

**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

**DOLORES, 2ND SE  
OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: JUNE 10, 2024

HRB SUBMITTAL

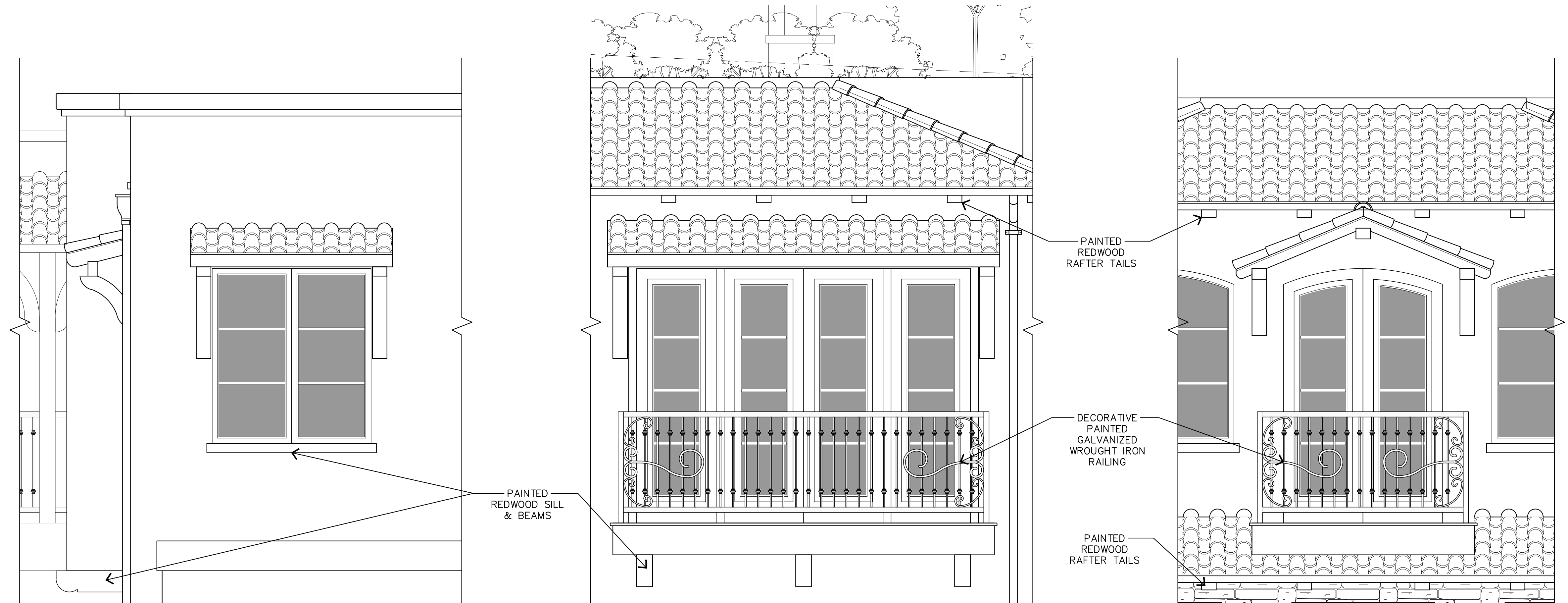
REVISIONS:

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**TERRACE  
DETAILS**

SHEET NO.

**A6.6**



**DETAIL 3 - APT. 2C**

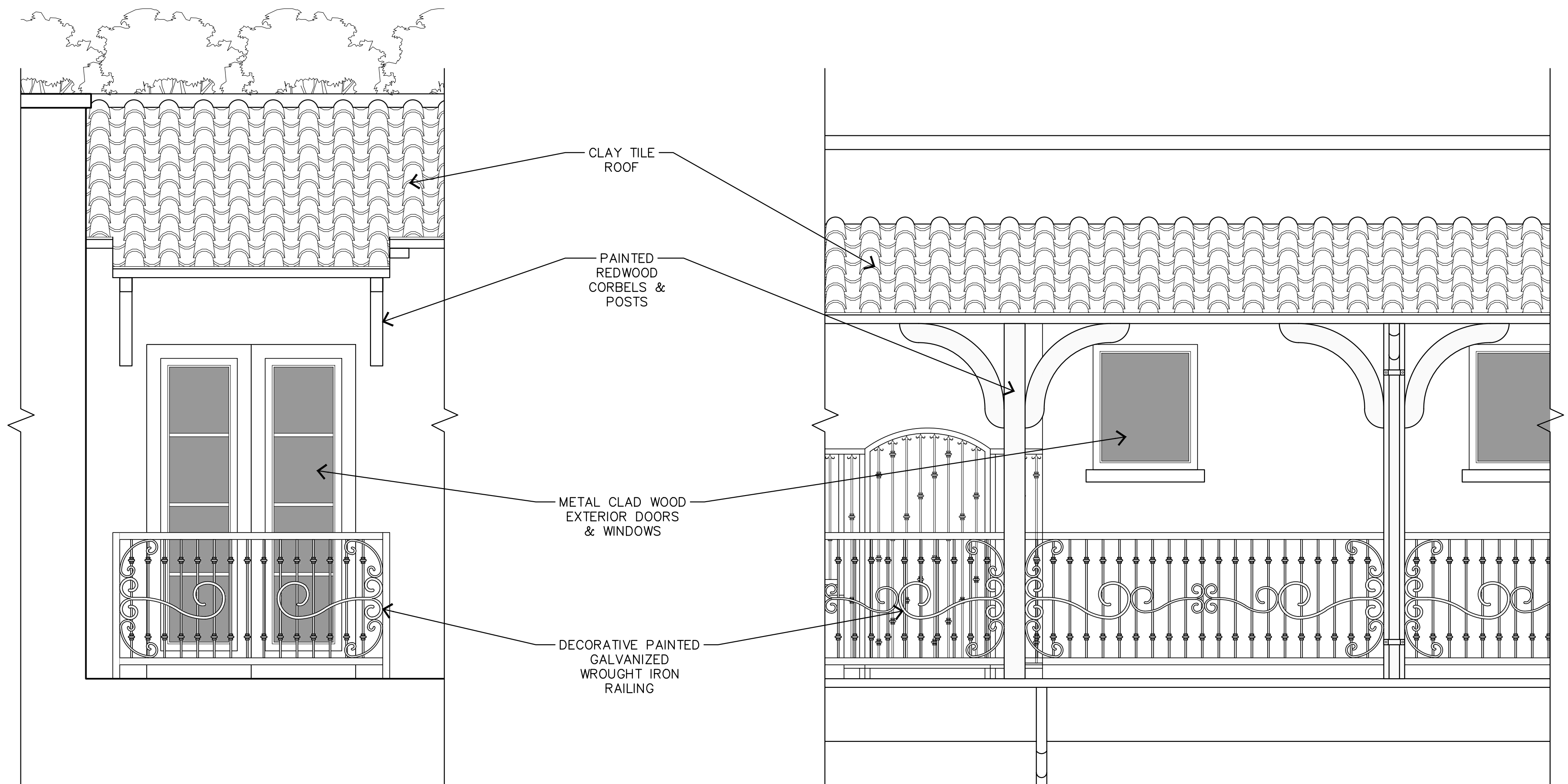
1/2"=1'-0"

**DETAIL 2 - APT. 2A BALCONY**

1/2"=1'-0"

**DETAIL 1 - APT. 2B BALCONY**

1/2"=1'-0"



**DETAIL 5 - APT. 2D - BALCONETTE**

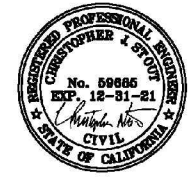
1/2"=1'-0"

**DETAIL 4 - UPPER WALKWAY**

1/2"=1'-0"



NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 25E OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.



JUN A. SILLANO, AIA  
 LICENSE NO. 50899  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 721 LIGHTHOUSE AVE  
 PACIFIC GROVE, CA 93950  
 PH (831) 646-1261  
 FAX (831) 646-1290  
 EMAIL idg@idg-inc.net  
 WEB idg-inc.net  
 PREPARED FOR:  
 INTERNATIONAL DESIGN GROUP  
 721 LIGHTHOUSE AVE  
 PACIFIC GROVE, CA 93950  
 DOLORES STREET  
 ELEVATIONS EXHIBIT  
 SHEET 2  
 OF  
 3 SHEETS

ADJACENT BUILDING

N.T.S.



