WITT RESIDENCE

Carmelo 2 NW of 9th Street

Carmel by the Sea, California, 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

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. EXISTING CONDITION: 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.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRnC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE -24 ENERGY CODE.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. 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 THE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

2. 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.

3. 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.

4. 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

THREE (3) TREES TO BE REMOVED: 7", 8" & 8" DIA. HOLLY TREE.

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.

PROJECT DATA

ADDRESS: CARMELO 2 NW OF 9TH STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH BASEMENT & ATTACHED GARAGE, CONSIST OF; 398 S.F. BASEMENT, 320 S.F. LOWER FLOOR and 1,322 S.F. MAIN FLOOR.

LOT SIZE: 4,000.0 S.F.
ZONING: R1
A.P.N.: 010-269-005-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT — 15' MAX.
REAR — 15' MAX.
SIDE — 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT — ONE STORY PLATE HT. - 12'
2ND STORY PLATE HT. - 18'
MAX ROOF HT. - 24.0'

LOT AREA	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	1,322 S.F.
LOWER FLOOR AREA	320 S.F.
BASEMENT FLOOR AREA	398 S.F.
TOTAL	2,040 S.F.

F.A.R. FLOOR AREA CALCULATIONS

BASEMENT = 398 S.F.
- 100 S.F. (BASEMENT BONUS)
= 298 S.F.
298 S.F. / 2 = 149 S.F. (BASEMENT COUNTED AS HALF)
1,800 SF. - 149 S.F. = 1,651 S.F. — MAIN FLOOR (MAX. F.A.R.)
398 S.F. + 1,651 SF. = 2,049 SF.

PROJECT MAX. ALLOWABLE FLOOR AREA = 2,049 SF.

SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH LANDING	20.0 S.F.
EXTERIOR STAIRS & PORCH	64 S.F.
LIGHT WELL WALLS	22.0 S.F.
GARAGE DOOR STEPS & LANDING	18.0 S.F.
SITE WALLS / RETAINING WALLS	44.0 S.F.
MASTER BEDROOM PATIO	110.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
PROPOSED PERVIOUS COVERAGE	
LIGHT WELLS	60.0 S.F.
TRASH ENCLOSURE FLOOR	30.0 S.F.
DRIVEWAY	90.0 S.F.
STEPPING STONES & WALKWAYS	98.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
TOTAL PROPOSED SITE COVERAGE	556.0 S.F.

PROJECT TEAM

OWNER: DYLAN & NATASHA WITT
3636 WASHOE STREET
DAVIS, CA 95618
PH: 530-304-0785

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
157 GRAND AVE. SUITE 106
PACIFIC GROVE, CA 93950
PH: 831-372-0410
CONTACT: LUYEN VU

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6910
CONTACT: GUY GIRAUDO

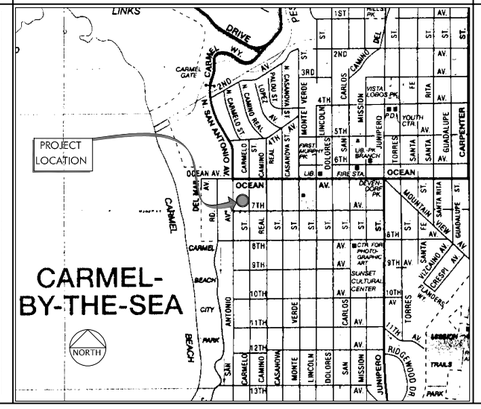
CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6910
CONTACT: GUY GIRAUDO

LANDSCAPE: BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
PH: 831-646-1383
CONTACT: SIMON PHILLIPS

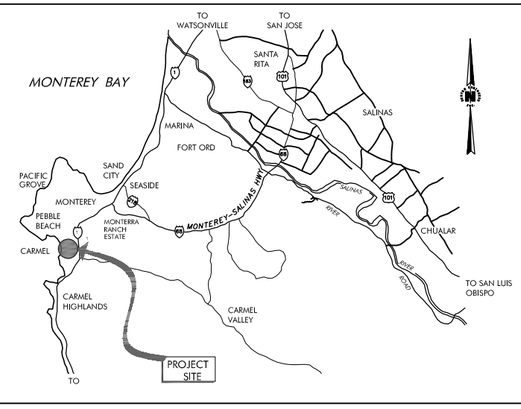
ARBORIST: FRANK ONO
1213 MILES AVENUE
PACIFIC GROVE, CA 93950
PH: 831-373-7086

SHEET INDEX

LOCATION MAP



VICINITY MAP



COVER SHEET

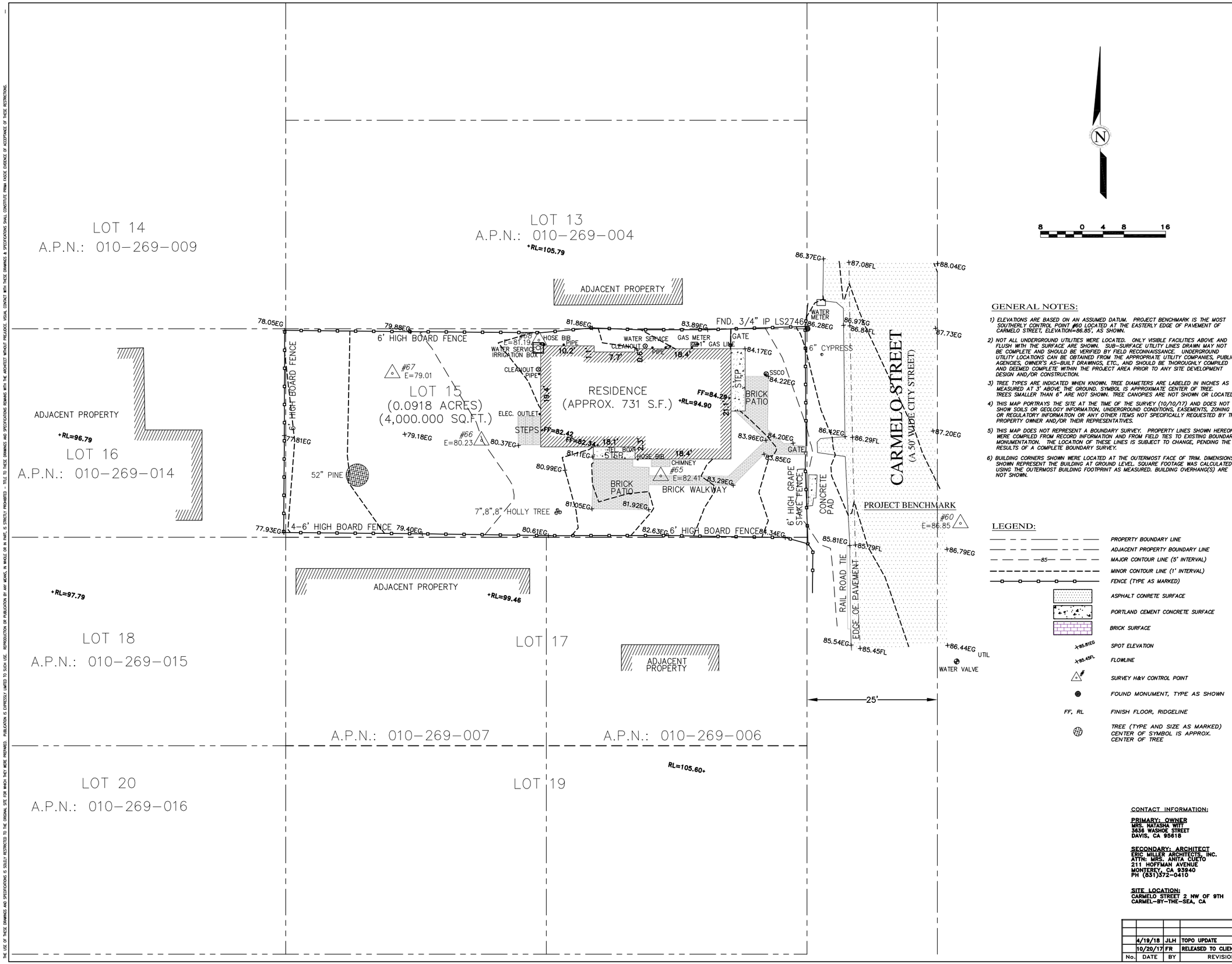
JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE: 6/5/19
SCALE: N.T.S.
DRAWN: DM
JOB NUMBER: 17.20

A-0.1
SHEET OF

PDF

J:\17 Jobs\1720 Witt_DD\720A0-1.dwg 6-14-19 01:05:13 PM



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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, 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.

J:\17 Jobs\1720 Witt_DO\1720A1-0 topo.dwg 6-14-19 08:18:01 AM

8 0 4 8 16

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS THE MOST SOUTHERLY CONTROL POINT #60 LOCATED AT THE EASTERLY EDGE OF PAVEMENT OF CARMELO STREET, ELEVATION=86.85', AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE CANOPIES ARE NOT SHOWN OR LOCATED.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/10/17) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

6) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- BRICK SURFACE
- +85.81EG SPOT ELEVATION
- +85.45FL FLOWLINE
- SURVEY H&V CONTROL POINT
- FOUND MONUMENT, TYPE AS SHOWN
- FF, RL FINISH FLOOR, RIDGELINE
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE

A.P.N.: 010-269-005

TOPOGRAPHIC MAP

LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1 OF CITIES & TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MRS. NATASHA WITT

CONTACT INFORMATION:

PRIMARY: OWNER
MRS. NATASHA WITT
3636 WASHOE STREET
DAVIS, CA 95618

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECTS, INC.
ATTN: MRS. ANITA CUETO
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
CARMELO STREET 2 NW OF 9TH
CARMEL-BY-THE-SEA, CA

SCALE: 1"=8'
DATE: OCOTBER 2017
JOB NO. 1735-01

No.	DATE	BY	REVISION
	4/19/18	JLH	TOPO UPDATE
	10/20/17	FR	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

CONSULTANT:

REVISION	No.

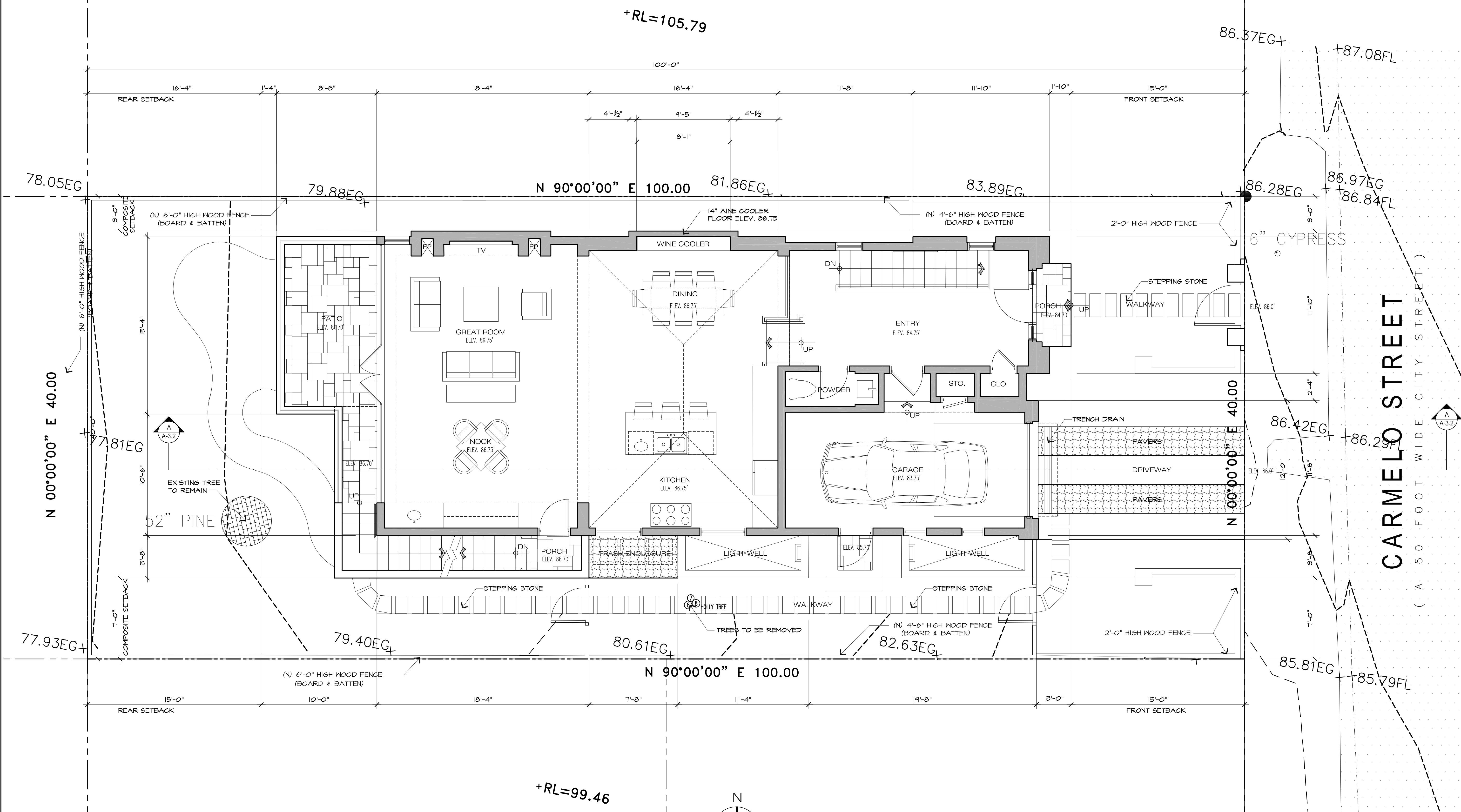
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

(E) SITE / TOPOGRAPHIC MAP

JOB NAME:
Witt Residence
Carmelo 2NW of 9th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE: 6/5/19
SCALE: 1/8" = 1'-0"
DRAWN: CAD
JOB NUMBER: 17.20

A-1.0
SHEET OF



+RL=105.79
100'-0"
16'-4"
1'-4"
8'-8"
18'-4"
16'-4"
11'-8"
11'-10"
1'-10"
15'-0"
REAR SETBACK
FRONT SETBACK
4'-1½"
9'-5"
4'-1½"
8'-1"
78.05EG
79.88EG
N 90°00'00" E 100.00
81.86EG
83.89EG
86.28EG
86.37EG
+87.08FL
86.97EG
86.84FL
(N) 6'-0" HIGH WOOD FENCE (BOARD & BATTEN)
14" WINE COOLER FLOOR ELEV. 86.75
(N) 4'-6" HIGH WOOD FENCE (BOARD & BATTEN)
2'-0" HIGH WOOD FENCE
6" CYPRESS
COMPOSITE SETBACK
WINE COOLER
TV
DINING
ELEV. 86.75'
PATIO
ELEV. 86.70'
GREAT ROOM
ELEV. 86.75'
ENTRY
ELEV. 84.75'
PORCH
ELEV. 84.70'
UP
DN
STEPPING STONE
WALKWAY
ELEV. 86.0'
POWDER
STO.
CLO.
NOOK
ELEV. 86.75'
KITCHEN
ELEV. 86.75'
GARAGE
ELEV. 83.75'
TRENCH DRAIN
PAVERS
DRIVEWAY
86.42EG
+86.29FL
EXISTING TREE TO REMAIN
52" PINE
77.81EG
N 00°00'00" E 40.00
PDF
A
A-3.2
TRASH ENCLOSURE
LIGHT WELL
PORCH
ELEV. 86.70'
HOLLY TREE
TREES TO BE REMOVED
77.93EG
79.40EG
80.61EG
82.63EG
85.81EG
+85.79FL
85.54EG
+85.45FL
2'-0" HIGH WOOD FENCE
(N) 6'-0" HIGH WOOD FENCE (BOARD & BATTEN)
15'-0"
10'-0"
18'-4"
7'-8"
11'-4"
19'-8"
3'-0"
15'-0"
REAR SETBACK
FRONT SETBACK
CARMELO STREET
(A 50 FOOT WIDE CITY STREET)
+RL=99.46
N

PROPOSED SITE PLAN

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

0 2' 4' 8' 12' 16' 20'

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 SITE PLAN

JOB NAME: Witt Residence

Carmelo 2NW of 9th Street

Carmel, By-The-Sea, CA

APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

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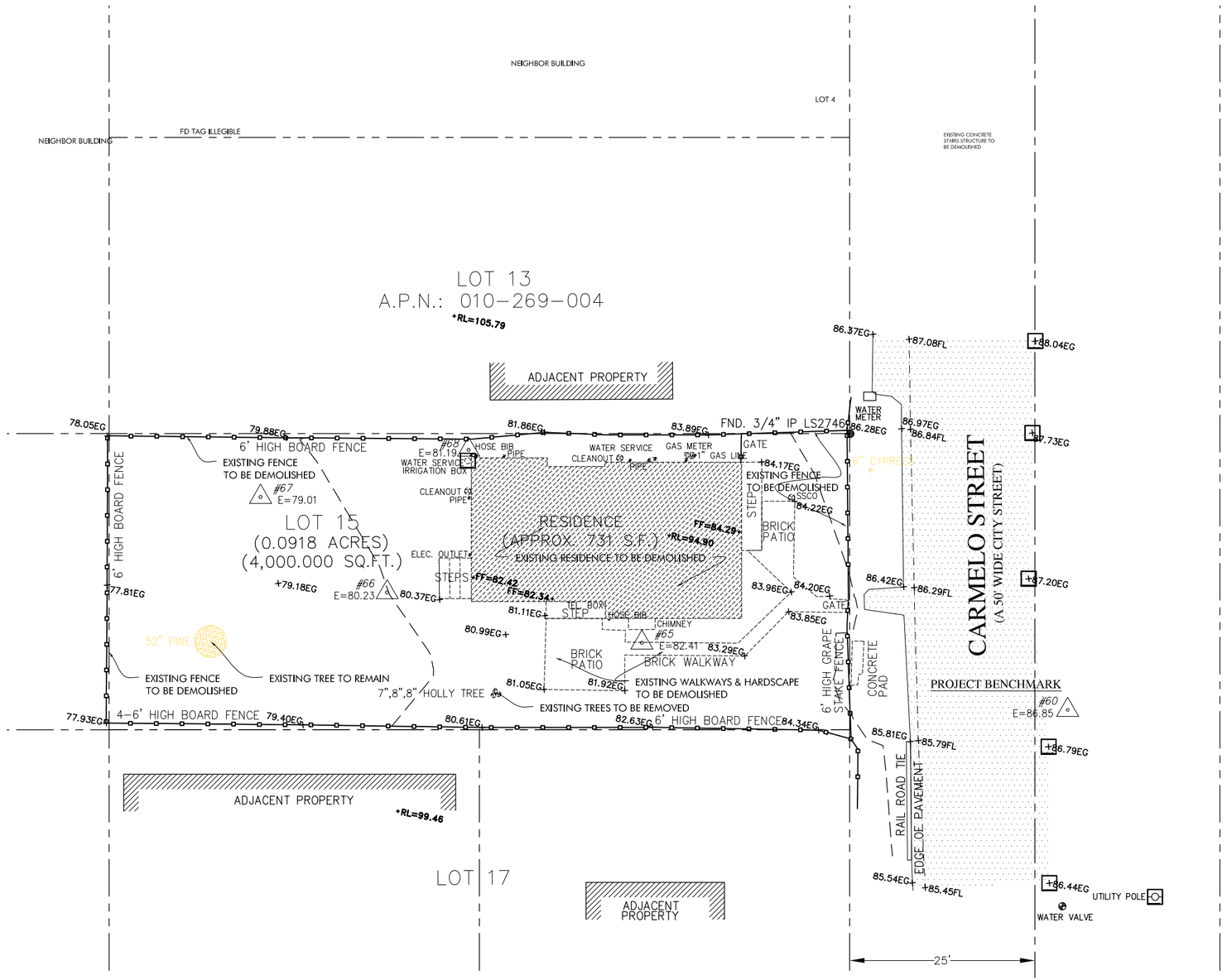

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PROPOSED DEMOLITION PLAN

SCALE: 1/8"= 1'-0"

0 4' 8' 16' 24' 32' 40'

NOTE:

ALL EXISTING BUILDING STRUCTURES, PAVEMENTS, WALKWAYS, FENCES AND RETAINING WALLS, STAIRS ARE TO BE DEMOLISHED, REMOVED AND CLEARED TO GRADE. ON SITE UTILITIES (ELECTRICAL, GAS, WATER CABLE TELEPHONE) ARE TO BE RELOCATED.

TREE REMOVAL

THREE (3) TREES TO BE REMOVED: 7", 8" & 8" DIA. HOLLY TREE.

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 DEMOLITION PLAN

JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/8"=1'-0"
DRAWN:	CCR
JOB NUMBER:	17.20

A-1.2
SHEET OF

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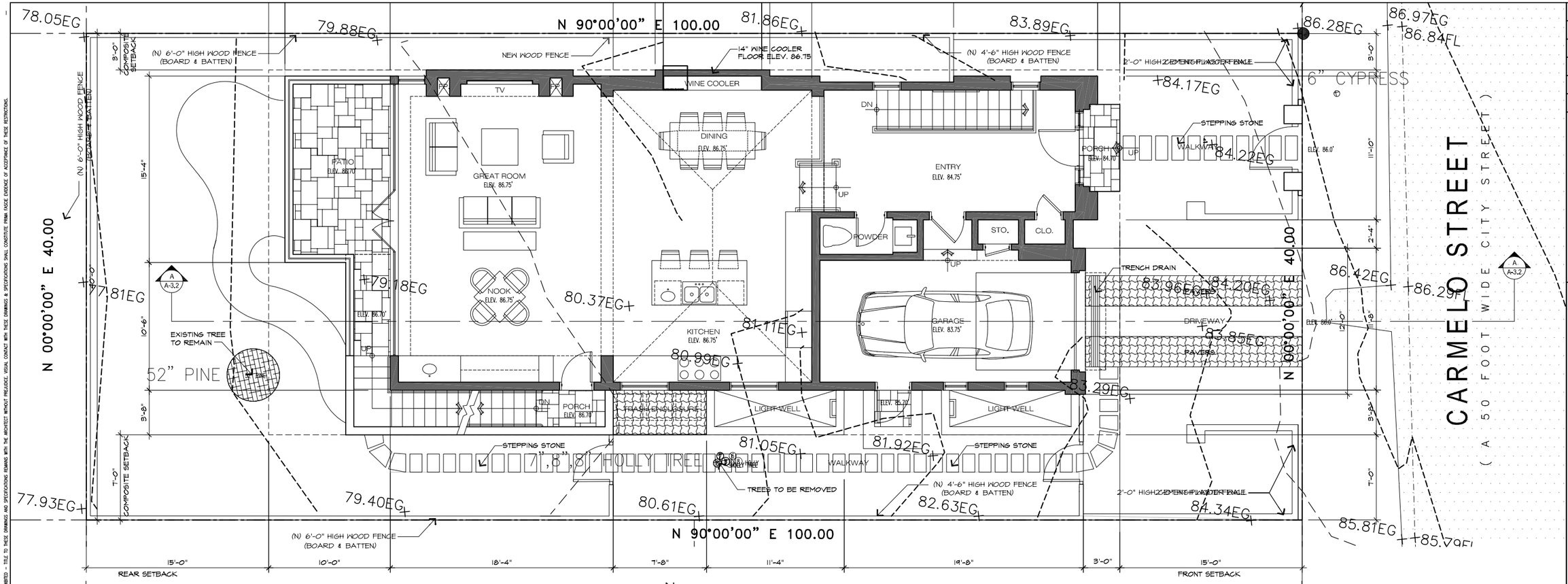
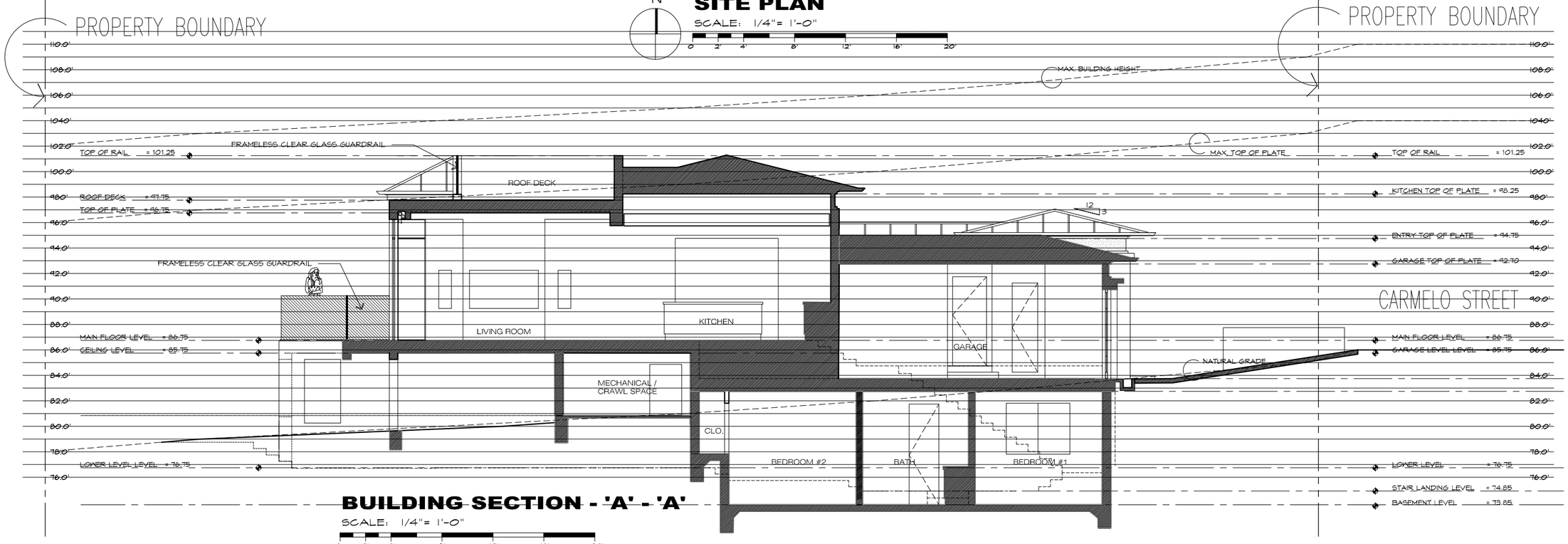


