

# AZADEH MARDANI RESIDENCE

## APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

**OWNER: AZADEH MARDANI**  
**4 NE GUADALUPE CARMEL, CA 93923**  
**Phone: (408) 826-9046**  
**Email: azademardani1@yahoo.com**

### SCOPE OF WORK:

1. HOME ADDITION AND REMODEL INCLUDES ADDING 63 SQFT FRONT ADDITION, AND 270 SQFT REAR ADDITION
2. ADD 230 SQFT DETACHED GARAGE.
3. ADD 15FT OF 4FT TALL FENCE AND APPROX. 16FT OF 6FT FENCE TO TIE IN EXISTING FENCE ON THE EAST SIDE.

### BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CAL GREEN

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### BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U  
 CONSTRUCTION CLASSIFICATION: V-B  
 FIRE SPRINKLERS: N  
 NUMBER OF STORIES: 2  
 MAX. EXIST BUILDING HEIGHT: 16'-0" (SINGLE STORY)  
 GROSS AREA OF LOT: 2,500 SQFT  
 GROSS AREA OF EXISTING RESIDENCE: 562 SQFT  
 PARKING PAD: 200 SQFT  
 TOTAL EXISTING FLOOR AREA: 762 SQFT  
 (30.48% OUT OF TOTAL LOT AREA)

PROPOSED AREA :  
 FIRST FLOOR: 895 SQFT  
 DETACHED GARAGE: 230 SQFT  
 TOTAL PROPOSED FLOOR AREA: 1,125 SQFT

### SITE COVERAGE:

EXISTING:  
 BACK PATIO 615 SQFT IMPERMEABLE  
 RIGHT WALKWAY 214 SQFT IMPERMEABLE  
 FRONT STEPS 22 SQFT IMPERMEABLE  
 FRONT PLANT BOX 12 SQFT IMPERMEABLE  
 FRONT CONCRETE CURB 12 SQFT IMPERMEABLE  
 TOTAL EXIST: 1,065 SQFT

PROPOSED:  
 RIGHT WALKWAY 127.5 SQFT IMPERMEABLE  
 GARAGE STAIR 23 SQFT IMPERMEABLE  
 GARAGE FRONT 35.5 SQFT IMPERMEABLE  
 FRONT PLANT BOX 9 SQFT IMPERMEABLE  
 FRONT PEDESTAL 2 SQFT IMPERMEABLE  
 BACK YARD STAIRS 28.5 SQFT IMPERMEABLE

TOTAL PROPOSED: 225.5 SQFT  
 ALLOWABLE: 247 SQFT

Owner:

AZADEH MARDANI  
 408-826-9046  
 AZADEHMARDANI1@YAHOO.COM

Coordinating Professional:

### ARCHITECT

NES CONSULTANTS  
 1659 BRANHAM LN  
 SUITE F, PMB 109  
 SAN JOSE, CA 95118  
 (510) 962-2008  
 nhpham.structural@gmail.com

### STRUCTURAL ENGINEER

NES CONSULTANTS, INC.  
 1659 BRANHAM LN  
 SUITE F, PMB 109  
 SAN JOSE, CA 95118  
 (510) 962-2008  
 nhpham.structural@gmail.com

### CIVIL ENGINEER

### SPECIAL SYSTEMS

CODES: 2022 IBC

USE AND OCCUPANCY: R3/U  
 CONSTRUCTION TYPE: VB

ZONING:

Issue: Permit Set

Date: 8/18/23

Dwg File: 4 NE

Drawn By: NP

Checked By: NP

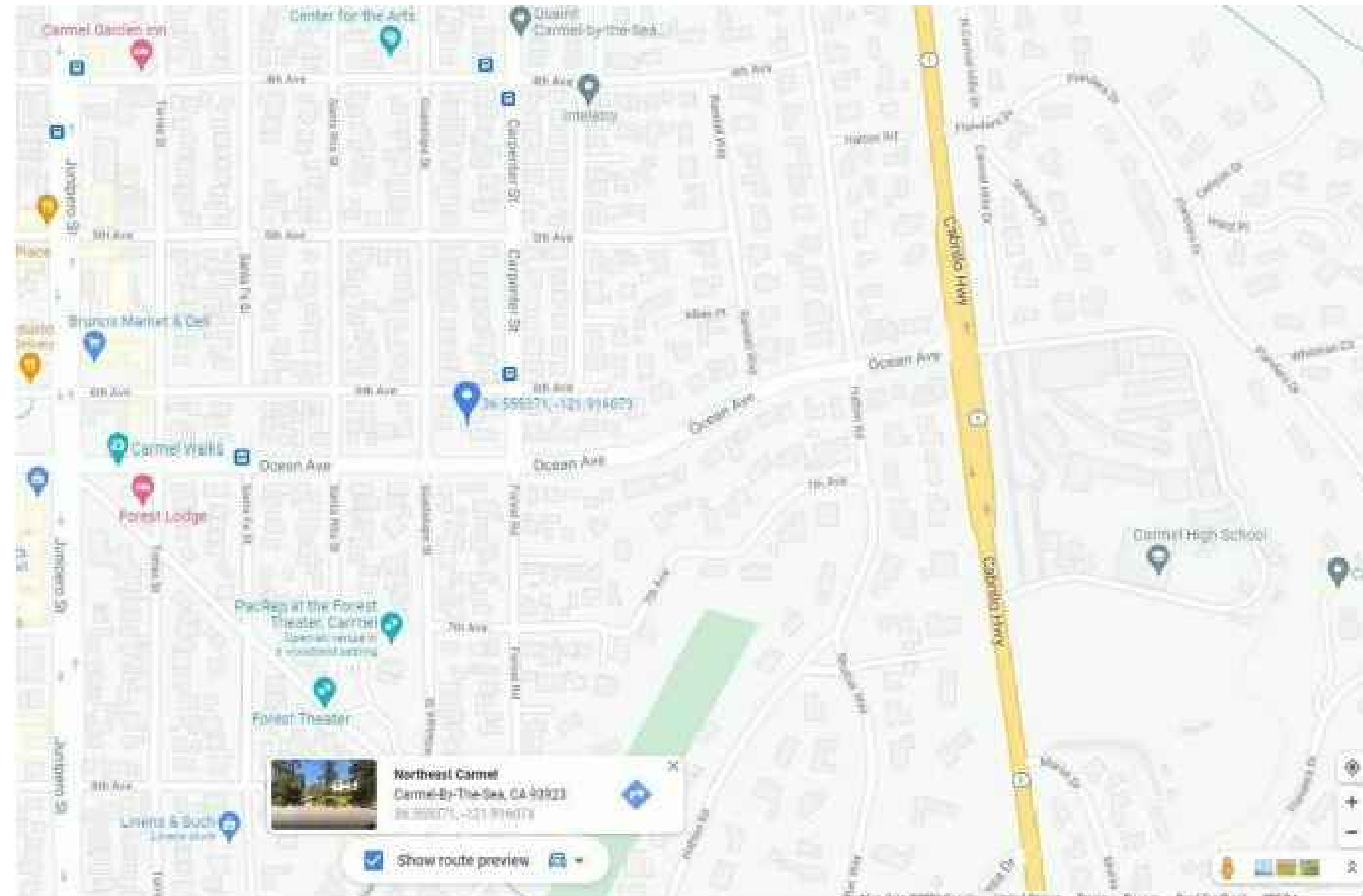
These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:

COVER SHEET

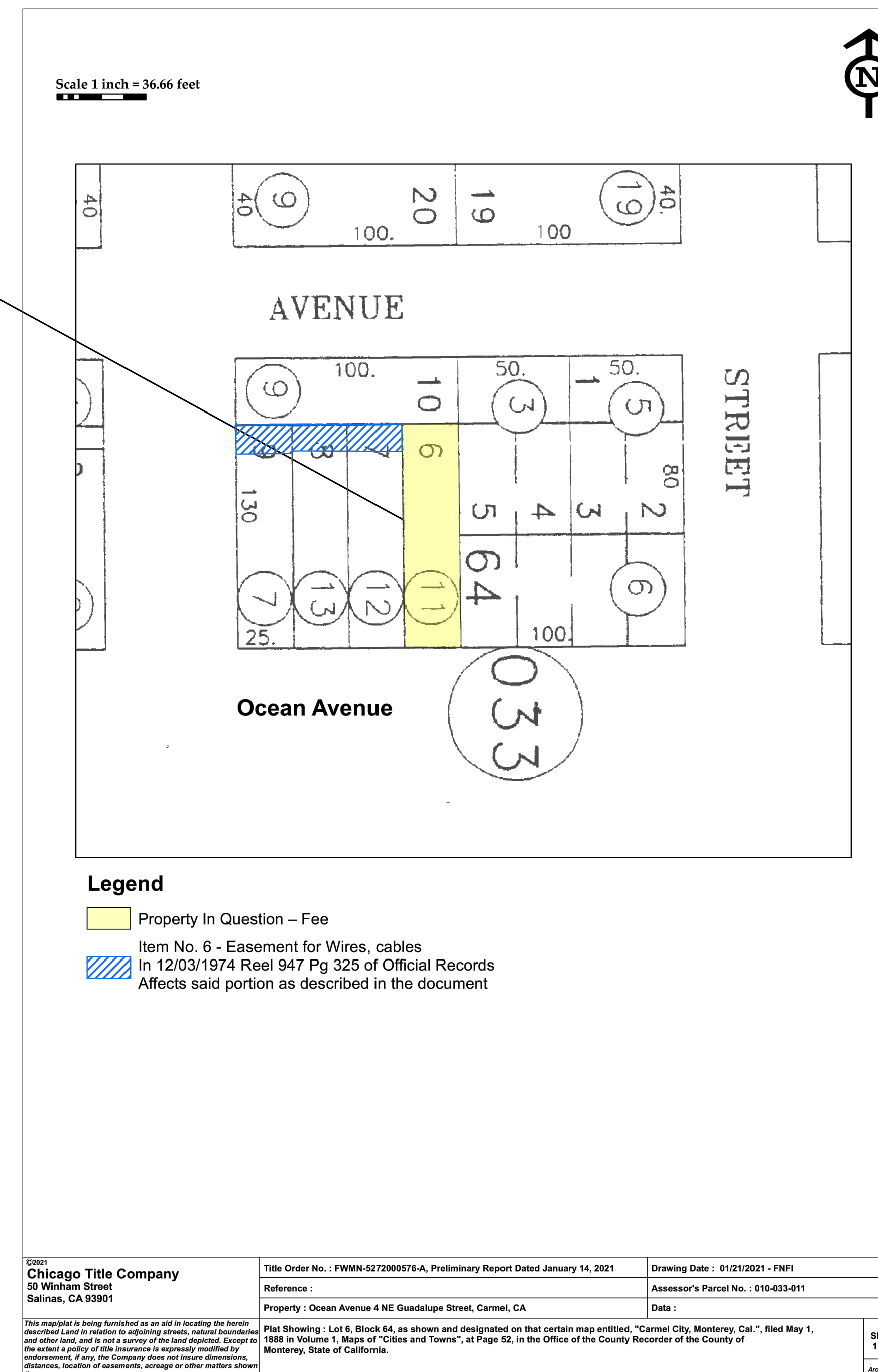
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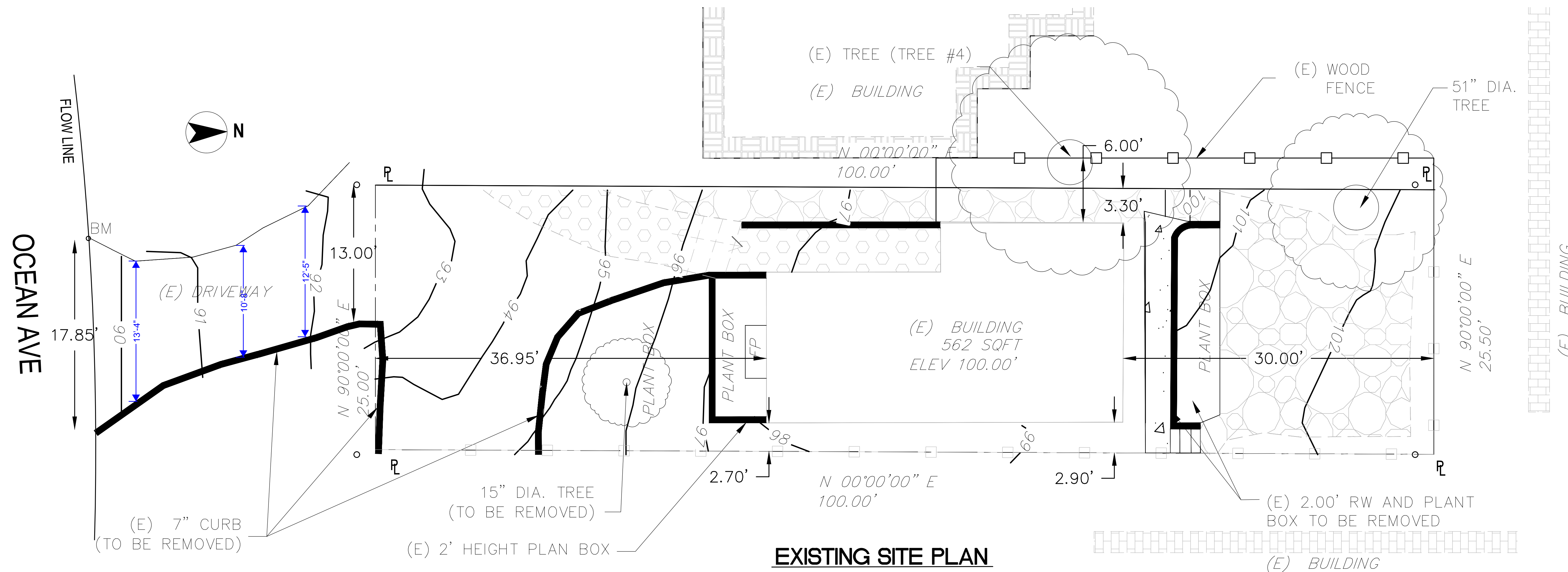
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**PROJECT LOCATION**  
 SCALE: NTS

PROJECT SITE





AREA	OWNER
PARCEL #1 EXISTING AREA 2,550 SQFT.	AZADEH MARDANI APN 010-033-011-000 SITE ADDRESS: OCEAN 4NE GUADALUPE CARMEL BY THE SEA, CA

**LEGEND:**

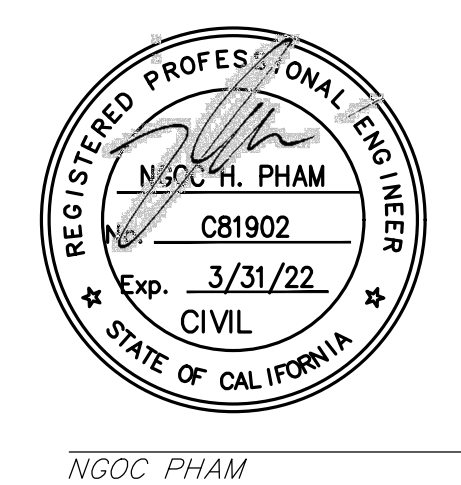
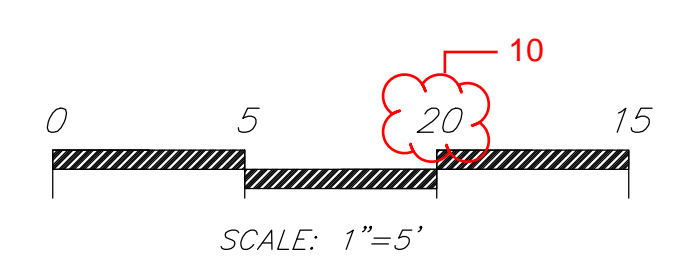
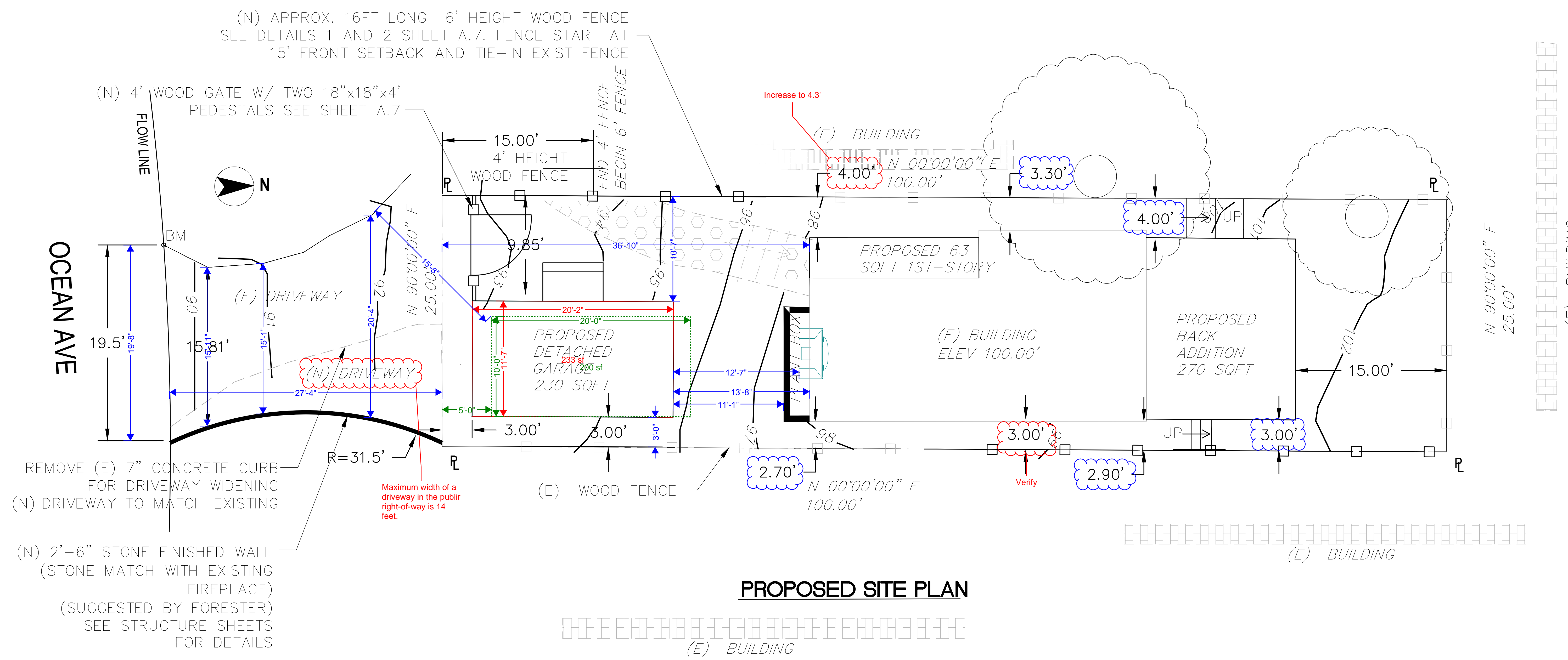
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**ABBREVIATION:**

AS	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
EXIST.	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RW	RETAINING WALL
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDM	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

**BENCHMARK:**  
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM, ASSUME DATUM 100FT AT FINISHED FLOOR OF EXISTING HOUSE. BENCHMARK AT FLOW LINE.

**NOTES:**  
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.



04/7/2021  
DATE

NES CONSULTANTS LLC.  
SAN JOSE, CA  
CELL: (510) 962-2008  
NH@PHAM.STRUCTURAL@GMAIL.COM

**SITE PLAN**  
OCEAN 4NE GUADALUPE  
CARMEL BY THE SEA, CA

Drawn By:	MP	REVISIONS				SHEET
		NO.	DATE	ISSUED	FOR BY	
Date:	05/11/2022					1
Scale:	1"=5'					
Job No.:	21025					
Checked:						OF 1

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: May 11, 2021
Planner: Marnie R. Waffle
Forester: Sara Davis
Block/Lot: 64 / 6
APN: 010-033-011
Property Owner: MARDANI SEYEDH & MOSTAFAZADEH SHAHRAM
Street Location: Ocean 4 NE of Guadalupe

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Table with 2 columns: Zoning District, Coastal Commission Appeal/Jurisdiction Overlay, Archaeological Significance Overlay, Park Overlay, Beach and Riparian Overlay, Environmentally Sensitive Habitat Area, Very High Fire Hazard Severity Zone.

Street and Neighborhood Character:

- Style and materials of the existing residence:



Front (South & West) Elevation (left) Rear (North) Elevation (right)

studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Site Coverage: The permitted impermeable site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,125 square feet, the allowed impermeable site coverage would be 247 square feet. The City recognizes the following materials as permeable or semi-permeable: gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

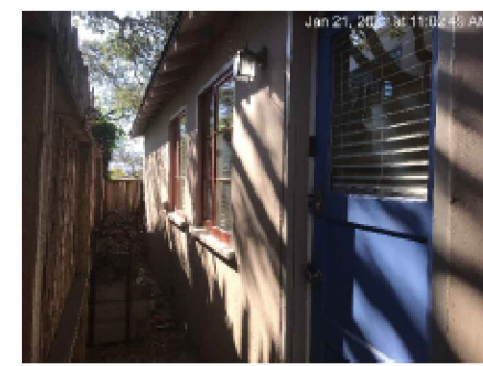
- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights. Columns: Design Element, Front Setback, Side Setback, Side Setback Facing Street, Rear Setback.