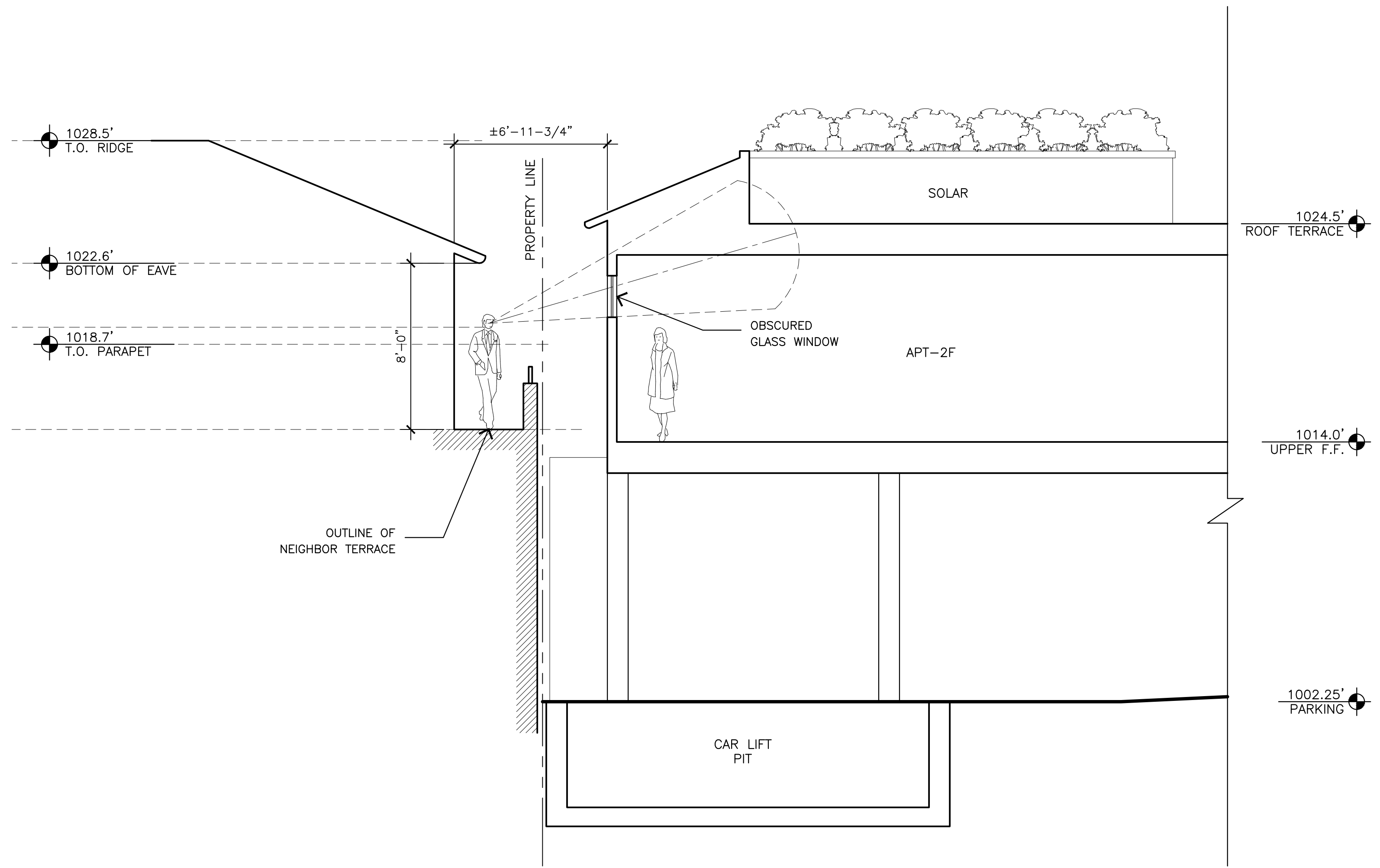
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 SHEET 3  
 OF  
 3 SHEETS

ADJACENT BUILDING

N.T.S.



SECTION E - THROUGH ADJACENT BUILDING

1/4"=1'-0"

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REVISIONS:

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- △
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- △

ADJACENT  
BUILDING SECTION

SHEET NO.

A6.7

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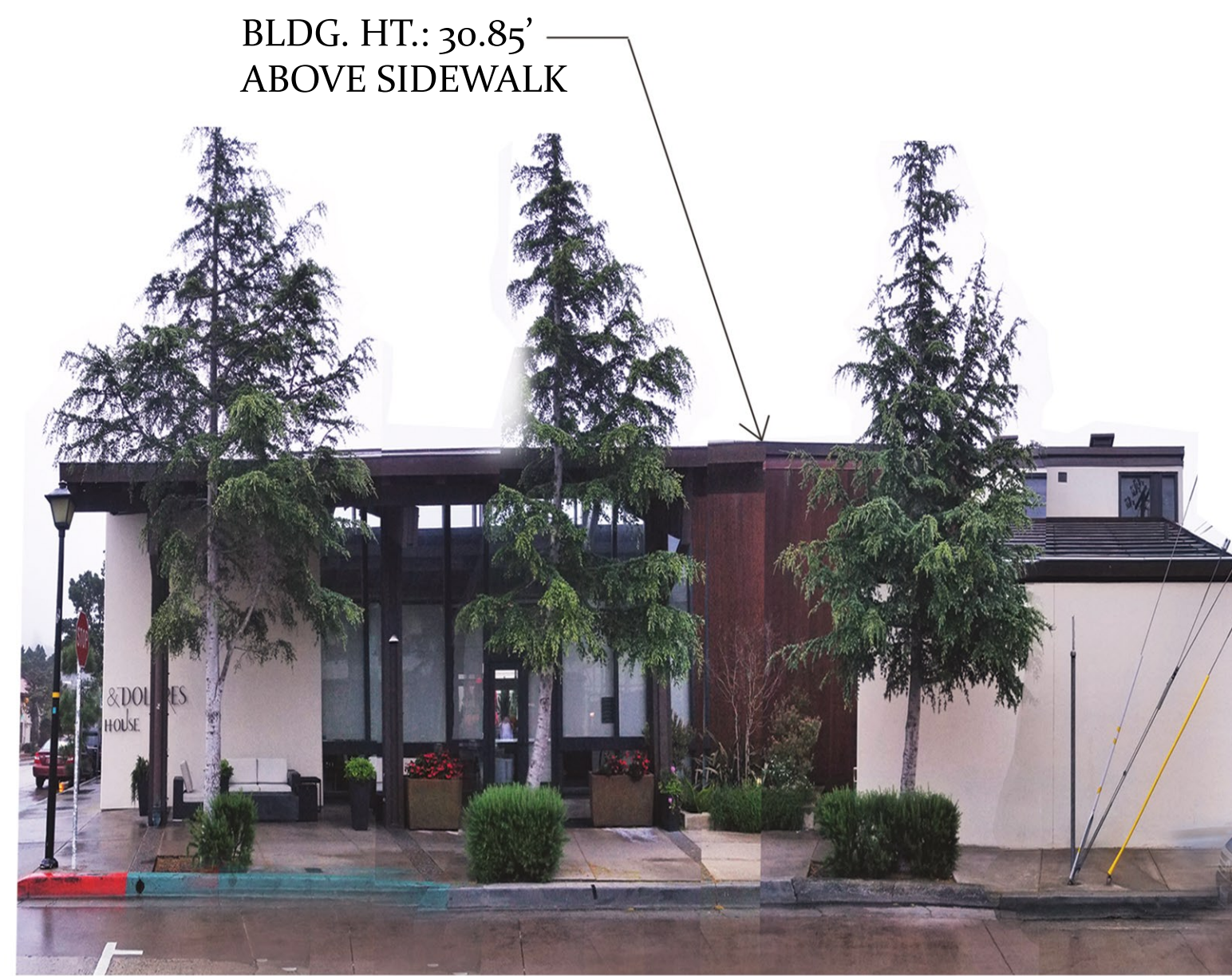
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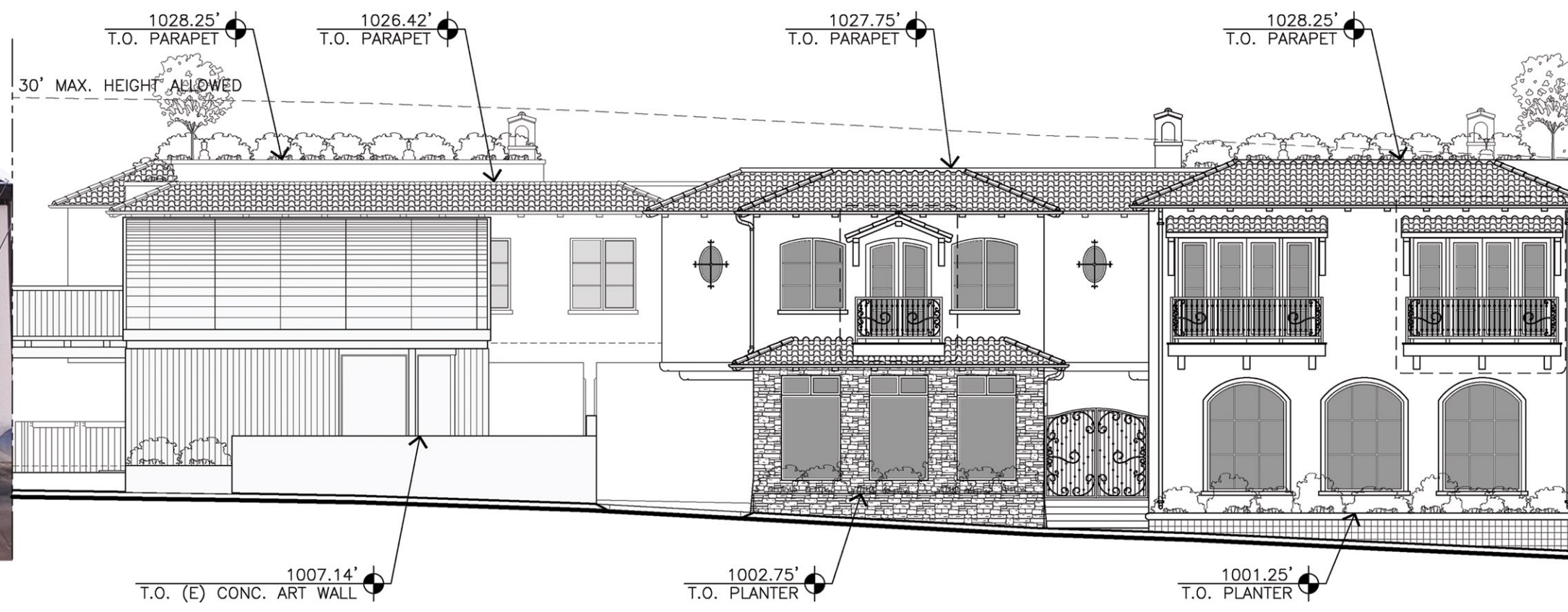
**STREETSCAPE  
ELEVATIONS**

SHEET NO.

**A8.1**



BLDG. HT.: 30.85'  
ABOVE SIDEWALK



BLDG. HT.: 32.0'  
ABOVE SIDEWALK



BLDG. HT.: 30.3'  
ABOVE SIDEWALK

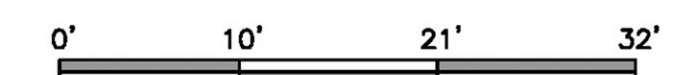
DOLORES STREETSCAPE - EAST SIDE



BLDG. HT.: 30.85'  
ABOVE SIDEWALK

BLDG. HT.: 31.2'  
ABOVE SIDEWALK

DOLORES STREETSCAPE - WEST SIDE





F - MISSION STYLE CAP & PAN CLAY TILE ROOF, TYP.