SITE PLAN

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



BUILDING SECTION - 'A' - 'A'

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

SITE SECTION

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-1.3

SHEET OF

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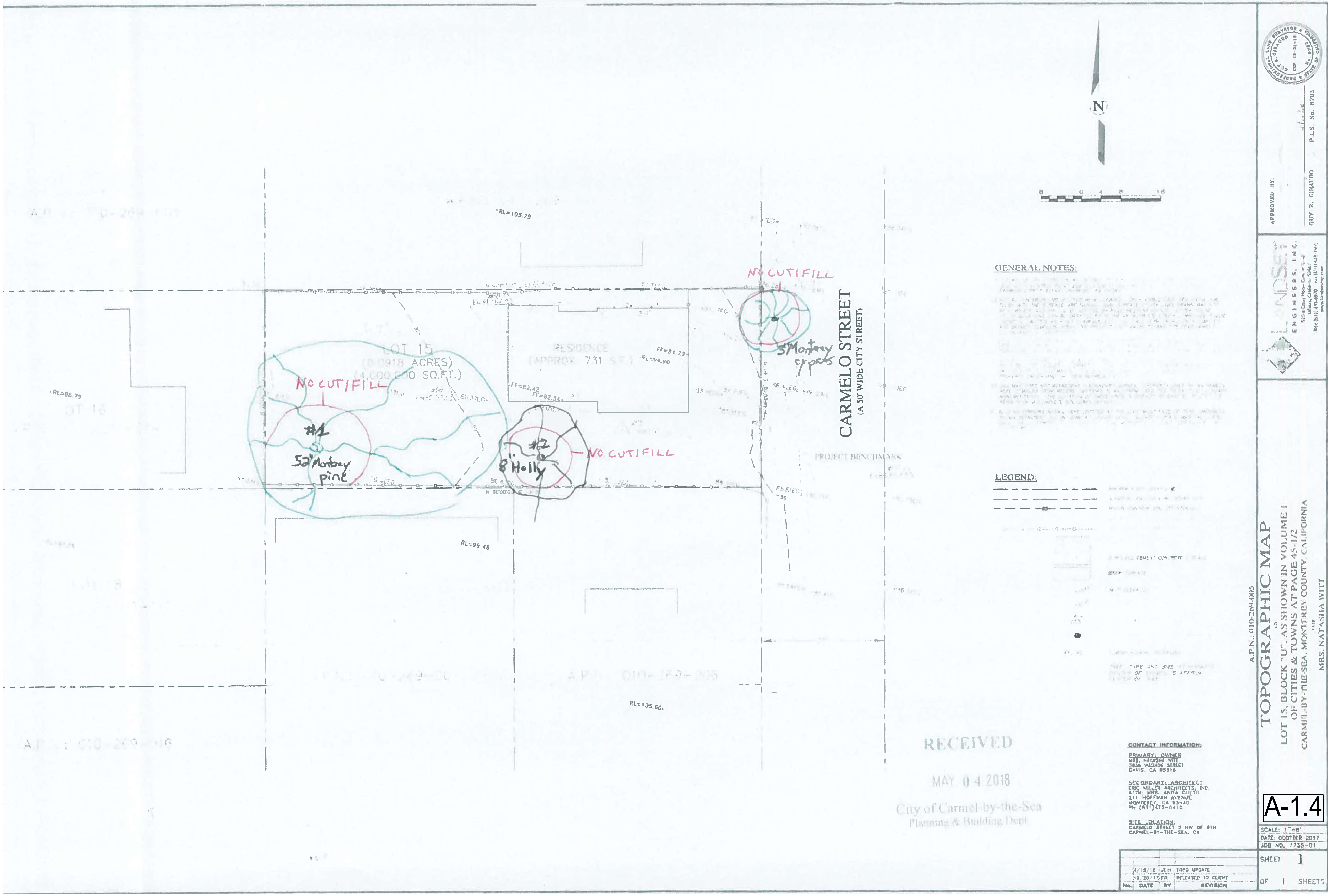
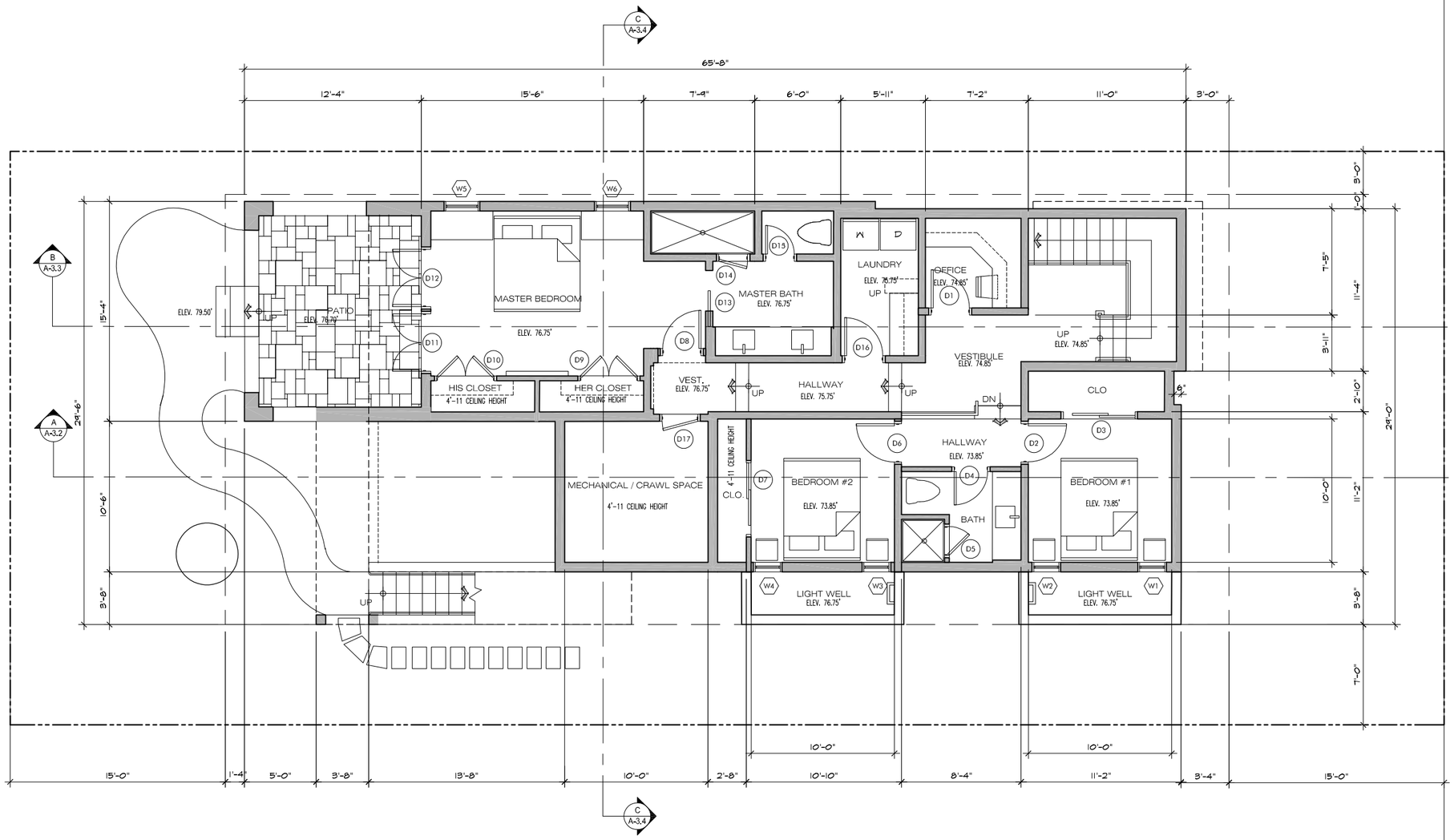

N
LOT 15
(0.0918 ACRES)
RESIDENCE
(APPROX. 731 S.F.)
NO CUT/FILL
#1
52" Monterey pine
#2
8" Holly
NO CUT/FILL
NO CUT/FILL
5" Monterey cypress
CARMELO STREET
(A 50' WIDE CITY STREET)
PROJECT BENCHMARK
GENERAL NOTES:
LEGEND:
CONTACT INFORMATION:
RECEIVED
MAY 04 2018
City of Carmel-by-the-Sea
Planning & Building Dept
A.P.N.: 010-269-005
TOPOGRAPHIC MAP
LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1
OF CITIES & TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MRS. NATASHA WITT
A-1.4
DATE: OCTOBER 2017
JOB NO. 1735-01
SHEET 1
OF 1 SHEETS



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BASEMENT FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

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

BASEMENT FLOOR PLAN

JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-2.0

SHEET OF

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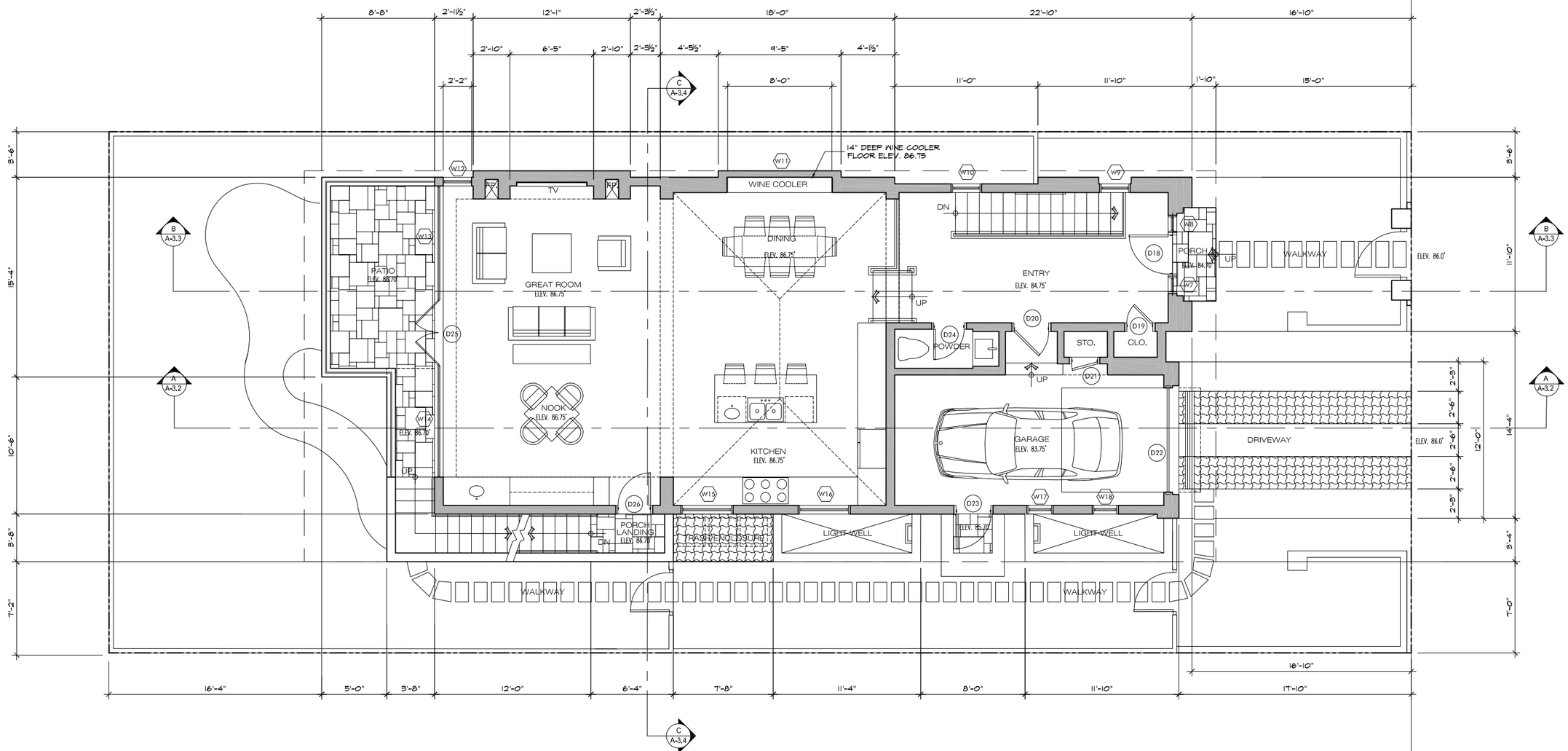

N

MAIN FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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MAIN FLOOR PLAN

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-2.1

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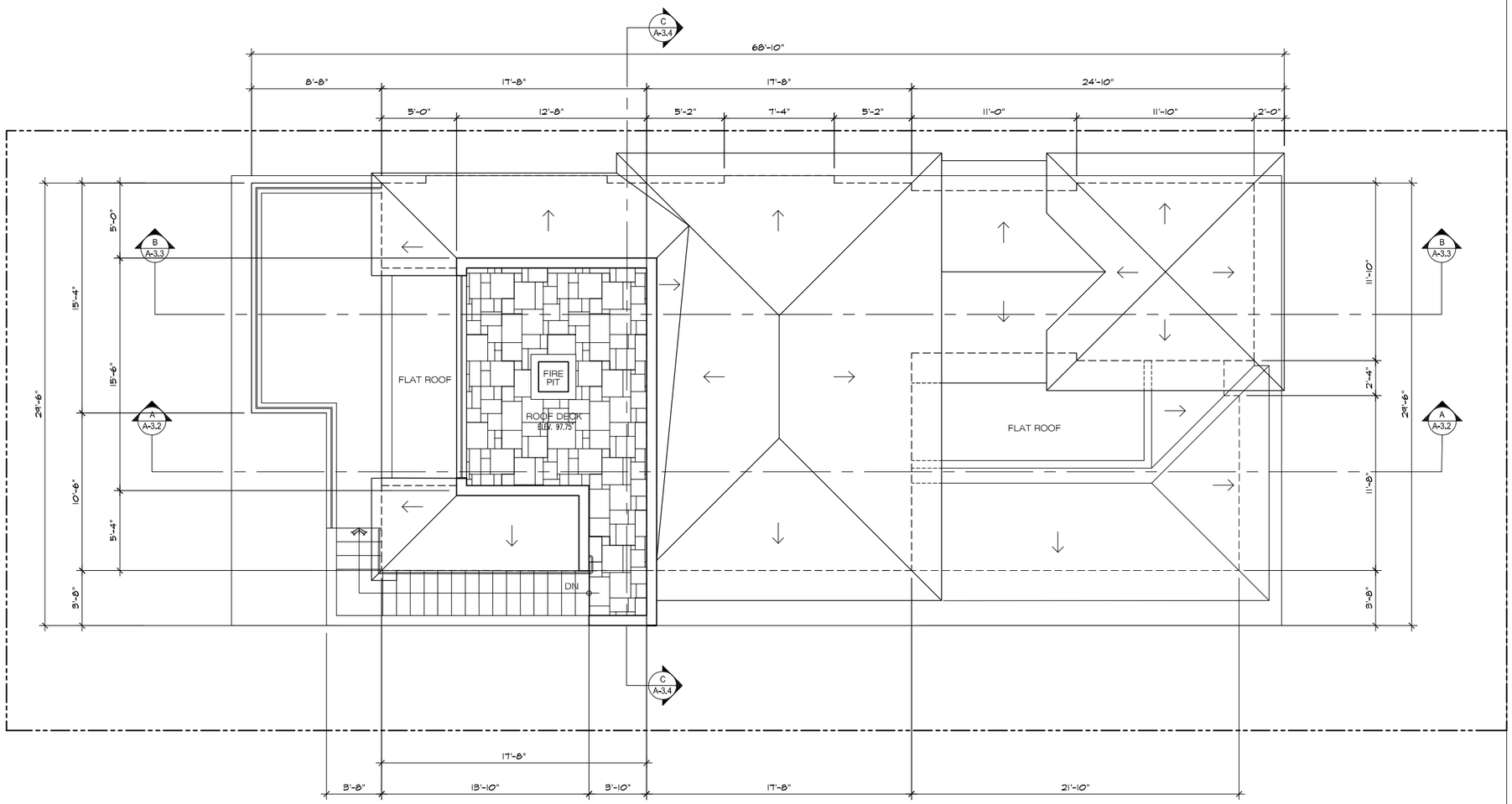

N

ROOF PLAN

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

0 2' 4' 8' 12' 16' 20'

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ROOF PLAN

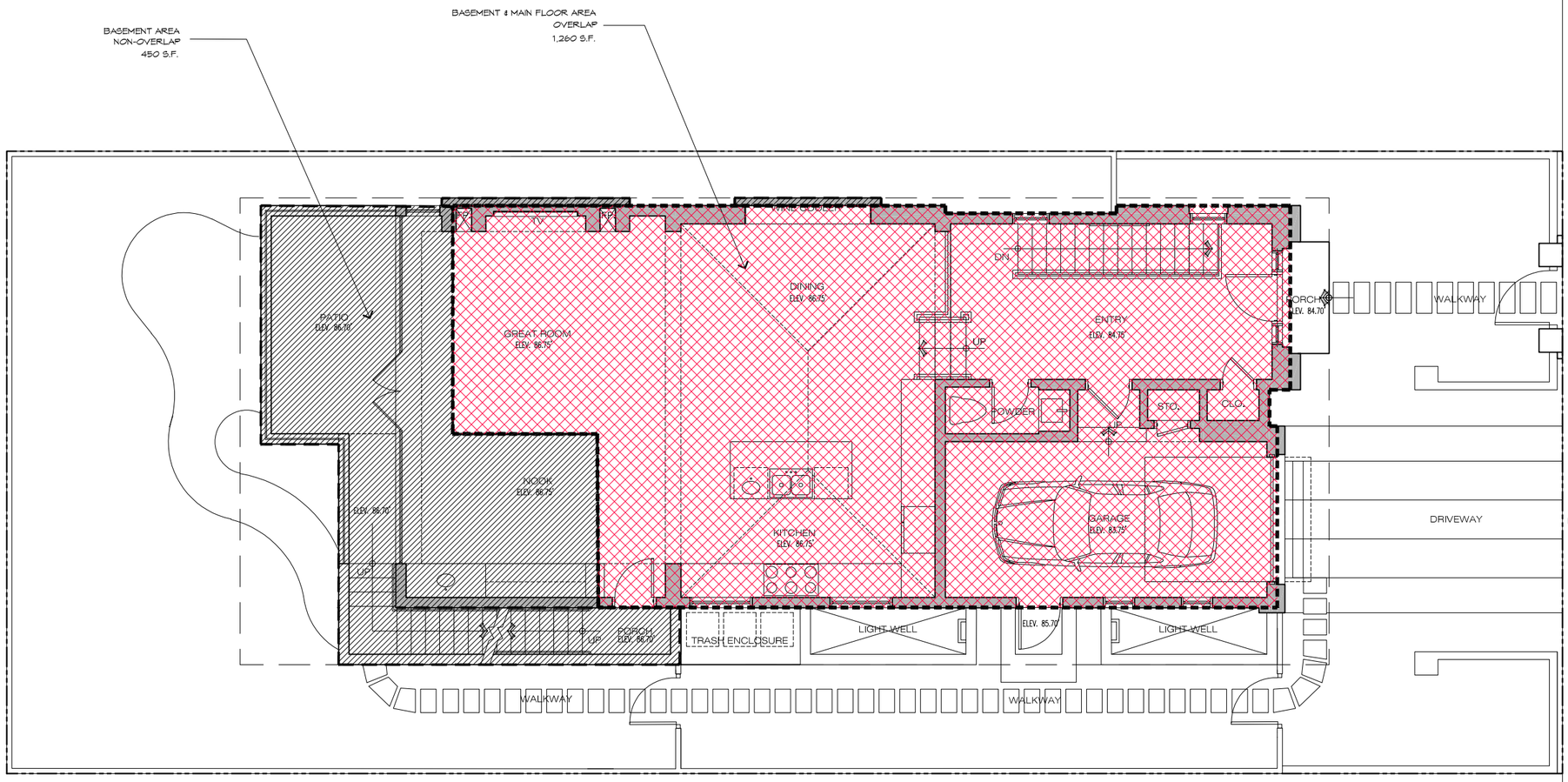
JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-2.2

SHEET OF

LEGEND	OVERLAPING & NON OVERLAPING FLOOR AREA
	OVERLAPING FLOOR AREA = 1,260 SF.
	NON-OVERLAPING FLOOR AREA = 450 SF.



N

BASEMENT / LOWER & MAIN FLOOR OVERLAY

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

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BASEMENT/LOWER & MAIN FLOOR OVERLAY

JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-2.3
SHEET OF

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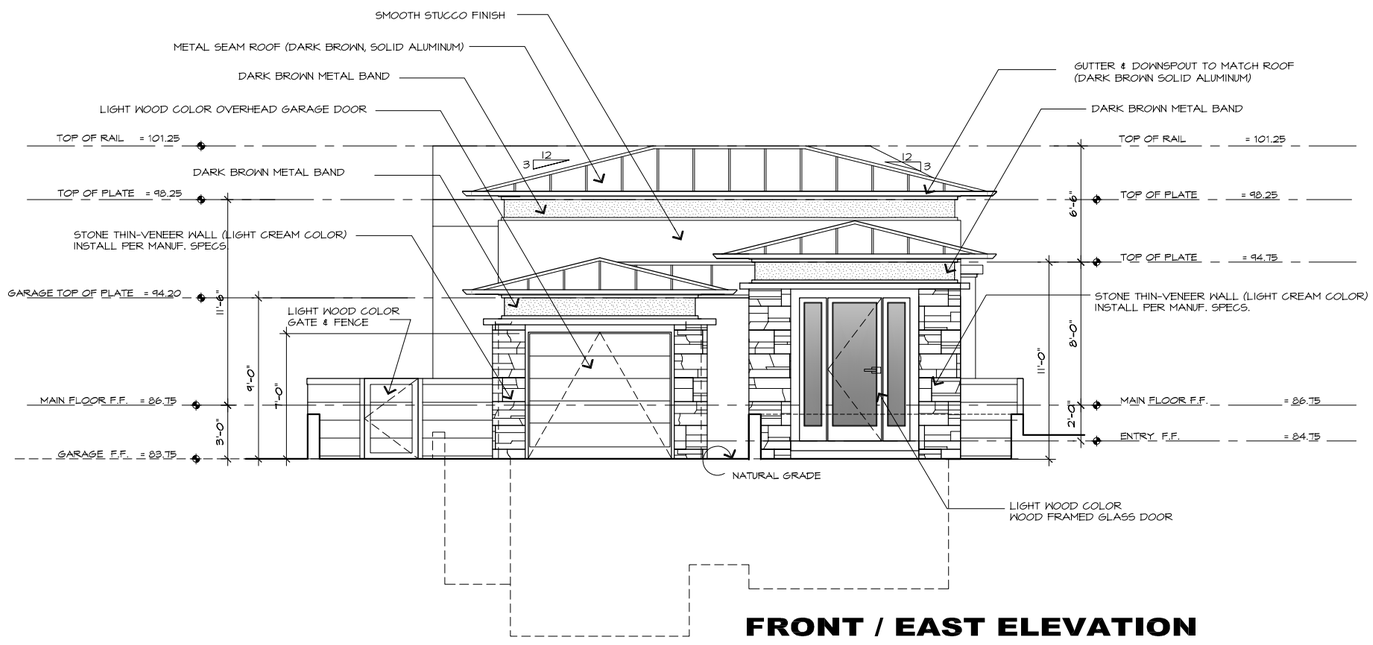

FRONT / EAST ELEVATION

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

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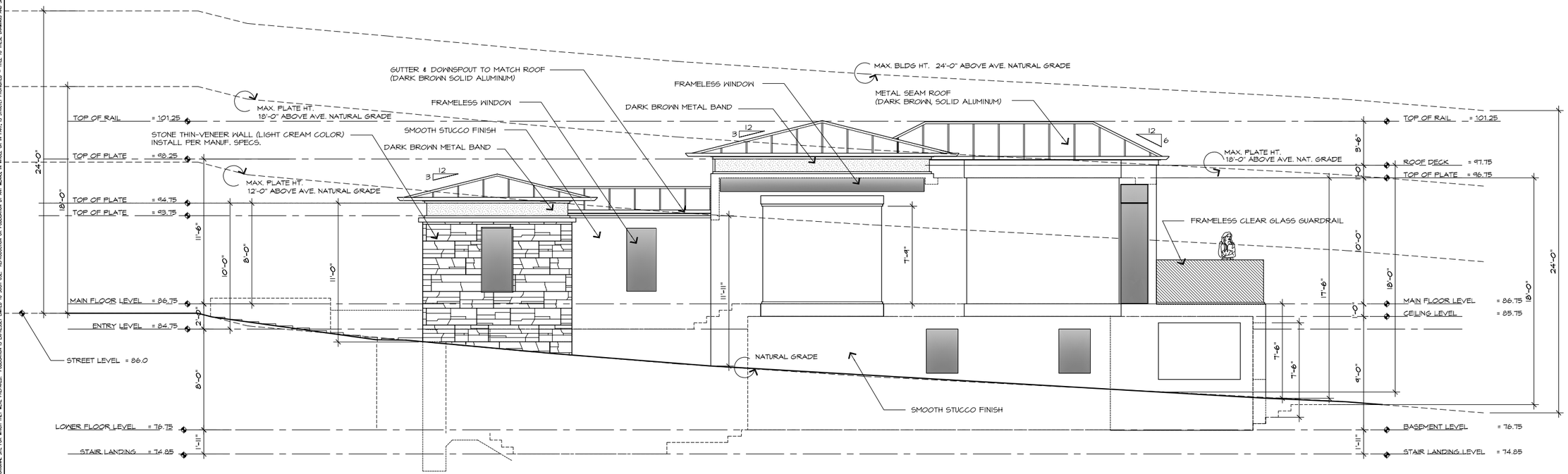

SIDE / NORTH ELEVATION

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

0 2' 4' 8' 12' 16' 20'

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REVISION	No.

