

GENERAL NOTES

- PROJECT TO COMPLY WITH ALL 2022 CALIFORNIA RESIDENTIAL CODES, 2022 CALIFORNIA BUILDING CODES, 2022 CALIFORNIA PLUMBING CODES, 2022 CALIFORNIA MECHANICAL CODES, 2022 CALIFORNIA ELECTRICAL CODES, 2022 CALIFORNIA FIRE CODES, 2022 CALIFORNIA ENERGY CODES.
- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2022 EDITION C.B.C. AND OTHER GOVERNING CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
- JOB SITE SAFETY IS SOLE RESPONSIBILITY OF THE CONTRACTOR.

SCOPE OF WORK

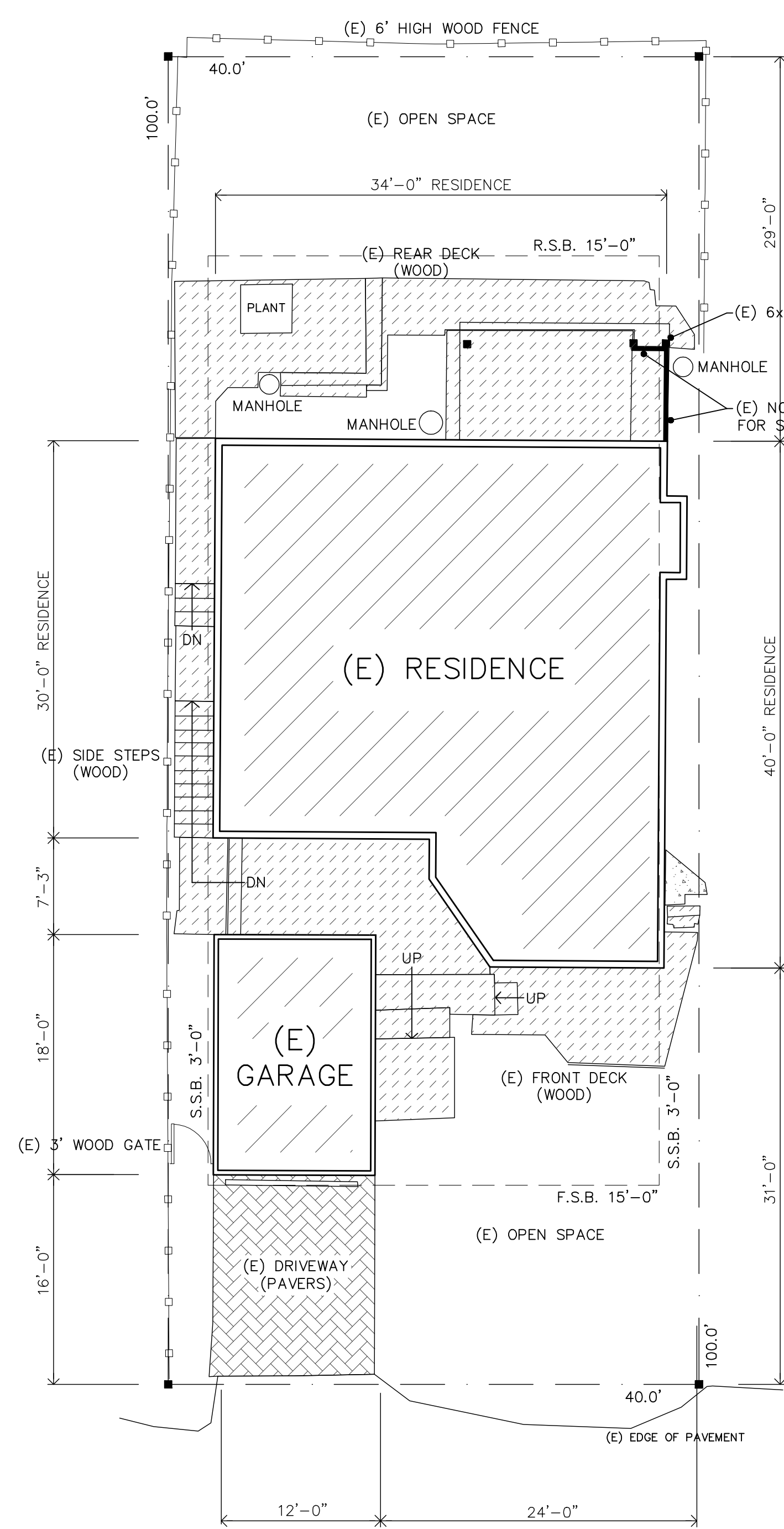
THE OWNER WISHES TO REMODEL THEIR EXISTING GARAGE AND RESIDENCE, BOTH INTERIOR AND EXTERIOR. EXISTING EXTERIOR FINISH IS PLYWOOD TO REMAIN, NEW BATTEN TO GIVE THE RESIDENCE AND GARAGE ALL NEW FRESH APPEARANCE, PAINTED. ALL EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW. THE EXISTING ROOF TO BE REMOVED AND REPLACED WITH NEW ROOF, FOR BOTH RESIDENCE AND GARAGE. NEW RETAINING WALLS IN FRONT YARD TO IMPROVE THE FUNCTION OF YARD. ALL EXISTING WOOD DECKS, STEPS, LANDINGS AND WALKWAY TO REMAIN AS IS.

(N) GENERAL NOTES - TYPICAL

- (E) RESIDENCE ENTIRE ROOF TO BE REMOVED AND REPLACE WITH (N) PRE-FAB TRUSSES, ROTATED 90 DEGREES, (N) ASPHALT SHINGLES.
- (E) GARAGE ENTIRE ROOF TO BE REMOVED AND REPLACE WITH (N) PRE-FAB TRUSSES, (N) ASPHALT SHINGLES.
- (E) MAIN LEVEL TOP PLATE HEIGHT TO REMAIN AT 8'-0".
- (E) 3/4" EXTERIOR BOARD FINISH TO REMAIN AND (N) PAINT.
- (N) VERTICAL BATTEN TO BE INSTALLED ON ENTIRE EXTERIOR ELEVATIONS.
- ALL (E) WINDOWS TO BE REPLACE WITH (N) ALUMINUM EXTERIOR CLAD, PAINT GRADE INTERIOR FINISH.
- ALL (E) DOORS TO BE REPLACED, (N) FRONT ENTRY DUTCH DOOR, (N) REAR SLIDERS AT REAR.
- ALL (E) WOOD DECKS, LANDINGS, AND STEPS TO REMAIN.
- (E) DRIVEWAY AND (E) WALKWAY CONCRETE PAVERS TO REMAIN.
- (N) RETAINING WALLS IN FRONT YARD TO CREATE FUNCTIONAL FRONT YARD.
- ALL (N) EXTERIOR LIGHTING TO BE LOW VOLTAGE.
- (N) INTERIOR RESIDENCE REMODEL, ALL PLUMBING, ELECTRICAL, FINISHES TO BE REPLACED WITH (N).
- (E) INTERIOR RESIDENCE DOORS TO BE REPLACED WITH (N).
- (N) WOOD GARAGE DOOR STAINED TO REPLACE (E).

SITE DATA

(E) LOT SIZE	4000 SQ FT	100%
(E) BUILDING COVERAGE:		
(E) RESIDENCE MAIN LEVEL	1190 SQ FT	30%
(E) RESIDENCE LOWER LEVEL	1020 SQ FT	N/A
	2210 SQ FT	
(E) GARAGE 1 CAR	216 SQ FT	5%
TOTAL COVERAGE=	1406 SQ FT	35%
(N) BUILDING COVERAGE:		
(N) RESIDENCE MAIN LEVEL	1175 SQ FT	29%
(E) RESIDENCE LOWER LEVEL	1020 SQ FT	N/A
	2195 SQ FT	
(E) GARAGE 1 CAR	216 SQ FT	5%
TOTAL COVERAGE=	1396 SQ FT	34%
(E) SITE COVERAGE:		
(E) DRIVEWAY AND WALK (PAVERS)	243 SQ FT	6%
(E) FRONT DECK, STEPS AND LANDING (WOOD) COMBINED	335 SQ FT	9%
(E) SIDE STEPS (WOOD)	90 SQ FT	2%
(E) REAR DECKS AND STEPS (WOOD) COMBINED	386 SQ FT	10%
(E) RESIDENCE FOOTPRINT	1190 SQ FT	30%
(E) GARAGE FOOTPRINT	216 SQ FT	5%
	2460 SQ FT	62%
(E) OPEN SPACE	1540 SQ FT	38%
(N) SITE COVERAGE:		
(E) DRIVEWAY AND WALK (PAVERS)	243 SQ FT	6%
(N) FRONT DECK, STEPS AND LANDING (WOOD) COMBINED	313 SQ FT	8%
(N) FOUNDATION WALLS	37 SQ FT	1%
(E) SIDE STEPS (WOOD)	90 SQ FT	2%
(E) REAR DECKS AND STEPS (WOOD) COMBINED	386 SQ FT	10%
(N) RESIDENCE FOOTPRINT	1180 SQ FT	30%
(E) GARAGE FOOTPRINT	216 SQ FT	5%
	2460 SQ FT	62%
(E) OPEN SPACE	1540 SQ FT	38%



