

# THE VISTAS AT THE HIGH MEADOW

## 24525 OUTLOOK DRIVE CARMEL, CALIFORNIA 93923

DATE: 12-07-96  
JOB NO: 9661  
DRAWN: FD  
CHECKED: DFLW / LR  
REVISION DATE: 5-15-95  
REVISION: 12-07-96

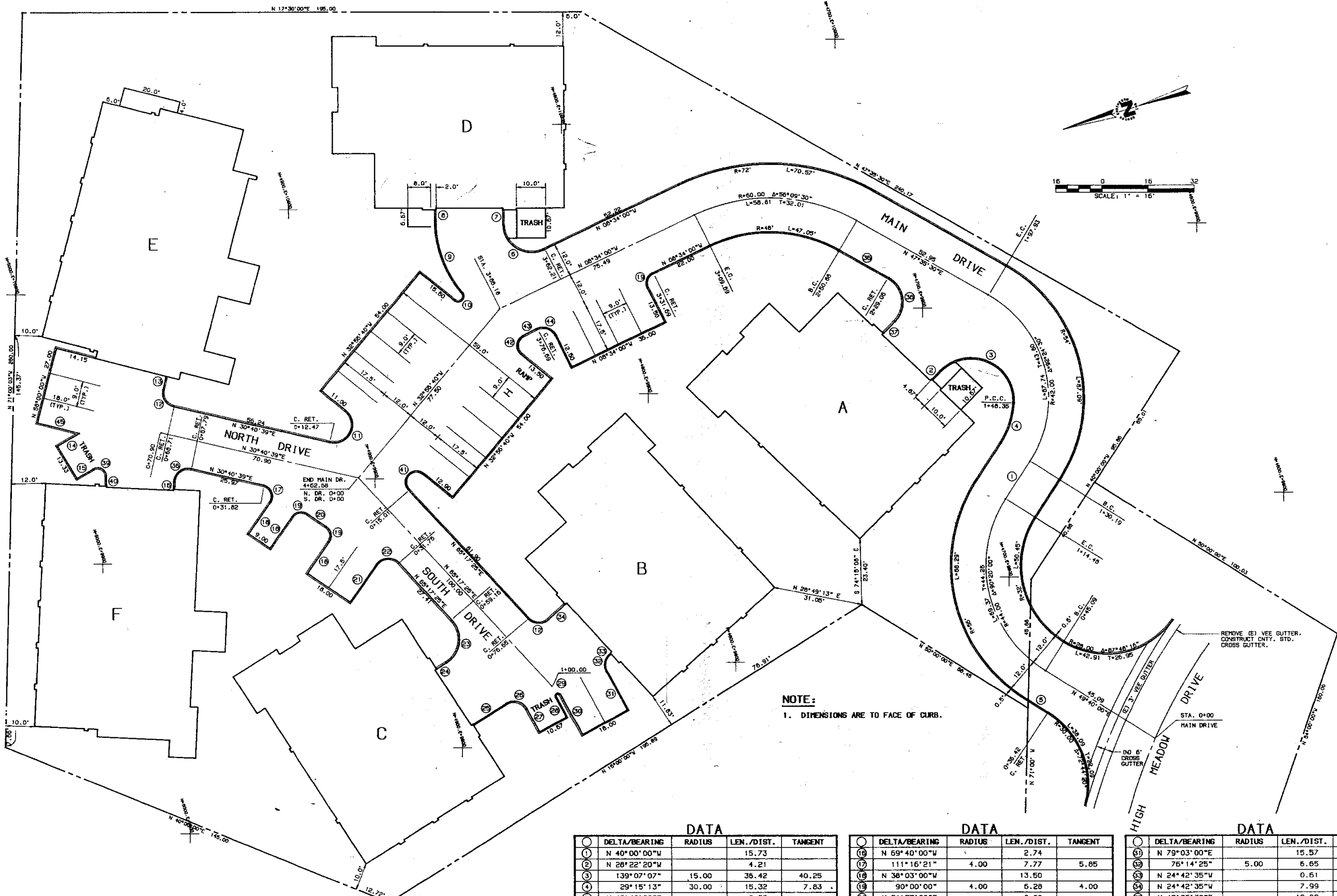
ABBREVIATIONS		SYMBOLS		PROJECT INFORMATION		PROJECT TEAM		SHEET INDEX			
<p><b>ABBREVIATIONS</b></p> <p>AD ANGLE AG ALGEBRA AL ALUMINUM AN ANGLE AR ARCHITECTURAL AS ASSOCIATION AT ATTACHED AU AUSTRIAN AV AVIATION AW AWNING AZ AZURE BA BOARD BB BENCH BC BENCH BD BOARD BE BENCH BF BENCH BG BENCH BH BENCH BI BENCH BJ BENCH BK BENCH BL BENCH BM BENCH BN BENCH BO BENCH BP BENCH BQ BENCH BR BENCH BS BENCH BT BENCH BU BENCH BV BENCH BW BENCH BX BENCH BY BENCH BZ BENCH CA CEMENT CB CEMENT CC CEMENT CD CEMENT CE CEMENT CF CEMENT CG CEMENT CH CEMENT CI CEMENT CJ CEMENT CK CEMENT CL CEMENT CM CEMENT CN CEMENT CO CEMENT CP CEMENT CQ CEMENT CR CEMENT CS CEMENT CT CEMENT CU CEMENT CV CEMENT CW CEMENT CX CEMENT CY CEMENT CZ CEMENT DA DRAINAGE DB DRAINAGE DC DRAINAGE DD DRAINAGE DE DRAINAGE DF DRAINAGE DG DRAINAGE DH DRAINAGE DI DRAINAGE DJ DRAINAGE DK DRAINAGE DL DRAINAGE DM DRAINAGE DN DRAINAGE DO DRAINAGE DP DRAINAGE DQ DRAINAGE DR DRAINAGE DS DRAINAGE DT DRAINAGE DU DRAINAGE DV DRAINAGE DW DRAINAGE DX DRAINAGE DY DRAINAGE DZ DRAINAGE EA EAST EB EAST EC EAST ED EAST EE EAST EF EAST EG EAST EH EAST EI EAST EJ EAST EK EAST EL EAST EM EAST EN EAST EO EAST EP EAST EQ EAST ER EAST ES EAST ET EAST EU EAST EV EAST EW EAST EX EAST EY EAST EZ EAST FA FLOOR FB FLOOR FC FLOOR FD FLOOR FE FLOOR FF FLOOR FG FLOOR FH FLOOR FI FLOOR FJ FLOOR FK FLOOR FL FLOOR FM FLOOR FN FLOOR FO FLOOR FP FLOOR FQ FLOOR FR FLOOR FS FLOOR FT FLOOR FU FLOOR FV FLOOR FW FLOOR FX FLOOR FY FLOOR FZ FLOOR GA GARAGE GB GARAGE GC GARAGE GD GARAGE GE GARAGE GF GARAGE GG GARAGE GH GARAGE GI GARAGE GJ GARAGE GK GARAGE GL GARAGE GM GARAGE GN GARAGE GO GARAGE GP GARAGE GQ GARAGE GR GARAGE GS GARAGE GT GARAGE GU GARAGE GV GARAGE GW GARAGE GX GARAGE GY GARAGE GZ GARAGE HA HANGING HB HANGING HC HANGING HD HANGING HE HANGING HF HANGING HG HANGING HH HANGING HI HANGING HJ HANGING HK HANGING HL HANGING HM HANGING HN HANGING HO HANGING HP HANGING HQ HANGING HR HANGING HS HANGING HT HANGING HU HANGING HV HANGING HW HANGING HX HANGING HY HANGING HZ HANGING IA INSULATION IB INSULATION IC INSULATION ID INSULATION IE INSULATION IF INSULATION IG INSULATION IH INSULATION II INSULATION IJ INSULATION IK INSULATION IL INSULATION IM INSULATION IN INSULATION IO INSULATION IP INSULATION IQ INSULATION IR INSULATION IS INSULATION IT INSULATION IU INSULATION IV INSULATION IW INSULATION IX INSULATION IY INSULATION IZ INSULATION JA JOINT JB JOINT JC JOINT JD JOINT JE JOINT JF JOINT JG JOINT JH JOINT JI JOINT JJ JOINT JK JOINT JL JOINT JM JOINT JN JOINT JO JOINT JP JOINT JQ JOINT JR JOINT JS JOINT JT JOINT JU JOINT JV JOINT JW JOINT JX JOINT JY JOINT JZ JOINT KA KITCHEN KB KITCHEN KC KITCHEN KD KITCHEN KE KITCHEN KF KITCHEN KG KITCHEN KH KITCHEN KI KITCHEN KJ KITCHEN KK KITCHEN KL KITCHEN KM KITCHEN KN KITCHEN KO KITCHEN KP KITCHEN KQ KITCHEN KR KITCHEN KS KITCHEN KT KITCHEN KU KITCHEN KV KITCHEN KW KITCHEN KX KITCHEN KY KITCHEN KZ KITCHEN LA LAMINATE LB LAMINATE LC LAMINATE LD LAMINATE LE LAMINATE LF LAMINATE LG LAMINATE LH LAMINATE LI LAMINATE LJ LAMINATE LK LAMINATE LL LAMINATE LM LAMINATE LN LAMINATE LO LAMINATE LP LAMINATE LQ LAMINATE LR LAMINATE LS LAMINATE LT LAMINATE LU LAMINATE LV LAMINATE LW LAMINATE LX LAMINATE LY LAMINATE LZ LAMINATE MA MASONRY MB MASONRY MC MASONRY MD MASONRY ME MASONRY MF MASONRY MG MASONRY MH MASONRY MI MASONRY MJ MASONRY MK MASONRY ML MASONRY MM MASONRY MN MASONRY MO MASONRY MP MASONRY MQ MASONRY MR MASONRY MS MASONRY MT MASONRY MU MASONRY MV MASONRY MW MASONRY MX MASONRY MY MASONRY MZ MASONRY NA NORTH NB NORTH NC NORTH ND NORTH NE NORTH NF NORTH NG NORTH NH NORTH NI NORTH NJ NORTH NK NORTH NL NORTH NM NORTH NO NORTH NP NORTH NQ NORTH NR NORTH NS NORTH NT NORTH NU NORTH NV NORTH NW NORTH NX NORTH NY NORTH NZ NORTH OA OAK OB OAK OC OAK OD OAK OE OAK