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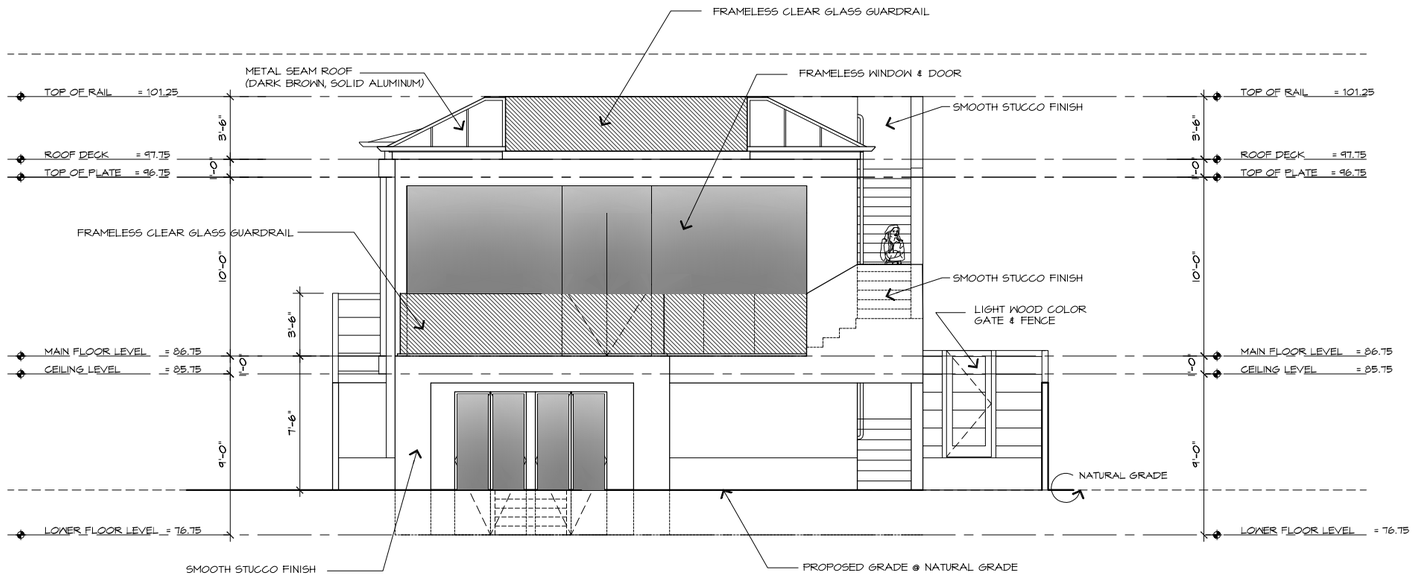
EXTERIOR ELEVATIONS

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-3.0

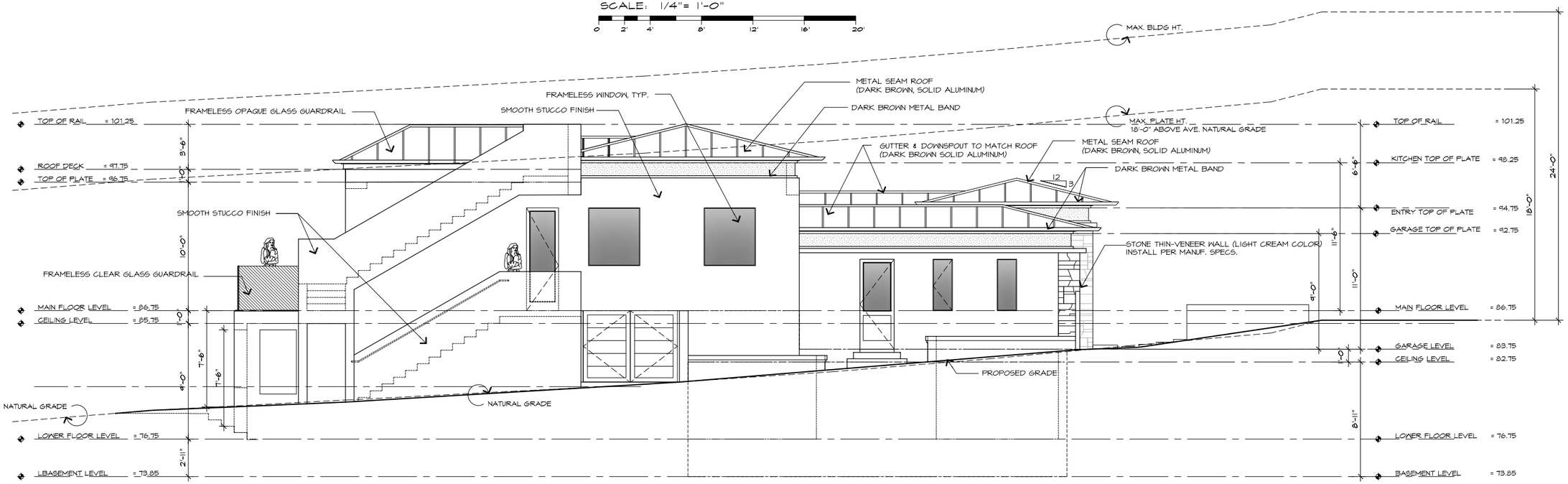
SHEET OF



REAR / WEST ELEVATION

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

0 2' 4' 8' 12' 16' 20'



SIDE / SOUTH ELEVATION

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

0 2' 4' 8' 12' 16' 20'

J:\17 Jobs\1720 Witt_DD\1720A3-1.dwg 6-14-19 09:23:07 AM

PDF

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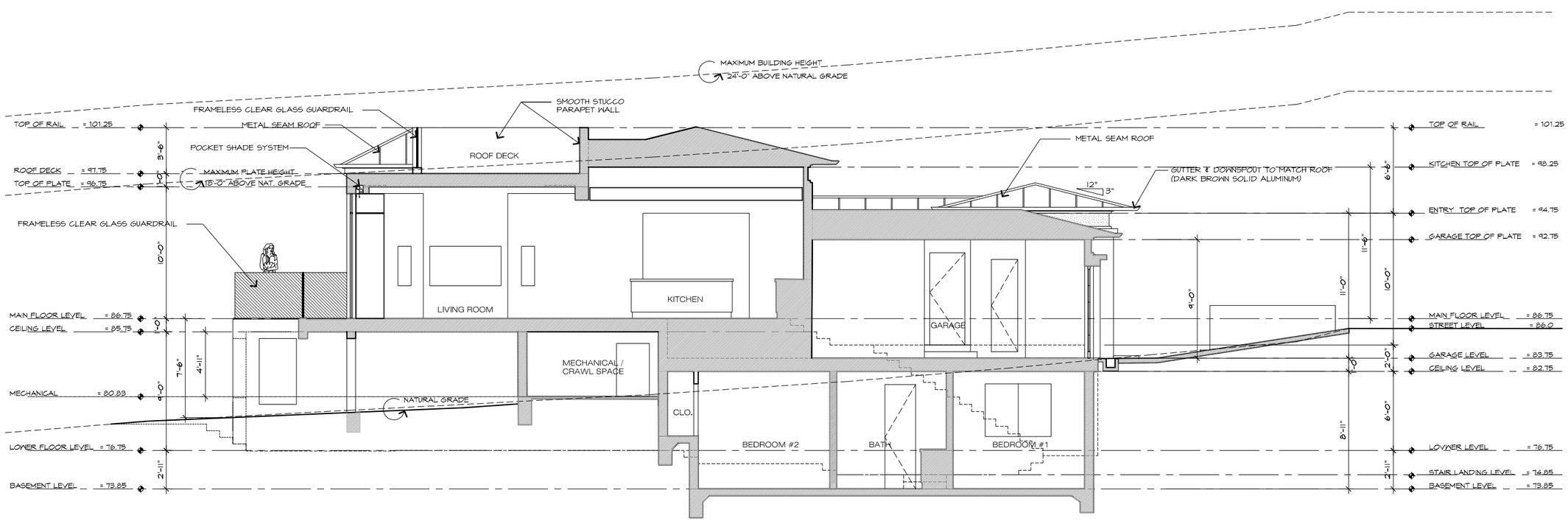
EXTERIOR ELEVATIONS

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-3.1

SHEET OF



BUILDING SECTION 'A' - 'A'

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

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BUILDING SECTION 'A' - 'A'

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-3.2
SHEET OF

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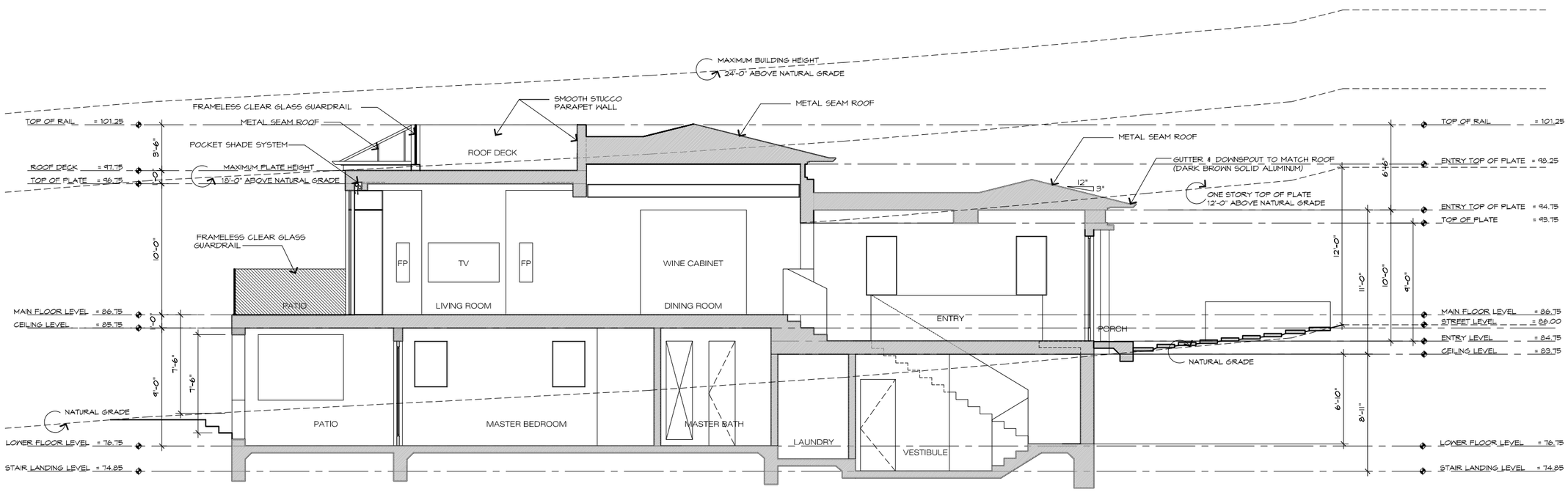

BUILDING SECTION 'B' - 'B'

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

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BUILDING SECTION 'B' - 'B'

JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE: 6/5/19
SCALE: 1/4"=1'-0"
DRAWN: DM
JOB NUMBER: 17.20

A-3.3
SHEET OF

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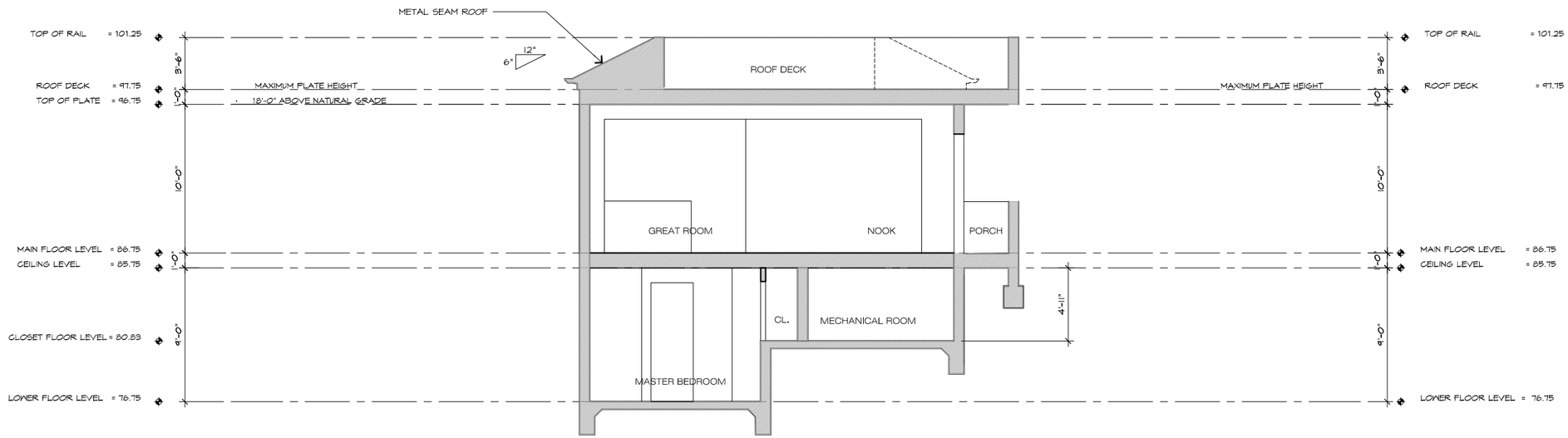

BUILDING SECTION 'C' - 'C'

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

0 2' 4' 8' 12' 16' 20'

PDF

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REVISION	No.

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BUILDING SECTION 'C' - 'C'

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	17.20

A-3.4
SHEET OF

DOOR SCHEDULE

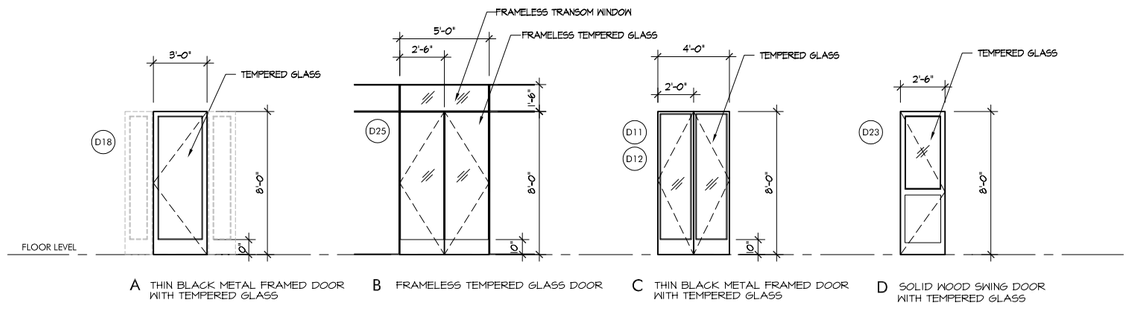
	DOOR NO.	TYPE	DOOR SIZE WIDTH "W"	DOOR SIZE HEIGHT "H"	ROOM NO.	ROOM NAME	THKNS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS
Basement - Lower Level	D1	F	2'-8"	7'-0"		OFFICE	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D2	F	2'-8"	8'-0"		BEDROOM #1	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D3	M	PR 2'-6"	4'-6"		CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD DOUBLE SLIDING DOOR
	D4	F	2'-4"	8'-0"		BATH	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D5	L	2'-0"	6'-8"		SHOWER		GLASS	METAL				METAL FRAMED FROSTED GLASS SHOWER DOOR
	D6	F	2'-8"	8'-0"		BEDROOM #2	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D7	M	PR 2'-6"	4'-6"		CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD DOUBLE SLIDING DOOR
	D8	F	2'-8"	8'-0"		MASTER BEDROOM	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D9	H	PR 2'-0"	8'-0"		HER CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD DOUBLE SWING DOOR
	D10	H	PR 2'-0"	8'-0"		HIS CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD DOUBLE SWING DOOR
	D11	C	PR 2'-0"	8'-0"		MASTER BEDROOM		GLASS	METAL				METAL FRAMED TEMPERED GLASS DOOR
	D12	C	PR 2'-0"	8'-0"		MASTER BEDROOM		GLASS	METAL				METAL FRAMED TEMPERED GLASS DOOR
	D13	G	2'-6"	8'-0"		MASTER BATH	1-3/4"	WOOD	WOOD				SOLID WOOD POCKET DOOR WITH TEMPERED GLASS
	D14	L	2'-0"	6'-8"		SHOWER		GLASS	METAL				METAL FRAMED FROSTED GLASS SHOWER DOOR
	D15	F	2'-0"	8'-0"		WATER CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D16	G	2'-8"	8'-0"		LAUNDRY	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D17	N	2'-6"	4'-0"		MECH/CRAWL SPACE	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
Main Level	D18	A	3'-0"	8'-0"		ENTRY		GLASS	METAL				METAL FRAMED TEMPERED GLASS DOOR
	D19	F	2'-0"	8'-0"		CLOSET	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D20	J	2'-8"	8'-0"		GARAGE	1-3/4"	WOOD	WOOD				FIRE-RATED DOOR, TIGHT-FITTING, SOLID CORE, SELF-CLOSE, SELF-LATCH
	D21	K	2'-6"	7'-0"		STORAGE	1-3/4"	WOOD	WOOD				SWING SOLID WOOD DOOR WITH FIXED WOOD LOUVERS
	D22	E	8'-0"	7'-0"		GARAGE	1-3/4"	WOOD	WOOD				LIGHT WOOD COLOR OVERHEAD GARAGE DOOR
	D23	D	2'-6"	8'-0"		GARAGE	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR WITH TEMPERED GLASS
	D24	F	2'-0"	8'-0"		POWDER	1-3/4"	WOOD	WOOD				SOLID WOOD SWING DOOR
	D25	B	PR 2'-6"	8'-0"		GREAT ROOM		GLASS	METAL				FRAMELESS TEMPERED GLASS DOOR W/ TRANSOM
	D26	M	2'-6"	8'-0"		NOOK	1-3/4"	WOOD	WOOD				METAL FRAMED TEMPERED GLASS DOOR

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. SHALL BE 2'-0" X 6'-8" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44' ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ASHLEY NORTON HARDWARE OR BETTER.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074.

DOOR TYPES

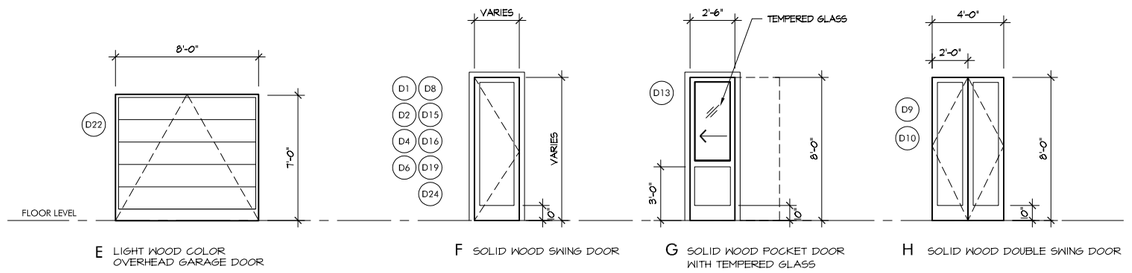


A THIN BLACK METAL FRAMED DOOR WITH TEMPERED GLASS

B FRAMELESS TEMPERED GLASS DOOR

C THIN BLACK METAL FRAMED DOOR WITH TEMPERED GLASS

D SOLID WOOD SWING DOOR WITH TEMPERED GLASS

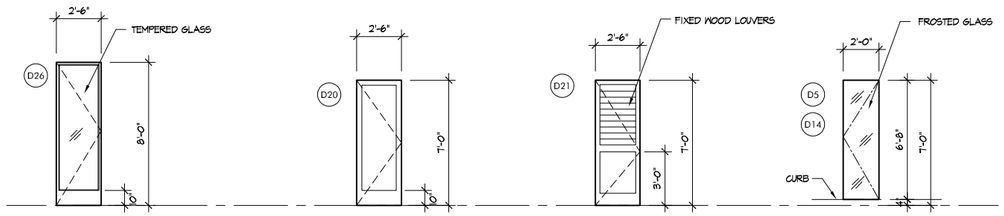


E LIGHT WOOD COLOR OVERHEAD GARAGE DOOR

F SOLID WOOD SWING DOOR

G SOLID WOOD POCKET DOOR WITH TEMPERED GLASS

H SOLID WOOD DOUBLE SWING DOOR

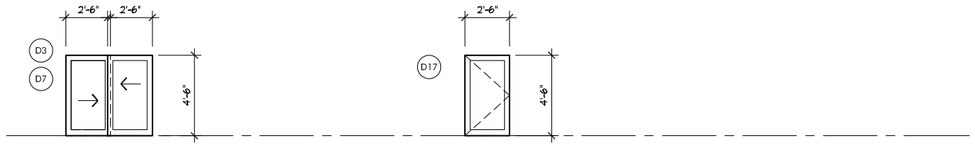


I THIN BLACK METAL FRAMED DOOR WITH TEMPERED GLASS

J FIRE-RATED DOOR, TIGHT-FITTING, SOLID CORE, SELF-CLOSE, SELF-LATCH

K SOLID WOOD SWING DOOR WITH FIXED WOOD LOUVERS

L METAL FRAMED GLASS SHOWER DOOR



M SOLID WOOD DOUBLE SLIDING DOOR

N SOLID WOOD SWING DOOR

REVISION	No.

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DOOR SCHEDULE

JOB NAME: Witt Residence
Carmelo 2NW of 4th Street
Carmel By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	AS NOTED
DRAWN:	DM
JOB NUMBER:	17.20

A-4.1

SHEET OF

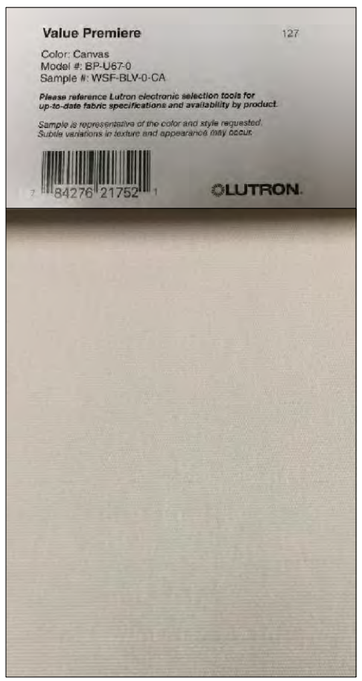
WINDOW SCHEDULE

	WDW. NO.	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	STYLE	GLAZING	SAFETY GLAZING	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	HEAD HEIGHT ABOVE F.F.	SILL HEIGHT ABOVE F.F.	LOCATION	REMARKS
Basement / Lower Level	W1	B	2'-0"	4'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	BEDROOM #1	
	W2	B	2'-0"	4'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	BEDROOM #1	
	W3	B	2'-0"	4'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	BEDROOM #2	
	W4	B	2'-0"	4'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	BEDROOM #2	
	W5	B	2'-6"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	4'-6"	MASTER BEDRM.	
	W6	B	2'-6"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	4'-6"	MASTER BEDRM.	
Main Floor Level	W7	D	1'-6"	8'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	0"	ENTRY	
	W8	D	1'-6"	8'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	0"	ENTRY	
	W9	C	2'-4"	5'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-0"	ENTRY @ STAIRS	
	W10	C	2'-4"	5'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-0"	ENTRY @ STAIRS	
	W11	G	16'-2"	1'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					9'-11"	8'-11"	DINING	TRANSOM WINDOW ABOVE WINE COOLER
	W12	E	2'-2"	9'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					9'-6"	0"	GREAT ROOM	WITH TRANSOM
	W13	F	8'-8"	9'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					9'-6"	0"	GREAT ROOM	WITH TRANSOM
	W14	F	8'-8"	9'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					9'-6"	0"	NOOK	WITH TRANSOM
	W15	A	4'-0"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	KITCHEN	
	W16	A	4'-0"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-6"	KITCHEN	
	W17	B	1'-6"	5'-0"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-0"	GARAGE	
	W18	B	1'-6"	5'-0"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	NONE					8'-0"	3'-0"	GARAGE	

WINDOW SHADE FABRIC SPECIFICATIONS

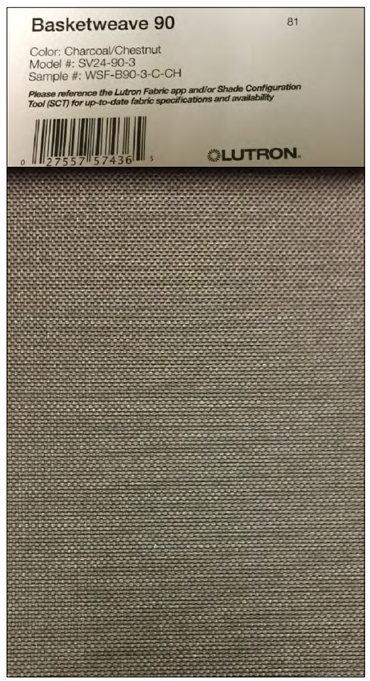
WINDOW SHADE - TRANSLUCENT PRIVACY FABRIC

BLACKOUT - VALUE PREMIER, COLOR CANVAS
POSITION IN POCKET AT THE WINDOW SIDE



WINDOW SHADE - SOLAR FABRIC

SOLAR - BASKET WAVE 90,10% OPEN, COLOR CHARCOAL/ CHESTNUT
POSITION IN POCKET AT THE ROOM SIDE

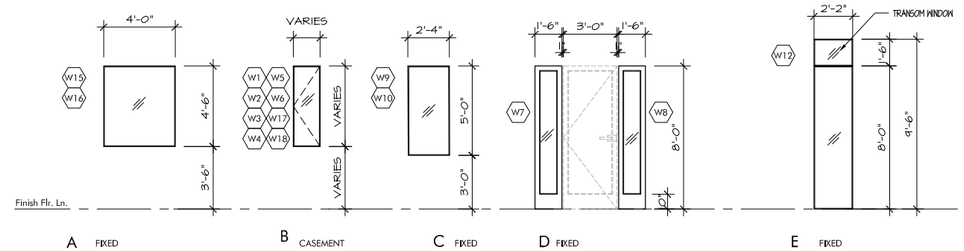


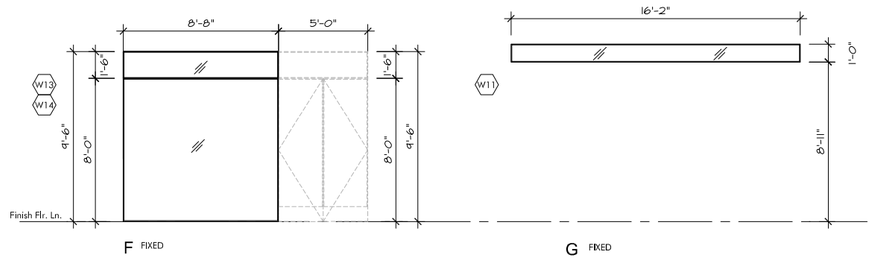
WINDOW NOTES

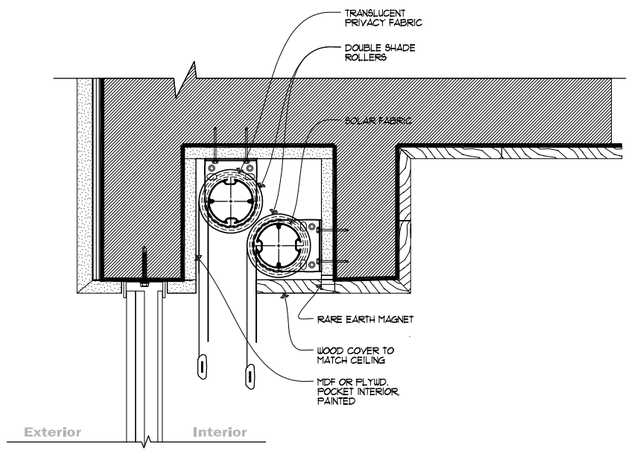
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24" 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 R310.1.
2. PAINT GRADE WOOD WINDOWS U.O.N.
3. 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.
4. ALL SLOPED GLAZING SHALL COMPLY WITH 2013 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES. THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. 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.
8. TEMPERED SAFETY GLAZING:
   a) 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.
   b) 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. c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.
   d) 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.
9. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.