43171 Sandstone Flash Sandcast Blend



C - PAINTED IRON RAILINGS BRONZE COLOR - TYP.



A - SIMULATED LIMESTONE SURROUNDS & ACCENTS



H - SCONCE LIGHT FIXTURES - TYP.



HLS4212 Windsor Toffee

G - PAINT SWATCH - TYP.



Gingersnap

D - EXTERIOR DOOR & WINDOW COLOR - TYP.

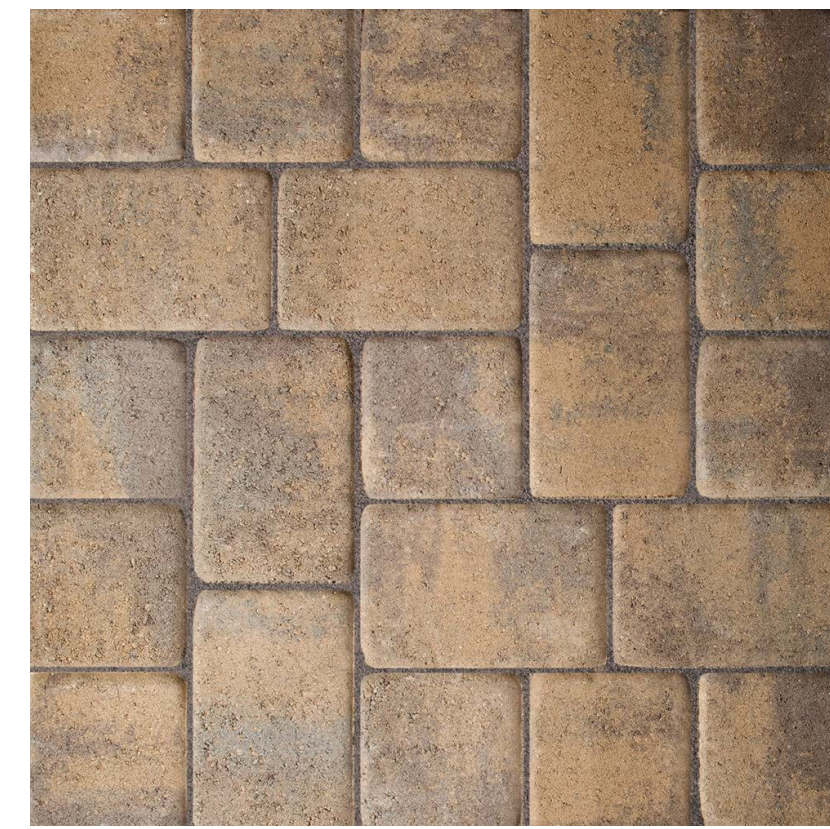


OBSURED GLASS

B - METAL CLAD EXTERIOR DOORS & WINDOWS -TYP.



K - LIMESTONE TILE



J - TOSCANA COBBLE STONE CONCRETE PAVERS



I - PLANTER CERAMIC TILE



E - 5" HALF-ROUND PAINTED GALVANIZED GUTTERS & DOWNSPOUTS



O - ROMAN STYLE CAP & PAN CLAY TILE ROOF, BUILDING-2 & NORTH WING OF BUILDING-1



2251 Old Sedona Blend

6050 Old Sedona Blend



N - EXTERIOR RANDOM STONE VENEER BUILDING-4



HLS4201 Adobe White

M - PAINT SWATCH - BUILDING-2, 3 & 4



Green Tea Leaf

L - EXTERIOR DOOR & WINDOW COLOR - BUILDING-2, 3, & 4

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COLOR & MATERIAL  
SAMPLES

SHEET NO.

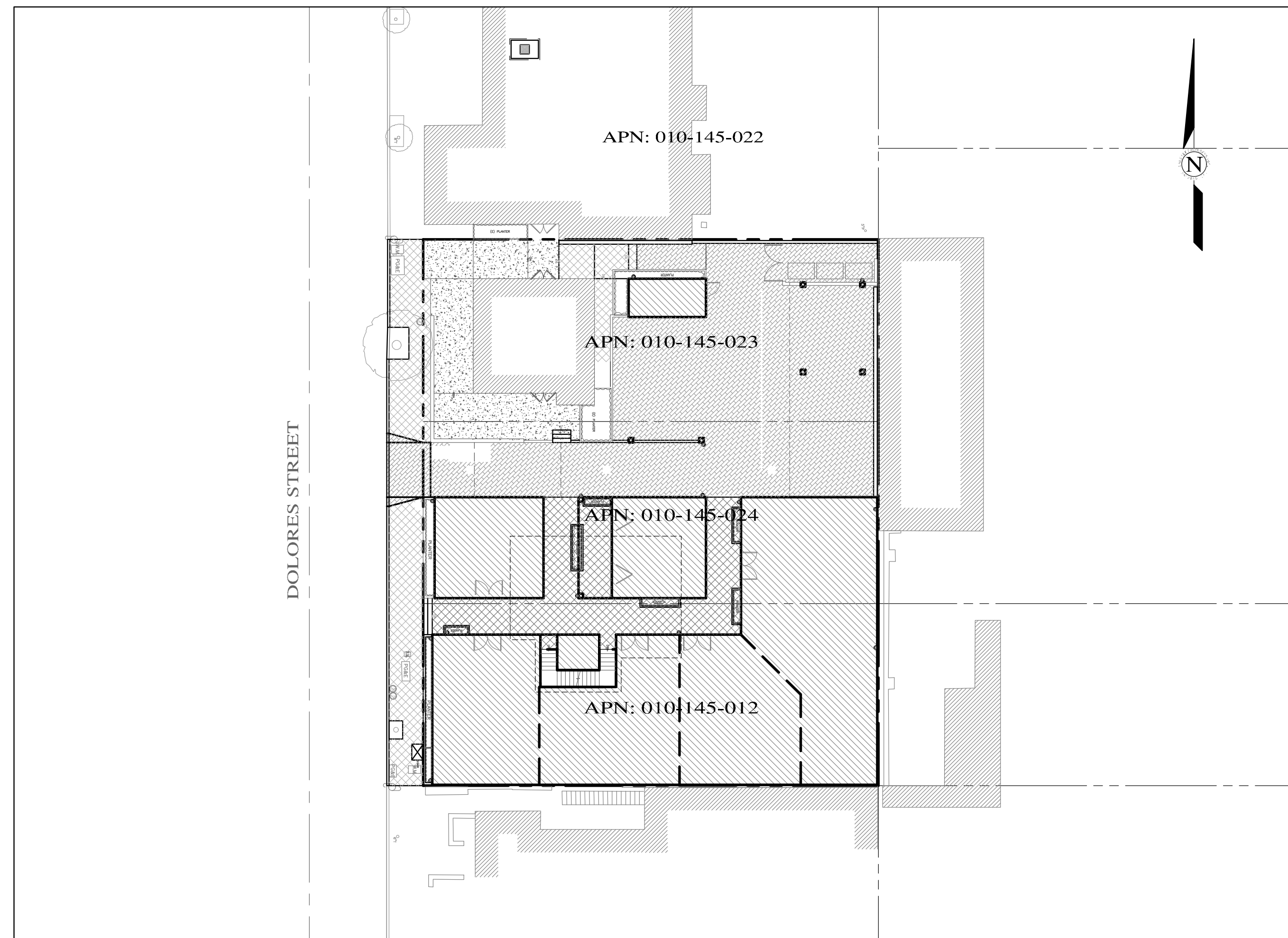
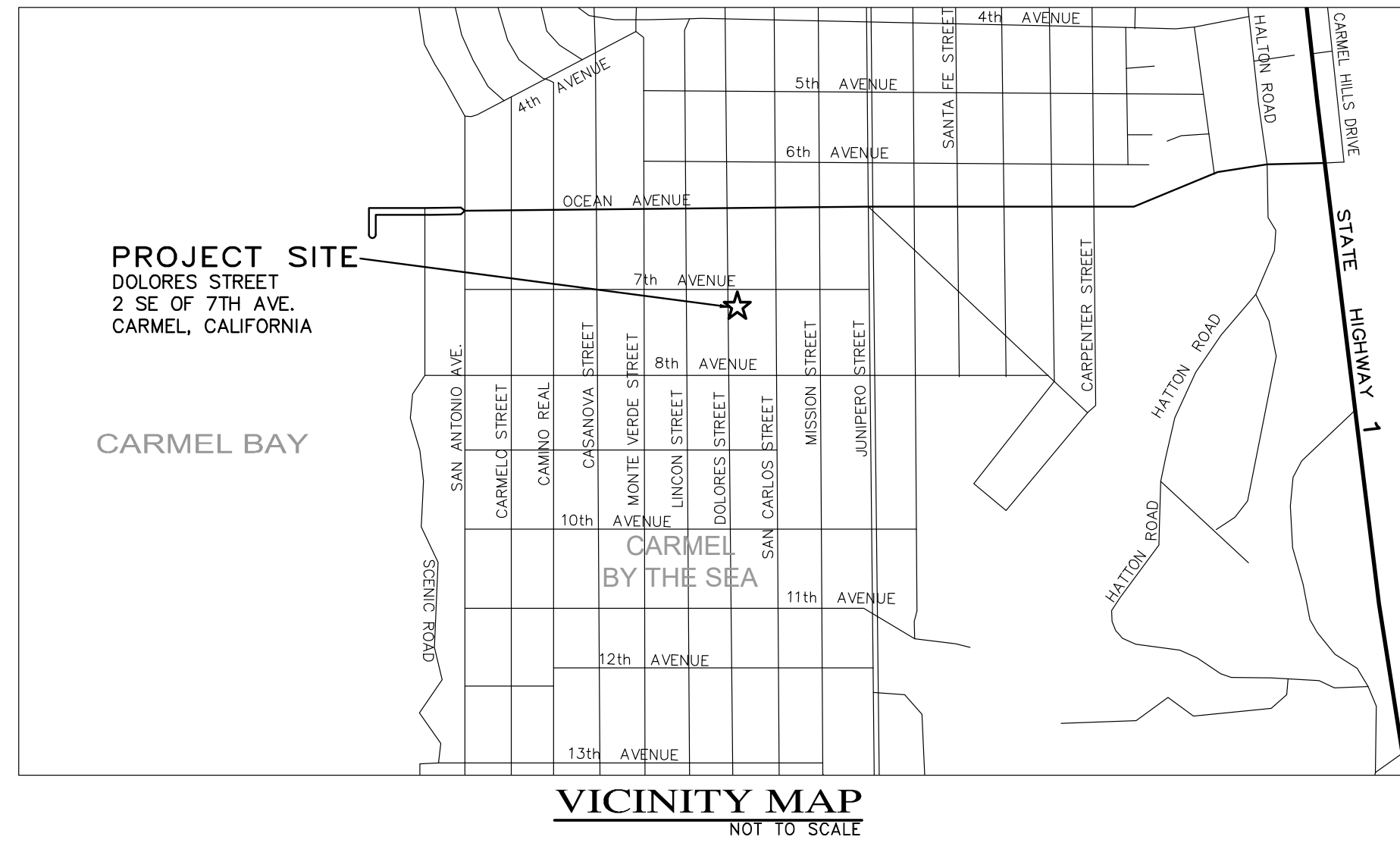
# CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

