

VICINITY MAP

NOT TO SCALE

MASTERPLAN BUILDING AREA SUMMARY

	BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A	HILLSIDE DUPLEX	9	3,430	30,870
B	GUEST SUITE	8	640	5,120
C	MEMORY CARE	--	--	10,110
D	FITNESS CENTER	--	--	1,980
E	MEETING HOUSE	--	--	1,650
F	UPPER DUPLEX	5	2,130	10,650
G	5 LOT DUPLEX	10	2,130	21,300
H	DOG RUN & RESIDENT GARDEN	--	--	5,350
	TOTALS	**32**		**87,030**

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PROJECT DESCRIPTION

THIS IS AN AMENDMENT TO USE PERMIT # 624 TO UPDATE THE CARMEL VALLEY MANOR CAMPUS MASTER PLAN.

PROJECT INCLUDES THE FOLLOWING:

A. DEMOLITION OF EXISTING STRUCTURES:
- WOOD SHOP & MAINTANCE SHED
- LOWER GUEST COTTAGE
- (1) RESIDENTIAL DUPLEX (2 UNITS)
- UPPER GUEST COTTAGES & CARPORT PARKING STRUCTURES
- (5) SINGLE FAMILY HOUSES (ON FIVE LOTS)
- SEE SHEET AS-01 FOR DETAILS

B. NEW BUILDING CONSTRUCTION TO INCLUDES:
- HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
- UPPER RESIDENTIAL DUPLEX (5 UNITS)
- FIVE LOT DUPLEXES (10 UNITS)
- GUEST SUITES (8 UNITS)
- 12 BED MEMORY CARE FACILITY (1-STORY)
- RENOVATION & 1-STORY ADDITION TO THE MEETING HOUSE
- RENOVATION & 2-STORY ADDITION TO THE FITNESS CENTER

C. SITE IMPROVEMENTS INCLUDE:
- NEW CONNECTION TO THE CARMEL AREA WASTEWATER DISTRICT SEWER LINE, AND ABANDONMENT OF THE CURRENT SEPTIC SYSTEM.
- ADDITION PARKING BUILT ON THE ABANDONED SEPTIC FIELD.
- RELOCATED DOG RUN AND RESIDENT GARDEN.
- IMPROVED TRASH COLLECTION AND RECYCLING FACILITIES
- SITE GRADING: 7800 CY CUT & 7800 CY FILL
- SITE LANDSCAPING, SITE LIGHTING, AND IMPROVED BUILDING ACCESS
- (133) TREES REMOVED & (55) TREES ADDED FOR MITIGATION/ REPLACEMENT.
- FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.

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THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

ALL NEW BUILDING COLORS & MATERIALS TO MATCH EXISTING CAMPUS ARCHITECTURE.

UNIT SUMMARY

RESIDENTIAL UNITS				PROPOSED
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL
DUPLEX UNITS	22	- 2	14	34
APARTMENTS	124	0	0	124
GUEST UNITS	7	- 7	8	8
TOTAL ON CAMPUS	153	- 9	22	166
FIVE HOME LOTS				
SINGLE FAMILY DWELLING (SFD)	5	- 5		0
DUPLEX UNITS			10	10
TOTAL ON 5 LOTS	5		10	10

HEALTH CENTER BED COUNT			PROPOSED
UNIT TYPES	EXIST #	ADD	TOTAL
SKILLED NURSING	36	0	36
ASSISTED LIVING	24	0	24
MEMORY CARE	0	12	12
TOTAL BEDS	60	12	72

PARKING SUMMARY

PARKING ON SITE				PROPOSED
SPACE TYPES	EXISTING	REMOVE	ADD	TOTAL
PRIVATE SPACES	146	- 2	32	36
COMMON STANDARD	120	- 60	86	24
ACCESSIBLE	8	0	4	12
TOTAL PARKING	274	- 62	122	334

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

1. CALIFORNIA BUILDING CODE 2022
2. CALIFORNIA ELECTRICAL CODE 2022
3. CALIFORNIA MECHANICAL CODE 2022
4. CALIFORNIA PLUMBING CODE 2022
5. CALIFORNIA ENERGY CODE 2022
6. CALIFORNIA FIRE CODE 2022
7. CALIFORNIA GREEN BUILDING STANDARDS 2022
8. NFPA 13 STANDARD FOR SPRINKLER SYSTEMS 2022
9. NFPA 101 LIFE SAFETY CODE 2024
10. COUNTY OF MONTEREY MUNICIPAL CODE
11. CALDAG STANDARDS FOR ACCESSIBLE DESIGN 2010
12. RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSING REGULATIONS - CALIF. DEPT. OF AGING

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. SECURITY SYSTEM
4. SIGNAGE

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.



AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

AERIAL MAP LEGEND	
#	EXISTING SITE FACILITIES
1	MAIN ENTRY DRIVE
2	RESIDENT & VISITOR PARKING
3	THE PAVILION - RECEPTION, ADMIN, DINING, KITCHEN, COMMON SPACES.
4	HILLCREST: ASSISTED LIVING
5	HEALTH CENTER: SKILLED NURSING
6	CARMEL VALLEY MANOR LOOP ROAD
7	COVERED RESIDENT PARKING
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR/ LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE

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DRAWING INDEX

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
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Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

COVER, PROJECT INFORMATION & SHEET INDEX

G-00

MASTERPLAN SUBMITTAL

01/09/2025



10. EXISTING DUPLEX AT FUTURE MEMORY CARE SITE



9. ORIGINAL CAMPUS APARTMENTS & COURTYARDS



2. VIEW OF RESIDENCES AND HILLS FROM MEETING HOUSE



1. CAMPUS OVERVIEW OF ORIGINAL CAMPUS FROM PAVILLION



12. EXISTING GUEST UNITS AT UPPER SITE



11. EXISTING PARKING AT UPPER SITE OF DUPLEXES



4. VIEW OF MEETING HOUSE FROM ENTRY DRIVE



3. VIEW OF MEETING HOUSE FROM EXISTING FITNESS



14. EXISTING PARKING AT UPPER SITE OF DUPLEXES



13. EXISTING PARKING & LOOP ROAD



6. HEALTH CENTER MAIN ENTRANCE



5. VIEW OF PAVILLION & ASSISTED LIVING FROM THE MEETING HOUSE



16. RESIDENT GARDENS AT SITE OF DUPLEXES



15. EXISTING DUPLEXES ALONG LOOP ROAD



8. EXISTING POOL AND FITNESS



7. VIEW OF FITNESS CENTER FROM PAVILLION PARKING AREA



18. EXISITNG HOUSES AT SITE OF FUTURE DUPLEXES



17. EXISTING HOUSE ON SITE OF FUTURE DUPLEXES

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EXISTING CAMPUS PHOTOS

G-01

MASTERPLAN SUBMITTAL

01/09/2025



1 **EXISTING SITE PLAN**
1" = 60'-0"

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EXISTING SITE PLAN

AS-00

MASTERPLAN SUBMITTAL

01/09/2025



PROPOSED DEMOLITION

	#	ITEM TO BE DEMOLISHED	AREA (SF)	
DEMO ON 5 LOTS	1	HOUSE #1	-3124	-11,656 SF SUBTOTAL
	2	HOUSE #2	-3225	
	3	HOUSE #3	-1725	
	4	HOUSE #4	-2120	
	5	HOUSE #5	-1462	
DEMO ON CAMPUS	6	WOOD SHOP	-1360	-10,844 SF SUBTOTAL
	7	LOWER GUEST COTTAGE	-1560	
	8	RESIDENTIAL DUPLEX	-3524	
	9	SEPTIC LEACH FIELD REMOVAL	0	
	10	UPPER GUEST COTTAGES (4 UNITS)	-2000	
	11	(3) CARPORT PARKING STRUCTURES	-2400	
	12	HILLSIDE EXCAVATION	-----	

-22,500 TOTAL SF

1 **ARCHITECTURAL DEMOLITION PLAN**
1" = 60'-0"

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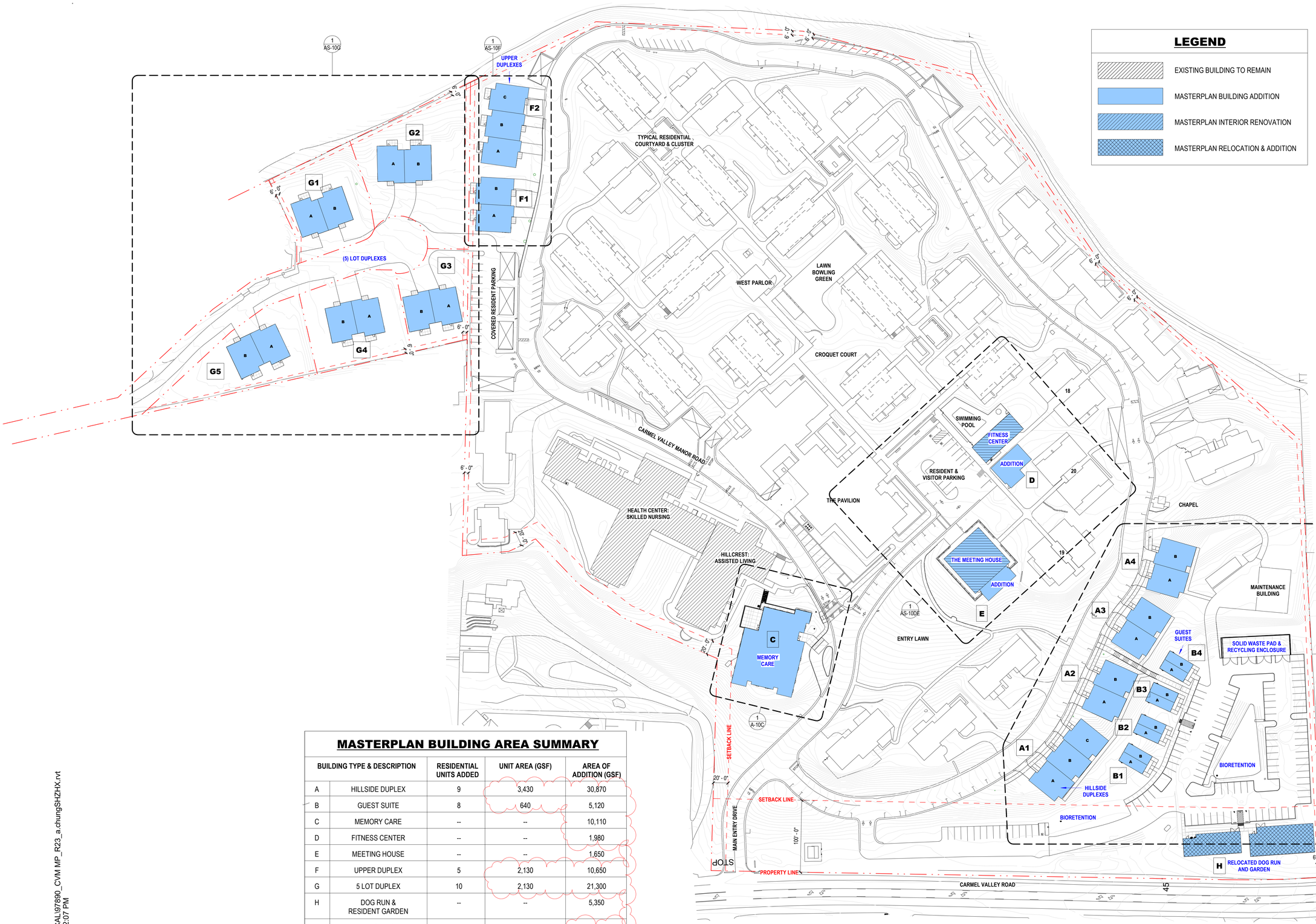
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ARCHITECTURAL DEMOLITION PLAN

AS-01

MASTERPLAN SUBMITTAL

01/09/2025



LEGEND

- EXISTING BUILDING TO REMAIN
- MASTERPLAN BUILDING ADDITION
- MASTERPLAN INTERIOR RENOVATION
- MASTERPLAN RELOCATION & ADDITION

MASTERPLAN BUILDING AREA SUMMARY

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G	5 LOT DUPLEX	10	2,130	21,300
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	TOTALS	**32**		**87,030**

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1 **ARCHITECTURAL SITE PLAN**
1" = 60'-0"

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

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LOT COVERAGE CALCULATIONS

		EXISTING	PROPOSED	Δ
	APN	SQFT	SQFT	%
EXISTING CAMPUS	169-061-012-000 169-061-018-000	209,955.00	248,535.00	
		19.74%	23.36%	**3.63%**
5 LOT	169-041-003-000	3,815.00	4,260.00	
		23.67%	26.43%	**2.76%**
	169-041-018-000	2,941.00	4,260.00	
		17.77%	25.74%	**7.97%**
	169-041-023-000	2,570.00	4,260.00	
		22.69%	37.61%	**14.92%**
	169-041-024-000	3,752.00	4,260.00	
		24.61%	27.94%	**3.33%**
	169-041-025-000	3,602.00	4,260.00	
		14.26%	16.86%	**2.60%**
		16,680.00	21,300.00	
		19.74%	25.21%	**5.47%**

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TOTAL LOT AREA FROM CIVIL ACREAGE 01-14-2025

	APN	ACRES	SQFT
EXISTING CAMPUS	169-061-012-000	22.57	983,149.20
	169-061-018-000	1.85	80,586.00
		24.42	**1,063,735.20**
5 LOT	169-041-003-000	0.37	16,117.20
	169-041-018-000	0.38	16,552.80
	169-041-023-000	0.26	11,325.60
	169-041-024-000	0.35	15,246.00
	169-041-025-000	0.58	25,264.80
		1.94	**84,506.40**
EXISTING CAMPUS + 5 LOT TOTALS		**26.36**	**1,148,241.60**

				Δ
EXISTING LOT COVERAGE INC. DEMO, CARPORTS		**226,635.00**	0.197376	**19.70%**
	CAMPUS	209,955.00	0.197375	19.70%
	5 LOT	16,680.00	0.197382	19.70%
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS		**269,835.00**	0.234998	**23.50%** **3.80%**
	CAMPUS	248,535.00	0.233644	23.40% 3.70%
	5 LOT	21,300.00	0.252052	25.30% 5.60%

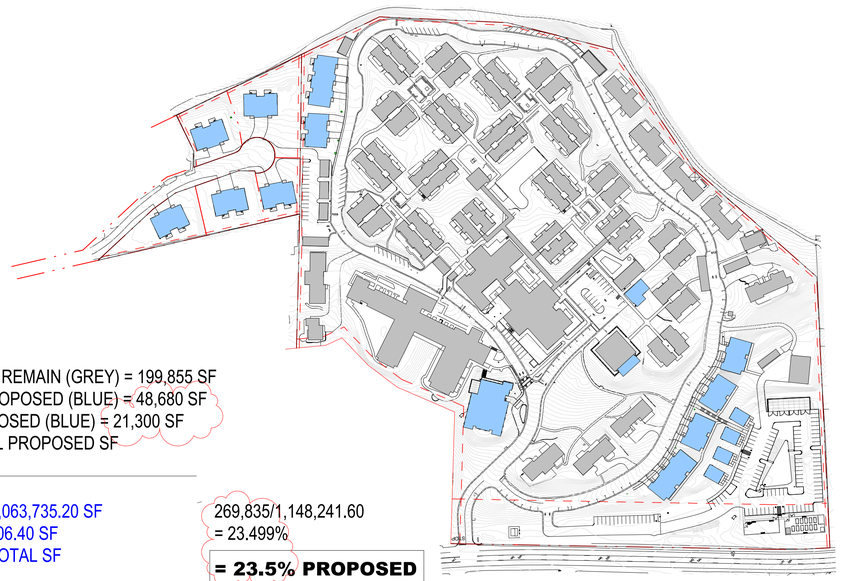
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1 ACRE	43,560.00



(E) CAMPUS AND 5 LOT TOTAL
ACRES: 26.36
SQFT: 1,148,241.60

SUPPORTING LOT COVERAGE CALCS



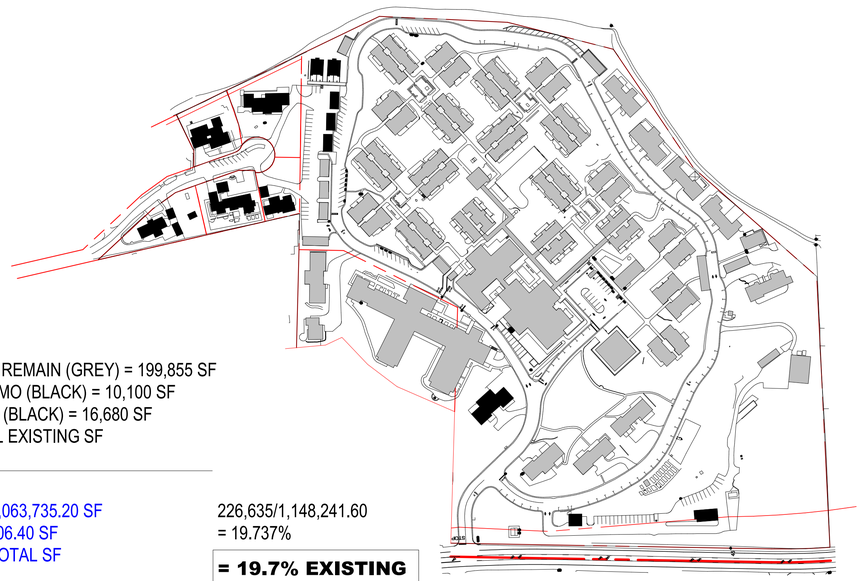
(E) CAMPUS TO REMAIN (GREY) = 199,855 SF
(N) CAMPUS PROPOSED (BLUE) = 48,680 SF
(N) 5 LOT PROPOSED (BLUE) = 21,300 SF
= **269,835** TOTAL PROPOSED SF

(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= **1,148,241.60** TOTAL SF

269,835/1,148,241.60
= 23.499%

= 23.5% PROPOSED LOT COVERAGE

2 **LOT COVERAGE CALC - PROPOSED**
1" = 160'-0"



(E) CAMPUS TO REMAIN (GREY) = 199,855 SF
(E) CAMPUS DEMO (BLACK) = 10,100 SF
(E) 5 LOT DEMO (BLACK) = 16,680 SF
= **226,635** TOTAL EXISTING SF

(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= **1,148,241.60** TOTAL SF

226,635/1,148,241.60
= 19.737%

= 19.7% EXISTING LOT COVERAGE

1 **LOT COVERAGE CALC - EXISTING**
1" = 160'-0"

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



PERKINS EASTMAN
601 California St., Suite 1600
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Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

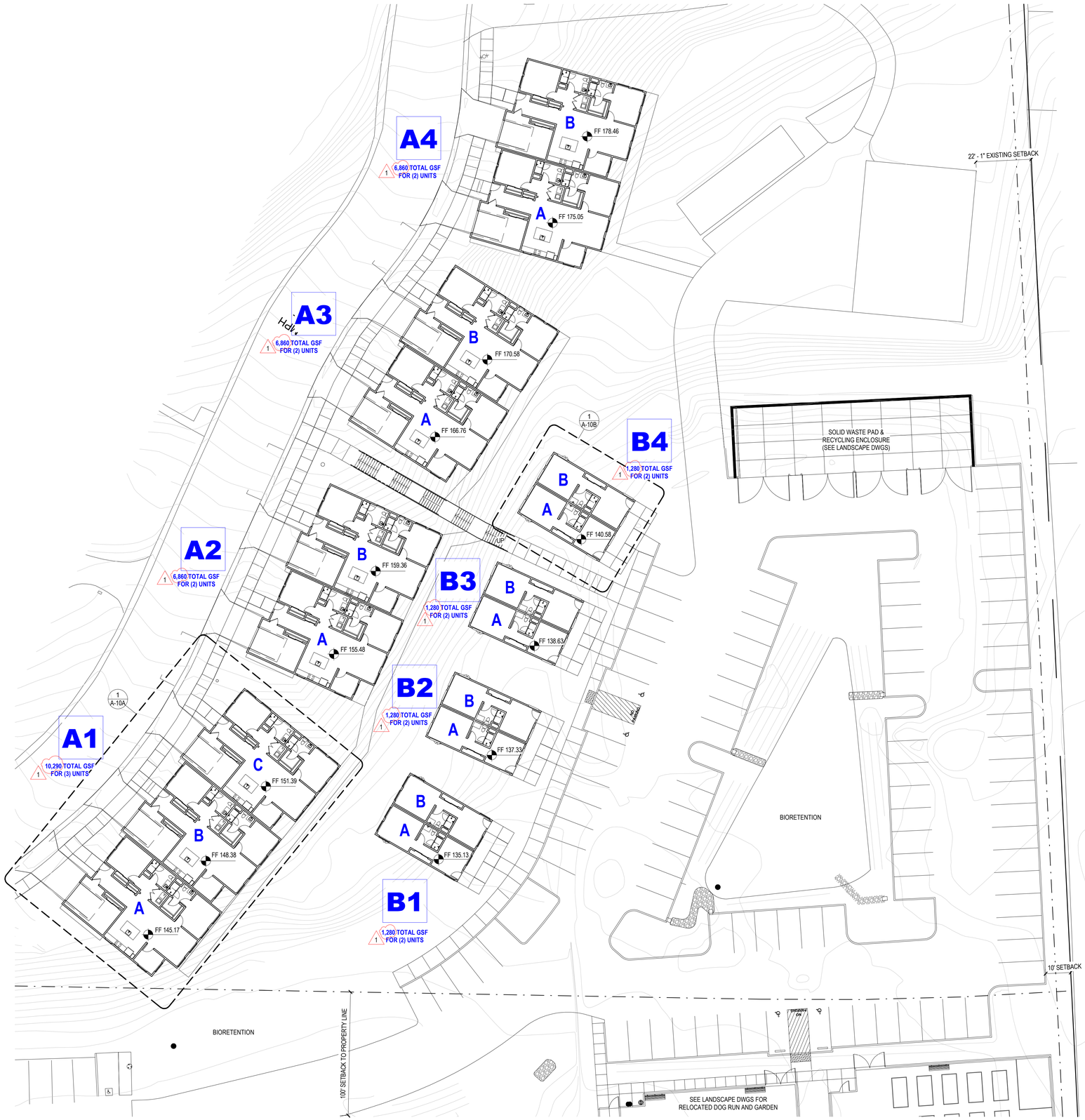
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LOT COVERAGE CALCULATION

1 **AS-03**

MASTERPLAN SUBMITTAL

01/09/2025



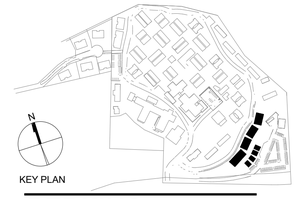
HILLSIDE DUPLEXES, GUEST UNITS, NEW PARKING - ENLARGED SITE PLAN

1 1" = 20'-0"

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

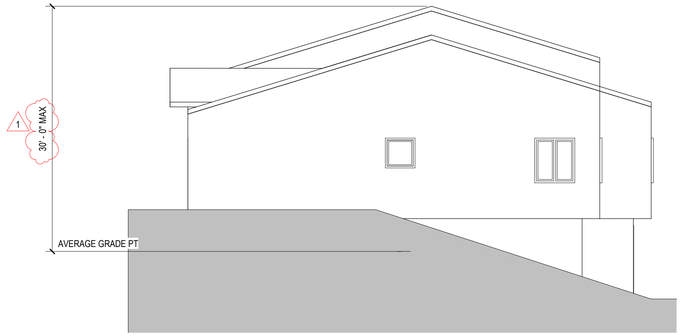
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HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

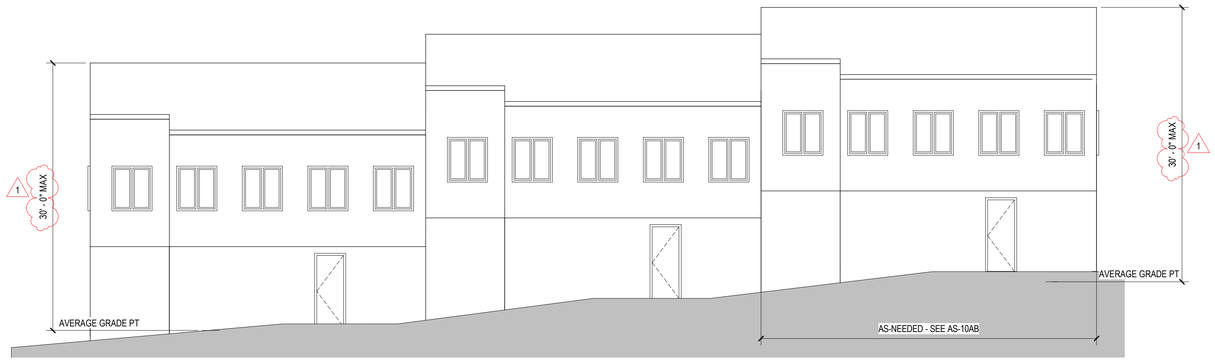
AS-10AB

MASTERPLAN SUBMITTAL

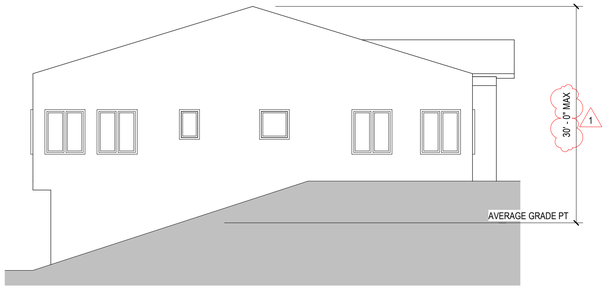
01/09/2025



5 **HILLSIDE DUPLEXES - EAST ELEVATION, TYP**
1/8" = 1'-0"



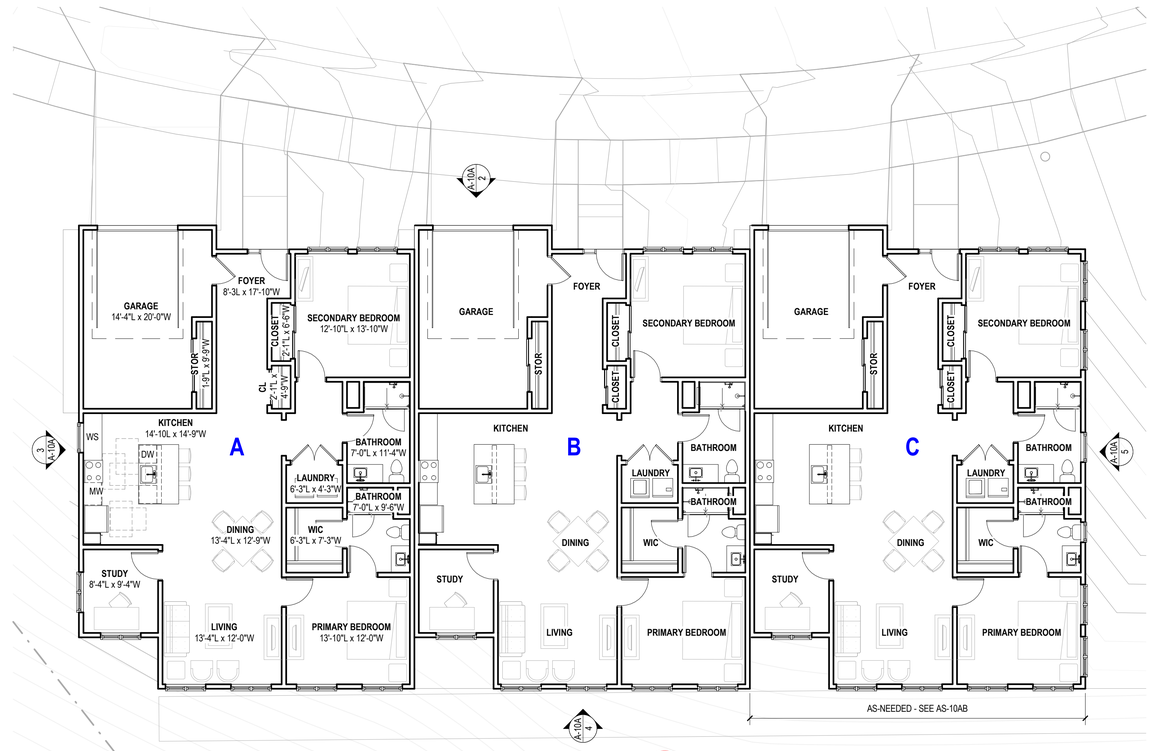
4 **HILLSIDE DUPLEXES - SOUTH ELEVATION (VARIES, SEE 2/A-20AB)**
1/8" = 1'-0"



3 **HILLSIDE DUPLEXES - WEST ELEVATION, TYP**
1/8" = 1'-0"



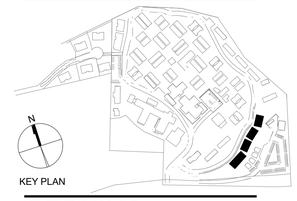
2 **HILLSIDE DUPLEXES - NORTH ELEVATION, TYP**
1/8" = 1'-0"



1 **HILLSIDE DUPLEXES - ENLARGED FLOOR PLAN, TYP** **3,430 GSF PER UNIT**
1/8" = 1'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

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HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

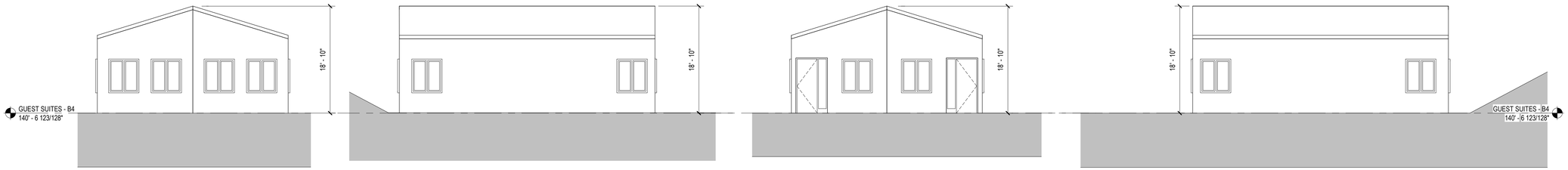
HILLSIDE DUPLEXES - PLANS & ELEVATIONS

A-10A

MASTERPLAN SUBMITTAL

01/09/2025

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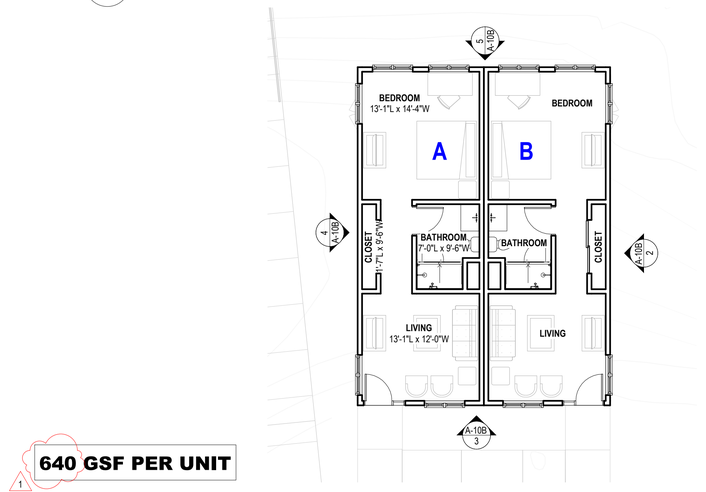


GUEST SUITE - NORTH ELEVATION, TYP
5 1/8" = 1'-0"

GUEST SUITE - WEST ELEVATION, TYP
4 1/8" = 1'-0"

GUEST SUITE - SOUTH ELEVATION, TYP
3 1/8" = 1'-0"

GUEST SUITE - EAST ELEVATION, TYP
2 1/8" = 1'-0"



640 GSF PER UNIT

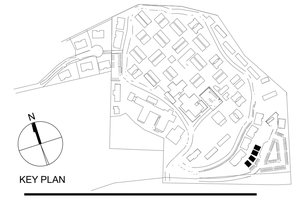
1

GUEST SUITE - ENLARGED FLOOR PLAN, TYP
1 1/8" = 1'-0"

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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