\* These limits shall not be altered through Design Review by the Planning Commission.
\*\* Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy Concerns: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking



Side (East) Elevation

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.
Right-of-way characteristics: The project site fronts on Ocean Avenue but maintains a significant setback from the street as well as the front property line.

Site Conditions & Development Standards:

- Building Site Area: The lot is 2,500 square feet (25'x100'). The maximum base floor area is 45% of the building site, or 1,125 square feet. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad.

Floor Area is defined as, "...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."

active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, "Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."
Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey will be provided under separate cover.

Historic Status: The property was reviewed for historical significance and on February 5, 2021, it was determined that the property is not historic. This determination is valid for five (5) years after which time the property becomes eligible to be reviewed again.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. Enclosed is a copy of the City's Story-Pole Policy which was adopted by the City Council in 2017. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. Fractions are rounded up to the next whole number.

Table 17.10-A: Setback Standards for R-1 District. Columns: Lot Type, Front Setback, Rear Setback, Composite, Minimum Setbacks.

\* The rear setback is three feet for those portions of structures less than 15 feet in height.
\*\* See CMC 17.10.035(A)(1) and 17.06.020, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards. Columns: R-1 District, R-1-BR District, R-1-PO District. Rows: Number of Stories Allowed, Roof Height of First Story, etc.

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District. Columns: One-Story Elements, Two-Story Elements. Rows: Located under a pitched or sloping roof, etc.

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle.
Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

Studio: A studio is defined as, "An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."

One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a

active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

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Vertical sidebar containing: SUBMITTAL table, REVISIONS table, Professional Engineer Seal for NGOC PHAM (C81902), Signature of NGOC PHAM, NES CONSULTANTS LLC logo, PRELIMINARY SITE ASSESSMENT REPORT title, AZADEH MARDANI RESIDENCE title, Scale AS NOTED, Date 4/22/21, REF. NO., DWG. NO. G.2, 2 of 10 Sheets, JOB NO. 21021.

**Significant Tree Evaluation Worksheet**

APN: 010-033-011-000  
 Street Location: Ocean 4 NE of Guadalupe  
 Planner: Marnie Waffle  
 City Forester: Sara Davis  
 Property Owner: Mardani  
 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	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X	X						

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 list?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MC	MP	CO	CO	CO	CO									
YES	X	X	X	X	X	X	X	X							
NO															

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 assessment.)

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X	X	X	X	X	X							
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH  
 Coast live oak - single trunk tree: 6" DBH  
 Coast live oak - multi-trunk tree measured per industry standard: 6" DBH  
 California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH  
 dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

**Items to note:**

**Required Structural Root Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	10	6	10	10	10	10	6							

**Required Tree Protection Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	20	6	20	20	20	20	6							

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

- 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 tree.
- 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 be 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 be 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.

**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.

**D. What is the health and condition of the tree?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	1	1	1	1	1	0						

- 0 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.
- 1 point: 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.
- 2 points: The tree appears healthy and in good condition.
- 3 points: 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	6	7	8	9	10	11	12	13	14	15
score	2	2	1	2	2	2	2	0							

- 0 points: 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.
- 1 point: 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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2	2	0							

- 0 points: 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.
- 1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
- 2 points: The tree is young to middle age and shows normal vigor.
- 3 points: 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	6	7	8	9	10	11	12	13	14	15
score	1	1	0	2	2	2	2	2							

- 0 points: 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.
- 1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
- 2 points: 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.

**Part Three: Final Assessment**

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score	6	6	4	7	7	7	7	2							

**A. Did all assessment categories in Part Two achieve a minimum score of 1-point?**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X		X	X	X	X								
NO			X				X								

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

Yes \_\_\_\_\_

**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
SIGNIF	X	X		X	X	X	X								
MOD SIGNIF															
NOT SIGNIF			X					8							

4/22/21

SUBMITTAL

VL  
Designed

VL  
Drawn

NP  
Checked

MARK

DATE

BY

REVISIONS

REG. STATE OF CALIFORNIA PROFESSIONAL ENGINEER  
 NESOL H. PHAM  
 C81902  
 Exp. 3/31/22  
 CIVIL

SIGNATURE

NGOC PHAM (C81902)  
 REGISTERED CIVIL ENGINEER

**NES CONSULTANTS LLC**  
 CIVIL & STRUCTURAL ENGINEERING  
 1659 BRANHAM LN, SUITE F, PAB180  
 SAN JOSE, CA 95118  
 (415) 962-2008

TREE EVALUATION

**AZADEH MARDANI RESIDENCE**  
 OCEAN 4NE GUADALUPE  
 CARMEL-BY-THE-SEA, CA

Scale A6 NOTED

Date 4/22/21

REF. NO.

DWG. NO.  
G.3

of 10 Sheets

JOB NO. 21021

**AREA**  
 PARCEL 11  
 EXISTING AREA 2,550 SQFT.

**OWNER**  
 AZADEH MARDANI  
 APN 010-033-011-000  
 SITE ADDRESS:  
 OCEAN 4NE GUADALUPE  
 CARMEL BY THE SEA, CA

**LEGEND:**

EXISTING	(Symbol Size May Vary)	PROPOSED
—	APPROXIMATE PROPERTY LINE	—
●	WELL MONUMENT	●
●	FOUND MONUMENT AS NOTED	●
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	○
— x —	FENCE LINE	— x —
— w —	WATER LINE	— w —
△	SURVEY CONTROL POINT	△
□/P	JOINT POLE	□/P
---	LOT LINES	---
—	DIRECTION OF SURFACE DRAINAGE	—
—	EDGE OF PAVEMENT	—
~	APPROXIMATE TREE DRIPLINES	~

**ABBREVIATION:**

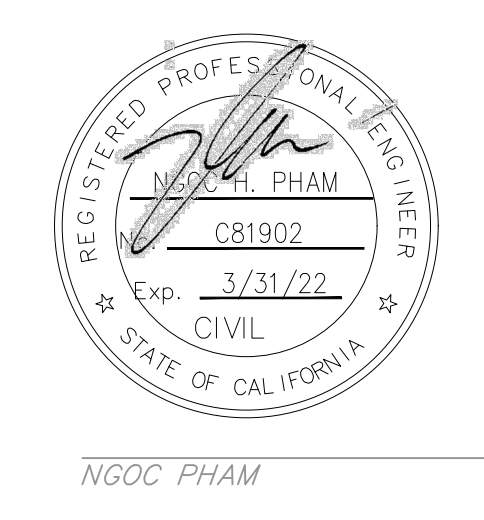
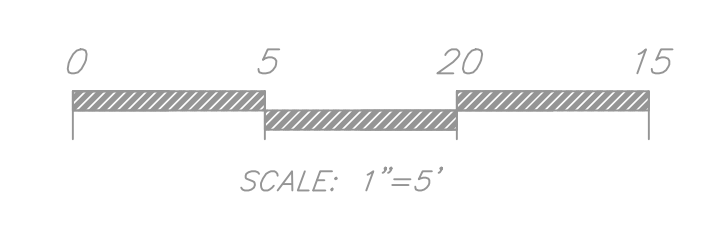
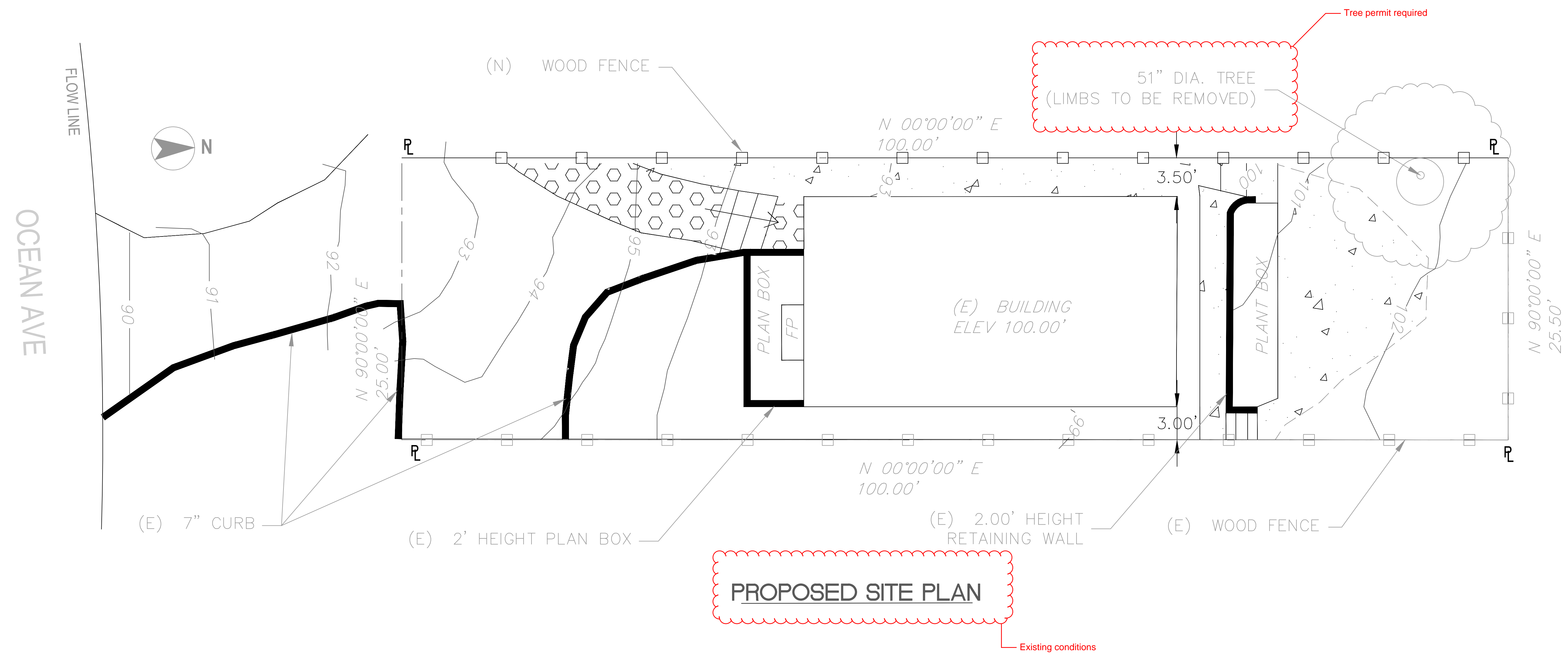
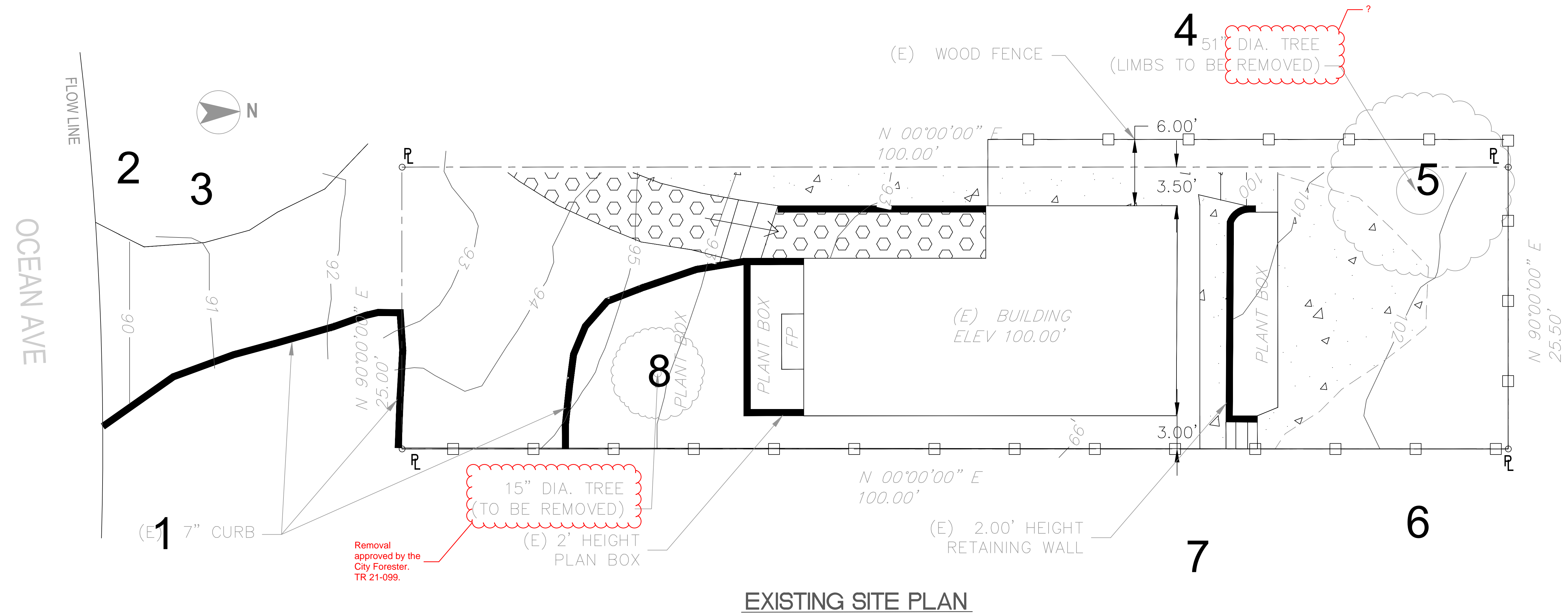
A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EQ	EXISTING GRADE	SCCO	SANTA CLARA COUNTY
FP	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

**BENCHMARK:**

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.

**NOTES:**

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.



04/7/2021  
DATE

NES CONSULTANTS LLC.  
SAN JOSE, CA  
CELL: (510) 962-2008  
NHPHAM.STRUCTURAL@GMAIL.COM

**SITE PLAN**  
 OCEAN 4NE GUADALUPE  
 CARMEL BY THE SEA, CA

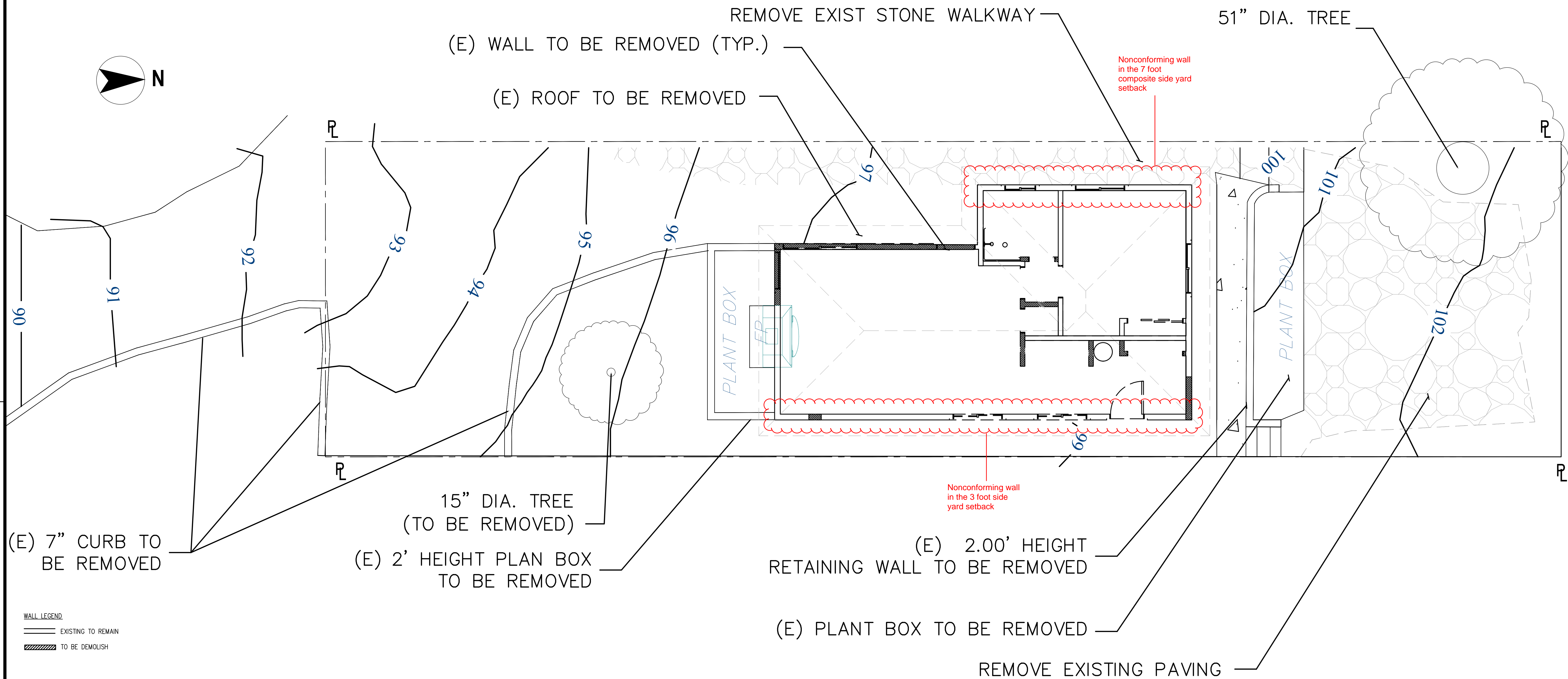
Drawn By: MP  
 Date: 04/07/2021  
 Scale: 1"=5'  
 Job No.: 21025  
 Checked:

NO.	DATE	REVISIONS		SHEET
		ISSUED	FOR BY	
				1

OF 1

**NOTICE TO CONTRACTORS:**

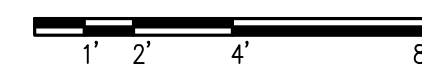
CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.



**WALL LEGEND**  
 ——— EXISTING TO REMAIN  
 ▨ TO BE DEMOLISH

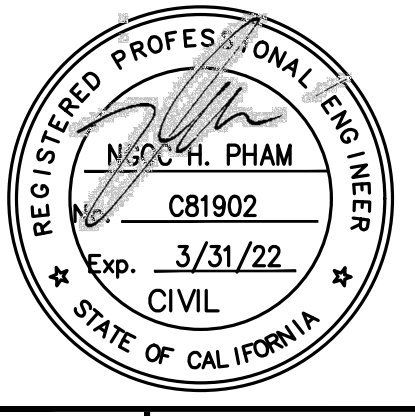
**DEMOLITION PLAN**

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



DATE	BY	REVISIONS
12/3/23		

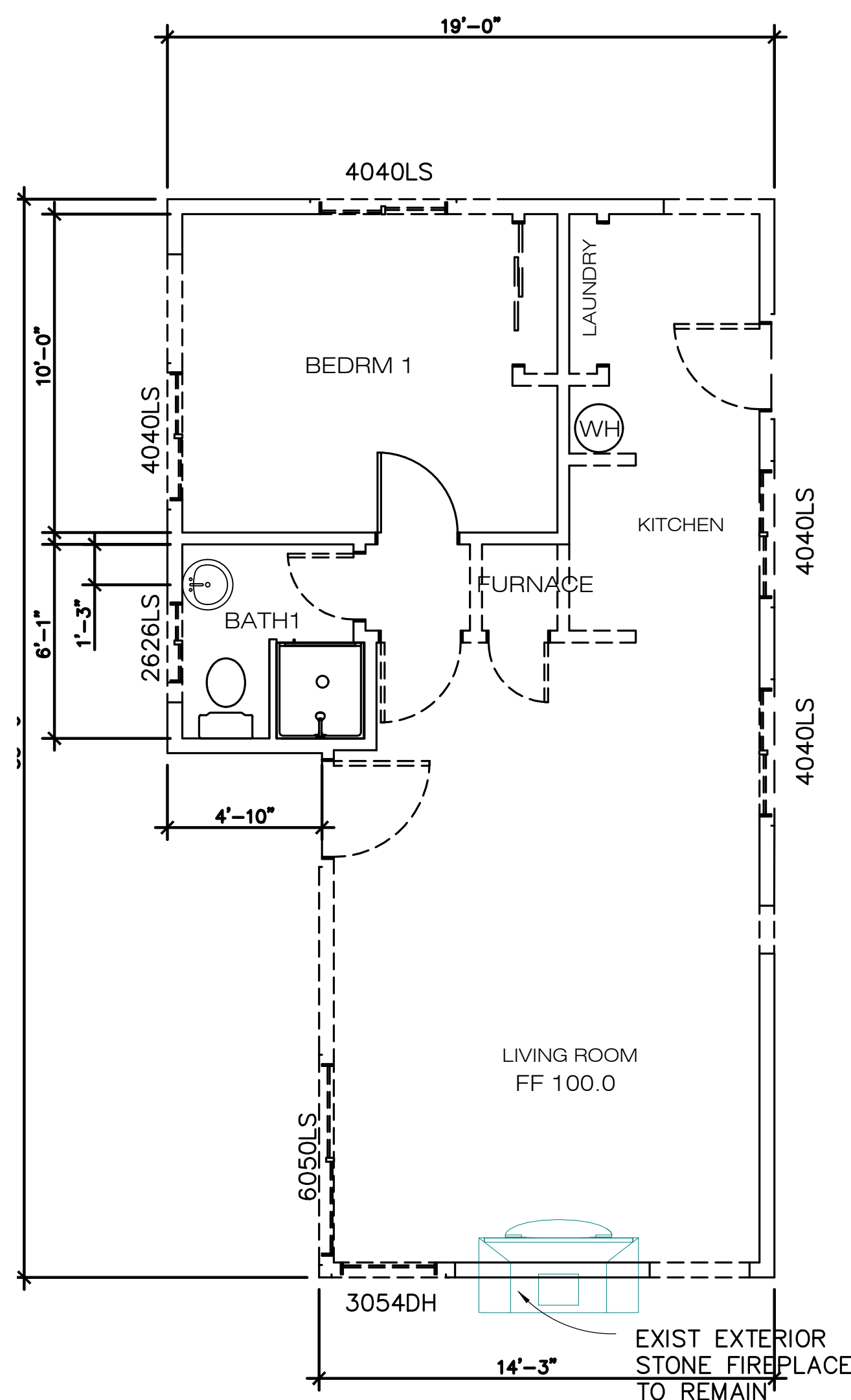
VL	NP	MARK	DATE	BY
Designed	Drawn	Checked		



