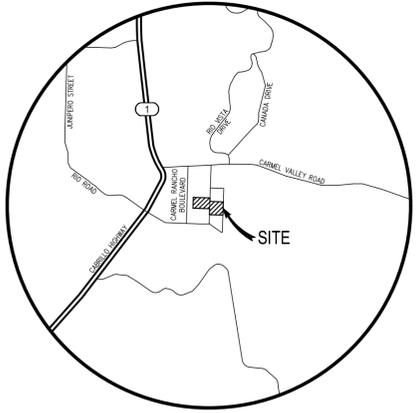
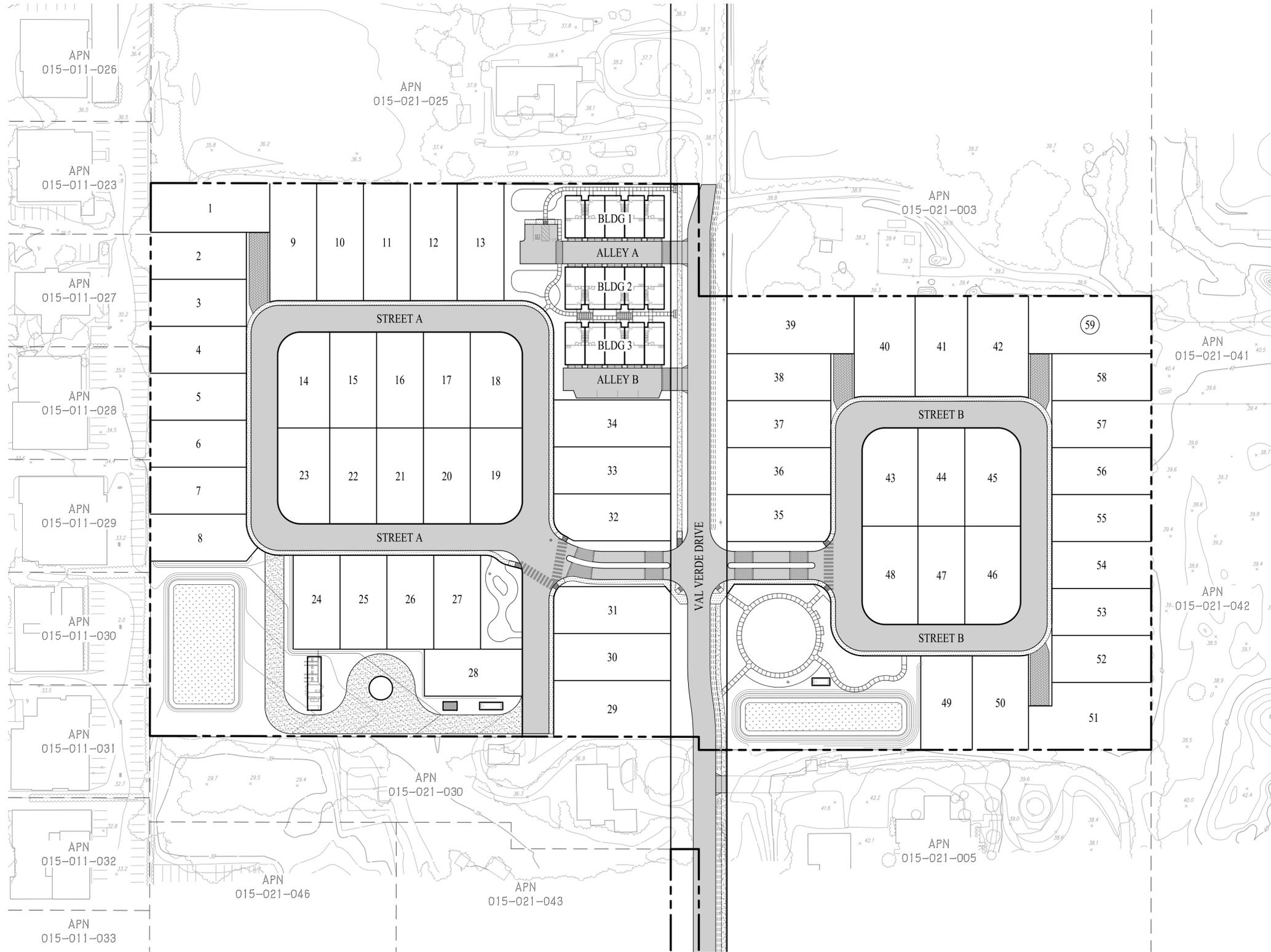


- LEGEND:**
- PROJECT BOUNDARY
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - CURB, GUTTER & SIDEWALK
 - DECOMPOSED GRANITE TRAIL
 - GRAVEL ACCESS ROAD
 - ASPHALT PAVEMENT
 - DECORATIVE PAVEMENT PER LANDSCAPE PLANS
 - STORMWATER QUALITY TREATMENT AREA
 - MANHOLE
 - CATCH BASIN
 - FIELD INLET
 - FIRE HYDRANT
 - DIRECTION OF OVERLAND RELEASE

ABBREVIATIONS

- | | |
|-------|-----------------------------------|
| AB | AGGREGATE BASE |
| AC | ACRE |
| BEW | BOTTOM OF EXPOSED WALL |
| BW | BACK OF WALK |
| CL | CENTERLINE |
| CB | CATCH BASIN |
| DW | DRIVEWAY |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| EX | EXISTING |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOWLINE ELEVATION |
| GB | GRADE BREAK |
| GR | TOP OF GRATE ELEVATION |
| HP | HIGH POINT |
| INV | INVERT |
| LP | LOW POINT |
| LS | LANDSCAPE |
| PL | PROPERTY LINE |
| PR | PROPOSED |
| PSE | PUBLIC SERVICE EASEMENT |
| R/W | RIGHT-OF-WAY |
| RUE | ROAD & UTILITY EASEMENT |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| SW | SIDEWALK |
| TC | TOP OF CURB ELEVATION |
| TW | TOP OF RETAINING WALL |
| TYP | TYPICAL |
| W | WATER |
| U.O.N | UNLESS OTHERWISE NOTED |



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE
C-1	TITLE SHEET
C-2	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C-3	AERIAL CONTEXT MAP
C-4	EXISTING CONDITIONS
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY GRADING & DRAINAGE PLAN
C-7	SITE STREET & GRADING SECTIONS
C-8	PRELIMINARY UTILITY PLAN
C-9	PRELIMINARY STORMWATER CONTROL PLAN
C-10	PRELIMINARY EROSION CONTROL PLAN

CONTACTS:

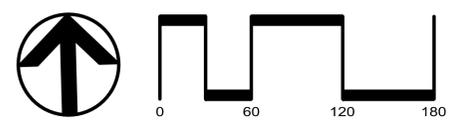
- OWNER:** CARMEL RIO ROAD, LLC
430 ORTIZ AVENUE #B
SAND CITY, CA 93955
- APPLICANT:** CITY VENTURES, LLC
444 SPEAR STREET, SUITE 200
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(650) 465-3628
ATTN: PAM NIETING
- CIVIL ENGINEER:** CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
(925) 866-0322
ATTN: EVAN DAMBACHER, RCE #65144
- ARCHITECT:** HUNT HALE JONES ARCHITECTS
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(415) 568-3833
ATTN: DAN HALE
- LANDSCAPE ARCHITECT:** GATES & ASSOCIATES
1655 N. MAIN STREET, SUITE 365
WALNUT CREEK, CA 94596
(925) 360-8411
ATTN: RUSTY CASE



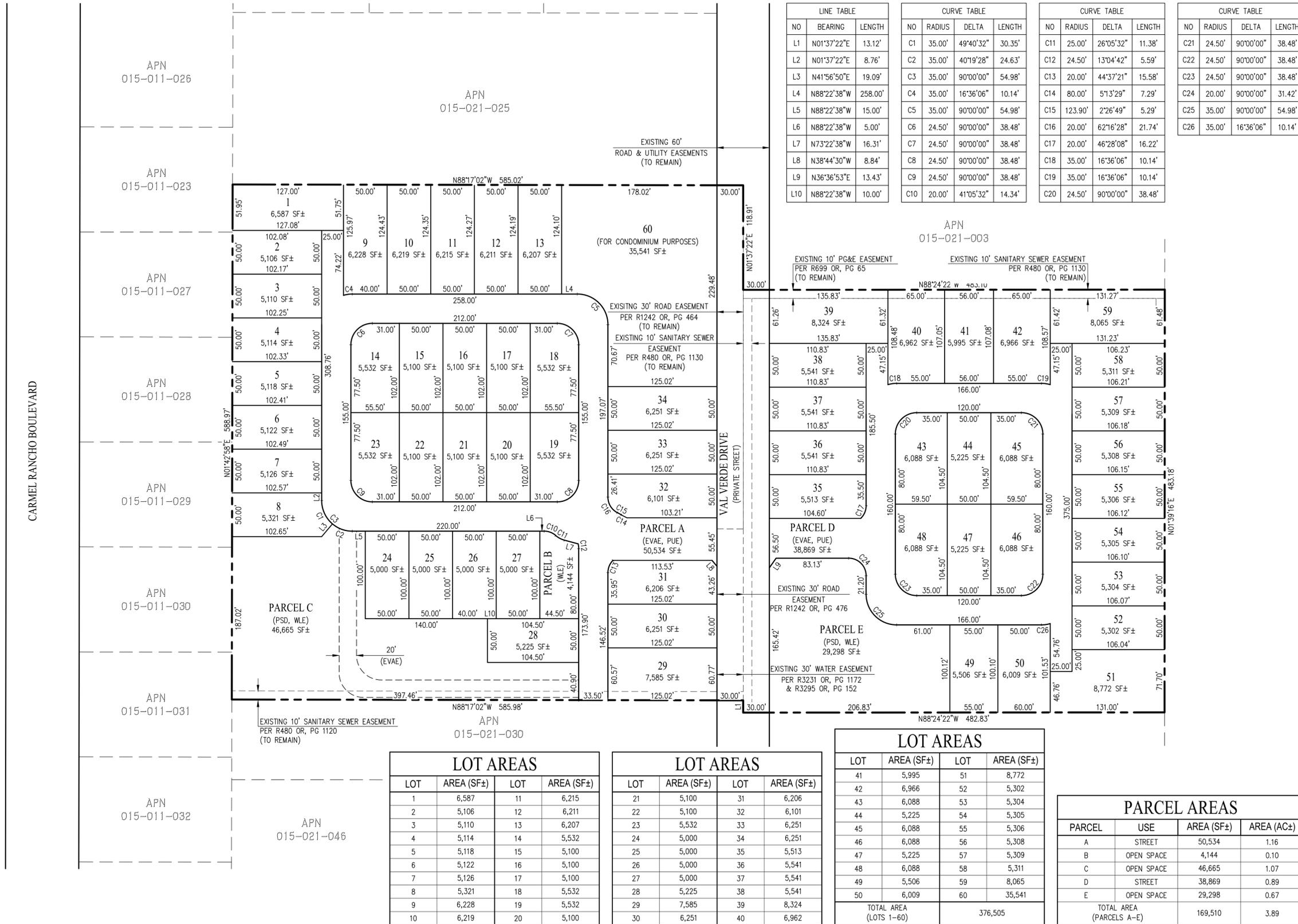
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TITLE SHEET
C-1
SCALE: 1"=60'
DATE: 04.30.2025
PROJECT: 3924-000



LINE TABLE		
NO	BEARING	LENGTH
L1	N01°37'22"E	13.12'
L2	N01°37'22"E	8.76'
L3	N41°56'50"E	19.09'
L4	N88°22'38"W	258.00'
L5	N88°22'38"W	15.00'
L6	N88°22'38"W	5.00'
L7	N73°22'38"W	16.31'
L8	N38°44'30"W	8.84'
L9	N36°36'53"E	13.43'
L10	N88°22'38"W	10.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	35.00'	49°40'32"	30.35'
C2	35.00'	40°19'28"	24.63'
C3	35.00'	90°00'00"	54.98'
C4	35.00'	16°36'06"	10.14'
C5	35.00'	90°00'00"	54.98'
C6	24.50'	90°00'00"	38.48'
C7	24.50'	90°00'00"	38.48'
C8	24.50'	90°00'00"	38.48'
C9	24.50'	90°00'00"	38.48'
C10	20.00'	41°05'32"	14.34'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C11	25.00'	26°05'32"	11.38'
C12	24.50'	13°04'42"	5.59'
C13	20.00'	44°37'21"	15.58'
C14	80.00'	51°3'29"	7.29'
C15	123.90'	2°26'49"	5.29'
C16	20.00'	62°16'28"	21.74'
C17	20.00'	46°28'08"	16.22'
C18	35.00'	16°36'06"	10.14'
C19	35.00'	16°36'06"	10.14'
C20	24.50'	90°00'00"	38.48'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C21	24.50'	90°00'00"	38.48'
C22	24.50'	90°00'00"	38.48'
C23	24.50'	90°00'00"	38.48'
C24	20.00'	90°00'00"	31.42'
C25	35.00'	90°00'00"	54.98'
C26	35.00'	16°36'06"	10.14'

CONTACTS:

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(925) 360-8411
ATTN: RUSTY CASE

GENERAL NOTES:

- ASSESSORS PARCEL NO: 015-021-004, 015-021-015, 015-021-020, 015-021-021, 015-021-049
- SITE ADDRESS: 26500 VAL VERDE DRIVE, CARMEL, CA 93923
- GENERAL PLAN DESIGNATION: RESIDENTIAL
- CURRENT ZONING: LDR/1-D-S-RAZ
- EXISTING USE: RESIDENTIAL - LOW DENSITY
- SITE AREA: 12.5 AC± (EXCLUDING VAL VERDE DRIVE)
- DWELLING UNITS: 74 TOTAL (INCLUDING 59 SINGLE FAMILY AND 15 TOWNHOMES)
- DENSITY: 5.92 DU/AC
- BENCHMARK: MONTEREY COUNTY DESIGNATION N 261 RESET LOCATED SOUTH ALONG STATE HIGHWAY 1, AT THE NORTH END OF THE BRIDGE 43-13 OVER CARMEL RIVER (ELEVATION = 35.90 NAVD88).
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NAILS ON THE CENTERLINE OF RIO ROAD, THE BEARING BEING N88°17'02"W PER THE MAP OF TRACT NO. 777 (13 CT 18).
- EXISTING STRUCTURES: ALL EXISTING ON-SITE STRUCTURES TO BE REMOVED.
- WELLS ON-SITE: THERE ARE A TOTAL OF FOUR WELLS ON-SITE.
- FLOOD ZONE: ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 06053C0320H, DATE: 6/21/2017
ZONE AE: SPECIAL FLOOD HAZARD AREA (SFHA). SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 06053C0320H, DATE: 6/21/2017
- UTILITY PROVIDERS: WATER (FIRE USE): CALIFORNIA AMERICAN WATER (CAL-AM)
SANITARY SEWER: CARMEL AREA WASTEWATER DISTRICT (CAWD)
STORM DRAIN: MONTEREY COUNTY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: COMCAST
- UTILITIES: ALL FIRE WATER SYSTEM UTILITIES TO BE OWNED & MAINTAINED BY CALIFORNIA AMERICAN WATER (CAL-AM). ALL PRIVATE DOMESTIC WATER SYSTEM INFRASTRUCTURE TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL SANITARY SEWER TO BE OWNED & MAINTAINED BY CARMEL AREA WASTEWATER DISTRICT (CAWD). ALL STORM DRAIN TO BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- STREETS: ALL STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ACCESS AND UTILITY EASEMENTS WILL BE PROVIDED TO UTILITY OWNERS AS NECESSARY.
- STREET LIGHTS: STREET LIGHTS ON PRIVATE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED.
- STREET TREES: STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE COUNTY AND WILL BE PRIVATELY MAINTAINED.
- LANDSCAPING: ALL LANDSCAPING WITHIN BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- GRADING: ALL GRADING AS SHOWN IS SUBJECT TO FINAL DESIGN.
- EROSION CONTROL: ALL DISTURBED SLOPES SHALL BE PLANTED WITH APPROPRIATE EROSION CONTROL PLANTING.
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL SUBDIVISION MAP.
- CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 60. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 15 UNITS.
- LOTS: LOT 60 AND PARCELS A-E WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- PHASING: THIS PROJECT MAY BE PHASED. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
1	6,587	11	6,215
2	5,106	12	6,211
3	5,110	13	6,207
4	5,114	14	5,532
5	5,118	15	5,100
6	5,122	16	5,100
7	5,126	17	5,100
8	5,321	18	5,532
9	6,228	19	5,532
10	6,219	20	5,100

