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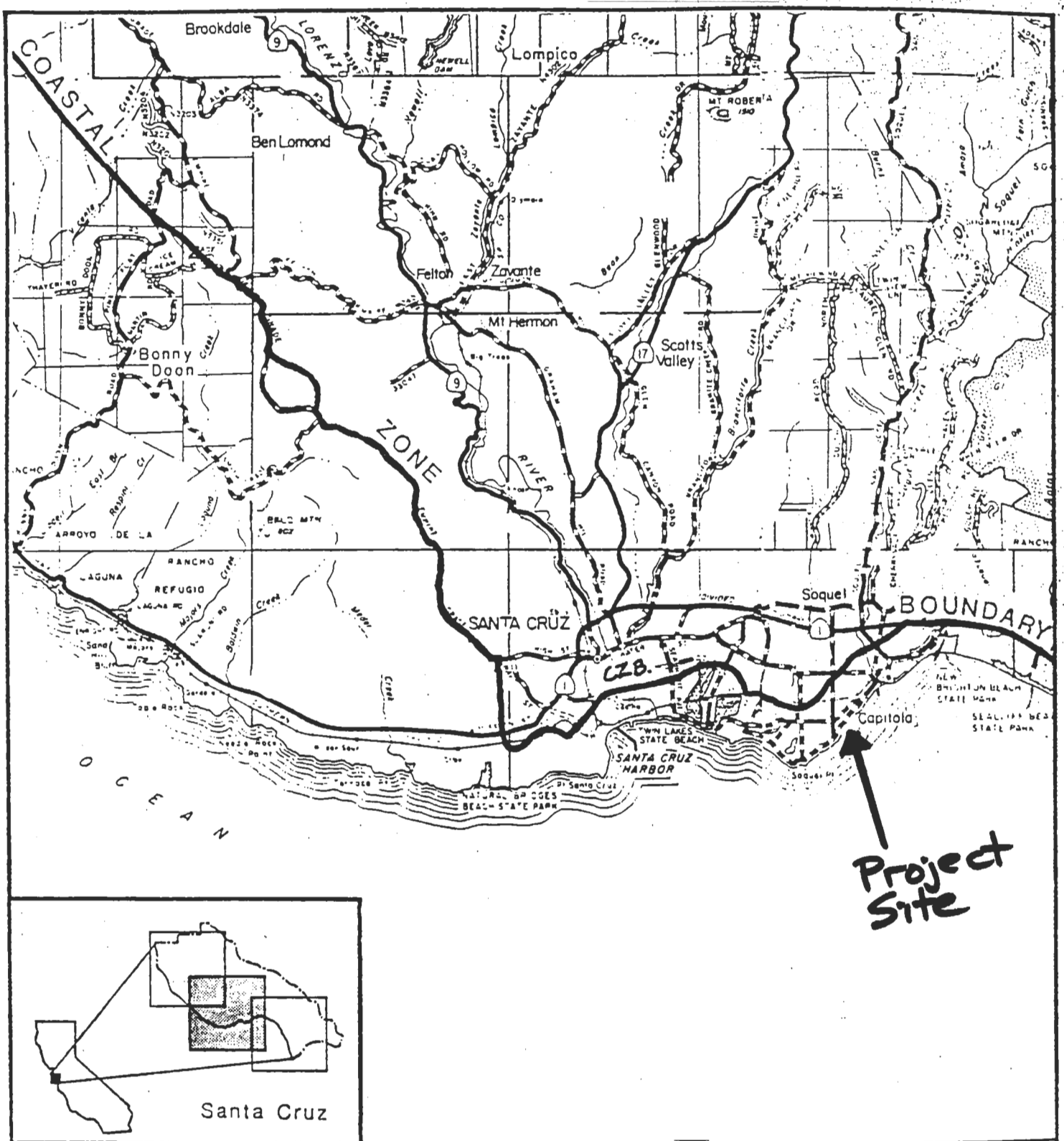

