PROJECT TEAM

ARCHITECT: Thomas Rex Hardy, AIA CA lic. 12683 53826 Balboa Street San Francisco, CA 94121 (415) 837-0489 trhaia@sbcglobal.net www.TRHaia.com

GENERAL CONTRACTOR: J. Stepanek Construction Jaroslav "Jerry" Stepanek 3063 Larkin Rd. Pebble Beach, CA 93953 (831) 915-2730 stepanekj@comcast.net

LANDSCAPE ARCHITECT: Marion Weaver epd Environmental Planning & Design 50 Corral de Tierra Road Salinas, CA 93908 (831) 596-6664 marion@epdla.com www.epdla.com

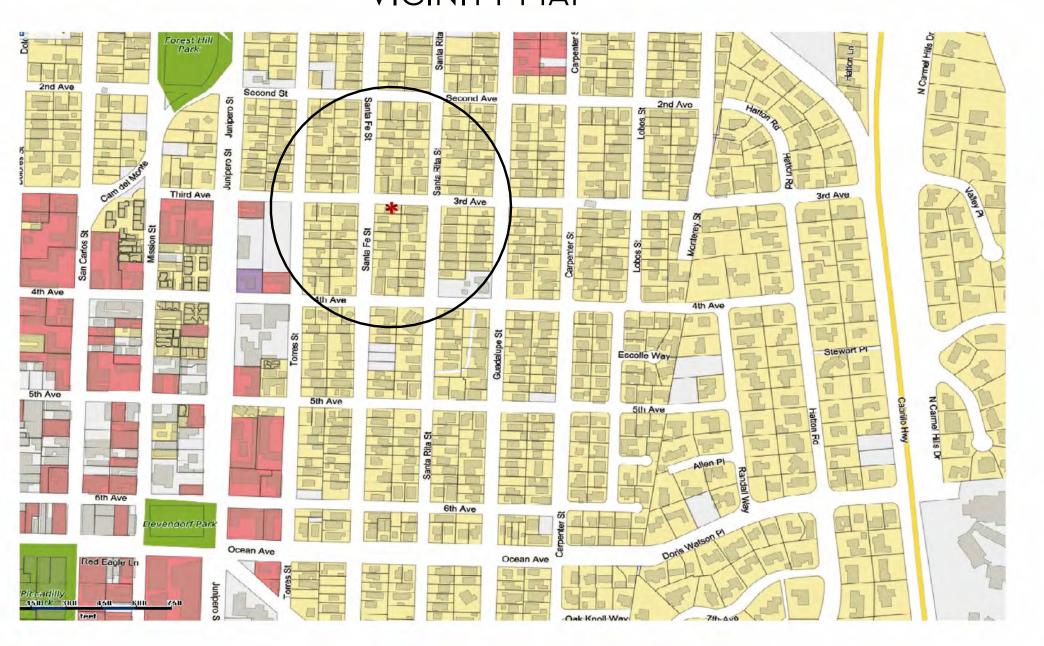
STRUCTURAL ENGINEER: Dolmen Structural Engineers Contact: Diarmuid Mac Neil 2595 Mission Street suite 200 San Francisco, CA 94102 (415) 409-9200 x101 diarmuid@dolmen-engineers.net www.dolmen-engineers.net

MECHANICAL ENGINEER: Monterey Energy Group 26465 Rancho Carmel Blvd suite 8 Carmel, CA 93923 www.montereyenergygroup.com

SURVEY & CIVIL ENGINEER: Monterey Bay Engineers, Inc 607 Charles Avenue Suite B Seaside, CA 93955 (831) 899-7899 http://mbeinc.com

A New House for ANA & DANIEL PRESSEY Santa Fe & 3rd Avenue Carmel-by-the-Sea

VICINITY MAP



PROJECT SUMMARY

1. Demolish existing 858 square foot onestory house, 247 square foot detached garage, and 250 square foot deck. 2. Build new 1,243 square foot one-story residence with 108 square foot below grade mechanical space and 225 square foot attached garage.

BUILDING CODES

City of Carmel-by-the-Sea Municipal Code

All construction shall comply with the following codes: 2019 Title 24, Part 2, California Building Code 2019 Title 24, Part 3, California Electrical Code 2019 Title 24, Part 4, California Mechanical Code 2019 Title 24, Part 5, California Plumbing Code 2019 Title 24, Part 6, California Energy Code 2019 Title 24, Part 9, California Fire Code 2019 Title 24, Part 11, California Building Standards Code 2019 Title 24, California Green Building Standards Code

SITE DATA

010-029-019-000 APN:

SITE ADDRESS: 0 SE Corner of 3rd and Santa Fe

OWNERS: Ana & Daniel Pressey

PO Box 632 Calistoga, CA 94515 (707) 225-1831

danielovines@gmail.com

ZONING: R-1 Single Family Residential

LOT AREA: 4,000 square feet (40' x 100')

USE:

TYPE of CONSTR: VB-sprinklered PSA: 20-220 (Pressey)

SETBACKS:

15' (from Santa Fe Street prop. line) Front: Street Side:

Interior Side: 3' and combined 10'

Rear:

DRAWING SHEET LIST

No. Sheet Name

G1.0 TITLE SHEET

G1.1 STREETSCAPE ELEVATIONS

G1.2 City Forester Tree Survey

A1.0 SITE PLAN

A1.1 FLOOR PLAN

A1.2 ROOF PLAN MATERIALS

A2.1 EXTERIOR ELEVATIONS

A3.1 SECTIONS

PROJECT SPECS & KEY MAP. TOPOGRAPHIC SURVEY

GRADING & DRAINAGE PLAN

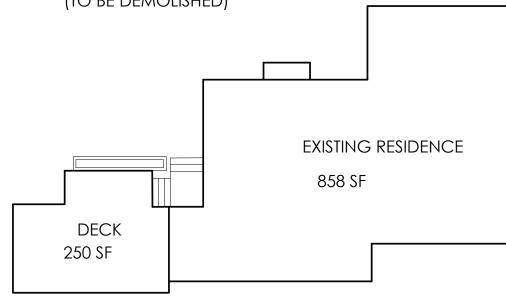
C3 CIVIL BMPs

L1.0 PRELIMINARY LANDSCAPE SITE PLAN

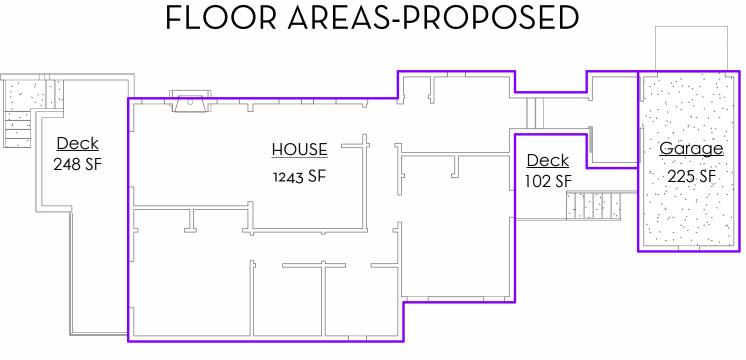
L2.0 PRELIMINARYPLANTING PLAN

L3.0 PLANTING DETAILS

FLOOR AREAS-EXISTING (TO BE DEMOLISHED)



GARAGE UTILITY Existing



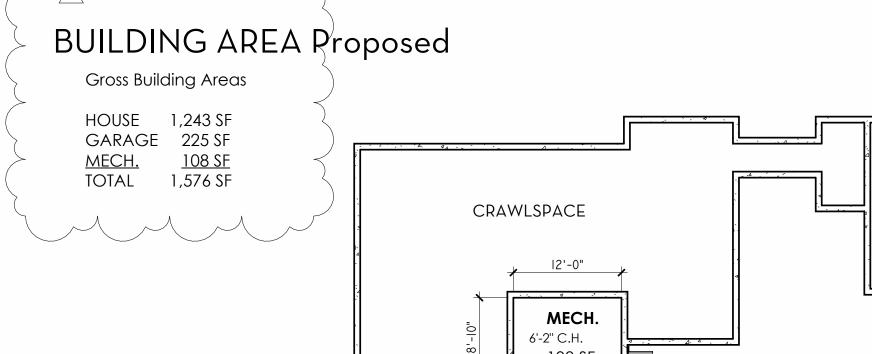


EXISTING RESIDENCE (Above)

858 SF

BASEMENT MECHANICAL Existing

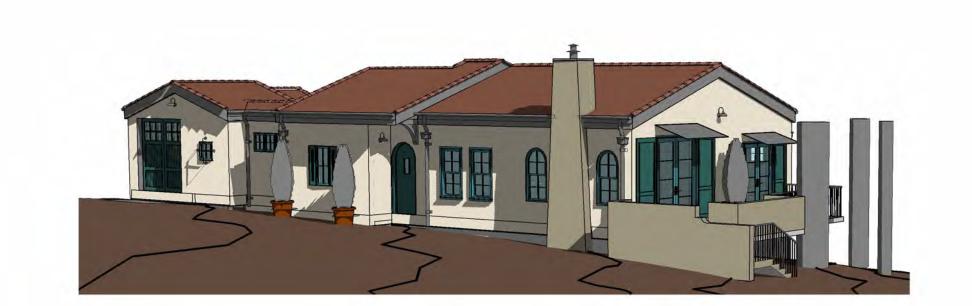
6'-2" C.H.



