Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:
MCMANUS JOHN MILTON AND ELIZABETH ANN (PLN250119)
RESOLUTION NO. 25-040
Resolution by the Monterey County HCD Chief of Planning:

1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2) Approving Administrative Permit and Design Approval to allow the construction of a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds.

[PLN250119 McManus, 11 Vasquez Trail, Lot 175 Santa Lucia Preserve Phase B Tract 1333, Greater Monterey Peninsula (APN: 239-091-078-000)]

The McManus application (PLN250119) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on September 3, 2025. Having considered all the written and documentary evidence, the administrative record, the staff

report, oral testimony, and other evidence presented, including the conditions of approval (Attachment 1) and project plans (Attachment 2), the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of the review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula; and
- Monterey County Zoning Ordinance (Title 21).

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

b) Project. The project proposes a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill.

c) Allowed Use. The property is located at 11 Vasquez Trail, (Assessor's Parcel Number 239-091-078-000) Greater Monterey Peninsula Area Plan. The parcel is zoned" RC/40-D-S" Resource Conservation/ one unit per 40 acres-Design Control District-Site Plan Review. Site Plan Review zoning allows residential development as a principal use, subject to granting an Administrative Permit. A site plan was included in the application showing the location and design of the proposed development and demonstrating that it is appropriate for the site. The proposed project is the first dwelling unit with accessory structures proposed on this parcel. No subdivision is proposed, and the new dwellings will be located on an existing legal lot of record in the Santa Lucia Preserve subdivision Phase B. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject 26-acre parcel (1,132,560 square feet), Assessor's Parcel Number 239-091-078-000, is identified in its current configuration in (Volume 20 C&T page 33 lot 175). Additionally, within the Santa Lucia Preserve subdivision – Phase B Tract 1333. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The zoning of the subject property includes a Design Control overlay ("D) which is intended to regulate the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco, sloped clay tile roof and materials to consist of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds. The project, as designed, assures the protection of the public viewshed, is consistent with the neighborhood character, and blends in with the surrounding areas. The project design, colors, and materials are consistent with those of other residences and structures in the Santa Lucia Subdivision Phase B.

f) Development Standards. As proposed, the project meets all required development standards. The development standards for the Resource Conservation Zoning District are identified in MCC Section 21.36.030. The minimum setbacks for main structure in the RDR district are 30 feet (front), to a maximum required of 20 feet side and 20 feet rear setback. The maximum allowed height is 30 feet. The proposed project has a maximum height of 24 feet and is within the building envelope established for the proposed site. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located. The allowable maximum site coverage is 25 percent. The subject property is 1,132,560 square feet, allowing site coverage of 283,140 square feet at the assigned building envelope. The proposed project would result in structural site coverage of 17,586 square feet (6.2% percent), therefore meeting the coverage standard.

g) The project planner verified that the project on the subject parcel conforms to the plans listed above.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN250119.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations. There has been no indication from these departments/agencies that the site is not suitable for the development.

b) The project planner verified that the site is suitable for this use.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250119.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There are no project conditions as the staff has ensured that the proposed project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. Santa Lucia Preserve Community Services District will serve the proposed project as the water connection and the project will have a new 3,000-gallon on-site septic treatment system.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250119.

4. FINDING: **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

b) Staff researched County records to assess if any violation exists on the subject property.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250119.

5. FINDING: **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the development of the new single-family dwelling and accessory structures within residentially zoned areas.

b) The project consists of a new single-family dwelling and accessory structures. Therefore, the proposed development qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

c) None of the exceptions under CEQA Guidelines Section 15303.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact.

d) No adverse environmental effects were identified during the staff review of the development application.
e) See supporting Findings Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250119.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Pursuant to Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Administrative Permit and Design Approval to allow the construction of a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds, all of these are in general conformance with the attached sketch (Attachment 2) and subject to the attached conditions (Attachment 1)**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 3rd day of September 2025.

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250119

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN250119) allows Administrative Permit and Design Approval to allow the construction of a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds. The property is located at 11 Vasquez Trail, Carmel (Assessor's Parcel Number 239-091-078--000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

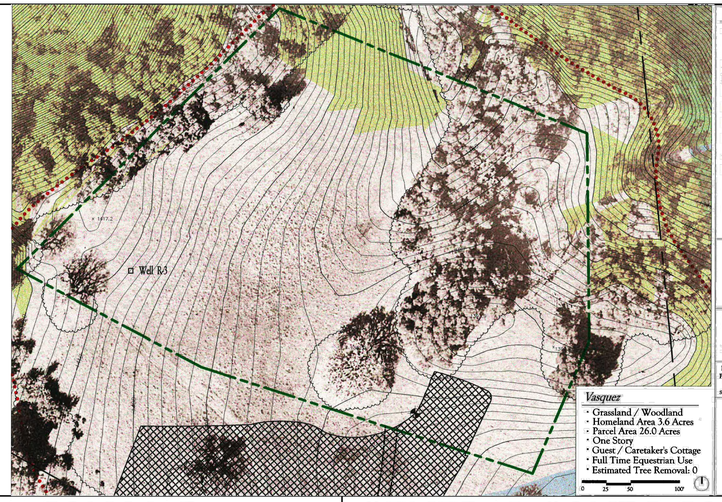
Responsible Department: Planning

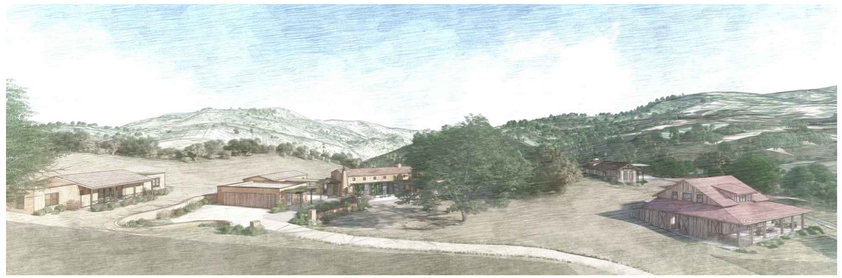
Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 239-091-078-000 on September 3, 2025. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

HOMELAND DIAGRAM



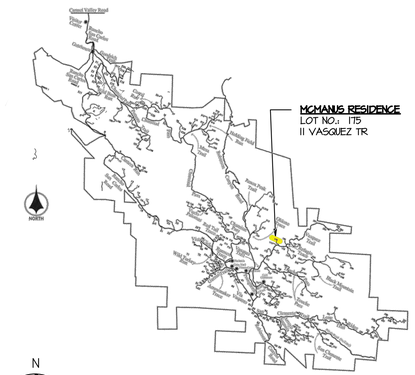


McManus Residence
Santa Lucia Preserve Lot 175
11 Vasquez Trail
Carmel, California 93923

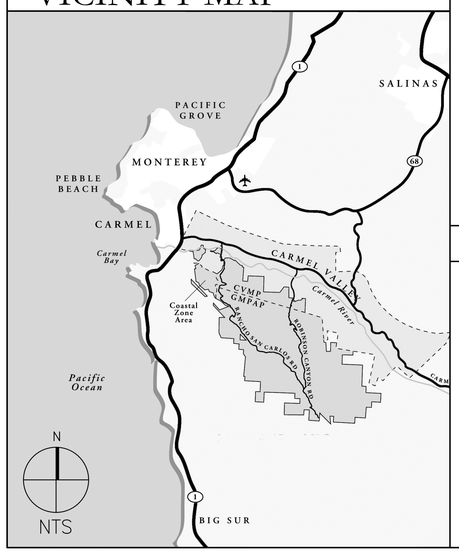
HART HOWERTON
NEW YORK · SAN FRANCISCO
One Union Street, San Francisco, CA 94111
Tel: 415 439 2200 Fax: 415 439 2201
Email: SF@harthowerton.com

NOT FOR CONSTRUCTION

LOCATION MAP



VICINITY MAP



GENERAL CONDITIONS

1. ALL CONSTRUCTION SHALL CONFORM TO THE SANTA LUCIA PRESERVE DESIGN GUIDELINES, THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL BUILDING CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 ELECTRICAL CODE (CEC), 2022 ENERGY CODE (CEnC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND CURRENT EDITION OF MONTEREY COUNTY CODE. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ANY DISCREPANCIES OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, COLUMN CENTERLINE, WINDOW OR DOOR CENTERLINE, UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE TO TOP OF PLATE, TOP OF SLAB OR TOP OF PLYWOOD, UNLESS OTHERWISE NOTED.
6. VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE.
7. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
8. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS.
9. DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLATION OF ANY WORK.
11. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL MEETING OR EXCEEDING STATE AND FEDERAL REQUIREMENTS WHETHER OR NOT INDICATED ON THE DRAWINGS.
12. ALL ATTICS, RAFTER SPACES, SOFFITS, ETC., SHALL BE FULLY VENTILATED, UNLESS OTHERWISE NOTED.
13. SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE.
14. MECHANICAL/PLUMBING SYSTEMS: COORDINATE LOCATIONS OF EQUIPMENT, AIR GRILLS, THERMOSTATS, PLUMBING FIXTURE CONTROLS, AND ANY OTHER APPURTENANCE REQUIRING ACCESS, WITH ARCHITECT.
15. SEPARATE PERMIT SUBMITTALS ARE REQUIRED FOR THE FOLLOWING:
    1. GRADING, FIRE AND SPRINKLERS (ADDITIONAL REQUIREMENTS OF THE MCC SECTION 18.10.030(O) APPLY)
    2. HOUSEHOLD FIRE WARNING SYSTEM
    3. SEPTIC SYSTEM
    4. DOMESTIC WATER SYSTEM
    5. PROPANE TANK
    6. POOL AND SPA
    7. DETACHED STRUCTURES
    8. RAIN WATER RETENTION TANKS
    9. WOOD TRUSSES
    10. SITE RETAINING WALLS
    11. GLASS GUARDRAIL

SCOPE OF WORK

APPROXIMATELY 6,490 SF SINGLE FAMILY RESIDENCE, PLUS 1,080 SF DETACHED GARAGE/TRASH RM. AND OTHER UNCONDITIONED MECH. SPACES.

ACCESSORY STRUCTURES INCLUDE A BARN, A GUEST HOUSE, AND AN ADU.

SITE AMENITIES INCLUDE DRIVEWAY, AUTO COURT, TERRACES, PATHS, POOL AND HOT TUBS, PICKLEBALL COURT, LANDSCAPED GARDENS, AND SITE RETAINING WALLS, AS REQ'D.

PROJECT DIRECTORY

OWNER

JOHN & LIZ MCMANUS
11 VASQUEZ TR.
CARMEL, CA 93923

ARCHITECT & LANDSCAPE ARCH.

HART HOWERTON
ONE UNION STREET
SAN FRANCISCO, CA 94111
T: (415) 439-2200
F: (415) 439-2201

CONTACT:
bkafale@harthowerton.com
PM: BEHZAD KAFAIE
LA: ANNE HOWERTON

CIVIL ENGINEER / SURVEYOR

WHITSON ENGINEERING
9648 BLUE LARKSPUR LANE #105
MONTEREY, CA 93940
T: (650) 448-0574
F: (650) 448-7161

CONTACT:
rweber@whitsonengineers.com
RICH WEBER

ARBORIST

THOMPSON WILDLIFE MANAGEMENT
57 VIA DEL REY
MONTEREY, CA 93940
T: (831) 372-3146
F: (831) 655-3585

CONTACT:
rob@wildlifemanagement.com
ROB THOMPSON
C: 831-277-1419

GENERAL CONTRACTOR

T:
F:

CONTACT:

GEOTECHNICAL ENGINEER

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103 CHURCH ST
SALINAS, CA 93901
T: (831) 751-2172
F:

CONTACT:
info@soilsurveys.net
BELINDA A. TALUBAN, P.E.

STRUCTURAL ENGINEER

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99 GREEN ST, 3RD FLOOR
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F:

CONTACT:
rwr@gfdseng.com
BOB REED, SE

MEP/ ENERGY & SOLAR

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26465 CARMEL RANCHO BLVD, SUITE B
CARMEL, CA 93923
T: (831) 372-8328
F:

CONTACT:
abe@meg4.com
ABE STALLCUP, PE
(831) 250-0322

PROJECT DATA

JURISDICTION: MONTEREY COUNTY

CODE COMPLIANCE:
2022 CALIFORNIA BUILDING CODE

OCCUPANCY: R-3

CONSTRUCTION TYPE: VB

SPRINKLERED: ALL BUILDINGS TO BE FULLY SPRINKLERED

STORIES: ONE, PLUS LOWER LEVEL GUEST ROOMS

PARCEL SIZE:
26 Acres (1,132,560 sq. ft.)

HOMELAND SIZE:
3.6 Acres (156,816 sq. ft.)

ZONING: ---

USAGE: SINGLE FAMILY RESIDENCE

SEWAGE DISPOSAL:
SEPTIC (SEE CIVIL DWGS)

WATER SUPPLY SYSTEM:
SANTA LUCIA COMMUNITY SERVICES DISTRICT

GRADING INFORMATION (ESTIMATE)
SITE CUT: SEE CIVIL
SITE FILL: SEE CIVIL
NET IMPORT/EXPORT:
BALANCED ON SITE, SEE CIVIL DWGS

PROPOSED TREE REMOVAL: SEE ARBORIST REPORT
PARKING COUNT:
3 ENCLOSED SPACES
3 UNCOVERED SPACES

FENCES: SEE FENCING PLAN

AREA CALCULATIONS :

MAIN HOUSE
CONDITIONED AREA:	6,490 SF
GARAGE & TRASH RM:	1,080 SF
BASEMENT MECH RM:	230 SF
COVERED EXT. AREA:	3,350 SF

BARN
CONDITIONED AREA:	2,000 SF
UNCONDITIONED AREA:	1,170 SF

GUEST HOUSE
CONDITIONED AREA:	600 SF
COVERED EXT. AREA:	1,110 SF

ADU
CONDITIONED AREA:	1,045 SF
COVERED EXT. AREA:	460 SF

SHEET INDEX

		Conceptual DRB Submittal	Preliminary DRB Submittal	Preliminary DRB Submittal Rev	FINAL DRB
GENERAL					
G0.1	COVER SHEET	X	X	X	X
G1.0	OVERALL SITE PLAN	X	X		
G2.0	OVERALL ROOF PLAN		X		
G3.1	SITE SECTIONS		X	X	X
G3.2	SITE SECTIONS		X	X	
SURVEY & CIVIL					
1	SURVEY				X
C0.1	CIVIL COVER SHEET		X	X	X
C0.2	CIVIL DETAILS		X	X	X
C0.3	NOTES, SPEC'S & DETAILS		X	X	X
C0.9	EXISTING CONDITIONS / TOPOGRAPHIC SURVEY		X	X	X
C1.1	OVERALL SITE GRADING & DRAINAGE PLAN		X	X	X
C1.2	RESIDENCE GRADING & DRAINAGE PLAN		X	X	X
C1.3	BARN & GUEST HOUSE GRADING & DRAINAGE PLAN		X	X	X
C1.4	PB COURT, GRAVEL PATH GRADING, & DRAINAGE		X		
C1.5	STORMWATER MANAGEMENT		X	X	X
C2.1	SEPTIC PLAN		X	X	X
C3.1	TEMPORARY EROSION & SEDIMENT CONTROL PLAN		X	X	X
LANDSCAPE & IRRIGATION					
L0.01	PROPERTY SITE PLAN		X	X	X
L1.01	HOMELAND SITE PLAN		X	X	X
L1.02	MATERIAL PLAN			X	
L3.01	CONCEPTUAL LANDSCAPE PLAN		X	X	X
L4.01	SITE DETAILS			X	
L4.02	SITE DETAILS			X	
L4.03	SITE DETAILS			X	
L5.01	LANDSCAPE CHARACTER IMAGE BOARD		X	X	X
L6.01	EXTERIOR LIGHTING PLAN		X	X	X
L6.02	EXTERIOR LIGHTING DETAILS/ TYPES			X	
L7.01	FENCING PLAN & TYPES		X	X	X
IR1.01	IRRIGATION PLAN			X	
IR1.02	IRRIGATION LEGEND, NOTES, & WELO CALCS			X	
IR1.03	IRRIGATION DETAILS			X	
IR1.04	IRRIGATION DETAILS			X	
IR1.05	IRRIGATION DETAILS			X	

		Conceptual DRB Submittal	Preliminary DRB Submittal	Preliminary DRB Submittal Rev	FINAL DRB
ARCHITECTURAL					
A2.0-H	MAIN HOUSE - LOWER LEVEL FLOOR PLAN				X
A2.1-H	MAIN HOUSE - MAIN LEVEL FLOOR PLAN	X	X	X	X
A2.2-H	MAIN HOUSE - ROOF PLAN	X	X	X	X
A2.3-H	MAIN HOUSE - RCP				X
A2.4-H	MAIN HOUSE - DOOR SCHEDULE				X
A2.5-H	MAIN HOUSE - WINDOW SCHEDULE				X
A2.6-H	MAIN HOUSE - DOOR & WINDOW DETAILS				X
A3.1-H	MAIN HOUSE - ELEVATIONS	X	X		
A3.2-H	MAIN HOUSE - RENDERED ELEVATIONS	X	X		
A4.1-H	MAIN HOUSE - SECTIONS				X
A4.2-H	MAIN HOUSE - SECTIONS				X
AG2.1-H	GARAGE - FLOOR PLAN, ROOF PLAN, & RCP				X
AG3.1-H	GARAGE - ELEVATIONS & SECTIONS				X
A2.1-B	BARN - FLOOR PLAN, ROOF PLAN, & RCP	X	X	X	X
A2.2-B	BARN - DOOR/ WINDOW SCHEDULE & DETAILS				X
A3.1-B	BARN - ELEVATIONS			X	X
A3.2-B	BARN - RENDERED ELEVATIONS			X	X
A4.1-B	BARN - SECTIONS				X
A2.1-G	GUEST HOUSE - FLOOR PLAN, ROOF PLAN, & RCP	X	X	X	X
A2.2-G	GUEST HOUSE - DOOR/ WINDOW SCHEDULE & DETAILS				X
A3.1-G	GUEST HOUSE - ELEVATIONS			X	X
A3.2-G	GUEST HOUSE - RENDERED ELEVATIONS			X	X
A4.1-G	GUEST HOUSE - SECTIONS				X
A2.1-C	ADU - FLOOR PLAN, ROOF PLAN, & RCP	X	X	X	X
A2.2-C	ADU - DOOR/ WINDOW SCHEDULE & DETAILS				X
A3.1-C	ADU - ELEVATIONS			X	X
A3.2-C	ADU - RENDERED ELEVATIONS			X	X
A4.1-C	ADU - SECTIONS				X
A5.0	ARCH CHARACTER IMAGE BOARD			X	X
A5.1	3D VIEWS	X	X	X	X
A5.2	3D VIEWS	X	X	X	X
A5.3	EXTERIOR MATERIALS COLOR BOARD				X
A8.1	HOUSE & ADU WALL SECTIONS & DETAILS				X
A8.2	HOUSE & ADU WALL SECTIONS & DETAILS				X

McManus Residence
Santa Lucia Preserve Lot 175
Carmel, California, USA

SCALE: AS NOTED
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS AND/OR SPECIFICATIONS FROM ALL DIMENSIONS AND MEASUREMENTS THAT ARE NOT INDICATED.

