

LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
DECK	11	-11	0	0
DRIVEWAY	168	-168	0	0
FOOTPATH	174	-174	0	0
STONE WALK	559	-559	0	0
DG	39	-39	0	0
ENTRY PATH/ ENTRY CRT.	0	0	166	166
COURTYARD	0	0	251	251
SERVICE YARD	0	0	85	85
STAIRS	9	-9	12	12
TOTAL	960	-960	514	514

*EASEMENT HARDSCAPE NOT INCLUDED IN COVERAGE CALCULATIONS

22% OF BASE FLOOR AREA + 4% OF LOT SIZE
1,800 X 0.22 = 396
4,000 X 0.04 = 160.0
TOTAL ALLOWED = 556 SF

- LOT COVERAGE ALLOWED: 556 SF
- LOT COVERAGE PROPOSED: 514 SF (166 SF PERMEABLE)
(348 SF IMPERVIOUS)

PROJECT CODE COMPLIANCE:

2013 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2010 CALIFORNIA ENERGY CODE

ENERGY METHOD: MICROPAS V8.1, ENERGY PRO 5.0

LOT AREA: 4,000 S.F. 0.09 Ac.)

F.A.R. CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING	641	0	939	1,580
MAIN FLOOR	174	0	46	220
GARAGE	815	0	985	1,800

F.A.R. ALLOWED: 1,800 SF

F.A.R. PROPOSED: 1,800 SF

$$4,000 \times \left[0.45 - \frac{(4,000 - 4,000) \times 0.2}{1,000} \right] = 1,800$$

PLANNING INFO.

PROPERTY OWNER:

PETER DONOVAN AND SU-JAEN HUANG
27 YANKEE POINT DRIVE
CARMEL-BY-THE-SEA, CA

PROJECT ADDRESS:

MONTE VERDE ST., 3 SW OF 10TH AVE.
CARMEL-BY-THE-SEA, CA

PROJECT SCOPE:

DEMOLISH (E) SINGLE STORY RESIDENCE WITH AN ATTACHED
1-CAR GARAGE; BUILD NEW SINGLE STORY RESIDENCE WITH
DETACHED 1-CAR GARAGE

OCCUPANCY: R-3, U

CONST. TYPE: V-B

A.P.N. 010-185-003

LEGAL DESC.: LOT: 5 BLOCK: E

ZONE: R-1

STORIES: 1

MAX BLDG. HT: 18' FT

GRADING: 10 CY

TREE REMOVAL: 1 OAK; 2 TREES

TOPOGRAPHY: SLOPING

JUN A. SILLANO, AIA



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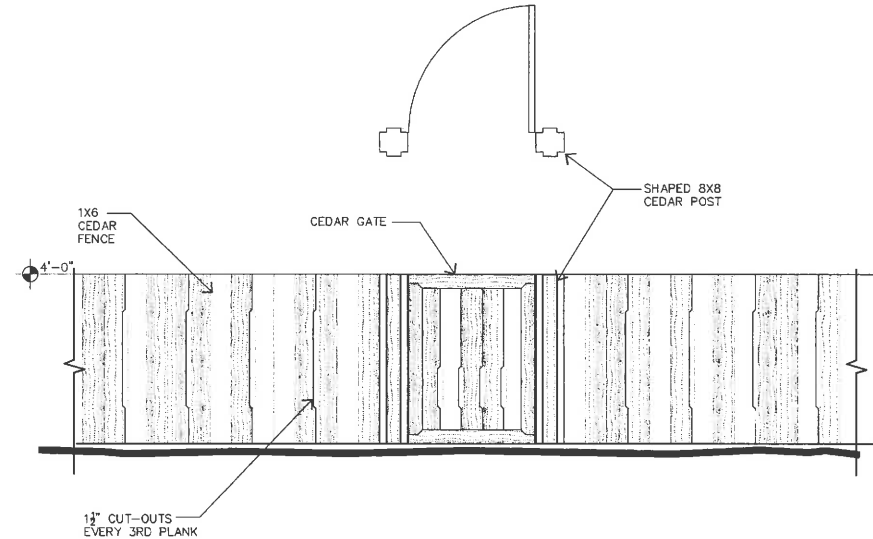