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
21	5,100	31	6,206
22	5,100	32	6,101
23	5,532	33	6,251
24	5,000	34	6,251
25	5,000	35	5,513
26	5,000	36	5,541
27	5,000	37	5,541
28	5,225	38	5,541
29	7,585	39	8,324
30	6,251	40	6,962

LOT AREAS			
LOT	AREA (SF±)	LOT	AREA (SF±)
41	5,995	51	8,772
42	6,966	52	5,302
43	6,088	53	5,304
44	5,225	54	5,305
45	6,088	55	5,306
46	6,088	56	5,308
47	5,225	57	5,309
48	6,088	58	5,311
49	5,506	59	8,065
50	6,009	60	35,541
TOTAL AREA (LOTS 1-60)		376,505	

PARCEL AREAS			
PARCEL	USE	AREA (SF±)	AREA (AC±)
A	STREET	50,534	1.16
B	OPEN SPACE	4,144	0.10
C	OPEN SPACE	46,665	1.07
D	STREET	38,869	0.89
E	OPEN SPACE	29,298	0.67
TOTAL AREA (PARCELS A-E)		169,510	3.89



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GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
INTERNET SITE DESIGN



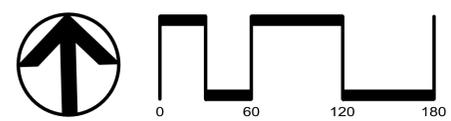
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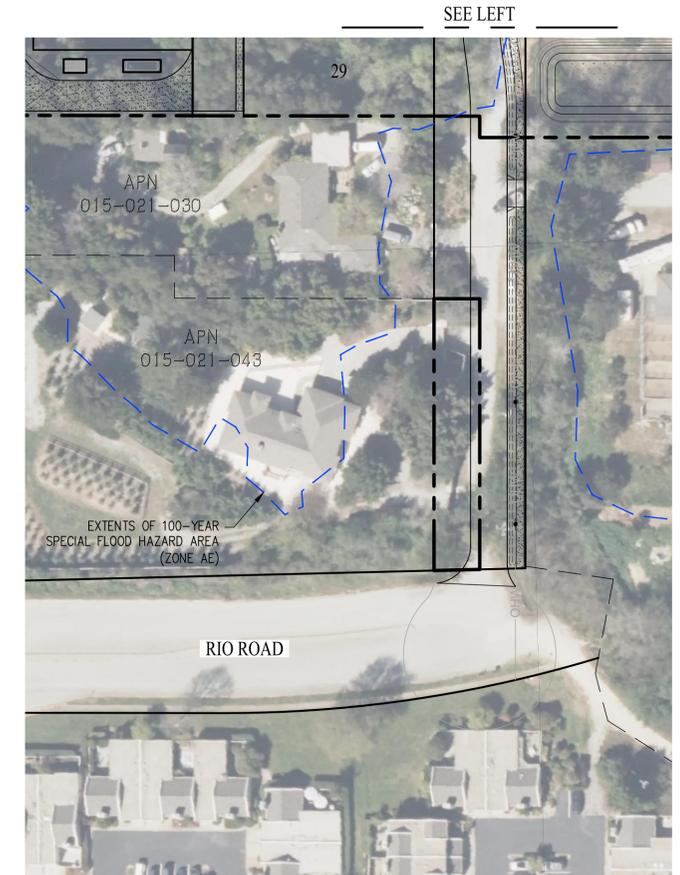
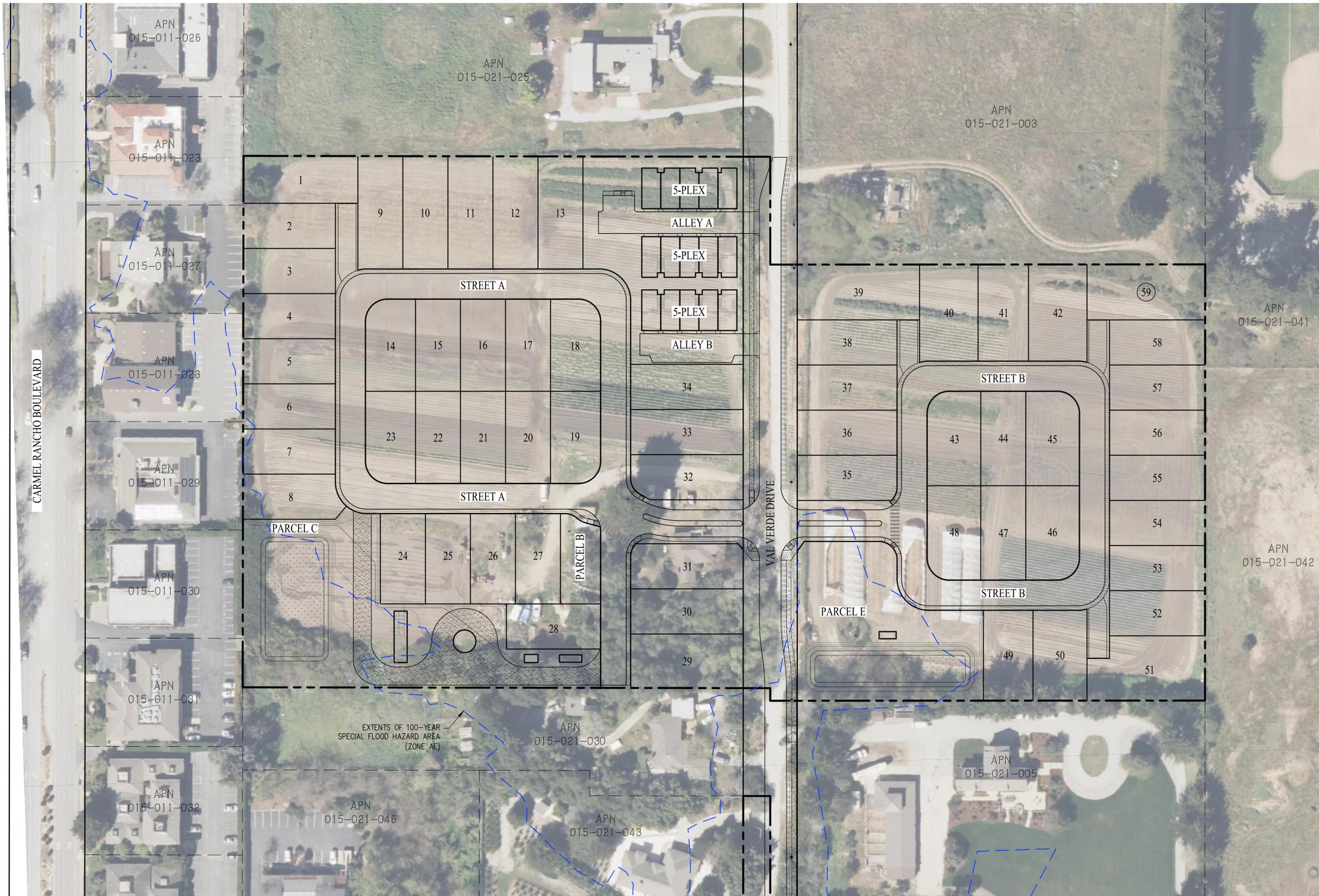
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**VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
C-2**



SCALE: 1"=60'
DATE: 04.30.2025
PROJECT: 3924-000



SEE RIGHT

SEE LEFT



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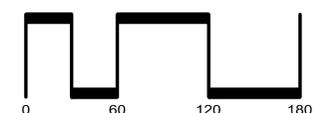
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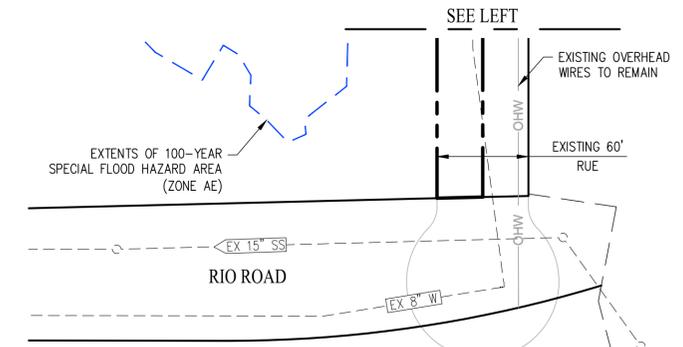
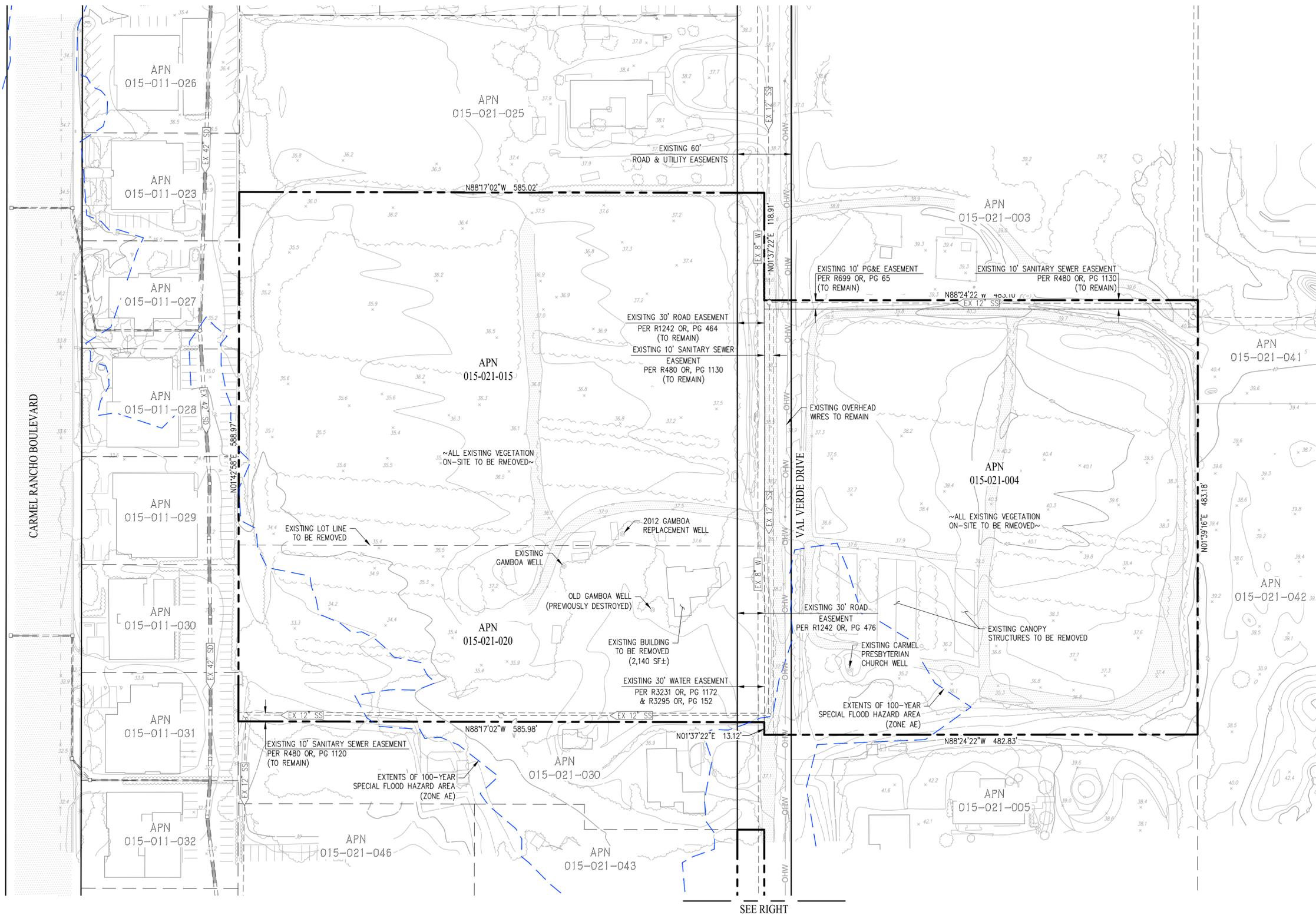
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AERIAL CONTEXT MAP

C-3



SCALE: 1"=60'
 DATE: 04.30.2025
 PROJECT: 3924-000



LEGEND:

	EXISTING BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING LOT LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	OVERHEAD WIRES
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING PAVEMENT
	EXISTING UTILITY TO BE REMOVED



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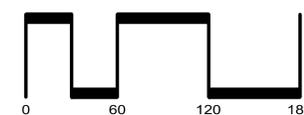


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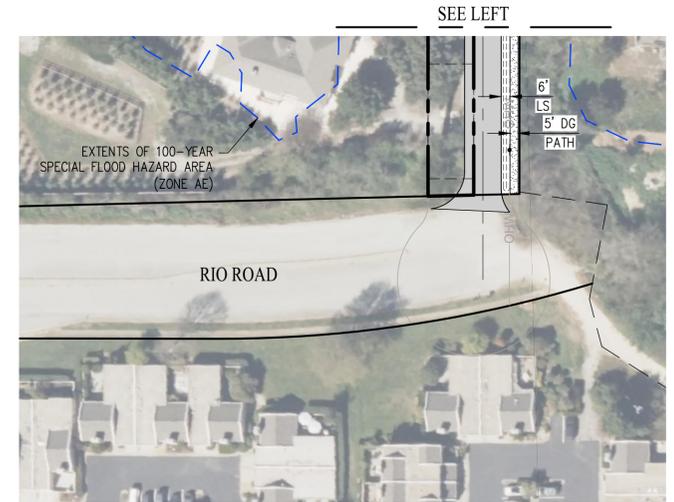
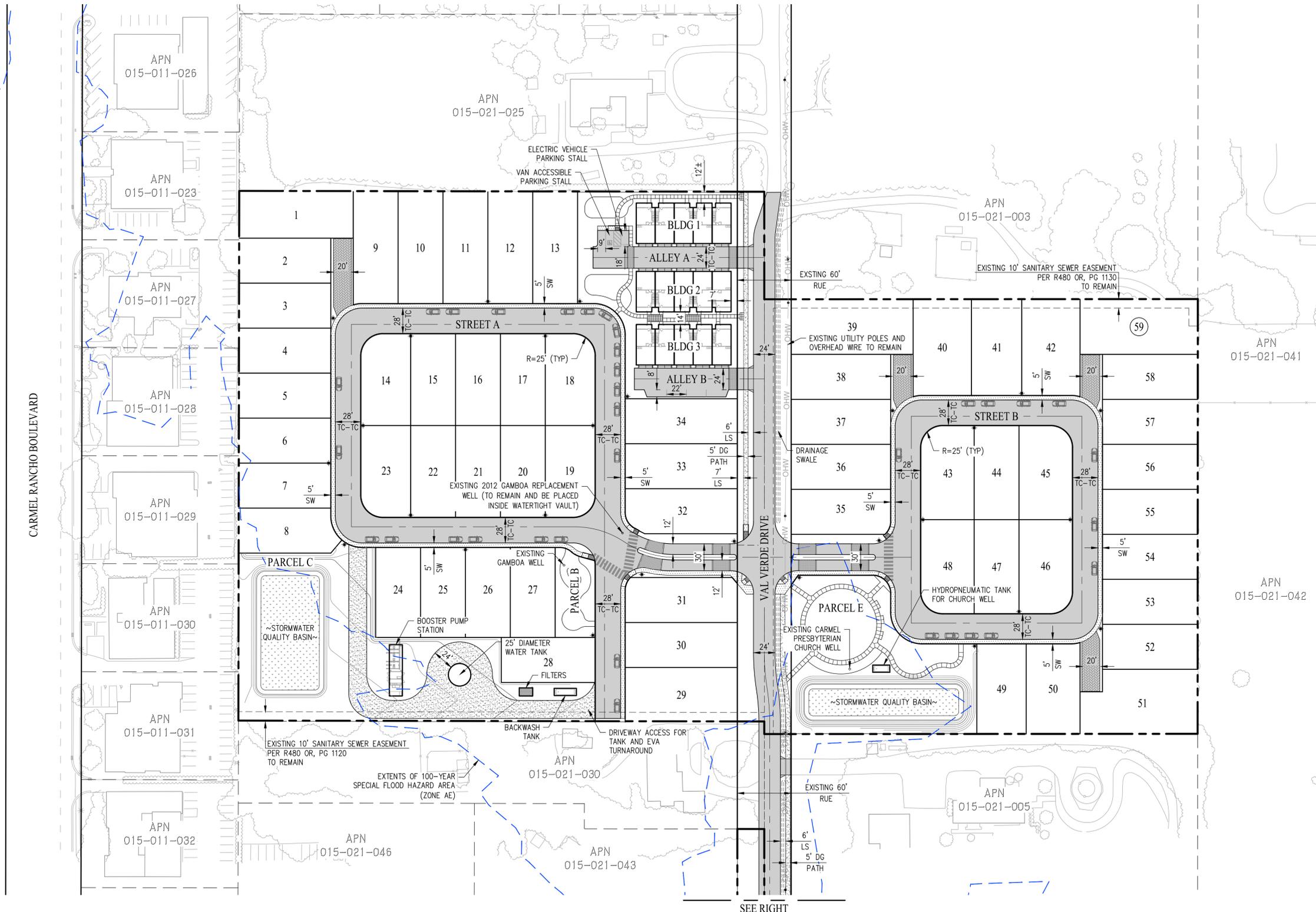
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EXISTING CONDITIONS



C-4

SCALE: 1"=60'
 DATE: 04.30.2025
 PROJECT: 3924-000



PARKING SUMMARY

PARKING TYPE	NUMBER OF STALLS	PERCENTAGE
COVERED PARKING (GARAGE)	148	48%
STANDARD UNCOVERED PARKING (DRIVEWAY)	118	39%
GUEST PARKING (ON-STREET)	41	13%
TOTAL	307	100%

NOTES:
1. GUEST PARKING (ON-STREET) TO BE 8' X 22' (TYP).

LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- DECOMPOSED GRANITE PATHWAY
- GRAVEL ACCESS ROAD
- DECORATIVE PAVEMENT PER LANDSCAPE PLANS
- STORMWATER QUALITY TREATMENT AREA

FOR STREET SECTIONS, SEE SHEET C-6

CARMEL RANCHO BOULEVARD

SEE RIGHT

SEE LEFT



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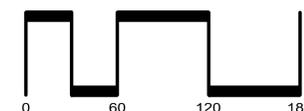
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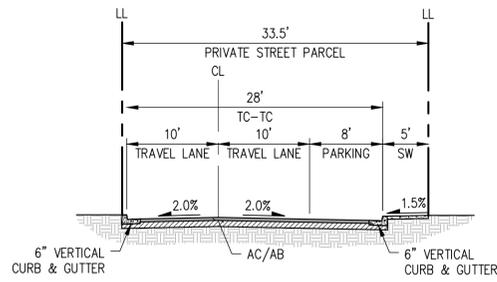
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PRELIMINARY SITE PLAN

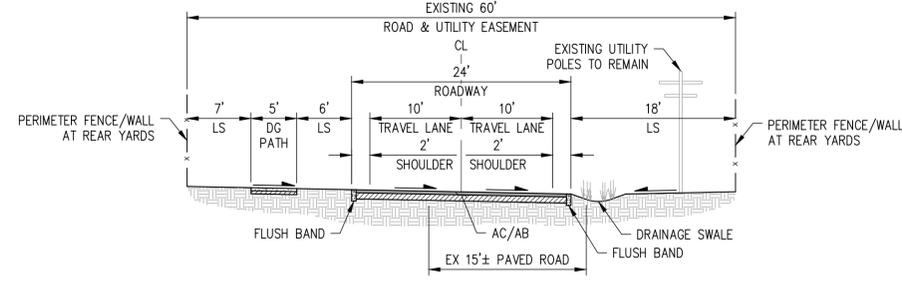
C-5



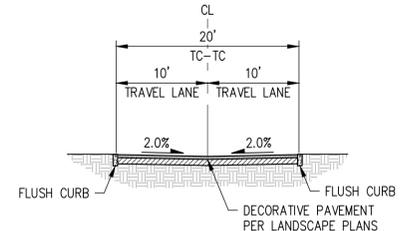
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DATE: 04.30.2025
PROJECT: 3924-000



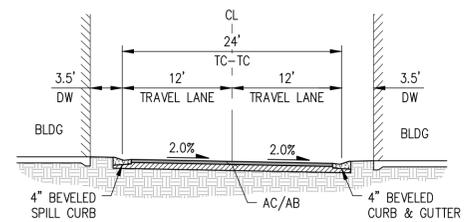
TYPICAL PRIVATE STREET
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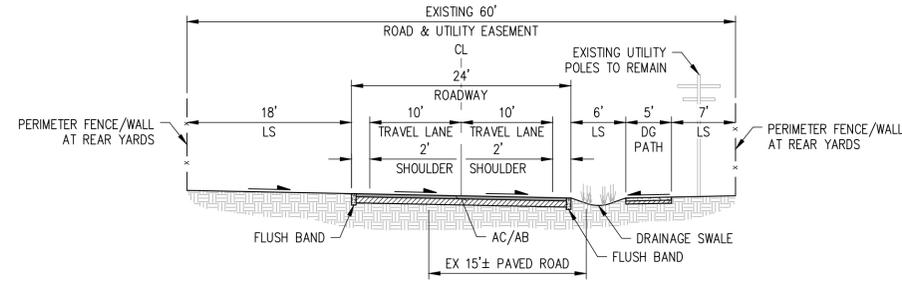
VAL VERDE DRIVE AT PROJECT FRONTAGE
(NORTH OF ENTRY)
NOT TO SCALE



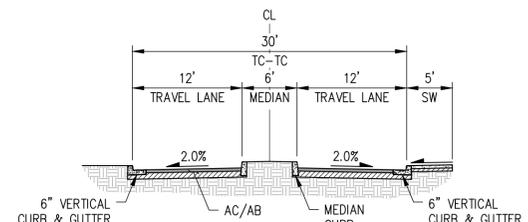
SHARED PRIVATE DRIVEWAY
NOT TO SCALE



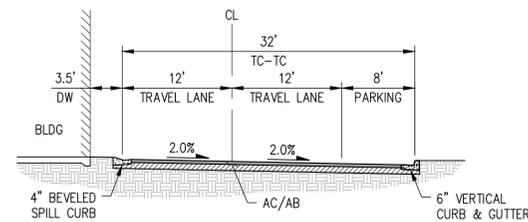
ALLELY A
NOT TO SCALE



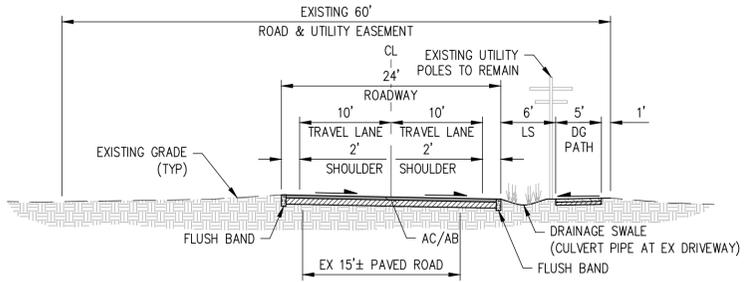
VAL VERDE DRIVE AT PROJECT FRONTAGE
(SOUTH OF ENTRY)
NOT TO SCALE



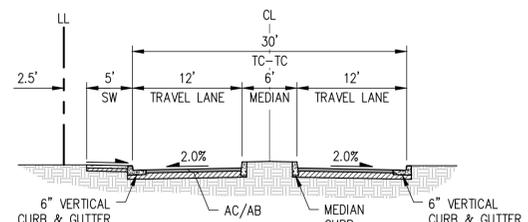
PROJECT ENTRY - EAST
NOT TO SCALE



ALLELY B
NOT TO SCALE



VAL VERDE DRIVE SOUTH OF PROJECT TO RIO ROAD
NOT TO SCALE



PROJECT ENTRY - WEST
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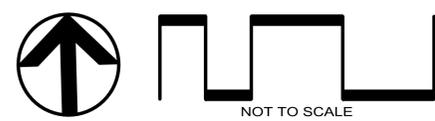
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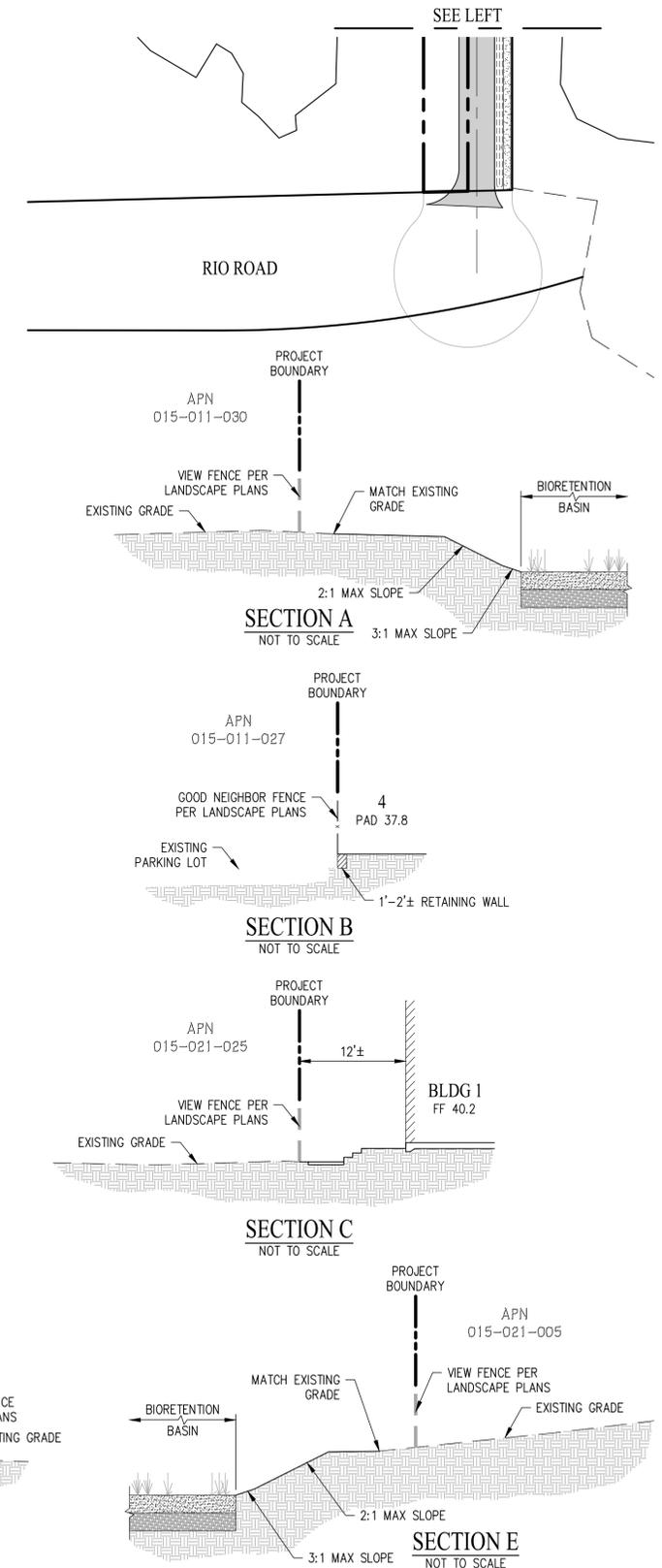
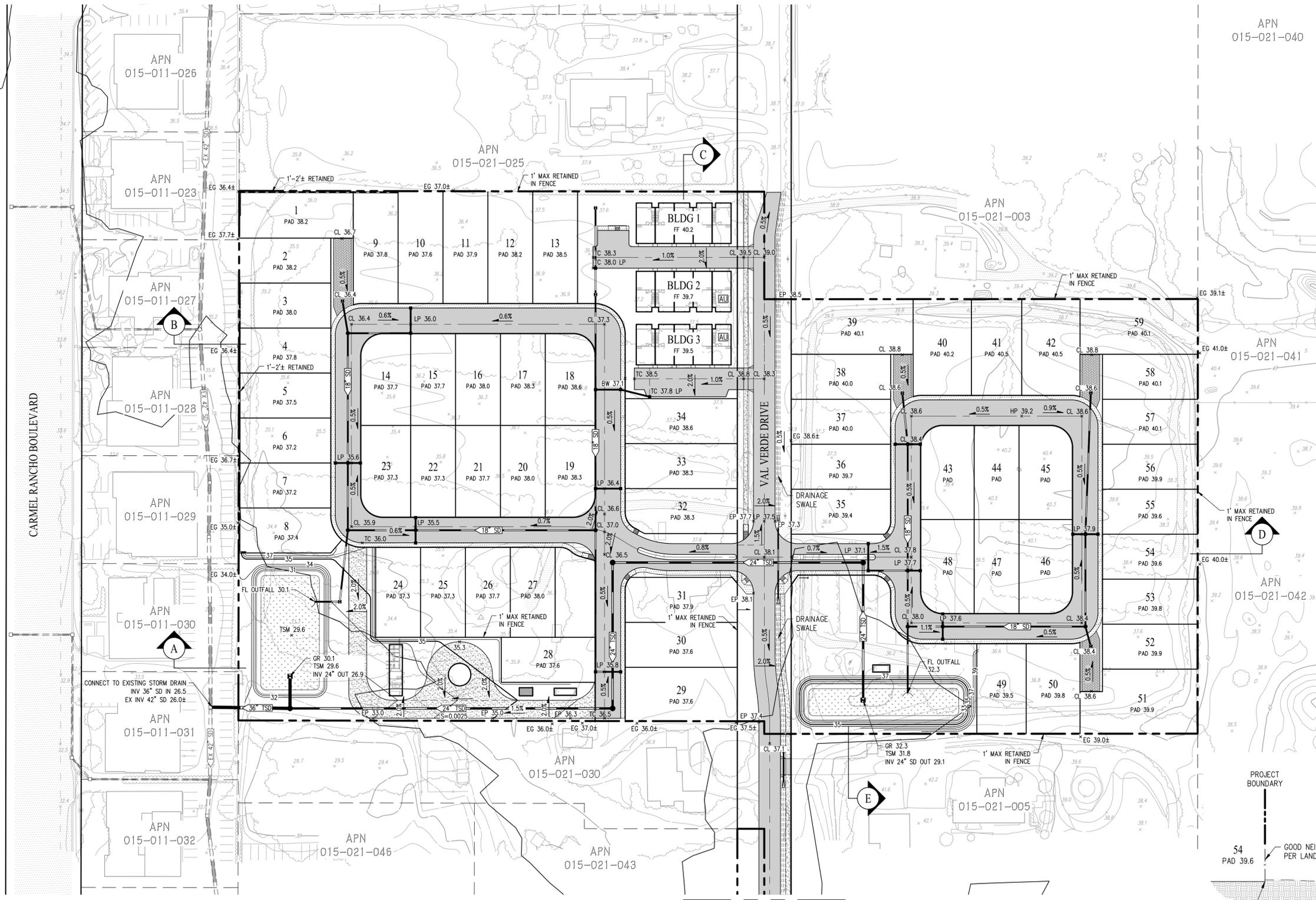
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STREET SECTIONS