OF OAK OG OAK OH OAK OI OAK OJ OAK OK OAK OL OAK OM OAK ON OAK OO OAK OP OAK OQ OAK OR OAK OS OAK OT OAK OU OAK OV OAK OW OAK OX OAK OY OAK OZ OAK PA PANEL PB PANEL PC PANEL PD PANEL PE PANEL PF PANEL PG PANEL PH PANEL PI PANEL PJ PANEL PK PANEL PL PANEL PM PANEL PN PANEL PO PANEL PP PANEL PQ PANEL PR PANEL PS PANEL PT PANEL PU PANEL PV PANEL PW PANEL PX PANEL PY PANEL PZ PANEL QA QUARTZ QB QUARTZ QC QUARTZ QD QUARTZ QE QUARTZ QF QUARTZ QG QUARTZ QH QUARTZ QI QUARTZ QJ QUARTZ QK QUARTZ QL QUARTZ QM QUARTZ QN QUARTZ QO QUARTZ QP QUARTZ QQ QUARTZ QR QUARTZ QS QUARTZ QT QUARTZ QU QUARTZ QV QUARTZ QW QUARTZ QX QUARTZ QY QUARTZ QZ QUARTZ RA RAMP RB RAMP RC RAMP RD RAMP RE RAMP RF RAMP RG RAMP RH RAMP RI RAMP RJ RAMP RK RAMP RL RAMP RM RAMP RN RAMP RO RAMP RP RAMP RQ RAMP RR RAMP RS RAMP RT RAMP RU RAMP RV RAMP RW RAMP RX RAMP RY RAMP RZ RAMP SA SAND SB SAND SC SAND SD SAND SE SAND SF SAND SG SAND SH SAND SI SAND SJ SAND SK SAND SL SAND SM SAND SN SAND SO SAND SP SAND SQ SAND SR SAND SS SAND ST SAND SU SAND SV SAND SW SAND SX SAND SY SAND SZ SAND TA TILE TB TILE TC TILE TD TILE TE TILE TF TILE TG TILE TH TILE TI TILE TJ TILE TK TILE TL TILE TM TILE TN TILE TO TILE TP TILE TQ TILE TR TILE TS TILE TT TILE TU TILE TV TILE TW TILE TX TILE TY TILE TZ TILE UA UNIT UB UNIT UC UNIT UD UNIT UE UNIT UF UNIT UG UNIT UH UNIT UI UNIT UJ UNIT UK UNIT UL UNIT UM UNIT UN UNIT UO UNIT UP UNIT UQ UNIT UR UNIT US UNIT UT UNIT UU UNIT UV UNIT UW UNIT UX UNIT UY UNIT UZ UNIT VA VALVE VB VALVE VC VALVE VD VALVE VE VALVE VF VALVE VG VALVE VH VALVE VI VALVE VJ VALVE VK VALVE VL VALVE VM VALVE VN VALVE VO VALVE VP VALVE VQ VALVE VR VALVE VS VALVE VT VALVE VU VALVE VV VALVE VW VALVE VX VALVE VY VALVE VZ VALVE WA WALL WB WALL WC WALL WD WALL WE WALL WF WALL WG WALL WH WALL WI WALL WJ WALL WK WALL WL WALL WM WALL WN WALL WO WALL WP WALL WQ WALL WR WALL WS WALL WT WALL WU WALL WV WALL WW WALL WX WALL WY WALL WZ WALL XA X-RAY XB X-RAY XC X-RAY XD X-RAY XE X-RAY XF X-RAY XG X-RAY XH X-RAY XI X-RAY XJ X-RAY XK X-RAY XL X-RAY XM X-RAY XN X-RAY XO X-RAY XP X-RAY XQ X-RAY XR X-RAY XS X-RAY XT X-RAY XU X-RAY XV X-RAY XW X-RAY XX X-RAY XY X-RAY XZ X-RAY YA YARD YB YARD YC YARD YD YARD YE YARD YF YARD YG YARD YH YARD YI YARD YJ YARD YK YARD YL YARD YM YARD YN YARD YO YARD YP YARD YQ YARD YR YARD YS YARD YT YARD YU YARD YV YARD YW YARD YX YARD YY YARD YZ YARD ZA ZONE ZB ZONE ZC ZONE ZD ZONE ZE ZONE ZF ZONE ZG ZONE ZH ZONE ZI ZONE ZJ ZONE ZK ZONE ZL ZONE ZM ZONE ZN ZONE ZO ZONE ZP ZONE ZQ ZONE ZR ZONE ZS ZONE ZT ZONE ZU ZONE ZV ZONE ZW ZONE ZX ZONE ZY ZONE ZZ ZONE</p>		<p><b>SYMBOLS</b></p> <p>① GRID LINES</p> <p>WORK POINT, DATUM POINT OR CONTROL</p> <p>SECTION OR ELEVATION</p> <p>SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN</p> <p>DETAIL</p> <p>DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>DOOR</p> <p>DOOR SCHEDULE IDENTIFICATION HARDWARE GROUP NUMBER</p> <p>FINISH GRADE (SPOT)</p> <p>TOP OF CURB</p> <p>TOP OF PAVEMENT</p> <p>REVISION DATE</p> <p>SEE TITLE BLOCK</p> <p>EARTH</p> <p>ROCK</p> <p>SAND, MORTAR, PLASTER</p> <p>CONCRETE BLOCK</p> <p>CAST-IN-PLACE CONCRETE</p> <p>STUD WALL</p> <p>STUD WALL W/ INSULATION</p> <p>PLYWOOD</p> <p>GYPSUM WALLBOARD</p> <p>METAL</p> <p>WOOD, FINISH</p>		<p><b>PROJECT INFORMATION</b></p> <p>A.P.N. 075-482-003</p> <p><b>OCCUPANCIES</b></p> <p>GARAGES - (B-1) TABLE 5-A RESIDENTIAL - UNITS (R-1) TABLE 5-A</p> <p><b>CONSTRUCTION</b></p> <p>GARAGES - TYPE I RESIDENTIAL - UNITS TYPE V - ONE-HOUR</p> <p>MIN. FIRE RESISTANCE OF EXTERIOR WALLS GARAGES - 1-HR LESS THAN 20'-0" RESIDENTIAL - 1-HR LESS THAN 5'-0"</p> <p><b>OPENINGS IN EXTERIOR WALLS</b></p> <p>GARAGES - NONE LESS THAN 5'-0" PROTECTED LESS THAN 10'-0" RESIDENTIAL - NONE LESS THAN 5'-0"</p> <p><b>REQUIRED OCCUPANCY SEPARATIONS: (TABLE 5-B)</b></p> <p>3-HR OCCUPANCY SEPARATION REQUIRED BETWEEN B-1 &amp; R-1 OCCUPANCIES.