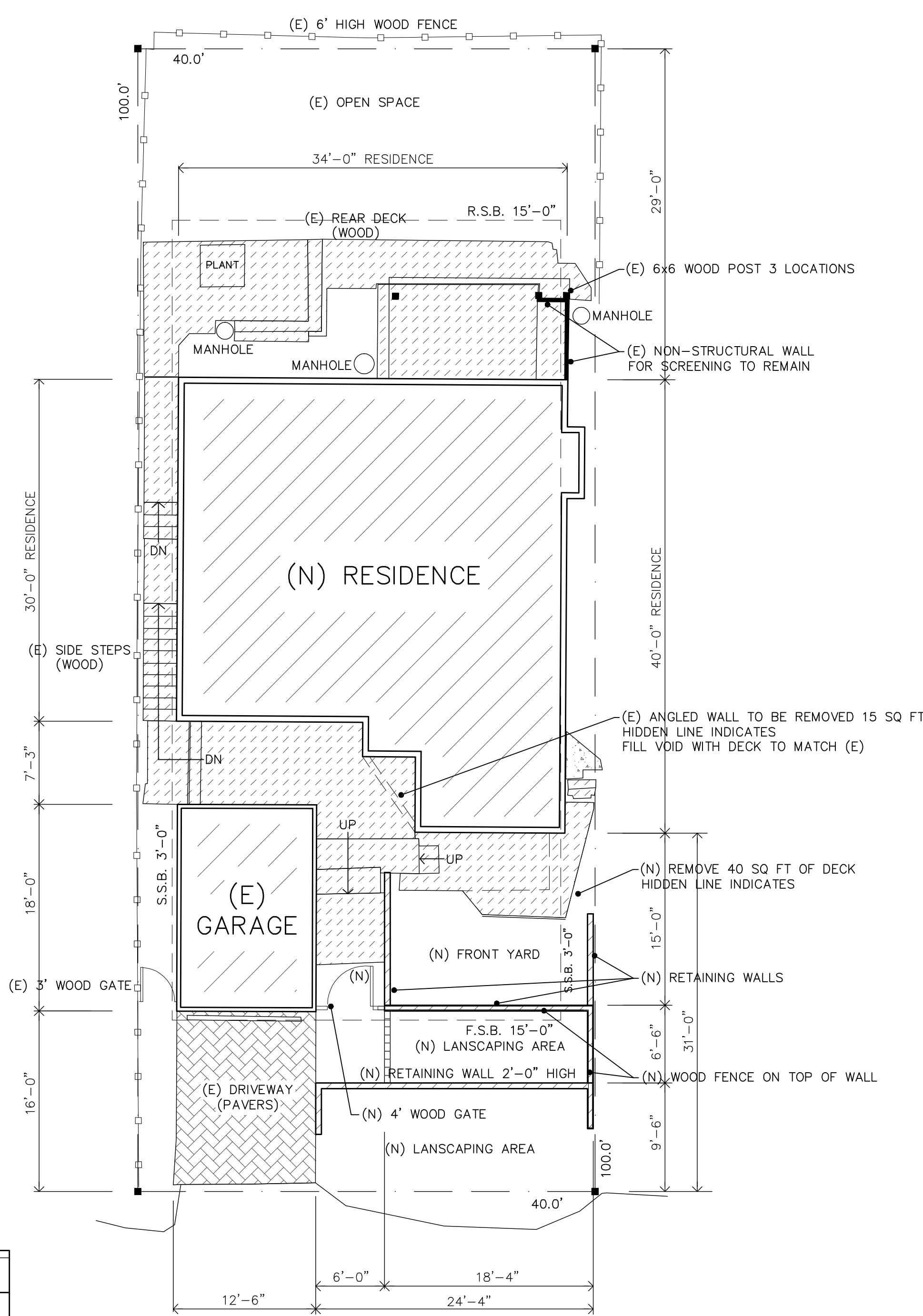
SANTA FE STREET

(E) SITE PLAN

SCALE: 1/8"=1'-0"

- NOTES:
1. THERE WILL BE NO TREE REMOVAL.
2. ALL EXISTING TREES AND SHRUBBERY TO BE PRESERVED.

LEGEND	
(---)	(E) PROPERTY LINE
(---)	(E) SETBACK LINE
(//)	(E) STRUCTURES
(---)	(E) 6' HIGH WOOD FENCE
(---)	(N) 42' HIGH WOOD FENCE
(//)	(E) WOOD DECKS/WALKS



SANTA FE STREET

(N) SITE PLAN

SCALE: 1/8"=1'-0"

PROJECT INFORMATION

PROJECT LOCATION: SANTA FE 7 SW of 8th STREET CARMEL by the SEA, CA APN = 010 - 053 - 015	DESIGNER: GREG CAREY BUILDING DESIGNS 11805 TURLOCK AVENUE SAN MARTIN, CALIFORNIA 831-901-1765 gregorywilsoncarey@yahoo.com
OWNER: BRIAN O'BOYLE 3837 CARUTH BLVD. DALLAS, TX 75225 214 668 3381 BRIAN.OBOYLE@NMRK.COM	STRUCTURAL ENGINEER: MICHAEL JAMES MARTIN 200 FOAM STREET, SUITE 200B MONTEREY, CA 93940 714 308 0220 cell mac33mart@yahoo.com

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

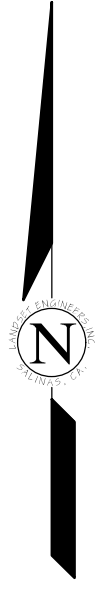
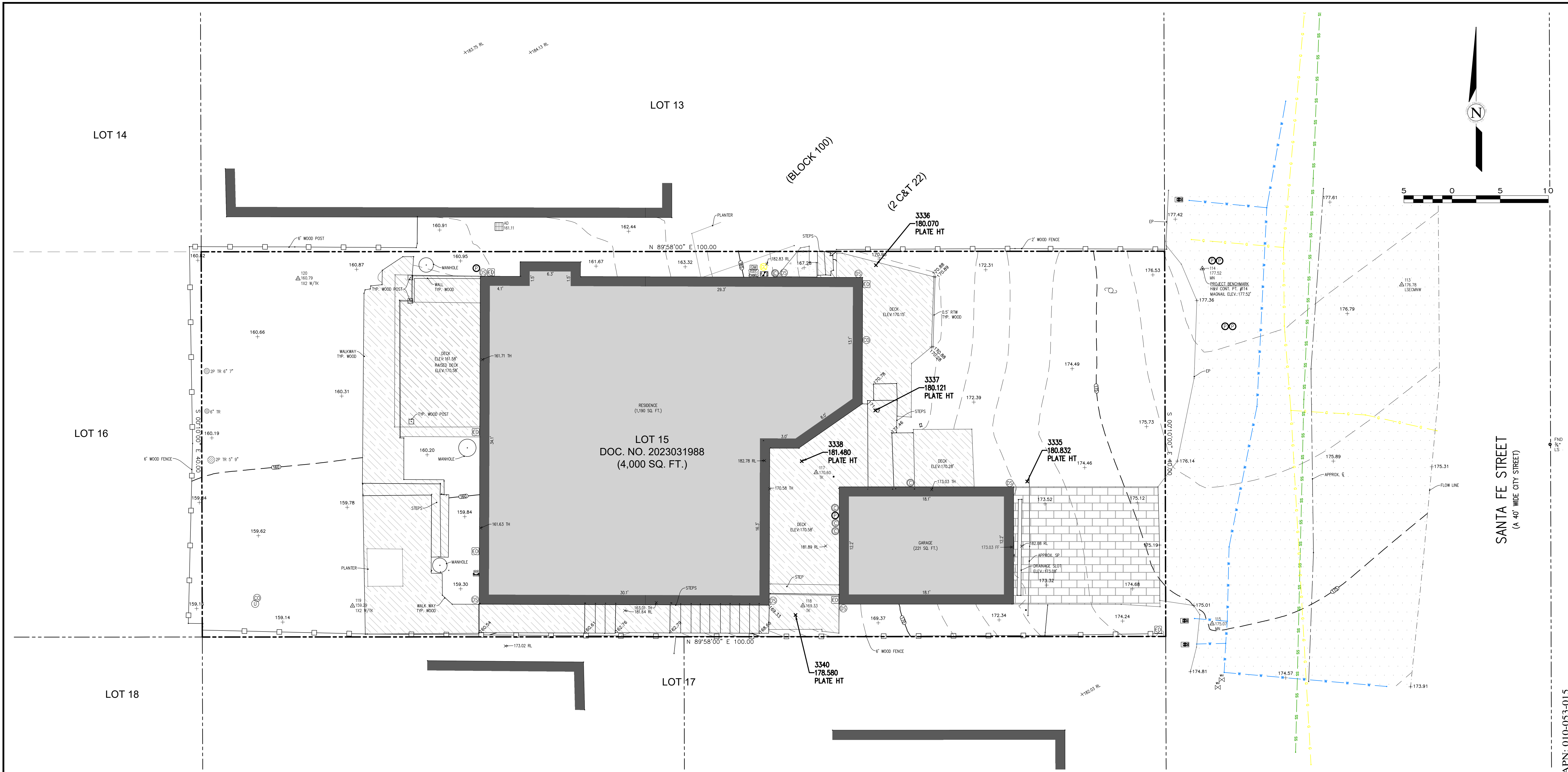
REVISIONS

GREG CAREY
BUILDING DESIGNS
CARMEL-MONTEREY
PEBBLE BEACH
831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

SITE DATA	
SITE INFO	
SITE PLAN	
DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A1



LEGEND:

	PROPERTY BOUNDARY		CONDUIT		PG&E BOX		SPOT ELEVATION
	ADJACENT PROPERTY BOUNDARY		CLEANOUT		PG&E GAS MANHOLE		RIDGELINE
	ORIGINAL PROPERTY BOUNDARY		DOWNSPOUT		PIPE		FINISHED FLOOR
	EASEMENT (TYPE AS SHOWN)		ELECTRICAL HUB		STORM DRAIN MANHOLE		THRESHOLD
	ROADWAY CENTERLINE		ELECTRIC METER		SANITARY SEWER CLEANOUT		TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
	MAJOR CONTOUR LINE (5' INTERVAL)		ELECTRICAL OUTLET		SANITARY SEWER MANHOLE		
	MINOR CONTOUR LINE (1' INTERVAL)		ELECTRICAL PANEL		TELEPHONE BOX		
	FENCE		ELECTRIC MANHOLE		UNKNOWN UTILITY		
	GAS LINE		FUSEBOX		UTILITY HUB		
	WATER LINE		GAS LINE		UTILITY POLE		
	SANITARY SEWER LINE		GAS METER		WATER METER		
	BUILDING		GAS VALVE		WATER SERVICE		
	ASPHALT CONCRETE		GUY WIRE		WATER VALVE		
	PORTLAND CEMENT CONCRETE		FOUND MONUMENT (TYPE NOTED)		SURVEY H&V CONTROL POINT		
	PAVERS		FIRE HYDRANT				
	WOOD		IRRIGATION CONTROL VALVE				
	NATURAL GROUND SURFACE/ LANDSCAPED AREA		IRRIGATION BOX				
			LANDSCAPE LIGHT				
			STREETLIGHT				