## JB PASTOR BUILDING

APNs: 010-145-012, 023 & 024

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



TOTAL LOT AREA = 12,000 SQ.FT.  
 TOTAL IMPERVIOUS AREA = 11,915 SQ.FT.  
 NEW/REPLACE IMPERVIOUS AREA = 9,856 SQ.FT.  
 TOTAL AREA OF DISTURBANCE = 10,150 SQ.FT.

GRADING QUANTITIES:  
 CUT = 1,120 C.Y.  
 FILL = 110 C.Y.  
 NET = 1,010 C.Y. EXPORT

NO AREAS WITH SLOPE EQUAL TO  
 OR GREATER THAN 10%

**STORM WATER CONTROL NOTES:**

- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

**INDEX TO SHEETS**

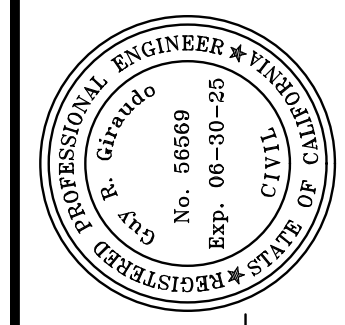
SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN - GROUND LEVEL
SHEET C3	GRADING SECTIONS A-C
SHEET C4	GRADING SECTIONS D-F
SHEET C5	UTILITY PLAN - GROUND LEVEL
SHEET C6	GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL
SHEET C7	EROSION & SEDIMENT CONTROL PLAN
SHEET C8	CONSTRUCTION MANAGEMENT PLAN

**CONTACT INFORMATION:**

PRIMARY: OWNER  
 ESPERANZA CARMEL COMMERCIAL, LLC

SECONDARY: ARCHITECT  
 INTERNATIONAL DESIGN GROUP  
 ATTN: MR. JASON DIAZ  
 721 LIGHT HOUSE AVE.  
 PEBBLE BEACH, CA 93950  
 PH: (831)846-1261

SITE LOCATION:  
 DOLORES STREET  
 2 SE OF 7TH AVENUE  
 CARMEL-BY-THE-SEA, CA 93921



APPROVED BY:  
  
 GUY R. GIRARDO



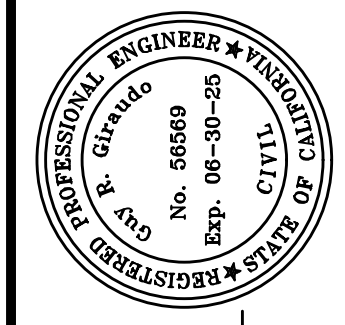
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

" COVER SHEET "

JB PASTOR BUILDING  
 A.P.N.s.: 010-145-012, 023, & 024  
 FOR  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN  
 DATE: MARCH 2024  
 JOB NO. 2746-01

06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER	SHEET	C1
03/28/24	AMS	RELEASED TO CLIENT	OF 8 SHEETS	
03/22/24	AMS	RELEASED TO CLIENT		
No.	DATE	BY	REVISION	



APPROVED BY:  
  
 GUY R. GIRARDO



" GRADING & DRAINAGE PLAN - GROUND LEVEL & RIGHT-OF-WAY "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

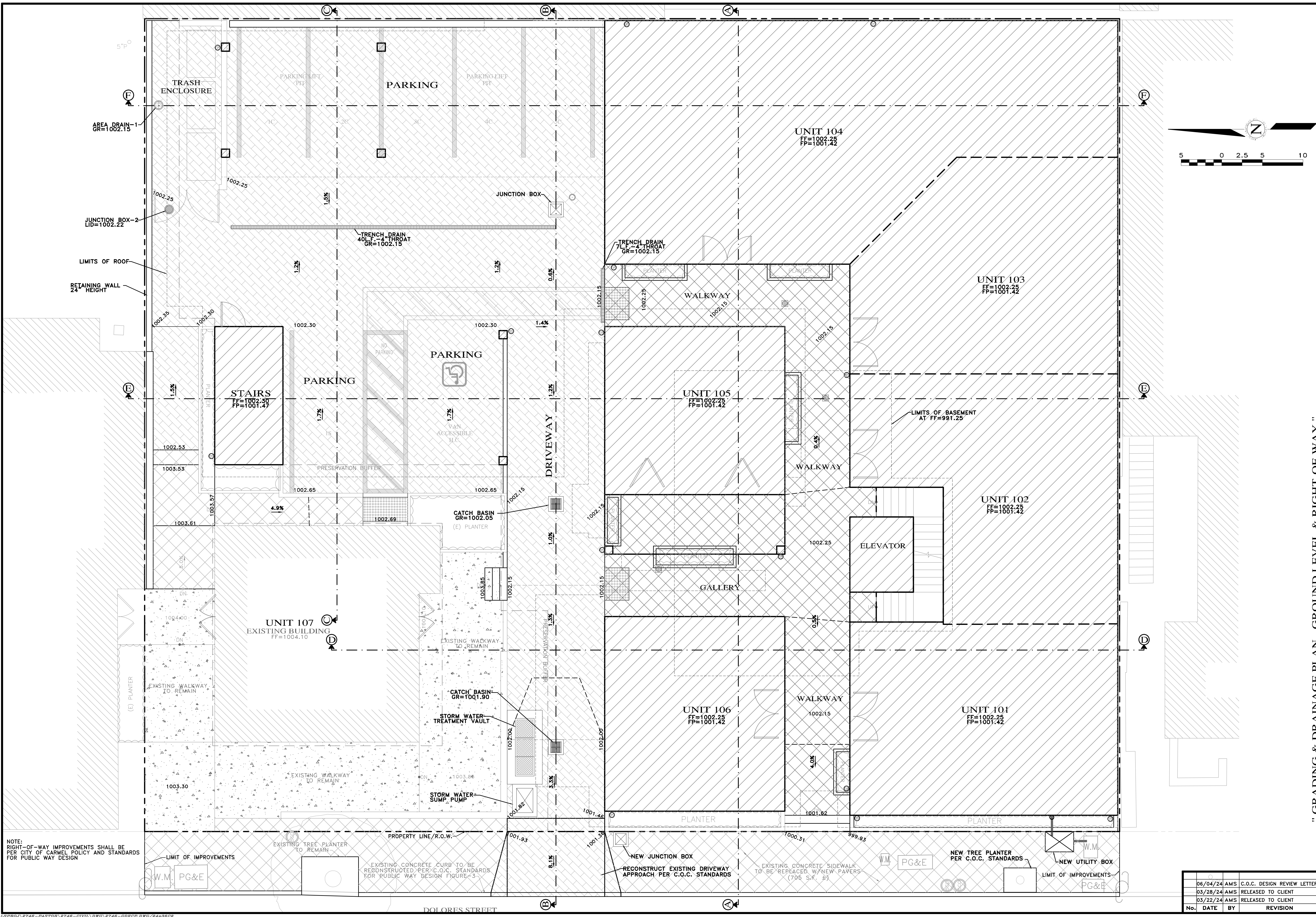
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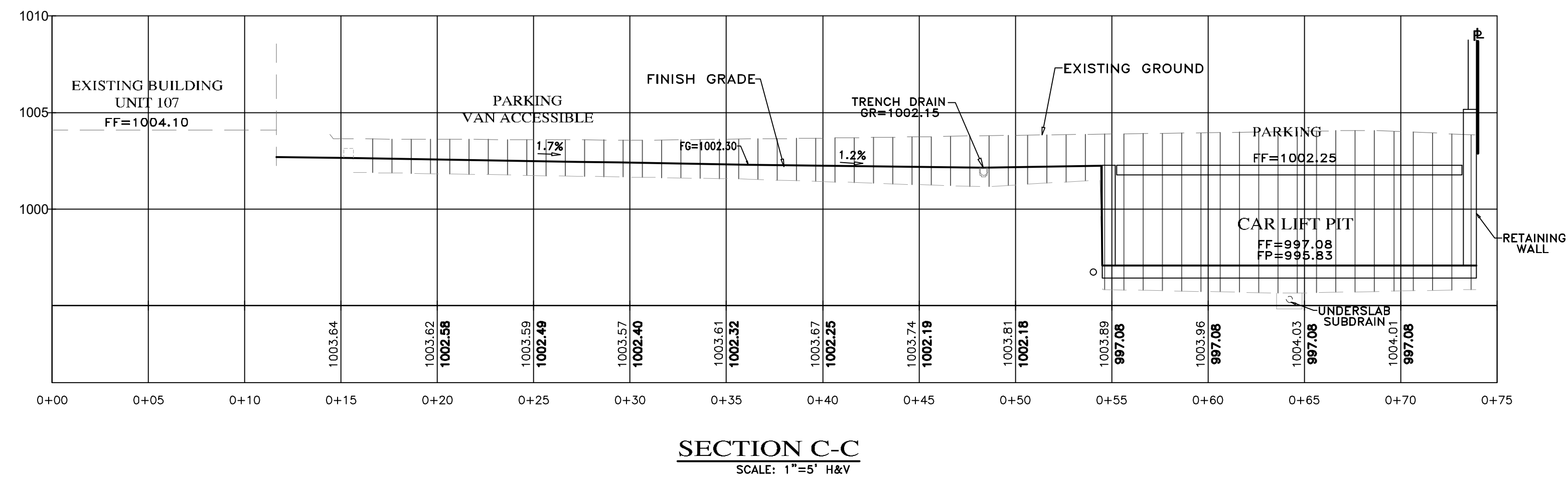
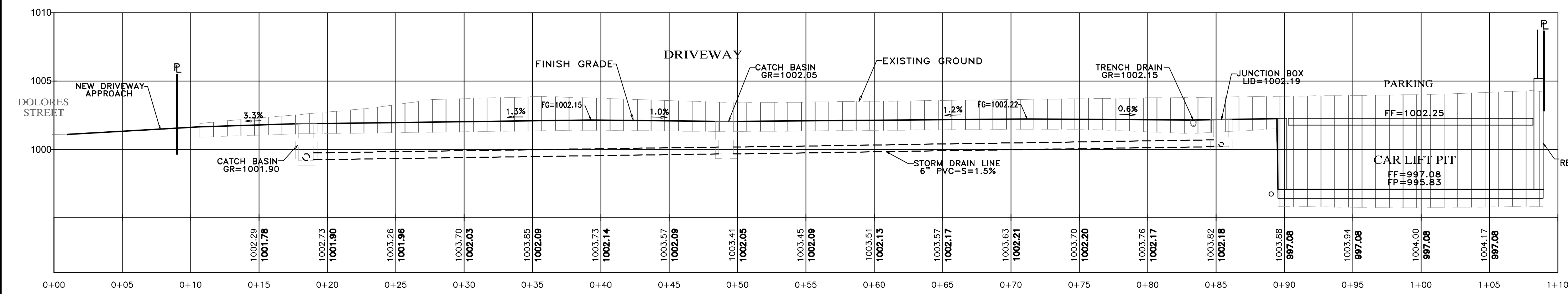
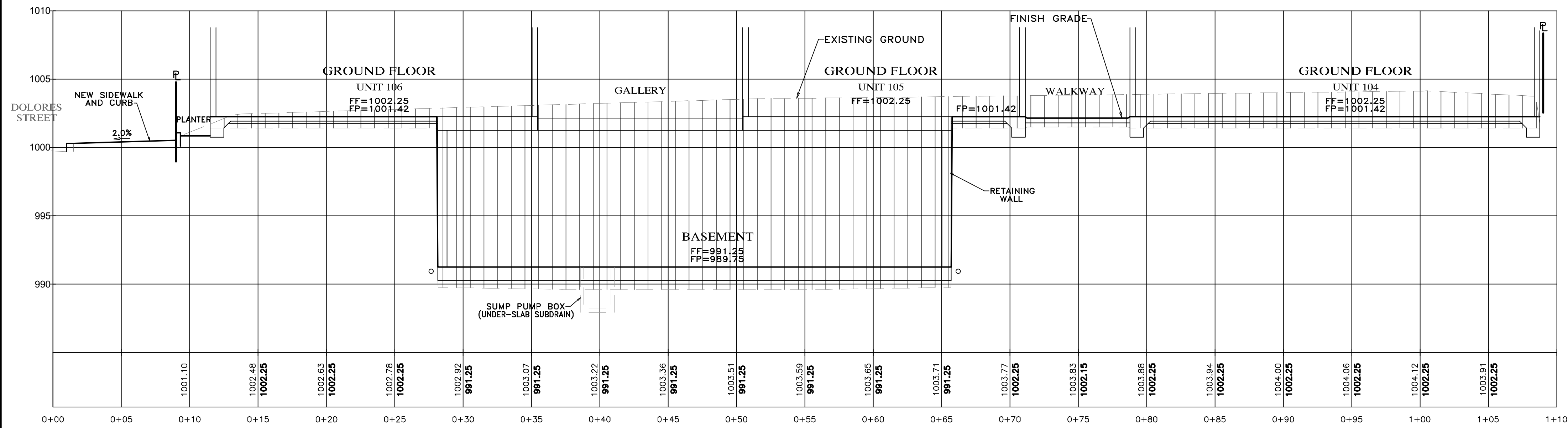
JB PASTOR BUILDING  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: 1"=5'  
 DATE: MARCH 2024  
 JOB NO. 2746-01