DATE	ISSUE
11/14/2024	Prelim DRB
1/20/2024	Prelim DRB Rev
2/05/2025	Final DRB
-	-
-	-
-	-
-	-

REVISIONS

NO	DATE	ISSUE

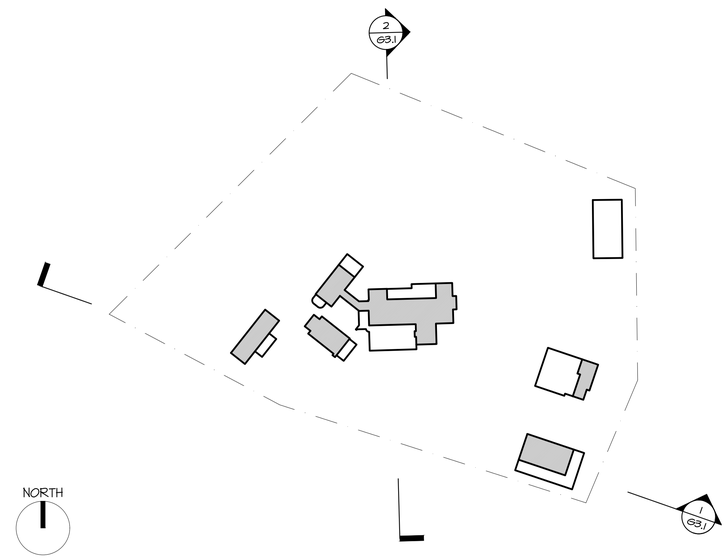
DRAWING TITLE:
COVER SHEET

PROJECT #: 24-020
DRAWN BY: ####
CHECKED BY: BK

DRAWING NO:
G0.1

2 SITE SECTION 2 — 1"=20'-0"

1 SITE SECTION 1 — 1"=20'-0"



- KEY PLAN — 1"=20'-0"

NOT FOR CONSTRUCTION

HART HOWERTON
NEW YORK · SAN FRANCISCO
One Union Street, San Francisco, CA 94111
Tel : 415 439 2200 Fax : 415 439 2201
Email : SF@marthowerton.com

McManus Residence

Santa Lucia Preserve Lot 175
Carmel, California, USA

SCALE : AS NOTED
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED

DATE	ISSUE
11/14/2024	Prelim DRB
1/20/2024	Prelim DRB Rev
2/05/2025	Final DRB
-	-
-	-
	-
	-

REVISIONS

NO	DATE	ISSUE
	####	####
	####	####
	####	####
	####	####
	####	####
	####	####

DRAWING TITLE:
SITE SECTIONS

PROJECT #: 24-020
DRAWN BY: ####
CHECKED BY: BK

DRAWING NO:
G3.1

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON OCTOBER 1 & 6 OF 2020 & JUNE 10, 2022. BACKGROUND ORTHORECTIFIED AERIAL IMAGERY DISPLAYED HEREON IS BASED ON AERIAL PHOTOGRAPHY ACQUIRED WITH A SMALL UNMANNED AIRCRAFT ON OCTOBER 1, 2020.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. AS A TITLE REPORT WAS NOT PROVIDED, THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: SET REBAR WITH CAP. ELEVATION: 1375.95' (ASSUMED)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	HOMELAND BOUNDARY
	EASEMENT LINE
△100	CONTROL POINT
BM	BENCHMARK
⊙ F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
12" OAK	TREE; SIZE AND TYPE AS NOTED
	TREE DRIP LINE
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	ASPHALT CONCRETE PAVEMENT
□	UTILITY VAULT; TYPE AS NOTED
AC	ASPHALT CONCRETE
DBL	DOUBLE
G	GROUND
+ 928.30	SPOT GRADE

N

SCALE: 1" = 30'

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

0 1 2 INCHES 3

T:\Monterey Projects\4259 - SLP Lot 175 - Weideman\SURVEY\4259 SLP 175.dwg thomsh Jun 28, 2022 - 3:39pm

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION

SANTA LUCIA PRESERVE
11 VASQUEZ TRAIL, LOT 275

MONTEREY COUNTY, CALIFORNIA

TOPOGRAPHIC SURVEY

PREPARED FOR: CANDICE AND ANTHONY BROOKS-WILLIAMS

APN: 239-091-078

SCALE:	1"=30'
DRAWN:	CJ/TH
JOB No.:	4259.00
SHEET	1 OF 1

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
   B. THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   G. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2805
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF DRIVEWAY, RESIDENCE GRADING AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA –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 THE RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 2600 CY

F = 1100 CY

NET EXPORT = 1500 CY

ESTIMATED AREA OF DISTURBANCE = 1.31 AC

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

1. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
2. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
3. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS ON OCTOBER 1 & 6, 2020.
2. BENCHMARK: SET MAG AND WASHER. ELEVATION = 1375.95' (ASSUMED DATUM).
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED 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. (MONTEREY COUNTY)
5. 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.
6. 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.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. 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 TO THE ATTENTION OF THE ARCHITECT.
8. 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.

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GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL REPORT FOR THE PROPOSED WEIDEMANN RESIDENCE LOCATED AT 11 VASQUEZ TRAIL, APN 239–091–078, IN CARMEL, CALIFORNIA.
   BY MOORE TWINING ASSOCIATES, INC. DATED JULY 2009, PROJECT NO. E48901.01–01.
2. ON SITE 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 TWO (2) 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 (REF. 2013 CBC 1804.1–1804.2)
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. (REF. 2013 CBC 1804.3)
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 5 FEET 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 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. 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.
17. 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
18. ALL FILLS PLACED ON SLOPE GRADES 5H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF TWO FEET BELOW GRADE, A MINIMUM OF 10 FEET WIDE AND AT A 2% SLOPE INTO THE SLOPE.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V 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 6 FEET WIDE AND SLOPE AT NO LESS THAN 2% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 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 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
23. IMPORTED FILL SOIL SHOULD BE NON–EXPANSIVE AND GRANULAR IN NATURE WITH THE FOLLOWING ACCEPTANCE CRITERIA RECOMMENDED.

PERCENT PASSING 3–INCH SIEVE	100
PERCENT PASSING NO. 4 SIEVE	50–100
PERCENT PASSING NO. 200 SIEVE	20–35
PLASTICITY INDEX	LESS THAN 10
EXPANSION INDEX (UBC 18–2)	LESS THAN 10
R–VALUE	MINIMUM 40
SOIL RESISTIVITY	>5,000 OHM–CM

24. 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.
25. 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.
26. 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.
27. ON–GRADE SLABS SHOULD BE PLACED OVER A MOISTURE VAPOR BARRIER CONSISTING OF A WATERPROOF MEMBRANE. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARY BREAK CONSISTING OF A 4 INCH THICK MAT OF CLEAN, OPEN GRADED ROCK, A MINIMUM 15 MIL WATER–PROOF MEMBRANE (SUCH AS STEGO, MOISTOP, OR EQUAL) AND TWO INCHES OF CLEAN, MOISTENED SAND PLACED BETWEEN THE WATER–PROOF MEMBRANE AND THE BOTTOM OF THE CONCRETE FLOOR SLAB; ROUND AND SUB–ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURE OF THE MEMBRANE. CLASS 2 AGGREGATE BASE OR SAND SHOULD NOT BE USED AS THE CAPILLARY BREAK MATERIAL
28. CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. ROCK ENERGY DISSIPATERS CONSISTING OF 4" – 6" DIAMETER ROCK OR RUBBLE RIP RAP SHALL BE INSTALLED AT COLLECTION PIPE DISCHARGE POINTS.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.
30. FOR TREE PROTECTION PLANS SEE SHEET L2.01 BY HART HOWERTON AND ARBORIST REPORT BY THOMPSON WILDLAND MANAGEMENT TITLED 11 VASQUEZ TRAIL IMPACT ASSESSMENT REPORT DATED JANUARY 30, 2021, AMENDED FEBRUARY 8, 2021. GENERAL CONTRACTOR TO ENSURE PROTECTION OF EXISTING TREES DURING CONSTRUCTION PER TREE PROTECTION PLAN BY ARBORIST. ARBORIST TO MONITOR HEALTH STATUS OF EXISTING TREES THROUGHOUT THE CONSTRUCTION PERIOD.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	CENTER LINE
	EX DIRT ROAD
	EX AC LIMITS
	LIMITS OF GRADING
	SUBDRAIN & PERFORATED PIPE
	RETAINING WALL
▲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 + 928.30	BORE HOLE / BORING LOCATION
12" OAK	SPOT GRADE
	TREE
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
100.00	CREEK/RIVER FLOW
	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% OR GREATER SLOPE
	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
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	CLEAN OUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
W	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
BFP	HOSE BIB
	UTILITY VAULT
C F	CUT/FILL LINE
TW: XX.X	TOP OF WALL ELEVATION

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
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	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 CONTRACTON CENTER
O.C.	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
PTDF	PRESSURE TREATED DOUG–FIR
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
S.L.A.	SEE LANDSCAPE DETAILS
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
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
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
XFMR	TRANSFORMER

SITE ADDRESS & APN

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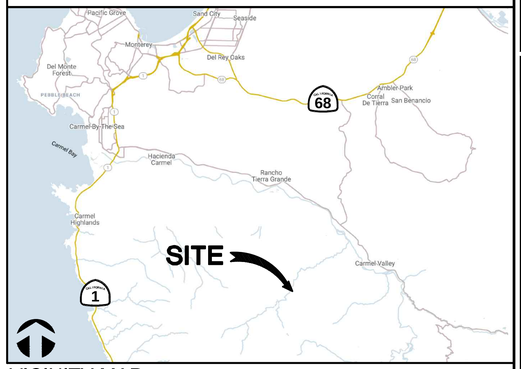

VICINITY MAP

NTS

CIVIL SHEET INDEX

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. 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 STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS	INSPECTOR NAME	START DATE	END DATE
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC			
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC			
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC			
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS			
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BELOW FOOTING/ACHIEVE BEARING CAPACITY			
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

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DRAWN: IB
JOB No.: 4259.01

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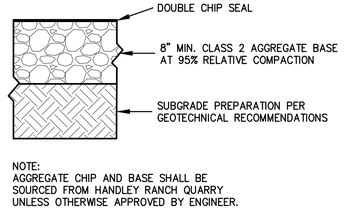
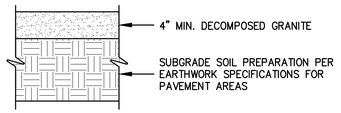
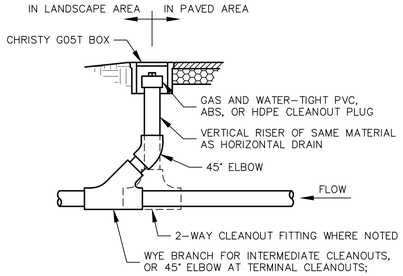


NOTE:
AGGREGATE CHIP AND BASE SHALL BE SOURCED FROM HANDLEY RANCH QUARRY UNLESS OTHERWISE APPROVED BY ENGINEER.

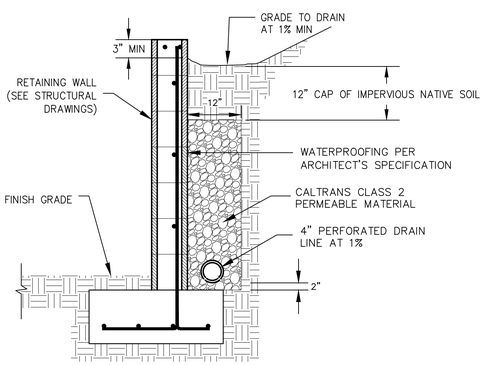
1 — DOUBLE CHIP SEAL PAVING
SCALE: NONE



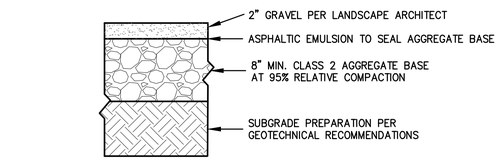
2 — DECOMPOSED GRANITE (D.G.)
SCALE: NONE



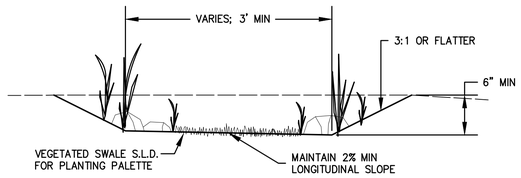
3 — CLEAN OUT
SCALE: NONE



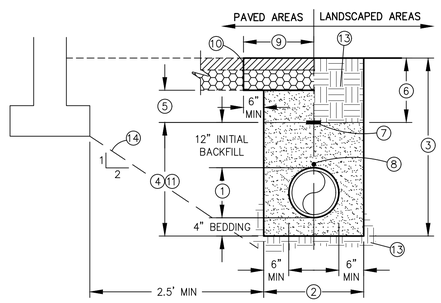
4 — WALL DRAIN DETAIL
SCALE: NONE



5 — GRAVEL PAVING
SCALE: NONE



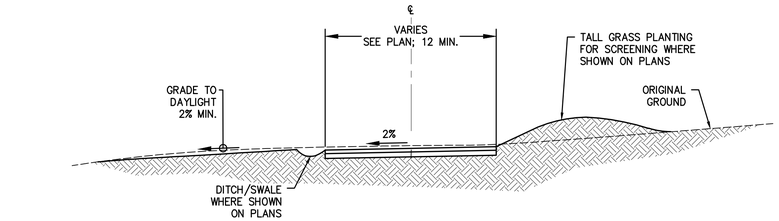
6 — VEGETATED SWALE
SCALE: NONE



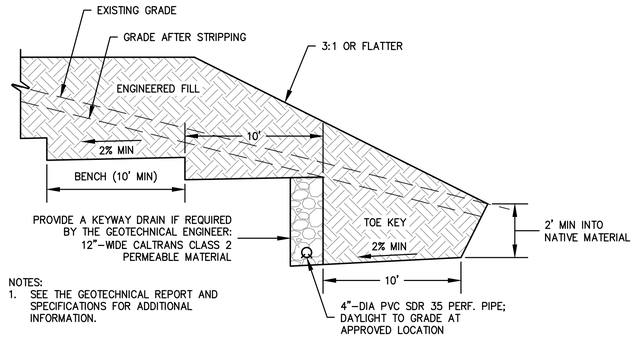
KEYNOTES

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 2487-10, 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 TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

7 — PRIVATE UTILITY TRENCHING
SCALE: NONE

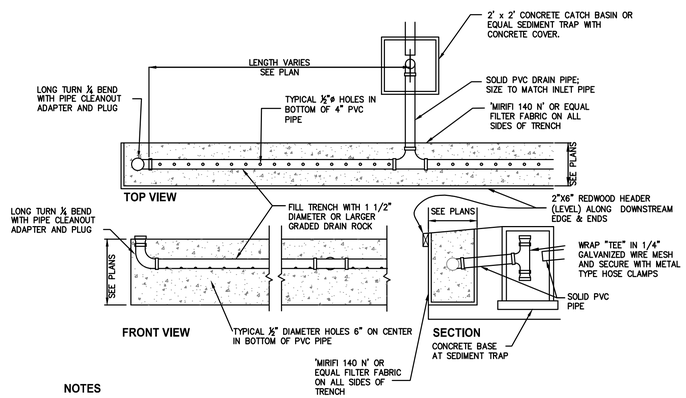


8 — TYPICAL DRIVEWAY SECTION
SCALE: NONE



NOTES:
1. SEE THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

9 — KEYING AND BENCHING
SCALE: NONE



NOTES

1. DISPERSION PIPE SHALL BE LEVEL W/ REDWOOD HEADER AROUND THE PERIMETER OR DOWNSTREAM EDGE & ENDS. AND TRENCH SHALL BE PARALLEL TO CONTOURS TO ALLOW FOR LEVEL AND EVEN SHEET FLOW.
2. 'MIRIFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED 20', AT A MINIMUM, FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.
6. **DO NOT ALLOW STORMWATER RUNOFF TO ENTER THE DISPERSION TRENCH DURING CONSTRUCTION. THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE DISPERSION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE DISPERSION TRENCH, OR PLUG THE UPSTREAM ENDS OF STORM DRAIN TO PREVENT STORM WATER FROM FLOWING TO THE DISPERSION TRENCH. STORMWATER MAY ENTER THE DISPERSION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs ARE IN PLACE.**

10 — SUBSURFACE DISPERSION TRENCH
SCALE: NONE

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ASPHALT CONCRETE

ASPHALT CONCRETE SHALL BE TYPE "A" CONFORMING TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE CALTRANS STANDARD SPECIFICATIONS.

THE GRADE OF ASPHALT BINDER SHALL BE PG 64-10.

AGGREGATE BASE

AGGREGATE BASE SHALL BE CLASS 2 CONFORMING TO THE PROVISIONS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS. AGGREGATE BASE SHALL BE COMPACTED TO AT LEAST 95% R.C. SUBGRADE PER GRADING NOTES 12 AND 14.

EXTERIOR SITE CONCRETE

CONCRETE SHALL BE CLASS 3 IF NOT OTHERWISE NOTED, CONFORMING TO SECTION 90, "PORTLAND CEMENT CONCRETE," OF THE STANDARD SPECIFICATIONS.

EXPANSION JOINT DOWEL BARS

DOWEL BARS AT EXPANSION JOINTS SHALL BE GRADE 40 OR 60 PLAIN, ROUND, SMOOTH STEEL AS SHOWN ON THE PLANS AND THE PROVISIONS IN SECTION 52. DOWEL BARS SHALL BE PLACED AS SHOWN ON THE PLANS.

DOWEL BARS SHALL BE FREE FROM BURRS OR OTHER DEFORMATIONS DETRIMENTAL TO FREE MOVEMENT OF THE BARS IN THE CONCRETE. DOWEL BARS SHALL BE LUBRICATED WITH A BOND BREAKER OVER THE ENTIRE BAR, AND SHALL HAVE AN EXPANSION CAP PLACED OVER ONE END.

REINFORCEMENT

REINFORCEMENT SHALL CONFORM WITH THE PROVISIONS IN SECTION 52, "REINFORCEMENT", OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND SHALL BE PLACED AS SHOWN ON THE PLANS, AND AS DIRECTED BY THE ENGINEER

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: RUBBER GASKETED PVC WATER PIPE CONFORMING TO AWWA C900, SDR 25. 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 (WT) JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE: RUBBER GASKETED PVC WATER PIPE CONFORMING TO AWWA C900, SDR 25

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 25; 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.

DRAINAGE INLETS

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" 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.

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, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO AT LEAST THE PIPE SPRING LINE. THE INVERT PAVING THICKNESS SHALL BE AT LEAST 4" BELOW THE BOTTOM OF PIPE.

ALL INLETS SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE.

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

INLET SCHEDULE

TYPE GO:	CATCH BASIN PER CALTRANS STANDARD PLAN D73E.
6" AD:	6"-DIA ROUND 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.
18"DI:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS 'T' SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT.

SANITARY SEWER

RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35; OR ASTM D-2729. 4-INCH LATERALS SHALL BE PLACED AT 2% OR GREATER SLOPE, AND 6-INCH MAIN SHALL BE PLACED AT 0.5% OR GREATER SLOPE, UON.

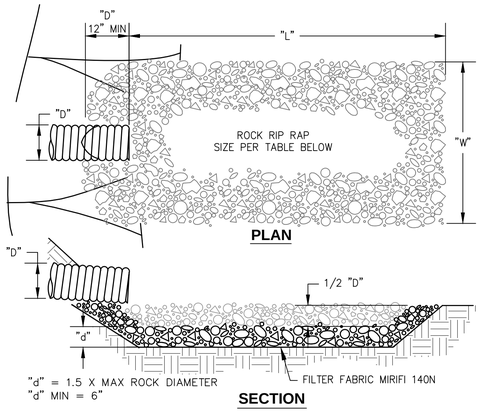
FIRE NOTES

FIRE007 – DRIVEWAYS

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVAL S. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE008 – GATES

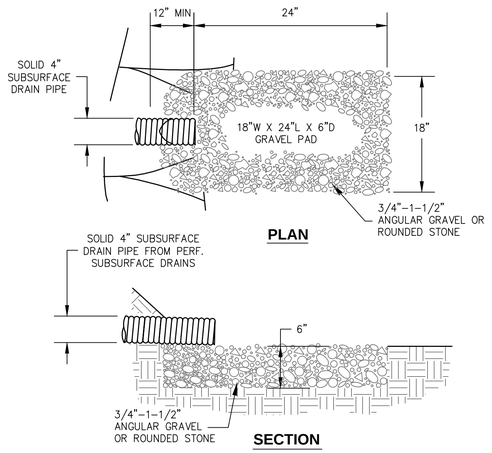
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.



NOTES:
1. "L", "W", AND "D" SHALL BE PER THE TABLE BELOW
2. APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
3. ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

PIPE DIA SLOPE ≤ 5% (INCHES)	PIPE DIA SLOPE > 5% (INCHES)	L (FEET)	W (FEET)	DIA OF 75% OF ROCK GREATER THAN (INCHES)
4-6		4.5	3	4
8	4-6	6	4	6
12	8	9	6	8
	12	12	6	8

1 – ROCK SLOPE PROTECTION AT PIPE OUTFALL
SCALE: NONE



NOTES:
1. LANDSCAPE ARCHITECT/OWNER SHALL DIRECT THE SHAPE OF THE DRAIN APRON, HOWEVER IT SHALL MEET THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN HEREON.
2. ROCK SOURCE SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

2 – SUBSURFACE DRAIN APRON DETAIL
SCALE: NONE

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CIVIL NOTES, SPECIFICATIONS, AND DETAILS

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1	11/7/2024	IB	DRB SUBMITTAL
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MCMANUS RESIDENCE
11 VASQUEZ TRAIL
Carmel, California

APN: 239-091-078

OVERALL SITE GRADING AND DRAINAGE PLAN

SCALE:	1" = 30'
DRAWN:	IB
JOB No.:	4259.01

SHEET
C1.1
OF

KEY NOTES

1. DOWNSPOUT WITH SPLASH BLOCK
2. PLANTER AREA; S.A.D.
3. TRASH ENCLOSURE; S.A.D.
4. GRADING LIMITS
5. WALL DRAIN PER DETAIL 4|C0.2
6. CHIPSEAL DRIVE & MOTOR COURT; S.A.D.
7. GRAVEL PAVE; S.A.D.
8. GRAVEL WITH EDGING; S.A.D.
9. CONCRETE TERRACE; S.A.D.
10. STABILIZED D.G. PATH WITH STEEL EDGING; S.A.D.
11. DISPERSION TRENCH PER DETAIL 10|C0.2
12. VEGETATED SWALE PER DETAIL 6|C0.2
13. SLOT DRAIN
14. ENTRY PORCH; S.A.D.
15. SEWER EJECTOR PUMP
16. ROCK SLOPE PROTECTION; SEE DETAIL 1|C0.3
17. SUBSURFACE DRAIN APRON; SEE DETAIL 2|C0.3
18. DRY STACK BOULDER RETAINING WALL; S.L.D.