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FND	= FOUND
AD	= AREA DRAIN	GR	= GRATE
BLDG	= BUILDING	MON	= MONUMENT
BRK	= BRICK	MTL	= METAL
BRKR	= BREAKER	OK	= OAK
BSW	= BACK OF SIDEWALK	PN	= PINE
CB	= CATCH BASIN	RL	= RIDGE LINE
CL	= CENTERLINE	RW	= RETAINING WALL
CMU	= CONCRETE MASONRY UNIT	RWD	= REDWOOD
CONC	= CONCRETE	STN	= STONE
CTL	= CONTROL	TH	= THRESHOLD
CYP	= CYPRESS	TR	= TREE
DG	= DECOMPOSED GRANITE	TYP	= TYPICAL
ELEC	= ELECTRIC	UTIL	= UTILITY
EP	= EDGE OF PAVEMENT	WD	= WOOD
ESMT	= EASEMENT		
FF	= FINISHED FLOOR		
FL	= FLOWLINE		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #114, A MAGNETIC NAIL LOCATED 2' SOUTHERLY AND 4' EASTERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 177.52' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 151' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. BRIAN O'BOYLE
3837 CARUTH BOULEVARD
DALLAS, TEXAS 75225

SITE LOCATION:
SANTA FE STREET 7SW OF 8TH
AVENUE
CARMEL-BY-THE-SEA, CA

APN: 010-053-015

TOPOGRAPHIC MAP

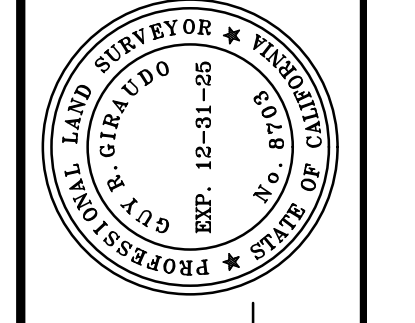
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023031988
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR
MR. BRIAN O'BOYLE

LANDSET
ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

APPROVED BY:

GUY R. GIRARDI
PLS. No. 8703



No.	DATE	BY	REVISION
	07/09/24	JAN	RELEASED TO CLIENT

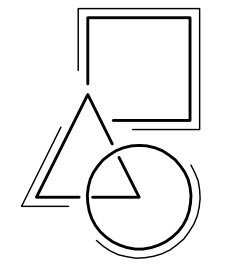
SHEET **1**
OF 1 SHEETS

(N) RESIDENTIAL REMODEL

for
BRIAN O'BOYLE

SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS



GREG CAREY
BUILDING DESIGNS

CARMEL - MONTEREY
PEBBLE BEACH

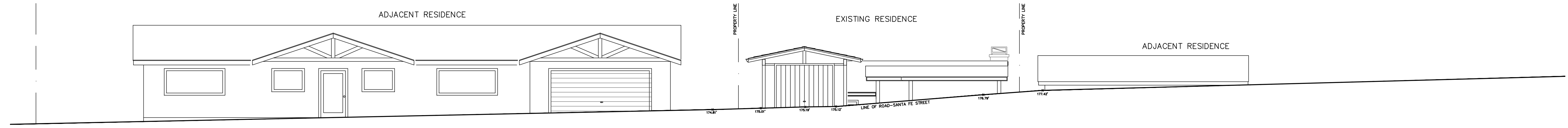
831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

LANDSCAPE PLAN

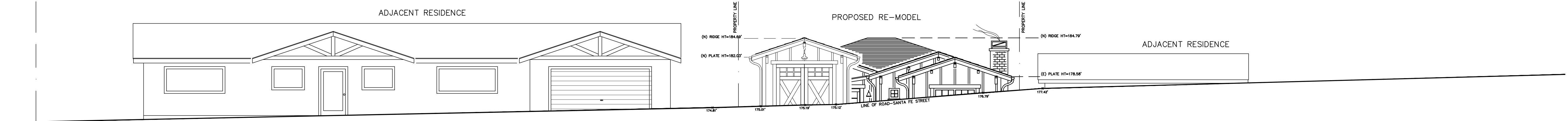
DATE 01-2024	SCALE AS SHOWN
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A2



(E) STREETScape VIEW

SCALE: 1/8"=1'-0"

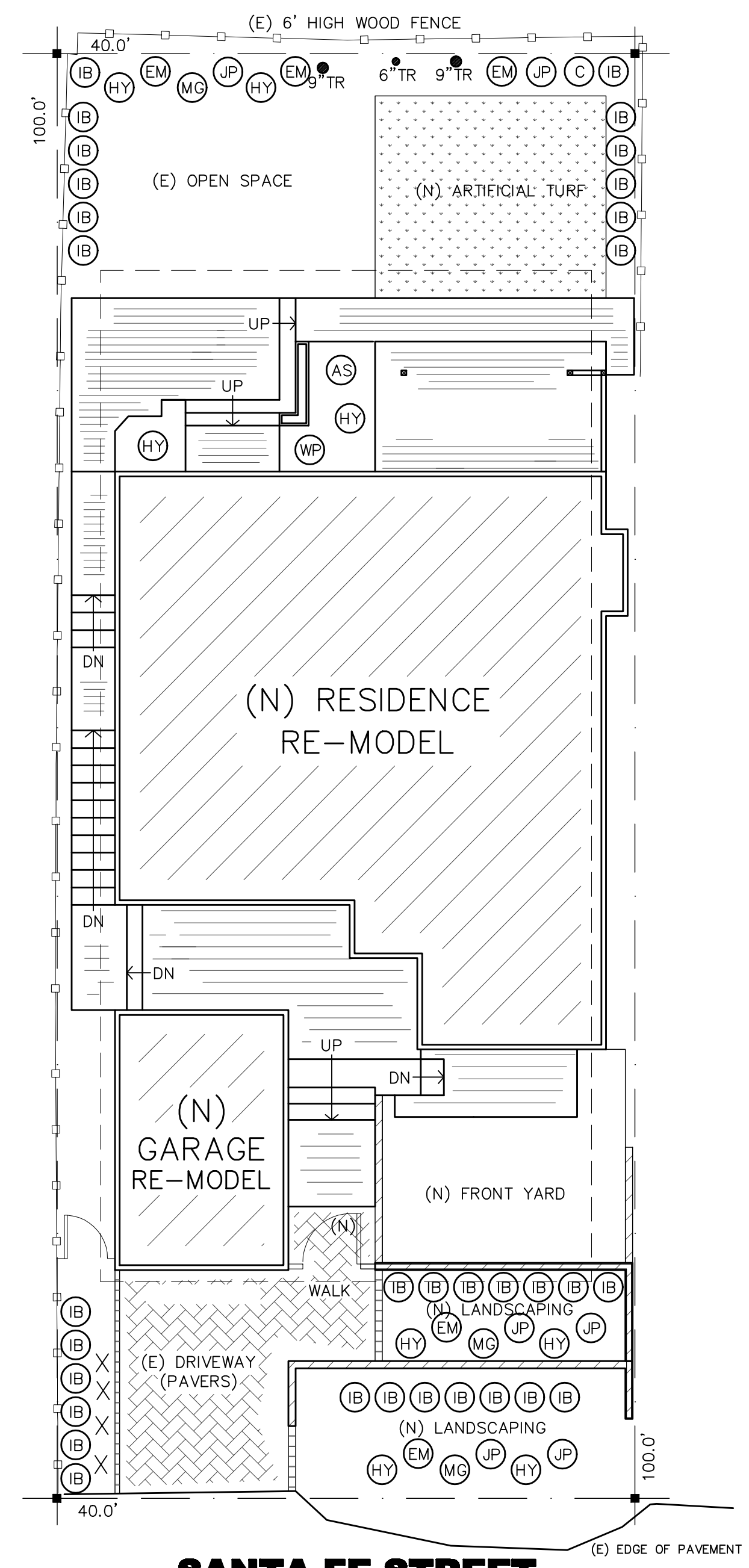


(N) STREETScape VIEW

SCALE: 1/8"=1'-0"