California Coastal Commission

LOCATION MAP

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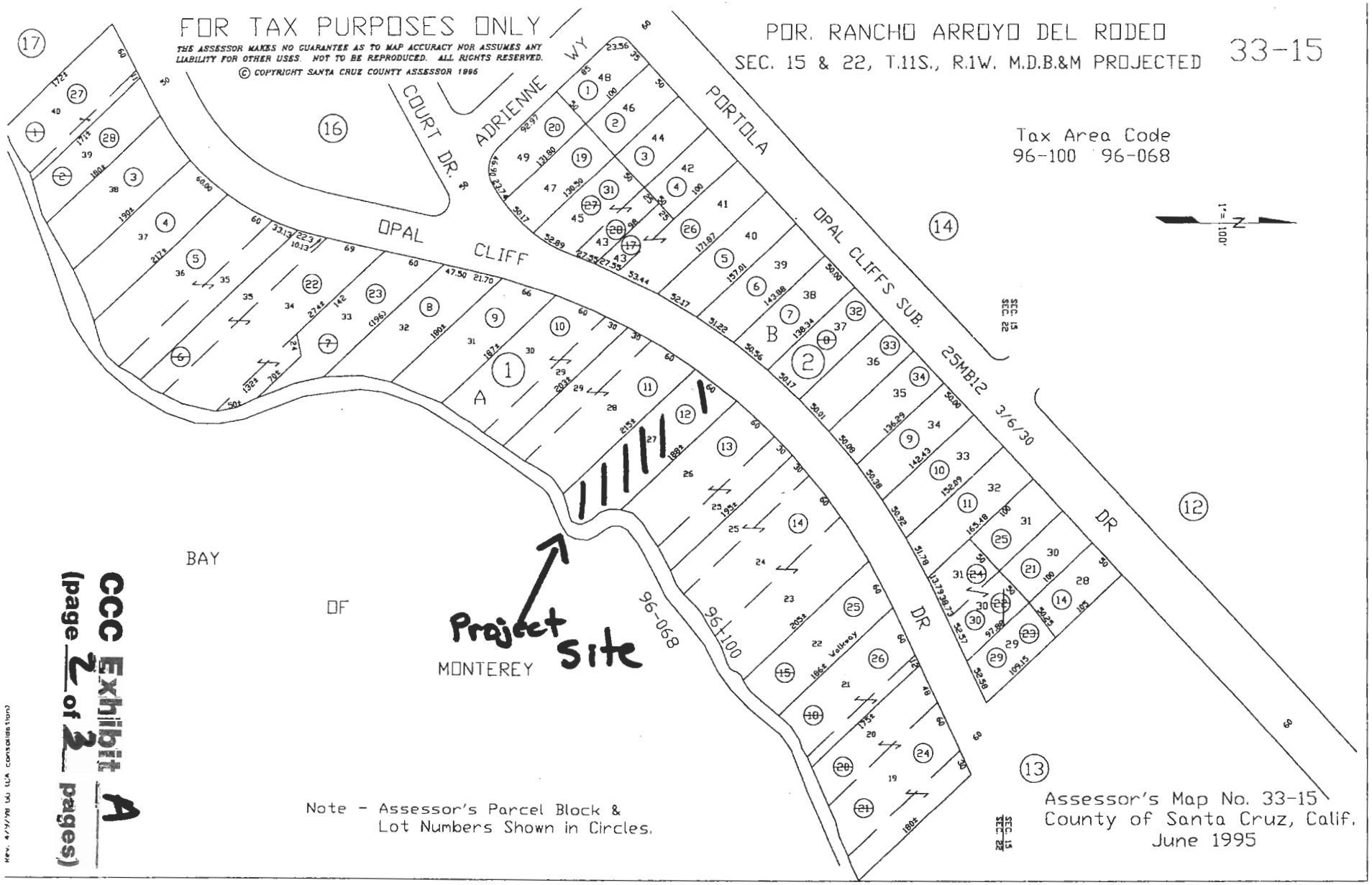
N