LEGEND

⊕ 10 W = WALL MOUNTED
DOWNLIGHT
LIGHT FIXTURE
10 WATTS

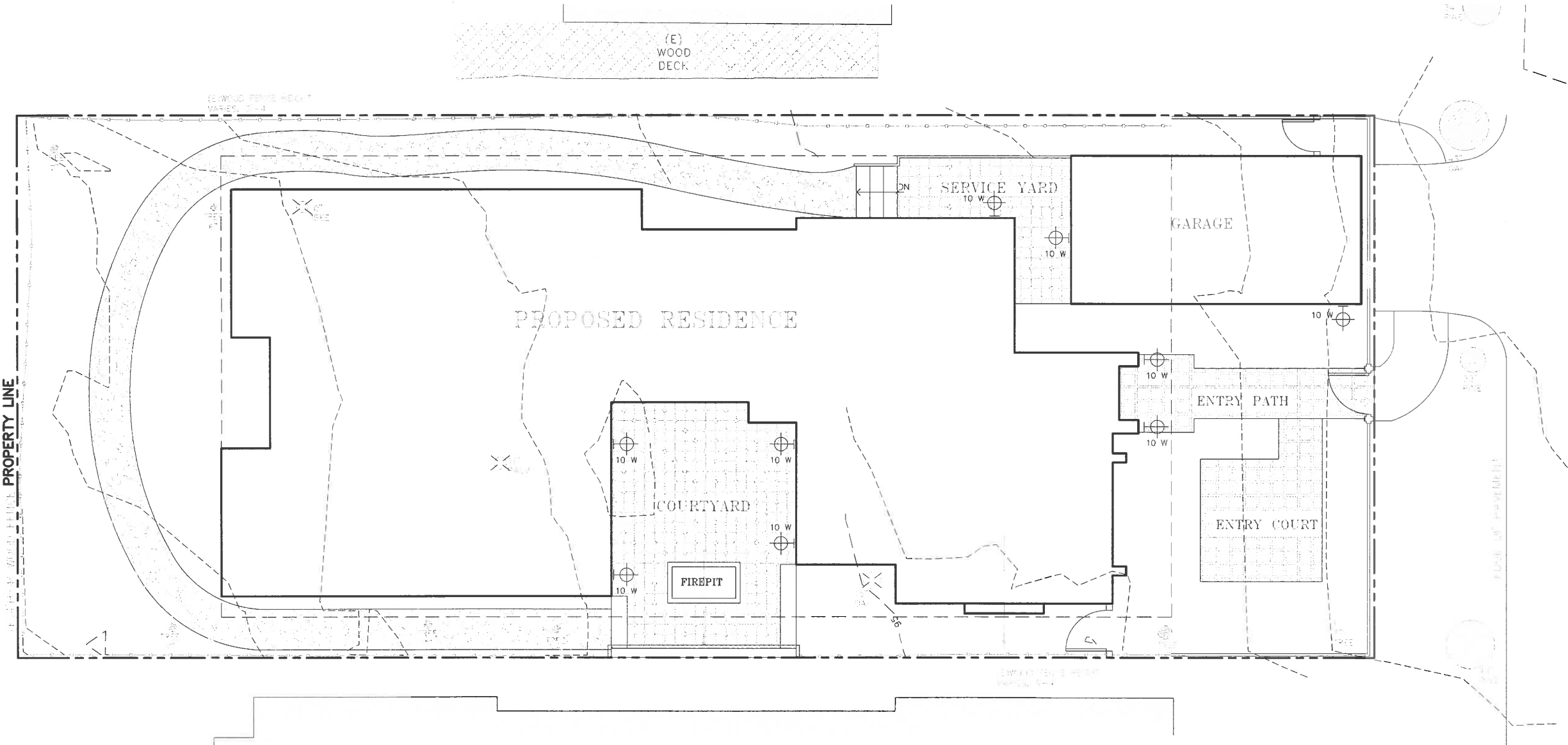
1-25 WATTS MAX. WITH PHOTO SENSOR
MINKA-LAVERY BAYTREE LANE OUTDOOR
FIXTURES

EXT. WALL MOUNT
LIGHT FIXTURE

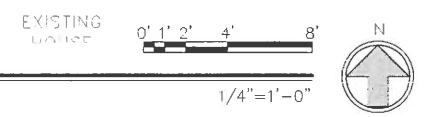


ENTRY GATE AND FENCE

1/2" = 1'-0"



EXTERIOR LIGHTING PLAN



JUN A. SILLANO, AIA

IDG

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PROCEEDING WITH FABRICATION OF ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

**DONOVAN-HUANG
RESIDENCE**

PROJECT ADDRESS:

**MONTE VERDE ST.
3SW OF 10TH AVE
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BY-THE-SEA,
CA 95006**

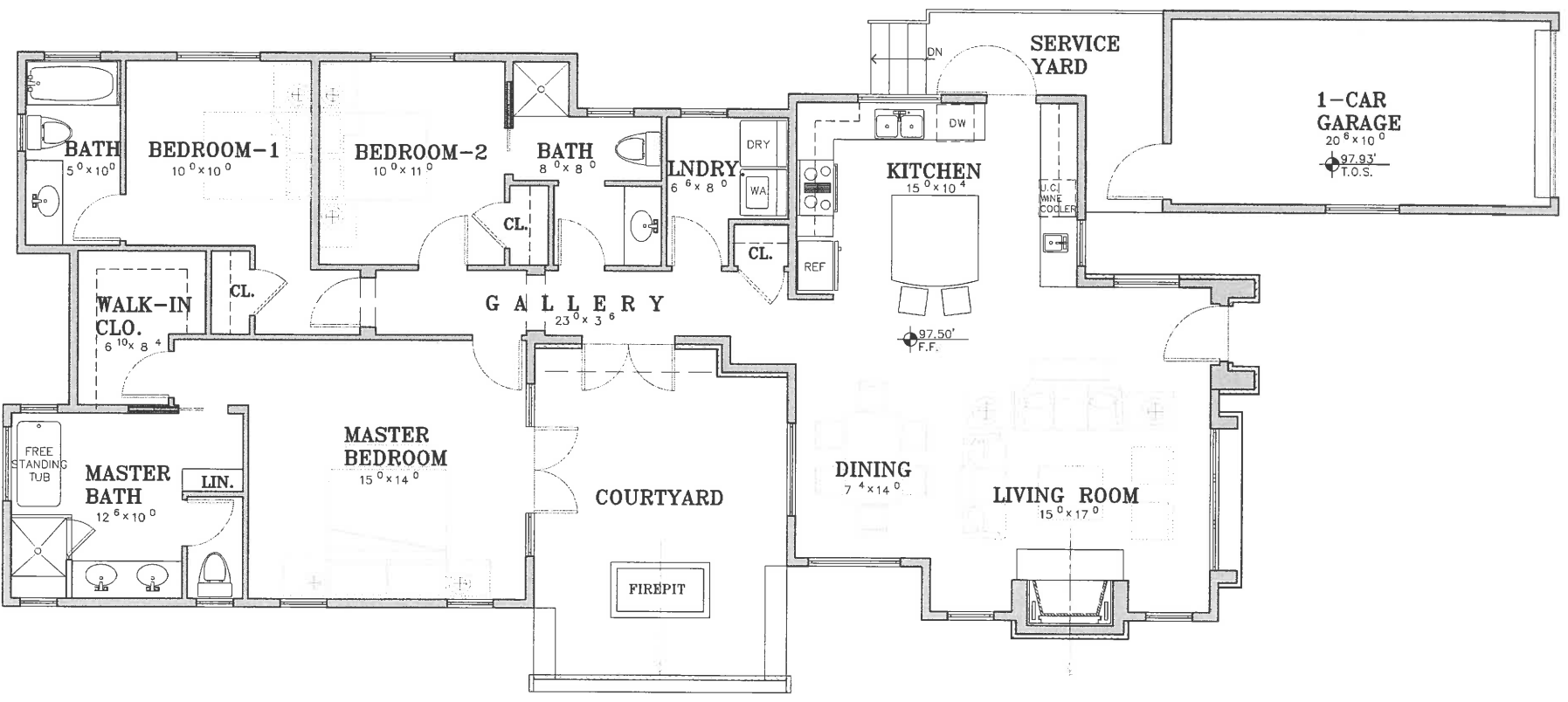
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CLIENT REVIEW