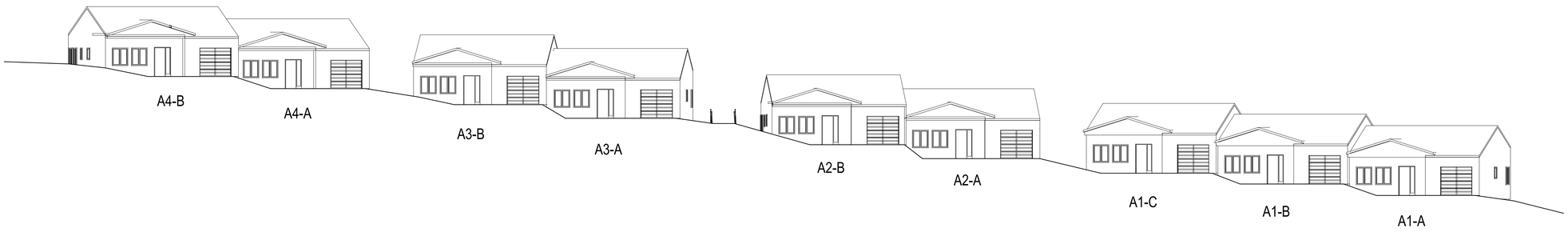
DRAWING TITLE:

GUEST UNITS - PLANS & ELEVATIONS

A-10B

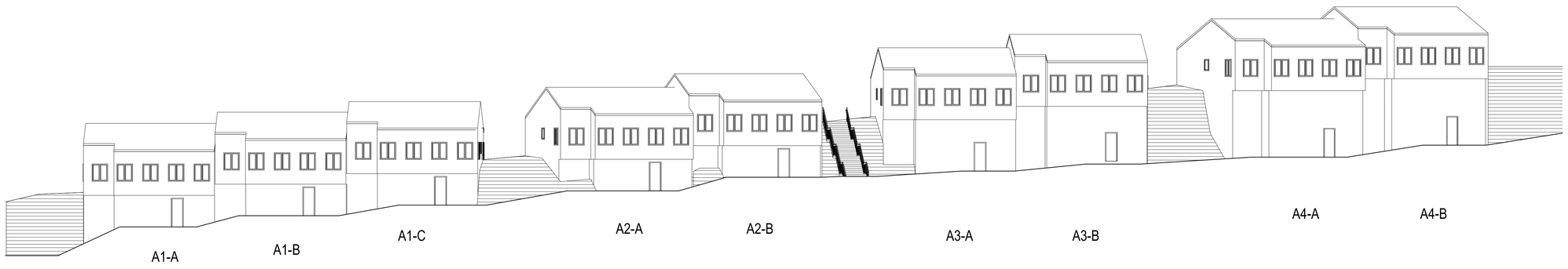
MASTERPLAN SUBMITTAL

01/09/2025



3 HILLSIDE DUPLEXES - STREET SECTION LOOKING SOUTH

1/16" = 1'-0"



2 HILLSIDE DUPLEXES - LOWER LEVEL SECTION LOOKING NORTH

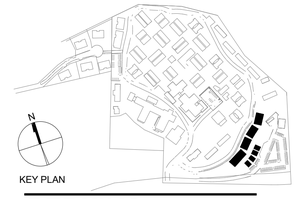
1/16" = 1'-0"



1 HILLSIDE DUPLEXES, GUEST UNITS - VIEW FROM PARKING LOOKING NORTH

No.	Description	Date

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

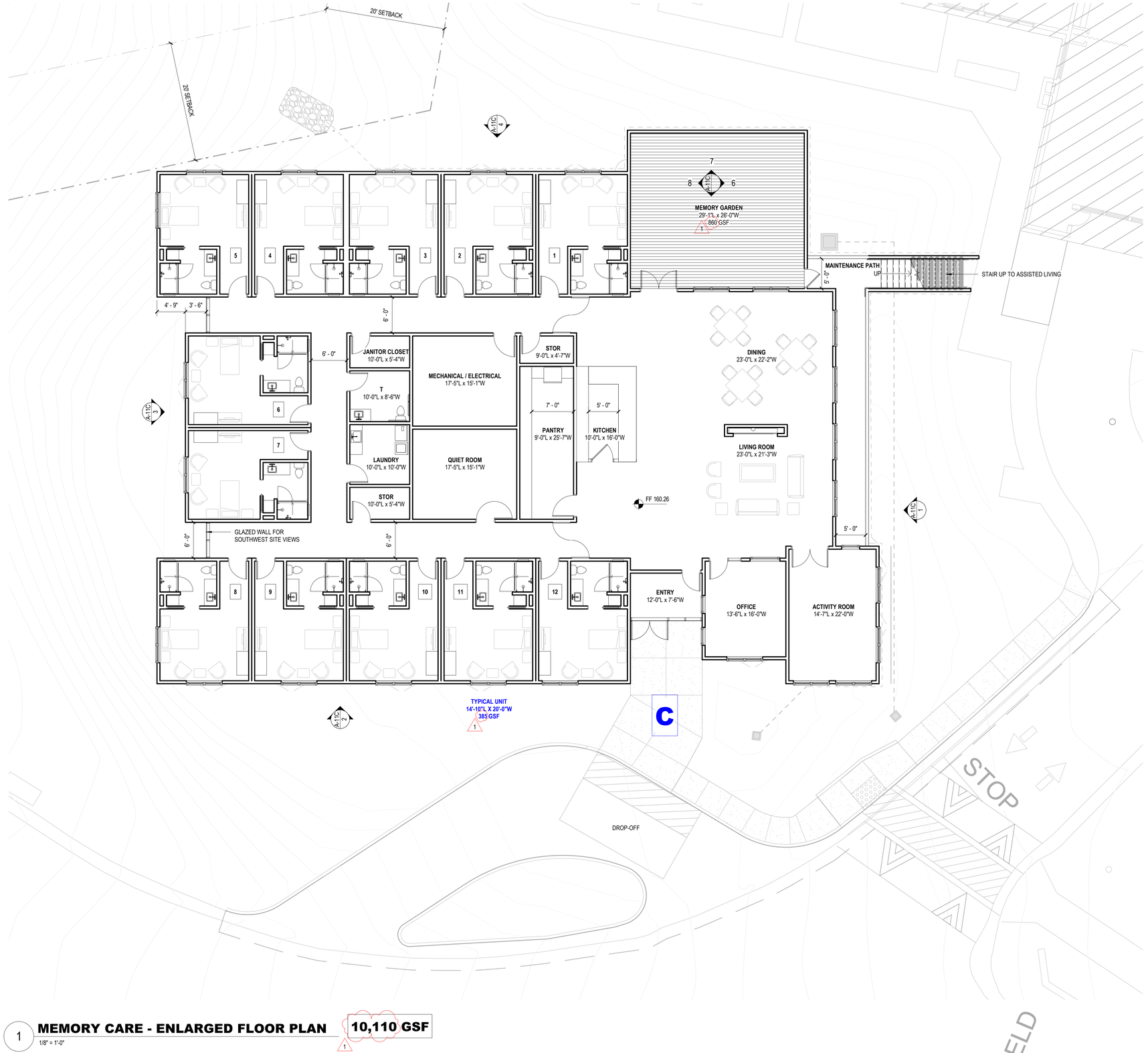
HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

A-20AB

MASTERPLAN SUBMITTAL

01/09/2025

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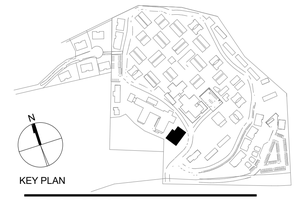


1 **MEMORY CARE - ENLARGED FLOOR PLAN** — 10,110 GSF
1/8" = 1'-0"

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4/17/2025 9:47:20 PM

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

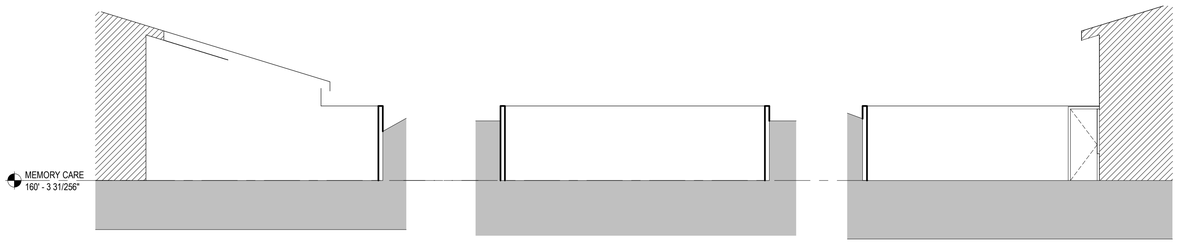
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MEMORY CARE - ENLARGED FLOOR PLAN

A-10C

MASTERPLAN SUBMITTAL

01/09/2025



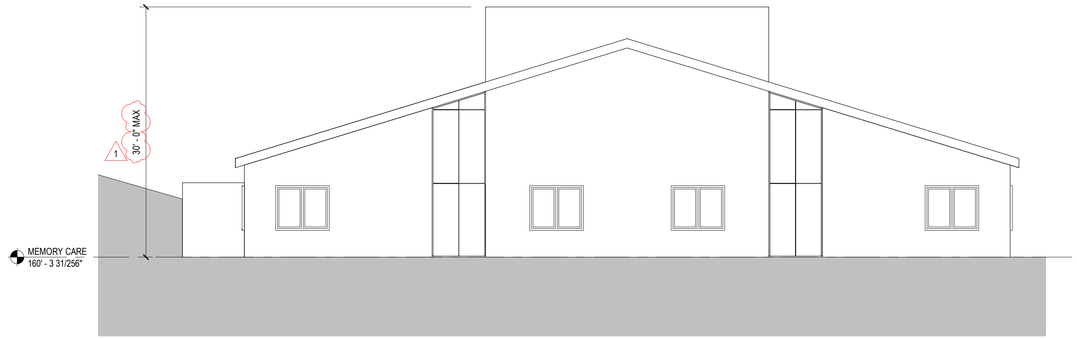
7 MEMORY GARDEN - WEST ELEVATION
1/8" = 1'-0"

6 MEMORY GARDEN - NORTH ELEVATION
1/8" = 1'-0"

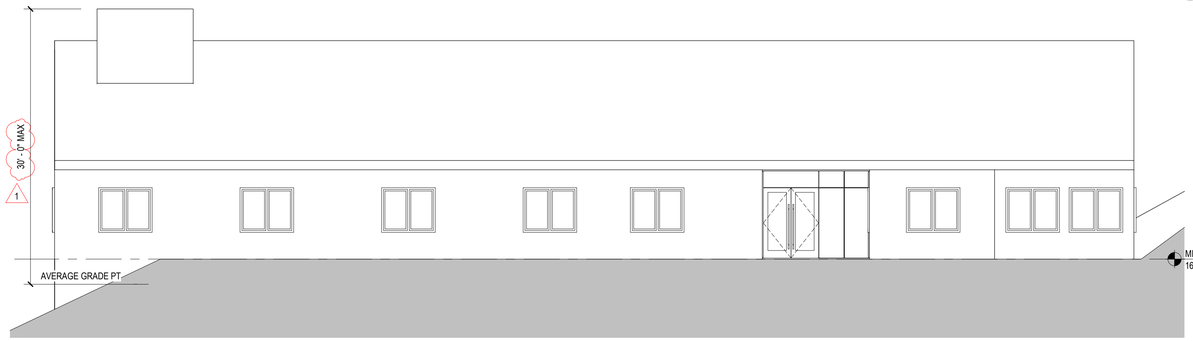
5 MEMORY GARDEN - EAST ELEVATION
1/8" = 1'-0"



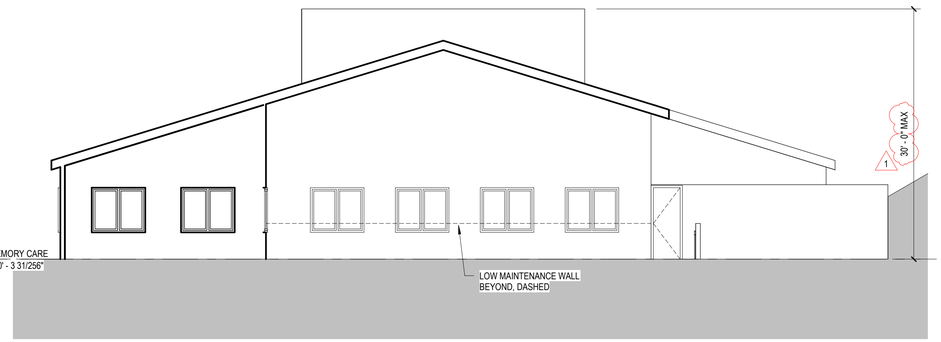
4 MEMORY CARE - NORTH ELEVATION
1/8" = 1'-0"



3 MEMORY CARE - WEST ELEVATION
1/8" = 1'-0"



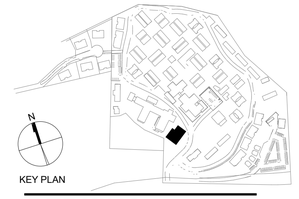
2 MEMORY CARE - SOUTH ELEVATION
1/8" = 1'-0"



1 MEMORY CARE - EAST ELEVATION
1/8" = 1'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

MEMORY CARE - ELEVATIONS

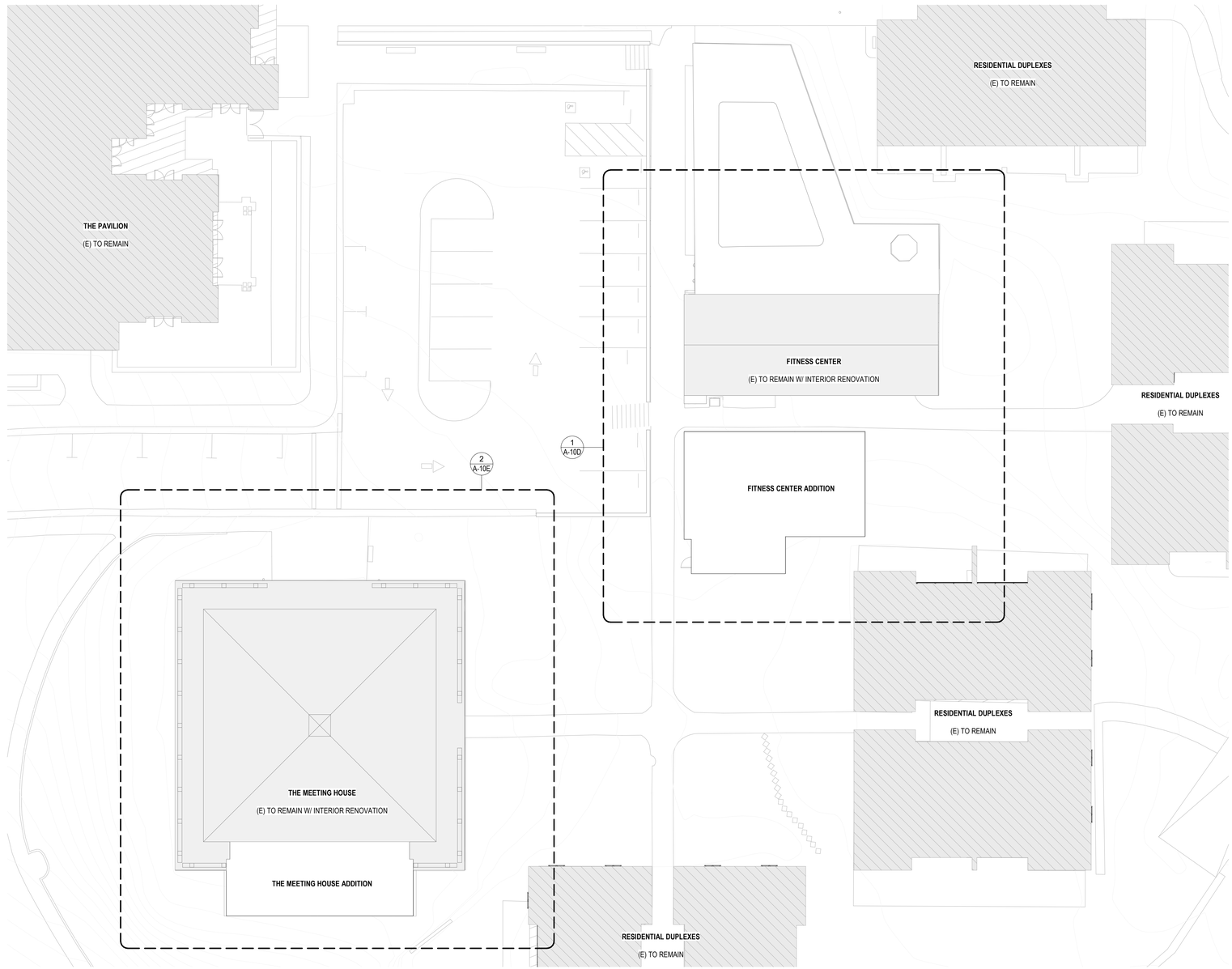
A-11C

MASTERPLAN SUBMITTAL

01/09/2025

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4/17/2025 9:48:56 PM

No.	Description	Date



1 **MEETING HOUSE, FITNESS CENTER - ENLARGED SITE PLAN**

1/16" = 1'-0"

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1/8/2025 5:59:26 PM

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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MONTEREY, CA 93940

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CARMEL, CA 93923

PROJECT No: 0097890.00

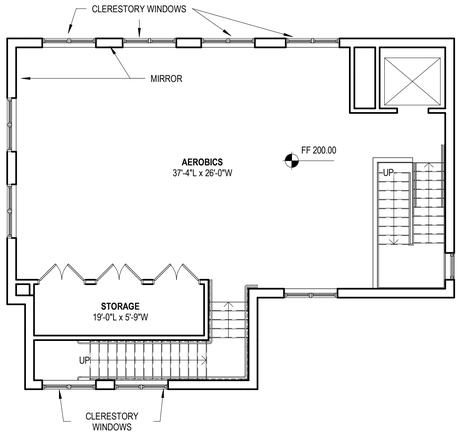
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN

AS-10DE

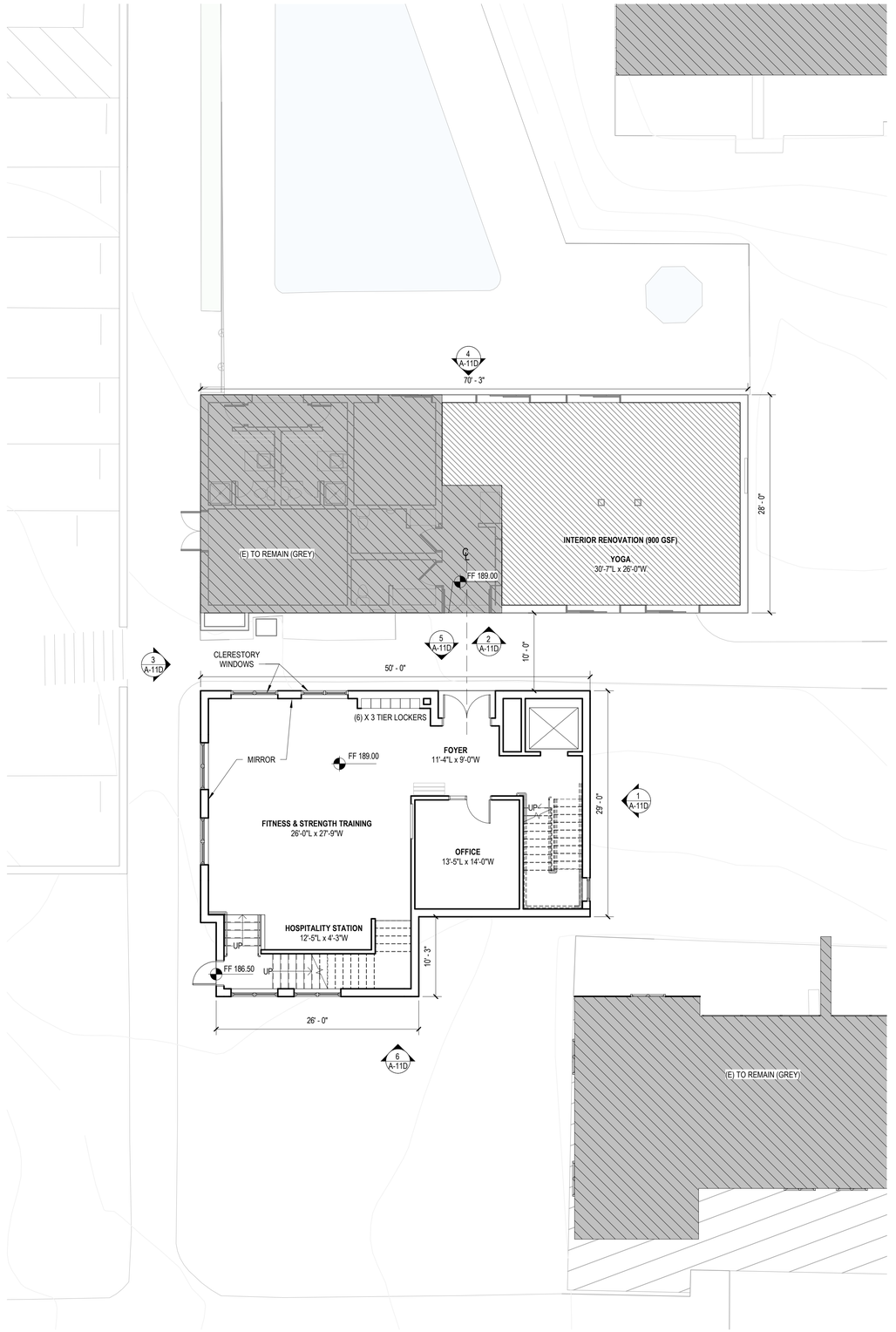
MASTERPLAN SUBMITTAL

01/09/2025



FITNESS CENTER ADDITION - SECOND FLOOR PLAN

2 1/8" = 1'-0"



FITNESS CENTER RENOVATION & ADDITION - FIRST FLOOR PLAN

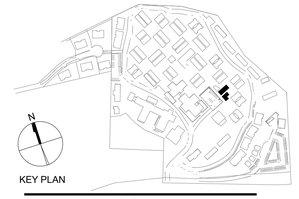
1 1/8" = 1'-0"

ADDITION = 1,980 GSF

RENOVATION = 900 GSF

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
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CARMEL, CA 93923

Civil / Site:
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

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BFS LANDSCAPE ARCHITECTS
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MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

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PROJECT No: 0097890.00

DRAWING TITLE:

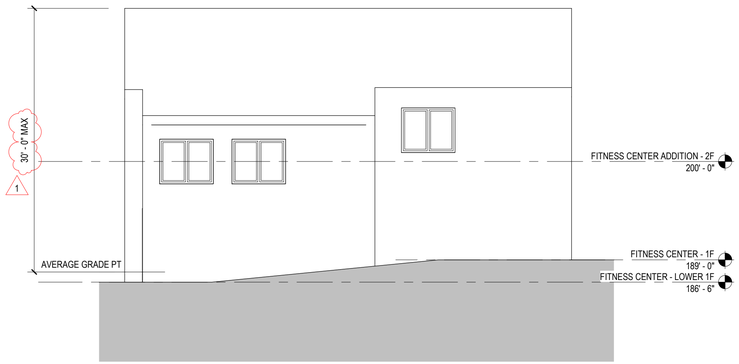
FITNESS CENTER - PLANS

A-10D

MASTERPLAN SUBMITTAL

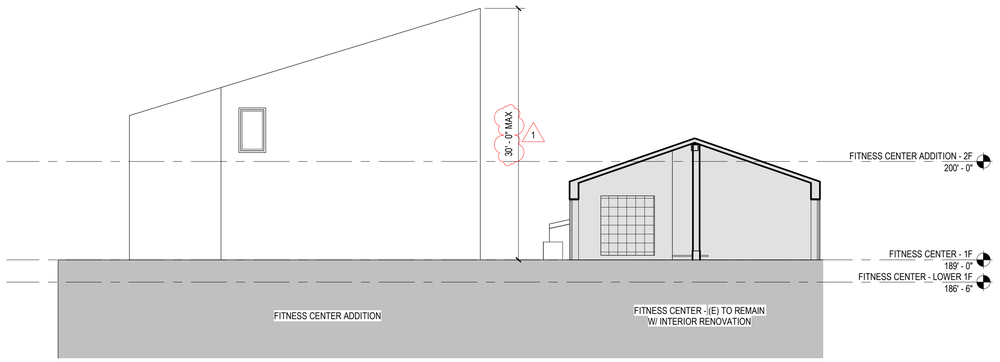
01/09/2025

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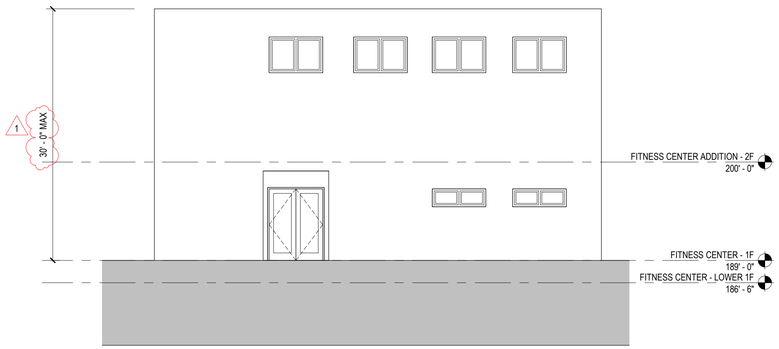
6 FITNESS CENTER ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



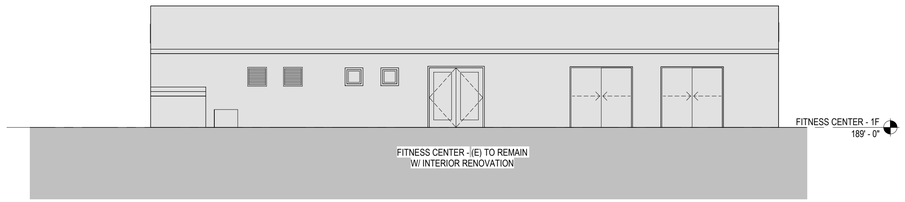
1 FITNESS CENTER & ADDITION - EAST ELEVATION

1/8" = 1'-0"



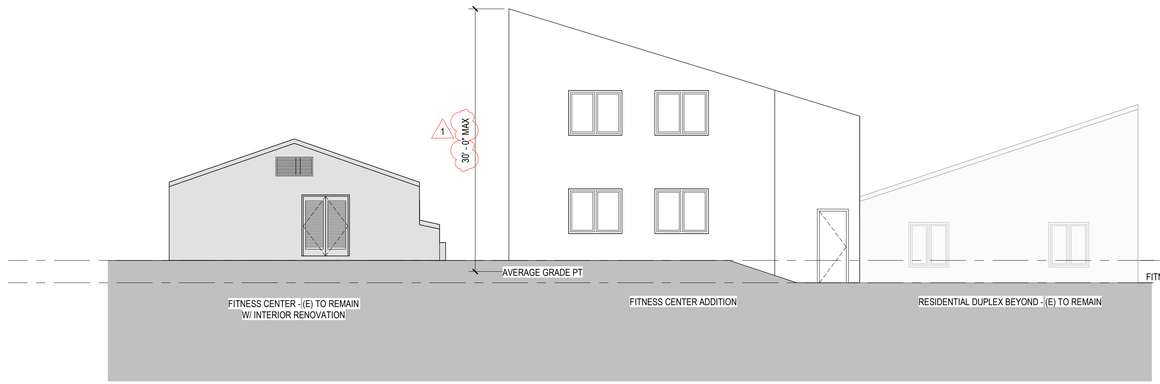
5 FITNESS CENTER ADDITION - NORTH ELEVATION

1/8" = 1'-0"



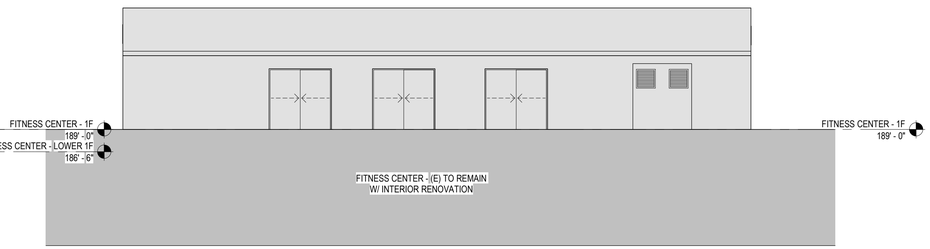
2 FITNESS CENTER - SOUTH ELEVATION

1/8" = 1'-0"



3 FITNESS CENTER & ADDITION - WEST ELEVATION

1/8" = 1'-0"

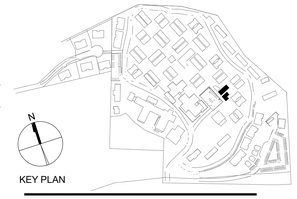


4 FITNESS CENTER - NORTH ELEVATION

1/8" = 1'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

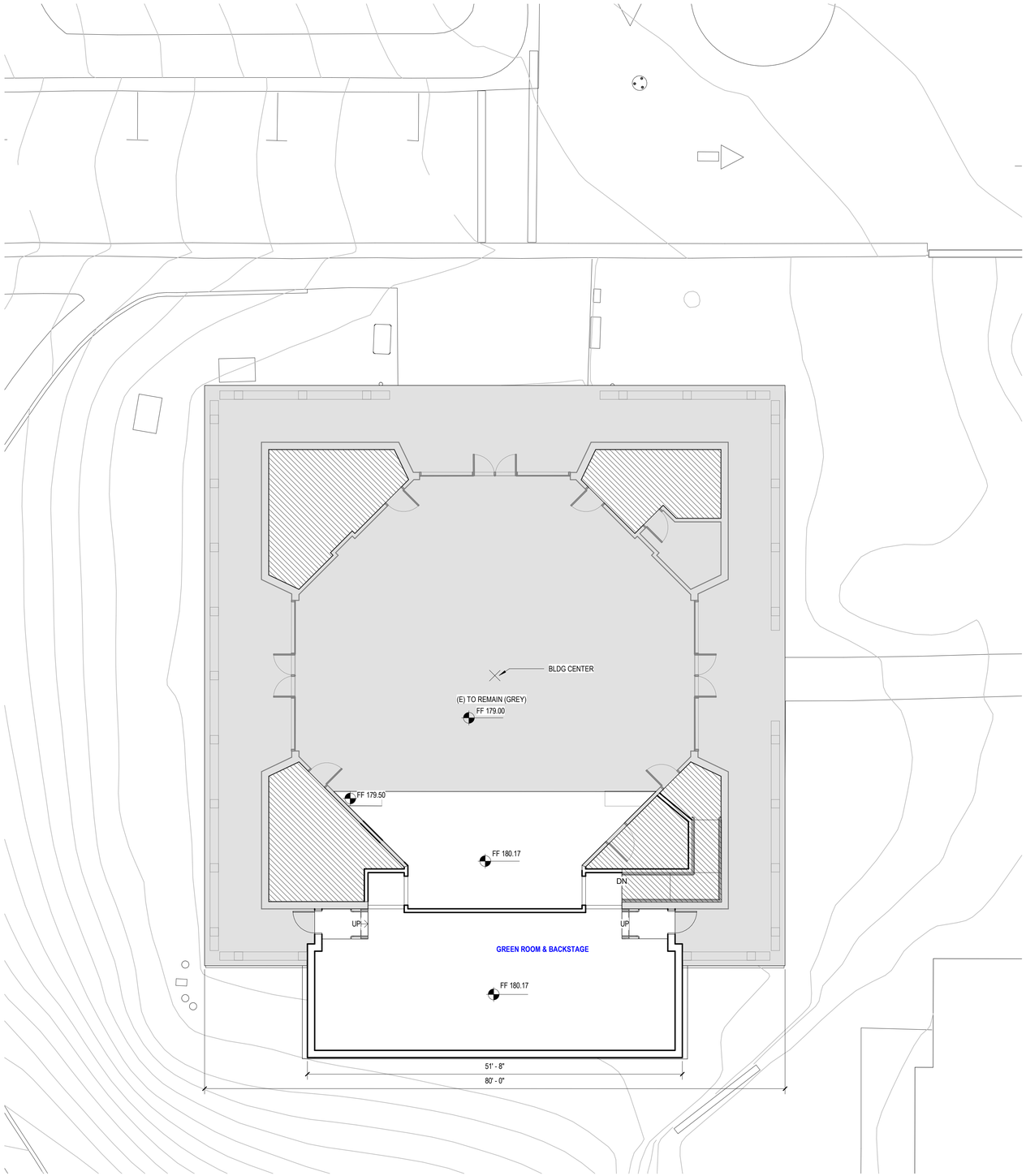
FITNESS CENTER - ELEVATIONS

A-11D

MASTERPLAN SUBMITTAL

01/09/2025

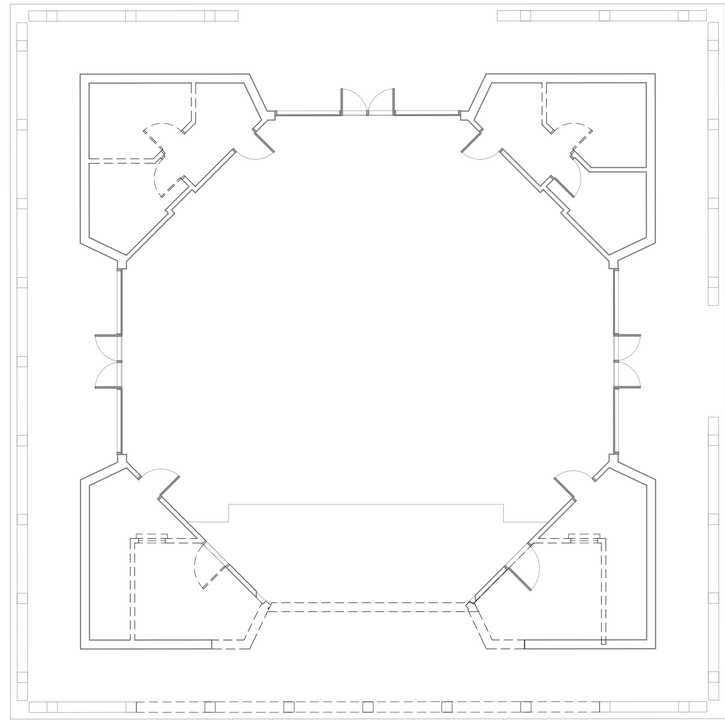
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2 **MEETING HOUSE - ENLARGED FLOOR PLAN - ADDITION**
1/8" = 1'-0"