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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

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APN: 239-091-078

RESIDENCE GRADING AND DRAINAGE PLAN

SCALE:	1"=10'
DRAWN:	IB
JOB No.:	4259.01

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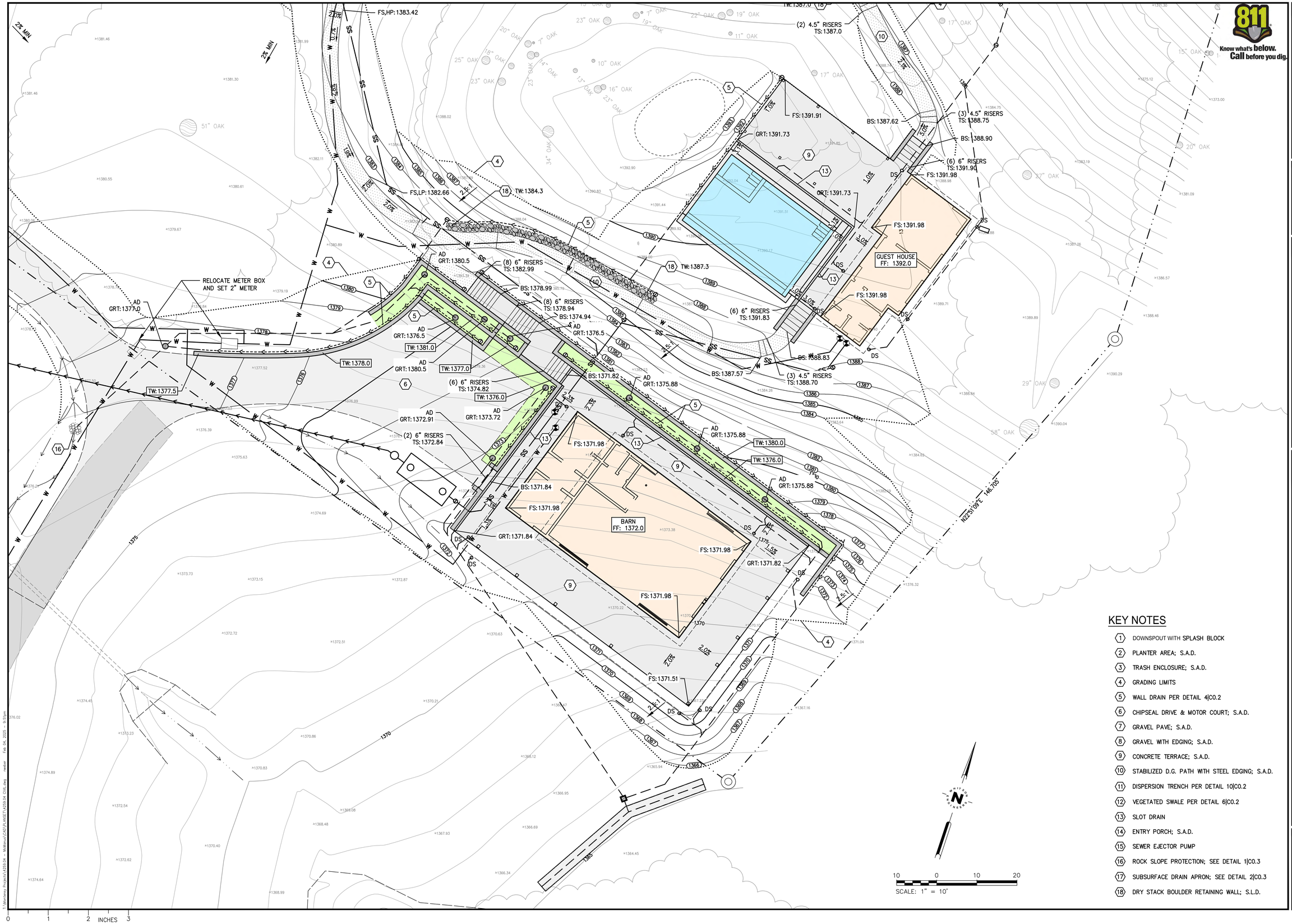

KEY NOTES

1. DOWNSPOUT WITH SPLASH BLOCK
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SCALE: 1" = 10'

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BARN AND GUEST HOUSE GRADING AND DRAINAGE PLAN
APN: 239-091-078

SCALE:	1"=10'
DRAWN:	IB
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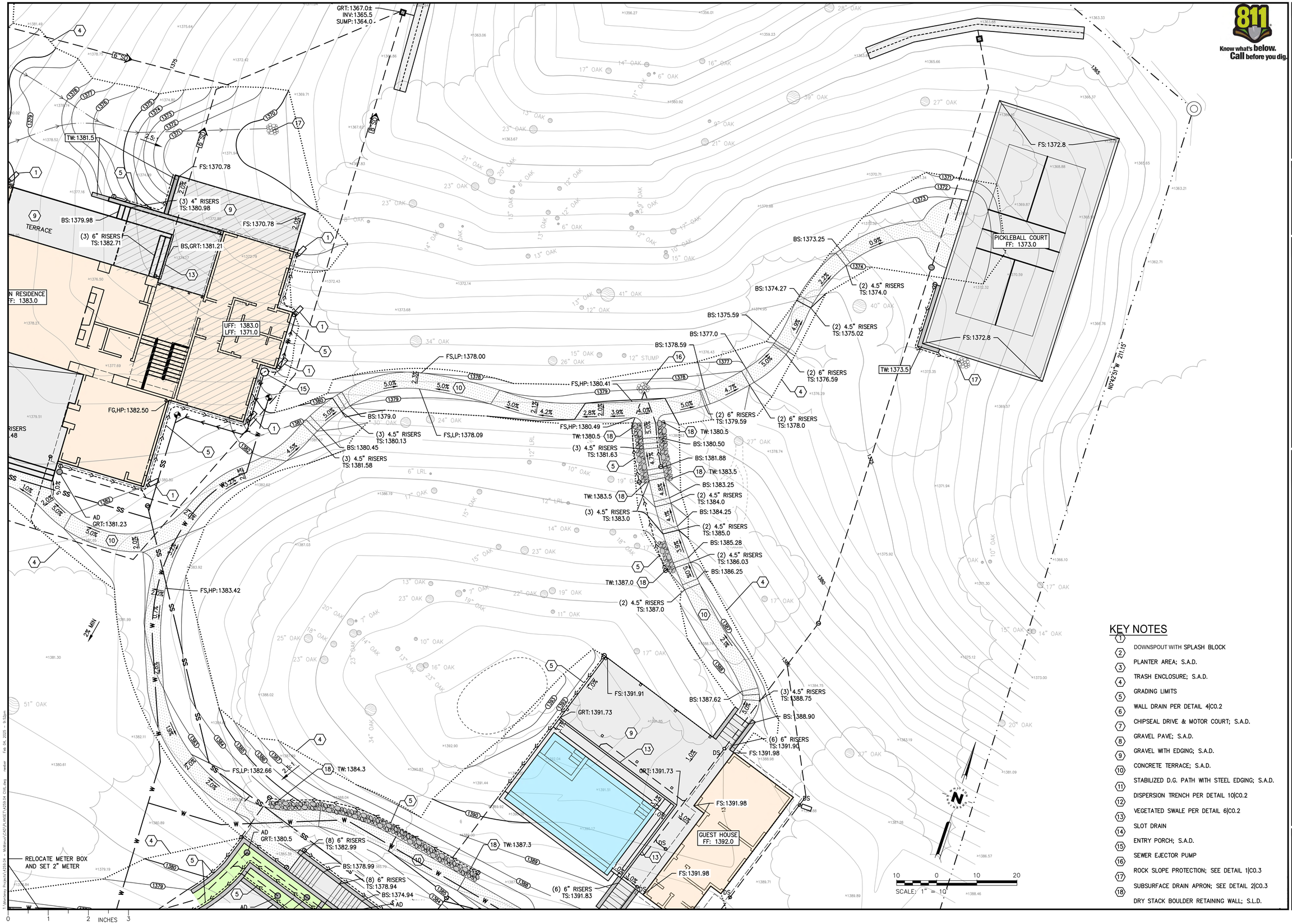

KEY NOTES

1. DOWNSPOUT WITH SPLASH BLOCK
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PICKLEBALL COURT AND GRAVEL PATH GRADING AND DRAINAGE PLAN

Carmel, California

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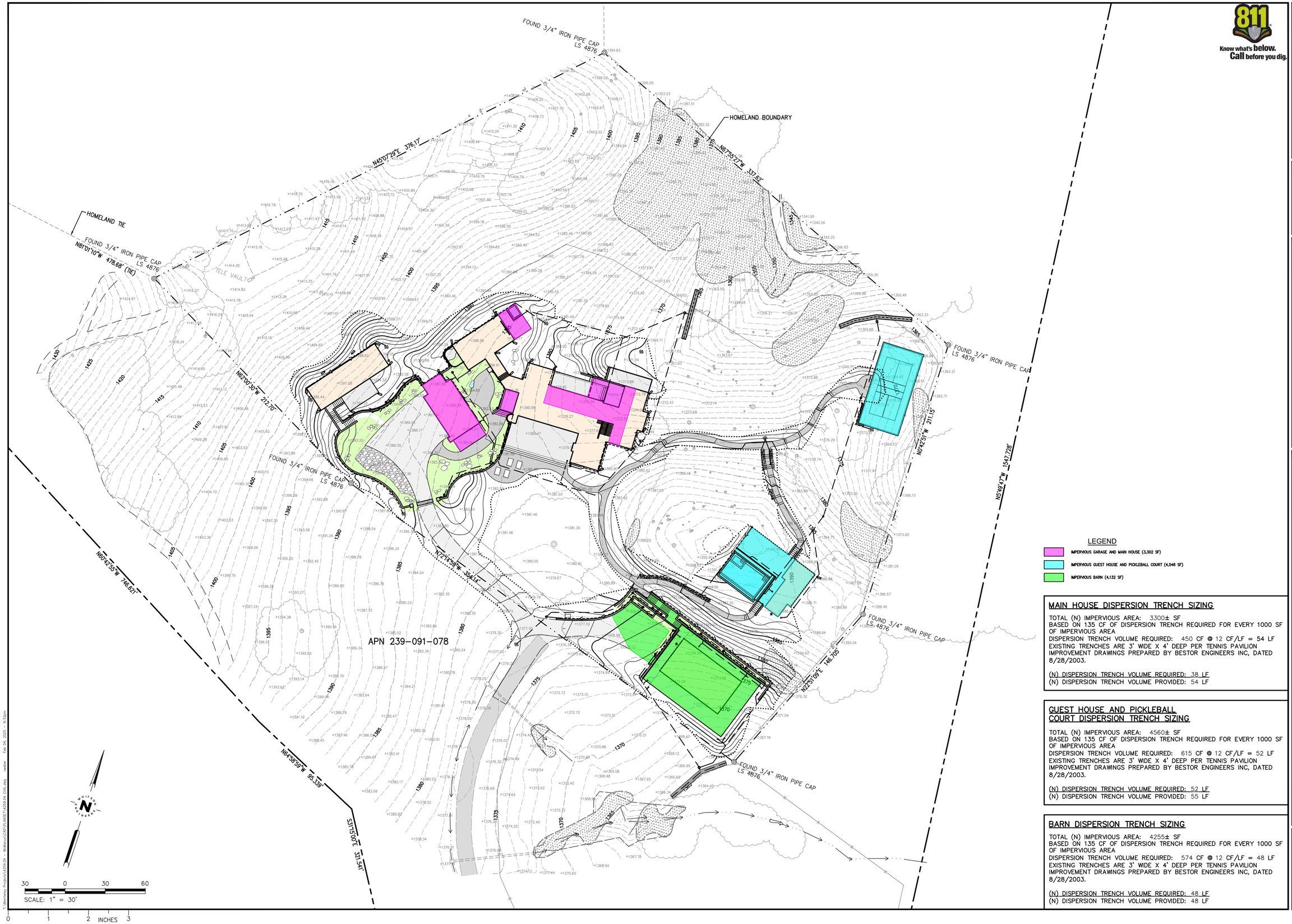

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LEGEND

- IMPERVIOUS GARAGE AND MAIN HOUSE (3,302 SF)
- IMPERVIOUS GUEST HOUSE AND PICKLEBALL COURT (4,548 SF)
- IMPERVIOUS BARN (4,132 SF)

MAIN HOUSE DISPERSION TRENCH SIZING

TOTAL (N) IMPERVIOUS AREA: 3300± SF
BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA
DISPERSION TRENCH VOLUME REQUIRED: 450 CF @ 12 CF/LF = 54 LF
EXISTING TRENCHES ARE 3' WIDE X 4' DEEP PER TENNIS PAVILION IMPROVEMENT DRAWINGS PREPARED BY BESTOR ENGINEERS INC, DATED 8/28/2003.

(N) DISPERSION TRENCH VOLUME REQUIRED: 38 LF
(N) DISPERSION TRENCH VOLUME PROVIDED: 54 LF

GUEST HOUSE AND PICKLEBALL COURT DISPERSION TRENCH SIZING

TOTAL (N) IMPERVIOUS AREA: 4560± SF
BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA
DISPERSION TRENCH VOLUME REQUIRED: 615 CF @ 12 CF/LF = 52 LF
EXISTING TRENCHES ARE 3' WIDE X 4' DEEP PER TENNIS PAVILION IMPROVEMENT DRAWINGS PREPARED BY BESTOR ENGINEERS INC, DATED 8/28/2003.

(N) DISPERSION TRENCH VOLUME REQUIRED: 52 LF
(N) DISPERSION TRENCH VOLUME PROVIDED: 55 LF

BARN DISPERSION TRENCH SIZING

TOTAL (N) IMPERVIOUS AREA: 4255± SF
BASED ON 135 CF OF DISPERSION TRENCH REQUIRED FOR EVERY 1000 SF OF IMPERVIOUS AREA
DISPERSION TRENCH VOLUME REQUIRED: 574 CF @ 12 CF/LF = 48 LF
EXISTING TRENCHES ARE 3' WIDE X 4' DEEP PER TENNIS PAVILION IMPROVEMENT DRAWINGS PREPARED BY BESTOR ENGINEERS INC, DATED 8/28/2003.

(N) DISPERSION TRENCH VOLUME REQUIRED: 48 LF
(N) DISPERSION TRENCH VOLUME PROVIDED: 48 LF

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STORMWATER MANAGEMENT

APN: 239-091-078

SCALE:	1" = 30'
DRAWN:	IB
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SEPTIC SYSTEM NOTES AND SPECIFICATIONS:

1. **CODES AND STANDARDS:**
   ALL WORK SHALL BE IN CONFORMANCE WITH:
   1.1. 2019 CALIFORNIA PLUMBING CODE
   1.2. MONTEREY COUNTY LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS.
2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS, OR 4" SOLVENT-WELD OR RUBBER GASKETED PVC PIPE WITH WATERTIGHT JOINTS, CONFORMING TO ONE OF THE FOLLOWING: ASTM D-2661; ASTM D-1785, SCH 40; ASTM D-3034, SCH 35; OR ASTM D-2729. PIPE SHALL BE PLACED AT 2% OR GREATER SLOPE.
3. **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 25; 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.
4. **DIVERSION VALVE:** 4"-DIA PVC VALVE WITH THREADED FEMALE SOCKETS DESIGNED FOR DIVERSION OF FLOWS TO SEPTIC FIELDS, AND OPERATED THROUGH A VERTICAL RISER USING A STANDARD WATER METER KEY. "BULL RUN VALVE" OR APPROVED EQUAL. VALVE RISER SHALL BE OF SAME MATERIAL AS SANITARY SEWER PIPE. IN PLANTER AREAS RISER SHALL TERMINATE 4" ABOVE THE SURFACE WITH WATER-TIGHT THREADED CLEANOUT PLUG. IN VEHICULAR AREAS, TERMINATE CLEANOUT PLUG IN A CHRISTY G03 TRAFFIC-RATED VALVE BOX, OR APPROVED EQUAL. INSTALL VALVE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND MONTEREY COUNTY SEWAGE DISPOSAL ORDINANCE #04055.
5. **DISTRIBUTION BOX:** PRECAST CONCRETE BOX WITH FLOWS EQUILIZED TO EACH OUTLET BY MEANS APPROVED BY AUTHORITY HAVING JURISDICTION. BOX SHALL BE 12"X12" OR LARGER (INSIDE DIMENSIONS), AND SHALL EXTEND TO THE SURFACE. BOX SHALL BE PLACED ON MIN. 4"-THICK CAST-IN-PLACE CONCRETE BASE, IF BASE IS NOT INTEGRAL WITH PRECAST BOX. BOX AND LID SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644.
6. **SEPTIC TANK:** PRECAST CONCRETE SEPTIC TANK SHALL CONFORM TO MONTEREY COUNTY REQUIREMENTS, SHALL BE UPC CERTIFIED, AND SHALL CONFORM TO IAPMO/ANSI Z1000-2007. TANK, RISERS, AND LIDS SHALL BE HS-20 VEHICLE LOAD RATED IF LOCATED IN VEHICULAR AREA, OR RATED FOR A MINIMUM OF 500 PSF IF LOCATED OUTSIDE VEHICULAR AREAS, AND SOIL COVER IS 3 FEET OR LESS. CONNECTIONS TO PIPES SHALL BE MADE USING FLEXIBLE CONNECTORS CONFORMING TO ASTM C-1644. PRECAST SECTION JOINTS SHALL BE SEALED USING JOINT SEALANT OR GASKETS SUPPLIED BY MANUFACTURER. TANK AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. A TWO-WAY SEWER LINE CLEANOUT, WITH RISER TO THE SURFACE, LOCATED TWO FEET FROM THE INLET END OF THE SEPTIC TANK SHALL BE INSTALLED UNLESS MANHOLE RISERS TO THE SURFACE ARE OTHERWISE PROVIDED. INLINE EFFLUENT FILTERS SHALL BE INSTALLED. EFFLUENT FILTERS SHALL BE APPROVED BY THE MONTEREY COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
7. **SEWER RELIEF VALVE:** JONES STEPHENS CO. "SEWER POPPER", #S62-304, OR APPROVED EQUAL. PROVIDE WHERE EACH BUILDING SEWER LATERAL EXITS THE BUILDING, 2' OUTSIDE THE BUILDING FOOTPRINT. THE SEWER RELIEF VALVE OVERFLOW ELEVATION SHALL BE AT LEAST 6" BELOW THE BUILDING FINISH FLOOR ELEVATION, AND AT LEAST 4" ABOVE ADJACENT FINISH GRADE. LOCATE IN PLANTER AREA.
8. LEACH FIELDS SHALL MEET ALL MONTEREY COUNTY SETBACK REQUIREMENTS.
9. PROVIDE CLEANOUTS ON SANITARY SEWER LINES AT EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135° AND AT INTERVALS NOT EXCEEDING 100'.
10. PERCOLATION TEST P1 AT DEPTH OF 10' WAS USED FOR FIELD SIZING.

SEPTIC SYSTEM DESIGN CRITERIA:

AVERAGE PERCOLATION RATE: 50 MIN./IN (SOIL SURVEY PERCOLATION TESTING, 2020)
MAXIMUM SOIL APPLICATION RATE: 0.3 GAL/DAY/SF

MAIN HOUSE AND GUEST HOUSE:
BEDROOMS: 4+1
GARBAGE DISPOSALS: 2
REQUIRED SEPTIC TANK SIZE: 3000 GAL

CARETAKERS HOUSE:
BEDROOMS: 2
GARBAGE DISPOSALS: 1
REQUIRED SEPTIC TANK SIZE: 1500 GAL

TOTAL BEDROOMS: 7
TOTAL GARBAGE DISPOSALS: 3
TOTAL DESIGN DAILY FLOW: 675

REQUIRED SEEPAGE AREA: 675 GAL/DAY / 0.30 GAL/DAY/SF = 2,250 SF
LEACH TRENCH LF REQUIRED: 2,250 SF/4(SF/LF) = 562.5 LF

LEACH TRENCH LF PROVIDED: 570 LF

SEPTIC SYSTEM LEGEND:

- SEPTIC TANK
- DIVERSION VALVE
- CLEANOUT
- 4"SS — SANITARY SEWER
- DEEP TRENCH (PRIMARY FIELD)
- DEEP TRENCH (SECONDARY FIELD)
- FUTURE TRENCH
- P1 — PERCOLATION TEST LOCATION PER GEOTECHNICAL INVESTIGATION

NOTES:
1. ALL STOCKPILED SITE TOP SOIL WILL BE KEPT SEPARATE FROM OTHER EXCAVATED SUBSOILS FOR THE DURATION OF THE CONSTRUCTION, THEN REAPPLIED (UNCOMPACTED) TO THE MEADOW AREAS ONCE THE LEACH FIELD WORK IS COMPLETE.
2. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THAT THE TANK THAT IS SELECTED FOR INSTALLATION IS ON THE COUNTY'S APPROVED MATERIALS LIST. CONTACT COUNTY OF MONTEREY, HEALTH DEPARTMENT LAND USE AT LEAST 24 HOURS PRIOR TO INSTALLATION OF TANK TO DISCUSS VISIBILITY REQUIREMENTS FOR INSPECTION AND DETERMINE A FINAL INSPECTION DATE.

