

# CRI - RESIDENTIAL DEVELOPMENT

## Lot #4 Guadalupe Street Carmel-by-the-Sea, CA 93921

REVISION	No.

CONSULTANT:

ARCHITECT

**ERIC MILLER ARCHITECTS, INC.**

211 HOFFMAN AVENUE  
MONTEREY, CA 93940  
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME:  
**CRI - Residential House Lot #4**  
Guadalupe St. between 1st & 2nd Ave.  
Carmel-by-the-Sea, CA 93921  
A.P.N. 010-021-015

DATE: 1/20/23

SCALE: N.T.S.

DRAWN: JK

JOB NUMBER: 20.05

**A-0.1**  
SHEET OF

### GENERAL NOTES

- CONTRACTOR LICENSE:** THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE:** THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2019 C.B.C.)
- CONSTRUCTION RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- JOB SITE SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- INSURANCE:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- EXISTING CONDITIONS:** CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- CONSTRUCTION NOTES:** ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES:** THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE -24 ENERGY CODE.

### PROJECT DATA

ADDRESS: LOT #4 GUADALUPE STREET  
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH SEPARATED GARAGE, CONSISTING OF: 1,051 S.F. MAIN FLOOR, 434 S.F. UPPER FLOOR, 210 S.F. GARAGE and 300 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.

ZONING: RI

A.P.N.: 010-021-013-000

TYPE OF CONSTRUCTION: ( V-B )

SETBACK

FRONT 15'

REAR 15'

SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT— 1ST STORY PLATE HT. = 12.0'  
2ND STORY PLATE HT. = 18.0'  
MAX ROOF HT. = 24.0'

LOT AREA	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
<b>TOTAL</b>	<b>1,995 S.F.</b>

### F.A.R. FLOOR AREA CALCULATIONS

1,051 S.F. (Main Level) + 434 S.F. (Upper Level) + 210 S.F. (Garage) = 1,695 S.F. (Total).  
1,800 S.F. (Max. Allowed) + 200 S.F. Basement + 100 S.F. (Bonus @ Basement) = 2,100 S.F.

**PROJECT FLOOR AREA = 1,995 S.F.**

### PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.  
HITESH DESAI - CEO  
1240 MUNRAS AVENUE  
MONTEREY, CA 93940  
PH: 510-853-2100

ARCHITECT: ERIC MILLER ARCHITECTS, INC.  
211 HOFFMAN AVE.  
MONTEREY, CA 93940  
PH: 831-312-0410  
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING  
520-B CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907  
PH: 831-443-6470  
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE  
P.O. BOX 223795  
CARMEL, CA 93923  
PH: 831-546-7604  
CONTACT: ROBERT LUSTER

CIVIL: LANDSET ENGINEERING  
520-B CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907  
PH: 831-443-6470  
CONTACT: GUY GIRAUDO

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### OWNERSHIP NOTES

#### OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### TREE REMOVAL

ONE (1) TREE TO BE REMOVED: 11" TREE (#51)  
NOTE: THREE TREES CLOSE TO PROPERTY LINE SHOWN TO BE REMOVED AS PART OF LOT 2 DRAWINGS.

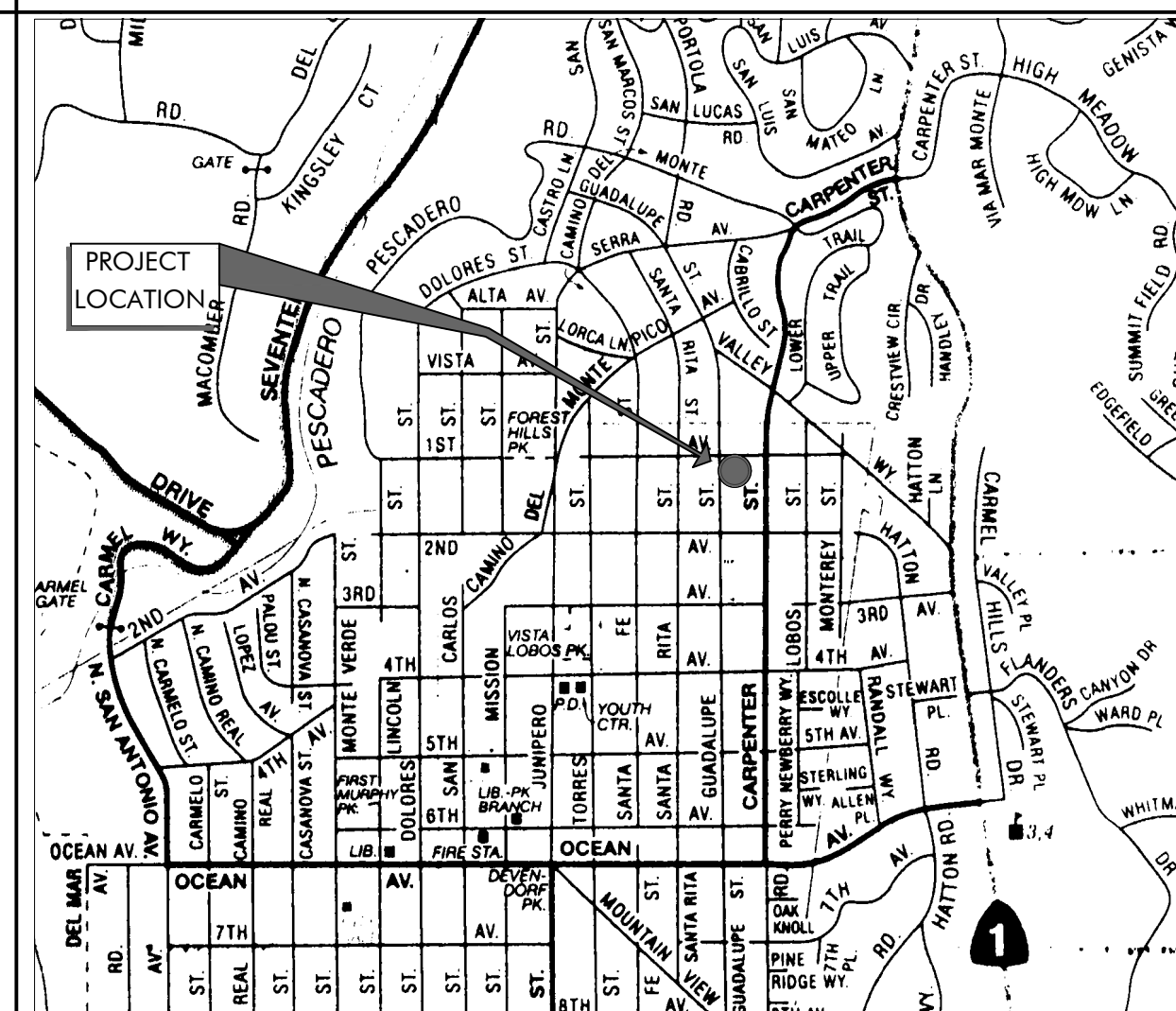
### EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

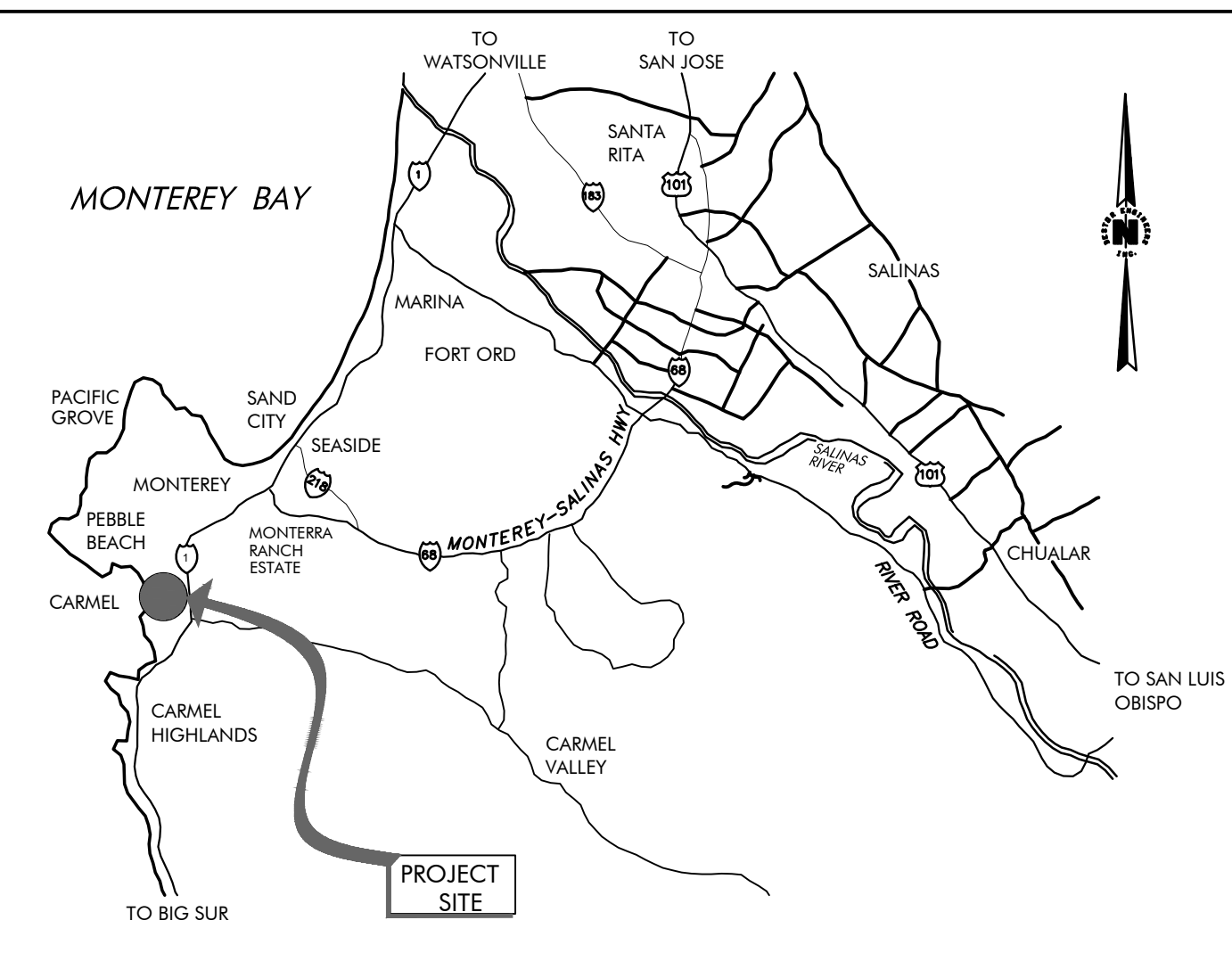
### SITE COVERAGE

ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES / PATIO	132.0 S.F.
LANDINGS	55.0 S.F.
SITE WALLS	21.0 S.F.
MISC. HARDSCAPE	21.0 S.F.
TOTAL IMPERVIOUS COVERAGE	241.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	61.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	367.0 S.F.
ROOF DECK	
ROOF DECK	311.0 S.F.

### LOCATION MAP



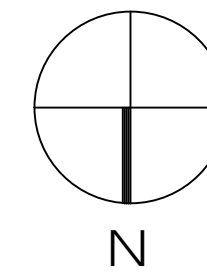
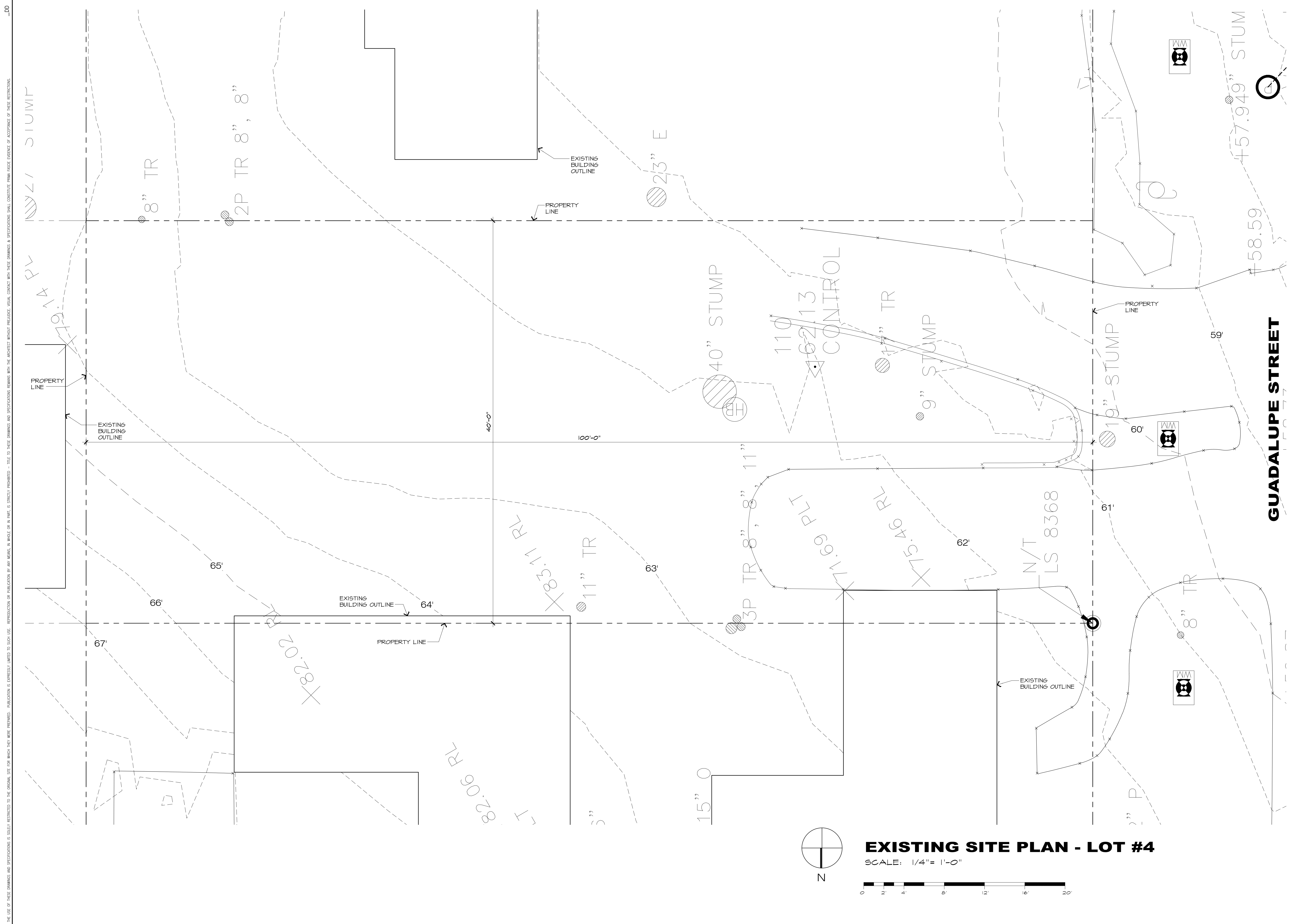
### VICINITY MAP



J:\20 Jobs\2005 CRI\DD\Lot-4\005-L4-A0-1.dwg 2-07-23 03:49:28 PM  
 THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION OF THESE DRAWINGS OR SPECIFICATIONS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.