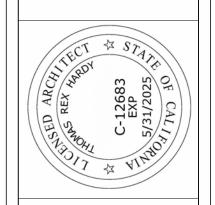
BASEMENT MECHANICAL Proposed



Views from 3rd Avenue



THOMAS REX HARDY, 13826 BALBOA STREET SAN FRANCISCO, CA 9 (415) 837-O489



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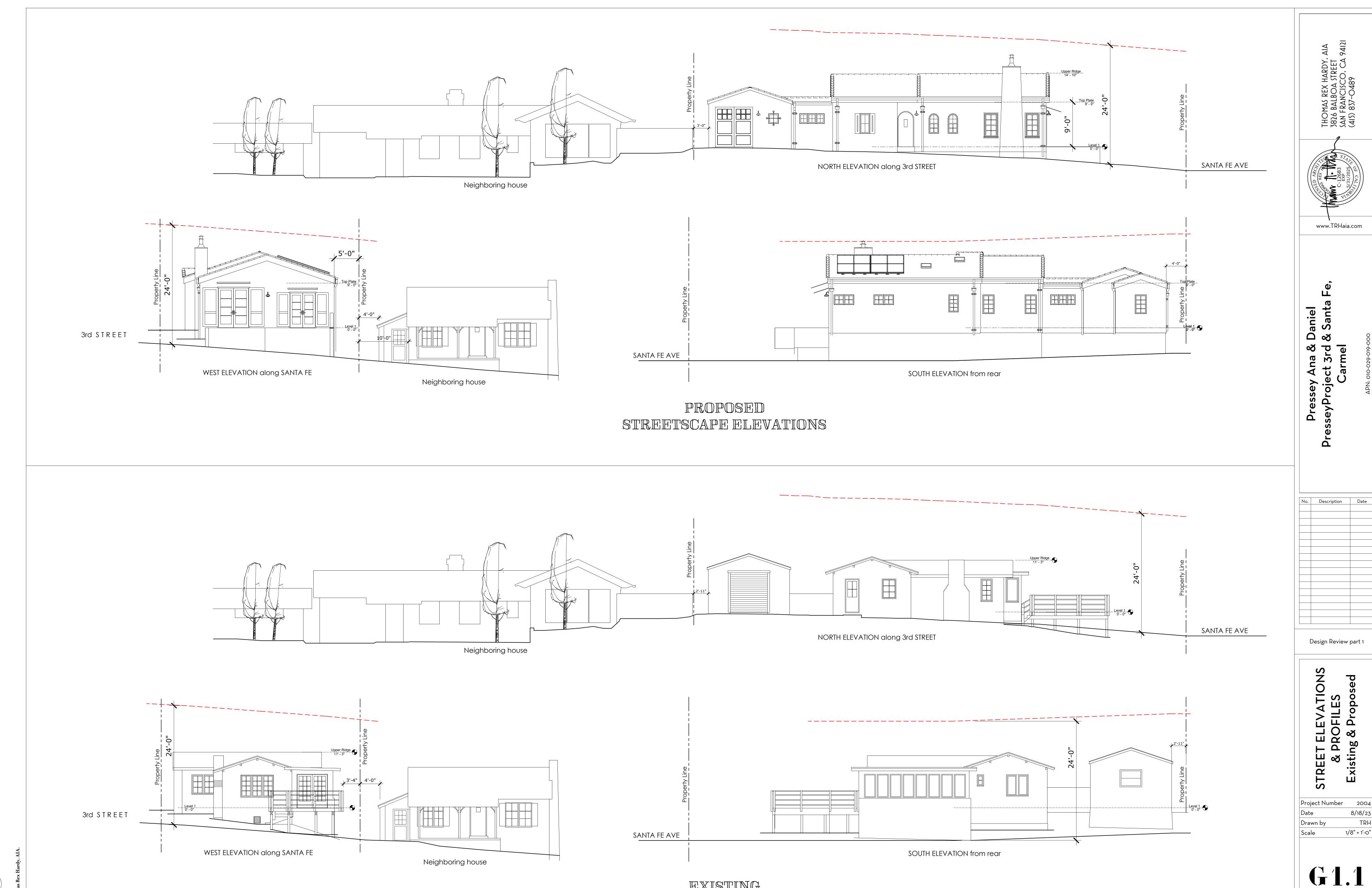
No.	Description	Date
1	Area Calcs	10/23/23

Design Review Part 1

SHEET

Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	3/32" = 1'-0"

G1.0



EXISTING

STREETSCAPE ELEVATIONS

Page 5 of 5

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

in January 2023 after damage from

winter storms caused hazardous

conditions.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be
- preserved. · Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

F. What is the age and vigor of the tree?

Tree # 1 2 3 4 5

The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

The tree is young to middle age and shows normal vigor.

The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5						
score	2	2	1	1	1	100	365	5		8: 3	

The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Page 4 of 5

Page 3 of 5

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

٠ 🏎					•							
i	Tree #	1	2	3	4	5						
ļ	Total	8	7	7	4	7					**	
\	Score				/							

Tree #	1	2	3	4	5						
YES	Х	X	Х	Х	X	- 0	0			2 -	

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of 6 or more points or shall be classified as Moderately Significant if it achieves a score of 4 or 5 points. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score at least 7 points, or as Moderately Significant if they score at least 4 points. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
SIGNIF	Х	Х	Х		Х		1	(0 × 83						- 8	- 10	
MOD SIGNIF				х												
NOT SIGNIF								6 8							.83	

Significant Tree Evaluation Worksheet

Block: 39 Lot(s): 2 APN: 010-029-000 Street Location: SE Corner of 3rd and Santa Fe

City Forester: 5 Davis Planner: C Tarone

Property Owner: Daniel Pressey

Recommended Tree Planting: 1 upper canopy tree

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5						
YES			0 0								-
NO	Х	Х	Х	Х	Х		5				

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree

Tree #	1	2	3	4	5	8	1	0	- 8		0 0		-
Species	MP	со	со	со	ОТ	7						Î	
YES	Х	Х	Х	X									
NO					Х								

MP - Monterey pine MC - Monterey cypress BP - Bishop pine CR - Coast redwood CO - Coast live oak CI - Catalina Ironwood CS - California sycamore BL - Big leaf maple OT - Other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the

C. Does the tree meet the minimum size criteria for significance?

da	30 3		- V		30	70		200		Diame	ter	He	eight	
NO						Ü	Í							
YES	Х	Х	Х	Х	Х									Γ
Tree #	1	2	3	4	5		J.							

	Diameter	Height
Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Page 2 of 5

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

Tree #	1	2	3	4	5						
score	2	1	2	1	2						

O points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

The tree appears healthy and in good condition.

The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5						
score	2	2	2	1	2						

Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

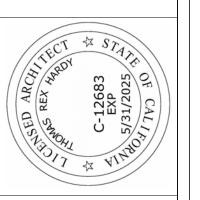
The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of

foliage on each trunk/branch.

9410 THOMAS REX HARDY, 3826 BALBOA STREET SAN FRANCISCO, CA (415) 837-O489



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No.	Description	Date

Design Review Part 1

er S City

Project No. 8/18/23 Author Drawn by Scale



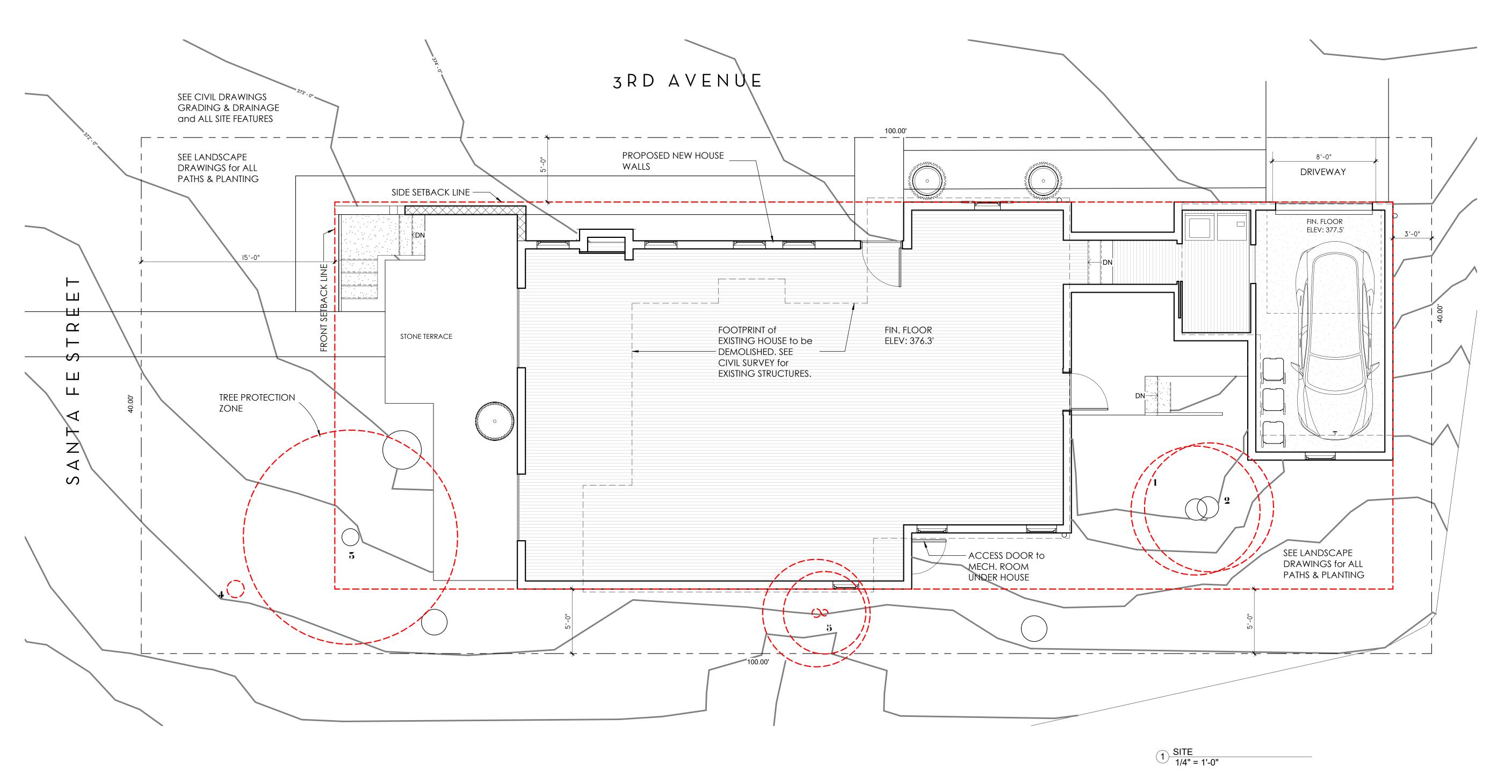
No. TRUNK SIZE ROOT ZONE

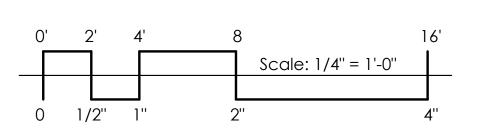
[30" trunk removed Jan. 2023] 10" + 10" 5' + 5'

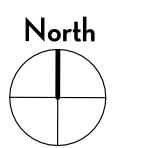
5 6" + 8" 3' + 4'

SEE CIVIL DRAWING C1 for SITE SURVEY and EXISTING STRUCTURES and SITE FEATURES, and C2 for GRADING & DRAINAGE PLANS.

SEE LANDSCAPE DRAWINGS for PROPOSED PLANTING and SITE FEATURES.







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Pressey Residence Ana & Daniel Pressey Ird & Santa Fe, Carmel Ana & 3rd &

No. Description Date

Design Review Part 1

SITE PLAN ARCHITECTURAL

Project No. Date 8/18/23 Drawn by Scale As indicated



WOOD WINDOWS with TRUE-DIVIDED LITES by LOEWEN. PAINTED MAHOGANY EXTERIOR, CLEAR FINISH or PAINTED INTERIOR.

WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	HEAD HT.	OPERATION	DESCRIPTION	COMMENTS
1	2' - 0''	4' - 0''	6' - 8''	CASEMENT	MAHOGANY PAINTED	
2	5' - 0''	2' - 0''	6' - 8''	CASEMENT	MAHOGANY PAINTED	
3	2' - 0''	2' - 0''	6' - 8''	FIXED	MAHOGANY PAINTED	
4	2' - 4''	3' - 10''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
5	5' - 0''	2' - 0''	6' - 8''	CASEMENT	MAHOGANY PAINTED	
7	2' - 4''	3' - 10''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
8	2' - 4''	3' - 10''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
9	2' - 0''	3' - 6''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
10	4' - 0''	2' - 0''	6' - 8''	CASEMENT	MAHOGANY PAINTED	
11	4' - 0''	2' - 0''	6' - 8''	CASEMENT	MAHOGANY PAINTED	
12	2' - 6"	5' - 0''	7' - 0''	ARCHED HEAD D.H.	MAHOGANY PAINTED	
13	2' - 6"	5' - 0''	7' - 0''	ARCHED HEAD D.H.	MAHOGANY PAINTED	
14	2' - 6"	4' - 8''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
15	2' - 6"	4' - 8''	6' - 8''	DOUBLE HUNG	MAHOGANY PAINTED	
16	2' - 0''	2' - 0''		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX
17	2' - 0''	2' - 0''		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX

WINDOW NOTES

ALL WINDOWS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY.
 By LOEWEN or APPROVED EQUAL.

2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.

3. SKYLIGHTS shall have NON-REFLECTIVE GLASS and be EQUIPPED with INTERIOR SHADE. SKYLIGHT FLASHING shall be DARK to MATCH ROOF MATERIAL.

DOOR SCHEDULE					
TAG	WIDTH	HEIGHT	THCKNESS	FIRE RATING	DESCRIPTION
1	3' - 0''	7' - 0''	0' - 1 1/2"	-	Wood arched top
2	5' - 0''	7' - 0''	0' - 1 1/2"		Pair
3	5' - 0''	7' - 0''	0' - 1 1/2"		Pair
4	5' - 0''	7' - 0''	0' - 1 1/2"		Pair
5	2' - 10''	7' - 0''	0' - 1 1/2"		
6	2' - 10''	7' - 0''	0' - 1 1/2"		
7	2' - 8''	7' - 0''	0' - 1 1/2"		
9	2' - 6''	6' - 8''	0' - 1 1/2"		
10	2' - 10''	6' - 8''	0' - 1 1/2"		Pocket
11	7' - 6''	8' - 0''			Garage Door
12	5' - 0''	7' - 0''	0' - 1 1/2"		
13	6' - 0''	8' - 0''	0' - 1 1/2"		
14	2' - 10''	7' - 0''	0' - 1 1/2"		
15	2' - 10''	6' - 8''	0' - 1 1/2"	20-min. label	Self-closing
16	2' - 10''	6' - 8''	0' - 1 1/2"		
17	2' - 8''	3' - 0''	0' - 2''		

DOOR NOTES

ALL EXTERIOR DOORS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY.

2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.

3. GARAGE DOOR shall be CUSTOM WOOD, with TRUE-DIVIDED LITE SAFETY GLAZING. PAINTED.

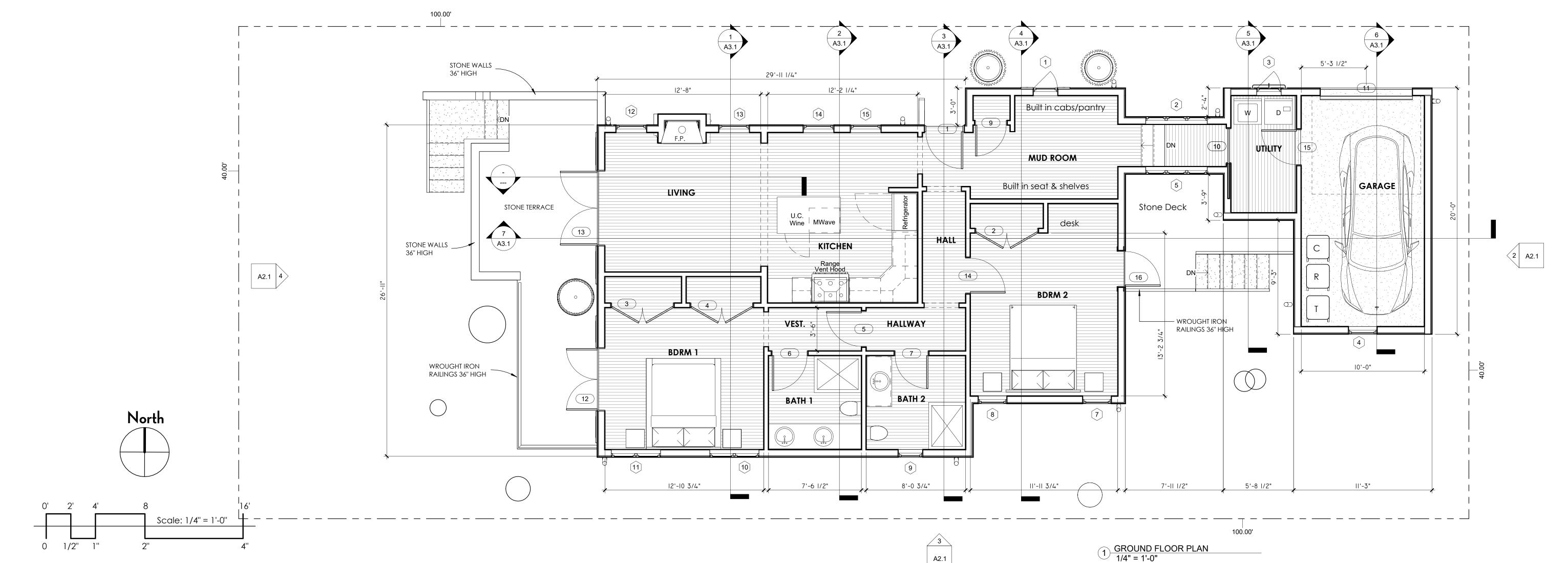
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Residence aniel Pressey ta Fe, Carmel ssey Re & Danie Ana 3rd

No. Description Date

Design Review Part 1

Project No. 8/18/23 TRH Drawn by 1/4" = 1'-0" Scale



A2.1

PROPOSED MATERIALS

LEGACY COLLECTION

TAPERED BARREL MISSION 14 1/4" TILE



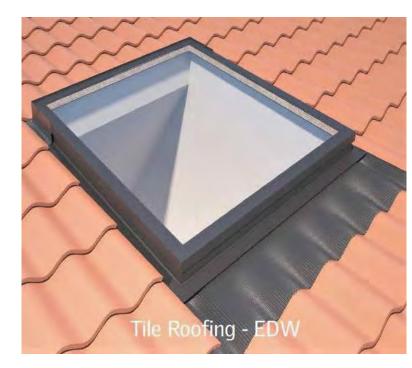


A mission barrel system comprised of small tapered mission caps and straight barrel pans with a smooth surface, Ludowici's short tight tapered barrel tiles create an authentic old European look. Greater pieces per square allow for enhanced color distribution when installing a color blended roof pattern. Tapered barrel Mission tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.



ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.



VELUX LOW PROFILE SKYLIGHT with DARK FLASHING and NON-REEFLECTIVE GLASS. INTERIOR SHADES.



TYPICAL WROUGHT-IRON RAILING.



RHEINZINK HALF-ROUND GUTTERS and 3" DIA. DOWNSPOUTS.

PROPOSED PAINT COLORS All Benjamin-Moore colors.

Monterey White

EXTERIOR PLASTER WALLS.

Aegean Teal

WINDOWS and TRIM.

Chrome Green

ENTRY DOOR, GARAGE DOOR, SHUTTERS.



CARMEL STONE for LOW WALLS and STEPS



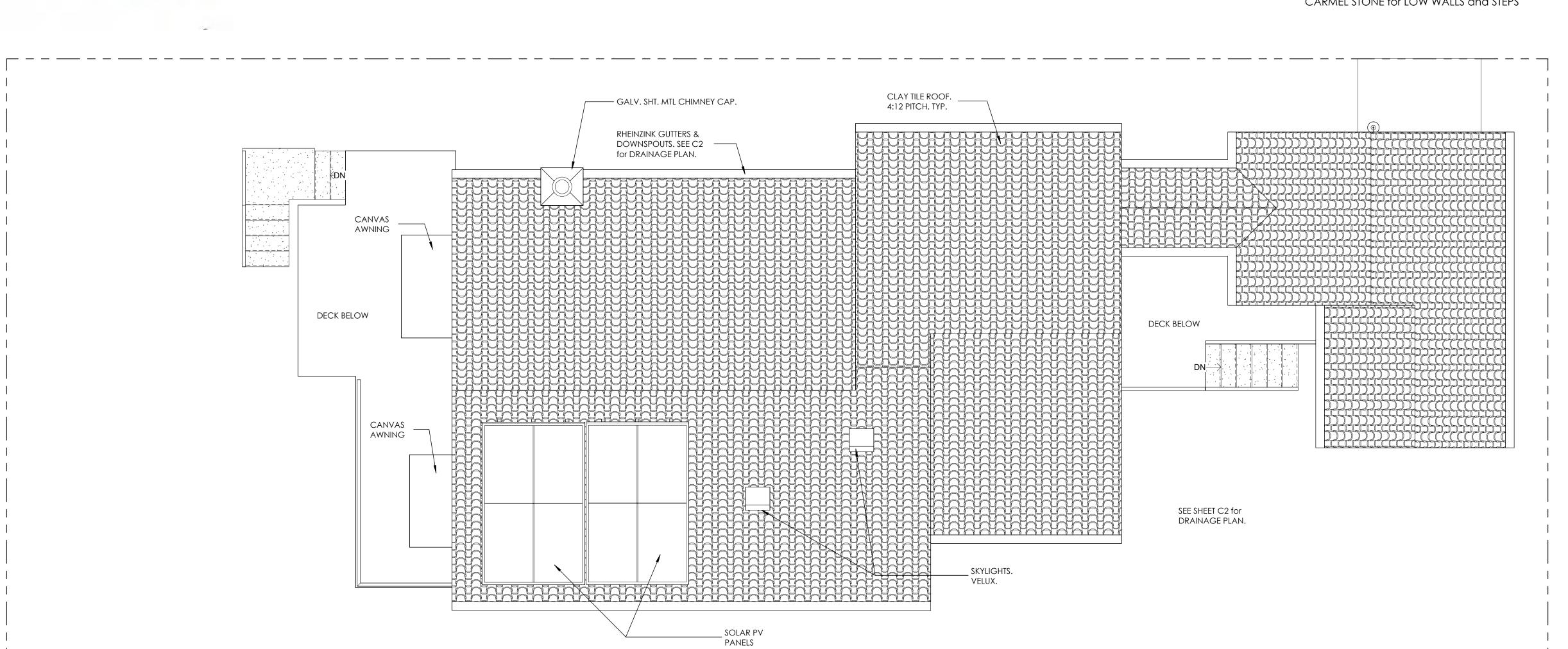
lightingshs.com

Mission Ridge Small Outdoor Light – Short

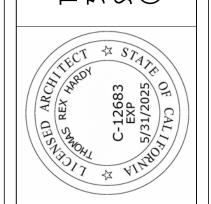
Specifications

Width: 5"
Height: 10"
Projection: 7
Canopy Size: 4.5" x 8.75"
Max Wattage: E-26 60w
Weight: 6.5 lbs.
Sockets: 1
Weather Location: Wet

EXTERIOR LIGHT FIXTURE. LED max. 225 lumens Steven Handelman Studios Bronze finish.