ADDITION = 1650 GSF

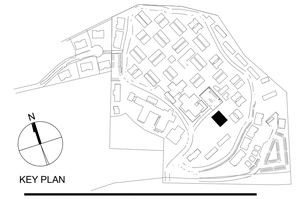
RENOVATION = 900 GSF



1 **MEETING HOUSE - ENLARGED FLOOR PLAN - EXISTING & DEMO**
1/8" = 1'-0"

No.	Description	Date

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

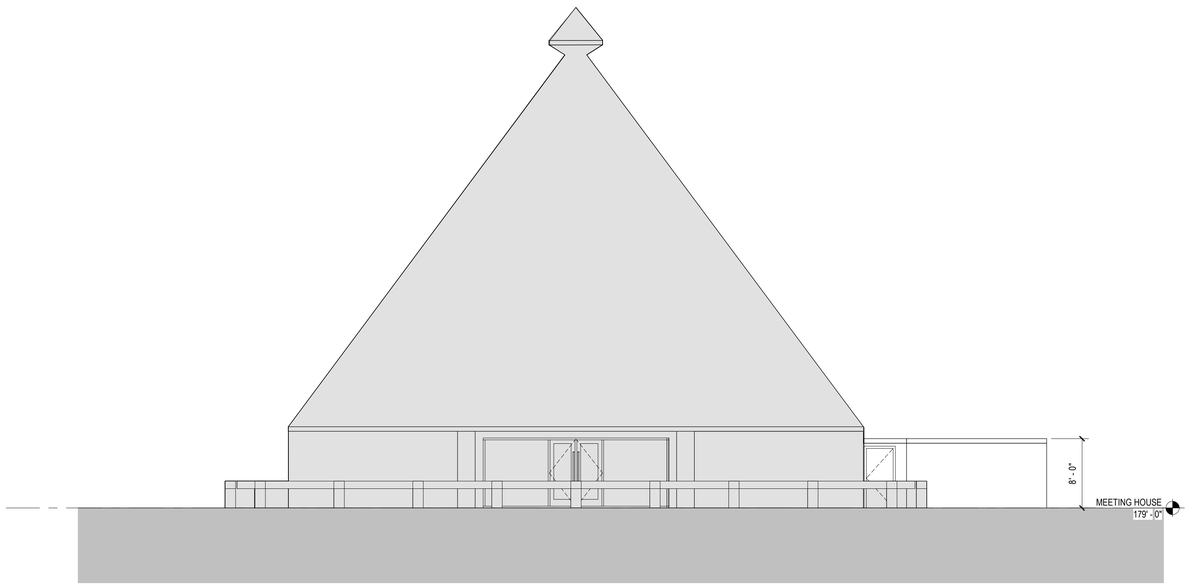
MEETING HOUSE - PLANS

A-10E

MASTERPLAN SUBMITTAL

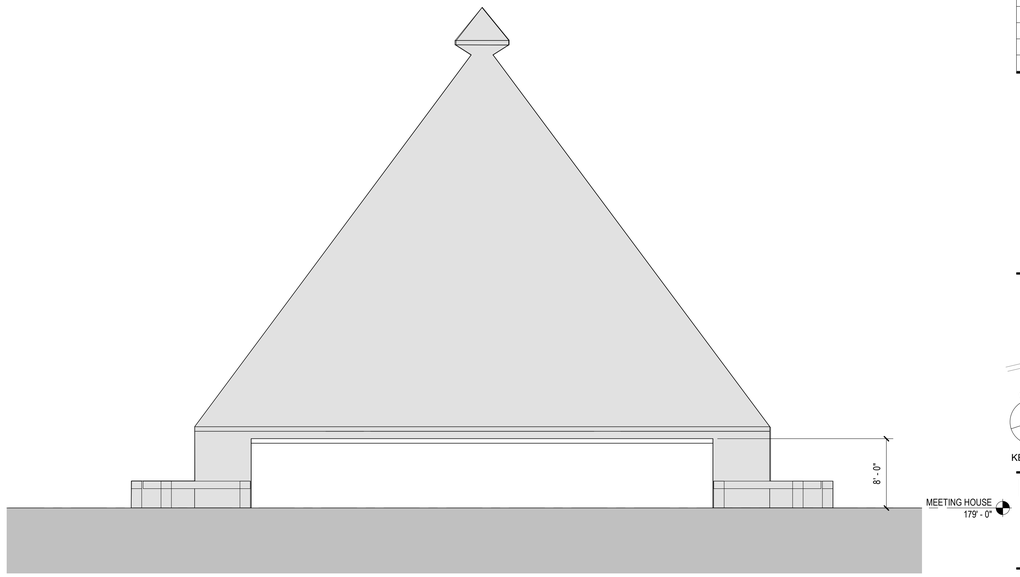
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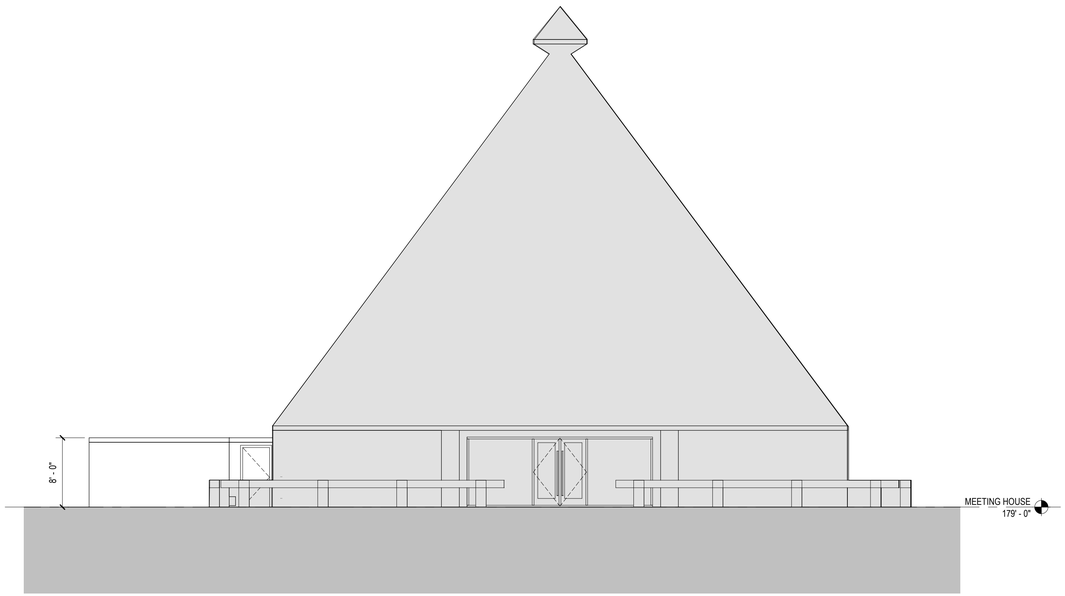
4 MEETING HOUSE & ADDITION - WEST ELEVATION

1/8" = 1'-0"



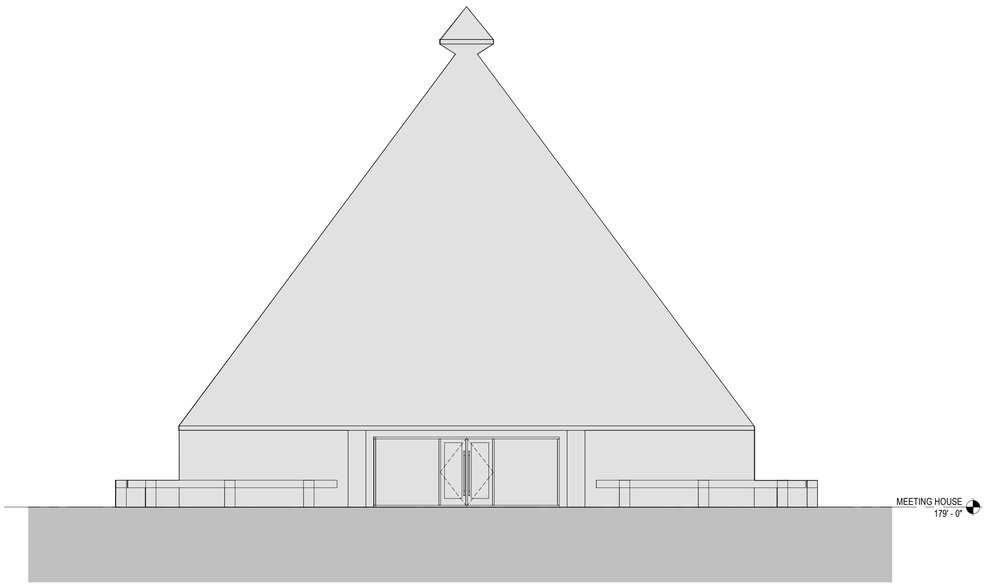
3 MEETING HOUSE & ADDITION - SOUTH ELEVATION

1/8" = 1'-0"



2 MEETING HOUSE & ADDITION - EAST ELEVATION

1/8" = 1'-0"



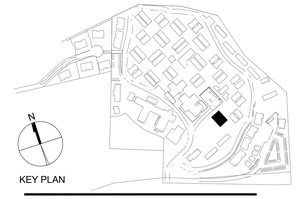
1 MEETING HOUSE - NORTH ELEVATION

1/8" = 1'-0"

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No.	Description	Date

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

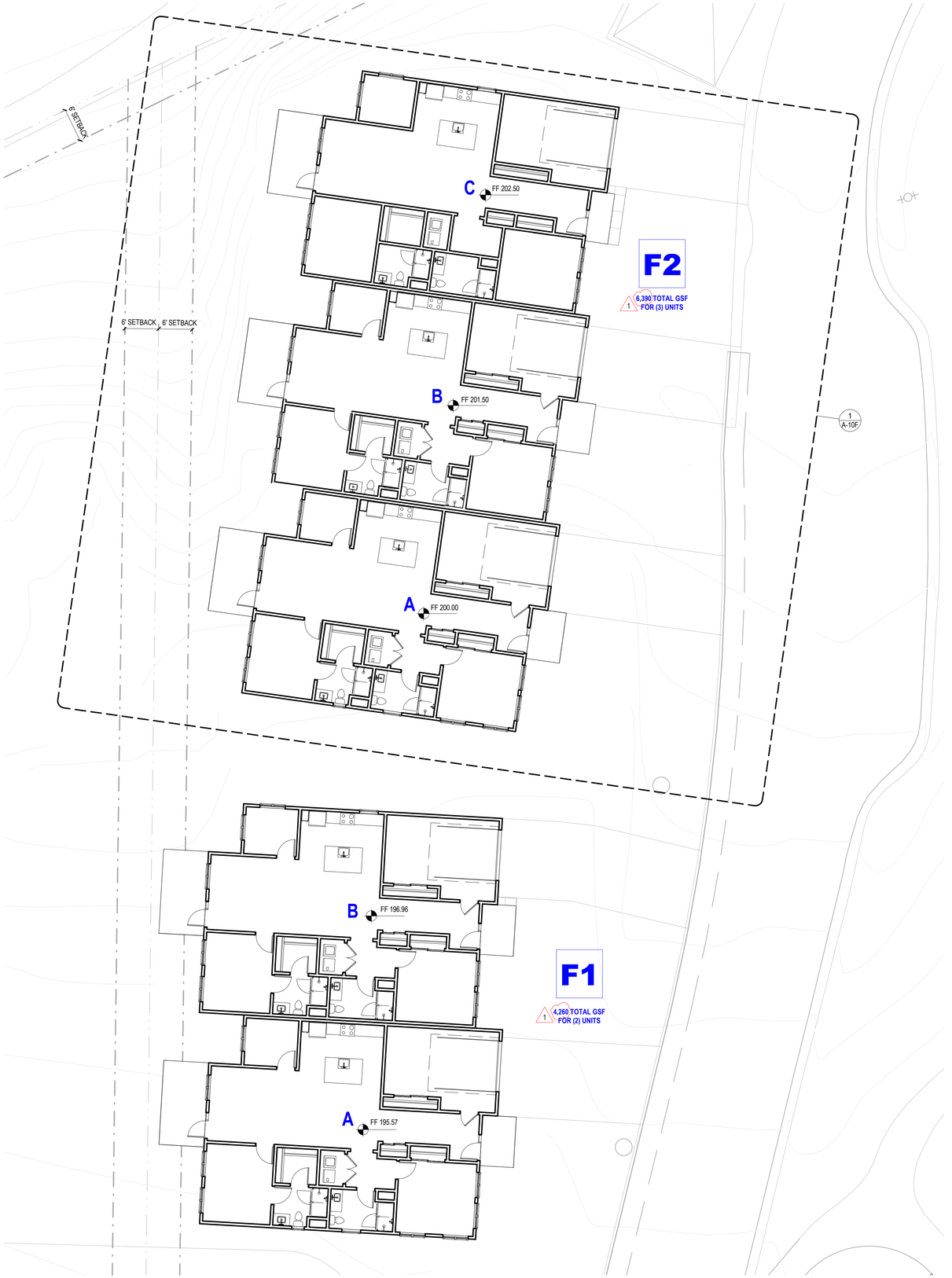
DRAWING TITLE:

MEETING HOUSE - ELEVATIONS

A-11E

MASTERPLAN SUBMITTAL

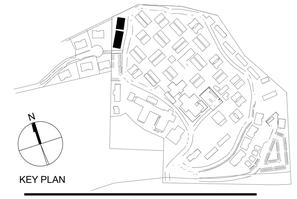
01/09/2025



1 **UPPER DUPLEXES - ENLARGED SITE PLAN**
1" = 10'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

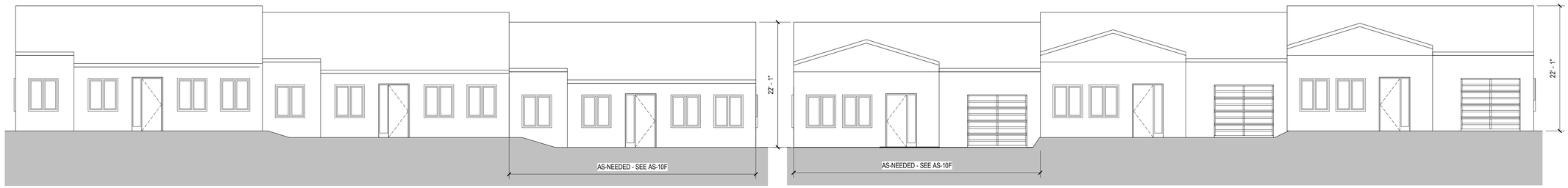
UPPER DUPLEXES

AS-10F

MASTERPLAN SUBMITTAL

01/09/2025

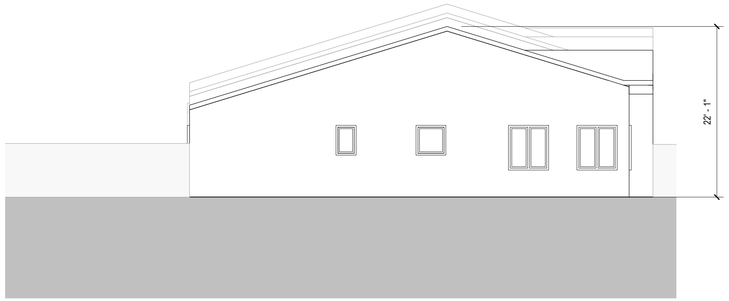
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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

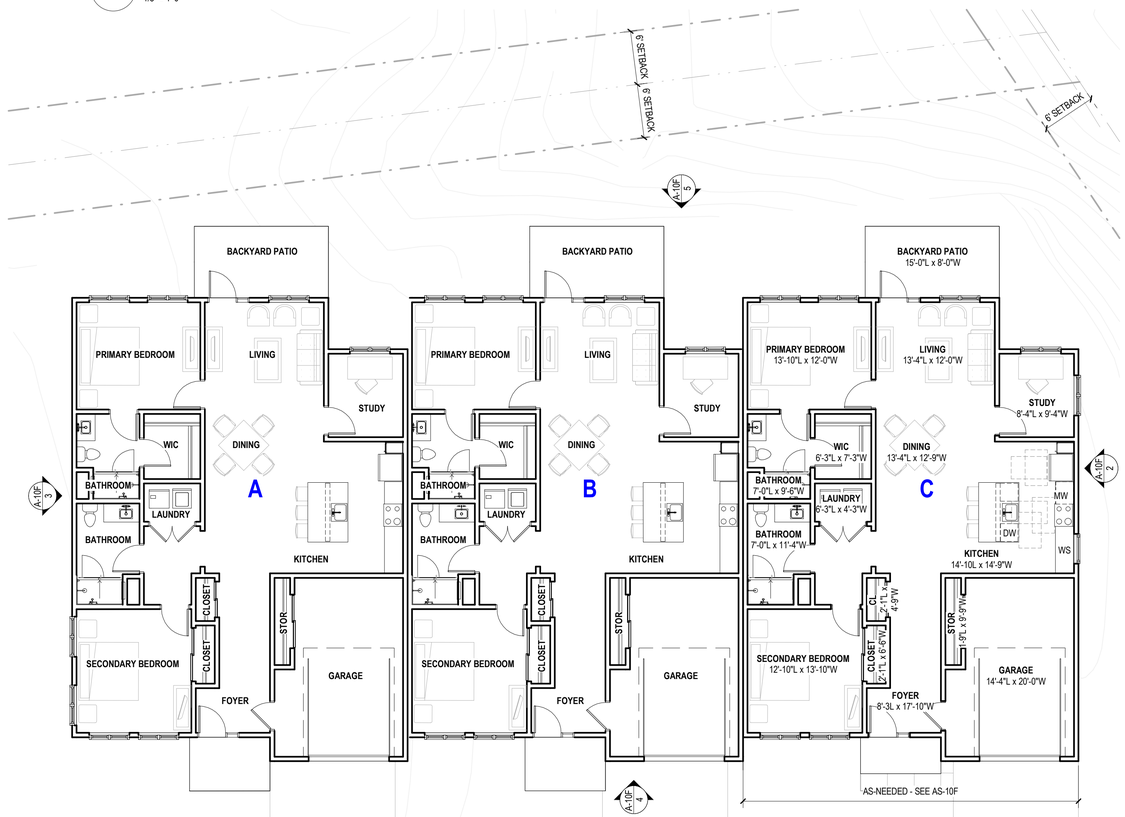
5 UPPER DUPLEXES - NORTH ELEVATION, TYP

1/8" = 1'-0"



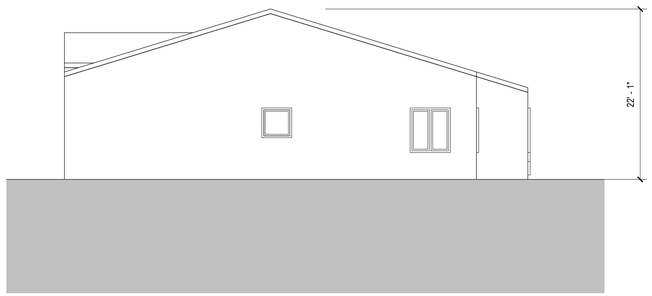
4 UPPER DUPLEXES - SOUTH ELEVATION, TYP

1/8" = 1'-0"



3 UPPER DUPLEXES - WEST ELEVATION, TYP

1/8" = 1'-0"



2 UPPER DUPLEXES - EAST ELEVATION, TYP

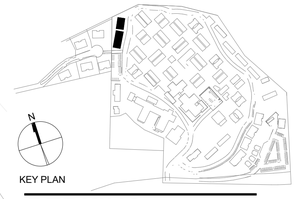
1/8" = 1'-0"

1 UPPER DUPLEXES - ENLARGED BUILDING PLAN

1/8" = 1'-0"

2,130 GSF PER UNIT

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER DUPLEXES - PLANS & ELEVATIONS

A-10F

MASTERPLAN SUBMITTAL

01/09/2025

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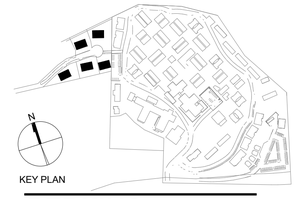
1 **OFFSITE DUPLEXES - ENLARGED SITE PLAN**

1" = 20'-0"

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4/17/2025 10:01:58 PM

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

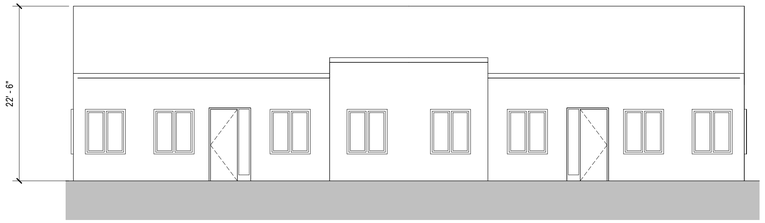
DRAWING TITLE:

5 LOT DUPLEXES - ENLARGED SITE PLAN

AS-10G

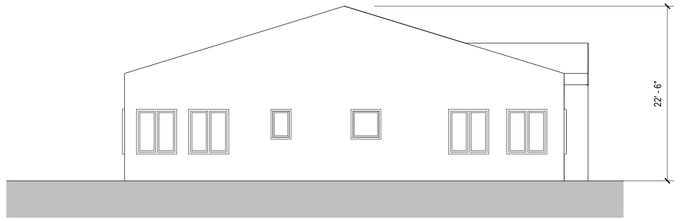
MASTERPLAN SUBMITTAL

01/09/2025



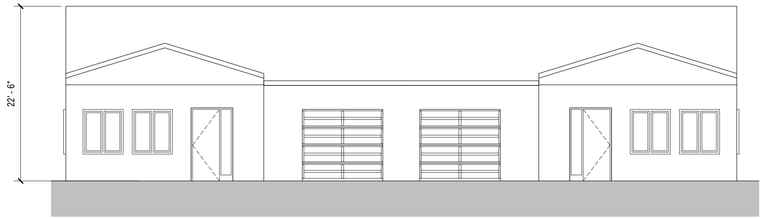
5 OFFSITE DUPLEX - NORTH ELEVATION

1/8" = 1'-0"



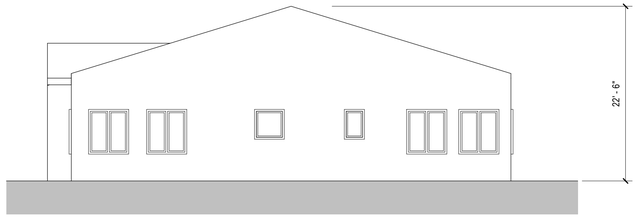
4 OFFSITE DUPLEX - WEST ELEVATION, TYP

1/8" = 1'-0"



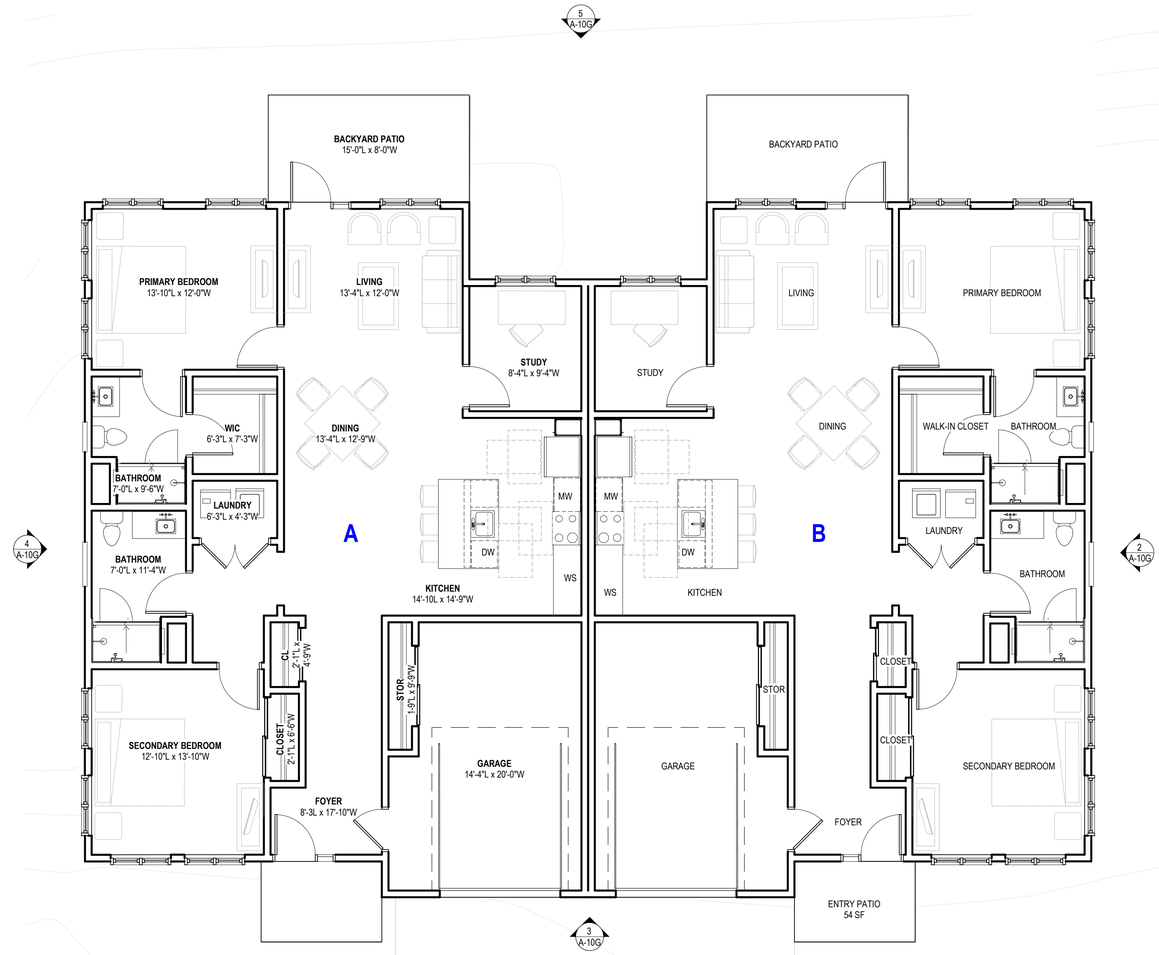
3 OFFSITE DUPLEX - SOUTH ELEVATION, TYP

1/8" = 1'-0"



2 OFFSITE DUPLEX - EAST ELEVATION, TYP

1/8" = 1'-0"



1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN

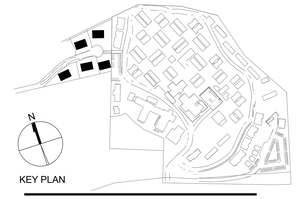
3/16" = 1'-0"

2,130 GSF PER UNIT

1

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
601 California St., Suite 1600
San Francisco, CA 94108
T. +1 415 926 7900

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

5 LOT DUPLEXES - PLANS & ELEVATIONS

A-10G

MASTERPLAN SUBMITTAL

01/09/2025

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GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
      MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
      MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES
   B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE MONTEREY COUNTY.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
   F. THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
4. PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
   FEMA FIRM PANEL: 06053C0340G, DATED 04/02/09
5. INTENTION OF GRADING: CARMEL VALLEY MANOR IMPROVEMENTS INCLUDING CONSTRUCTION OF A NEW 9–UNIT INDEPENDENT LIVING HOUSING COMMUNITY, 5–UNIT INDEPENDENT LIVING HOUSING, VISITORS QUARTERS, A NEW 85 CAR PARKING LOT, A NEW MEMORY CARE FACILITY, A WELLNESS CENTER ADDITION AND REMODEL, AN ADDITION TO THE MEETING HOUSE, AND DEVELOPMENT OF DUPLEXES ON THE NORTH END OF THE PROPERTY.
6. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
7. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
8. 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 ARCHEOLOGIST 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, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 7,800 CY

F = 7,800 CY

BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 4.7 AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
2. THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
   2.1. CLEARING AND STRIPPING
   2.2. REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
   2.3. BULKING/SHRINKAGE
   2.4. OVER–EXCAVATION AND RECOMPACTION
   2.5. UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST–SEPTEMBER OF 2018 WITH SUPPLEMENTAL GROUND SURVEY CONDUCTED IN 2024.
2. BENCHMARK: ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 168.80 WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK, DESIGNATED POINT NUMBER 200, SHOWN HEREON.
3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
8. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

GRADING AND DRAINAGE

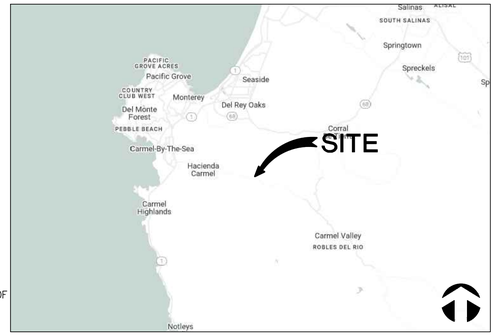
1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS,
   BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876–001
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS SLIGHTLY OVER OPTIMUM.
16. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
17. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
18. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPE AT 2% TO 3% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 8 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. ON–SITE NON–ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
    - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15 AND/OR AN EXPANSION INDEX LESS THAN 20.
    - SOIL SHALL HAVE SUFFICIENT CLAY BINDER TO ALLOW FOR STABLE FOUNDATION AND UTILITY TRENCH EXCAVATIONS
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
	CENTER LINE
100	CONTROL POINT
BM	BENCHMARK
F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
BH–1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
12" OAK	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 25% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
TS	TRAFFIC SIGNAL
G	GAS LINE
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWNSPOUT
SS	SANITARY SEWER LINE (GRAVITY)
SSFM	SANITARY SEWER FORCE MAIN
SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
	UTILITY VAULT

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
℄	CENTERLINE
CL	CENTERLINE; CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE



VICINITY MAP

CIVIL SHEET INDEX

C–001	CIVIL COVER SHEET
C–002	NOTES AND DETAILS
C–003	NOTES AND DETAILS
C–010AB	HILLSIDE DUPLEXES, GUEST UNITS – DEMOLITION PLAN
C–010C	MEMORY CARE – DEMOLITION PLAN
C–010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C–010FG	LOT DUPLEXES, UPPER DUPLEXES – DEMOLITION PLAN
C–100	CIVIL OVERALL SITE PLAN
C–100AB	GRADING AND DRAINAGE PLAN – PARKING, HILLSIDE AND GUEST UNITS
C–100C	GRADING AND DRAINAGE PLAN – MEMORY CARE
C–100DE	GRADING AND DRAINAGE PLAN – FITNESS CENTER & MEETING HOUSE ADDTIONS
C–100FG	GRADING AND DRAINAGE PLAN – LOT DUPLEXES, UPPER DUPLEXES
C–200	EROSION AND SEDIMENT CONTROL PLAN – NOTES & DETAILS
C–201	PRE–EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C–202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C–300	CONSTRUCTION MANAGEMENT PLAN

1

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

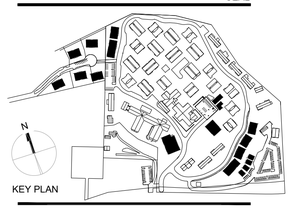
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

REGISTERED PROFESSIONAL ENGINEER * R. P. WEBER * No. 5529 * CIVIL * STATE OF CALIFORNIA

SEAL



KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923
APN: 169-061-012-000

PROJECT No: 3718.04

DRAWING TITLE:

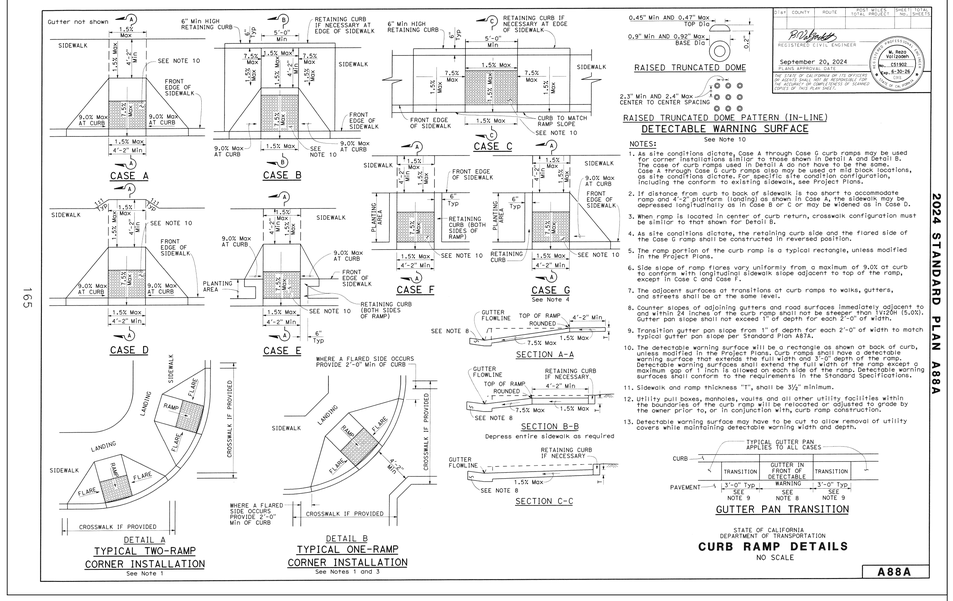
CIVIL COVER SHEET

C-001

MASTERPLAN SUBMITTAL

01/09/2025

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NOTES:

1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. The case of curb ramps used in Details A do not have to be the same. Case A, Case B, Case C, Case D, Case E, Case F, and Case G are options, as site conditions dictate. For specific site condition configuration, including the conform to existing sidewalk, see Project Plans.
2. If distance from curb to back of sidewalk is too short to accommodate the full length of the curb ramp, the curb ramp may be shortened, may be depressed longitudinally as in Case B or C or may be widened as in Case D.
3. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb side and the flared side of the Case G ramp shall be constructed in reversed position.
5. The ramp portion of the curb ramp is a typical rectangle, unless modified in the Project Plans.
6. Side slope of ramp flares vary uniformly from a maximum of 9.0% at curb to conform with longitudinal sidewalk slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.
8. Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24 inches of the curb ramp shall not be steeper than 1V:20H (5.0%). Gutter pan slope shall not exceed 1" of depth for each 2'-0" of width.
9. Transition gutter pan slope from 1" of depth for each 2'-0" of width to match typical gutter pan slope per Standard Plan A87A.
10. The detectable warning surface will be a rectangle as shown at back of curb, at the bottom of the curb ramp, or at the street edge. Provide a detectable warning surface that extends the full width and 3'-0" depth of the ramp. Detectable warning surfaces shall extend the full width of the ramp except a maximum gap of 1 inch is allowed on each side of the ramp. Detectable warning surfaces shall conform to the requirements in the Standard Specifications.
11. Sidewalk and ramp thickness "T", shall be 3½" minimum.
12. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
13. Detectable warning surface may have to be cut to allow removal of utility covers while maintaining detectable warning width and depth.