**EXISTING SITE PLAN - LOT #4**  
SCALE: 1/4" = 1'-0"



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CONSULTANT:

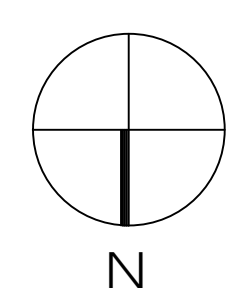
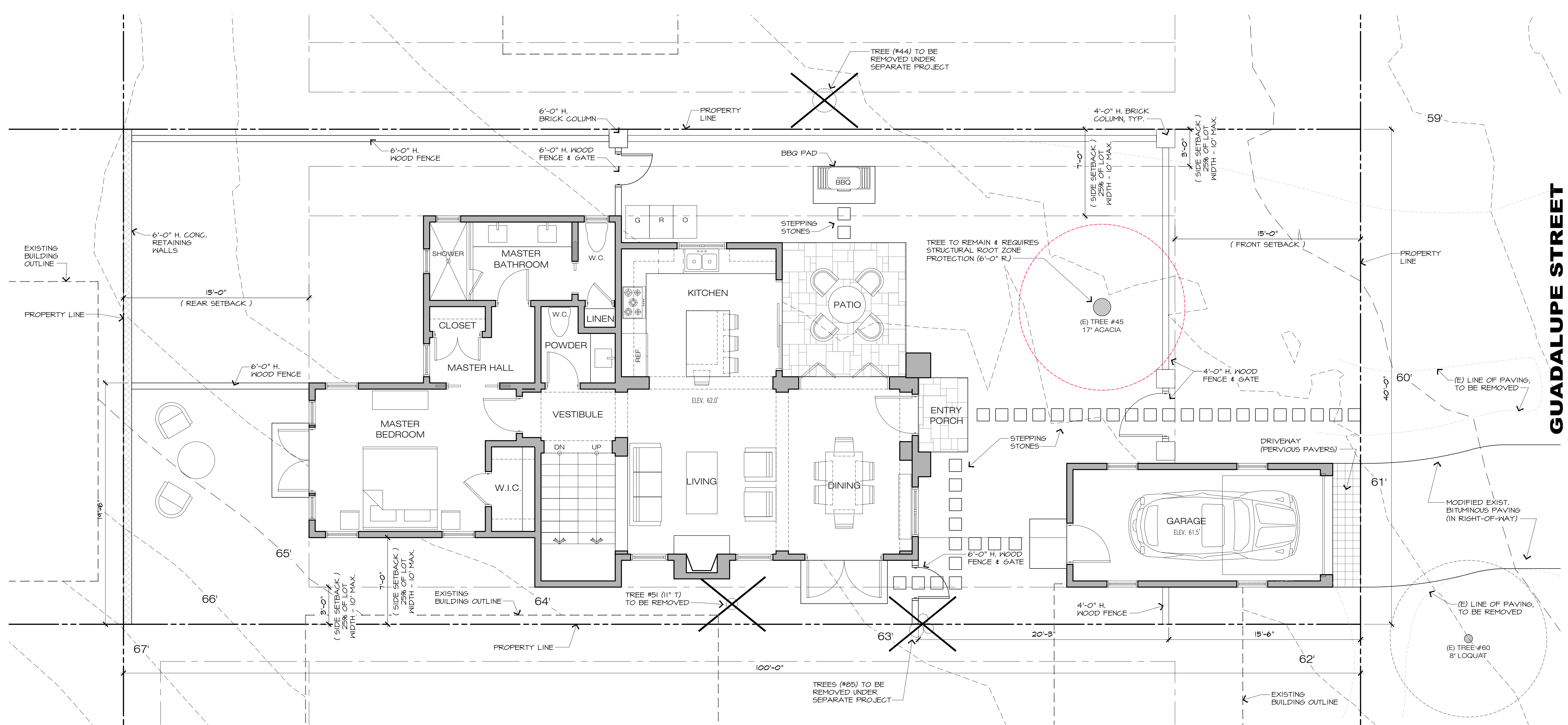
ARCHITECT  
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 DRAWN: JK  
 JOB NUMBER: 20.05

**A-1.1**  
 SHEET OF



**PROPOSED SITE PLAN - LOT #4**

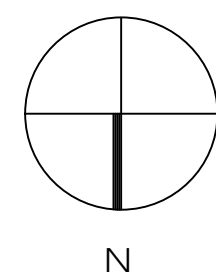
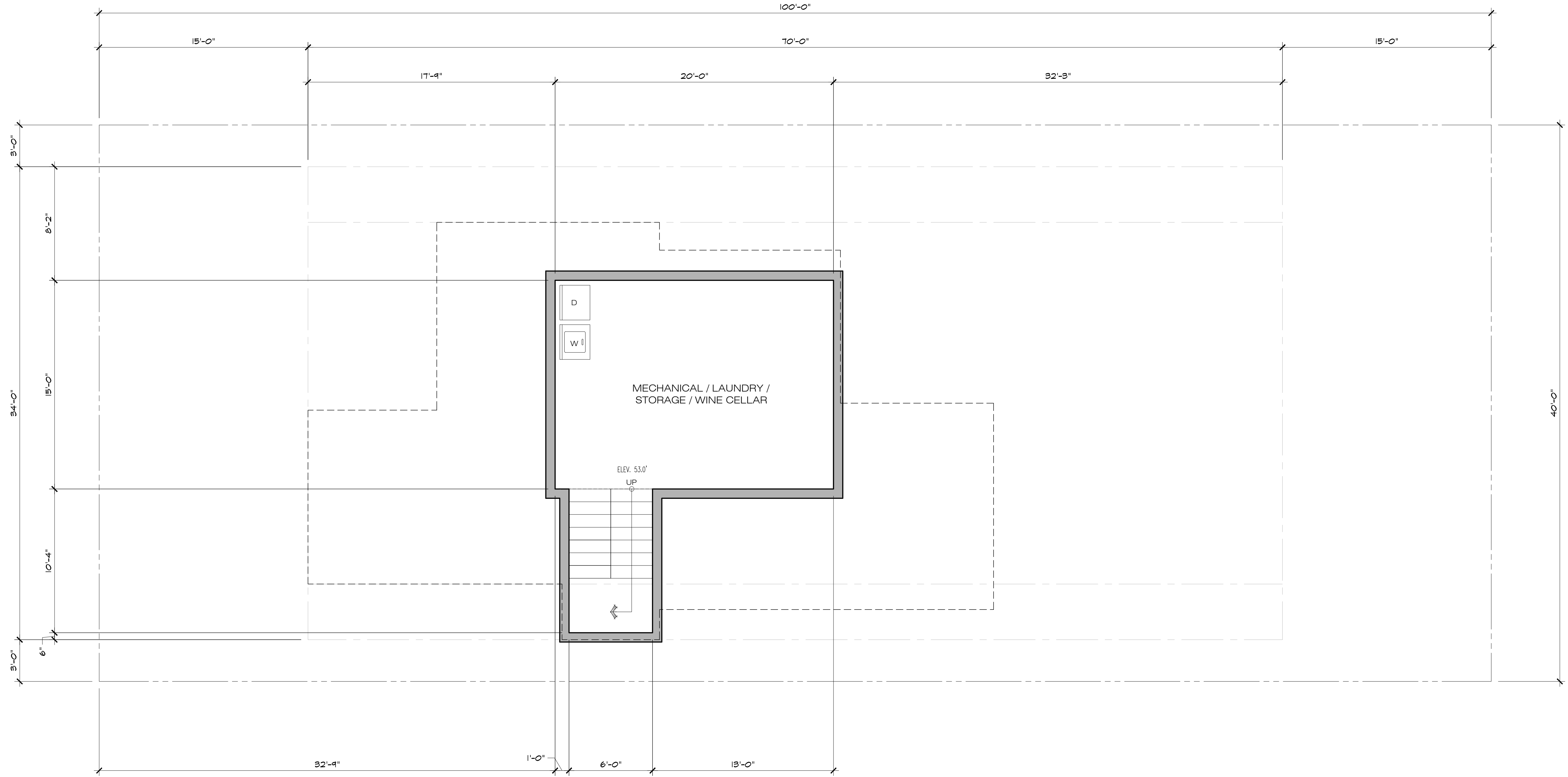
SCALE: 1/4" = 1'-0"



ROOF DECK  
 ROOF DECK 311.0 S.F.

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PROPOSED SITE PLAN - LOT #4	JOB NAME: <b>ERI - Residential House Lot #4</b> Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-015
DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05
<b>A-1.2</b>	SHEET OF



**BASEMENT FLOOR PLAN**

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
<b>TOTAL</b>	<b>1,995 S.F.</b>

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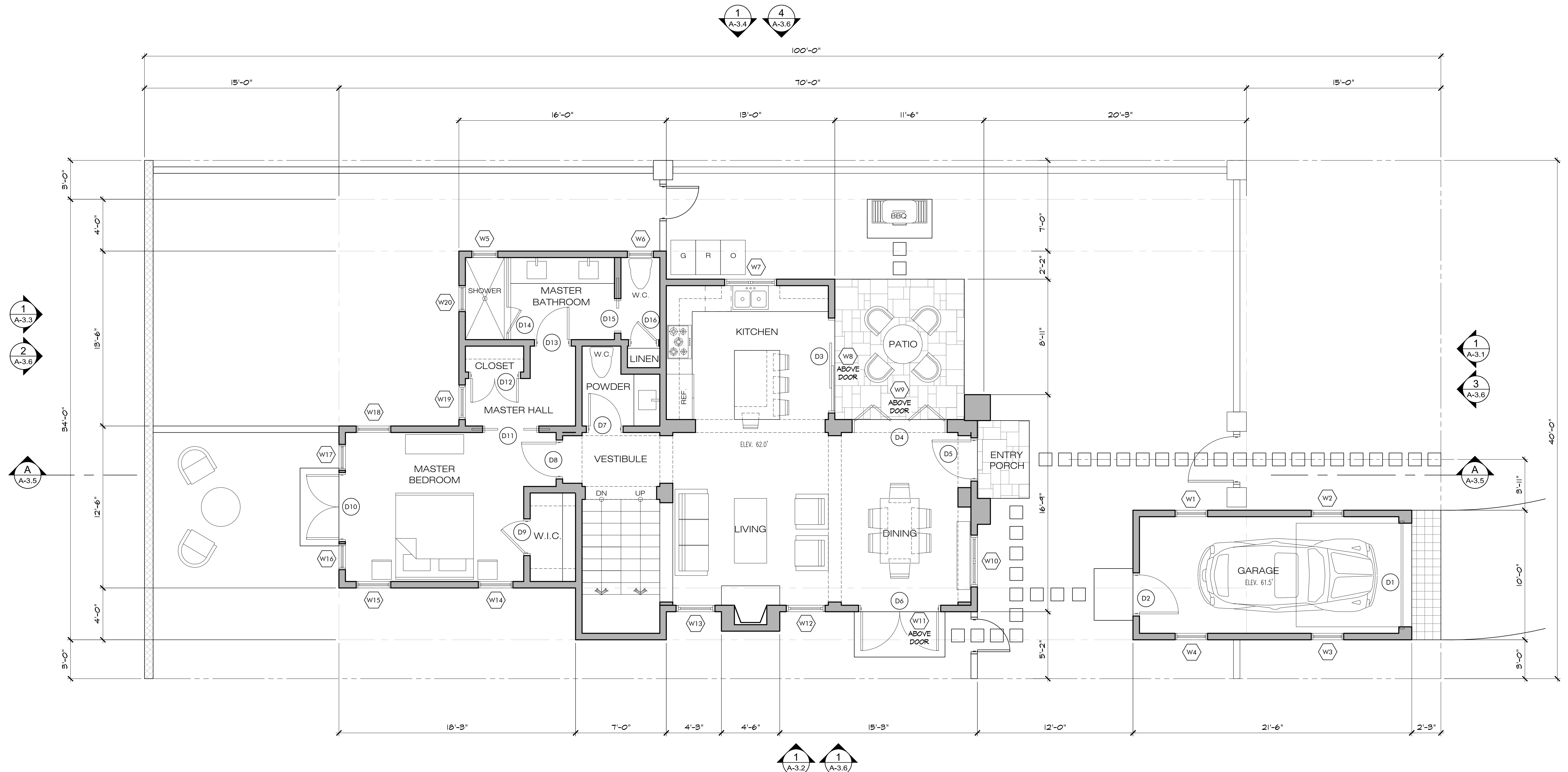
ARCHITECT

BASEMENT - LOT #4  
 JOB NAME:  
**ERI - Residential House Lot #4**  
 Guadalupe St. between 1st & 2nd Ave.  
 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-021-01B

DATE: 1/20/23  
 SCALE: 1/4"=1'-0"  
 DRAWN: JK

JOB NUMBER: 20.05

**A-2.0**  
 SHEET OF



**MAIN FLOOR PLAN**

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
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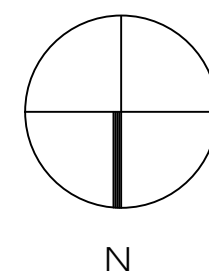
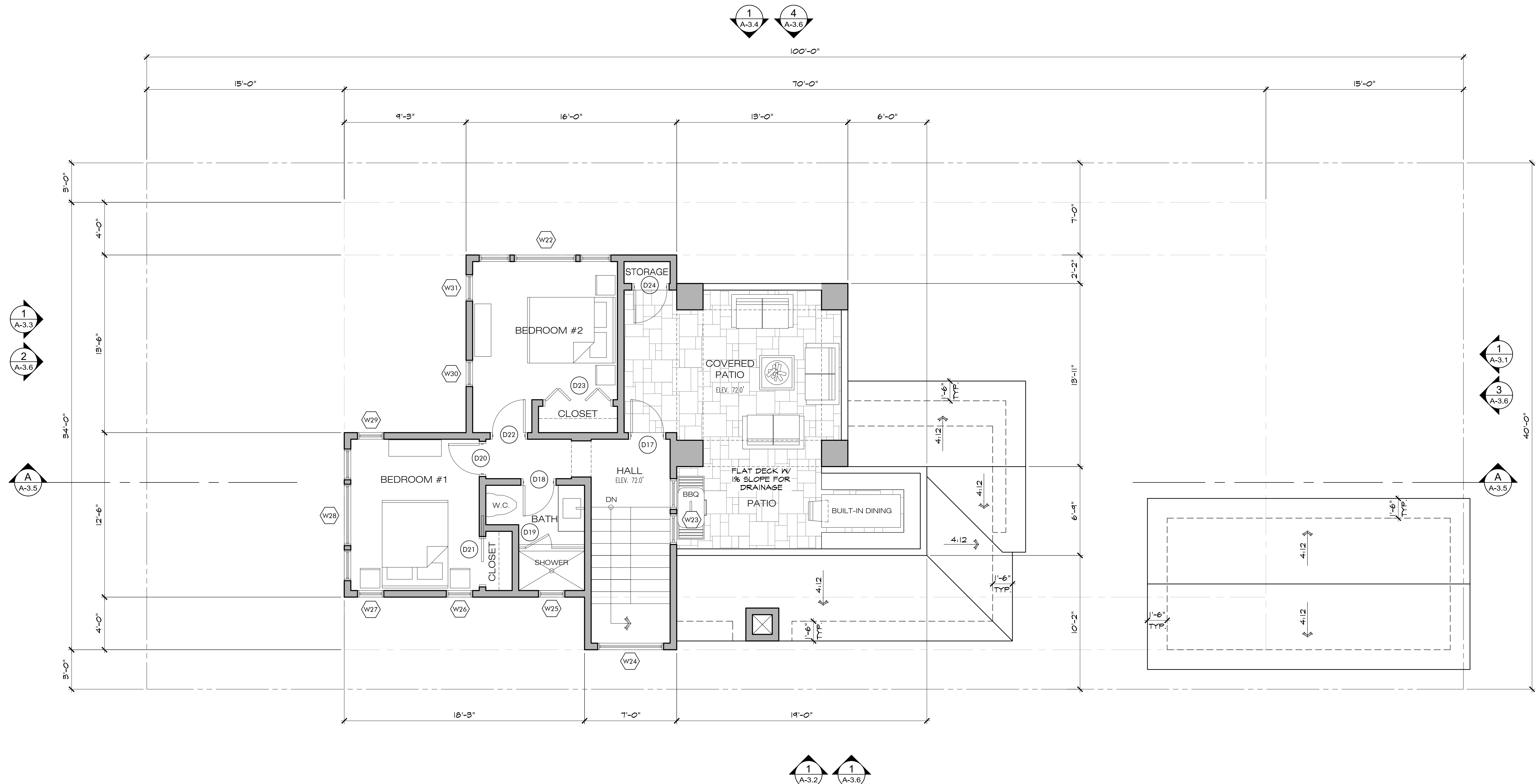
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MAIN FLOOR PLAN - LOT #4

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 JOB NUMBER: 20.05

**A-2.1**  
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**UPPER FLOOR PLAN**

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



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
<b>TOTAL</b>	<b>1,995 S.F.</b>