</p> <p><b>BASIC ALLOWABLE FLOOR AREA: (TABLE 5-C)</b></p> <p>B-1 OCCUPANCY 14,000 SQ. FT. (TYPE V - ONE-HOUR) R-1 OCCUPANCY 10,500 SQ. FT. (TYPE V - ONE-HOUR)</p> <p>ALLOWABLE FLOOR AREA MAY BE DOUBLED FOR MULTI-STORY BUILDINGS SEC. 505 (B)</p> <p>FOR R-1 OCCUPANCY (10,500 X 2) = 21,000 SF. ALLOWABLE FLOOR AREA.</p> <p><b>ALL BUILDINGS TO BE SPRINKLERED.</b></p> <p>LOT AREA: 207 ACRES LOT COVERAGE: 28,078 SF.</p> <p><b>PARKING</b></p> <p>STANDARD: 82 SPACES HANDICAPPED: 2 TOTAL: 84 SPACES</p> <p><b>BUILDING SQUARE FOOTAGE:</b></p> <p>GARAGES 'A' - 'D' 4,375.0 SF. GARAGE 'E' 5,171.0 SF. GARAGE 'F' 4,987.0 SF.</p> <p><b>BUILDING 'A'</b> TYPICAL UNIT: (1593 X 4) STAIRS / ELEV.: (2454 X 2) TOTAL: 6,672 SF.</p> <p><b>BUILDING 'B'</b> TYPICAL UNIT: (1593 X 4) STAIRS / ELEV.: (2454 X 2) TOTAL: 6,672 SF.</p> <p><b>BUILDING 'C'</b> TYPICAL UNIT: (1593 X 6) STAIRS / ELEV.: (2454 X 3) TOTAL: 10,293 SF.</p> <p><b>BUILDING 'D'</b> TYPICAL UNIT: (1572 X 4) STAIRS / ELEV.: (2454 X 2) TOTAL: 6,778 SF.</p> <p><b>BUILDING 'E'</b> TYPICAL END UNIT: (1366 X 6) TYPICAL CENTER UNIT: (1403 X 3) STAIRS / ELEV.: (2522 X 3) TOTAL: 13,281 SF.</p> <p><b>BUILDING 'F'</b> TYPICAL END UNIT: (1276 X 6) TYPICAL CENTER UNIT: (1249 X 3) STAIRS / ELEV.: (2522 X 3) TOTAL: 12,559 SF.</p>		<p><b>PROJECT TEAM</b></p> <p><b>OWNER</b> MR. &amp; MRS. MAUD MAHROOM 1875 FREMONT BLVD. SEASIDE, CA 93955 (408) 646-8805</p> <p><b>ARCHITECT</b> WALD, RUHNKE &amp; DOST ARCHITECTS 659 ABREGO STREET, SUITE 8 MONTEREY, CA 93940 (408) 649-4642 FAX: (408) 649-3530</p> <p><b>CIVIL ENGINEER</b> BESTOR ENGINEERS, INC. 9701 BLUE LARKSPUR LANE MONTEREY, CA 93940 (408) 373-2941 FAX: (408) 649-4118 CONTACT: CARL HOOPER</p> <p><b>STRUCTURAL ENGINEER</b> HANS F. MAGER, INC. 1149 MARSH STREET SAN LUIS OBISPO, CA 93401 (805) 541-2193 FAX: (805) 541-5346 CONTACT: HANS MAGER</p> <p><b>MECHANICAL ENGINEER</b> RUTLEDGE ENGINEERING 157 SARGENT COURT MONTEREY, CA 93940 (408) 373-3136 FAX: (408) 373-2865 CONTACT: LORAN A. LIST</p> <p><b>ELECTRICAL ENGINEER</b> GORDON D. COWLES 357 ALTA LANE EL CAJON, CALIFORNIA 92021 (619) 579-4956</p> <p><b>ELECTRICAL CONSULTANT</b> ROBERT BECKSTROM 659 ABREGO STREET, SUITE 9 MONTEREY, CALIFORNIA 93940 (408) 375-2929 FAX: (408) 649-3530</p> <p><b>GEOTECHNICAL ENGINEER</b> TERRATECH, INC. 12 THOMAS OWENS WAY MONTEREY, CA 93940 (408) 372-3716 FAX: (408) 372-7481</p> <p><b>LANDSCAPE ARCHITECT</b> HALL LANDSCAPE DESIGN 582 LIGHTHOUSE AVE. PACIFIC GROVE, CA 93950 (408) 655-3808</p> <p><b>FORESTER CONSULTANT</b> ROY A. PERKINS P.O. BOX 4536 CARMEL, CA 93921 (408) 624-2578</p>		<p><b>COVER SHEET</b></p> <p>A01 COVER SHEET - PROJECT TEAM, SHEET INDEX</p> <p><b>CIVIL</b></p> <p>C-1 HORIZONTAL SITE CONTROL PLAN C-2 GRADING PLAN C-3 UTILITIES C-4 ROAD PROFILE C-5 SD PROFILES C-6 SS PROFILES C-7 DETAILS C-8 WALKS &amp; PATIOS HORIZONTAL CONTROL C-9 WALKS &amp; PATIOS VERTICAL CONTROL C-10 GAL-AM FACILITY STANDARDS</p> <p><b>ARCHITECTURAL</b></p> <p>A11 TRASH ENCLOSURES / SITE DETAILS A12 SITE DETAILS</p> <p>A21 BUILDINGS A &amp; C - GARAGE PLAN A22 BUILDINGS A &amp; C - FIRST FLOOR PLAN A23 BUILDING A - SECOND FLOOR PLAN BUILDING C - SECOND &amp; THIRD FLOOR PLAN A24 BUILDINGS B &amp; D - GARAGE PLAN A25 BUILDING B - FIRST FLOOR PLAN A26 BUILDING B - SECOND FLOOR PLAN A27 BUILDING D - FIRST FLOOR PLAN A28 BUILDING D - SECOND FLOOR PLAN A29 BUILDING E - GARAGE PLAN A210 BUILDING E - FIRST FLOOR PLAN A211 BUILDING E - SECOND &amp; THIRD FLOOR PLAN A212 BUILDING F - GARAGE PLAN A213 BUILDING F - FIRST FLOOR PLAN A214 BUILDING F - SECOND &amp; THIRD FLOOR PLAN A215 ADAPTIVE BATHROOM PLANS</p> <p>A31 BUILDING A - EXTERIOR ELEVATIONS A32 BUILDING B - EXTERIOR ELEVATIONS A33 BUILDING C - EXTERIOR ELEVATIONS A34 BUILDING D - EXTERIOR ELEVATIONS A35 BUILDING E - EXTERIOR ELEVATIONS A36 BUILDING F - EXTERIOR ELEVATIONS A37 BUILDINGS A THRU F - ROOF PLANS A38 MISC. DETAILS A39 MISC. DETAILS A310 MISC. DETAILS A311 MISC. DETAILS</p> <p>A41 BUILDINGS A THRU D - BUILDING SECTIONS A42 BUILDINGS E &amp; F - BUILDING SECTIONS</p> <p>A51 BLDG. A - STAIR &amp; ELEVATOR PLANS A52 BLDG. B &amp; D - STAIR &amp; ELEVATOR PLANS A53 BLDG. C - STAIR &amp; ELEVATOR PLANS A54 BUILDING E - STAIR PLANS A55 BUILDING F - STAIR PLANS A56 BUILDINGS E &amp; F - ELEVATOR PLANS A57 STAIR / RAIL DETAILS A58 STAIR / RAIL DETAILS</p> <p>A61 DOOR &amp; FINISH SCHEDULES A62 DOOR DETAILS A63 WINDOW SCHEDULE - FIREPLACE SCHEDULE &amp; DETAILS A64 WINDOW DETAILS</p> <p>A71 INTERIOR ELEVATIONS A72 INTERIOR ELEVATIONS - KITCHENS A73 INTERIOR ELEVATIONS - KITCHENS &amp; BATHS A74 INTERIOR ELEVATIONS - BATHROOMS</p> <p>A81 BUILDINGS A-D - REFLECTED CEILING PLANS A82 BUILDING E - REFLECTED CEILING PLAN A83 BUILDING F - REFLECTED CEILING PLAN</p> <p>A91 BUILDINGS A-D - FIREPLACE PLANS &amp; DETAILS A92 BUILDINGS E &amp; F - FIREPLACE PLANS A93 MISC. DETAILS A94 MISC. DETAILS A95 MISC. DETAILS</p>		<p><b>STRUCTURAL</b></p> <p>S1 STRUCTURAL GENERAL NOTES S21 STRUCTURAL GENERAL DETAILS S22 BUILDING A - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S23 BUILDING A - FIRST FLOOR PLAN S24 BUILDING A THRU D - SLAB STEEL PLAN S25 BUILDING A - SECOND FLOOR S26 BUILDING A - ROOF FRAMING S27 BUILDING B - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S28 BUILDING B - FIRST FLOOR PLAN S29 BUILDING B - SECOND FLOOR S30 BUILDING B - ROOF FRAMING S31 BUILDING C - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S32 BUILDING C - FIRST FLOOR PLAN S33 BUILDING C - SECOND FLOOR S34 BUILDING C - THIRD FLOOR S35 BUILDING C - ROOF FRAMING S36 BUILDING D - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S37 BUILDING D - FIRST FLOOR PLAN S38 BUILDING D - SECOND FLOOR S39 BUILDING D - ROOF FRAMING S40 BUILDING E - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S41 BUILDING E - FIRST FLOOR PLAN S42 BUILDING E AND F - SLAB STEEL PLAN S43 BUILDING E - SECOND FLOOR S44 BUILDING E - THIRD FLOOR S45 BUILDING E - ROOF FRAMING PLAN S46 BUILDING F - FOUNDATION PLAN &amp; 1ST COURSE MAST PLAN S47 BUILDING F - FIRST FLOOR PLAN S48 BUILDING F - SECOND FLOOR S49 BUILDING F - ROOF FRAMING PLAN S50 BUILDINGS A, B AND D - SECTIONS &amp; DETAILS S51 BUILDINGS A, B AND D - SECTIONS &amp; DETAILS S52 BUILDINGS A THRU D - CLEARESTORIES S53 BUILDING C - SECTION AND DETAILS S54 BUILDING C - SECTION AND DETAILS S55 BUILDINGS E AND F - SECTION AND DETAILS S56 BUILDINGS E AND F - SECTION AND DETAILS S57 RETAINING WALLS S58 STAIN WALL ELEVATIONS S59 CIVIL DETAILS S60 FOUNDATION DETAILS S61 DETAILS S62 DETAILS S63 DETAILS S64 DETAILS S65 DETAILS S66 DETAILS S67 DETAILS S68 DETAILS S69 DETAILS S70 DETAILS S71 DETAILS S72 DETAILS</p> <p><b>MECHANICAL / PLUMBING</b></p> <p>M-1 BUILDING A &amp; C - GARAGE PLAN M-2 BUILDING B - OPPOSITE BUILDING A &amp; C - FLOOR PLAN M-3 BUILDING D - OPPOSITE BUILDING D - GARAGE PLAN M-4 BUILDING E - GARAGE PLAN M-5 BUILDING E - FLOOR PLAN M-6 BUILDING F - GARAGE PLAN M-7 BUILDING F - FLOOR PLAN M-8 TITLE 24 - CERTIFICATE OF COMPLIANCE M-9 TITLE 24 - CERTIFICATE OF COMPLIANCE BUILDING A - 1ST &amp; 2ND FLOOR M-2 BUILDING C - 1ST, 2ND &amp; 3RD FLOOR BUILDING B &amp; D - OPPOSITE BUILDING E - FLOOR PLAN P-7 BUILDING F - FLOOR PLAN</p> <p><b>ELECTRICAL</b></p> <p>E-1 ELECTRICAL SITE PLAN E-2 BUILDINGS A, B, C &amp; D LOWER FLOOR PLANS - ELECTRICAL E-3 BUILDINGS A, B, C &amp; D UPPER FLOOR PLAN - ELECTRICAL E-4 BUILDING E - ELECTRICAL GARAGE FLOOR PLAN E-5 BUILDING E - ELECTRICAL FIRST &amp; SECOND FLOOR PLAN E-6 BUILDING E - THIRD FLOOR PLAN - ELECTRICAL E-7 BUILDING F - GARAGE, FIRST &amp; SECOND FLOOR PLAN - ELECTRICAL E-8 BUILDING F - THIRD FLOOR PLAN - ELECTRICAL</p> <p><b>LANDSCAPE</b></p> <p>L-01 SHEET INDEX PLAN L-02 EROSION CONTROL PLAN L-1 SITE PERIMETER IRRIGATION PLAN L-2 SITE PERIMETER PLANTING PLAN L-3 BUILDINGS A &amp; B IRRIGATION PLAN L-4 BUILDINGS A &amp; B PLANTING PLAN L-5 BUILDINGS C &amp; F IRRIGATION PLAN L-6 BUILDINGS C &amp; F PLANTING PLAN L-7 BUILDINGS D &amp; E IRRIGATION PLAN L-8 BUILDINGS D &amp; E PLANTING PLAN L-9 SPECIFICATIONS FOR IRRIGATION AND PLANTING L-10 CONSTRUCTION DETAILS &amp; SPECIFICATIONS</p>	
<p><b>UNIT DESIGNATIONS</b></p>		<p><b>VICINITY MAP</b></p>									