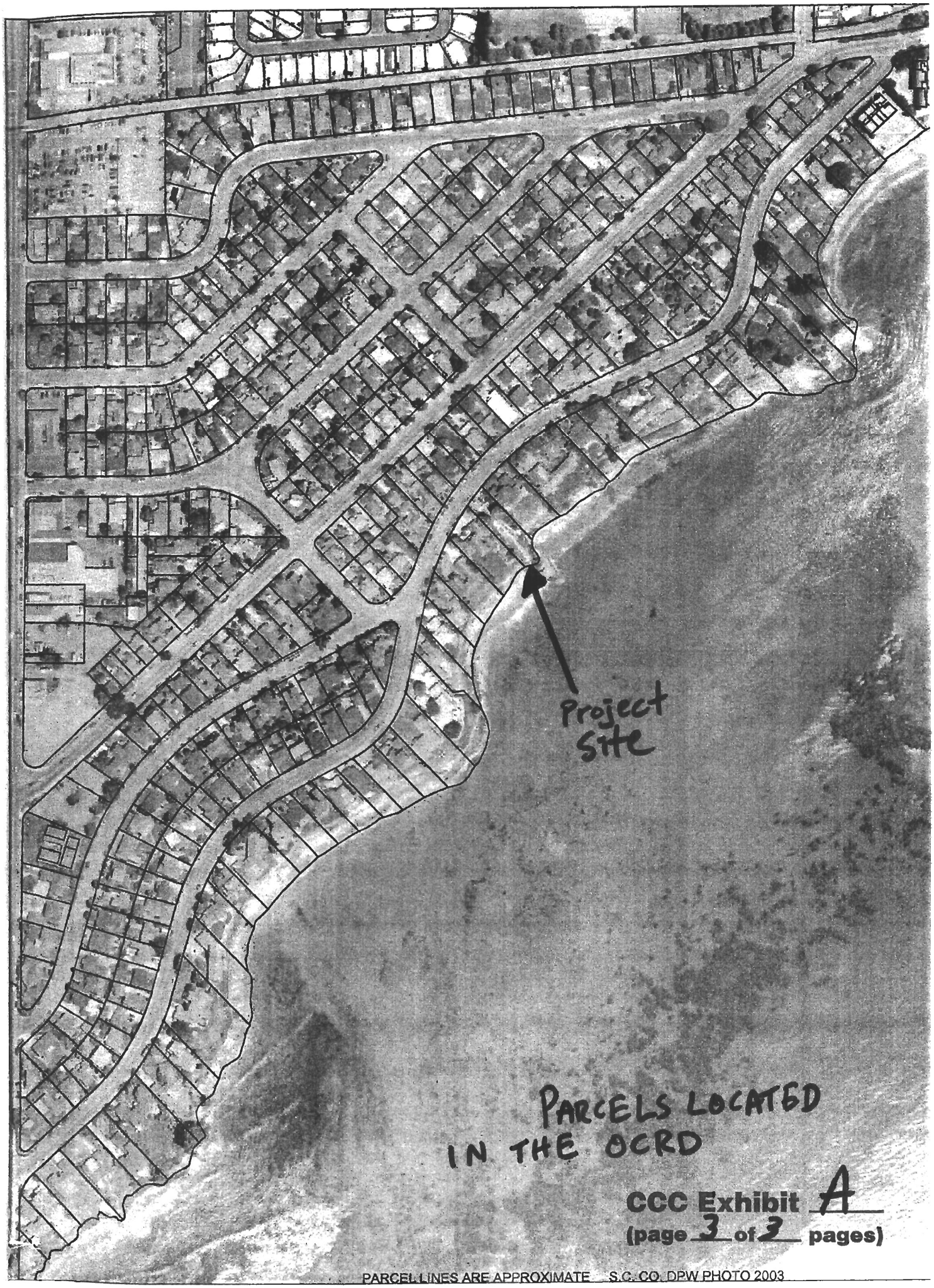
County of Santa Cruz

CCC Exhibit A (page 1 of 3 pages) Sheet 2 of 3



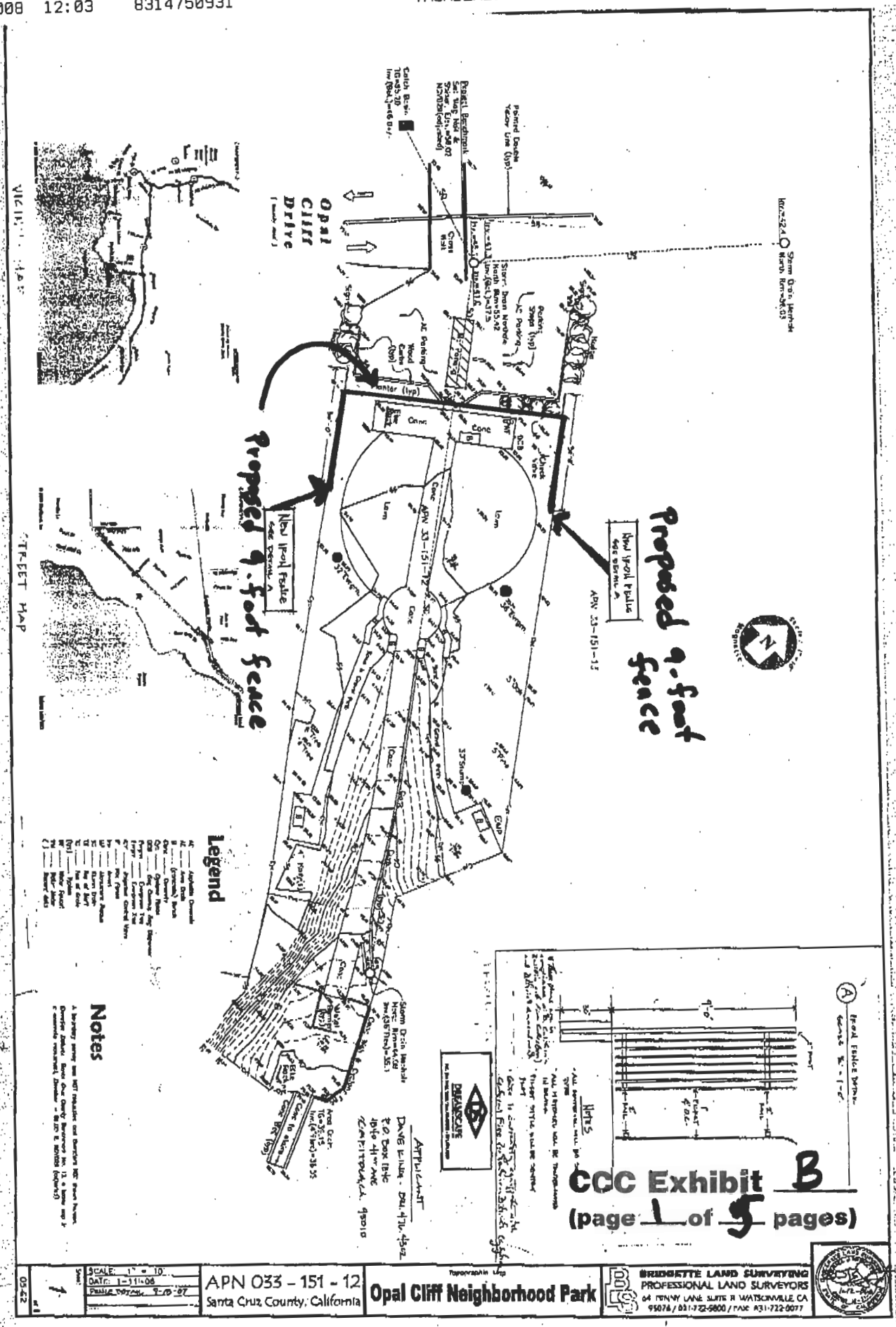
CCC Exhibit A
(page 2 of 3 pages)

Rev. 4/9/98 (JL) (LA consolidation)