LEGEND - PLANTS

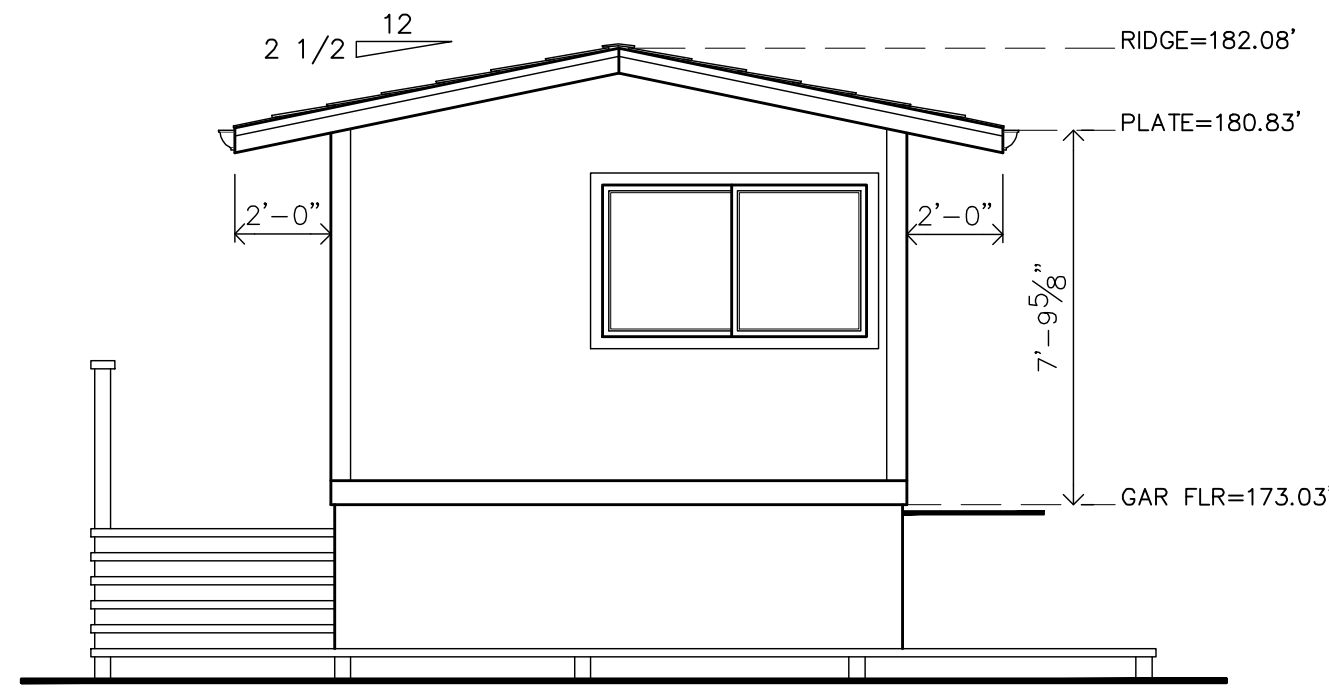
- (JP) JAPANESE BLACK PINE THUNDERBIRD 3 GAL
- (HY) HICKS YEW 5 GAL
- (EM) EURPHOBIA MARTINI 5 GAL
- (MG) WHITE MAGNOLIA 24"
- (C) WHITE CAMILLIA 15 GAL
- X CINNAMON SNOW CHRISTMAS ROSE 2 GAL
- (IB) ICEE BLUE YELLOW-WOOD 2 GAL



SANTA FE STREET
(N) LANDSCAPE PLAN

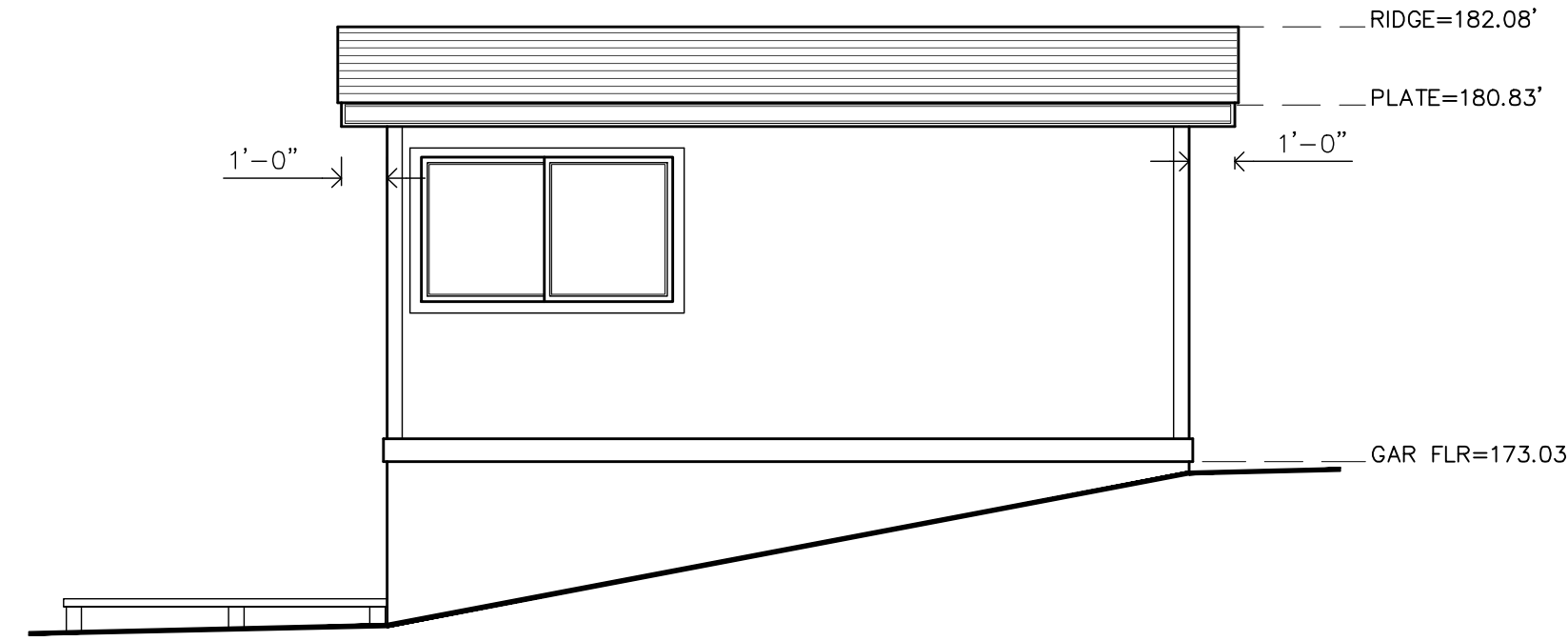
SCALE: 1/8"=1'-0"

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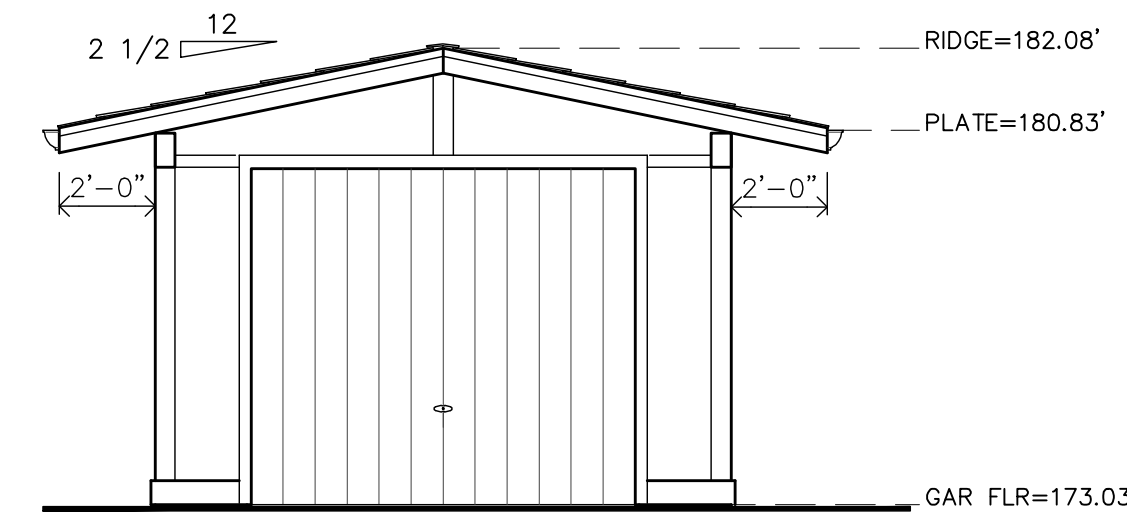
(E) WEST ELEVATION GARAGE