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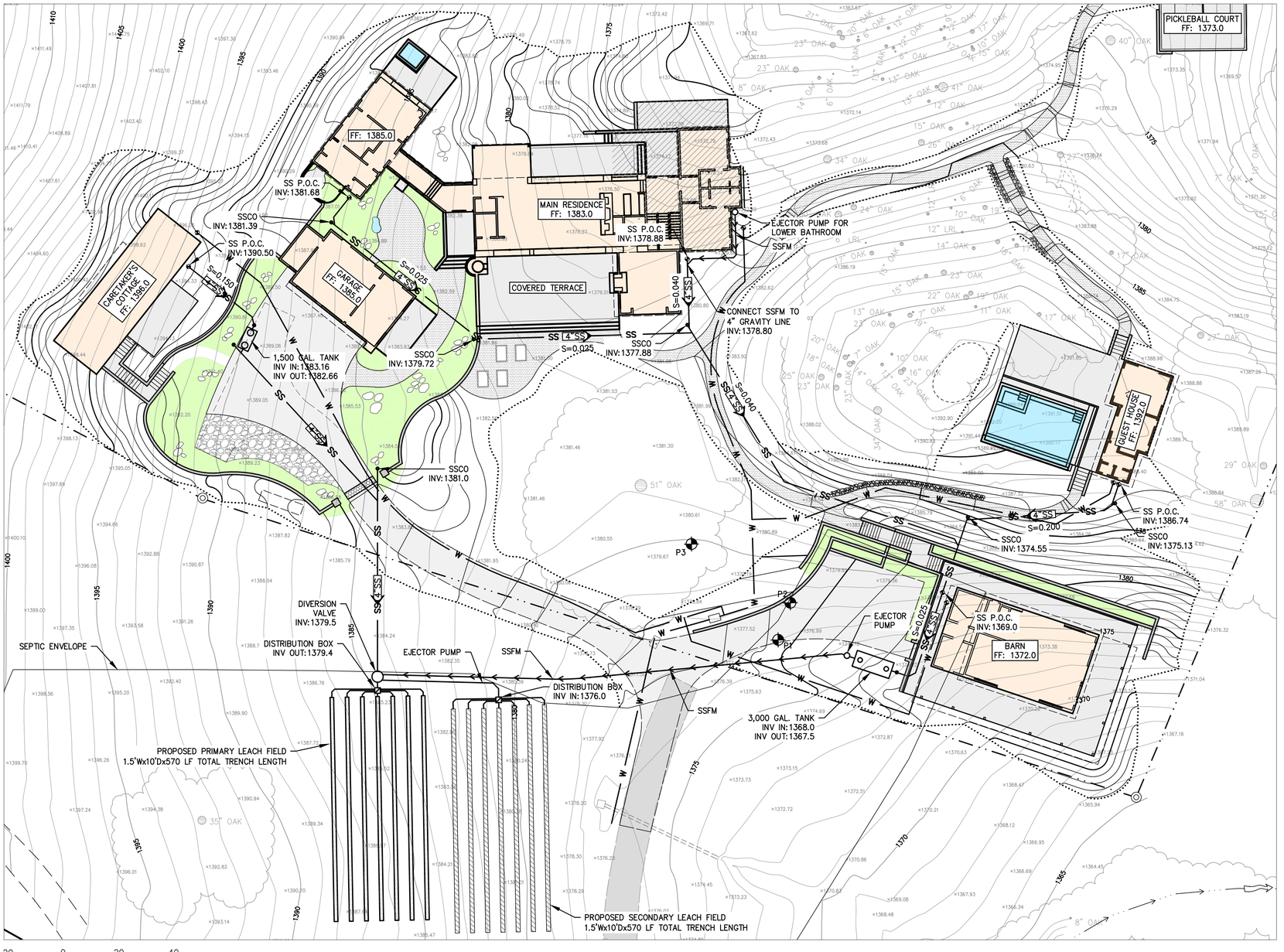

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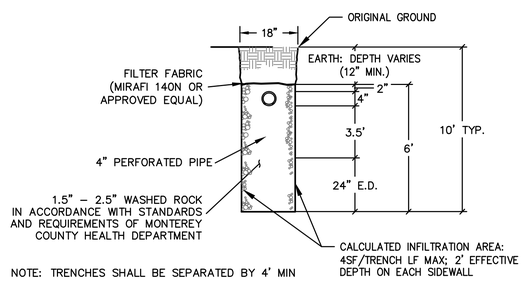
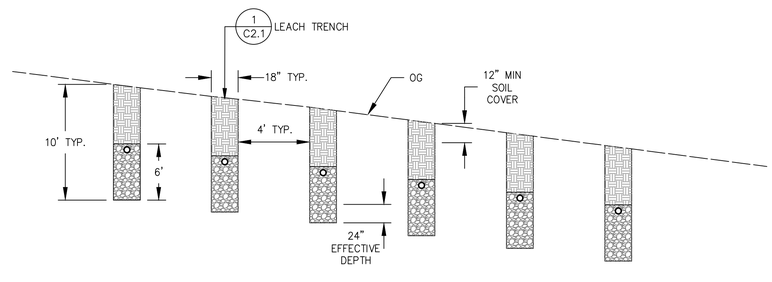
SCALE: 1" = 20'



NOTE: TRENCHES SHALL BE SEPARATED BY 4' MIN

1 C2.1 SHALLOW TRENCH
SCALE: NONE



2 C2.1 LEACH FIELD SECTION
SCALE: NONE

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SEPTIC PLAN

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WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 1.31 AC. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   1.1. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
   1.2. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
2. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
3. 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
5. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
6. 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.
7. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
8. 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.
9. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
10. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
11. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
12. 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.
13. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
16. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
17. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
18. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
20. 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)

GENERAL REQUIREMENTS

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.

1. 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.
2. 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.
3. 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.

OBSERVATION AND MAINTENANCE

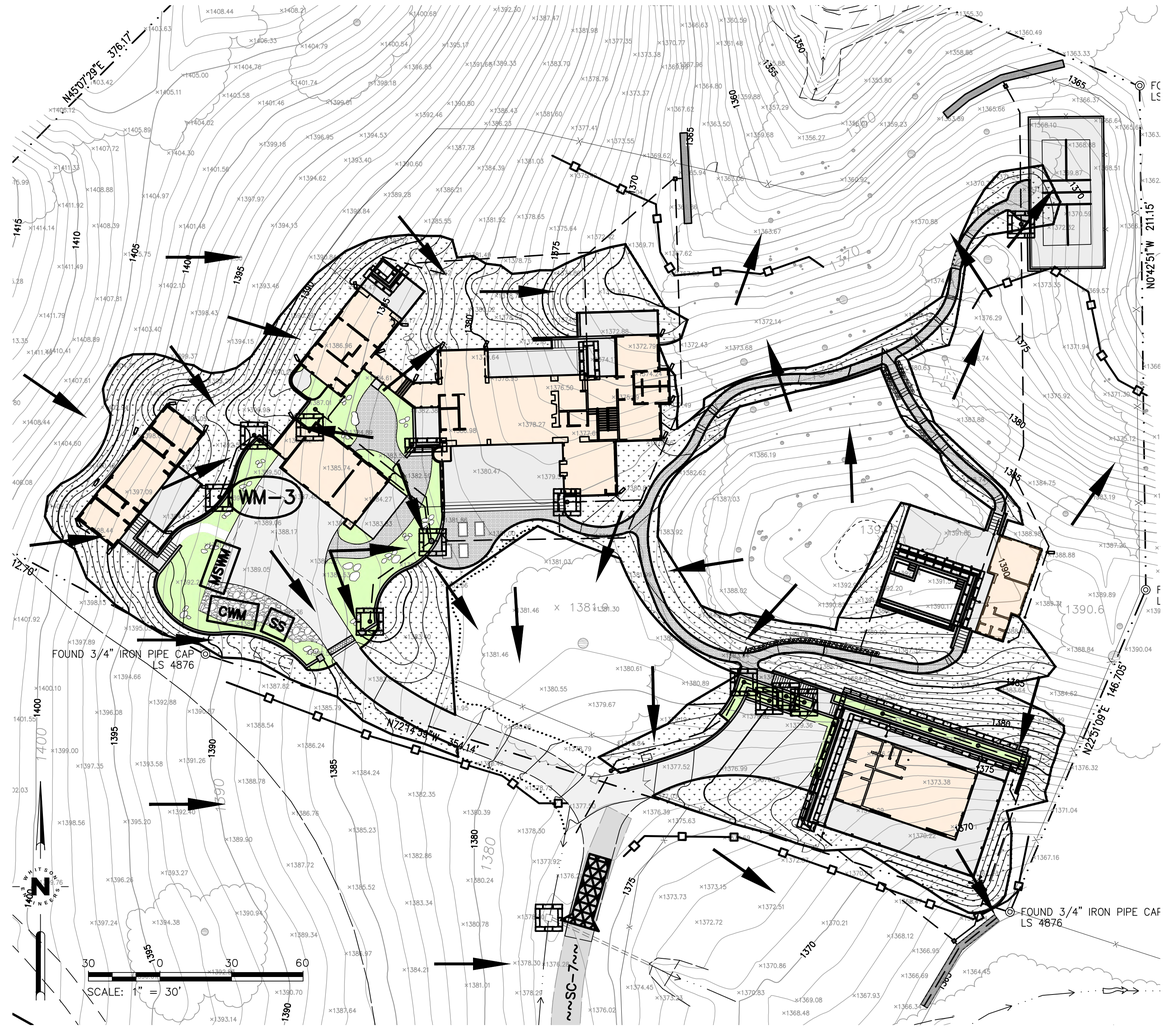
1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs 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 TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
    - FIRE HYDRANT FLUSHING,
    - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
    - PIPE FLUSHING AND TESTING,
    - WATER TO CONTROL DUST,
    - UNCONTAMINATED GROUND WATER FROM DEWATERING,
    - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
    - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
    - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
    - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
    - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
    - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
    - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
    - SPILL PREVENTION AND RESPONSE;
    - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
    - GOOD HOUSEKEEPING;
    - FINES AND PENALTIES;
    - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE

Know what's below. Call before you dig.

0 1 2 INCHES 3

T:\Monterey Projects\4259.04 - McManus\CAD\PLANSET\4259.04 CIVIL.dwg reeber Feb 04, 2025 - 9:53pm

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitson@whitson-engineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	11/7/2024	IB	DRB SUBMITTAL
2	2/6/2025	IB	DRB RESUBMITTAL

MC MANUS RESIDENCE
11 VASQUEZ TRAIL
Carmel, California
APN: 239-091-078

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SCALE:	1" = 30'
DRAWN:	IB
JOB No.:	4259.01

SHEET
C3.1
OF

LAYOUT LEGEND

- HOMELAND BOUNDARY
- PROPERTY LINE
- MINOR CONTOURS
- MAJOR CONTOURS
- EXISTING VEGETATION

PARKING SPACE COUNT

TYPE	COVERED	UNCOVERED
GARAGE	3	0
OUTDOOR	0	2

GENERAL NOTES:

1. DRAWINGS ARE BASED ON THE SURVEY FILE RECEIVED FROM WHITSON ENGINEERS DATED 13/10/2020. CONTRACTOR TO VERIFY ACCURACY OF SURVEY BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONSTRUCTION REQUIREMENTS OF THE SANTA LUCIA PRESERVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK WITH OTHER CONTRACTORS, AS REQUIRED FOR DRAINAGE, IRRIGATION, LIGHTING AND ELECTRICAL.
4. THE SITE INFORMATION AND BOUNDARY LOCATIONS SHOWN ARE ASSUMED TO BE ACCURATE. NOTIFY THE OWNER OF CONDITIONS DIFFERENT THAN THOSE INDICATED. CONTRACTOR SHALL VERIFY SITE CONDITIONS, TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS AND EXISTING IRRIGATION MAIN LINE IN R.O.W. PRIOR TO CONSTRUCTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AS REQUIRED FOR CONSTRUCTION PRIOR TO BEGINNING WORK. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF ALL APPLICABLE GOVERNMENT AND/OR LOCAL ORDINANCES, STATUTES, CODES, REGULATIONS, AND LAWS. THE CONTRACTOR SHALL ESTABLISH SUCH COMPLIANCE AT NO ADDITIONAL COST TO THE OWNER.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROCURE ANY BONDING, LICENSING, AND INSURANCE AS REQUIRED BY APPLICABLE REGULATORY AGENCIES, AS WELL AS PAYING ANY REQUIRED TAXES.
7. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TAKE FULL RESPONSIBILITY FOR ANY DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO PRECISELY LOCATE AND PROTECT ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT LOCAL UTILITY AGENCIES, A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK.
8. THE CONTRACTOR SHALL OBTAIN APPROVAL BY THE OWNER FOR TIMES OF DAY DURING WHICH CONSTRUCTION OPERATIONS MAY OCCUR. ALL CONSTRUCTION OPERATIONS SHALL OCCUR WITHIN TIMES SPECIFIED BY SANTA LUCIA PRESERVE.
9. THE CONTRACTOR SHALL BE FAMILIAR WITH DRAWINGS AND SPECIFICATIONS BY THOROUGH EXAMINATION. THE CONTRACTOR SHALL BE FULLY AWARE OF THE CONDITIONS OF THE SITE. ANY DISCREPANCIES, AMBIGUITIES, OMISSIONS, OR CONFLICTS IN THE CONTRACT DOCUMENTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO BEGINNING WORK. IF DURING CONSTRUCTION THERE IS ANY DOUBT AS TO THE INTENDED MEANING OF CONTRACT DOCUMENT INFORMATION, THESE ITEMS SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL PROTECT EXISTING CONDITIONS, SUCH AS PAVING, VEGETATION, AND UTILITIES WHEN DISTRIBUTING THEIR MATERIALS, SPREADING STOCKPILES AND MOVING OR STORING EQUIPMENT. ALL STAGING AND STOCKPILE AREAS SHALL BE IDENTIFIED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
11. THE CONTRACTOR SHALL BE PRESENT ON SITE AT THE TIME OF ALL MATERIAL DELIVERIES.
12. SUBSTITUTIONS IN PRODUCTS AND MATERIALS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OF RECORD AND WITH FINAL APPROVAL OF HART HOWERTON.
13. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MATERIALS AROUND THE LIMIT OF WORK AS NECESSARY, PRIOR TO ANY DEMOLITION WORK, AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL WORK IS COMPLETED.
14. THE CONTRACTOR SHALL PROVIDE MOCK-UPS IN THE FIELD OF ALL VERTICAL AND HORIZONTAL SURFACES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. ALL MOCK-UPS SHALL BE MAINTAINED FOR REFERENCE DURING THE COURSE OF CONSTRUCTION. MOCK-UPS ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
15. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING CONDITIONS UNLESS OTHERWISE NOTED. PROMPTLY REPAIR ANY DAMAGE TO EXISTING PAVEMENT, DRIVEWAYS, AND ADJACENT FACILITIES CAUSED BY CONSTRUCTION OPERATIONS. ANY ALTERATIONS OR DAMAGES OTHER THAN THOSE INDICATED IN THE CONSTRUCTION DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE REPAIRED.
16. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL EXCESS SOIL, EROSION CONTROL MEASURES, DEBRIS, TEMPORARY FENCING, AND STABILIZATION MATERIALS UPON COMPLETION OF THE PROJECT. ALL PAVED AREAS, WALLS, ETC. SHALL BE CLEANED AND WASHED THOROUGHLY UPON PROJECT COMPLETION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL WORK AND RELATED ACTIVITIES WITHIN THE DESIGNATED LIMIT OF WORK OR PROPERTY LINES. UNLESS OTHERWISE NOTED, ALL ACCESS TO THE SITE SHALL BE THROUGH DRIVEWAYS. MOVEMENT, ACCESS, OR STORAGE OF DEBRIS, MATERIALS, OR MACHINERY SHALL NOT TAKE PLACE OUTSIDE OF THE PROJECT LIMIT OF WORK OR THROUGH NEIGHBORING SITES.
18. DURING CONSTRUCTION, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF TRASH AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE A TRASH RECEPTACLE TO BE USED ON SITE AND SHALL REMOVE TRASH FROM THE SITE ON A DAILY BASIS DURING CONSTRUCTION. THE CONSTRUCTION ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF A SEDIMENT ONTO PUBLIC RIGHTS-OF WAY.
19. DRIVEWAY ACCESS, FENCES, AND GATE TYPE AND LOCATION PENDING DISCUSSION WITH THE CONSERVANCY AND THE OWNER.

NOTE:
A LOT-SPECIFIC FUEL MANAGEMENT PLAN IS UNDER PREPARATION BY A PRE-APPROVED FMP CONSULTANT AND WILL BE DIRECTLY PROVIDED TO THE DRB, AND THE SLC, AS REQUIRED.

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McManus Residence

Santa Lucia Preserve Lot 175
Carmel California, USA

SCALE: ########
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

DATE	ISSUE
11/07/2024	Prelim DRB
11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB
#	

REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE:
PROPERTY SITE PLAN

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO: L0.01

HOMELAND BOUNDARY

HOMELAND BOUNDARY

TELE VAULT

SPA

TERRACE +85.0

F.F.E. +85.0

P.A.

ENTRY COURTYARD

MAIN RESIDENCE F.F.E. +83.0

TERRACE +81.0

TERRACE +83.0

TERRACE +82.0

TERRACE +71.0

F.F.E. LL. +71.0 UL. +82.0

COVERED TERRACE +83.0

GARAGE F.F.E. +85.0

TERRACE

ADU F.F.E. +96.0

+85.1

AUTO COURT

(2) GUEST PARKING SPACES

DRIVEWAY

NEW PROPOSED TREE

EXISTING TREES TO REMAIN

PICKLEBALL COURT F.F.E. +73.0

TERRACE +42.0

SPA

POOL

GUEST HOUSE F.F.E. +42.0

EXISTING OAK TREE #61 TO REMAIN

+74.0

+75.0

HORSE TRAILER PARKING

+72.0

BARN F.F.E. +72.0

COVERED TERRACE +72.0

1400 1395 1390 1385 1380 1375 1370 1365 1345 1340

HARDSCAPE LEGEND

- HOMELAND BOUNDARY
- EXISTING TREE TO REMAIN
- +0.00 SPOT ELEVATION
- MINOR CONTOURS / MAJOR CONTOURS
- EXISTING VEGETATION
- PROPOSED TREES

GENERAL NOTES:

1. INTENT IS TO BALANCE CUT AND FILL ON SITE

NORTH

0 10 20 40

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McManus Residence

Santa Lucia Preserve Lot 175
Carmel California, USA

SCALE: ########

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11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB

REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE:

HOMELAND SITE PLAN

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO:

L1.01

HOMELAND BOUNDARY

HOMELAND BOUNDARY

HOMELAND BOUNDARY

HOMELAND BOUNDARY

HOMELAND BOUNDARY

HOMELAND BOUNDARY

DRIVEWAY

AUTO COURT

ENTRY COURTYARD

COVERED TERRACE +83.0

MAIN RESIDENCE F.F.E. +83.0

F.F.E. +85.0

F.F.E. L.L. +71.0 U.L. +82.0

GARAGE F.F.E. +85.0

ADU F.F.E. +96.0

TERRACE +42.0

GUEST HOUSE F.F.E. +42.0

BARN F.F.E. +72.0

COVERED TERRACE +72.0

PICKLEBALL COURT F.F.E. +73.0

GATE

SPA WITH HYDRAULIC COVER, 6'-0" X 8'-0"

INTEGRAL COLOR CONCRETE OR PAVERS, T.B.D.

DOG DOOR, S.A.D.

NATURAL BOULDER WITH FOUNTAIN WEIR

INTEGRAL COLOR CONCRETE LANDING

GRAVEL TERRACE WITH STEEL EDGING

NATURAL BOULDER WITH FOUNTAIN WEIR

3' HT. RETAINING WALL WITH 3' HT. PRIVACY FENCE

OUTDOOR SHOWER, S.A.D.

TRASH/ RECYCLE & FIREWOOD STORAGE ROOM, S.A.D.

4' HT. STUCCO RETAINING WALL, SEE DETAIL 7/L4.01

FIRE PIT

(3) INTEGRAL COLOR CONCRETE STEPS

4' HT. STUCCO RETAINING WALL

GUARDRAIL, S.A.D.

INTEGRAL COLOR CONCRETE OR PAVERS, T.B.D.

SERVICE GATE, FINAL LOCATION T.B.D. IN FIELD BY OWNER

DOG / BOAR FENCE TYPE 2, FINAL LOCATION T.B.D. IN FIELD BY OWNER

5' HT. FENCE, SLAB ABOVE PIERS, S.A.D.

EXISTING TREES TO REMAIN

DRY STACK WALL, SEE CIVIL DRAWING

TIMBER STAIRS WITH D.G., TYP.

D.G. TRAIL, 3.5'-4' WIDE (VARIES), TYP.

DOG DOOR, S.A.D.

SHADE TRELLIS, S.A.D.

TERRACE AND TRELLIS STRUCTURE ON PIERS INTEGRAL COLOR CONCRETE OR PAVERS, T.B.D.