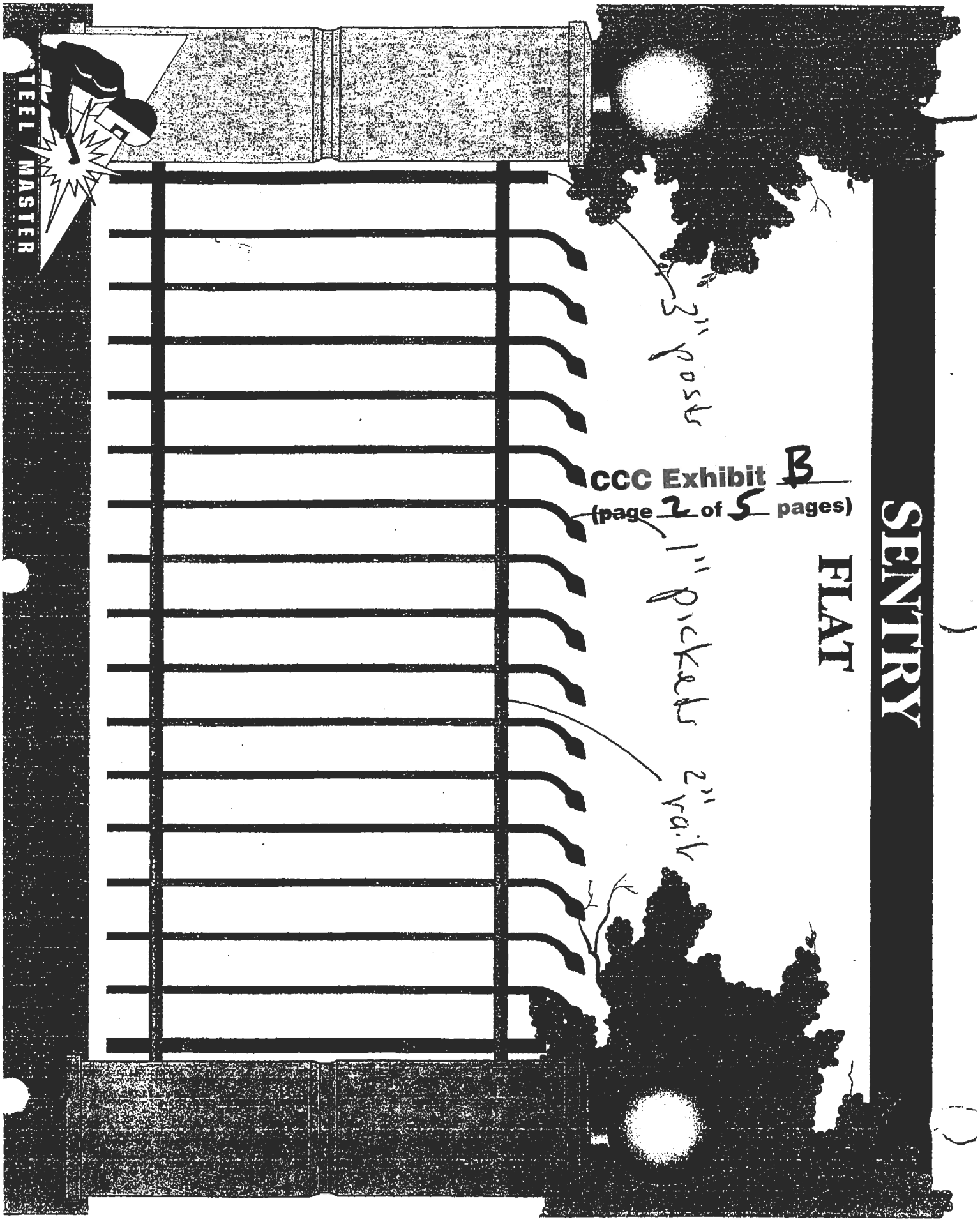


CCC Exhibit A
(page 3 of 3 pages)

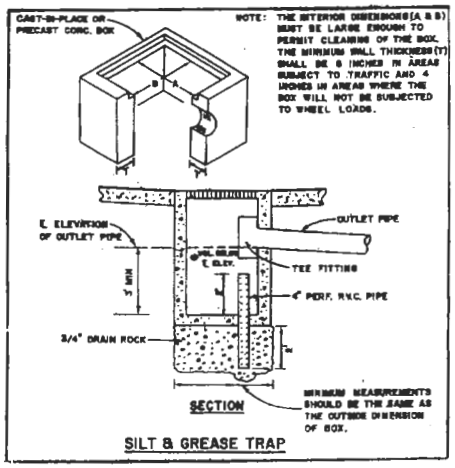
PARCEL LINES ARE APPROXIMATE S.C. CO. DPW PHOTO 2003


Opal Cliff Drive
Proposed 9-foot fence
Proposed 9-foot fence
New IRON FENCE
New IRON FENCE
APN 33-151-12
APN 33-151-13
Legend
Notes
Notes
CCC Exhibit B
(page 1 of 5 pages)
APN 033 - 151 - 12
Santa Cruz County, California
Opal Cliff Neighborhood Park
BRIDGETTE LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
64 PENNY LANE SUITE B WATSONVILLE CA
95076 / 831-722-5800 / FAX 831-722-0077

8



CCC Exhibit B
(page 2 of 5 pages)



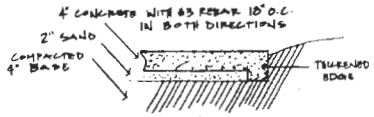
(A) SHOWER DRAIN DETAIL

SLOPE NOTES

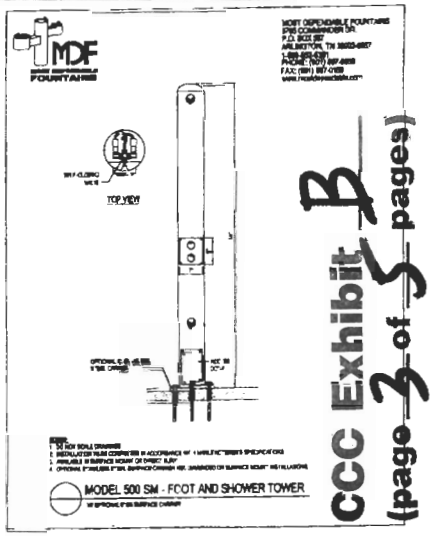
- CROSS SLOPE NOT TO EXCEED 2%
- PATHWAYS ARE NOT TO EXCEED 5% SLOPE EXCEPT IN AREAS WHERE RAILING IS TO BE INSTALLED