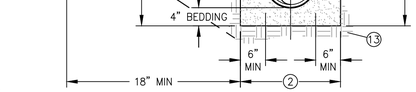
STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURB RAMP DETAILS
NO SCALE

A88A

2024 STANDARD PLAN A88A

DIST	COUNTY	ROUTE	POST MILE(S) TOTAL PROJECT	SHEET NO.	TOTAL SHEETS NO.

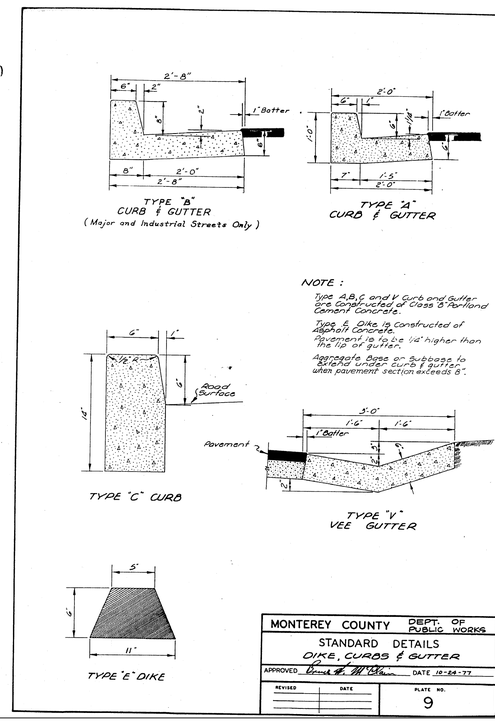
REGISTERED CIVIL ENGINEER — DATE: September 20, 2024
PLANS APPROVAL DATE
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



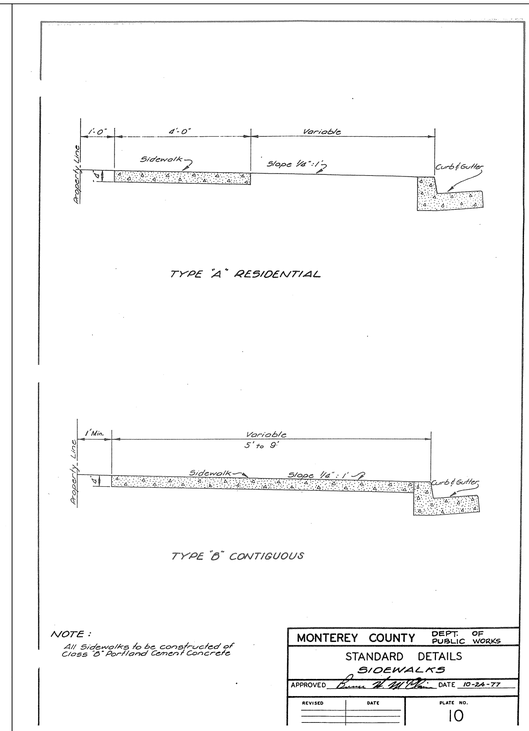
KEYNOTES

1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487–10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487–17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"–WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON–METALLIC WATER AND GAS PIPES 4"–DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1–1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5–SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

1 — PRIVATE UTILITY TRENCHING
SCALE: NONE



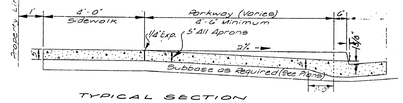
MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
DIKE, CURBS & GUTTER
APPROVED [signature] DATE 10-24-77
REVISED | DATE | PLATE NO. 9



NOTE :
All Sidewalks to be constructed of Class "A" Portland Cement Concrete

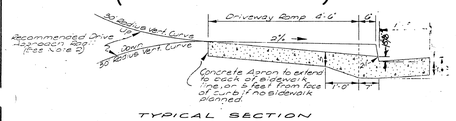
MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
SIDEWALKS
APPROVED [signature] DATE 10-24-77
REVISED | DATE | PLATE NO. 10

STANDARD STREET DRIVEWAY (FLAT TERRAIN)



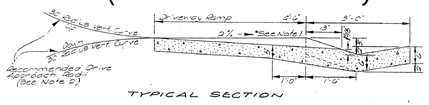
TYPICAL SECTION

MODIFIED STANDARD STREET DRIVEWAY (ROLLING TERRAIN)



TYPICAL SECTION

STANDARD SIDEHILL STREET DRIVEWAY (MOUNTAINOUS TERRAIN)



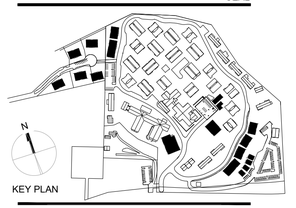
TYPICAL SECTION

NOTE :
1. May be warped up or down 5% from level low side of street basin to higher than back of sidewalk.
2. Driveway design approach slope on back of sidewalk line should be filled to grade of 5% minimum (curve to begin at least 2½ feet from property line) and 25% maximum. Architectural interior slope factors may change this.

MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
CONCRETE DRIVEWAYS
APPROVED [signature] DATE 10-24-77
REVISED | DATE | PLATE NO. 12

No.	Description	Date

SEAL



Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.5225
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

NOTES AND DETAILS

C-002

MASTERPLAN SUBMITTAL

01/09/2025

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C0.dwg mrisenhoover Apr 15, 2025 – 5:54pm

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D–2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D–3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D–1785, SCH 40; ASTM D–3034, SDR 35 OR SDR 26; OR ASTM D–2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D–2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M–27 OR ASTM D–2729.

POND LINER

POND LINER SHALL BE 30–MIL HDPE OR PVC. SEAMS SHALL BE OVERLAPPED AND SEALED AS RECOMMENDED BY THE LINER MANUFACTURER.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

BIORETENTION POND

SEE BIORETENTION POND DETAIL FOR BIORETENTION POND AND SOIL MIX SPECIFICATIONS.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C–990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C–923 OR ASTM C–1478 (FOR PVC PIPE), OR ASTM F–2510 (FOR HDPE TYPE 'S' PIPE).

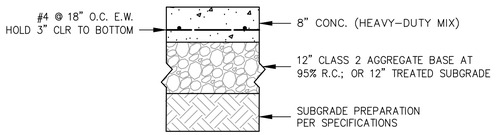
THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF–BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"–THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"–27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT– OR LOCK–DOWN

INLET SCHEDULE

TYPE 103BR: x	COMBINATION INLET PER CITY OF MONTEREY STANDARD DETAIL 103 BR. FRAME: 18–8S.
12"CB:	12" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED CAST IRON FLAT GRATE.
12"CB–ADA:	SAME AS 12"DI, EXCEPT WITH ADA–COMPLIANT GALVANIZED STEEL FLAT GRATE
18"CB:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
36"CB:	36" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H–20 LOAD RATED GALVANIZED STEEL FRAME AND FLAT GRATE.
6"AD:	6"–DIA ROUND OR 6"x6" SQUARE DRAIN INLET WITH BLACK HDPE GRATE. ADS OR NDS 6" DROP–IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.
6"AD–DOME: x	SAME AS 6"AD EXCEPT WITH DOMED HDPE GRATE. GRATE ELEVATION SHOWN ON PLANS IS MEASURED AT THE TOP OF FRAME, NOT AT THE TOP OF THE ELEVATED PORTION OF GRATE.
6"AD–BZ: x	SAME AS 6"AD EXCEPT WITH 6"–DIA ROUND BRONZE DRAIN INLET WITH ADA COMPLIANT SQUARE HEEL–PROOF OPENINGS AND SCREW–DOWN GRATE. ZURN Z(ZB)400BZ–6BZ, OR APPROVED EQUAL. PIPE RISER SHALL BE 4 INCHES IN DIAMETER.
8"AD:	CHRISTY F08BOX (IN PLANTER AREAS) OR FL08TBOX (IN CONC. PEDESTRIAN AREAS) WITH CHRISTY V1–71C CAST IRON ADA–COMPLIANT GRATE, OR EQUIVALENT. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER. GROUT ANNULAR SPACE BETWEEN PIPE RISER AND BOX (MIN 4" DEEP), AND SLOPE TO DRAIN INTO PIPE.
4"TD:	4"–WIDE TRENCH DRAIN WITH DECORATIVE GRATE PER.
4"TD:	4"–WIDE THROAT, MIN. 8" DEEP TRENCH DRAIN WITH BUILT–IN SLOPE (MIN. 0.5%). PRODUCT: MEA–JOSAM OR EQUIVALENT. FRAME AND GRATE: . OUTLET: 4"–DIA. BOTTOM OUTLET.



1 -- HEAVY-DUTY CONCRETE VEHICULAR PAVING
SCALE: NONE

DEMOLITION

REMOVAL OF PAVEMENTS AND STRUCTURES

ALL EXISTING PAVEMENT, STRUCTURES AND FOOTINGS WITHIN THE LIMITS OF WORK NOT SHOWN TO BE RETAINED SHALL BE REMOVED AND RESULTING VOIDS SHALL BE BACKFILLED WITH ENGINEERED FILL OR CONTROLLED DENSITY FILL.

SAWCUTTING

MARK THE PLANNED SAWCUT LOCATIONS IN THE FIELD AND NOTIFY THE ENGINEER FOR THEIR REVIEW. THE ENGINEER MAY REVISE THE SAWCUT LIMITS BASED ON ACTUAL FIELD CONDITIONS, SUCH AS TO COINCIDE WITH EXISTING JOINTS. SAWCUTTING SHALL BE DONE SO AS TO PROVIDE A STRAIGHT, NEAT EDGE. WHERE CONSTRUCTION OPERATIONS CAUSE DAMAGE BEYOND THE LIMITS OF A COMPLETED SAWCUT LINE, THE DAMAGED AREA SHALL ALSO BE REMOVED AND REPLACED TO A NEAT, SAWCUT EDGE.

SAWCUT ASPHALT CONCRETE AND CONCRETE CURBS, GUTTERS, SIDEWALK, RAMPS, DRIVEWAYS, AND CROSS–GUTTERS FULL–DEPTH AT THE LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY THE ENGINEER IN THE FIELD. SAWCUT LINES IN CONCRETE PAVEMENTS SHALL COINCIDE WITH EXISTING SCORE MARKS OR JOINTS WHERE POSSIBLE.

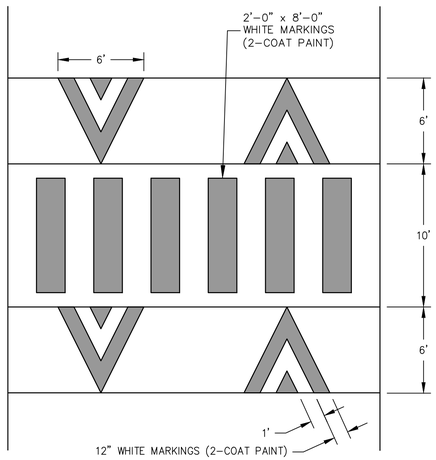
SAWCUT SLURRY SHALL BE VACUUMED AND SHALL NOT BE ALLOWED TO RUN OUT OF THE WORK AREA.

UTILITY REMOVAL AND ABANDONMENT

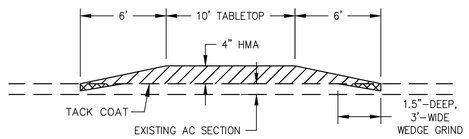
PIPES 4" AND LARGER, VAULTS, RISERS, BOXES, INLETS, ETC., WHICH ARE NOT TO BE RETAINED IN SERVICE SHALL BE COMPLETELY REMOVED FROM WITHIN THE WORK AREA. PIPES SMALLER THAN 4" MAY BE ABANDONED IN PLACE BY CAPPING BOTH ENDS OF THE PIPE, UNLESS OTHERWISE NOTED.

UTILITY COVER ADJUSTMENTS

ADJUST TO GRADE ALL UTILITY COVERS AND BOXES, AND SURVEY MONUMENT BOXES, WITHIN THE WORK AREA, UNLESS THE COVER OR BOX WILL BE ADJUSTED TO GRADE BY THE UTILITY OWNER, OR AS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER. SALVAGE EXISTING COVERS AND BOXES AND FURNISH AND INSTALL NEW COVERS AND BOXES, UNLESS THE THE EXISTING COVER OR BOX IS SPECIFICALLY APPROVED FOR REUSE BY THE ENGINEER. PROVIDE SALVAGED COVERS AND BOXES TO THE UTILITY OWNER.

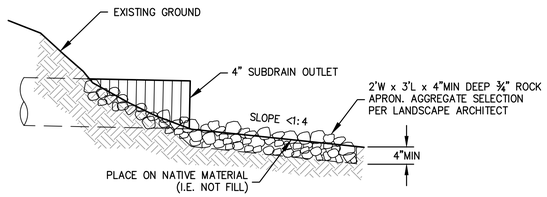


PLAN VIEW

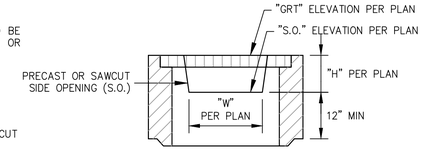


SECTION VIEW

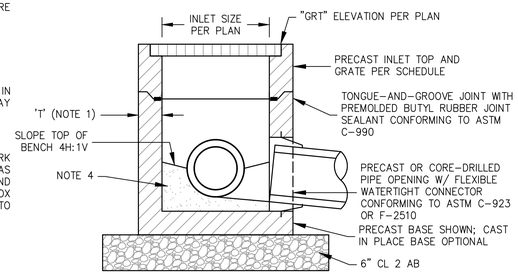
2 - SPEED TABLE, OPTION 'B'
SCALE: NONE REF: 2014 MUTCD, FIG 3B–30



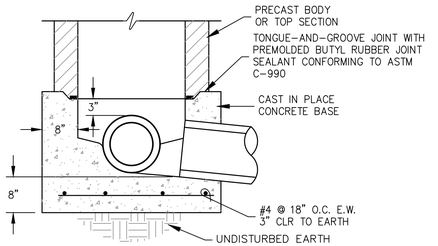
3 -- SUBDRAIN OUTLET EROSION PROTECTION
SCALE: NONE



SIDE OPENING



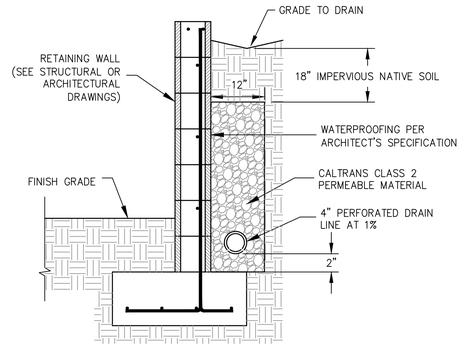
PRECAST DRAIN INLET



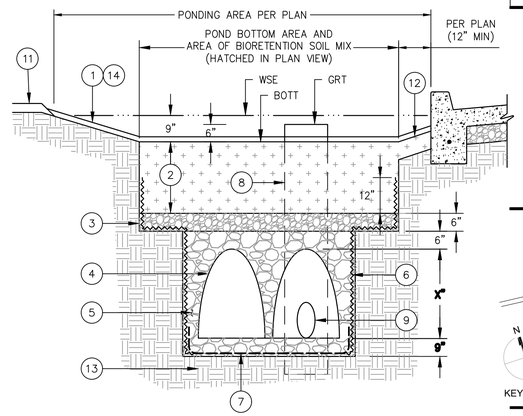
OPTIONAL CAST–IN–PLACE BASE

NOTES:
1. WALL 'T'=4" FOR 12" INLETS, T=5" FOR 15"–27" INLETS, AND T=6" FOR 30" AND LARGER INLET SIZES.
2. CAST IN PLACE CONCRETE AND PRECAST CONCRETE DRAIN INLETS SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" OF THE STANDARD SPECIFICATIONS, AND THESE SPECIFICATIONS.
3. PRECAST MEMBERS SHALL CONFORM TO SECTION 70–1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.
4. THE FLOW LINE OF CONCRETE INLETS, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE WITH BENCH AT THE PIPE SPRING LINE. PRECAST INLET INVERT PAVING THICKNESS SHALL BE AT LEAST 3" BELOW THE BOTTOM OF THE LOWEST PIPE.
5. STRUCTURES SHALL BE H–20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.
6. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST UNIT BASE.
7. CAST–IN–PLACE CONCRETE MAY BE UTILIZED IN LIEU OF PRECAST BOX IF APPROVED BY THE ENGINEER. SUBMIT SHOP DRAWINGS.
8. ADA–COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PEDESTRIAN PATH OF TRAVEL. ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA–COMPLIANT.

4 - PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



5 -- WALL DRAIN
SCALE: NONE



DRAFT
KEYNOTES

1. X" AGED COMPOST MULCH (USE WITHIN THE ENTIRE PONDING LIMITS): SEE SPECIFICATIONS.
2. 24" BIORETENTION SOIL MIX (BSM): SEE SPECIFICATIONS.
3. X" GRAVEL FILTER COURSE: WASHED CALTRANS CLASS 2 PERMEABLE MATERIAL
4. CHAMBER SYSTEM: STORMTECH MC–3500 CHAMBERS OR APPROVED EQUAL; SEE SPECIFICATIONS.
5. STONE BACKFILL AROUND CHAMBERS: WASHED CRUSHED STONE, GRADATION PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS.
6. FILTER FABRIC: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, MIRAFI 160N OR BETTER. PLACE FABRIC ON SIDE AND END WALLS OF CHAMBER EXCAVATION AND EXTEND 12" ABOVE GRAVEL FILTER COURSE". TUCK FABRIC 12" ALONG BOTTOM OF CHAMBER EXCAVATION UNDER THE GEONET. OTHER THAN THIS 12" OF FABRIC, DO NOT PLACE FILTER FABRIC HORIZONTALLY, ON TOP OF OR BELOW ROCK.
7. GEONET: PER CHAMBER SYSTEM MANUFACTURER'S RECOMMENDATIONS, ADS TN220 OR BETTER. PLACE GEONET ON BOTTOM OF EXCAVATION AND MIN 12" UP SIDE AND END WALLS, OVERLAPPING AT LEAST 12" WITH THE FILTER FABRIC ON THE SIDE WALLS.
8. OVERFLOW INLET: 24"x24" FLAT GRATE INLET: SEE DRAIN INLET SCHEDULE. NO JOINTS ARE ALLOWED IN INLET BODY FOR DRAIN INLETS WITHIN BIORETENTION PONDS. (A JOINT IS ALLOWED BETWEEN THE BASE AND THE BODY SECTION ONLY.)
9. CONNECT CHAMBERS TO OVERFLOW INLET WITH MIN. 24"–LONG SECTION OF 18"–DIA. NON–PERFORATED HDPE TYPE 'S' PIPE
10. CAST IN PLACE DRAIN INLET BASE SHALL BE EXCAVATED MIN. 8" INTO UNDISTURBED SOIL. FOR PRECAST BASE, PROVIDE MIN. 8" FOUNDATION OF CALTRANS CLASS 1A PERMEABLE MATERIAL.
11. GENERAL MULCH (OUTSIDE PONDING LIMITS): S.L.D.
12. USE BSM TO BACKFILL BETWEEN CONCRETE FLATWODK AND POND, WHERE BACKFILL IS REQUIRED.
13. PROTECT THE POND EXCAVATION SUBGRADE FROM CONSTRUCTION SEDIMENT AND COMPACTION. DO NOT OVER–EXCAVATE AND RECOMPACT POND SUBGRADE. DO NOT PLACE ENGINEERED FILL SOIL WITHIN THE POND EXCAVATION. SEE SPECIFICATIONS.
14. POND SIDE SLOPES SHALL BE 3H:1V OR FLATTER.

GRADE CALLOUTS (SEE PLAN)

LAG – LOWEST ADJACENT GRADE
WSE – DESIGN MAXIMUM WATER SURFACE ELEVATION
GRT – OVERFLOW GRATE ELEVATION
BOTT – POND BOTTOM ELEVATION

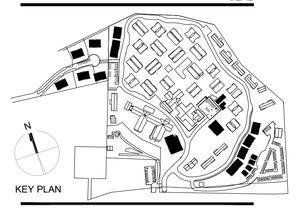
GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
2. NO WEED FABRIC, CHEMICAL FERTILIZERS OR HERBICIDES WITHIN THE PONDING AREA.
3. LOWEST ADJACENT GRADE MUST BE ABOVE THE DESIGN MAXIMUM WATER SURFACE ELEVATION.

1
6 - BIORETENTION POND W/ STORMTECH CHAMBERS
NOT TO SCALE

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL



Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

NOTES AND DETAILS

C-003

MASTERPLAN SUBMITTAL

01/09/2025

T:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C0.dwg mrisiera Apr 15, 2025 – 5:34pm

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

LEGEND

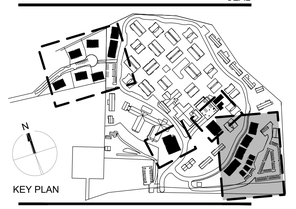
- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

No.	Description	Date

SEAL



Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN

SCALE: 1" = 20'

C-010AB

MASTERPLAN SUBMITTAL

01/09/2025

Know what's below. Call before you dig.

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE
- DEMOLISH EX. CONCRETE CURB/C&G
- SC — SAWCUT

KEYNOTES (#)

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25. DEMOLISH AC DIKE
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27. PROTECT IN PLACE

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

PROTECT IN PLACE SSMH

PROTECT IN PLACE SDDI

PROTECT IN PLACE GAS LINE

PROTECT IN PLACE SDDI

PROTECT IN PLACE ELECTRICAL LINE AND STREET LIGHT

PROTECT IN PLACE 12" SD

20 121 LF

Know what's below. Call before you dig.

SCALE: 1" = 10'

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

MEMORY CARE - DEMOLITION PLAN

C-010C

MASTERPLAN SUBMITTAL

01/09/2025

LEGEND

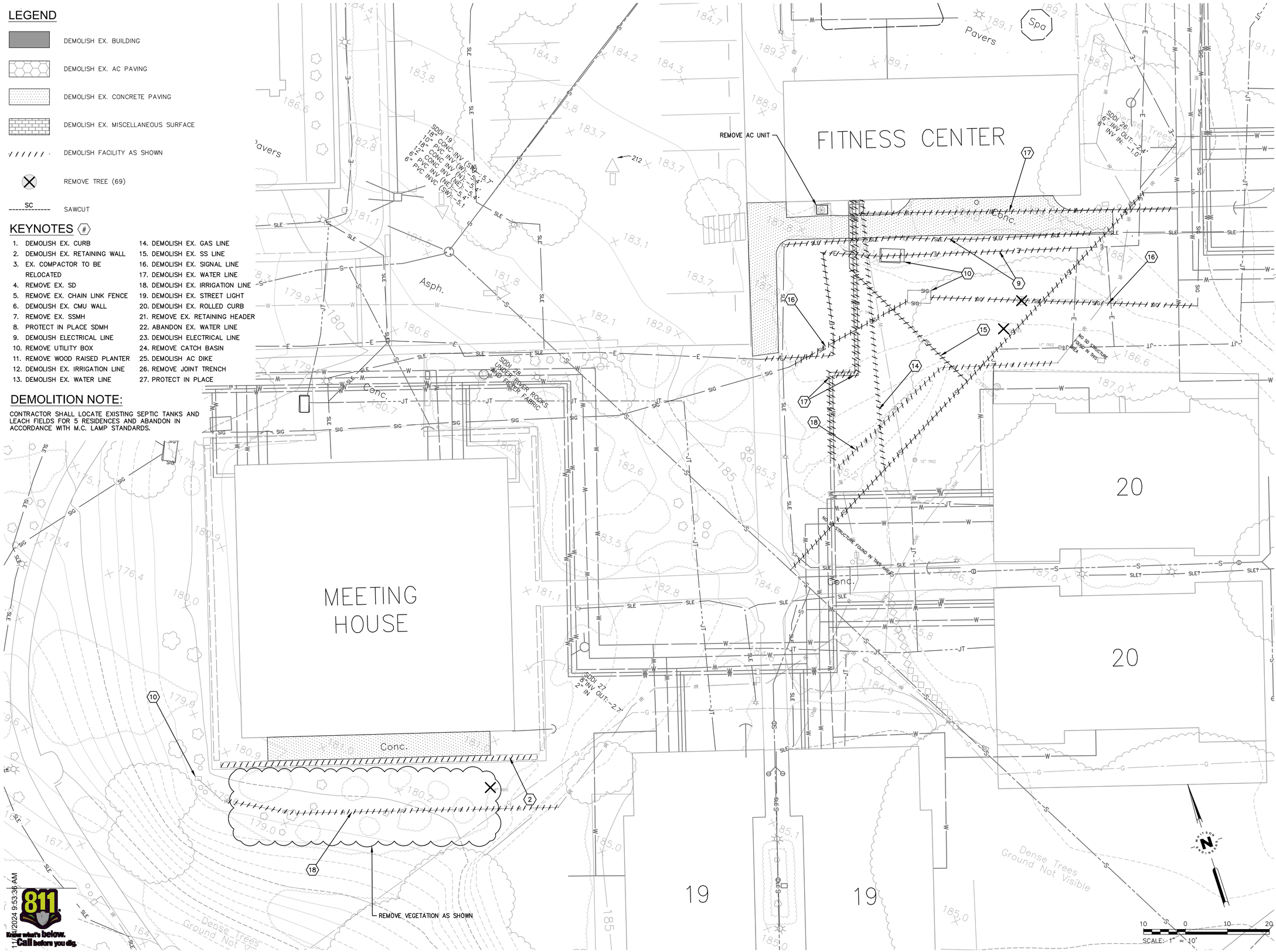
- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH FACILITY AS SHOWN
- REMOVE TREE (69)
- SC SAWCUT

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DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.