REVISIONS:

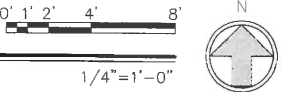
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EXTERIOR
LIGHTING PLAN

SHEET NO.
A1.1



FLOOR PLAN



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PROJECT ADDRESS:

MONTE VERDE ST.
3SW OF 10TH AVE.
CARMEL
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CA 93921-1855

DATE: NOVEMBER 01, 2018

CLIENT REVIEW

REVISIONS:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

FLOOR PLAN

SHEET NO.

A2.0

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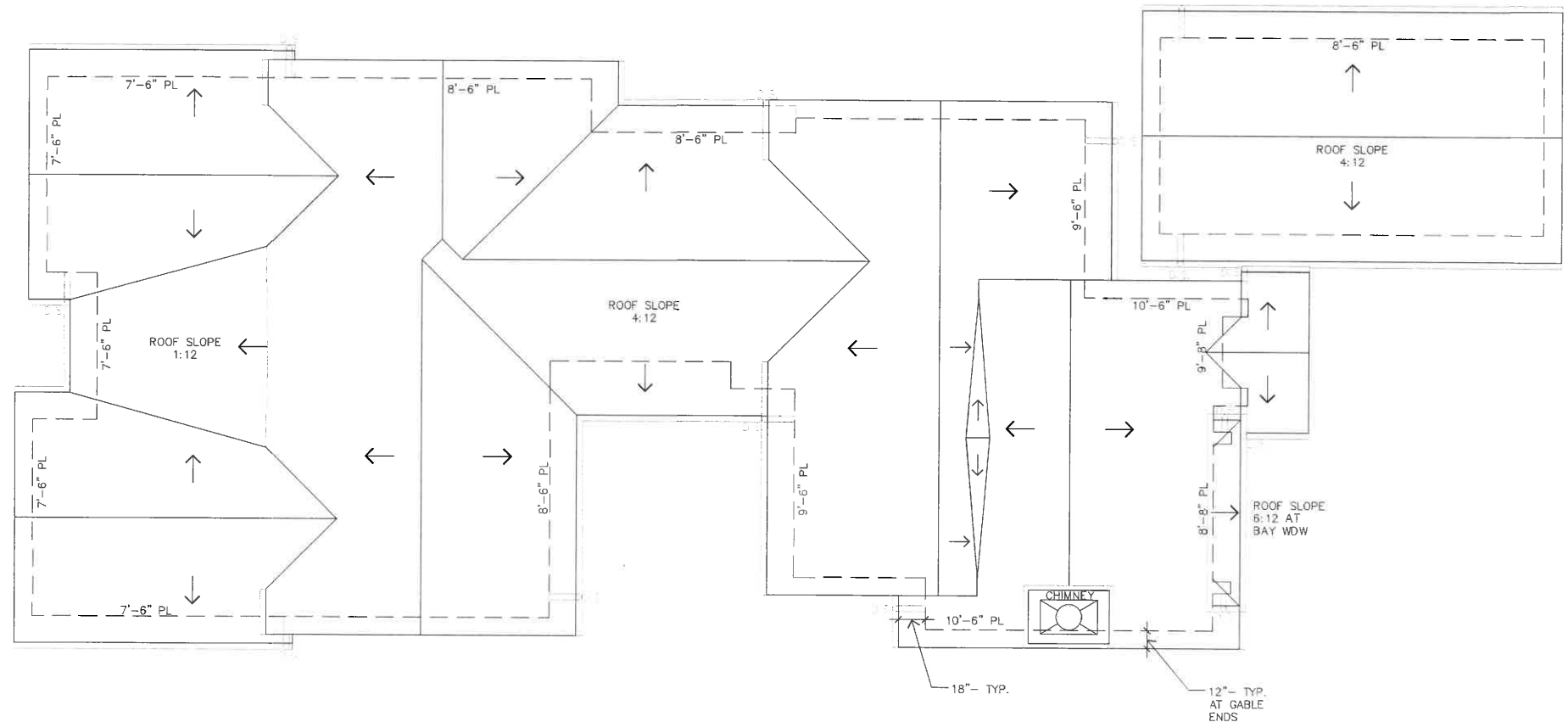
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ROOF
PLAN

SHEET NO.