C-6



NOT TO SCALE
DATE: 04.30.2025
PROJECT: 3924-000



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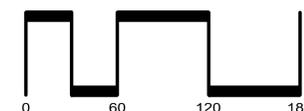
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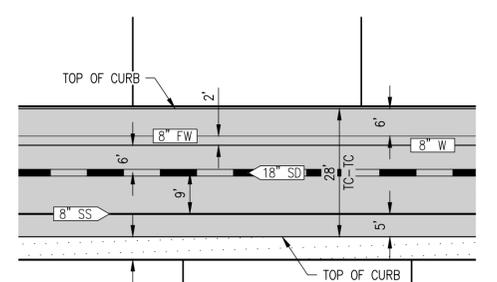
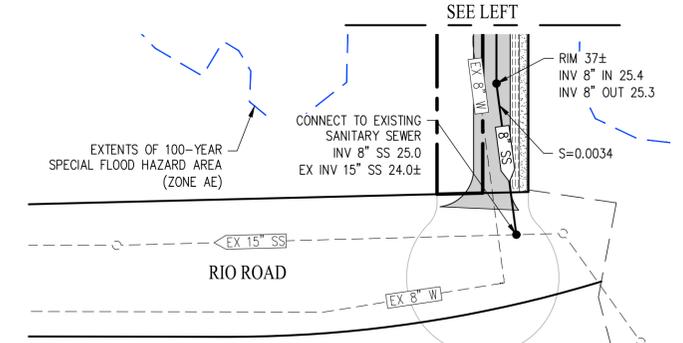
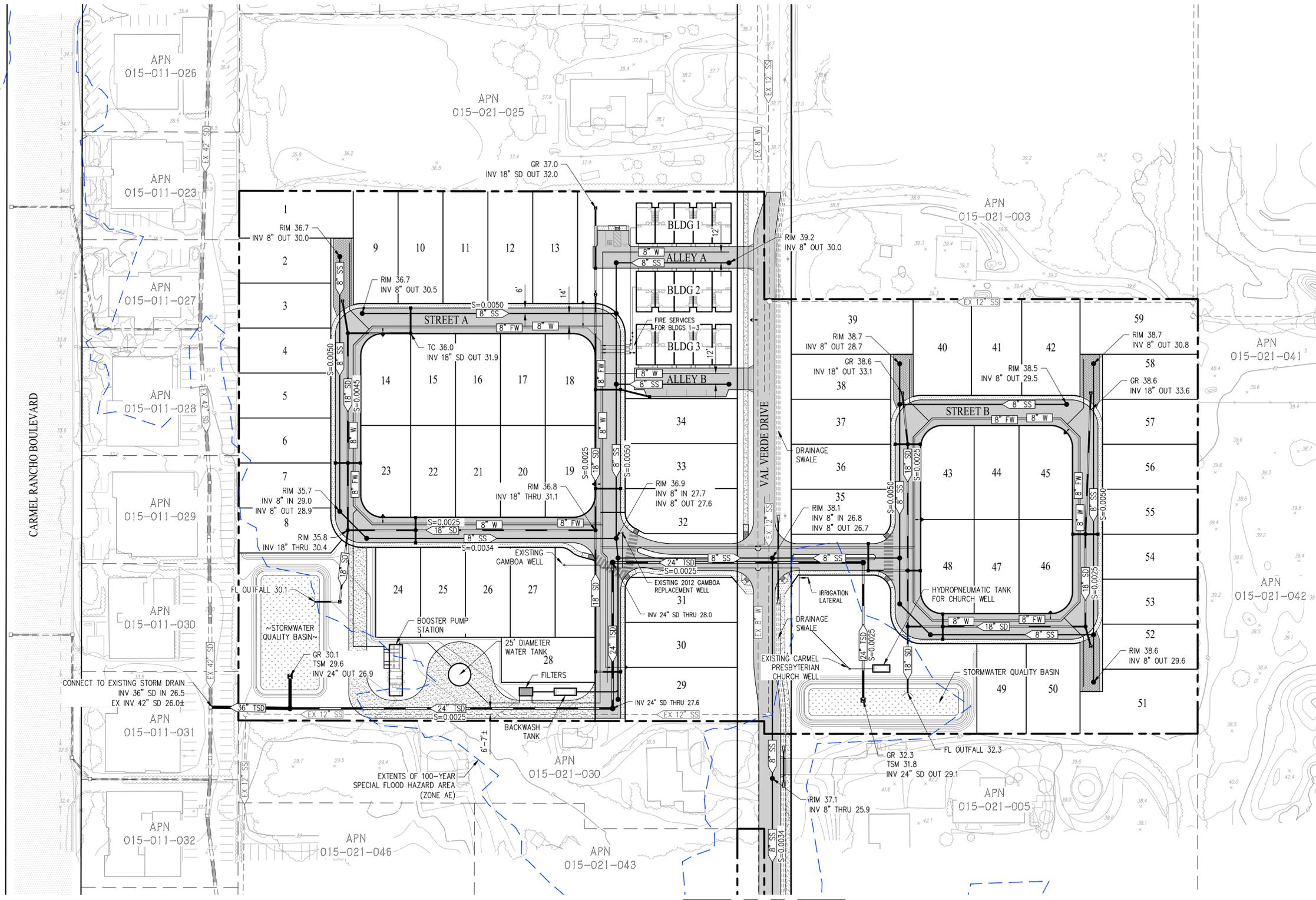
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PRELIMINARY GRADING & DRAINAGE

PLAN C-7



SCALE: 1"=60'
 DATE: 04.30.2025
 PROJECT: 3924-000



TYPICAL UTILITY LAYOUT DETAIL
NOT TO SCALE

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROJECT BOUNDARY
EX 42" SD	18" SD	STORM DRAIN PIPE
EX 12" SS	24" TSD	TREATED STORM DRAIN PIPE
EX 8" W	8" SS	SANITARY SEWER PIPE
	8" W	WATER PIPE
	8" FW	FIRE SERVICE
		FIRE HYDRANT
		MANHOLE
		CATCH BASIN
		FIELD INLET
		STORM DRAIN FORCE MAIN
		STORMWATER QUALITY TREATMENT AREA



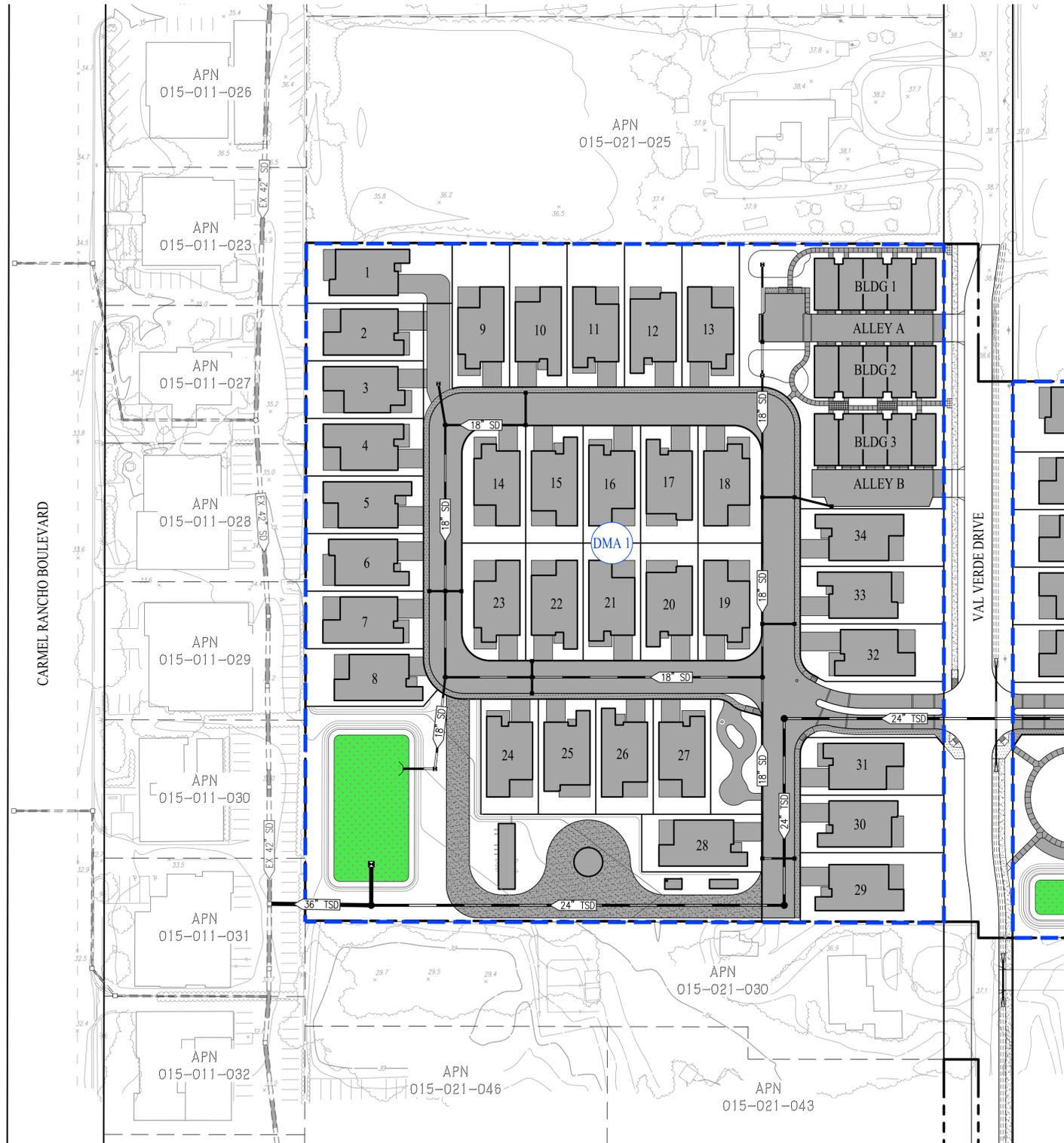
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PRELIMINARY UTILITY PLAN
C-8
SCALE: 1"=60'
DATE: 04.30.2025
PROJECT: 3924-000

A north arrow pointing up and a graphic scale bar showing 0, 60, 120, and 180 feet.



PRELIMINARY STORMWATER SIZING NOTES & CALCULATIONS:

PROJECT INFORMATION

1. PROJECT NAME:	CARMEL
2. PROJECT LOCATION:	MONTEREY COUNTY, CA
3. DATE:	NOVEMBER 2024
4. TOTAL PROJECT AREA:	546,037 SF
5. EXISTING IMPERVIOUS AREA:	2,140 SF
6. EXISTING PERCENT IMPERVIOUS:	LESS THAN 1.0%
7. EXISTING IMPERVIOUS AREA TO REMAIN:	0 SF
8. REPLACED IMPERVIOUS AREA:	2,140 SF
9. NEW IMPERVIOUS AREA TO BE CREATED:	299,947 SF
10. TOTAL PROJECT IMPERVIOUS AREA:	302,087 SF
11. POST PROJECT PERCENT IMPERVIOUS:	55.3%
12. WATERSHED MANAGEMENT ZONE:	ZONE 1

PERFORMANCE REQUIREMENTS

TIER 1:	SITE DESIGN AND RUNOFF REDUCTION REQUIREMENT
TIER 2:	WATER QUALITY TREATMENT REQUIREMENT FOR 85% STORM EVENT
TIER 3:	PREVENT OFFSITE DISCHARGE FROM EVENTS UP TO THE 95TH% STORM EVENT VIA OPTIMIZING INFILTRATION
TIER 4:	REDUCE PEAK FLOWS TO PRE-PROJECT LEVELS FOR 2-YR THROUGH 10-YR STORM EVENTS

RAINFALL DESIGN INFORMATION

85TH% 24-HR RAINFALL DEPTH (P ₈₅):	0.8"
95TH% 24-HR RAINFALL DEPTH (P ₉₅):	1.4"

- STORMWATER MANAGEMENT NOTES**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED UPON THE STORMWATER TECHNICAL GUIDE FOR LOW IMPACT DEVELOPMENTS & POST-CONSTRUCTION REQUIREMENTS FOR THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM (MRSWMP), DATED MAY 2020.
 - THE PROJECT CREATES OR REPLACES 22,500 SF OR MORE OF IMPERVIOUS SURFACES AND IS SUBJECT TO TIER 1-4 PERFORMANCE REQUIREMENTS.
 - TIER 4 PERFORMANCE REQUIREMENTS (REDUCE PEAK FLOWS TO PRE-PROJECT LEVELS) ARE SATISFIED. THE PROJECT CONNECTS TO AN EXISTING UNDERGROUND STORM DRAIN SYSTEM THAT DISCHARGES DIRECTLY TO THE CARMEL RIVER. ADDITIONAL CALCULATIONS AND ANALYSIS ARE FORTHCOMING PENDING FINAL DESIGN.
 - TIER 3 PERFORMANCE REQUIREMENTS (PREVENT OFFSITE DISCHARGE FROM EVENTS UP TO THE 95TH% STORM EVENT) ARE MET USING THE SIMPLE METHOD. SEE CALCULATIONS BELOW.
 - TIER 2 PERFORMANCE REQUIREMENTS (WATER QUALITY TREATMENT) ARE MET USING THE 4% SIMPLIFIED SIZING METHOD. SEE CALCULATIONS BELOW.
 - TIER 1 PERFORMANCE REQUIREMENTS (SITE DESIGN AND RUNOFF REDUCTION) ARE ACHIEVED. PROJECT WILL MINIMIZE IMPERVIOUS SURFACES, DIRECT ROOF RUNOFF TO VEGETATED AREAS, AND DIRECT RUNOFF FROM SIDEWALKS AND WALKWAYS TO VEGETATED AREAS.
 - 2" MINIMUM COVER OF DRAIN ROCK FOR PERFORATED PIPE.
 - THERE IS TO BE NO COMPACTION OF SOILS BENEATH THE BIOFILTRATION FACILITY.

PRELIMINARY STORMWATER CALCULATIONS (PERFORMANCE REQUIREMENT 3)

DMA 1:

RETENTION TRIBUTARY AREA (DEVELOPMENT PROJECTS) = (ENTIRE DMA AREA) - (LANDSCAPED AREAS) - (IMPERVIOUS SURFACE AREAS THAT DISCHARGE TO INFILTRATING AREAS) - [0.5*(REPLACED IMPERVIOUS SURFACE AREAS THAT DO NOT DISCHARGE TO INFILTRATING AREAS)]

RETENTION TRIBUTARY AREA: 327,175 - 145,247 - 0 - 0.5(2,140) = 180,858 SF

RETENTION VOLUME (95TH% 24-HR RAINFALL EVENT)

RUNOFF COEFFICIENT (C) = 0.858³ - 0.78² + 0.774i + 0.04
i = FRACTION IMPERVIOUS = 181,928/327,175 = 0.56
C = 0.38

RETENTION VOLUME = C x RAINFALL DEPTH x RETENTION TRIBUTARY AREA
RETENTION VOLUME = 0.38 x 1.4" x 180,858 SF = 8,018 CUBIC FEET

BIORETENTION SIZING (USING 4% RULE) = 0.04 x 181,928 SF = 7,277 SF (REQUIRED)
BIORETENTION AREA PROVIDED = 8,240 SF

TOTAL RETENTION VOLUME PROVIDED:
RETENTION VOLUME (GRAVEL WITH 40% POROSITY) = 0.40 x 2.5' x 8,240 SF = 8,240 CF
TOTAL RETENTION VOLUME = 8,240 CF (MEETS REQUIRED RETENTION VOLUME OF 8,240 CF)

PRELIMINARY STORMWATER CALCULATIONS (PERFORMANCE REQUIREMENT 3)

DMA 2:

RETENTION TRIBUTARY AREA (DEVELOPMENT PROJECTS) = (ENTIRE DMA AREA) - (LANDSCAPED AREAS) - (IMPERVIOUS SURFACE AREAS THAT DISCHARGE TO INFILTRATING AREAS) - [0.5*(REPLACED IMPERVIOUS SURFACE AREAS THAT DO NOT DISCHARGE TO INFILTRATING AREAS)]

RETENTION TRIBUTARY AREA: 218,862 - 98,703 - 0 - 0.5(0) = 120,159 SF

RETENTION VOLUME (95TH% 24-HR RAINFALL EVENT)

RUNOFF COEFFICIENT (C) = 0.858³ - 0.78² + 0.774i + 0.04
i = FRACTION IMPERVIOUS = 120,159/218,862 = 0.55
C = 0.37

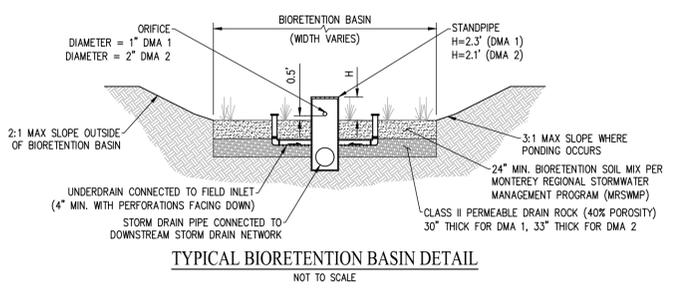
RETENTION VOLUME = C x RAINFALL DEPTH x RETENTION TRIBUTARY AREA
RETENTION VOLUME = 0.37 x 1.4" x 120,159 SF = 5,187 CUBIC FEET

BIORETENTION SIZING (USING 4% RULE) = 0.04 x 120,159 SF = 4,807 SF (REQUIRED)
BIORETENTION AREA PROVIDED = 4,993 SF

TOTAL RETENTION VOLUME PROVIDED:
RETENTION VOLUME (GRAVEL WITH 40% POROSITY) = 0.40 x 2.75' x 4,993 SF = 5,492 CF
TOTAL RETENTION VOLUME = 5,492 CF (EXCEEDS REQUIRED RETENTION VOLUME OF 5,187 CF)

LEGEND:

	PROJECT BOUNDARY		STORM DRAIN FORCE MAIN
	DRAINAGE MANAGEMENT AREA		IMPERVIOUS AREA
	DIRECTION OF DRAINAGE		DECOMPOSED GRANITE PATHWAY
	EXISTING STORM DRAIN		GRAVEL ACCESS ROAD
	EXISTING MANHOLE		DECORATIVE PAVEMENT PER LANDSCAPE PLANS
	EXISTING CATCH BASIN		STORMWATER QUALITY TREATMENT AREA
	STORM DRAIN PIPE		MANHOLE
	TREATED STORM DRAIN PIPE		CATCH BASIN
	MANHOLE		DMA ID
	FIELD INLET		



NOTE: HOUSE FOOTPRINTS, DRIVEWAYS, PORCHES, ETC. ARE PRELIMINARY AND ARE SHOWN FOR CALCULATING PROJECT IMPERVIOUS AREAS. FINAL IMPERVIOUS AREA TO BE VERIFIED WITH FINAL DESIGN.