1) ROOF PLAN 1/4" = 1'-0" THOMAS REX HARDY, AIA 1826 BALBOA STREET 1AN FRANCISCO, CA 941O8 1415) 837-0489



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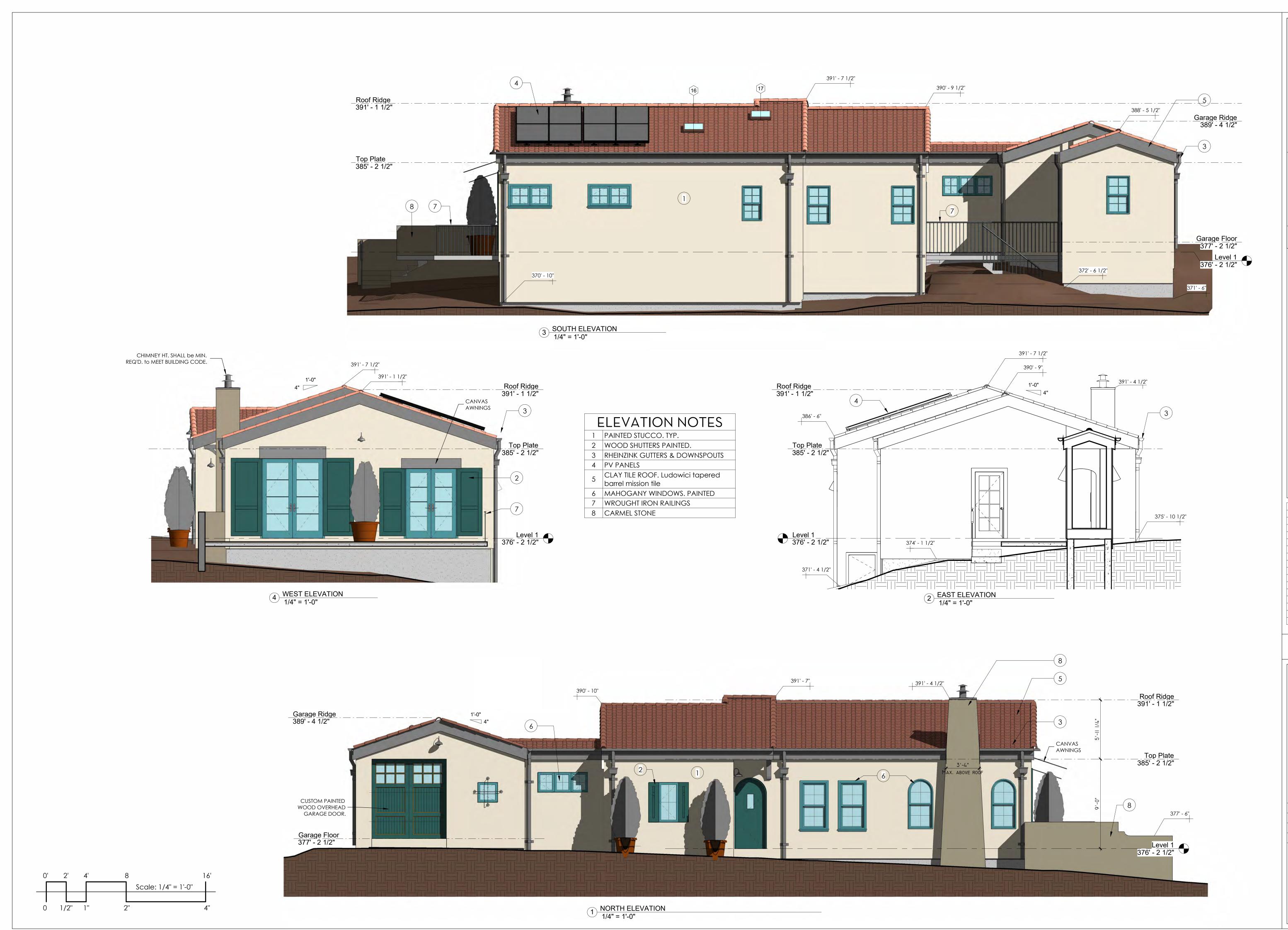
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ROOF PLAN MATERIALS

Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	1/4" = 1'-0'

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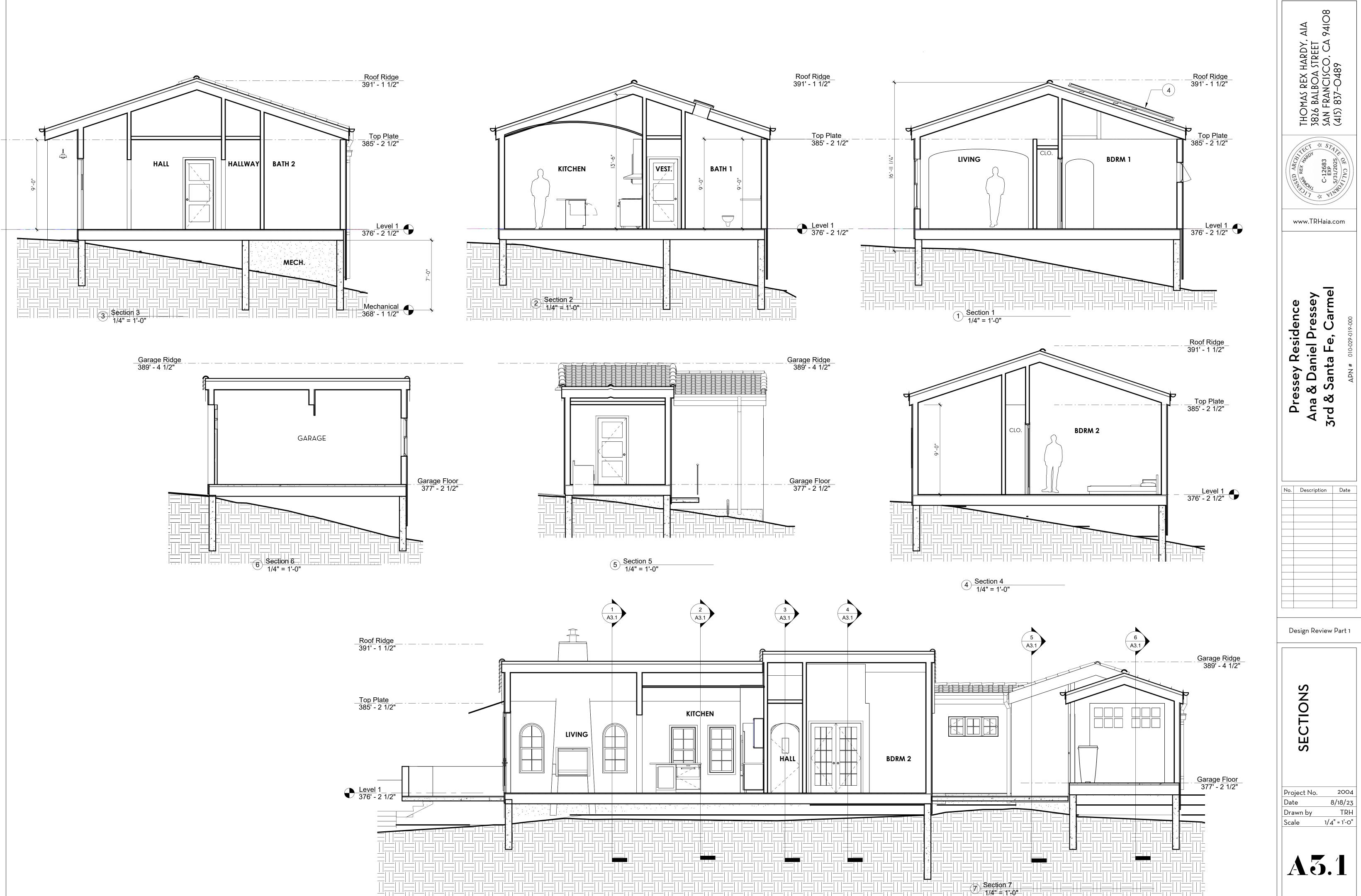
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EXTERIOR ELEVATIONS