**WALD, RUHNKE & DOST ARCHITECTS**  
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California Reg. C-24118 / C-21235 • Architects Reg. 13238 • Illinois Reg. 01-4451

**COVER SHEET - PROJECT TEAM, SHEET INDEX**

**THE VISTAS AT THE HIGH MEADOW**  
24525 OUTLOOK DRIVE  
CARMEL, CA 93923  
A.P.N. 075-482-003

SHEET NO. **A 0.1**



NOTE:  
1. DIMENSIONS ARE TO FACE OF CURB.

DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 40°00'00"W		15.73	
2	N 28°22'20"W		4.21	
3	139°07'07"	15.00	36.42	40.25
4	29°15'13"	30.00	15.32	7.83
5	N 49°40'00"E		8.66	
6	116°04'00"	10.00	20.26	16.02
7	N 72°30'00"W		5.16	
8	N 72°30'00"W		3.90	
9	39°35'14"	40.00	27.64	14.40
10	169°08'34"	2.00	5.90	21.05
11	153°37'19"	6.50	17.43	27.74
12	90°00'00"	5.00	7.65	5.00
13	N 59°19'21"W		4.81	
14	N 13°00'00"W		8.91	
15	N 13°00'00"W		6.71	

DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
16	N 69°40'00"W		2.74	
17	111°16'21"	4.00	7.77	5.85
18	N 38°03'00"W		13.50	
19	90°00'00"	4.00	6.28	4.00
20	N 51°57'00"E		8.00	
21	N 38°03'00"W		16.17	
22	103°20'25"	5.00	9.02	6.32
23	99°42'35"	10.00	17.40	11.86
24	N 15°00'00"W		3.95	
25	N 15°00'00"W		13.85	
26	94°03'00"	5.00	8.21	5.37
27	N 79°03'00"E		9.32	
28	N 09°03'00"E		8.00	
29	180°00'00"	1.00	3.14	
30	N 79°03'00"E		16.00	

DATA

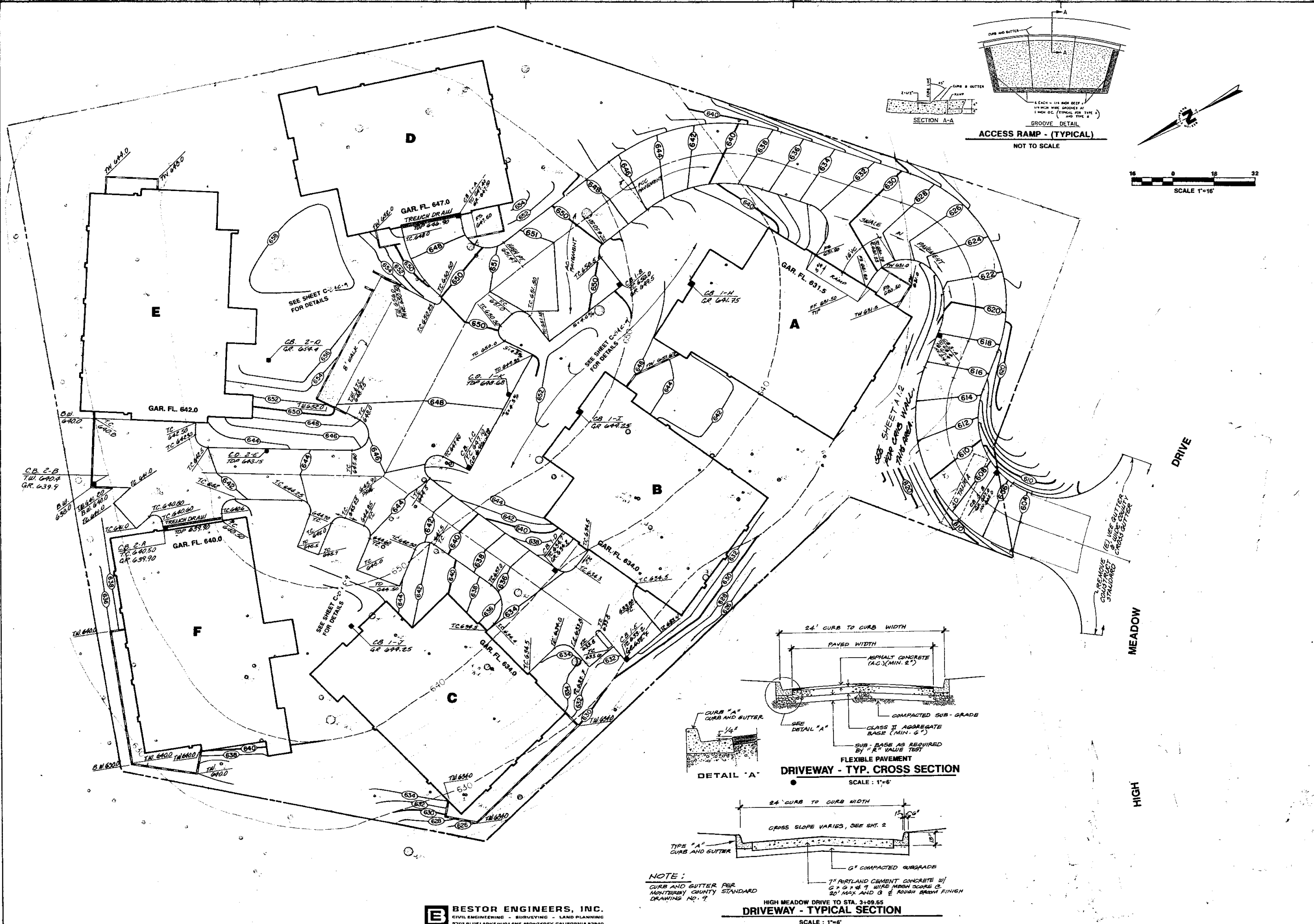
NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
31	N 79°03'00"E		15.57	
32	76°14'25"	5.00	6.65	3.92
33	N 24°42'35"W		0.61	
34	N 24°42'35"W		7.99	
35	N 47°35'30"E		19.82	
36	104°02'10"	10.00	18.16	12.81
37	N 28°22'20"W		5.76	
38	100°20'39"	5.00	8.76	6.00
39	123°20'00"	3.00	6.46	5.56
40	N 74°03'31"W		3.49	
41	171°45'55"	4.00	11.99	55.57
42	113°02'04"	4.00	7.89	6.05
43	N 09°54'36"W		5.29	
44	91°20'36"	5.00	7.97	5.12
45	N 32°00'00"E		15.12	

HORIZONTAL SITE CONTROL PLAN  
THE VISTAS AT THE HIGH MEADOW

Wald, Ruhnké & Dost, Architects  
AIA • Architecture • Planning  
659 Abrego Street • Suite 8  
Monterey, CA 95040 • (408) 649-4042  
California Reg. C-315, C-320, C-212, 45 • Arizona Reg. 01-1551

DATE: 11-1-95  
FOR NO: 421  
DRAWN: [Signature]

OUTLOOK ASSOCIATIVE  
CAREER DEVELOPMENT  
A.P.N. 016-482-003  
CALIFORNIA  
MONTEREY COUNTY.