A5.0



ROOF PLAN

0' 1' 2' 4' 8'

1/4"=1'-0"





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DONOVAN-HUANG
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PROJECT ADDRESS:

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APN: 010-135-005

DATE: NOVEMBER 01, 2018

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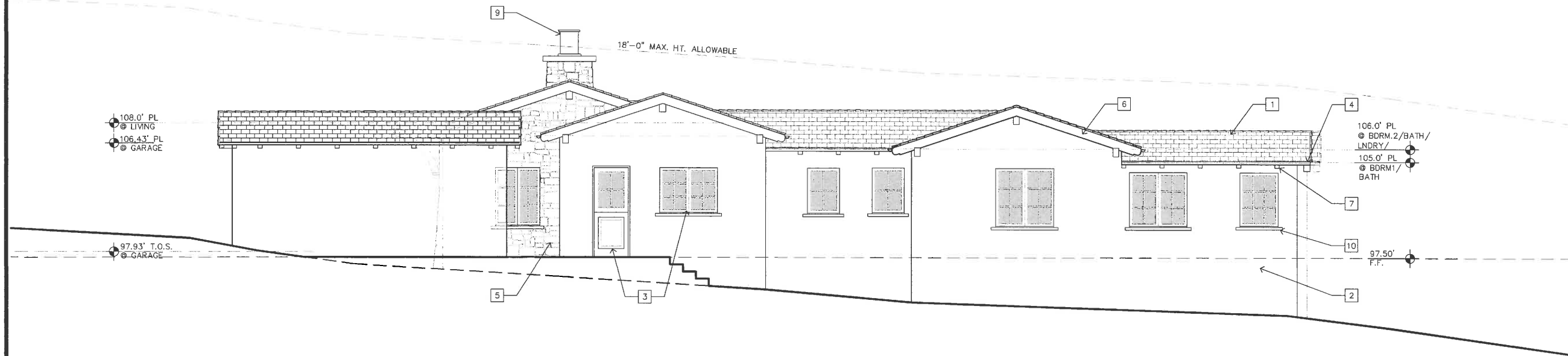
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ELEVATIONS

SHEET NO.

A6.0



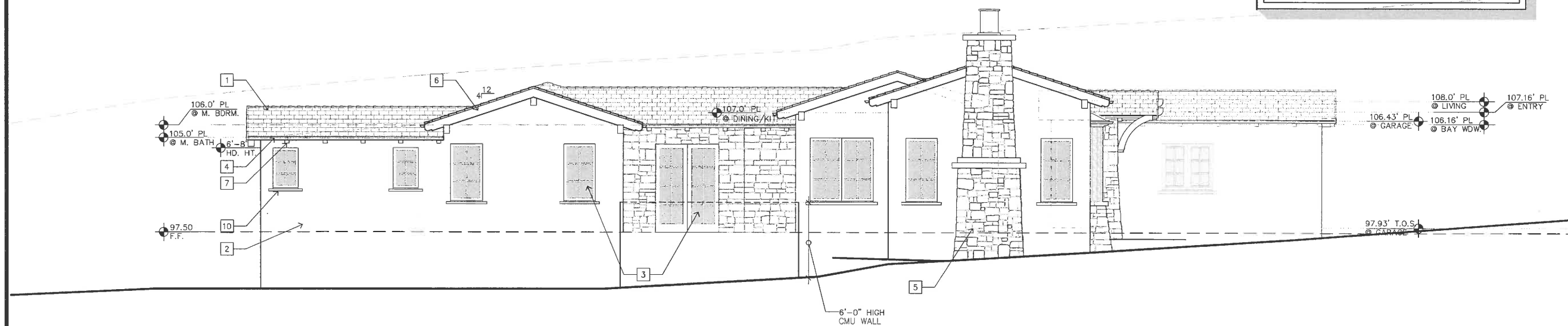
NORTH ELEVATION

0' 1' 2' 4' 6'

1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- 1 THIN SLATE ROOF
- 2 EXTERIOR STUCCO
- 3 PAINTED WOOD EXTERIOR DOORS AND WINDOWS
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 RANDOM STONE
- 6 6X8 CEDAR GABLE ENDS & CORBELS
- 7 4X6 CEDAR RAFTER TAILS
- 8 STANDING SEAM COPPER ROOF
- 9 CLAY CHIMNEY TOP
- 10 2X CEDAR TRIM AND SILL



SOUTH ELEVATION

0' 1' 2' 4' 8'

1/4" = 1'-0"

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**DONOVAN-HUANG
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APN: 010-135-003

DATE: NOVEMBER 01, 2018

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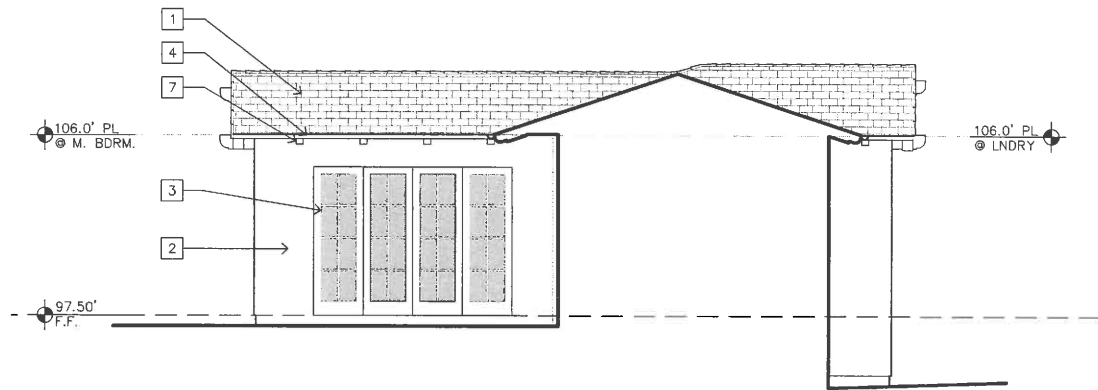
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ELEVATIONS

SHEET NO.