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



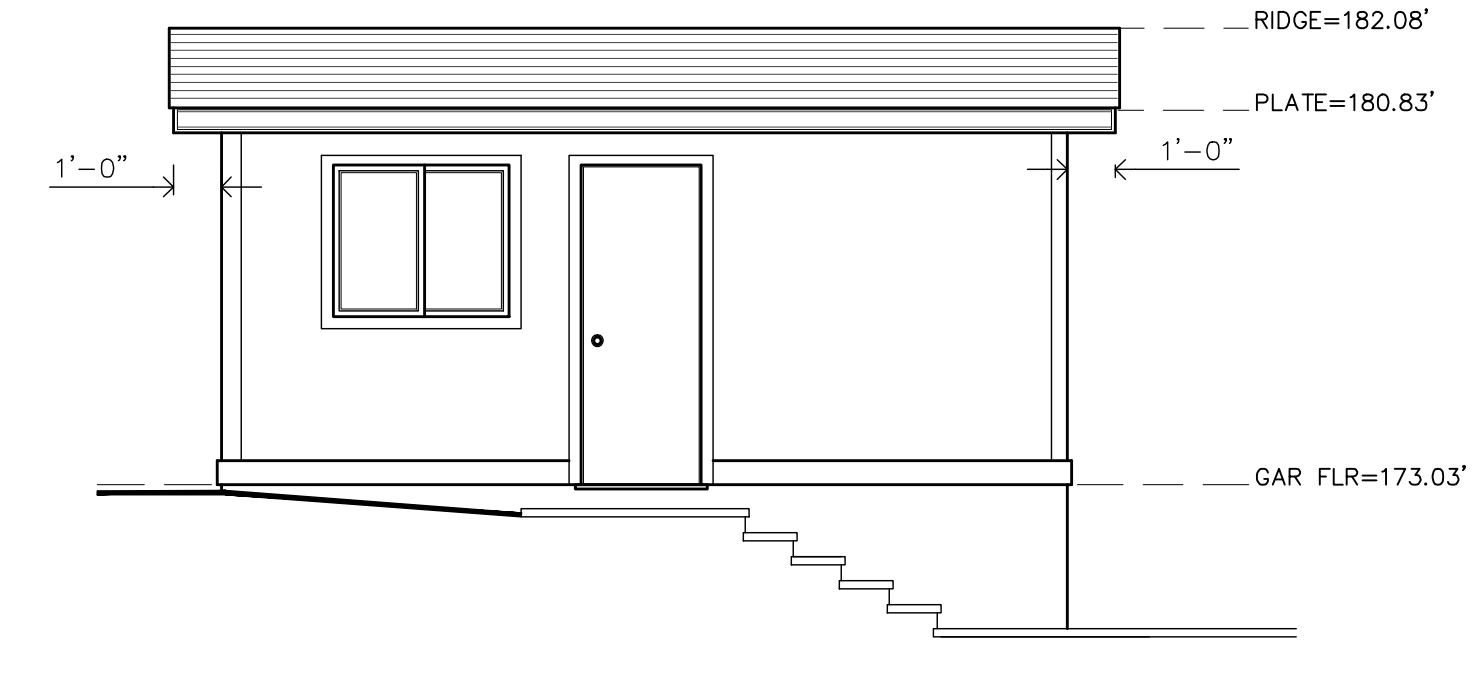
(E) SOUTH ELEVATION GARAGE

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



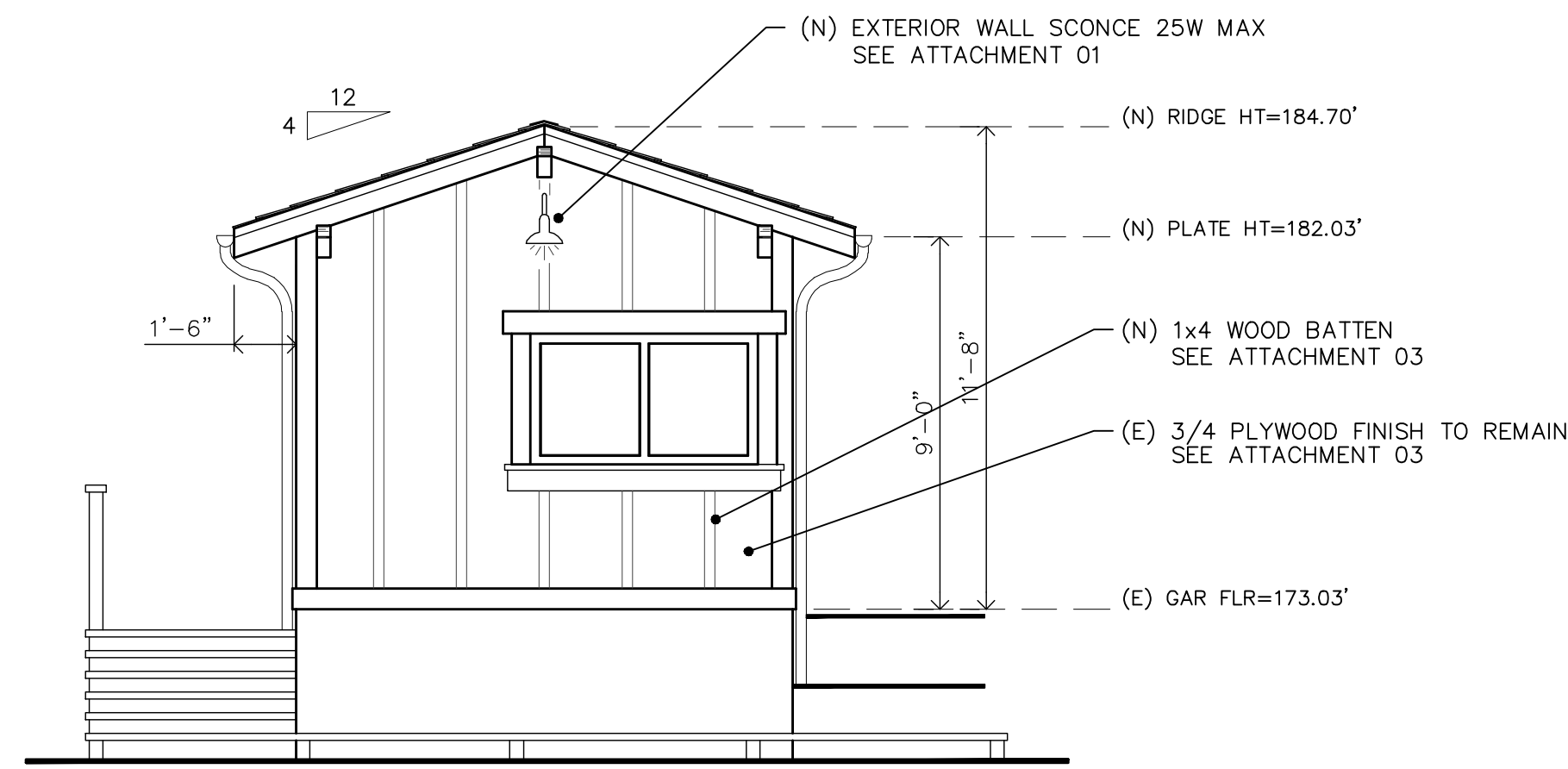
(E) EAST ELEVATION GARAGE

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



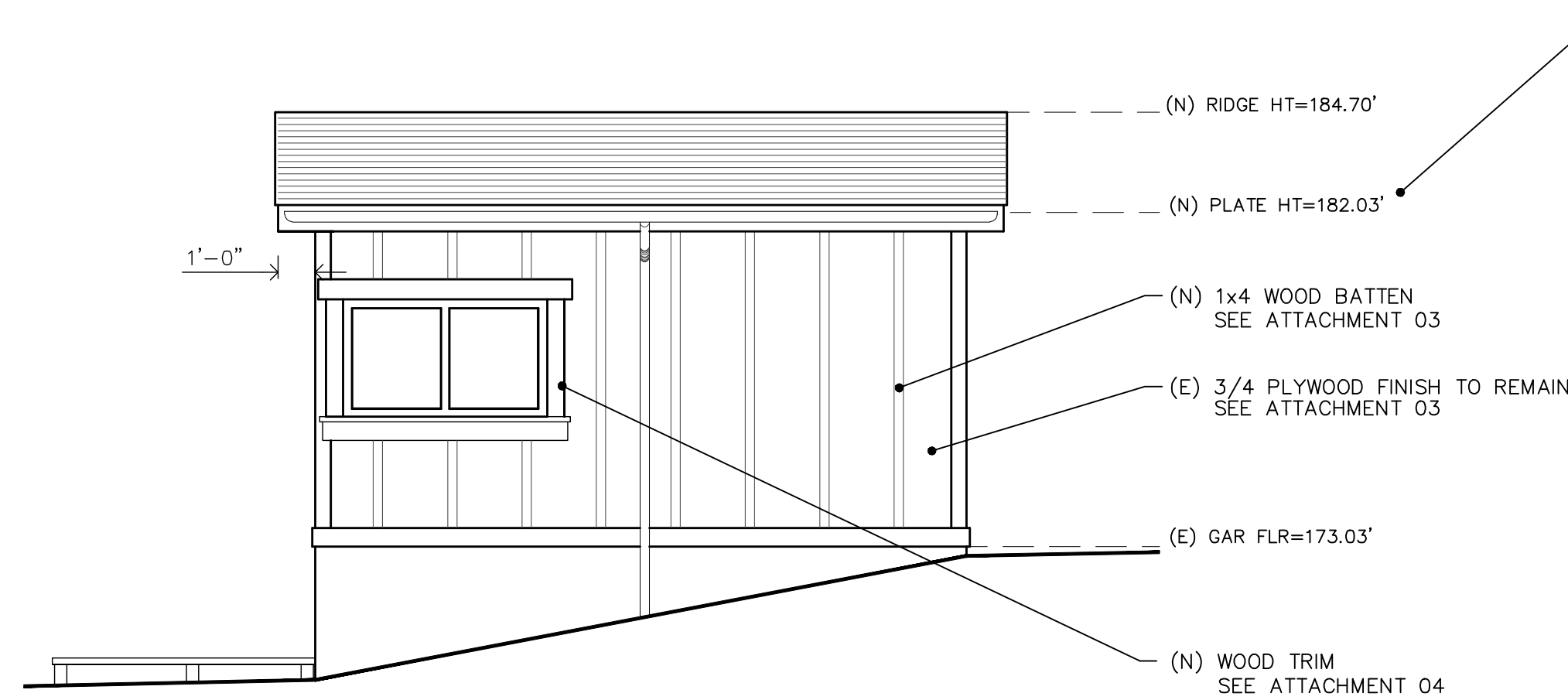
(E) NORTH ELEVATION GARAGE

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



(N) WEST ELEVATION GARAGE

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



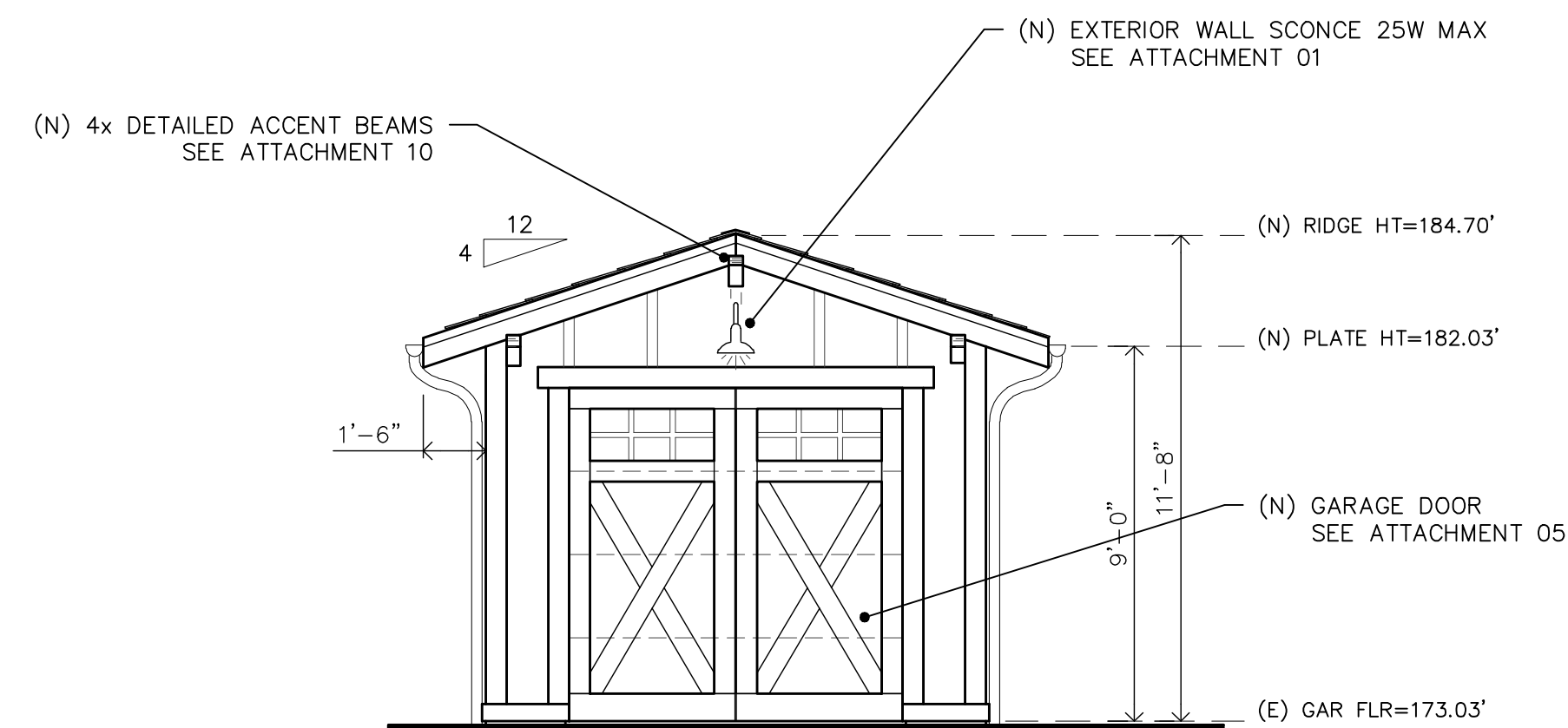
(N) SOUTH ELEVATION GARAGE

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

(N) PLATE HEIGHT LIFTED BY USING 4x8 PERIMETER CONTINUOUS BEAM PLACED ON TOP OF (E) WALL (E) WALL TO REMAIN IN PLACE TYPICAL

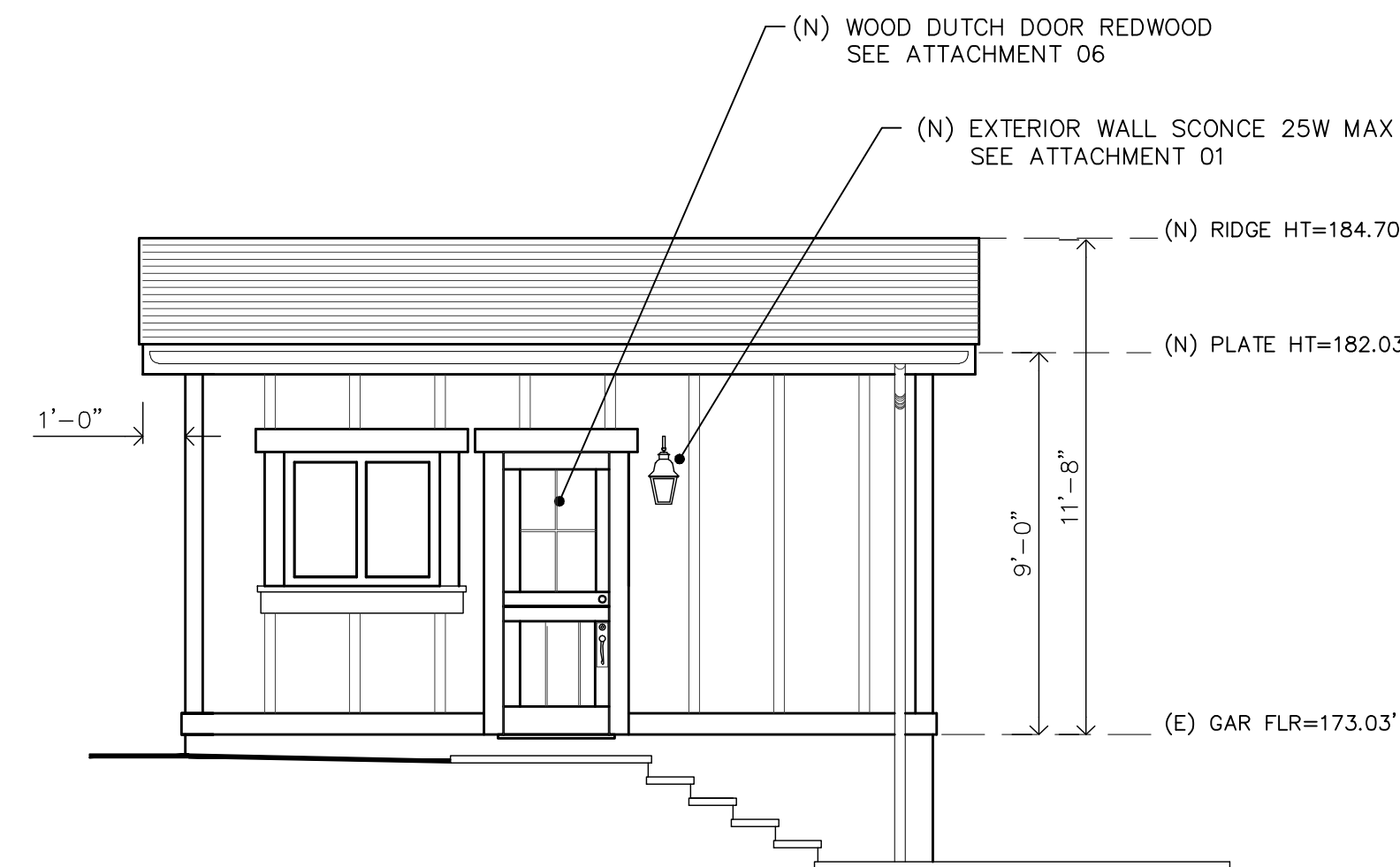
(N) KEY NOTES - TYPICAL

- PRE-FAB TRUSSES ENTIRE ROOF
- ASPHALT COMP SHINGLES