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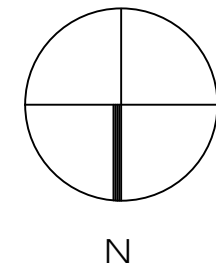
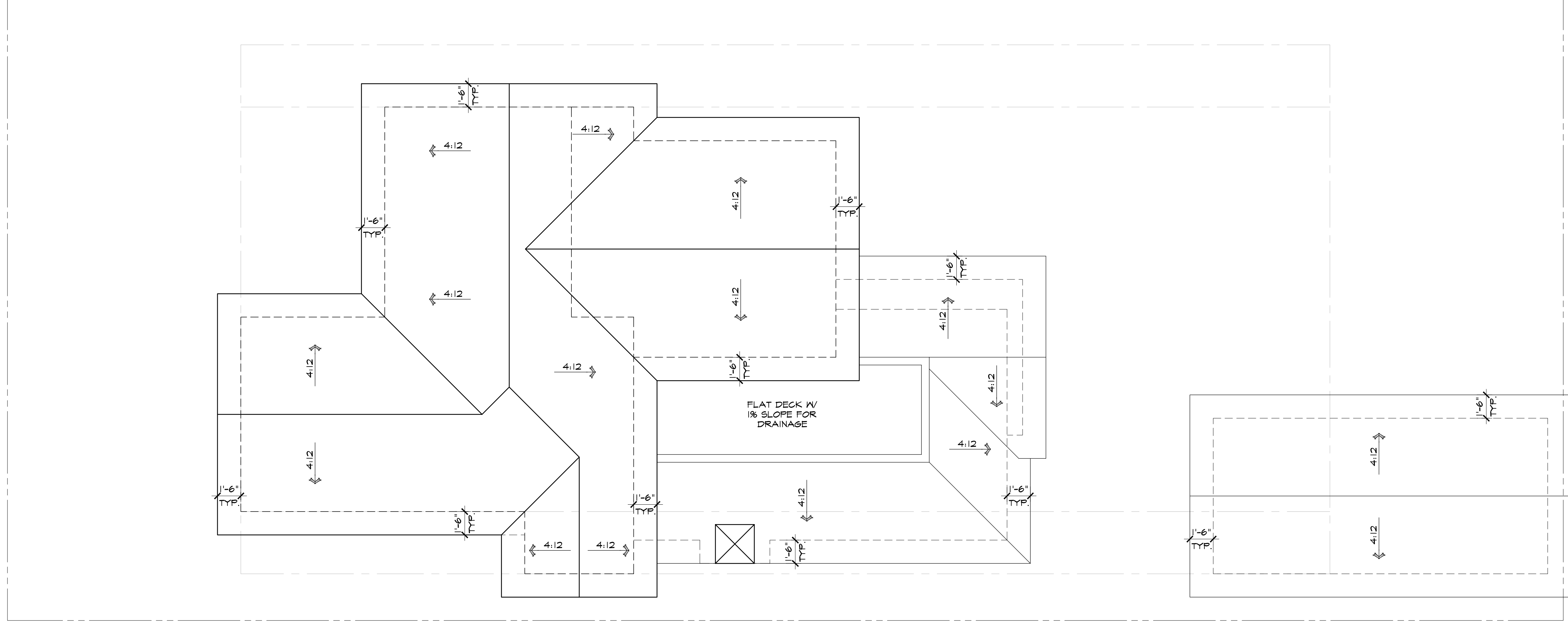
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UPPER FLOOR PLAN - LOT #4

JOB NAME:  
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 Guadalupe St. between 1st & 2nd Ave.  
 Carmel-by-the-Sea, CA 93921  
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 DRAWN: JK  
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**A-2.2**  
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**ROOF PLAN**

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



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ROOF PLAN - LOT #4

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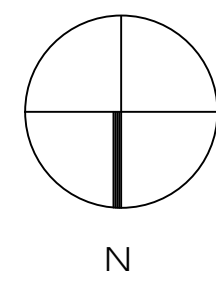
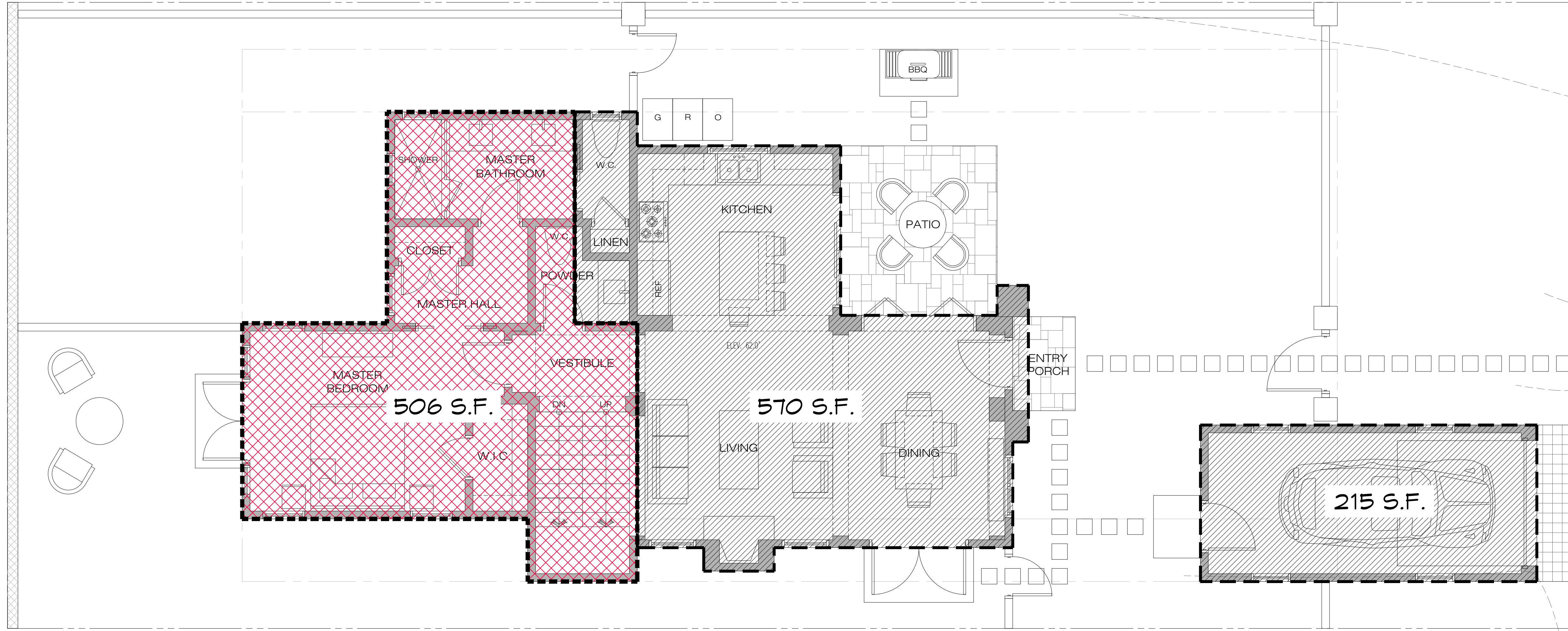
SCALE: 1/4"=1'-0"

DRAWN: JK

JOB NUMBER: 20.05

**A-2.3**  
 SHEET OF





**MAIN FLOOR & UPPER FLOOR OVERLAY**

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



LEGEND	
	OVERLAPPING & NON-OVERLAPPING FLOOR AREA
	OVERLAPPING FLOOR AREA = 506 S.F.
	NON-OVERLAPPING FLOOR AREA = 785 S.F.

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MAIN & UPPER FLOOR OVERLAY - LOT #4

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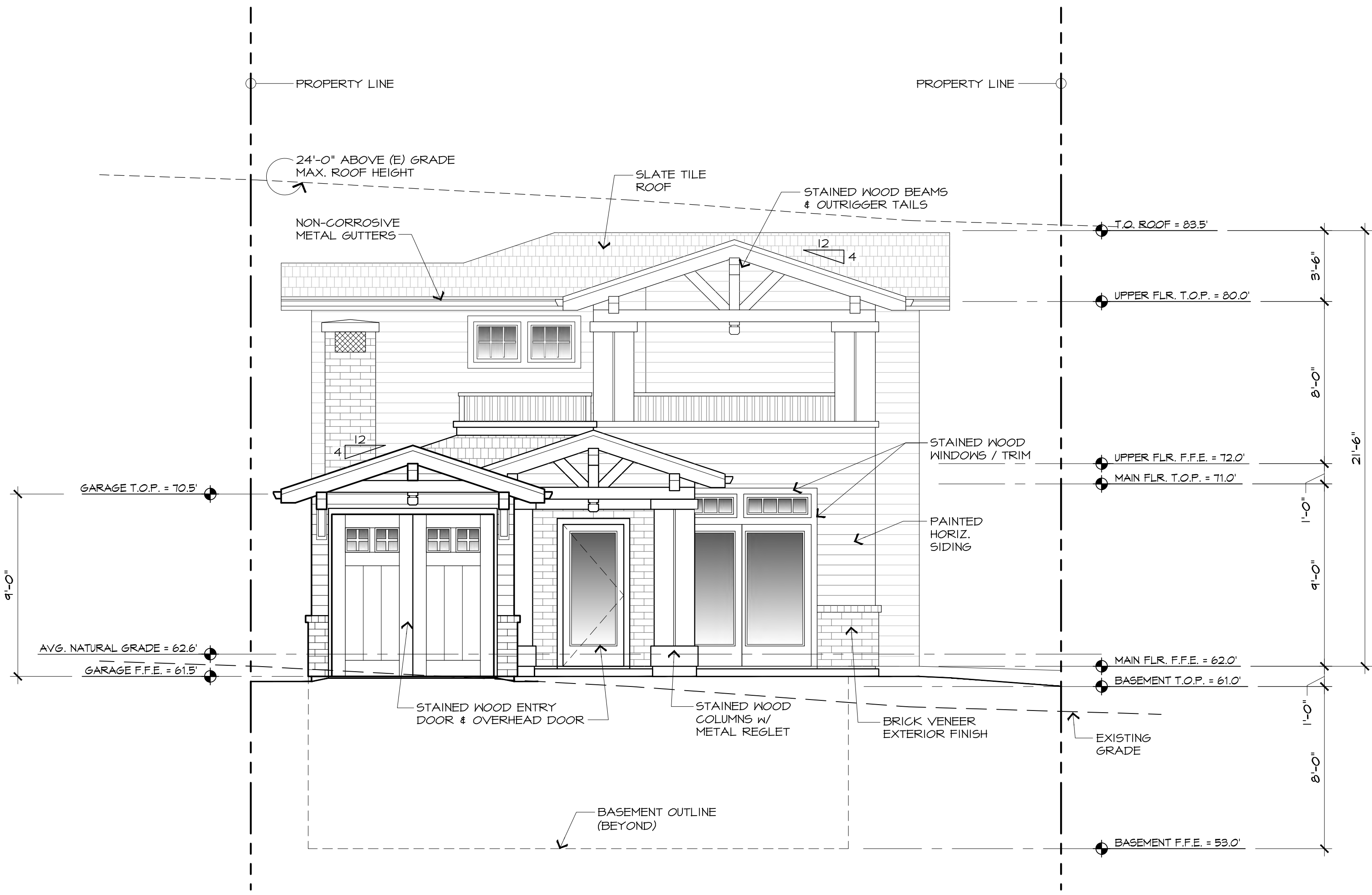
SCALE: 1/4"=1'-0"

DRAWN: JK

JOB NUMBER: 20.05

**A-2.4**

SHEET OF



**PROPOSED WEST ELEVATION - LOT #4**

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



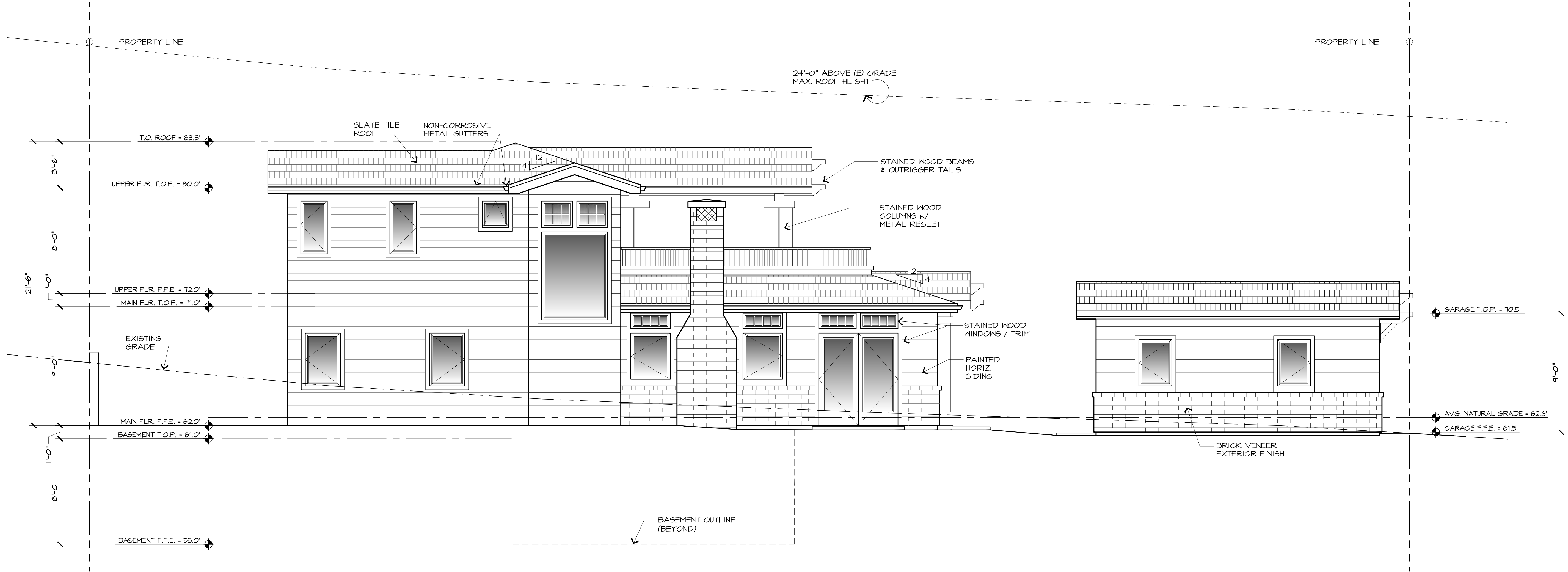
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**PROPOSED EXTERIOR ELEVATIONS**  
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**PROPOSED NORTH ELEVATION - LOT #4**

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



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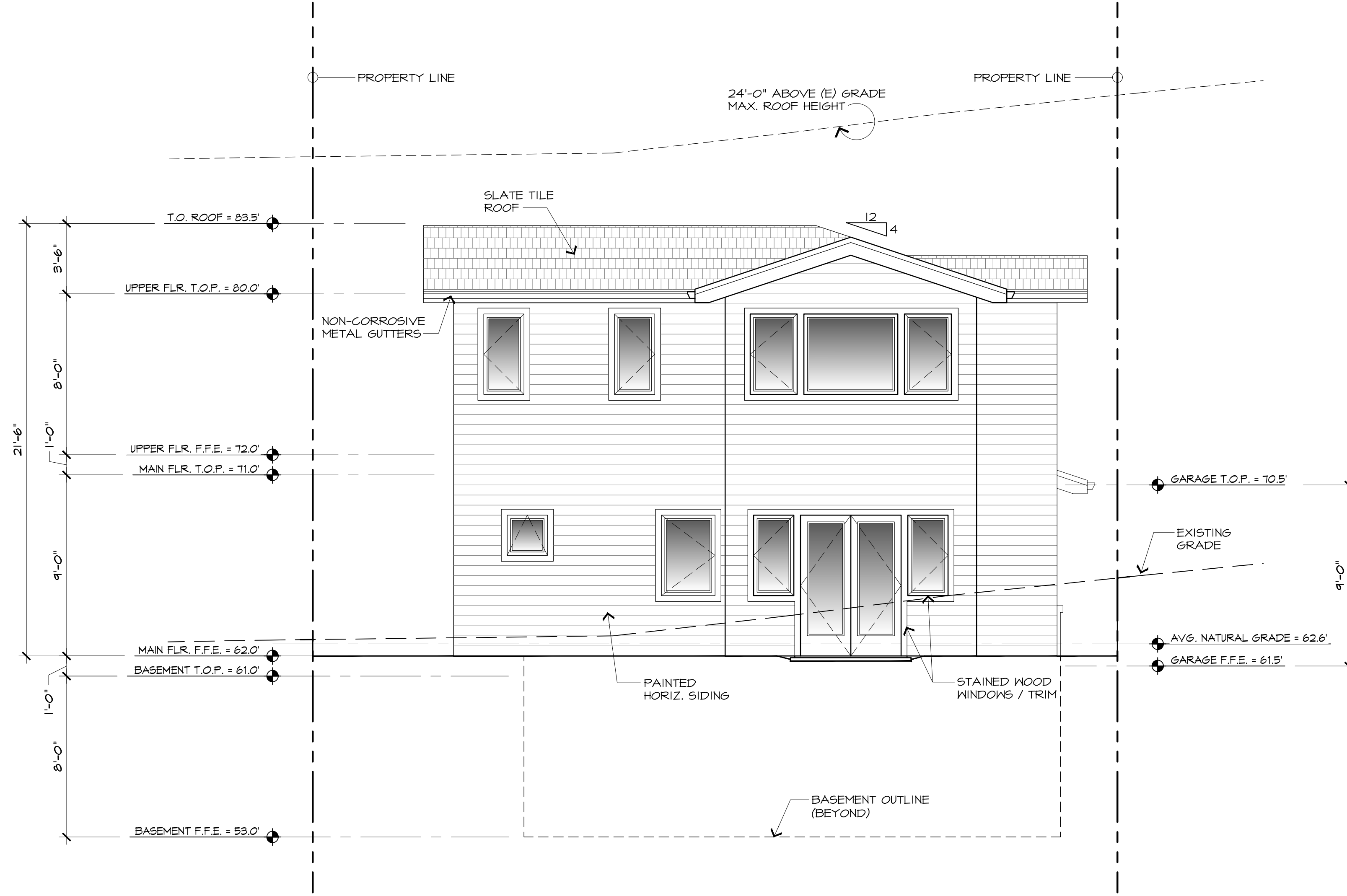
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**PROPOSED EXTERIOR ELEVATIONS**

JOB NAME:  
**ERI - Residential House Lot #4**  
Guadalupe St. between 1st & 2nd Ave.  
Carmel-by-the-Sea, CA 93921  
A.P.N. 010-021-015

DATE:	1/20/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05



**PROPOSED EAST ELEVATION - LOT #4**

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



REVISION	No.