NGOC PHAM (C81902)  
 REGISTERED CIVIL ENGINEER  
 SIGNATURE  
**NES CONSULTANTS LLC**  
 CIVIL & STRUCTURAL ENGINEERING  
 1659 BRANHAM LN, SUITE F, FARMHILL  
 SAN JOSE, CA 95118  
 (510) 962-2008

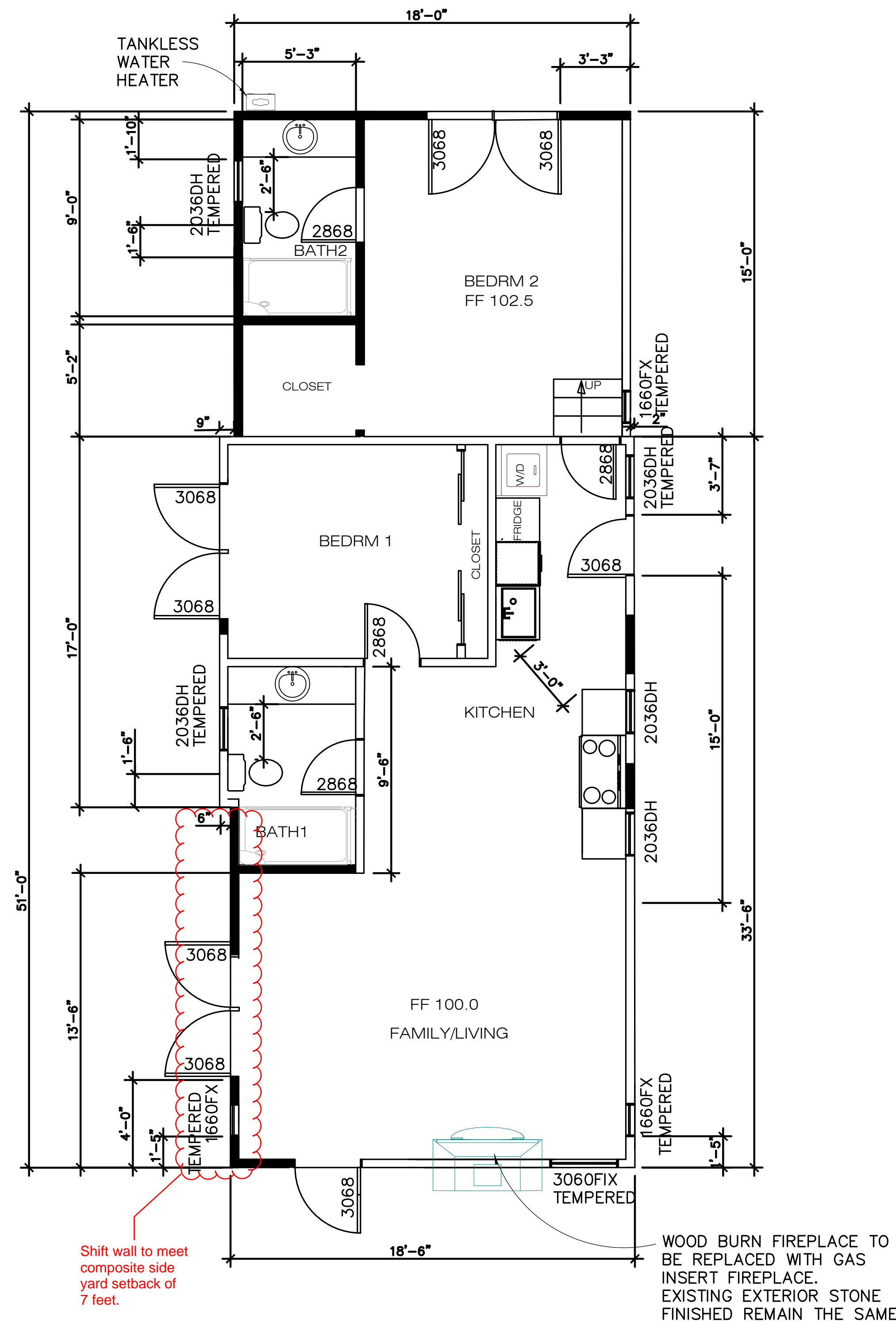
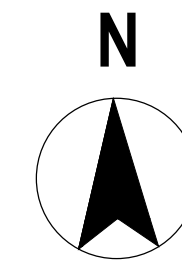
**DEMOLITION PLAN**  
**AZADEH MARDANI RESIDENCE**  
 OCEAN 4NE GUADALUPE  
 CARMEL-BY-THE-SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	D.1
of 10 Sheets	
JOB NO.	21021



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

WALL LEGEND

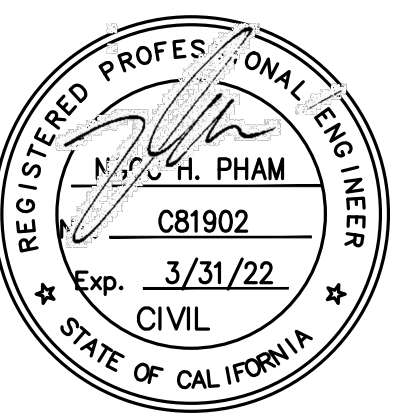
	EXISTING TO REMAIN
	NEW 2x4 @16" STUD WALL AT EXTERIOR WALL
	NEW 2x4 @16" STUD WALL AT INTERIOR WALL
	TO BE DEMOLISH
	1-HOUR FIRE RATE WALL INSTALL 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN SFT OF THE PROPERTY LINE. SEE DETAIL 1

KEYNOTES

- PARTITIONS.
  - EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
  - INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
  - AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH. BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
- PROVIDE AND INSTALL DOOR AS PER SPECS. NOTE: ALL GLASS FENCH DOORS SHOULD BE TEMPERED GLASS.
- PROVIDE AND INSTALL WINDOW PER MANUF. SPECS. EXAMPLE: 2036DH WINDOW = 2'-0" x 3'-6" DOUBLE HANGED WINDOW
- PROVIDE AND INSTALL PLUMBING FIXTURE.
  - LAVATORY
  - TOILET
  - SHOWER
  - BATHTUB
  - KITCHEN SINK

DATE	DESCRIPTION	MARK	DATE	BY
12/3/23				

VL	DESIGNED	DRAWN	NP	CHECKED



NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

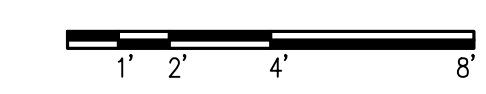
SIGNATURE

NES CONSULTANTS LLC  
CIVIL & STRUCTURAL ENGINEERING  
1629 BRYAN JOSE, CA 95118  
(916) 982-2008

EXISTING AND PROPOSED FLOOR PLAN

AZADEH MARDAN RESIDENCE  
OCEAN 4NE GUADALUPE  
CARMEL-BY-THE-SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	A.1
3 of 10 Sheets	
JOB NO.	21021

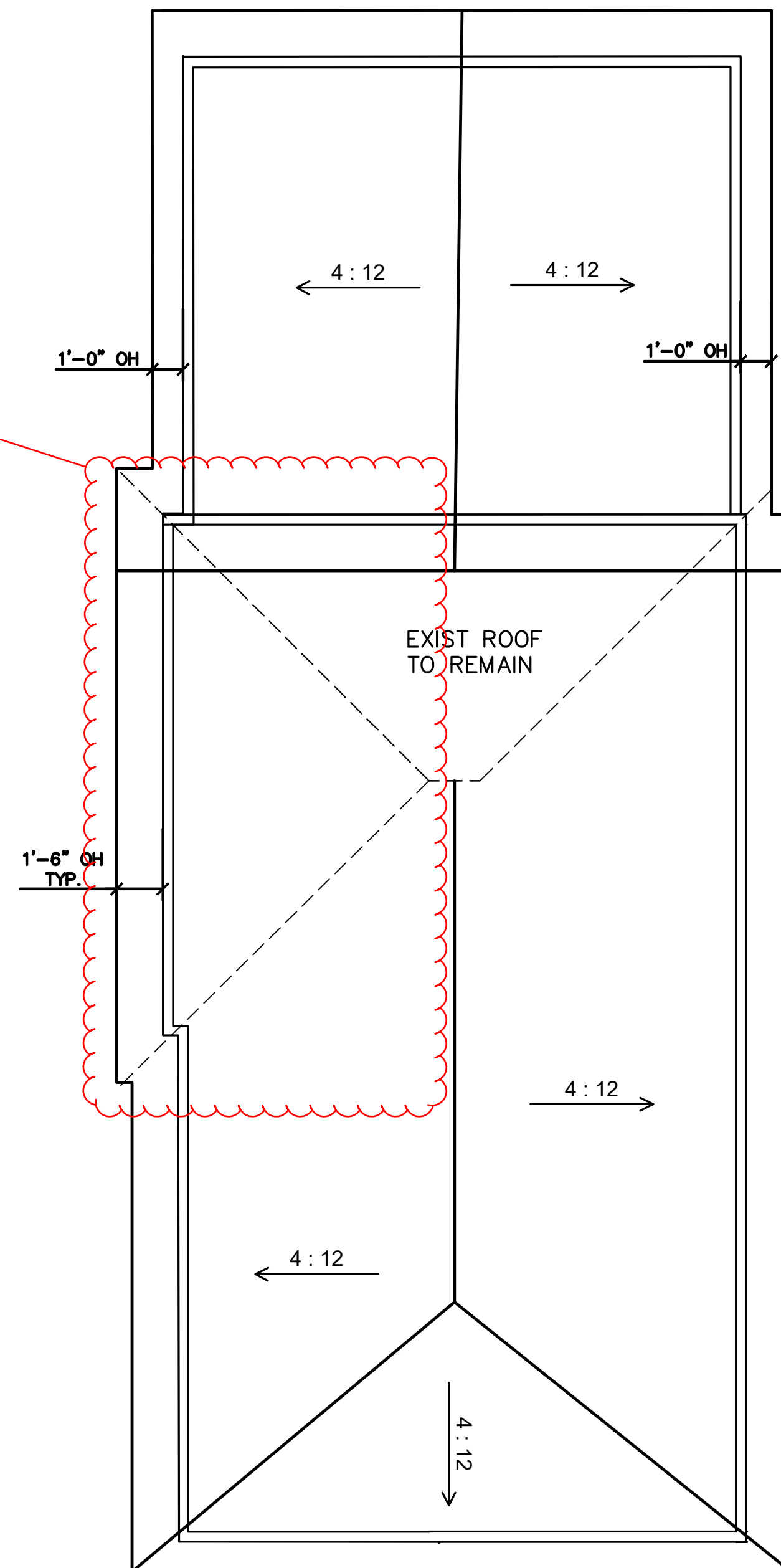


PITCH OF ROOF: 4" IN 12" ENTIRE HOUSE.  
 ROOF COVERINGS:  
 1. UPPER ROOF AND GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389. COLOR TO MATCH EXISTING ROOF.

# ATTIC VENTILATION CALCS

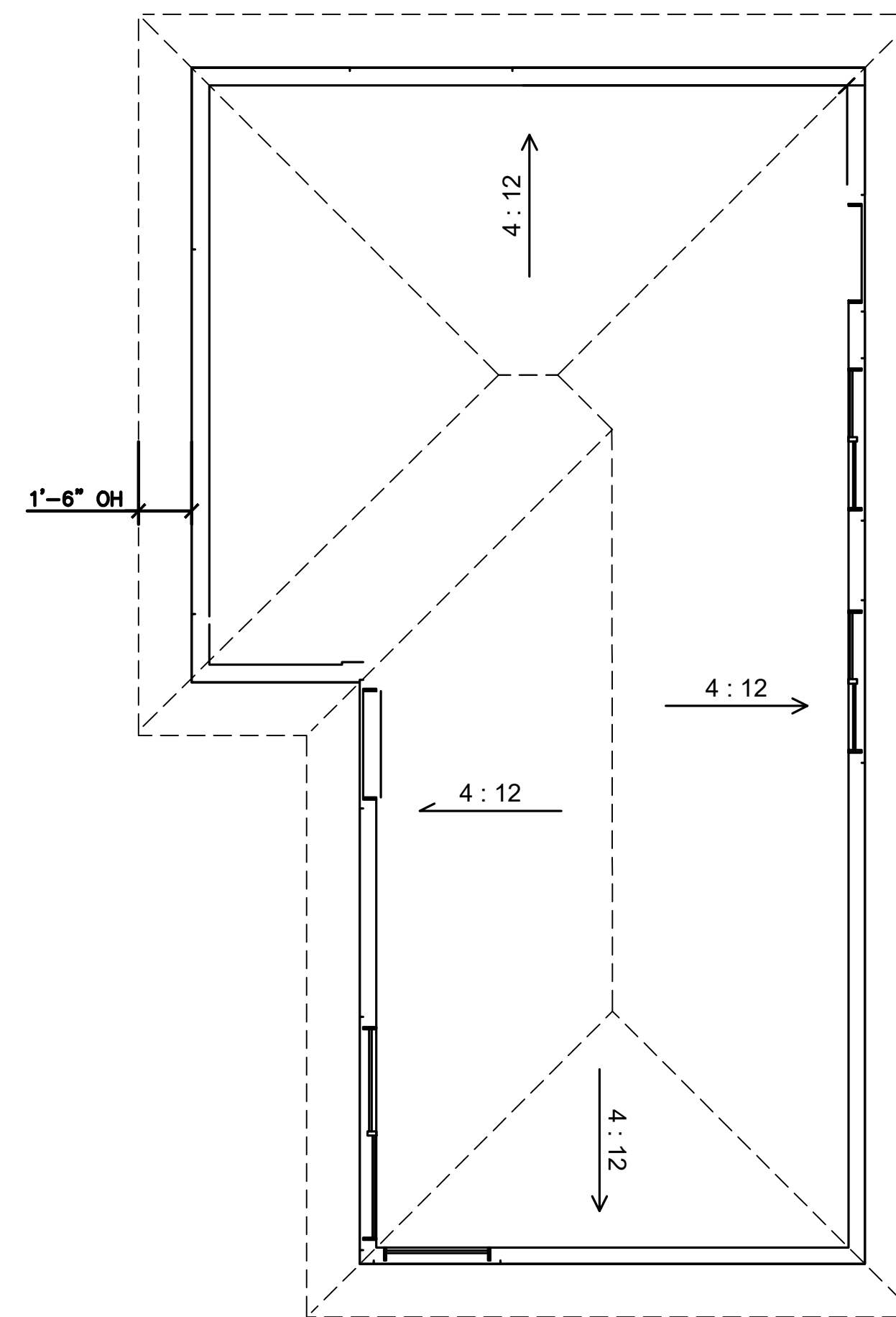
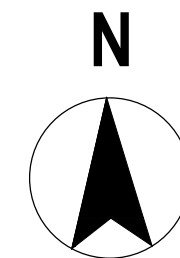
VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED

Review for consistency with elevations.



PROPOSED ROOF PLAN

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

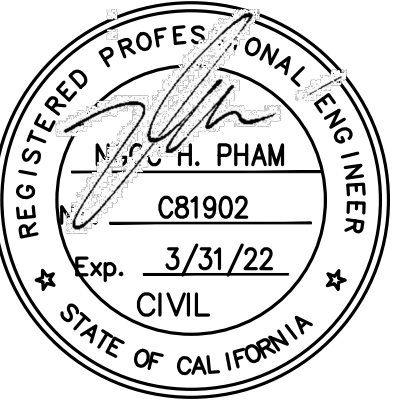


EXIST ROOF PLAN

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

VL	DESIGNED	DRAWN	NP	CHECKED	MARK	DATE	BY
12/31/23							

DESCRIPTION	REVISIONS



NGOC PHAM (C81902)  
 REGISTERED CIVIL ENGINEER  
 SIGNATURE  
**NES CONSULTANTS LLC**  
 CIVIL & STRUCTURAL ENGINEERING  
 1029 BISHOP AVENUE, SUITE 200  
 SAN JOSE, CA 95118  
 (415) 962-2008

**EXISTING AND PROPOSED ROOF PLAN**  
**AZADEH MARDAN RESIDENCE**  
 OCEAN 4NE GUADALUPE  
 CARMEL-BY-THE-SEA, CA

Scale AS NOTED

Date 4/22/21

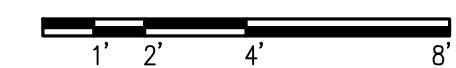
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DWG. NO.

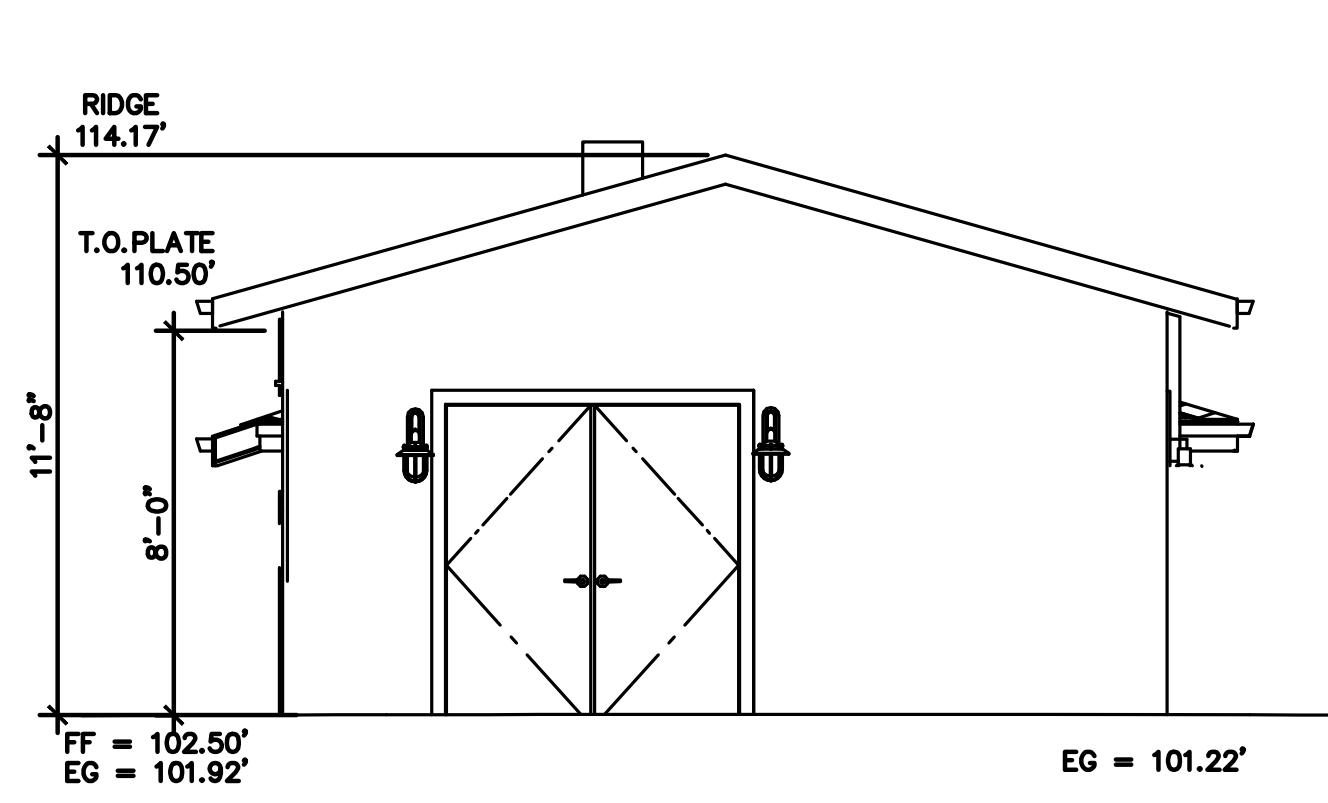
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3 of 10 Sheets