- (E) VERTICAL BOARD AND BATTEN SIDING - PAINTED
- 1x5 TRIM PAINTED - TYPICAL
- ALUMINUM EXTERIOR CLAD WINDOWS - TYPICAL
- WOOD MAN DOOR STAINED
- WOOD GARAGE DOOR STAINED
- 2x WOOD FASCIA PAINTED - TYPICAL



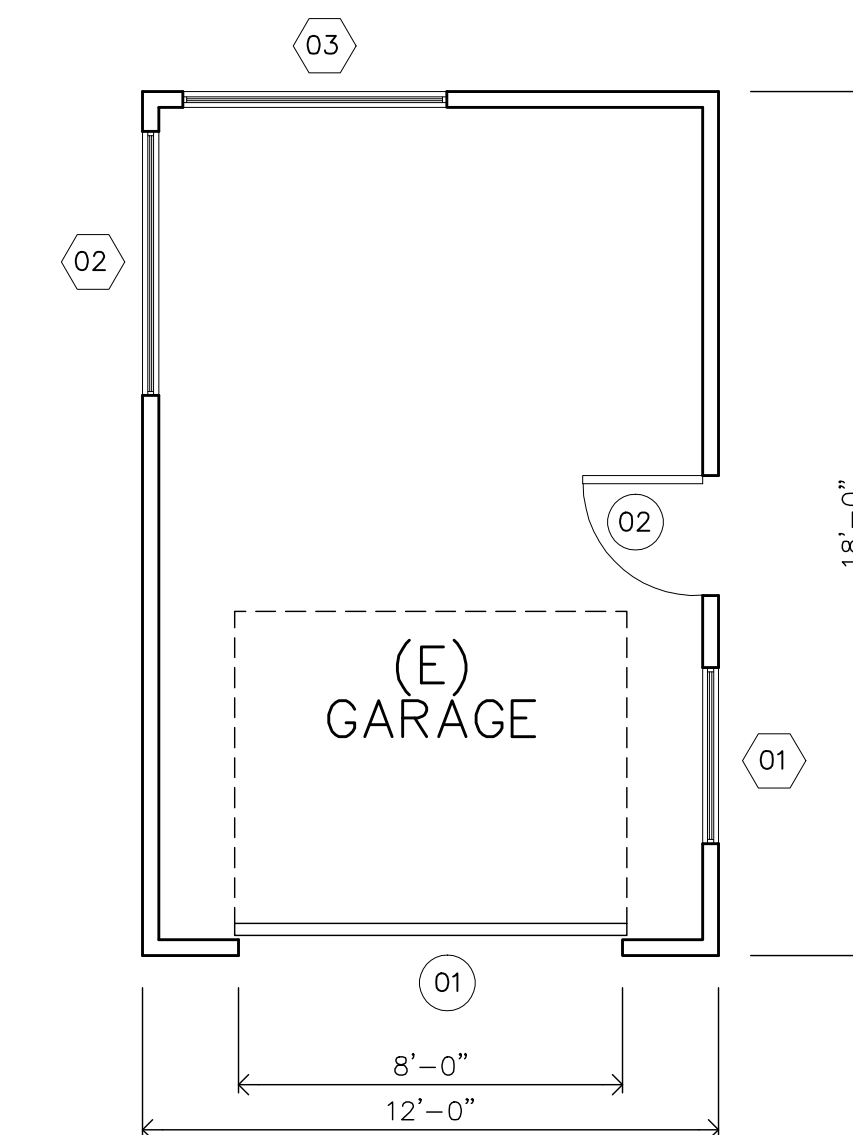
(N) EAST ELEVATION GARAGE

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



(N) NORTH ELEVATION GARAGE

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



(E) FLOOR PLAN GARAGE

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

REVISIONS

NO.	DESCRIPTION

GREG CAREY
 BUILDING DESIGNS
 CARMEL-MONTEREY
 PEBBLE BEACH
 831-901-1765
 GREGORY.WILSONCAREY@YAHOO.COM

DRAWING TITLE
(E) & (N) GARAGE FLOOR PLAN ELEVATIONS

DATE 01-2024	SCALE AS SHOWN
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A3

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

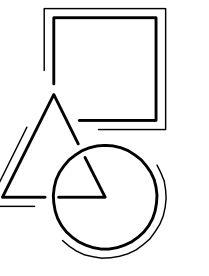
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REVISIONS