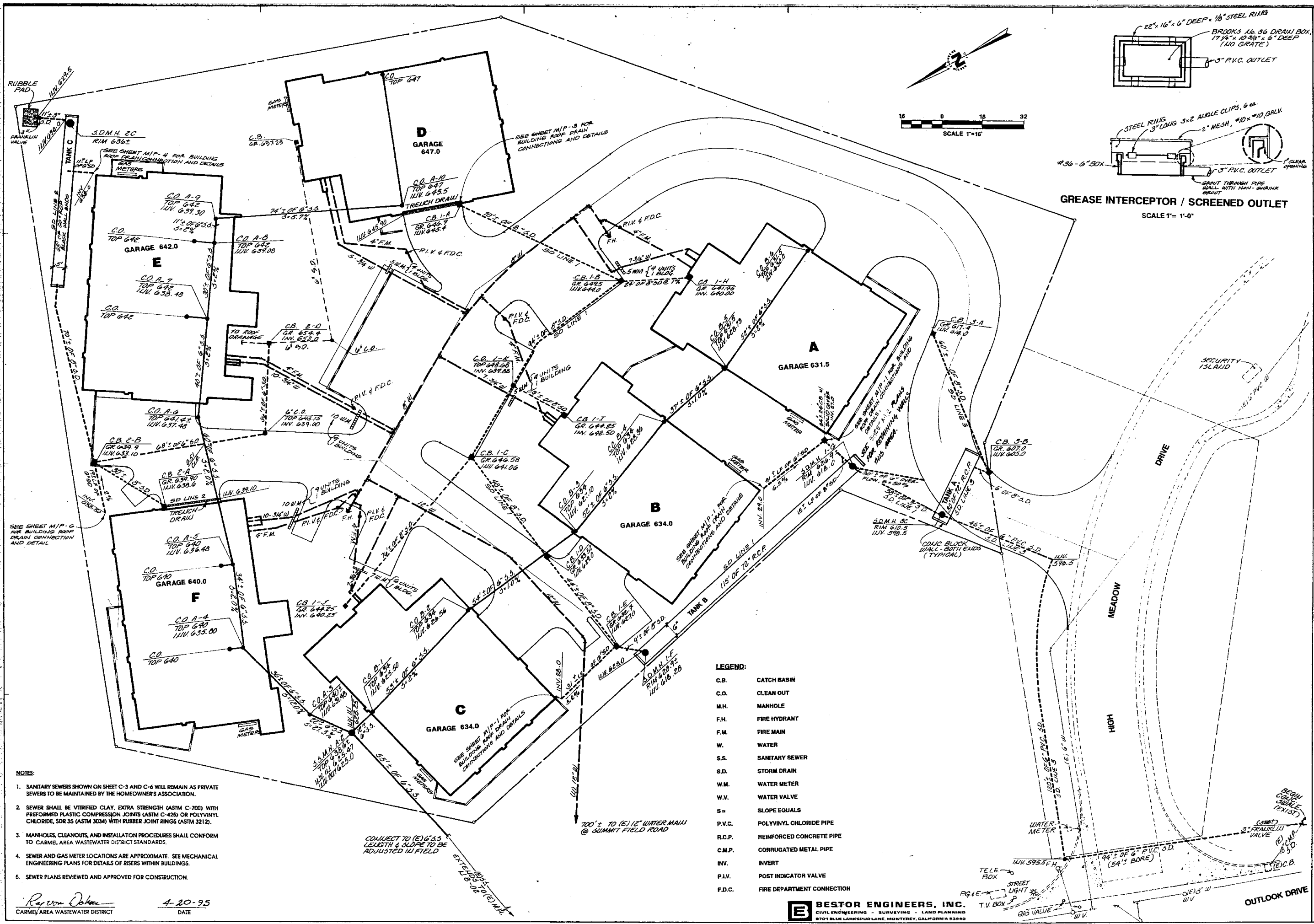
**BESTOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
3701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

DATE: 11-1-95  
JOB NO: 9217  
DRAWN: [Name]  
CHECKED: [Name]

**Wald, Ruhmke & Dost, Architects**  
AIA Architecture • Planning  
659 Abrego Street • Suite 8  
Monterey, CA 93940 • (408) 649-4642  
California Reg. C. 4115 C-2126 C-2125 Arizona Reg. 01-1551 Illinois Reg. 01-1551

**GRADING PLAN**  
**THE VISTAS AT THE HIGH MEADOW**  
24525 OUTLOOK DRIVE  
CARREL, CA. 93923  
A.P.N. 015-482-003  
MONTEREY COUNTY, CALIFORNIA

**C-2**



**GREASE INTERCEPTOR / SCREENED OUTLET**  
SCALE 1"= 1'-0"

**LEGEND:**

C.B.	CATCH BASIN
C.O.	CLEAN OUT
M.H.	MANHOLE
F.H.	FIRE HYDRANT
F.M.	FIRE MAIN
W.	WATER
S.S.	SANITARY SEWER
S.D.	STORM DRAIN
W.M.	WATER METER
W.V.	WATER VALVE
S=	SLOPE EQUALS
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
INV.	INVERT
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPARTMENT CONNECTION

- NOTES:**
1. SANITARY SEWERS SHOWN ON SHEET C-3 AND C-6 WILL REMAIN AS PRIVATE SEWERS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  2. SEWER SHALL BE VITRIFIED CLAY, EXTRA STRENGTH (ASTM C-700) WITH PREFORMED PLASTIC COMPRESSION JOINTS (ASTM C-425) OR POLYVINYL CHLORIDE, SDR 35 (ASTM 3034) WITH RUBBER JOINT RINGS (ASTM 3212).
  3. MANHOLES, CLEANOUTS, AND INSTALLATION PROCEDURES SHALL CONFORM TO CARMEL AREA WASTEWATER DISTRICT STANDARDS.
  4. SEWER AND GAS METER LOCATIONS ARE APPROXIMATE. SEE MECHANICAL ENGINEERING PLANS FOR DETAILS OF RISERS WITHIN BUILDINGS.
  5. SEWER PLANS REVIEWED AND APPROVED FOR CONSTRUCTION.

*Raymond Johnson*  
CARMEL AREA WASTEWATER DISTRICT  
4-20-95  
DATE

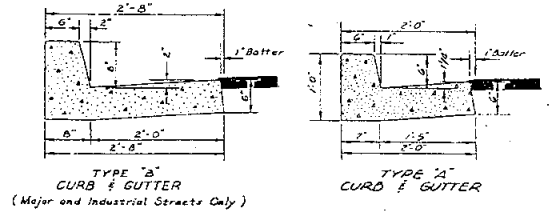
**BESTOR ENGINEERS, INC.**  
CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
3701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

DATE	11-1-95
JOB NO.	9217
DRAWN	
CHECKED	

**Wald, Ruhinke & Dost, Architects**  
AIA Architecture • Planning  
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Monterey, CA 93940 • (408) 649-4642  
California Reg. C-5115 C-21266 C-21235 • Arizona Reg. 13236 • Illinois Reg. 01-1551

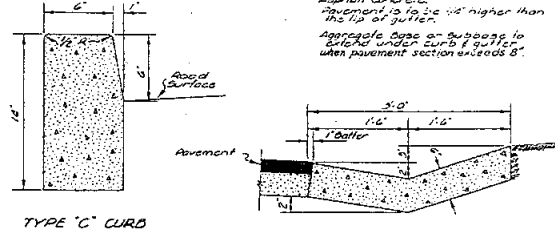
**UTILITIES**  
PROJECT THE VISTAS AT THE HIGH MEADOW  
24825 OUTLOOK DRIVE  
CARMEL, CA 93923  
A.P.N. 015-182-003  
CALIFORNIA  
MONTEREY COUNTY.