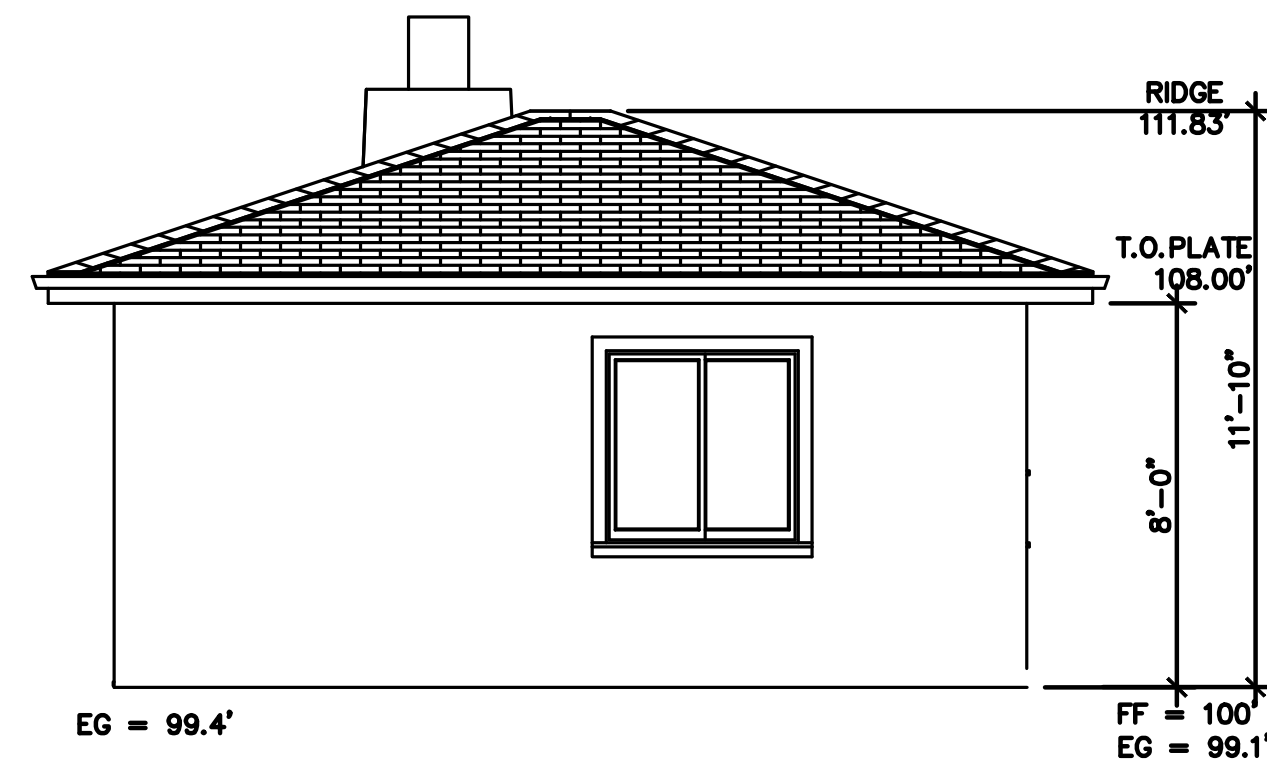
JOB NO. 21021



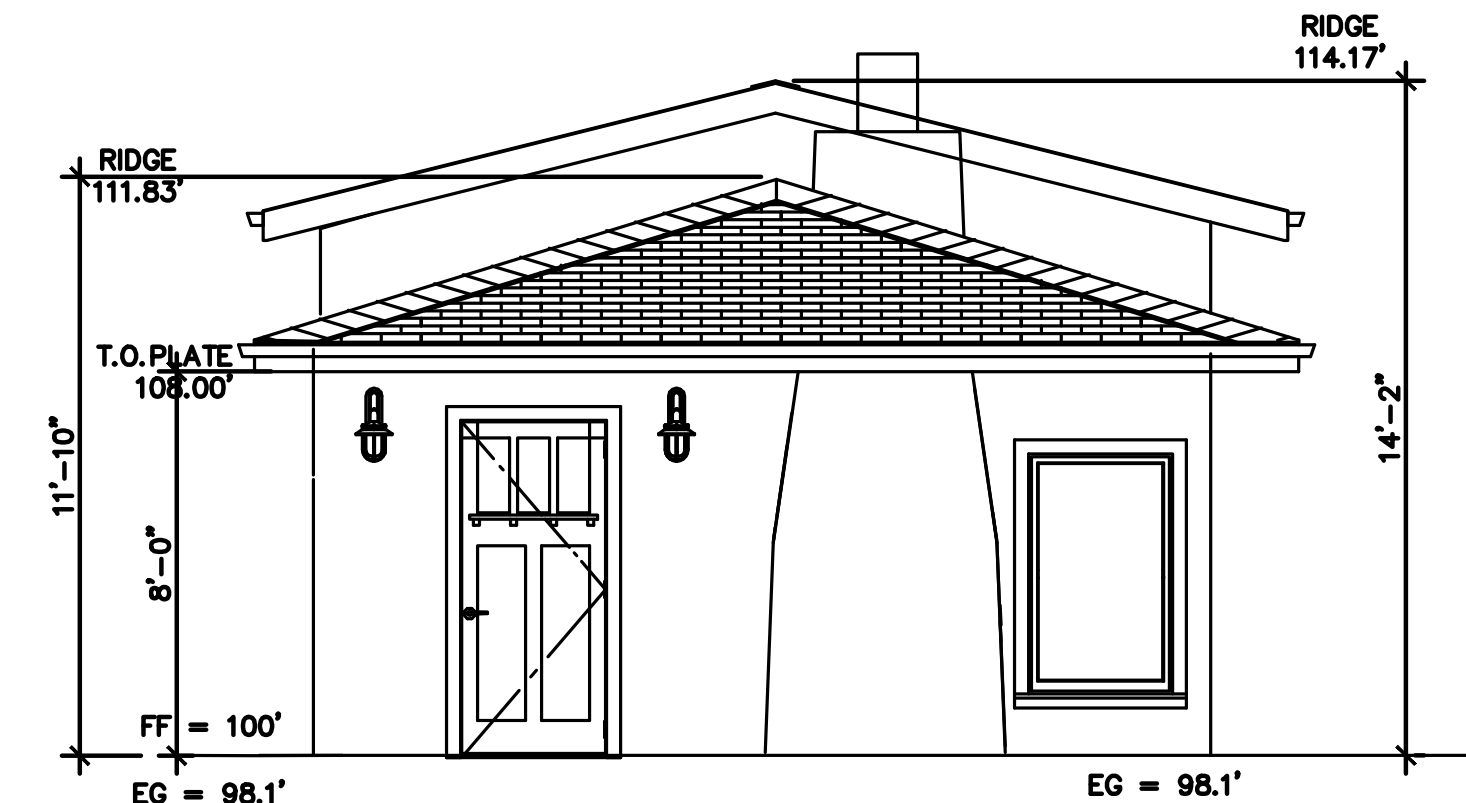




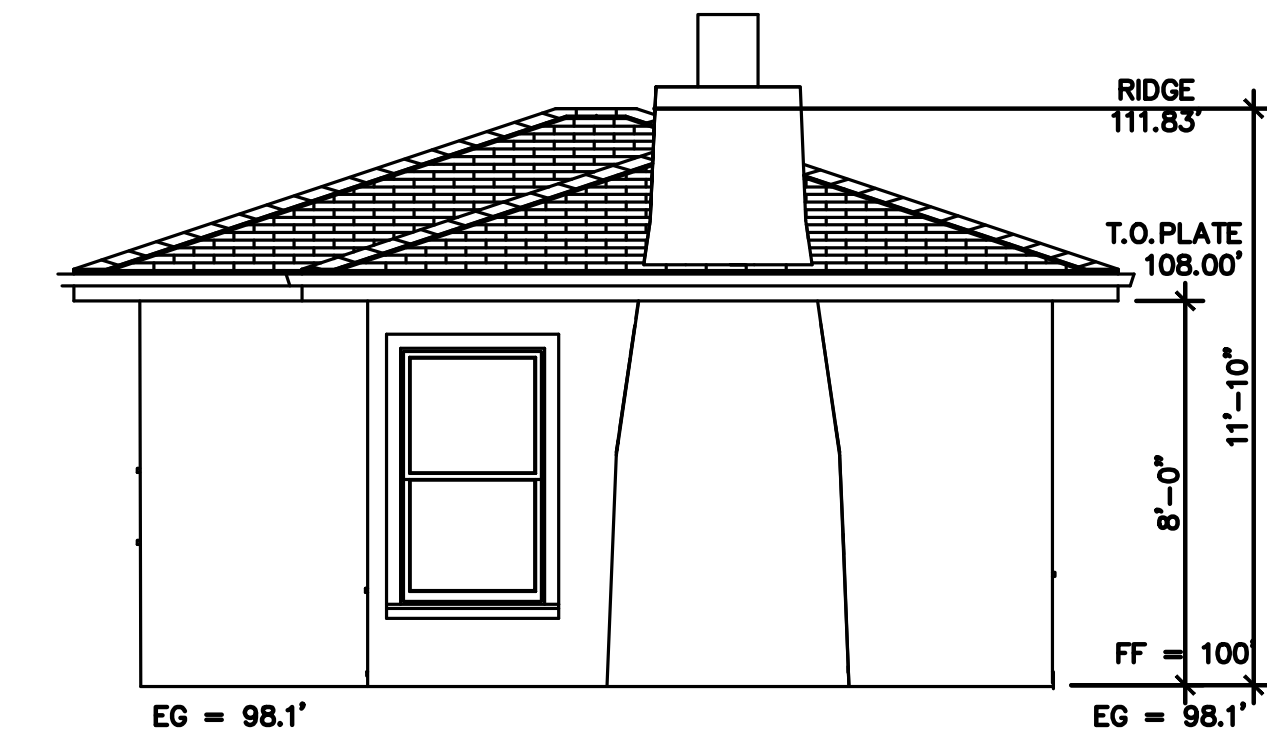
(N) BACK ELEVATION - NORTH  
scale: 1/4" = 1'-0"



(E) BACK ELEVATION - NORTH  
scale: 1/4" = 1'-0"

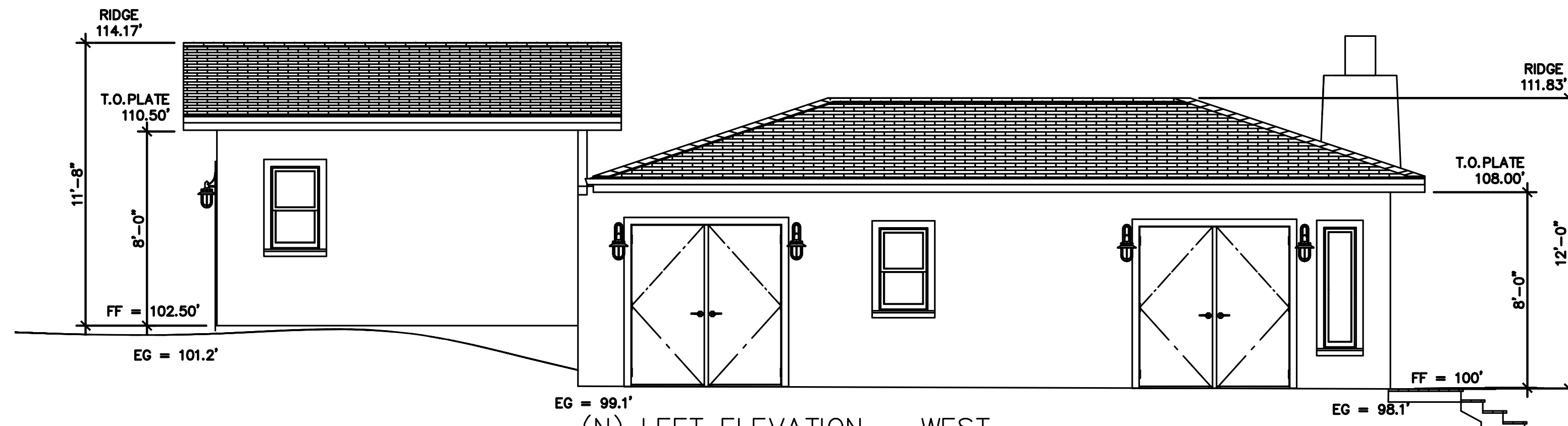


(N) FRONT ELEVATION - SOUTH  
scale: 1/4" = 1'-0"

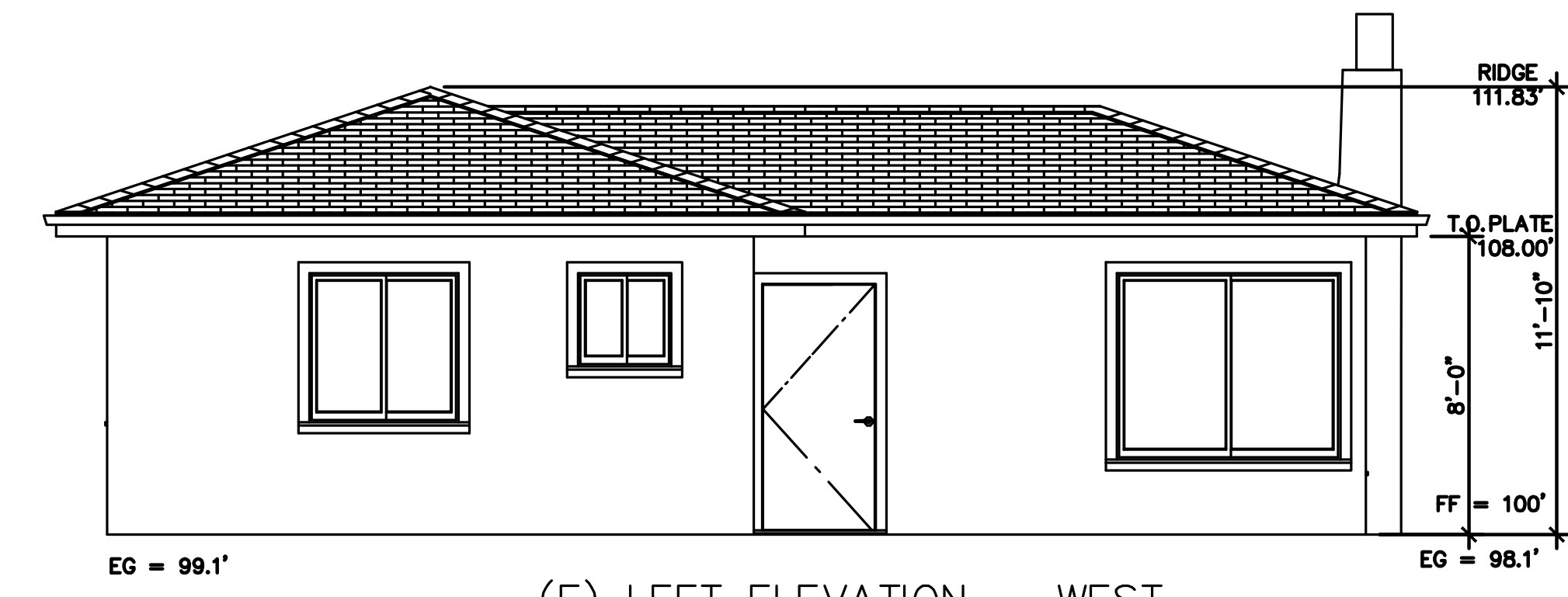


(E) FRONT ELEVATION - SOUTH  
scale: 1/4" = 1'-0"

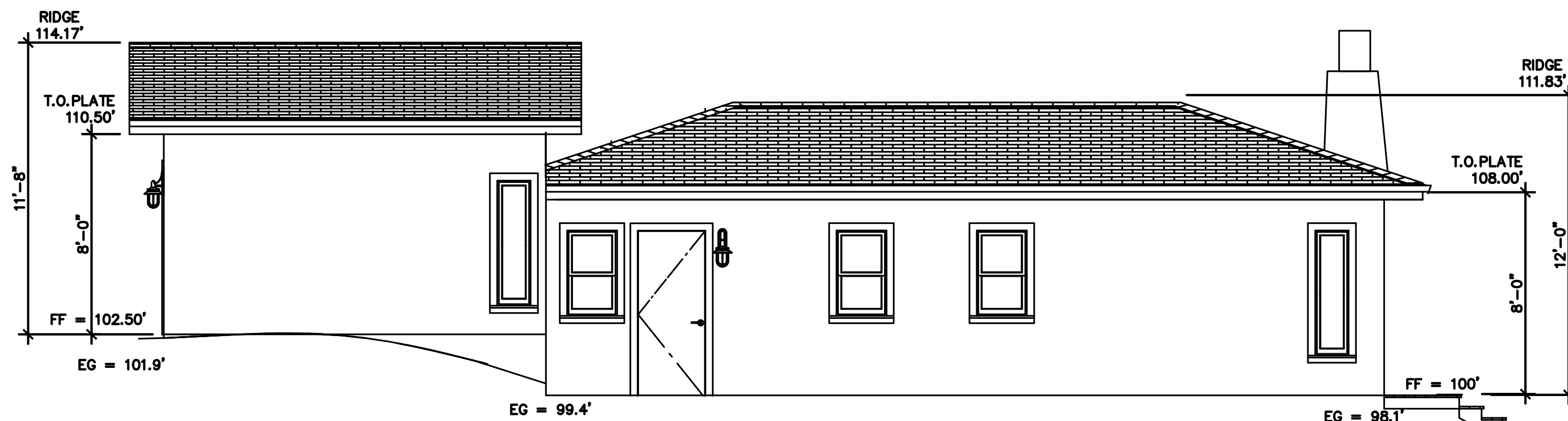
Height is measured from existing or finish grade, whichever is more restrictive.



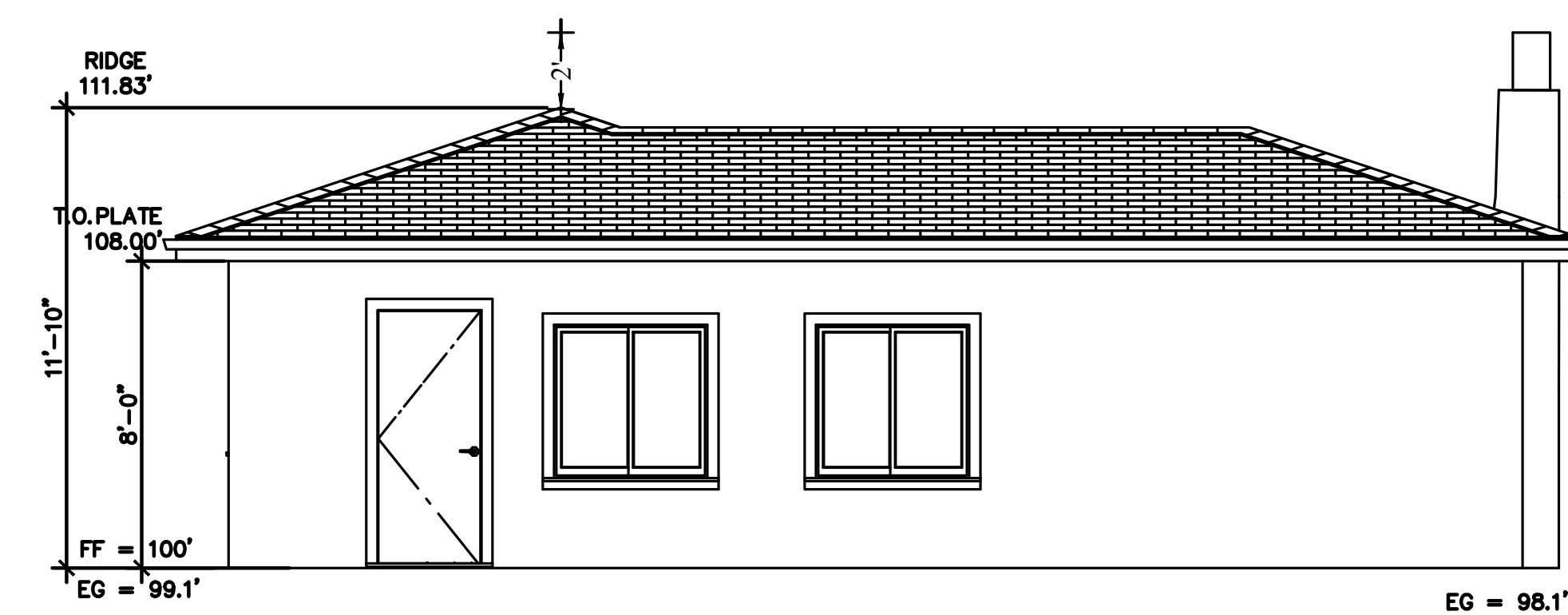
(N) LEFT ELEVATION - WEST  
scale: 1/4" = 1'-0"



(E) LEFT ELEVATION - WEST  
scale: 1/4" = 1'-0"