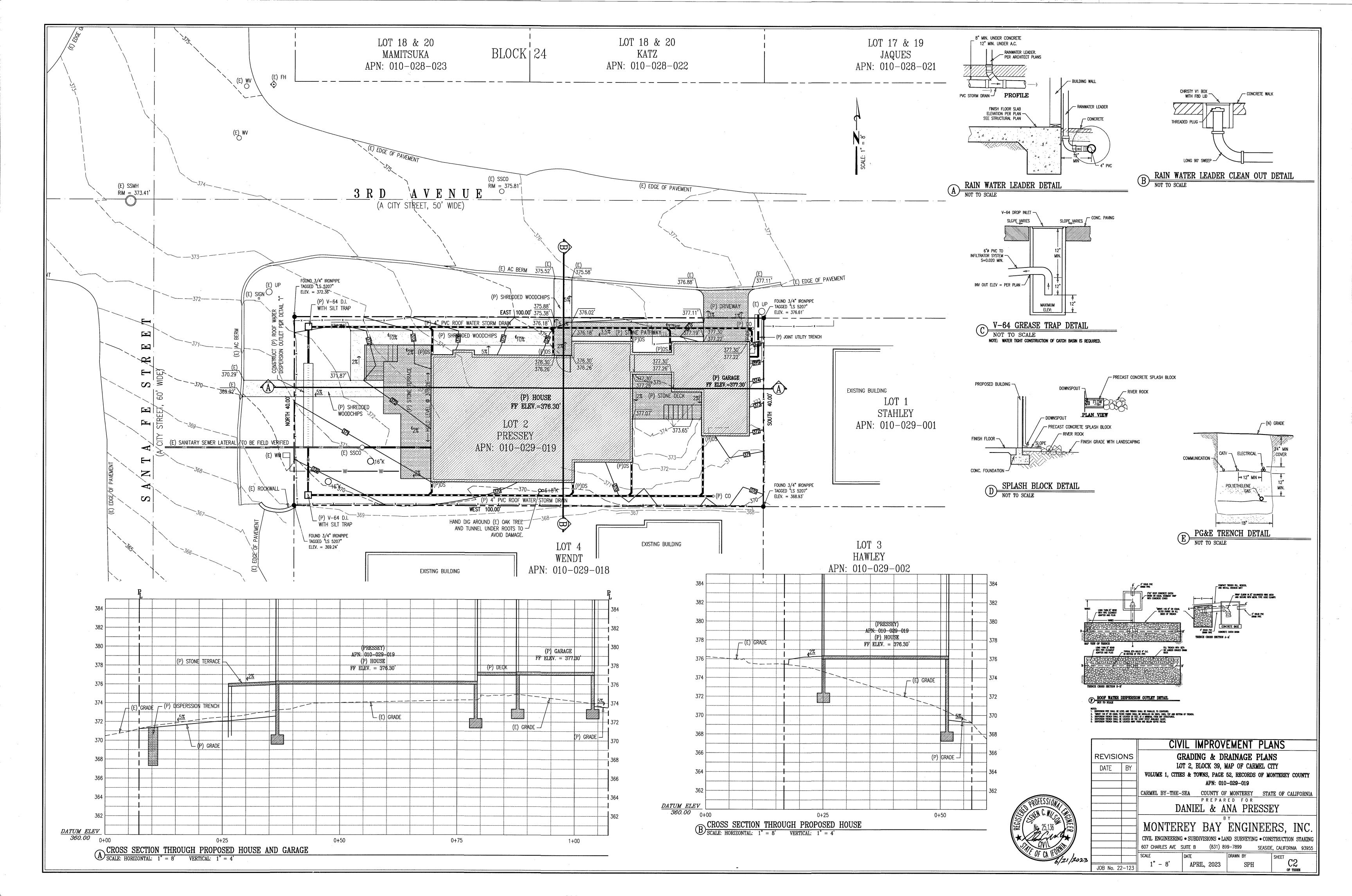
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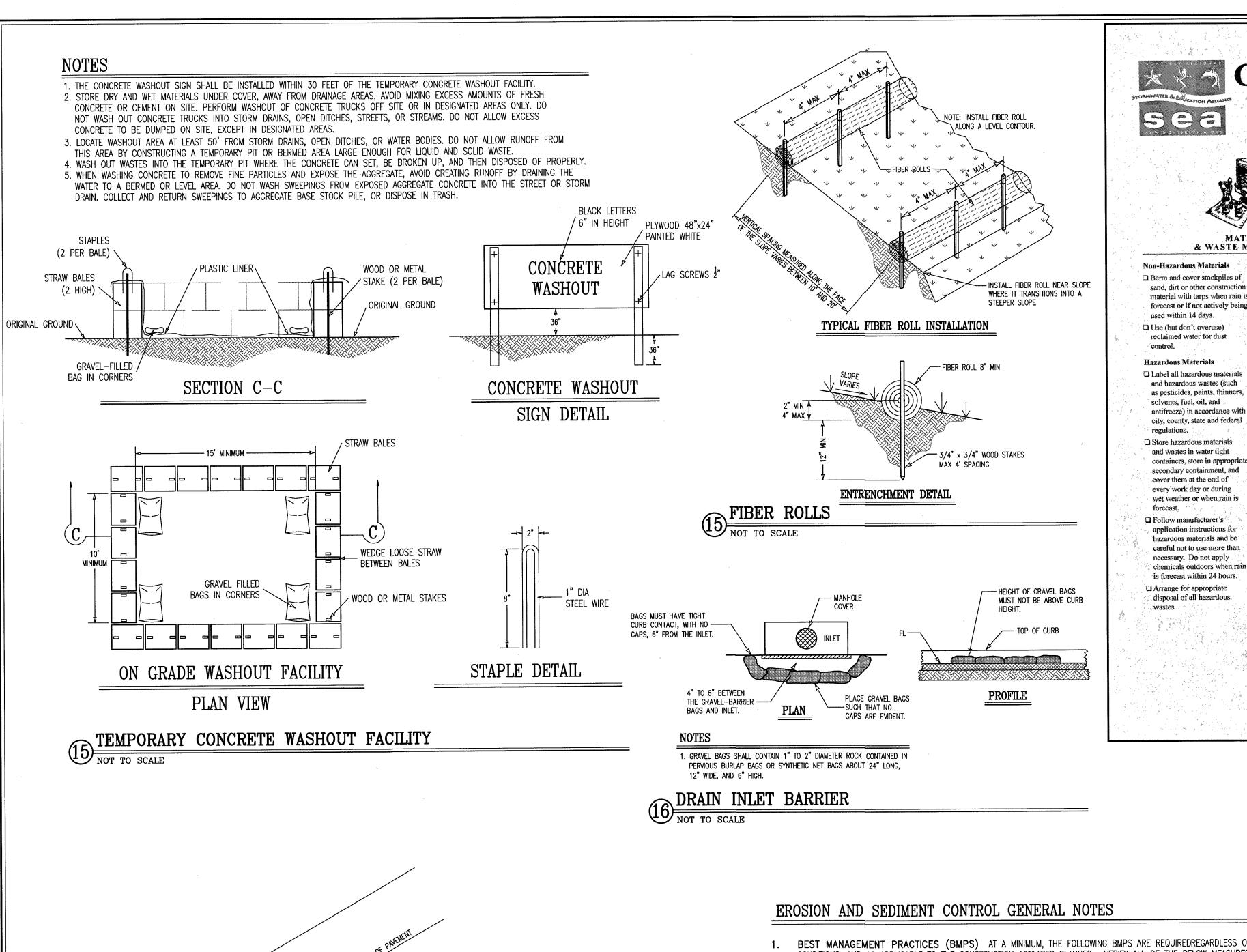
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PROPOSED PRESSEY RESIDENCE APPLICANT INFORMATION GRADING NOTES BEST MANAGEMENT PRACTICE NOTES 1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C, UFC, UMC, UPC, TITLE 24 AND 1996 NEC, AND THE 010-029-019 DANIEL & ANA PRESSEY LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATION. 1744 EMERALD DRIVE 2. ALL GRADING SHALL CONFORM TO THE LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATIONS, AND GRADING GRADING & DRAINAGE IMPROVEMENT PLANS SE CORNER OF SANTA FE & 3RD AVENUE. CALISTOGA, CA 94515 CARMEL BY THE SEA, CA 93921 PHONE: (707) 225-1831 3. ALL LOOSE SOIL TO WITHIN FIVE FEET OUTSIDE THE BUILDING AREAS MUST BE4 SUBEXCAVATED TO A DEPTH OF 30" OR MORE (707) 225-1831 AS NEEDED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, THEN BACKFILLED AND RECOMPACTED. 2. CIVIL ENGINEER: STEVEN C. WILSON 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. 5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE. MONTEREY BAY ENGINEERS, INC. LOT 2, BLOCK 39 DANIEL & ANA PRESSEY 607 CHARLES AVENUE, SUITE B 6. SOIL TYPE: EDD-ELKHORN FINE SANDY LOAM. P.O BOX 632 7. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS. SEASIDE, CA 93955 CALISTOGA, CA 94515 8. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT. PHONE: (831) 899-7899 9 TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA OBTAINED BY MONTEREY BAY ENGINEERS, INC., DATED AUGUST, 2020. (707) 225-1831 10. ESTIMATED EARTHWORK QUANTITIES: MAP OF CARMEL CITY STEVEN C. WILSON, RCE25136 ENGINEER: MONTEREY BAY ENGINEERS, INC. 38 CULYDS. 607 CHARLES AVENUE, SUITE B 4. ESTIMATED CONSTRUCTION STARTING & COMPLETION DATE: SEASIDE, CA 93955 **VOLUME 1 CITIES & TOWNS, PAGE 52** 11. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER (831) 899-7899 TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL 24 HOUR PHONE NUMBER: THOMAS REX HARDY, AIA CONTRACTOR: DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED (APN: 010-029-019) 3826 BALBOA STREET FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 12 INCHES IN DEPTH. SAN FRANCISCO, CA 94121 13. ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 2% FOR 5' MIN. (415) 837-0489 14. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL = 1' VERTICAL. 15. PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY THE PROJECT PLANS SHALL BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS. 5. THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR 16. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. PREPARED FOR 17. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT. THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY 18. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EXTENDED SUSPENSION OF WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL 19. A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION. INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY DANIEL & ANA PRESSEY 20. THE PURPOSE OF GRADING IS FOR THE PROPOSED NEW RESIDENCE. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, 21. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. WILL BE SUBMITTED TO THE CITY OF CARMEL BY THE SEA FOR REVIEW PRIOR TO IMPLEMENTATION. THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY TREE PROTECTION NOTES **APRIL, 2023** CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS. . REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER NO NATIVE TREES ARE TO BE REMOVED DURING THIS PROJECT. ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT SURVEY NOTES WASTE MANAGEMENT PLAN TREE TRIMMING NOTES NATIVE TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR. A TREE PROTECTION PLAN SHALL BE APPROVED AND IN PLACE PRIOR TO THE ISSUANCE OF ANY PERMITS. REF: CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION, SECT. 4 10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE. PROTECTIVE FENCING IS TO BE PLACED PRIOR TO THE START OF EARTHWORK 1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIFLD SURVEY 11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO 5. ANY CUT. FILL AND/OR BUILDING FOUNDATIONS LOCATED WITHIN A MINIMUM OF 3 TIMES THE DIAMETER OF THE TREE 1. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. 1. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE HANDLING AND DISPOSAL OF ALL WASTE GENERATED ON AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES. AWAY FROM THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION MUST BE ACCOMPANIED BY TREE PROTECTION SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA. 2. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO MEASURES PROVIDED BY THE APPLICANT TO BE REVIEWED BY PLANNING STAFF. 12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND 2. NO LIMBS OR ROOTS SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST OCCUR UNDER LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH. 6. THE MINIMUM RECOMMENDED DISTANCE PERMITTED SHALL BE 6'-0" AWAY FROM THE OUTSIDE EDGE OF THE TRUNK ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH THE SUPERVISION OF A LICENSED ARBORIST. 3. ENSURE THAT A STOCKPILE OF SPILL CLEANUP MATERIALS ARE AVAILABLE AND READILY ACCESSIBLE. 13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS FOR ALL TREES OF A DIAMETER OF LESS THAN 2'-0". AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT NOTIFY THE LANDSCAPE ARCHITECT WHEN A TREE LIMB OR ROOT IS IN CONFLICT WITH THE CONSTRUCTION. 14. HYDROSEEDING SHALL BE APPLIED AS PER CALTRANS SPECIFICATIONS, OR AS OTHERWISE NOTED ON THESE PLANS. 7. DIAMETER OF A TREE SHALL BE MEASURED AT 4'-6" ABOVE THE SURROUNDING GRADE (DIAMETER AT BREAST 4. PRUNE TREES TO BALANCE THE CROWN, AND ELIMINATE HAZARDS. PERFORM MAIN WORK TO REDUCE SAIL EFFECT THROUGH THINNING. AS SHOWN ON THIS MAP. ELEVATION = 137.4415. WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT. REDUCING END WEIGHTS, SHORTENING LONG HEAVY LIMBS, REMOVING DEADWOOD, WEAK LIMBS AND SUCKER GROWTH. PRUNE LIMBS 3. CONTOUR INTERVAL = 1 FOOT. 6. DRIP PANS OR ABSORBENT MATERIALS SHALL BE PLACED UNDER PAVING EQUIPMENT WHEN NOT IN USE. 8. ALL TREES SCHEDULED FOR PRESERVATION (WHICH MAY BE AT RISK OF INJURY OR HARM DURING TREE REMOVAL BACK TO AN APPROPRIATE LATERAL BRANCH. 4. ALL TREES ARE SHOWN IN INCHES. OF TREES APPROVED FOR REMOVAL OR DURING GRADING, TRENCHING OR OTHER ACTIVITIES ASSOCIATED WITH THIS 5. MAKE FINAL CUTS AT THE OUTER EDGE OF THE BRANCH COLLAR IN ACCORDANCE WITH ARBORISTS RECOMMENDATIONS. MAINTENANCE NOTES . WHEN FUELING. USE SECONDARY CONTAINMENT TO CATCH SPILL/LEAKS. PROJECT) SHALL BE TEMPORARILY FENCED DURING SUCH ACTIVITIES. 5. TOPOGRAPHIC SURVEY PROVIDED BY RASMUSSEN LAND SURVEYING, INC., DATED FEBRUARY, 2019. 6. PERFORM PRUNING WORK IN A SAFE AND PROPER MANNER, ADHERING TO CAL-OSHA AND ANSI STANDARDS. DUMPSTERS SHALL BE MAINTAINED ON SITE FOR THE COLLECTION AND DISPOSAL OF CONSTRUCTION WASTE. 7. AVOID CUTTING TO PREVENT DISRUPTION OF THE TREE'S WATER AND NUTRIENT CARRYING CAPACITY AND THE NATURAL STABILITY BASED 9. FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF TREE REMOVALS, GRADING AND CONSTRUCTION. 