NO.	DESCRIPTION



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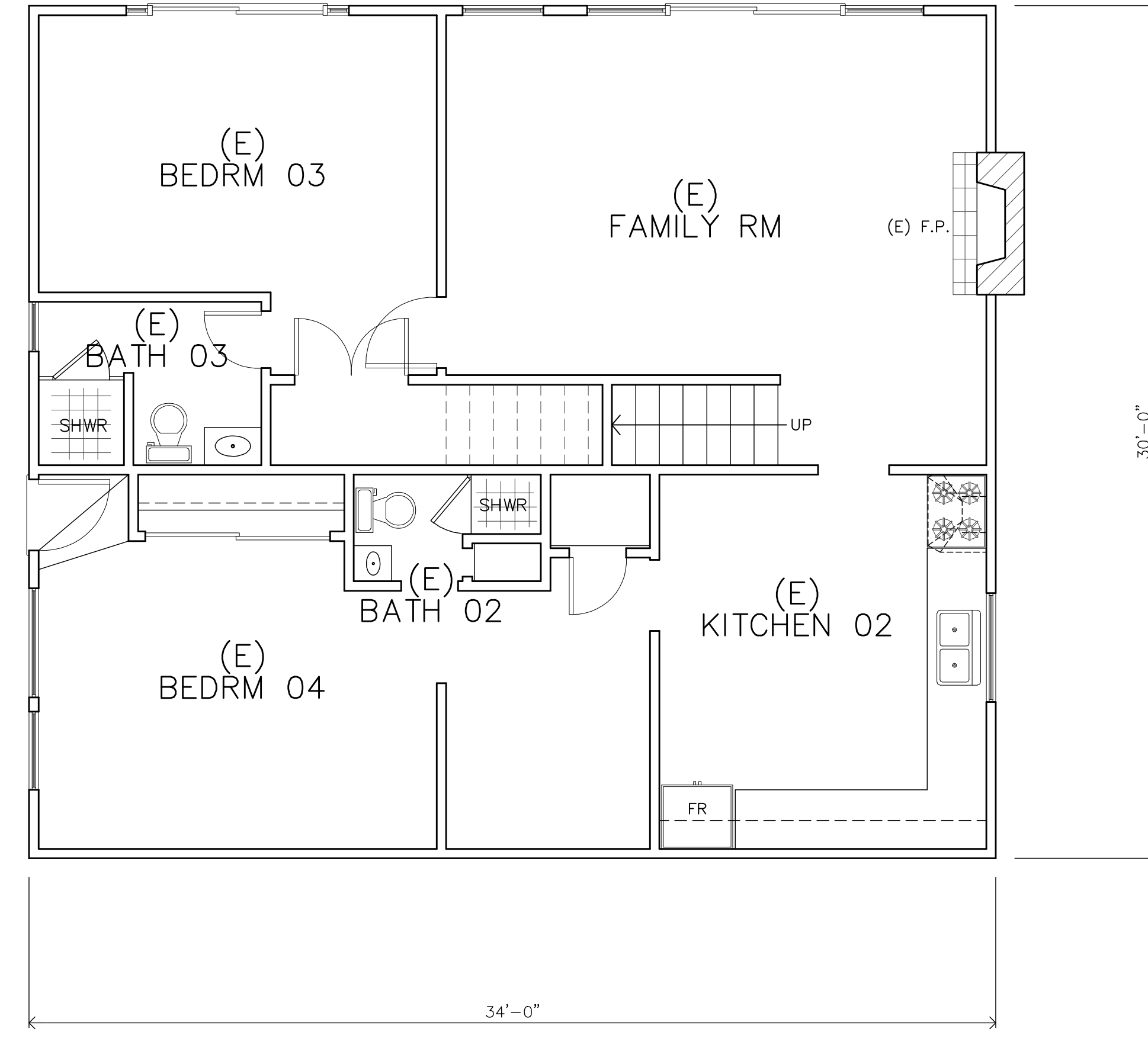
831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**EXISTING
FLOOR PLANS**

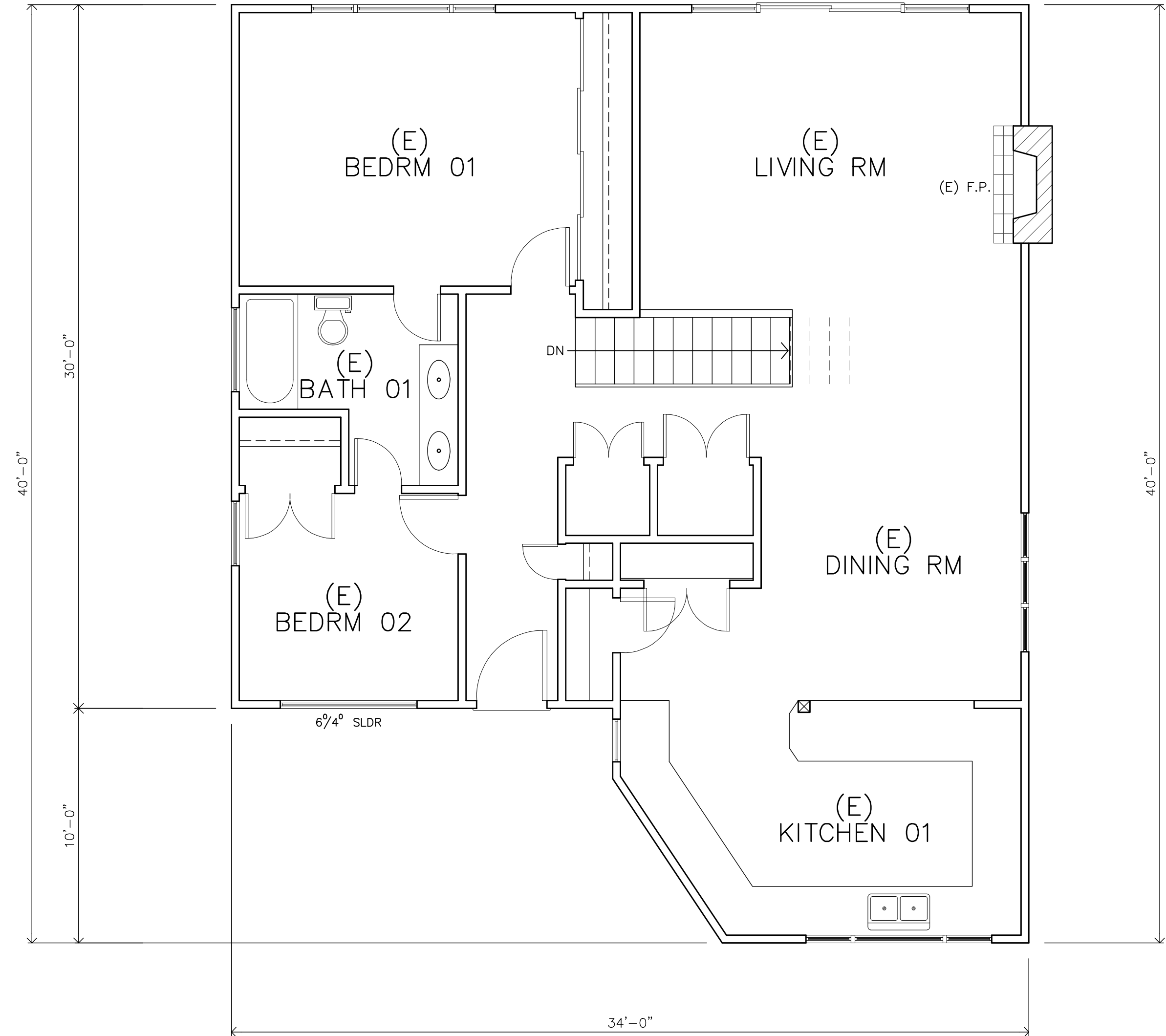
DATE 01-2024	SCALE AS SHOWN
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A4



(E) LOWER LEVEL FLOOR PLAN

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



(E) MAIN LEVEL FLOOR PLAN

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

(N) RESIDENTIAL REMODEL
 for
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 SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
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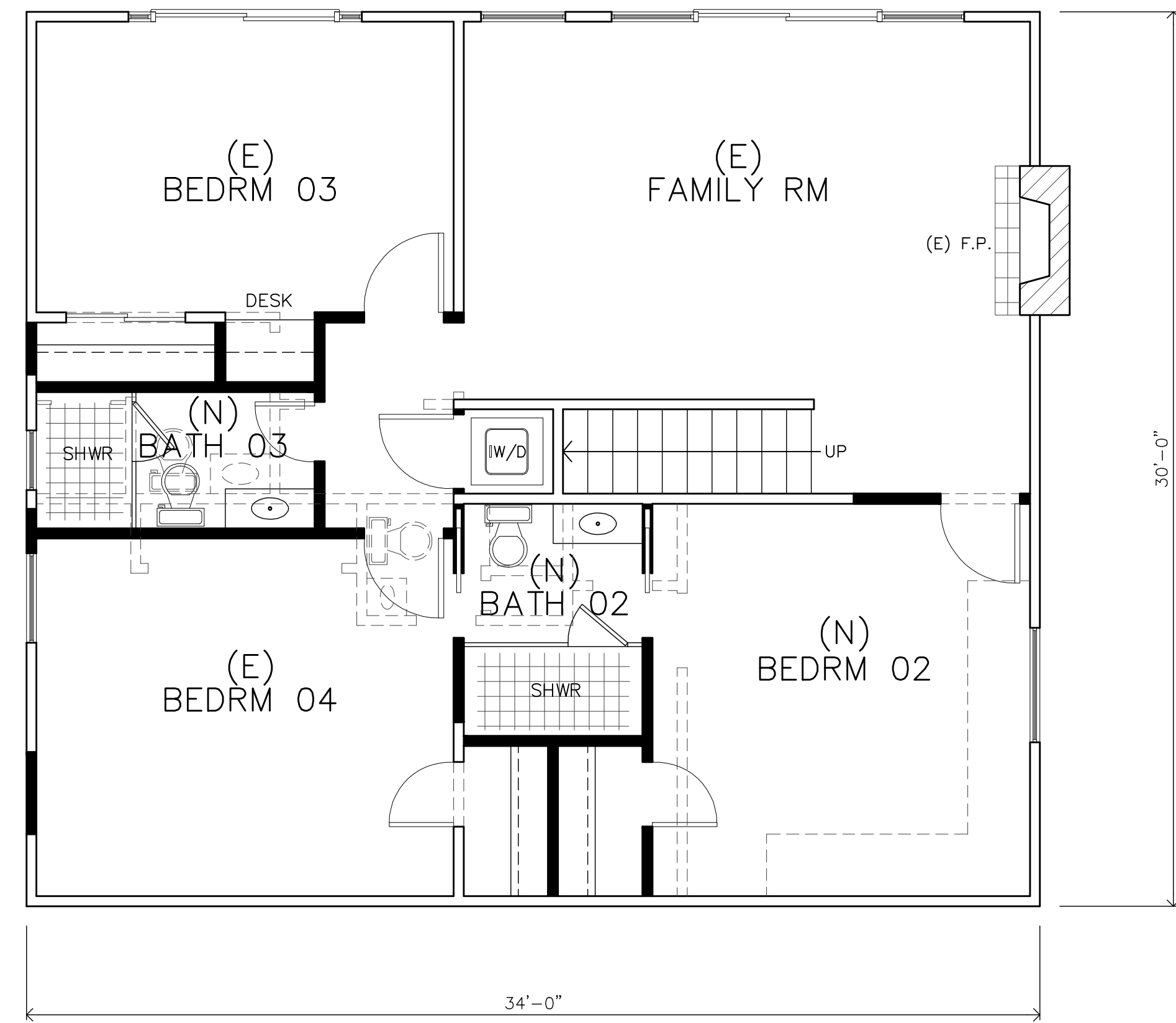
REVISIONS

