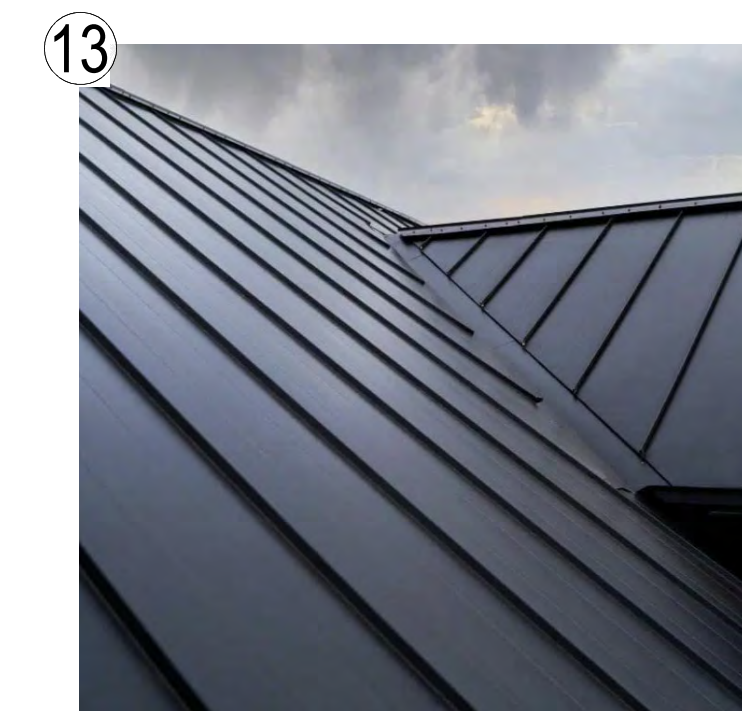
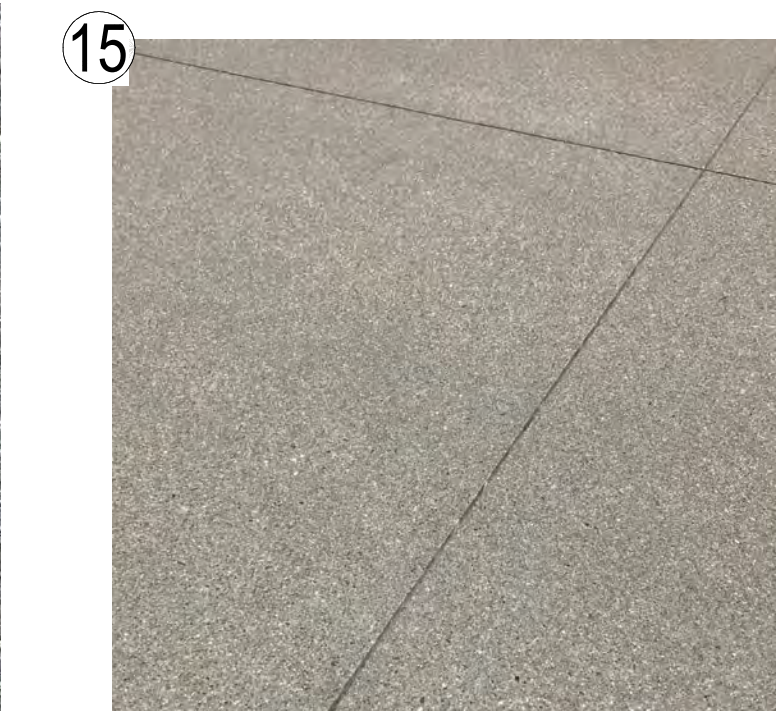
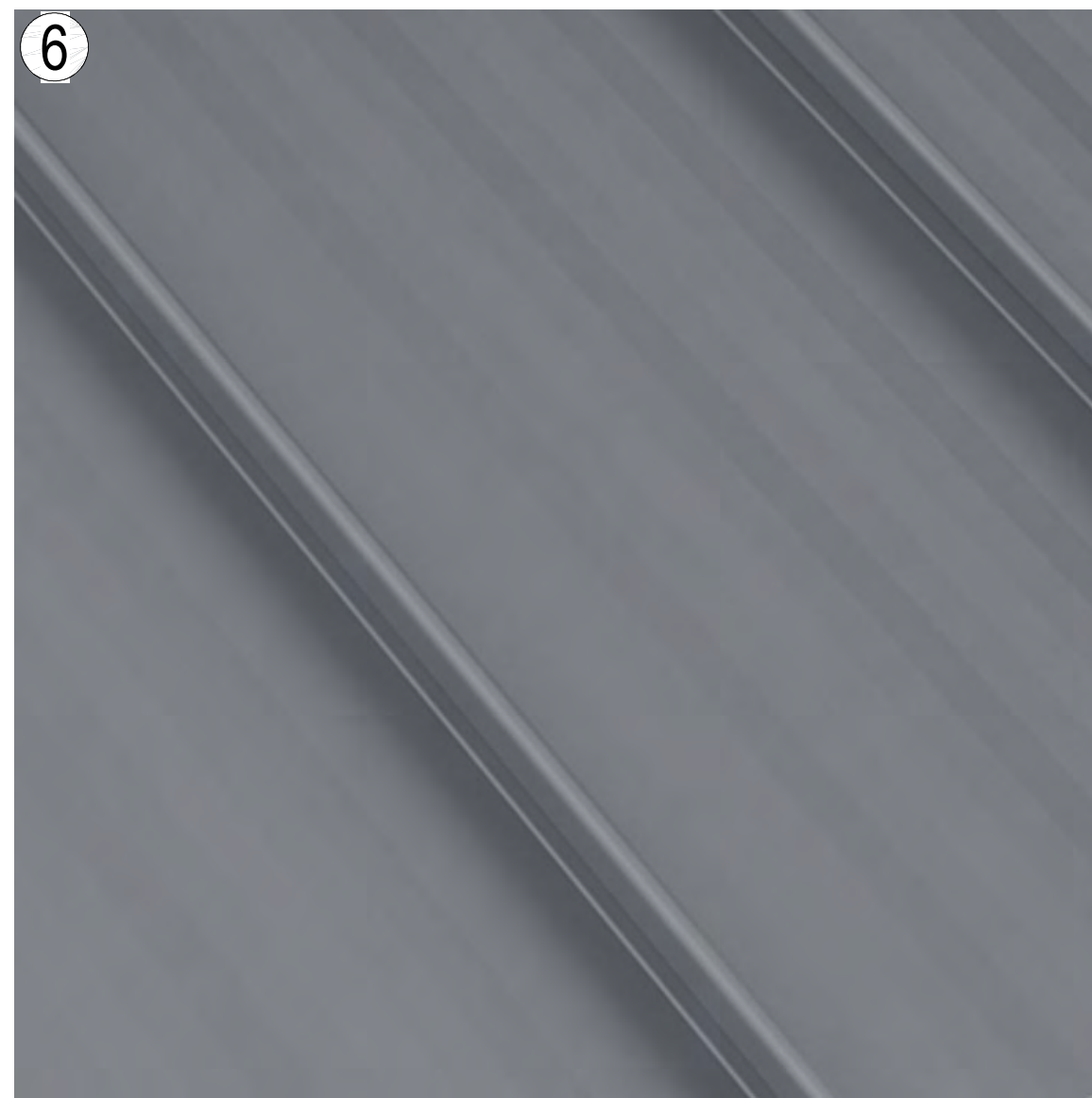
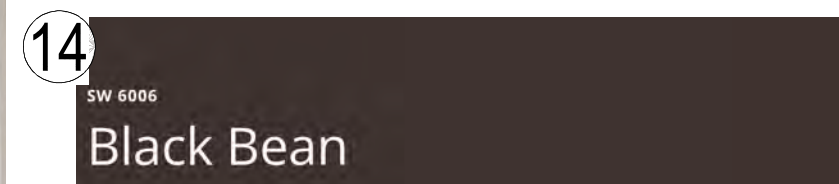
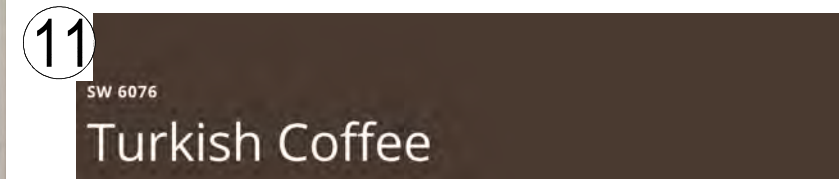
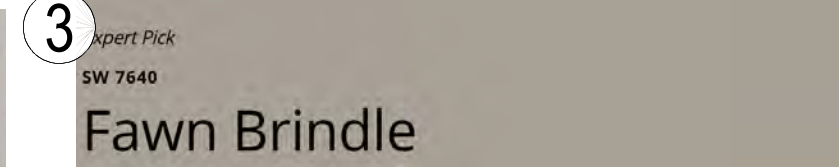
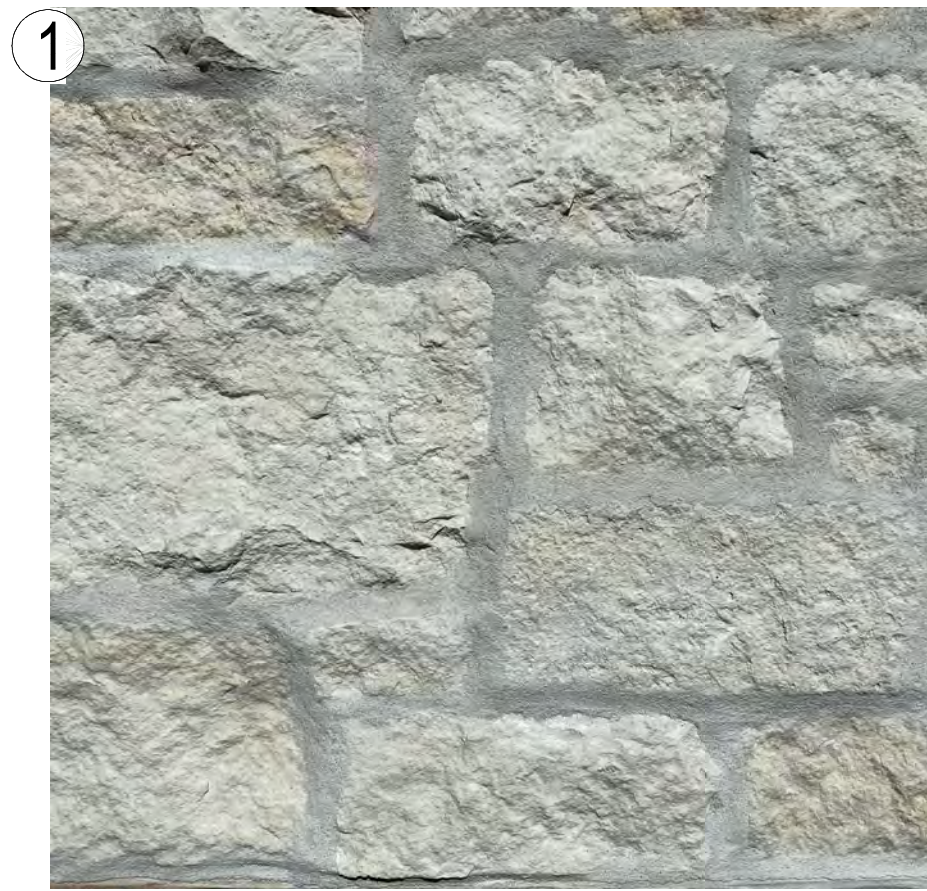
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EXTERIOR MATERIALS SUMMARY

1 - STONE FACING:	TEXAS CREAM 1 1/2" THK. STONE VENEER
2 - POSTS, BEAMS, PERGOLAS:	ANODIZED BLACK STEEL
3 - HOUSE SIDING:	HARDIE V-GROOVE VERTICAL SIDING, PAINTED SHERWIN WILLIAMS SW 7640 FAWN BRINDLE
4 - WINDOWS:	ANDERSEN E-SERIES IN ANODIZED BLACK
4 - SLIDING DOORS / DOORS:	ANDERSEN E-SERIES IN ANODIZED BLACK
5 - GUTTER / DOWNSPOUTS:	SQUARE ALUMINUM IN MIDNIGHT BRONZE
6 - HOUSE ROOFING:	AEP SPAN OLD TOWN GRAY
7 - WALKWAYS / PATIOS:	DECORATIVE CONCRETE, SAND-WASHED FINISH
8 - EXTERIOR LIGHTING:	VISUAL COMFORT 8537401-71/T VCS0096154 SCONCE
9 - GARAGE DOOR:	CARRIAGE HOUSE DOORS, V-GROOVE, STAIN GRADE, DESIGN A WINDOWS
10 - FRONT DOOR:	JELDOWEN WHITE OAK WOOD VENEER PIVOT DOOR
11 - GARAGE SIDING:	HARDIE V-GROOVE VERTICAL SIDING, PAINTED SW 6076 TURKISH COFFEE
12 - ADDRESS BOLLARD:	STUCCO PAREX USA T014L W/ STONE CAP, ALUMINUM NUMBERS
13 - GARAGE ROOFING:	AEP SPAN MIDNIGHT BRONZE
14 - EXTERIOR FASCIA COLOR:	SHERWIN WILLIAMS SW 6006 BLACK BEAN
15 - AUTO COURT:	SAND WASHED CONCRETE
DRIVEWAY:	SAND WASHED CONCRETE AT GRADE OVER 10%
BARN SIDING:	METAL, PRE-MANUFACTURED - COLOR SANDSTONE
BARN ROOFING:	METAL, PRE-MANUFACTURED - COLOR LIGHT STONE

EXTERIOR STUCCO / PLASTER NOTES

1. WEATHER RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED IN CRC R703.2 AND, WHERE APPLIED OVER WOOD BASED SHEATHING, SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER PER CRC R703.6.
2. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3 COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH PER CRC R703.6.2.
3. A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED SHALL BE INSTALLED WITH:
A. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
B. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

ADDRESS IDENTIFICATION

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ADDRESS BOLLARD

18" X 18" X 54" TALL STUCCO ADDRESS BOLLARD W/ STONE CAP AT BEGINNING OF DRIVEWAY ON VIA QUINTANA. STUCCO AND STONE CAP TO MATCH MATERIALS SPECIFIED FOR HOUSE. RAISED ALUMINUM HOUSE NUMBERS (MINIMUM 6" IN HEIGHT) WITH LED DOWNLIGHTING TO MATCH FIXTURES SPEC'D IN LIGHTING PLANS.

F-1.1

VERSION: 1.2

DATE: 9/2/2025

PLANNING

FINISH MATERIALS

REV#	DATE / DESCRIPTION	BY	REV#	DATE / DESCRIPTION	BY

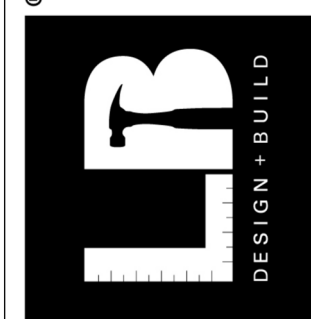
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SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	FUEL MANAGEMENT PLAN
L-2.0	PLANTING NOTES
L-2.1	OVERALL PLANTING PLAN
L-2.2	PLANTING PLAN
L-3.0	OVERALL SITE LIGHTING PLAN
L-3.1	SITE LIGHTING PLAN
L-3.2	SITE LIGHTING SPECS

LEGEND

- ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.
- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
 - REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
 - REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 - NO PLANTING IS PERMITTED IN THIS ZONE.
 - LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
 - RELOCATE FIREWOOD AND LUMBER TO ZONE 2
 - REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
 - CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 - CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.
- ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
 - REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
 - TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 - REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
 - WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
 - REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
 - REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
 - CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
 - MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
 - MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS
- ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:
- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
 - CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
 - CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
 - REMOVE ALL DEAD TREES.
 - REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
 - ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

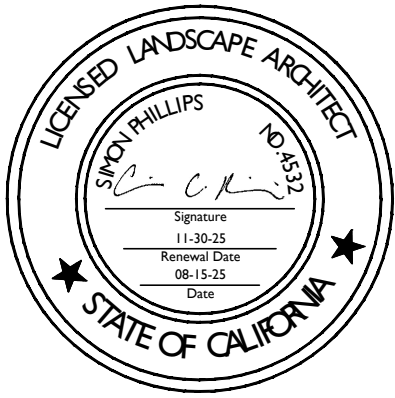
FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

CLEARING BEYOND THE HOMELAND BOUNDARY IS TO BE COORDINATED WITH THE CONSERVANCY.

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

ULLMAN
RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT
SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

FUEL
MANAGEMENT
PLAN

SHEET NO:

SCALE: 1"= 30'-0"



PARCEL A
75.533 AC

G:\shortcuts\targets-by-id\1BZdmYcobewrxz\17xkj8A_60SRUQXQXQh\2025\2025-16 L-1.0 Fuel Mgmt.dwg 8/19/2025

L-1.0

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Ullman Residence
Project Number 2025-16

Reference Evapotranspiration (Eto) 46.30

Hydrozone # (Planting Description ^a)	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1. Entry Drive	0.3	drip	0.81	0.37	2321	859.63	24676.63
2. Autocourt Grasses	0.5	drip	0.81	0.62	300	185.19	5315.93
3. Back Garden	0.3	drip	0.81	0.37	785	290.74	8346.00
4. Red Fescue	0.3	spray	0.75	0.40	775	310.00	0.00
5. Lawn	0.7	spray	0.75	0.93	1495	1395.33	40054.44
6. Joint Planting	0.3	spray	0.75	0.40	775	310.00	8898.86
				Totals	(A) 6451 (B)	3350.89	87291.76
Special Landscape Areas							
						0.00	0.00
				Totals	(C) (D)	0.00	0.00
					ETWU Total (Gallons)		87291.76
					Maximum Allowed Water Allowance (MAWA)* (Gallons)		101850.32
					ETWU (Acre Feet)		0.27
					MAWA (Acre Feet)		0.31

^a Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting	^b Irrigation Method overhead spray or drip	^c Irrigation Efficiency 0.75 for spray head 0.81 for drip	^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.
*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.			

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	(B)		3350.89
Total Area	(A)		6451.00
Average ETAF	B ÷ A		0.52

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas			
Total ETAF x Area	(B+D)		3350.89
Total Area	(A+C)		6451.00
Sitewide ETAF	(B+D) ÷ (A+C)		0.52

GENERAL NOTES

- ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
- FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
- AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
- FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
- INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
- SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
- AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
2.IRON (MINIMUM): 0.08%
3.ORGANIC CONTENT: ABOVE 17%
4.CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
- GYPNUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
1.CAL-SUL PELLETIZED GYPNUM BY NORTH PACIFIC, PORTLAND OR
2.ULTRA FINE AG GYPNUM BY WESTERN MINING & MINERALS
3. APPROVED EQUAL.
- SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
- ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
- CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
- UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPNUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
- PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLOUDS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
- INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
- INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESCUE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
- COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
- NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
- ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
- IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
- PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
- MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
- IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
- IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
- CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
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- TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYDROSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.