CONSULTANT:

ARCHITECT  
**ERIC MILLER ARCHITECTS, INC.**  
 211 HOFFMAN AVENUE  
 MONTEREY, CA 93940  
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

**PROPOSED EXTERIOR ELEVATIONS**

JOB NAME:  
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 Guadalupe St. between 1st & 2nd Ave.  
 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-021-015

DATE: 1/20/23

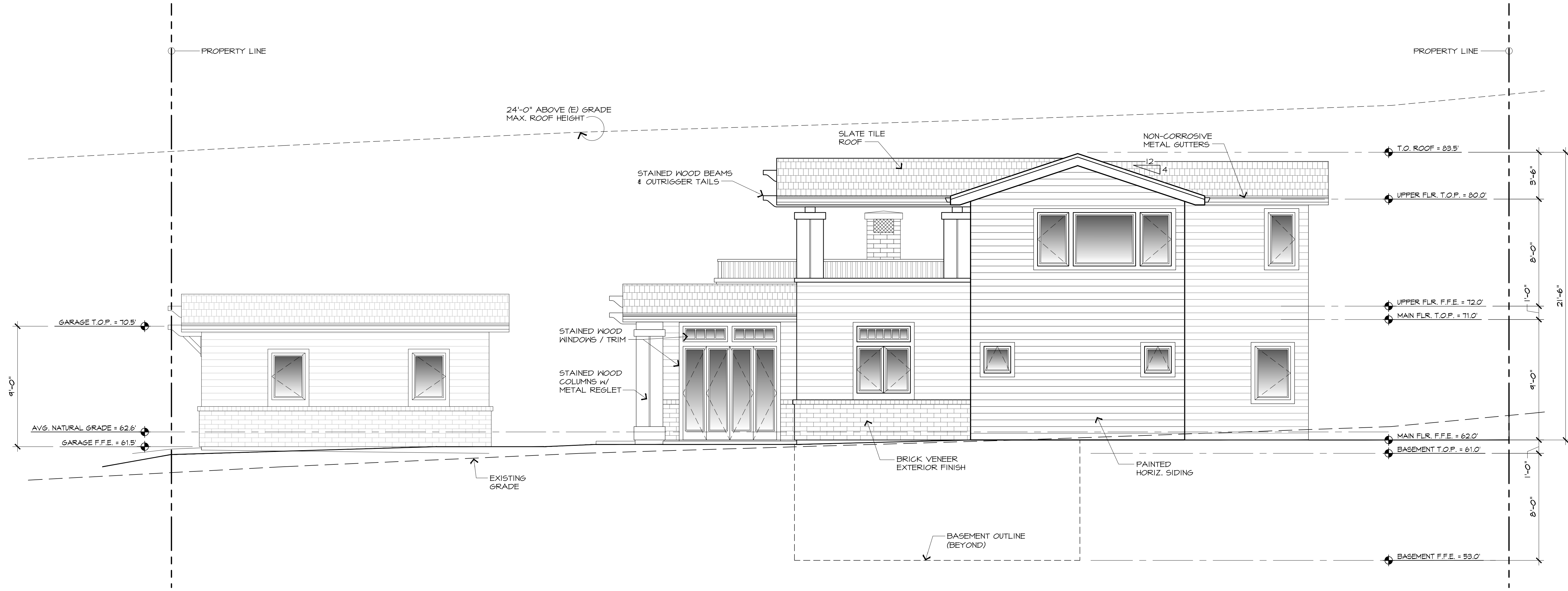
SCALE: 1/4"=1'-0"

DRAWN: JK

JOB NUMBER: 20.05

**A-3.3**  
 SHEET OF





**PROPOSED SOUTH ELEVATION - LOT #4**

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



REVISION	No.

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**PROPOSED EXTERIOR ELEVATIONS**

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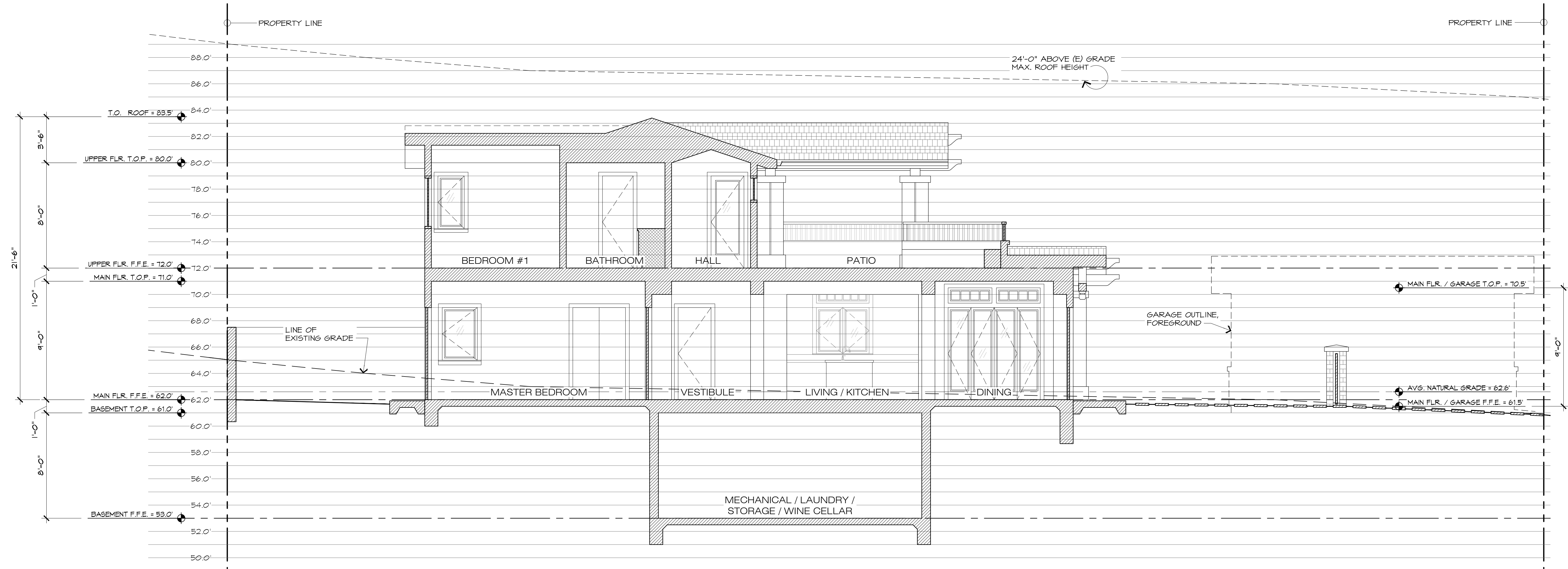
DATE: 1/20/23

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

DRAWN: JK

JOB NUMBER: 20.05

**A-3.4**  
 SHEET OF



**A PROPOSED SITE SECTION - LOT #4**

SCALE: 1/4" = 1'-0"  
 0 2' 4' 8' 12' 16' 20'

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PROPOSED SITE SECTION - LOT #4

JOB NAME:  
**CRJ - Residential House Lot #4**  
 Guadalupe St. between 1st & 2nd Ave.  
 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-021-015

DATE: 1/20/23

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

DRAWN: JK

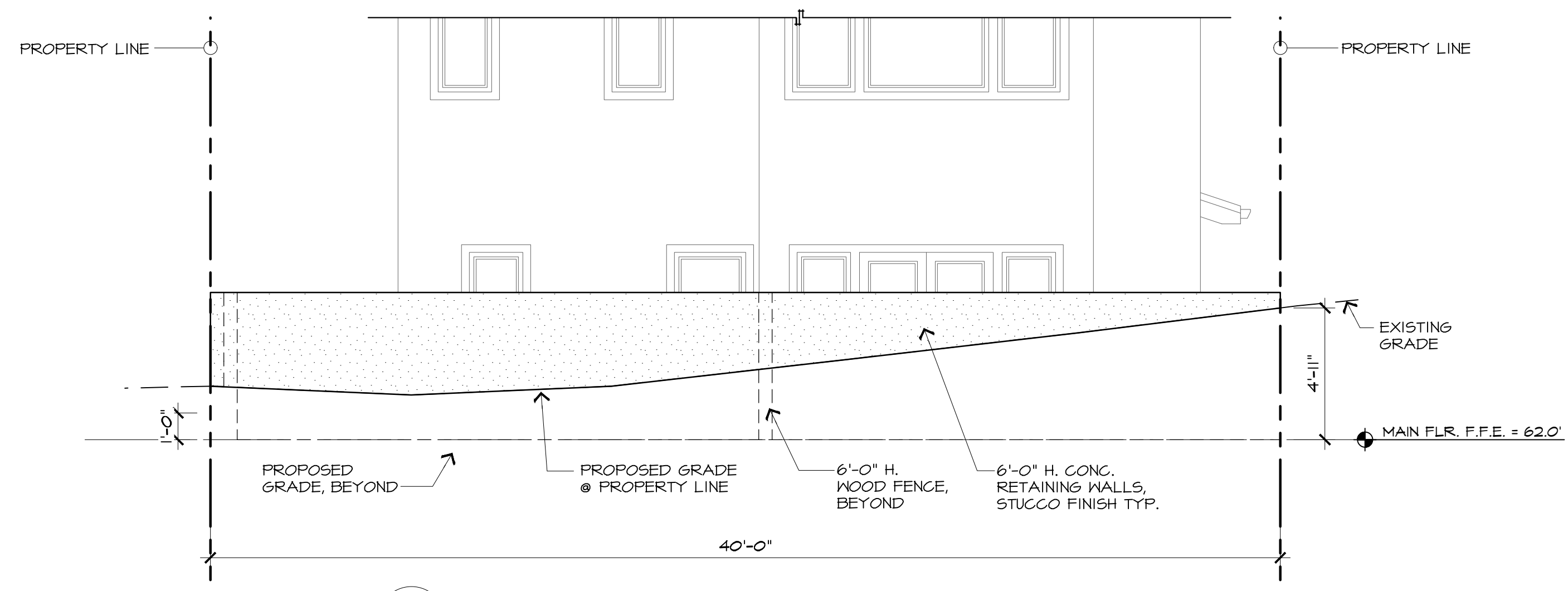
JOB NUMBER: 20.05

**A-3.5**  
 SHEET OF

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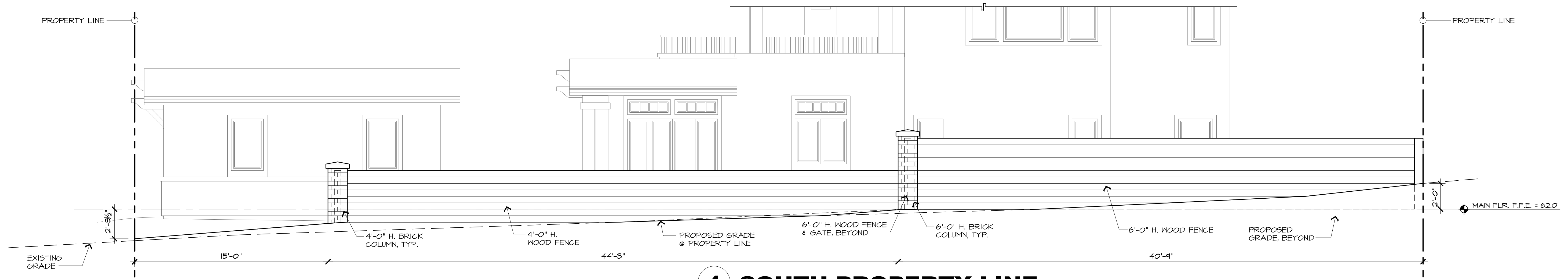
1 SIDE - SOUTH ELEVATION



2 EAST PROPERTY LINE



3 WEST PROPERTY LINE



4 SOUTH PROPERTY LINE

**PROPOSED FENCING ELEVATIONS**

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



REVISION	No.

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PROPOSED FENCING ELEVATIONS

JOB NAME:  
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Carmel-by-the-Sea, CA 93921  
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DATE: 1/20/23  
SCALE: 1/4"=1'-0"  
DRAWN: JK  
JOB NUMBER: 20.05