WINDOW TYPES







1 TYPICAL SHADE POCKET DETAIL

SCALE: 3"= 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

WINDOW SCHEDULE

JOB NAME:
Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/5/19
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	17.20

A-4.2
SHEET OF

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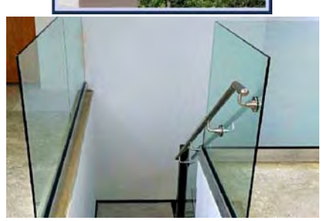
PERMEABLE PAVERS
BY: PERMALOC

10 PAVERS SAMPLE

11 TRENCH GRATES DRAIN COVER



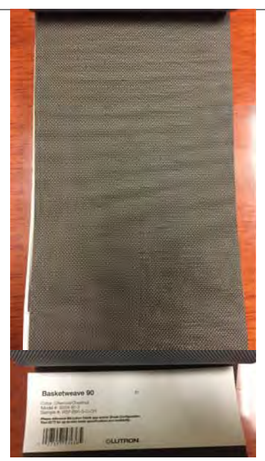
12 FRAMELESS GLASS GUARDRAIL & STAINLESS STEEL HANDRAIL

WOOD ENTRY EXTERIOR DOOR

7 EXTERIOR DOOR

FRAMELESS EXTERIOR DOOR AND WINDOW

8 WINDOW SAMPLE



9 GARDEN LIGHT

METAL GUTTER AND DOWNSPOUT
(DARK BROWN, SOLID ALUMINUM)

4 GUTTER and DOWNSPOUT DOWNSPOUT

LIGHT WOOD COLOR GARAGE DOOR

5 GARAGE DOOR SAMPLE

EXTERIOR FLOOR TILE SAMPLE

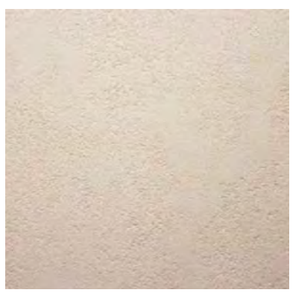
6 TILE FLOORING

COLOR: DARK BROWN
BY: CUSTOM-BILT METALS

1 METAL ROOFING

SMOOTH FACE FONJONE STONE THIN-VENEER
(LIGHT CREAM COLOR)

2 EXTERIOR STONE WALL



SMOOTH STUCCO WALL - LIGHT CREAM COLOR

3 STUCCO WALL FINISH

REVISION	No.

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
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MATERIAL SAMPLE

JOB NAME:
Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-261-005-000

DATE:	6/5/19
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	17.20

A-7.1
SHEET OF

J:\17 Jobs\1720 Witt_DD\720A7-1.dwg 6-14-19 09:18:33 AM

EXTERIOR PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERING

JOB NAME:
Witt Residence
Carmelo 2NW of 4th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	6/14/19
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	17.20

A-7.2
SHEET OF

J:\17 Jobs\1720 Witt_DD\720A7-2.dwg 6-14-19 10:40:22 AM

STREET ELEVATION

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

STREET ELEVATION

JOB NAME:
Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	4/2/19
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	17.20

A-7.3
SHEET OF

J:\17 Jobs\1720 Witt_DD\1720A7-3.dwg 6-14-19 10:18:15 AM

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WITT RESIDENCE

APN: 010-269-005

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE WITT RESIDENCE, SHEET A1.1 PREPARED BY ERIC MILLER ARCHITECTS, INC. THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS INC., JOB NO. 1735, DATED OCTOBER 2017.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST CITY OF CARMEL GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS INC., DATED OCTOBER, 2018, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 415 C.Y. OF CUT AND 25 C.Y. OF FILL TOTAL WITH A NET EXCESS OF 390 YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS OUTLETTING TO SPLASH BLOCKS DIRECTED TO DRAINAGE SWALES

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY SWALES, CATCH BASINS, AND PIPES AND DIRECTED INTO AN UNDERGROUND DETENTION/INFILTRATION CHAMBER SYSTEM AS SHOWN ON THE SITE DRAINAGE PLAN. ON SITE CATCH BASINS SHALL BE CHRISTY PRODUCTS U23, V64, AND V12 - LABELED AS SHOWN. STORM DRAIN PIPE SHALL BE PVC SDR35

13) SUBSURFACE DRAINAGE FOR FOUNDATIONS & UNDERSLAB IS REQUIRED AND WILL BE COLLECTED AND PIPED TO A SUMP (CHRISTY BOX U23) LOCATED IN THE MECHANICAL ROOM AND PUMPED UP TO EXISTING STREET LEVEL (LINCOLN ST.) AND SHALL REMAIN INDEPENDENT OF THE SURFACE RUNOFF.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASINS SHALL BE CHRISTY PRODUCTS, U23 WITH GRATE AND EMERGENCY OVERFLOW PUMP FOR CB1, U23 WITH LID FOR UNDERSLAB DRAIN SUMP, V64 FOR CB2 WITH CAST IRON GRATE; V12 WITH GRATE FOR ALL REMAINING CATCH BASINS, AS LABELED, OR APPROVED EQUAL FOR ALL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. REL. COMPACTION.

16) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

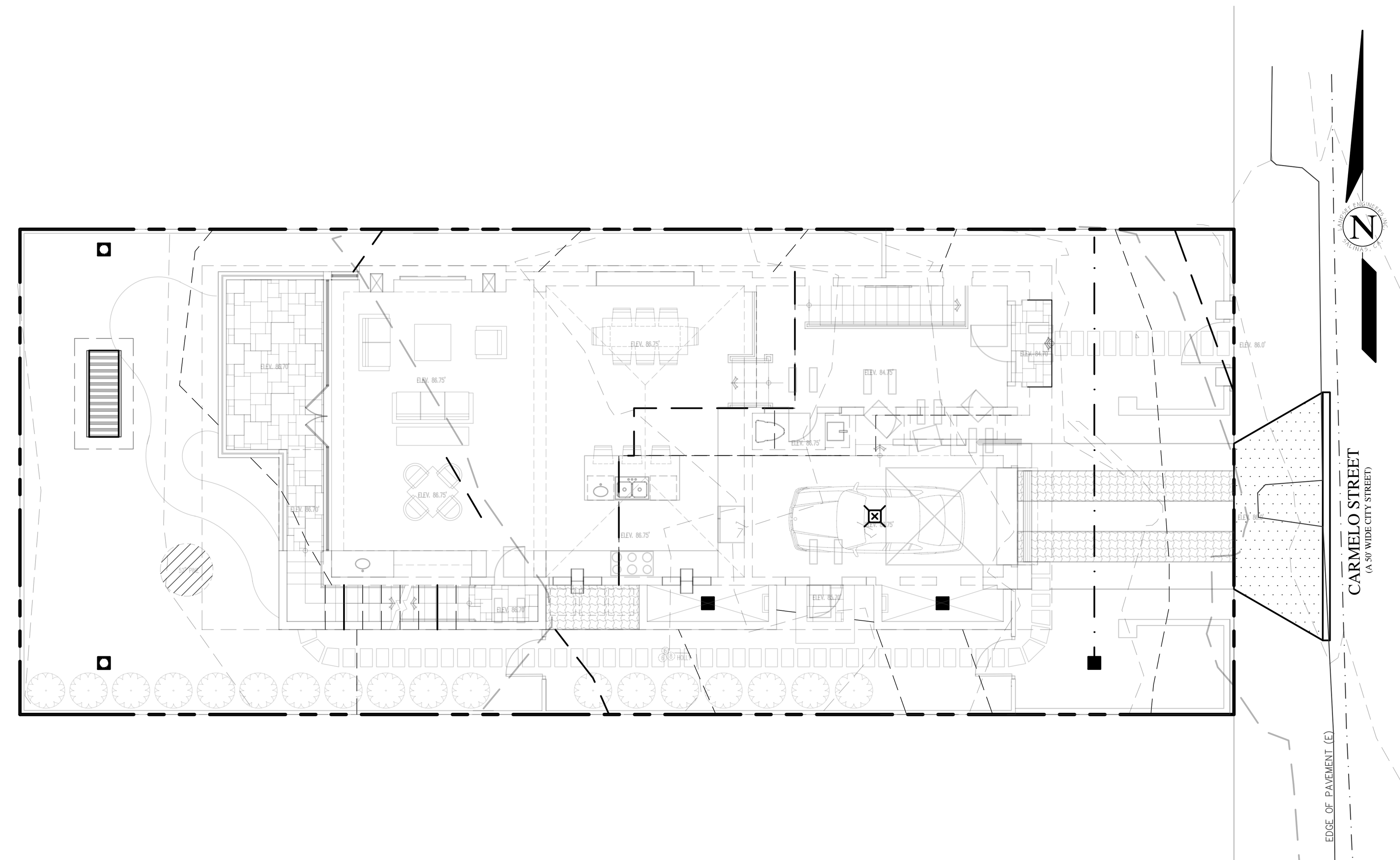
17) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT

18) A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION LETTERS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

19) TO MINIMIZE VIBRATION AND POSSIBLE DAMAGE TO ADJACENT PROPERTIES, THE CONTRACTOR SHALL UTILIZE THE SMALLEST COMPACTION EQUIPMENT FEASIBLE TO OBTAIN THE DESIRED COMPACTION. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY REPAIR OF ALL OFF-SITE DAMAGES RESULTING FROM CONSTRUCTION OPERATIONS.

20) THE CONTRACTOR SHALL OBTAIN AN 811/DIG ALERT TICKET PRIOR TO ISSUANCE OF THE BUILDING PERMIT AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS.

21) STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.



LOT OVERVIEW
SCALE:1"=10'

PROJECT DATA

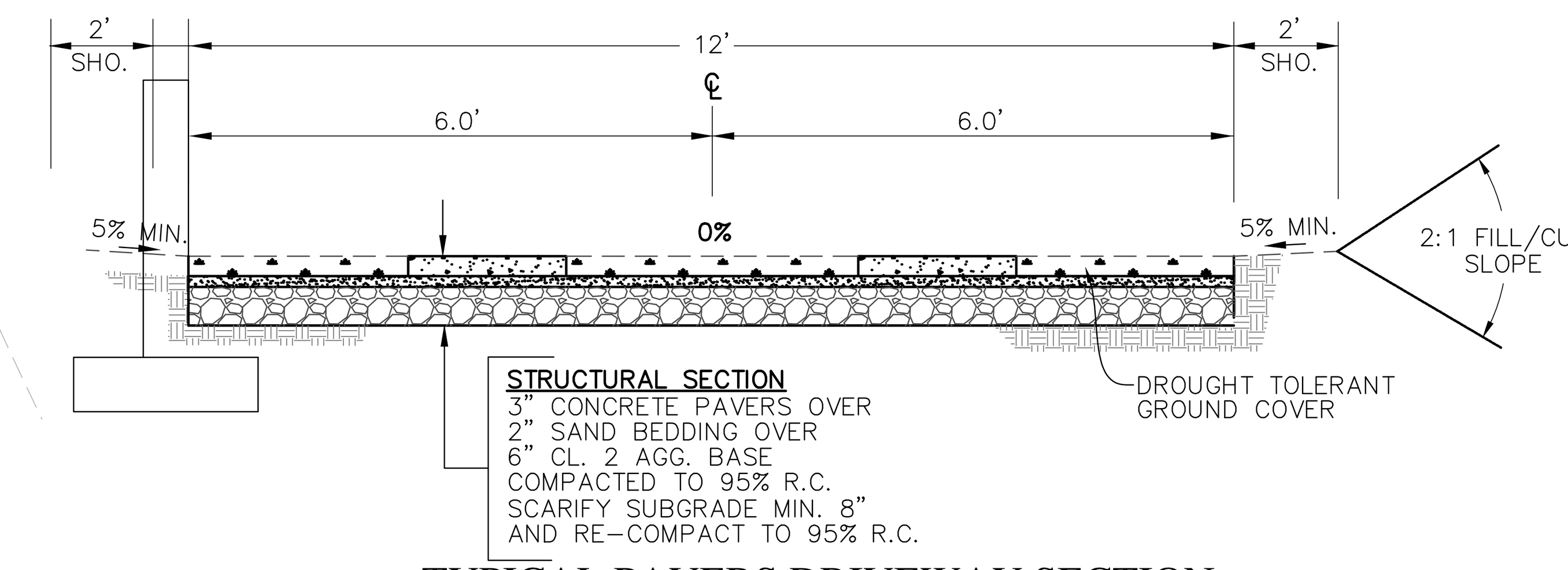
GRADING VOLUMES	Cut	Fill	Net
	415 Cu. Yd.	20 Cu. Yd.	395 Cu. Yd. Cut
DISTURBED AREA	IMPERVIOUS	*PERVIOUS	TOTAL
	1890 SQFT	2110 SQFT	4000 SQFT

*CREATED AND/OR REPLACED

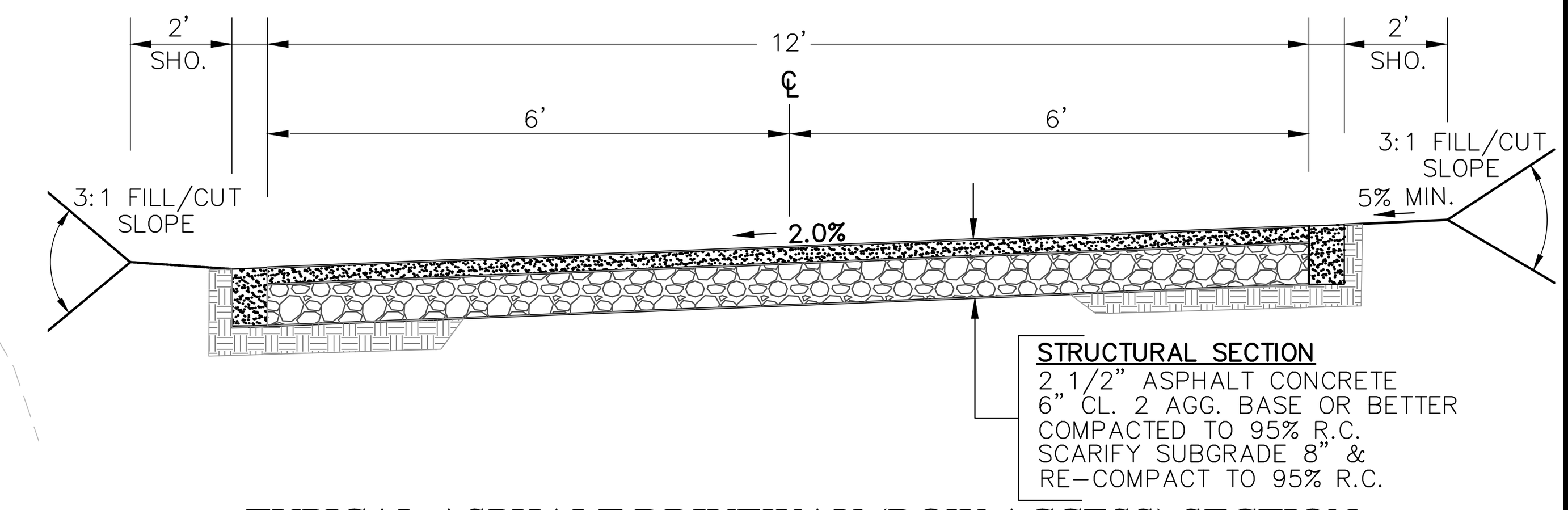
NOTE: PRIOR TO DIGGING FOOTINGS OR SCHEDULING INSPECTIONS, THE OWNER/APPLICANT SHALL PROVIDE PAD ELEVATION CERTIFICATION. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers Inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers Inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers Inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers Inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers Inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers Inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers Inc.	Prior to pavement installation		



TYPICAL PAVERS DRIVEWAY SECTION
NOT TO SCALE



TYPICAL ASPHALT DRIVEWAY (ROW ACCESS) SECTION
NOT TO SCALE

INDEX TO SHEETS

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL 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 SEEDED 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 SEEDED 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 COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

LEGEND:

EXISTING (N):

MAJOR CONTOUR LINE (5' INTERVAL)
MINOR CONTOUR LINE (1' INTERVAL)
ASPHALT PAVEMENT SURFACE
WOOD SURFACE

NEW (N):

MAJOR CONTOUR LINE (5' INTERVAL)
MINOR CONTOUR LINE (1' INTERVAL)
RETAINING WALL - TYPE AS SHOWN
STORM DRAIN LINE
SUB DRAIN LINE
TREE TO BE REMOVED
ROOF DOWNSPOUT WITH SPLASHBLOCK
MAIN FLOOR HOUSE FOOTPRINT
ASPHALT PAVEMENT SURFACE

"COVER SHEET"

No.	DATE	BY	REVISION
1	06/04/19	JAN	ARCHITECTURAL SITE PLAN REVISIONS
	03/29/19	JK	RELEASED TO CLIENT

PROFESSIONAL ENGINEER ★ REGISTERED ★ GUY R. GIRAUDO No. 56569 Exp. 06-30-19 CIVIL STATE OF CALIFORNIA

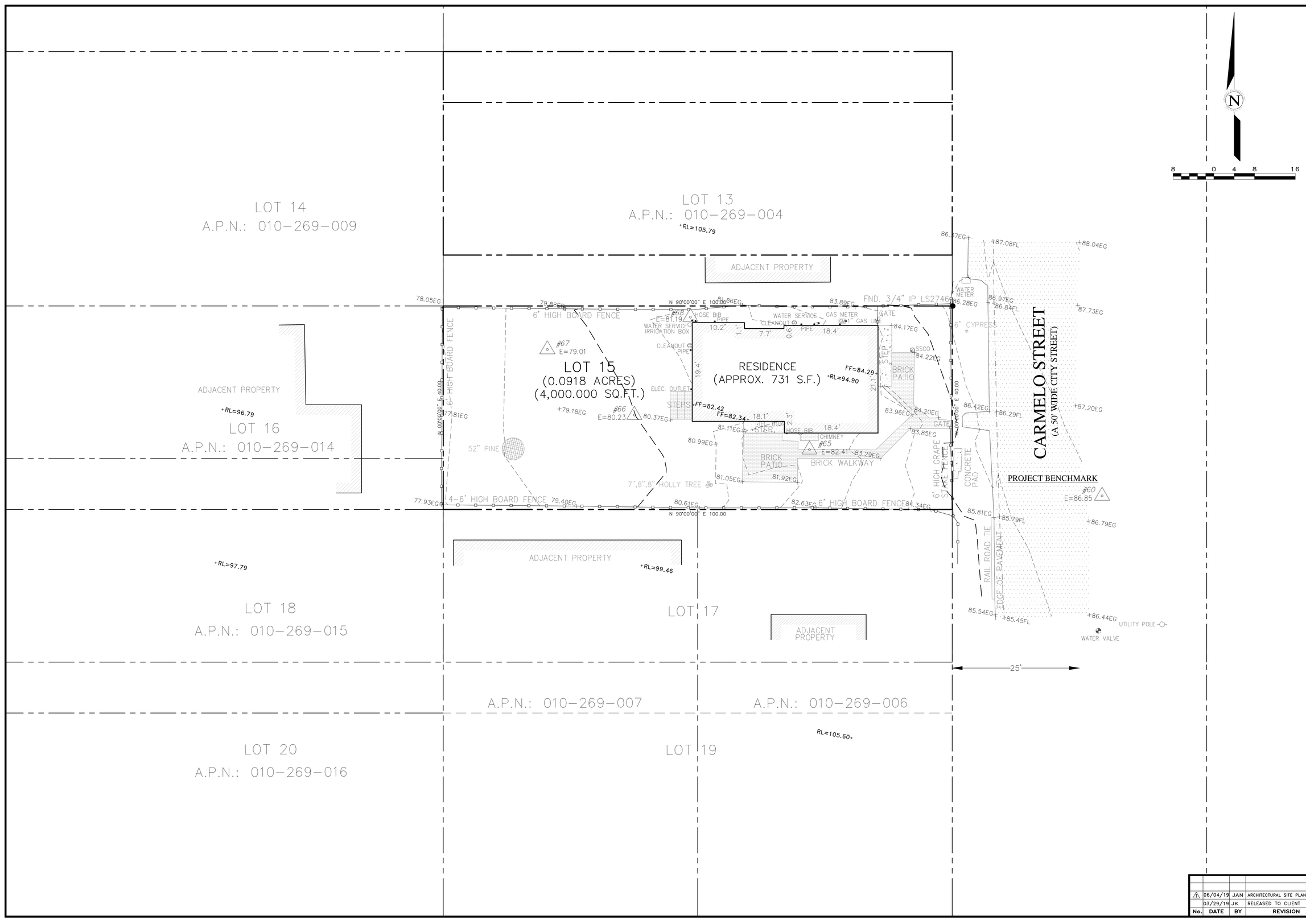
APPROVED BY: GUY R. GIRAUDO 6/6/19

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1 OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR AND MRS. DYLAN & NATASHA WITT

SCALE: AS SHOWN
DATE: JUN 2019
JOB NO. 1735-02

SHEET C1 OF 7 SHEETS



"TOPOGRAPHIC MAP/EXISTING CONDITIONS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1
OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR
MR AND MRS. DYLAN & NATASHA WITT

APPROVED BY:

GUY R. GIRAUDO

6/6/19

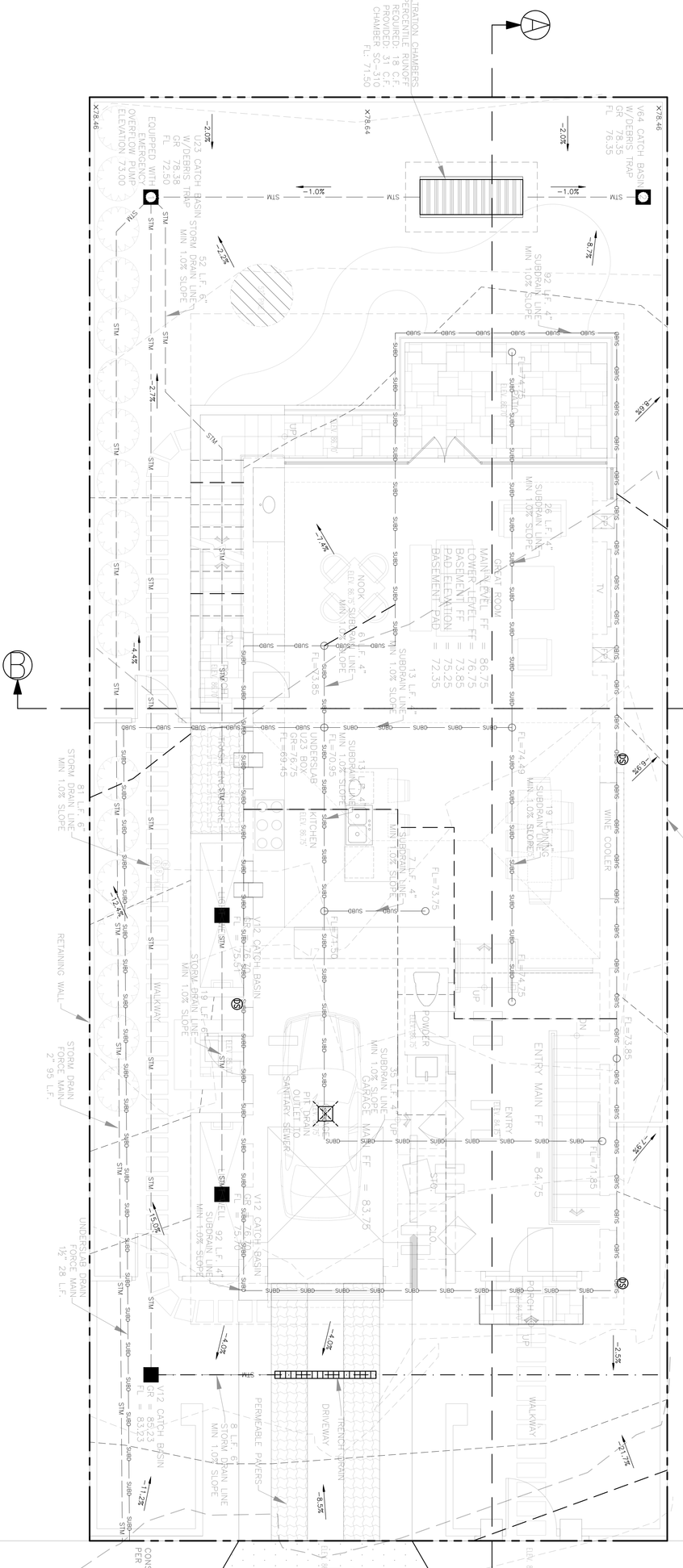
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 66569
Exp. 06-30-19
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1" = 8'
DATE: JUN 2019
JOB NO. 1735-02