811 Know what's below. Call before you dig.

11/7/2024 9:53:36 AM

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN

C-010DE

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 10'

LEGEND

- DEMOLISH EX. BUILDING
- DEMOLISH EX. AC PAVING
- DEMOLISH EX. CONCRETE PAVING
- DEMOLISH EX. MISCELLANEOUS SURFACE
- DEMOLISH UTILITY AS SHOWN
- REMOVE TREE (24)
- DEMOLISH EX. CONCRETE CURB/C&G
- SC — SAWCUT

KEYNOTES (#)

1. DEMOLISH EX. CURB
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26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE

DEMOLITION NOTE:

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

811 Know what's below. Call before you dig.

EXCEPTION 10
R2365 P124

No.	Description	Date

SEAL

KEY PLAN

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.922
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN

C-010FG

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 20'

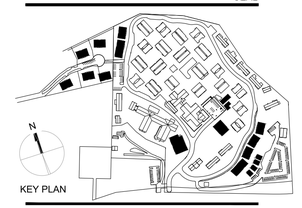
No.	Description	Date



60 0 60 120

SCALE: 1" = 60'

SEAL



KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

CIVIL OVERALL SITE PLAN

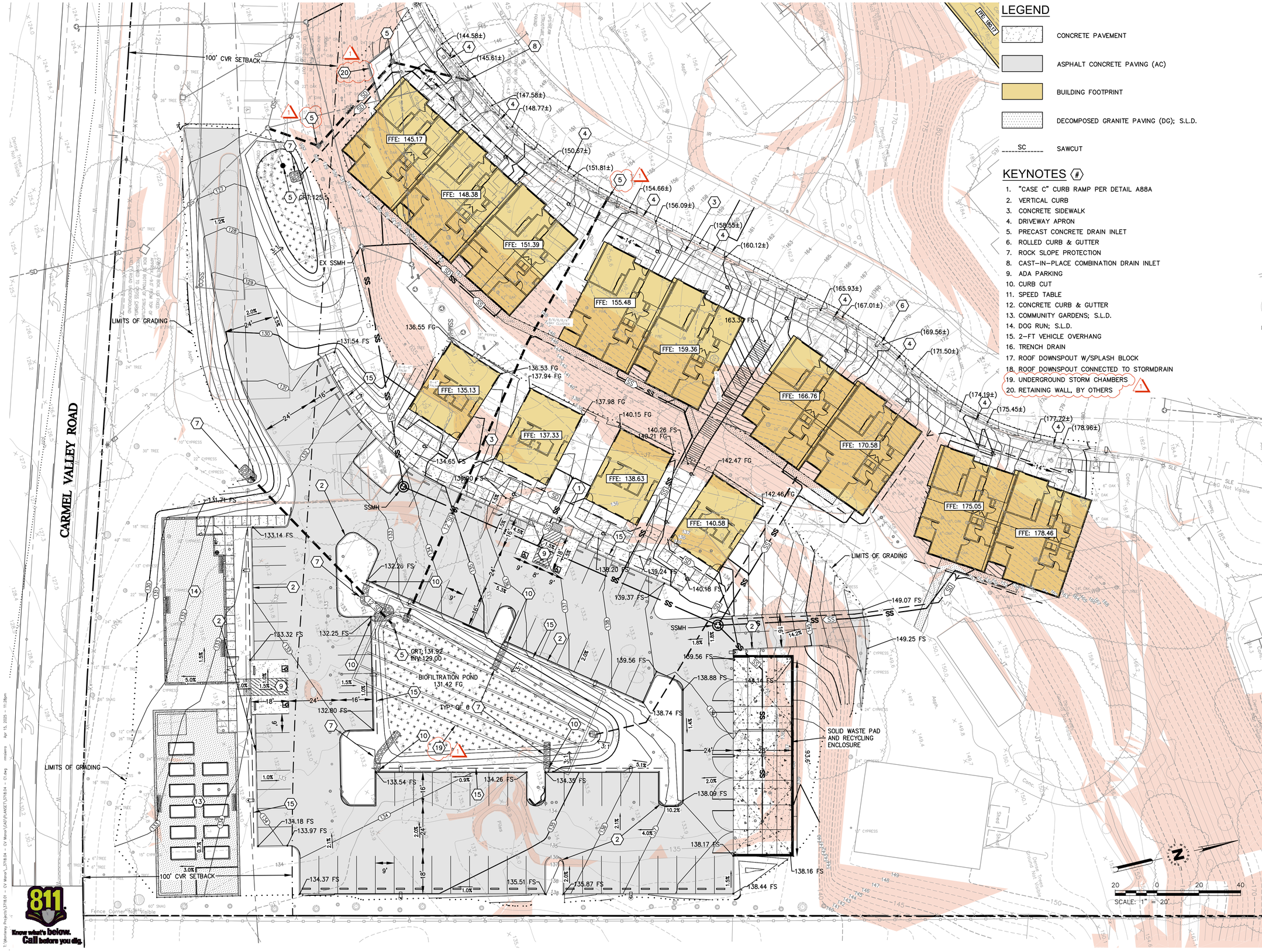
C-100

MASTERPLAN SUBMITTAL

01/09/2025

811 Know what's below. Call before you dig.

I:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - CI.dwg mrivera Apr 15, 2025 - 5:51pm



LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

KEY PLAN

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS

C-100AB

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

F:\Monterey Projects\3718.01 – CV Manor_3718.04 – CV Manor\CAD\PLANSET\3718.04 – C1.dwg rmisiens Apr 15, 2025 – 11:28pm

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
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425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN - MEMORY CARE

C-100C

MASTERPLAN SUBMITTAL

01/09/2025

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC SAWCUT

KEYNOTES (#)

1. "CASE C" CURB RAMP PER DETAIL A88A
2. VERTICAL CURB
3. CONCRETE SIDEWALK
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6. ROLLED CURB & GUTTER
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8. CAST-IN-PLACE COMBINATION DRAIN INLET
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15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE

MEMORY CARE
FF:160.26

PATIO

STORM WATER BIOFILTRATION FACILITY

10' WIDE UTILITY EASEMENT

2' CONFORM TYP.

EXISTING DI TO REMAIN

SCALE: 1" = 10'

Know what's below. Call before you dig.

T:\Monterey Projects\3718.01 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mrisenro Apr 15, 2025 - 10:04pm

LEGEND

- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG)
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19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE

EX. FITNESS CENTER

FFE: 189.00

EX. MEETING HOUSE

FFE: 180.17

EX. WALL TO REMAIN

EX. DI TO REMAIN

(188.07±) SC (188.51±) (189.05±) (189.10±) 188.98 FS (189.01±) (188.83±) (186.62±) 187.0 FG (186.69±) 1.5% SC 186.48 FS (187.06±) (187.05±)

Dense Trees Ground Not Visible

Pavers

Asph.

Conc.

INV. 7'8"

SDD 19 18" CONC INV (S)-5.97 10" PVC INV (N)-5.5 18" CONC INV (NE)-5.4 6" PVC INVC (SW)-5.1

SDMH 'C' 6" INV NE-7.0' 6" INV N-7.11' 6" INV OUT-7.11'

SDD 20 8" INV IN-2.7' 8" INV OUT-2.7'

Structure found in poor condition

Please Not Visible

811 Know what's below. Call before you dig.

11/4/2024 9:53:36 AM

I:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mrobarra Apr 15, 2025 - 11:31pm

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL

KEY PLAN

Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:
GRADING AND DRAINAGE PLAN FITNESS CENTER & MEETING HOUSE ADDITIONS

C-100DE

MASTERPLAN SUBMITTAL

01/09/2025

SCALE: 1" = 10'

LEGEND

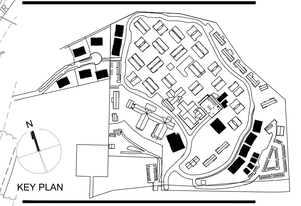
- CONCRETE PAVEMENT
- ASPHALT CONCRETE PAVING (AC)
- BUILDING FOOTPRINT
- DECOMPOSED GRANITE PAVING (DG); S.L.D.
- SC — SAWCUT

KEYNOTES ⟨#⟩

1. "CASE C" CURB RAMP PER DETAIL A88A
2. VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE
22. STORMWATER FACILITY

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025

SEAL



Whitson ENGINEERS

Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
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MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN LOT DUPLEXES UPPER DUPLEXES

C-100FG

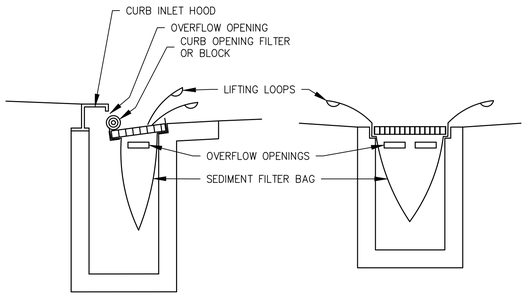
MASTERPLAN SUBMITTAL

01/09/2025

Know what's below. Call before you dig.

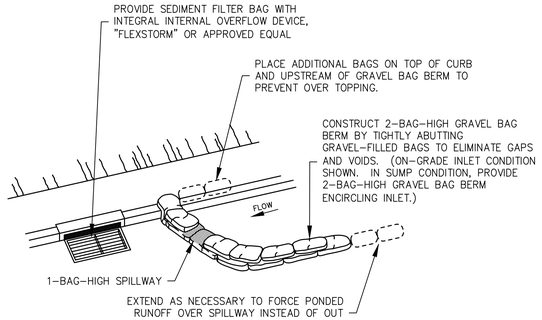
SCALE: 1" = 20'

T:\Monterey Projects\3718.01 - CV Manor_3718.04 - CV Manor\CAD\PLANSET\3718.04 - C1.dwg mwarns Apr 16, 2025 - 3:55pm

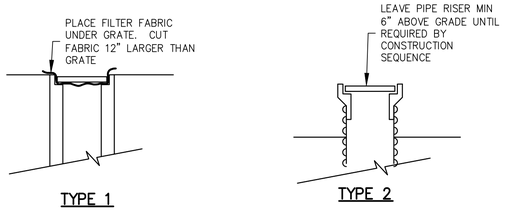


TYPE 5 (COMBINATION INLET)

TYPE 5 (FLAT GRATE INLET)



TYPE 3



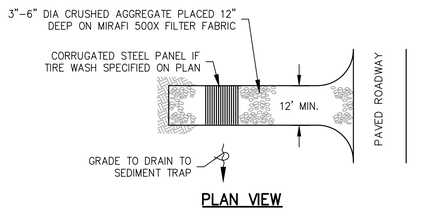
TYPE 1

TYPE 2

NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 -- STORM DRAIN INLET PROTECTION

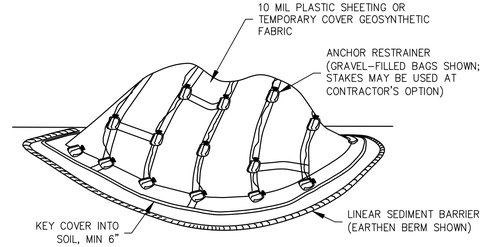
SCALE: NONE



PLAN VIEW

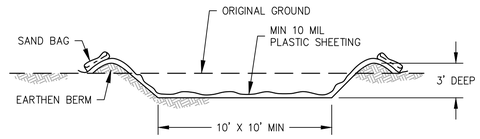
TC-1 -- STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



WM-3 -- TEMPORARY COVER ON STOCKPILE

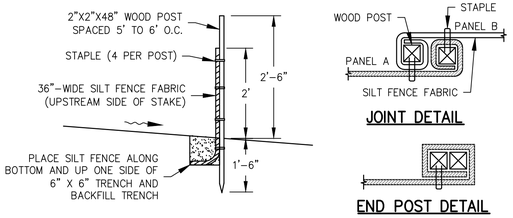
SCALE: NONE



NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

WM-8 -- TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE



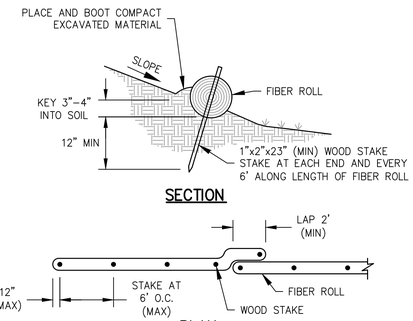
JOINT DETAIL

END POST DETAIL

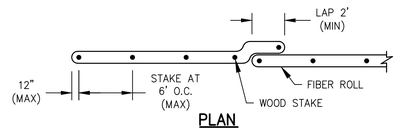
NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 -- TEMPORARY SILT FENCE

SCALE: NONE



SECTION



PLAN

NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 -- FIBER ROLL

SCALE: NONE

GENERAL

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 4.7 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
4. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

   BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES

CONTRACTOR-PROVIDED QSD AND QSP

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

THE CONSTRUCTION CONTRACTOR SHALL:

1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT
3. MAINTAIN THE FIELD COPY SWPPP BINDER
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
   5.1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE
   5.2. CONTRACTOR LIST
   5.3. CONTRACTOR PERSONNEL TRAINING
   5.4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (O&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

---- TABLE 1 ----

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.)
<20:1	PER QSD DIRECTION
20:1 TO 4:1	35 FEET
4:1 TO 3:1	20 FEET
3:1 TO 2:1	15 FEET
2:1 AND STEEPER	10 FEET

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:
- SE-5 FIBER ROLL
- SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
- SE-13 COMPOST SOCK OR COMPOST BERM

5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
   - EC-3 TEMPORARY HYDRAULIC MULCH
   - EC-4 TEMPORARY HYDROSEED
   - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

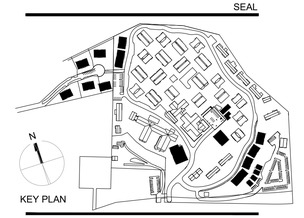
1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
4. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

BMP OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

No.	Description	Date

SEAL



KEY PLAN

Whitson ENGINEERS
Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
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Civil / Site:
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Geotechnical Engineer:
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1514 MOFFETT STREET, SUITE A
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Landscape Design:
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425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

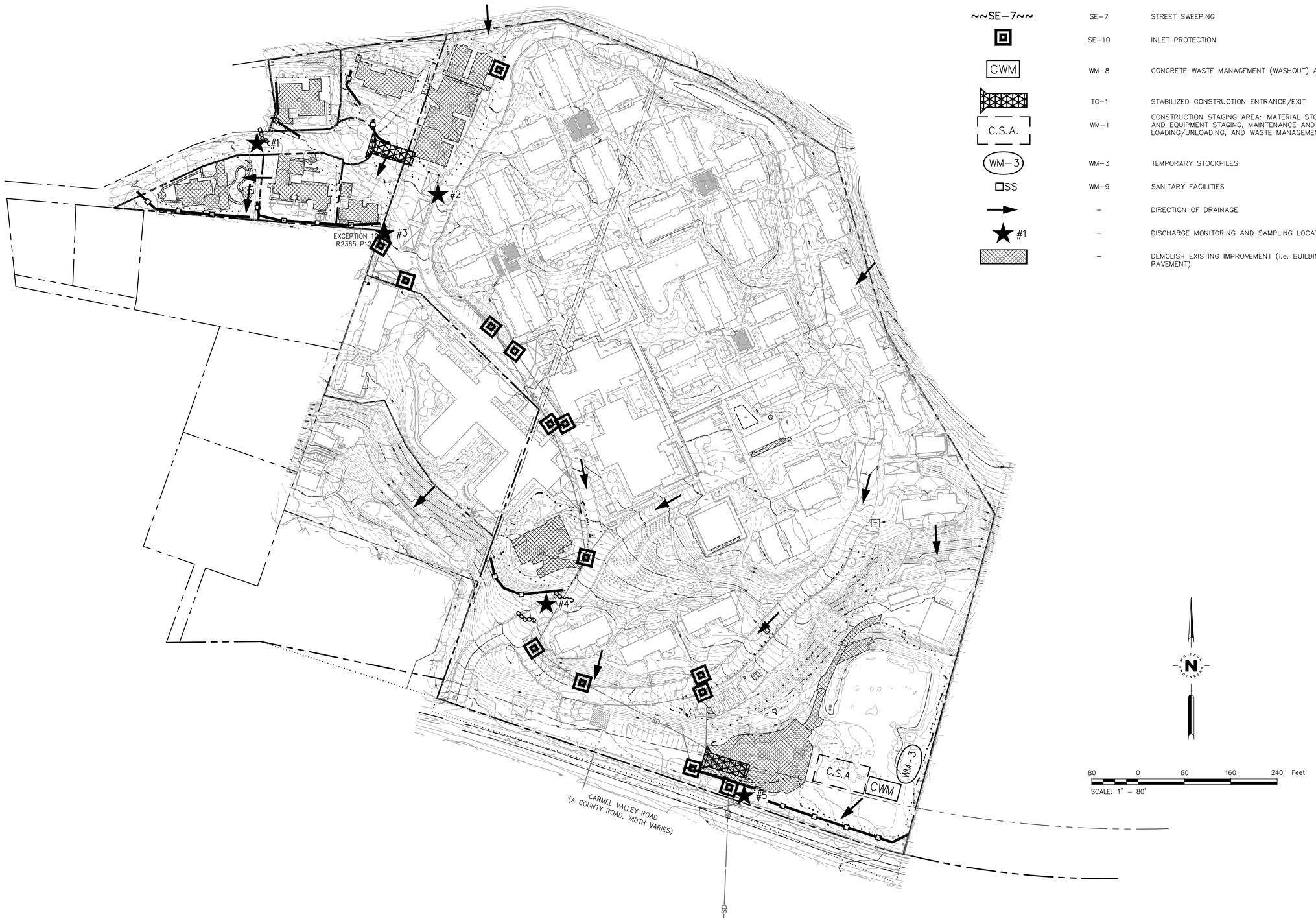
EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS

C-200

MASTERPLAN SUBMITTAL

01/09/2025

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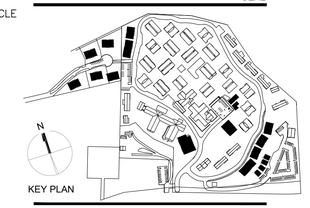


LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
C.S.A.	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	DEMOLISH EXISTING IMPROVEMENT (i.e. BUILDING, STRUCTURE, PAVEMENT)

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL



KEY PLAN

Whitson ENGINEERS
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN

1

C-201

MASTERPLAN SUBMITTAL

01/09/2025

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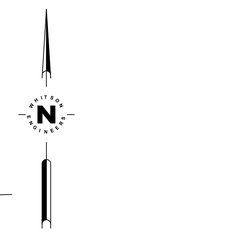


LEGEND

SYMBOL	BMP #	DESCRIPTION
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	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
~~SE-7~~	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
CWM	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
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WM-3	WM-3	TEMPORARY STOCKPILES
SS	WM-9	SANITARY FACILITIES
	–	DIRECTION OF DRAINAGE
#1	–	DISCHARGE MONITORING AND SAMPLING LOCATION
	–	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON

BIORETENTION PONDS
CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

1. AS FIRST ORDER OF WORK, THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE PROPOSED CONSTRUCTION SEQUENCE AND DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. PROPER SCHEDULING IS THE PRIMARY METHOD USED TO PROTECT THE BIORETENTION POND FROM DAMAGE AND CONTAMINATION DURING CONSTRUCTION.
2. THE CONSTRUCTION CONTRACTOR SHALL REQUEST AND OBTAIN THE ENGINEER'S APPROVAL PRIOR TO COMMENCING POND EXCAVATION.
3. POND EXCAVATION SHALL COMMENCE AFTER APRIL 15 AND THE POND SHALL BE COMPLETED (INCLUDING INSTALLATION OF MULCH, COBBLE, PLANTING AND IRRIGATION, AS APPLICABLE) PRIOR TO OCTOBER 15 OF THE SAME YEAR. IF POND EXCAVATION NEEDS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, THE WORK SHALL COMMENCE WHEN THERE IS NO RAIN FORECAST, AND THE PERMEABLE MATERIAL, BSM AND MULCH SHALL BE INSTALLED A MAXIMUM OF 15 WORKING DAYS AFTER INITIATION OF POND EXCAVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL DEPLOY TEMPORARY BMP's TO PREVENT LOOSE SOIL, SUCH AS FROM ADJACENT GRADING, STOCKPILES, OR TRENCH SPOILS, FROM ENTERING THE POND DURING CONSTRUCTION. DURING ACTIVE POND CONSTRUCTION THERE SHOULD BE A CLEAR AND LEVEL AREA AROUND THE POND, FREE OF SPOILS AND STOCKPILED SOIL. AFTER THE POND HAS BEEN BACKFILLED WITH BSM, TEMPORARY SILT FENCE OR TEMPORARY GEOTEXTILE COVER SHALL BE PROVIDED TO AVOID CONTAMINATING THE BSM WITH SITE SOIL DURING CONSTRUCTION OF ADJACENT IMPROVEMENTS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR POND MAINTENANCE DURING CONSTRUCTION UNTIL CONTRACT ACCEPTANCE. THIS INCLUDES REMOVAL OF SEDIMENT, TRASH AND DEBRIS WHICH ARE DEPOSITED IN THE PONDS DURING CONSTRUCTION.
6. IMMEDIATELY PRIOR TO CONTRACT ACCEPTANCE, THE CONSTRUCTION CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS AND ACCUMULATED SEDIMENT FROM WITHIN THE POND, TO THE SATISFACTION OF THE ENGINEER. IF A SIGNIFICANT AMOUNT OF SEDIMENT ENTERED THE POND DURING CONSTRUCTION, THE ENGINEER MAY REQUIRE REMOVAL AND REPLACEMENT OF THE AFFECTED AREA OF MULCH, AND MAY ALSO REQUIRE REMOVAL AND REPLACEMENT OF ANY CONTAMINATED BSM.
7. THE PROJECT DRAINAGE PLAN AND OUTLINE THE OPERATION AND MAINTENANCE REQUIREMENTS AFTER CONTRACT ACCEPTANCE.

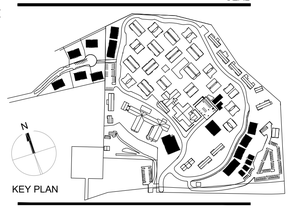


80 0 80 160 240 Feet

SCALE: 1" = 80'

No.	Description	Date
1	PLAN CHECK RESPONSE #1	4/16/2025

SEAL



KEY PLAN

Whitson ENGINEERS
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Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

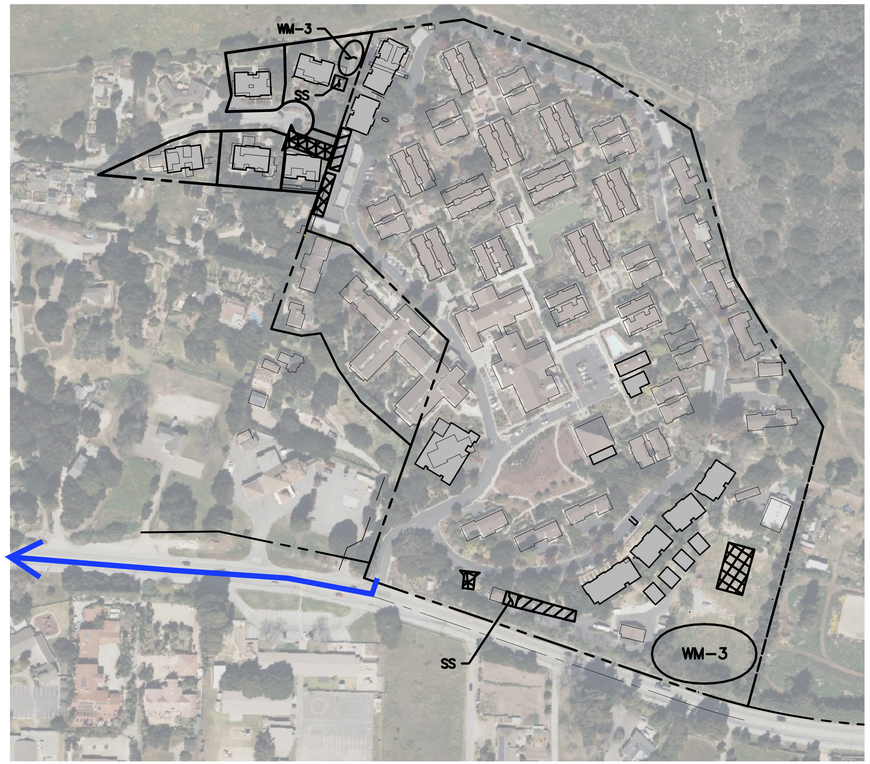
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

C-202

MASTERPLAN SUBMITTAL

01/09/2025

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A CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=150'

LEGEND

- PROPERTY LINE
- PROJECT AREA
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- WM-3 — TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SS — SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH

EARTHWORK QUANTITIES

7,800 CY CUT
7,800 CY FILL

BALANCED SITE

CONSTRUCTION COORDINATOR

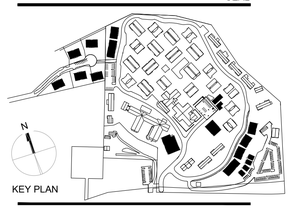
CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IN READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTICATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.

No.	Description	Date

SEAL



KEY PLAN

Whitson ENGINEERS
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831.649.5225
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6 Harris Court
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Owner:
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CARMEL, CA 93923

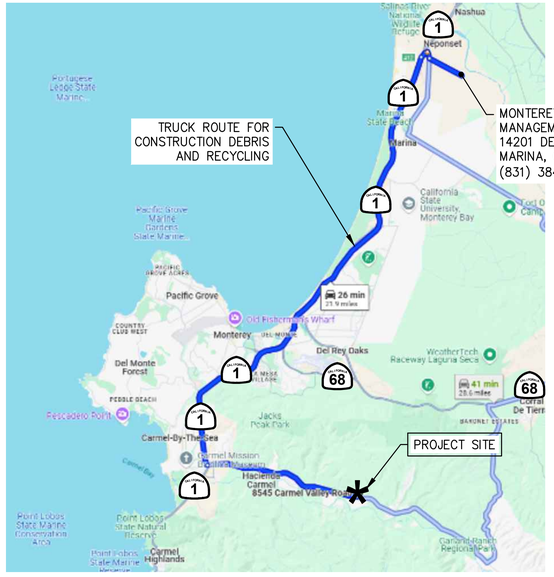
Civil / Site:
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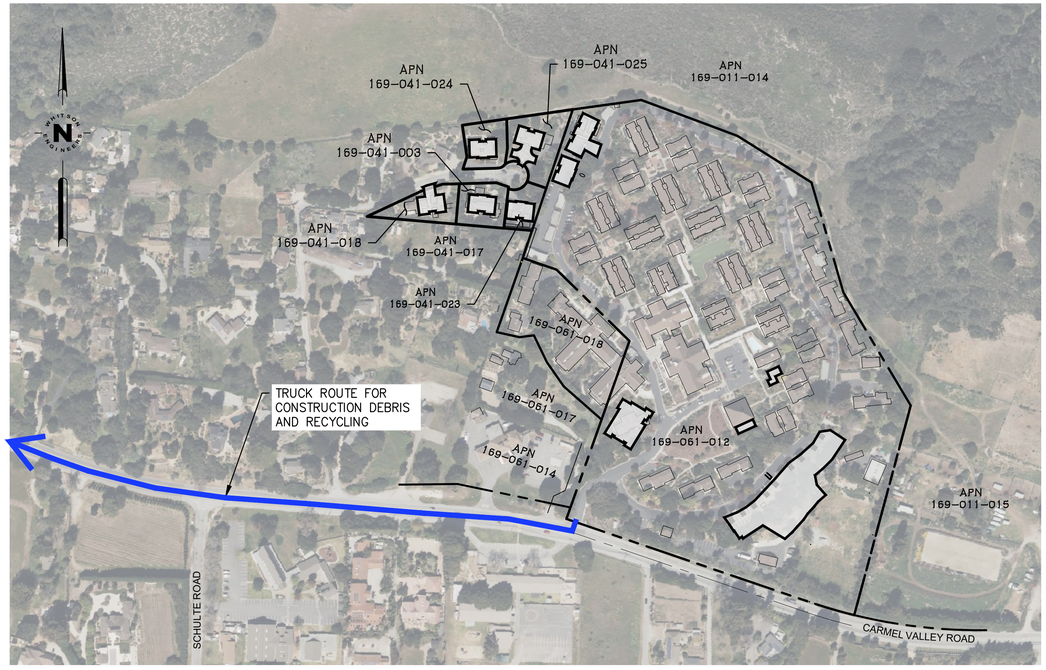
Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
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MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901



B CM1 TRUCK ROUTING PLAN
SCALE: 1"=5,000'



C CM1 OVERALL SITE PLAN
SCALE: 1"=200'

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

CONSTRUCTION MANAGEMENT PLAN

C-300

MASTERPLAN SUBMITTAL

01/09/2025

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CARMEL VALLEY MANOR: MASTERPLAN

PLANNING SUBMITTAL
CARMEL, CALIFORNIA

GENERAL NOTES

DESIGN INTENT These Drawings and accompanying technical specifications represent the general design intent to be implemented on the site. Contractor shall be responsible for contacting the Owner's Representative for any additional clarification or details necessary to accommodate site conditions.

CONTRACTOR COORDINATION The Contractor shall coordinate and otherwise integrate his work with that of others in an efficient, craftsmanlike and timely manner so as to provide the Owner with a well-constructed, easily maintainable project. Each contractor shall notify others at least two working days in advance of covering, completing or exposing work to be installed by others.

CONTRACTORS' JOB SITE CONDITIONS Refer to Division 00 and Division 01 of the Project Specifications

GENERAL SITE NOTES The Contractor agrees to assume sole and complete responsibility for site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Design Consultant harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from the sole negligence of the Owner or the Design Consultant.

COMPOSITE BASE SHEET The proposed improvements shown on these Drawings are superimposed on a base sheet. This base sheet is compiled from a boundary survey, a topographic survey, architectural and/or engineering documents and other data as made available by the Owner. The Design Consultant shall not be held liable for changes, inaccuracies, omissions or other errors on these documents. The composite base sheet is provided only as an aid, and the Contractor shall be responsible for reviewing these documents and incorporating/integrating all construction as required to accommodate same.

UTILITIES A reasonable effort has been made to locate and delineate all known underground utilities. The Contractor is cautioned that only excavation will reveal the types, extent, sizes, location and depths of such underground utilities. However, the Design Consultant can assume no responsibility for the completeness or accuracy of delineation of such underground utilities, nor for the existence of other buried objects or utilities which are not shown on these Drawings.

- For areas under public ownership or private lands with public utility easements, the Contractor is responsible for contacting utility companies prior to commencing construction, and requesting a visual verification of the locations of their underground utilities. The utility companies are members of the Underground Service Alert (USA) one-call program. Notification shall be a minimum of (2) working days in advance of performing excavation work by contacting USA North at 811 / 1-800-227-2600 / www.usanorth.org for Northern California, and DigAlert 811 / www.digalert.org for Southern California.
- For areas under private ownership and campuses not members of USA, the Contractor is responsible for engaging the services of a private utility locator for a visual verification of the locations of underground utilities. Excavation is defined as being 6 or more inches in depth below the existing surface.

CODES / STANDARDS

GENERAL: Bring conflicts between Codes, Referenced Standards, Drawings, and Specifications to the attention of the Construction Manager in writing, for resolution before taking any action. Where differences exist between codes and standards, the one affording the greatest protection shall apply. If the year of adoption is omitted from the Code or Standard designation, it shall mean the latest revision in effect on the Bid date.

PROJECT SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2010 ADA Standards for Accessible Design, Department of Justice; Public Accommodations and Commercial Facilities (Title III regulations, 28 CFR Part 36, Subpart D, as amended by the final rules published on August 11, 2016, and December 2, 2016; 2004 ADAAG, 36 CFR part 1191, Appendices B and D).

Accessibility provisions of the 2022 California Building Codes (CBC): Part 2 of California Code Of Regulations, Title 24, including but not limited to:
Division 4 Accessible Routes: 11B-402 Accessible Routes; 11B-403 Walking Surfaces; 11B-404 Doors & Gates; 11B-405 Ramps; 11B-406 Curb Ramps
Division 5 General Site & Building Elements: 11B-502 Parking Spaces; 11B-503 Passenger Drop-off & Loading Zones; 11B-504 Stairways; 11B-505 Handrails
Division 7 Communication Elements & Features: 11B-703 Signs; 11B-705 Detectable Warnings

California Model Water Efficient Landscape Ordinance 2015 or local ordinance if applicable.