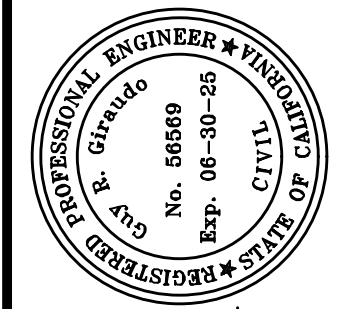
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SHEET **C2**  
 OF 8 SHEETS





- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
  - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS
  - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
  - THE ENTIRE BUILDING FOUNDATION FOR THE RESIDENCE AND THE GARAGE MUST BEAR ON A UNIFORM LAYER (MIN. 2") OF COMPACTED FILL. NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
  - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN"



APPROVED BY:  
GUY R. GIRARDO



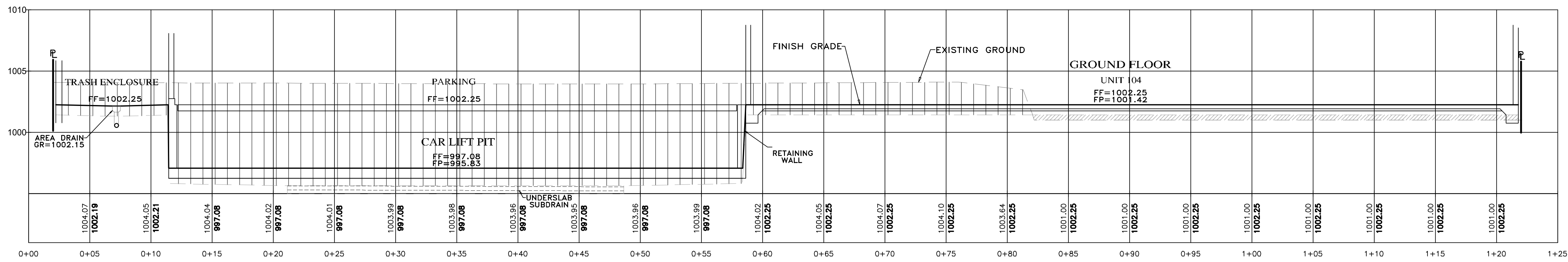
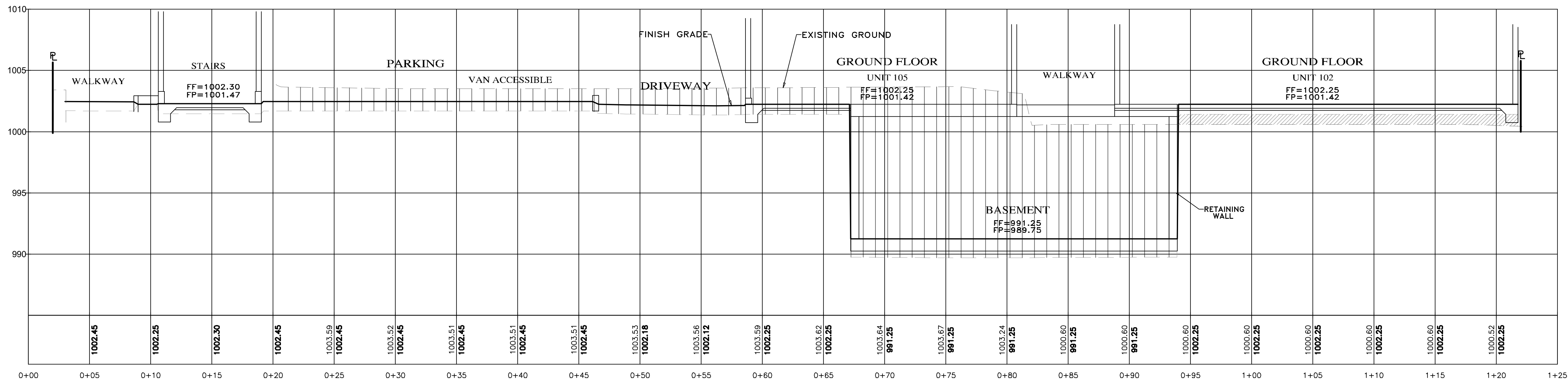
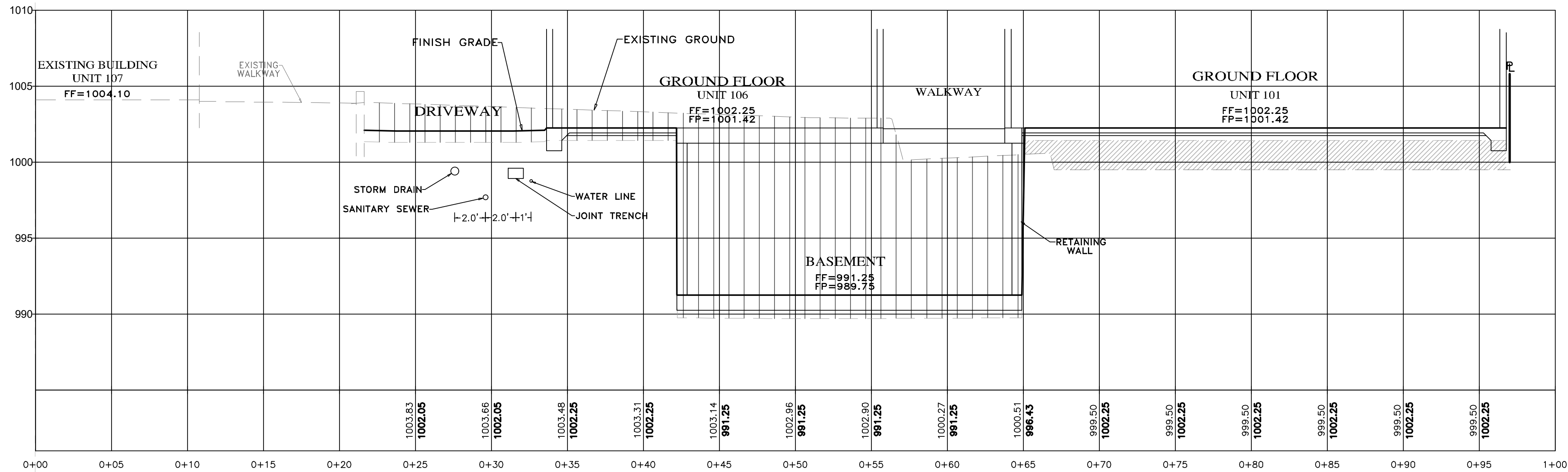
" GRADING SECTIONS A-C "