PLANT LEGEND

*WUCCODEBOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES			
VL OI OLEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL.	MULTI
SHRUBS			
L Ap ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L Fm FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	
L Lb LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GAL.	
L Lp LOMANDRA 'POM POM'	POM POM MAT RUSH	1 GAL.	
L Ls LOMANDRA 'SEASCAPE'	SEASCAPE LOMANDRA	1 GAL.	
L Mc MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	
L Md MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
L Pg PITTOSPORUM 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5 GAL.	
L Rf ROSEMARINUS O. 'FOXTAIL'	FOXTAIL ROSEMARY	1 GAL.	
M Sa SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
HYDROSEED			
CAREX PRAEGRACILIS	FIELD SEDGE	HYDROSEED	
DANTHONIA CALIFORNICA	CALIFORNIA OATGRASS	HYDROSEED	
FESTUCA IDAHOENSIS	IDAHO FESCUE	HYDROSEED	
KOELERIA MACRANTHA	JUNE GRASS	HYDROSEED	
LUPINUS NANUS	SKY LUPINE	HYDROSEED	
STIPA PULCHRA	PURPLE NEEDLE GRASS	HYDROSEED	
VINES			
M Fp FICUS PUMILA	CREEPING FIG	1 GAL.	
M Rs ROSA 'SALLY HOLMES'	SALLY HOLMES ROSE	5 GAL.	
GROUND COVER			
L DYMONDIA MARGARETAE	SILVER CARPET	4" POT	PLANT TOUCHING
L FESTUCA RUBRA 'MOLATE'	RED FESCUE	SOD	
MISCELLANEOUS			
CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
LAWN: 1,500 SF MAX			
HDR METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

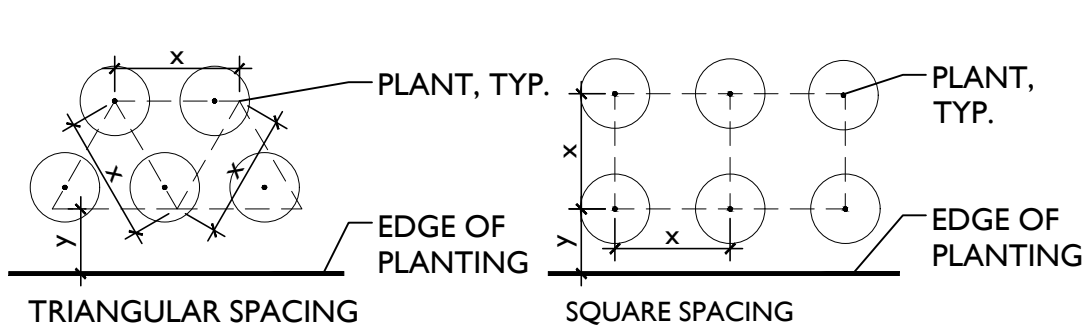
REFERENCE NOTES

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- HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES LISTED
- FIRE DEPARTMENT TURN AROUND
- 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
- INSTALL STAINLESS WIRE HORIZONTAL ALONG WALL FOR FUTURE VINE SUPPORT, TENSION WITH TURNBUCKLES

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

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

	SIMON PHILLIPS	4532	08-18-2025
SIGNED	NAME	CLA#	DATE

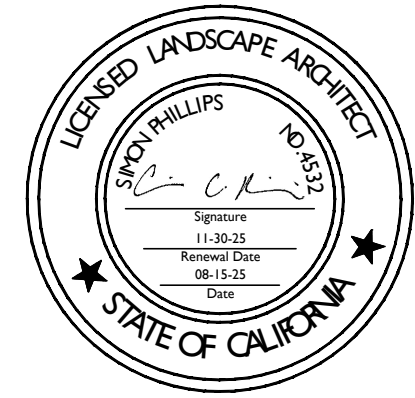
MONTEREY COUNTY COMPLIANCE STATEMENT

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

	SIMON PHILLIPS	4532	08-18-2025
SIGNED	NAME	CLA#	DATE

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

ULLMAN RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-16
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PLANTING NOTES

SHEET NO:

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PARCEL A
75.533 AC

PLANT LEGEND

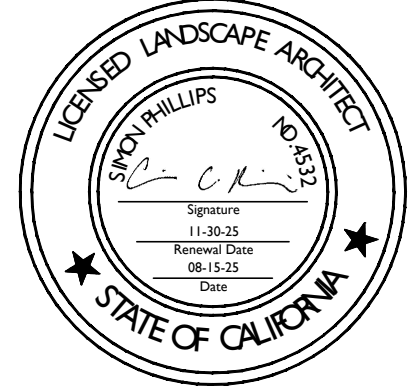
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	LUPINUS NANUS	SKY LUPINE	HYDROSEED	
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L	DYMONDIA MARGARETAE	SILVER CARPET	4" POT	PLANT TOUCHING
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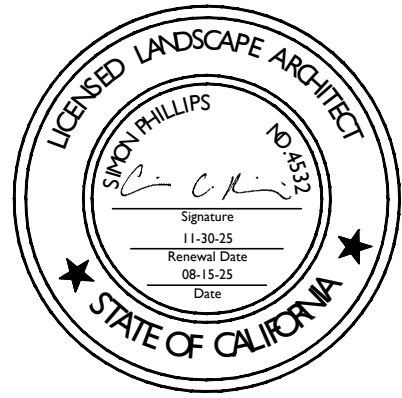
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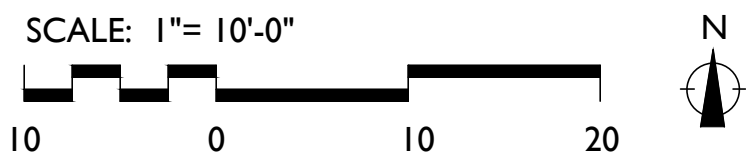
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SHEET NO:

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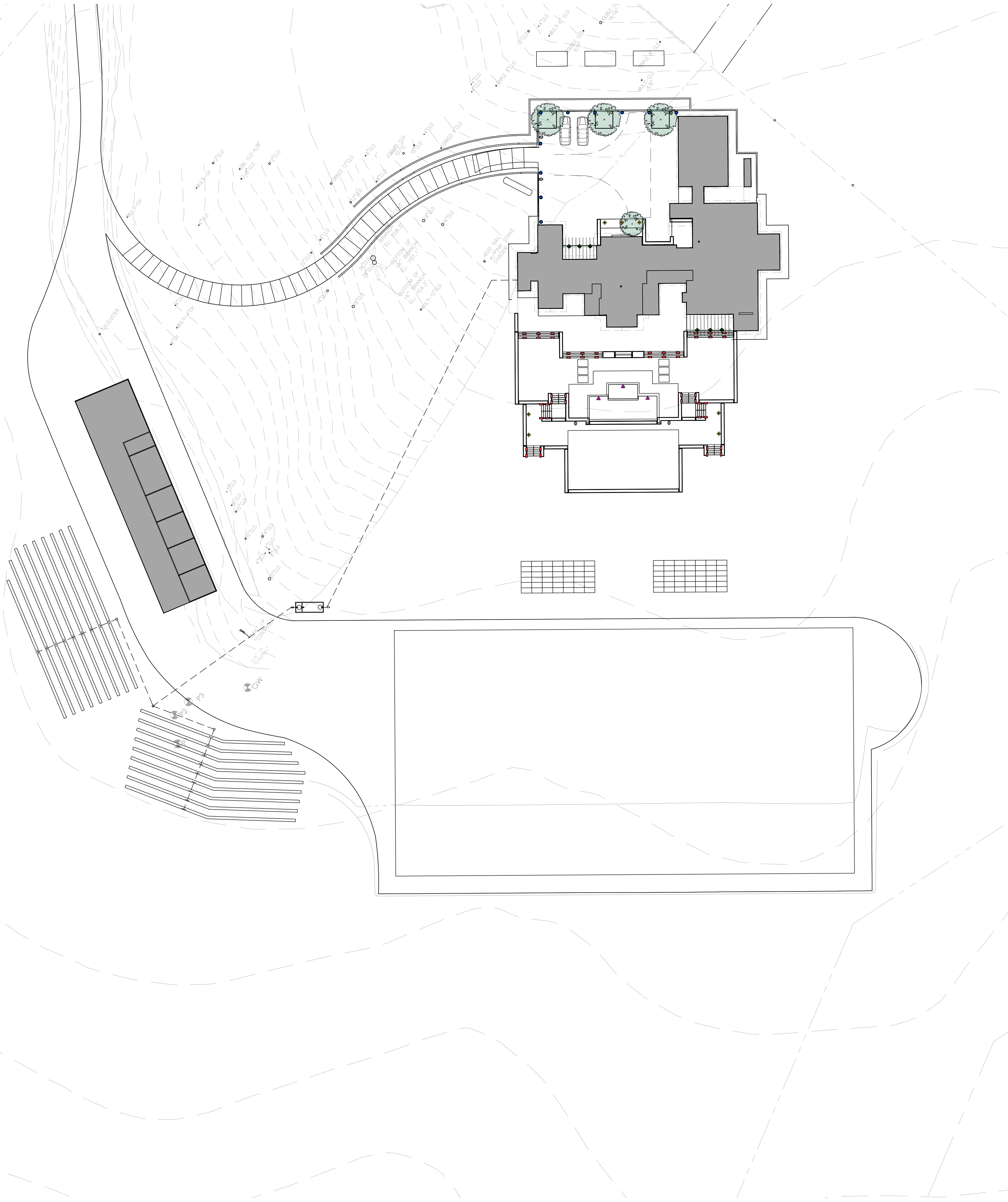
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- REFERENCE NOTES
- HYDROSEED TO FOLLOW GRADING LIMITS AS DETERMINED DURING CONSTRUCTION.
 - HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES LISTED
 - FIRE DEPARTMENT TURN AROUND
 - 5' NON-COMBUSTIBLE ZONE AROUND ALL STRUCTURES
 - INSTALL STAINLESS WIRE HORIZONTAL ALONG WALL FOR FUTURE VINE SUPPORT, TENSION WITH TURNBUCKLES



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PARCEL A
75.533 AC



FIXTURE LEGEND				
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-RBS-MWB-3W-LG-12V	3W LED 2700K	SEE 1/L-3.2
	PATH LIGHT	SPJ18-16-MBR-6W-2700K-8-15V- WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD	6W LED 2700K	SEE 2/L-3.2
	DRIVE LIGHT	BK LIGHTING DR2-LED-RD-e57-bzp-4	8W LED 2700K	SEE 3/L-3.2
	POOL + SPA LIGHT	BY POOL CONTRACTOR		
	TRELLIS DOWNLIGHT	SPJ18-10A-2W-2700K-12V	2W LED 2700K	SEE 4/L-3.2
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

- GENERAL NOTES
1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
 2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
 3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
 4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
 5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
 6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
 7. 8" DEPTH MINIMUM CABLE BURIAL.
 8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
 9. SPACE LIGHTS EVENLY.
 10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
 11. ALL SITE LIGHTS TO BE ON DIMMERS.



RECESSED WALL LIGHT

PATH LIGHT

DRIVE LIGHT

TRELLIS
DOWNLIGHT

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
ULLMAN
RESIDENCE

PROJECT ADDRESS:
27650 VIA QUINTANA
CARMEL VALLEY, CA 93924
APN: 185-052-019

ISSUANCE:
BUILDING DEPARTMENT
SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

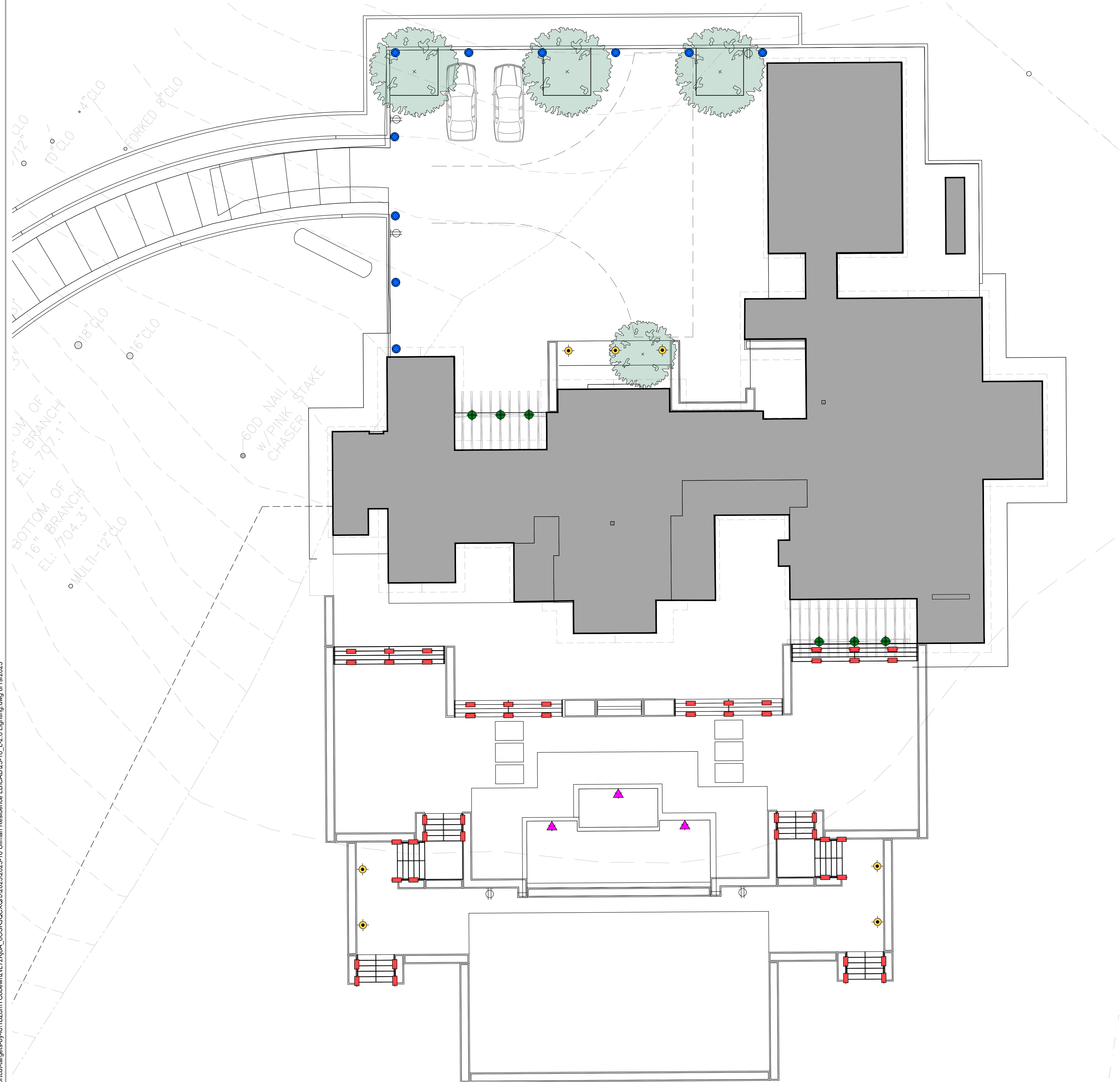
REVISIONS:	
DATE	DESCRIPTION

SHEET NAME:
OVERALL SITE
LIGHTING PLAN

SHEET NO:

L-3.0

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RECESSED WALL LIGHT

PATH LIGHT

DRIVE LIGHT

TRELLIS DOWNLIGHT

FIXTURE LEGEND				
SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	RECESSED WALL LIGHT	SPJ-RBS-MWB-3W-LG-12V	3W LED 2700K	SEE 1/L-3.2
	PATH LIGHT	SPJ18-16-MBR-6W-2700K-8-15V- WIDE ANGLE FLOOD WITH SPJ14-51 ADJUSTABLE FLOOD	6W LED 2700K	SEE 2/L-3.2
	DRIVE LIGHT	BK LIGHTING DR2-LED-RD-e57-bzp-4	8W LED 2700K	SEE 3/L-3.2
	POOL + SPA LIGHT	BY POOL CONTRACTOR		
	TRELLIS DOWNLIGHT	SPJ18-10A-2W-2700K-12V	2W LED 2700K	SEE 4/L-3.2
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

- GENERAL NOTES
1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
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 9. SPACE LIGHTS EVENLY.
 10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
 11. ALL SITE LIGHTS TO BE ON DIMMERS.

SCALE: 1"= 10'-0"

10 0 10 20



SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
**ULLMAN
RESIDENCE**

PROJECT ADDRESS:
27650 VIA QUINTANA
CARMEL VALLEY, CA 93924
APN: 185-052-019

ISSUANCE:
**BUILDING DEPARTMENT
SUBMITTAL**

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
**SITE LIGHTING
PLAN**


SHEET NO:

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SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Hanging Light
SPJ18-10A



MODEL: SPJ18-10A
MATERIAL: Solid Brass
FINISH SHOWN: Rusty
ELECTRICAL: 8-15V
WATTAGE: 2W
ENGINE: FB-2W-CYL-TA16
LUMENS: 150
COLOR TEMP: 2700K
MOUNTING: Hanging

FINISHES

☒ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AB)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE **LUMENS**

☒ 2W 150

Custom lumen packages are available upon request

COLOR TEMPERATURE

☐ 2200K ☐ 5000K

☒ 2700K ☐ 6500K

☐ 3000K ☐ RGBW

☐ 4000K

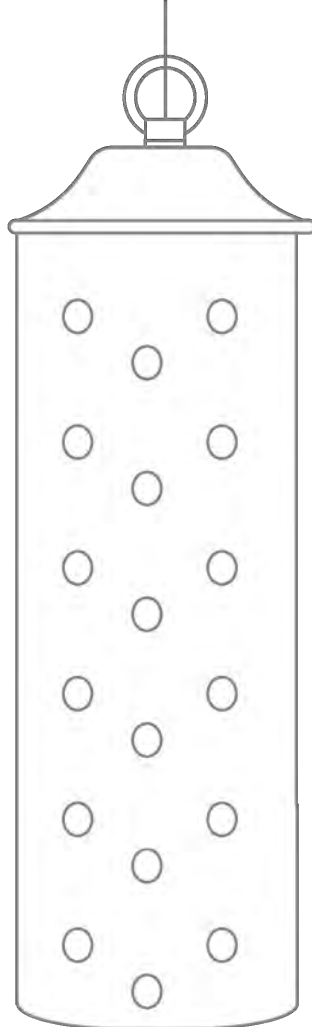
Custom options are available

ELECTRICAL

☒ 8-15V

Ordering Example Customer Approval Date

SPJ18-10A-R-2W-27K-8-15V



6 1/2"

3 1/4"


Wet Listed

4 TRELLIS DOWNLIGHT
NTS

DR2 LED (DEEP HOUSING REMOTE TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer.

CATALOG NUMBER LOGIC

Example: DR2 - LED - RD - e57 - SAP - 4 - GM-R

MATERIAL

Aluminum

FACEPLATE

DR2 - DriveStar2

OptiLock*

LED - with Integral Driver*

HOUSING

RD - Requires Remote LED Transformer (Deep Housing)

LED TYPE

e57 - 8W LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K

FINISH (See page 2 for full-color swatches)

Standard Finishes: B2Z, BZW, BLP, BLW, WHW, SAP, VER

Premium Finish (ABR, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBR, OCP, RMG, SDS, SMG, TAT, WCP, WHR)

Also available in RAL Finishes

OPTICAL OPENINGS

1 - Single

2 - 2 @ 180°

4 - 4 @ 90°

OPTIONS

GM-R - Round Grout Mask


GM-S - Square Grout Mask

3 DRIVE LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights
SPJ18-16



MODEL: SPJ18-16
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 8-15V
ENGINE: FB-3W-CYL-TA16
LUMENS: 200
COLOR TEMP: 2700K
MOUNTING: 1/2" NPT. Dual Fin Spike Included
NICHE

FINISHES

☒ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AB)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE **LUMENS**

☐ 1W 80

☐ 2W 150

☐ 3W 200

☒ 6W 300

Custom lumen packages are available upon request

COLOR TEMPERATURE

☐ 2200K ☐ 5000K

☒ 2700K ☐ 6500K

☐ 3000K ☐ Amber (TF)

☐ 4000K ☐ RGBW

Custom options are available

ELECTRICAL

☒ 8-15V ☐ 120V


OPTICS

☐ SPOT ☐ FLOOD

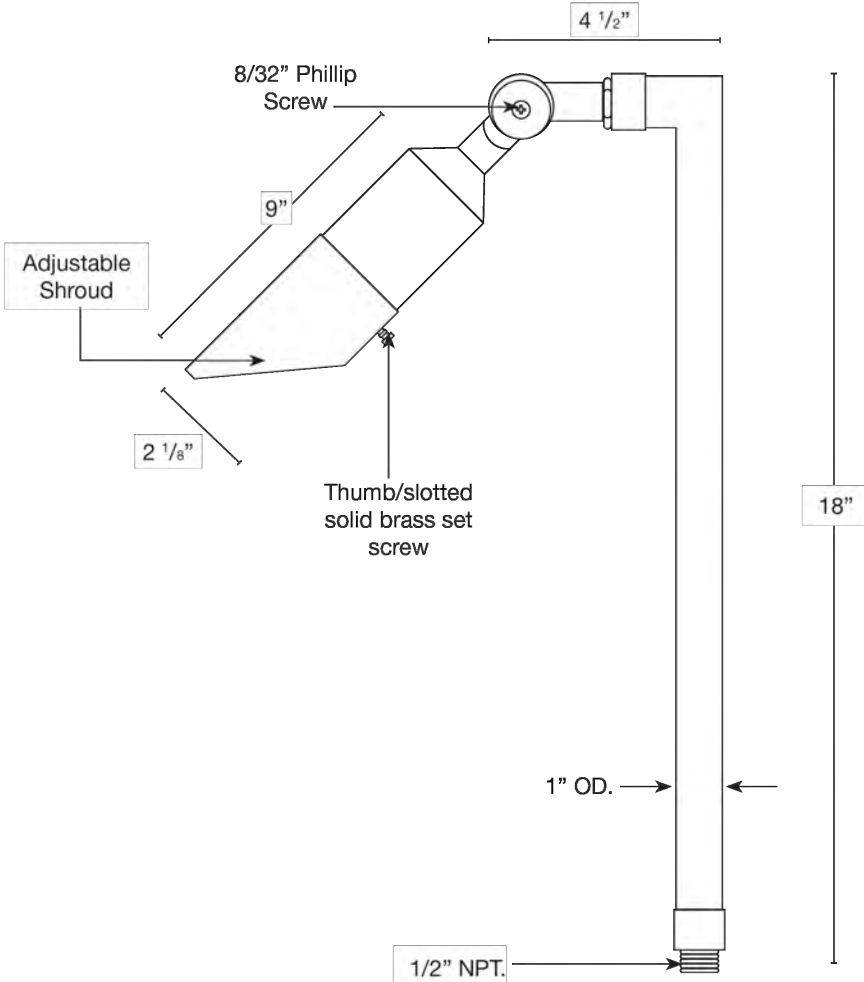
☒ WIDE FLOOD ☐ WIDE ANGLE FLOOD

Ordering Example Customer Approval Date

SPJ18-16-MBR-3W-27K-8-15V



Model: SPJ14-51 Adjustable Shroud



8/32" Phillip Screw

Adjustable Shroud

9"

2 1/4"

Thumb/slotted solid brass set screw

4 1/2"

18"

1" OD.

1/2" NPT.