**A-3.6**

SHEET OF

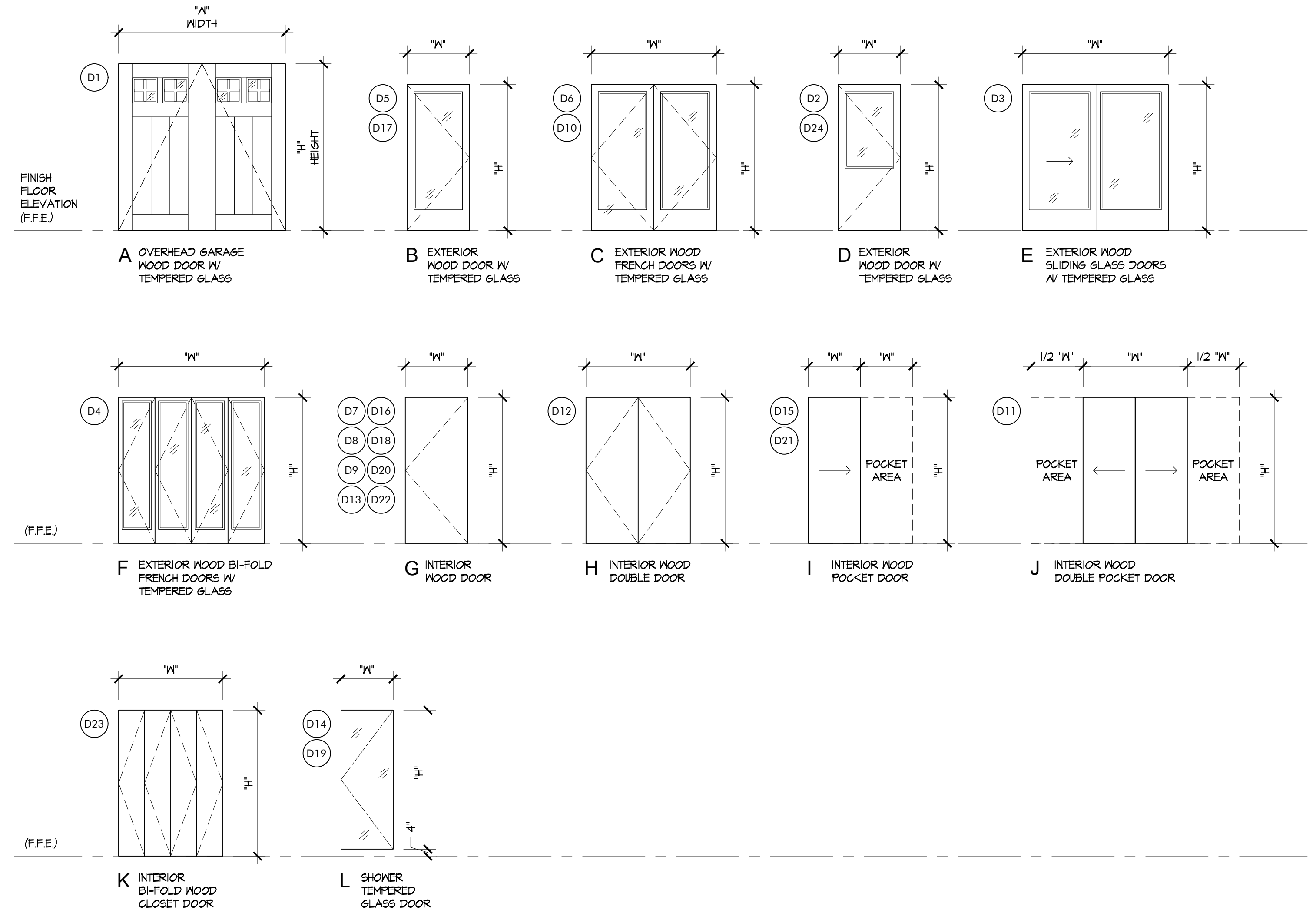
### DOOR SCHEDULE

DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MATL.	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
D1	A	8'-0"	7'-0"	2-1/4"	GARAGE	WD./GL.	WOOD	--	--	--	OVERHEAD GARAGE DOOR W/ TEMP. GLASS
D2	D	3'-0"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D3	E	7'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D4	F	7'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D6	C	6'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D7	G	2'-6"	7'-0"	1-3/4"	PONDER	WOOD	WOOD	--	--	--	
D8	G	2'-6"	7'-0"	1-3/4"	MASTER BEDROOM	WOOD	WOOD	--	--	--	
D9	G	2'-6"	7'-0"	1-3/4"	MASTER W.I.C.	WOOD	WOOD	--	--	--	
D10	C	5'-0"	7'-0"	1-3/4"	MASTER BEDROOM	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D11	J	4'-0"	7'-0"	1-3/4"	MASTER HALL	WOOD	WOOD	--	--	--	
D12	H	3'-6"	7'-0"	1-3/4"	MASTER CLOSET	WOOD	WOOD	--	--	--	
D13	G	2'-6"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	
D14	L	2'-0"	6'-6"	1/2"	MASTER BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
D15	I	2'-4"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	
D16	G	2'-0"	7'-0"	1-3/4"	MASTER BATH / LINEN	WOOD	WOOD	--	--	--	
D17	B	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
D18	G	2'-4"	7'-0"	1-3/4"	BATHROOM	WOOD	WOOD	--	--	--	
D19	L	2'-0"	6'-6"	1/2"	BATHROOM	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
D20	G	2'-4"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	
D21	I	3'-6"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	
D22	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	
D23	K	5'-0"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	
D24	D	2'-6"	7'-0"	1-3/4"	STORAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

### DOOR NOTES

- ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):
- SHALL BE 2'-0" X 7'-0" MINIMUM.
  - SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
  - THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR. EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
  - PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
  - ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
  - ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATINGS OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
  - ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
  - ALL WOOD DOORS SHALL BE SOLID CORE.
  - EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET THE REQUIREMENTS OF 5FM 12-7A-2. [§R337.8.2.] ALL DOOR GLAZING TO BE TEMPERED.
  - ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
  - REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
  - REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
  - EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF 5FM 12-7A-1 AND ASTM E2107. [ §R337.8.3]

### DOOR TYPES



REVISION	No.

CONSULTANT:

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**DOOR SCHEDULE**

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A.P.N. 010-021-015

DATE: 1/20/23

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

DRAWN: JK

JOB NUMBER: 20.05

**A-4.1**  
SHEET OF



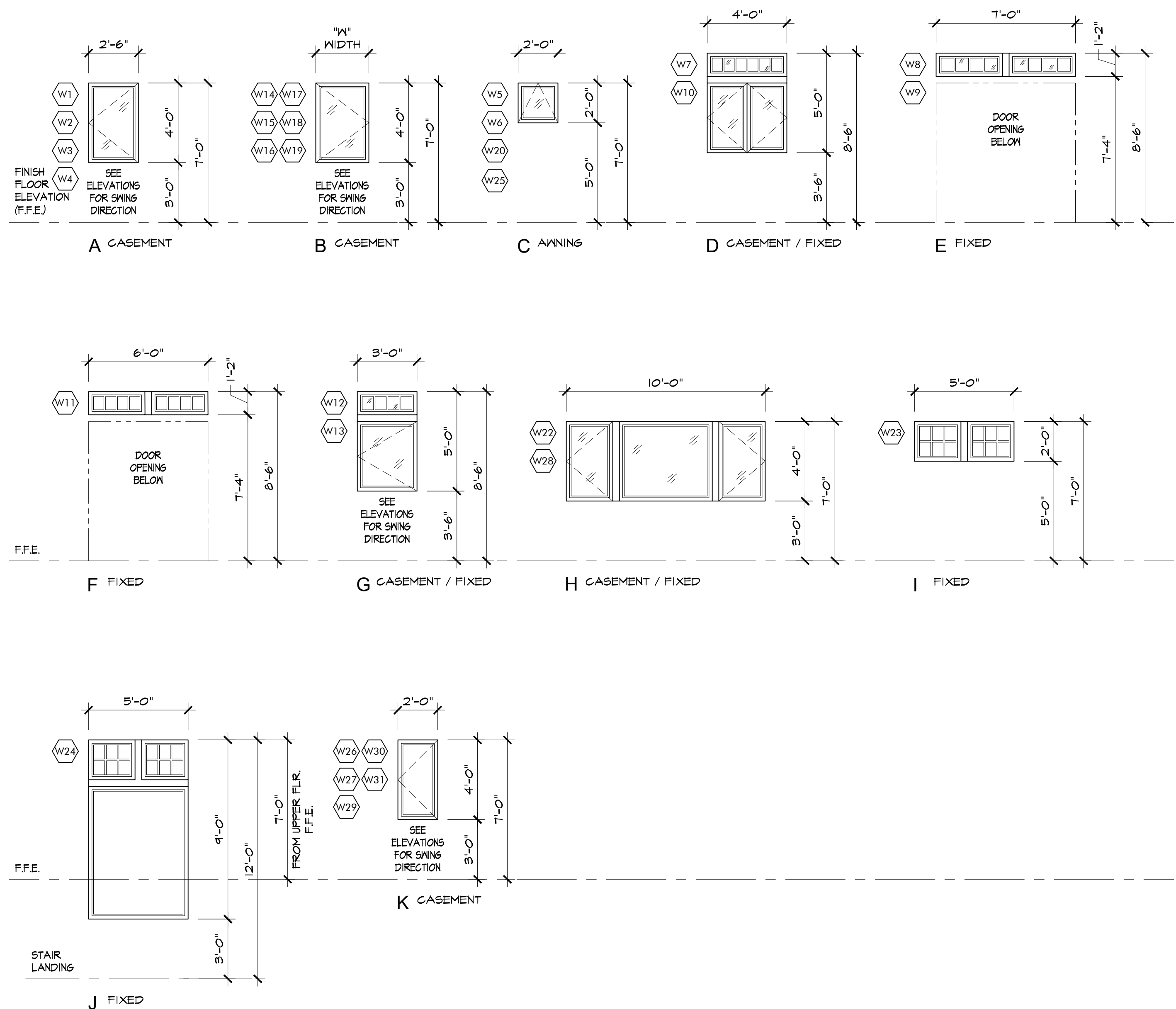
### WINDOW SCHEDULE

WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
W1	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W2	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W3	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W4	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
W5	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W6	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W7	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	KITCHEN	--
W8	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	KITCHEN	--
W9	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
W10	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	DINING	--
W11	F	6'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	DINING	--
W12	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	LIVING	--
W13	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	LIVING	--
W14	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W15	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W16	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W17	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W18	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER BEDROOM	--
W19	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	MASTER HALL	--
W20	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	MASTER BATHROOM	--
W21	< NOT USED >													
W22	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	BEDROOM #2	--
W23	I	5'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
W24	J	5'-0"	9'-0"	12'-0" LAND'G	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	HALL	--
W25	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	--	--	BATH	--
W26	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W27	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W28	H	10'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	--	--	BEDROOM #1	--
W29	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
W30	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
W31	K	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--

### WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R301.1.
  - WOOD WINDOWS - POWDER-COATED ALUMINUM-GLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
  - ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
  - ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
  - SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
  - ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
  - ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
  - TEMPERED SAFETY GLAZING:
    - IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
    - GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
    - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
    - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
    - WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
  - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET THE REQUIREMENTS OF 5FM 12-7A-2. [CRC SECTION R307.0.2.1]

### WINDOW TYPES



REVISION	No.

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ARCHITECT

WINDOW SCHEDULE

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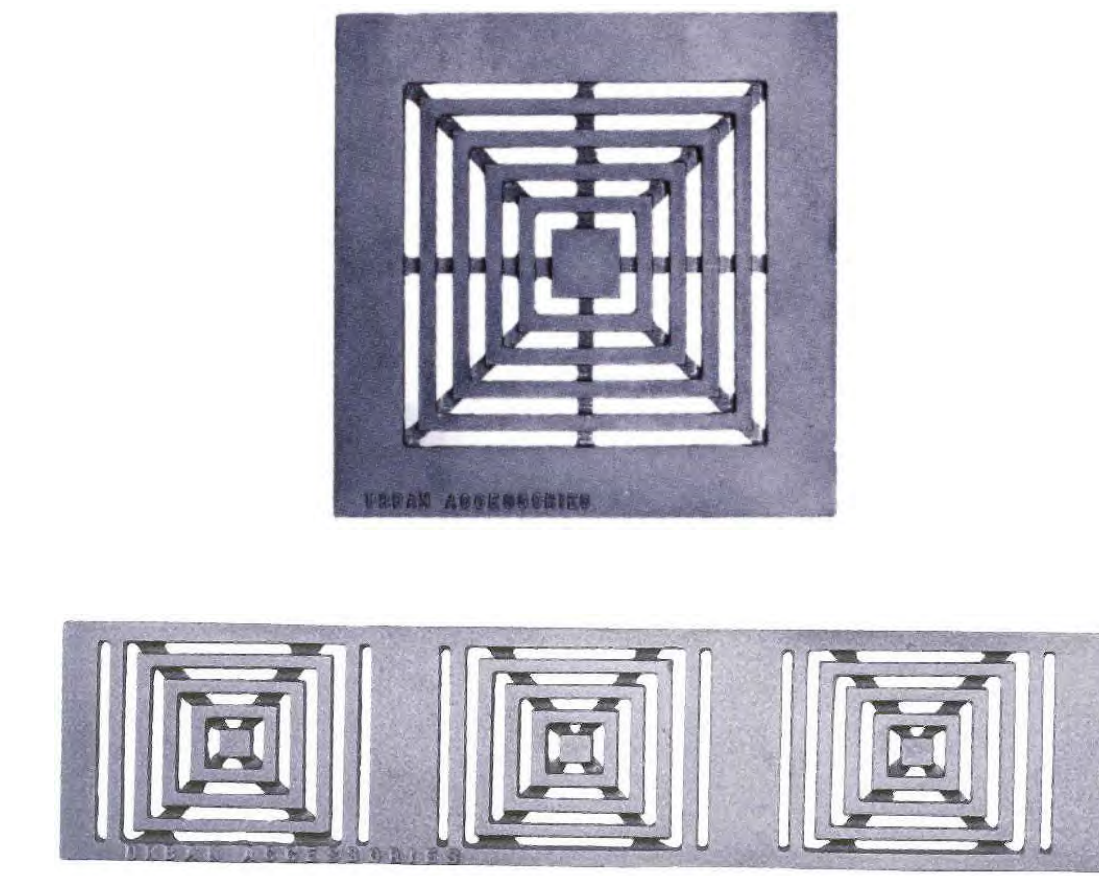
SCALE: 1/4" = 1'-0"

DRAWN: JK

JOB NUMBER: 20.05

**A-4.2**  
 SHEET OF





URBAN ACCESSORIES

9 TRENCH & AREA DRAIN



PERMEABLE PAVERS

8 DRIVEWAY PAVERS



7 WOOD WINDOWS

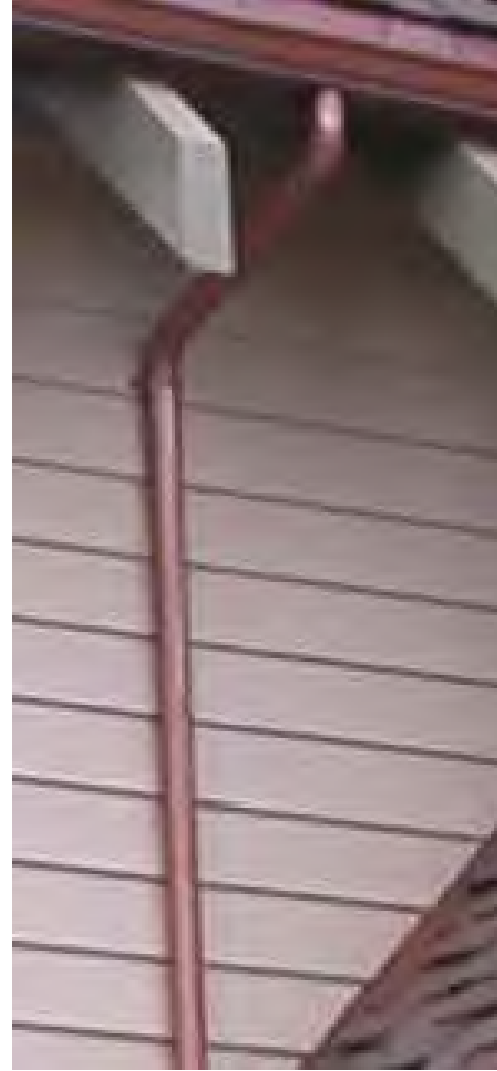


6 WOOD ENTRY DOOR



STAINED WOOD OVERHEAD

5 GARAGE DOOR



NON-CORROSIVE METAL

4 GUTTER & DOWNSPOUT



BRICK VENEER

2 EXTERIOR FINISH



PAINTED HORIZONTAL SIDING

2 EXTERIOR FINISH



SLATE TILE

1 ROOFING

MATERIAL COLOR SAMPLES

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DATE: 1/20/23

SCALE: N.T.S.

DRAWN: JK

JOB NUMBER: 20.05

**A-7.1**  
 SHEET OF

ARCHITECT

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CONSULTANT:

REVISION	No.





**RENDERED STREET ELEVATION - LOT #4**

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

ARCHITECT

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RENDERED STREET ELEVATION

JOB NAME:  
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 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-021-013

DATE: 1/20/23

SCALE: N.T.S.

DRAWN: JK

JOB NUMBER: 20.05

**A-7.2**  
 SHEET OF





**COLOR RENDERING - LOT #4**

SCALE: N.T.S.

REVISION	No.