POOL EQUIPMENT VAULT BELOW TERRACE PER DESIGN BUILD POOL CONSULTANT, T.B.D.

POOL WITH HYDRAULIC COVER

STONE OR CONCRETE 30" POOL INFINITY WALL

STUCCO CHEEK WALL, TYP.

TIMBER STAIRS WITH STABILIZED D.G.

DRY STACK WALL, SEE CIVIL DRAWING

D.G. TRAIL, 3.5'-4' WIDE (VARIES), TYP.

PEDESTRIAN GATE

DOG / BOAR FENCE TYPE 2

4' HT. STUCCO RETAINING WALL

4' HT. STUCCO RETAINING WALL

GATE

CONCRETE STEPS WITH 4" RISERS, TYP.

(3) INTEGRAL COLOR CONCRETE STEPS, 4.5" RISERS TYP.

2' HT. STUCCO SITE WALL

GATE

RAISED GARDEN BEDS

GRAVEL WITH STEEL EDGING

INTEGRAL COLOR CONCRETE OR PAVERS, T.B.D.

TRELLIS (ABOVE), S.A.D.

CHIPSEAL ASPHALT

4' HT. STUCCO SITE WALL, SEE DETAIL 5/L4.01

(2) 5'6" HT. STONE MONUMENTS

STONE ACCENT PAVING BAND

EXISTING OAK TREE #61 TO REMAIN

CONCRETE STAIRS

3' HT. STUCCO WALL

HORSE TRAILER PARKING

RETAINING WALL SLOPES WITH GRADE

INTEGRAL COLOR CONCRETE OR PAVERS, T.B.D.

SERVICE GATE

CHIPSEAL ASPHALT BARN DRIVEWAY

HORSE PASTURE FENCE, TYPE 3

CONCRETE STEPS WITH 5.5" RISERS

HANDRAIL

EVA HAMMERHEAD

(2) GUEST PARKING SPACES ON GRAVEL-PAVE

4' HT. STUCCO SITE RETAINING WALL, SEE DETAIL 7/L4.01

BURIED PROPANE TANK

HORSE PASTURE FENCE, TYPE 3

VEHICULAR GATE SEE DETAIL 1/L4.03

START OF NEW CHIP SEAL ASPHALT DRIVEWAY

EXISTING ASPHALT DRIVEWAY

NORTH

0 10 20 40

HARDSCAPE LEGEND

- HOMELAND BOUNDARY
- EXISTING TREE TO REMAIN
- +0.00 SPOT ELEVATION
- MINOR CONTOURS / MAJOR CONTOURS
- EXISTING VEGETATION
- PROPOSED TREES

NOTES:

1. SEPTIC SYSTEM AND TANK LOCATION PER CIVIL, T.B.D.

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McManus Residence

Santa Lucia Preserve Lot 175
Carmel California, USA

SCALE: ########

NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS AND/OR STEEL CLARIFICATIONS FROM DRAWING. ALL MEASUREMENTS THAT ARE NOT INDICATED

DATE	ISSUE
11/07/2024	Prelim DRB
11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB

REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE: MATERIAL PLAN

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

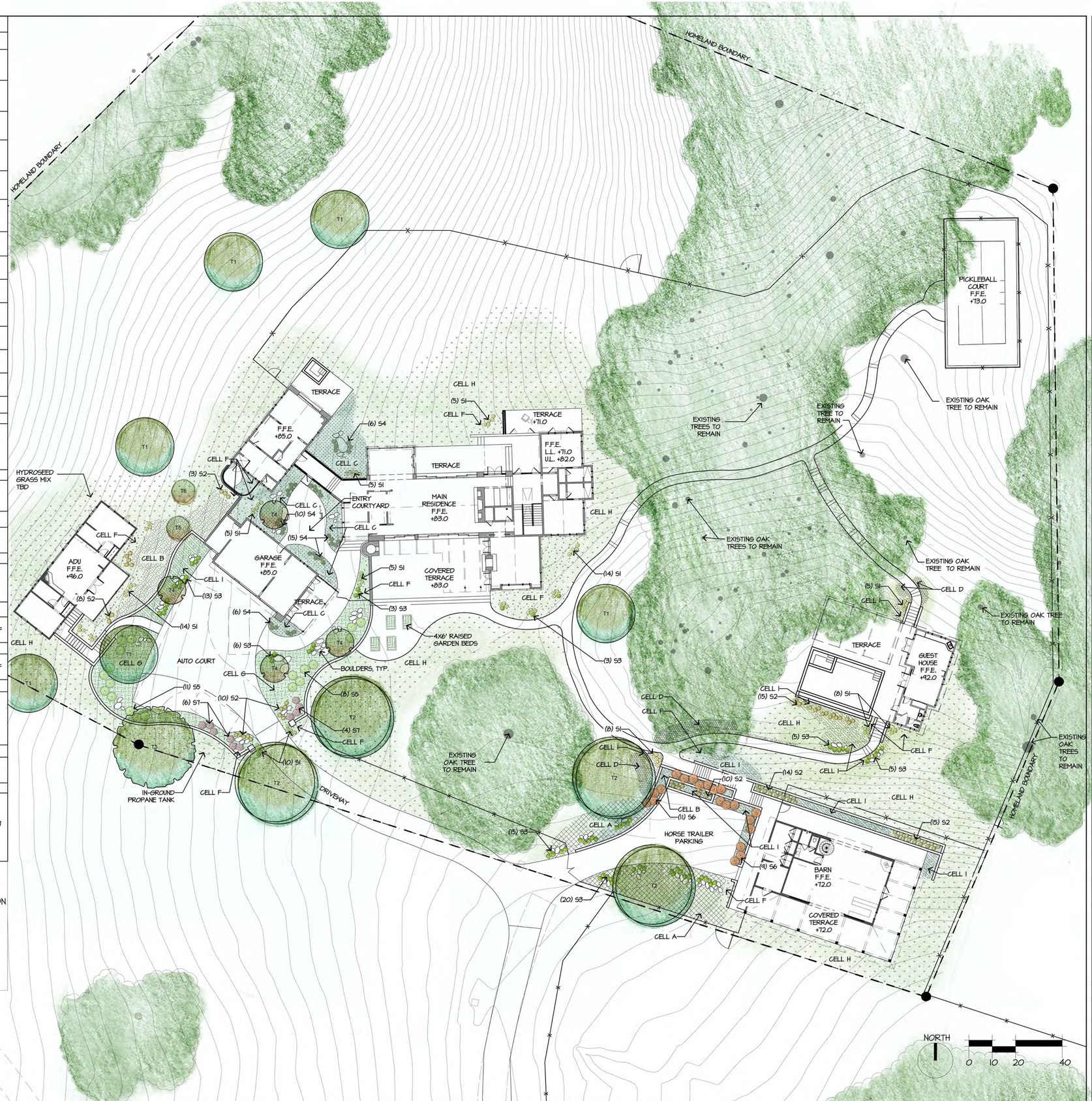
DRAWING NO: L1.02

PLANTING SCHEDULE

NATIVE TREES/SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	IRRIGATION ZONE	SIZE	SPACING	QTY.
T1	T1	QUERCUS AGRIFOLIA / COAST LIVE OAK	LOW WATER	24" BOX.		6
T2	T2	QUERCUS AGRIFOLIA / COAST LIVE OAK	LOW WATER	36" BOX.		4
T3	T3	QUERCUS LOBATA / VALLEY OAK	LOW WATER	24" BOX		1
T4	T4	CERCIS OCCIDENTALIS / WESTERN REDBUD	LOW WATER	24" BOX, MULTI-TRUNK		4
T5	T5	ARCTOSTAPHYLOS DENSIFLORA 'SENTINEL'	LOW WATER	24" BOX		2
SUCCULENTS, & NATIVE PERENNIALS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**IRRIGATION ZONE**	**SIZE**	**SPACING**	**QTY.**
S1	S1	ALOE BREVIFOLIA / SHORT-LEAVED ALOE	LOW TO MODERATE WATER	2 GAL.	3' SPAC.	79
S2	S2	ALOE SPINOSISSIMA / SPIDER ALOE	LOW FUEL, LOW TO MODERATE WATER	2 GAL.	3' SPAC.	75
S3	S3	DUDLEYA PULVERULENTA / CHALK LETTUCE	LOW FUEL, LOW WATER	2 GAL.	3' SPAC.	70
S4	S4	ERIGERON GLAUCUS 'BOUNTIFUL' OR 'WAYNE RODERICK' / WAYNE RODERICK ASTER	LOW FUEL, LOW TO MODERATE WATER	1 GAL.	2' SPAC.	37
S5	S5	ROMNEYA COULTERI / MATILIJA POPPY	LOW FUEL, LOW WATER	1 GAL.	5' SPAC.	19
S6	S6	ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	LOW FUEL, LOW WATER	1 GAL.	1.5' SPAC.	20
S7	S7	ACHILLEA MILLEFOLIUM 'TERRACOTTA'/ TERRACOTTA COMMON YARROW	LOW FUEL, LOW WATER	1 GAL.	3' SPAC.	10
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**IRRIGATION ZONE**	**SIZE**	**SPACING**	**QTY.**
BARN AT DRIVEWAY						
CELL A	CELL A	50% ACHILLEA MILLEFOLIUM 'TERRACOTTA'/ TERRACOTTA COMMON YARROW 50% ACHILLEA MILLEFOLIUM 'SONOMA COAST' WHITE/ SONOMA COAST COMMON YARROW	DRIFTS OF NATIVE PERENNIALS WITH ACCENT FLAT BOULDERS LOW FUEL, LOW WATER	1 GAL. 1 GAL.	2' SPAC. 2' SPAC.	1,321 SF
STONE MULCH AT BUILDINGS FOUNDATIONS						
CELL F	CELL F	CARMEL STONE SHARDS USED AS MULCH, BREAK UP PATIO FLAGSTONE WITH SIZES 70% 2-3" AND 30% 4-5" AS ACCENTS, PLACE TO COVER BARE SOIL	NO WATER			1,867 SF
SMALL COURTYARD						
CELL C	CELL C	DELTA BLUEGRASS 'NATIVE BENTGRASS', SOD FORM	MODERATE WATER, MOW TO MAINTAIN 2-3" HT.	1 SOD		1,105 SF
BARN RAISED PLANTER						
CELL I	CELL I	35% EPILOBIUM CANUM 'CLOVERDALE' / CALIFORNIA FUCHSIA 65% ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR MANZANITA, AT BASE OF WALL AND UNDER TREE IN PART SHADE	LOW WATER	1 GAL. 1 GAL.	30" SPAC.	1,410 SF
RAISED BEDS						
CELL K	CELL K	ROSEMARY OFFICINALIS / ROSEMARY; SALVIA OFFICINALIS / SAGE/ ASSORTED HERBS, T.B.D.	MODERATE WATER- SPECIAL LANDSCAPED AREA	6" POTS		72 SF
UPPER AUTOCOURT						
CELL B	CELL B	50% ACHILLEA 'MOONSHINE' 50% PEROVSKIA 'LITTLE SPIRE'	ALTERNATE DRIFTS OF PERENNIALS, LOW WATER	1 GAL. 1 GAL.	24" SPAC.	914SF
LOWER AUTOCOURT						
CELL G	CELL G	30% ESCHSCHOLZIA CALIFORNICA VAR. MARITIMA / COASTAL CALIFORNIA POPPY 50% ACHILLEA 'LITTLE MOONSHINE' / LITTLE MOONSHINE YARROW 20% ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR MANZANITA, UNDER TREE IN PART SHADE	LOW WATER	1 GAL. 1 GAL. 1 GAL.	15" SPAC.	1,414 SF
PATHWAYS IN SHADE						
CELL D	CELL D	50% HEUCHERA MAXIMA/ ISLAND ALUM ROOT 50% IRIS PCH 'CANYON SNOW'	MODERATE WATER, MASSINGS	2 GAL. 1 GAL.	24" SPAC.	348 SF
NATIVE GRASS						
CELL H	CELL H	HYDROSEED NATIVE GRASS MIX (REVEGETATED DISTURBED SLOPES) SANTA LUCIA CONSERVANCY SEED BLENDS 25% ELYMUS GLAUCUS / BLUE WILD RYE 25% STIPA PULCHRA / PURPLE NEEDLEGRASS 25% BROMUS CARINATUS / CALIFORNIA BROME 25% FLOWER BLEND	NO WATER, SEE NOTE #4			19,527 SF

GENERAL PLANTING NOTES:

1. NO TREES ARE TO BE REMOVED
2. NEW PLANTING SHALL BE IRRIGATED BY A FULLY AUTOMATED DRIP SYSTEM
3. NATIVE GRASS HYDROSEED MIX WILL NOT BE IRRIGATED UNLESS TEMPORARY IRRIGATION IS NECESSARY AND WILL BE MAINTAINED ANNUALLY BY CUTTING DOWN TO 6".
4. IN COMPLIANCE WITH THE FUEL MANAGEMENT REQUIREMENTS, WITHIN 5' OF THE BUILDING, PLANTING WILL CONSIST OF AN APPROPRIATE ROCK/MULCH WITH APPROVED LOW, 18" MAX. GROUNDCOVER AND SUCCULENTS SUCH AS DUDLEYA OR ALOE, EXCEPT AY ENTRY COURTYARD WHICH HAS A 18" STONE MULCH BORDER.
5. SEE ARBORIST'S REPORT FOR TREE TAGS AND ADDITIONAL INFORMATION REGARDING TREE HEALTH AND CONSTRUCTION IMPACTS.
6. SMALL BOULDERS 18"-24" SIZE RANGE, BURIED SLIGHTLY IN GROUND



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McManus Residence

Santa Lucia Preserve Lot 175
Carmel California, USA

SCALE: ########
NOTE: THIS DRAWING IS 24"x36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

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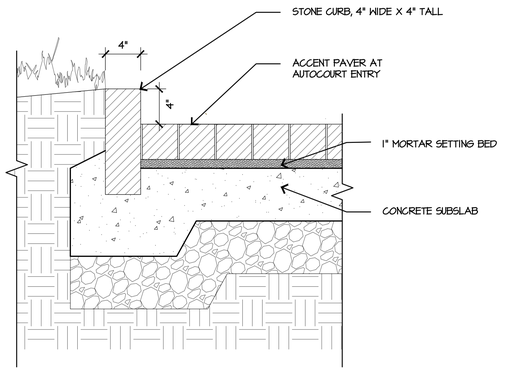
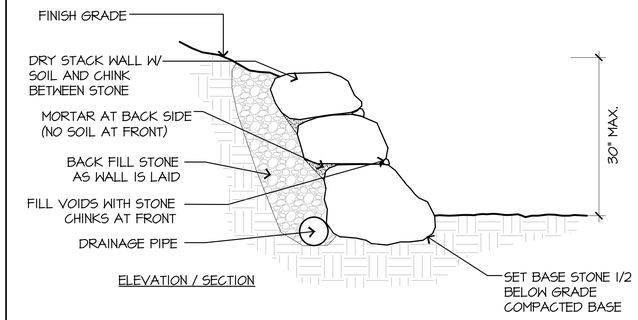
DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO:
L3.01



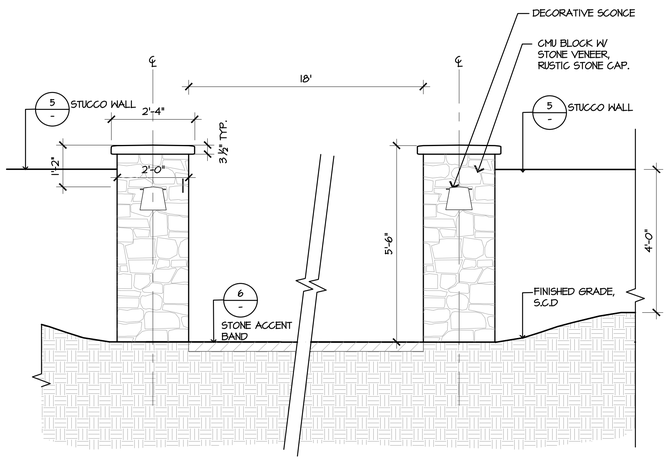
6 STONE ACCENT PAVING DETAIL 1-1/2"=1'-0"
D:\PV-DG-001.DWG



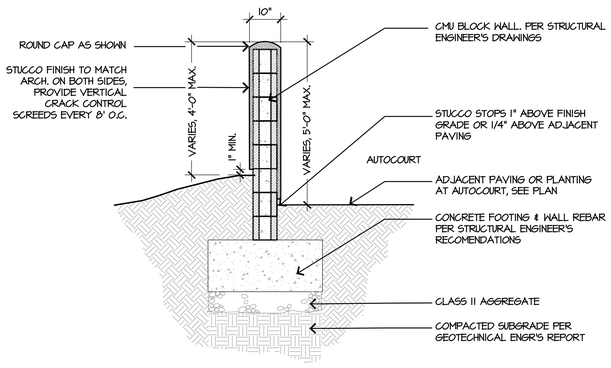
ELEVATION / SECTION

NOTE:
1. SEE MATERIALS SCHEDULE FOR MATERIAL INFORMATION
2. STRUCTURAL DESIGN OF HORIZONTAL AND VERTICAL ELEMENTS SUCH AS WALLS, PAVING, FOOTINGS INCLUDING REINFORCING, AGGREGATE BASE AND SUBGRADE COMPACTION IS THE SCOPE OF THE STRUCTURAL ENGINEER.

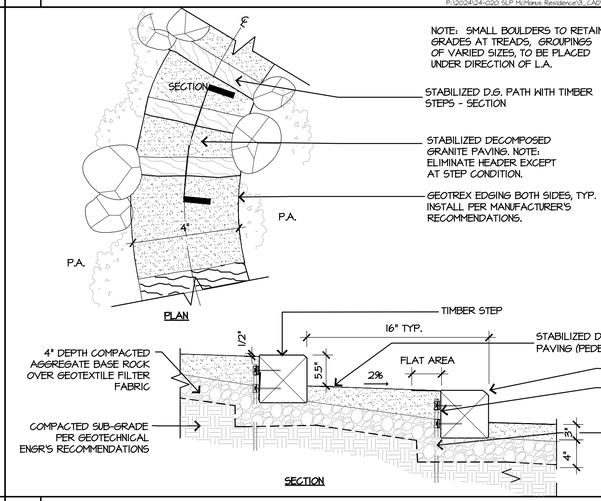
3 DRY STACKED WALL AT TRAIL 1/2"=1'-0"
P:\2024\24-020 SLP McManus Residence\3_CAD\ACAD\x_Sheetfiles\LAYL4.01 Site Details.dwg



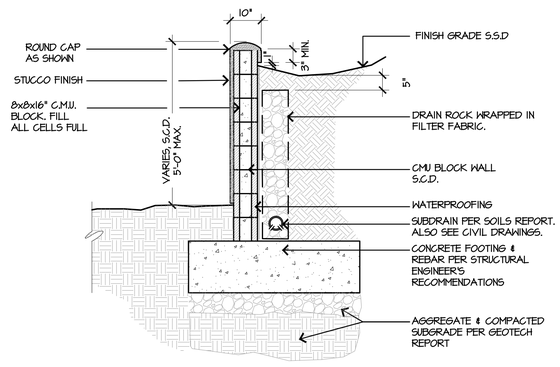
8 ELEVATION - GATE PIERS & GATE OPERATOR 1/2"=1'-0"
D-ST-002.DWG



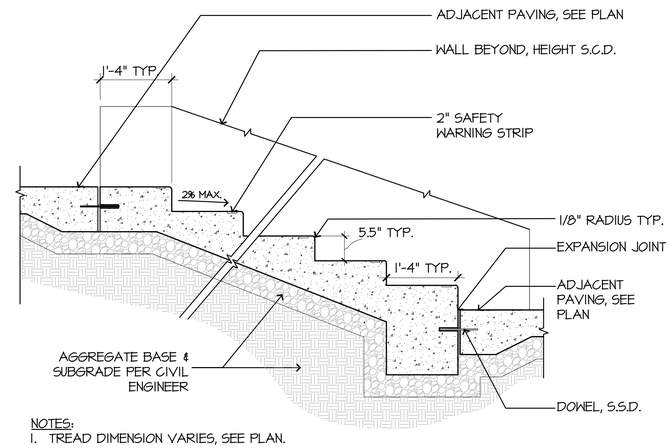
5 ENTRY FREESTANDING STUCCO WALL SECTION 1/2"=1'-0"
D-AA-001.DWG



2 STABILIZED D.G. PATH WITH TIMBER STEPS - PLAN VIEW 1/2"=1'-0"
D-ST-002.DWG

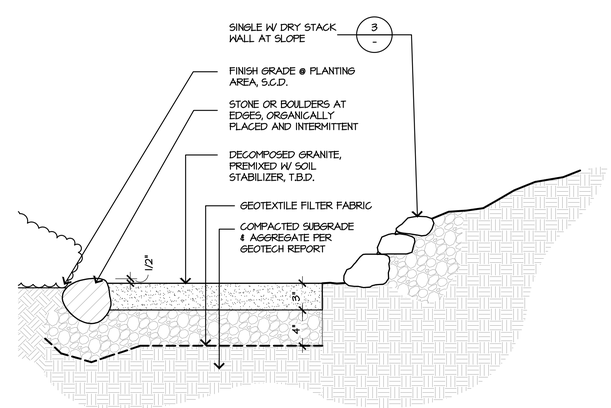


7 STUCCO RETAINING WALL 1/2"=1'-0"
D-ST-002.DWG



NOTES:
1. TREAD DIMENSION VARIES, SEE PLAN.