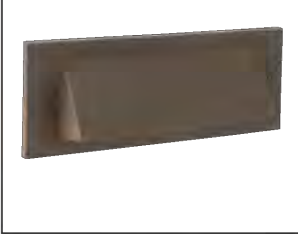
Wet Listed

2 PATH LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Step Light Recessed
SPJ-RBS-3W-LG



MODEL: SPJ-RBS-3W-LG
MATERIAL: Cast Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12V
WATTAGE: 3W
ENGINE: FB-LS6-300
LUMENS: 350

FINISHES

☒ Matte Bronze (MBR)

☐ Verde (V)

☐ Moss (M)

☐ Black (B)

☐ Rusty (R)

☐ Satin Brass (SB)

☐ Aged Brass (AB)

☐ Raw Copper (RC)

☐ Natural Copper (NC)

PVD PREMIUM

☐ PVD Polished (PVDP)

☐ PVD Satin (PVDS)

☐ PVD Graphite (PVDG)

☐ PVD Bronze (PVD8Z)

☐ PVD Black (PVD8L)

WATTAGE **LUMENS**

☒ 3W 350

Custom lumen packages are available upon request

COLOR TEMPERATURE

☐ 2200K ☐ 5000K

☒ 2700K ☐ 6500K

☐ 3000K ☐ RGBW

☐ 4000K

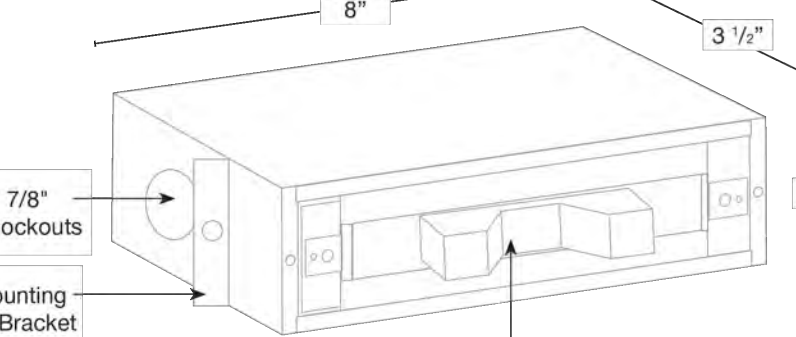
Custom options are available

ELECTRICAL

☒ 12V ☐ 120V

Ordering Example Customer Approval Date

SPJ-RBS-3W-LG-MBR-3W-27K-12V



8/32" Phillips Screw

8"

3 1/2"

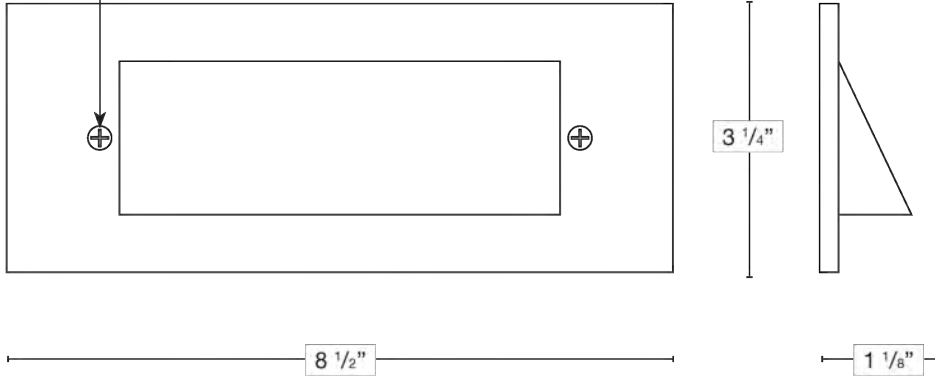
2 1/2"

7/8" Knockouts

Mounting Fin Bracket

FB-LS6-300

Wet Listed



8 1/2"

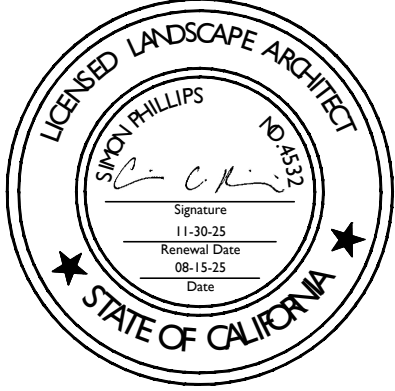
3 1/4"

1 1/4"

1 RECESSED WALL LIGHT
NTS

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

ULLMAN
RESIDENCE

PROJECT ADDRESS:

27650 VIA QUINTANA
CARMEL VALLEY, CA 93924

APN: 185-052-019

ISSUANCE:

BUILDING DEPARTMENT
SUBMITTAL

PROJECT NO: 2025-16
DATE: 08/18/2025

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING
SPECS

SHEET NO:

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:

- LATEST REVISION OF THE COUNTY OF MONTEREY/COUNTY OF DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

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

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

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

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

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

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY SPECIFICATIONS AND STANDARD DETAILS.
2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.
3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE COUNTY.
4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
5. ALL SEWER JOINTS SHALL BE MARKED WITH A "S" ON TOP OF CURB.
6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE.
3. 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.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.
7. 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.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. EARTHWORK QUANTITIES:
CUT = 17,100 CY
FILL = 20,740 CY
NET = 3,640 CY FILL

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

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

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

FOR DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND 15TH NOV), THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE 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.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

22. ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:50. DIMENSION WIDTH OF THE ACCESSIBLE ROUTES. WALKS AND SIDEWALKS SHALL BE AT LEAST 48-INCHES WIDE PER CBC 11B-403.

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL, O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

1. ALL STORM DRAIN PIPING 6"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.
2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE COUNTY STANDARD SPECIFICATIONS AND STANDARD DETAILS.
3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINTS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. CONTAMINANTS SHALL BE REMOVED OF IN ACCORDANCE WITH THE C&GQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C9.
3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS CONSTRUCTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE COUNTY FORESTER.
6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

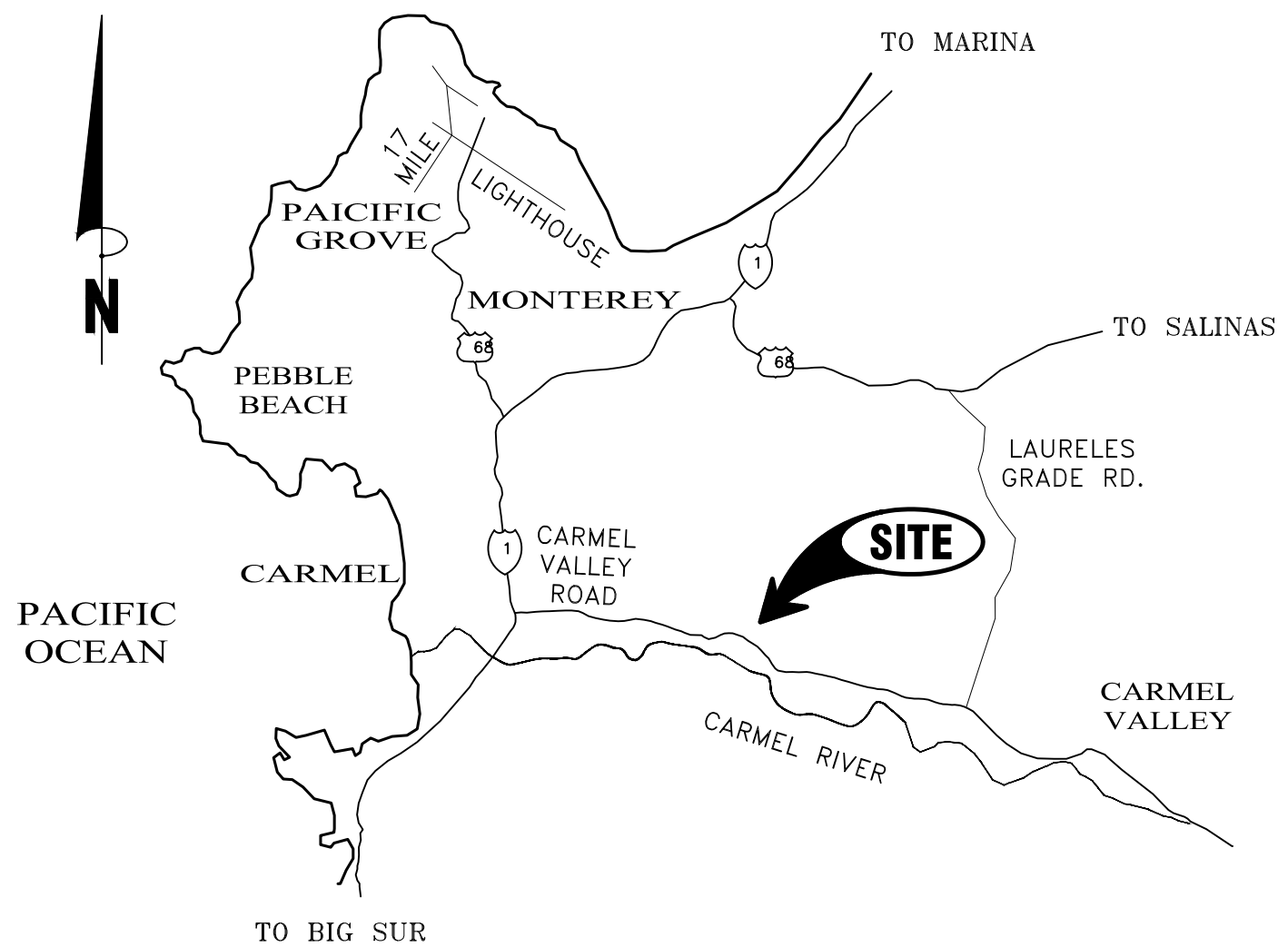
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE COUNTY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE COUNTY FORESTER ON BARK PROTECTION REQUIREMENTS.



WHEN THE INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTION ITEM:	INSPECTION COMPLETED BY:	DATE COMPLETED:
1) PRIOR TO BACKFILLING 2) DURING BACKFILL PLACEMENT – OPENING	GEOTECHNICAL INSPECTOR	INSPECT & TEST KEYWAY /SUBEXCAVATION /OVEREXCAVATON:		
1) PRIOR TO EXCAVATION FOOTINGS OR PLACEMENT OF SLAB-ON-GRADE MATERIALS	GEOTECHNICAL INSPECTOR	INSPECT & TEST PAD SUBGRADE:		
1) PRIOR TO CONCRETE PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT SLAB-ON-GRADE INSTALLATION:		
1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL INSPECTOR	INSPECT FOUNDATION AND/OR RETAINING WALL FOOTING EXCAVATIONS:		
1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST RETAINING WALL BACKFILL:		
1) DURING FILL PLACEMENT 2) SUBGRADE, PRIOR TO BASE ROCK PLACEMENT 3) BASEROCK PRIOR TO AC, CONCRETE OR PAVEMENT	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRIVEWAY FILL, SUBGRADE AND BASE ROCK PLACEMENT:		
1) AFTER PIPE PLACEMENT, PRIOR TO TO BACKFILL PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT AND TEST DRAINAGE INSTALLATION:		
1) AFTER TANK PLACEMENT 2) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL INSPECTOR	INSPECT SEPTIC INSTALLATION:		

TABLE PROVIDED FOR REFERENCE ONLY. C3 ENGINEERING, INC. IS NOT RESPONSIBLE FOR INSPECTIONS, THE SCHEDULING OF INSPECTIONS OR VERIFYING INSPECTIONS HAVE BEEN COMPLETED.

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
	STORM DRAIN MAIN	
	ROOF DRAIN LATERAL	
	SANITARY SEWER MAIN	
	WATER MAIN	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
	ACCESSIBLE PATH OF TRAVEL	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	FENCE	
	OVERHEAD LINES	
	SPOT ELEVATION	
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	
	STORM DRAIN MANHOLE (SDMH)	
	SANITARY SEWER MANHOLE (SSMH)	
	FIRE DEPARTMENT CONNECTION (FDC)	
	FIRE HYDRANT (FH)	
	POST INDICATOR VALVE (PIV)	
	WATER METER (WM)	
	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

C1 COVER & GENERAL NOTES
C2 EX SITE PLAN
C3 SITE PLAN
C4 DRIVEWAY PLAN AND PROFILE
C5 GRADING – RESIDENCE
C6 GRADING – COURTYARD
C7 GRADING – ARENA
C8 GRADING – BARN
C9 SECTIONS
C10 UTILITY PLAN
C11 SECTIONS AND DETAILS
C12 SEPTIC DETAILS
C13 EROSION CONTROL PLAN
C14 EROSION CONTROL DETAILS & CONSTRUCTION MANAGEMENT PLAN



SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C1

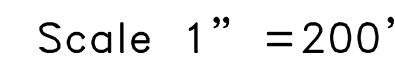
OF 14 SHEETS

123-186

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Drawing file: Z:\Projects\123186_LB - Ulman\Drawg\123186_LBBase.dwg
 Plotted: Aug 21, 2025 at 1:36pm

Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm


$$1'' = 200'$$


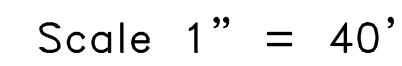
MADE IN THE US2A

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Plotted: Aug 21, 2025 - 1:36pm

 CUT

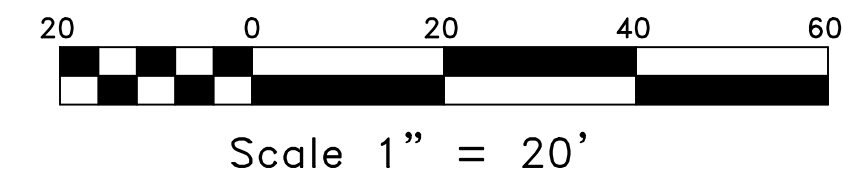
 FILL

 SLOPE EXCEEDS 25%

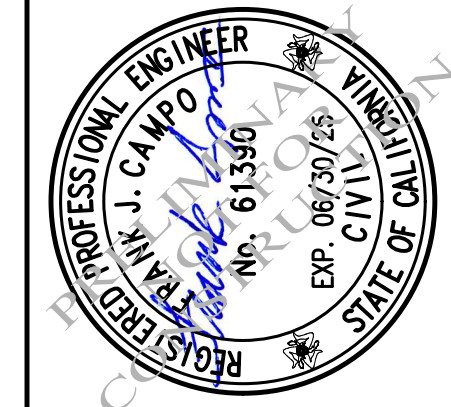


C3
OF 14 SHEETS
PROJECT# 123-180

Drawing file: Z:\Projects\123186 LB - Ullman\Draw\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



DRIVEWAY PROFILE



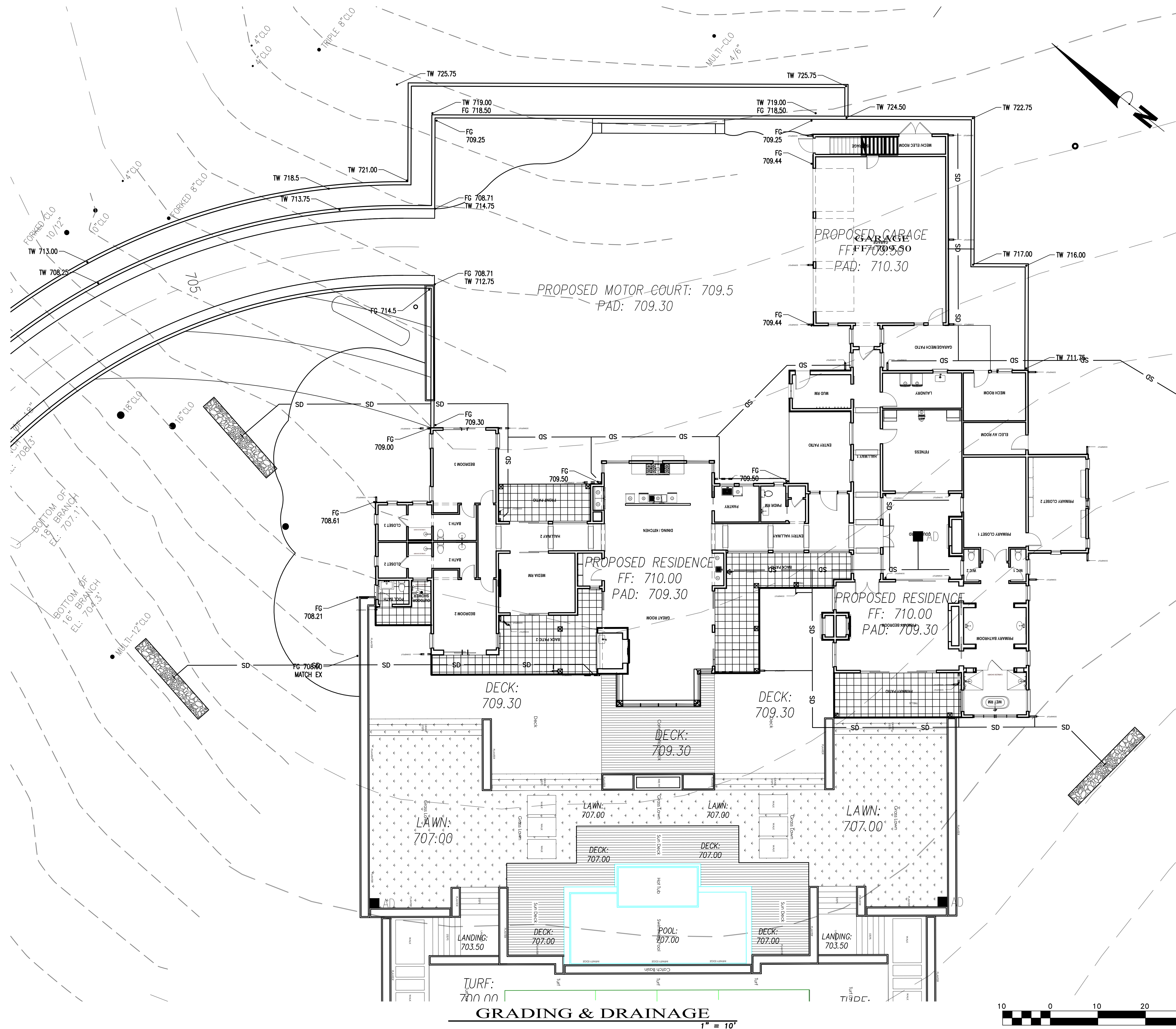
SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C4
OF 14 SHEETS
PROJECT# 123-186

[illegible]

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



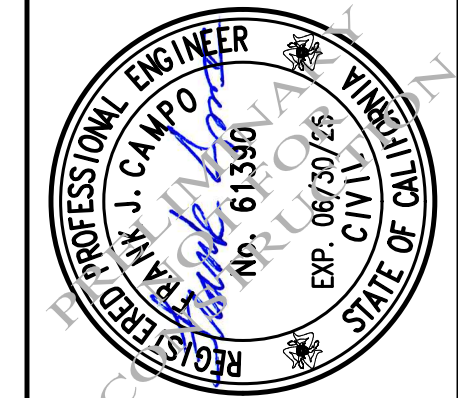
GRADING & DRAINAGE PLAN RESIDENCE

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C5
OF 14 SHEETS
PROJECT# 123-186



NOVA CORPORATION
Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

[illegible]

MADE IN THE US2A

Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



<div style="display: flex; justify-content: space-between;"> <div> <h1 style="margin: 0;">C6</h1> <p style="margin: 0;">OF 14 SHEETS</p> <p style="margin: 0;">PROJECT# 123-186</p> </div> <div> <p style="margin: 0;">SCALE: AS NOTED</p> <p style="margin: 0;">DATE: 08-21-25</p> <p style="margin: 0;">DESIGN BY: FJC</p> <p style="margin: 0;">DRAWN BY: ECH</p> <p style="margin: 0;">CHECKED BY: FJC</p> <p style="margin: 0;">SHEET NUMBER:</p> </div> </div>		<div style="text-align: center;"> <h2 style="margin: 0;">GRADING & DRAINAGE PLAN</h2> <h3 style="margin: 0;">SPORT COURT</h3> </div> <hr/> <div style="text-align: center;"> <h2 style="margin: 0;">ULLMAN RESIDENCE</h2> <h3 style="margin: 0;">APN# 185-051-003-000</h3> </div> <hr/> <p style="text-align: center;">Project Location: 27650 Via Quintana, Carmel Valley, CA 93924 PREPARED FOR: Ullman</p>
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Drawing file: Z:\Projects\123186 LB - Ullman\Dwg\123186 XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

A C3 ENGINEERING INCORPORATED
Civil Engineering, Land Development,
Stormwater Management

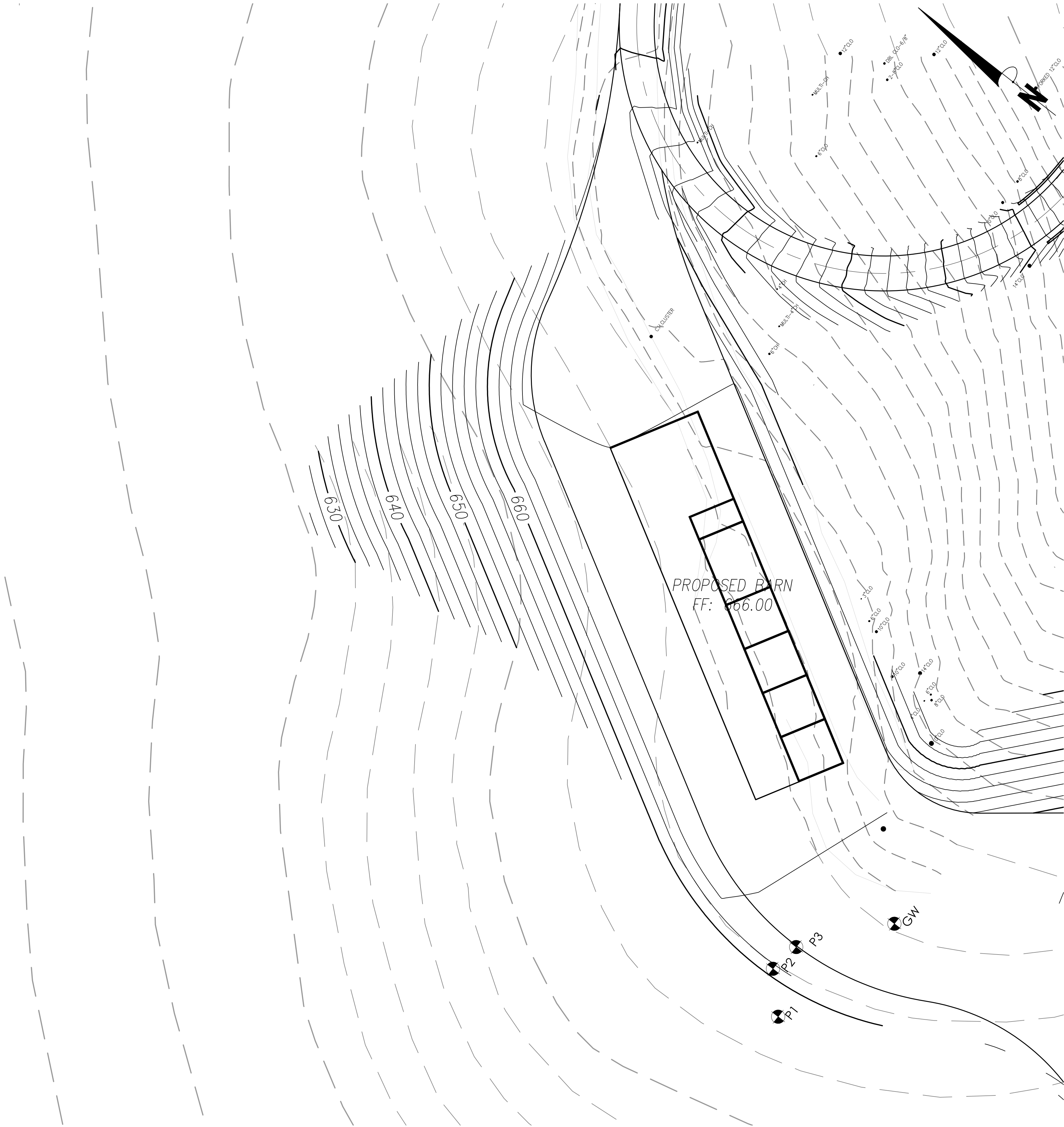
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 847-1192 Fax (831) 847-1194
mail@C3Engineering.net