A6.1



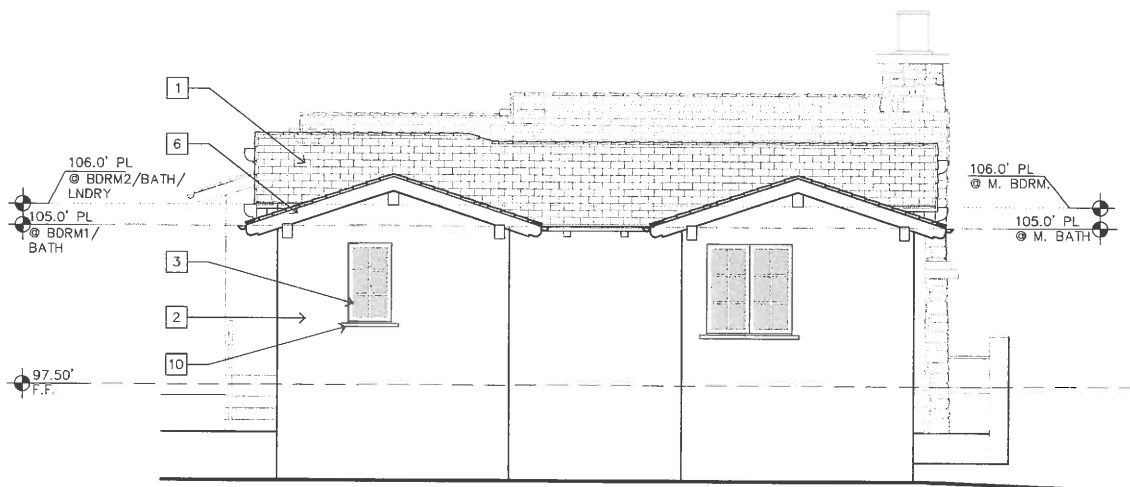
EAST ELEVATION- COURTYARD

EXTERIOR FINISH LEGEND

- 1 THIN SLATE ROOF
- 2 EXTERIOR STUCCO
- 3 PAINTED WOOD EXTERIOR DOORS AND WINDOWS
- 4 COPPER GUTTER AND DOWNSPOUTS
- 5 RANDOM STONE
- 6 6X8 CEDAR GABLE ENDS & CORBELS
- 7 4X6 CEDAR RAFTER TAILS
- 8 STANDING SEAM COPPER ROOF
- 9 CLAY CHIMNEY TOP
- 10 2X CEDAR TRIM AND SILL



EAST ELEVATION



WEST ELEVATION

DOOR SCHEDULE											
Door No.	Door Size (Finished)			Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick			Type	Tempered	Interior	Exterior		
MAIN LEVEL											
1	3'-0"	8'-0"	2-1/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT ENTRY.; CUSTOM DR.; ARCHTOP.
2	PR2'-6"	7'-0"	1-3/4"	WD	SOLID	DBL.-PANE	YES	PAINTED	PAINTED	SWING	AT GALLERY; DBL. FRENCH DR.
3	PR2'-4"	7'-0"	1-3/4"	WD	SOLID	DBL.-PANE	YES	PAINTED	PAINTED	SWING	DBL. FRENCH DR.;
4	2'-8"	7'-0"	1-3/4"	WD	SOLID	DBL.-PANE	YES	PAINTED	PAINTED	SWING	AT KITCHEN; DUTCH DR.
5	3'-0"	7'-0"	1-3/4"	WD	SOLID	SNGL.-PANE	YES	PAINTED	PAINTED	SWING	AT GARAGE
6	9'-0"	7'-0"	PER MANUF.	WD	SOLID			PAINTED	PAINTED	ROLL-UP	AT GARAGE
7	2'-8"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT MASTER BEDRM.
8	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT MASTER W.C.
9	2'-8"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SLIDING	AT MASTER BATH; POCKET DR.
10	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT WALK-IN CLO.
11	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT BEDRM. 1 BATH
12	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT BEDRM. 1 CLO.
13	2'-8"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT BEDRM. 1/ GALLERY
14	2'-8"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT BEDRM. 2
15	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT CLO. IN BDRM.2
16	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SLIDING	AT BATH/ BDRM. 2; POCKET DR.
17	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT BATH/ GALLERY
18	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT LAUNDRY; LOUVERED DR.; SEE KEYNOTE #29 ON SHT.A2.0
19	2'-6"	7'-0"	1-3/4"	WD	SOLID			PAINTED	PAINTED	SWING	AT CLO. IN GALLERY
20-22	NOT USED										

DOOR NOTES:

ALL GLAZING IN DOORS SHALL BE TEMP. GLASS.

DOOR SIZES SHOWN ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES FOR DESIGNER/OWNER TO REVIEW AND APPROVE.

SPECIALTY DOORS SHALL BE COORDINATED WITH GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL EXTERIOR DOORS SHALL HAVE A COPPER PAN, 1/2" MAX THRESHOLD, & BRASS HINGES. OUTSWING DOORS SHALL HAVE A 1/2" MAX CHANGE IN ELEVATION TO THE EXTERIOR.

ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

ALL FRENCH DOORS ARE TO HAVE DEAD BOLTS.

CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER PRIOR TO ORDERING.

WINDOW SCHEDULE											
Wdw. No.	Window Size (Finished)			Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height			Type	Tempered	Interior	Exterior		
MAIN LEVEL											
1	7'-6"	5'-6"	8'-0"	CSMNT-FIXED-CSMNT	WD	DBL.-PANE	YES	PAINTED	PAINTED	3 EQUAL PANELS; WITH UPPER DIVIDED LIGHTS; SEE ELEV.	
2	2'-6'	5'-0"	7'-6"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
3	2'-6'	5'-0"	7'-6"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
4	5'-0"	5'-0"	7'-6"	DBL.CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
5	5'-0"	5'-0"	7'-6"	DBL.CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
6	2'-6"	4'-6"	7'-0"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
7	2'-6"	4'-6"	7'-0"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
8	2'-0"	3'-0"	6'-8"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
9	2'-0"	3'-0"	6'-8"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
10	4'-0"	4'-2"	6'-8"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
11	2'-0"	4'-2"	6'-8"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
12	2'-0"	3'-8"	6'-8"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
13	3'-0"	4'-2"	6'-8"	FIXED	WD	DBL.-PANE	NO	PAINTED	PAINTED		
14	4'-6"	4'-2"	6'-8"	DBL. CASEMENT	WD	DBL.-PANE	NO	PAINTED	PAINTED	EGRESS WDW; AT BDRM. 1	
15	4'-6"	4'-6"	7'-0"	DBL. CASEMENT	WD	DBL.-PANE	NO	PAINTED	PAINTED	EGRESS WDW; AT BDRM. 2	
16	2'-6"	3'-6"	7'-0"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
17	2'-6"	3'-6"	7'-0"	CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
18	4'-6"	3'-6"	7'-0"	DBL. CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
19	4'-6"	3'-6"	7'-0"	CASEMENT	WD	DBL.-PANE	YES	PAINTED	PAINTED		
20	3'-6"	4'-6"	7'-0"	DBL. CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		
21	4'-0"	3'-8"	6'-8"	DBL. CASEMENT	WD	DBL.-PANE		PAINTED	PAINTED		

WINDOW NOTES:

ALL CASEMENT WINDOWS USED IN BEDROOMS AS EMERGENCY EGRESS MUST BE "BREAK AWAY" TYPE TO ENSURE COMPLETE OPENABLE AREA FOR ACCESS.

WINDOW DIMENSIONS ARE PROPOSED FINISHED OPENING SIZES. GENERAL CONTRACTOR IS TO VERIFY MANUFACTURER'S NEAREST STOCK SIZES. ALL WINDOW SIZES, SHAPES, COLORS, HARDWARE, SCREENS, GLAZING, ETC. MUST BE APPROVED BY OWNER PRIOR TO ORDERING.

SPECIALTY WINDOWS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SITE VERIFICATION AND INSTALLATION.

ALL WINDOWS ARE TO BE DOUBLE GLAZED.


OWNERS TO SPECIFY WHICH WINDOW ARE TO BE LOW "E".

ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS OR WIRE SAFETY GLASS (CBC 2406.3)

GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS (CBC 2406.3).

FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
- BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR

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DONOVAN-HUANG
RESIDENCE

PROJECT ADDRESS:

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CARMEL
BY-THE-SEA,
CA 95008

LICENSED ARCHITECT
JUN A. SILLANO
C-24875
RENEWAL
DATE
STATE OF CALIFORNIA

DATE: NOVEMBER 01, 2018
PLANNING PACKAGE

REVISIONS:

12-03-18

DS REVISION

DOOR & WINDOW
SCHEDULES

SHEET NO.

A9.0

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	2	15 gal	Med
AGA STO	<i>Agapanthus 'Storm Cloud'</i>	Storm Cloud Agapanthus	8	1 gal	Med
ARC CAR	<i>Arctostaphylos edmundsii</i> 'Carmel Sur'	Carmel Sur Manzanita	10	1 gal	Low
ARC HOW	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Manzanita	9	5 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	7	1 gal	Low
COR IVO	<i>Corea 'Ivory Bells'</i>	Ivory Bells Australian Fuchsia	5	1 gal	Low
HEU MAX	<i>Heuchera maxima</i>	Coral Bells	10	1 gal	Med
LIM PER	<i>Limonium perezii</i>	Sea Lavender	11	1 gal	Low
OLE EUR	<i>Olea europea 'Little Ollie'</i>	Little Ollie	4	5 gal	Low
ROS TUS	<i>Rosmarinus 'Tuscan Blue'</i>	Tuscan Blue Rosemary	7	5 gal	Low
SAL LEU	<i>Salvia leucantha</i>	Mexican Bush Sage	5	1 gal	Low
TEU CHA	<i>Teucrium chamaedrys</i>	Germander	16	1 gal	Low
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	16	5 gal	Low

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:

ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING: STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING: SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING: WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

SCOPE OF WORK:

THIS IS NEW LANDSCAPE INSTALLTION WITH A NEW LOW FLOW DRIP IRRIGATION SYSTEM. LANDSCAPE DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

PROJECT INFORMATION:

OWNER: DONOVAN-HUANG
SITE: MONTE VERDE ST., 3 SW OF 10TH AVE. CARMEL-BY-THE-SEA, CA
APN: 010-185-003
TOPOGRAPHY: SLOPED
TREE REMOVAL: TREE REPLACEMENT PLAN TO MEET MONTEREY COUNTY REQUIERMENTS
GRADING: SOILS REPORT SEE SOILS REPORT
LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