CONSULTANT:

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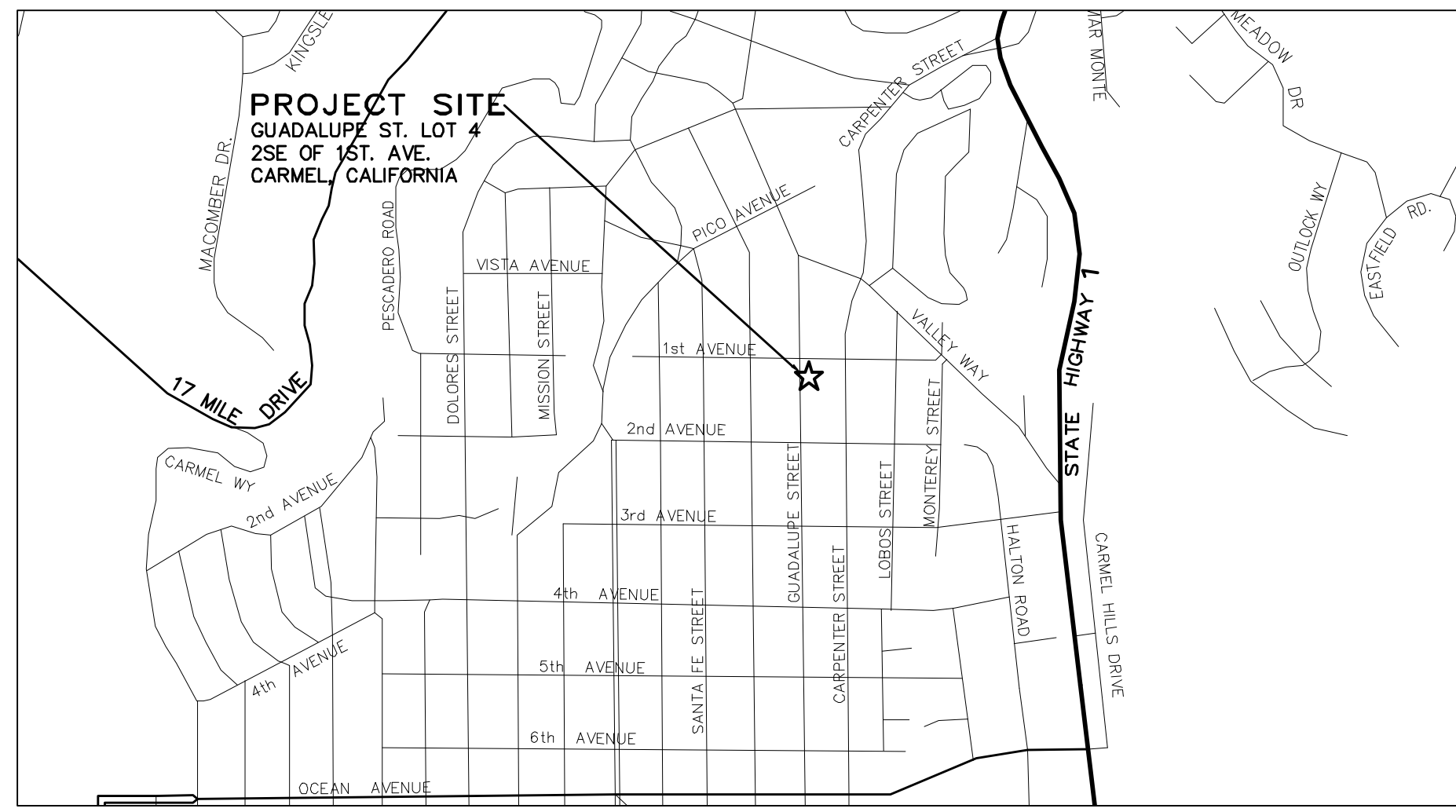
COLOR RENDERING

JOB NAME:  
**ERI - Residential House Lot #4**  
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 Carmel-by-the-Sea, CA 93921  
 A.P.N. 010-021-015

DATE: 1/20/23  
 SCALE: N.T.S.  
 DRAWN: JK  
 JOB NUMBER: 20.05

**A-7.3**  
 SHEET OF





VICINITY MAP  
NOT TO SCALE

TOTAL LOT AREA = 4,000 SQ.FT.  
TOTAL IMPERVIOUS AREA = 1,525 SQ.FT.  
TOTAL AREA OF DISTURBANCE = 4,000 SQ.FT.

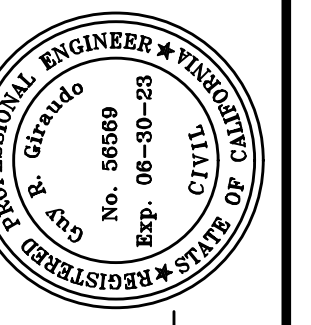
GRADING QUANTITIES:  
CUT = 345 C.Y.  
FILL = 5 C.Y.  
NET = 340 C.Y. EXPORT

**STORM WATER CONTROL NOTES:**

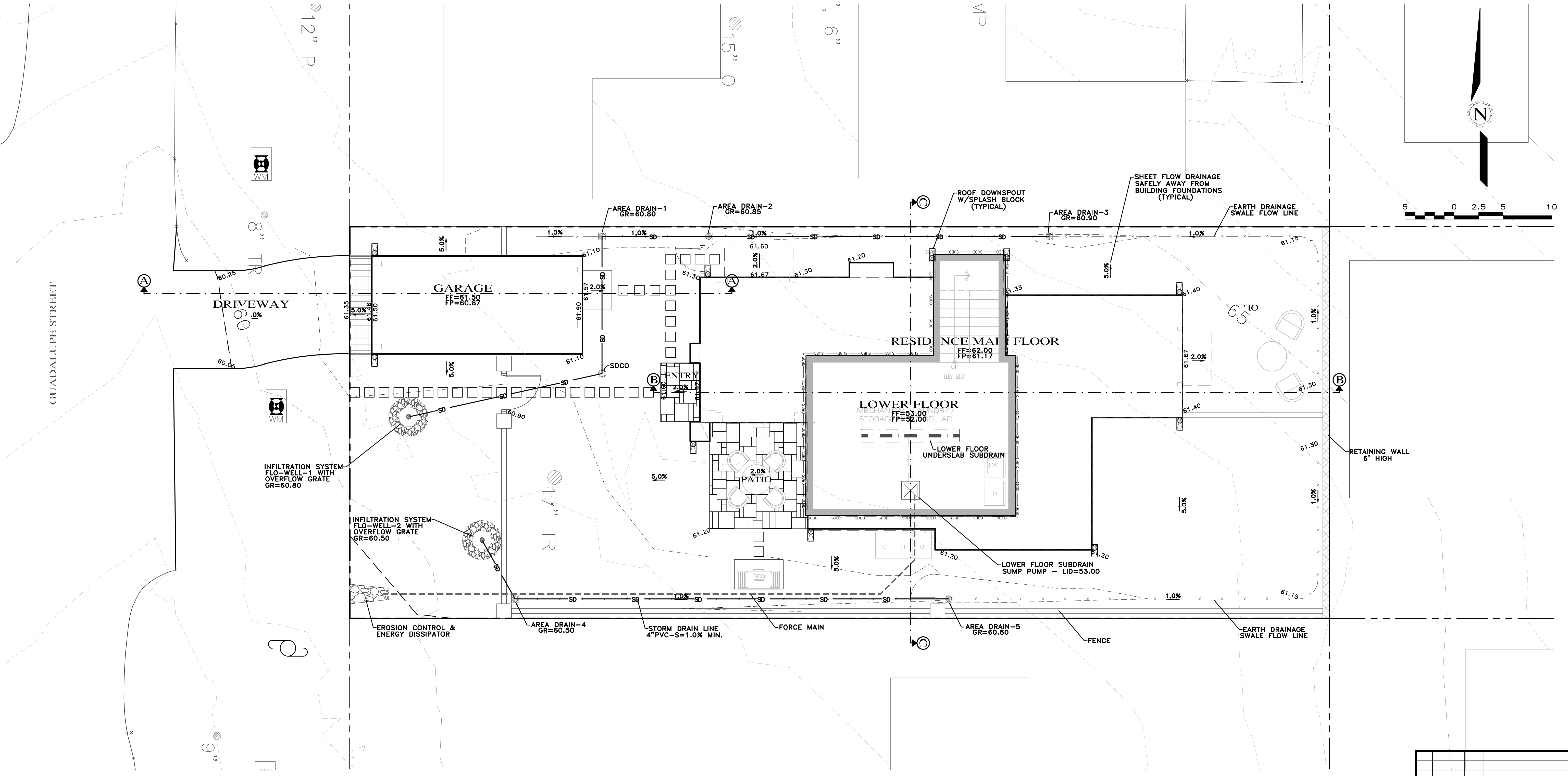
- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

**INDEX TO SHEETS**

- SHEET C1 GRADING, DRAINAGE & UTILITY PLAN  
SHEET C2 GRADING SECTIONS  
SHEET C3 EROSION & SEDIMENT CONTROL PLAN  
SHEET C4 CONSTRUCTION MANAGEMENT PLAN



APPROVED BY:  
**GUY R. GIRARDO**  
Professional Engineer



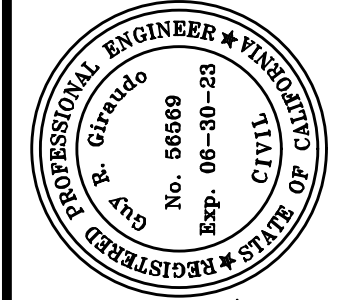
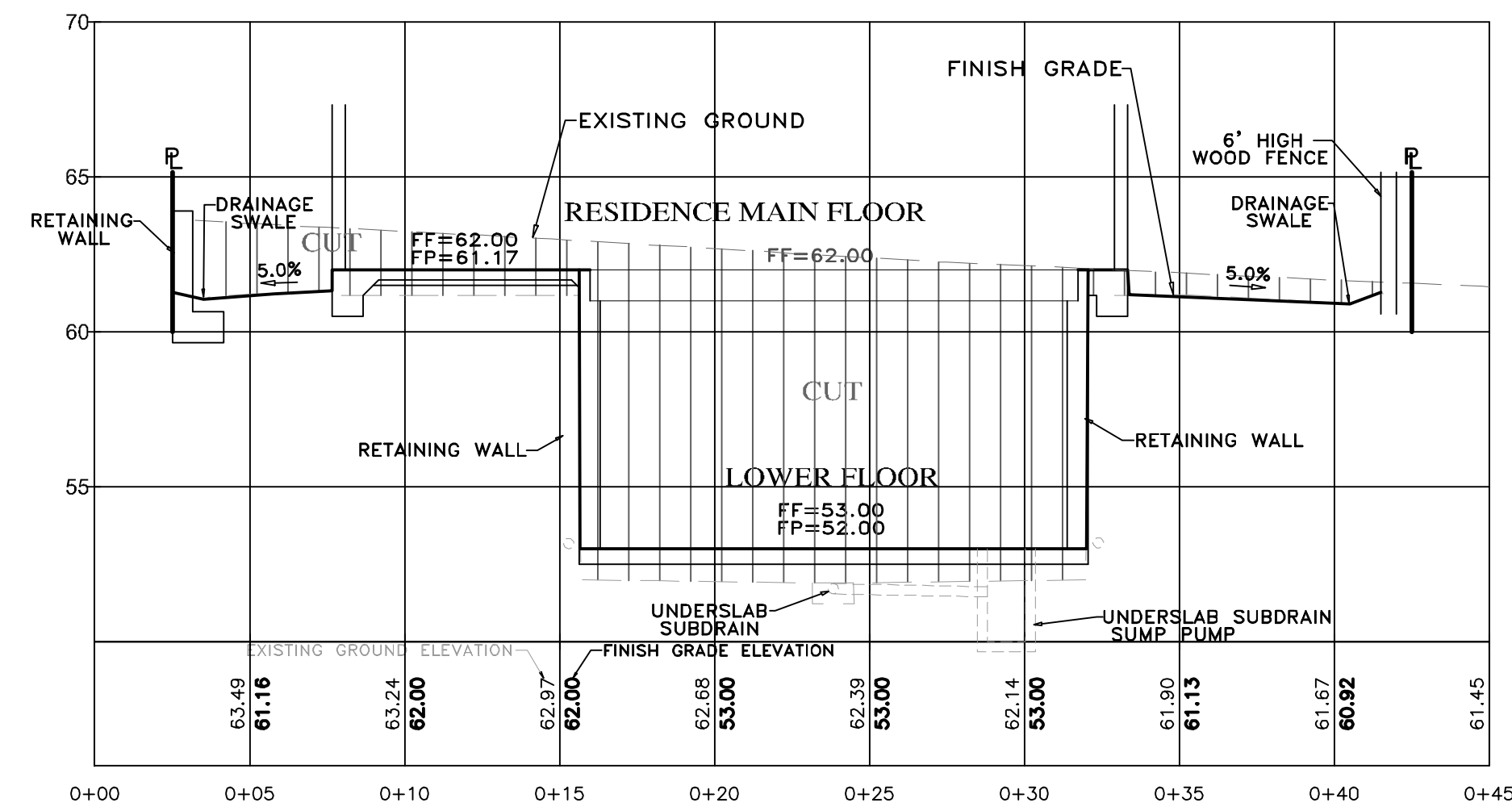
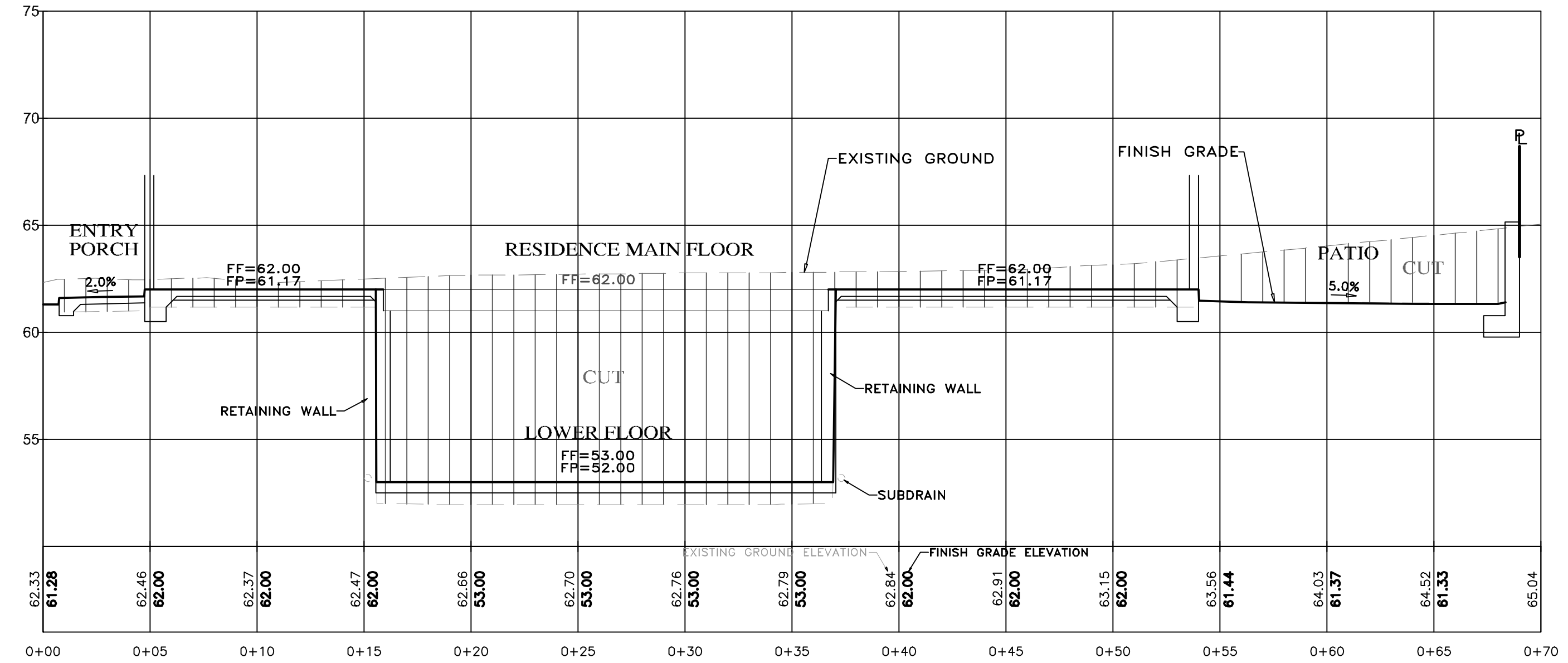
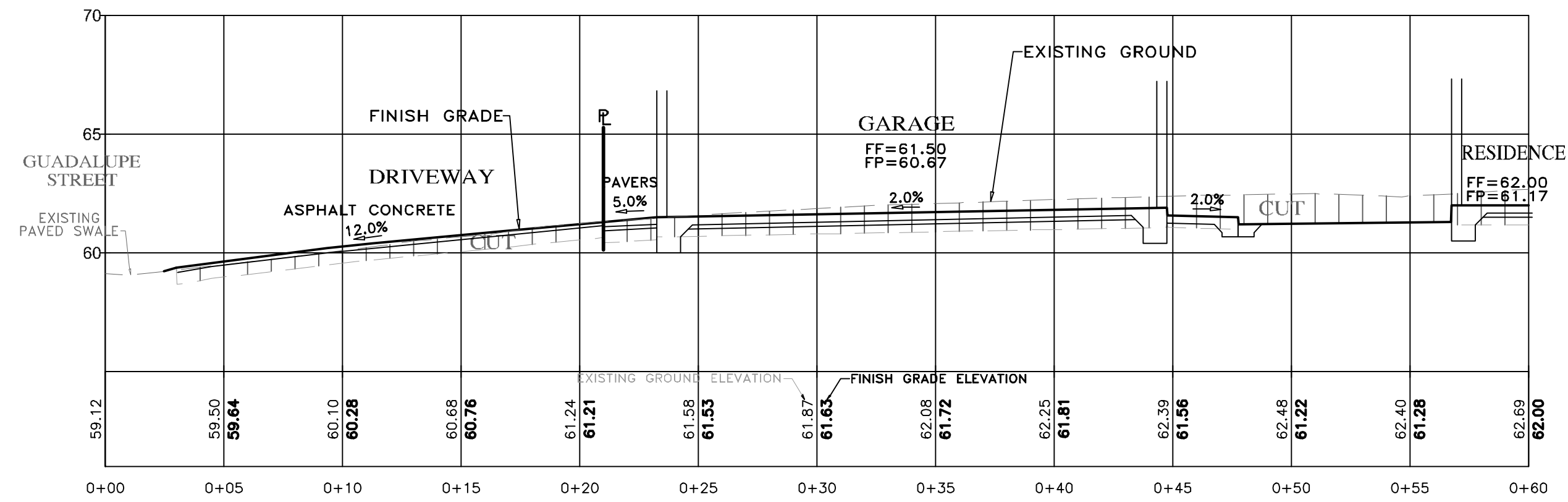
" GRADING, DRAINAGE & UTILITY PLAN "

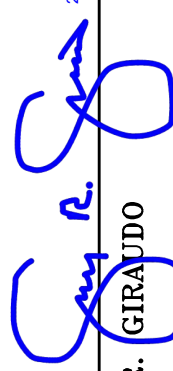
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**CR1 RESIDENTIAL DEVELOPMENT**  
A.P.N.: 010-021-013-000  
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA  
FOR  
CRION CARPENTER, INC.