SHEET C2
OF 7 SHEETS

No.	DATE	BY	REVISION
1	06/04/19	JAN	ARCHITECTURAL SITE PLAN REVISIONS
	03/29/19	JK	RELEASED TO CLIENT



No.	DATE	BY	REVISION
2	06/04/19	JAN	ARCHITECTURAL SITE PLAN REVISIONS
1	03/29/19	JK	RELEASED TO CLIENT

"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1
OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR AND MRS. DYLAN & NATASHA WITT

SCALE: 1" = 4'
DATE: JUN 2019
JOB NO. 1735-02
SHEET C3
OF 7 SHEETS

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
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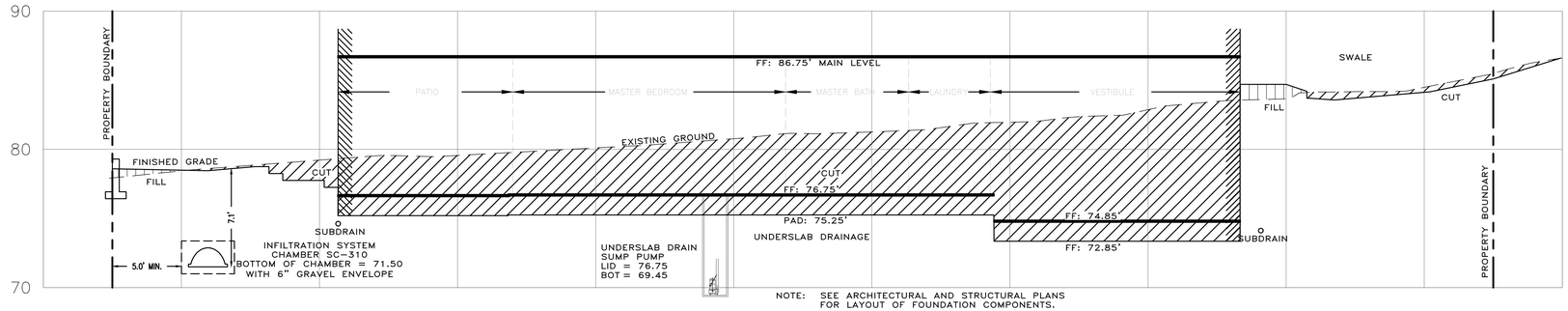
APPROVED BY:

GUY R. GIRAUDO 6/6/19

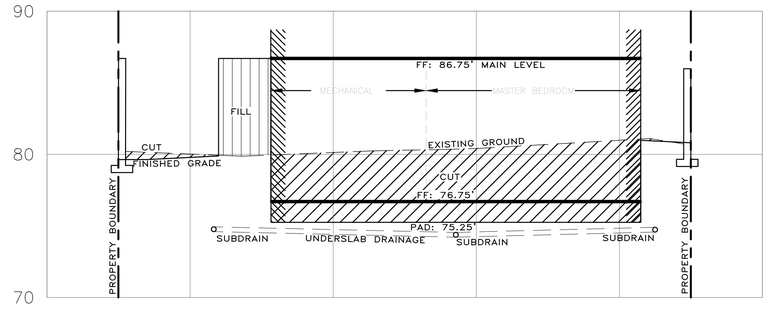
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-19
CIVIL
STATE OF CALIFORNIA



NOTE: SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.

SECTION A-A

SCALE: 1:5 H&V



SECTION B-B

SCALE: 1:5 H&V

"GRADING SECTIONS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1
OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR AND MRS. DYLAN & NATASHA WITT

APPROVED BY:

GUY R. GIRAUDO
06/19

REGISTERED PROFESSIONAL ENGINEER
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No.	DATE	BY	REVISION
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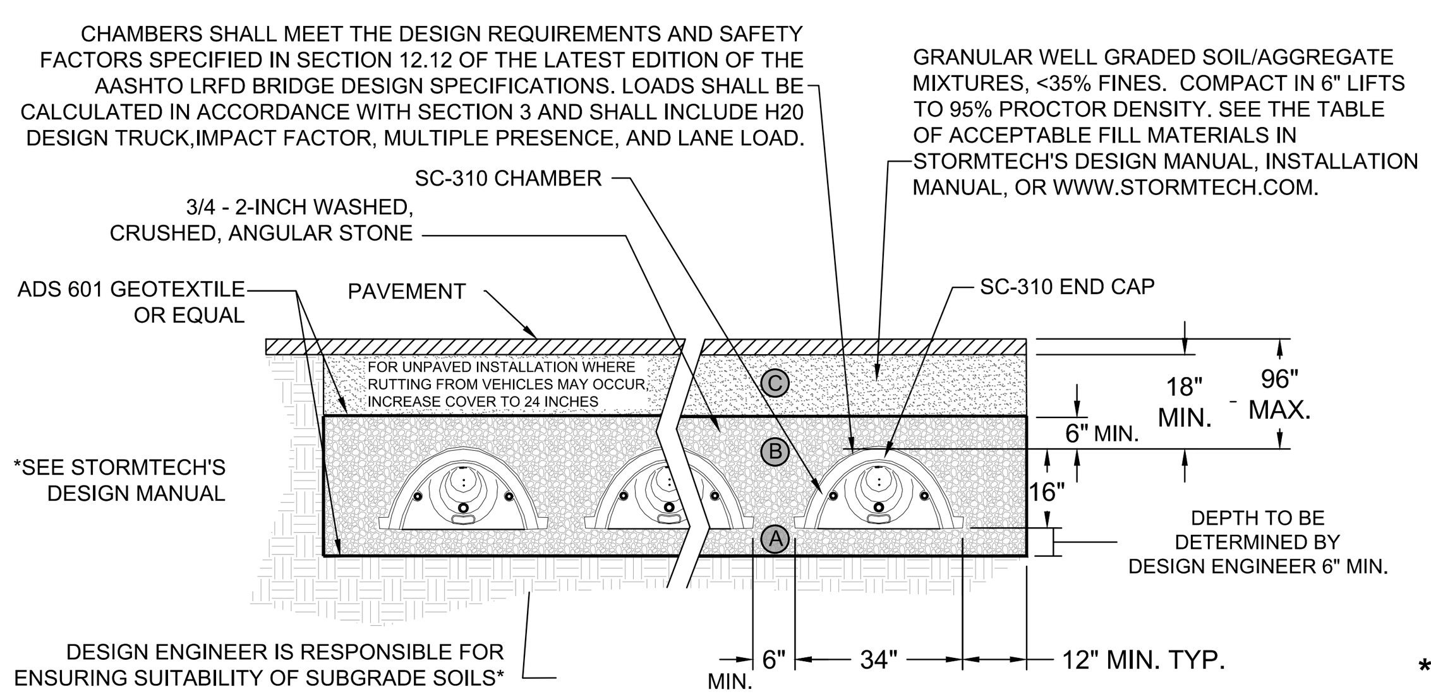
SCALE: AS SHOWN
DATE: JUN 2019
JOB NO. 1735-02

SHEET C4

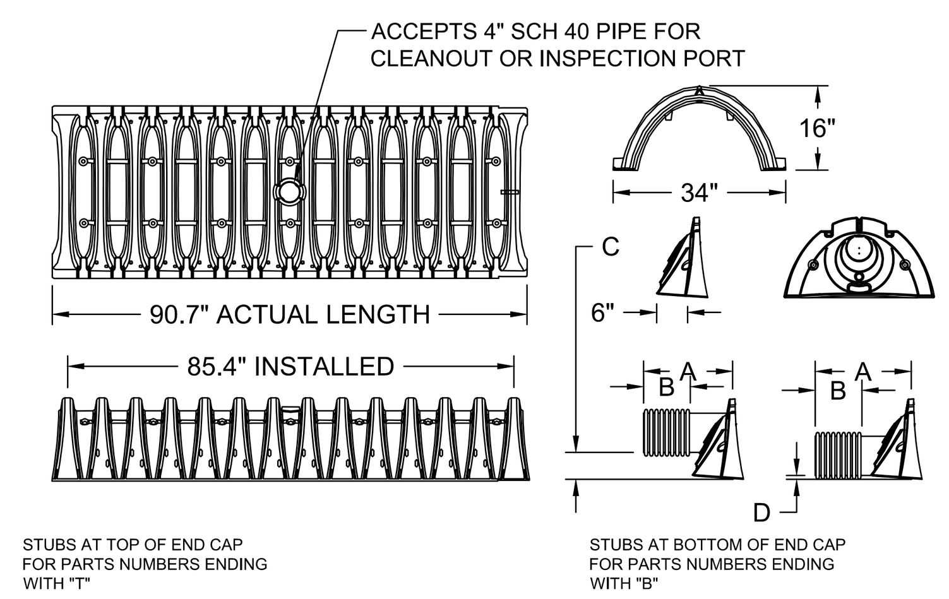
OF 7 SHEETS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
Ⓒ FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (24" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
Ⓑ EMBEDMENT STONE SURROUNDING AND TO A 6" ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
Ⓐ FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN ¾ - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.



CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 AND SHALL INCLUDE H20 DESIGN TRUCK,IMPACT FACTOR, MULTIPLE PRESENCE, AND LANE LOAD.
GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <35% FINES. COMPACT IN 6" LIFTS TO 95% PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS IN STORMTECH'S DESIGN MANUAL, INSTALLATION MANUAL, OR WWW.STORMTECH.COM.
SC-310 CHAMBER
3/4 - 2-INCH WASHED, CRUSHED, ANGULAR STONE
ADS 601 GEOTEXTILE OR EQUAL
PAVEMENT
SC-310 END CAP
*SEE STORMTECH'S DESIGN MANUAL
18" MIN.
96" MAX.
6" MIN.
16"
DEPTH TO BE DETERMINED BY DESIGN ENGINEER 6" MIN.
DESIGN ENGINEER IS RESPONSIBLE FOR ENSURING SUITABILITY OF SUBGRADE SOILS*
6" MIN.
34"
12" MIN. TYP.



PART #	CHAMBER	PIPE SIZE	A	B	C	D
SC310EPE06T	SC 310	6 in (150 mm)	9.60 in (244 mm)	3.83 in (98 mm)	5.80 in (147 mm)	N/A
SC310EPE06B	SC 310	6 in (150 mm)	9.60 in (244 mm)	3.83 in (98 mm)	N/A	0.50 in (13 mm)
★ SC310EPE12B	SC 310	12 in (300 mm)	13.50 in (343 mm)	7.70 in (196 mm)	N/A	0.90 in (23 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

★ FOR THE SC310EPE12B THE 12" STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25". BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	34.0" x 16.0" x 85.4"
CHAMBER STORAGE	14.7 CUBIC FEET
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET
WEIGHT	35 LBS.

INFILTRATION CHAMBER DETAIL
NOT TO SCALE

STORAGE SIZING:

SQUARE FOOTAGE OF NEW IMPERVIOUS:
TOTAL AREA = 1820 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT

TOTAL RUNOFF VOLUME
Q1=CIA
Q1=(1.0)(0.067FT)(1,820 SF) = 121 CF

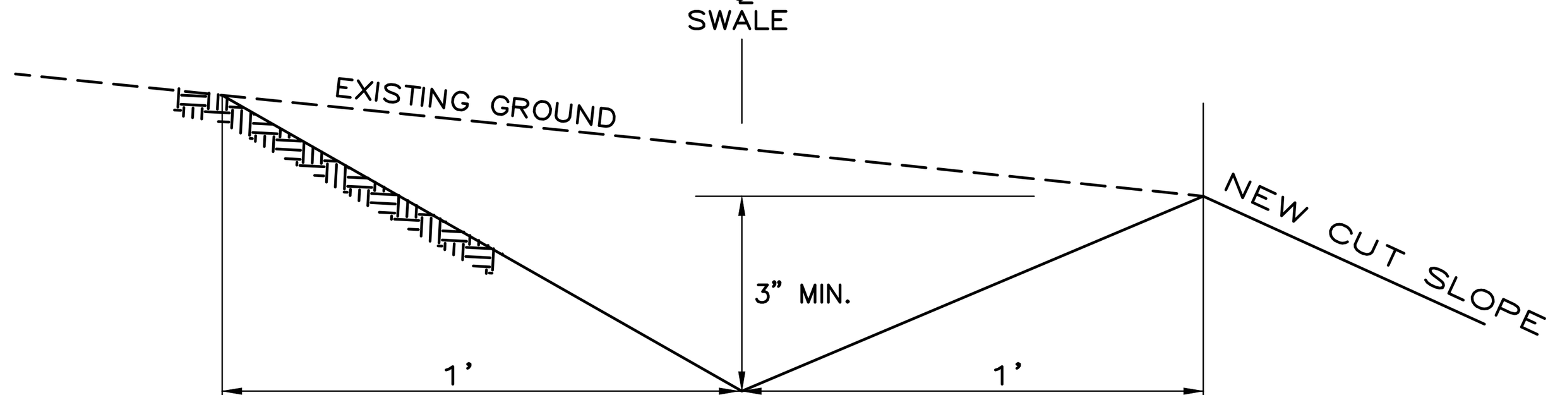
SOIL INFILTRATION RATE
R= 3 IN/H = 0.25 FT/H

SINGLE CHAMBER AREA 'K'
K=17.31 SF

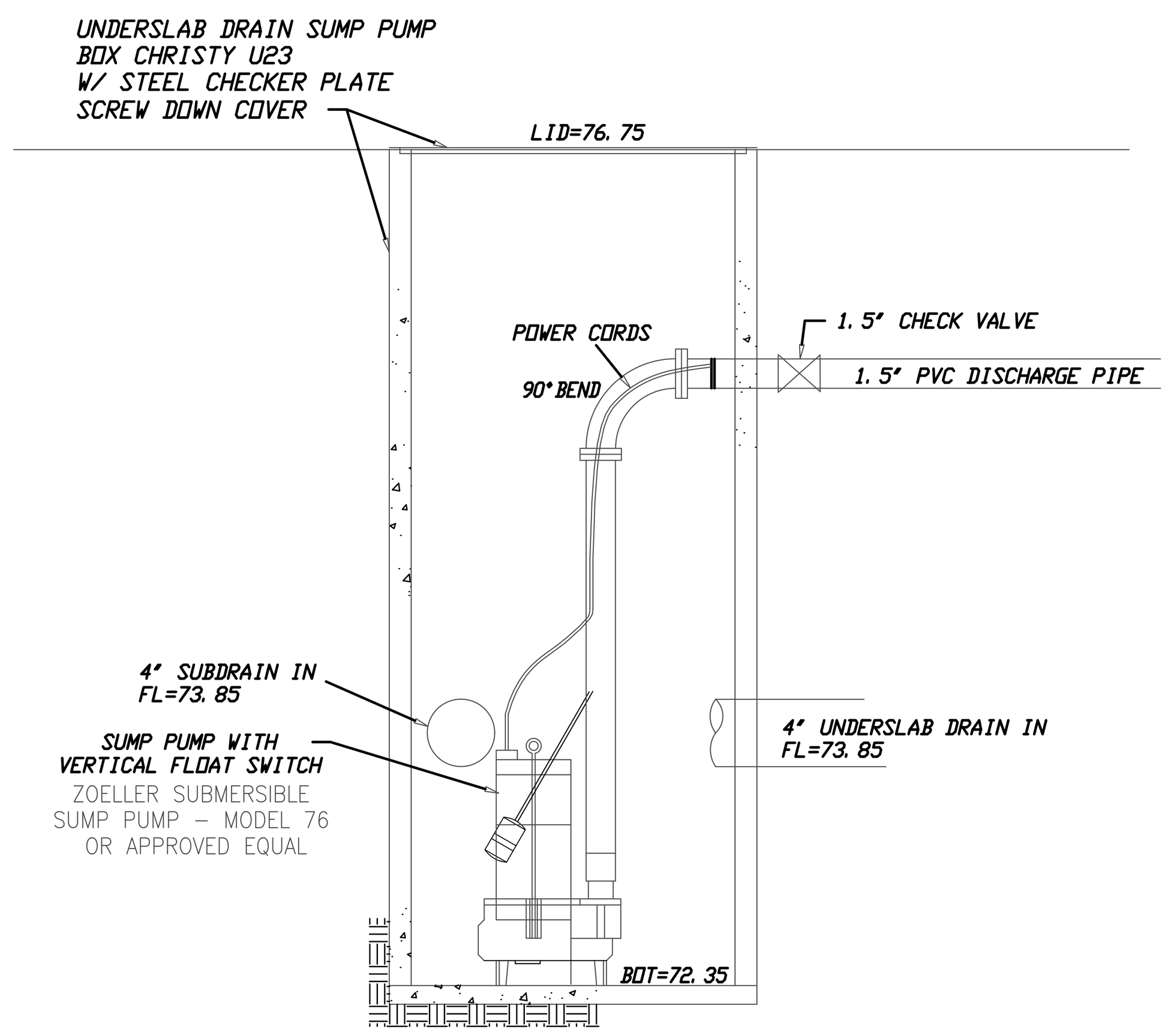
SOIL INFILTRATION ALLOWANCE (24 HOUR)
Q2=RKT
Q2=(0.25 FT/H)(17.31 SF)(24 H) = 104 CF

VOLUME REQ'D
Q=Q1-Q2
Q=121 CF - 104 CF= 17 CF

INFILTRATION SYSTEM VOLUME PROVIDED
STORMTECH SC-310
31 C.F. PER CHAMBER
USING 1 CHAMBERS W/6" BASE = 31 C.F.

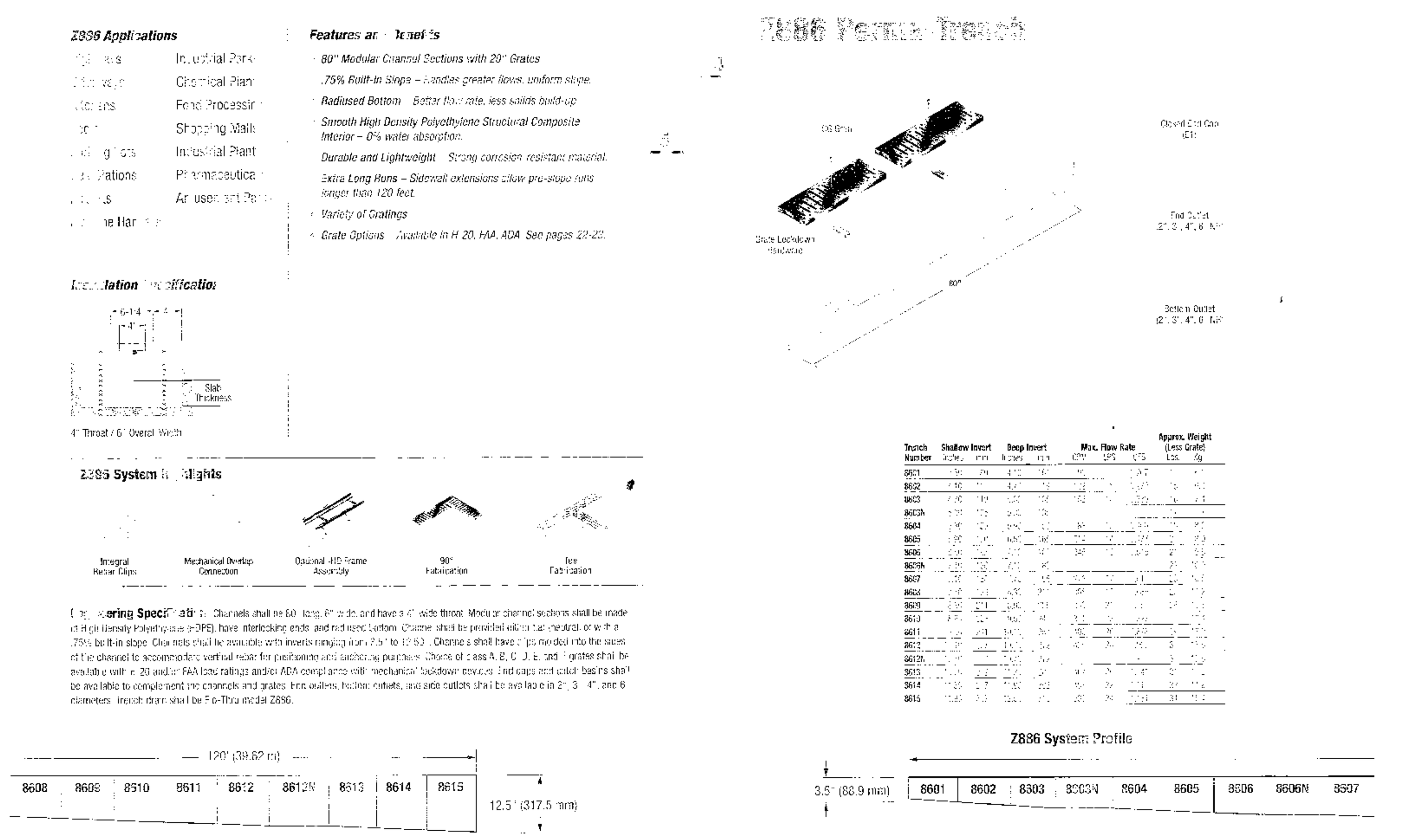


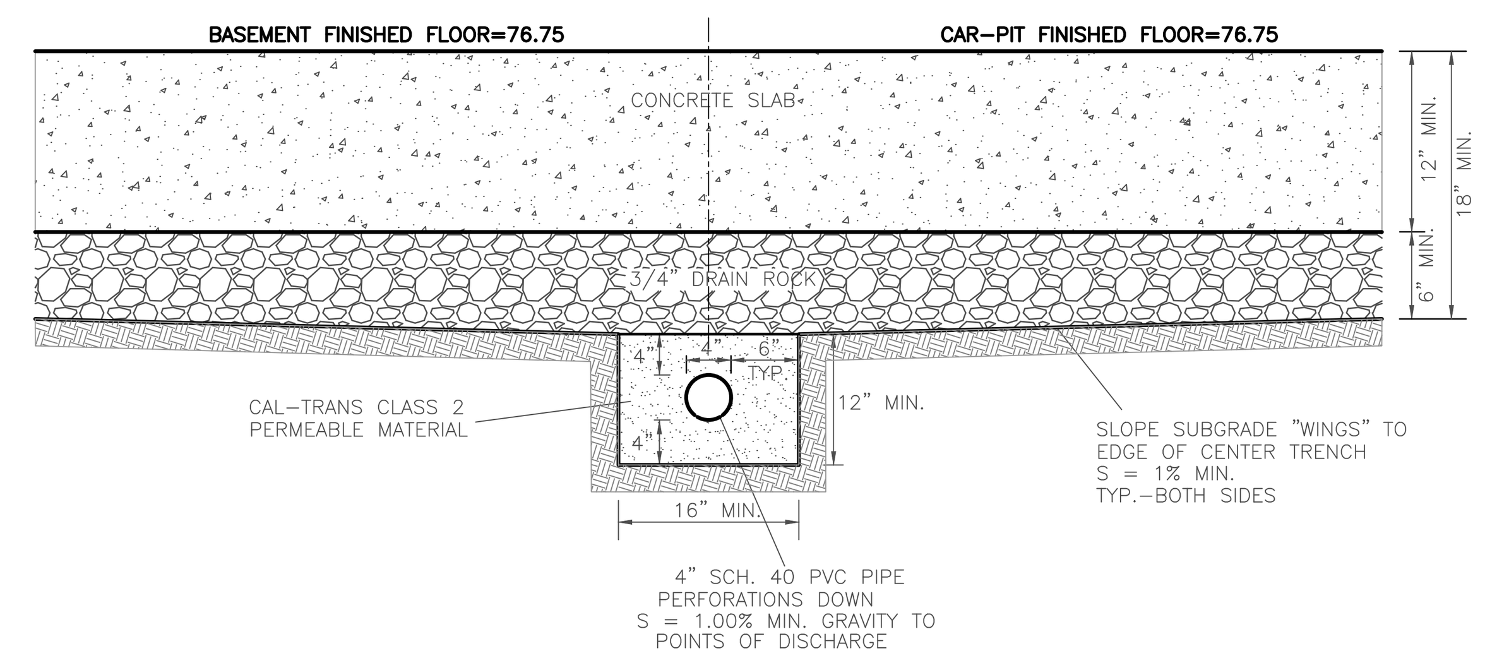
EARTH DRAINAGE SWALE
NOT TO SCALE



UNDERSLAB DRAIN SUMP PUMP BOX CHRISTY U23 W/ STEEL CHECKER PLATE SCREW DOWN COVER
LID=76.75
POWER CORDS
90° BEND
1.5" CHECK VALVE
1.5" PVC DISCHARGE PIPE
4" SUBDRAIN IN FL=73.85
SUMP PUMP WITH VERTICAL FLOAT SWITCH
ZOELLER SUBMERSIBLE SUMP PUMP - MODEL 76 OR APPROVED EQUAL
4" UNDERSLAB DRAIN IN FL=73.85
BOT=72.35