4 CONCRETE STAIR WITH SLOPING CHEEK WALL 3/4"=1'-0"
P:\2024\24-020 SLP McManus Residence\3_CAD\ACAD\x_Sheetfiles\LAYL4.01 Site Details.dwg



1 STABILIZED DECOMPOSED GRANITE TRAIL 1-1/2"=1'-0"
D:\PV-DG-001.DWG

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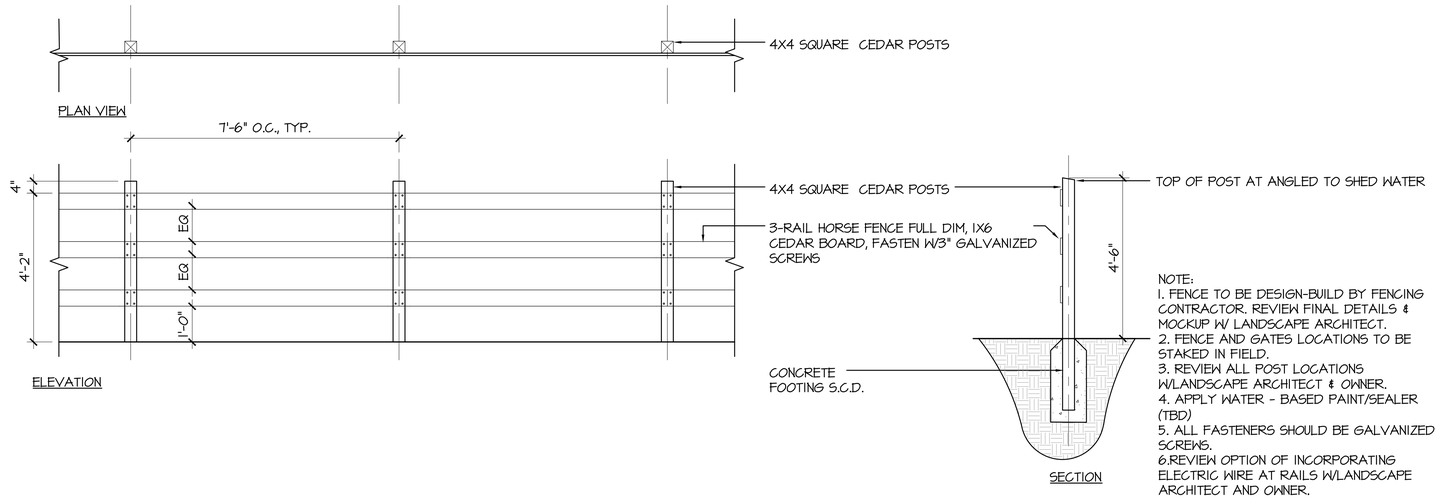
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE: SITE DETAILS

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

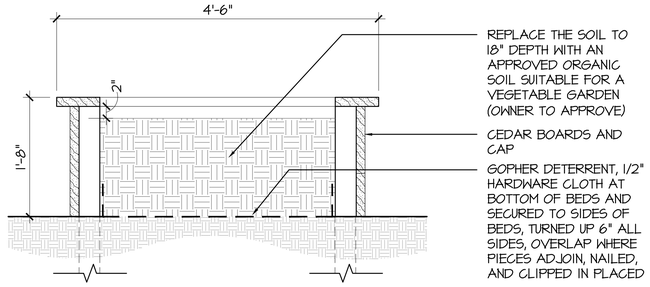
DRAWING NO: L4.01



NOTE:
1. FENCE TO BE DESIGN-BUILD BY FENCING CONTRACTOR. REVIEW FINAL DETAILS & MOCKUP W/ LANDSCAPE ARCHITECT.
2. FENCE AND GATES LOCATIONS TO BE STAKED IN FIELD.
3. REVIEW ALL POST LOCATIONS W/LANDSCAPE ARCHITECT & OWNER.
4. APPLY WATER - BASED PAINT/SEALER (TBD)
5. ALL FASTENERS SHOULD BE GALVANIZED SCREWS.
6.REVIEW OPTION OF INCORPORATING ELECTRIC WIRE AT RAILS W/LANDSCAPE ARCHITECT AND OWNER.

6 PASTURE FENCE

1/2"=1'-0"



NOTE:
TRELLIS POSTS & TENSIONED WIRES AS REQUIRED.
BEDS 4'X14' LENGTH, LAYOUT PER PLAN. AISLES 2'-0" MIN. FOR BERRIES

4 RAISED WOOD GARDEN BEDS

1"=1'-0"

NOTES:
1. CONCEPT IMAGE OF FENCE FOR DESIGN INTENT ONLY.

3 DOG/DEER/BOAR FENCE REFERENCE IMAGE

N.T.S.

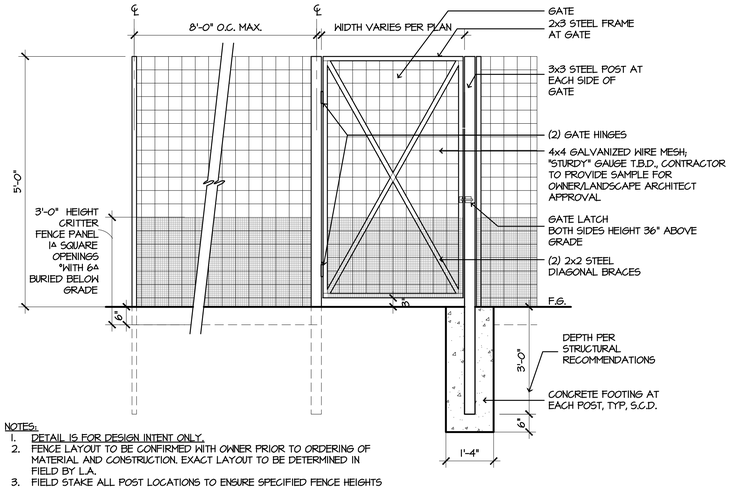
CONCEPT IMAGE FOR GARDEN BED ENCLOSURE

FARMSTEAD RAISED GARDEN BED BASES, 4 STACKED 4'X6' O.A.

CONCEPT IMAGE FOR GARDEN BED BASE

2 RAISED GARDEN BEDS WITH MESH ENCLOSURE

N.T.S.



NOTES:
1. DETAIL IS FOR DESIGN INTENT ONLY.
2. FENCE LAYOUT TO BE CONFIRMED WITH OWNER PRIOR TO ORDERING OF MATERIAL AND CONSTRUCTION. EXACT LAYOUT TO BE DETERMINED IN FIELD BY L.A.
3. FIELD STAKE ALL POST LOCATIONS TO ENSURE SPECIFIED FENCE HEIGHTS ARE ALWAYS MAINTAINED.

1 DOG/DEER/BOAR FENCE DETAIL

1/2"=1'-0"

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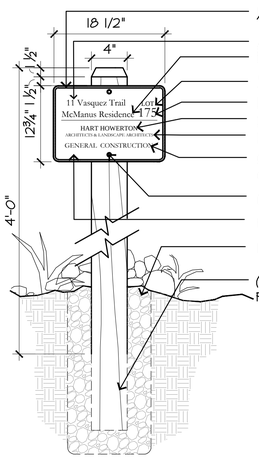
DRAWING TITLE: SITE DETAILS

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO: L4.02



½" WIDE PAINTED BORDER, GREEN 1. SET ¼" FROM EDGE OF SIGN

ADDRESS NUMBER: 1-1/4" HT. LETTERING, RED COLOR
FULLER RESIDENCE' TITLE: 1-1/4" HT. LETTERING, GREEN 1

'LOT' TITLE: ¾" HT. LETTERING, RED COLOR

LOT # LETTERING: 1-½" HT. LETTERING, RED COLOR

DESIGN FIRM TITILE: 3/4" HT. LETTERING, GREEN 1
DESIGN FIRM SUBTITILE: 1/2" HT. LETTERING, GREEN 1

CONTRACTOR NAME/LOGO: ¾" HT. LETTERING, GREEN 1
CONTRACTOR LOGO TO BE 2½" HT. MAXIMUM

(2) 5" HEX LAG SCREWS

REDWOOD BOARD 2" THICK BY 18½" LONG BY 12¾" HIGH

12" X 30" FOOTING OF CRUSHED ROCK

(4X4) REDWOOD POST X 4'-0" HEIGHT ABOVE GRADE. BURY POST IN CRUSHED ROCK AT 2'-0" MIN. BELOW GRADE.

NOTE:
1. SEE MATERIALS SCHEDULE FOR MATERIAL INFORMATION
2. STRUCTURAL DESIGN OF HORIZONTAL AND VERTICAL ELEMENTS SUCH AS WALLS, PAVING, FOOTINGS INCLUDING REINFORCING, AGGREGATE BASE AND SUBGRADE COMPACTION IS THE SCOPE OF THE STRUCTURAL ENGINEER.

GENERAL NOTE:
PER SANTA LUCIA PRESERVE GUIDELINES, ALL CONSTRUCTION SIGNAGE MUST BE BUILT AT THE OUTSET OF CONSTRUCTION.

SIGNAGE NOTES:
1. "CHISEL" LETTER STYLE - PAINTED LETTERS
2. CONTRACTOR TO STAIN BOARDS USING THE SEMI-SOLID CABOT STAIN FORMULA, AS LISTED:

1 PART SPANISH MOSS 0153, 1 PART SPRUCE BLUE 0140, 2 PARTS BARK 0138

MIXING AND APPLICATION:

MIX STAINS THOROUGHLY AS LISTED IN PROPORTIONS. USE SMALL BRUSH TO APPLY. LET DRY 6-7 MINUTES. RUB WELL, REMOVING ENOUGH STAIN TO ALLOW FOR A TRANSLUCENT EFFECT.

3. LETTERS PAINTED WITH FULLER O'BRIEN PAINTS IN THE FOLLOWING COLORS:
RED, GREEN 1, BROWN
= FIREBALL OR. BENJAMIN MOORE 2170-10
= TERRACE GREEN FULLER O'BRIAN 3W18-3
= RYE GRASS 3W19-4
EBONY BROWN 5WA22-6
4. REFER TO CIVIL PLANS FOR SIGN LOCATIONS, TYP.
5. SEE ENLARGEMENT SIGN DETAIL #7, SHEET L4.02.

4 TEMPORARY CONSTRUCTION SIGN

1"=1'-0"

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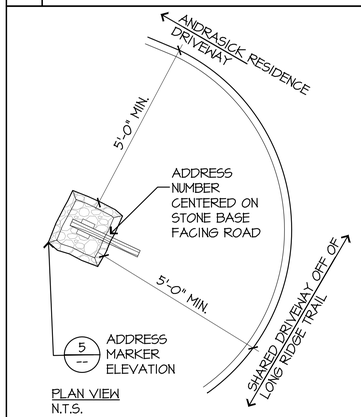

PLAN VIEW
N.T.S.

GENERAL NOTES:
1. ADDRESS MARKER TO CONFORM TO SANTA LUCIA PRESERVE GUIDELINES 2. FINAL LOCATION TO BE CONFIRMED AND APPROVED BY SANTA LUCIA PRESERVE REPRESENTATIVE.
3. TEXT STYLE TO BE DETERMINED BY OWNER.
4. REFER TO CIVIL PLANS FOR EXISTING AND PROPOSED ROADS, TYP.
5. SEE MATERIALS SCHEDULE FOR MATERIAL INFORMATION
6. STRUCTURAL DESIGN OF HORIZONTAL AND VERTICAL ELEMENTS SUCH AS WALLS, PAVING, FOOTINGS INCLUDING REINFORCING, AGGREGATE BASE AND SUBGRADE COMPACTION IS THE SCOPE OF THE STRUCTURAL ENGINEER.

3 ADDRESS MARKER

N.T.S.

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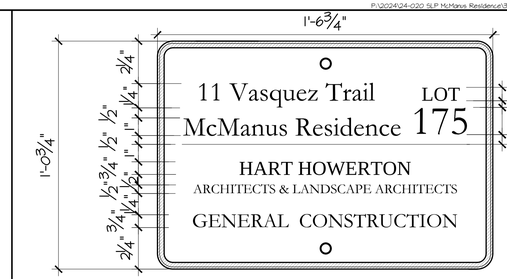

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= RYE GRASS 3W19-4
EBONY BROWN 5WA22-6
4. REFER TO CIVIL PLANS FOR SIGN LOCATIONS, TYP.

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2 CONSTRUCTION SIGN

3"=1'-0"

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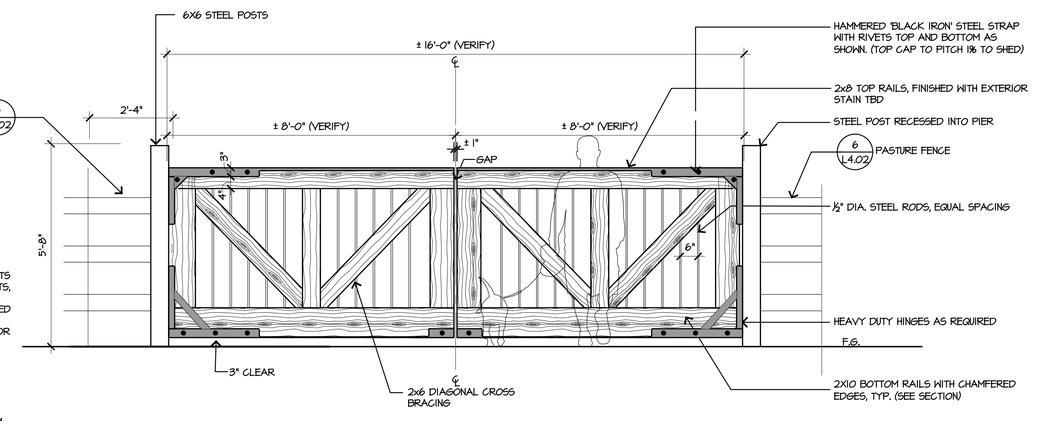

GENERAL NOTES:
1. CUSTOM GATE BY FABRICATOR, RESPONSIBLE FOR COMPLETE SHOP DRAWINGS, FINISH SAMPLES AND MOCK-UP OF DETAILS FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEER TO REVIEW AND PROVIDE REQUIREMENTS FOR GATE FABRICATION.
3. COORDINATE LOCATION AND OPERATION REQUIREMENTS WITH GENERAL CONTRACTOR AND OWNER'S REQUIREMENTS, ALSO SEE MATERIAL SCHEDULE FOR GATE OPERATOR.
4. GATE TO BE MOUNTED BY PIVOT POLE HINGE ATTACHED TO STEEL POST RECESSED INTO ADJACENT PIERS. PROVIDE WALL NICHE AT CARETAKER UNIT SITE WALL FOR GATE OPERATOR ARM IN OPEN POSITION AS REQUIRED. PROVIDE HEAVY-DUTY OPERATOR WITH DOUBLE-SWING OPERATION MECHANISM AS REQUIRED.
5. WOOD TO BE NATURAL WEATHERED CEDAR WITH EXTERIOR SEMI-TRANSPARENT STAIN AND FINISHED CARPENTRY WITH MORTISE AND TENON.
6. PROVIDE KNOX KEY FOR EVA. ACCESS DEVICE AS REQUIRED BY FIRE MARSHAL (CONTRACTOR TO CONFIRM REQUIREMENTS).

1 MAIN DRIVEWAY ENTRY GATE ELEVATION

1/2"=1'-0"

D-GA-001.DWG

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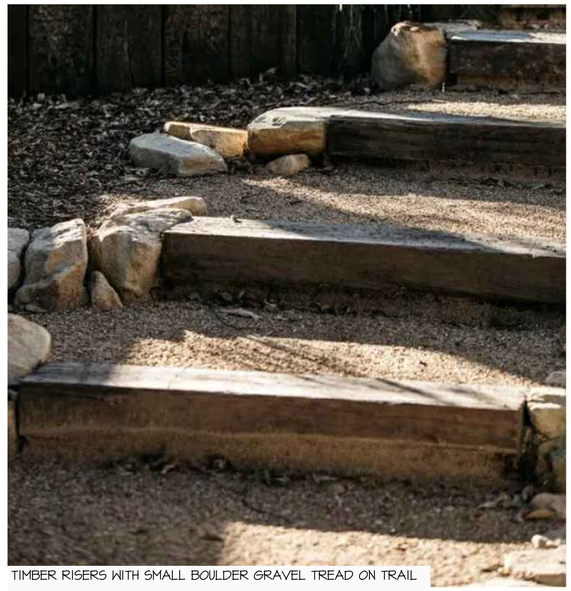
DRAWING TITLE: SITE DETAILS

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO: L4.03

ROMNEYA COULTERI / CALIFORNIA TREE POPPY



TIMBER RISERS WITH SMALL BOULDER GRAVEL TREAD ON TRAIL

BOULDER FOUNTAIN WITH LOW PLANTING AT COURTYARD

ESCHSCHOLZIA CALIFORNICA MARITIMA / CALIFORNIA POPPY

STUCCO WALL WITH LOW PLANTING

CHIPSEAL DRIVEWAY

ARCTOSTAPHYLOS 'SENTINEL' / MANZANITA

CERCIS OCCIDENTALIS / WESTERN RED BUD

NATIVE DELTA BLUEGRASS WITH BOULDERS IN COURTYARD

DUDLEYA PULVERULENTA / CHALK LETTUCE

ERIGERON 'WAYNE RODERICK' / WAYNE RODERICK ASTER

STEEL FIREPIT (PROPANE) ON TERRACE

RAISED GARDEN BEDS WITH MESH CAGES

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REVISIONS

NO	DATE	ISSUE

DRAWING TITLE:
LANDSCAPE CHARACTER IMAGE BOARD

PROJECT #: 24-020
DRAWN BY: SH, EM
CHECKED BY: AH

DRAWING NO:
L5.01

LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION	WATT
L1	⊕	SHIELDED SMALL PATH LIGHT	LED 3.5 WATTS
L2	◆	SHIELDED WALL SCONCE	LED 3.5 WATTS
L2A	◈	DOUBLE SHIELDED WALL SCONCE	LED 3.5 WATTS
L3	✧	RECESSED DOWN LIGHT (S.A.D.)	
L4	▬	TRELLIS OR ROOF BEAM MOUNTED DOWN LIGHT	LED 3.5 WATTS
L5	▲	LANTERNS ON ENTRY PIERS	LED 3.5 WATTS
L6	⊤	SHIELDED DOWN LIGHT, RECESSED IN WALL COVE	LED 3.5 WATTS
L7	▂	PLUNGE POOL/ HOT TUB UNDERWATER LIGHTS, T.B.D.	TBD
L8	▃	SHIELDED STEP LIGHT AT STAIR RISER	LED 3.5 WATTS
L9	⏢	IN-GRADE SMALL LIGHT AT FOUNTAIN, WET-RATED UPLIGHT	LED 3.5 WATTS

LANDSCAPE LIGHTING NOTES:

1. THESE PLANS DEPICT LIGHT FIXTURE LOCATIONS ONLY. REFER TO THE ELECTRICAL DESIGN/BUILD PLANS AND LIGHTING DESIGNER DOCUMENTS FOR DETAILED CONSTRUCTION INFORMATION.

2. FINAL PLACEMENT AND ADJUSTMENT WILL BE MADE IN THE FIELD BY THE L.A. AND LIGHTING DESIGNER.

3. ALL EXTERIOR LIGHTS TO BE LED 3.5 WATTS MAXIMUM WITH LIGHT SOURCE FULLY SHIELDED.

4. ALL TREE MOUNTED LIGHTS MUST BE AIMED STRAIGHT DOWN AT THE GROUND AND LOCKED IN POSITION TO AVOID OFF-SITE VISIBILITY.

HOMELAND BOUNDARY

HOMELAND BOUNDARY

N01°42'51"W 211.15'

PICKLEBALL COURT F.F.E. +13.0

SPA L7

TERRACE

MAIN RESIDENCE

COVERED TERRACE

GARAGE

ADU

AUTO COURT

DECO PENDANT, S.A.D.

RECESSED DOWN LIGHT AT GARAGE, S.A.D.