COLOR NOTES

- CONCRETE WILL BE COLORED USING DAVIS COLORS
- NORTH SIDE - SILVERSMOKE 8084
- SOUTH SIDE - PEBBLE 641

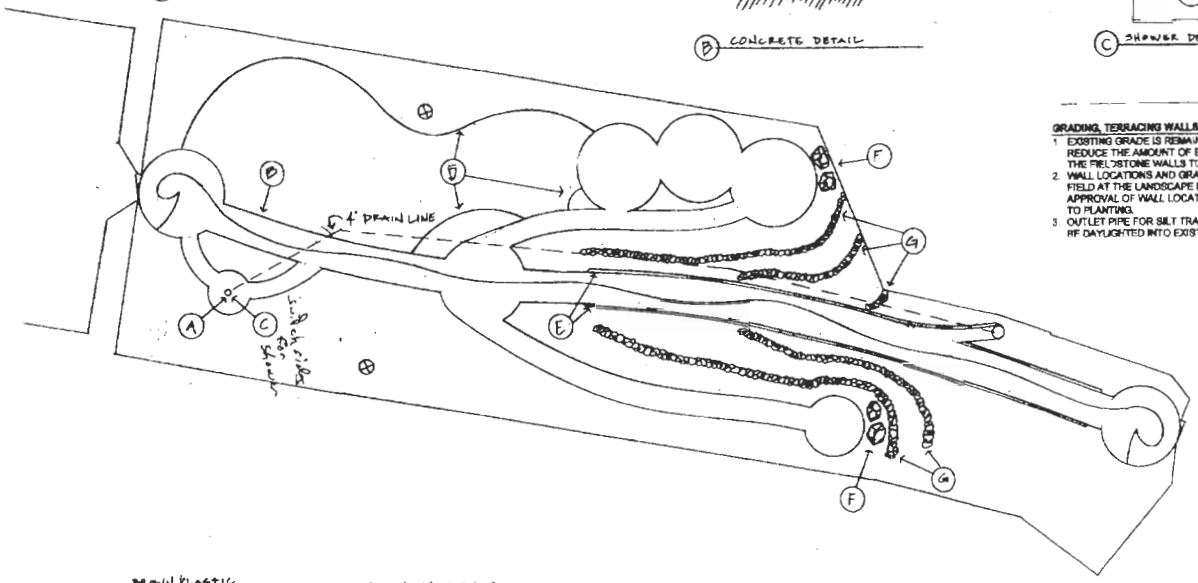


(B) CONCRETE DETAIL



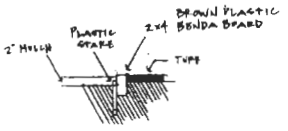
(C) SHOWER DETAIL

CCC Exhibit B (page 3 of 5 pages)

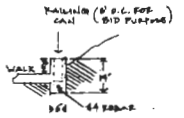


GRADING, TERRACING WALLS, AND DRAINAGE NOTES:

1. EXISTING GRADE IS REMAIN "AS IS" WITH MINIMUM DISTURBANCE OF NATIVE SOIL TO REDUCE THE AMOUNT OF EROSION WITH THE EXCEPTION OF THE INSTALLATION OF THE FIELDSTONE WALLS TO CREATE TERRACING AND REDUCE EROSION.
2. WALL LOCATIONS AND GRADES ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE DESIGNERS REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF WALL LOCATIONS AND GRADES FROM LANDSCAPE DESIGNER PRIOR TO PLANTING.
3. OUTLET PIPE FOR SILT TRAP AND FRENCH DRAINS BEHIND FIELDSTONE WALLS WILL BE DAYLIGHTED INTO EXISTING STORM DRAIN SYSTEM

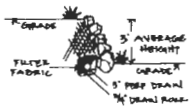


(D) EDGING DETAIL



(E) CURB DETAIL

(F) SONOMA FIELDSTONE SEATS



(G) SONOMA FIELDSTONE WALLS

Hardscape Plan

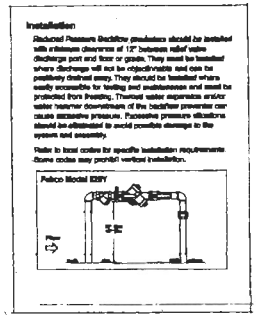
RECEIVED
MAY 18 2007
CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

OPAL CLIFF PARK Santa Cruz, California	
Drawing Title: HARDSCAPE PLAN	
Date: April 4, 2006	Scale: 1" = 10'-0"
Drawn By: Bryce (Dreamscape)	SHEET 2 of 4

DREAMSCAPE

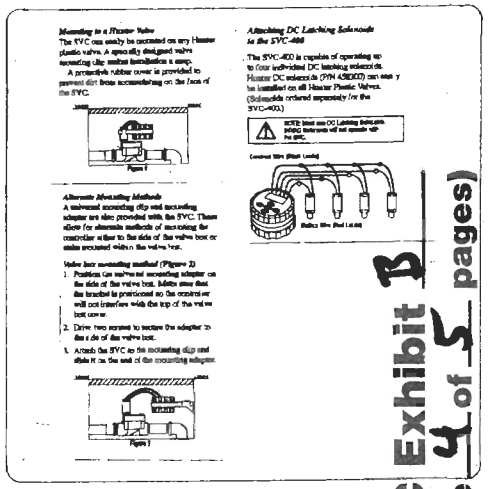
IRRIGATION NOTES:

1. ALL APPLICABLE GOVERMENTAL PLUMBING AND HEALTH CODE REGULATIONS SHALL HAVE PRECEDENCE OVER THESE PLANS AND SPECIFICATIONS.
2. LOCATION OF VALVES, BACKFLOW PREVENTION DEVICE, MAINLINE AND AUTOMATIC CONTROLLERS ARE SHOWN SCHEMATICALLY DUE TO SCALE OF PLANS. INSTALL IN PLANTER AREAS WHEREVER POSSIBLE OR IN MOST APPROPRIATE LOCATION. INSTALL MAINLINE AND LATERAL LINE IN THE SAME TRENCE (WITH 6" MIN. SEPERATION VERTICALLY) WHEREVER POSSIBLE.
3. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION (POC) IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IN DISCREPANCIES EXIST BETWEEN EXISTING CONDITIONS AND THOSE INDICATED ON PLANS, CONTRACTOR SHALL CONTACT OWNER IMMEDIATELY BEFORE CONTINUING WORK. LIKEWISE, CONTRACTOR SHALL VERIFY CONFIGURATION OF AREAS TO BE IRRIGATED AND SLOPE CONFIGURATIONS BEFORE COMMENCEMENT OF WORK.
4. ALL IRRIGATION LINES UNDER PAVING SHALL BE PLACED IN SCHEDULE 40 PVC SLEEVES, SIZE TO ACCOMMODATE IRRIGATION LINES ADEQUATELY, FOR THE FULL WIDTH OF PAVING.
5. ALL CHANGES IN DIRECTION OF ANY PIPE SHALL BE ACCOMPLISHED WITH THE USE OF PROPER FITTINGS. *NO PIPE SHALL BE BENT.*
6. IN NO CASE SHALL THE SPACING OF SPRINKLER HEADS EXCEED THE RECOMMENDED SPACING OF THE MANUFACTURER.
7. IRRIGATION SYSTEM SHALL BE ADJUSTED TO ELIMINATE OVER SPRAY ONTO WALKWAYS.
8. MINIMUM DEPTH OF PVC MAINLINE SHALL BE 18" (EIGHTEEN INCHES) BELOW GRADE. MINIMUM DEPTH OF PVC LATERAL LINES SHALL BE 12" (TWELVE INCHES) BELOW GRADE.
9. CONTRACTOR SHALL PROVIDE OWNER WITH AN "AS BUILT" PLAN (REPRODUCIBLE) OF THE INSTALLED IRRIGATION SYSTEM UPON COMPLETEION OF THE PROJECT.