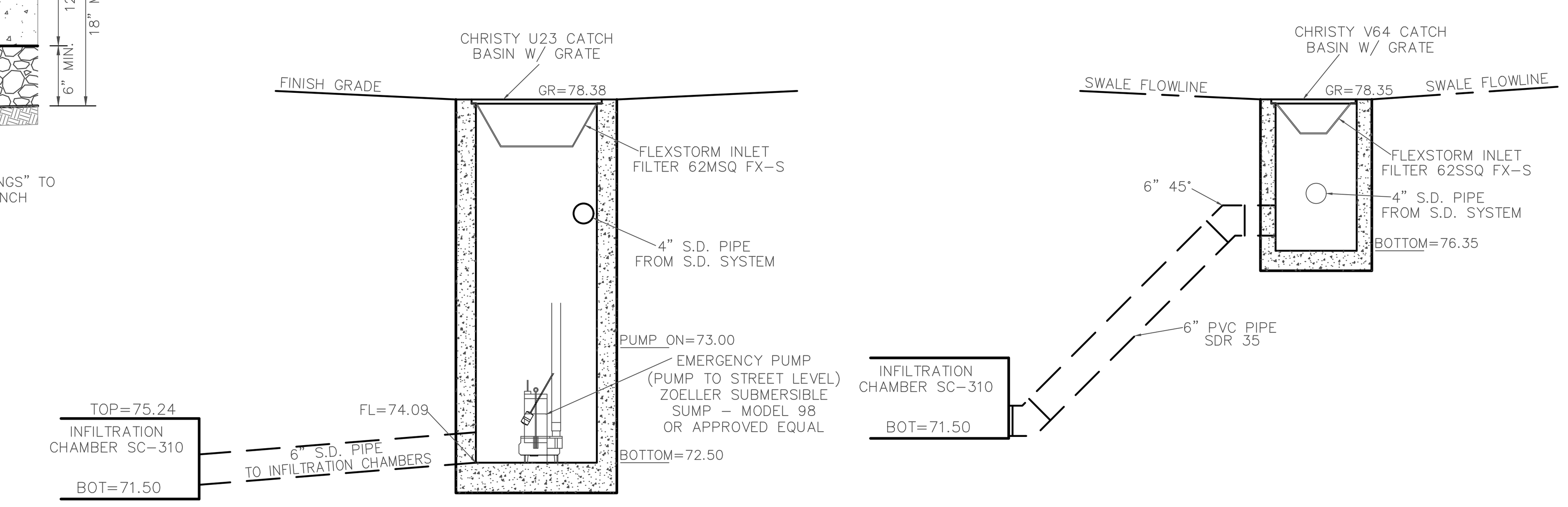
UNDERSLAB DRAINAGE LIFT STATION
NOT TO SCALE





BASEMENT FINISHED FLOOR=76.75
CAR-PIT FINISHED FLOOR=76.75
CONCRETE SLAB
12" MIN.
18" MIN.
6" MIN.
DRAIN ROCK
TYP.
12" MIN.
CAL-TRANS CLASS 2 PERMEABLE MATERIAL
SLOPE SUBGRADE "WINGS" TO EDGE OF CENTER TRENCH S = 1% MIN. TYP.-BOTH SIDES
16" MIN.
4" SCH. 40 PVC PIPE PERFORATIONS DOWN S = 1.00% MIN. GRAVITY TO POINTS OF DISCHARGE

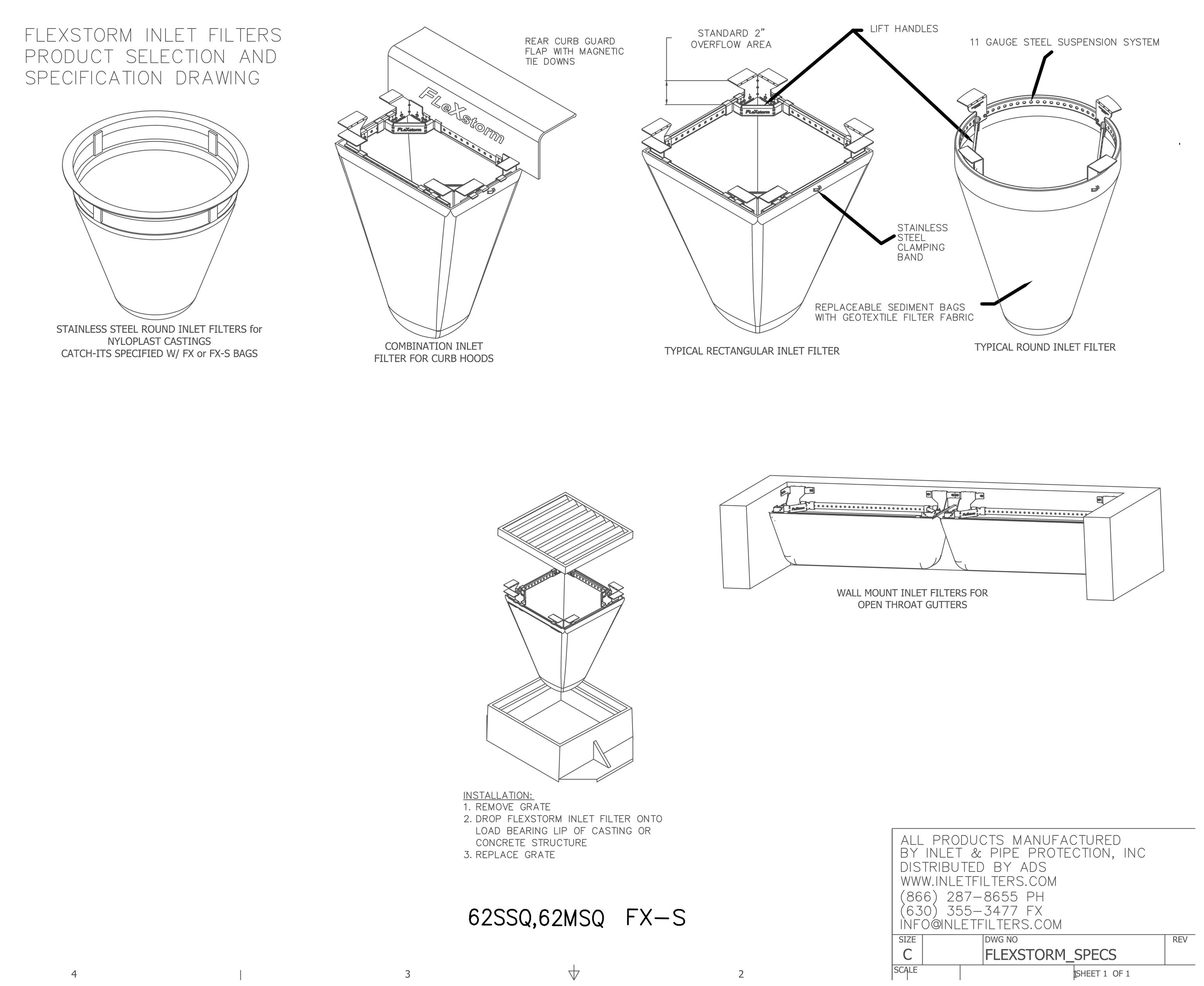
UNDERSLAB DRAINAGE
NOT TO SCALE



CHRISTY U23 CATCH BASIN W/ GRATE
FINISH GRADE
GR=78.38
FLEXSTORM INLET FILTER 62MSQ FX-S
4" S.D. PIPE FROM S.D. SYSTEM
PUMP ON=73.00
EMERGENCY PUMP (PUMP TO STREET LEVEL) ZOELLER SUBMERSIBLE SUMP - MODEL 98 OR APPROVED EQUAL
BOTTOM=72.50
TOP=75.24
INFILTRATION CHAMBER SC-310
BOT=71.50
FL=74.09
4" S.D. PIPE TO INFILTRATION CHAMBERS
CHRISTY V64 CATCH BASIN W/ GRATE
SWALE FLOWLINE
GR=78.35
SWALE FLOWLINE
FLEXSTORM INLET FILTER 62SSQ FX-S
4" S.D. PIPE FROM S.D. SYSTEM
BOTTOM=76.35
6" 45°
6" PVC PIPE SDR 35
INFILTRATION CHAMBER SC-310
BOT=71.50

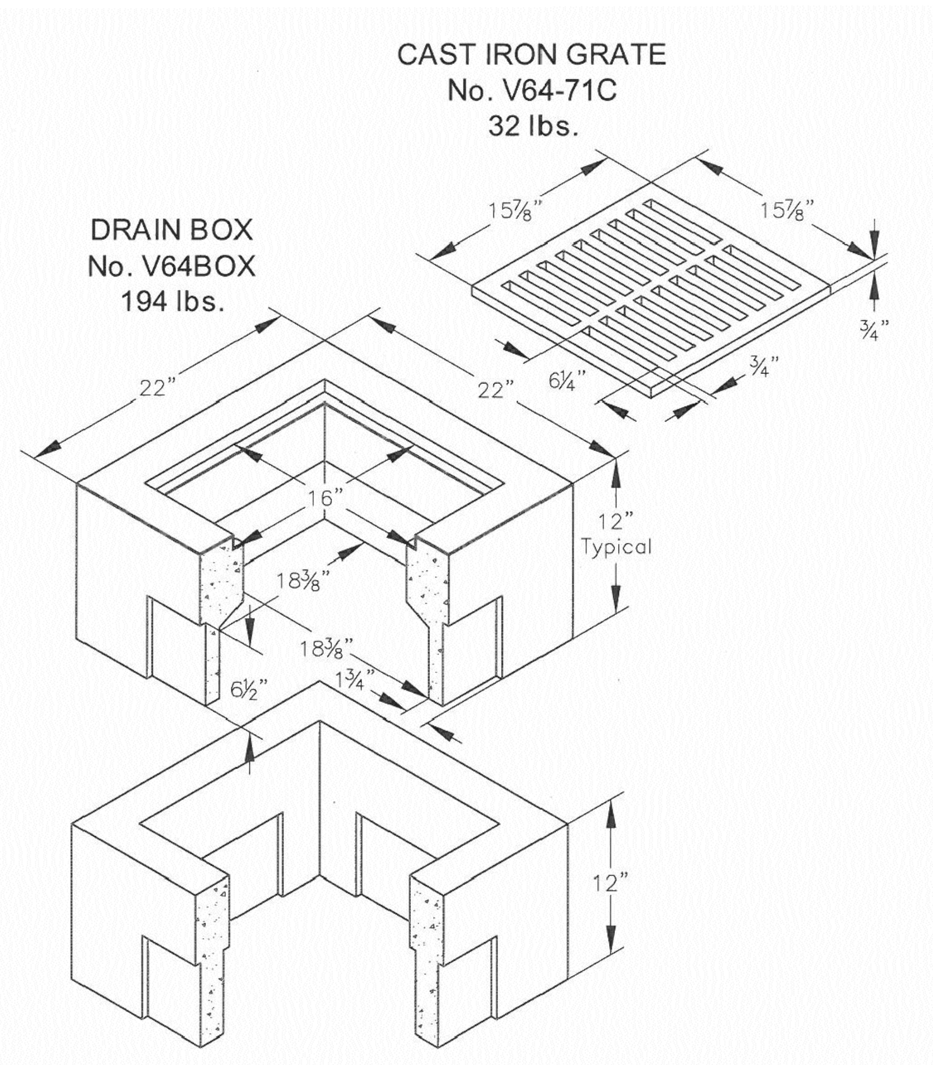
CATCH BASIN 1/SUMP PUMP - CHRISTY U23 CATCH BASIN 2 - CHRISTY V12

INFILTRATION SYSTEM BASINS
NOT TO SCALE



FLEXSTORM INLET FILTERS PRODUCT SELECTION AND SPECIFICATION DRAWING
STAINLESS STEEL ROUND INLET FILTERS for NYLOPLAST CASTINGS CATCH-ITS SPECIFIED W/ FX or FX-S BAGS
COMBINATION INLET FILTER FOR CURB HOODS
TYPICAL RECTANGULAR INLET FILTER
TYPICAL ROUND INLET FILTER
WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS
INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC DISTRIBUTED BY ADS
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM
FLEXSTORM_SPECS

62SSQ,62MSQ FX-S

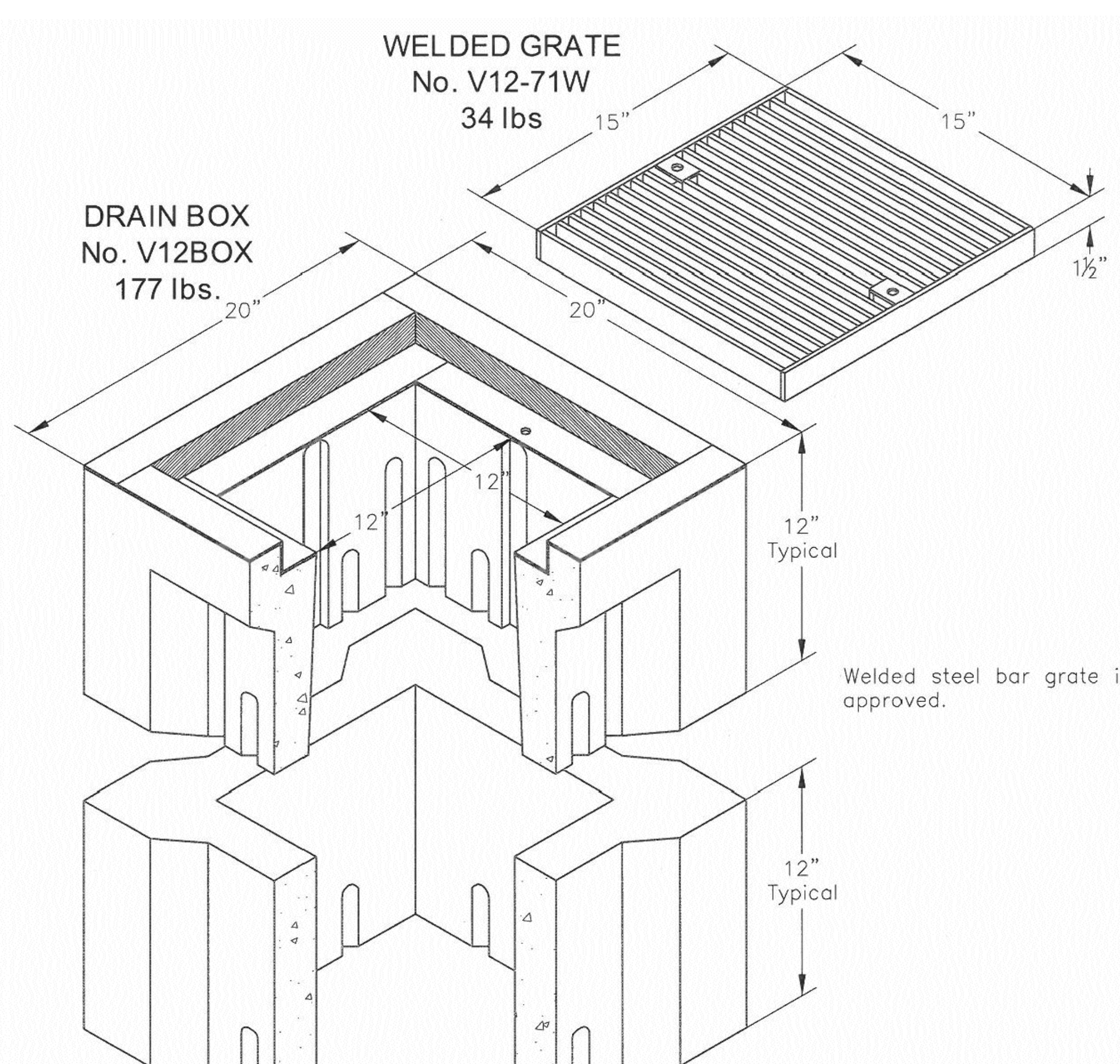


This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. Also available in bolt down.

Ordering Code	Item	Approx. Shipping Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18⅜" x 18⅜")- 12 per pallet
V64-71C	GRATE	32	Cast iron
V64X12	EXTENSION	152	12" Reinforced concrete - 12 per pallet

Oldcastle Precast® Enclosure Solutions — V64 DRAIN BOX — V64 DRAIN BOX 18-3/8" x 18-3/8" — Christy

V64 CATCH BASIN
NOT TO SCALE



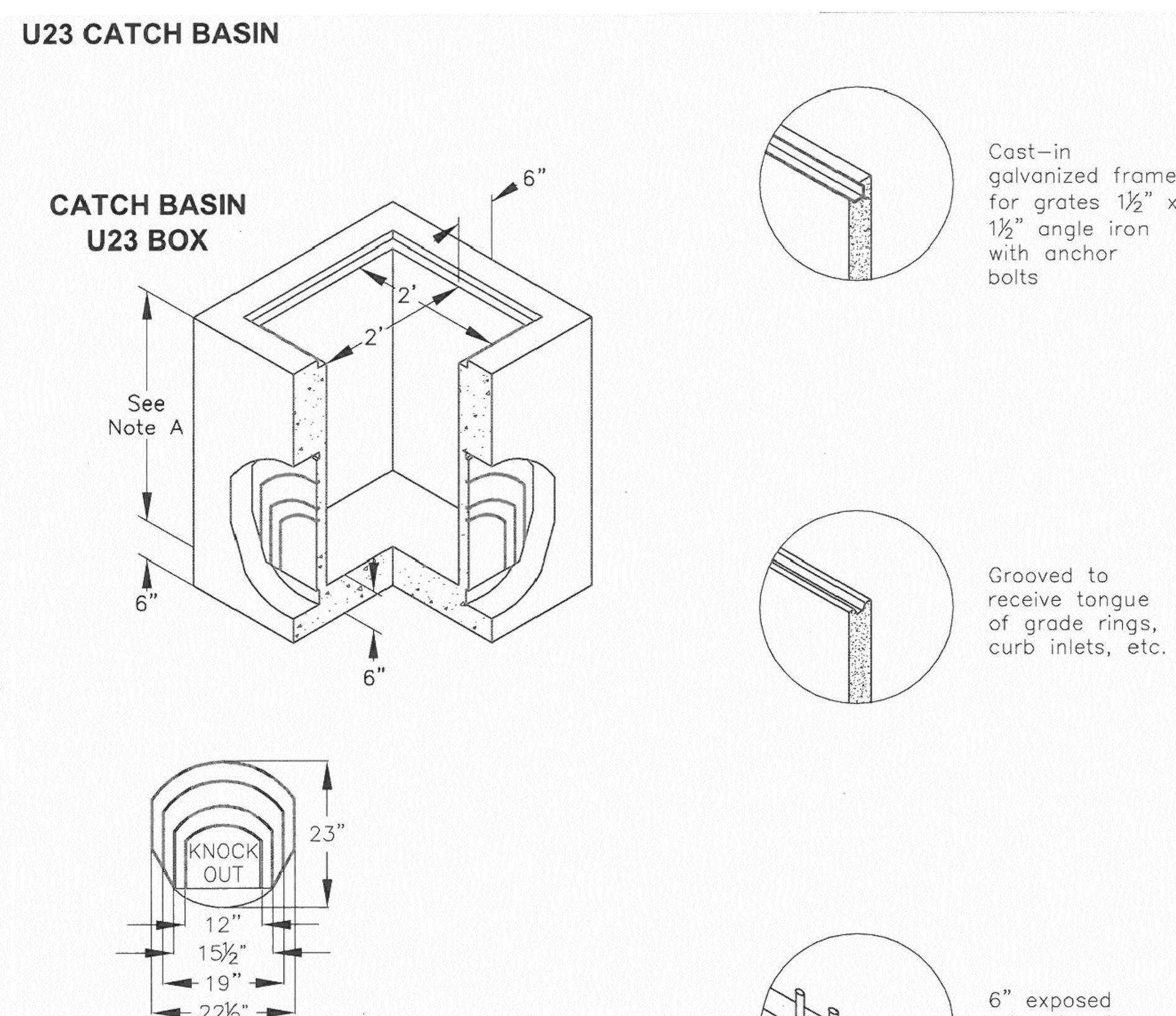
A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down interchangeable with Brooks #1212 Box- 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete- 12 per pallet

Oldcastle Precast® Enclosure Solutions — V12 DRAIN BOX — V12 DRAIN BOX 12" x 12" — Christy

V12 CATCH BASIN
NOT TO SCALE

U23 CATCH BASIN



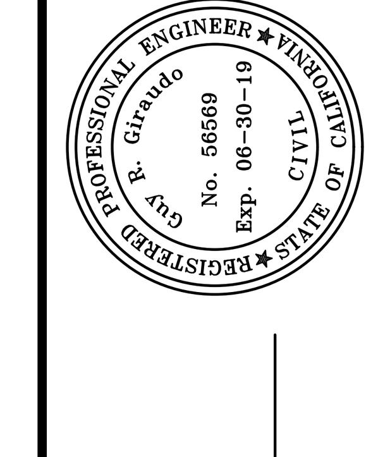
CATCH BASIN U23 BOX
See Note A
KNOCK OUT
Cast-in galvanized frame for grates 1½" x 1½" angle iron with anchor bolts
Grooved to receive tongue of grade rings, curb inlets, etc.
6" exposed rebar to allow job site pouring of special curb shapes at grade level, etc.

Note A: height is per job specification.

- Knock-Outs available in grade rings and catch basins.
- Opening, locations, and sizes to job specifications.
- With or without bottom.
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite.
- Standard grade rings available in 6" increments up to 4' high.
- All reinforcing steel meets ASTM specifications as required

Oldcastle Precast® Enclosure Solutions — U23 CATCH BASIN — U23 CATCH BASIN 2' x 2' W/ 6" WALLS — Christy

U23 CATCH BASIN
NOT TO SCALE



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"CONSTRUCTION DETAILS"