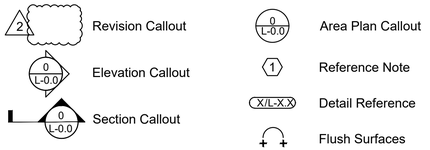
ABBREVIATIONS

AB	Aggregate Base
AC	Asphalt Concrete
AD	Area Drain
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
BLDG	Building
BC	Bottom of Curb
BW	Bottom of Wall
BS	Bottom of Step
BOT	Bottom
CB	Catch Basin
CBC	CA Building Code
CI	Cast Iron
CL, ℄	Centerline
CLR	Clear
CM	Centimeter
CMU	Concrete Masonry Unit
CONC	Concrete
CONST	Construction
CONT	Continuous
CO	Cleanout
COORD	Coordinate
CY	Cubic Yard
DBL	Double
DEMO	Demolition
DET	Detail
DG	Decomposed Granite
DIA, Ø	Diameter
DN	Down
DWG	Drawing
(E), EX	Existing
EA	Each
EG	Existing Grade
EJ	Expansion Joint
EP	Edge of Paving
ELEV	Elevation
ELEC	Electrical
EQ	Equal
EQUIP	Equipment
EXP	Exposed
EXT	Exterior
FFE	Finished Floor Elevation
FG	Finished Grade
FL	Flow Line
FOB	Face of Building
FOC	Face of Curb
FPS	Feet Per Second
FS	Finish Surface
FSF	Finish Surface Field
FT	Foot
GA	Gauge
GALV	Galvanized
GB	Grade Break
GI	Galvanized Iron
GPH	Gallons Per Hour
GPM	Gallons Per Minute
HDG	Hot Dipped Galvanized
HDR	Header
HORIZ	Horizontal
HP	High Point
HSS	Hollow Structural Steel
ICV	Irrigation Control Valve
ID	Inside Diameter
INT	Interior
INV	Invert
LB	Pound
LF	Linear Feet
LOW	Limit of Work
LP	Low Point
MAX	Maximum
MECH	Mechanical
MED	Medium
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MM	Millimeter
MTL	Metal
(N)	New
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
PA	Plant Area
PB	Pull Box
PE	Polyethylene
PERF	Perforated
POB	Point of Beginning
POC	Point of Connection
POS	Point on Slope
PNT	Point
PREFAB	Prefabricated
PSI	Pounds per Square Inch
PT	Pressure Treated
PVC	Polyvinyl Chloride
QTY	Quantity
R, RAD	Radius
REBAR	Reinforcement Bar
REF	Reference
REQD	Required
RIM	Rim Elevation
RND	Round
RWL	Rain Water Leader
S4S	Surface Four Sides
SCH	Schedule
SD	Storm Drain
SF	Square Foot
SIM	Similar
SPECS	Specifications
SQ	Square
SS	Sanitary Sewer
STL	Steel
SY	Square Yard
SYN	Synthetic
TBD	To be Determined
TC	Top of Curb
THK	Thick
TS	Top of Step
TYP	Typical
TW	Top of Wall
U/G	Underground
UON	Unless Otherwise Noted
VERT	Vertical
VIF	Verify in Field
W	Water
WP	Weaked Plane Joint
WV	Water Valve
WWM	Welded Wire Mesh
W/	With
WD	Wood

SHEET INDEX

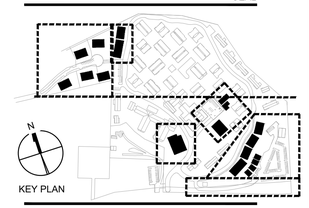
SHEET NO:	CONTENTS:
L-001	Landscape Cover Sheet
L-002	Landscape Overall Site Plan
L-100	Tree Disposition Legends & Notes
L-100AB	Hillside Duplexes, Guest Units - Tree Disposition Plan
L-100C	Memory Care - Tree Disposition Plan
L-100DE	Fitness Center, Meeting House - Tree Disposition Plan
L-100F	Upper Duplexes - Tree Disposition Plan
L-100G	5 Lot Duplexes - Tree Disposition Plan
L-100H	Dog Run, Garden - Tree Disposition Plan
L-200AB	Hillside Duplexes, Guest Units - Landscape Site Plan
L-200C	Memory Care - Landscape Site Plan
L-200DE	Fitness Center, Meeting House - Landscape Site Plan
L-200F	Upper Duplexes - Landscape Site Plan
L-200G	5 Lot Duplexes - Landscape Site Plan
L-200H	Dog Run, Garden - Landscape Site Plan
L-301	Landscape Materials
L-302	Landscape Materials
L-401	Tree Mitigation Planting Plan
L-402	Tree Mitigation Planting Plan
L-500	Planting Legend & Notes
L-500AB	Hillside Duplexes, Guest Units - Planting Plan
L-500C	Memory Care - Planting Plan
L-500DE	Fitness Center, Meeting House - Planting Plan
L-500F	Upper Duplexes - Planting Plan
L-500G	5 Lot Duplexes - Planting Plan
L-500H	Dog Run, Garden - Planting Plan
L-501	Planting Palette
L-502	Planting Palette
L-503	Planting Palette
L-600	Fuel Management Legend & Notes
L-601	Fuel Management Plan
L-602	Fuel Management Plan

SYMBOLS



No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

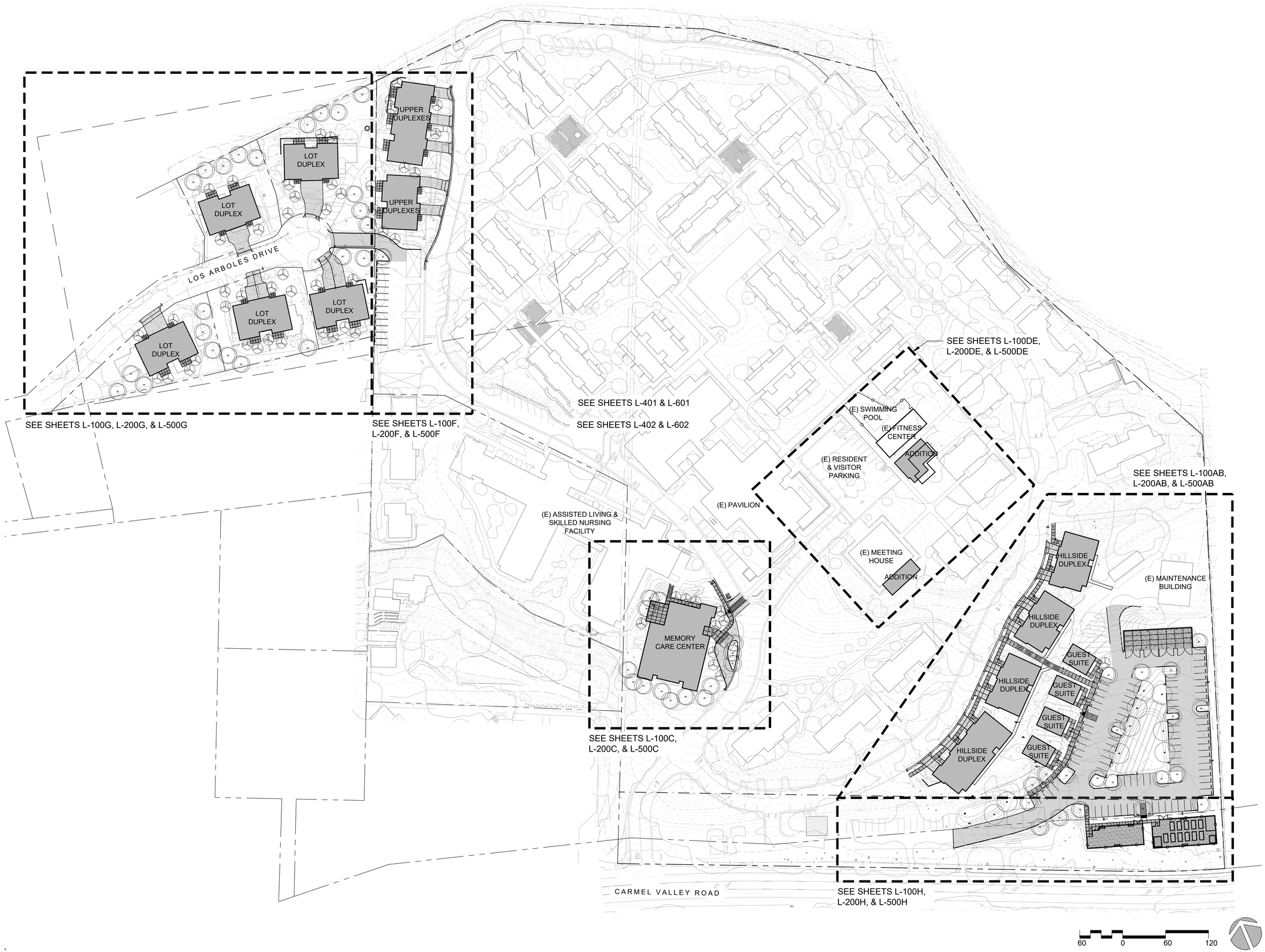
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LANDSCAPE COVER SHEET

L-001

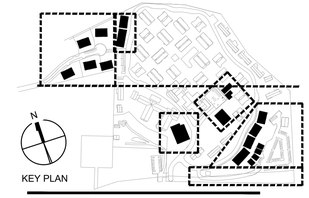
MASTERPLAN SUBMITTAL

01/09/2025



No.	Description	Date

SEAL



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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE OVERALL SITE PLAN

L-002

MASTERPLAN SUBMITTAL

01/09/2025

TREE DISPOSITION LEGEND

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
96	40	Coast Live Oak	X	Fair	
97	14	Coast Live Oak	X	Good	
98	16	Coast Live Oak	X	Fair	
99	11	Coast Live Oak	X	Good	
100	7	Coast Live Oak	X	Fair	
101	10	Coast Live Oak	X	Fair	
102	15	Coast Live Oak	X	Fair	X
103	16	Coast Live Oak	X	Fair	
104	14	Coast Live Oak	X	Fair	
105	13	Coast Live Oak	X	Fair	
106	12	Coast Live Oak	X	Good	
107	12	Coast Live Oak	X	Good	
108	13	Coast Live Oak	X	Good	
109	21	Coast Live Oak	X	Fair	
110	20	Coast Live Oak	X	Fair	X
111	40	Monterey Pine		Fair	X
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	X
114	9	Coast Live Oak	X	Poor	X
115	11	Coast Live Oak	X	Fair	
116	9	Coast Live Oak	X	Fair	
117	11	Coast Live Oak	X	Fair	X
118	6	Coast Live Oak	X	Fair	X
119	7	Coast Live Oak	X	Poor	X
120	16	Coast Live Oak	X	Fair	X
121	6	Coast Live Oak	X	Fair	X
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	X
125	10	Coast Live Oak	X	Fair	
126	8	Coast Live Oak	X	Fair	
127	36	Monterey Pine		Fair	X
128	29	Coast Live Oak	X	Fair	
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	
131	27	Coast Live Oak	X	Good	
132	14	Coast Live Oak	X	Fair	
133	15	Coast Live Oak	X	Fair	
134	16	Coast Live Oak	X	Good	
135	14	Coast Live Oak	X	Fair	
136	13	Coast Live Oak	X	Fair	X
137	7	Coast Live Oak	X	Poor	X
138	10	Coast Live Oak	X	Poor	X
139	9	Coast Live Oak	X	Fair	X
140	18	Coast Live Oak	X	Fair	
141	8	Coast Live Oak	X	Poor	X
142	9	Coast Live Oak	X	Poor	X
143	23	Coast Live Oak	X	Fair	
144	15	Coast Live Oak	X	Fair	
145	18	Coast Live Oak	X	Fair	
146	20	Coast Live Oak	X	Fair	
147	13	Coast Live Oak	X	Fair	
148	12	Coast Live Oak	X	Poor	
149	28	Coast Live Oak	X	Fair	
150	30	Coast Live Oak	X	Fair	
151	15	Coast Live Oak	X	Fair	
152	9	Coast Live Oak	X	Fair	
153	7	Coast Live Oak	X	Fair	
154	7	Coast Live Oak	X	Fair	X
155	7	Coast Live Oak	X	Fair	X
156	7	Coast Live Oak	X	Fair	X
157	12	Coast Live Oak	X	Fair	X
158	16	Coast Live Oak	X	Fair	X
159	12	Coast Live Oak	X	Good	X
160	10	Coast Live Oak	X	Good	X
161	12	Coast Live Oak	X	Fair	X
162	20	Coast Live Oak	X	Good	X
163	14	Coast Live Oak	X	Fair	
164	17	Coast Live Oak	X	Poor	
165	19	Coast Live Oak	X	Good	X
166	20	Coast Live Oak	X	Fair	
167	22	Coast Live Oak	X	Fair	X
168	18	Coast Live Oak	X	Poor	X
169	10	Coast Live Oak	X	Poor	X
170	10	Coast Live Oak	X	Fair	X
171	17	Coast Live Oak	X	Fair	X
172	11	Coast Live Oak	X	Fair	X
173	7	Coast Live Oak	X	Fair	
174	13	Coast Live Oak	X	Good	
175	18	Coast Live Oak	X	Fair	X
176	23	Coast Live Oak	X	Fair	X
177	20	Coast Live Oak	X	Good	X
178	10	Coast Live Oak	X	Fair	X
179	11	Coast Live Oak	X	Good	X
180	24	Coast Live Oak	X	Fair	X
181	10	Coast Live Oak	X	Fair	X
182	12	Coast Live Oak	X	Fair	X
183	17	Coast Live Oak	X	Fair	X
184	14	Coast Live Oak	X	Fair	X
185	11	Coast Live Oak	X	Fair	X
186	15	Coast Live Oak	X	Fair	X
187	9	Coast Live Oak	X	Poor	X
188	15	Coast Live Oak	X	Fair	X
189	10	Coast Live Oak	X	Fair	X
190	10	Coast Live Oak	X	Fair	X
191	9	Coast Live Oak	X	Poor	X
192	17	Coast Live Oak	X	Fair	
193	11	Coast Live Oak	X	Fair	
194	18	Coast Live Oak	X	Fair	X
195	11	Coast Live Oak	X	Fair	X
196	18	Coast Live Oak	X	Fair	X
197	11	Coast Live Oak	X	Fair	X
198	9	Coast Live Oak	X	Fair	
199	9	Coast Live Oak	X	Fair	
200	14	Coast Live Oak	X	Fair	
201	11	Coast Live Oak	X	Poor	
202	9	Coast Live Oak	X	Fair	
203	15	Coast Live Oak	X	Fair	
204	6	Coast Live Oak	X	Fair	X
205	10	Coast Live Oak	X	Fair	X
206	8	Coast Live Oak	X	Fair	X
207	10	Coast Live Oak	X	Fair	
208	12	Coast Live Oak	X	Fair	X
209	16	Coast Live Oak	X	Fair	X
210	10	Coast Live Oak	X	Fair	X
211	16	Coast Live Oak	X	Fair	X
212	11	Coast Live Oak	X	Fair	X
213	15	Coast Live Oak	X	Fair	X
214	24	Coast Live Oak	X	Poor	X
215	18	Coast Live Oak	X	Poor	X
216	17	Coast Live Oak	X	Fair	X
217	14	Coast Live Oak	X	Fair	X
218	6	Coast Live Oak	X	Fair	X
219	7	Coast Live Oak	X	Fair	X
220	9	Coast Live Oak	X	Fair	X
221	10	Coast Live Oak	X	Fair	
222	10	Coast Live Oak	X	Fair	
223	12	Coast Live Oak	X	Fair	
224	18	Coast Live Oak	X	Poor	
225	8	Coast Live Oak	X	Poor	
226	8	Coast Live Oak	X	Fair	
227	7	Coast Live Oak	X	Poor	
228	12	Coast Live Oak	X	Fair	
229	26	Coast Live Oak	X	Fair	
230	22	Coast Live Oak	X	Fair	
231	19	Coast Live Oak	X	Fair	
232	17	Coast Live Oak	X	Fair	
233	11	Coast Live Oak	X	Fair	
234	27	Monterey Pine		Poor	X
235	10	Coast Live Oak	X	Fair	
236	13	Coast Live Oak	X	Fair	X
				TOTAL*:	70 Oaks, 3 Pines
				MITIGATION:	35 Oaks

*NOTE: See Tree Removal Notes

1

TREE REMOVAL LEGEND

Limit of Work Line

(1) Indicates tree number as referenced in Tree Disposition Legend

Tree To Remain: Preserve And Protect. See Tree Protection Notes

Tree To Be Removed: See Tree Protection Notes

See Planting Plans for mitigation tree locations

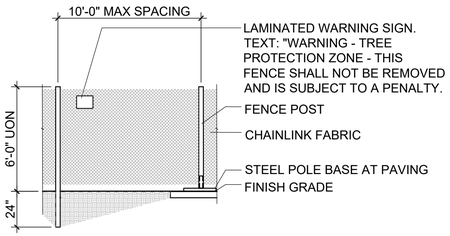
TREE REMOVAL NOTES

1. Summary: (73) Trees to be Removed, including (70) Coast Live Oaks; (35) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
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4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated April 13, 2025.
5. See Tree Mitigation Plan.

1

TREE PROTECTION NOTES

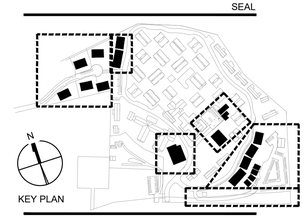
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2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.



(1) Tree Protection Zone (Edge of Drip lines, UON)
NTS

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TREE DISPOSITION LEGENDS & NOTES

L-100

MASTERPLAN SUBMITTAL

01/09/2025

TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

(E) MAINTENANCE BUILDING

MATCHLINE: SEE L-100H

20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL

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CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN

L-100AB

MASTERPLAN SUBMITTAL 1

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
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TREE REMOVAL NOTES

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4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated April 13, 2025.
5. See Tree Mitigation Plan.

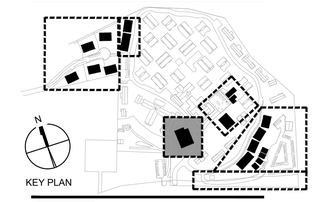
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20 0 20 40

No.	Description	Date
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SEAL



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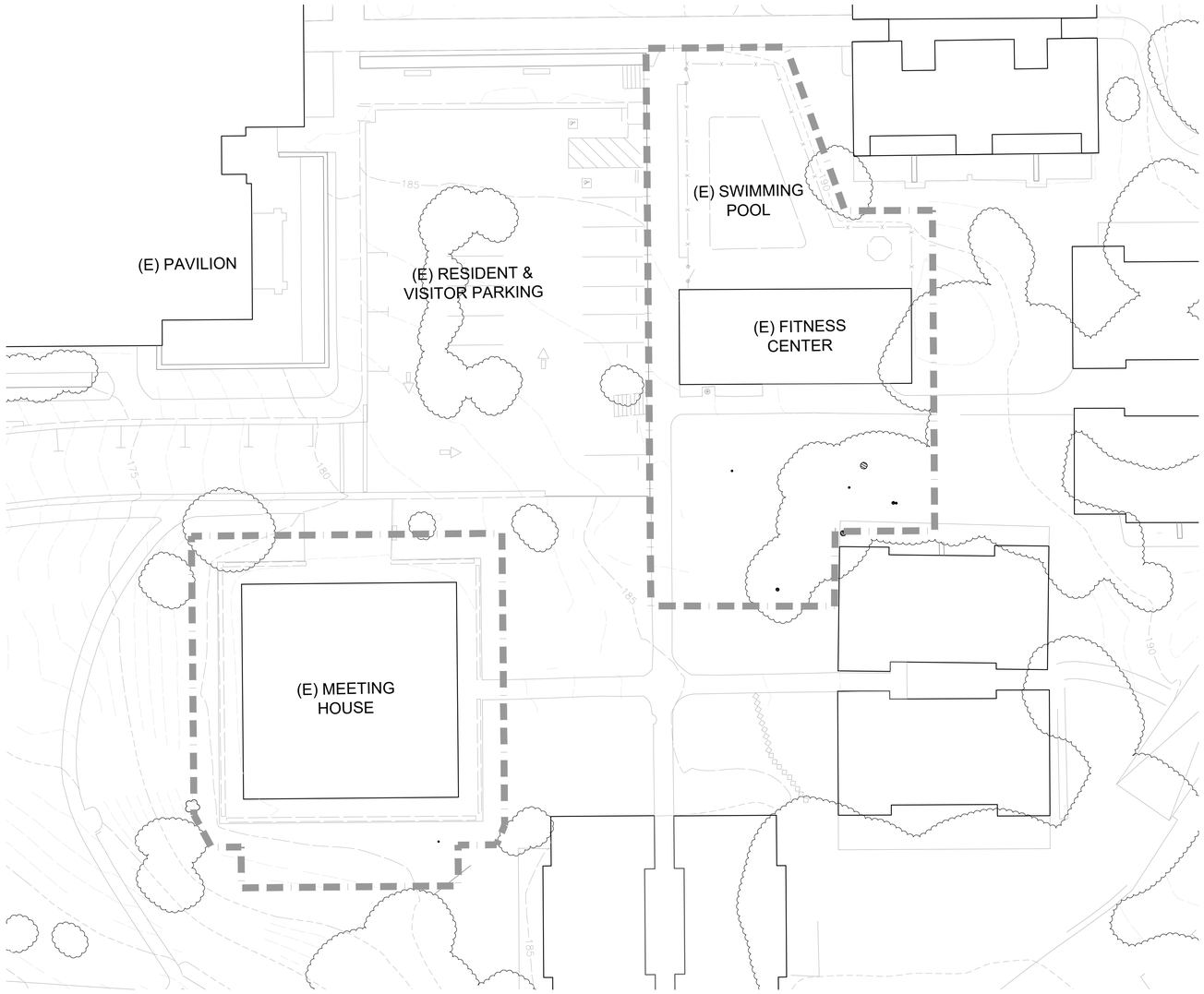
DRAWING TITLE:

MEMORY CARE - TREE DISPOSITION PLAN

L-100C

MASTERPLAN SUBMITTAL 1

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (73) Trees to be Removed, including (70) Coast Live Oaks; (35) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
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5. See Tree Mitigation Plan.

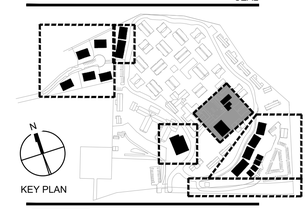
TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.

20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

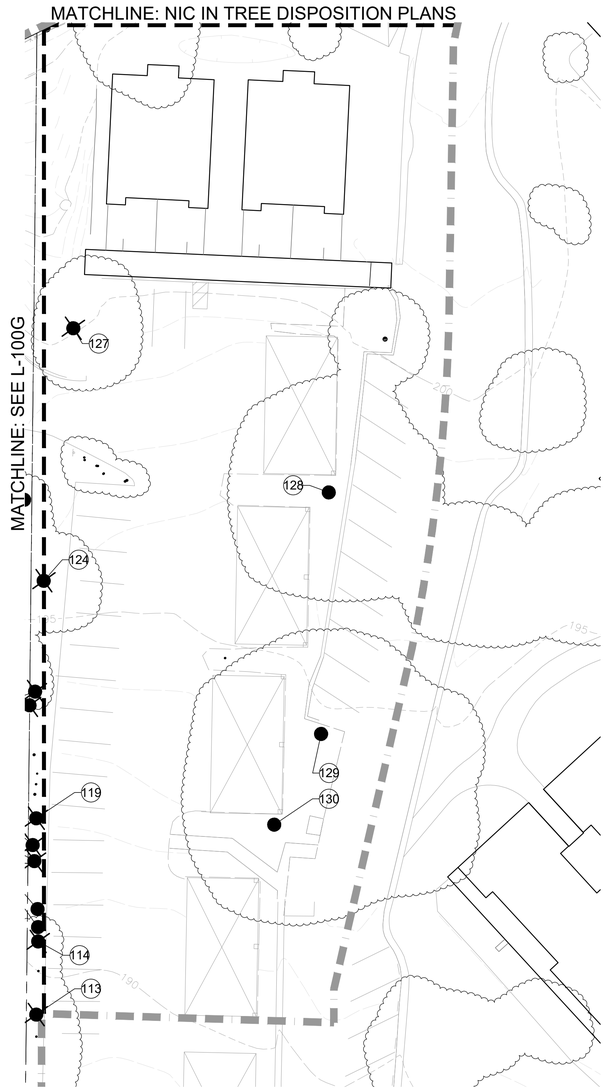
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN

L-100DE

MASTERPLAN SUBMITTAL 1

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (73) Trees to be Removed, including (70) Coast Live Oaks; (35) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated April 13, 2025.
5. See Tree Mitigation Plan.

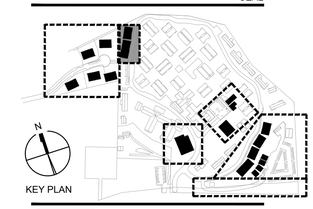
TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
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20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER DUPLEXES - TREE DISPOSITION PLAN

L-100F

MASTERPLAN SUBMITTAL 1

01/09/2025



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

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5. See Tree Mitigation Plan.

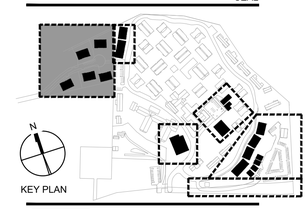
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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

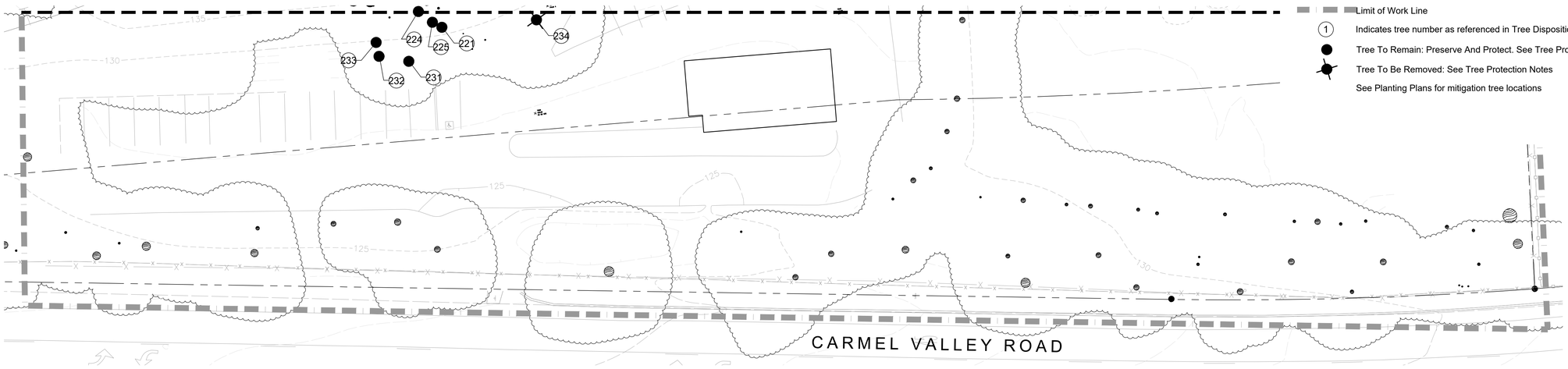
5 LOT DUPLEXES - TREE DISPOSITION PLAN

L-100G

MASTERPLAN SUBMITTAL 1

01/09/2025

MATCHLINE: SEE L-100AB



TREE REMOVAL LEGEND

- Limit of Work Line
- (1) Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

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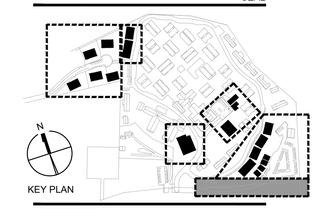
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20 0 20 40

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - TREE DISPOSITION PLAN

L-100H

MASTERPLAN SUBMITTAL 1

01/09/2025



LANDSCAPE SITE PLAN LEGEND

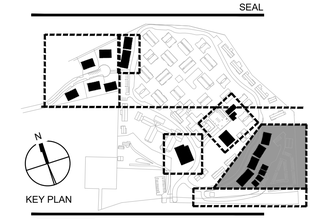
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- PA — Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

1. CODES
   1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

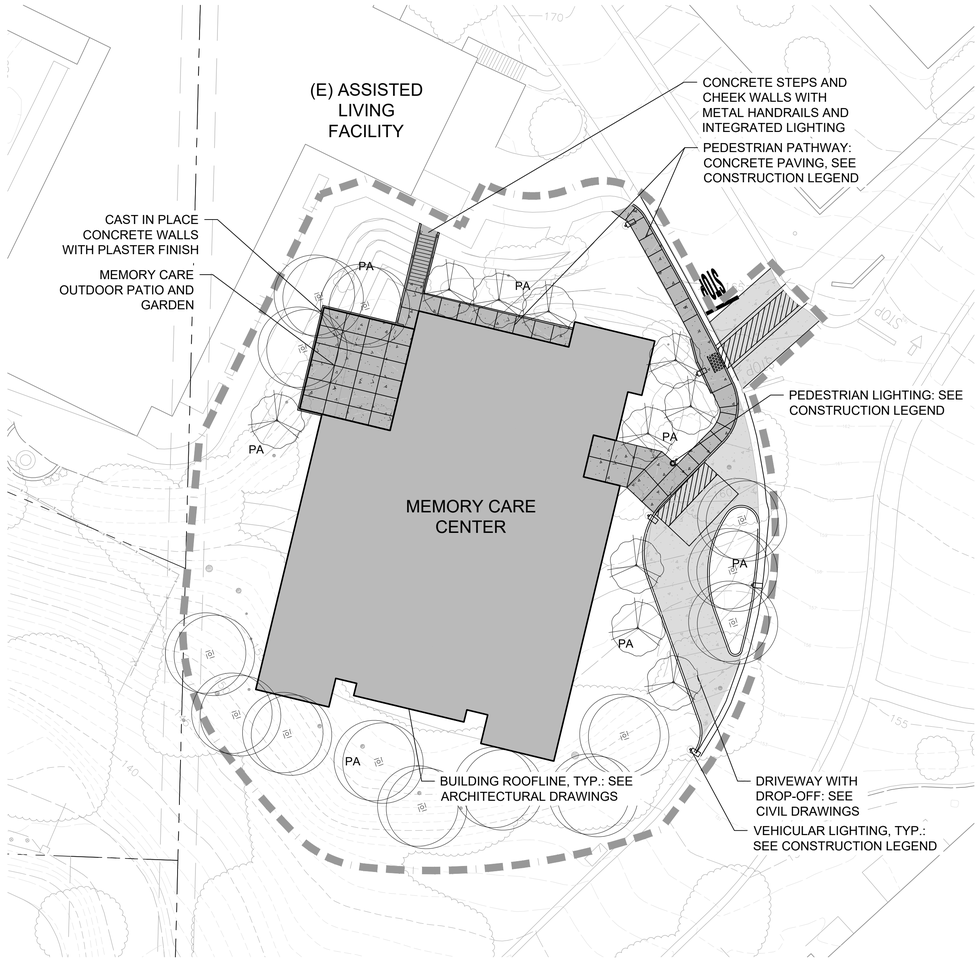
HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN

L-200AB

MASTERPLAN SUBMITTAL

01/09/2025

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LANDSCAPE SITE PLAN LEGEND

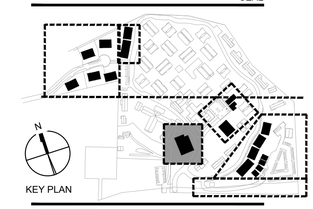
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
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- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- PA — Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

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   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

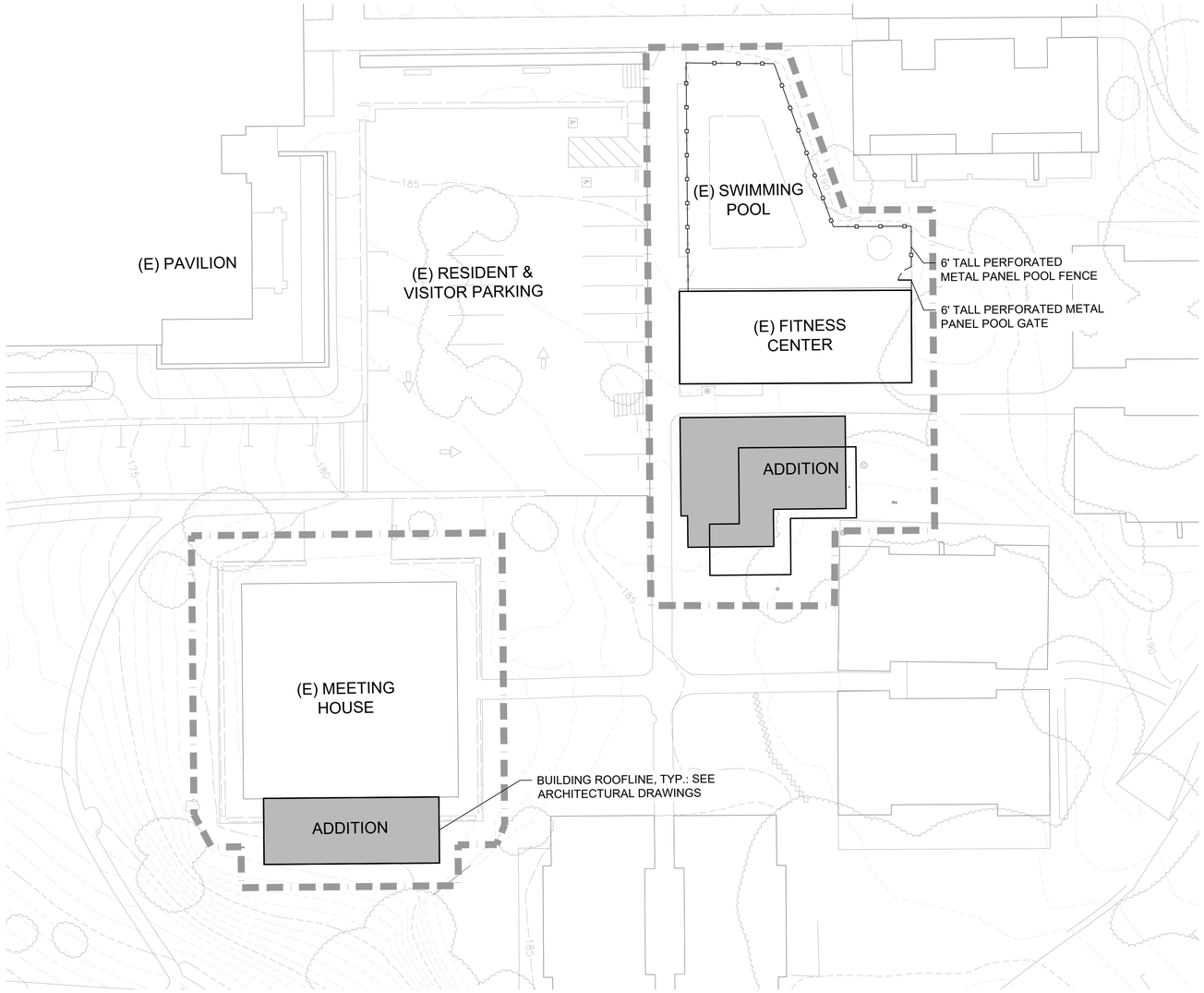
MEMORY CARE - LANDSCAPE SITE PLAN

L-200C

MASTERPLAN SUBMITTAL

01/09/2025

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LANDSCAPE SITE PLAN LEGEND

- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
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- Vehicular Lighting
- PA — Planting Area & Proposed Trees: See Planting Plan