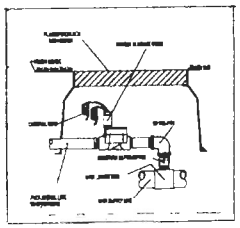


(A) BACKFLOW DETAIL

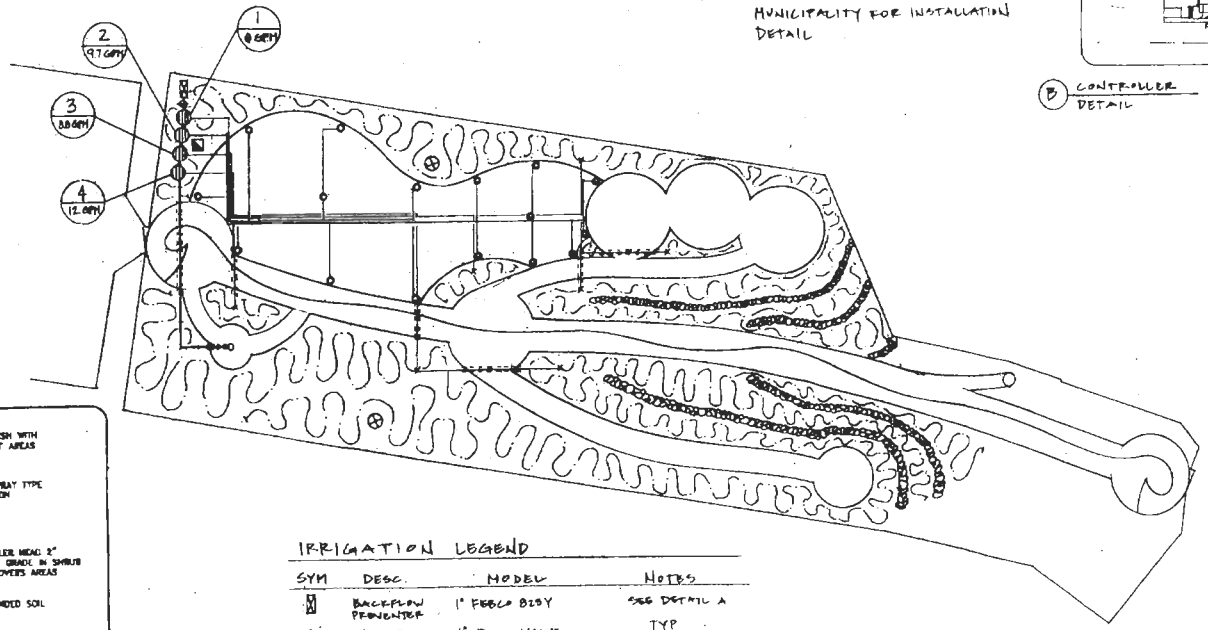
NOTE: CHECK WITH LOCAL WATER MUNICIPALITY FOR INSTALLATION DETAIL



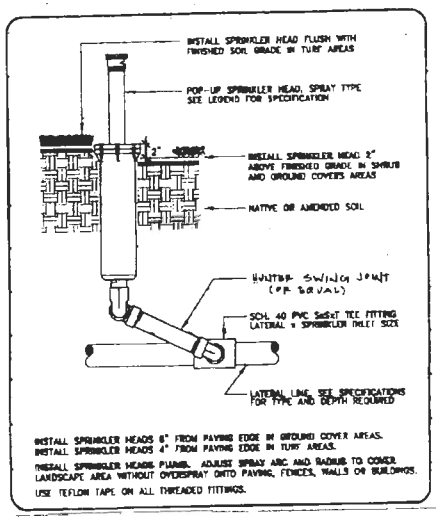
(B) CONTROLLER DETAIL



(C) VALVE DETAIL



(D) ROTOR / SPRAY HEAD DETAIL



IRRIGATION LEGEND

SYM	DESC.	MODEL	NOTES
	BACKFLOW PREVENTER	1" FEBCO 825Y	SEE DETAIL A
	SHUTOFF	1" BALL VALVE	TYP
	CONTROLLER	HUNTER SVC 400	SEE DETAIL B
	VALVE	1" HUNTER PGV 101A	SEE DETAIL C
	ROTOR	HUNTER PGJ 06	SEE DETAIL D
	SPRAY HEAD	HUNTER PROS 06	SEE DETAIL D
	1" MAIN	SCH 40 PVC	BURY MIN 18"
	¾" LATERAL	SCH 40 PVC	BURY MIN 12"
	SLEEVE	SCH 40 PVC	ACCOMODATE IRRIG LINES
X	DRIP STUD UP		TYP
	½" DRIP TUBING		TYP

Irrigation Plan

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MAY 18 2007
CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

OPAL CLIFF PARK
Santa Cruz, California

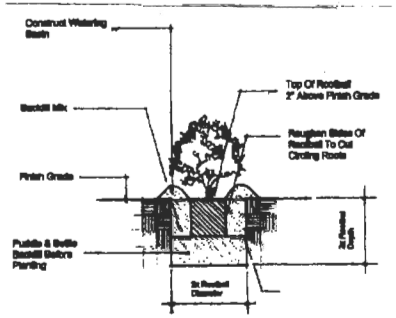
Drawing Title: IRRIGATION PLAN

Date: April 4, 2006
Scale: 1" = 10'-0"
Drawn By: Bryan Garrison
SHEET 3 of 4

DREAMSCAPE

CCC Exhibit B (page 4 of 5 pages)

CCC Exhibit B
(page 5 of 5 pages)