SHEET NO. **C-3**

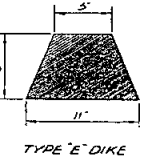


TYPE "B" CURB & GUTTER (Major and Industrial Streets Only)  
TYPE "A" CURB & GUTTER

NOTE:  
Type A, B, C and F Curb and Gutter are Constructed of Class "B" Portland Cement Concrete.  
Type E DiKE is Constructed of Asphalt Concrete.  
Pavement to be 2" higher than the top of gutter.  
Approach curb or dike to be 12" higher than the top of gutter when pavement section exceeds 8'.

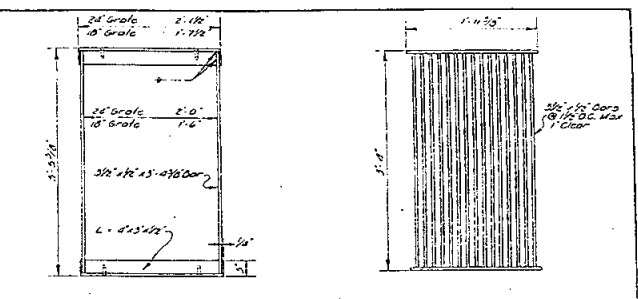


TYPE "C" CURB  
TYPE "V" VEE GUTTER

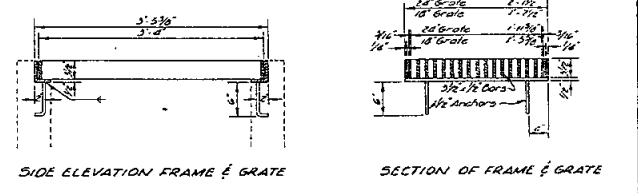


TYPE "E" DIKE

MONTEREY COUNTY DEPT. OF PUBLIC WORKS  
STANDARD DETAILS  
DIKE, CURBS & GUTTER  
APPROVED: [Signature] DATE 10-24-77  
REVISIONS: [Table]  
PLATE NO. 9

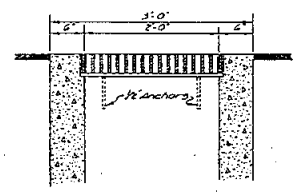


FRAME  
24" WELDED GRATE



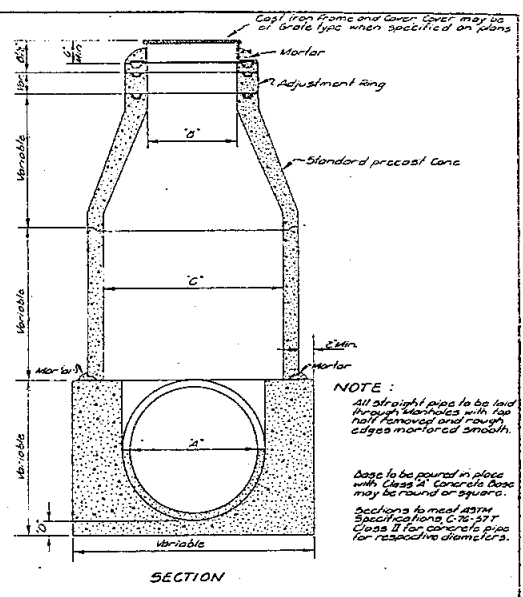
SIDE ELEVATION FRAME & GRATE  
SECTION OF FRAME & GRATE

NOTE:  
All parts to be galvanized after fabrication where directed or specified. Type 16, 30% zinc proof grate or equal shall be used.



SECTION DOK, GRATE & FRAME

MONTEREY COUNTY DEPT. OF PUBLIC WORKS  
STANDARD DETAILS  
TYPE "D" CATCH BASIN  
APPROVED: [Signature] DATE 10-24-77  
REVISIONS: [Table]  
PLATE NO. 18

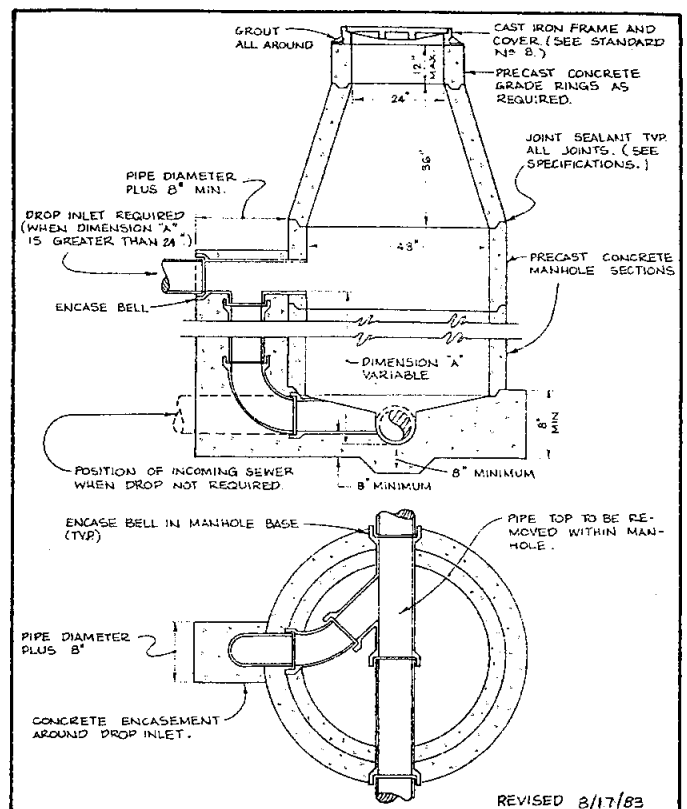


SECTION

NOTE:  
All straight pipe to be laid through manholes with top half removed and rough edges mortared smooth.  
Base to be poured in place with Class "B" Concrete Base may be round or square.  
Sections to meet ASTM Specifications C-76-57 "Class II" for concrete pipe for respective diameters.