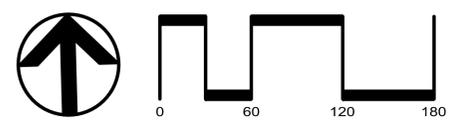


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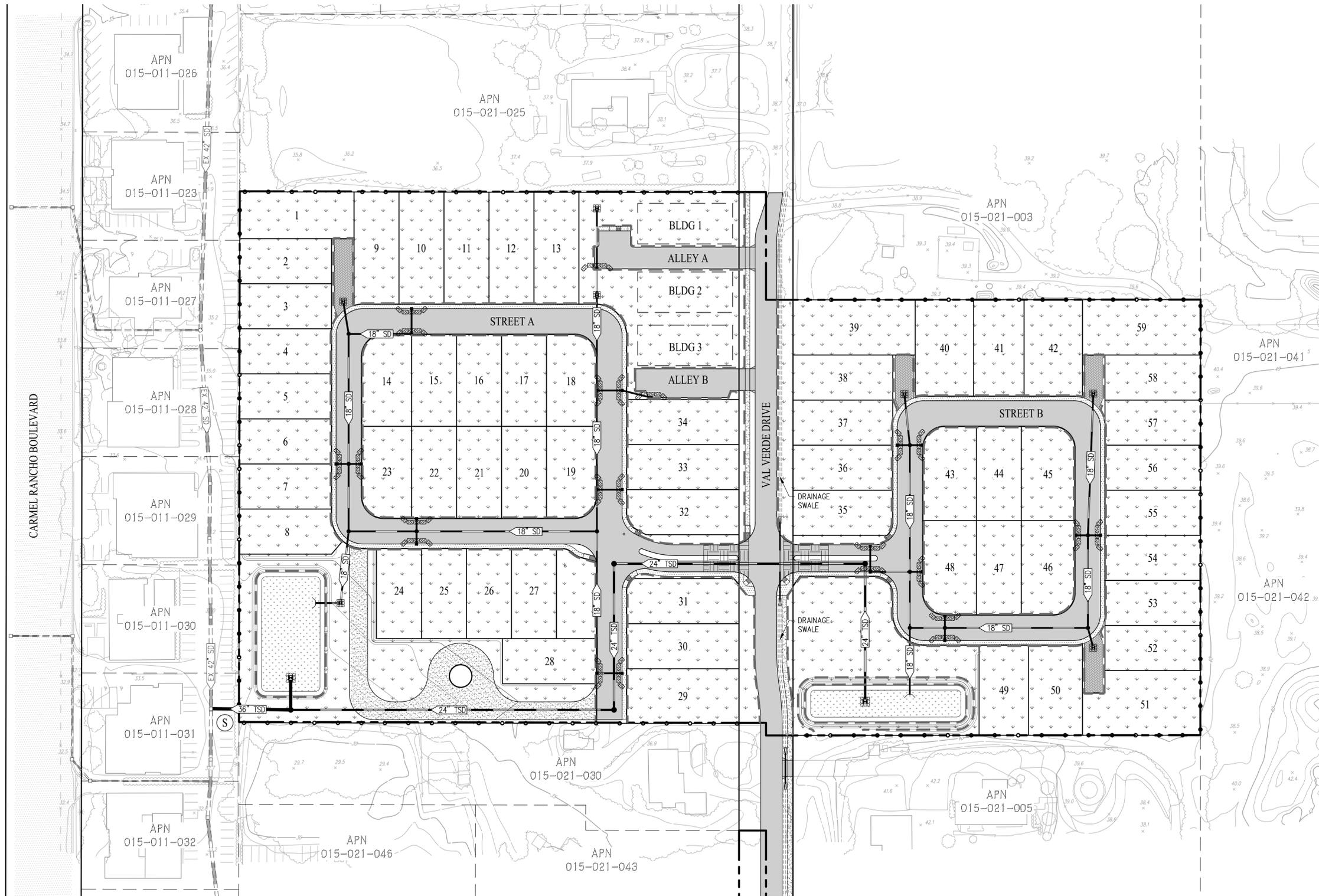


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PRELIMINARY STORMWATER CONTROL PLAN C-9



SCALE: 1"=60'
DATE: 04.30.2025
PROJECT: 3924-000



- LEGEND:**
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
 - FIELD INLET PROTECTION - (SE-10)
 - CURB INLET PROTECTION - (SE-10)
 - SILT FENCE - (SE-1)
 - FIBER ROLL - (SE-5)
 - HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
 - STANDARDIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
 - FIELD INLET
 - CATCH BASIN
 - PROPOSED STORM DRAIN
 - TREATED STORM DRAIN
 - EXISTING STORM DRAIN
 - STORMWATER DISCHARGE SAMPLING LOCATION*

NOTE:
 * STORMWATER DISCHARGE SAMPLING LOCATIONS ARE SUBJECT TO CHANGE AND WILL BE REMOVED, RELOCATED OR ADDED AT THE QSD/GSP'S DISCRETION.



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PRELIMINARY EROSION CONTROL PLAN
C-10

SCALE: 1"=60'
 DATE: 04.30.2025
 PROJECT: 3924-000



- 1 Community Green
- 2 Garden Park
- 3 Multi-Family Buildings
- 4 Stormwater Basin
- 5 Tank
- 6 Good Neighbor Fence
- 7 View Fence



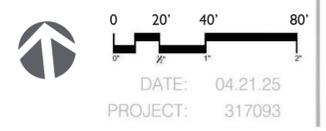
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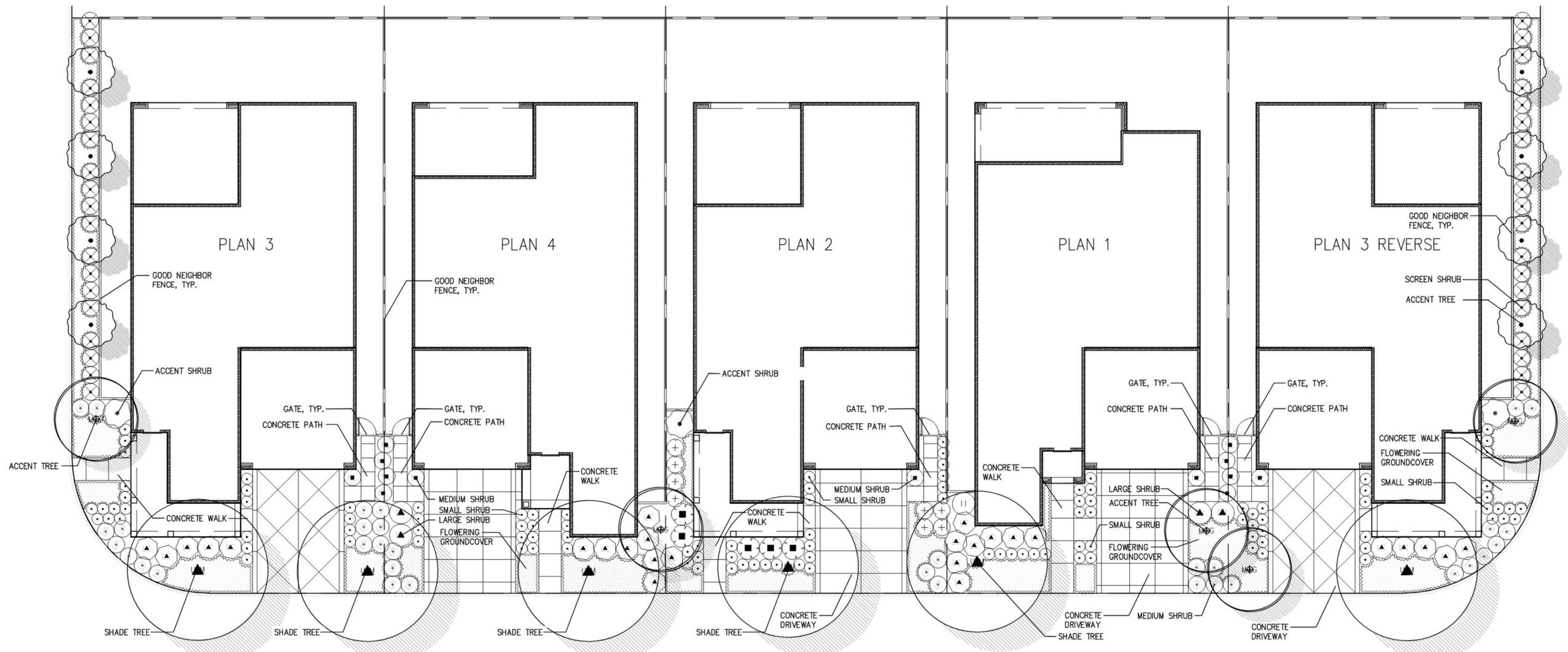


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OVERALL ILLUSTRATIVE

L-1





PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIEY GIRL'	GAIEY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIEY GIRL'	GAIEY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	BUDDEJA X 'BLUE CHIP'	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)

CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLLODENDRON 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



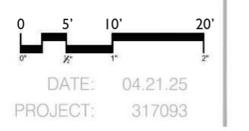
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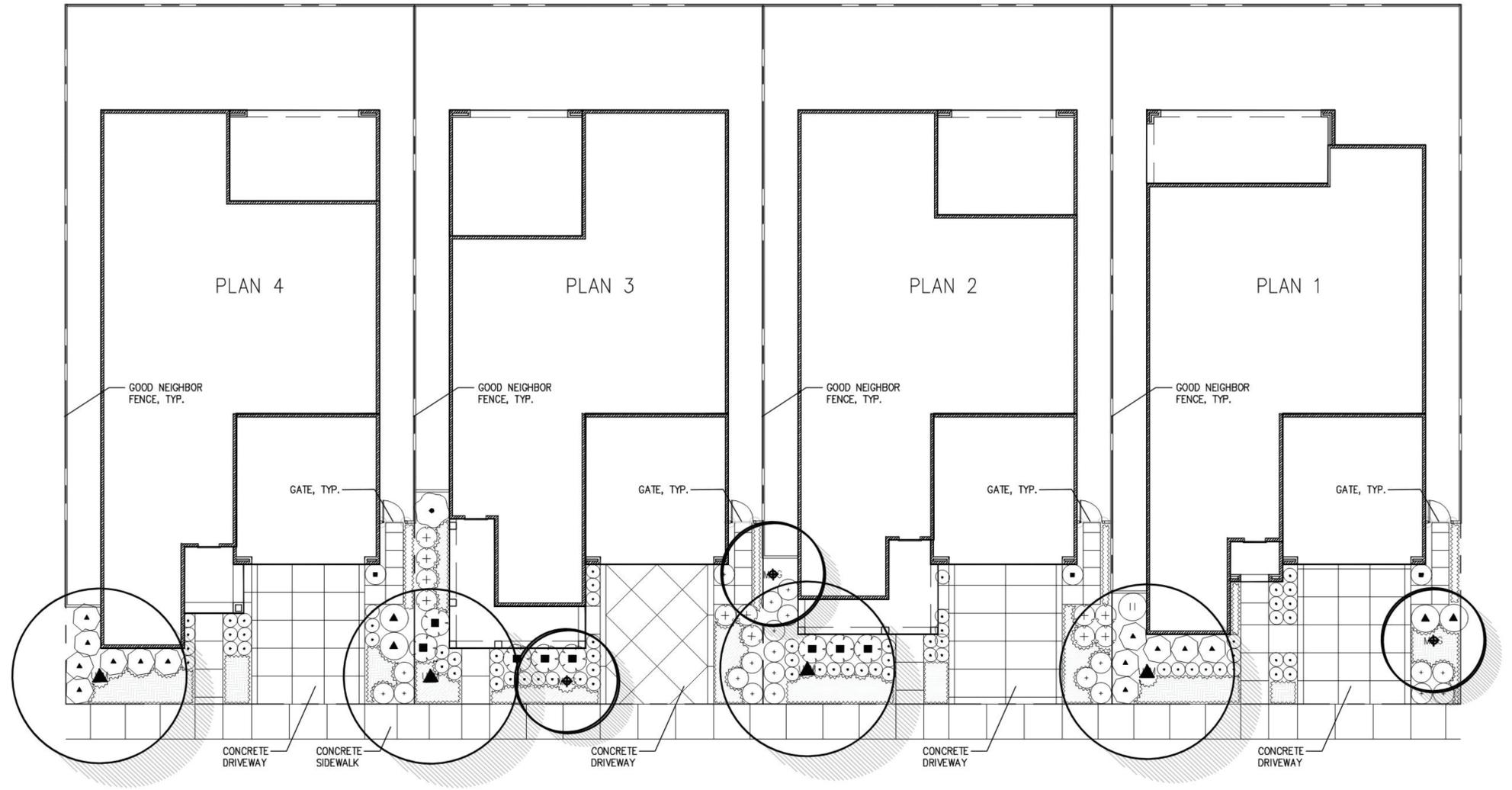
TYPICAL PLANTING

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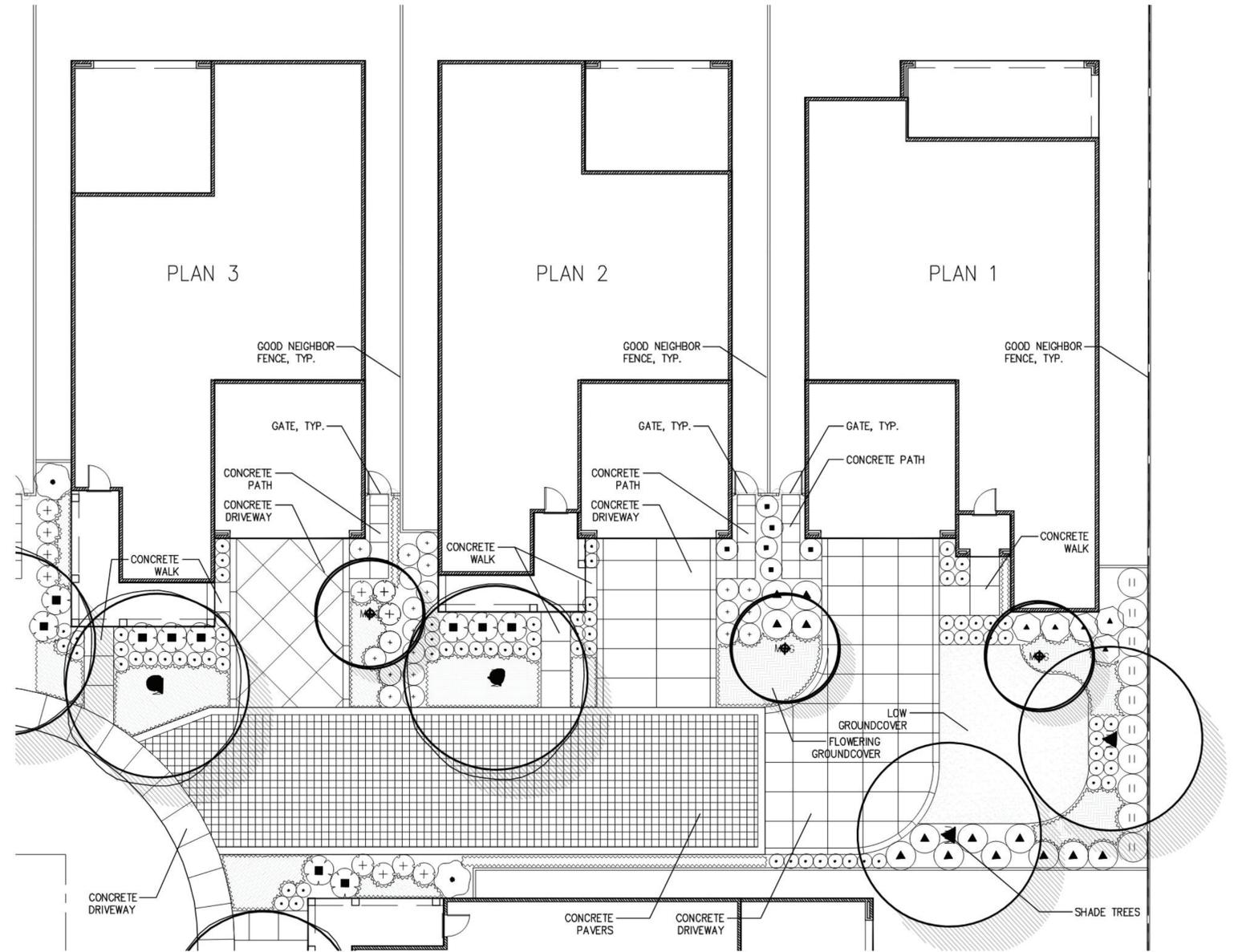
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLA NODIFLORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