SCALE: 1"=5'  
DATE: FEBRUARY 2023  
JOB NO. 2143-02

SHEET		<b>C1</b>	
OF 4 SHEETS			
No.	DATE	BY	REVISION
	02/07/23	AMS	RELEASED TO CLIENT
			REVISION

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APPROVED BY:  
  
 GUY R. GIRARDO



" GRADING SECTIONS "

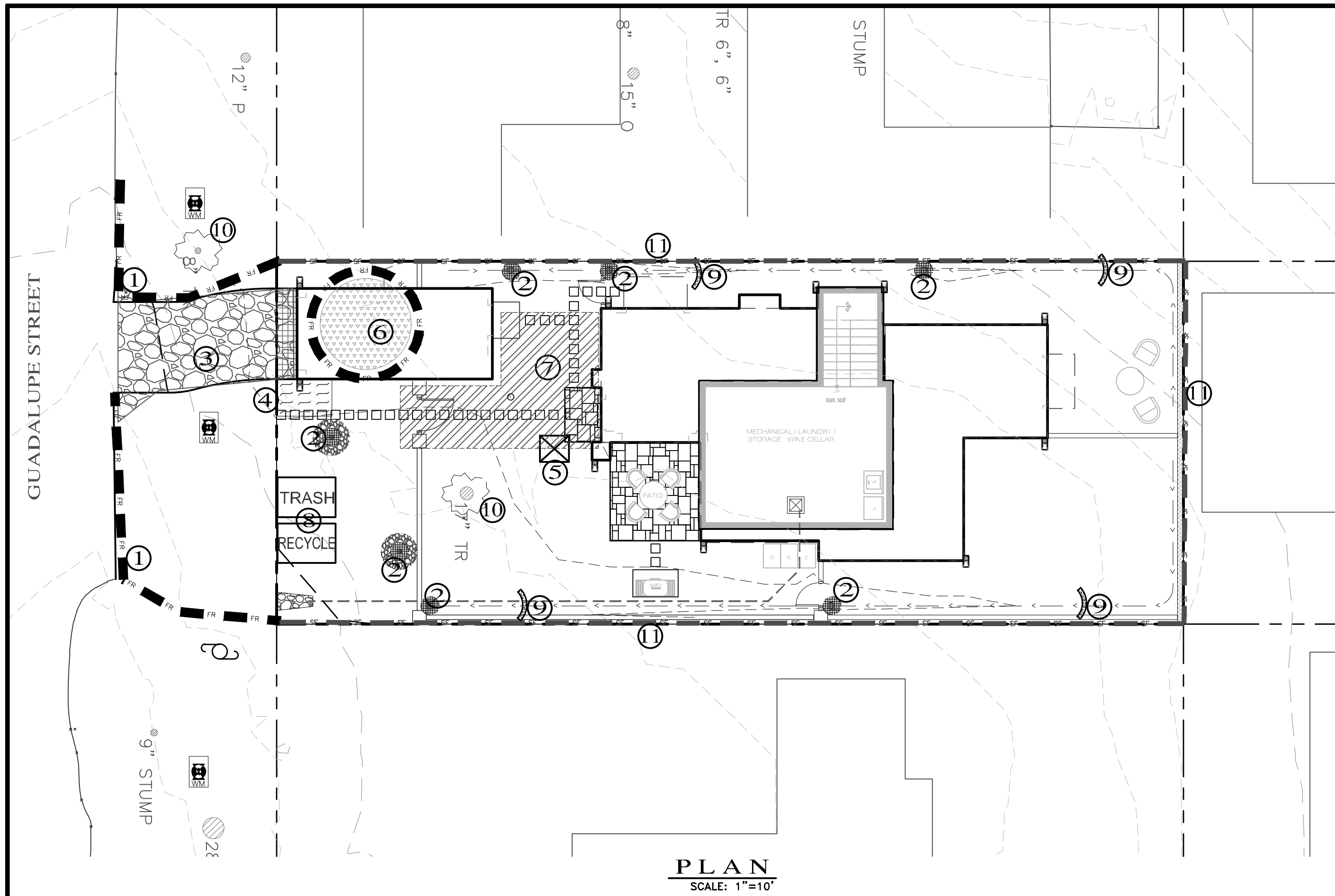
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**CRI RESIDENTIAL DEVELOPMENT**  
 A.P.N.: 010-021-013-000  
 FOR  
 CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA  
 CRI ON CARPENTER, INC.

SCALE: 1"=5' H&V  
 DATE: FEBRUARY 2023  
 JOB NO. 2143-02

No.	DATE	BY	REVISION

SHEET **C2**  
 OF 4 SHEETS





**PLAN**  
SCALE: 1"=10'

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
  - 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
  - 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
  - 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

**TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS**

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

**CONSTRUCTION INSPECTION REQUIREMENTS**

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.**
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.**
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.**

**LEGEND:**

- 1) FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2) DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3) STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4) CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5) SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6) STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7) CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8) WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- 9) GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/YSV. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10) TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
- 11) SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

FOR  
CRI ON: CARPENTER, INC.

**MATERIALS & WASTE MANAGEMENT**

**Non-Hazardous Materials**

- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, storm drains, or surface waters.
- Do not clean vehicle or equipment inside using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Keep up spilled dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill, Dial 911.

**Waste Management**

- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).
- Arrange for appropriate disposal of all hazardous wastes.

**Construction Entrances and Perimeter**

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

**EQUIPMENT MANAGEMENT & SPILL CONTROL**

**Maintenance and Parking**

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, storm drains, or surface waters.
- Do not clean vehicle or equipment inside using soaps, solvents, degreasers, steam cleaning equipment, etc.
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- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill, Dial 911.

**EARTHWORK & CONTAMINATED SOILS**

**Spill Prevention and Control**

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Barreled, debris, or trash.

**PAVING/ASPHALT WORK**

**Soil Erosion Control**

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

**Sawcutting & Asphalt/Concrete Removal**

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- Showel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

**CONCRETE, GROUT & MORTAR APPLICATION**

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

**PAINTING & PAINT REMOVAL**

**Painting cleanup**

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste.

**Paint Removal**

- Chemical paint stripping residue and chips and dust from marie paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

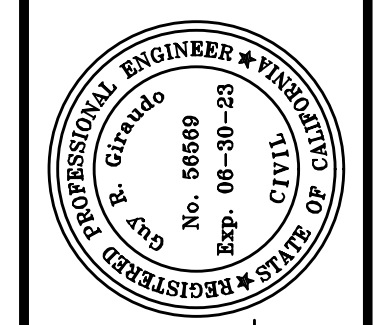
**DEWATERING**

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

**LANDSCAPE MATERIALS**

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover and store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!**



APPROVED BY:  
**GUY R. GIRARDI**  
Professional Engineer



**" EROSION & SEDIMENT CONTROL PLAN "**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

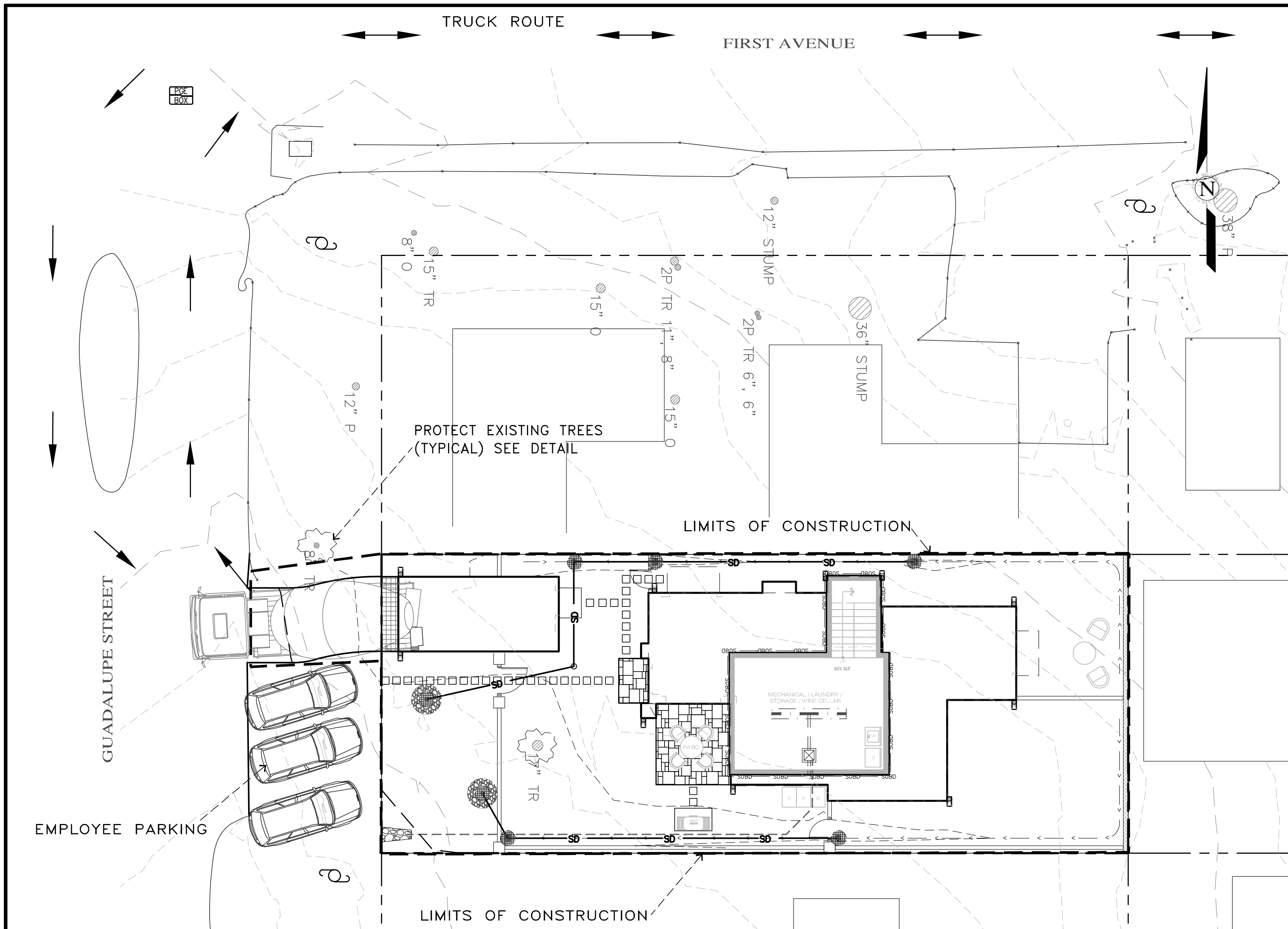
CRI RESIDENTIAL DEVELOPMENT  
A.P.N.: 010-021-013-000  
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

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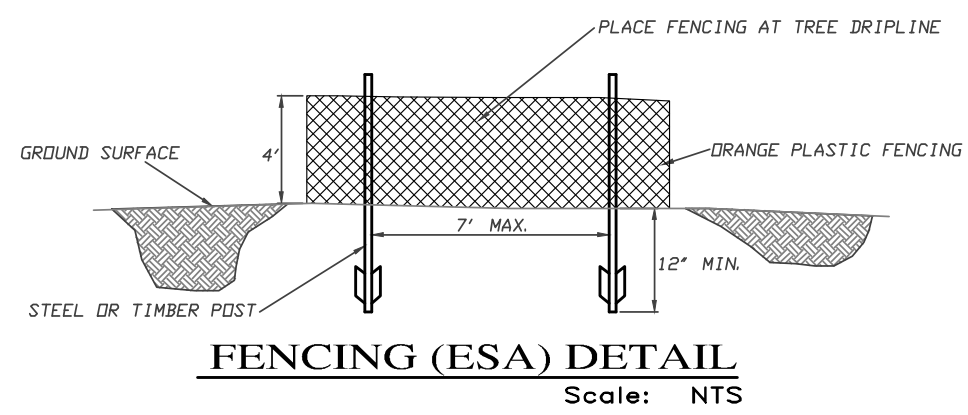
No.	DATE	BY	REVISION

SHEET **C3** OF 4 SHEETS





**PLAN**  
SCALE: 1"=10'



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:  
345 CY CUT  
5 CY FILL

**CONSTRUCTION STAGING:**  
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

**HAUL ROUTES:**  
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES:**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG GUADALUPE STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**A CONSTRUCTION STAGING PLAN**  
SCALE: 1"=30'

**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	2	1
GRADING & SOIL REMOVAL (EXPORT)	17	4
ENGINEERING MATERIALS (IMPORT)	2	2
<b>TOTALS</b>	<b>21</b>	<b>7</b>

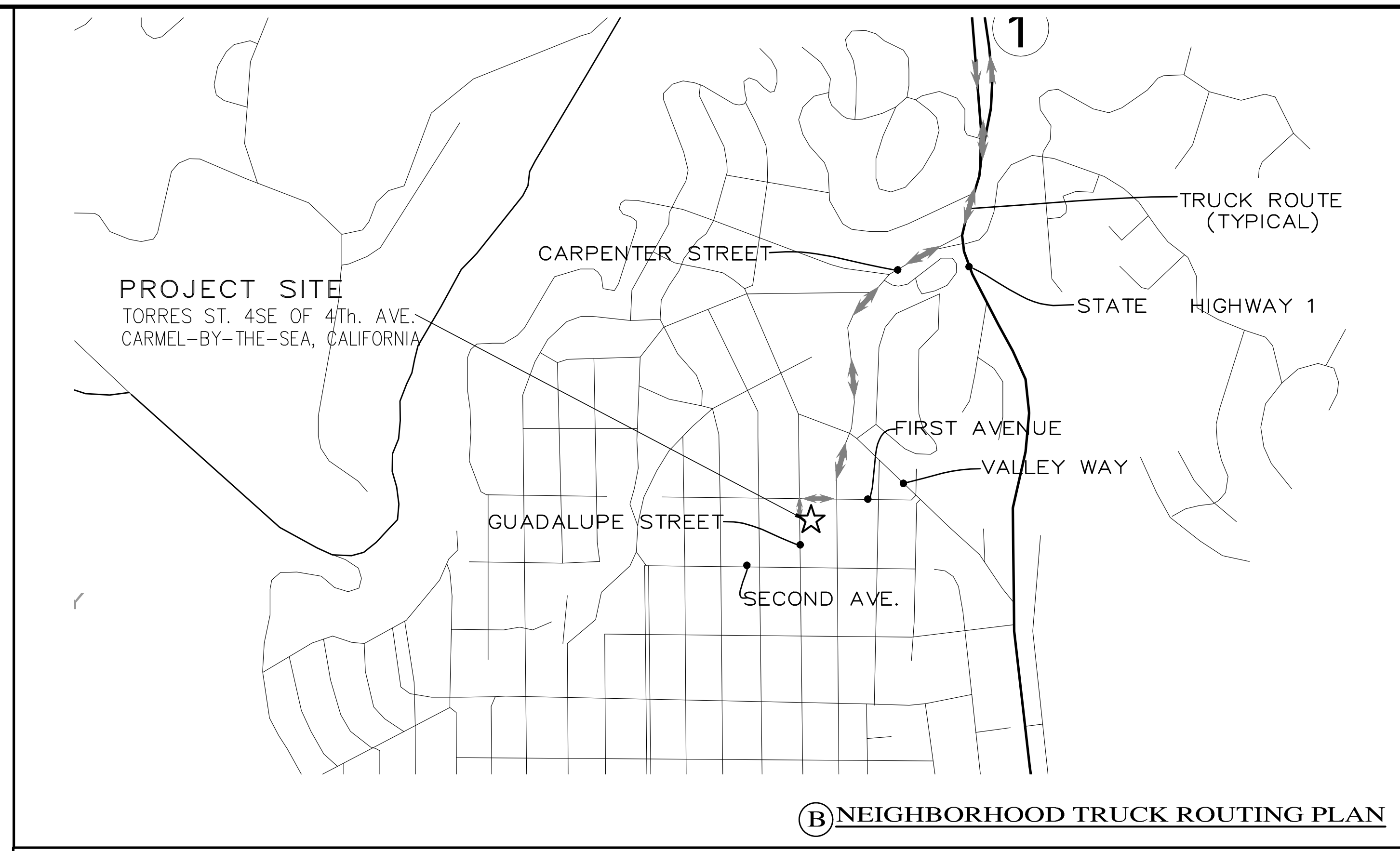
**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 340 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

**PROJECT SCHEDULING:** PROJECTED START DATE 6 MARCH 2023, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



**B NEIGHBORHOOD TRUCK ROUTING PLAN**



**C CONSTRUCTION MANAGEMENT PLAN**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
OF  
**CRI RESIDENTIAL DEVELOPMENT**

A.P.N.: 010-021-013-000  
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

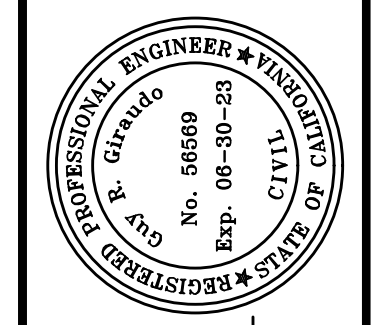
CRION CARPENTER, INC.