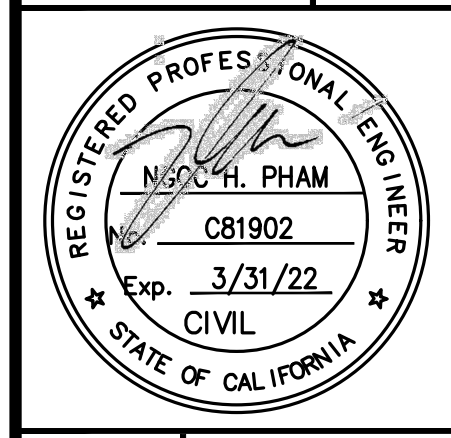
(N) RIGHT ELEVATION - EAST  
scale: 1/4" = 1'-0"



(E) RIGHT ELEVATION - EAST  
scale: 1/4" = 1'-0"

DATE	MARK	BY
12/3/23		

DESCRIPTION	REVISIONS
VL Designed	
VL Drawn	
NP Checked	



NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

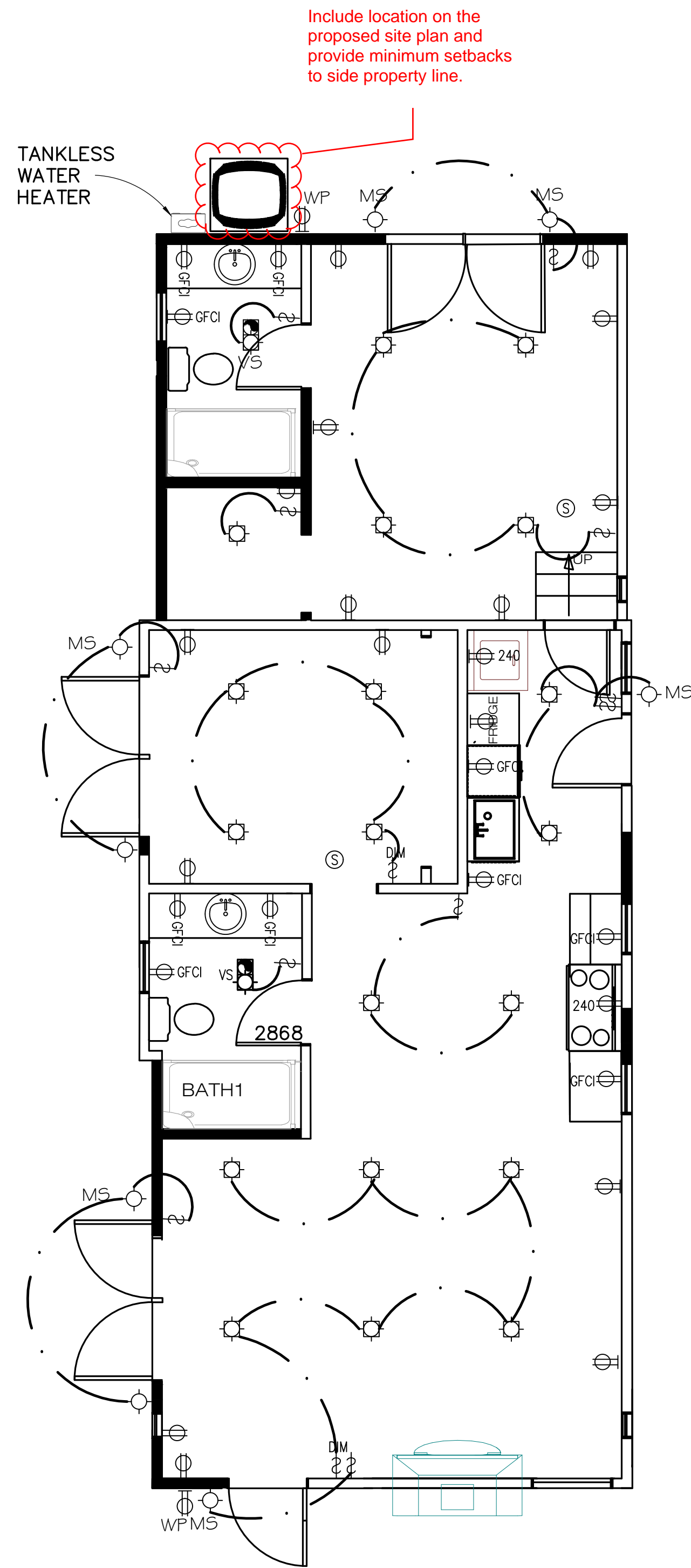
SIGNATURE

NES CONSULTANTS LLC  
CIVIL & STRUCTURAL ENGINEERING  
1659 BRAHAM LN, SUITE F, FARMERS  
SAN JOSE, CA 95118  
(415) 962-2008

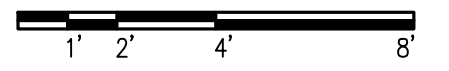
ELEVATIONS

AZADEH MARDANI RESIDENCE  
OCEAN 4NE GUADALUPE  
CARMEL-BY-TH-SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	A.3
	5 of 10 Sheets
JOB NO.	21021



**PROPOSED ELECTRICAL PLAN**



**LEGEND**

- 110V DUPLEX CONVENIENCE DUPLEX OUTLET
- 220V DUPLEX CONVENIENCE DUPLEX OUTLET
- GFI OUTLET
- WEATHERPROOF OUTLET
- 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
- SWITCH
- VACANCY SENSOR SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- INCANDESCENT WALL MOUNTED FIXTURE
- INCANDESCENT BAR LIGHT FIXTURE
- RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- HANGING FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL SMOKE DETECTORS SHALL BE INTERCONNECTED)
- SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
- OUTDOOR CONDENSER UNIT

**GENERAL NOTES & SPECIFICATIONS:**

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing. The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.

All construction shall meet the requirements of chapter 4, California Green Building Standards: Recycle 65% of construction and demolition waste. Provide operations & maintenance manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug Institute's Green Label plus program. The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

**FIRE NOTES:**

- A. FIRE PROTECTION**
- Provide 5/8" type "X" gyp. bd. at house/ garage walls and at utility closet walls. Provide 26g min. galvanized steel ducting through fire wall.
  - Min. 4" street numbers of a contrasting color, visible from street;
  - Closet fixtures to be surface mounted at 18" min. to shelves.
- B. SMOKE/ CARBON MONOXIDE DETECTOR**
- T15 V interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.

**MECHANICAL NOTES:**

The MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be submitted to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 3' from any openings into the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed during construction for all new and existing ductwork. All annular spaces around pipes, electric cables or other openings in sole/ bottom plates at exterior walls shall be protected against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CBSC Section 4.507.2

**C. WATER HEATER: TANKLESS WATER HEATER.**

**D. HEATING**

- Install Thermocore 60000 Btu Ductless Mini Split Air conditioner Heat
- E. THERMOSTAT** Provide double setback thermostat for FAU.  
**F. DRYER VENT** Vent dryer to exterior of building with smooth metal duct with inline mechanical fan, routed through attic to backdraft damper at eave soffit.  
**G. TUB & SHOWER**

- Limestone tile shower to 6' height, with chloro-loy WATER CONSERVATION waterproof shower base, or approved equal. See GB req.
- Acrylic spa with limestone tile surround.
- Acrylic tub & tile to 6' hgt.
- Provide individual control valves of the pressure balance or thermostatic mixing valve type, at showers and tubshower combinations Low-flow shower heads to have a maximum 2.0 GPM; water closets shall have a maximum of 1.28 gallons per flush; Kitchen faucet aerator shall have a maximum 1.8 GPM; residential lavatory aerators shall have a maximum 1.5 GPM; and a high pressure reducing valve between meter and first point of use (60 PSI maximum).

**ELECTRICAL NOTES:**

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

**R. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES**

- All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen walls & countertops.
- Provide a dedicated 20 Amp circuit for bathroom GFIs. No other receptacle or loads for this circuit.
- All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
- Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking unit.
- Provide separate laundry circuit.
- All recessed elect. fixtures in insulation to be IC rated. Provide damp rated light fixtures in baths or showers.
- Provide an arc-fault interrupter circuit for receptacles in all rooms except kitchen and garage.
- Provide undercounter fluorescent fixtures at entire kitchen.
- All exterior fixtures to be high efficacy or on motion sensors with photocontrol. See mandatory features for required lighting at kitchen and bath.
- Provide 1 receptacle at the islands. Receptacles may not be more than 12" below the counter surface or be below a counter that extend more than 6" beyond a cabinets end.
- The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and receptacle shall be accessible.
- Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

**S. FANS**

- Provide exhaust fans with lights at laundry & baths. Bath exhaust fans to be energy star compliant and to have humidity controllers.

**U. STRUCTURED WIRING**

- Provide structured panel and all connections to system. Locate panel 4" min. to electrical entry. Provide labeling of all circuits at panel.
- Provide tech parts as shown on plans. Provide individual jacks as determined by owners, for phone, data, & cable service. Provide Cat 5e & RG 6 wiring with all connectors. All wiring to be in home runs. Maintain 1" clearance of wiring to electrical circuits, cross wiring at right angles, and avoid circuits with motors or fans. Do not over pull or link wiring, & provide wide loops at turns. Do not crush wiring with insulated staples.

**V. LIGHTING**

- All lighting shall be high efficacy and meet the requirements of Section 150.0(k) and Joint Appendix JAB.
- A single bathroom light shall be high efficacy as shown on plans. All other lights shall be high efficacy or controlled by vacancy sensor and shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
- All garage and laundry luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
- All light fixtures shall contain bulbs that are labeled as JAB-2019 (JAB-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
- All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
- Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JAB-2019-E efficiency label.

**W. AC & DC UNITS:** Install as per manufacture's instructions.

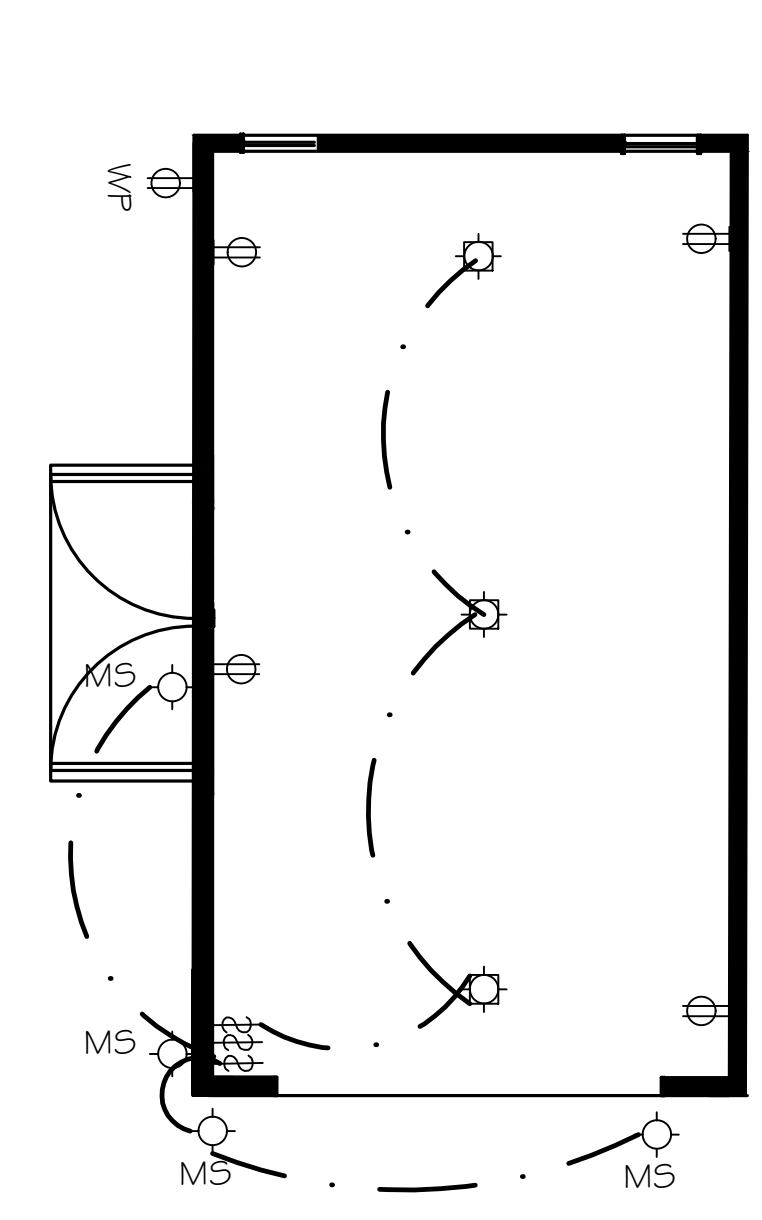
SUBMITTAL		12/13/23
VL	Designed	
VL	Drawn	
NP	Checked	
SIGNATURE		DATE
		12/13/23
REGISTERED CIVIL ENGINEER		REVISIONS
<b>NES CONSULTANTS LLC</b> CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LN, SUITE F, #40180 SAN JOSE, CA 95118 (510) 962-2008		MARK
<b>ELECTRICAL PLAN</b> <b>AZADEH MARDANI RESIDENCE</b> OCEAN 4NE GUADALUPE CARMEL-BY-THE-SEA, CA		DESCRIPTION
Scale AS NOTED		BY
Date 4/22/21		DATE
REF. NO.		REVISIONS
DWG. NO.		MARK
A.4		DATE
6 of 10 Sheets		BY
JOB NO. 21021		DATE

ROOF COVERINGS:  
 GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389

- WALL LEGEND**
- EXISTING TO REMAIN
  - NEW 2x4 @16" STUD WALL AT EXTERIOR WALL
  - NEW 2x4 @16" STUD WALL AT INTERIOR WALL
  - - - TO BE DEMOLISH
  - ▨ 1-HOUR FIRE RATE WALL  
 INSTALL 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

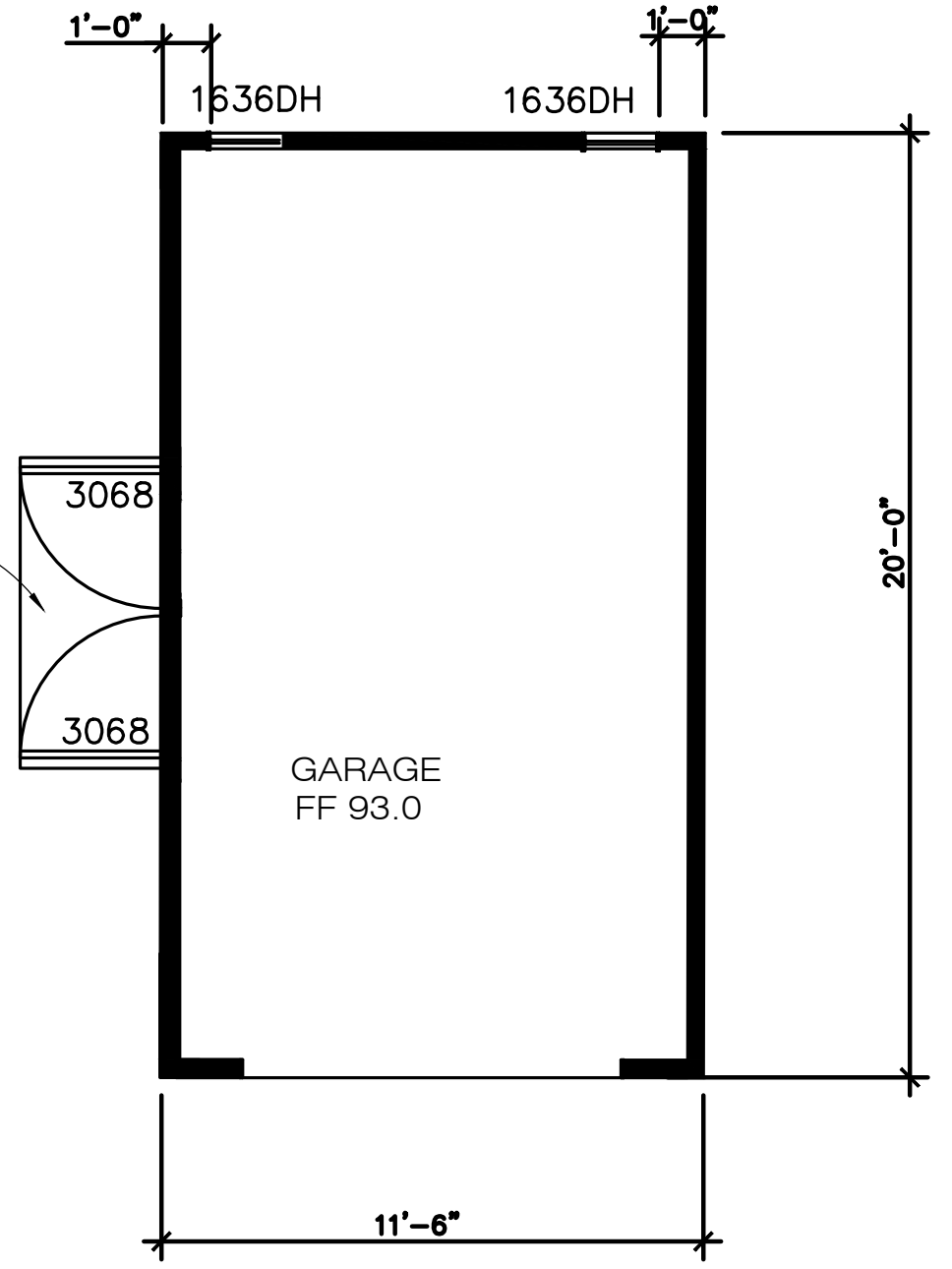
**KEYNOTES**

- 1 PARTITIONS.
  - A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
  - B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
  - C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
- 2 PROVIDE AND INSTALL DOOR AS PER SPECS.
- 3 PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.



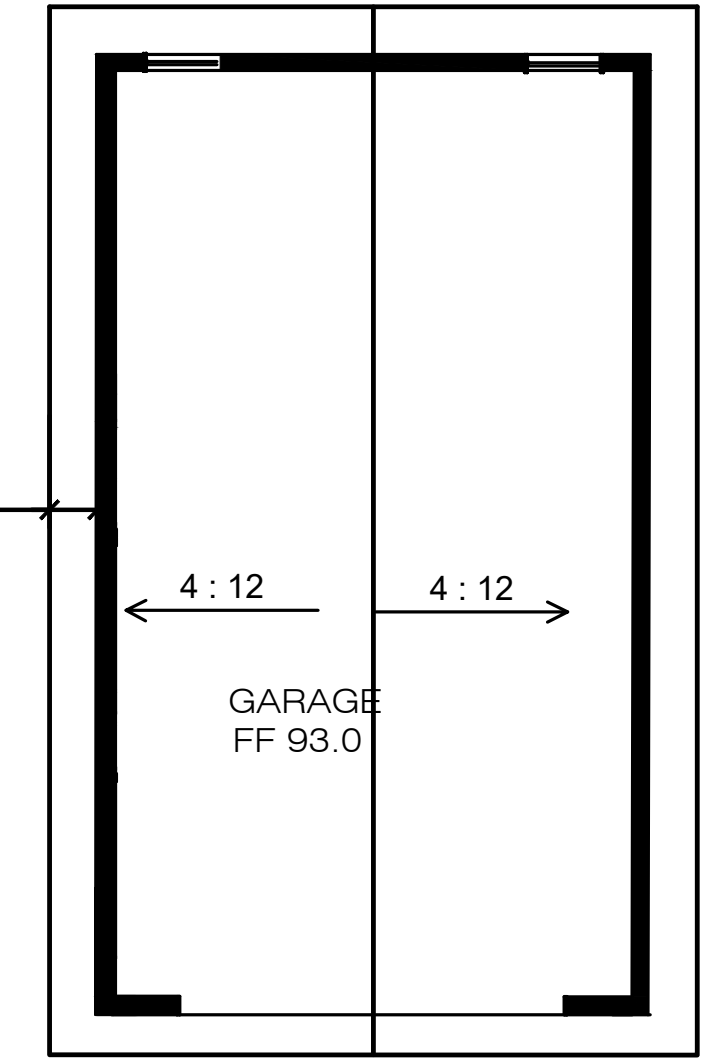
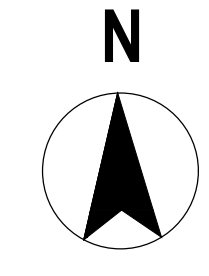
**PROPOSED ELECTRICAL PLAN**