10. FENCING SHALL BE INSTALLED AT THE EDGE OF THE ROOT ZONE UNLESS AN ALTERNATE LOCATION DETERMINED HAZARDOUS WASTE SHALL BE SEGREGATED FROM NONHAZARDOUS CONSTRUCTION WASTE. ON BALANCE OF RADIAL OR SINKER ROOT SYSTEM. UNDERGROUND UTILITIES SHALL WHERE POSSIBLE, BE ROUTED OUTSIDE 1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS: ESSENTIAL TO THE CONSTRUCTION OF THE PROJECT IS APPROVED. THE ROOT ZONE IS DETERMINED TO BE THE ROOF WATER COLLECTION NOTES: 11. KEEP HAZARDOUS WASTE CONTAINERS IN SECONDARY STORAGE. A. REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY AREA LOCATED WITHIN A DISTANCE OF 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS. B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED. 11. FENCING SHALL CONSIST OF CHAIN LINK OR PLASTIC LINK FENCE, RIGIDLY SUPPORTED AND MAINTAINED DURING 1. ALL ROOF RUNOFF SHALL BE COLLECTED BY EVE GUTTERS AND RAIN WATER LEADERS. DIVISION 4.5 AND 49 CFR 261-263. C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED. ALL CONSTRUCTION AT A MINIMUM HEIGHT OF 4'-0" ABOVE GRADE. REMOVAL OF FENCING SHALL BE AT THE 2. ALL DOWNSPOUTS AT LANDSCAPE AREAS TO UTILIZE SPLASH BLOCKS AND SHALL SURFACE DRAIN 16. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY. D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS DIRECTION OF THE MONTEREY COUNTY PLANNING DEPARTMENT. TO STORMWATER DISPERSION TRENCH CONTROL MEASURE. 17. A CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED ON SITE. SEE DETAIL 'E' LOCATED ON SHEET C-4. 12. FENCED AREAS SHALL BE MAINTAINED IN NATURAL CONDITION AND NOT BE USED FOR ANY MATERIAL OR EQUIPMENT ACCUMULATED TO A DEPTH OF ONE FOOT. MAINTAIN POSITIVE SLOPE AWAY FROM EXTERIOR OF BUILDING AND ADJOING PROPERTIES PER 18. DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASIS IN ACCORDANCE WITH WM-5, SOLID WASTE E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE THE 2016 CALIFORNIA BUILDING CODE. 13. UTILITY AND DRAIN LINES SHALL BE LOCATED OUTSIDE OF THE ROOT ZONE UNLESS ESSENTIAL TO DEVELOPMENT F. RILLS AND GULLIES MUST BE REPAIRED. 19. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON SITE. AS APPROVED. UTILITY LINES SHALL NOT BE WITHIN 3' OF THE TRUNK. 2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG 14. NO ROOT WITH A DIAMETER GREATER THAN 2" SHALL BE CUT. USE A SAW TO CUT ROOTS TO LEAVE A SMOOTI SURFACE AND AVOID JAGGED CUTS AND TEARING OF THE ROOT. EROSION & SEDIMENT CONTROL MEASURES 15. ABSORBENT TARPS SHALL BE PLACED OVER GRADE CUTS WHERE ROOTS ARE EXPOSED. TARPS ARE TO BE SECURED LOT 18 & 20 WITH STAKES AND 2" TO 4" OF COMPOST OR WOOD CHIPS TO PREVENT MOISTURE LOSS. MOISTURE LEVELS BENEATH LOT 17 & 19 LOT 18 & 20 THE TARP ARE TO BE KEPT COMPARABLE TO MOISTURE LEVELS IN THE SURROUNDING SOIL. 16. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER APRIL 15TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD, REFER TO SPECIFICATION WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. APN: 010-028-022 APN: 010-028-021 SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF THE SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS GRADING LEGEND NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY OF CARMEL BY THE SEA. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ON TO THE (E)····EXISTING FG · · · · · · · FINISHED GRADE ----50 EXISTING CONTOURS PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY OF CARMEL BY THE SEA. 5. IF HYDRO SEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS · · · PROPOSED BUILDING EROSION CONTROL BLANKETS, OR A THREE STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKFIER AND MULCH INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT · ASPHALT THIS EROSION CONTROL AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO BUILDING PAD(S UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY OF CARMEL BY THE S CONCRETE LANDSCAPING (E) EDGE OF PAVEMENT SEED AND STRAW MULCH ·· UTILITY POLE TOP OF CURB ELEVATION (A CITY STREET, 50' WIDE) FLOWLINE ELEVATION 1. SEED AND STRAW MULCH IS TO BE USED FOR SOIL DISTURBED AREAS AS A MEANS FOR TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UP TO 3:1 H:V (33%). 2. SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ. FT.) OVER DISTURBED ···FACE OF CURB AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ.FT.) INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION · · FINISHED FLOOR 3. NOTE: IN AREAS THAT ARE NOT SENSITIVE HABITAT, THE SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE, BARLEY OR WHEAT. IN AREAS THAT ARE SENSITIVE HABITAT, THE SEED MIX AND STRAW SHALL BE AS UTILITY LEGEND RECOMMENDED BY THE PROJECT BIOLOGIST, BE INDICATED ON THE PLANS, AND APPROVED BY THE PLANNING DEPARTMENT. (E) AC BERM ELEV. = 372.36SITE HOUSEKEEPING REQUIREMENTS — Tagged "Ls 5207" · JOINT UTILITY TRENCH EAST \100.00' 1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, · · 4" PREFORATED WALL DRAIN FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED. PROPOSED BUILDING 2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED). · STORM DRAIN 3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND FFE@THRESHOLD-J GARAGE FFE=176. BUILDING PAD(S) EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT =376.25'SLAB (TBR) GARAGE FFE=375.79' PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.). CONCRETE 4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS · LANDSCAPING SHALL BE IMPLEMENTED. • 4°T (TBR) · · · TO BE REMOVED/RELOCATED ∞ EXISTING BUILDING ····· TOP OF CURB 1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED. (E)GARAGE (TBR) 2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STAHLEY · · · UTILITY POLE LOT 2 EXISTING RESIDENCE (TBR) STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN APN: 010-029-001 INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY 3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY. ··FLOWLINE 4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. PRESSE' · · GRADE BREAK (E) SANITARY SEWER LATERAL \$\fomale \tau_0 \tau_0 \text{ BE FIELD VERIFIED} 5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL ^MAPN: 010-029-019 CIVIL IMPROVEMENT PLANS 6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. 7. Procedures that effectively address hazardous and non—hazardous spills shall be implemented REVISIONS PROJECT SPECIFICATIONS & KEY MAP 8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BI CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND LOT 2, BLOCK 39, MAP OF CARMEL CITY 9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED DATE | BY (E) ROCKWALL – Tagged "LS 5207" SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS. VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY VEHICLE STORAGE AND MAINTENANCE APN: 010-029-019 1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA 2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED PREPARED FOR AREA FITTED WITH APPROPRIATE BMPS. DANIEL & ANA PRESSEY 3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY. __ TAGGED *LS 5207* LOT 4 EXISTING BUILDING HAWLEY 1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED. 2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. APN: 010-029-002 APN: 010-029-018 3. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EXISTING BUILDING EVENT OR DURING PERIODS OF PRECIPITATION 4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE SEASIDE, CALIFORNIA 93955 RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL. 5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING BLOCK 39 EXISTING TOPOGRAPHIC MAP