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
LOT 15, BLOCK "U" AS SHOWN IN VOLUME 1 OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
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SCALE: AS SHOWN
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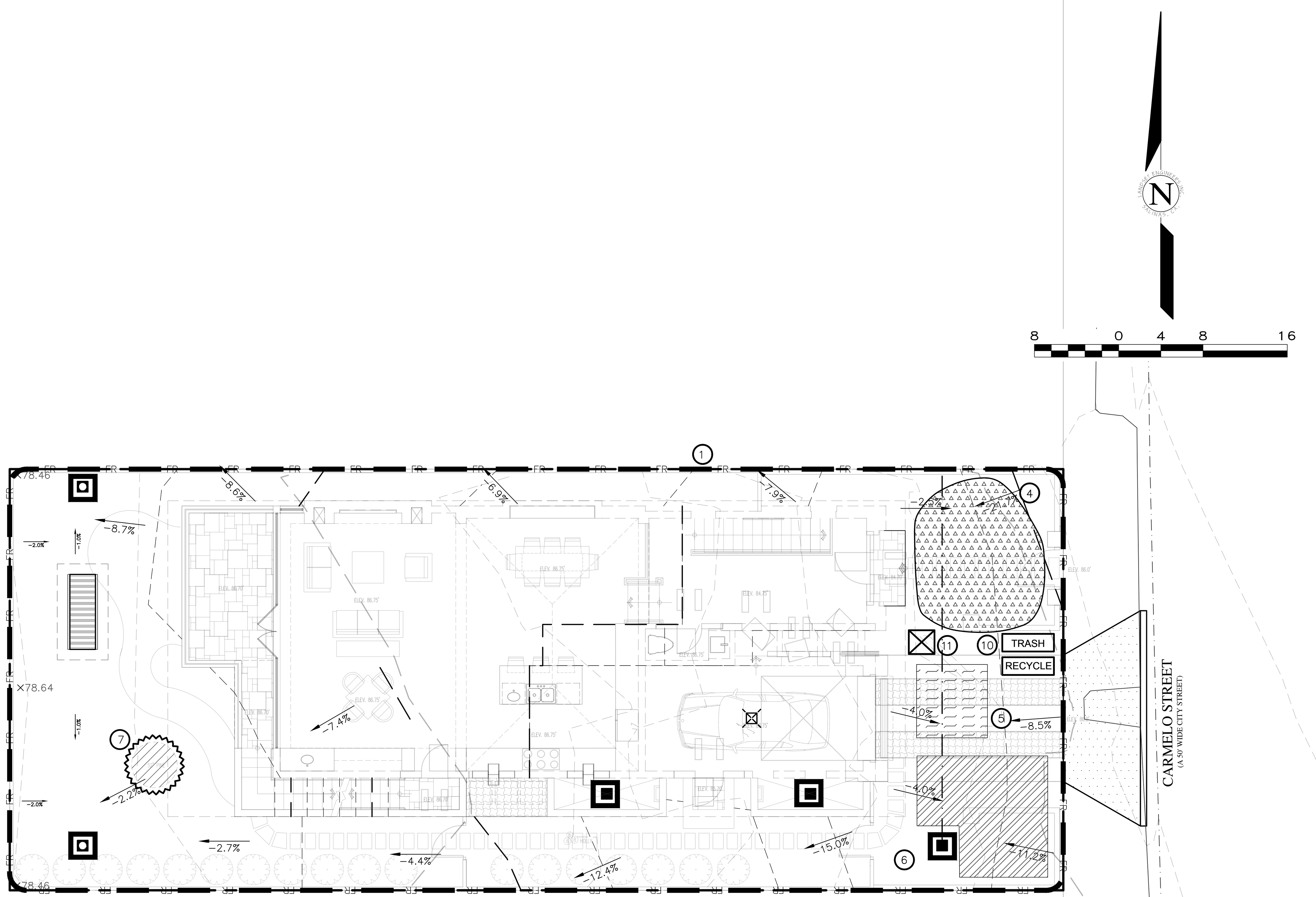
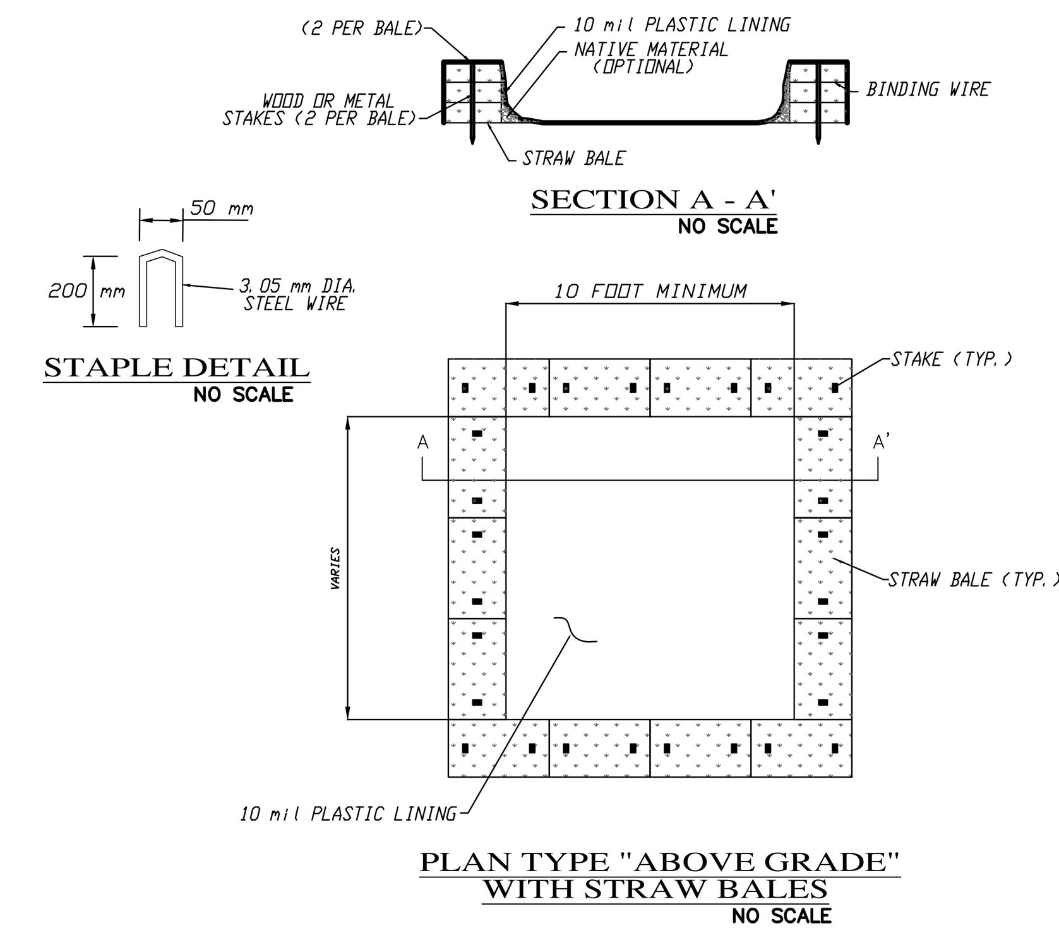
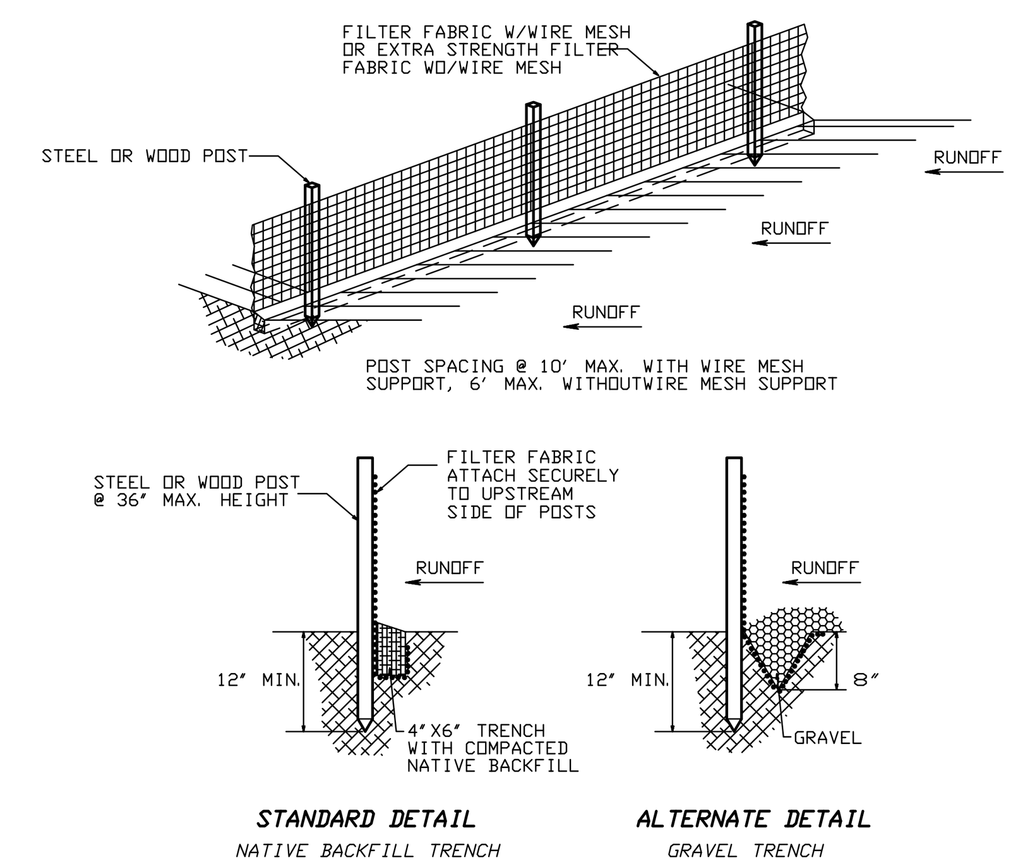
SHEET C5 OF 7 SHEETS



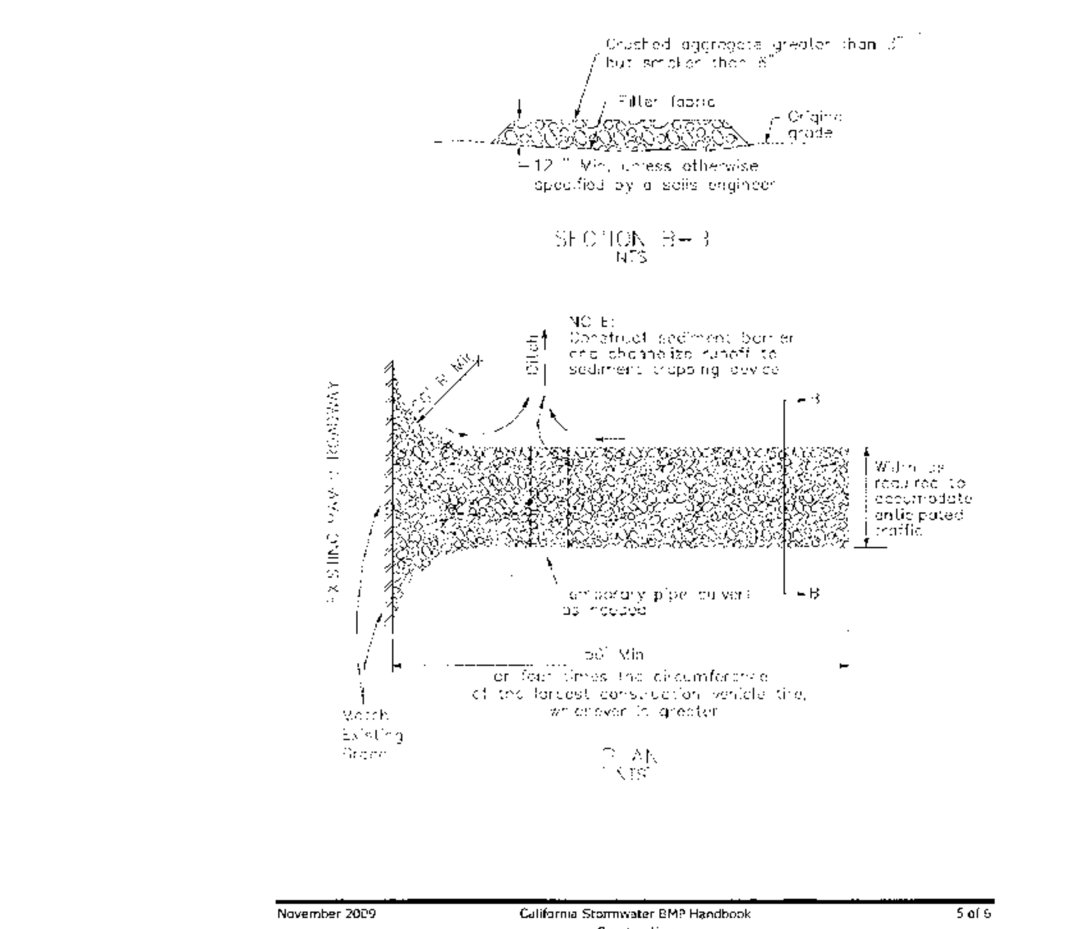


CONCRETE WASHOUT

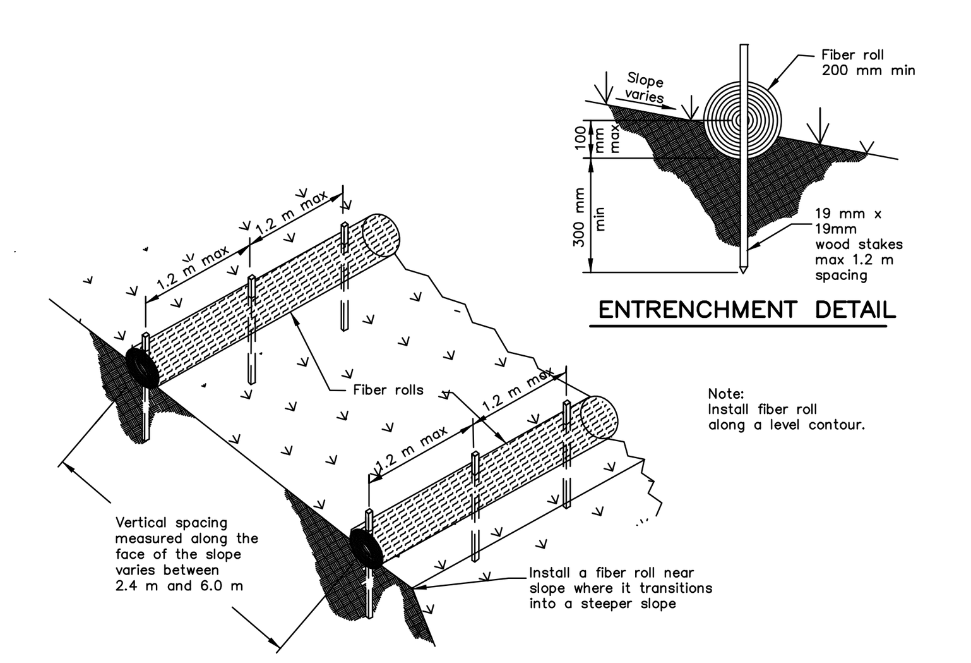


SILT FENCE
NOT TO SCALE

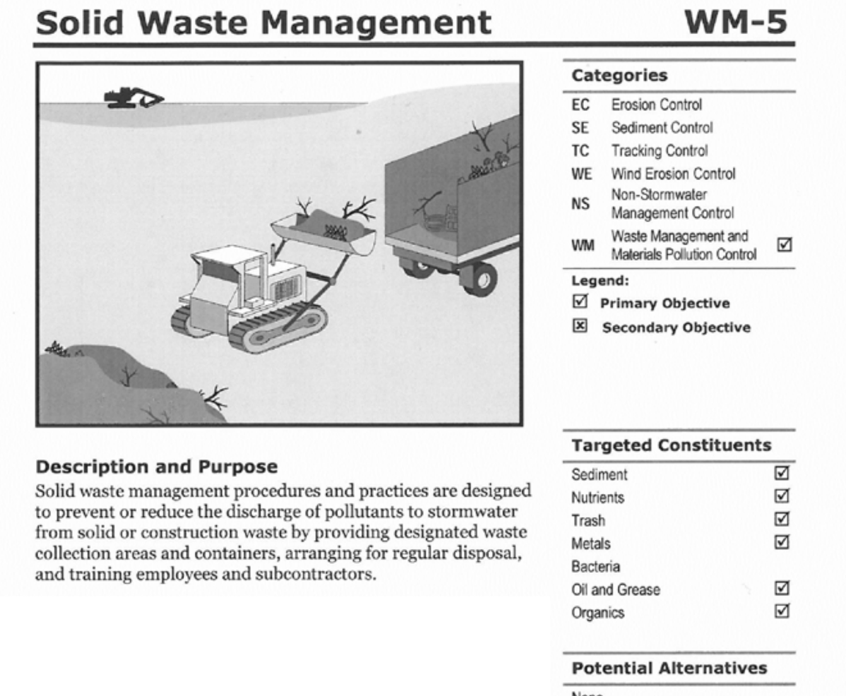
Stabilized Construction Entrance/Exit TC-1



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FIBER ROLL
NOT TO SCALE



Solid Waste Management WM-5

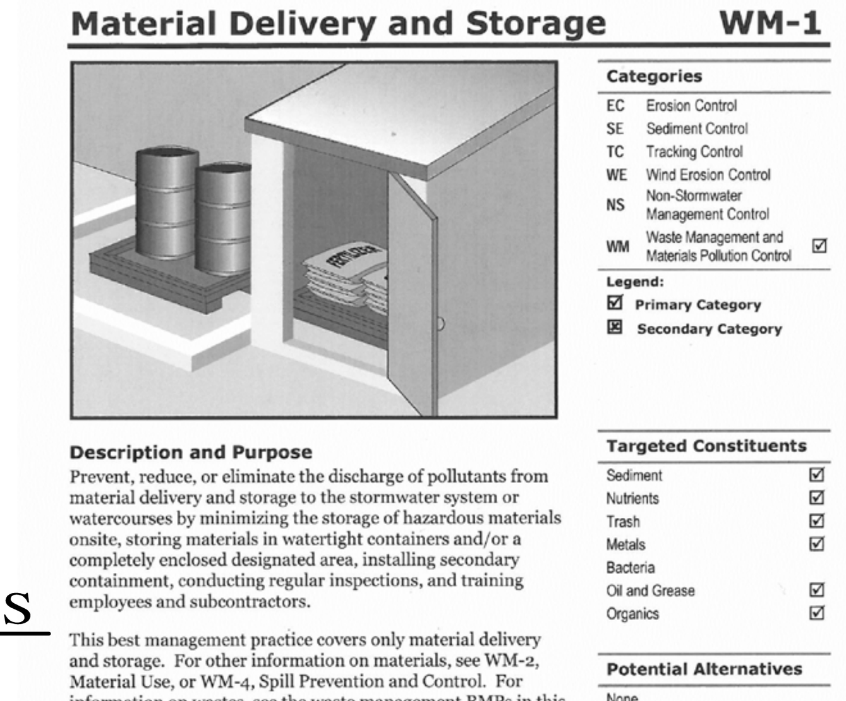
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None



Material Delivery and Storage WM-1

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

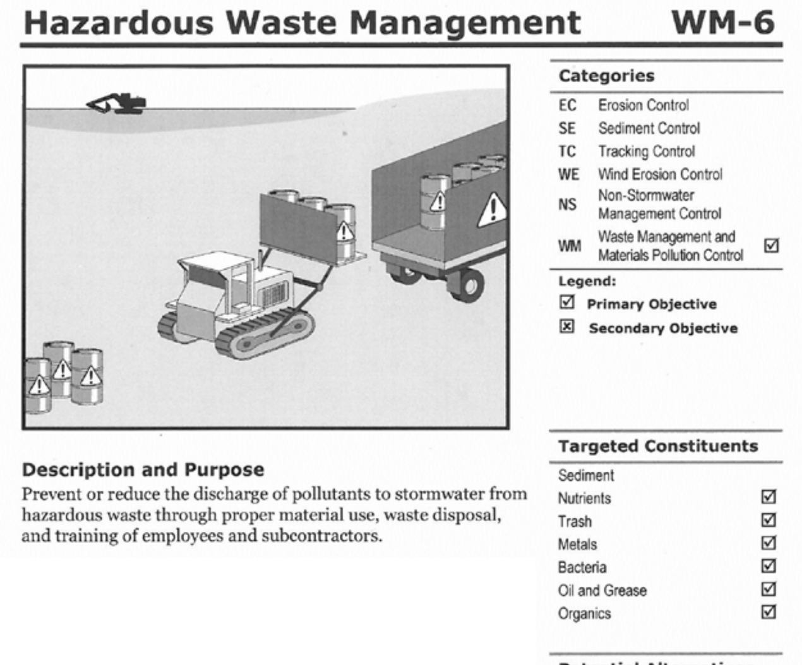
Legend:
☑ Primary Category
☒ Secondary Category

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents
Sediment ☑
Nutrients ☑
Trash ☑
Metals ☑
Bacteria
Oil and Grease ☑
Organics ☑

Potential Alternatives
None



Hazardous Waste Management WM-6

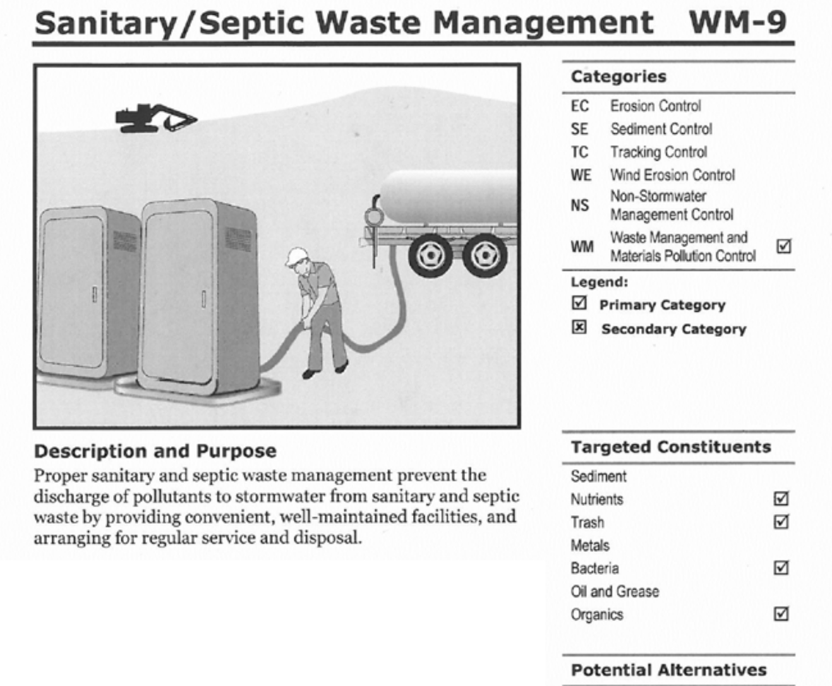
Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals ☑
Bacteria ☑
Oil and Grease ☑
Organics ☑

Potential Alternatives
None



Sanitary/Septic Waste Management WM-9

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents
Sediment
Nutrients ☑
Trash ☑
Metals
Bacteria ☑
Oil and Grease
Organics ☑

Potential Alternatives
None

DETAILS
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED 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.
8) 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.
9) 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 SEEDED 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.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) 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.
12) 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.
13) 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.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

No.	Symbol	Description
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	N/A FOR INFORMATION ONLY	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 (IF NECESSARY FOR THIS APPLICATION, 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		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.
5		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.
6		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 AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
7		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 BE A LICENSED AND CERTIFIED ARBORIST.
8	SF N/A FOR INFORMATION ONLY	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 KEYED 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.
9	N/A FOR INFORMATION ONLY	GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 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	TRASH RECYCLE	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.
11	☒	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.

No.	DATE	BY	REVISION
⚠	06/04/19	JAN	ARCHITECTURAL SITE PLAN REVISIONS
	03/29/19	JK	RELEASED TO CLIENT

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ Guy R. Giraudo No. 56569 Exp. 06-30-19 CIVIL

APPROVED BY:
GUY R. GIRAUDO 6/6/19

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www.landseteng.com

"EROSION CONTROL PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

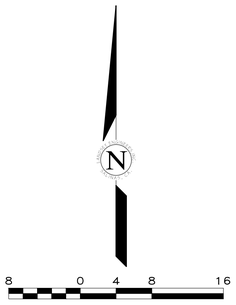
LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1 OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

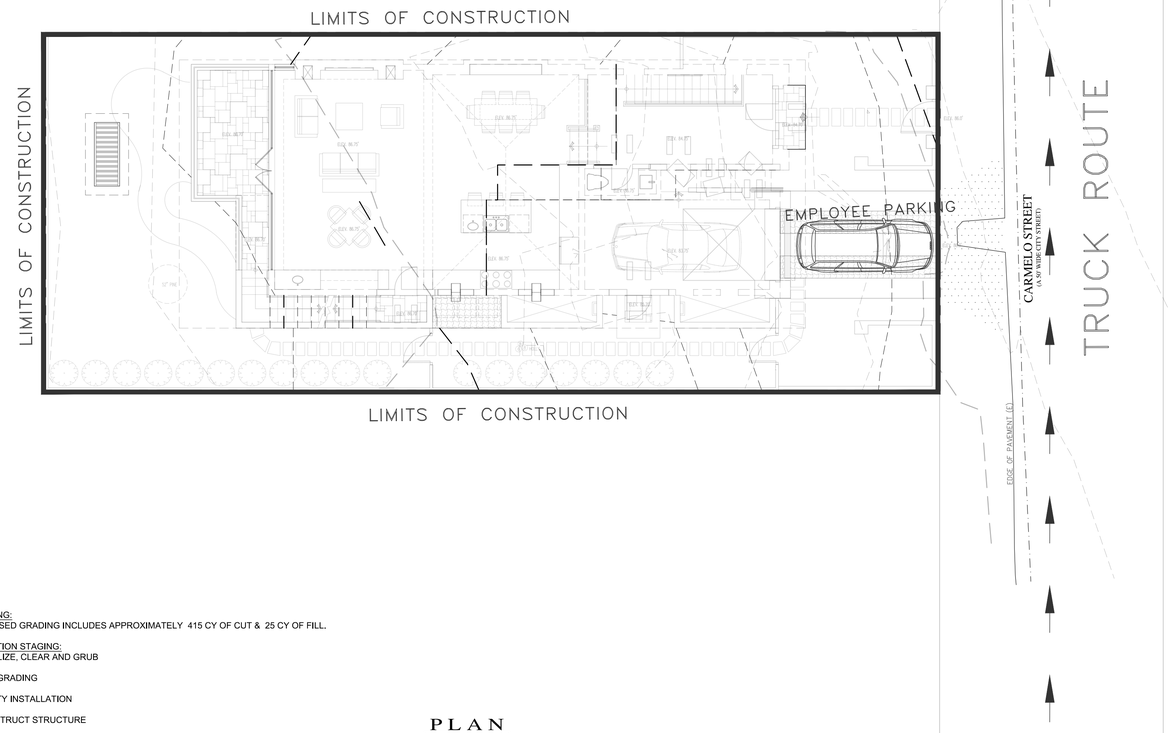
FOR

MR AND MRS. DYLAN & NATASHA WITT

SCALE: 1" = 8'
DATE: JUN 2019
JOB NO. 1735-02

SHEET C6 OF 7 SHEETS





PLAN
SCALE: 1"=8'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 415 CY OF CUT & 25 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

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

HAUL ROUTES:
HAUL TRUCKS SHALL BACK INTO THE SITE FROM CARMELO STREET. HAUL TRUCKS WILL EXIT THE SITE, TURNING NORTH ONTO CARMELO STREET AND THEN EAST ONTO OCEAN AVENUE. FROM THERE, THE HAUL TRUCKS WILL TURN NORTH ONTO CALIFORNIA HIGHWAY 1, (REFERENCE NEIGHBORHOOD TRUCK ROUTING PLAN, DETAIL B, THIS SHEET). FLAGGERS SHALL BE STATIONED ON CARMELO STREET AS TRUCKS BACK FROM THE PUBLIC RIGHT OF WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND D, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON CARMELO STREET. TRUCKS SHALL QUEUE ON RIO ROAD (SEE DETAIL B, THIS SHEET), AND WILL BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON-SITE WHENEVER POSSIBLE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG CARMELO STREET AS NECESSARY, OBEYING ALL PARKING LAWS. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. SEE DETAIL C. 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).

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 5-10

NUMBER OF TRUCK TRIPS/DAY: 8

AMOUNT OF GRADING/DAY: 100 C.Y.

HOURS OF OPERATION/DAY: WORK SHALL OCCUR MONDAY THROUGH FRIDAY. HOURS OF OPERATION SHALL BE 7AM TO 5PM. NO WORK SHALL OCCUR ON SATURDAYS OR SUNDAYS.