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



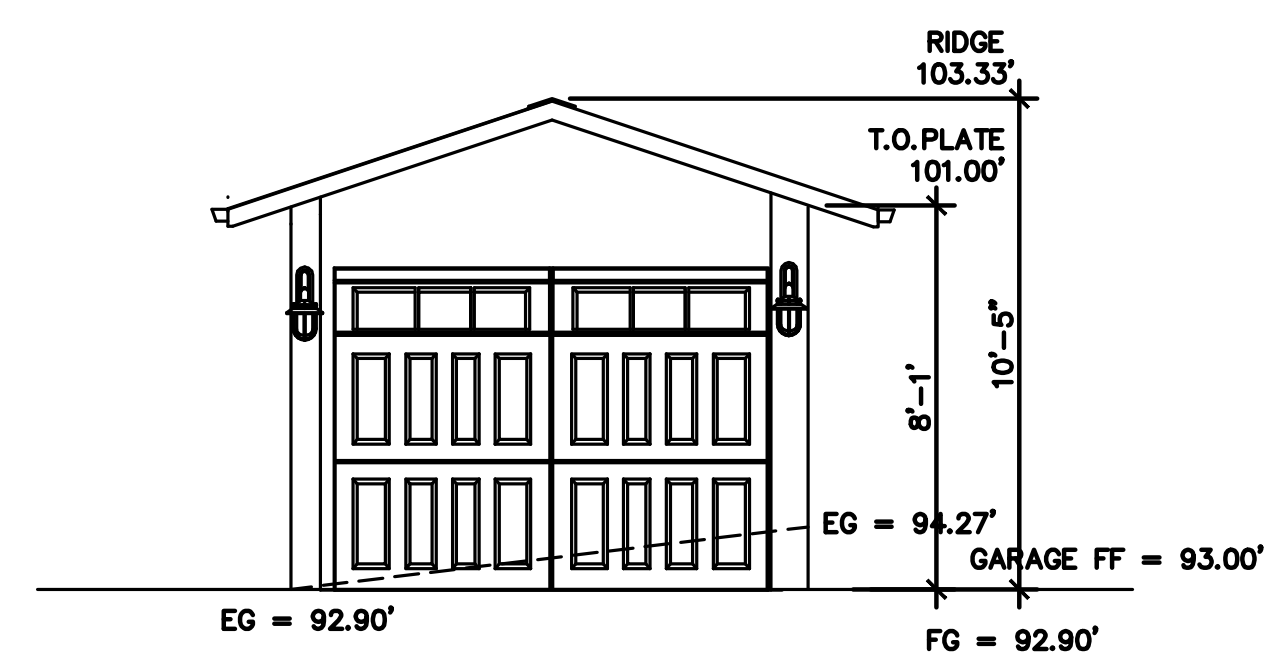
**PROPOSED FLOOR PLAN**

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



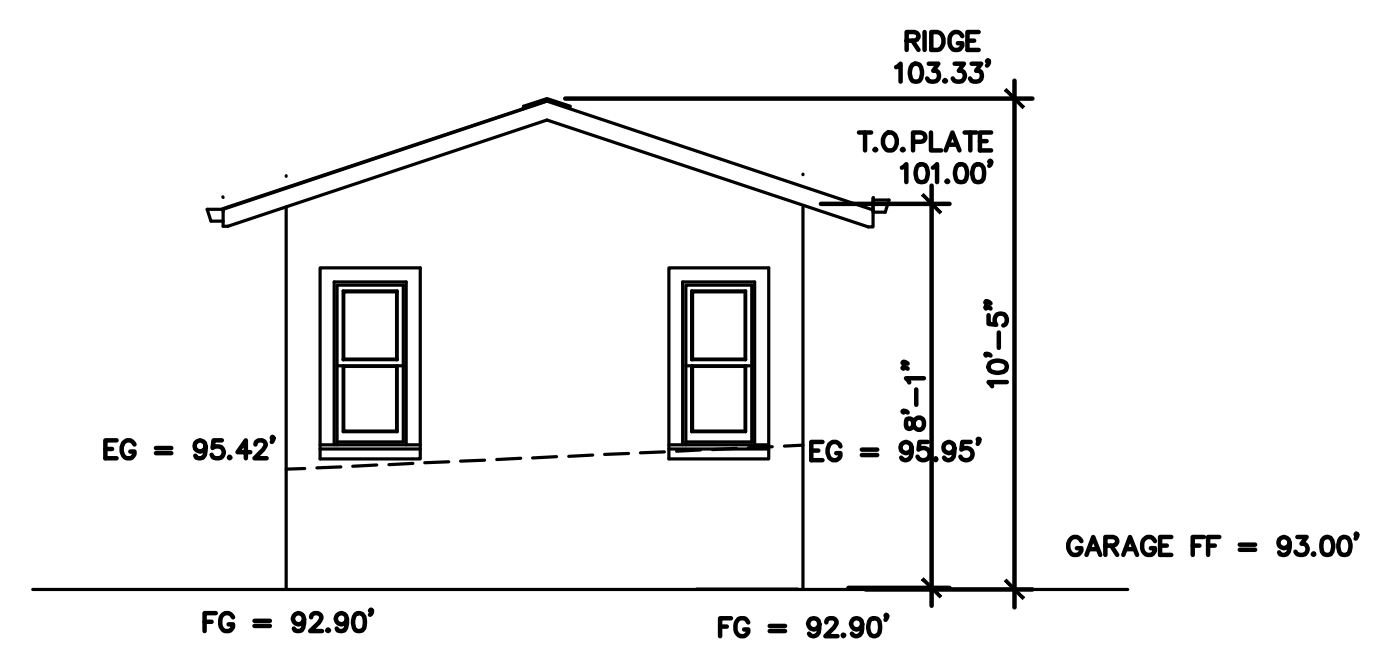
**PROPOSED ROOF PLAN**

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



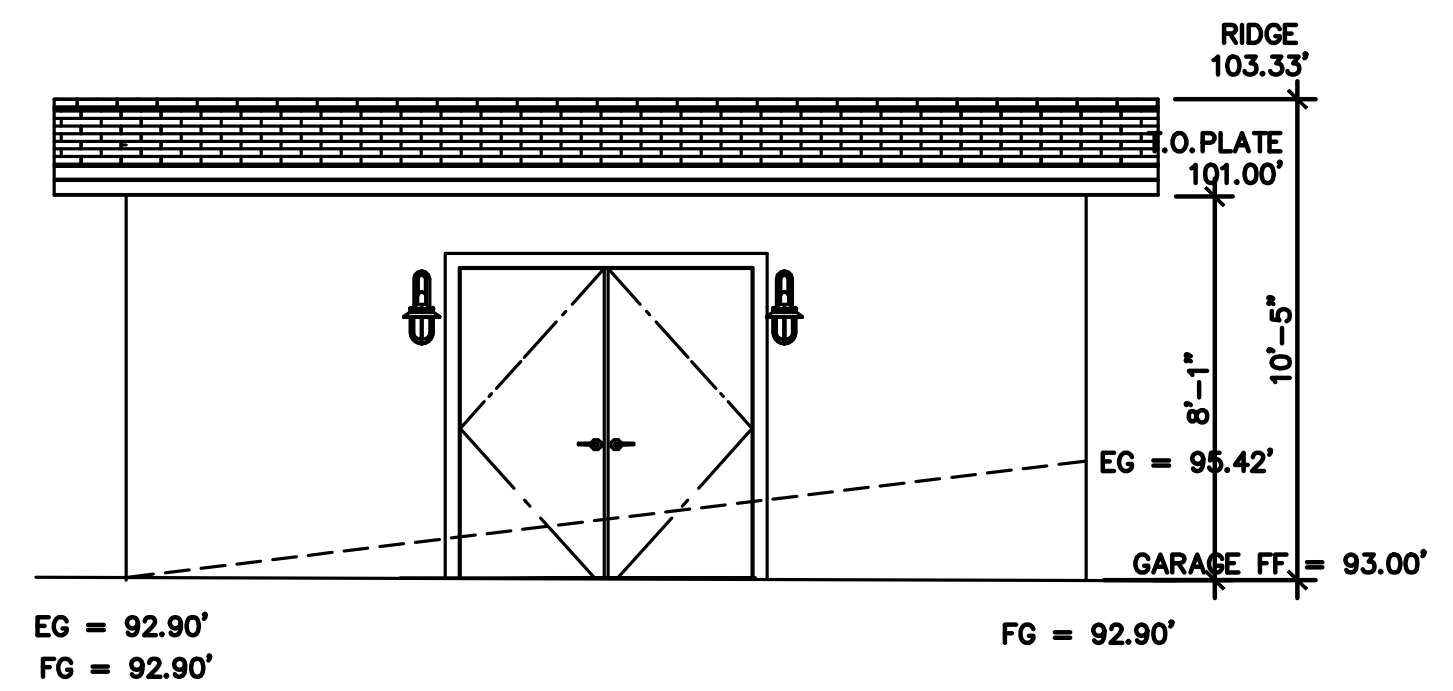
**(N) FRONT ELEVATION - SOUTH**

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



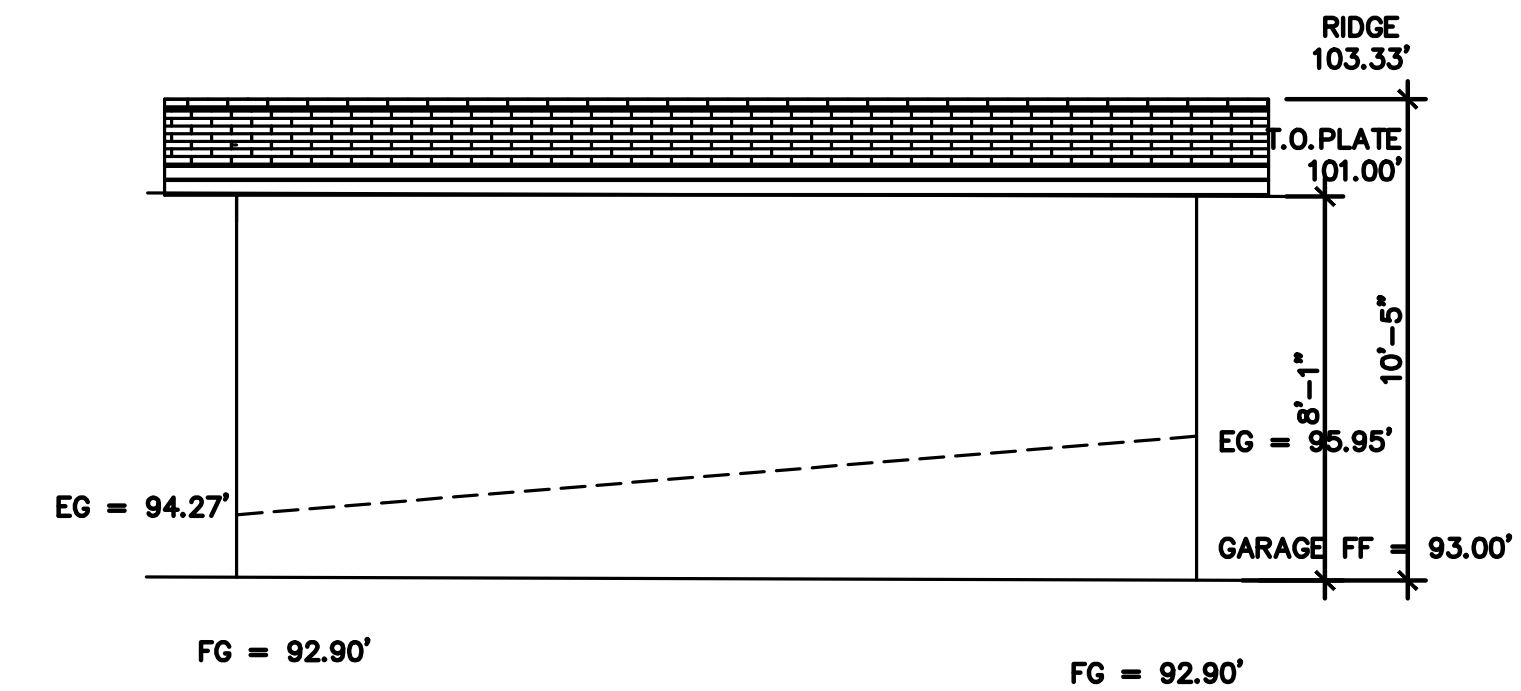
**(N) BACK ELEVATION - NORTH**

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



**(N) LEFT ELEVATION - WEST**

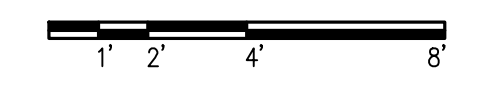
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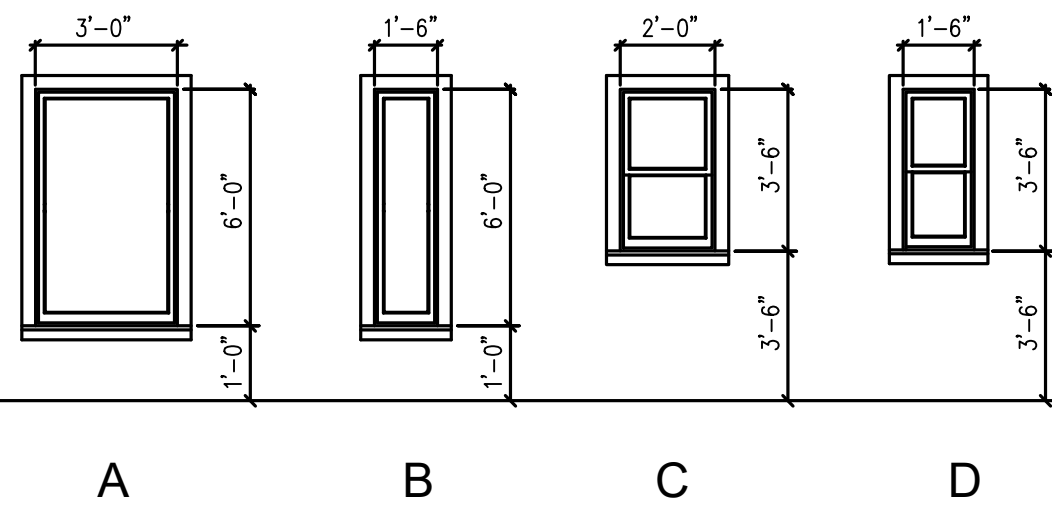


**(N) RIGHT ELEVATION - EAST**

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

12/3/23									
SUBMITTAL	VL	VL	NP	Checked	MARK	DATE	BY	REVISIONS	
DESIGNED	DRAWN	CHECKED	DATE	BY					
NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER					SIGNATURE <b>NES CONSULTANTS LLC</b> CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LN, SUITE F, FARMERS SAN JOSE, CA 95118 (510) 962-2008				
PROPOSED GARAGE PLAN					<b>AZADEH MARDANI RESIDENCE</b> OCEAN 4NE GUADALUPE CARMEL-BY-THE-SEA, CA				
Scale AS NOTED									
Date 4/22/21									
REF. NO.									
DWG. NO.									
A.5									
3 of 10 Sheets									
JOB NO. 21021									





WINDOW ELEVATION TYPES

WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
GARAGE	1	GARAGE (REAR/NORTH WALL)	D	(2) 1'-6" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
	2	LIVING ROOM (FRONT/SOUTH WALL)	A	3'-0" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
MAIN HOUSE	3	LIVING ROOM (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	4	LIVING ROOM (LEFT/WEST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	5	KITCHEN (RIGHT/EAST WALL)	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	NO	NO
	6	KITCHEN (RIGHT/EAST WALL, NEAR DOOR)	C	2'-6" X 6'-0"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
	7	BATHROOM ONE (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	8	BEDROOM TWO (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	9	BATHROOM TWO (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	10										

DOOR NOTES

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
8. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES

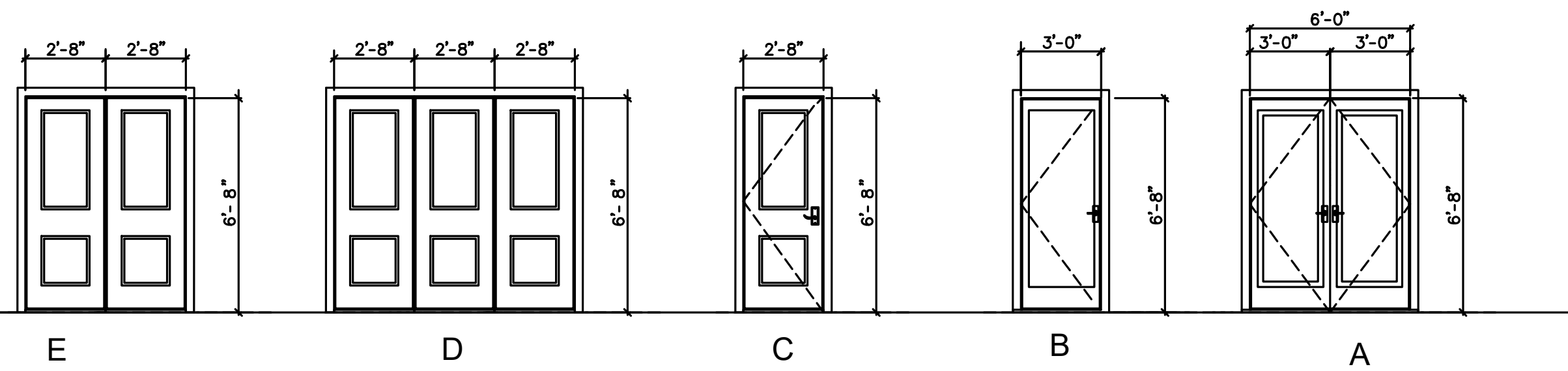
1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FRO REVIEW BY OODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTENSION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

ABBREVIATIONS

- N/A — NOT APPLICABLE  
 G.C. — GENERAL CONTRACTOR  
 P — PAINT  
 ST — STAIN  
 FF — FACTORY FINISH  
 I.D. — INTERIOR DESIGN  
 S — SEALED  
 MFR. — MANUFACTURER  
 FIN. — FINISH  
 NAT. — NATURAL

DOOR SCHEDULE

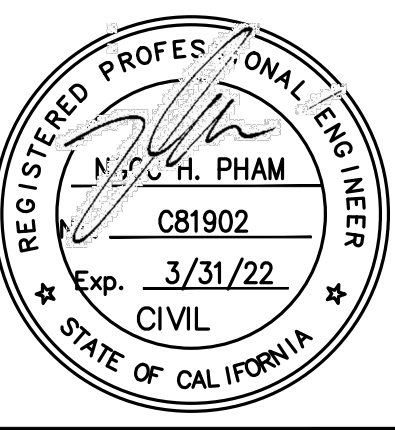
	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
GARAGE	1	GARAGE	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
	3	LIVING ROOM	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
MAIN HOUSE	4	LIVING ROOM (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
	5	BEDROOM ONE (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
	6	BEDROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO
	7	KITCHEN (RIGHT/ EAST ENTRY)	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
	8	BATHROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO
	9	BEDROOM ONE CLOSET	D	(3) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO
	10	BEDROOM TWO (REAR/NORTH ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	WOOD	NO	NO
	11	BATHROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO
	12	BEDROOM TWO CLOSET	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO
	13	KITCHEN AND BEDROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	WOOD	NO	NO



DOOR ELEVATION TYPES

DATE	BY	REVISIONS
12/3/23		

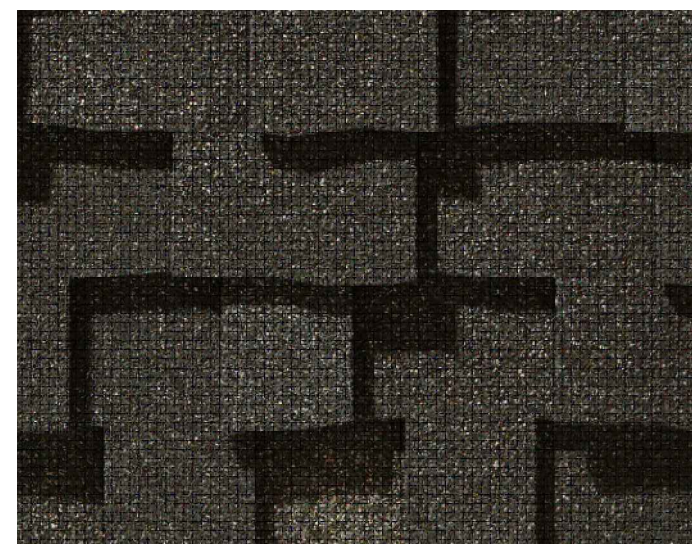
VL	VP	VP	VP
Designed	Drawn	NP	Checked



NGOC PHAM (C81902)  
 REGISTERED CIVIL ENGINEER  
 SIGNATURE  
 NES CONSULTANTS LLC  
 CIVIL & STRUCTURAL ENGINEERING  
 1059 BAYVIEW BLVD., SUITE 100  
 SAN JOSE, CA 95131  
 (415) 962-2008

WINDOWS AND DOORS SCHEDULE  
 AZADEH MARDAN RESIDENCE  
 OCEAN 4NE GUADALUPE  
 CARMEL-BY-THE-SEA, CA

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MANUFACTURE: CERTAINTEED MOUNTAIN RIDGE  
SHINGLE ROOF  
PRESIDENTIAL SHAKE, CLASS A  
COUNTRY GRAY COLOR