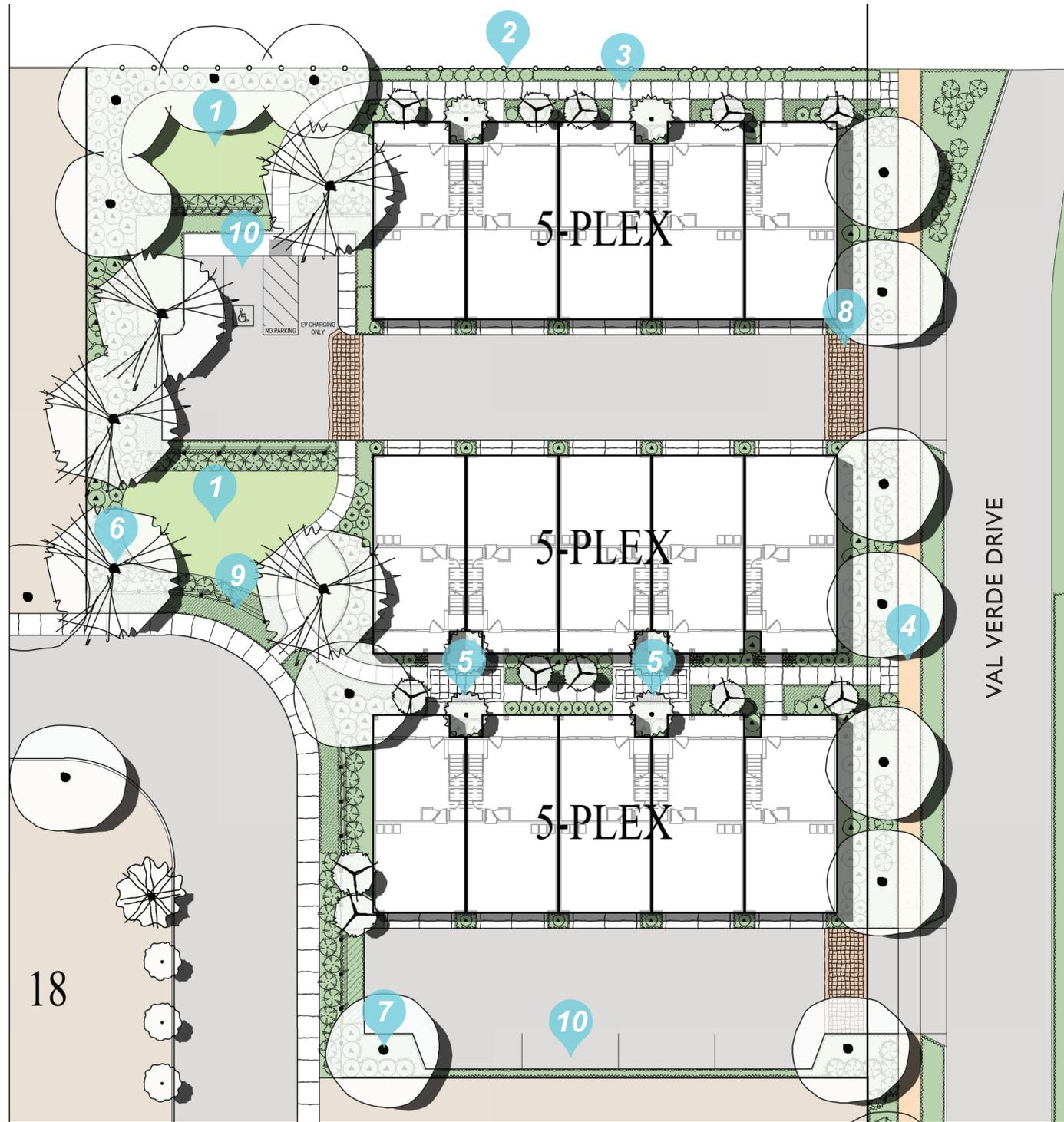
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	Buddleia x 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS III)
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS III)
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS III)
LJ	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL	L (WUCOLS III)
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS III)
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS III)
SMALL SHRUBS				
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS III)
BG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS III)
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS III)
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS III)
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS III)
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLIA NODIFLORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACCENT TREES				
ACP	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	24"BOX	M (WUCOLS III)
ARB	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24"BOX	L (WUCOLS III)
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	L (WUCOLS III)
LAG	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO'	ARAPAHO CRAPE MYRTLE	24"BOX	L (WUCOLS III)
LAU	LAURUS NOBILIS	SWEET BAY	24"BOX	L (WUCOLS III)
MAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	M (WUCOLS III)
MAG	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	24"BOX	M (WUCOLS III)
MET	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	L (WUCOLS III)
OLE	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE MULTI-TRUNK	24"BOX	L (WUCOLS III)
SHADE TREES				
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	L (WUCOLS III)
QUE	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	24"BOX	L (WUCOLS III)
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX	L (WUCOLS III)
TIL	TILIA CORDATA	LITTLELEAF LINDEN	24"BOX	M (WUCOLS III)
ULM	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	M (WUCOLS III)
ACCENT SHRUBS				
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS III)
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS III)
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS III)
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS III)
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS III)
LARGE SHRUBS				
CP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS III)
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS III)
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS III)
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS III)
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS III)
MEDIUM FOUNDATION SHRUBS				
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS III)
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS III)
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS III)
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS III)
MEDIUM SHRUBS				
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS III)
BB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD®BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS III)
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS III)
CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS III)
CT	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS III)
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS III)
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS III)
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SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS III)
SCREEN SHRUBS				
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS III)
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HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS III)
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS III)
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS III)
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS III)
CODE	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE
FLOWERING GROUNDCOVER				
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS III)
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS III)
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS III)
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS III)
SS	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS III)
LOW GROUNDCOVER				
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS III)
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS III)
PN	PHYLA NODIFLORA 'KURAPIA S1'	KURAPIA	SOD	L (WUCOLS III)



LEGEND

- 1 Flex Green
- 2 View Fence
- 3 Concrete Path
- 4 Decomposed Granite
- 5 Benches
- 6 Oak Trees
- 7 Shade Trees
- 8 Enhanced Paving
- 9 Rail Fence
- 10 Guest Parking



CARMEL
CITY VENTURES
26500 VAL VERDE DRIVE
CARMEL, CA. 93923



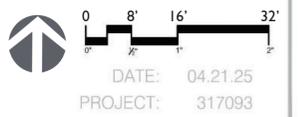
Architecture | Planning | Interiors

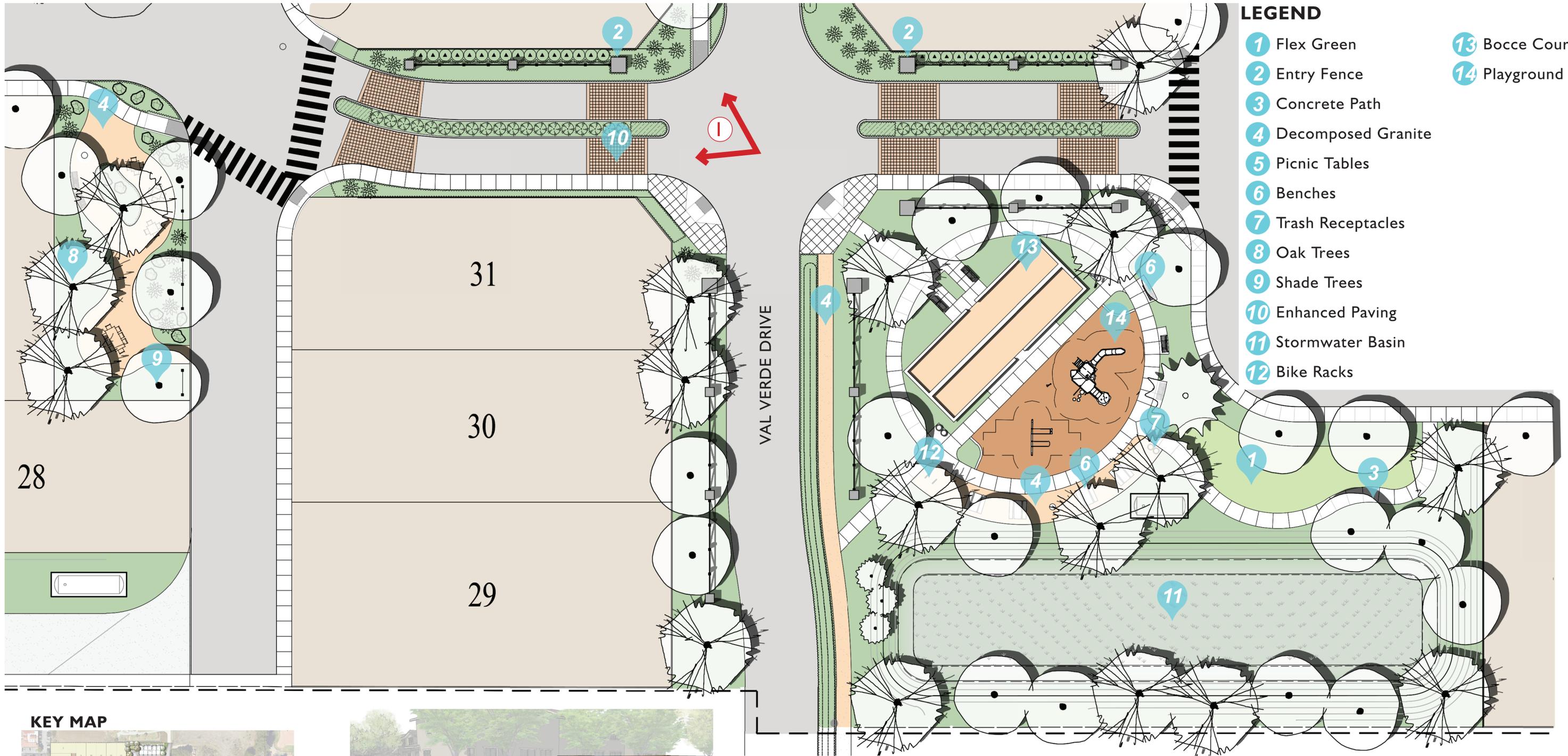
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f. 415-288-0288

BMR LANDSCAPE

L-5





- LEGEND**
- 1 Flex Green
 - 2 Entry Fence
 - 3 Concrete Path
 - 4 Decomposed Granite
 - 5 Picnic Tables
 - 6 Benches
 - 7 Trash Receptacles
 - 8 Oak Trees
 - 9 Shade Trees
 - 10 Enhanced Paving
 - 11 Stormwater Basin
 - 12 Bike Racks
 - 13 Bocce Courts
 - 14 Playground



View I - Entry Fence

TREES



Quercus Lobata
Valley Oak



Quercus douglasii
Blue Oak



Platanus acerifolia 'Columbia'
London Plane Tree



Acer buergerianum
Trident Maple



Pistacia chinensis 'Keith Davey'
Chinese Pistache



Cercis Occidentalis
Western Redbud



Lagerstromia Indicia
Crape Myrtle



Arbutus unedo 'Oktoberfest'
Dwarf Strawberry Tree

SHRUBS



Achillea millefolium
Moonshine Yarrow



Juniperus scopulorum
Blue Arrow Juniper



Myrtus communis
Compact myrtle



Nepeta faassenii
Walker's Low



Lomandra Longifolia
Breeze Mat Rush



Hesperaloe parviflora
Brakelights



Senecio Serpens
Blue Chalksticks



Juncus Patens 'Elk Blue'
California Gray Rush



Anigozanthos 'Bush Tango'
Kangaroo Paw



Sequoia sempervirens
Coast Redwood



Asparagus densiflorus
Foxtail Fern



Phyla nodiflora
Kurapia



Carex tumulicola
Foothill Sedge



Muhlenbergia rigens
Deergrass



Dietes Vegata
Fortnight Lily



Lavandula angustifolia
Hidcote Lavender



Epilobium canum
Everett's Choice



Dymondia margaretae
Silver Carpet



Calamagrostis x acutiflora
Karl Foerster Grass



Punica granatum 'Nana'
Dwarf Pomeranate



Teucrium fruticans
Compact Germander



Euonymus japonicus
Green Spire



Bouteloua gracilis
Blonde Ambition



Myoporum Parvifolium
Pink myoporum



Erigeron karvinskianus
Santa Barbara Daisy



Salvia microphylla
'Hot Lips' Sage

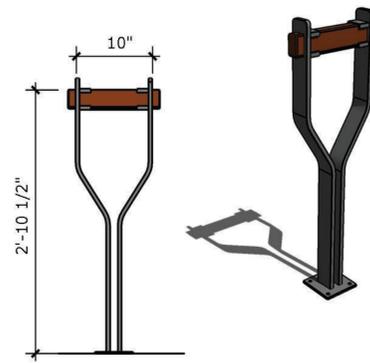


Leucophyllum langmaniae
Lynn's Legacy Sage

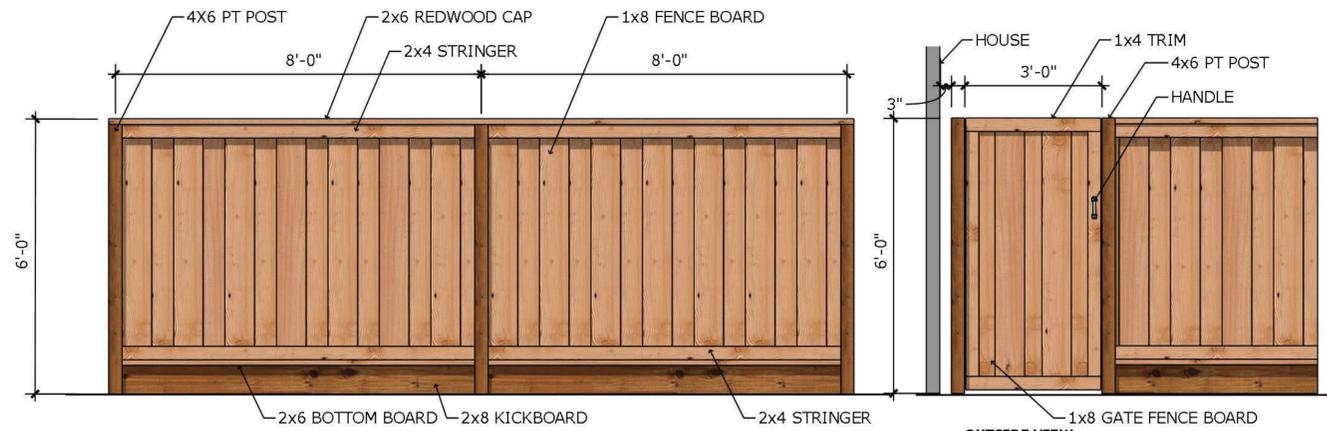


Chondropetalum tectorum
Cape Rush

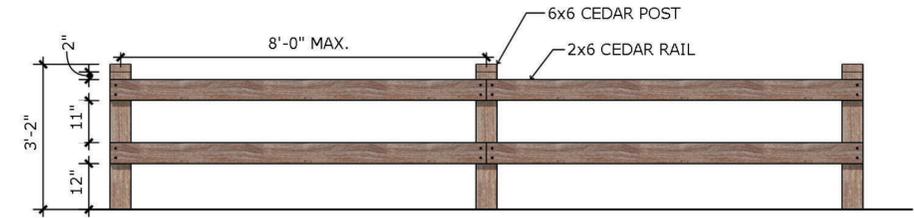
NOTE: FOR FULL PLANT PALETTE SEE SHEETS L-2 THRU L-5



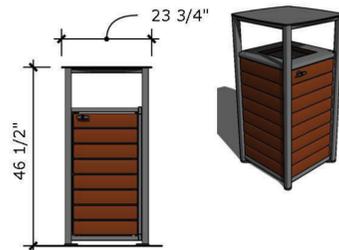
A BIKE RACK
9
scale: 3/8"=1'