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GRADING & DRAINAGE

1" = 20'



Scale 1" = 20'

GRADING & DRAINAGE PLAN

BARN

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C8
OF 14 SHEETS
PROJECT# 123-186



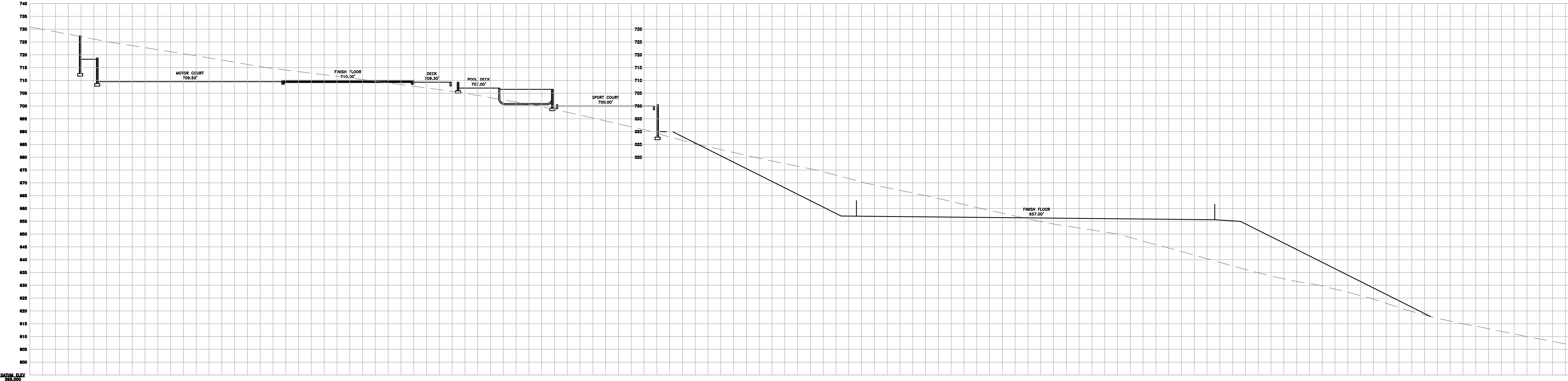
C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REV.	DATE	DESCRIPTION	BY
1			C

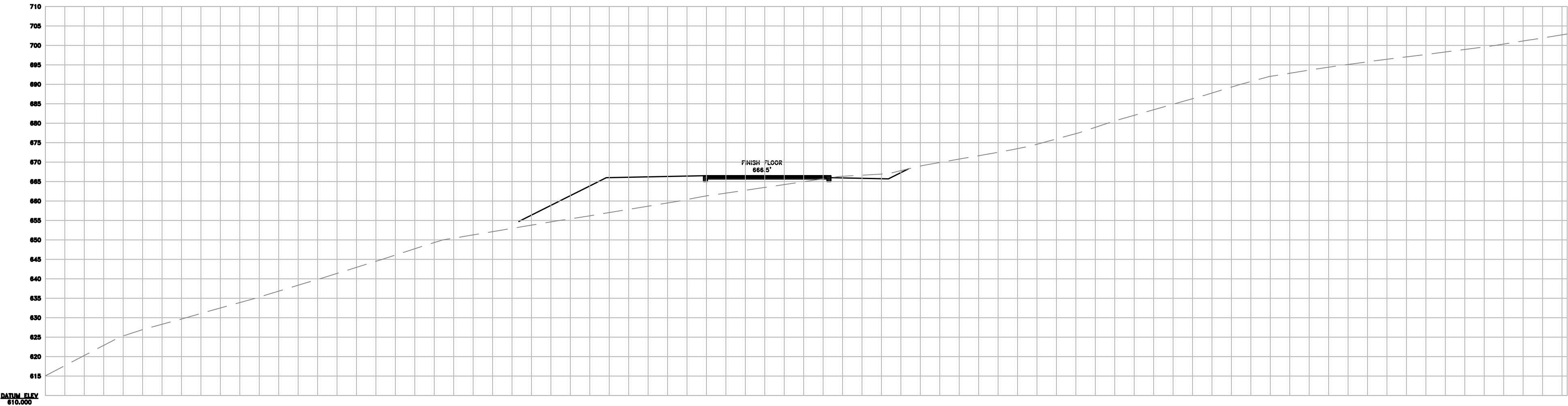
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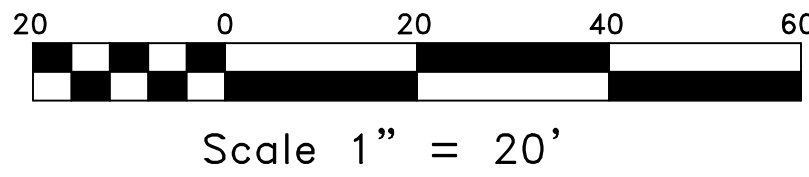
Drawing file: Z:\Projects\123186 LB - Ullman\Draw\123186_XBase.dwg
Plotted: Aug 21, 2025 - 1:36pm



A
C10 SECTION
1"=20'



B
C10 SECTION
1"=20'



C3 ENGINEERING INCORPORATED		C	
Civil Engineering, Land Development, Stormwater Management		BY	
126 Bonifacio Place, Suite C, Monterey, CA 93940		DATE	
Phone: (831) 647-1192 Fax (831) 647-1194		REV.	
mail@C3Engineering.net		DESCRIPTION	
MADE IN THE USA			

SITE SECTIONS

ULLMAN RESIDENCE

APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924

PREPARED FOR: Ullman

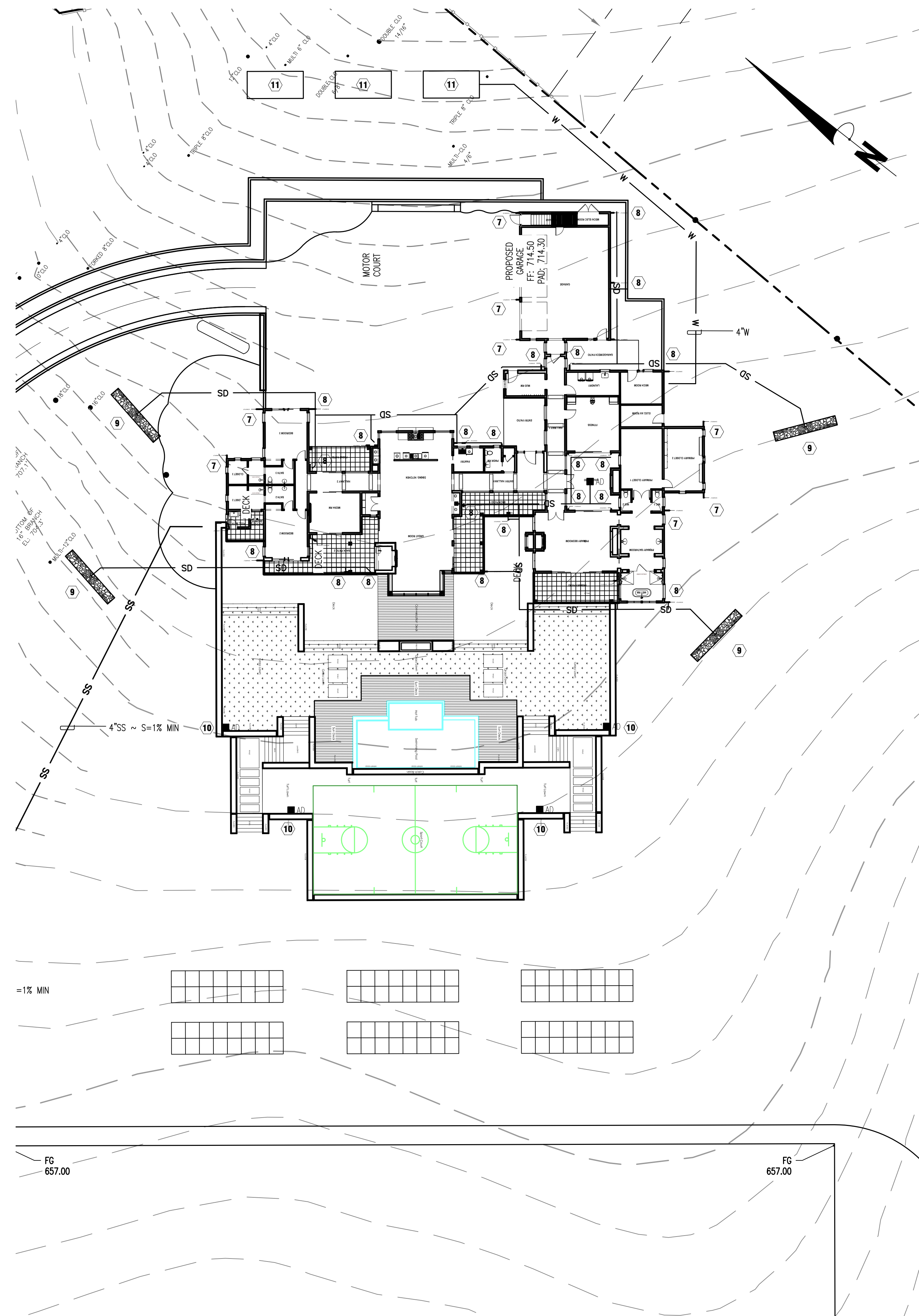
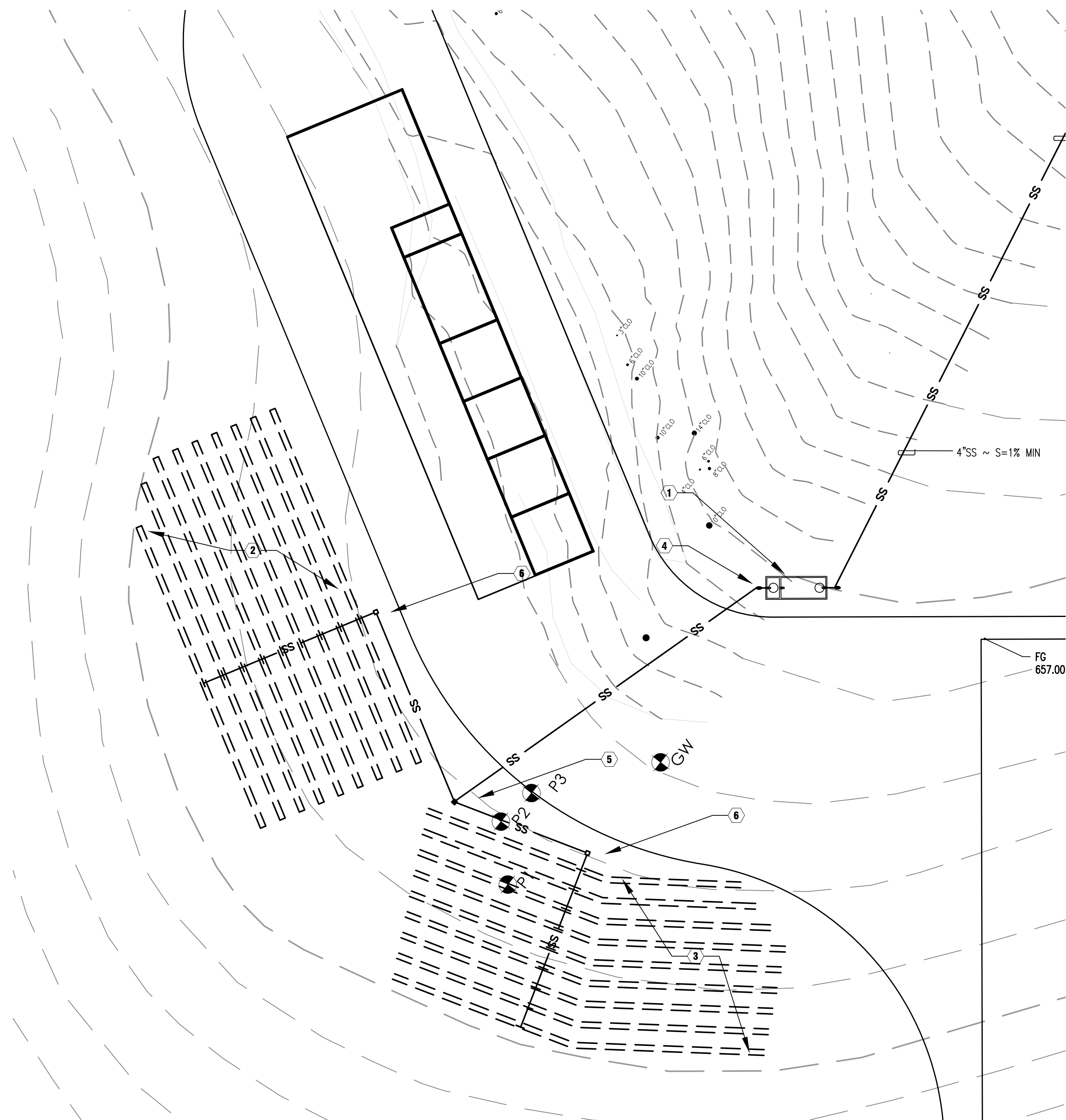
SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C9

OF 14 SHEETS

PROJECT# 123-186

- ① INSTALL NEW SEPTIC 3000 GAL (CUMMULATIVE) SEPTIC TANK (A/C12)
- ② PRIMARY LEACH FIELD (9 TRENCHES @ 104LF EACH, SEE E/C12)
- ③ SECONDARY LEACH FIELD (9 TRENCHES @ 104LF EACH, SEE E/C12)
- ④ TWO-WAY CLEANOUT, TYP (C/C12)
- ⑤ DIVERSION VALVE (BULL-RUN MODEL BRV4 WITH 60" KEY BRVKEY60 (SEE G/C3)
- ⑥ DISTRIBUTION BOX (CHAPIN PRE-CAST OR EQUAL)
- ⑦ DOWNSPOUT DISCHARGES ONTO SPLASH BLOCK (OMIT SPLASH BLOCK IN HARDSCAPED AREAS)
- ⑧ CONNECT DOWNSPOUT TO STORM DRAIN MAIN (D/C11)
- ⑨ DAYLIGHT ONTO LATERAL FLOW SPREADER (H/C11)
- ⑩ DAYLIGHT THROUGH BOTTOM OF WALL
- ⑪ WATER TANKS (SEE PLANS BY OTHERS)


$$1'' = 40'$$

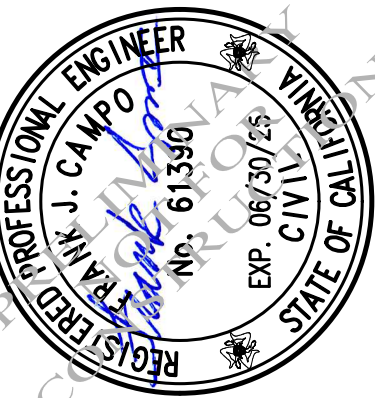
Scale 1" = 40'

UTILITY PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

PREPARED FOR: Ullman

The logo for C3 Engineering Incorporated. It features a stylized 'C3' in a large, bold, sans-serif font. The 'C' is white with a maroon outline, and the '3' is maroon. To the right of the 'C3' is the text 'ENGINEERING' in a smaller, maroon, sans-serif font, stacked above 'INCORPORATED' in the same font and color.

Engineering Land Development Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

[illegible]

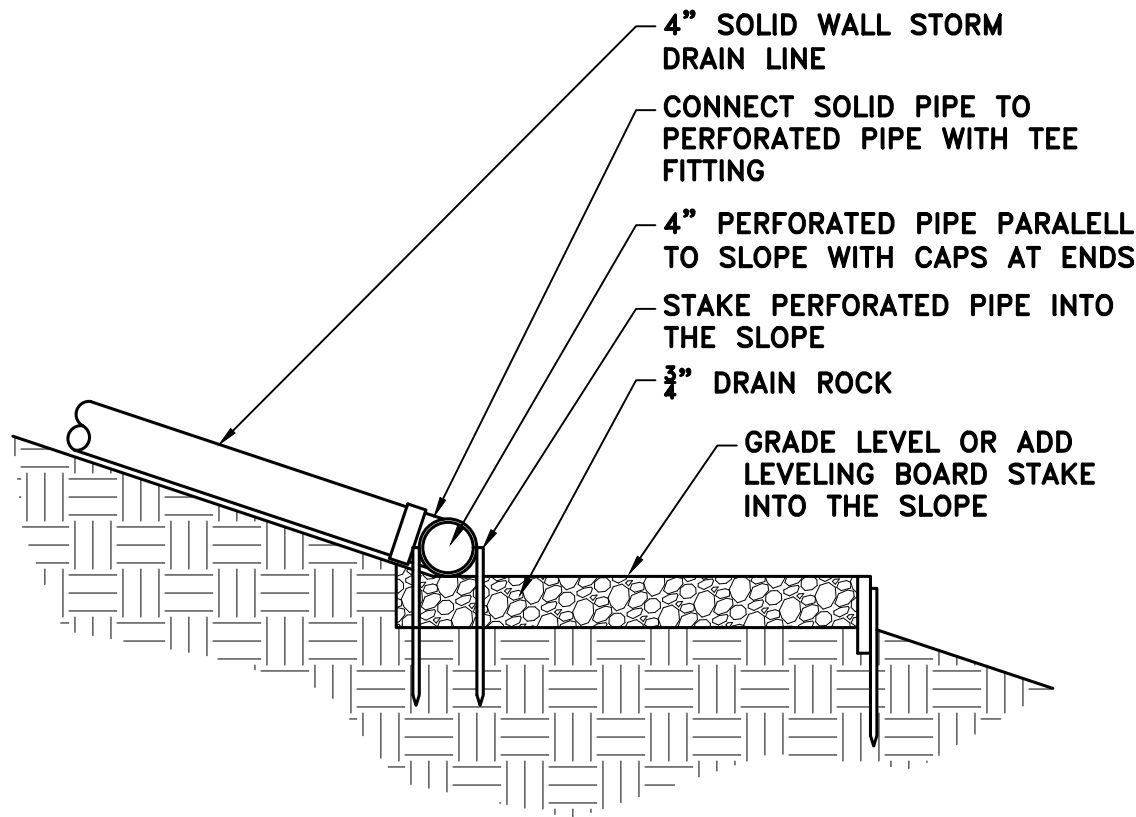
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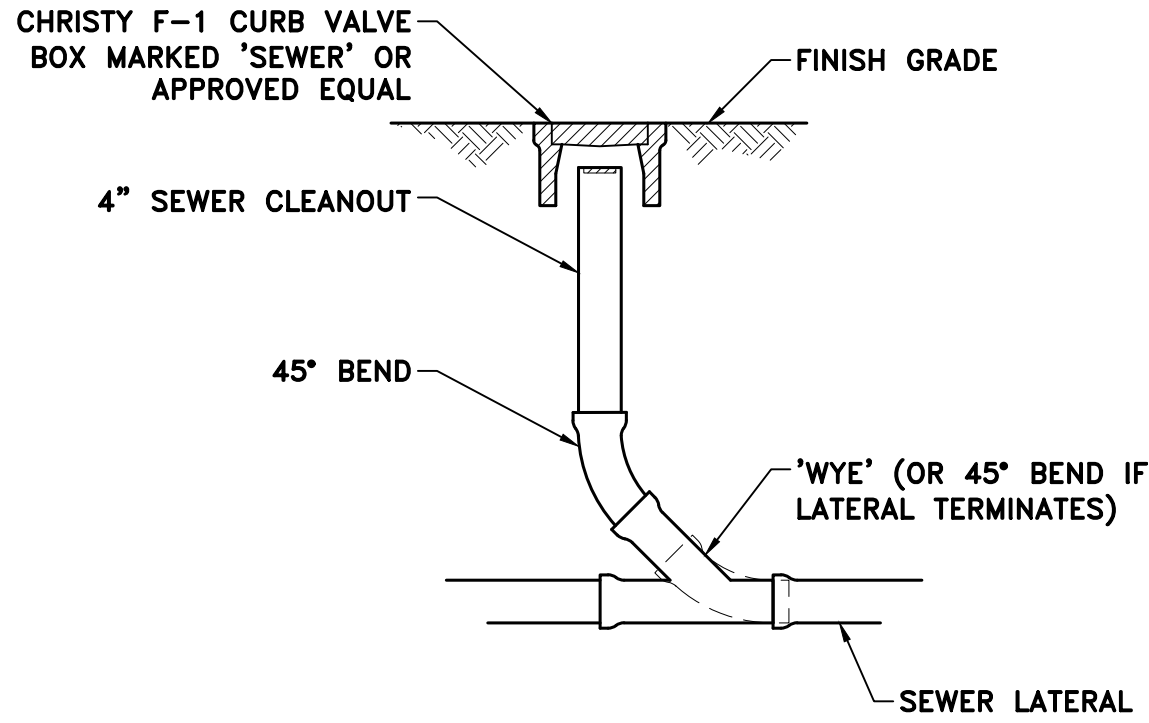
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Plotted: Aug 21, 2025 - 1:36pm