PROJECT SCHEDULING: PROJECTED START DATE 1 FEBRUARY 2019. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

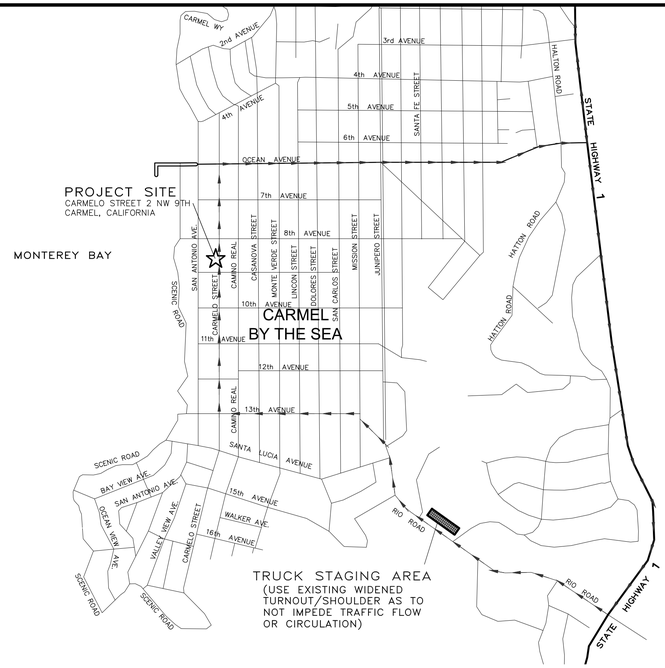
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	10	3
GRADING & SOIL REMOVAL (EXPORT)	33	6
ENGINEERING MATERIALS (IMPORT)	0	2
TOTALS	43	11

TRUCK TRIP GENERATION NOTES:

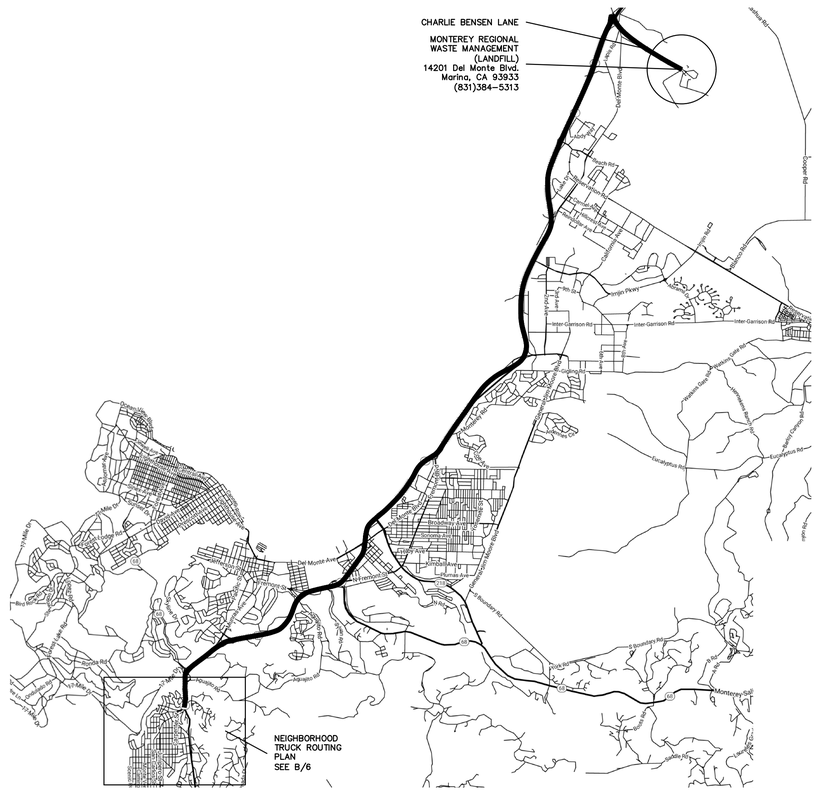
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 12 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 390 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 8 WORKING DAYS TO COMPLETE.
3. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.

HOURS OF OPERATION/DAY: 8
DAYS OF OPERATION: MONDAY THRU FRIDAY
TIME OF OPERATION: 8:00 A.M. - 4:30 P.M.

PROJECT SCHEDULING: PROJECTED START DATE IS 1 FEBRUARY 2019. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
Guy R. Giraudo
No. 66589
Exp. 06-30-19
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO 6/6/19

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"CONSTRUCTION MANAGEMENT PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

LOT 15, BLOCK "U", AS SHOWN IN VOLUME 1
OF CITIES AND TOWNS AT PAGE 45-1/2
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

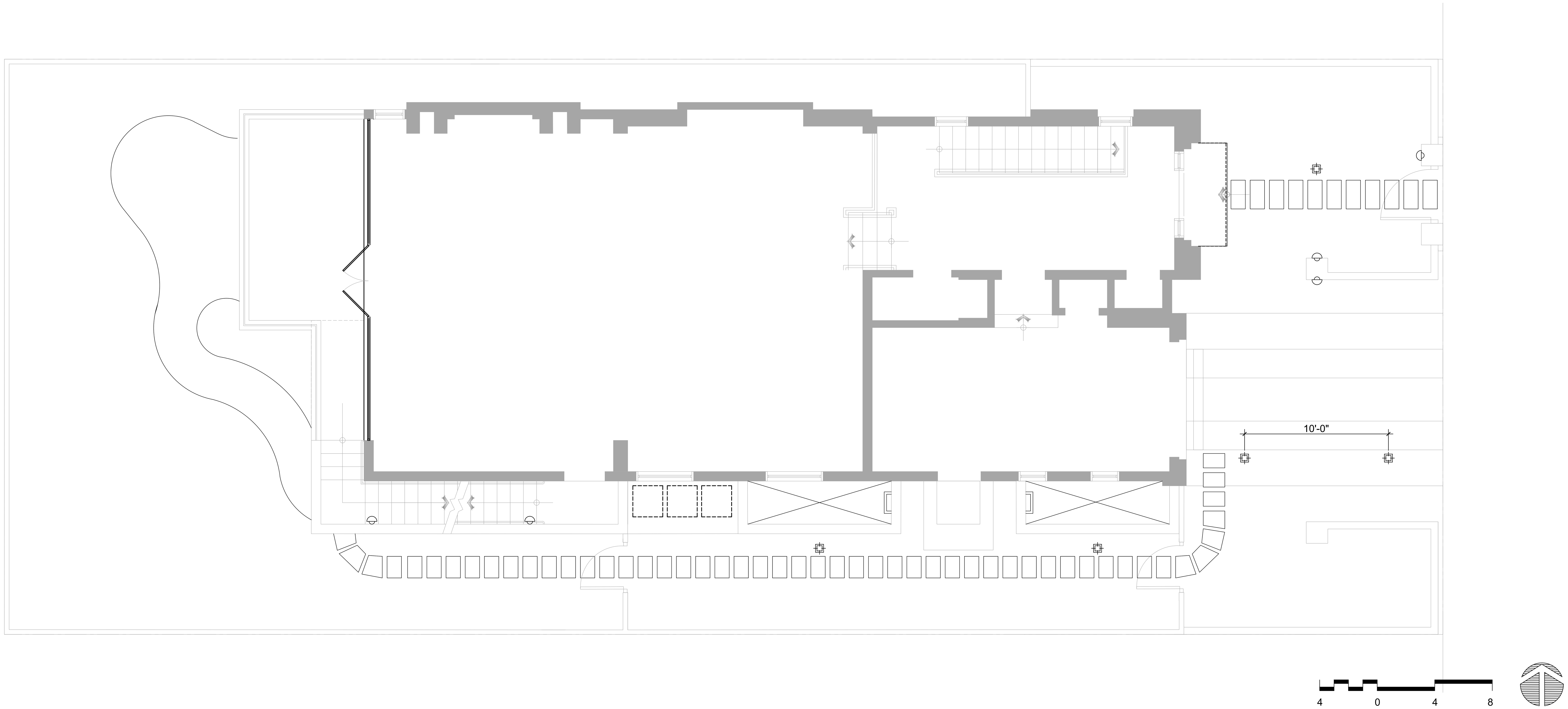
MR AND MRS. DYLAN & NATASHA WITT

SCALE: AS SHOWN
DATE: JUN 2019
JOB NO. 1735-02

SHEET C7

OF 7 SHEETS

No.	DATE	BY	REVISION
1	06/04/19	JAN	ARCHITECTURAL SITE PLAN REVISIONS
	03/29/19	JK	RELEASED TO CLIENT



FIXTURE LEGEND

SYM	FIXTURE TYPE	NUMBER	WATTAGE/ LUMINAIRE TYPE / NOTES
------	Exterior Dimmable Linear Light	TLTO-12V-2-WW-16CR	1.8W / ft LED. Fasten to TLACS6 with wet listed tape light mounting clip
⯐	In-grade Fixture	BK Mini Drivestar MD-LED-e72-F-MIT-1-A	3W LED
⊖	Wall Light	FX-PO	2.7K LED

GENERAL NOTES

1. System shown schematically for graphic clarity. Verify all light locations and cable runs in field with Landscape Architect. Cabling to be sized to provide a minimum 10.5 volts and a maximum of 11.5 volts to all fixtures. Minimum cable size is 12 gauge multi strand direct burial cable.
2. Allow 30% of transformer capacity for future additional site lighting.
3. Coordinate switching zones for site lighting with Owner.
4. Run additional 2" sleeves under all paving areas for possible future site lighting- Review locations in field with Landscape Architect
5. 8" depth minimum cable burial.
6. All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.
7. Space lights evenly.
8. Transformer locations to be determined.
9. Create a single switch run for instances of multiple callouts of the same number.
10. See Architectural Drawings for all wall-mounted light fixtures.

CONTECH® LIGHTING | a LEVITON® company

Catalog No. ____________

Type ____________

Project ____________

TLTO Tapelight Series

12VDC Wet Location High Output Outdoor Tapelight Kit

Specifications/Features

Tape Light Kit

Flexible, low voltage, wet location, linear LED accent lighting system provides energy-efficient illumination for outdoor applications including coves, architectural enhancements, outdoor steps or changes in elevation, etc.

Kits consist of (1) 3.3' or 16.4' reel, (1) tube silicone sealant, (2) endcaps, (10) clear acrylic mounting clips with (20) screws.

1.8W/9 LEDs/109 lumens per foot of tapelight (delivered lumens based on 1ft. of warm white tapelight).

Available in three color temperatures: Warm White (2700K), Neutral White (4000K), Cool White (5000K), as well as single colors: blue, green, red, and amber.

Cuttable every 4" or (3) LEDs, at cut lines only. ***One cut per reel only***. Once cut, use enclosed silicone sealant and end cap to create a water-tight seal.

Cutting the tape terminates conductivity of the tape on the non-power-feed end.

5' input power connector with water tight plug is attached to the tape and connects into the wet rated, plug-and-play power supply or 2-way splitter. For applications requiring lengths longer than 5', the connector can be field modified. Must use appropriate components that comply with local codes (weather-proof connectors, cord covers, enclosures, etc. if outdoors).

36W and 60W plug-and-play power supplies are available, as well as a 2-way power feed splitter. Power supply and splitter sold separately.

14° - 140°F Operating temperature.

Dimming

TLTO Series tapelight is dimmable ustilizing our 0-10V or wall plate TL dimming modules. To hardwire tapelight, the input power connector and wires will need to be cut/stripped and connected to a hardwire power supply and should be placed in a weather-proof, code approved enclosure supplied by others.

Mounting

The TLTO tapelight can be mounted using the self-stick adhesive backing, the enclosed acrylic mounting clips with screws, or the tape can be adhered to the aluminum mounting channels and installed with the appropriate mounting clips. Channels and channel mounting clips sold separately.

Warranty

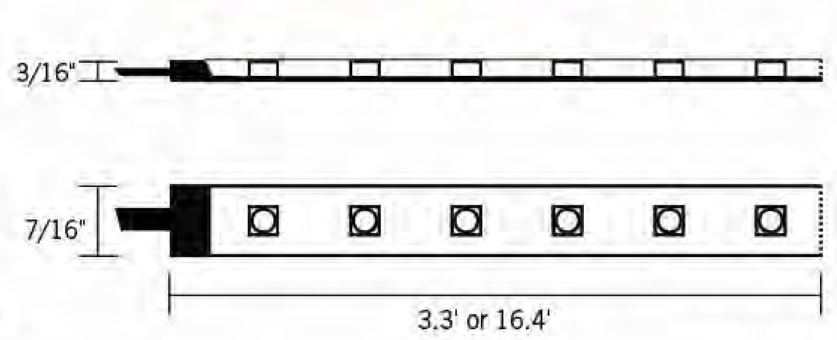
This product is covered by ConTech's full three (3) year replacement guarantee after date of purchase.

Listing

ETL listed

IP65

Suitable for wet locations. Not submersible.



TLTO12V2 Series High Output Outdoor Tapelight Driver Sizing
Watts per foot: 1.8W/ft.; Max Run: 16.4 ft.

Model No.	Type	Input Voltage	Wattage	Max Load
TLPO12VP36	Plug-In	12V DC	36W	20 ft.*
TLPO12VP60	Plug-In	12V DC	60W	32.8 ft.*

*If the max load exceeds the max run length, multiple runs from power supply may be employed as long as maximum load run is not exceeded.

Power of 'e' (BKSSL®)

MD-S m² SURFACE MOUNT MINI DRIVESTAR™

"I love this fixture because it is a great, inconspicuous light for garden pathways. Ron (the boss) hates using bollards in our landscape designs... they are far too commercial and distracting. The Mini DriveStar™ lights the pathway while letting the plants shine."
Kimberly Stuart, Ron Rule Consultants Ltd., BKU Fall 2011

MATERIAL

ALU

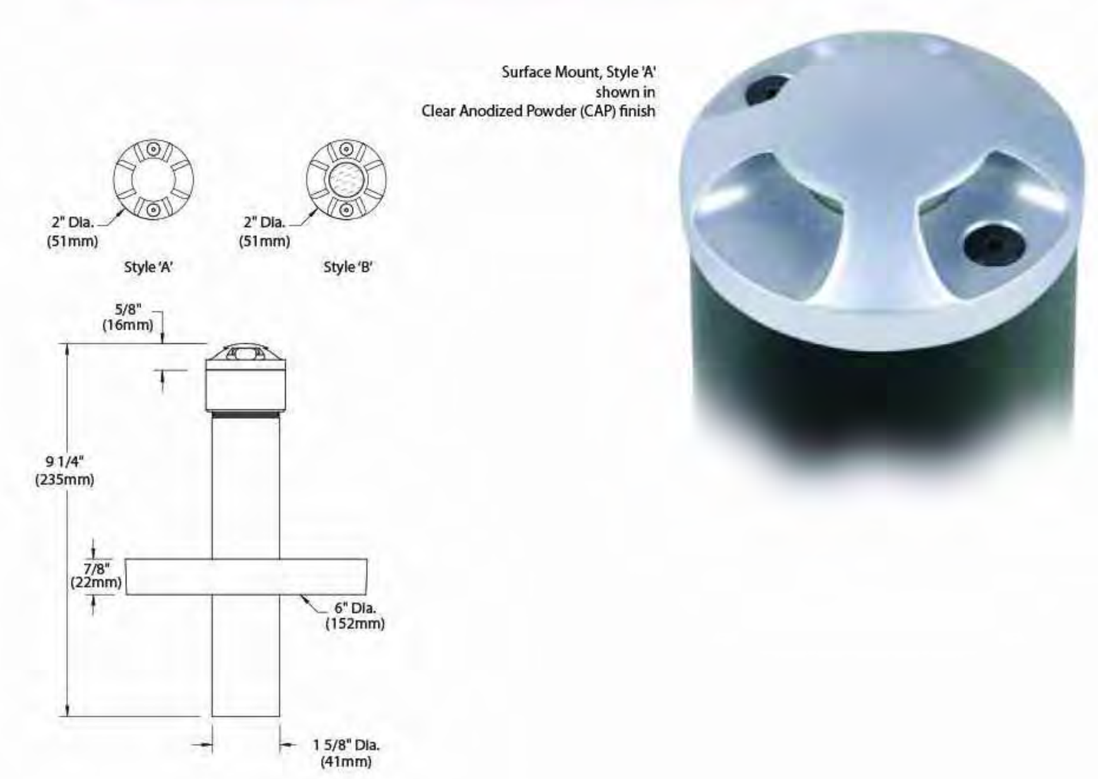
BR

SS

FOR USE WITH

Power Supplies

Options



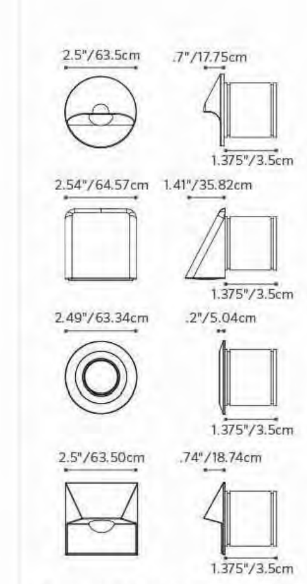
FXLuminaire.

LED Wall Lights

The design of the PO provides glare-free illumination with comfort and safety in mind. The LED faceplate design offers different exterior styling and light outputs to match the exact look and function required. The PO is available in four unique profiles for maximum design flexibility.

PO: Wall Lights

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY) (Based on PO-ST)	20
MAX LUMENS: (Based on PO-ST)	39
CCT (Ra) (Based on PO-ST)	80.2



TUBE: 12"x 1.9"/304.8 x 48.26cm

REVISION	No.

CONSULTANT:

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

ARCHITECT

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

LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA

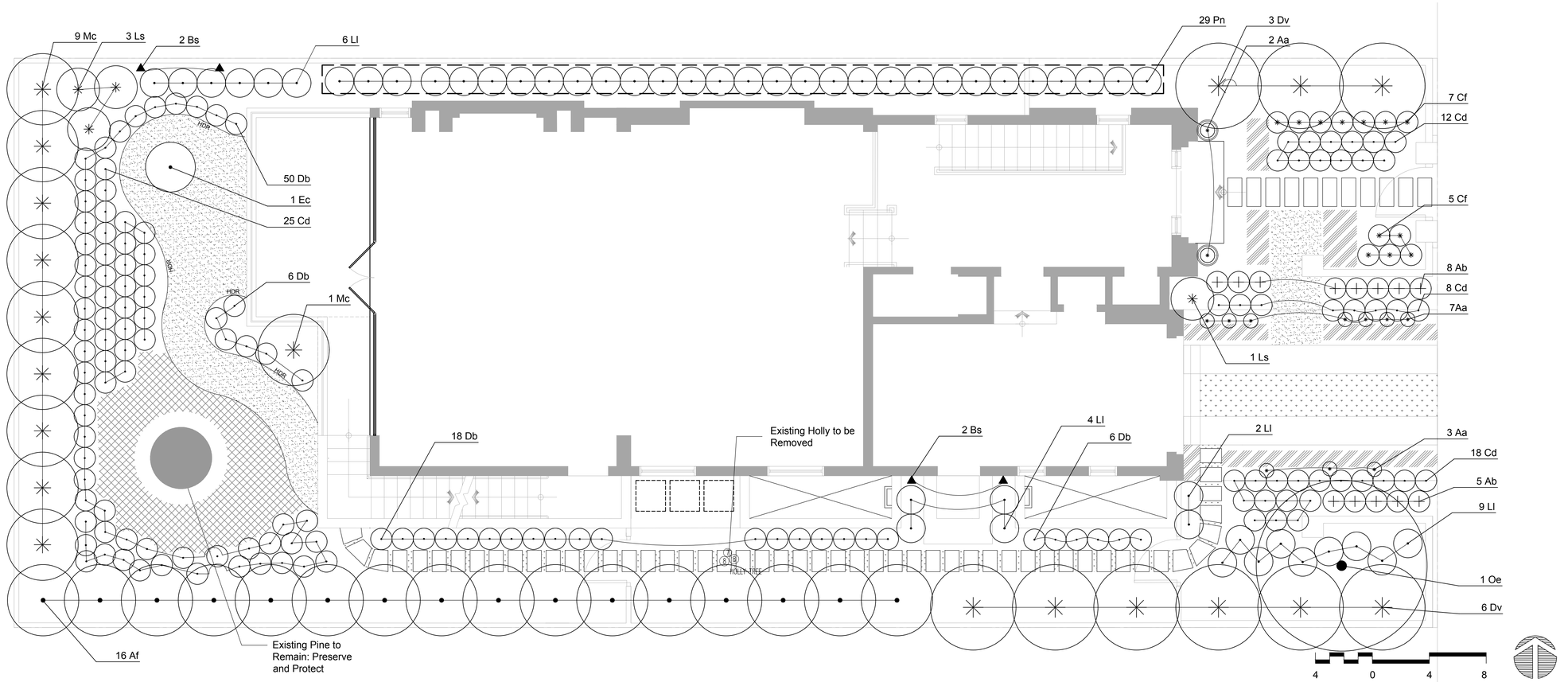
NOT FOR CONSTRUCTION

PROPOSED LIGHTING PLAN

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE:	01/14/19
SCALE:	AS SHOWN
DRAWN:	JDL
JOB NUMBER:	18104

L-2.0
SHEET OF



PLANT LEGEND

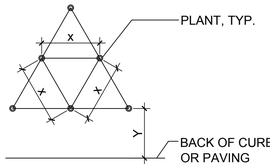
*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		Trees			
M	Af	Afrocarpus gracilior	Fern Pine Tree	24 Gal.	Trim as Hedge
M	Oe	Olea europaea 'Wilsonii'	Fruitless Olive Tree	15 Gal	
		Shrubs / Perennials			
L	Aa	Agave attenuata 'Nova'	Foxtail Agave	5 Gal.	
L	Ab	Anigozanthos 'Big Red'	Big Red Kangaroo Paw	5 Gal.	
M	Db	Dianella 'BlueTopia'	Blue Flax Lily	1 Gal.	
L	Dv	Dodonaea viscosa	Hopbush	5 Gal	
L	Ec	Echium candicans	Pride of Madeira	5 Gal.	
L	Ls	Leucadendron 'Safari Sunset'	Conebush	5 Gal.	
L	Ll	Lomandra longifolia 'Breeze'	Mat Rush	1 Gal.	
M	Mc	Myrica californica	Pacific Wax Myrtle	15 Gal.	
L	Pn	Phyllostachys nuda	Hedge Bamboo	5 Gal.	
		Groundcovers			
M		Galium odoratum	Sweet Woodruff	4" Pot	6" O.C.
L		Echeveria secunda, Euphorbia tirucalli 'Sticks on Fire', Senecio mandraliscae	Succulent Mix	1 Gal.	8" O.C.
L		Thymus praecox 'Album'	White Mother-of-Thyme	Flat	Plants touching
		Grasses			
M	Cf	Calamagrostis foliosa	Mendocino Reed Grass	1 Gal.	
M	Cd	Carex divulsa	Berkeley Sedge	1 Gal.	
		Vines			
L	Bs	Bougainvillea 'San Diego Red'	San Diego Red Bougainvillea	5 Gal.	

Decomposed Granite (D.G.): California Gold - ⅜". Install with continuous metal edging on both sides.

HDR — Headerboard: 1x6 Redwood Headerboard

— — Bamboo Root Barrier: 30" x 60 mil polypropylene rhizome barrier as available from the Bamboo Sourcery, Sebastopol, CA (707)823-5866, bamboosourcery.com. Plastic two-sided sealing tape as supplied the manufacturer.

GROUNDCOVER SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12"

* WATER USE CATEGORY (WUC) KEY

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

GENERAL NOTES

1. Landscape Architect to approve plant material and layout BEFORE planting commences.
2. Apply pre-emergent herbicide to all planting areas.
3. Prepare, amend, and fertilize existing soil. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces. Contractor is responsible for preparing the soil analysis and that the recommendations of the report are followed during soil preparation and planting.
4. Soil Amendments:
   A. Nitrogen Stabilized Organic Amendment: shall be mineralized and nitrogen stabilized bark or sawdust humus, with wetting agent and properly pulverized and shall have a minimum of 270 lbs. per cubic yard of amendment. Submit sample analysis for approval.
   B. Gypsum: Agricultural Grade. Cal-Sul Pelletized Gypsum by North Pacific, Portland OR, or approved
   C. Sulfur: granular degradable sulfur product, Tiger Organic 0-0-0-90 Sulfur by TigerSul.com, or approved equal.
5. Plant shrubs per spacing detail.
6. Mulch: Install a minimum of 3" of mulch at all planting areas. Mulch shall be recycled wood decorative mulch with biodegradable coloring. Pre-approved suppliers- Recology, Stockton CA; Republic Services, Milpitas CA (formerly BFI); CCL Organics, Benicia, CA; Z-Best Products, Gilroy CA. Mulch color shall be dark brown. Stabilized mulch and jute netting to be used on slopes 3:1 and greater.
7. Compost: Compost min of 4 cubic yards per 1,000 sq. ft. of permeable area to a depth of 6".
8. All new plants to be irrigated. Irrigation system to be point-source drip system, compliant with current MWELO standards.

MAWA / ETWU

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name: Witt Residence — Status: Planning — Calc By: JDL
Project Number: 18.104 — Date: 1/9/2019

Reference Evapotranspiration (ETo) 33.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b] s or d	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Front Garden N	0.5	d	0.81	0.62	103	63.58	1300.85
2 Front Garden S	0.3	d	0.81	0.37	238	88.15	1803.51
3 Side Garden S	0.4	d	0.81	0.49	116	57.28	1172.03
4 Back Garden	0.5	d	0.81	0.62	711	438.89	8979.67
5 Side Garden N	0.2	d	0.81	0.25	118	29.14	596.12
				Totals	(A) 1286	(B) 677.04	13852.18
Special Landscape Areas							
7				1.00	0	0.00	0.00
8				1.00	0	0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	13852.18
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)	14471.36
						ETWU (Acre Feet)	0.043
						MAWA (Acre Feet)	0.044

[a] *Hydrozone #/Planting Description* E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] *ETWU (Annual Gallons Required) =* Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (*Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in squares feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MWELO COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the planting design plan.

Signed	Simon Phillips	4532	01-07-2019
	Name	CLA#	Date

REVISION	No.

CONSULTANT:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201 MONTEREY, CALIFORNIA 93940 831.646.1300 • BFSLA.COM

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — 4532 — Date — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

PROPOSED PLANTING PLAN

JOB NAME: Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE: 01/14/19
SCALE: AS SHOWN
DRAWN: JDL
JOB NUMBER: 18104

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Agave attenuata 'Nova'

Anigozanthos 'Big Red'

Afrocarpus gracilior

Dodonaea viscosa

Dianella 'BlueTopia'

Echium candicans

Echeveria secunda

Euphorbia tirucalli 'Sticks on Fire'

Leucodendron 'Safari Sunset'

Lomandra longifolia 'Breeze'

Myrica californica

Olea europaea 'Wilsonii'

Phyllostachys nuda

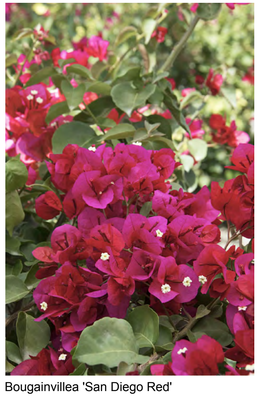
Galium odoratum

Senecio mandraliscae

Thymus praecox 'Album'

Calamagrostis foliosa

Carex divulsa



Bougainvillea 'San Diego Red'

REVISION	No.

CONSULTANT:

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LICENSED LANDSCAPE ARCHITECT
JON PHILLIPS
Date
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

PROPOSED PLANT IMAGES

JOB NAME:
Witt Residence
Carmelo 2NW of 9th Street
Carmel, By-The-Sea, CA
APN: 010-269-005-000

DATE: 01/14/19
SCALE: AS SHOWN
DRAWN: JDL
JOB NUMBER: 18104

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