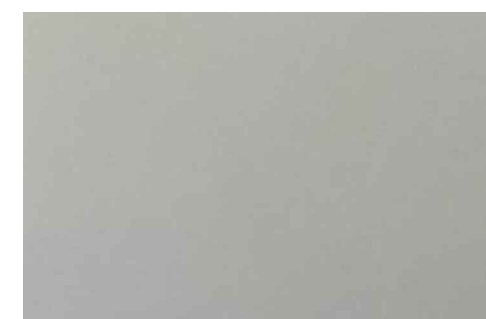
SHINGLE ROOF  
NO SCALE



LUXURY BRONZE

MANUFACTURE: JELD-WEN  
CLADWOOD  
FINISH: LUXURY BRONZE

DOOR-WINDOW  
NO SCALE



FINISH: STUCCO, SHERWIN-WILLIAMS  
SHIMPLE WHITE SW7021  
FOR MAIN HOUSE AND GARAGE

EXTERIOR WALL  
NO SCALE



SOLID WOOD GRAY WASH  
GARAGE DOOR/FENCE DOOR COLOR  
NO SCALE



MANUFACTURE: MINKA LAVERY  
WESTGATE ALDER BRONZE OUTDOOR WALL MOUNT

LIGHT BULB: 25W MAX

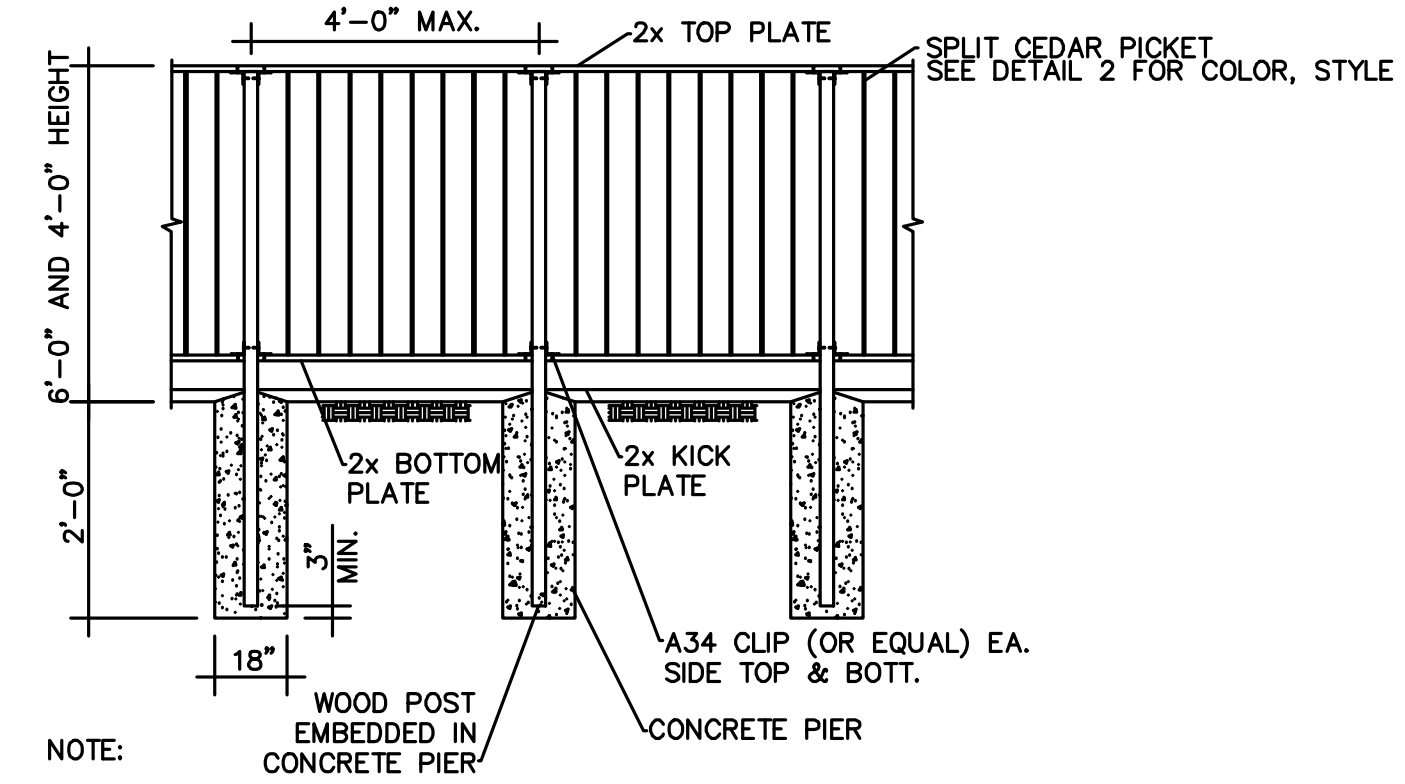
OUTDOOR LIGHT - GARAGE AND FRONT ENTRANCE DOOR  
NO SCALE



MANUFACTURE: TRUE FINE  
POWDER-COATED BLACK DARK SKY  
OUTDOOR WALL LIGHT

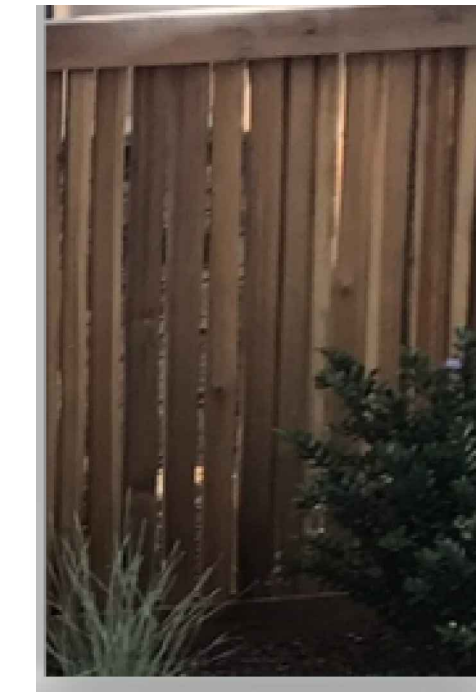
LIGHT BULB: 25W MAX

OUTDOOR LIGHT - SIDE DOORS AND REAR DOORS  
NO SCALE



- NOTE:
- FENCE HEIGHT SHALL BE MEASURED TO THE LOWEST FINISHED GRADE WHEN THERE IS AN ELEVATION DIFFERENCE ON EACH SIDE.
  - WOOD POSTS SHALL BE PRESSURE-TREATED DOUGLAS FIR LARCH 4x4 NO. 2.
  - CONCRETE STRENGTH SHALL BE 2500 PSI MIN.
  - REINFORCEMENT YIELD STRENGTH SHALL BE 40 KSI MIN.
  - FENCES SUPPORTING SOIL AND/OR LOCATED ON THE HILLSIDE SHALL BE DESIGNED BY A LICENSED ARCHITECT OR ENGINEER.
  - AS AN OPTION, DIFFERENT SIZES OF POST AND FOOTING MAY BE USED PROVIDED STRUCTURAL CALCULATIONS AND DETAILS WITH CALIFORNIA LICENSED ENGINEER'S STAMP AND SIGNATURE ARE SUBMITTED.
  - ALL WEATHER EXPOSED WOOD MEMBERS SHALL BE NATURALLY DURABLE OR PRESSURE TREATED.
  - ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.

FENCE DETAIL 1  
NO SCALE



FENCE DETAIL 2  
NO SCALE



4 FT. W X 4 FT. WOODEN GATE IN GRAY WASH

FENCE GATE  
NO SCALE

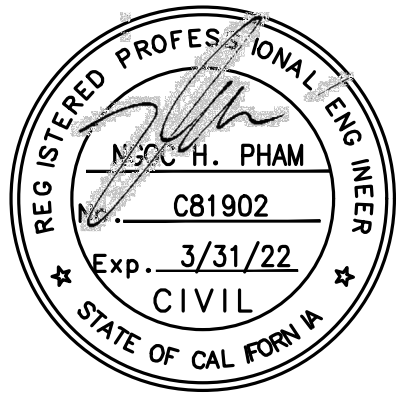


8'W x 7'H. 18.4 R-VALUE INTELICORE  
INSULATED SOLID WOODEN GARAGE  
DOOR IN GRAY WASH COLOR.

GARAGE DOOR  
NO SCALE

DATE	BY	DESCRIPTION	MARK
12/3/23			

VL	NP	Checked
Designed	Drawn	



NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

SIGNATURE

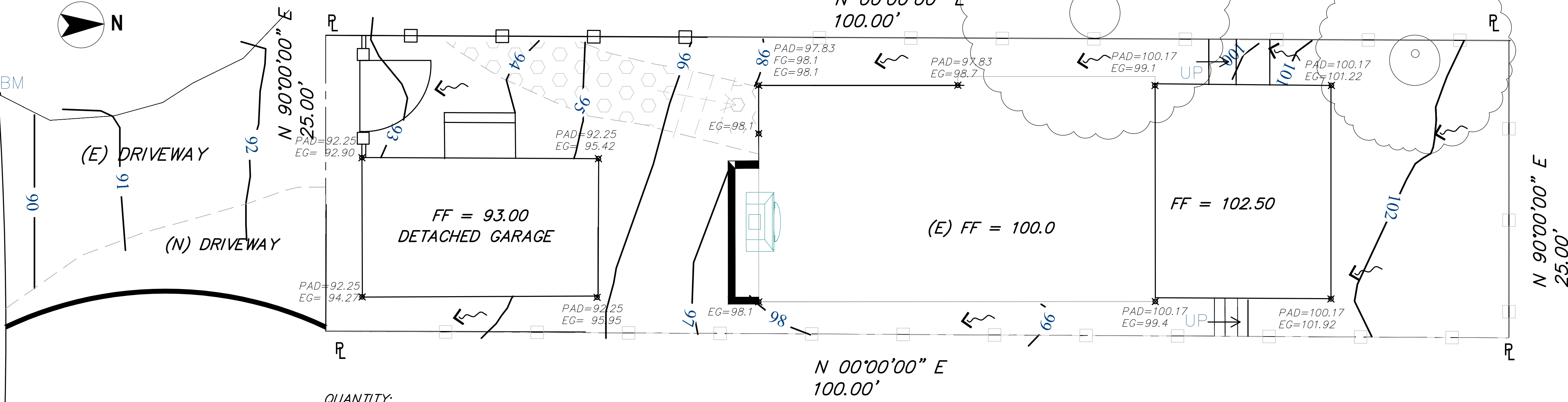
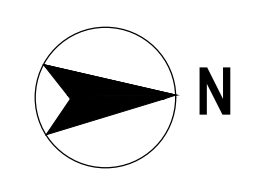
**NES CONSULTANTS LLC**  
CIVIL & STRUCTURAL ENGINEERS  
1659 BRANHAM LN SUITE 100  
SAN JOSE, CA 95118  
(510) 962-2008

**MATERIALS**

**AZADEH MARDANI RESIDENCE**  
OCEAN 4NE GUADALUPE  
CARMEL-BY-THE-SEA, CA

Scale	AS NOTED
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FLOW LINE  
OCEAN AVE



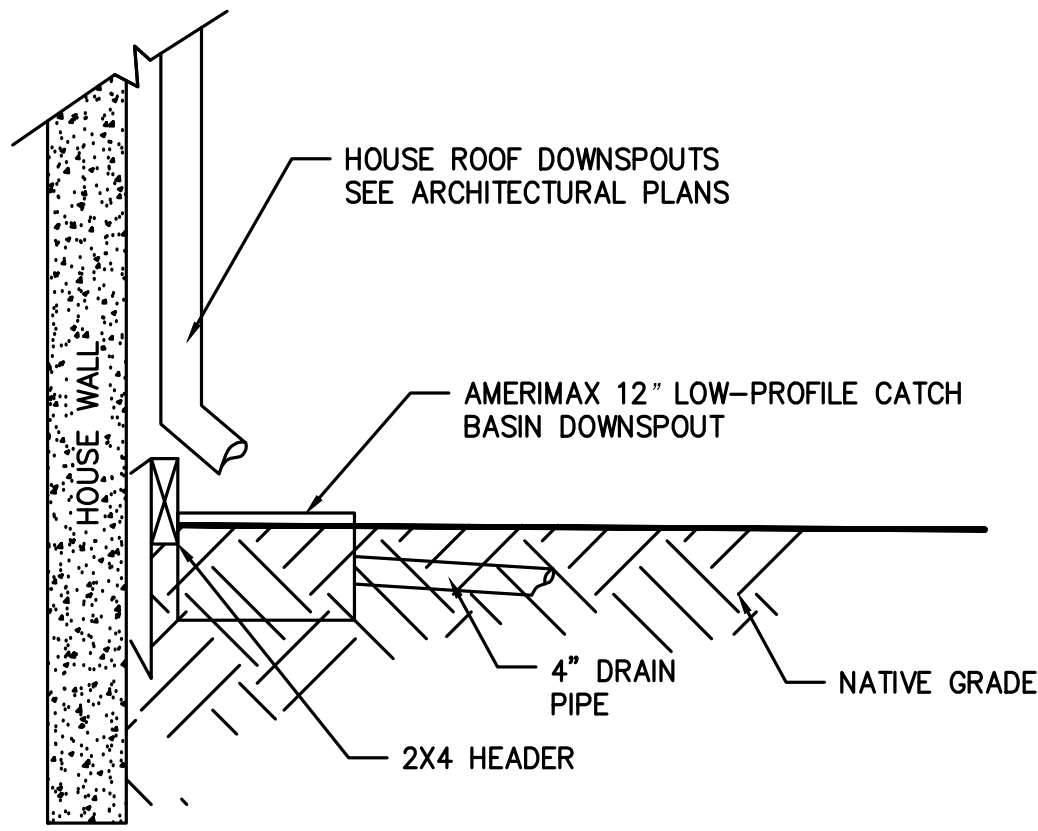
QUANTITY:  
EXCAVATION = 35 CY  
BACKFILL = 3 CY

GRADING PLAN

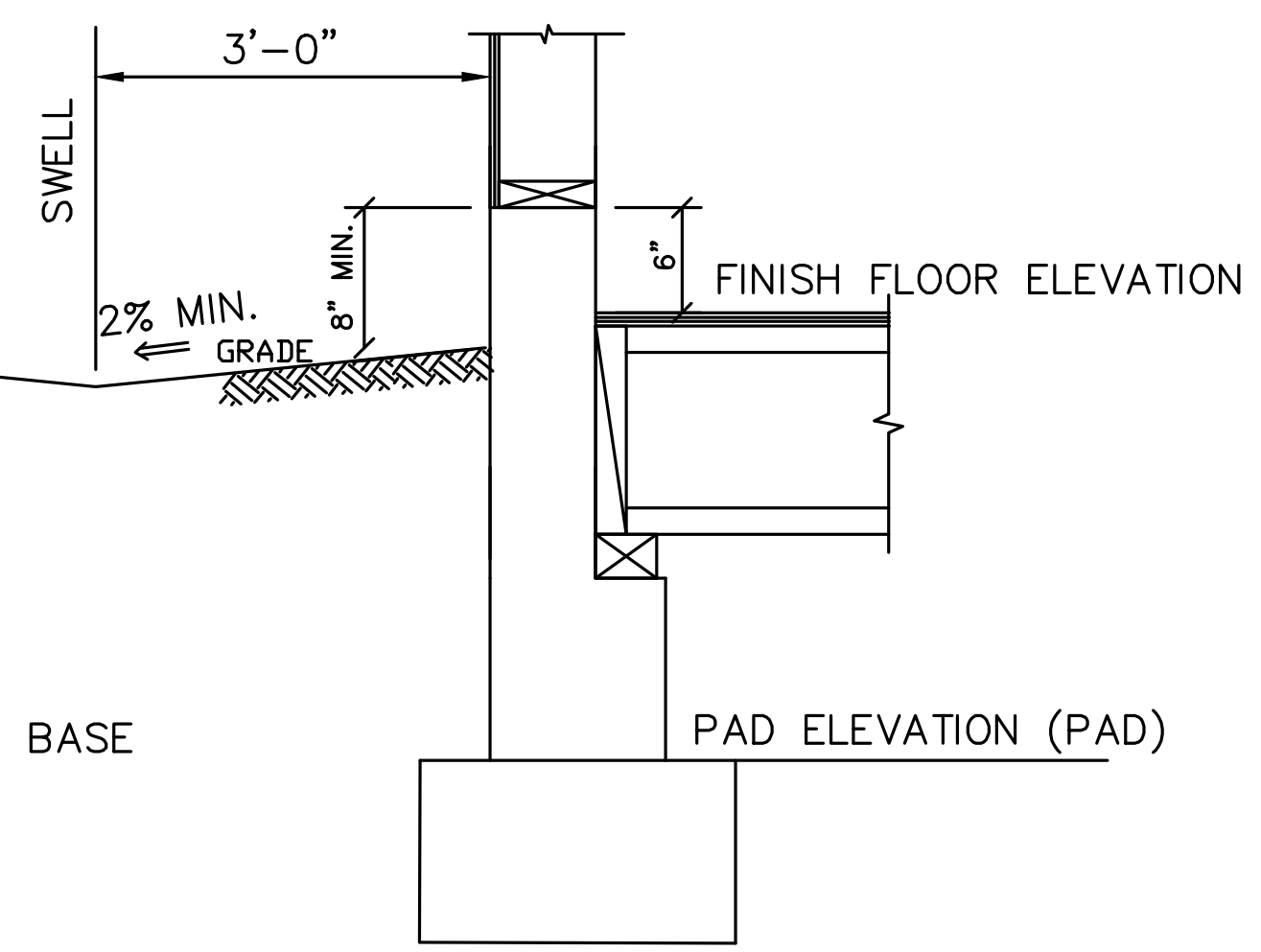
scale: 3/16" = 1'-0"

GRADING NOTES:

1. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE PROPOSED BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 10FT. MINIMUM SLOPE ON ALL OTHER CASES SHALL NOT BE NO LESS THAN 1%.
2. SLOPE DRIVEWAY AT 2% TO DIRECT DRAINAGE AWAY FROM BUILDING TOWARD STREET.
3. THIS PLAN IS PART OF THE PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAIL AND DIMENSIONS.

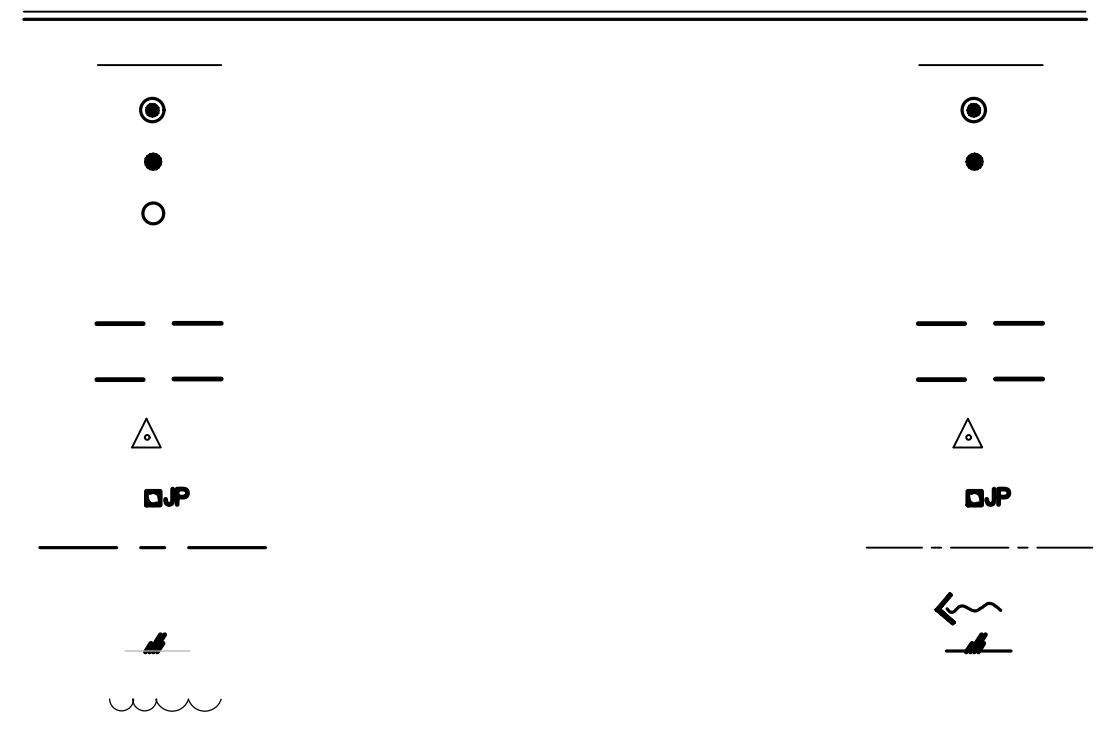


DETAIL 1: ROOF DOWNSPOUT  
NOT TO SCALE



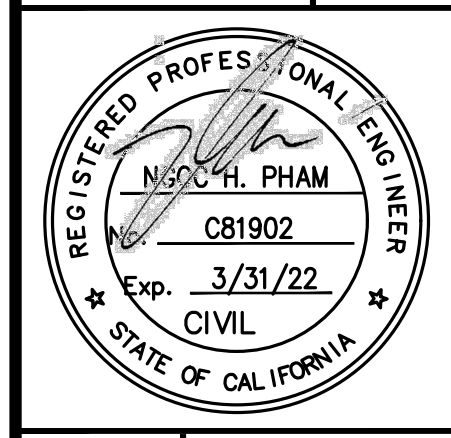
DETAIL 3: TYPICAL BUILDING SECTION  
NOT TO SCALE

LEGEND:



DATE	BY	REVISIONS
12/3/23		

VL	NP	MARK
Designed	Drawn	Checked



NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC  
CIVIL & STRUCTURAL ENGINEERING  
1659 BRANHAM LN, SUITE F, FARMERS  
SAN JOSE, CA 95118  
(415) 962-2008

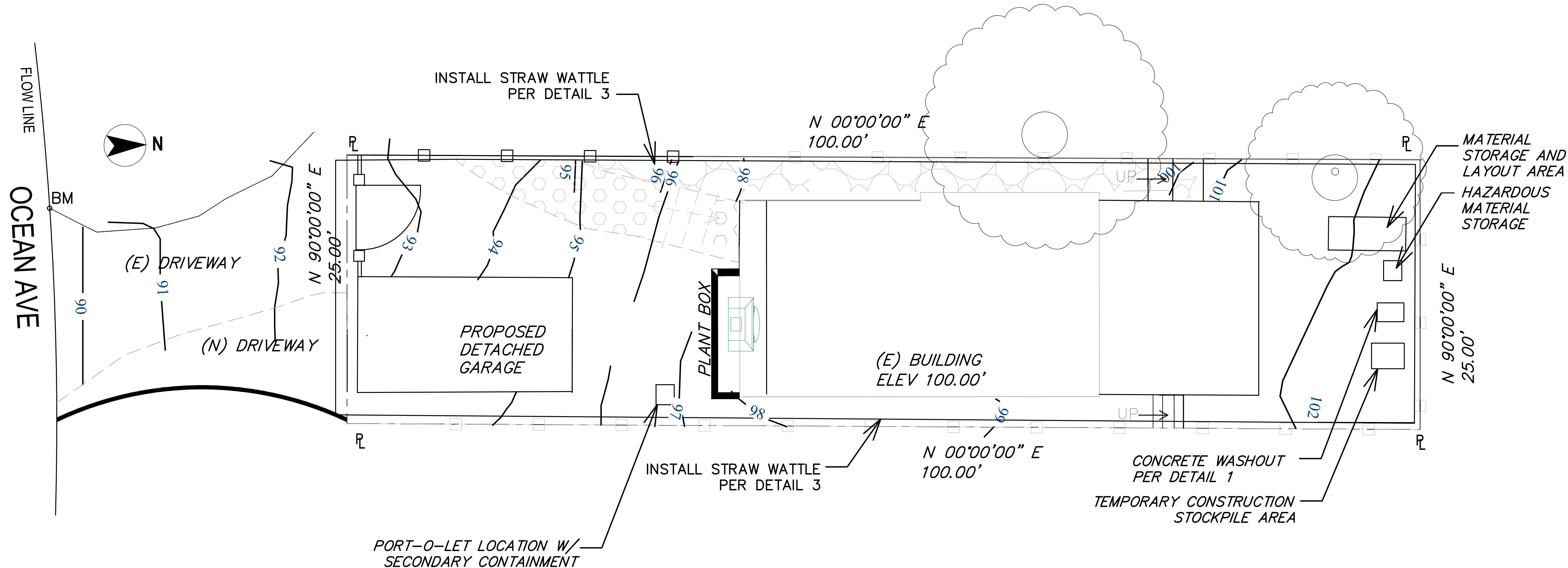
GRADING PLAN

**AZADEH MARDANI RESIDENCE**  
OCEAN 4NE GUADALUPE  
CARMEL-BY-THE-SEA, CA

Scale	AS NOTED
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**LEGEND:**

- STRAW WATTLE
- [Hatched Box] WASHOUT
- [Tree Icon] TREE PROTECTION
- [Arrow] DIRECTION OF SURFACE DRAINAGE

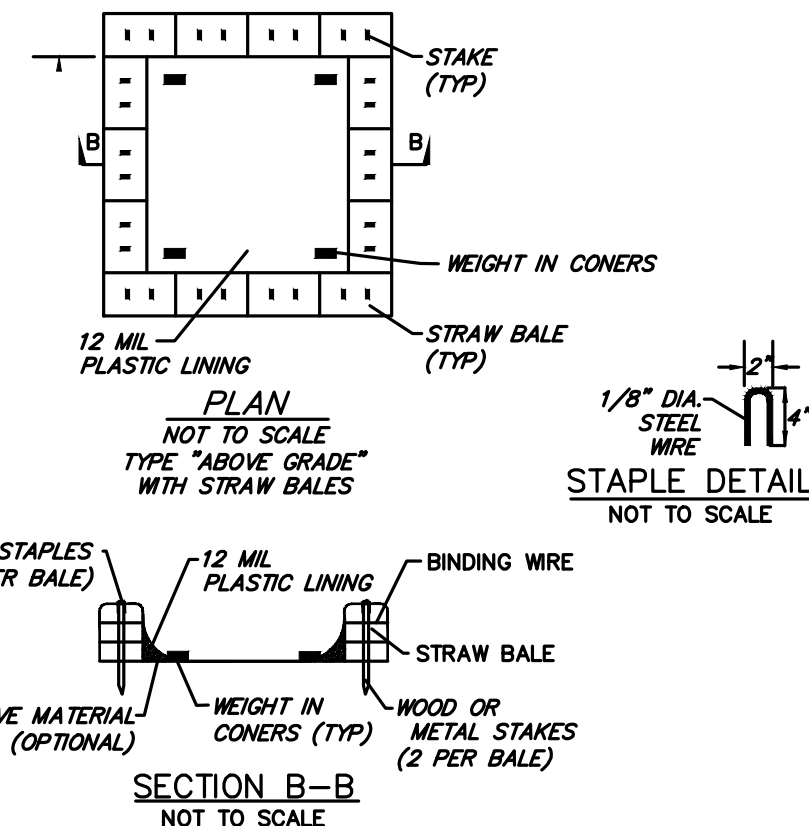


**CONSTRUCTION NOTES:**

1. INSTALL STRAW WATTLES AS SHOWN ON PLAN PER DETAIL 3 ON THIS SHEET.
2. CONSTRUCT EQUIPMENT WASHOUT AREA PER DETAIL 1 ON THIS SHEET.
3. CONSTRUCT INLET PROTECT PER DETAIL 4 ON THIS SHEET.
4. CONSTRUCT TEMPORARY COVERED AREA FOR STORING CEMENT, PAINTS, FLAMMABLES, OILS, FERTILIZERS PESTICIDE, OR ANY OTHER MATERIALS THAT WILL POTENTIALLY BECOME A POLLUTANT.
5. INSTALL TEMPORARY CONSTRUCTION WITH PRIVACY SCREEN AS SHOWN ON THE PLAN.

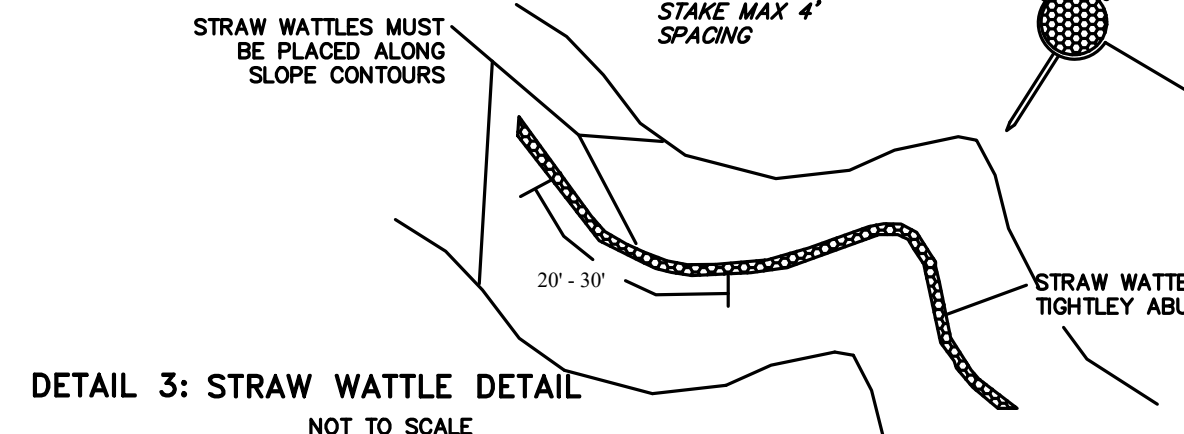
**EROSION CONTROL PLAN**

scale: 3/16" = 1'-0" [Graphic Scale]



**NOTES:**

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 2" MIN. DEEP AND 4" MAX. DEEP, DIG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



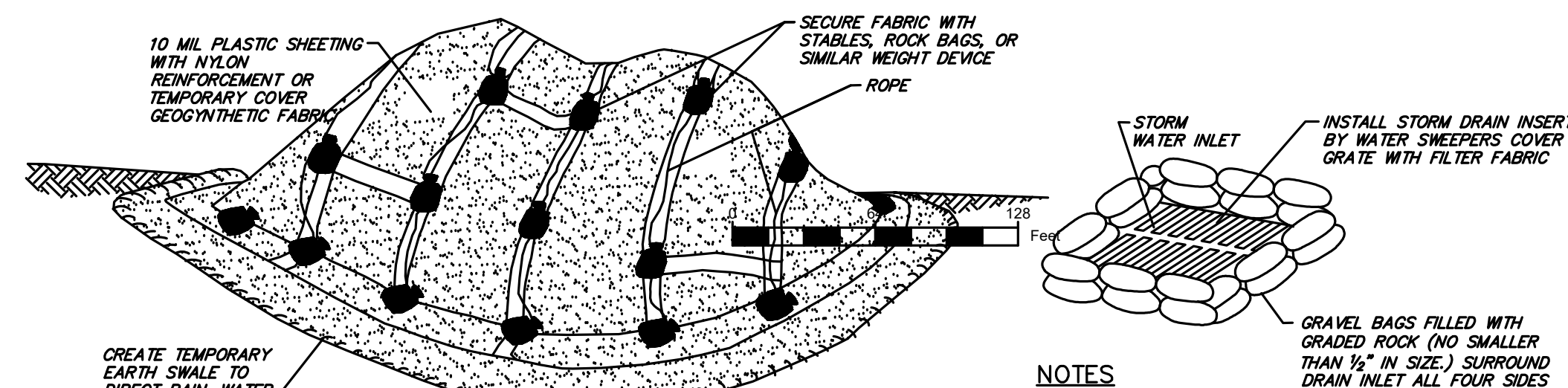
DETAIL 3: STRAW WATTLE DETAIL NOT TO SCALE

**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD AND NPDES.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED: TIRE WASH AREA AND INLET PROTECTION.
3. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO OCTOBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. 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.
6. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
7. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS.
8. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.
9. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
11. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING PLAN FOR OTHER INFORMATION.

**SUPPLEMENTAL:**

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.



- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD.
  2. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
  3. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.
  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.
  5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

DETAIL 2: TEMPORARY COVER ON STOCK PILE NOT TO SCALE

- NOTES:**
1. THICKNESS OF GRAVEL BAGS WHEN LAID SHALL NOT EXCEED 4". ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
  2. REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.
  3. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

DETAIL 4: DRAIN INLET (D.I.) PROTECTION DETAIL

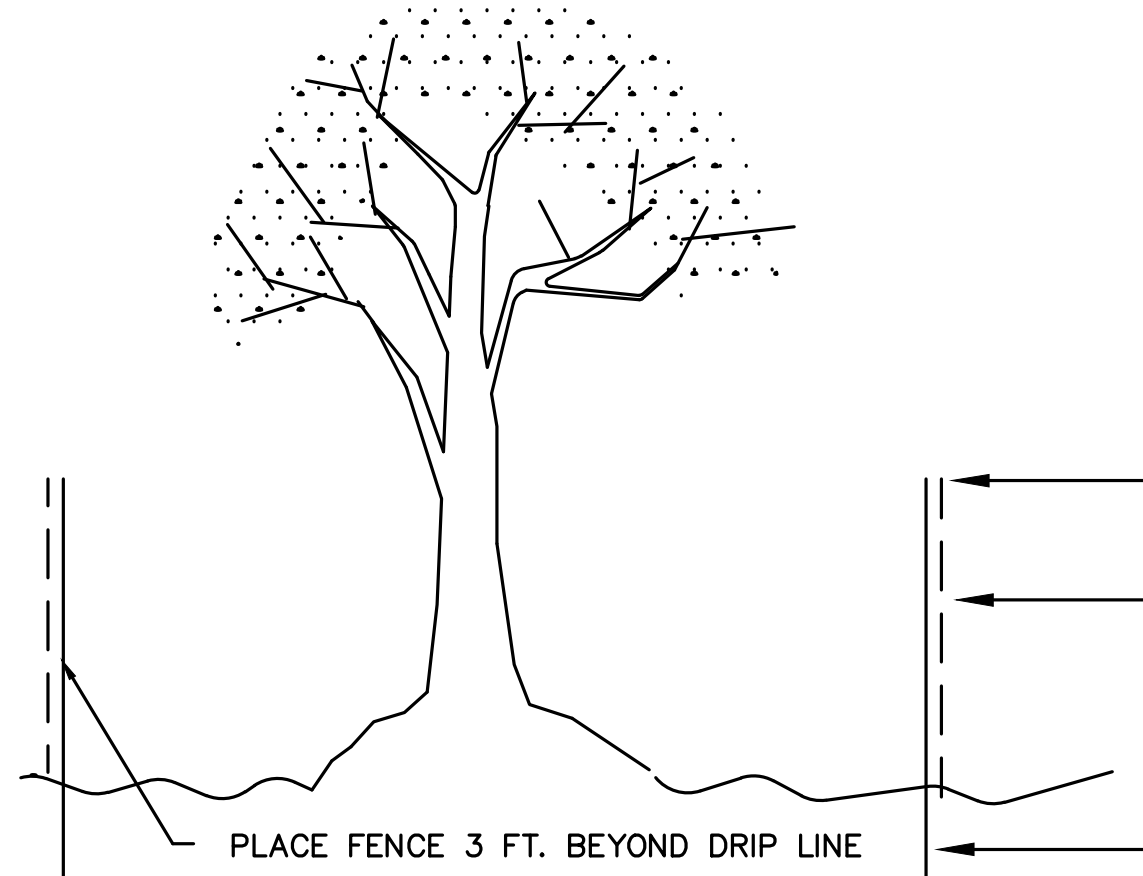
**MAINTENANCE NOTES**

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - F. RILLS AND GULLIES MUST BE REPAIRED.

SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

**NOTICE TO CONTRACTORS:**

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.



TYPICAL TREE PROTECTION DETAIL SEE SHEET EC.2 FOR SPECS

**TREE PROTECTION NOTES**

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" DEVICES ARE NOT MAINTAINED PROPERLY.
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A TREE SERVICE COMPANY.
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED TREE SERVICE COMPANY.
7. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.

12/13/23	SUBMITTAL						REVISIONS

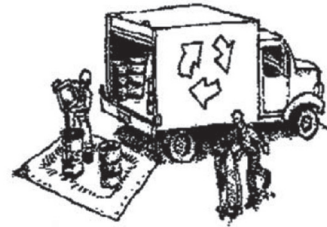

  


# CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- 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 forecast.
- 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 disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- 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 be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



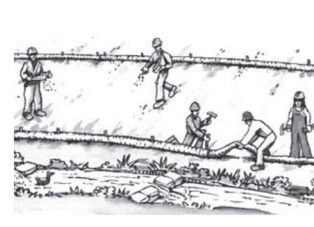
## EQUIPMENT MANAGEMENT & SPILL CONTROL

### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



## EARTHWORK & CONTAMINATED SOILS

### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

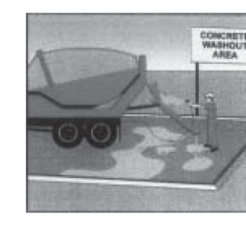


## PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.



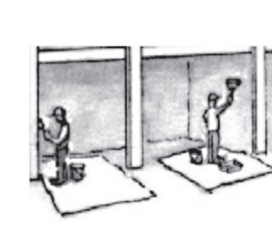
## CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



## LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



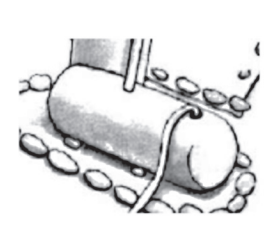
## PAINTING & PAINT REMOVAL

### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



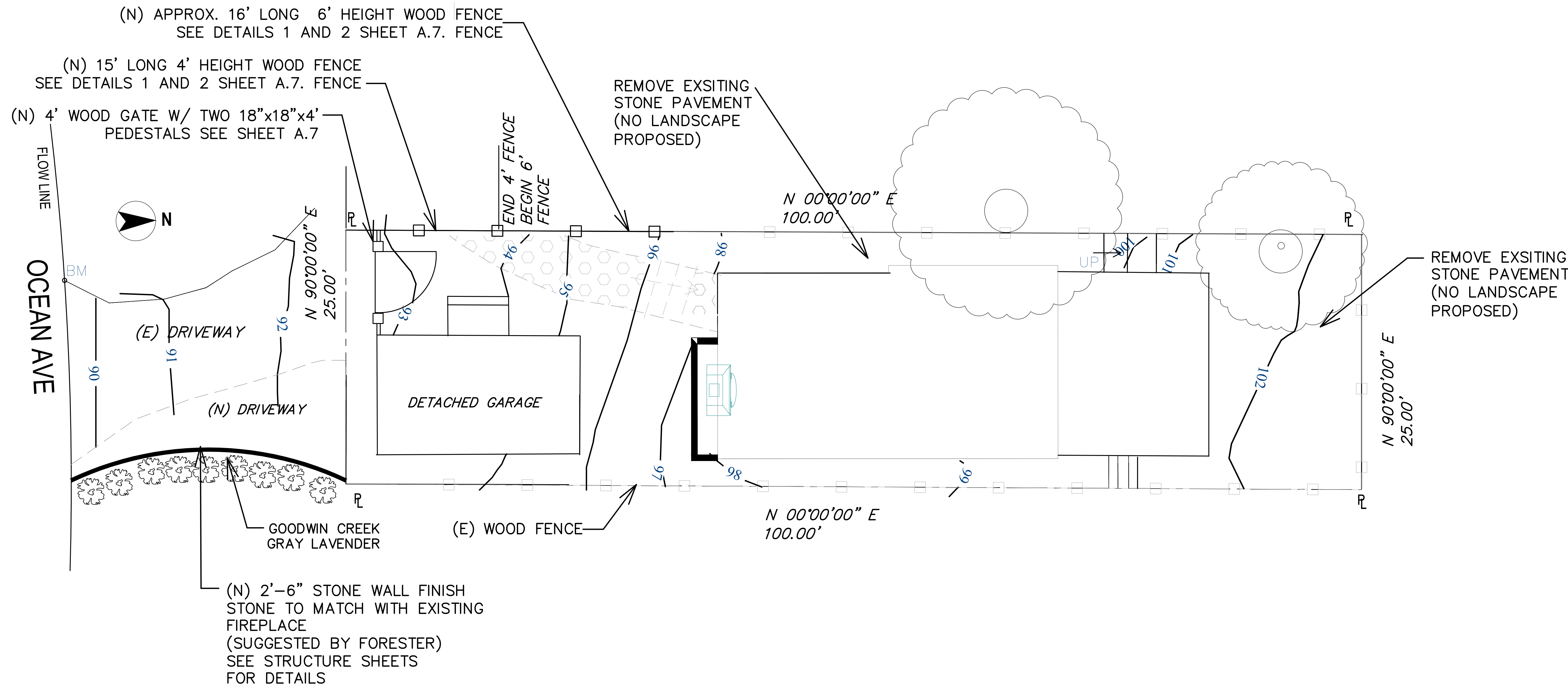
## DEWATERING

- 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 compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- 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 groundwater must be treated or hauled off-site for proper disposal.

\* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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

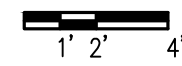




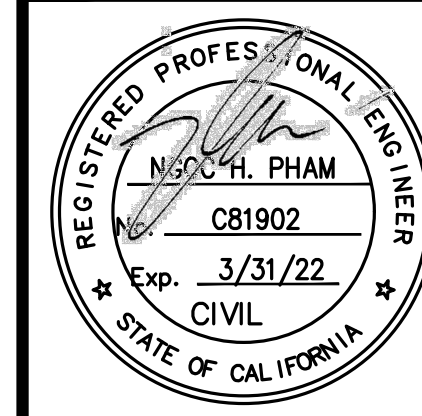
(N) 2'-6" STONE WALL FINISH  
STONE TO MATCH WITH EXISTING  
FIREPLACE  
(SUGGESTED BY FORESTER)  
SEE STRUCTURE SHEETS  
FOR DETAILS

LANDSCAPING PLAN

scale: 3/16" = 1'-0"



DATE	BY
12/3/23	



NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC  
CIVIL & STRUCTURAL ENGINEERING  
1650 BRAHAM LN, SUITE F, FARMERS  
SAN JOSE, CA 95118  
(415) 962-2008

LANDSCAPING PLAN

**AZADEH MARDANI RESIDENCE**  
OCEAN 4NE GUADALUPE  
CARMEL-BY-TH-SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	L.1
of 10 Sheets	
JOB NO.	21021