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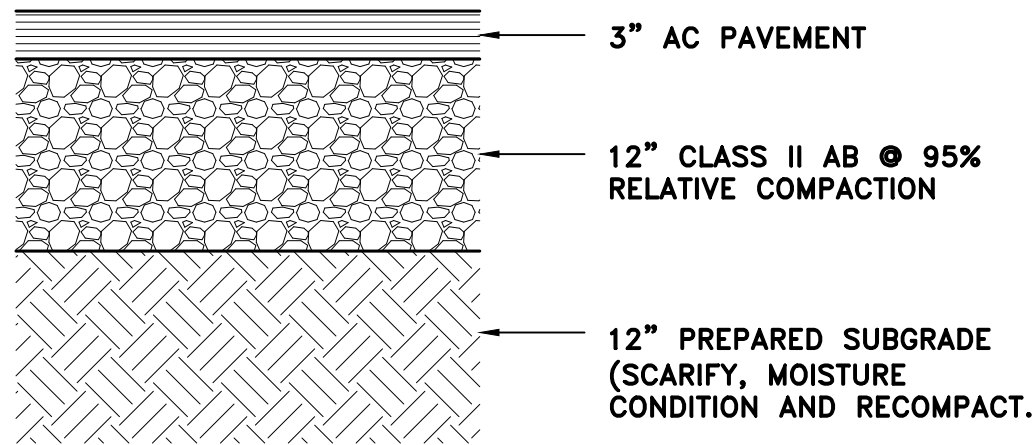
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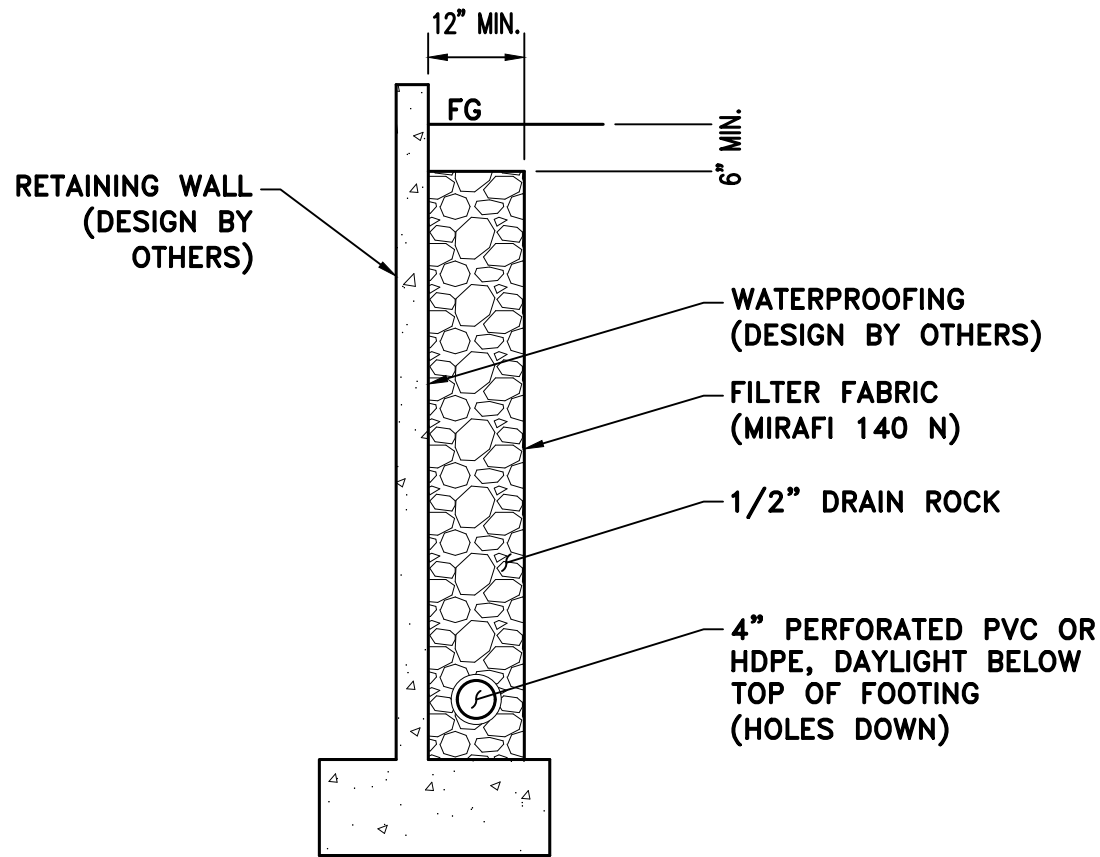
H
C11 LEVEL FLOW SPREADER
NTS



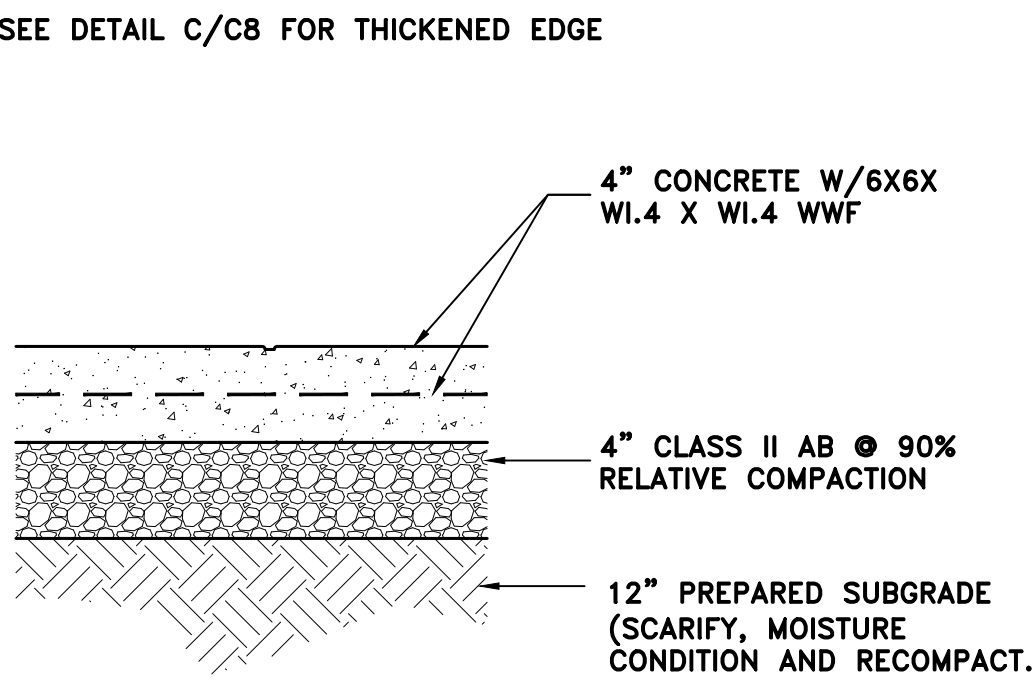
E
C11 CLEAN-OUT @ GRADE
NTS



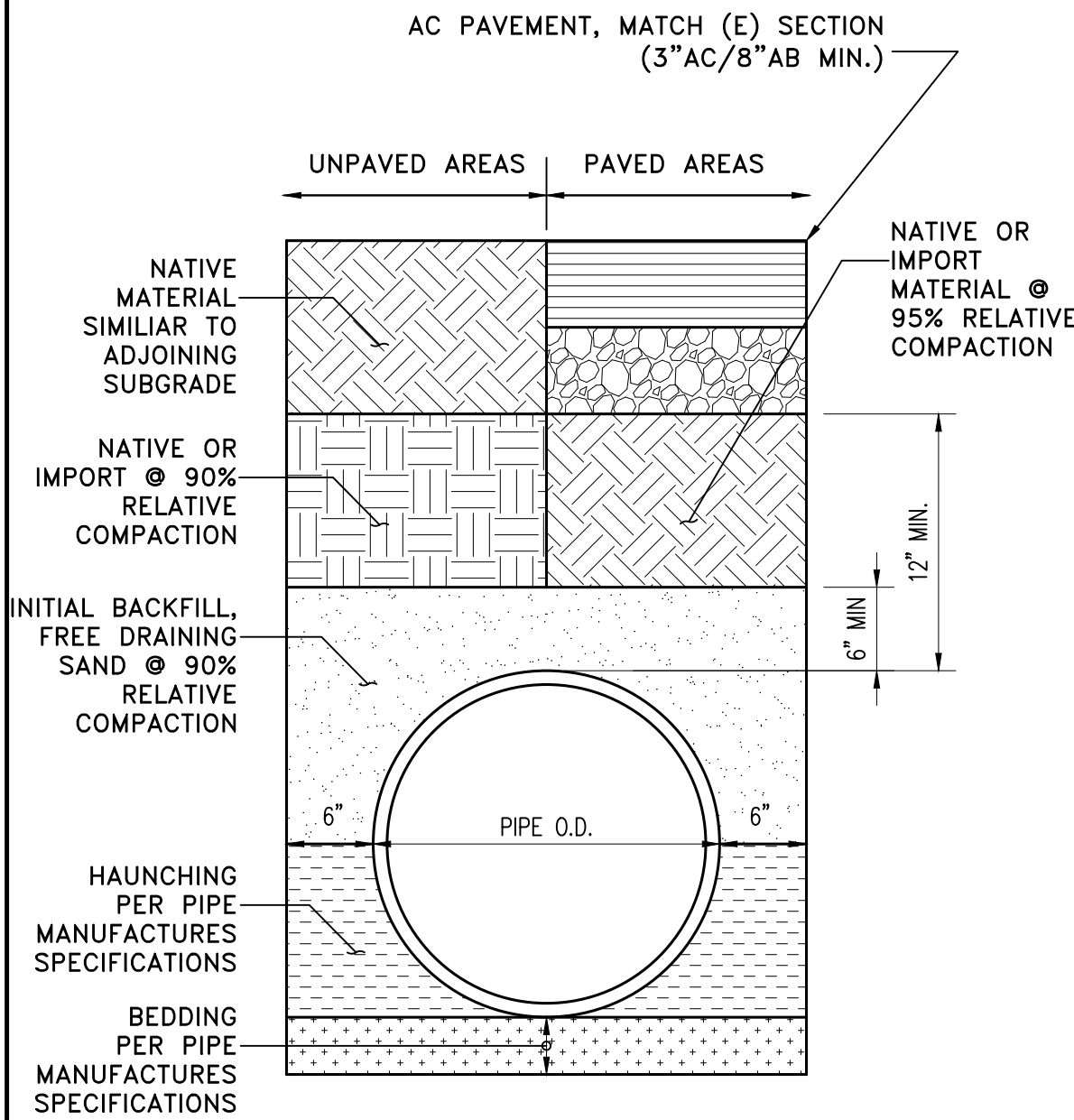
A
C11 A.C. PAVEMENT SECT.
NTS



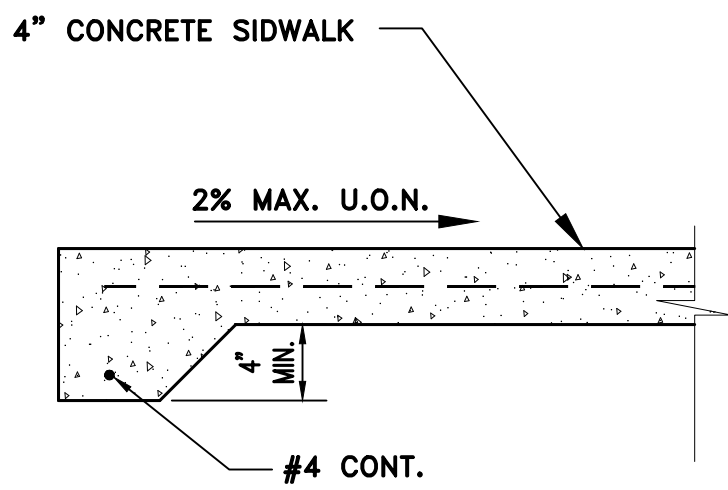
F
C11 RET. WALL SUBDRAIN
NTS



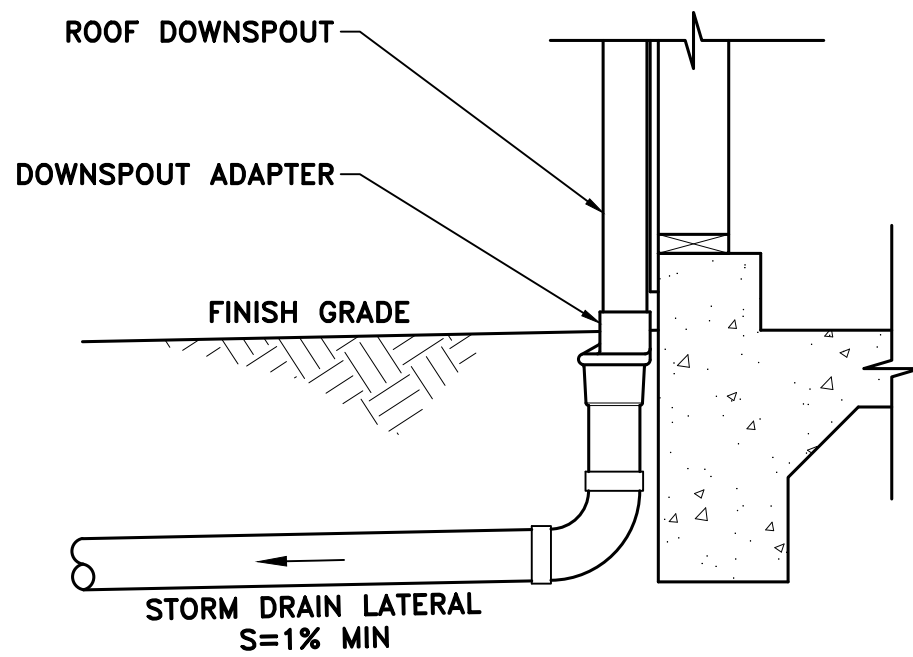
B
C11 CONCRETE PAVEMENT
NTS



G
C11 TRENCH BACKFILL
NTS



C
C11 THICKENED EDGE
NTS



D
C11 ROOF DRAIN CONNECTION
NTS

C3 ENGINEERING INCORPORATED
Civil Engineering, Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (931) 647-1192 Fax (931) 647-1194
mail@C3Engineering.net



SECTIONS & DETAILS
ULLMAN RESIDENCE
APN# 185-051-003-000
Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C11
OF 14 SHEETS
PROJECT# 123-186

MADE IN THE USA

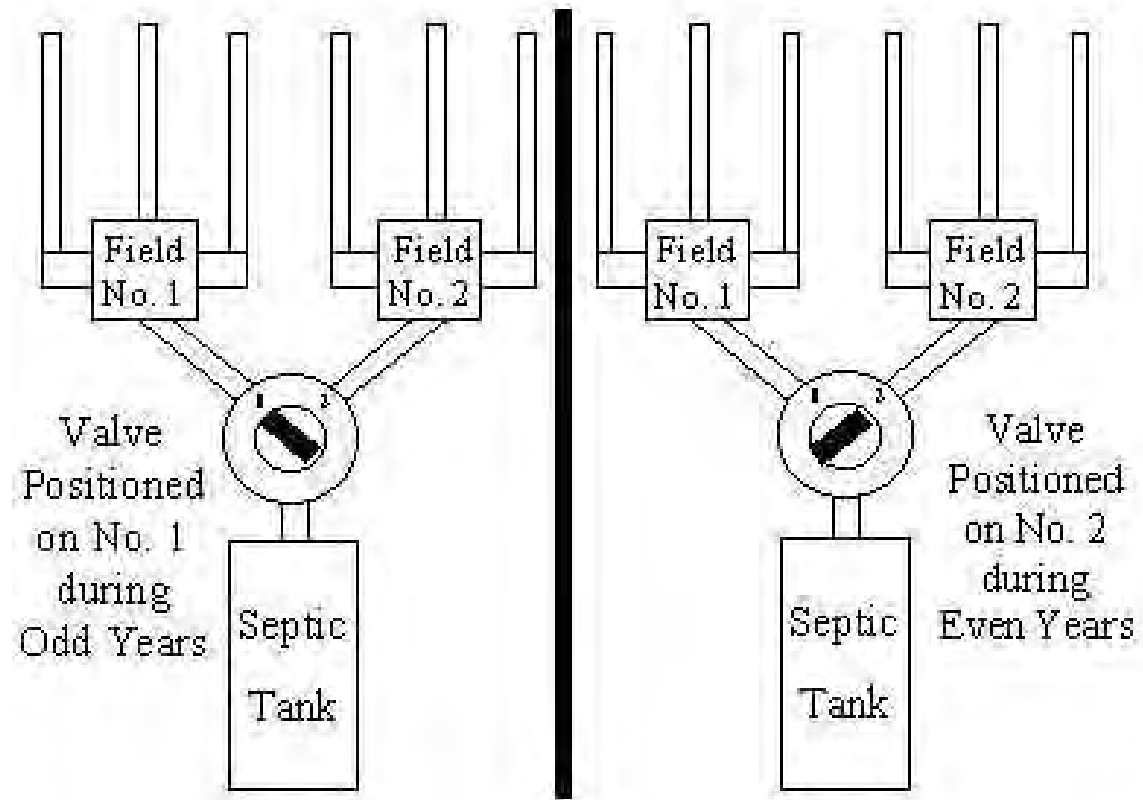
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Plotted: Aug 21, 2025 - 1:36pm

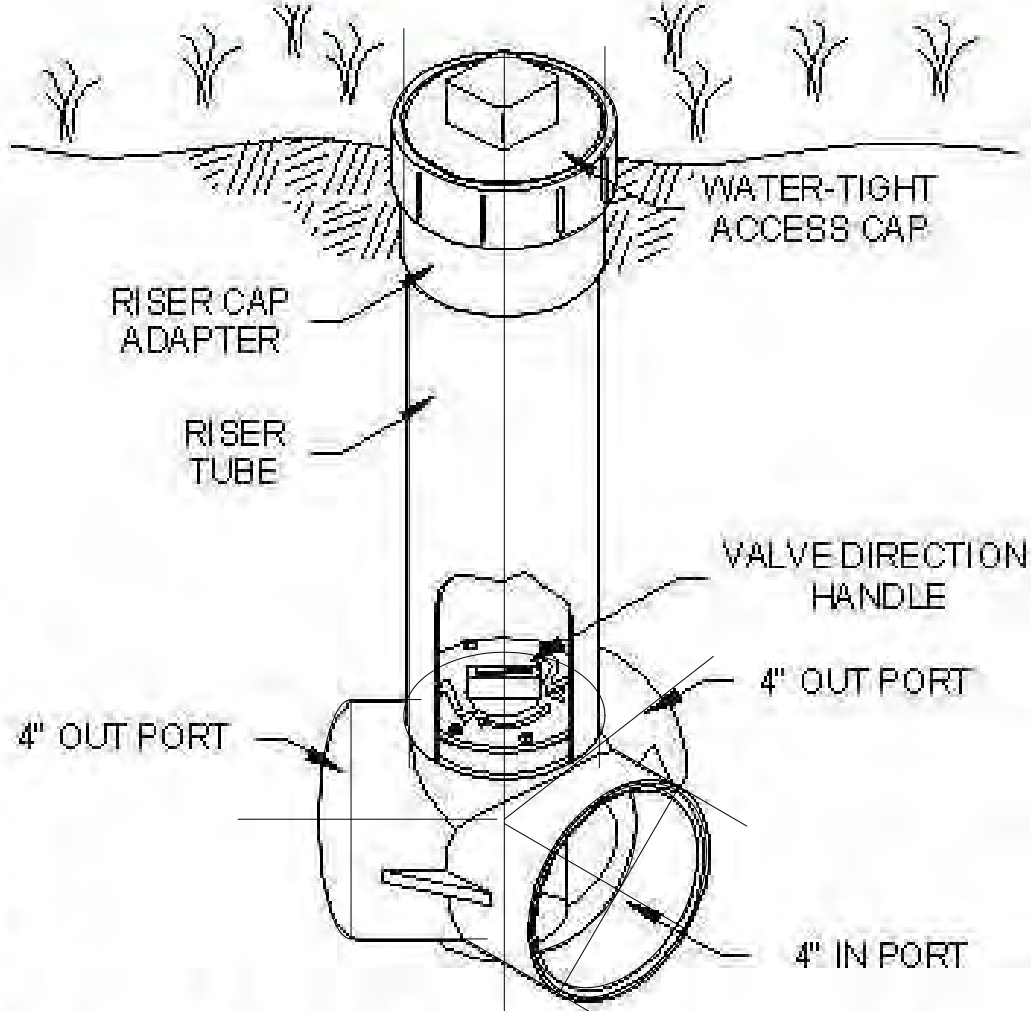
THE BULL RUN™ VALVE



The Bull Run Valve™ is designed to split flows to septic fields or systems. In addition to the advantages of longer life and easier installation it is the most public health safe alternating device available for wastewater disposal applications. The use has absolutely no contact with wastewater due to the valve's leak-proof and external operating characteristics. The change over from one drainage field to another can be accomplished in less than a minute by simply turning the valve without digging or contact with wastewater.



ITEM	DESCRIPTION
BRV4	BULL RUN VALVE 4"
BRV/BULK	BULL RUN VALVE & KEY ONLY
BRV/CIRISER	BULL RUN VALVE RISER W/ CAST COVER
BRV/KEY28	BULL RUN VALVE KEY 28"
BRV/KEY36	BULL RUN VALVE KEY 36"
BRV/KEY48	BULL RUN VALVE KEY 48"
BRV/KEY60	BULL RUN VALVE KEY 60"



The Bull Run Valve is available in 4" sch 40 pvc and is suitable wherever septic disposal systems are used - in commercial, industrial, and residential applications.

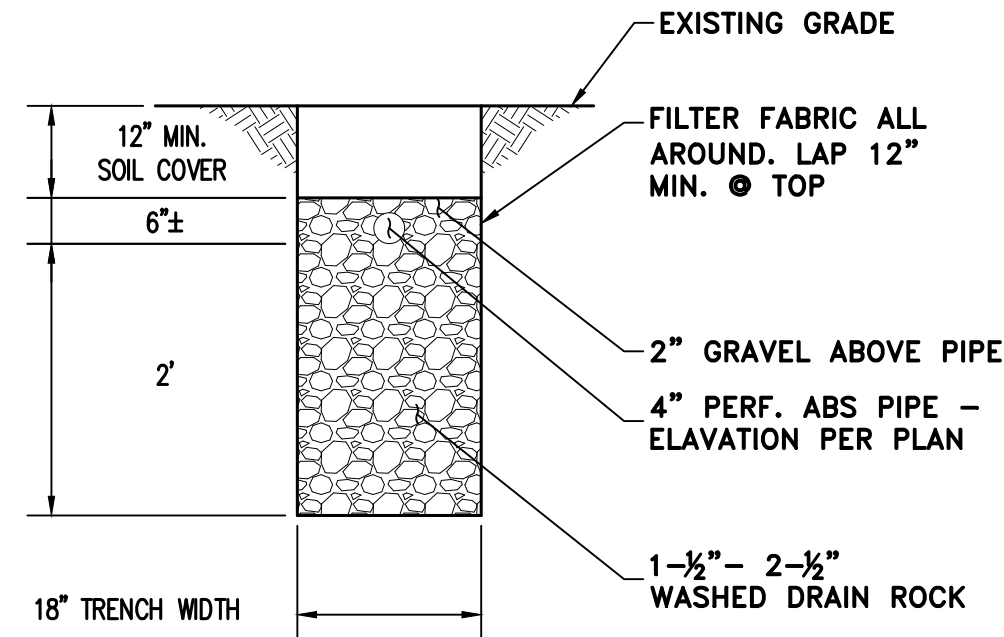
OPERATING THE VALVE

The direction control handle should be rotated periodically to direct effluent to one or the other of two septic fields. After removing the screw cap at the top of the riser tube, the valve handle can be turned with the valve key furnished.