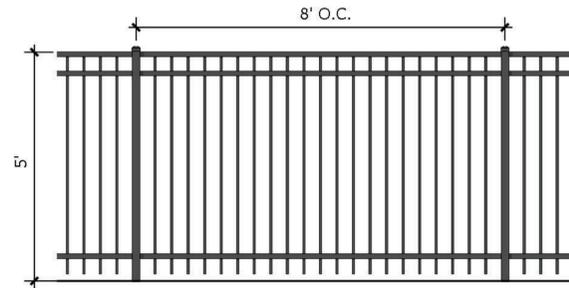
A GOOD NEIGHBOR FENCE
5
scale: 1/2"=1'



A RAIL FENCE
2
scale: 1/2"=1'



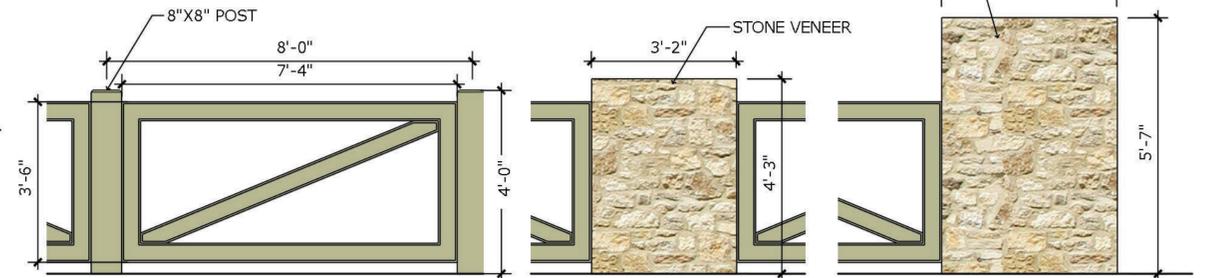
A TRASH RECEPTACLE
8
scale: 3/8"=1'



A VIEW FENCE
6
scale: 1/2"=1'



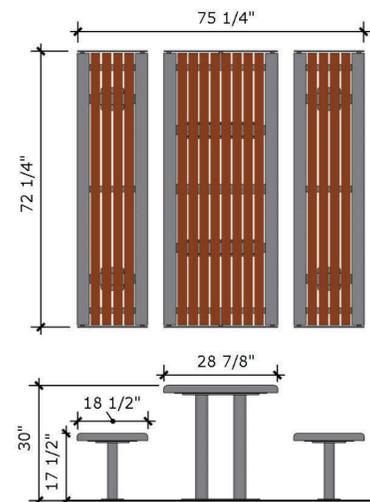
A WOOD GATE
4
scale: 1/2"=1'



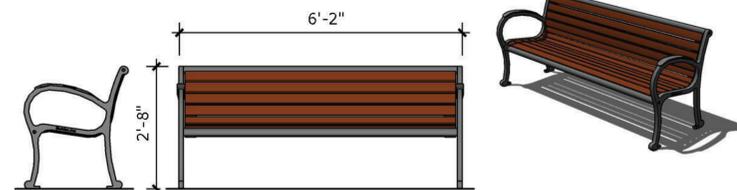
FENCE PANEL
scale: 1/2"=1'-0"

SMALL STONE COLUMN
scale: 1/2"=1'-0"

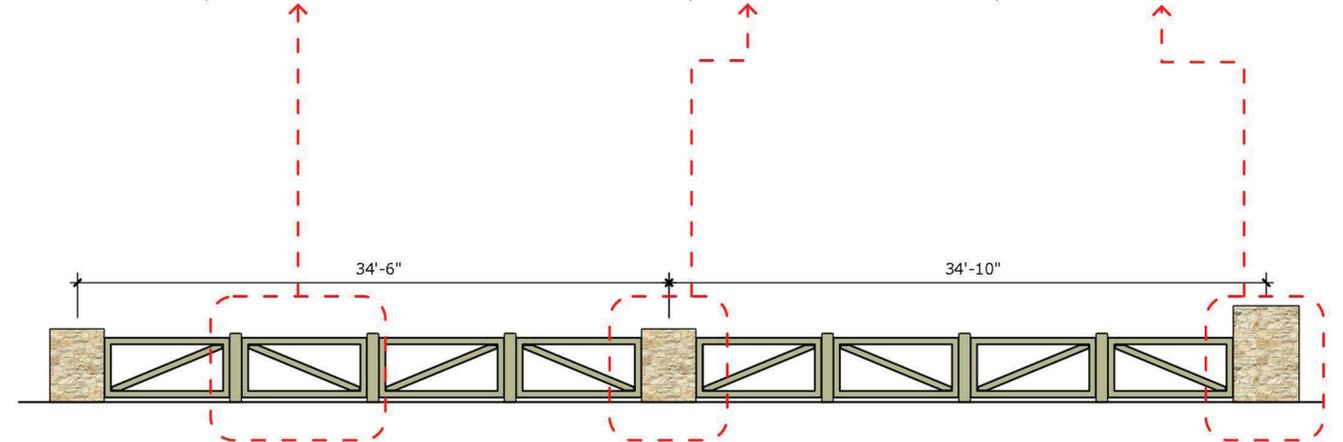
LARGE STONE COLUMN
scale: 1/2"=1'-0"



A PICNIC TABLE
7
scale: 1/2"=1'



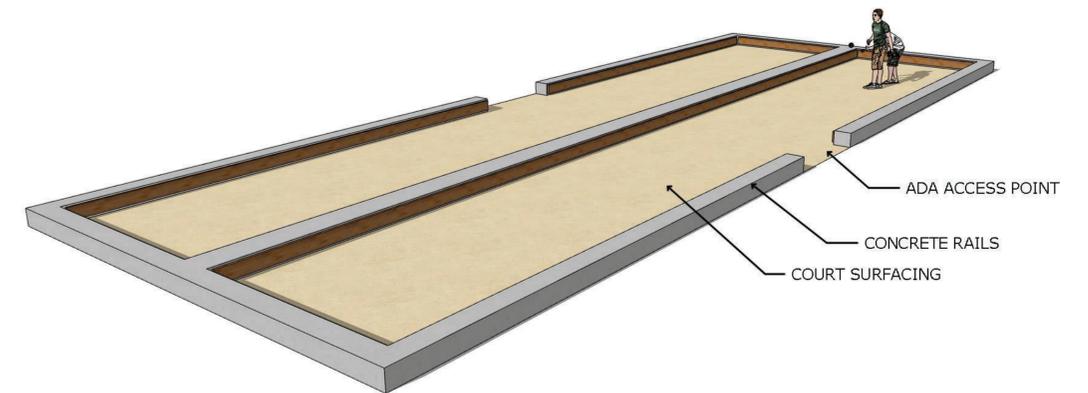
A BENCH
3
scale: 1/2"=1'



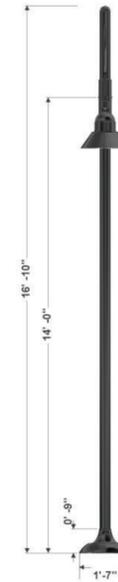
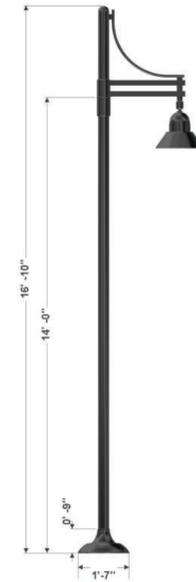
A ENTRY FENCE
1
scale: 3/16"=1'-0"



A PLAYGROUND
2 scale: NTS



A BOCCE COURT
1 scale: NTS



Catalog Number: 1A-GL1960-S-BFS-12L30T3-MDL008-SV1-EZ / OGPT / LU900P414-188 / BKT



ARM NUMBER OF ARMS: 1

Number of Arms: One Arm (1)

ARM MOUNTED FIXTURE: GL1960

The GL1960 Gallery Series is a large scale, decorative downlight fixture with a spun aluminum shade. The dome is available with six types of shades: straight (S), flared (F), bell (B), round rim (RR), round with flared rim (RF), and round with square rim (RS) styles. The luminaire measures 17-1/2" in diameter and 13-1/2" overall height. The Luminaire shall be UL listed in US and Canada.

GL1960 Type: Straight Edge Shade, Base Fixture, Stepped Top (S-BFS)

ARM FIXTURE LIGHT SOURCE: -12L30T3-MDL008-SV1
 Array: 12 LEDs, 20W for MD_006, 26W for MD_008, 39W for MD_012 (12L)
 Color Temp: 3000K (30)
 Distribution: Type 3 (T3)
 Driver: Multi-Volt Dimmable Low-Range Driver: 120-277V (MDL008)
 Lens: Flat Soft Vue Medium Diffused Acrylic Lens (SV1)

ARM FIXTURE OPTIONS: -EZ

Hangstraight: EZ Vertical (EZ)

ARM: OGPT

OGPT

POLE: LU900P414-188

These round poles are offered with low profile base covers. The base is made of heavy wall, 356 alloy cast aluminum. It will have a 3/4" thick floor cast as an integral part of the base. It will have a cast anchor bolt cover designed with a curved relief. The shaft shall be double circumferentially welded.

Model: LU900
 Shaft Type: Smooth Straight 4 Inch, 6061-T6 Aluminum Alloy (P4)
 Height: 14 Ft (14)
 Gauge: 0.188" (.188)

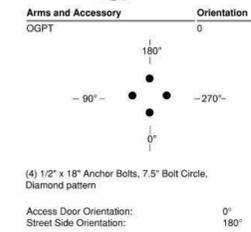
FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation

Err: 7

Wind Speed: 90 mph
 Gust Factor: 1.14



Catalog Number: 1A-GL1960-S-BFS-12L30T3-MDL008-SV1-EZ / OGPT / LU900P414-188 / BKT



City Ventures

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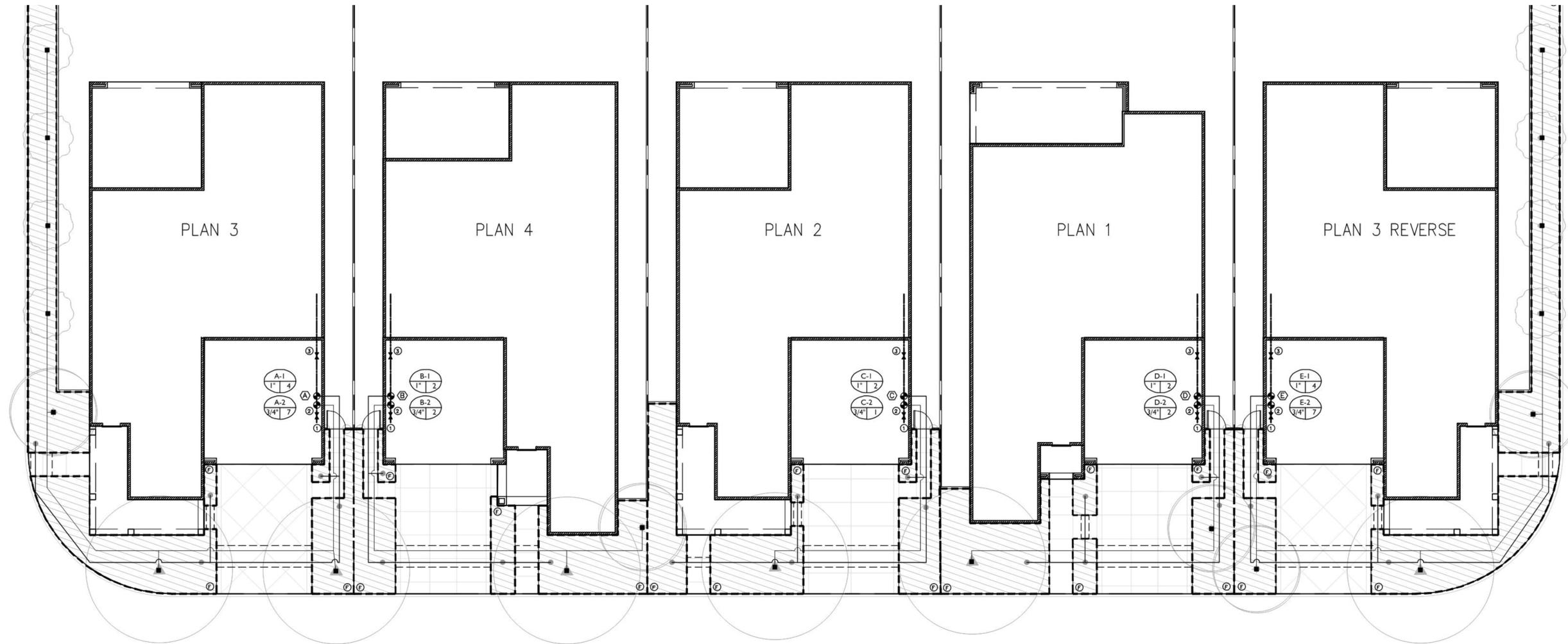
t. 415-512-1300
 f. 415-288-0288

LIGHTING DETAILS

L-10

DATE: 04.21.25
 PROJECT: 317093





DRIP NOTES

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
3. PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
4. REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
6. ALL TREE BUBBLERS ARE ON SEPARATE VALVES

EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

POC NOTES

THE FOLLOWING APPLIES TO EACH POINT OF CONNECTION (POC):

THE CONTROLLER SHALL TIE-IN DOWNSTREAM OF THE EXISTING 1" DOMESTIC METER (INSTALLED PER ENGINEER PLANS) AND INSTALL A LINE-SIZED GATE VALVE PER PLANS. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION OF EXISTING EQUIPMENT. REFER TO THE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEMS ARE DESIGN FOR A MAXIMUM DEMAND OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 40 PSI AT THE POC (DOWNSTREAM OF METER AT THE CONNECTION TO THE DOMESTIC WATER LINE). THE CONTRACTOR MUST FIELD VERIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING IF THE MEASURED PRESSURE IS LESS THAN 40 PSI. IF NOTIFICATION IS NOT RECEIVED PRIOR TO INSTALLATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERATION.

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CONTRACTOR SHALL INSTALL ONE (1) WALL MOUNTED CONTROLLER ON THE EXTERIOR WALL OF EACH HOME GARAGE ON THE INTERIOR OF THE FENCE AS SHOWN ON PLANS AND ONE (1) RAIN SENSOR UNDER THE SOUTHEAST SOUTH EAVE OF EACH HOME ON THE GARAGE SIDE. REFER TO THE IRRIGATION LEGEND, NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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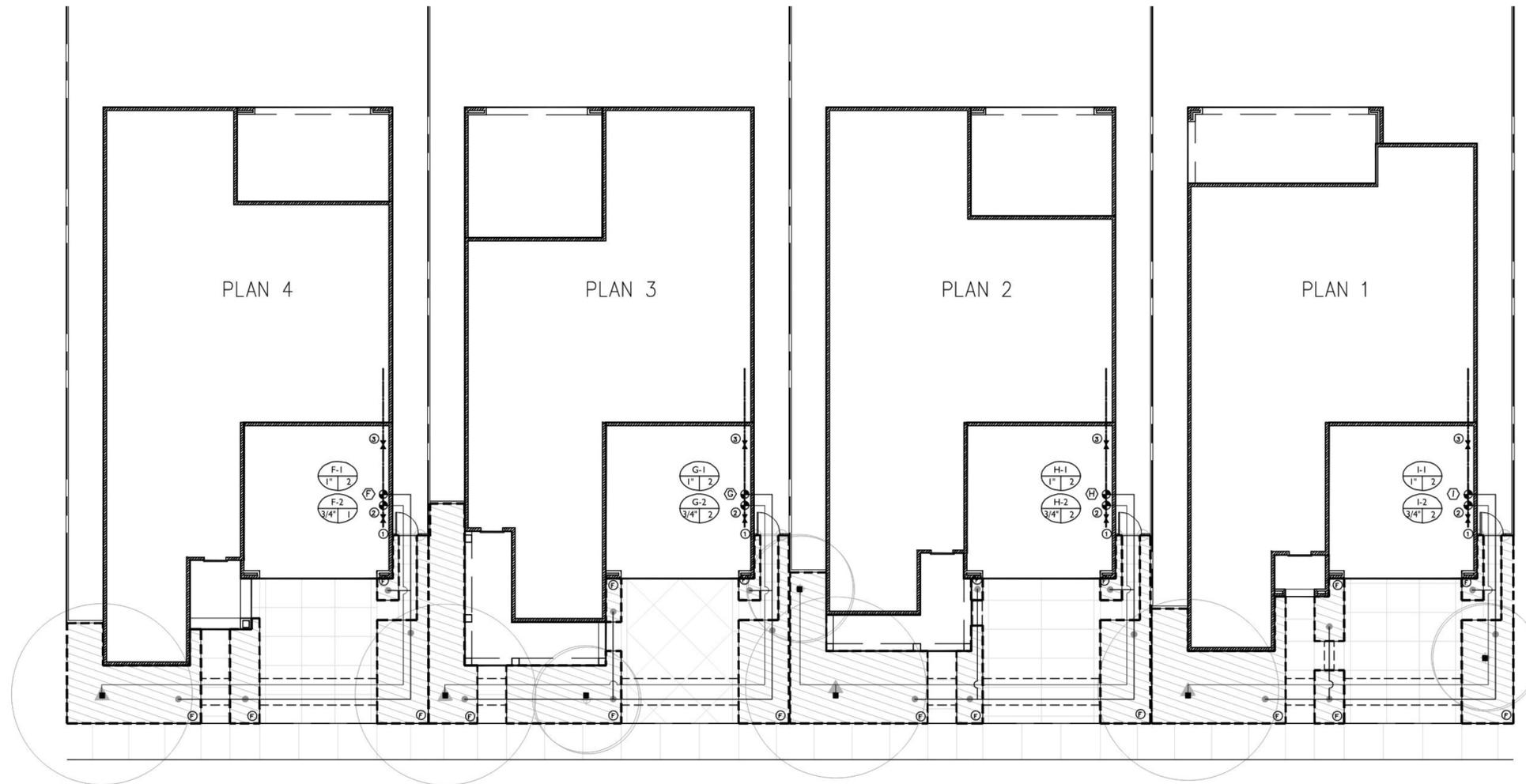
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LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE



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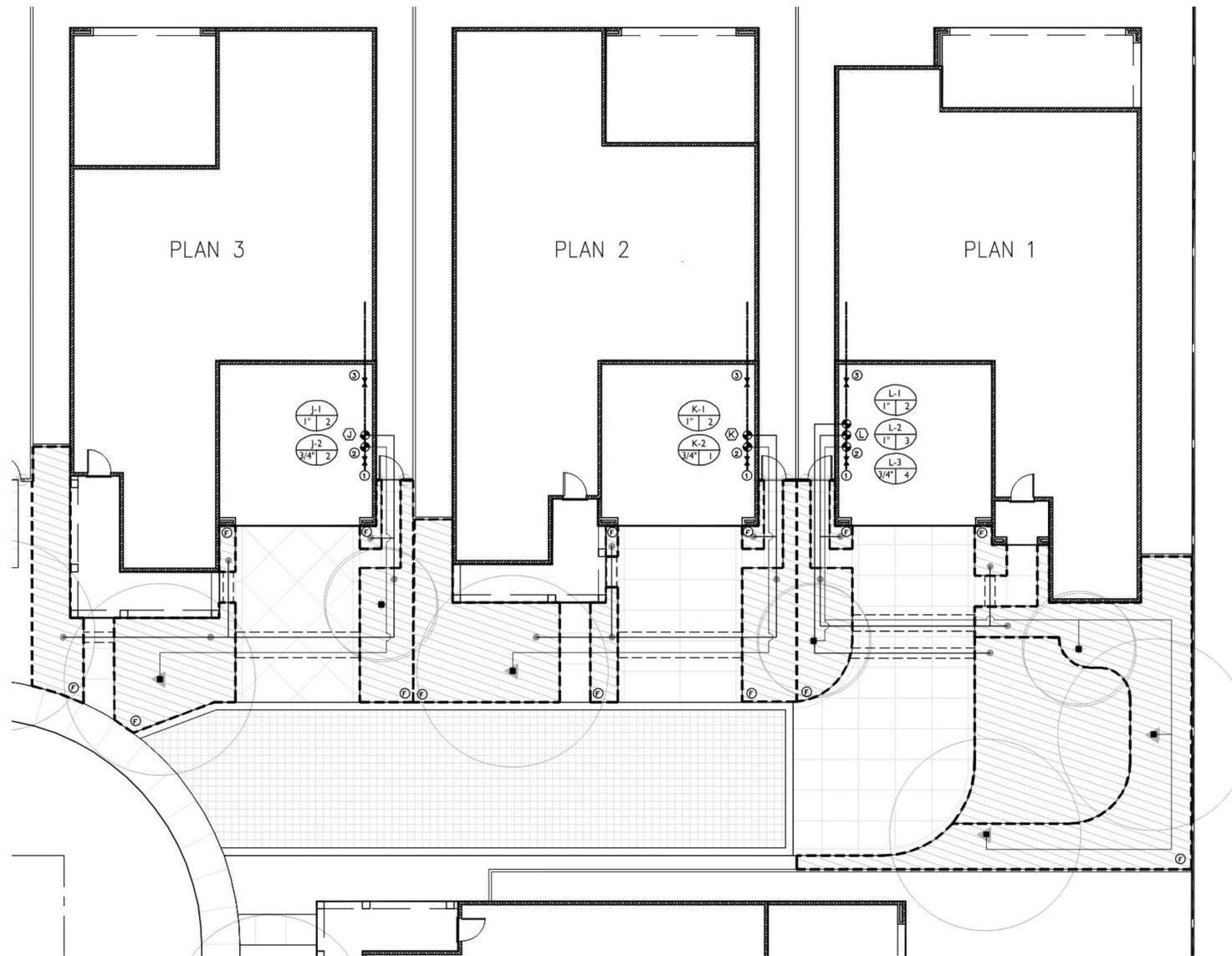
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	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

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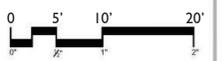
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TYPICAL IRRIGATION SHARED DRIVES

L-15



DATE: 04.21.25
PROJECT: 317093

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3 REV - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
E-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	899	222	4,528	0.014	6.05	93%
E-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	881	0.003	1.18	7%
TOTALS							969	265	5,409	0.02	7.23	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	10,871
	ACRE FEET/YR	0.03
	HCF/YR	14.53

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	5,409
	ACRE FEET/YR	0.02
	HCF/YR	7.23

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	265
TOTAL AREA	969
AVG. ETAF	27.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 4

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
F-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	374	92	1,884	0.006	2.52	97%
F-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	10	6	126	0.000	0.17	3%
TOTALS							384	99	2,010	0.01	2.69	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	4,388
	ACRE FEET/YR	0.01
	HCF/YR	5.76

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	2,010
	ACRE FEET/YR	0.01
	HCF/YR	2.69

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	99
TOTAL AREA	384
AVG. ETAF	25.66%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 2 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
C-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	498	123	2,508	0.008	3.35	98%
C-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	10	6	126	0.000	0.17	2%
TOTALS							508	129	2,634	0.01	3.52	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	5,699
	ACRE FEET/YR	0.02
	HCF/YR	7.62

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	2,634
	ACRE FEET/YR	0.01
	HCF/YR	3.52

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	129
TOTAL AREA	508
AVG. ETAF	25.42%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 1 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
D-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	482	119	2,428	0.007	3.25	96%
D-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	4%
TOTALS							502	131	2,679	0.01	3.58	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	5,632
	ACRE FEET/YR	0.02
	HCF/YR	7.53

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	2,679
	ACRE FEET/YR	0.01
	HCF/YR	3.58

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	131
TOTAL AREA	502
AVG. ETAF	26.17%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3 - Corner NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
A-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	899	222	4,528	0.014	6.05	93%
A-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	881	0.003	1.18	7%
TOTALS							969	265	5,409	0.02	7.23	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	10,871
	ACRE FEET/YR	0.03
	HCF/YR	14.53

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	5,409
	ACRE FEET/YR	0.02
	HCF/YR	7.23

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	265
TOTAL AREA	969
AVG. ETAF	27.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 4 - NoSW

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
B-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	434	107	2,188	0.007	2.92	96%
B-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	4%
TOTALS							454	120	2,438	0.01	3.26	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS				

MAWA	GALLONS/YR	5,093
	ACRE FEET/YR	0.02
	HCF/YR	6.81

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)X(ETAF x LA))

ETWU	GALLONS/YR	2,438
	ACRE FEET/YR	0.01
	HCF/YR	3.26

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	120
TOTAL AREA	454
AVG. ETAF	26.32%



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TYPICAL IRRIGATION WELO CALCS

L-16

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 2 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
K-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	517	128	2,604	0.008	3.48	98%
K-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	10	6	126	0.000	0.17	2%
TOTALS							527	134	2,730	0.01	3.65	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	5,912
	ACRE FEET/YR	0.02
	HCF/YR	7.90
ETWU	GALLONS/YR	2,730
	ACRE FEET/YR	0.01
	HCF/YR	3.65

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	134
TOTAL AREA	527
AVG. ETAF	25.39%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 1 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
L-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	451	111	2,271	0.007	3.04	34%
L-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	826	204	4,160	0.013	5.56	63%
L-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	40	25	504	0.002	0.67	3%
TOTALS							1,317	340	6,935	0.02	9.27	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	14,775
	ACRE FEET/YR	0.05
	HCF/YR	19.75
ETWU	GALLONS/YR	6,935
	ACRE FEET/YR	0.02
	HCF/YR	9.27

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	340
TOTAL AREA	1,317
AVG. ETAF	25.89%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 1

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
I-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	420	104	2,115	0.006	2.83	95%
I-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	5%
TOTALS							440	116	2,367	0.01	3.16	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	4,936
	ACRE FEET/YR	0.02
	HCF/YR	6.60
ETWU	GALLONS/YR	2,367
	ACRE FEET/YR	0.01
	HCF/YR	3.16

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	116
TOTAL AREA	440
AVG. ETAF	26.37%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3 SHARED DRIVE

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
J-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	551	136	2,775	0.009	3.71	96%
J-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	4%
TOTALS							571	148	3,027	0.01	4.05	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	6,406
	ACRE FEET/YR	0.02
	HCF/YR	8.56
ETWU	GALLONS/YR	3,027
	ACRE FEET/YR	0.01
	HCF/YR	4.05

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	148
TOTAL AREA	571
AVG. ETAF	25.99%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 3

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
G-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	439	108	2,211	0.007	2.96	96%
G-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	4%
TOTALS							459	121	2,463	0.01	3.29	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	5,149
	ACRE FEET/YR	0.02
	HCF/YR	6.88
ETWU	GALLONS/YR	2,463
	ACRE FEET/YR	0.01
	HCF/YR	3.29

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	121
TOTAL AREA	459
AVG. ETAF	26.31%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	
SITE ETO=	32.9	Carmel, CA

Plan 2

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
H-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	420	104	2,115	0.006	2.83	95%
H-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	252	0.001	0.34	5%
TOTALS							440	116	2,367	0.01	3.16	100%

HYDROZONE #	HYDROZONE NAME	1	0	0%
TOTALS		1	0	0%

MAWA	GALLONS/YR	4,936
	ACRE FEET/YR	0.02
	HCF/YR	6.60
ETWU	GALLONS/YR	2,367
	ACRE FEET/YR	0.01
	HCF/YR	3.16

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETO)X(0.62)((LA x 0.55) + (0.45 x SLA))

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU = ((ETO)X(0.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	116
TOTAL AREA	440
AVG. ETAF	26.37%



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WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	Carmel, CA	COMMON OS
SITE ETO	32.9		

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
CO5-1	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	755	0.002	1.01	0%
CO5-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,976	488	9,952	0.031	13.31	3%
CO5-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	80	49	1,007	0.003	1.35	0%
CO5-4	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,119	523	10,672	0.033	14.27	3%
CO5-5	TREES	MOD	0.5	BUBBLER	0.81	0.62	80	49	1,007	0.003	1.35	0%
CO5-6	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,119	523	10,672	0.033	14.27	3%
CO5-7	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	630	0.002	0.84	0%
CO5-8	SHRUBS	MOD	0.5	DRIP	0.81	0.62	1,834	1,132	23,093	0.071	30.87	2%
CO5-9	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,849	457	9,313	0.029	12.45	2%
CO5-10	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,890	467	9,519	0.029	12.73	3%
CO5-11	SHRUBS	LOW	0.2	DRIP	0.81	0.25	442	109	2,226	0.007	2.98	1%
CO5-12	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,061	756	15,417	0.047	20.61	4%
CO5-13	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,181	785	16,021	0.049	21.42	4%
CO5-14	SHRUBS	LOW	0.2	DRIP	0.81	0.25	934	231	4,704	0.014	6.29	1%
CO5-15	SHRUBS	LOW	0.2	DRIP	0.81	0.25	4,555	1,125	22,941	0.070	30.67	6%
CO5-16	SHRUBS	MOD	0.2	DRIP	0.81	0.25	7,007	1,730	35,291	0.108	47.18	9%
CO5-17	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,786	935	19,068	0.059	25.49	5%
CO5-18	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	630	0.002	0.84	0%
CO5-19	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,213	793	16,182	0.050	21.83	4%
CO5-20	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,600	642	13,095	0.040	17.51	4%
CO5-21	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	881	0.003	1.18	0%
CO5-22	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,772	684	13,961	0.043	18.66	4%
CO5-23	SHRUBS	LOW	0.2	DRIP	0.81	0.25	5,600	1,383	28,205	0.087	37.71	8%
CO5-24	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	755	0.002	1.01	0%
CO5-25	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,043	258	5,253	0.016	7.02	1%
CO5-26	SHRUBS	LOW	0.2	DRIP	0.81	0.25	4,151	1,025	20,907	0.064	27.95	6%
CO5-27	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,104	766	15,633	0.048	20.90	4%
CO5-28	TREES	MOD	0.5	BUBBLER	0.81	0.62	160	99	2,015	0.006	2.69	0%
CO5-29	SHRUBS	LOW	0.2	DRIP	0.81	0.25	5,092	1,257	25,646	0.079	34.29	7%
CO5-30	SHRUBS	LOW	0.2	DRIP	0.81	0.25	5,098	1,259	25,676	0.079	34.33	7%
CO5-31	SHRUBS	LOW	0.2	DRIP	0.81	0.25	3,398	839	17,114	0.053	22.88	5%
CO5-32	SHRUBS	MOD	0.2	DRIP	0.81	0.25	2,532	625	12,753	0.039	17.05	3%
TOTALS							73,966	19,168	390,997	1.20	522.72	100%

HYDROZONE #	HYDROZONE NAME	ETAF	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
TOTALS								
0%								

MAWA	GALLONS/YR	829,817
	ACRE FEET/YR	2.55
	HCF/YR	1,109.38

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)(LA x 0.55) + (0.45 x SLA)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = (ETo)(0.62)(ETAF x LA)	

ETo = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
TOTAL ETAF x AREA	19,168
TOTAL AREA	73,966
AVG. ETAF	25.92%

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER TYPE	POTABLE	Carmel, CA	BMR
SITE ETO	32.9		

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
BMR-1	TREES	MOD	0.5	BUBBLER	0.81	0.62	70	43	881	0.003	1.18	1%
BMR-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	834	206	4,200	0.013	5.62	9%
BMR-3	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,567	387	7,892	0.024	10.55	16%
BMR-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	140	88	1,763	0.005	2.36	1%
BMR-5	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,976	488	9,952	0.031	13.31	20%
BMR-6	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,427	352	7,187	0.022	9.61	15%
BMR-7	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,023	253	5,152	0.016	6.89	11%
BMR-8	TREES	MOD	0.5	BUBBLER	0.81	0.62	90	56	1,133	0.003	1.52	1%
BMR-9	TREES	MOD	0.2	DRIP	0.81	0.25	2,550	630	12,843	0.039	17.17	26%
TOTALS							9,877	2,500	51,005	0.16	68.19	100%

HYDROZONE #	HYDROZONE NAME	ETAF	AREA (SQ. FT)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
TOTALS								
0%								

MAWA	GALLONS/YR	108,565
	ACRE FEET/YR	0.33
	HCF/YR	145.14

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ETo)(0.62)(LA x 0.55) + (0.45 x SLA)	

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = (ETo)(0.62)(ETAF x LA)	

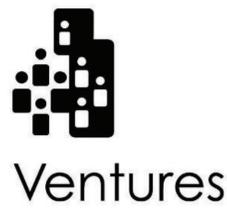
ETo = REFERENCE EVAPOTRANSPIRATION
 0.55 = ET ADJUSTMENT FACTOR
 LA = LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETo = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU	GALLONS/YR	51,005
	ACRE FEET/YR	0.16
	HCF/YR	68.19

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

ETAF Calculations	
TOTAL ETAF x AREA	2,500
TOTAL AREA	9,877
AVG. ETAF	25.84%



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