GRADING, DRAINAGE & EROSION CONTROL PLAN  
OF  
JB PASTOR BUILDING  
A.P.N.S.: 010-145-012, 023, & 024  
FOR  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC

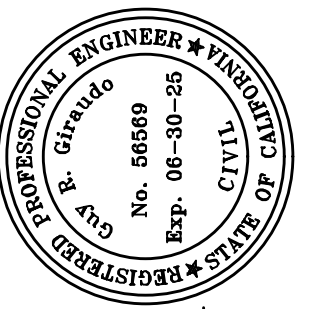
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SHEET C3  
OF 8 SHEETS



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APPROVED BY:  
**GUY R. GIRARDO**

**LANDSET**  
ENGINEERS, INC.  
520-B Cray Horse Canyon Road  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com

" GRADING SECTIONS - D-F "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

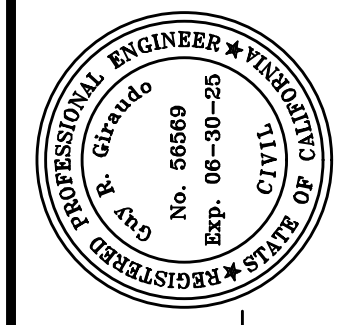
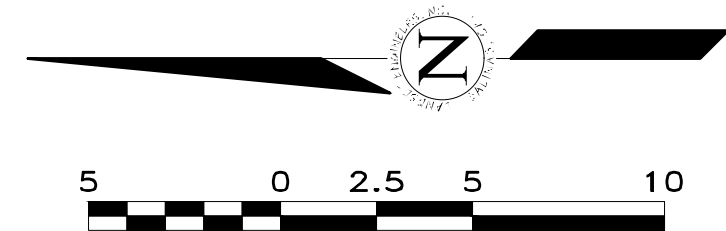
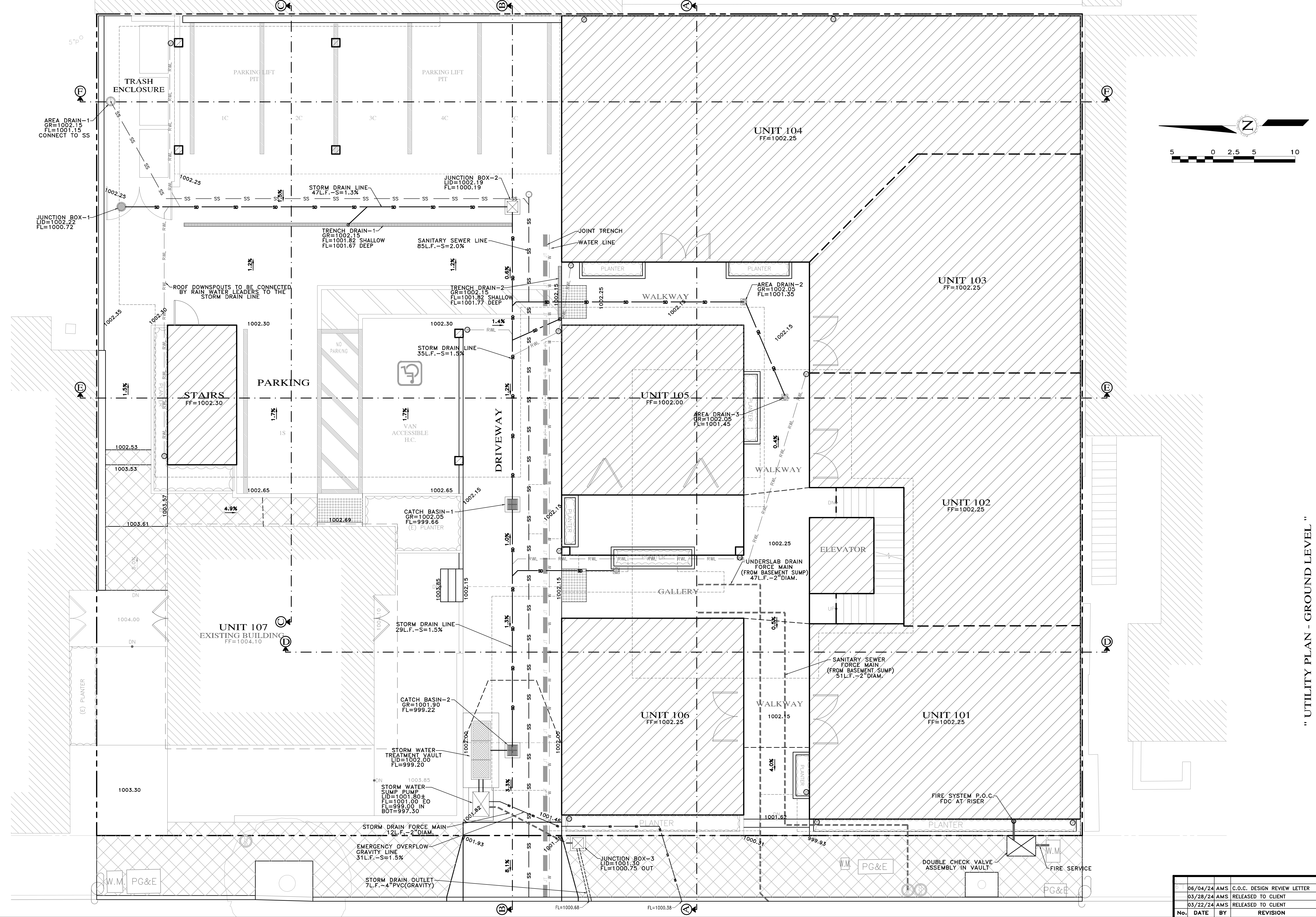
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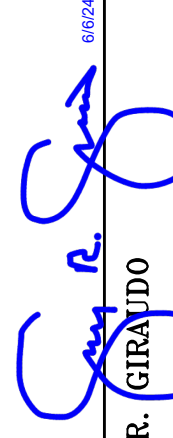
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SHEET **C4**  
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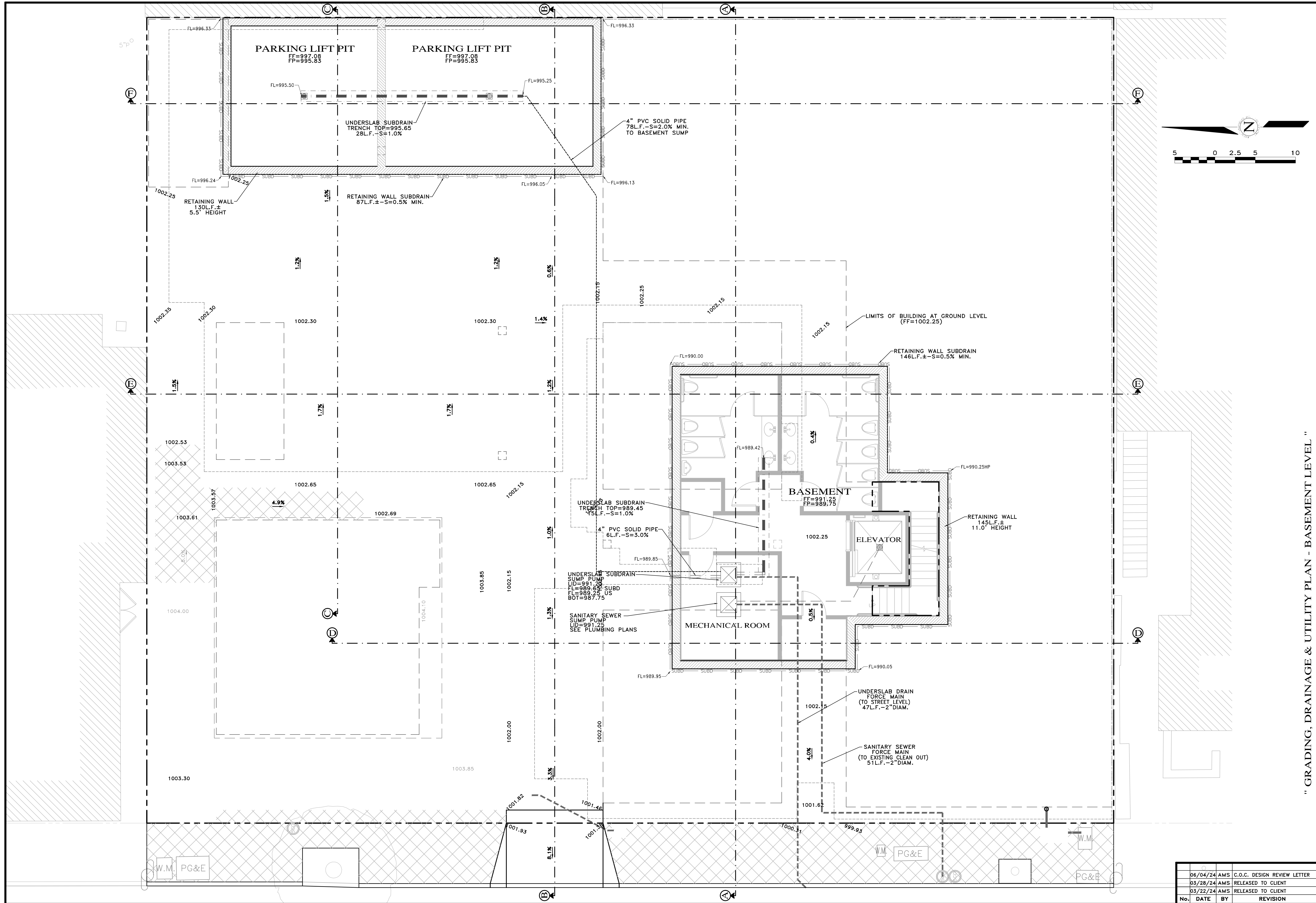
" UTILITY PLAN - GROUND LEVEL "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**JB PASTOR BUILDING**  
 A.P.N.s.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR  
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SHEET **C5**  
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" GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL "

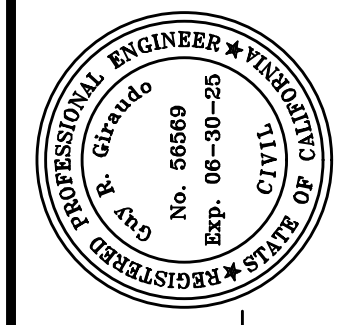
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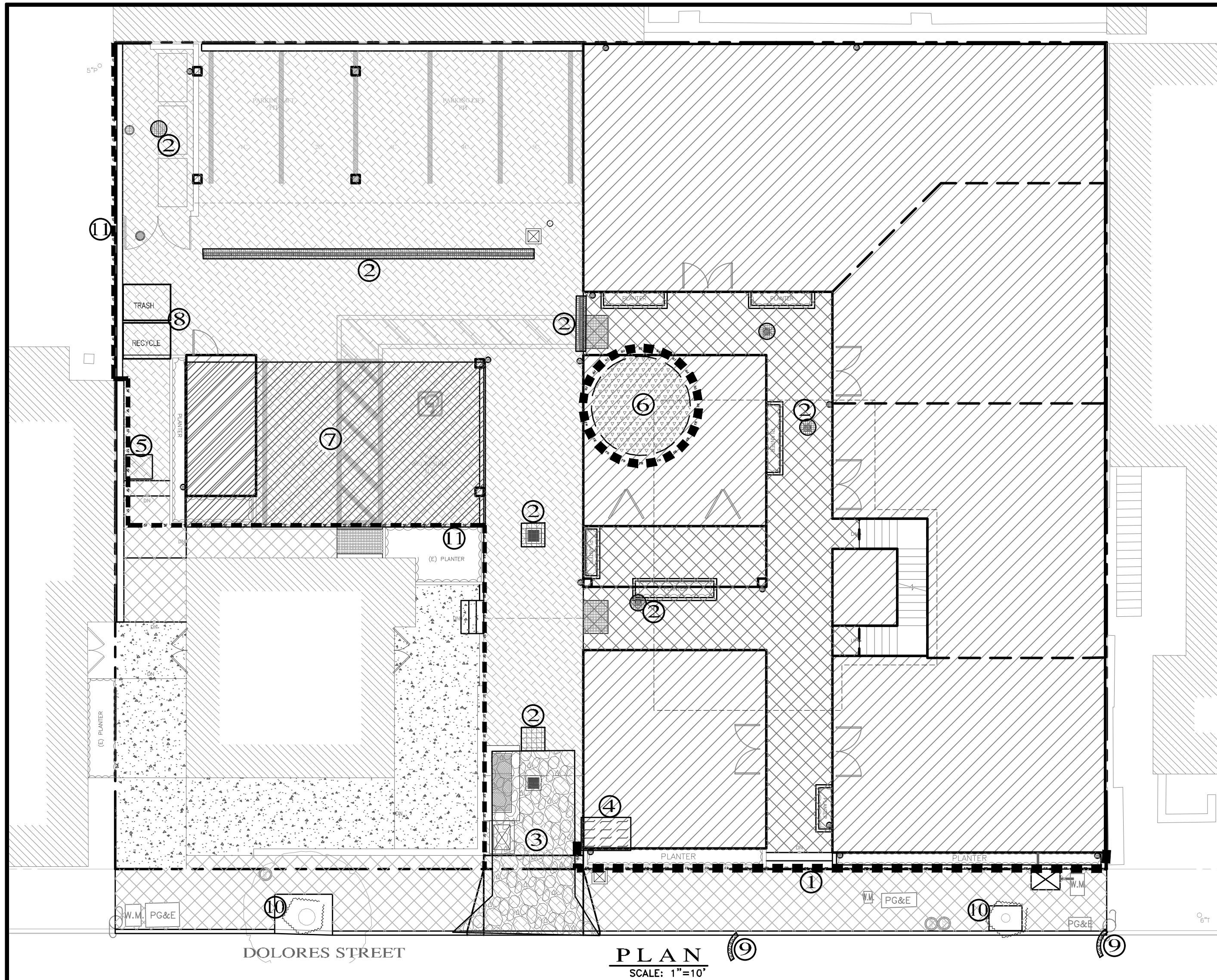
SHEET **C6**  
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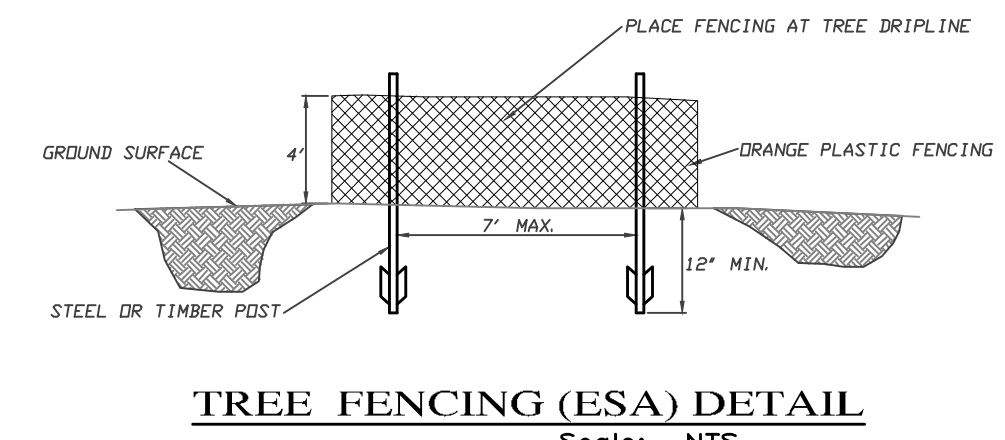
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- LEGEND:**
- ① FR
  - ②
  - ③
  - ④
  - ⑤
  - ⑥
  - ⑦
  - ⑧ TRASH RECYCLE
  - ⑨
  - ⑩
  - ⑪ SF
- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- DRAIN INLET PROTECTION:** PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- CONCRETE WASHOUT:** WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- STOCKPILE MANAGEMENT:** SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- CONTRACTOR'S STAGING AREA:** THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- WASTE MANAGEMENT:** SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- GRAVEL BAG CHECK DAM:** GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- TREE PROTECTION:** TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- SILT FENCE:** SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEPT INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

**EROSION & SEDIMENT CONTROL NOTES:**

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.



**CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)**  
Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

**MATERIALS & WASTE MANAGEMENT**

**Non-Hazardous Materials**

- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- 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.

**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.

**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.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

**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 (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- 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 hazy them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

**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, inlet filter, 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.
- If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector.
  - 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 or concrete pavement.

**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.

**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 protection of its water quality for 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, and/or disposal in sanitary sewer may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or handled off-site for proper disposal.

**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.

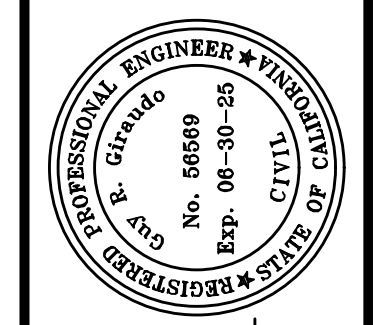
**STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!**

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

**CONSTRUCTION INSPECTION REQUIREMENTS**

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.**
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.**



APPROVED BY:  
**GUY R. GIRARDI**  
Professional Engineer



" EROSION & SEDIMENT CONTROL PLAN "