BULL RUN VALVE Complete Valve Kit Contains

1. Bull Run Valve body
2. 28" Valve Key
3. Riser Cap Adapter
4. Watertight Access Cap

BRV/CIRISER - 4" ADJUSTABLE TO 28" HIGH POLY RISER W/CAST IRON ACCESS CAP



NOTES:

THE LEACH TRENCH SHALL BE EXCAVATED TO THE APPROPRIATE DEPTH PERPENDICULAR TO ANY SLOPE, FOLLOWING THE CONTOUR OF THE LAND SO AS TO MAINTAIN THE SAME TRENCH DEPTH FOR THE LENGTH OF THE TRENCH. ANY SMEARED TRENCH SIDEWALLS SHALL BE RAKED TO ROUGHEN THE SURFACE TO ENHANCE PERCOLATION. IF THE TRENCHES DO NOT FOLLOW THE NATURAL CONTOURS AND ARE CUT ACROSS SLOPES, THE BOTTOM OF THE TRENCH SHALL BE LEVEL.

SEPARATION BETWEEN TRENCH SIDEWALLS SHALL BE MEASURED SIDEWALL TO SIDEWALL AND BE AT LEAST EQUAL TO THE TRENCH WIDTH OR 2 TIMES THE EFFECTIVE DEPTH OF THE TRENCH OR, WHICHEVER IS GREATER. AN ADDITIONAL 1 FOOT OF SEPARATION IS REQUIRED FOR EACH 5% INCREASE IN SLOPE GREATER THAN 30%.

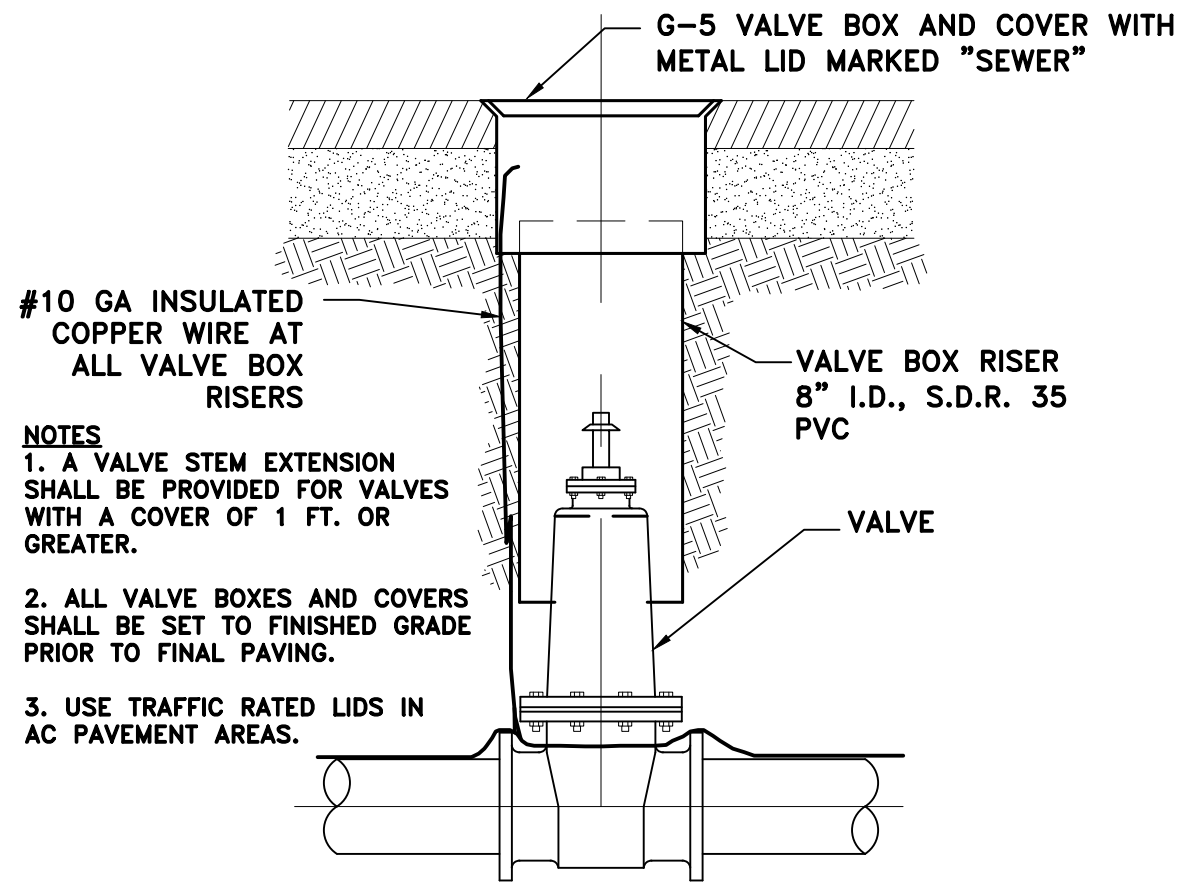
THE TOP OF THE BED OF ROCK AND THE LEACH PIPE SHALL BE LEVEL.

THE LEACH PIPE SHALL BE PLACED ON THE LEVEL ROCK BED WITH THE HOLES POINTED DOWN AND A CAP PLACED OVER THE END OF THE PIPE.

EARTH BACKFILL SHALL BE PLACED OVER THE LEACHFIELD 8" - 12" DEEP, AND SHALL BE MOUNDED TO ENSURE DRAINAGE AWAY FROM THE TRENCH. IF SETTLEMENT OCCURS AFTER INSTALLATION, ADDITIONAL BACKFILL MUST BE ADDED.

WHEN THERE IS MORE THAN ONE LEACH TRENCH, AN APPROVED EFFLUENT DISTRIBUTION DEVICE SHALL BE USED TO DISTRIBUTE EFFLUENT TO EACH TRENCH. "POP-OVER" DISTRIBUTION IS NOT PERMITTED.

E LEACH FIELD C12 NTS

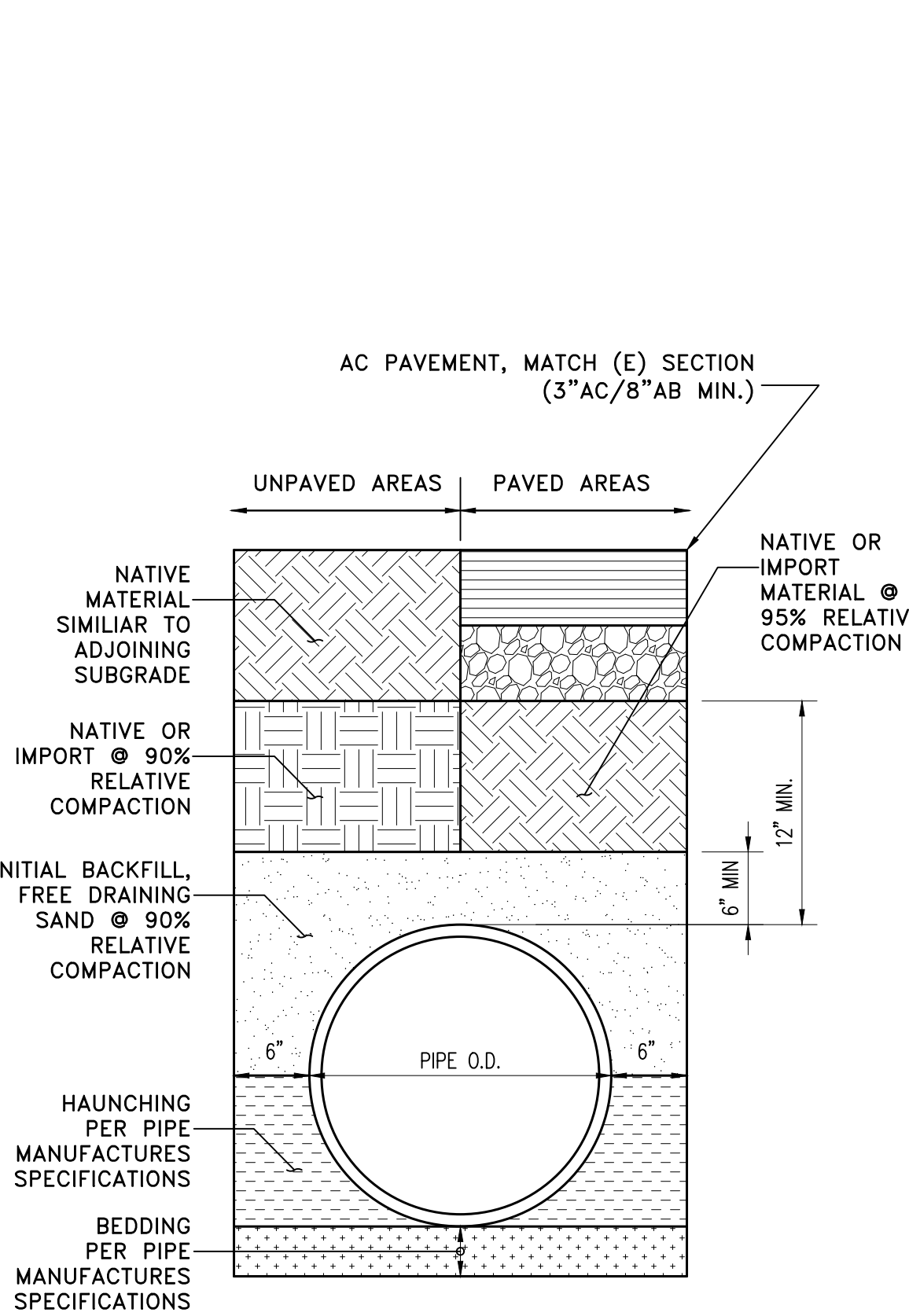


F VALVE BOX C12 NTS

NOTES:

1. A VALVE STEM EXTENSION SHALL BE PROVIDED FOR VALVES WITH A COVER OF 1 FT. OR GREATER.
2. ALL VALVE BOXES AND COVERS SHALL BE SET TO FINISHED GRADE PRIOR TO FINAL PAVING.
3. USE TRAFFIC RATED LIDS IN AC PAVEMENT AREAS.

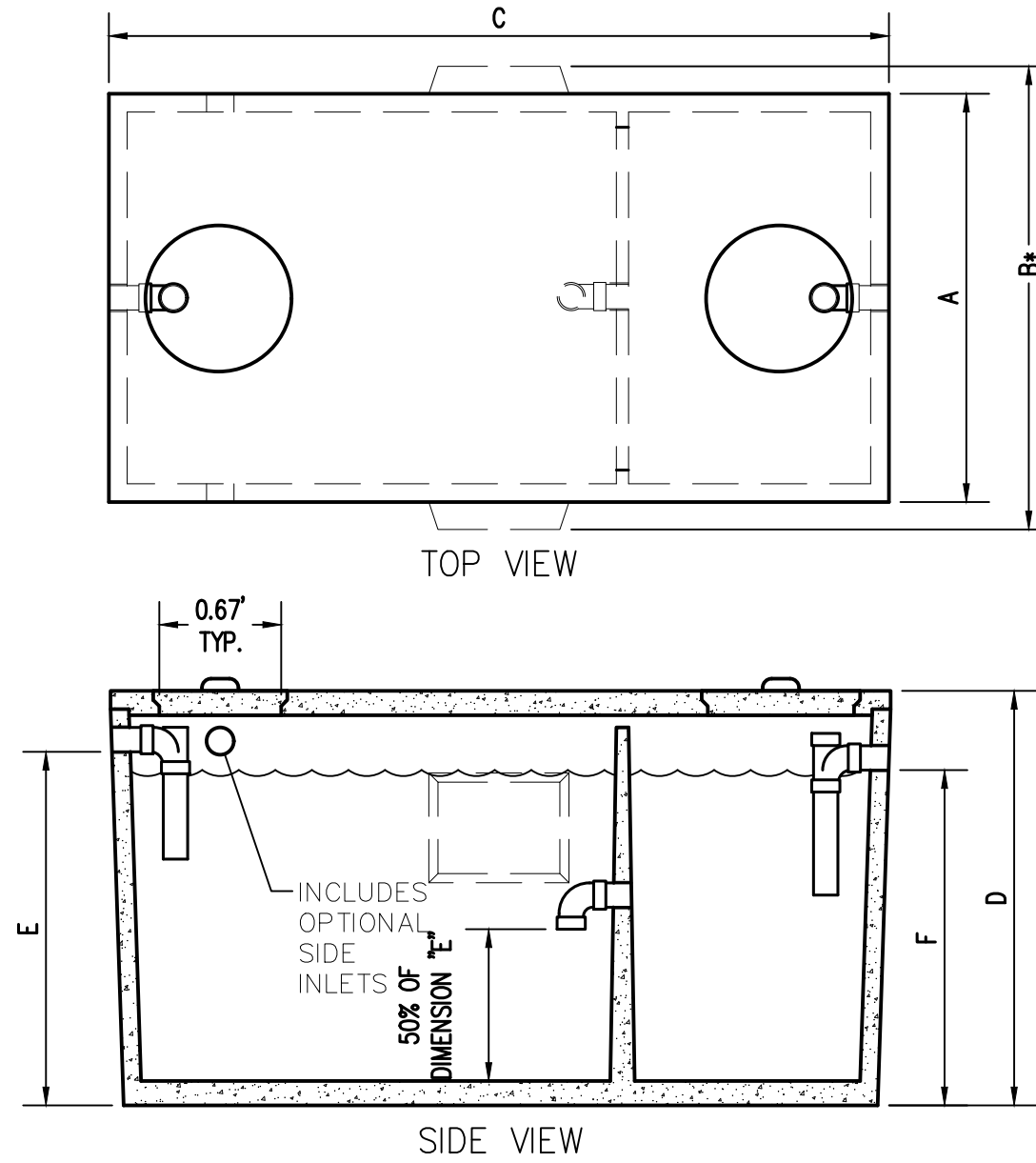
A SEPTIC TANK C12 NTS



NOTES:

1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

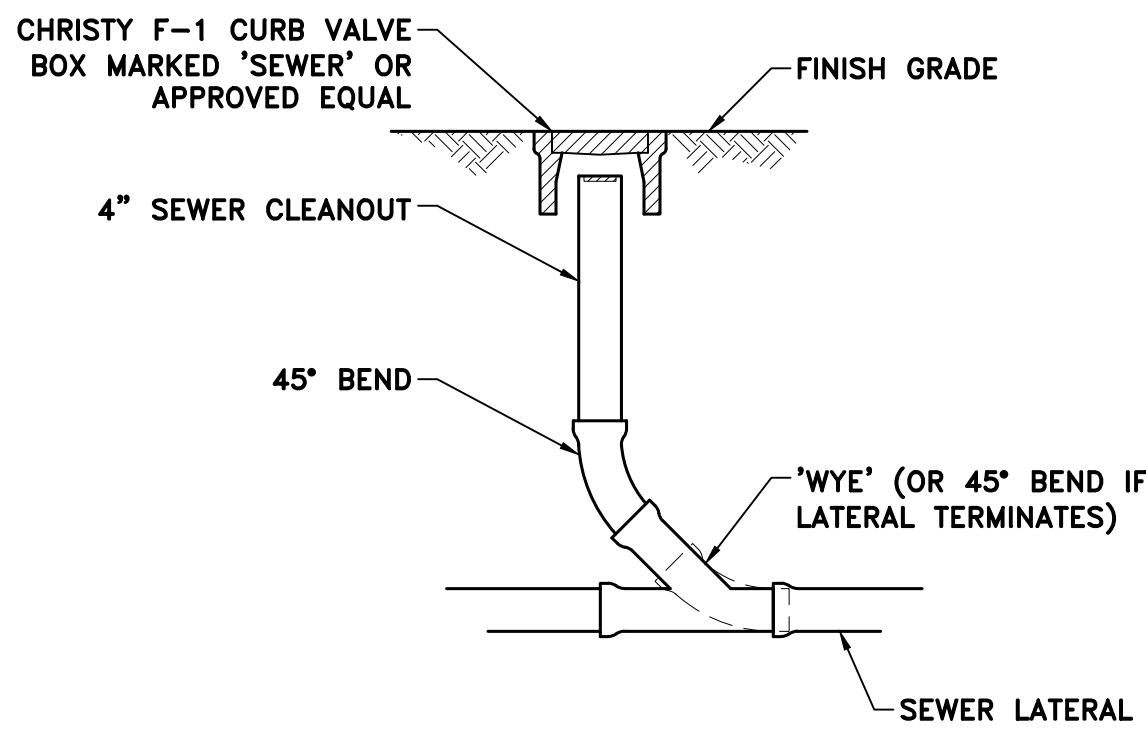
D TRENCH BACKFILL C12 NTS



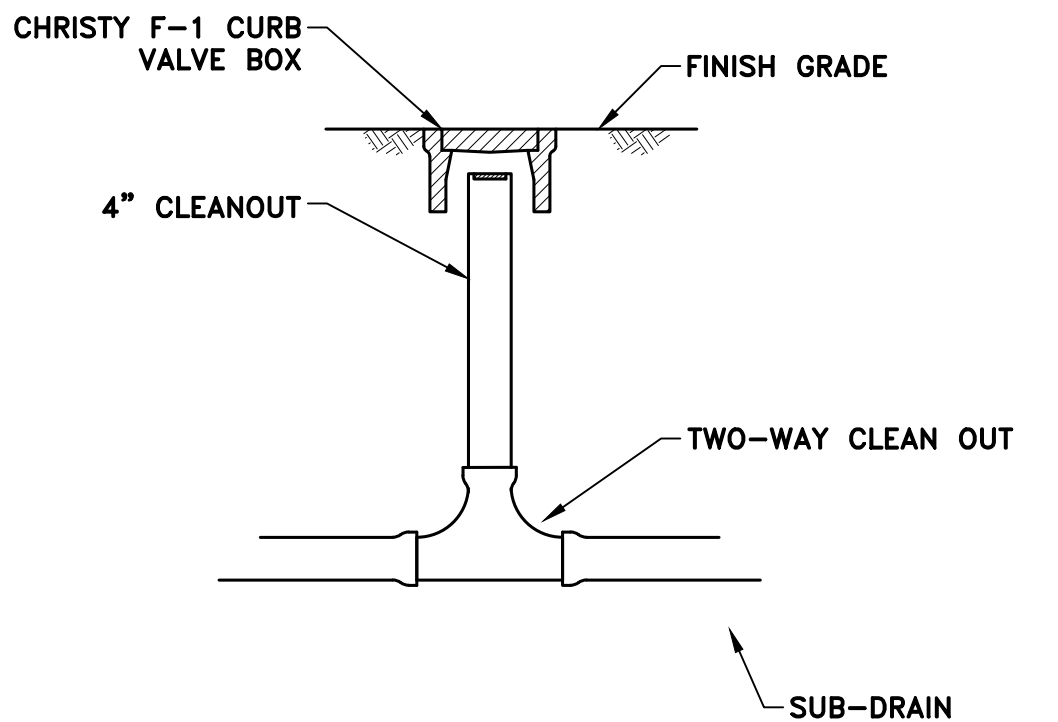
MODEL NUMBER	LIQUID CAPACITY (GALLONS)	DIM A	DIM B*	DIM C	DIM D	DIM E	DIM F	MINIMUM EXCAVATION WIDTH*	MINIMUM EXCAVATION LENGTH
JS-750	750	4'-0"	4'-9"	8'-1"	5'-8"	4'-10"	4'-7"	5'-9"	9'-1"
JS-1000	1000	5'-1"	5'-10"	8'-2"	5'-8"	4'-10"	4'-7"	6'-10"	9'-2"
JS-1200	1200	5'-9"	6'-6"	8'-6"	5'-8"	4'-10"	4'-7"	7'-6"	9'-6"
JS-1500	1500	5'-7"	6'-4"	10'-8"	5'-8"	4'-10"	4'-7"	7'-4"	11'-8"
JS-2000	2000	4'-11"	5'-8"	15'-11"	5'-8"	4'-10"	4'-7"	6'-8"	16'-11"
JS-2500	2500	5'-9"	6'-6"	16'-10"	5'-8"	4'-10"	4'-7"	7'-6"	17'-10"
JS-3000	3000	5'-9"	6'-6"	16'-10"	6'-5"	5'-7"	5'-4"	7'-1"	17'-10"

DESIGN LOAD: NON TRAFFIC - 3' OF EARTH COVER MAXIMUM AT 500 PSF
FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.
ON THE WEB AT JENSENPRECAST.COM