MINIMUM DIMENSIONS			
A	D	C	D
15" - 24"	24"	40"	4"
30" - 36"	24"	54"	6"

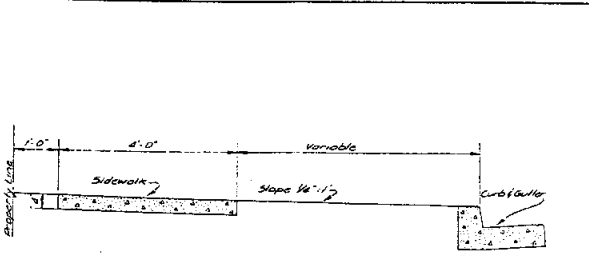
MONTEREY COUNTY DEPT. OF PUBLIC WORKS  
STANDARD DETAILS  
STORM DRAIN MANHOLE  
APPROVED: [Signature] DATE 10-24-77  
REVISIONS: [Table]  
PLATE NO. 19



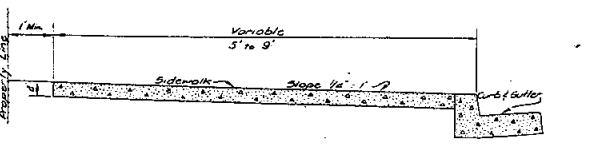
STANDARD MANHOLE  
CARMEL SANITARY DISTRICT  
STANDARD NO. 9A  
REVISED 8/17/83

DRAWN BY SANFORD VEILE  
CHECKED BY WILCE MARTIN  
APPROVED: [Signature] DATE 11/18/80  
GENERAL MANAGER - RJE 11440

CARMEL SANITARY DISTRICT  
STANDARD NO. 9A



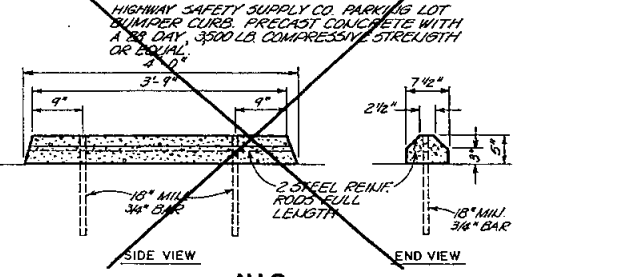
TYPE "A" RESIDENTIAL



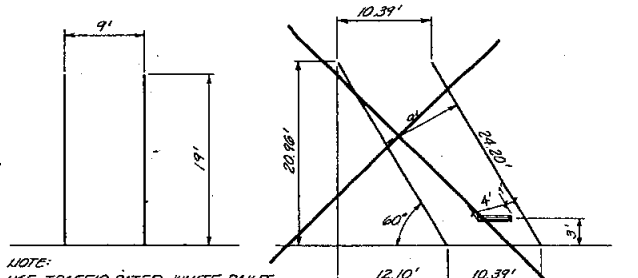
TYPE "D" CONTIGUOUS

NOTE:  
All Sidewalks to be constructed of Class "B" Portland Cement Concrete

MONTEREY COUNTY DEPT. OF PUBLIC WORKS  
STANDARD DETAILS  
SIDEWALKS  
APPROVED: [Signature] DATE 10-24-77  
REVISIONS: [Table]  
PLATE NO. 10



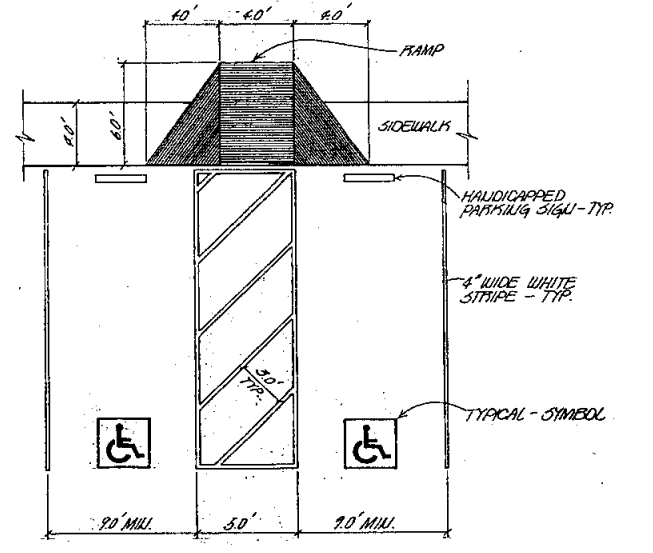
N.I.C.



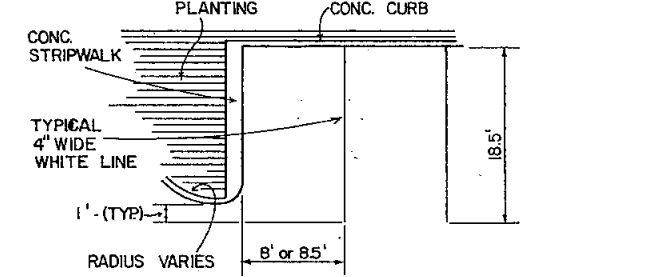
NOTE:  
USE TRAFFIC RATED WHITE PAINT TO DELINEATE PARKING STALLS. MIN. WIDTH OF STRIPE TO BE 4".

90° PARKING STALL  
60° PARKING STALL  
N.I.C.

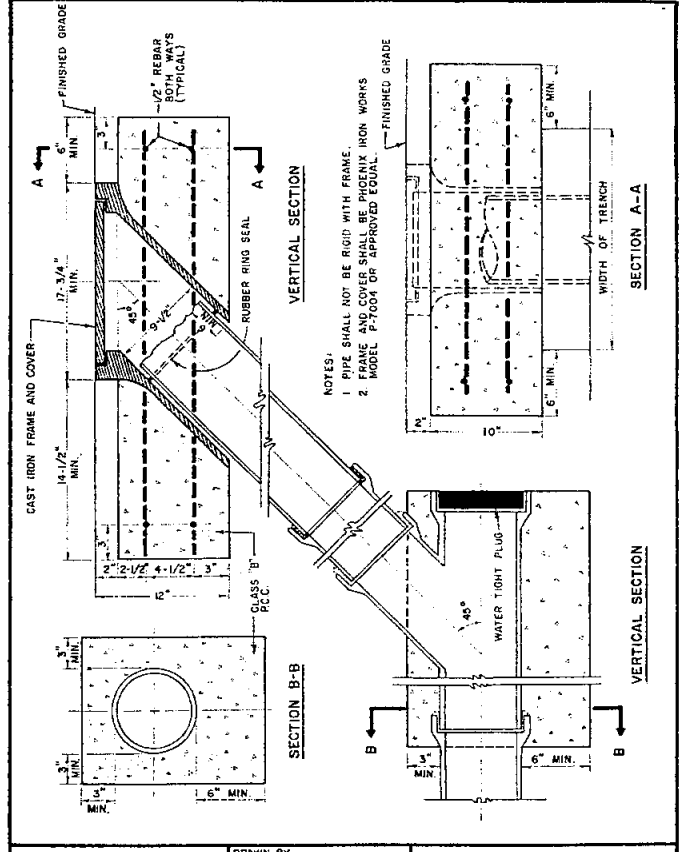
PARKING STALL AND BUMPER CURB DETAIL  
NOT TO SCALE



2 - 9' HANDICAP SPACES - 90° AND RAMP DETAIL  
NOT TO SCALE



90° PARKING DETAIL  
NOT TO SCALE



STANDARD FLUSHING INLET  
CARMEL SANITARY DISTRICT  
STANDARD NO. 10

DRAWN BY SANFORD VEILE  
CHECKED BY WILCE MARTIN  
APPROVED: [Signature] DATE 11/18/80  
GENERAL MANAGER - RJE 11440

CARMEL SANITARY DISTRICT  
STANDARD NO. 10

DATE 11-1-75  
JOB NO. 9-1217  
DRAWN  
CHECKED

PRINT DATE  
REVISIONS

Wald, Ruhmke & Dost, Architects  
AIA Architecture • Planning  
659 Abrego Street • Suite 8  
Monterey, CA 93940 • (408) 649-4642  
California Reg. C-3415 C-2126 • Arizona Reg. 13246 • Illinois Reg. 01-1551

DETAILS  
THE VISTAS AT THE HIGH MEADOW  
24525 OUTLOOK DRIVE  
CARMEL, CA. 93923  
A.P.N. 015-462-003  
MONTEREY COUNTY, CALIFORNIA

SHEET TITLE  
PROJECT  
SHEET NO.

C-7