TELE VAULT

68' (TIE)

N62°00'30"W 212.70'

EXISTING OAK TREE #61 TO REMAIN

DRIVEWAY

N72°14'59"W 354.14'

HORSE TRAILER PARKING

BARN

GUEST HOUSE

NORTH

0 10 20 40

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-	-
-	-
-	-

REVISIONS

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DRAWING TITLE:
EXTERIOR LIGHTING PLAN

PROJECT #: 24-020
DRAWN BY: SH, EM
CHECKED BY: AH

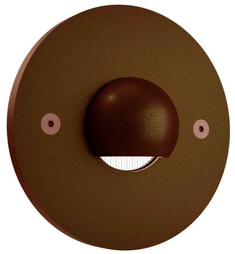
DRAWING NO:
L6.01

MANUFACTURER: FX LUMINAIRE
MODEL #: LL UNDERWATER LED LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

9 L9 - ACCENT LIGHT AT FOUNTAIN N.T.S.

MANUFACTURER: DREAMSCAPE LIGHTING
MODEL #: LIGHT WEDGE LED-131
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

5 L5 - ENTRY PIER LANTERN N.T.S.



MANUFACTURER: BK LIGHTING
MODEL #: MINI-MIGRO STEP STAR
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

8 L8 - STEP LIGHT N.T.S.

MANUFACTURER: FX LUMINAIRE
MODEL #: DE LED DOWN LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

4 L4 - BEAM MOUNTED SHIELDED DIRECTIONAL DOWN LIGHT N.T.S.

MANUFACTURER: FX LUMINAIRE
MODEL #: LP UNDERWATER LED LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

7 L7 - POOL & SPA LIGHT N.T.S.

MANUFACTURER: BK LIGHTING
MODEL #: CATSKILL REMOTE LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

2 L2 - WALL SCONCE N.T.S.

MANUFACTURER: FX LUMINAIRE
MODEL #: SRP STRIP LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

6 L6 - WALL COVE LIGHT N.T.S.

MANUFACTURER: FX LUMINAIRE
MODEL #: SP-A PATH LIGHT
FINISH: DARK BRONZE
NOTES: 3½ WATT LED LAMP MAX.

1 L1 - PATH LIGHT N.T.S.

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McManus Residence

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SCALE: ########
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM THE ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

DATE	ISSUE
11/07/2024	Prelim DRB
11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB

REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE:
EXTERIOR LIGHTING DETAILS/TYPES

PROJECT #: 24-020
DRAWN BY: SH, EM
CHECKED BY: AH

DRAWING NO:
L6.02

LAYOUT LEGEND

- HOMELAND BOUNDARY
- PROPERTY LINE
- MINOR CONTOURS
- MAJOR CONTOURS
- EXISTING VEGETATION

PARKING SPACE COUNT

TYPE	COVERED	UNCOVERED
GARAGE	3	0
OUTDOOR	0	2

TYPE 1 PASTURE FENCE TO MATCH NEIGHBOR

WOOD POLE AND WIRE FENCE, 4'2" HT.

TYPE 2 DOG/BOAR FENCE

GALVANIZED MESH WITH CEDAR AND METAL POSTS, 5' HT. SEE L4.02 DETAIL 1

TYPE 3 HORSE PASTURE FENCE

POST AND RAIL WOOD FENCE WITH MESH (DOG FENCE), 4'2" HT. SEE L4.02 DETAIL 6

NOTE: DRIVEWAY ACCESS, FENCES, AND GATE TYPE AND LOCATION PENDING DISCUSSION WITH THE CONSERVANCY AND THE OWNER.

FENCING TYPES

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SCALE: ########
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	#	#
	#	#
	#	#
	#	#

DRAWING TITLE: FENCING PLAN AND TYPES

PROJECT #: 24-020
DRAWN BY: PGE
CHECKED BY: ##

DRAWING NO: L7.01

COMMISSIONING AND MANAGEMENT OF SUB–SURFACE DRIP IRRIGATION SYSTEMS

1. PRIOR TO PLANTING, CONTRACTOR SHALL PREPARE SOIL FOR PLANTING BY HAND WATERING TO BRING SOIL MOISTURE CONTENT UP TO AN IDEAL GROWING CONDITION THROUGHOUT THE INTENDED ROOT ZONE. OPERATE SUB–SURFACE DRIP SYSTEM AS NECESSARY TO MAINTAIN MOISTURE LEVEL IN SOIL. DO NOT LET SOIL DRY OUT. MOISTURE DEPLETION SHOULD NOT EXCEED 20% DEPLETION (80% OF DESIRED MOISTURE CONTENT REMAINS). CONTRACTOR SHALL MONITOR MOISTURE CONTENT TO ENSURE DESIRED MOISTURE CONTENT IS MAINTAINED WITHOUT OVER–SATURATION. USE CARE TO NOT DAMAGE SUB–SURFACE DRIP TUBING WHEN PROBING SOIL FOR MOISTURE CONTENT TESTING.

2. INSTALL TUBING ACCORDING TO SPACING SPECIFIED IN THE DRAWINGS AND DETAILS. DRIP TUBING MUST REMAIN AS CLOSE AS POSSIBLE TO THE SPACING IDENTIFIED IN THE DRAWINGS. THE GRID OF EMITTERS ARE INTENDED TO IRRIGATE THE ENTIRE PLANTED AREA (NOT INDIVIDUAL PLANTS). LIKEWISE, DO NOT MOVE PLANTS FROM THEIR DESIGNED SPACING TO BE CLOSER TO AN EMITTER. WHEN PROPERLY MANAGED, THE DRIP SYSTEM WILL PROVIDE WATER TO THE ENTIRE PLANTED AREA, CREATING AN INVITING CONDITION FOR THE ROOTS TO GROW AND THE PLANTS TO THRIVE.

GROUNDING PLATE LOCATION FOR GROUNDING IRRIGATION CONTROL TWO–WIRE PATH. SEE DETAILS AND MANUFACTURER'S INSTRUCTIONS. (TYPICAL)

ACTUAL LOCATIONS AND QUANTITIES OF FLUSH VALVES AND AIR/VACUUM RELIEF VALVES SHALL BE FIELD DETERMINED BASED ON SUB–SURFACE IRRIGATION EQUIPMENT MANUFACTURER'S RECOMMENDATION. (TYPICAL)

WIRELESS SOLAR SYNC WEATHER SENSOR. SENSOR MUST BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE UNOBSTRUCTED RAINFALL AND UNOBSTRUCTED SOLAR EXPOSURE. FIELD DETERMINE THE BEST LOCATION FOR THE BEST POSSIBLE PERFORMANCE.

IRRIGATION CONTROLLER 'C' – WALL MOUNT UNDER TERRACE WITH POOL EQUIPMENT. SERVICE WITH 120 VOLT A.C. ELECTRICAL. ELECTRICAL STUB–OUT TO THIS LOCATION SHALL BE PROVIDED UNDER ELECTRICAL CONTRACT.

SUB–SURFACE DRIP IRRIGATION BOUNDARY. SEE DETAILS. (TYPICAL)

SECONDARY MAINLINE FOR POTABLE WATER SERVICE TO HOSE BIBS. (TYPICAL)

DOMESTIC WATER SERVICE LINE. FIELD VERIFY EXACT LOCATION.

CONNECT IRRIGATION MAINLINE TO DOMESTIC WATER SERVICE LINE WITH U.P.C. APPROVED FITTINGS. IRRIGATION DEMAND: 15 GPM AT 75 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE, CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

NOTES:
1. UNLABELED LATERAL LINE PIPE DOWN STREAM FROM SIZED PIPE IS TO BE 3/4" IN SIZE.

2. REFER TO HUNTER INDUSTRIES SPECIFICATIONS FOR GROUNDING EQUIPMENT FOR TWO–WIRE DECODER CONTROL SYSTEM. PROVIDE GROUNDING FOR EVERY TWELVE REMOTE CONTROL VALVES AND AT END OF ALL WIRE RUNS. GROUNDING SHALL BE INSTALLED EVERY 1,000 FEET OR CLOSER AS VALVE COUNT REQUIRES. GROUNDING SHALL BE TESTED AND MUST ACHIEVE HUNTER INDUSTRIES MINIMUM STANDARDS FOR EFFECTIVE GROUNDING.

3. IRRIGATION PIPING SHOWN IN WALKWAYS IS FOR CLARITY ONLY. IRRIGATION PIPING SHALL BE INSTALLED WITHIN PLANTED AREAS. COORDINATE WITH GENERAL CONTRACTOR TO AVOID CONFLICTS WITH JOINT TRENCH AND OTHER UTILITIES. SEE NOTE #1 ON SHEET IR1.02.

NORTH

0 10 20 40

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Irrigation Design Plan.

Marty Dickson, ASIC–PIC — 02/06/2025 (Date)

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PALO CEDRO, CALIFORNIA 96073

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Carmel California, USA

SCALE : 1" = 20'-0"
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED

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	#	#
	#	#
	#	#
	#	#

DRAWING TITLE: IRRIGATION PLAN

PROJECT #: 24-020
DRAWN BY: LMD
CHECKED BY: MD

DRAWING NO: IR1.01

IRRIGATION WATER-USE CALCULATIONS - WELO

ANNUAL WATER USE CALCULATION		McManus Residence			
Landscaped Area MAWA = 48.16 x 0.55 x 0.62 x 7,795 = 128,014 Gallons Per Year					0.392 AF/Year
PLANTING AREA:	**TOT. SQ. FT.**	**MONTH**	**ETO**	**MON. REQ. *(GALLONS)***	**MON. REQ. *(ACRE FEET)***
Low Water-Use Shrubs & Trees -					
Drip	**5,815**	**JAN**	**1.86**	**2,484**	**0.0076**
		FEB	**2.24**	**2,991**	**0.0092**
		MAR	**3.41**	**4,553**	**0.0140**
ETO x PF x SF x 0.62		**APR**	**4.20**	**5,608**	**0.0172**
IE		**MAY**	**5.58**	**7,451**	**0.0229**
		JUN	**6.30**	**8,412**	**0.0258**
ETO x 0.3 x 5815 x 0.62		**JUL**	**6.51**	**8,693**	**0.0267**
IE 0.81		**AUG**	**5.89**	**7,865**	**0.0241**
		SEP	**4.50**	**6,009**	**0.0184**
		OCT	**3.41**	**4,553**	**0.0140**
		NOV	**2.40**	**3,205**	**0.0098**
		DEC	**1.86**	**2,484**	**0.0076**
SUB-TOTAL	**5,815**		**48.16**	**64,308**	**0.1974**
Moderate Water-Use Shrubs - Drip	**1,378**	**JAN**	**1.86**	**981**	**0.0030**
		FEB	**2.24**	**1,181**	**0.0036**
		MAR	**3.41**	**1,798**	**0.0055**
ETO x PF x SF x 0.62		**APR**	**4.20**	**2,215**	**0.0068**
IE		**MAY**	**5.58**	**2,943**	**0.0090**
		JUN	**6.30**	**3,323**	**0.0102**
		JUL	**6.51**	**3,433**	**0.0105**
ETO x 0.5 x 1378 x 0.62		**AUG**	**5.89**	**3,106**	**0.0095**
IE 0.81		**SEP**	**4.50**	**2,373**	**0.0073**
		OCT	**3.41**	**1,798**	**0.0055**
		NOV	**2.40**	**1,266**	**0.0039**
		DEC	**1.86**	**981**	**0.0030**
SUB-TOTAL	**1,378**		**48.16**	**25,399**	**0.0779**
High Water-Use Pools	**602**	**JAN**	**1.86**	**686**	**0.0021**
		FEB	**2.24**	**669**	**0.0021**
		MAR	**3.41**	**1,018**	**0.0031**
ETO x PF x SF x 0.62		**APR**	**4.20**	**1,254**	**0.0038**
IE		**MAY**	**5.58**	**1,666**	**0.0051**
		JUN	**6.30**	**1,881**	**0.0058**
		JUL	**6.51**	**1,944**	**0.0060**
ETO x 0.8 x 602 x 0.62		**AUG**	**5.89**	**1,759**	**0.0054**
IE 1.00		**SEP**	**4.50**	**1,344**	**0.0041**
		OCT	**3.41**	**1,018**	**0.0031**
		NOV	**2.40**	**717**	**0.0022**
		DEC	**1.86**	**555**	**0.0017**
SUB-TOTAL	**602**		**48.16**	**14,510**	**0.0445**
GRAND TOTAL: ESTIMATED ANNUAL WATER-USE	**7,795**		**48.16**	**104,217**	**0.320**

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

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

7. IRRIGATION DEMAND: 15 GPM AT 75 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

11. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRISTINE HAWKINS, 650-288-5308) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

12. CONTROLLER PROGRAMMING:
   A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
   B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
   C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF 14 GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.

13. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

14. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.

15. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE.

19. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

20. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

21. LOCATE EMITTER TUBES ON UP-HILL SIDE OF PLANT.

22. LOCATE BUBBLERS ON UP-HILL SIDE OF TREE.

23. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

24. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

25. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

26. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

28. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

29. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
   C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

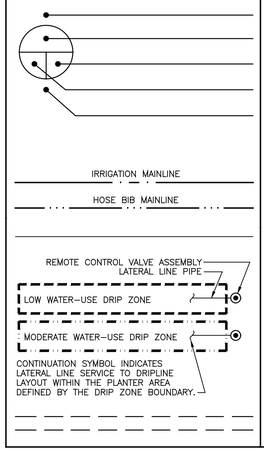
31. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

37. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
▲	XBT-20-6	RAIN BIRD XERI-BUG MULTI-OUTLET EMITTER FOR MODERATE WATER-USE VEGETABLE BEDS
●	XBT-20-6	RAIN BIRD XERI-BUG MULTI-OUTLET EMITTER FOR LOW WATER-USE PLANTS
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
⚠	LT-0750-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊠	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
◕	100-PESB-1" / LT-T / ICD-100	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
⊙	XCZ-100-PRB-COM / ICD-100	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
Ⓜ	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
F	FSI-T10-001-1" / ICD-SEN	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER
O+	980LF-1" / BFP	ARROWHEAD HOSE BIB WITH VACUUM BREAKER - LEAD FREE
⋈	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
SM	MJNT-100-1"	SEAMETRICS WATER METER - TOTALIZER ONLY (LEAD FREE)
⊠	975XL2-1½"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
▽	182199IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
Ⓒ	A2C-75D-SS / A2C-WIFI / P7354D / CENTRALUS SOFTWARE	HUNTER ACC2 TWO-WIRE CONTROLLER IN A WALL MOUNT STAINLESS STEEL CABINET / HUNTER ACC2 WI-FI CONNECTION / ACC2 HUNTER JACKETED DECODER CABLE (PAIGE ELECTRIC #P7354D) / CENTRALUS SOFTWARE FOR WEB-BASED PROGRAMMING, AND ALL GROUNDING COMPONENTS. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRISTINE HAWKINS, HUNTER INDUSTRIES, (650.288.5308) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING, AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.
SS	WSS-SEN	HUNTER WIRELESS SOLAR SYNC WEATHER SENSOR



SM - SHRUB & GROUNDCOVER / MODERATE WATER-USE
SL - SHRUB & GROUNDCOVER / LOW WATER-USE
TM - TREE / LOW WATER-USE

MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.

SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOIL COVER.

SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.

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Carmel California, USA

SCALE: NTS
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED

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11/20/2024	Prelim DRB Rev
02-06-2025	Final DRB

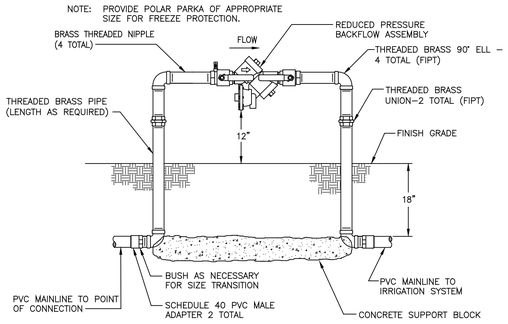
REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

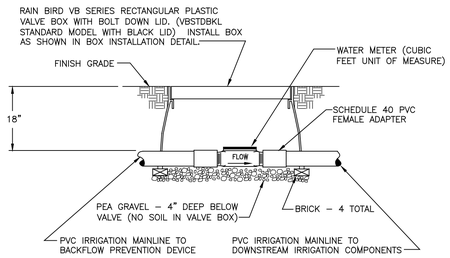
DRAWING TITLE: IRRIGATION LEGEND, NOTES, & WELO CALCS

PROJECT #: 24-020
DRAWN BY: LMD
CHECKED BY: MD

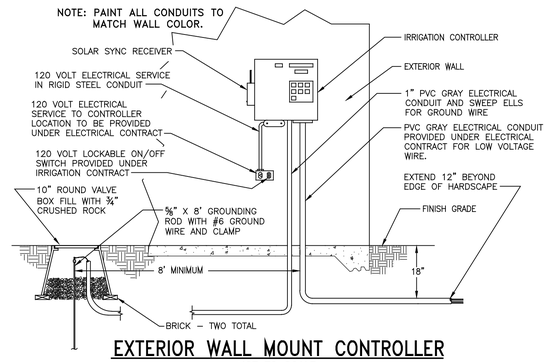
DRAWING NO: IR1.02



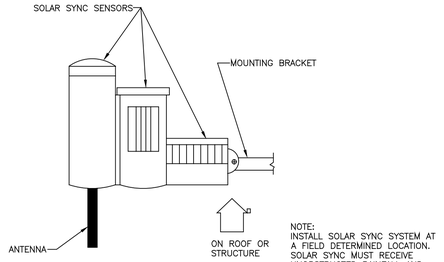
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



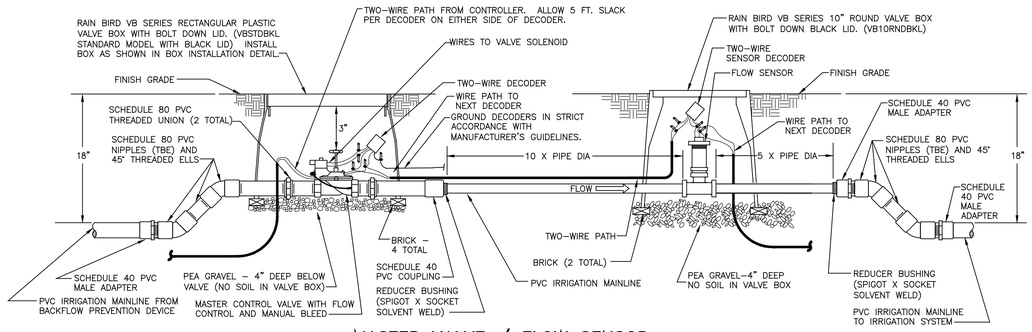
IRRIGATION SUB–METER
NOT TO SCALE



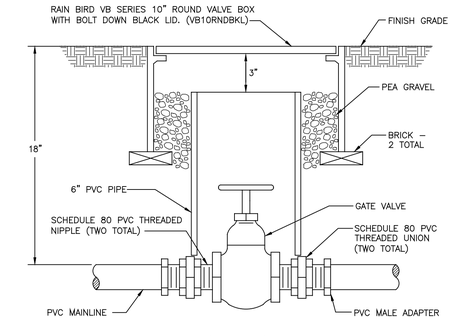
EXTERIOR WALL MOUNT CONTROLLER
NOT TO SCALE



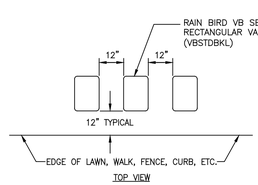
WIRELESS SOLAR SYNC SENSOR
NOT TO SCALE



MASTER VALVE / FLOW SENSOR
NOT TO SCALE

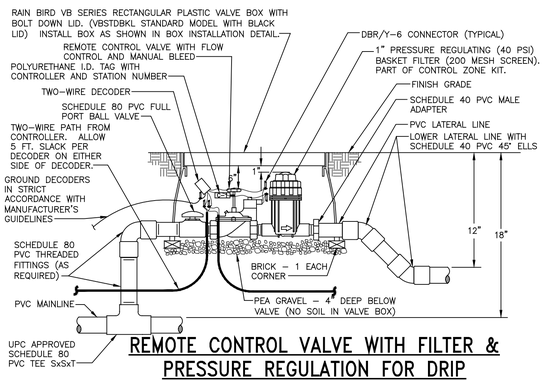


GATE VALVE
NOT TO SCALE

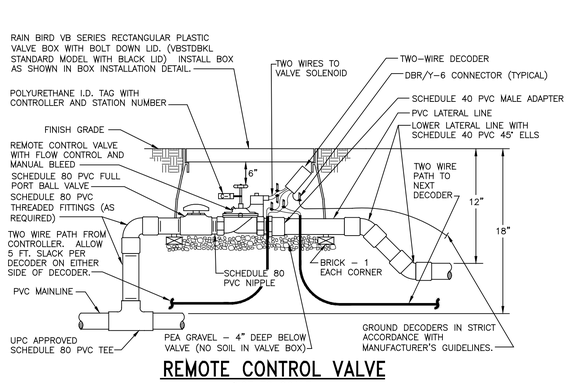


1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

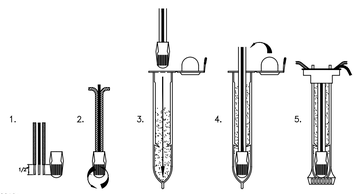
VALVE BOX INSTALLATION
NOT TO SCALE



REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



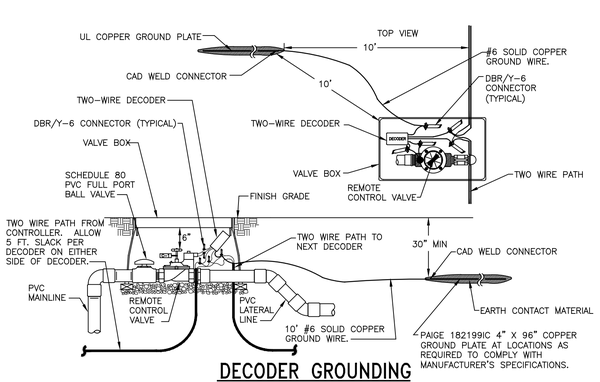
REMOTE CONTROL VALVE
NOT TO SCALE



INSTRUCTIONS:

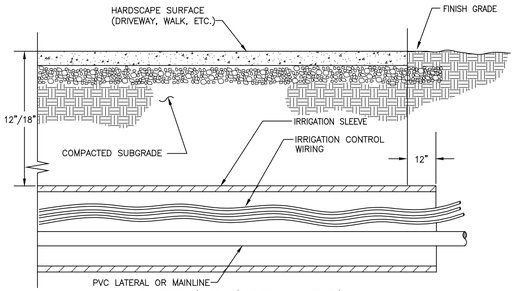
1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO ENSURE THE SEAL IS COMPLETE AND SECURE.

WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE

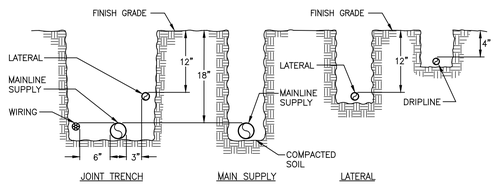


DECODER GROUNDING
NOT TO SCALE

NOTES:
1. SLEEVING SHALL BE AT A 12" DEPTH FOR LATERAL LINES AND A 18" DEPTH FOR MAINLINE AND MAINLINE AND LATERAL LINES IN A SHARED SLEEVE.
2. ALL SLEEVING UNDER VEHICULAR PAVING SHALL BE AT A 24" DEPTH.
3. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.

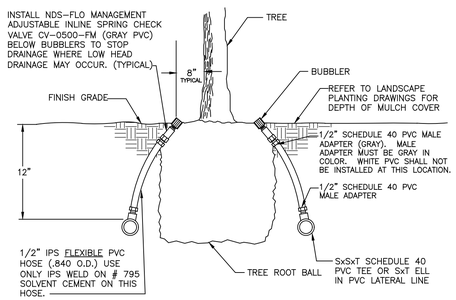


SLEEVING INSTALLATION
NOT TO SCALE

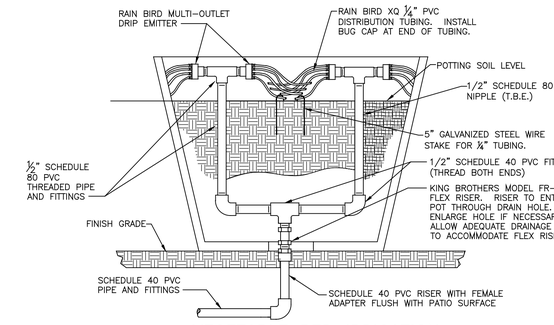


NOTES:
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



TREE BUBBLERS
NOT TO SCALE



VEGETABLE BED IRRIGATION
NOT TO SCALE

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SCALE: NTS
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DATE	ISSUE
11/07/2024	Prelim DRB
11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB

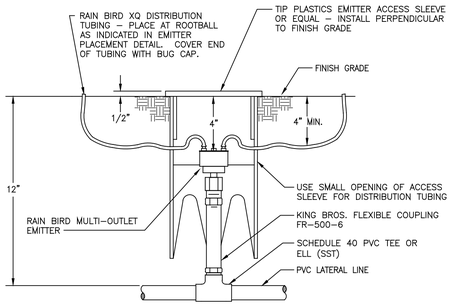
REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

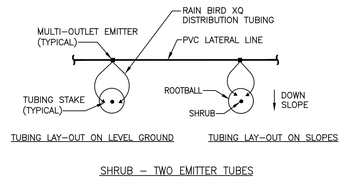
DRAWING TITLE: IRRIGATION DETAILS

PROJECT #: 24-020
DRAWN BY: LMD
CHECKED BY: MD

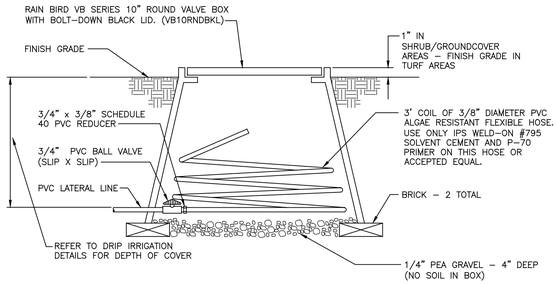
DRAWING NO: IR1.03



MULTI-OUTLET EMITTER INSTALLATION
NOT TO SCALE

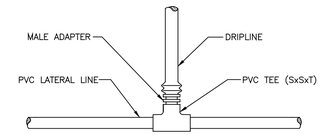


EMITTER PLACEMENT
NOT TO SCALE

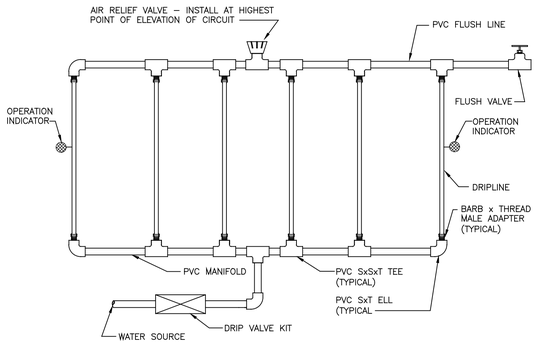


NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

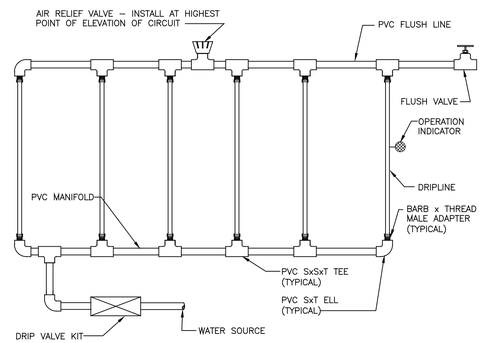
DRIPLINE FLUSH VALVE
NOT TO SCALE



DRIPLINE TO PVC CONNECTION
NOT TO SCALE

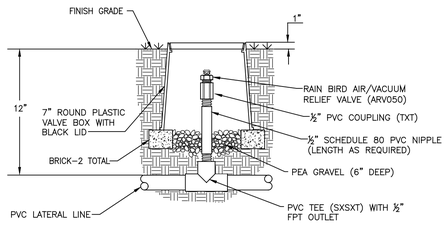


SUB-SURFACE INSTALLATION LAYOUT
NOT TO SCALE



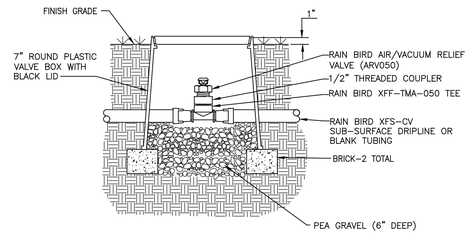
SUB-SURFACE INSTALLATION LAYOUT-END FEED
NOT TO SCALE

NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

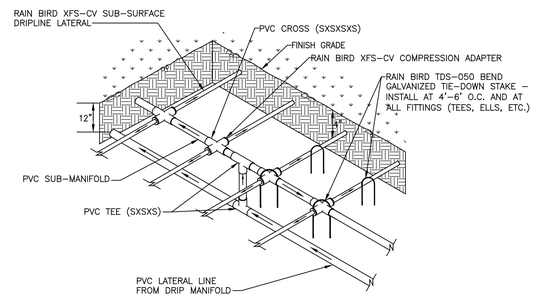


AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE

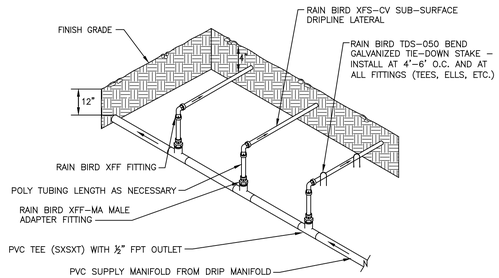
NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.



AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE



SUB-MANIFOLD CENTER FEED
NOT TO SCALE



MANIFOLD END FEED
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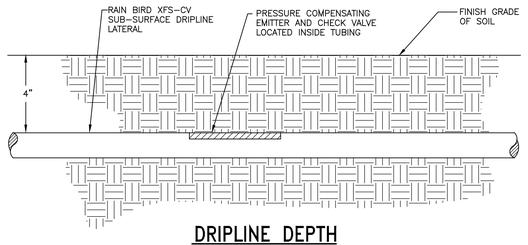
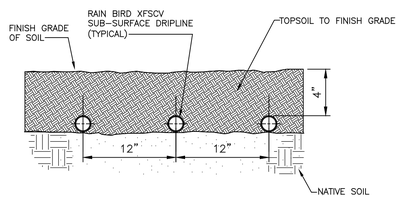
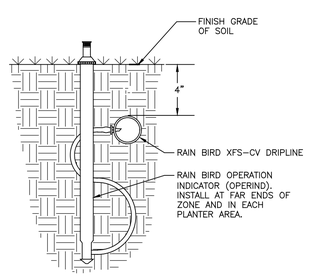


DRIPLINE DEPTH
NOT TO SCALE



DRIPLINE SUB-SURFACE INSTALLATION 12" O.C.
NOT TO SCALE



POP-UP OPERATION INDICATOR
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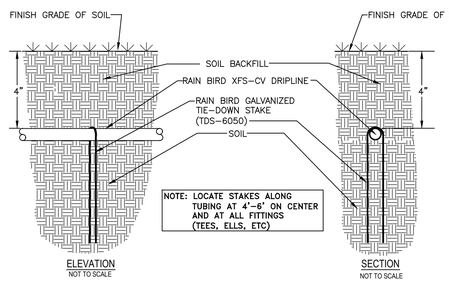
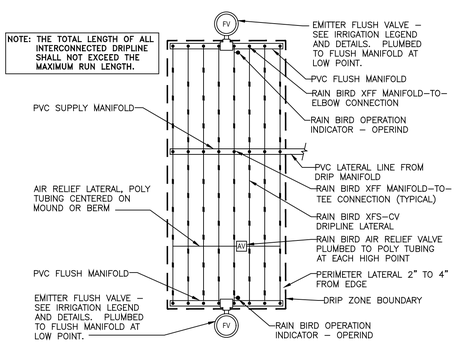
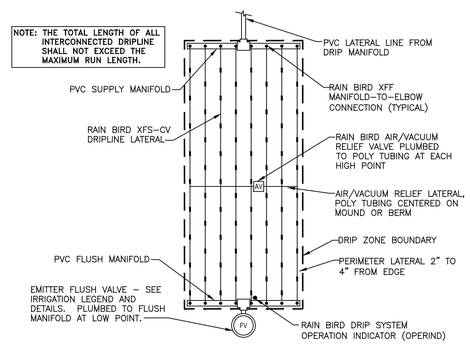


GALVANIZED TIE-DOWN STAKE
NOT TO SCALE



CENTER FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



END FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

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02/06/2025	Final DRB

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	#	#
	#	#
	#	#

DRAWING TITLE: IRRIGATION DETAILS

PROJECT #: 24-020
DRAWN BY: LMD
CHECKED BY: MD

DRAWING NO: IR1.04

IRRIGATION WATERING SCHEDULES

SUB-SURFACE DRIP EMITTER IRRIGATION FOR LOW WATER-USE SHRUBS														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		CARMEL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.51		EMITTER SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		EMITTER FLOW:		0.9 GPH								
PLANT FACTOR:		0.30												
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES												
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.86	2.24	3.41	4.20	5.58	6.30	6.51	5.89	4.40	3.41	2.40	1.86	48.16
ETO PER WEEK (INCHES):		0.430	0.517	0.788	0.970	1.289	1.455	1.503	1.360	1.016	0.788	0.554	0.430	
APPLIED ETO PER WEEK (INCHES):		0.159	0.192	0.292	0.359	0.477	0.539	0.557	0.504	0.376	0.292	0.205	0.159	
MINUTES OF WATER PER WEEK:	YEAR 1	6	8	12	14	19	21	22	20	15	12	8	6	
	YEAR 2	6	7	10	13	17	19	20	18	13	10	7	6	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	6	8	6	7	6	7	7	7	5	6	8	6	
	YEAR 2	6	7	5	6	6	6	7	6	4	5	7	6	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	6	8	6	7	6	7	7	7	5	6	8	6	
	YEAR 2	6	7	5	6	6	6	7	6	4	5	7	6	

SUB-SURFACE DRIP EMITTER IRRIGATION FOR MODERATE WATER-USE SHRUBS														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		CARMEL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.51		EMITTER SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		EMITTER FLOW:		0.9 GPH								
PLANT FACTOR:		0.50												
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES												
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.86	2.24	3.41	4.20	5.58	6.30	6.51	5.89	4.40	3.41	2.40	1.86	48.16
ETO PER WEEK (INCHES):		0.430	0.517	0.788	0.970	1.289	1.455	1.503	1.360	1.016	0.788	0.554	0.430	
APPLIED ETO PER WEEK (INCHES):		0.265	0.319	0.486	0.599	0.795	0.898	0.928	0.840	0.627	0.486	0.342	0.265	
MINUTES OF WATER PER WEEK:	YEAR 1	11	13	19	24	32	36	37	33	25	19	14	11	
	YEAR 2	9	11	17	21	28	32	33	30	22	17	12	9	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	11	13	10	12	11	12	12	11	8	10	14	11	
	YEAR 2	9	11	9	11	9	11	11	10	7	9	12	9	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	11	13	10	12	11	12	12	11	8	10	14	11	
	YEAR 2	9	11	9	11	9	11	11	10	7	9	12	9	

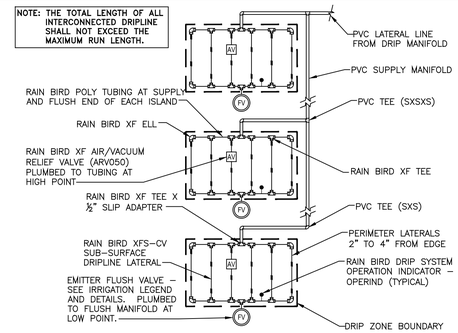
MULTI OUTLET DRIP EMITTER IRRIGATION FOR LOW WATER-USE SHRUBS														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		CARMEL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.14		EMITTER SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		EMITTER FLOW:		2 GPH								
PLANT FACTOR:		0.30												
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES												
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.86	2.24	3.41	4.20	5.58	6.30	6.51	5.89	4.40	3.41	2.40	1.86	48.16
ETO PER WEEK (INCHES):		0.430	0.517	0.788	0.970	1.289	1.455	1.503	1.360	1.016	0.788	0.554	0.430	
APPLIED ETO PER WEEK (INCHES):		0.159	0.192	0.292	0.359	0.477	0.539	0.557	0.504	0.376	0.292	0.205	0.159	
MINUTES OF WATER PER WEEK:	YEAR 1	8	10	15	19	25	28	29	27	20	15	11	8	
	YEAR 2	8	9	14	17	23	26	26	24	18	14	10	8	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	8	10	8	9	8	9	10	9	7	8	11	8	
	YEAR 2	8	9	7	9	8	9	9	8	6	7	10	8	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	8	10	8	9	8	9	10	9	7	8	11	8	
	YEAR 2	8	9	7	9	8	9	9	8	6	7	10	8	

MULTI OUTLET DRIP EMITTER IRRIGATION FOR MODERATE WATER-USE VEGETABLE BEDS														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		CARMEL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.14		EMITTER SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		EMITTER FLOW:		2 GPH								
PLANT FACTOR:		0.50												
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES												
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.86	2.24	3.41	4.20	5.58	6.30	6.51	5.89	4.40	3.41	2.40	1.86	48.16
ETO PER WEEK (INCHES):		0.430	0.517	0.788	0.970	1.289	1.455	1.503	1.360	1.016	0.788	0.554	0.430	
APPLIED ETO PER WEEK (INCHES):		0.265	0.319	0.486	0.599	0.795	0.898	0.928	0.840	0.627	0.486	0.342	0.265	
MINUTES OF WATER PER WEEK:	YEAR 1	14	17	26	32	42	47	49	44	33	26	18	14	
	YEAR 2	13	15	23	28	38	43	44	40	30	23	16	13	
DAYS PER WEEK:	YEAR 1	1	1	2	2	3	3	3	3	3	2	1	1	
	YEAR 2	1	1	2	2	3	3	3	3	3	2	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	14	17	13	16	14	16	16	15	11	13	18	14	
	YEAR 2	13	15	12	14	13	14	15	13	10	12	16	13	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	14	17	13	16	14	16	16	15	11	13	18	14	
	YEAR 2	13	15	12	14	13	14	15	13	10	12	16	13	

TREE BUBBLER IRRIGATION FOR LOW WATER-USE TREES														
SPRINKLER MANUFACTURER		RAIN BIRD		LOCATION:		CARMEL, CALIFORNIA								
PRECIPITATION RATE (INCHES/HOUR):		1.50		HEAD SPACING:		VARIES								
IRRIGATION SYSTEM EFFICIENCY		0.81		HEAD GPM:		0.25 X 2								
PLANT FACTOR:		0.30												
YEAR 2 REDUCTION AMOUNT:		-10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES												
MONTH:		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ETO PER MONTH (INCHES):		1.86	2.24	3.41	4.20	5.58	6.30	6.51	5.89	4.40	3.41	2.40	1.86	48.16
ETO PER WEEK (INCHES):		0.430	0.517	0.788	0.970	1.289	1.455	1.503	1.360	1.016	0.788	0.554	0.430	
APPLIED ETO PER WEEK (INCHES):		0.159	0.192	0.292	0.359	0.477	0.539	0.557	0.504	0.376	0.292	0.205	0.159	
MINUTES OF WATER PER WEEK:	YEAR 1	6	8	12	14	19	22	22	20	15	12	8	6	
	YEAR 2	6	7	11	13	17	19	20	18	14	11	7	6	
DAYS PER WEEK:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES OF WATER PER DAY:	YEAR 1	6	8	12	14	19	22	22	20	15	12	8	6	
	YEAR 2	6	7	11	13	17	19	20	18	14	11	7	6	
CYCLES PER DAY:	YEAR 1	1	1	1	1	1	1	1	1	1	1	1	1	
	YEAR 2	1	1	1	1	1	1	1	1	1	1	1	1	
MINUTES PER CYCLE:	YEAR 1	6	8	12	14	19	22	22	20	15	12	8	6	
	YEAR 2	6	7	11	13	17	19	20	18	14	11	7	6	

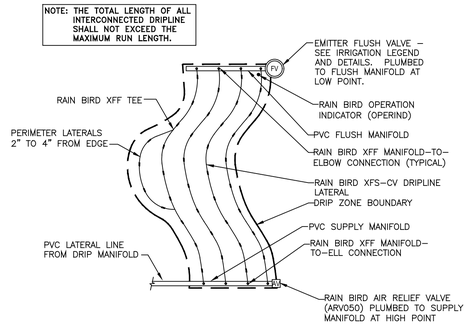
NOTES:
THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE FIGURES SHOWN IN THIS SCHEDULE ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



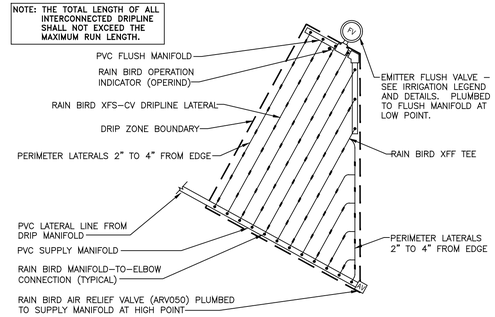
ISLAND LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.

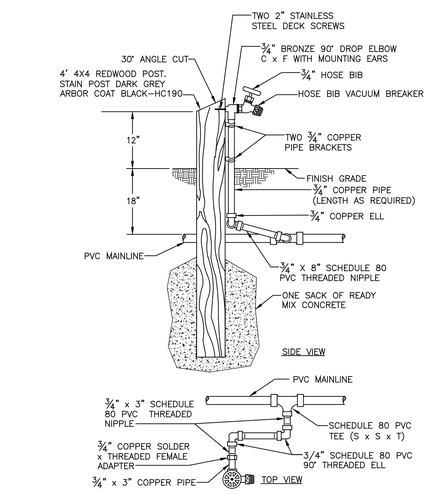


ODD CURVES LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



TRIANGULAR LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



HOSE BIB
NOT TO SCALE

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SCALE: NTS
NOTE: THIS DRAWING IS 24"X36". DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY, OR SEEK CLARIFICATION FROM ARCHITECT FOR MEASUREMENTS THAT ARE NOT INDICATED.

DATE	ISSUE
11/07/2024	Prelim DRB
11/20/2024	Prelim DRB Rev
02/06/2025	Final DRB

REVISIONS

NO	DATE	ISSUE
	#	#
	#	#
	#	#
	#	#
	#	#
	#	#

DRAWING TITLE: IRRIGATION DETAILS

PROJECT #: 24-020
DRAWN BY: LMD
CHECKED BY: MD

DRAWING NO: IR1.05