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

Patrick Wilson



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Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Donovan - Huang Residence
Monte Verde St.
3SW of 10th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-185-003

Revisions:



Drawing Title:

Planting Plan

Date: 10/23/2018

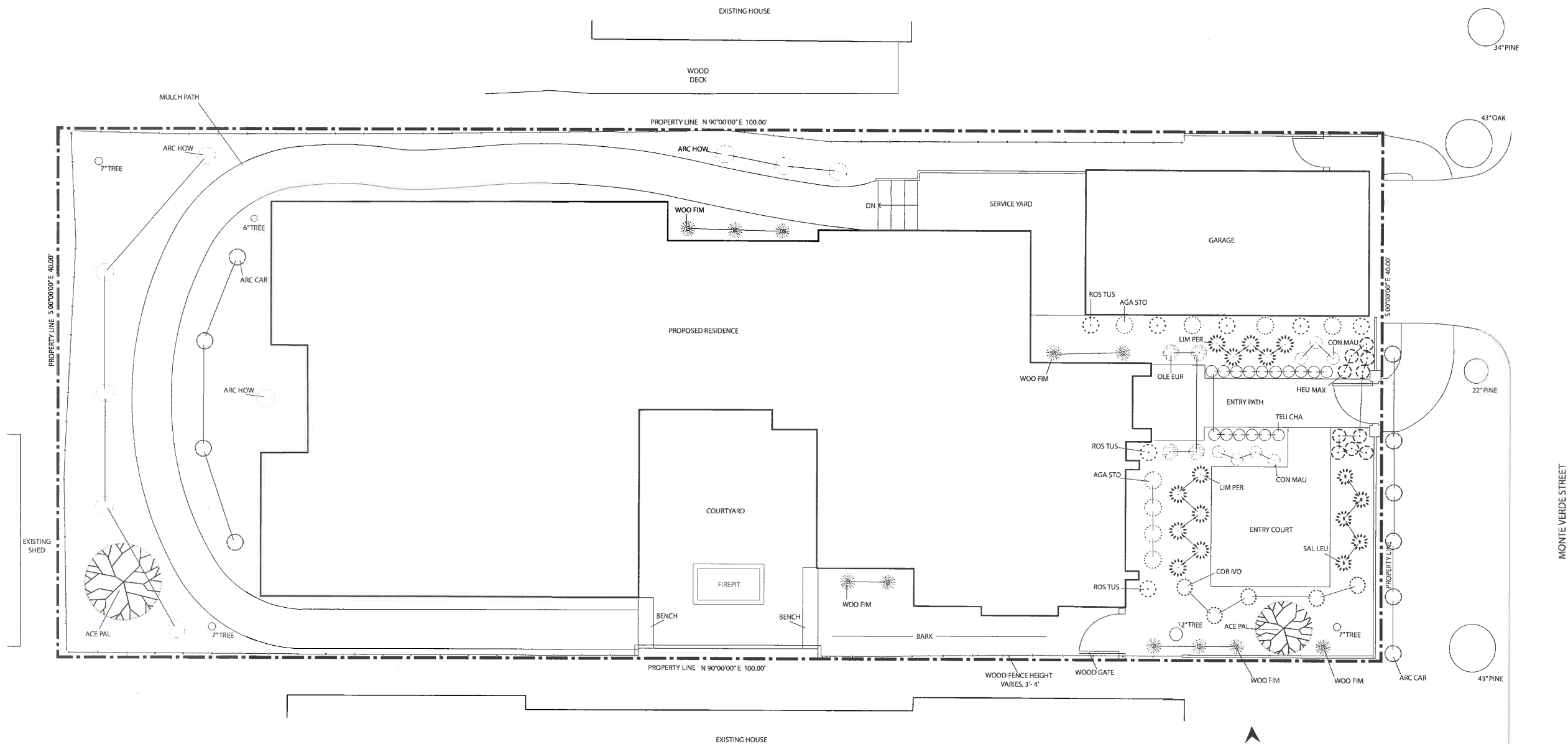
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IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPING STATEMENT:

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

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

Patrick Wilson

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS: ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