SCALE: AS SHOWN  
DATE: FEBRUARY 2023  
JOB NO. 2143-02

SHEET **C4**  
OF 4 SHEETS

**OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

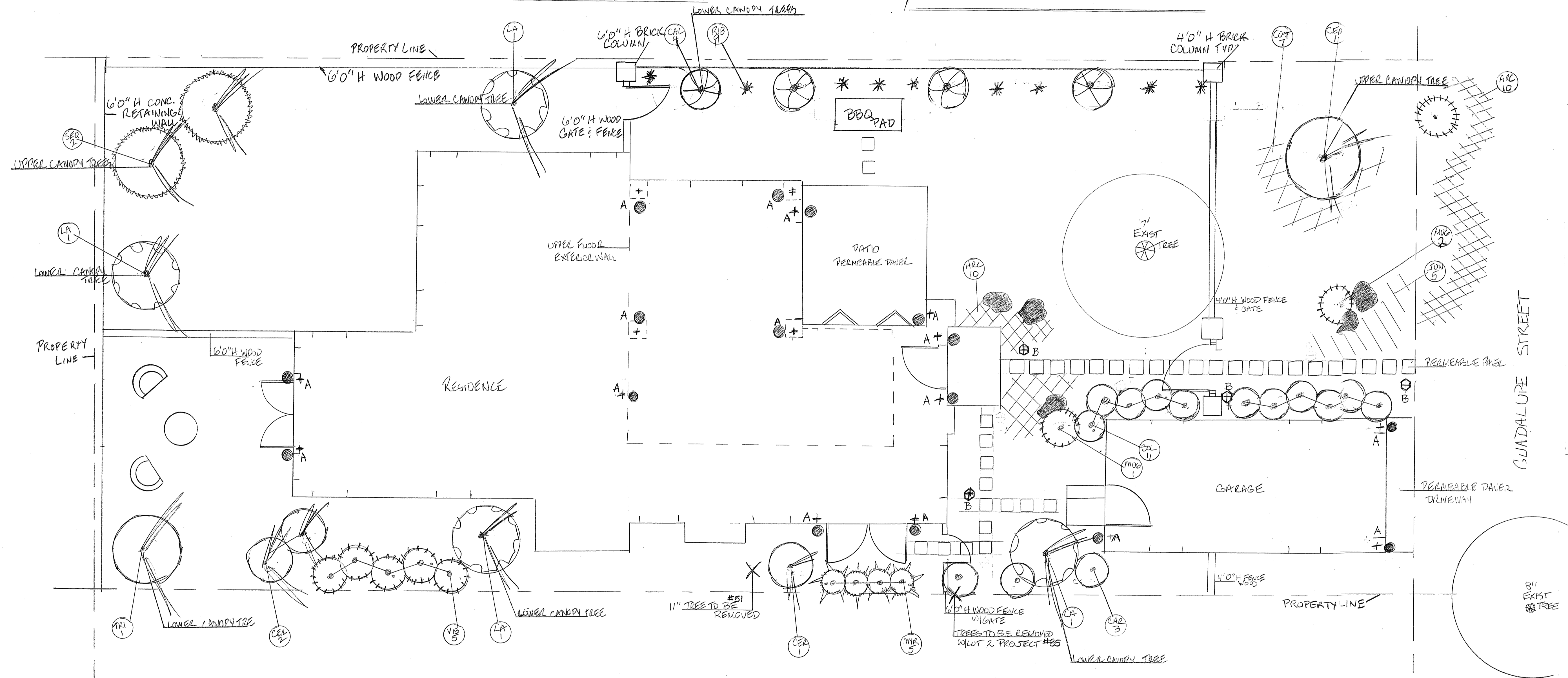
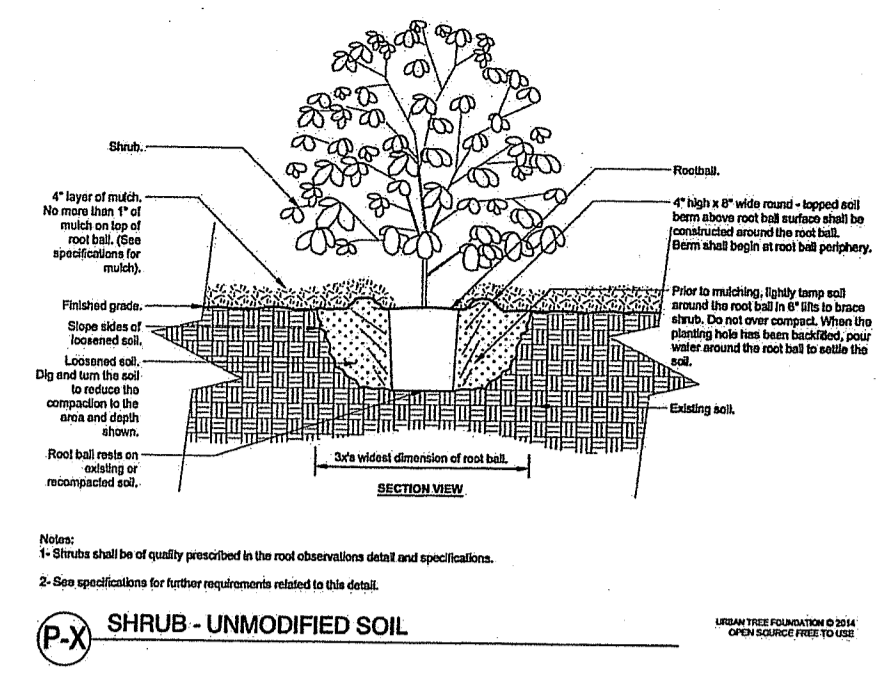
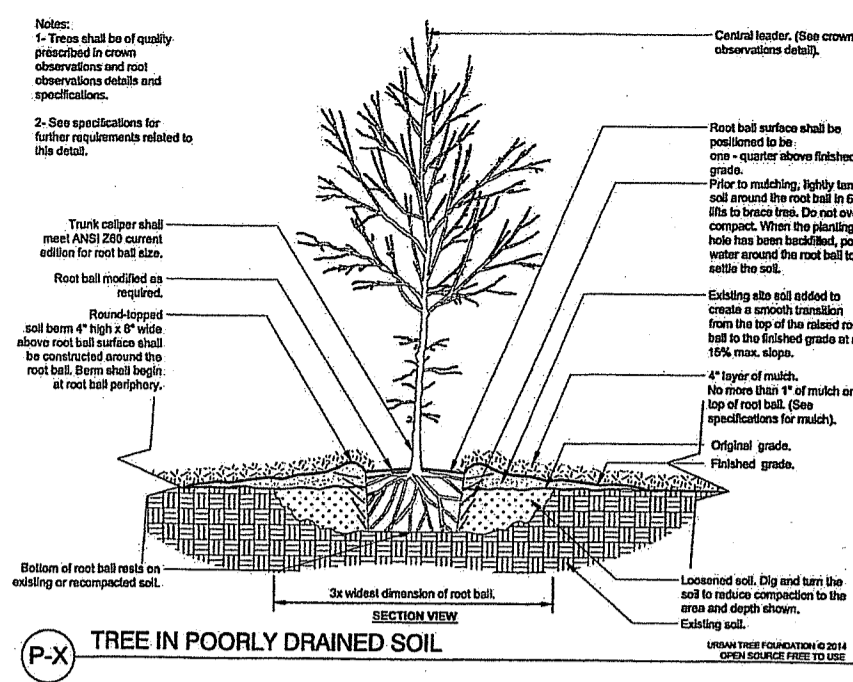
No.	DATE	BY	REVISION
02/07/23	AMS		RELEASED TO CLIENT



APPROVED BY:  
**GUY R. GIRARDO**  
Professional Engineer  
No. 54690  
Exp. 08-30-23







ABBR	PLANT NAME	SIZE	QUAN	WATER
ARC	ARCTOSTAPHYLOS HOOKERI MONTEREY CARPET	1G	20	VL
CAL	CALOCEDRUS DECURRENS INCENSE CEDAR	LOWER CANOPY	15G	4 VL
CAR	CARPENTERIA CALIFORNICA		15G	3 LOW
CED	CEDRUS DEADORA	UPPER CANOPY	24"	1 M
CER	CERCIS OCCIDENTALIS		15G	3 LOW
COT	COTONEASTER DUMMERI LOWFAST		1G	7 LOW
JUN	JUNIPERS DONFERTA BLUE PACIFIC		1G	5 LOW
LA	LIQUID AMBER STYRIACIFLUA SWEET GUM	LOWER CANOPY	15G	4 M
MUG	MUGO PINE DWARF		5G	3 LOW
MYR	MYRSINE AFRICANUM BOXWOOD		5G	5 LOW
RIB	RIBES SANGUIEUM CURRANT		5G	9 M
SEQ	SEQUOIA SEMPERVIRENS COAST REDWOOD	UPPER CANOPY	24"	2 M
SOL	SOLLYA HETEROPHYLLA AUSTRALIAN BLUEBELL		5G	11 M
TRI	TRISTANIA CONFERRTA BRISBANE BOX	LOWER CANOPY	24"	1 M/L
VIB	VIBURNUM SUSPENSUM		5G	5 LOW



TOWN AND COUNTRY GARDENING & LANDSCAPE INC  
 PO BOX 223798  
 CARMEL, CA 93923  
 831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4  
 GUADALUPE ST BTWN 1<sup>ST</sup> & 2<sup>ND</sup> AVE CARMEL  
 APN #010-021-015-000

1"=4'  
 LANDSCAPE PLAN  
 6/14/22 L-1  
 REV. 9/22/22 ML, 11/13/22 ML

**IRRIGATION**

- RAIN GAUGE HUNTER IRRITROL RC/RS500
- 1" MAINLINE
- 1" DWYER FLOW METER
- RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER
- 1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE
- 6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV-075 – OR 100-DV

Drip Emitter Schedule

- 1 gal – 1
- 5 gal – 2
- 15 gal – 3
- 24" - 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)  
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

**MAWA NOTES**

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #4  
GUADALUPE ST BTWN 1<sup>ST</sup> & 2<sup>ND</sup> AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/14/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

**Formula & Calculations:**

MAWA =  $\frac{Eto \times ETadj \times LA \times 0.623}{325,851}$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 501 sq. ft.

Calculated as:	2 sq. ft. / 1 gal. plant	32 plants	64 sq ft
	4 sq. ft. / 5 gal. plant	33 plants	133 sq ft
	16 sq. ft. / 15 gal. plant	14 plants	224 sq ft
	20 sq. ft. / 24" box tree	4	80
	150 sq. ft. for total of flats	0 flats	0 sq ft
		<b>TOTAL</b>	<b>501 SQ FT</b>

MAWA for this site =  $\frac{46.3 \times .80 \times 501 \times 0.623}{325,851}$  = .035 Acre Feet

**ETWU NOTES**

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1<sup>ST</sup> & 2<sup>ND</sup> AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/14/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

**Formula & Calculations:**

ETWu =  $\frac{Eto \times ETadj \times ALA \times 0.623 \times IEF}{325,851}$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 608 sq. ft.

Calculated as:	2 sq. ft. / 1 gal. plant
	4 sq. ft. / 5 gal. plant
	16 sq. ft. / 15 gal. plant
	20 sq. ft. / 24" box tree

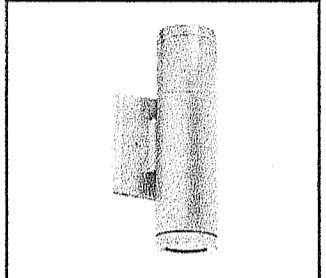
Spec'd plants:	Very low water use plant square footage	= 104 x 0.1 = 10.4
	Low water use plant square footage	= 192 x 0.3 = 57.6
	Medium water plant use square footage	= 204 x 0.6 = 540
	High water plant use square footage	= 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site =  $\frac{46.3 \times .80 \times 608.0 \times 0.623 \times .85}{325,851}$  = .036 Acre Feet

EXTERIOR LIGHTING FIXTURES

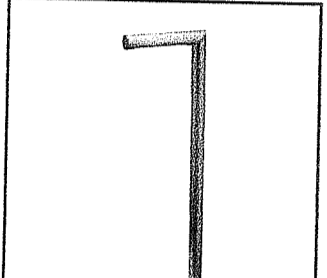
	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	THE NEW YORKER	RAW COPPER	9.5"	WALL WASH DOWN	16	2W/300L	●
B	SPJ-DS24S	RAW COPPER	24"X 6 5/8"X 1"	PATH LIGHT - MIN DISTANCE APART 10'	4	3W/300L	⊕



**Model: THE NEW YORKER**  
Shown: Raw Copper

**UP / DOWN LIGHT**

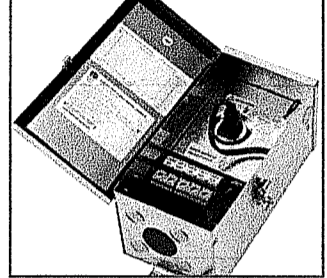
**DESCRIPTION**  
MODEL: THE NEW YORKER  
MATERIAL: RAW COPPER  
FINISH: RAW COPPER  
ELECTRICAL: 12V OR 120V  
ENGINE: (2) 2W LED  
LUMENS: 300  
MOUNTING: WALL MOUNT



**Model: SPJ-DS24S**  
Finish: Raw Copper

**Contemporary Path Light**

**DESCRIPTION**  
Model#: SPJ-DS24S  
Material: Raw Copper  
Electrical: 9-15V  
Engine: FB-2WREC-TA125-2700K  
Lumens: 125  
Color Temp: 2700K  
Mounting: 1/2" NPT Dual Fin Spike In Niche  
LED:



**Model: FB-150-120M12**

**Nightpower Transformer**

**DESCRIPTION**  
Model#: FB-150-120M12  
Shown: Stainless Steel  
Electrical Input: 120V  
Electrical Output: 12-15V  
Max. Watts: 150 Watts  
Circuit: 1 Circuit  
Dimmable: Yes

• TIMER, 24 HOUR REMOVABLE  
• PHOTOCCELL, FIELD INSTALL

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CRI RESIDENTIAL LOT #4  
 GUADALUPE ST BTWN 1<sup>ST</sup> & 2<sup>ND</sup> AVE CARMEL  
 APN #010-021-015-000

LANDSCAPE IRRIGATION PLAN

LANDSCAPE LIGHTING SPECS

6/14/22 L-2

REV 9/22/22 ML, 11/3/23 ml