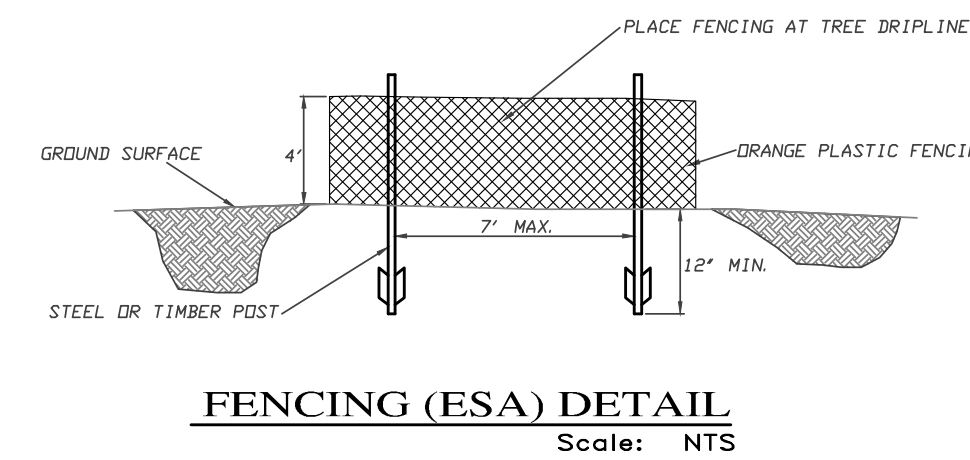
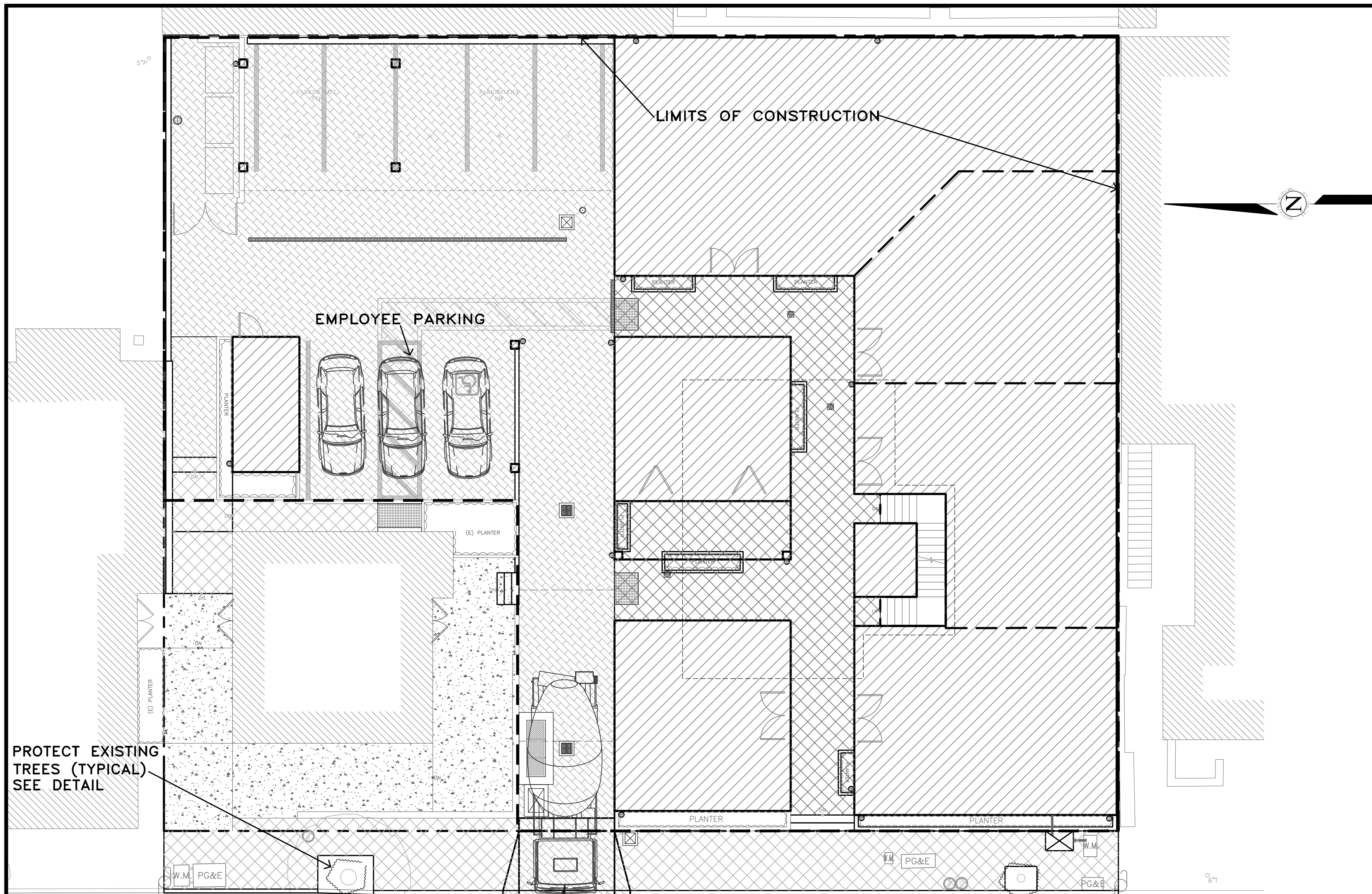
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

JB PASTOR BUILDING OF A.P.N.s.: 010-145-012, 023, & 024 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA FOR ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN  
DATE: MARCH 2024  
JOB NO. 2746-01

No.	DATE	BY	REVISION
	06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER
	03/28/24	AMS	RELEASED TO CLIENT
	03/22/24	AMS	RELEASED TO CLIENT

SHEET **C7** OF 8 SHEETS



**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	4
GRADING & SOIL REMOVAL (EXPORT)	51	6
ENGINEERING MATERIALS (IMPORT)	4	2
<b>TOTALS</b>	<b>60</b>	<b>12</b>

**TRUCK TRIP GENERATION NOTES:**

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
- THERE ARE 1,010 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 100 & 170 CUBIC YARDS.

**NUMBER OF EMPLOYEES/DAY:** 6-10  
**HOURS OF OPERATION/DAY:** 8

**PROJECT SCHEDULING:** PROJECTED START DATE 24 JUNE 2024, 10 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 20 MONTHS.

**EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:**  
1,120 CY CUT  
110 CY FILL

**CONSTRUCTION STAGING:**  
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON DOLORES STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

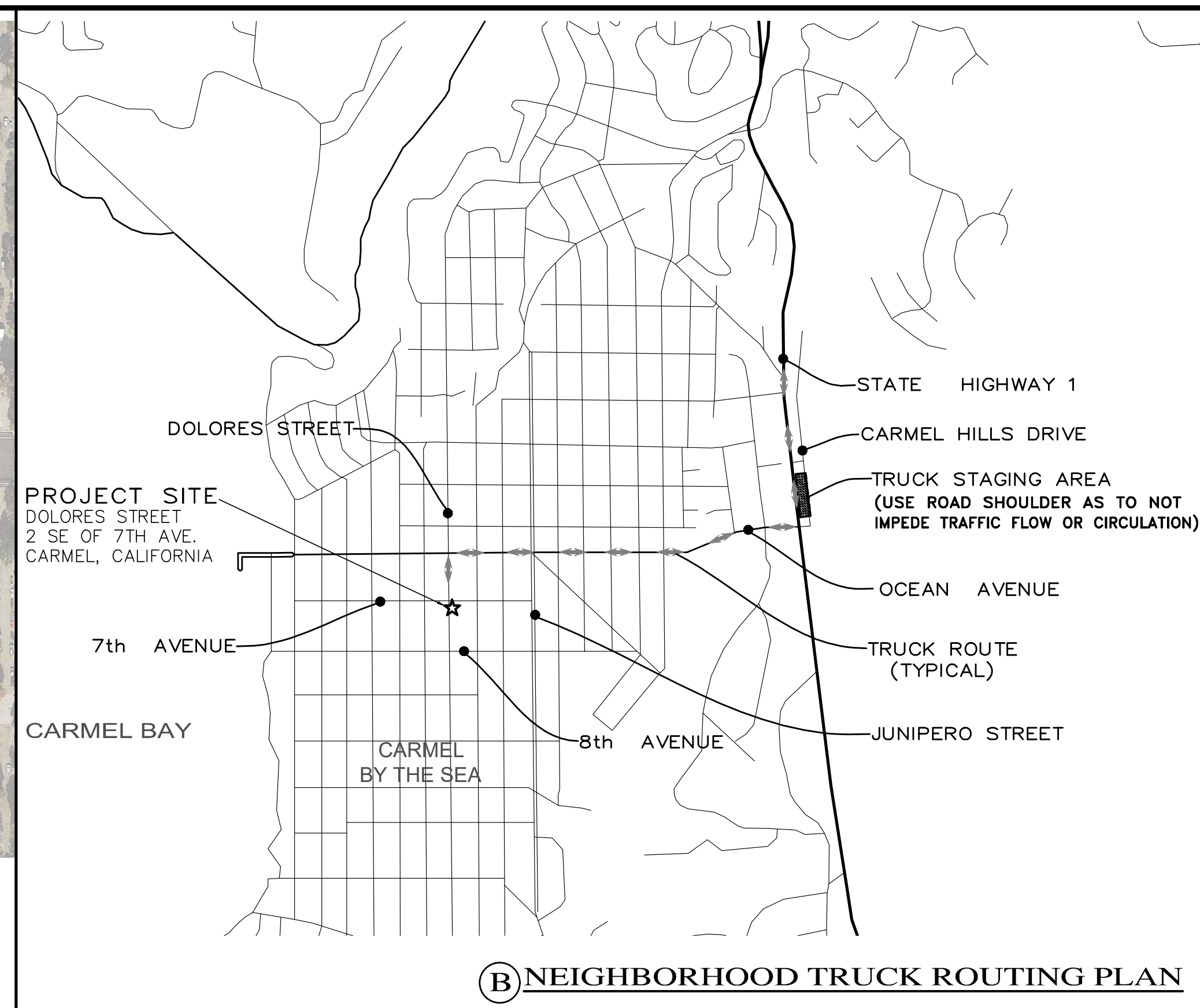
**HAUL ROUTES:**  
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO DOLORES STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON DOLORES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**MATERIAL DELIVERIES:**  
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

**EMPLOYEE PARKING:**  
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS (SEE LOCATION DETAIL) AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG DOLORES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**(A) CONSTRUCTION STAGING PLAN**



**OVERALL TRUCK ROUTING PLAN**  
NOT TO SCALE

No.	DATE	BY	REVISION
06/04/24	AMS	C.O.C.	DESIGN REVIEW LETTER
03/28/24	AMS		RELEASED TO CLIENT
03/22/24	AMS		RELEASED TO CLIENT

**APPROVED BY:**

**GUY R. GIRAUDO**

**PROFESSIONAL ENGINEER - CIVIL**  
No. 46660  
Exp. 06-30-26

**LANDSET ENGINEERS, INC.**  
520-B Crazy Horse Canyon Road  
Salinas, California 93907  
Office (831) 443-6970 Fax (831) 443-3801  
www.landseteng.com

**CONSTRUCTION MANAGEMENT PLAN**

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

**OF**

**JB PASTOR BUILDING**  
A.P.N.s.: 010-145-012, 023, & 024  
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
ESPERANZA CARMEL COMMERCIAL, LLC

**SCALE:** AS SHOWN  
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**SHEET C8**  
**OF 8 SHEETS**