*WITH SIDE WALL LIFTING INSERTS



B CLEAN-OUT @ GRADE C12 NTS



C TWO-WAY CLEAN-OUT C12 NTS

C3 ENGINEERING INCORPORATED

Civil Engineering Land Development
Stormwater Management

126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net



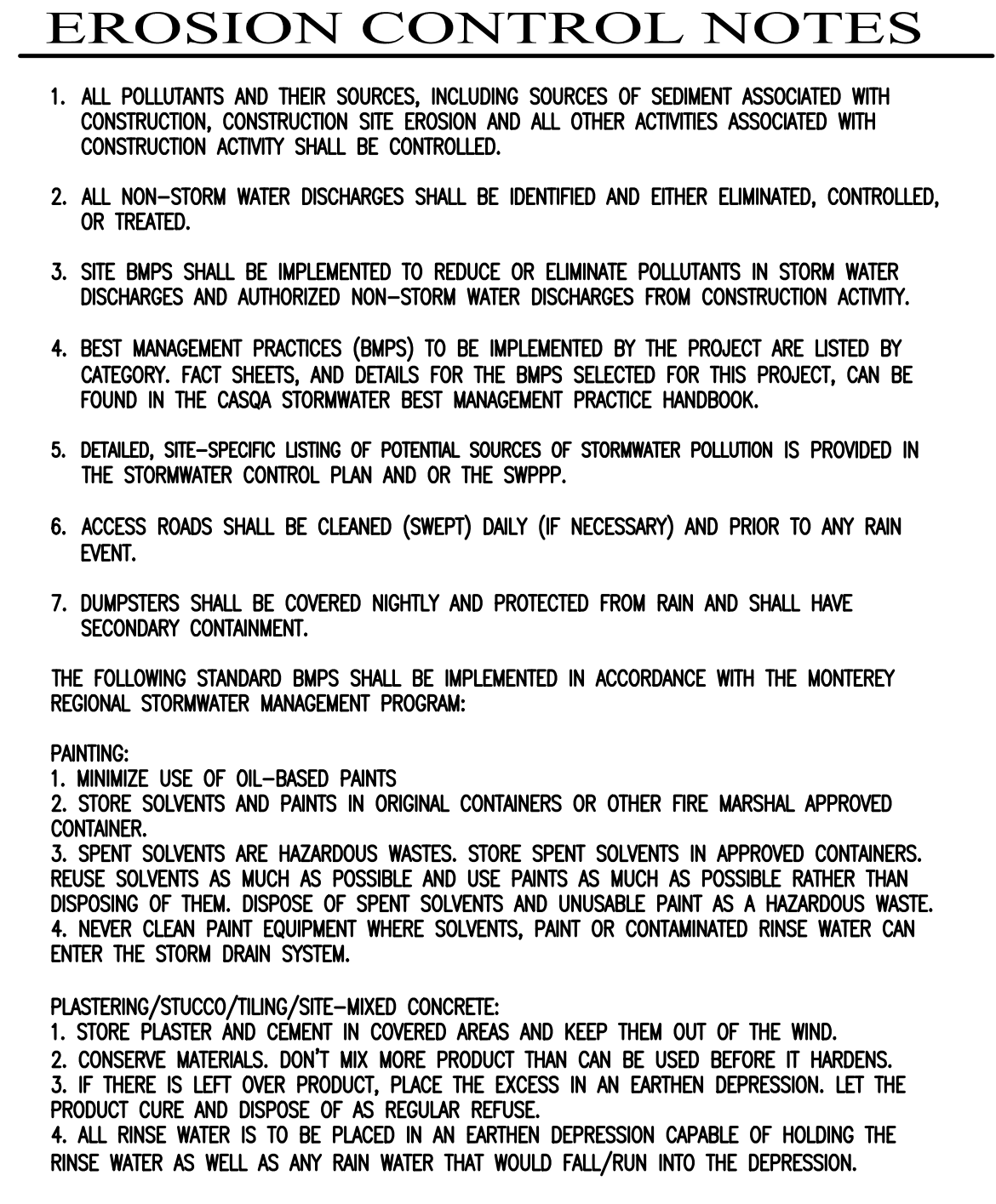
EXISTING SITE PLAN

ULLMAN RESIDENCE
APN# 185-051-003-000

Project Location: 27650 Via Quintana, Carmel Valley, CA 93924
PREPARED FOR: Ullman

SCALE:	AS NOTED
DATE:	08-21-25
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	

C12
OF 14 SHEETS
PROJECT# 123-186



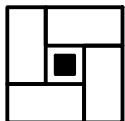

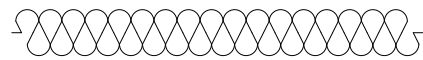
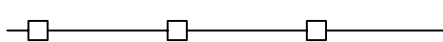
READY-MIXED CONCRETE:

1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:

1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

LEGEND

INLET PROTECTION, (SEE D/C10)	
PROPOSED DRAINAGE FLOW	
FIBER ROLL (SEE A/C10)	
SILT FENCE (SEE F/C10)	

EROSION CONTROL:	NON-SOIL WATER MANAGEMENT:
EC-1 SCHEDULING	NS-1 WATER CONSERVATION PRACTICES
EC-2 PRESERVATION OF EXISTING VEGETATION	NS-2 DRAINAGE CHANNELS
EC-3 HYDRAULIC MULCH	NS-3 PAWING AND GRINDING OPERATIONS
EC-4 HYDROSEEDING	NS-6 ILLICIT CONNECTION/DISCHARGE
EC-5 WOOD MULCHING	NS-7 POTABLE WATER/IRRIGATION
EC-16 NON-VEGETATIVE STABILIZATION	NS-8 VEHICLE AND EQUIPMENT CLEANING
	NS-9 EQUIPMENT FUELING
	NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
	NS-12 CONCRETE CURING
	NS-13 CONCRETE FINISHING
	NS-14 MATERIAL AND EQUIPMENT USE
SEDIMENT CONTROL:	WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
SE-1 SILT FENCE	WM-1 MATERIAL DELIVERY AND STORAGE
SE-2 SEDIMENT BASINS	WM-2 MATERIAL USE
SE-3 SEDIMENT TRAP	WM-3 STOCKPILE MANAGEMENT
SE-5 FIBER ROLL	WM-3 SPILL PREVENTION AND CONTROL
SE-6 GRAVEL BAG BERM	WM-5 SOLID WASTE MANAGEMENT
SE-7 STRIP SWEEPING AND VACUUMING	WM-6 HAZARDOUS WASTE MANAGEMENT
SE-8 GRAVEL BAG BARRIER	WM-7 CONTAMINATED SOIL MANAGEMENT
SE-9 STRAW BALE BARRIER	WM-8 CONCRETE WASTE MANAGEMENT
SE-10 STRAIN DRAIN INLET PROTECTION	WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
SE-11 COMPOST COOKS AND BERMS	WM-10 LIQUID WASTE MANAGEMENT
SE-14 BUFFLER DAM	
TRACKING CONTROL:	
TN-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT	
TN-2 ENTRANCE/OUTLET TIRE WASH	
WIND EROSION CONTROL:	
WE-1 WIND EROSION CONTROL	
	REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SHIPP WDMP 0000000000000000

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 AREA. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
- B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

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

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:

- A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE ACTIVITIES MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. CONTRACTORS STAGING AREA DESIGNATION FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

6. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 OF THE CONTRACT. NO VEGETATION SPILL OR CATCH BASIN WILL BE ALLOWED WHICH WILL RESULT IN SITUATION OF WATER COURSES OR UNCONTROLABLE EROSION.

7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.

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

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (HCD-ENVIRONMENTAL SERVICES) TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH (HCD-ENVIRONMENTAL SERVICES) TO 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.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE (HCD-ENVIRONMENTAL SERVICES) A LETTER FROM A LICENSED PRACTITIONER.

THIS PROJECT DISTURBS ONE (1) OR MORE ACRES OF SOIL AND IS REQUIRED TO OBTAIN COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY CONSTRUCTION GENERAL PERMIT ORDER 2022-0057-DWQ.

THE CONSTRUCTION GENERAL PERMIT REQUIRES THE DEVELOPMENT OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BY A CERTIFIED QUALIFIED SWPPP DEVELOPER (QSD). A SWPPP HAS BEEN DEVELOPED FOR THIS PROJECT AND APPROVED BY THE STATE. WDD#XXXXXXXXXX. THE CONTRACTOR SHALL OBTAIN A COPY TO REMAIN ON SITE AT ALL TIMES.

CONTRACTOR:	CONTRACOTR
QSD:	FRANK CAMPO, C3 ENGINEERING, INC 831-647-1192
QSP:	
LRP:	LRP
WDID:	

[illegible]

CONSTRUCTION
MANAGEMENT PLAN

CONTACT(S):

OWNER – THE ULLMAN'S
CONTRACTOR – TO BE DETERMINED

CONSTRUCTION VEHICLES:

ANTICIPATED CONSTRUCTION VEHICLES FOR PROJECTS SIMILAR IN NATURE WILL CONSIST OF DUMP TRUCKS, BACKHOES, FORKLIFT, CONCRETE TRUCKS, PICK-UP TRUCKS AND CARS DURING GENERAL CONSTRUCTION.

PROJECT SCHEDULING & GRADING ACTIVITY:

THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS. FOR THE FIRST 2 WEEKS, DURING GRADING ACTIVITIES, THERE MAY BE UP TO 6 TRUCKLOADS PER DAY AND UP TO 54 YARDS OF EARTHWORK PER DAY.

HOURS OF OPERATION:

THE HOURS OF OPERATION FOR OUTDOOR CONSTRUCTION WILL BE FROM 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY AND FROM 9:00 AM TO 5:00 PM ON SATURDAY. NO CONSTRUCTION WILL TAKE PLACE ON SUNDAYS.

PROJECT SCHEDULING:

THE PROPOSED PROJECT IS ESTIMATED TO LAST 18 MONTHS.

PRESERVATION OF EXISTING VEGETATION:

MINIMIZING LIMITS OF DISTURBANCE AND PRESERVING EXISTING TREES AND VEGETATION IS A PRIORITY. DISTURBED AREAS WILL BE RECLAIMED AS SOON AS PRACTICAL WITH THE SAME SOILS AND VEGETATION AS EXISTED PRIOR TO THE DISTURBANCE. IT IS IN EVERYONE'S INTEREST THAT THE PROPERTY BE AS ATTRACTIVE AS POSSIBLE AND THAT DISTURBED AREAS BE RECLAIMED TO NATURAL CONDITIONS AS SOON AS POSSIBLE.

MATERIAL AND EQUIPMENT STAGING AND STORAGE:

CONSTRUCTION IS EXPECTED TO USE JUST-IN-TIME MATERIALS DELIVERIES, MINIMIZING INVENTORY AND RE-HANDLING COSTS. EQUIPMENT AND MATERIAL STORAGE WILL BE EITHER 1) DIRECTLY WITHIN THE HOME OR 2) IN CLOSE PROXIMITY TO THE HOME. PLEASE ALSO SEE THE EROSION CONTROL PLAN SHEET C6 ON THE CIVIL PLANS.

CONSTRUCTION TRAFFIC:

CONSTRUCTION ACTIVITY WILL BE CONTROLLED THROUGH ONE ACCESS POINT TO THE PROPERTY. CONSTRUCTION WORKERS AND MATERIALS WILL COME BY WEST OR EAST OFF CARMEL VALLEY ROAD TO HALDORN ROAD (PARTIAL RESTRICTED USAGE ROAD) APPROXIMATELY 0.3 MILES. CONTINUE STRAIGHT TO VIA QUINTANA ROAD APPROXIMATELY 3.3 MILES TO THE CUL-DE-SAC. CONSTRUCTION ENTRANCE IS LOCATED TO THE RIGHT OFF VIA QUINTANA. TRAVEL ON DIRT ROAD APPROXIMATELY 0.5 MILES TO THE CONSTRUCTION SITE ON THE LEFT. LEAVE THE SITE BY WAY OF ENTERING THE PROJECT SITE. IN ORDER TO PREVENT MUD OR DEBRIS TRACKING ON PUBLIC & PRIVATE ROADS, CLEAN GRAVEL OR RUMPLE PLATES WILL BE PLACED AT THE ACCESS POINTS TO THE PROPERTY. SEE EROSION CONTROL PLAN SHEET C9 FOR DETAILS. SIGNS WILL BE PLACED TO THE NORTH OF THE CONSTRUCTION ENTRANCE ADVISING OF CONSTRUCTION TRAFFIC, SPEED LIMITS AND APPROPRIATE CAUTIONS AND WARNINGS. SEE VICINITY MAP FOR TRAFFIC ROUTE.

GRADING AND EROSION CONTROL:

AN APPROVED GRADING AND EROSION CONTROL PLAN WILL BE IMPLEMENTED PRIOR TO BEGINNING EXCAVATION. MEASURES WILL BE REVIEWED ON A WEEKLY BASIS AND AFTER SIGNIFICANT RAINFALL EVENTS.

PARKING:

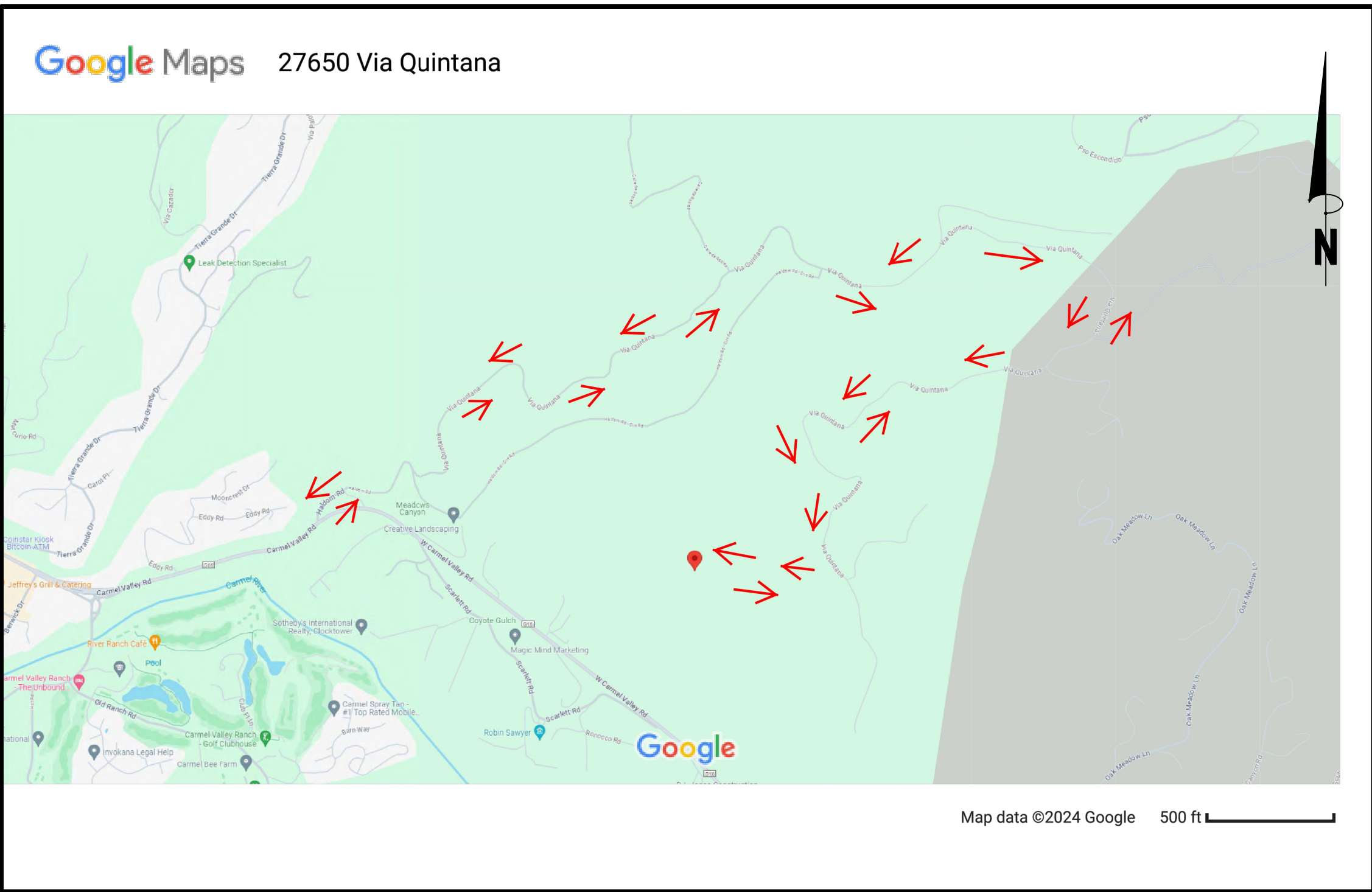
PRINCIPLE EMPLOYEES AND SUBCONTRACTOR PARKING WILL BE LOCATED ONSITE AT THE DESIGNATED PARKING AREAS.

ON-SITE FACILITIES:

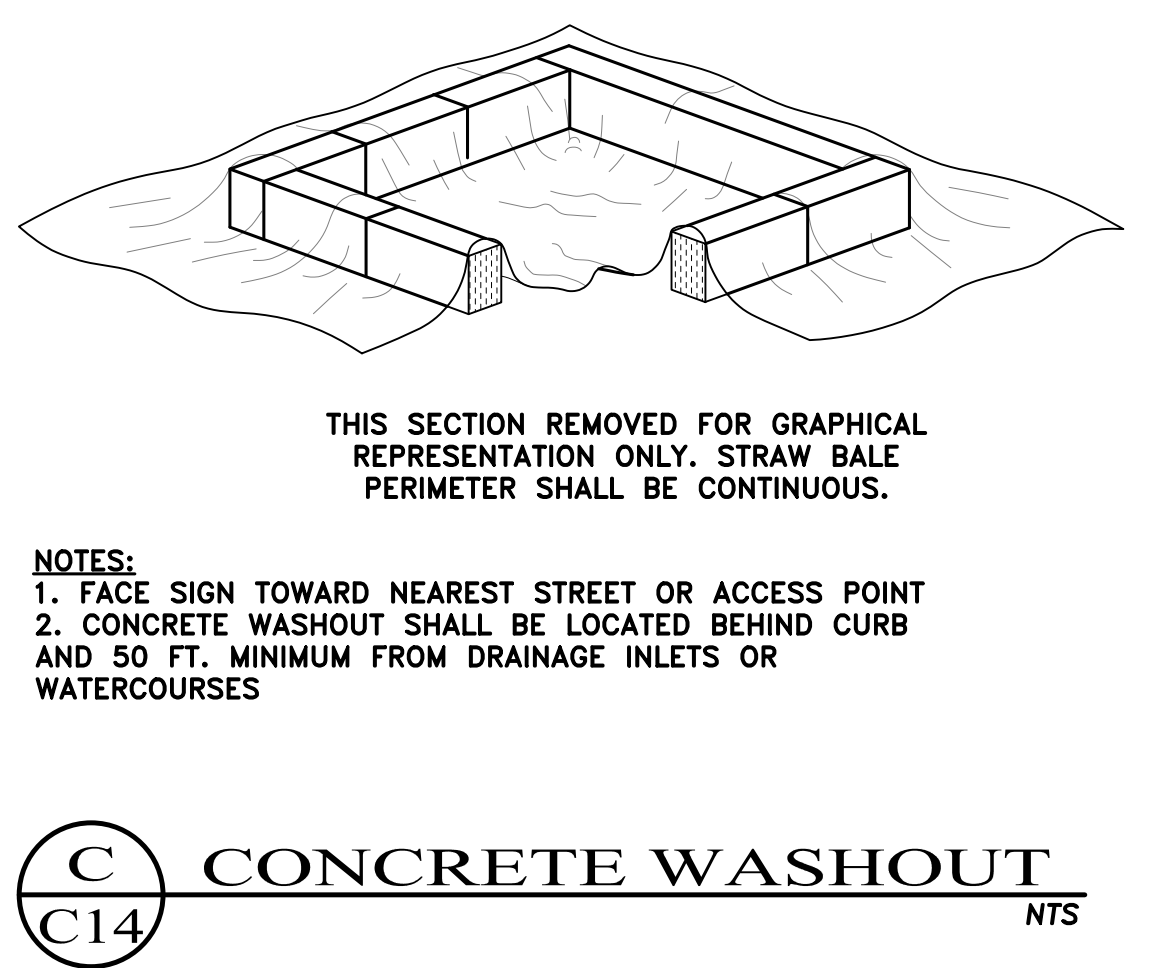
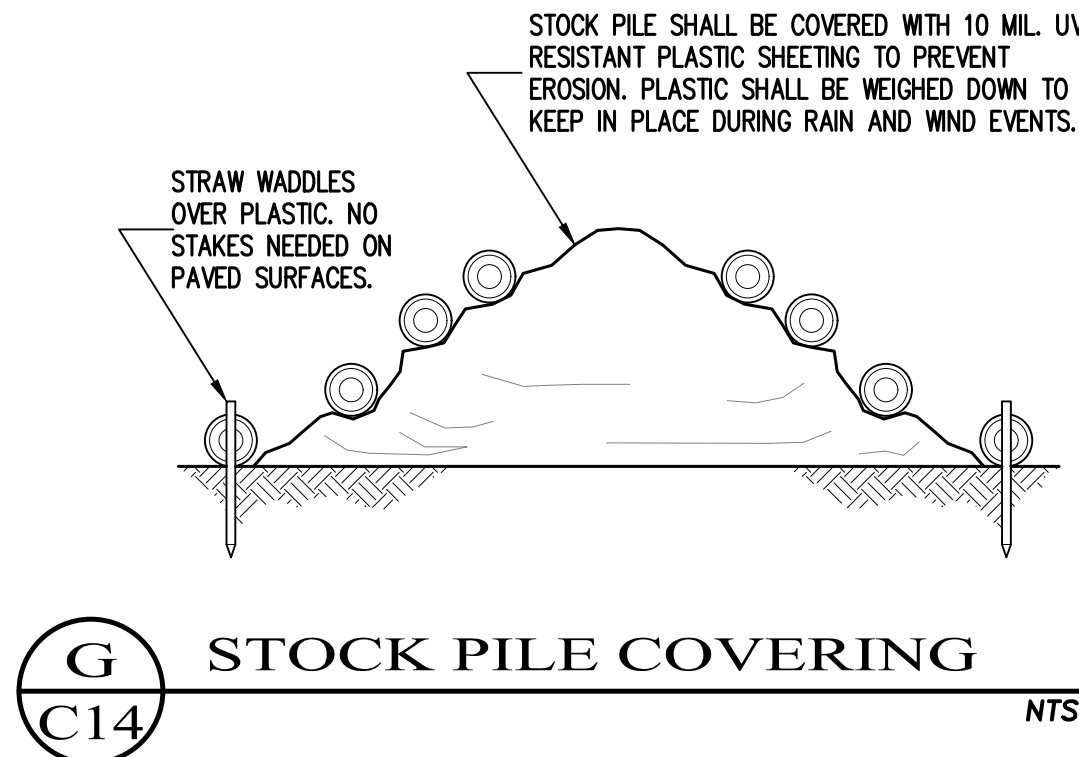
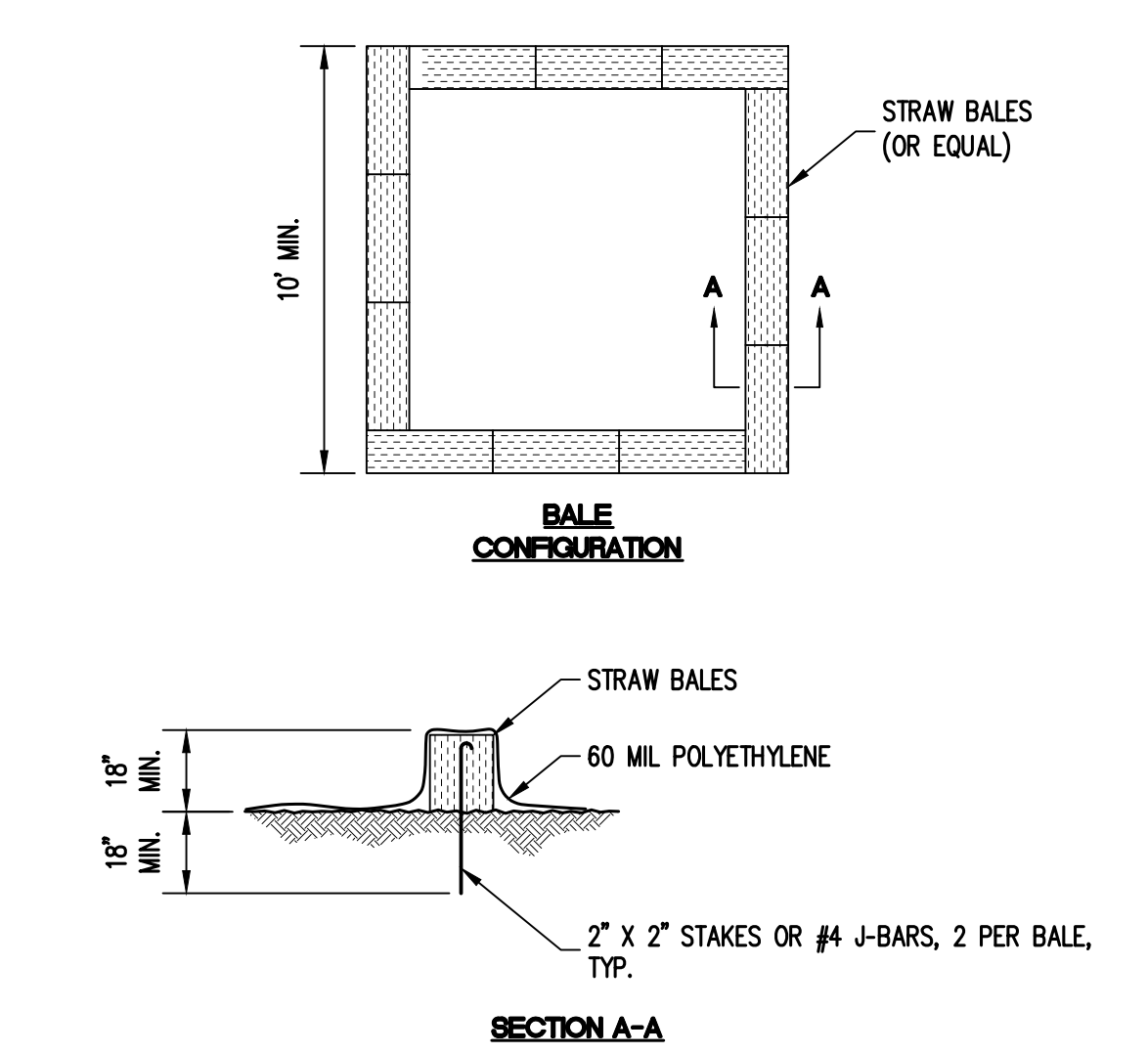
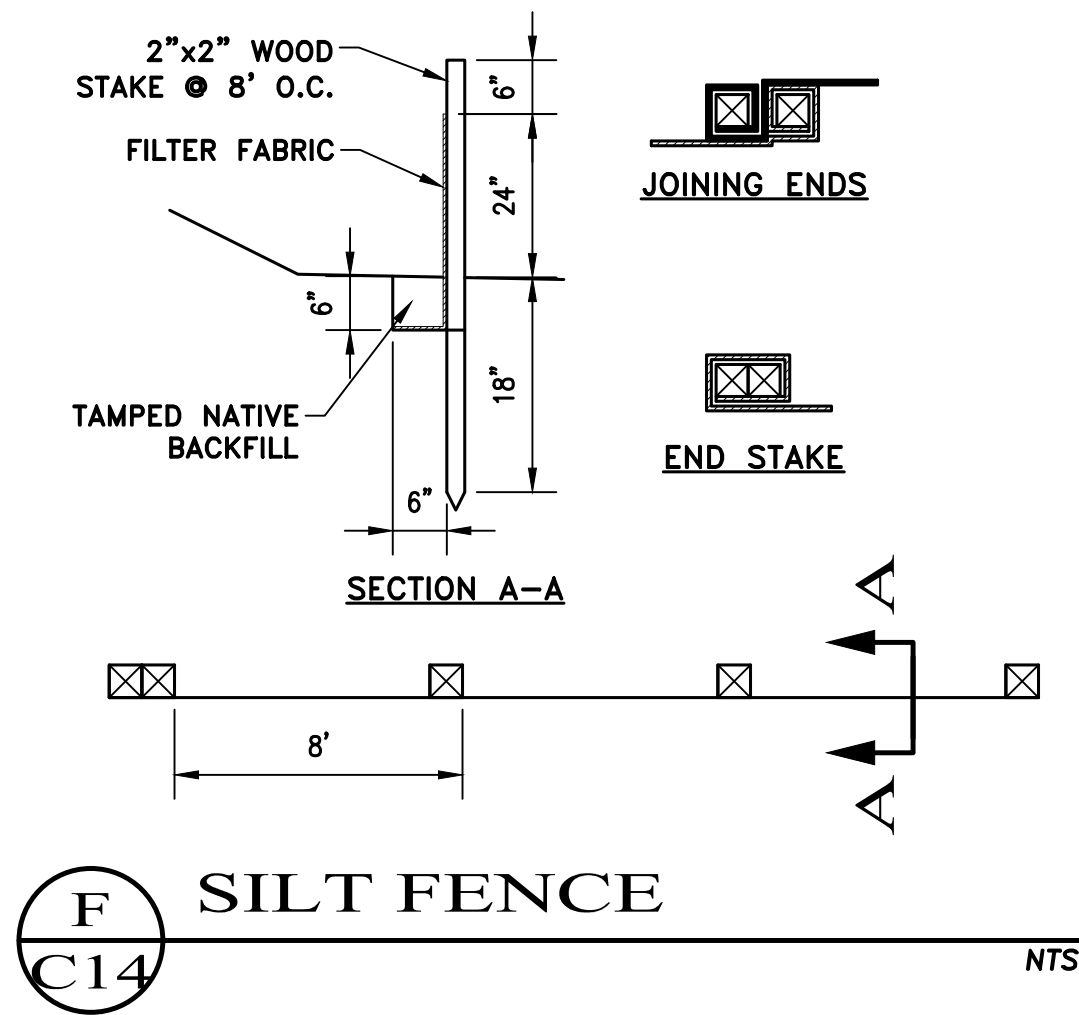
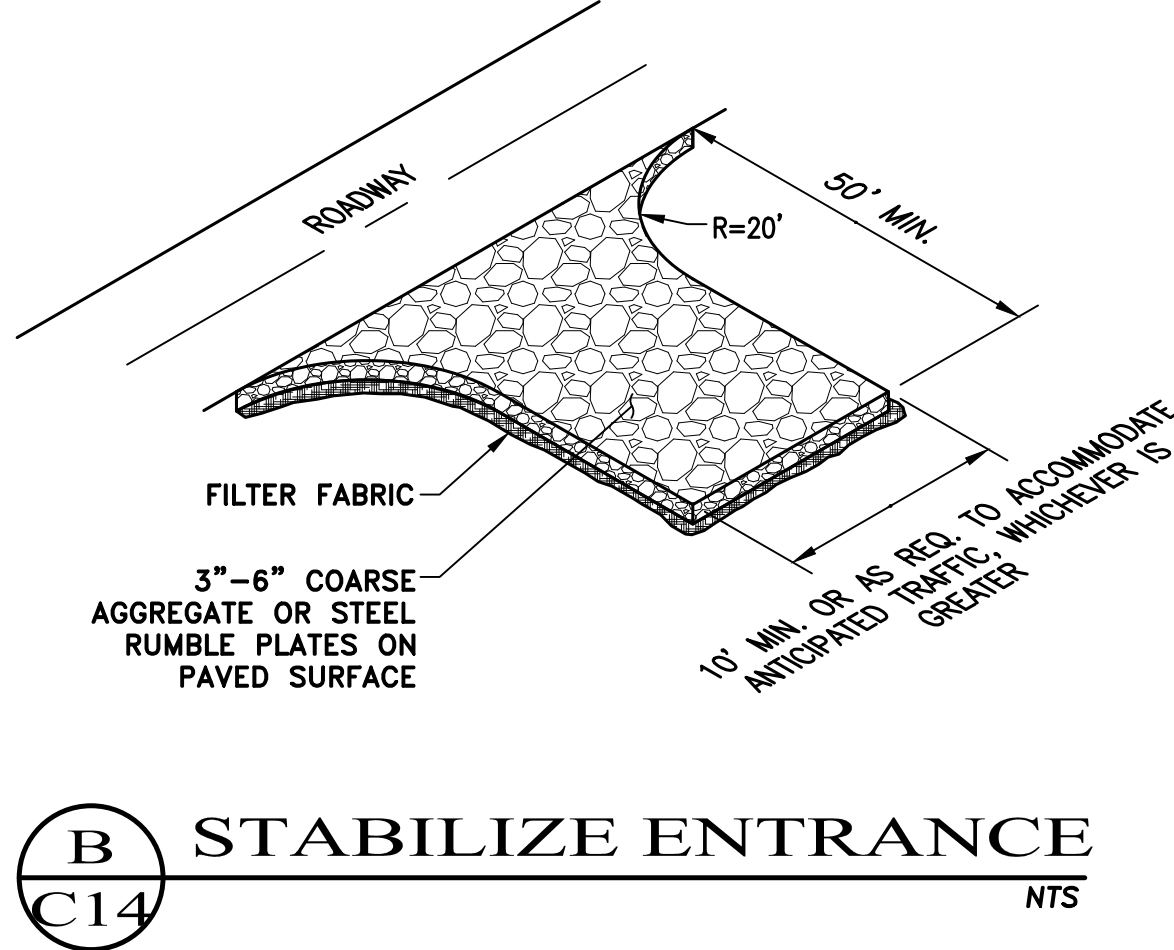
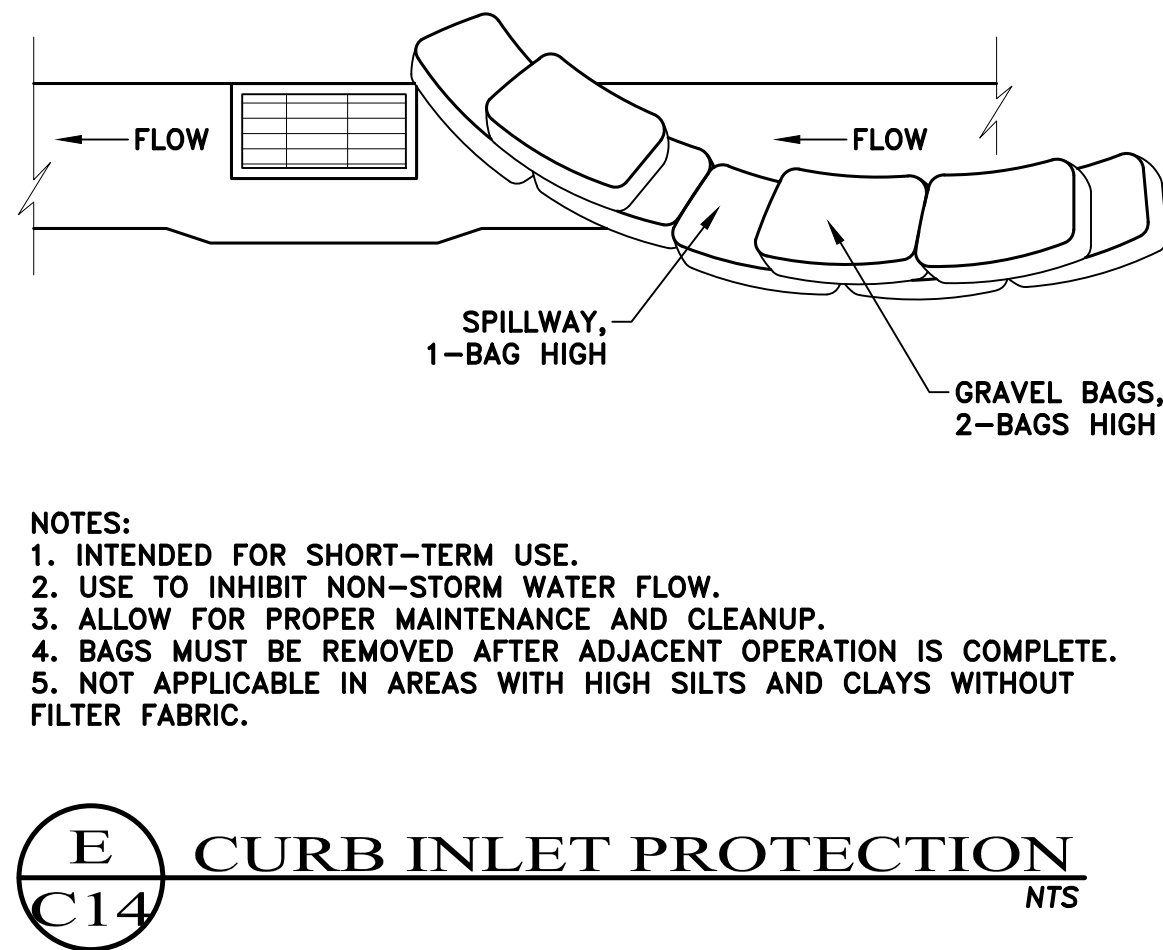
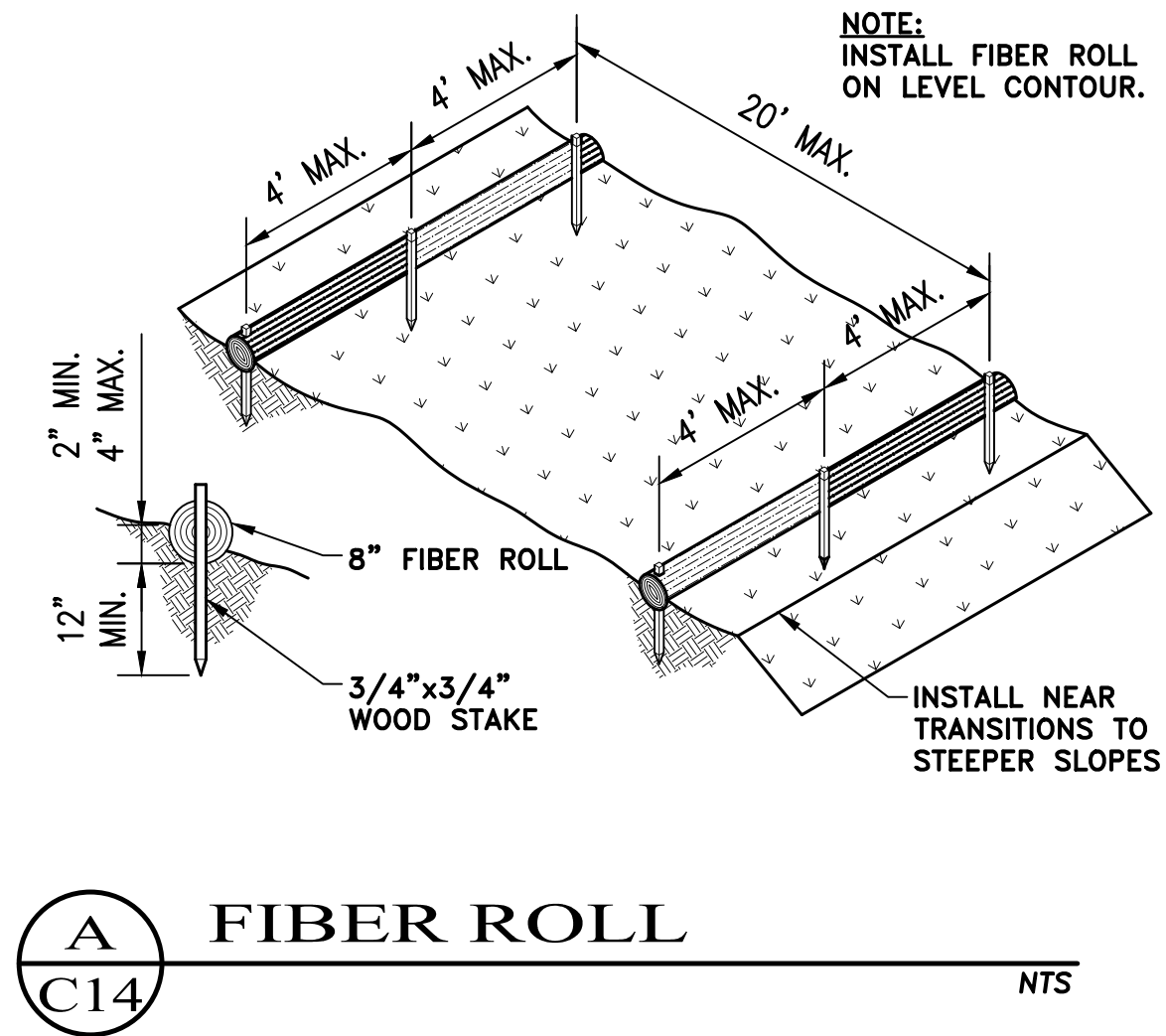
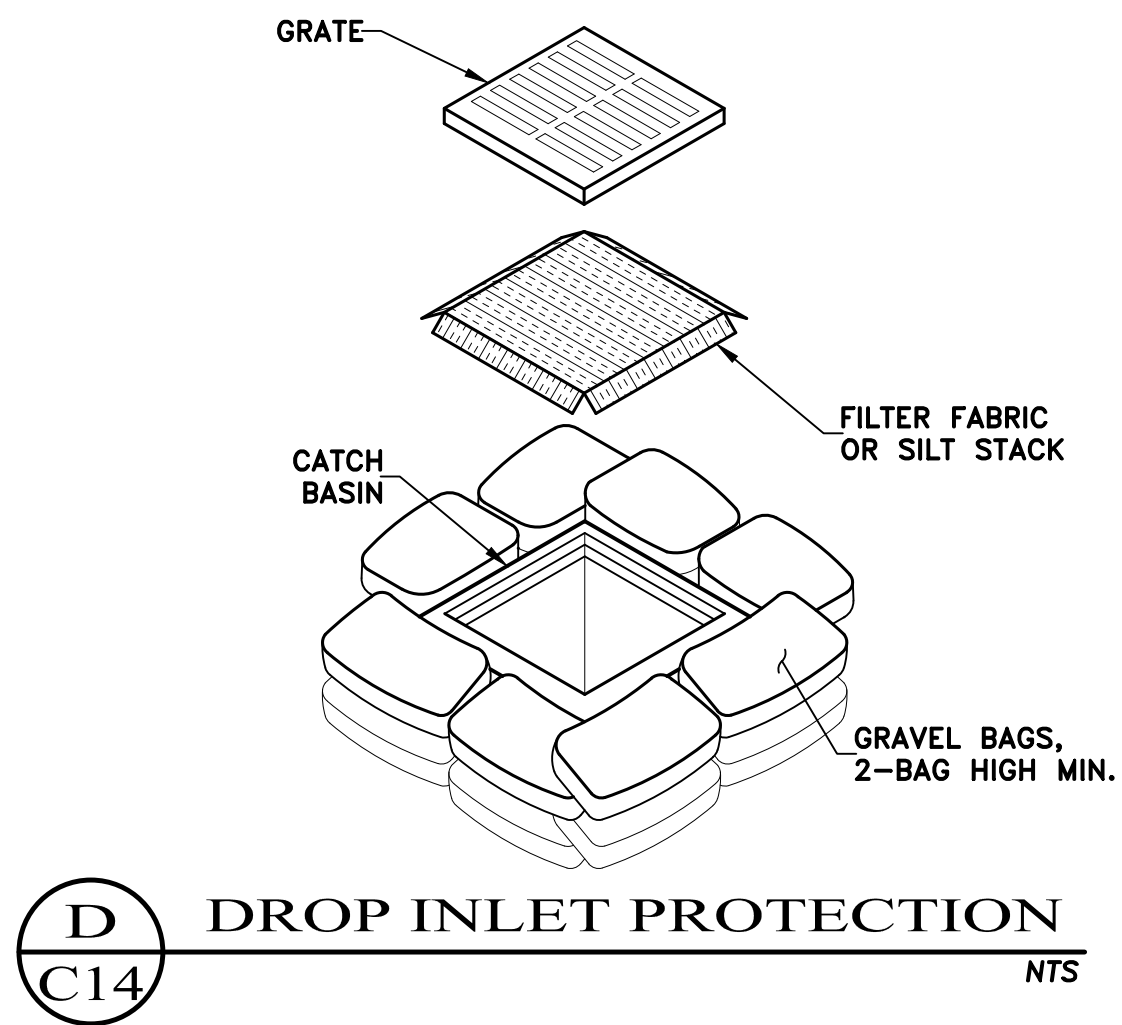
CONSTRUCTION TOILETS/PORTA-POTTIES WILL BE PLACED AROUND THE CONSTRUCTION SITE TO PROVIDE ACCESS TO ALL WORKERS. FACILITIES WILL BE RELOCATED AS NEEDED TO PROVIDE REASONABLE ACCESS.

SIGNAGE:

ALONG WITH THE HOURS OF OPERATION AND CONSTRUCTION TRAFFIC SIGNAGE, NAME AND PHONE NUMBERS FOR THE ON-SITE PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION MANAGEMENT PLAN WILL BE DISPLAYED ON JOBSITE SIGNS ALONG WITH NOTICES AND JOBSITE RULES.



VICINITY MAP



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	11
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