SEDIMENT TRAPPING SUMP



MANAGEMENT & SPILL CONTROL

Cover waste disposal ☐ Berm and cover stockpiles of sand, dirt or other construction forecast or if not actively being used within 14 days. ☐ Use (but don't overuse) reclaimed water for dust

& WASTE MANAGEMENT

☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and

city, county, state and federal ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of "every work day or during wet weather or when rain is

☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. ☐ Arrange for appropriate

and stabilize all construction entrances and exits to sufficiently control crosion and sediment discharges from site and tracking off site. 2 Sweep or vacuum any street

tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP)

on this Page, as they Apply to Your Project, All Year Long.

EARTHWORK &

☐ Clean up spills or leaks

cleanup materials properly.

where fluids have spilled.

Designate an area, fitted with appropriate BMPs, for vehicle containers securely with tarps and equipment parking and at the end of every work day

Perform major maintenance,

over a drip pan big enough

☐ If vehicle or equipment

to collect fluids. Recycle or

dispose of fluids as hazardous

cleaning must be done onsite,

bermed area that will not allow

streets, storm drains, or surface

equipment onsite using soaps,

solvents, degreasers, steam

cleaning equipment, etc.

rinse water to run into gutters,

clean with water only in a

☐ Check waste disposal repair jobs, and vehicle and containers frequently for leaks equipment washing off site. and to make sure they are not ☐ If refueling or vehicle overfilled. Never hose down a dumpster on the construction maintenance must be done onsite, work in a bermed area away from storm drains and

☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can he recycled (such as asphalt concrete, aggregate base materials, wood, gyp board,

☐ Dispose of liquid residues from paints, thinners, solvents, ☐ Do not clean vehicle or glues, and cleaning fluids as hazardous waste.

☐ Establish and maintain effective perimeter controls

Construction Entrances and

CONTAMINATED SOILS

☐ Schedule grading and ☐ Keep spill cleanup materials excavation work for dry (rags, absorbents, etc.) weather only. available at the construction ☐ Stabilize all denuded areas, ☐ Inspect vehicles and equipment install and maintain temporary erosion controls (such as frequently for and repair leaks erosion control fabric or promptly. Use drip pans to bonded fiber matrix) until catch leaks until repairs are

vegetation is established ☐ Seed or plant vegetation for immediately and dispose of erosion control on slopes or where construction is not immediately planned. ☐ Do not hose down surfaces

Prevent sediment from

Sediment Control Use dry cleanup methods Protect storm drain inlets, (absorbent materials, cat litter, gutters, ditches, and drainag and/or rags). courses with appropriate ☐ Sweep up spilled dry materials BMPs, such as gravel bags, immediately. Do not try to fiber rolls, berms, etc. wash them away with water, or

migrating offsite by installing ☐ Clean up spills on dirt areas and maintaining sediment by digging up and properly controls, such as fiber rolls, silt disposing of contaminated soil ☐ Report significant spills C Keep excavated soil on the site immediately. You are required where it will not collect into by law to report all significant

releases of hazardous materials ☐ Transfer excavated materials to including oil. To report a dump trucks on the site, not in spill: 1) Dial 911 or your local emergency response number, 2). Call the Governor's Office of Emergency Services Warning ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control

> Abandoned underground tanks · Abandoned wells · Buried barrels, debris, or trash.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

PAVING/ASPHALT WORK

forecast before fresh pavement will have time to cure. O Cover storm drain inlets and manholes when applying seal coat, tack coat, shurry seal, fog

Avoid paving and seal coating

Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into Do not use water to wash down fresh asphalt concrete

Completely cover or barricade storm drain inlets when saw atting. Use filter fabric, catch hasin inlet filters, or gravel bags to keep slurry out of the storm drain system. 3 Shovel, abosorb, or vacuum

LANDSCAPE saw-cut slurry and dispose of MATERIALS all waste as soon as you are finished in one location or at the end of each work day materials by storing them under (whichever is sooner!). tarps when they are not actively If sawcut slurry enters a catch

> store these materials when they are not actively being used or Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet

Stack erodible landscape

material on pallets. Cover or



MORTAR APPLICATION

☐ Store concrete, grout and mortar

from drainage areas. These

□ Wash out concrete equipment

into the underlying soil or

onto surrounding areas. Let

Collect the wash water from

washing exposed aggregate

appropriate disposal offsite.

concrete and remove it for

concrete harden and dispose of

trucks offsite or in a contained

area, so there is no discharge

materials must never reach a

under cover, on pallets and away

REMOVAL

paint containers into a street

☐ For water-based paints, paint

out brushes to the extent

possible. Rinse to the sanitary

solvent in a proper container

Filter and reuse thinners and

unusable thinner/solvents as

hazardous waste.

solvents. Dispose of residue and

gutter, storm drain, or surface

DEWATERING l Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from

offsite away from all disturbed areas or otherwise ensure ☐ When dewatering, notify and obtain approval from the local municipality before discharging

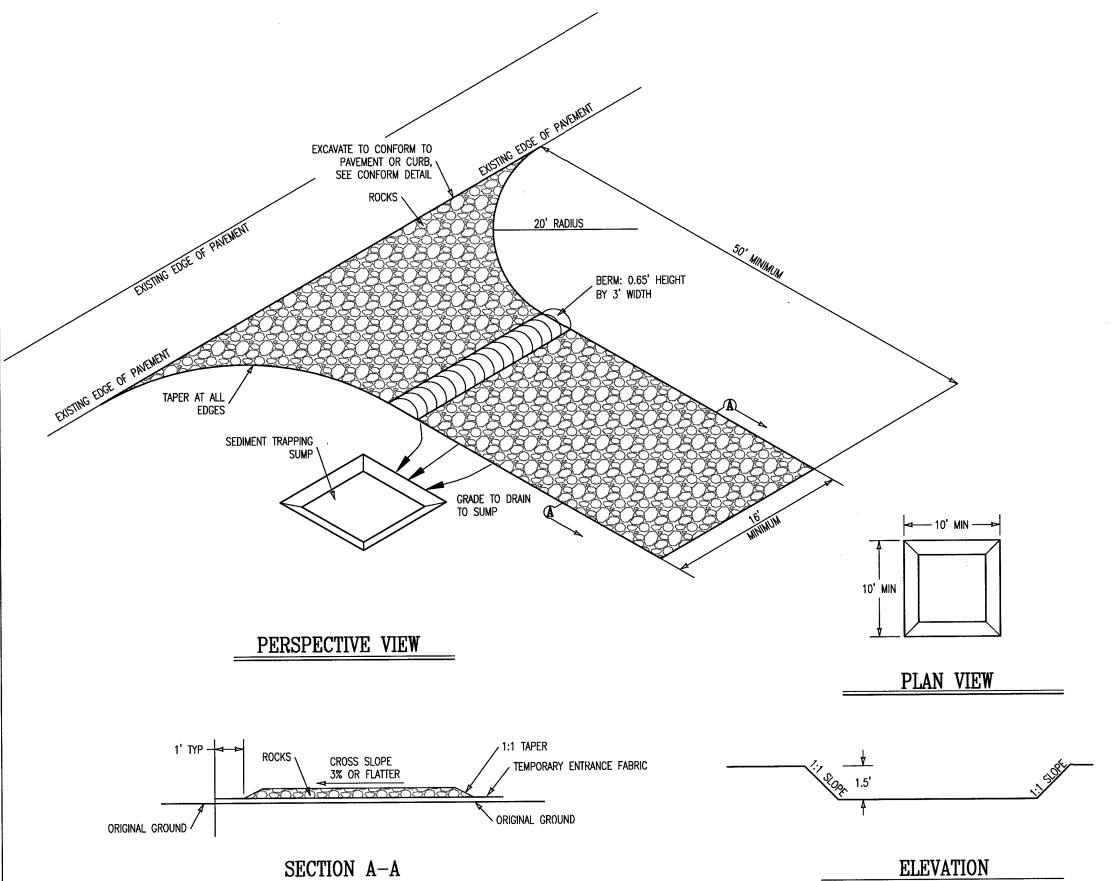
sewer once you have gained permission from the local wastewater treatment authority. water to a street gutter or storm Never pour paint down a drain. drain. Filtration or diversion ☐ For oil-based paints, paint out through a basin, tank, or brushes to the extent possible sediment trap may be required and clean with thinner or

☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret

results. Contaminated ☐ Chemical paint stripping groundwater must be treated residue and chips and dust or hauled off-site for proper from marine paints or paints containing lead or tributyltin must be disposed of as

Paint chips and dust from non-hazardous dry stripping and sand blasting may be swep up or collected in plastic drop cloths and disposed of as trash

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



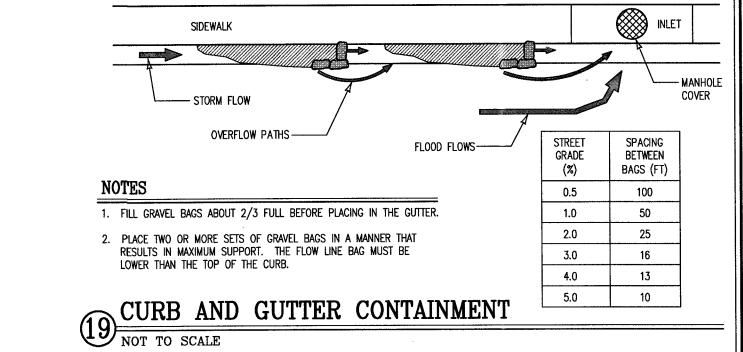
- BEST MANAGEMENT PRACTICES (BMPS) AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIREDREGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT <u>on-site</u> for Pre-rain install.
- B. EXISTING VEGETATION PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- C. EROSION AND SEDIMENT CONTROL AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENTON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

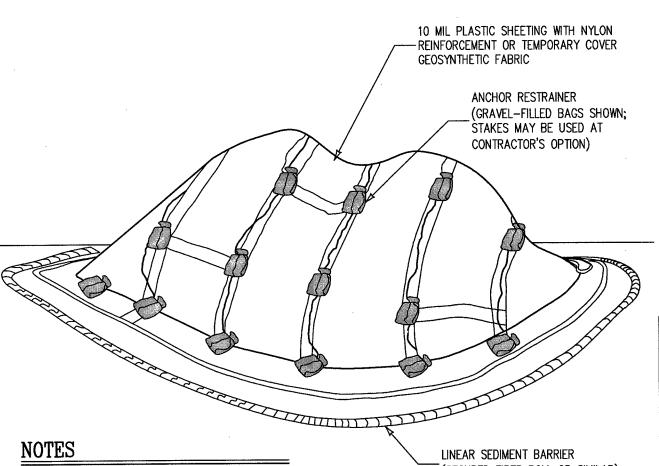
D. STOCKPILE MANAGEMENT

- 1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. 2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. 3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY: NO MATERIAL SHALL F. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING

WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT,

- ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS. G. DRAIN/INLET PROTECTION & PERIMETER CONTROLS DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE
- PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.
- SWEEPING ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- DEWATERING NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
- J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.





(SECURED FIBER ROLL OR SIMILAR) 1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE,

STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO DURING, AND AFTER RAIN EVENTS. . NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET. 4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.

AND SECURED AT THE END OF EACH DAY.