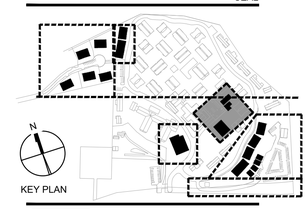
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No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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Landscape Design:
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MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

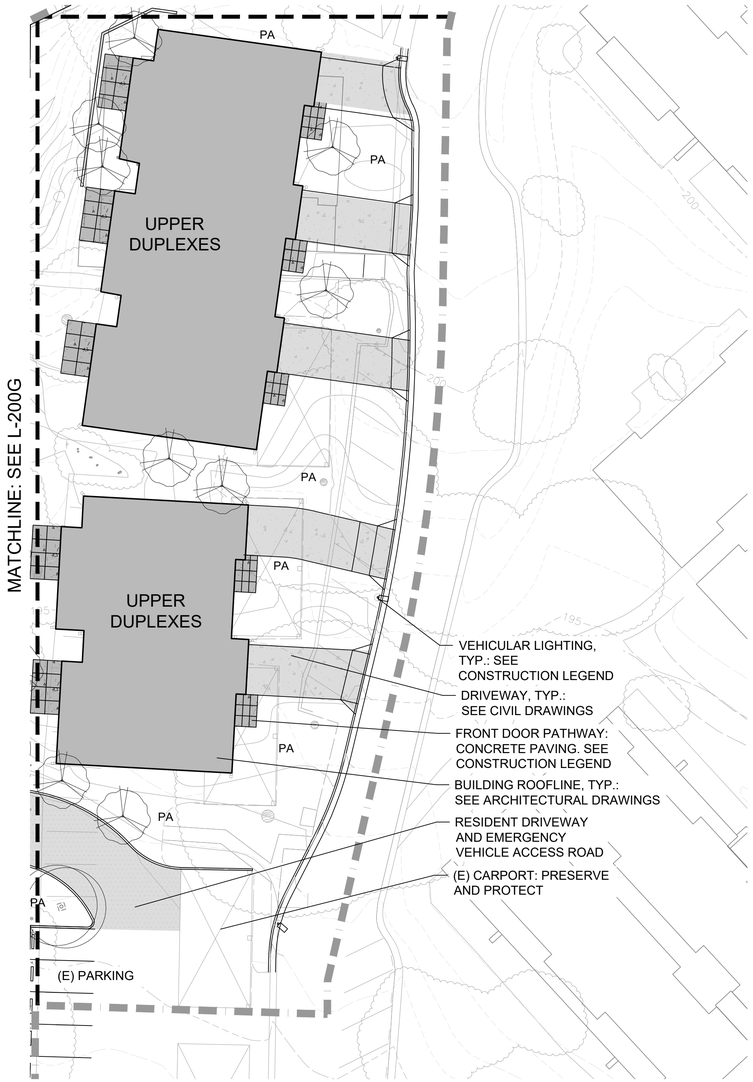
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN

L-200DE

MASTERPLAN SUBMITTAL

01/09/2025



LANDSCAPE SITE PLAN LEGEND

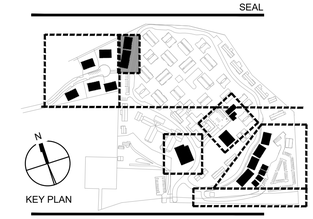
- Limit of Work
- Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- Vehicular Concrete Paving: See Civil Drawings
- Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- Pedestrian Lighting
- Vehicular Lighting
- PA — Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

1. CODES
   1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
   2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
   3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
   4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
   5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
   6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER DUPLEXES - LANDSCAPE SITE PLAN

L-200F

MASTERPLAN SUBMITTAL

01/09/2025

20 0 20 40



LANDSCAPE SITE PLAN LEGEND

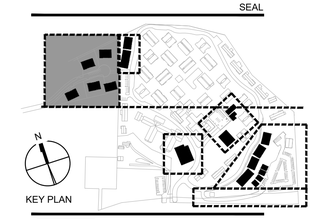
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- PA — Planting Area & Proposed Trees: See Planting Plan

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No.	Description	Date

SEAL



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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

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425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

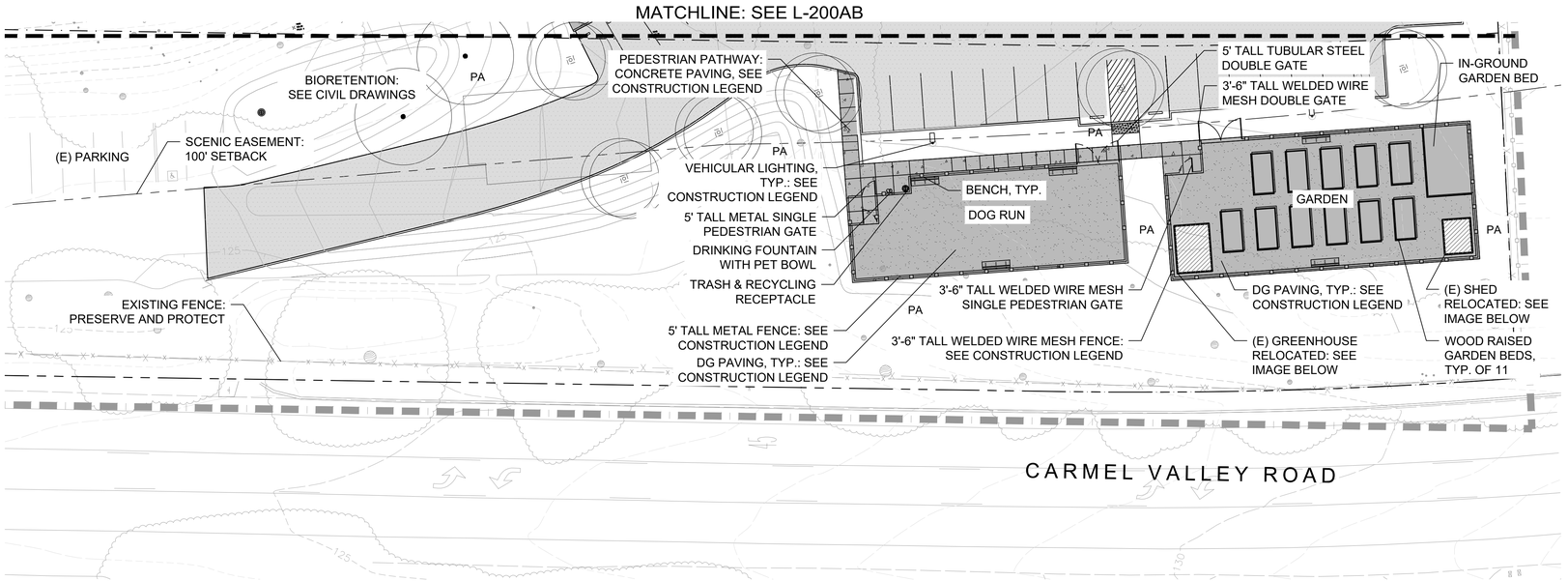
5 LOT DUPLEXES - LANDSCAPE SITE PLAN

L-200G

MASTERPLAN SUBMITTAL

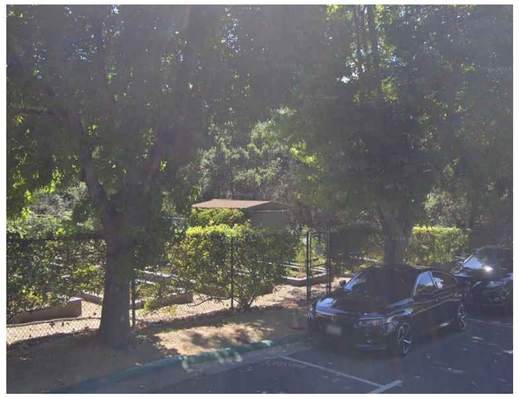
01/09/2025

20 0 20 40





(E) RELOCATED GREENHOUSE: WOOD FRAME STRUCTURE WITH TRANSPARENT GREENHOUSE PANELS. APPROX. 13'-9" x 10'-0" x 12'-0"



(E) RELOCATED SHED: WOOD STRUCTURE. APPROX. 10'-0" x 8'-0" x 10'-0"

LANDSCAPE SITE PLAN LEGEND

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- Vehicular Lighting
- PA — Planting Area & Proposed Trees: See Planting Plan

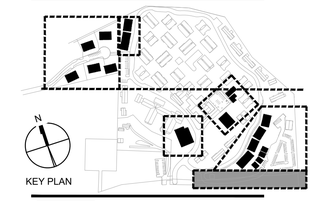
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20 0 20 40

No.	Description	Date

SEAL



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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - LANDSCAPE SITE PLAN

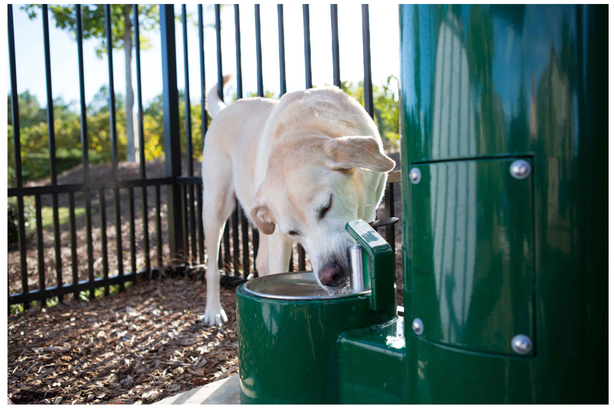
L-200H

MASTERPLAN SUBMITTAL

01/09/2025



9 DOG PARK FOUNTAIN



6 Integrated Handrail Light

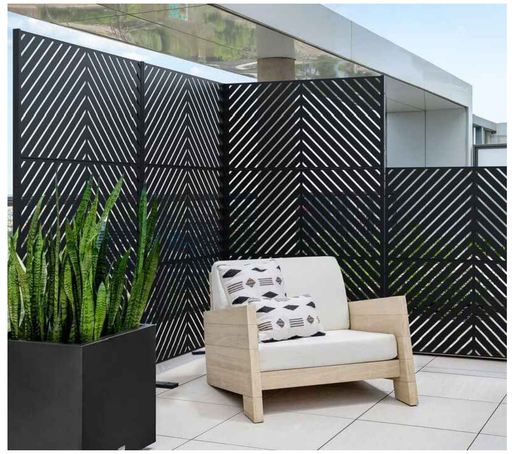


FENCING AT DOG RUN

3 5' Tall Metal Steel Fence



8 TRASH AND RECYCLING BINS



FENCING AT POOL

5 6' TALL PERFORATED METAL PANEL FENCE



DOG PARK & GARDEN SURFACING

2 Decomposed Granite (D.G.) Paving



7 Bench



FENCING AT GARDEN

4 3'-6" Tall Welded Wire Mesh Fence

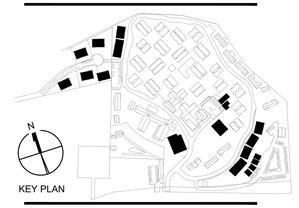


FRONT DOOR ENTRY WALK

1 Pedestrian Concrete Paving

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

LANDSCAPE MATERIALS

L-301

MASTERPLAN SUBMITTAL

01/09/2025

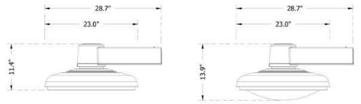
Specification Sheet

Solana™
SL730 Large Arm Mount

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





SL730-FG SL730-SA

7 Year Warranty

Mounting Configuration

Wall Mount | 1 Arm Mount | 2 Arm Mount @ 180° | 2 Arm Mount @ 90° | 3 Arms @ 120°

3 Arms @ 90° | 4 Arms @ 90° | 1 Arm Mid-Mount | 2 Arm Mid-Mount @180°

Finish

Black Textured | Urban Gun Metal Textured | Urban Gun Metal Matte | Urban Bronze Textured | Urban Bronze Matte

Urban Silver Textured | Urban Silver Matte | Urban White Textured | Urban White Matte | Custom Match

Description

The Large Solana™ Arm Mount Luminaire's stylish design is a perfect accent for urban settings. The subtle, yet sophisticated look enhances the impact of any project. The Solana's wide array of optics, lenses and distributions makes this an easy choice for a variety of commercial institutional and municipal projects.
EPA: 1.2 (ft²)
WEIGHT: 54 LBS

Features

Mounting Configuration	**1W:** Wall Mount **1A:** 1 Arm Mount **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **4A:** 4 Arms @ 90° **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
Optional Fuse	**FHD:** Double Fuse and Holder
Optional House Side Shield	**HSS:** 120° House Side Shield **BLOC:** Back Light Optical Control
Optional Fixed Dimming Resistor Board	**FDR8:** Fixed Dimming Resistor Board
Physical	
Fixture	**SL730:** Large Solana Arm Mount

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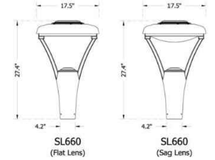
Specification Sheet

Solana™
SL660 Medium Post Top

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____





SL660 (Flat Lens) SL660 (Sag Lens)

7 Year Warranty

Mounting Configuration

Wall Mount | Post Top | 1 Arm Mount | 1 Arm & Post Top | 2 Arm Mount @180°

2 Arm Mount @ 90° | 2 Arm @ 180° & Post Top | 3 Arms @ 120° | 3 Arms @ 90° | 3 Arm @ 120° & Post Top

4 Arms @ 90° | 4 Arm @ 90° & Post Top | 1 Arm Mid-Mount | 2 Arm Mid-Mount @180°

Description

The Solana™ Post Top Luminaire's modern geometric design complements a diverse assortment of contemporary architectural settings. It's urbanesque yoke design offers not only aesthetic beauty, durability and optical efficiency, but takes street, area, and medium mount lighting to another level. The Medium Solana™ SL660 is well suited for all site and pedestrian environments.
EPA: .9 (ft²) | WEIGHT: 29 LBS

Features

Mounting Configuration	**1W:** Wall Mount **PT:** Post Top **1A:** 1 Arm Mount **1APT:** 1 Arm & Post Top **2A:** 2 Arm Mount @ 180° **2A90:** 2 Arm Mount @ 90° **2APT:** 2 Arm @ 180° & Post Top **3A:** 3 Arms @ 120° **3A90:** 3 Arms @ 90° **3APT:** 3 Arms @ 120° & Post Top **4A:** 4 Arms @ 90° **4APT:** 4 Arm @ 90° & Post Top **1AM:** 1 Arm Mid-Mount **2AM:** 2 Arm Mid-Mount @180°
Optional Control Receptacle	**R7:** 7-Pin control receptacle only
Optional Control	**PE:** Twist-Lock Photocontrol (120V-277V) **PE4:** Twist-Lock Photocontrol (347V-480V) **SC:** Shorting Cap **PEC:** Electronic Button Photocontrol (120V-277V) **PEC4:** Electronic Button Photocontrol (480V)
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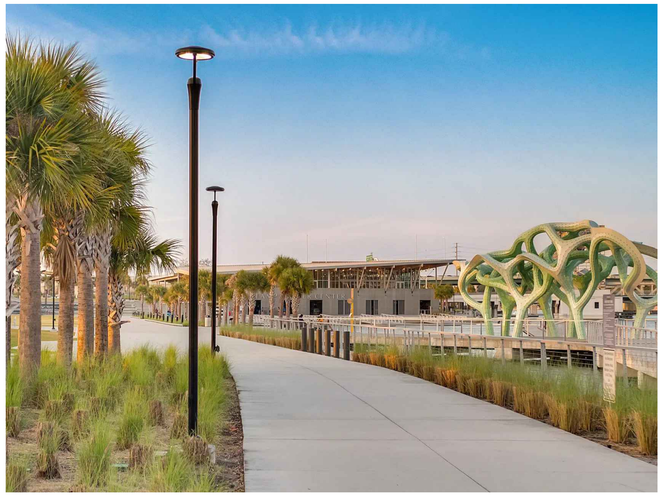
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3 Trash Enclosure Gates



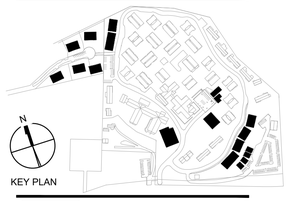
2 Vehicular Lighting



1 Pedestrian Lighting

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
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CARMEL, CA 93923

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6 HARRIS COURT
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Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
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100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

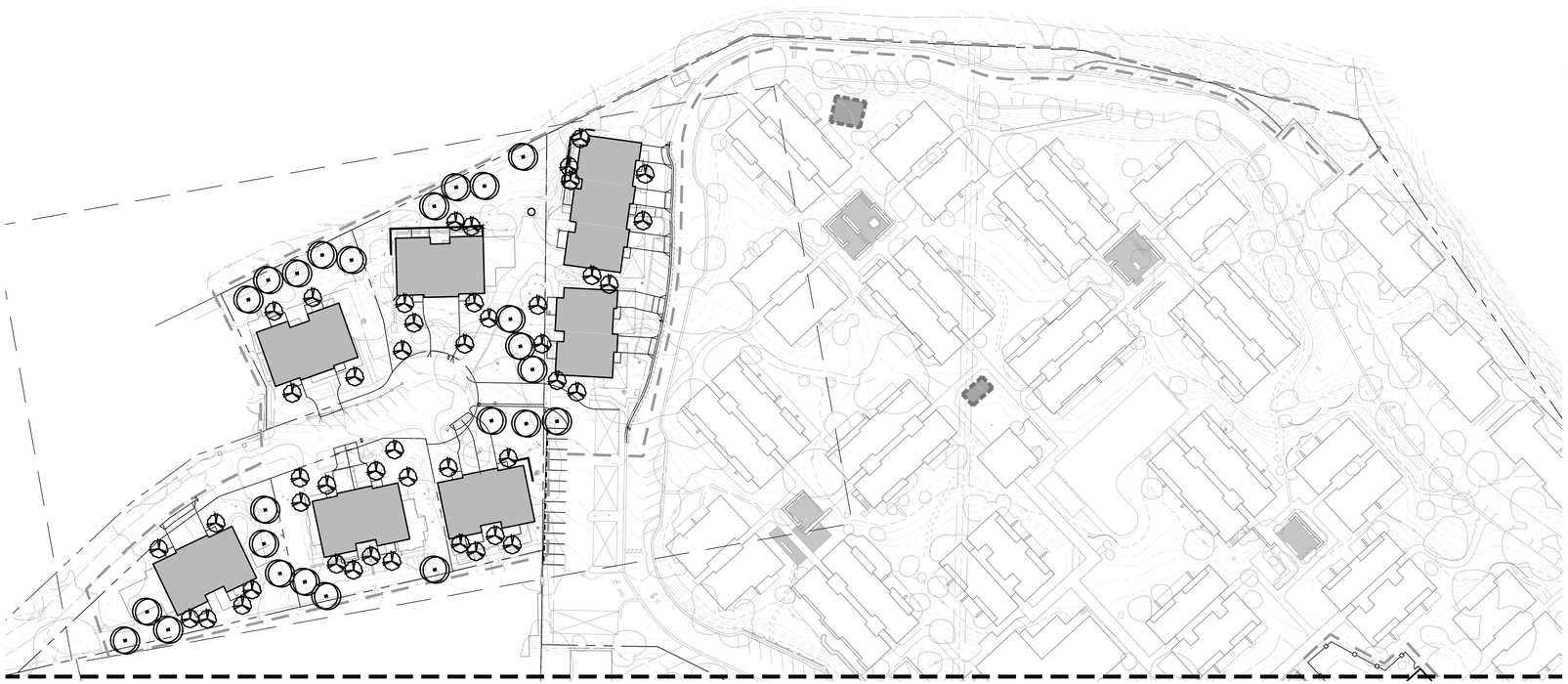
DRAWING TITLE:

LANDSCAPE MATERIALS

L-302

MASTERPLAN SUBMITTAL

01/09/2025



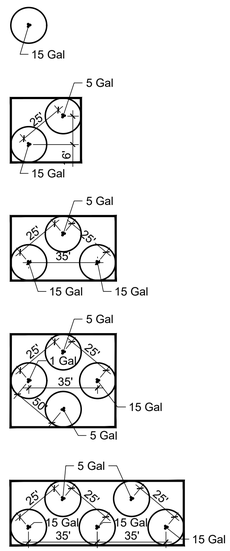
MATCHLINE: SEE L-402

TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

Note: See Tree Disposition Plan and Tree Mitigation Groupings

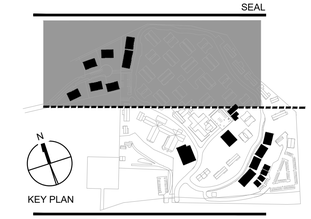
TREE MITIGATION GROUPINGS



60 0 60 120

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



KEY PLAN

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425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

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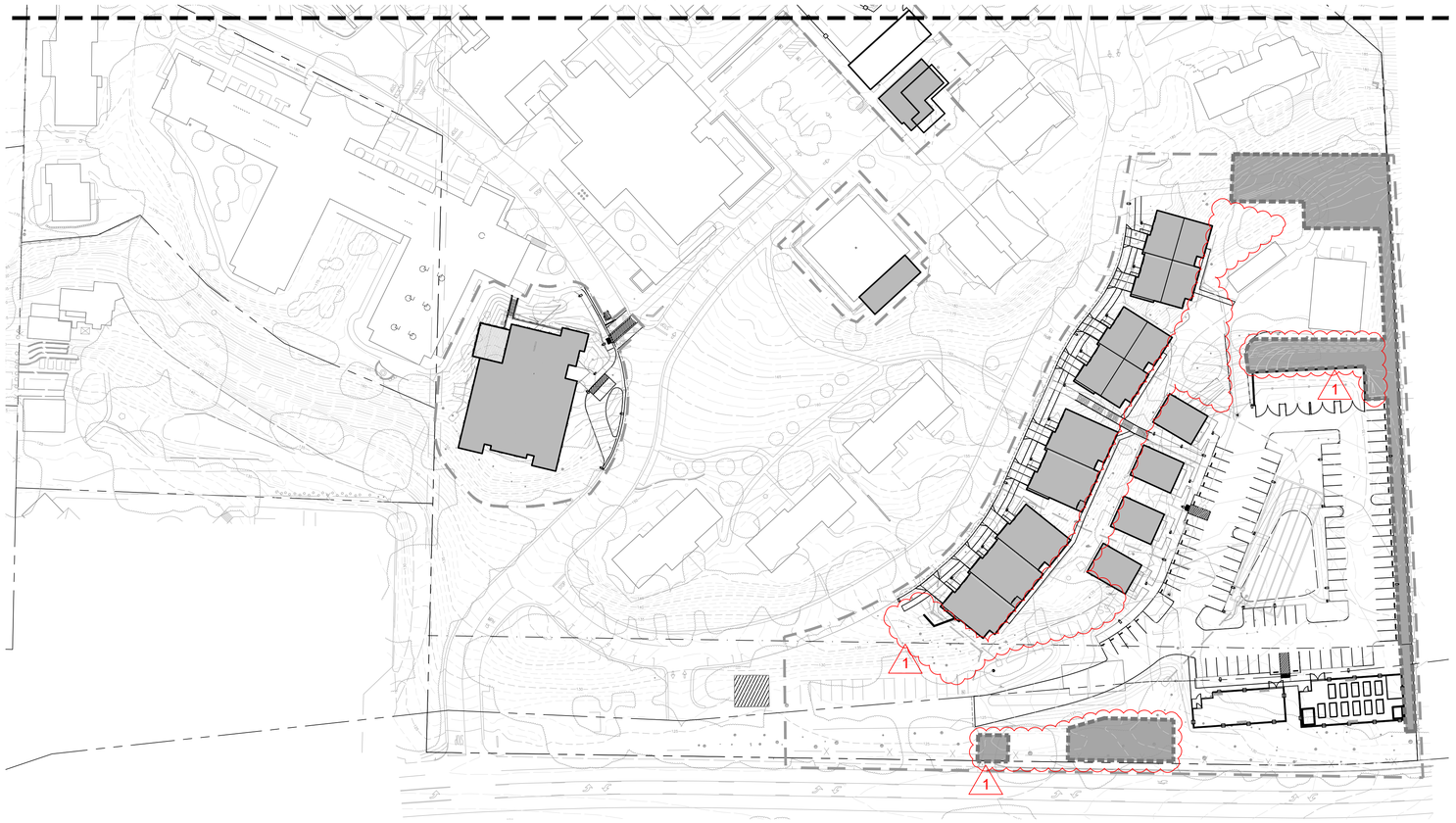
TREE MITIGATION PLANTING PLAN

L-401

MASTERPLAN SUBMITTAL 1

01/09/2025

MATCHLINE: SEE L-401

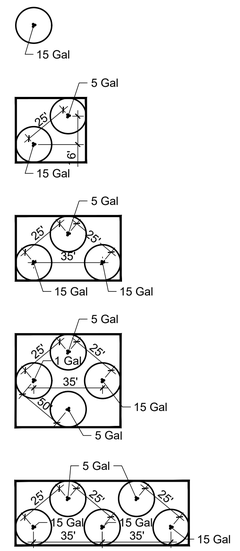


TREE MITIGATION LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
TREE MITIGATION: Temporary irrigation until establishment				
	Quercus agrifolia	Coast Live Oak	VL	5 - 15 Gal

Note: See Tree Disposition Plan and Tree Mitigation Groupings

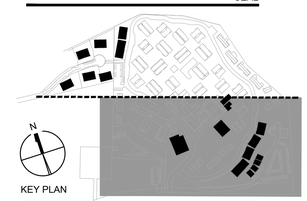
TREE MITIGATION GROUPINGS



60 0 60 120

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025

SEAL



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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

TREE MITIGATION PLANTING PLAN

L-402

MASTERPLAN SUBMITTAL

01/09/2025

PRELIMINARY WATER CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Carmel Valley Manor — Status: — Calc By: CZ/NL
Project Number: 2024.42 — Date: 01/07/2025

Reference Evapotranspiration (ETo) 49.70

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] b, s, or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Z1 Trees (VL-L)	0.1	b	0.81	0.12	180	22.22	684.76
Z2 Trees (L-M)	0.35	b	0.81	0.43	370	159.88	4926.44
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	14,000	6533.33	201318.13
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	90,750	24200.00	745698.80
Z5 Parking Areas (L)	0.1	s	0.75	0.13	17,760	2368.00	72967.55
Z6 Memory Care Center (L-M)	0.35	s	0.75	0.47	9,090	4242.00	130712.99
Z7 Bioretention (VL-L)	0.1	s	0.75	0.13	7,810	1041.33	32087.65
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,625	216.67	6676.37
				Totals	**(A) 141,585**	**(B) 38783.43**	**1195072.68**
Special Landscape Areas							
				1.00		0.00	0.00
				1.00		0.00	0.00
				Totals	**(C) 0**	**(D) 0.00**	**0.00**
						ETWU Total (Gallons)	**1195072.68**
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	**1963260.09**
						ETWU (Acre Feet)	**3.67**
						MAWA (Acre Feet)	**6.02**

Hydrozone / Planting
Identify water use as:
Very low / low / moderate / high / mixed

Irrigation Method
b bubbler
d drip
s sprinkler

Irrigation Efficiency
0.75 sprinklers- spray, rotor, stream
0.81 drip, dripline, multi-outlet
0.81 bubbler

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.

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.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	38783.43
Total Area	(A)	141585.00
Average ETAF	**B ÷ A**	0.27

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)	38783.43
Total Area	(A+C)	141585.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.27

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 SF
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 SF
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 SF
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 SF
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 SF
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Hordeum californicum	California Barley	NL	1 Gal/Sod
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 SF
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

* WATER USE CATEGORY (WUC) KEY

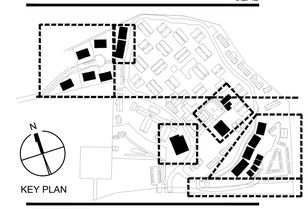
WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

IRRIGATION DESIGN NOTES

1. The design will comply with the California State Model Water Efficient Landscape Ordinance.
2. The irrigation system will connect to a new irrigation meter.
3. A soil management report with an analysis of the existing site soil and site specific recommendations will be included with the landscape documentation package.
4. The irrigation system will be designed to the recorded static pressure available onsite.
5. Design will include an automatic irrigation controller with evapotranspiration data and rain sensors.
6. The system will be designed to prevent runoff and over-spray.
7. The system will be designed per hydrozones as established by the planting plan.
8. All sprinkler heads will be matched precipitation.
9. No overhead spray will be used in areas less than 10' in width.
10. Overhead irrigation will be set back 24" from non-permeable surfaces.
11. Irrigation distribution will be through a mix of:
    a. Low flow, high efficiency spray nozzles.
    b. Bubblers.