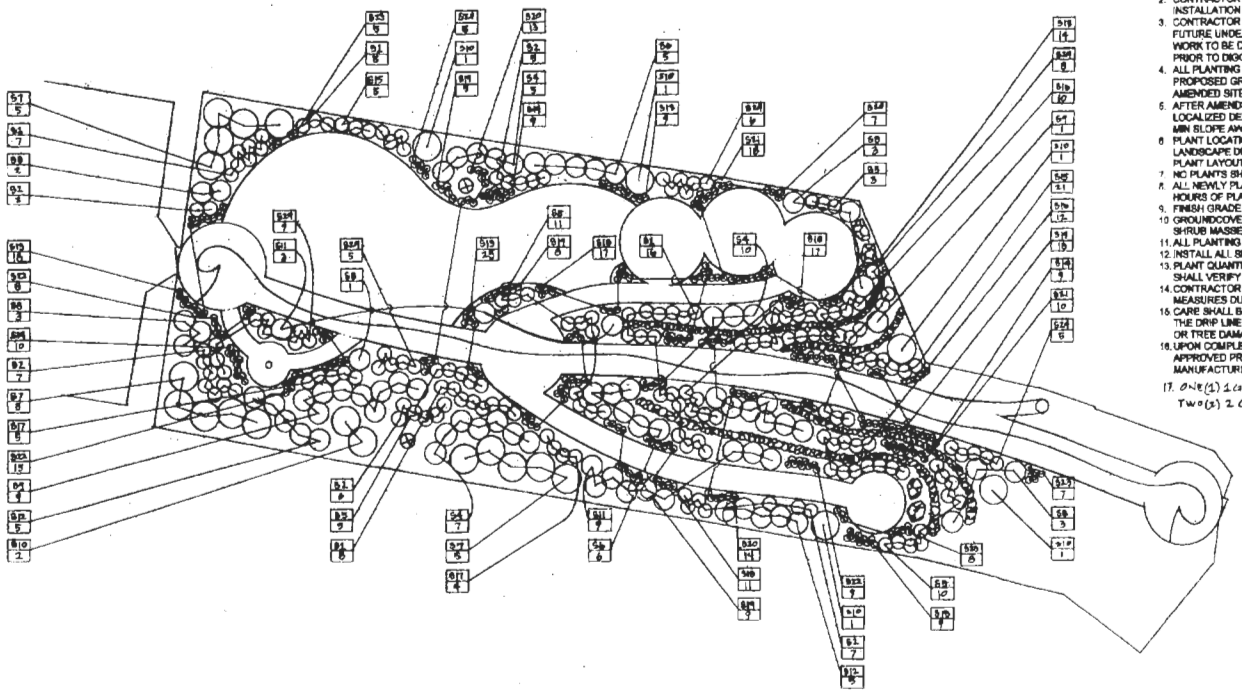
Shrub Planting Detail

PLANT LEGEND

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	NOTES
S1	5GC	36	Leucadendron salicifolium 'Summer'	Summer	
S2	5GC	22	Correa 'Carmine Bells'	Carmine Bells	
S3	5GC	18	Prostanthera lasianthos	Tea Tree	
S4	5GC	22	Ceanothus 'Dwarf Cream'	Cream	
S5	5GC	16	Myrsiphyllum	Yellow Evergreen Clematis	
S6	5GC	11	Cistus purpureus 'Sunset'	Sunset	
S7	5GC	13	Westringia fruticosa	Coast Rosemary	
S8	1 5GC	12	Pennisetum setaceum 'Cupreum'	Purple Fountain Grass	
S9	5GC	10	Phormium 'Yellow Stripe'	Flax	
S10	5GC	7	Salvia leucophylla	Purple Sage	
S11	5GC	16	Phormium 'Maori Maiden'	Flax	
S12	5GC	16	Phormium 'Maori Sunset'	Flax	
S13	5GC	15	Salvia 'Peter's Purple'		
S14	15G	94	Festuca glauca	Fescue	
S15	15G	28	Stachys byzantina	Lambs Ear	
S16	1 5GC	26	Muhlenbergia rigens	Deer Grass	
S17	5GC	22	Arctostaphylos 'Emerald Carpet'	Manzanita	
S18	1 5GC	6	Osmanthus fragrans	Osmanthus	
S19	1 5GC	64	Tulbaghia violacea	Society Garlic	
S20	1 5GC	40	Verbena peruviana	Purple Verbena	
S21	5GC	27	Phormium 'Sunset'	Flax	
S22	1 5GC	28	Helianthemum nummularium	Sunrose	
S23	1 5GC	32	Teucrium fruticans	Germander	
S24	1 5GC	20	Teucrium chamaedrys	Germander	
S25	15G	28	Limonium perezii	Sea Lavender	

PLANTING NOTES:

1. CONTRACTOR SHALL TEST SOIL FOR AMENDMENT RECOMMENDATIONS, FOR BIDDING PURPOSES, CONTRACTOR SHALL AMEND SOILT TO DEPTH OF 6" BOTH WAYS WITH THE FOLLOWING AMENDMENTS PER 1000 S.F.: 1 C.T. OF NITROGEN STABILIZED REDWOOD SAWDUST, 20 LBS. 6-20-20 COMMERCIAL FERTILIZER.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 642 2444 PRIOR TO DIGGING. NOTIFY OWNER IMMEDIATELY SHOULD CONFLICTS ARISE.
4. ALL PLANTING AREAS SHOULD BE BACKFILLED WITH TOPSOIL MIX, TO MEET PROPOSED GRADES. BACKFILL MIX SHALL CONSIST OF 2/3 NATIVE SOIL MIXED WITH 1/3 AMENDED SITE SOIL.
5. AFTER AMENDING SOIL TO A DEPTH OF 6", GRAADE ALL AREAS SMOOTH WITH NO LOCALIZED DEPRESSION EXCEEDING ½". ALL AREAS SHALL SURFACE DRAIN WITH 2% MIN SLOPE AWAY FROM BUILDING, PAVING OR OTHER STRUCTURES.
6. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE DESIGNERS REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM LANDSCAPE DESIGNER PRIOR TO PLANTING.
7. NO PLANTS SHALL BE PLANTED WITH ROOTBALLS OR NEW PITS IN A DRY CONDITION.
8. ALL NEWLY PLANTED MATERIAL SHALL BE WATERED BY DEEP SOAKING WITHIN THREE HOURS OF PLANTING.
9. FINISH GRADE SHALL BE 2 ½" BELOW TOP OF PAVING TO ALLOW FOR 2" OF MULCH.
10. GROUNDCOVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
11. ALL PLANTING AREAS SHALL RECEIVE 2" MIN DEPTH BARK MULCH TOP DRESSING.
12. INSTALL ALL SHRUBS PER PLANTING DETAILS, THIS SHEET
13. PLANT QUANTITIES ARE PROVIDED AS AN AID TO THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES IN THE FIELD.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE EROSION CONTROL MEASURES DURING CONSTRUCTION.
15. CARE SHALL BE TAKEN TO AVOID CONSTRUCTION ACTIVITY AND/OR STAGING UNDER THE DRIP LINE OF EXISTING TREES .IN ORDER TO PREVENT SOIL COMPACTION, ROOT OR TREE DAMAGE. ALL WORK UNDER TREES SHALL BE BY HAND.
16. UPON COMPLETION OF PLANTING OPERATIONS, CONTRACTOR SHALL APPLY AN APPROVED PRE-EMERGENT HERBICIDE (RONSTAR OR EQUAL) AS WEED CONTROL PER MANUFACTURERS SPECIFICATIONS.
17. ONE(1) 1 GPH EMITTER PER ONE(1) GALLON PLANT
    TWO(2) 2 GPH EMITTERS PER FIVE(5) GALLON PLANT.



Planting Plan

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CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

OPAL CLIFF PARK Santa Cruz, California	
Drawing Title: PLANTING PLAN	
Date: April 4, 2006	Scale: 1" = 16'-0"
Drawn By: Bryan Garrison	SHEET 4 of 4

DREAMSCAPE