



**HOEKSTRA  
RESIDENCE**

SANTA LUCIA PRESERVE - LOT E-24  
92 CHAMISAL PASS, CARMEL, CA 93923

APN/ Lot Number  
239-102-027

Phase  
CONSTRUCTION DOCUMENTS

Previous Issue

1	01 May 2019 Planning Permit Submittal
2	22 Jun 2020 Building Permit Submittal
3	
4	
5	
6	
7	
8	
9	

Issued

Building Permit

Date

22 Jun 2020

Drawn by

OL

Scale: 1/16"=1'-0"

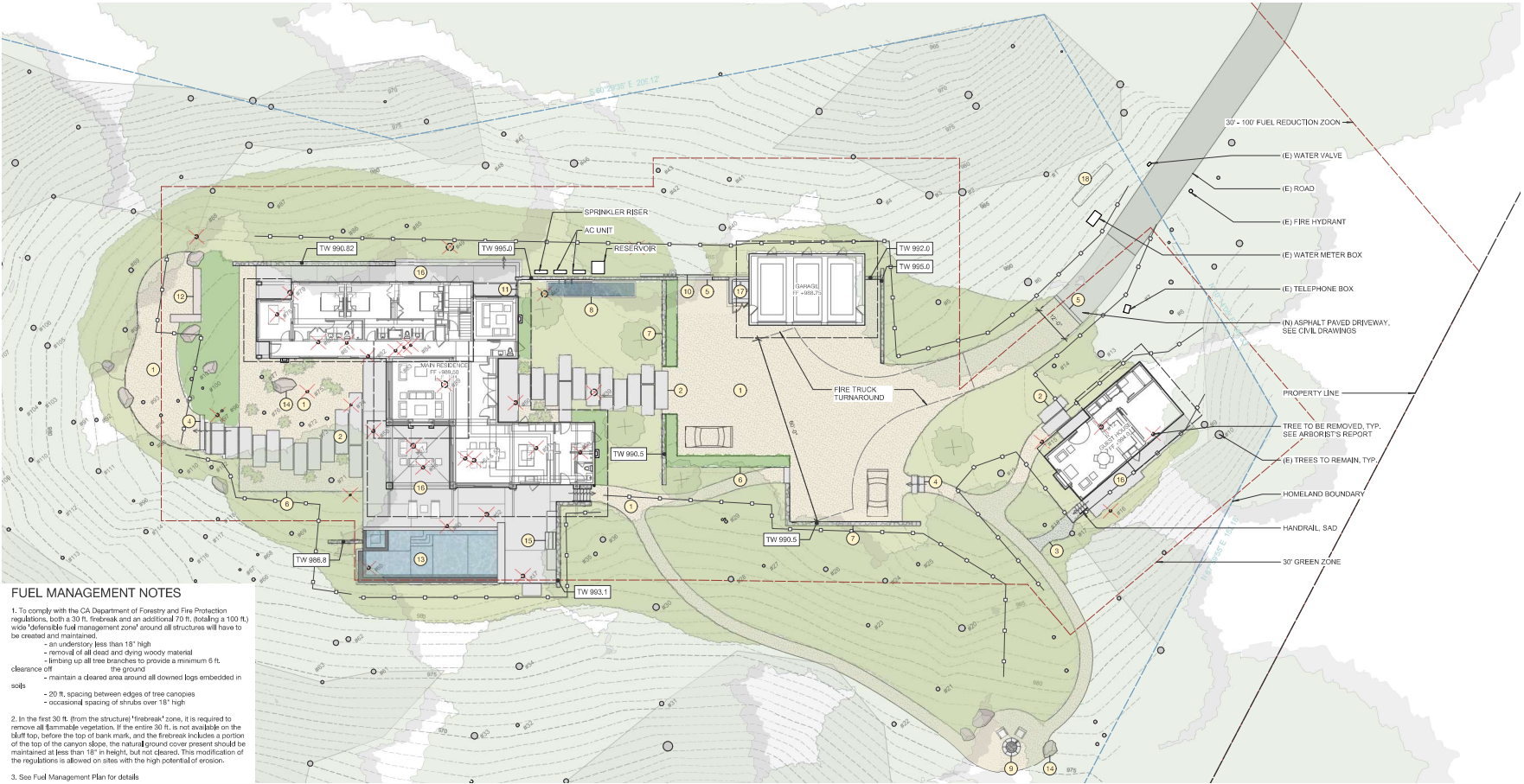
North



Drawing Title

**LANDSCAPE  
SITE PLAN**

**L1.0**



**FUEL MANAGEMENT NOTES**

- To comply with the CA Department of Forestry and Fire Protection regulations, both a 30 ft. firebreak and an additional 70 ft. (totaling a 100 ft.) wide "defensible fuel management zone" around all structures will have to be created and maintained.
  - an understory less than 18" high
  - removal of all dead and dying woody material
  - limbing up all tree branches to provide a minimum 6 ft. clearance off the ground
  - maintain a cleared area around all downed logs embedded in soils
  - 20 ft. spacing between edges of tree canopies
  - occasional spacing of shrubs over 18" high
- In the first 30 ft. (from the structure) "firebreak" zone, it is required to remove all flammable vegetation. If the entire 30 ft. is not available on the hill top, before the top of bank mark, and the firebreak includes a portion of the top of the canyon slope, the natural ground cover present should be maintained at less than 18" in height, but not cleared. This modification of the regulations is allowed on sites with the high potential of erosion.
- See Fuel Management Plan for details