No.	Description	Date

SEAL



BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING LEGEND & NOTES

L-500

MASTERPLAN SUBMITTAL

01/09/2025



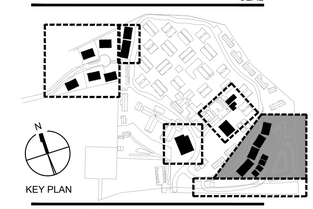
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	Ribes sanguineum	Red Flowering Current
	Salvia spp.	Sage

SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING

No.	Description	Date

SEAL



BFS LANDSCAPE ARCHITECTS
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Owner:
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6 HARRIS COURT
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Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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Landscape Design:
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425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

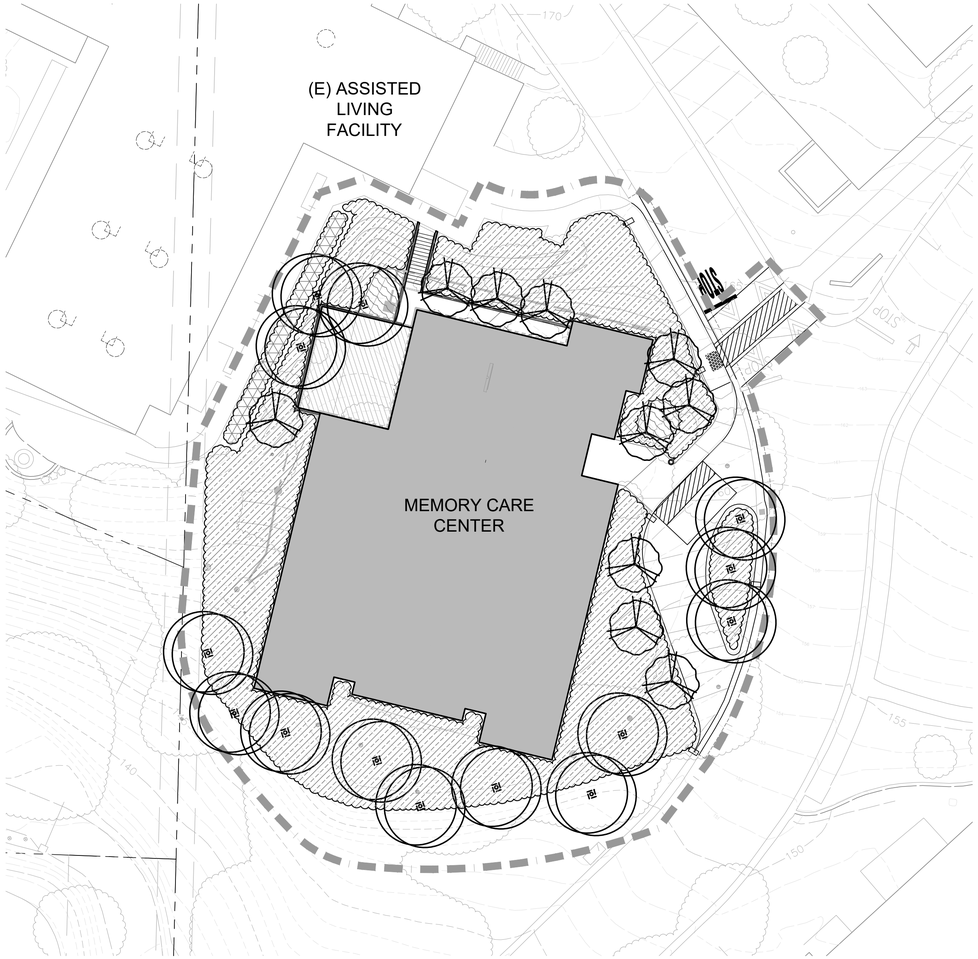
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HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN

L-500AB

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01/09/2025



PLANT LEGEND

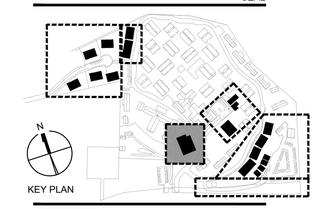
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	Rhus integrifolia	Lemonade Berry
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	Festuca rubra 'Molate'	Molate Red Fescue
	Lavandula intermedia cvs.	Lavender
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	Rosa spp.	Rose
	Salvia spp.	Sage
	Stachys byzantina	Lamb's Ear
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	Hordeum brachyantherum	Meadow Barley
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	Juncus patens cvs.	California Grey Rush
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye
	Nassella pulchra	Purple Needlegrass

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20 0 20 40

No.	Description	Date

SEAL



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Geotechnical Engineer:
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Traffic Consultant:
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Planning Consultant:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

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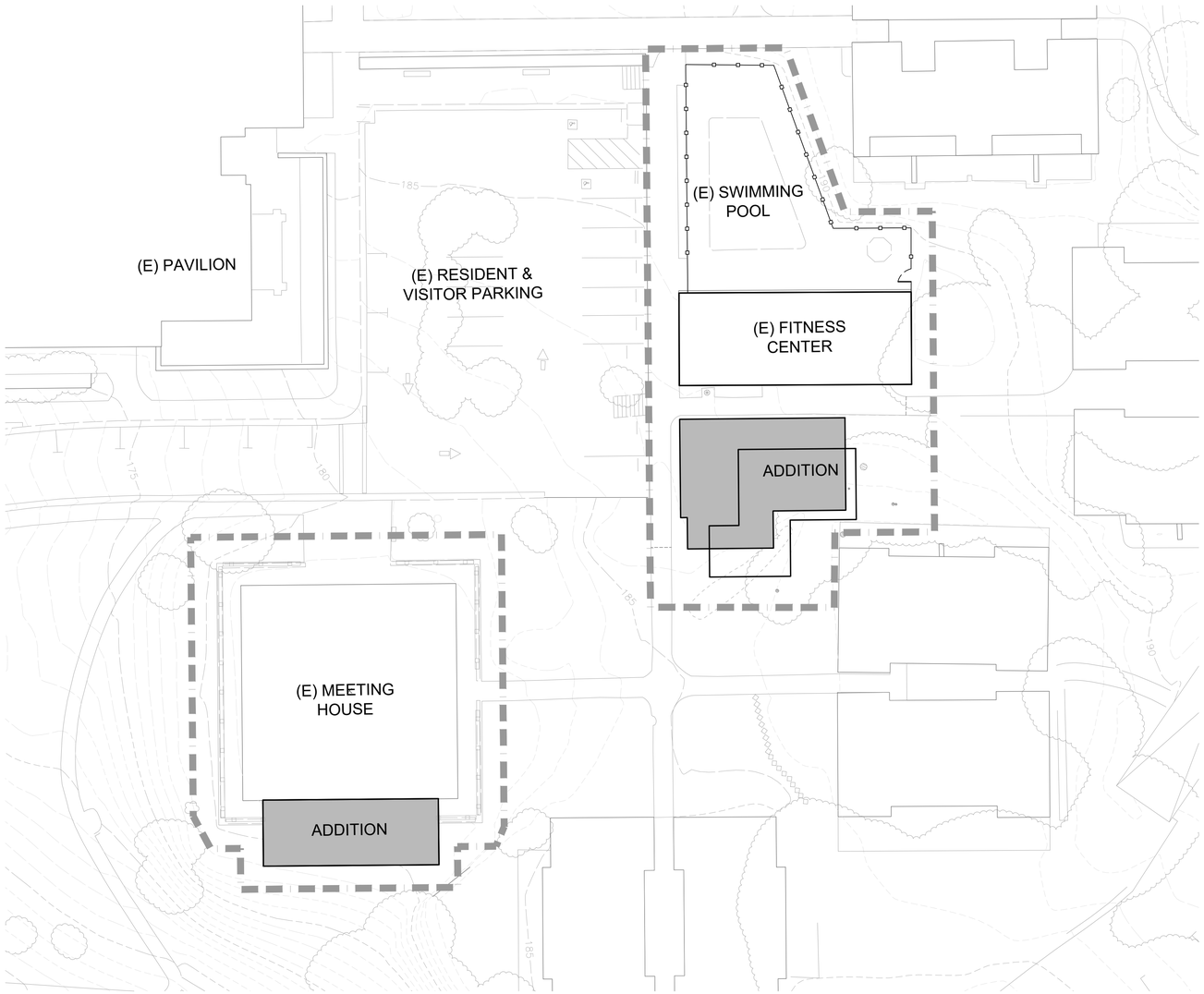
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MEMORY CARE - PLANTING PLAN

L-500C

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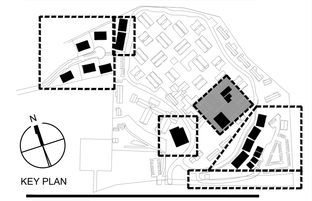
01/09/2025



20 0 20 40

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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8545 CARMEL VALLEY ROAD
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

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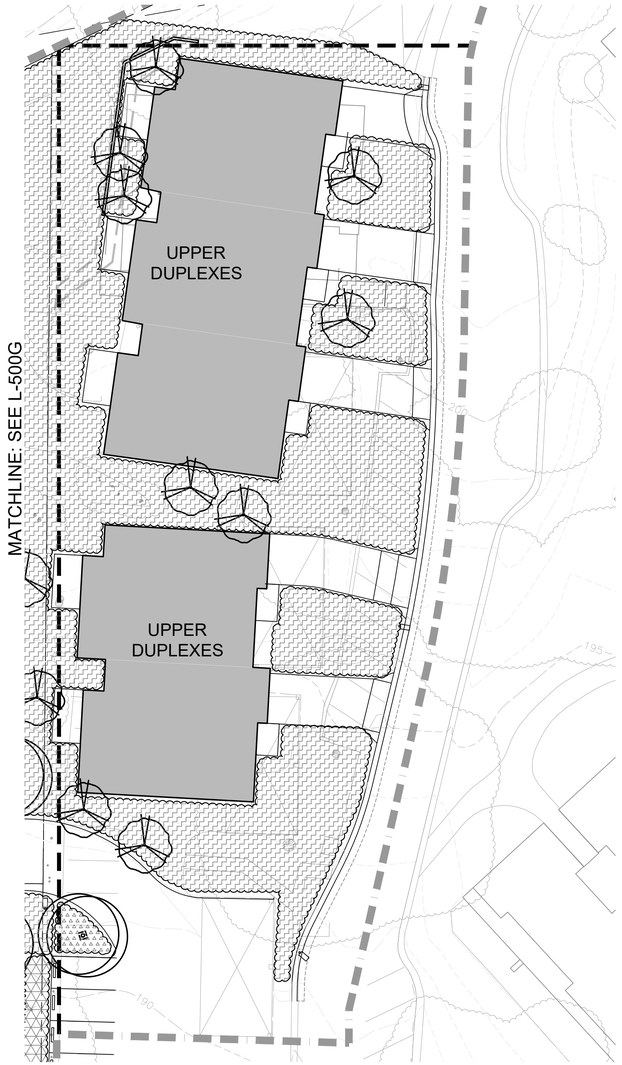
DRAWING TITLE:

FITNESS CENTER, MEETING HOUSE - PLANTING PLAN

L-500DE

MASTERPLAN SUBMITTAL

01/09/2025



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
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	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 S
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 S
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 S
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				9,090 S
	Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Lavandula intermedia cvs.	Lavender	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rosa spp.	Rose	M	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Stachys byzantina	Lamb's Ear	L	1 Gal
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 S
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sc
	Hordeum californicum	California Barley	NL	1 Gal/Sc
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sc
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sc
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 S
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

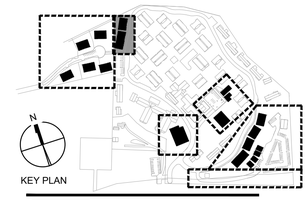
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Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

20 0 20 40

No.	Description	Date

SEAL



BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
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Owner:
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8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
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425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

UPPER DUPLEXES - PLANTING PLAN

L-500F

MASTERPLAN SUBMITTAL

01/09/2025



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
LARGE CANOPY TREES: Tree bubbler irrigation		
	Acer macrophyllum	Big Leaf Maple
	Arbutus menziesii	Madrone
	Liquidambar styraciflua	American Sweetgum
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)
	Quercus agrifolia	Coast Live Oak
	Ulmus parvifolia 'Drake'	Drake Chinese Elm
ACCENT TREES: Tree bubbler irrigation		
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple
	Aesculus californica	California Buckeye
	Arbutus unedo 'Marina'	Marina Strawberry Tree
	Cercis occidentalis	Western Redbud
	Eriobotrya japonica	Loquat
	Garrya elliptica	Coast Silktassel
	Magnolia x soulangeana	Saucer Magnolia
VEGETATIVE SCREENING: Overhead spray irrigation		
	Arctostaphylos spp.	Manzanita
	Calycanthus occidentalis	Western Spicebush
	Carpenteria californica	Bush Anemone
	Ceanothus spp.	California Lilac
	Heteromeles arbutifolia	Toyon
	Myrica californica	Pacific Wax Myrtle
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)
	Rhamnus californica cvs.	Coffeeberry
	Rhus integrifolia	Lemonade Berry
	Romneya coulteri	Matilija Poppy
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation		
	Agave spp.	Agave
	Achillea millefolium cvs.	Common Yarrow
	Arctostaphylos spp.	Manzanita
	Ceanothus spp.	California Lilac
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose
	Erigeron glaucus	Seaside Daisy
	Epilobium canum cvs.	California Fuchsia
	Hesperaloe parviflora	Red Yucca
	Heuchera maxima cvs.	Island Alum Root
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon
	Polystichum munitum	Western Sword Fern
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)
	Ribes viburnifolium	Evergreen Currant
	Salvia spp.	Sage
	Teucrium chamaedrys 'Prostratum'	Creeping Germander
	Westringia fruticosa cvs.	Dwarf Coast Rosemary

* WATER USE CATEGORY (WUC) KEY

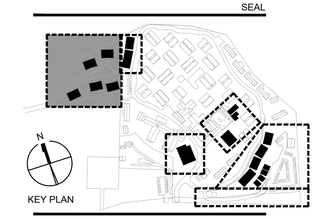
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SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING

20 40

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SEAL



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6 HARRIS COURT
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EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
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Landscape Design:
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425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

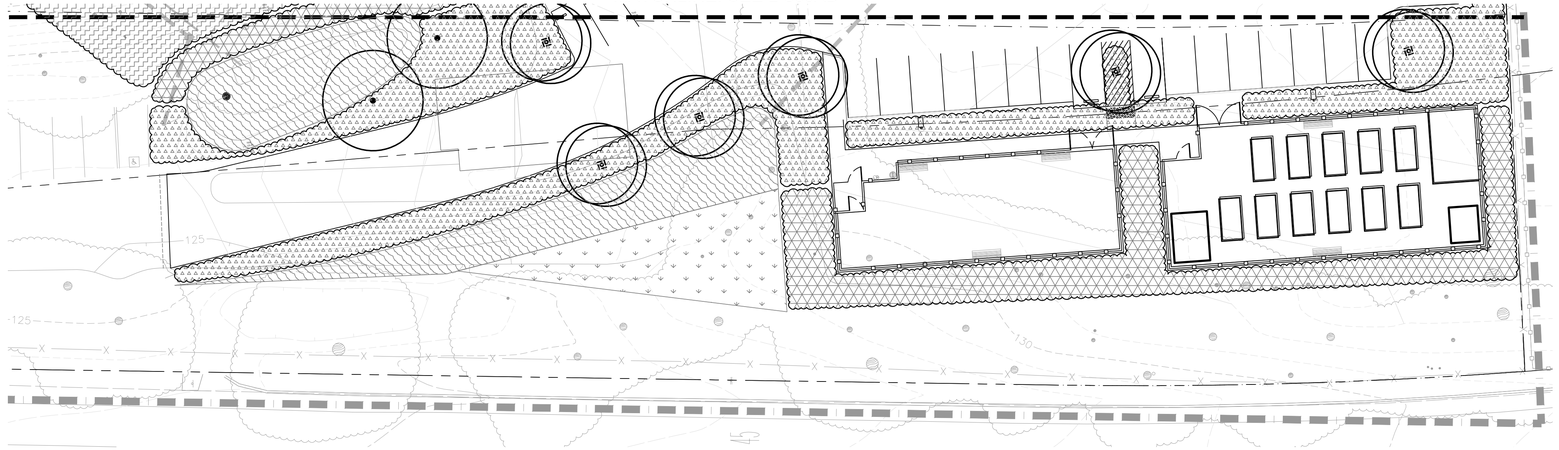
5 LOT DUPLEXES - PLANTING PLAN

L-500G

MASTERPLAN SUBMITTAL

01/09/2025

MATCHLINE: SEE L-500AB



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				14,000 S
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation				90,750 S
	Agave spp.	Agave	L	1 Gal
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Arctostaphylos spp.	Manzanita	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Hesperaloe parviflora	Red Yucca	L	5 Gal
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	Polystichum munitum	Western Sword Fern	M	5 Gal
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	Ribes viburnifolium	Evergreen Currant	L	5 Gal
	Salvia spp.	Sage	L	5 Gal
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal
ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,760 S
	Arctostaphylos spp.	Manzanita	VL	5 Gal
	Bouteloua gracilis	Blue Grama	L	1 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
	Epilobium canum cvs.	California Fuchsia	L	5 Gal
	Erigeron glaucus	Seaside Daisy	L	1 Gal
	Festuca californica cvs.	California fescue	L	1 Gal
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal
	Ribes sanguineum	Red Flowering Current	L	5 Gal
	Salvia spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
ZONE D - BIORETENTION (Native): Overhead spray irrigation				7,810 S
	Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sc
	Hordeum californicum	California Barley	NL	1 Gal/Sc
	Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sc
	Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Juncus patens cvs.	California Grey Rush	L	1 Gal
	Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sc
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				1,625 S
	Pacific Coast Seed Erosion Control Habitat Mix:			
	Bromus carinatus	Native California Brome	NL	
	Elymus glaucus	Blue Wildrye	L	
	Festuca idahoensis	Red Fescue	VL	
	Hordeum californicum	California Barley	NL	
	Nassella pulchra	Purple Needlegrass	VL	
	Poa secunda	Native Pine Bluegrass	NL	

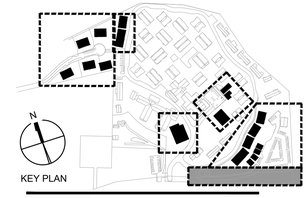
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SEAL



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MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
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SALINAS, CA 93906

Landscape Design:
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PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

DOG RUN, GARDEN - PLANTING PLAN

L-500H

MASTERPLAN SUBMITTAL

01/09/2025

LARGE CANOPY TREES



LIQUIDAMBAR STYRACIFLUA
AMERICAN SWEETGUM
Moderate Water Use



PISTACIA CHINENSIS 'KEITH DAVEY'
KEITH DAVEY CHINESE PISTACHE
Low Water Use



ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM
Low Water Use

ACCENT TREES



ARBUTUS UNEDO 'MARINA'
MARINA STRAWBERRY TREE
Low Water Use



MAGNOLIA x SOULANGEANA
SAUCER MAGNOLIA
Medium Water Use

TREE MITIGATION



QUERCUS AGRIFOLIA
COAST LIVE OAK
Very Low Water Use, Native

VEGETATIVE SCREENING



CARPENTERIA CALIFORNICA
BUSH ANEMONE
Moderate Water Use, Native



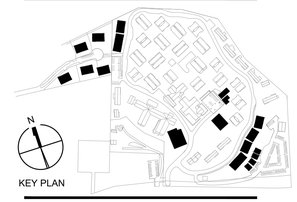
RHAMNUS CALIFORNICA CVS.
COFFEEBERRY
Low Water Use, Native



ROMNEYA COULTERI
MATILIJA POPPY
Very Low Water Use, Native

No.	Description	Date

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8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-501

MASTERPLAN SUBMITTAL

01/09/2025

ZONE A: ENTRY/COMMON AREAS



ENTRY / COMMON AREAS
INSPIRATION IMAGE



HESPERALOE PARVIFLORA
RED YUCCA
Low Water Use



WESTRINGA FRUTICOSA CVS.
DWARF COAST ROSEMARY
Low Water Use

ZONE B: PARKING AREAS



ARCTOSTAPHYLOS SPP.
MANZANITA
Low Water Use, Native



CEANOTHUS SPP.
CALIFORNIA LILAC
Low Water Use, Native



EPILOBIUM CANUM CVS.
CALIFORNIA FUCHSIA
Low Water Use, Native

ZONE C: MEMORY CARE CENTER



MEMORY CARE CENTER
INSPIRATION IMAGE



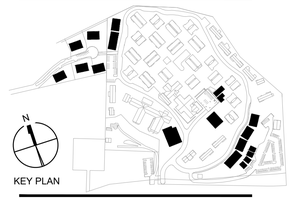
LAVANDULA INTERMEDIA CVS.
LAVENDER
Low Water Use



ROSA SPP.
ROSE
Moderate Water Use

No.	Description	Date

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DRAWING TITLE:

PLANTING PALETTE

L-502

MASTERPLAN SUBMITTAL

01/09/2025

ZONE D: BIORETENTION AREAS



BIORETENTION
INSPIRATION IMAGE

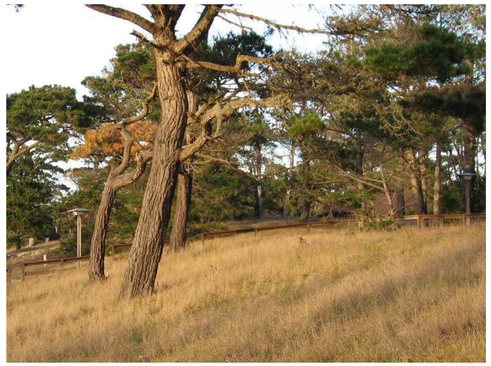


IRIS DOUGLASIANA CVS.
DOUGLAS IRIS
Low Water Use, Native



LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE WILD RYE
Low Water Use

ZONE E: NATIVE HYDROSEEDED AREAS





NATIVE HYDROSEEDED AREAS
INSPIRATION IMAGES

No.	Description	Date

SEAL



KEY PLAN

BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1383 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

PLANTING PALETTE

L-503

MASTERPLAN SUBMITTAL

01/09/2025

FUEL MANAGEMENT NOTES

1. Fuel management shall comply with the latest edition of all applicable laws and codes, including but not limited to AB 3074.
2. Fuel is defined as any combustible material, including petroleum-based products and wildland fuels.
3. Trees or other vegetation that are well-pruned and maintained per the measures below as to effectively manage fuels to not form a means of rapidly transmitting fire are allowed within the defensible space zones. Vegetation not maintained in compliance with the measures below may be directed to be removed.
4. Plant replacements as part of routine landscape maintenance shall be in kind and in accordance with the Planting Plan.
5. Refer to the Planting Plans and Tree Mitigation Plans for additional information.

ZONE 0: "EMBER-RESISTANT ZONE"

1. An ember-resistant zone shall be maintained within 5' of buildings.
2. Combustible materials and items within this zone shall be limited.
3. Combustible mulches are not permitted within the ember-resistant zone.
4. Routinely remove dead and dry plants and plant debris.
5. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
6. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
7. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
8. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
9. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
10. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.

ZONE 1: "GREEN ZONE"

1. A green zone shall be maintained within 30' of buildings.
2. Routinely remove dead and dry plants and plant debris.
3. Maintain trees, shrubs, or other plants adjacent to or overhanging a building free of dead or dying wood.
4. Maintain trees to keep roof and rain gutters free of leaves, needles, or other vegetative materials.
5. Prune trees to not hang over the roof, and remove tree branches that extend over the roof.
6. Remove tree branches that extend within 10 feet of a buildings' chimney or stovepipe outlines.
7. Prune and remove tree branches routinely to create a 10-foot clearance from other trees.
8. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
9. Mow turf down to 4 inches maximum.
10. Mow turf before 10 A.M.

ZONE 2: "MANAGEMENT ZONE"

1. Maintain a managed zone of defensible space from 30' to 100' from structures or to property line, whichever is closer. Greater distance may be required by state law or local ordinance, rule, or regulation.
2. Routinely remove dead and dry plants and plant debris.
3. Prune and remove tree branches routinely to create a horizontal clearance between trees:
   - Slopes less than 20%: Maintain a 10-foot horizontal clearance between trees.
   - Slopes 20-40%: Maintain a 20-foot horizontal clearance between trees.
   - Slopes exceeding 40%: Maintain a 30-foot horizontal clearance between trees.
4. Limb up all trees to create a vertical clearance of 6 feet minimum. Additional vertical clearance is required between shrubs and trees to ensure that the vertical clearance between the shrubs and lowest tree limbs is a minimum of 3 times the shrub height.
5. Trees shall be routinely pruned in compliance with the latest edition of ANSI A300 Tree Care Standards and ANSI Z133 Safety Standards.
6. Prune and remove dead or dry shrubs and other vegetation routinely to create a horizontal clearance between shrubs:
   - Slopes less than 20%: Maintain a horizontal clearance between shrubs at a minimum of 2 times the shrub height.
   - Slopes 20-40%: Maintain a horizontal clearance between shrubs at a minimum of 4 times the shrub height.
   - Slopes exceeding 40%: Maintain a horizontal clearance between shrubs at a minimum of 6 times the shrub height.
7. Mow turf down to 4 inches maximum.
8. Mow turf before 10 A.M.

FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

Project Limit of Work

Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

Zone 2: "Management Zone" (30'+ from Structures)

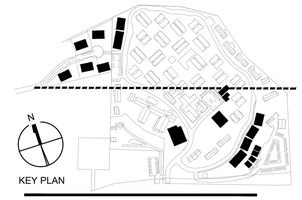
Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

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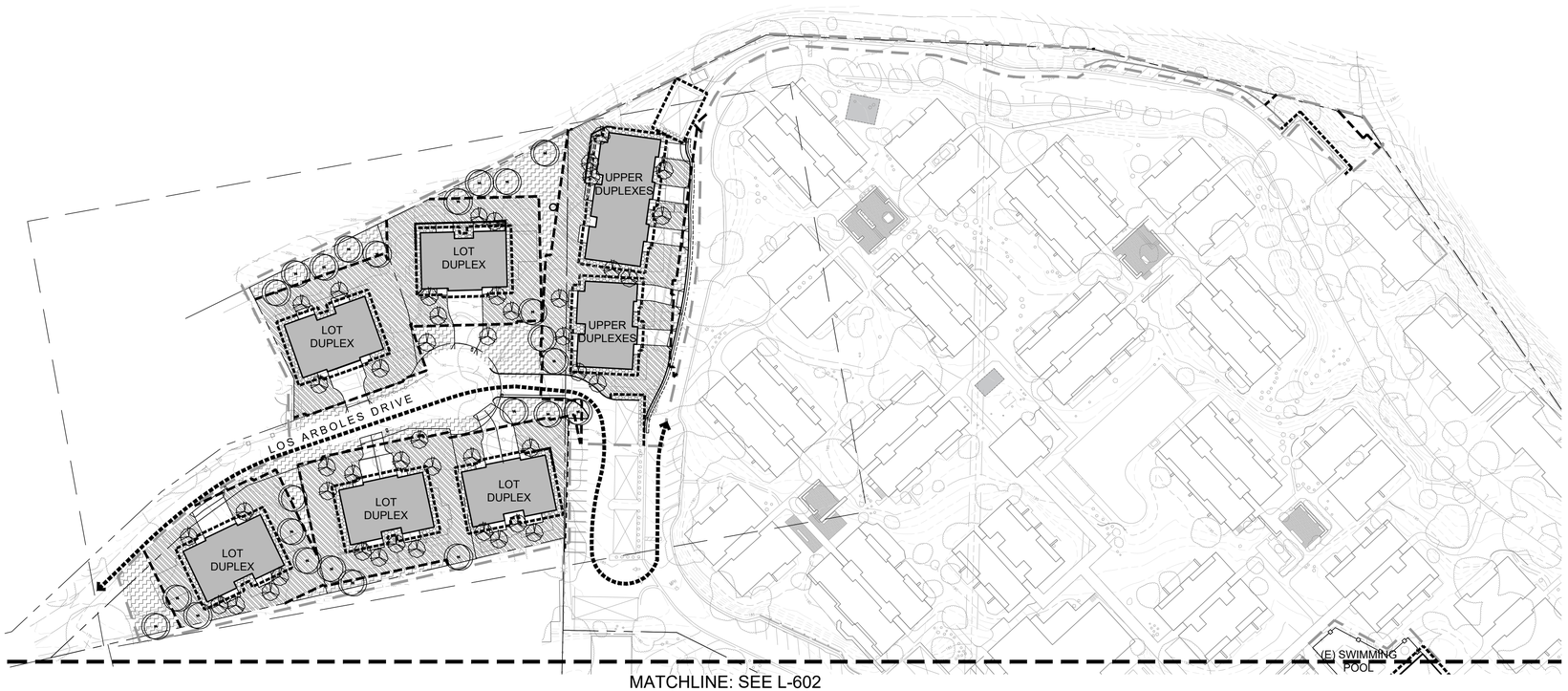
DRAWING TITLE:

FUEL MANAGEMENT LEGEND & NOTES

L-600

MASTERPLAN SUBMITTAL

01/09/2025



MATCHLINE: SEE L-602

FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

- Project Limit of Work
- Defensible Space Zone Boundary: Zone 0 (See below)
- Defensible Space Zone Boundary: Zone 1 (See below)
- Defensible Space Zone Boundary: Zone 2 (See below)
- Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

- Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

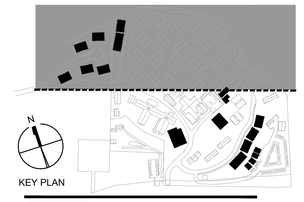
Zone 2: "Management Zone" (30'+ from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

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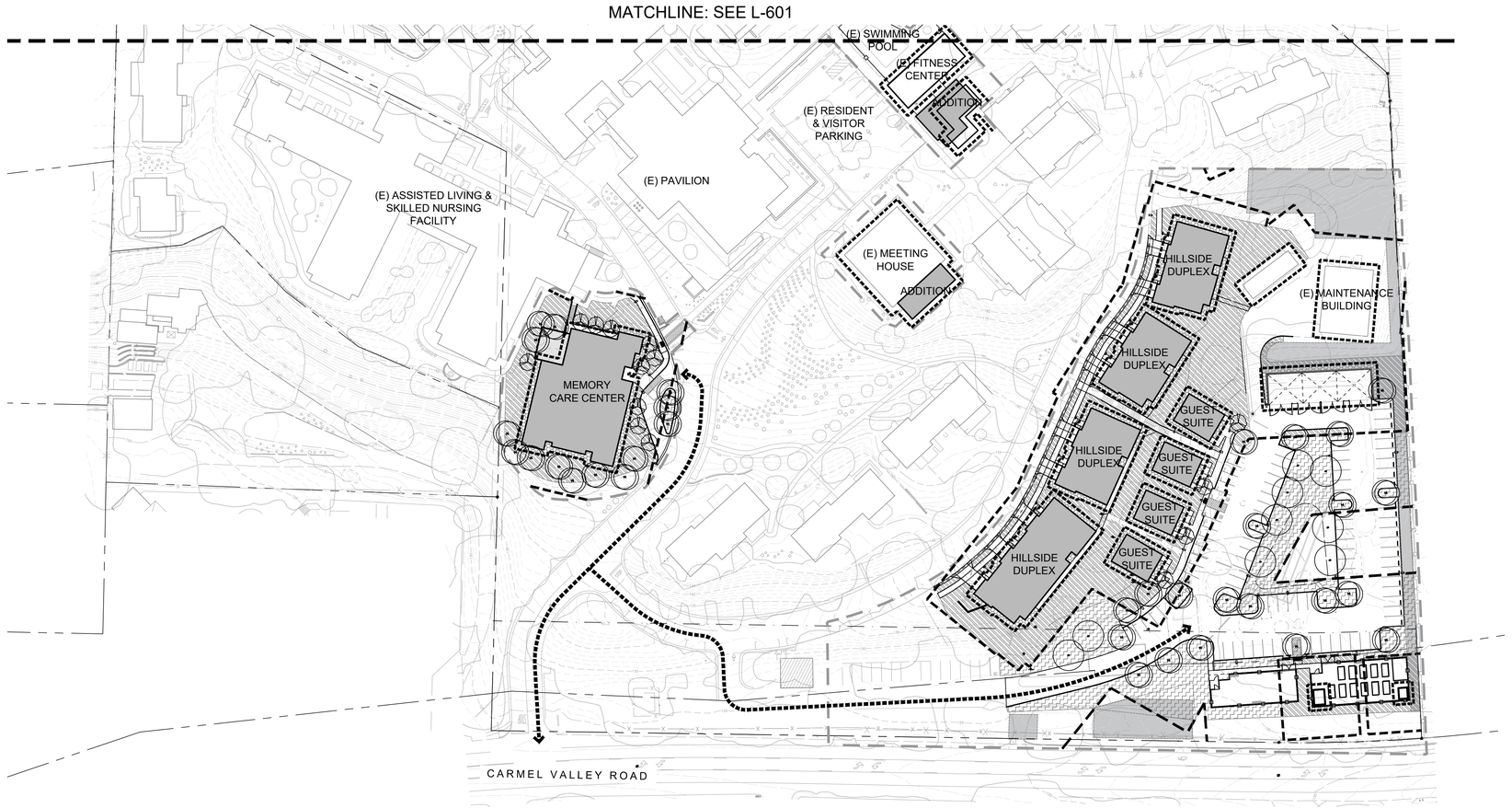
DRAWING TITLE:

FUEL MANAGEMENT PLAN

L-601

MASTERPLAN SUBMITTAL

01/09/2025



FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

- Project Limit of Work
- Defensible Space Zone Boundary: Zone 0 (See below)
- Defensible Space Zone Boundary: Zone 1 (See below)
- Defensible Space Zone Boundary: Zone 2 (See below)
- Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

- Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

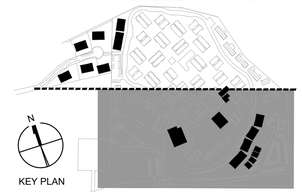
Zone 2: "Management Zone" (30'+ from Structures)

- Proposed Tree: See Planting Plans
- Proposed Tree Mitigation Area: See Planting Plan
- Proposed Shrub Planting Area: See Planting Plan

60 0 60 120

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DRAWING TITLE:

FUEL MANAGEMENT PLAN

L-602

MASTERPLAN SUBMITTAL

01/09/2025