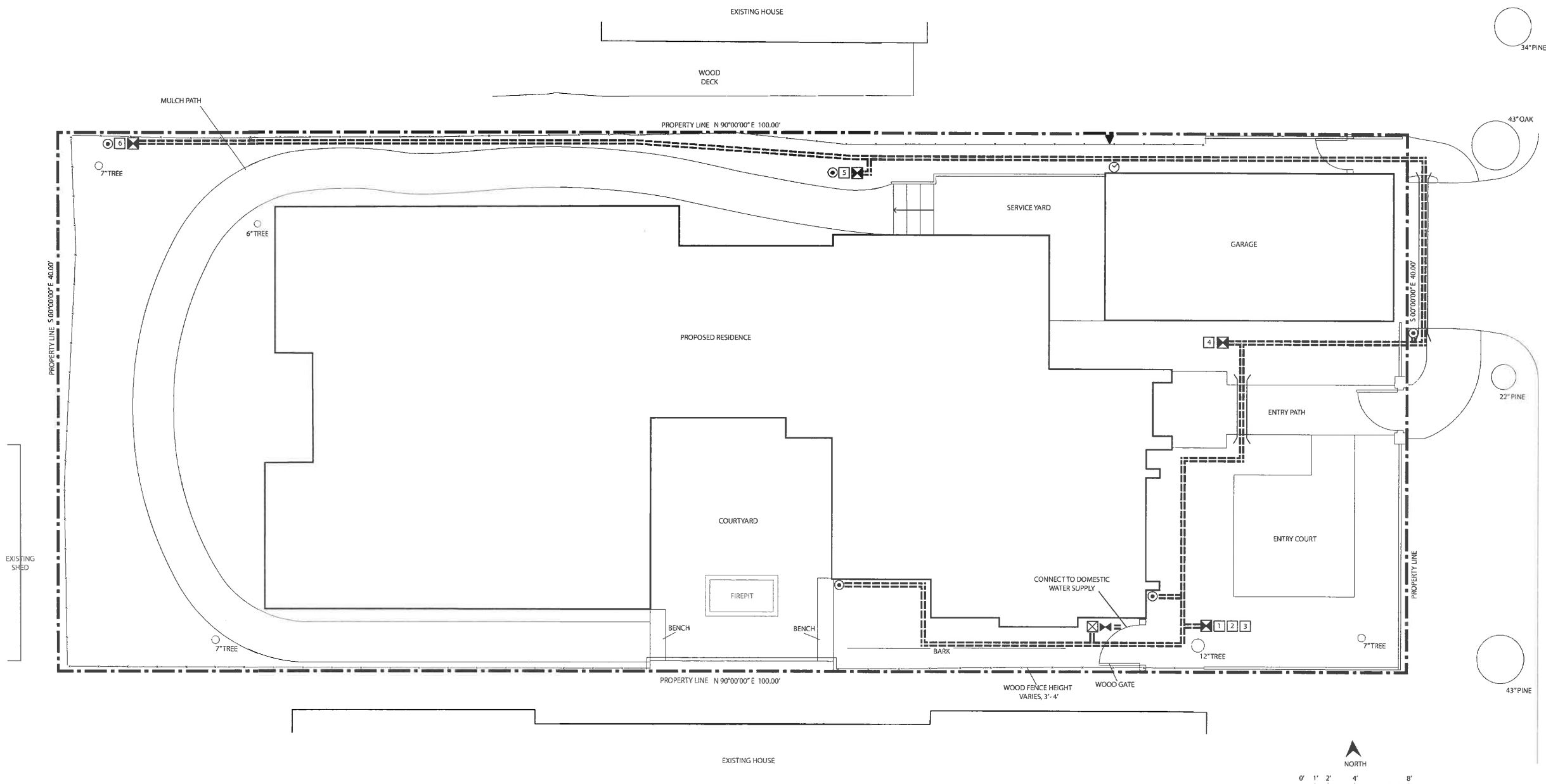
FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

IRRIGATION LEGEND:

- 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- FEBCO BACKFLOW PREVENTION DEVICE
- MAINLINE MASTER VALVE
- VALVE BOX
- RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- RAINBIRD ESP RAIN SENSOR
- GATE VALVE
- 4" SCH 40 PVC CHASE PIPE



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Project:

Donovan - Huang Residence
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3SW of 10th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-185-003

Revisions:



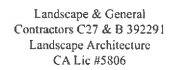
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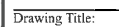
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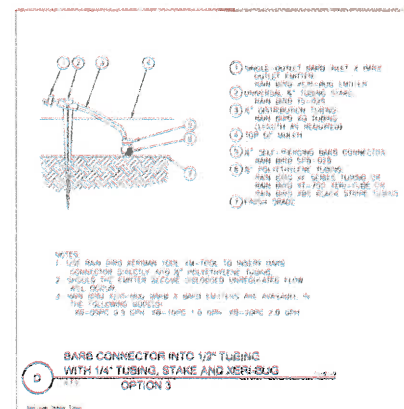
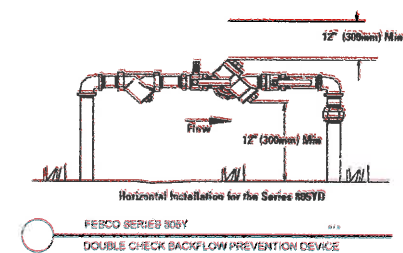


Donovan - Huang Residence
Monte Verde St.
3SW of 10th Ave.
Carmel By-The-Sea,
CA 93921

Revisions:



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Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ETo)		32.9		Carmel			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	288	71.11	1.45
2) medium water use plants	0.4	Drip	0.81	0.494	70	34.57	70
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
Totals					358	105.68	2,150
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
Totals					0	0	0
Estimated Total Water Use (ETWU)						2,150	
Maximum Allowed Water Allowance (MAWA)						3,280	
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75	ETWU must be Less than MAWA			
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (annual gallons allowed)= (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft. SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area				106			
Total Area				358			
Average ETAF	0.30			Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
All Landscape Areas							
Total ETAF x Area				106			
Total Area				358			
Sitewide ETAF				0.30			



DONOVAN RESIDENCE

CARMEL - BY - THE - SEA

RECEIVED

NOV 6 2018

City of Carmel-by-the-Sea
Planning & Building Dept.

RECEIVED

NOV 6 2018

City of Carmel-by-the-Sea
Planning & Building Dept.

COLOR AND MATERIAL SAMPLES FOR
DONOVAN – HUANG PROJECT
MONTE VERDE ST., 3 SW OF 10TH AVE., CARMEL-BY-THE-SEA CA
APN: 010-185-003

**CLASS ‘A’ NATURAL
SLATE ROOF**
AMERICAN SLATE OR EQUAL



EXTERIOR STUCCO WALLS



**STAINED CEDAR CORBELS,
SILLS, RAFTER TAILS, TRIM
AND GARAGE DOOR**



CABOT
SEMI-SOLID STAIN:
THATCH

RANDOM EXTERIOR STONE



**HALF-ROUND COPPER
GUTTERS & DOWNSPOUTS**



**PAINTED WOOD EXTERIOR
DOORS AND WINDOWS**