**TREE PROTECTION NOTES**

- All designated trees on site must have protective fencing erected around them to delineate the tree protection zone (TPZ) avoiding soil compaction, contamination, root, trunk, branching, or foliage damage. Fencing shall be erected before demolition, grading, or construction begins and shall remain in place for the duration of the project.
- There will be a pre-construction meeting with the project Arborist and the Contractors before demolition and construction begins, and once the fencing is installed. All tree work shall be done before demolition.
- Fencing shall be erected per the recommendation of the project Arborist. Fencing shall be inspected by the project Arborist to insure correct placement.
- Absolutely no activity is allowed within the protective fencing without prior consent of the project Arborist. No heritage trees may have their canopies altered without prior consent of the project Arborist. The Plans shall also read: "NO ROOT REMOVAL WITHIN DRIP-LINE" in large letter written under each tree. The drip-lines of the trees shall be outlined on the plans.
- If existing irrigation system is removed, then a temporary irrigation system shall be installed at the same times as the protective fencing. The mature trees should be irrigated thoroughly one time every 5-6 weeks after winter rains stop. The entire soil area in the TPZ shall be irrigated to a depth of 18"-24" during each watering. It is ideal if the tree trunks stay dry when the tree is getting watered (soaker hoses spaced at 3' radial interval would accomplish this goal). The watering should continue until the next winter when rainwater is sufficient to accomplish the same goals.
- Wood chips shall be placed within and/or around the trees prior to fencing to help lessen the potential negative impacts of soil compaction. The chips should cover the entire TPZ to a depth of no more than 4" and be removed at the end of construction. The tree trunks shall remain clear of debris. Supplemental fertilizations and/or foliar insecticides/fungicidal spraying may also help reduce the overall stress on the mature trees on site.
- Each Heritage tree may differ in the number of feet from the trunk that the fencing will be located.
- Any non-heritage trees that the owners desire to protect during construction should also be protected in the above-mentioned manner.
- All tree protection fencing shall be installed as shown on plans and any activity within these protective fencing must first be reviewed and approved on site by the project Arborist.

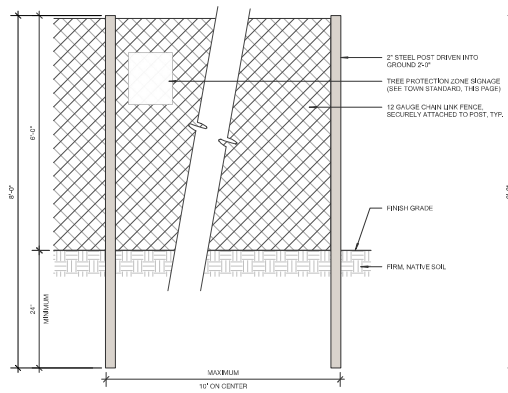
**DEMOLITION NOTES**

- The contractor shall perform all clearing, demolition, removal of obstructions and site preparations necessary for the proper execution of all work shown on these plans and as described in the specifications. 6" of topsoil to be retained and stockpiled on site.
- The contractor shall visit the project site prior to bidding to determine the exact extent of all site demolition items.
- The contractor shall be responsible for the verification of all existing utilities in the field prior to construction. Locations shown on the plans are approximate and for general information only.
- The Contractor is responsible for becoming familiar with all underground conditions prior to commencement of work.
- All work shall be done in accordance with the standard specifications, standard details and special provisions to this project.
- The contractor shall notify Underground Services Alert at least 48 hours prior to any excavation on this project (USA at 800-642-6444).
- Contractor is responsible for repairing and replacing at his/her expense any structures, fences, walls or plant life damaged or destroyed by his/her construction operations, on adjacent properties and/or anywhere outside the contract limit lines. Damaged items will be restored to original condition and to the satisfaction of the engineer.
- Keep all planting, paving, and curb areas free from weeds, debris and trash during the entire duration of the contract. Weed control herbicides shall be applied if the engineer deems it necessary. Type I herbicide to be used and method of application shall be approved by the engineer.
- All items indicated to be removed shall be disposed of from the project site, except items indicated to be salvaged.

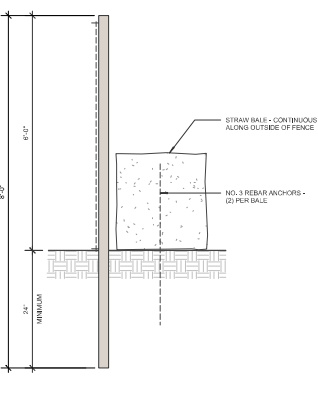
**LANDSCAPE STATEMENT**

"I certify that this Landscaping and Irrigation plan complies with all Monterey County Landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

*[Signature]*



2 ELEVATION DETAIL: TREE PROTECTION FENCING  
1" = 1'-0"



1 SECTION DETAIL: TREE PROTECTION FENCING  
1" = 1'-0"

**LEGEND**

- 1 GRAVEL PAVING (PARKING COURT & PEDESTRIAN)
  - 2 CONCRETE PAVEN
  - 3 MULCH
  - 4 CONCRETE STEP
  - 5 CONCRETE HEADER
  - 6 STEEL RETAINING
  - 7 STONE SITE WALL
  - 8 WATER FEATURE
  - 9 STONE FIREPIT
  - 10 AUTOMATIC CANTILEVER GATE
  - 11 TIMBER GATE
  - 12 TIMBER SLAB BENCH
  - 13 INFINITY EDGE POOL & SPA
  - 14 LANDSCAPE BOULDER
  - 15 BARBECUE COUNTER (S.A.D.)
  - 16 CONCRETE TERRACE (S.A.D.)
  - 17 TRASH ENCLOSURE (S.A.D.)
  - 18 PROPANE TANK
- TREE PROTECTION FENCING (V.L.F. BY L.A.)
- ✗ EXISTING TREES TO BE REMOVED