5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

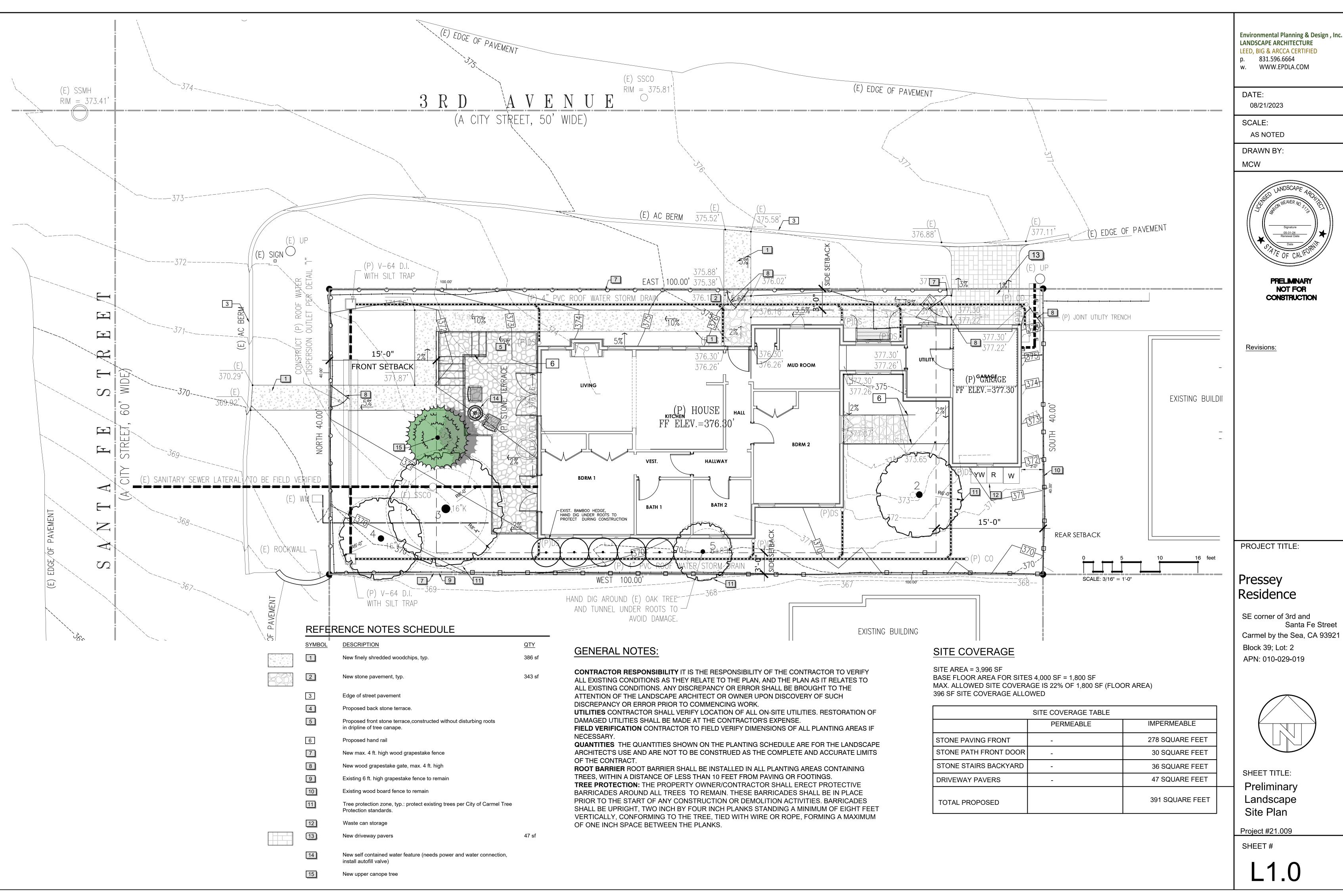
TEMPORARY COVER ON STOCKPILE



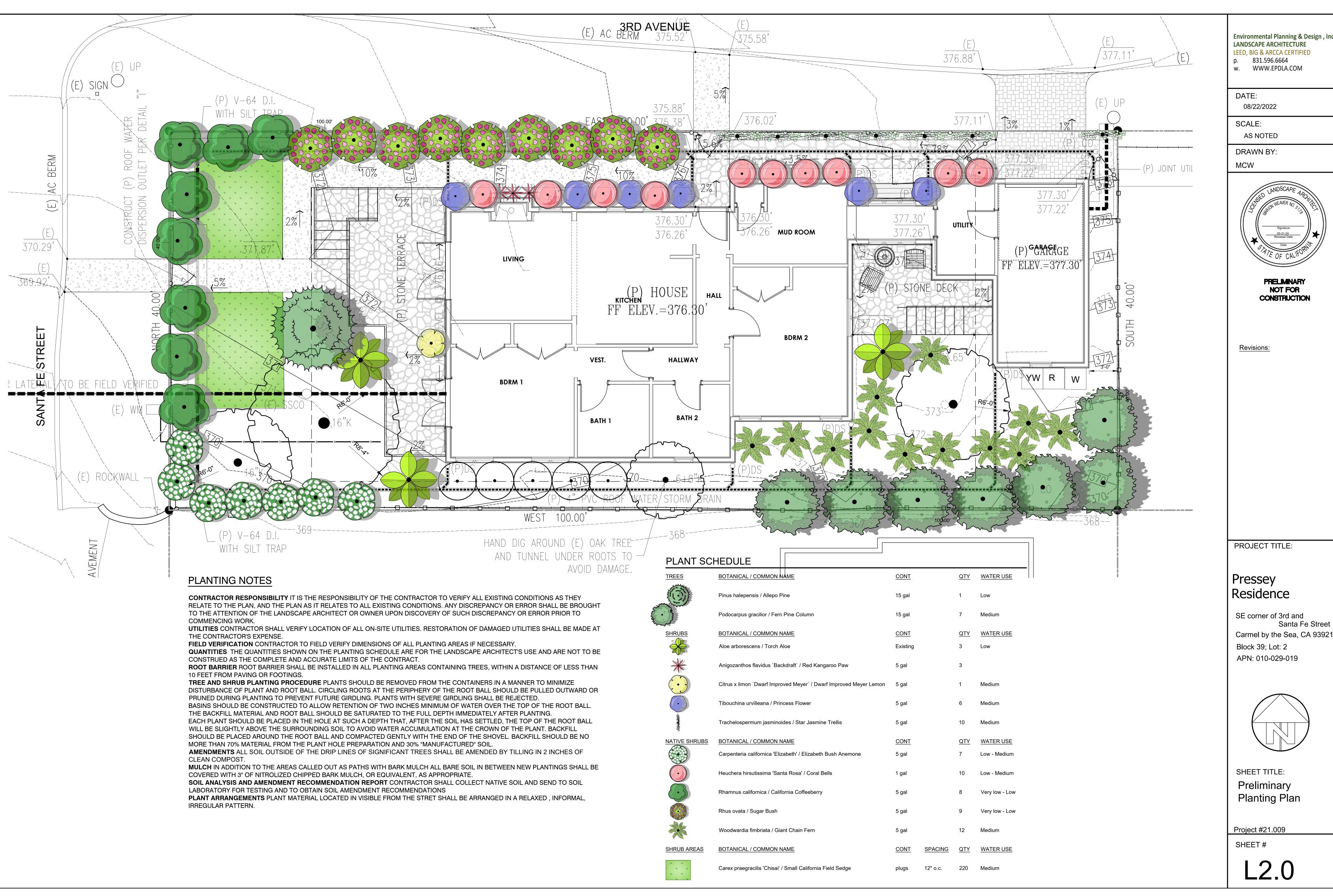
CIVIL IMPROVEMENT PLANS BEST MANAGEMENT PRACTICE DETAIL REVISIONS LOT 2, BLOCK 39, MAP OF CARMEL DATE VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY APN: 010-029-019 CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA PREPARED FOR

MONTEREY BAY ENGINEERS, INC

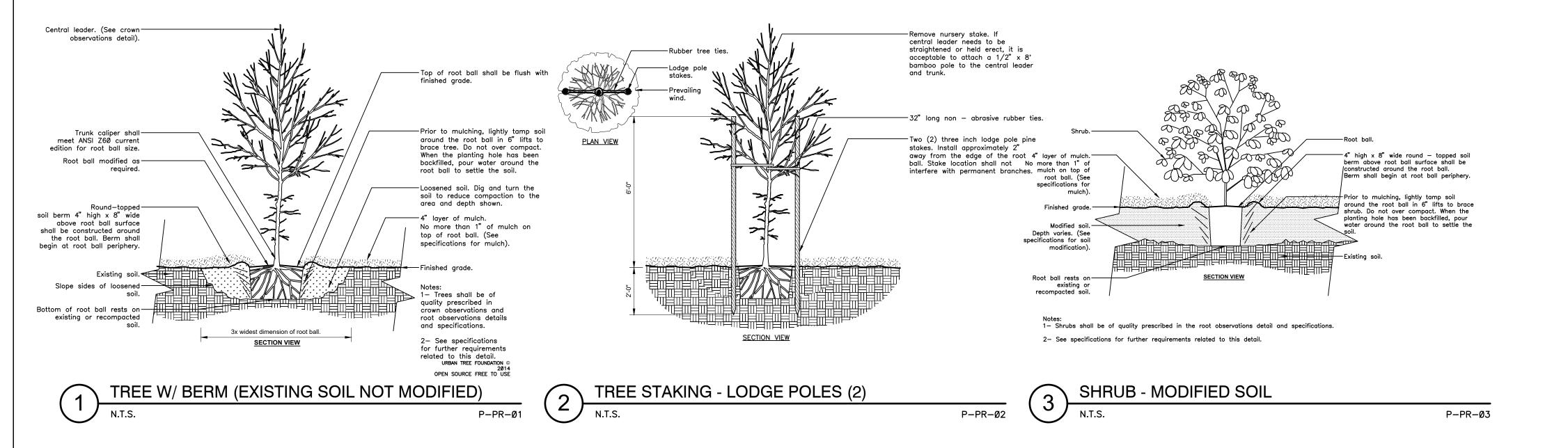
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING AS SHOWN APRIL, 2023







Environmental Planning & Design , Inc.



Environmental Planning & Design , Inc.
LANDSCAPE ARCHITECTURE
LEED, BIG & ARCCA CERTIFIED
p. 831.596.6664
w. WWW.EPDLA.COM

DATE:

08/22/2022

SCALE: AS NOTED

DRAWN BY:

MCW



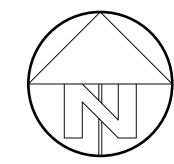
PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions:

PROJECT TITLE:

Pressey Residence

SE corner of 3rd and Santa Fe Street Carmel by the Sea, CA 93921 Block 39; Lot: 2 APN: 010-029-019



SHEET TITLE:

Planting Details

Project #21.009

SHEET#

L3.0