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 BUILDING DESIGNS
 CARMEL-MONTEREY
 PEBBLE BEACH
 831-901-1765
 GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE
EXISTING FLOOR PLAN DEMO PLAN

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A4.1



(E) LOWER LEVEL PLAN and DEMOLITION
 SCALE: 1/4"=1'-0"

EXTERIOR WALL DEMOLITION DATA

MAIN LEVEL FLOOR		
(E) WALL PERIMETER	145.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	8.5 L.F.	6.0 %
(E) WALL PERIMETER TO REMAIN	136.5 L.F.	94.0 %
LOWER LEVEL FLOOR		
(E) WALL PERIMETER	128.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	0.0 L.F.	0 %

INTERIOR WALL DEMO/NEW DATA

MAIN LEVEL FLOOR		
(E) WALLS	123.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	95.0 L.F.	77.0 %
(N) WALLS	63.0 L.F.	50.0 %
LOWER LEVEL FLOOR		
(E) WALLS	140.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	79.0 L.F.	56.0 %
(N) WALLS	71.0 L.F.	50.0 %



(E) MAIN LEVEL PLAN and DEMOLITION
 SCALE: 1/4"=1'-0"

WALL LEGEND

(E) 2x4 WALLS	=====
(E) WALLS TO BE REMOVED	- - - - -
(N) FRAMED WALLS	—————

DOOR SCHEDULE #										
	NO.	LOCATION	TYPE	SIZE / MATERIAL	FINISH	REMARKS	GLAZING	TEMPERED		
GARAGE	01	GARAGE / CAR	-	8'-0" X 8'-0"	WOOD	ST	SOLID CORE DOOR / DETAILED EXTERIOR	YES	YES	
	02	GARAGE / MAN DOOR	-	2'-6" X 6'-8"	WOOD	P	FLUSHED RAISED PANEL DOOR BOTTOM	YES	YES	
MAIN LEVEL	03	ENTRY DOOR	-	3'-6" X 7'-0"	WOOD	ST	DUTCH SOLID CORE/UPPER GLAZING	YES	YES	
	04	LAUNDRY ROOM	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	05	CLOSET	-	2'-4" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	06	BATHROOM 03	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO	
	07	WALK-IN	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO	
	08	BATHROOM 01	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	09	BATHROOM 01	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO	
	10	BEDROOM 01	-	1'-9" X 7'-0" PAIR	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
LOWER LEVEL	11	LIVING ROOM	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 2'-9"	YES	YES	
	12	FAMILY ROOM	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 2'-9"	YES	YES	
	13	BEDROOM 03	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 0'-11"	YES	YES	
	14	BEDROOM 03	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	15	BEDROOM 03	-	2'-0" X 7'-0" PAIR/SLIDING	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	16	BATHROOM 03	-	2'-0" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	17	LAUNDRY	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	18	BEDROOM 04	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	19	BATHROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO	
	20	BEDROOM 04	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	21	BEDROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	
	22	BATHROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO	
	23	BEDROOM 02	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO	

WINDOW SCHEDULE #												
	NO.	LOCATION	TYPE	SIZE / MATERIAL	INTERIOR	FINISH	EXTERIOR	FINISH	REMARKS	GLAZING	TEMPERED	SCREEN
GARAGE	01	GARAGE	-	3'-8" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	02	GARAGE	-	5'-6" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	03	GARAGE	-	5'-6" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	04											
	05											
MAIN LEVEL	06	KITCHEN	-	6'-0" X 3'-4"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	07	LAUNDRY ROOM	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	08	WALK-IN CLOSET	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	09	WALK-IN CLOSET	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	10	BATHROOM 01	-	2'-9" X 3'-8"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	11	BATHROOM 01	-	2'-0" X 2'-0"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	12	BEDROOM 01	-	6'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	YES	YES
	13	DINING ROOM	-	6'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
LWR LEVEL	14	BEDROOM 04	-	3'-0" X 3'-4"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	15	BATHROOM 03	-	2'-0" X 2'-0"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	16	BEDROOM 03	-	3'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	17	BEDROOM 02	-	3'-10" X 2'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL

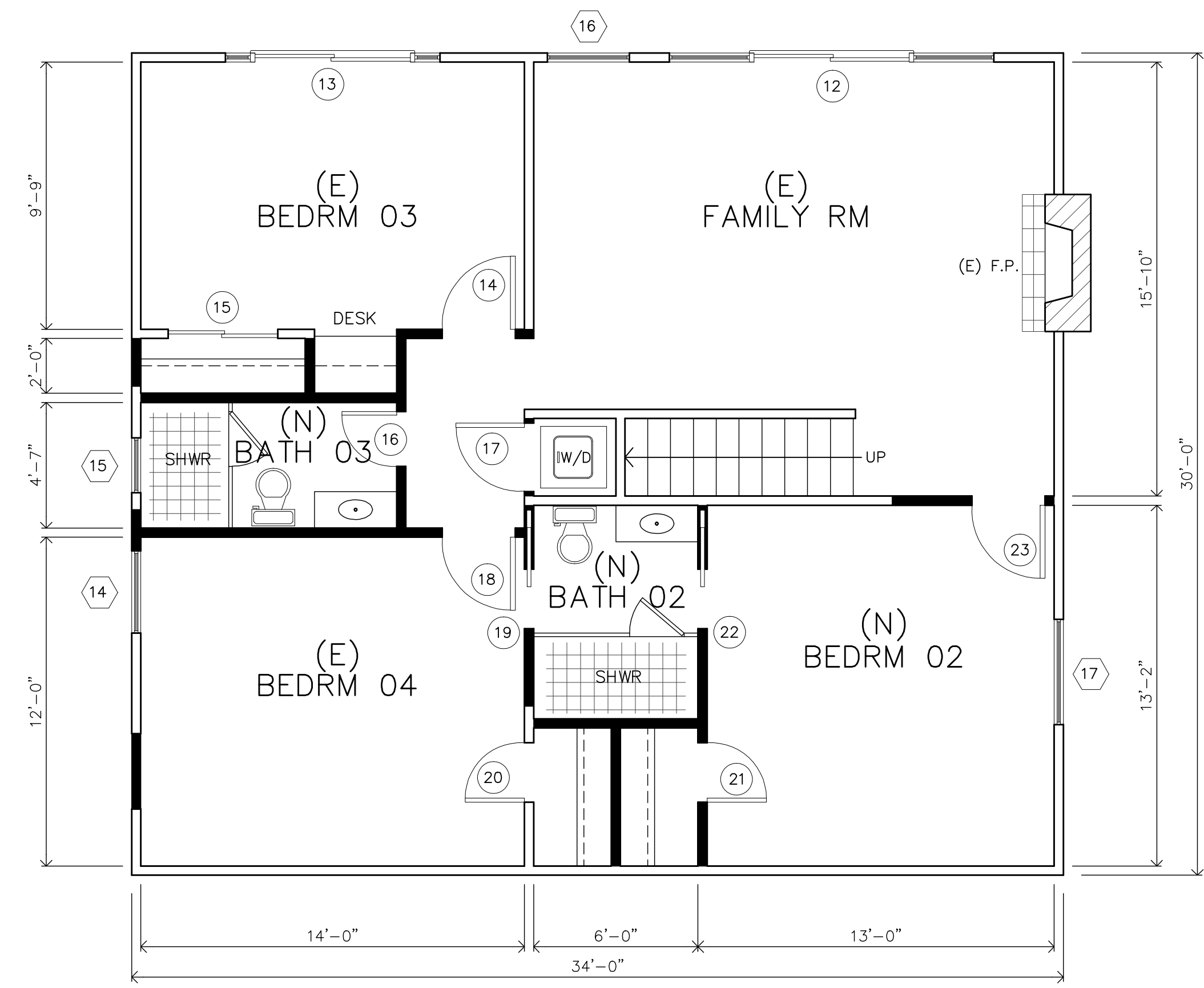
for
BRIAN O'BOYLE

SANTA FE 7 SW of 8th STREET, CARMEL by the SEA

APN = 010 - 053 - 015

EXTERIOR WALL DEMOLITION DATA		
MAIN LEVEL FLOOR		
(E) WALL PERIMETER	145.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	8.5 L.F.	6.0 %
(E) WALL PERIMETER TO REMAIN	136.5 L.F.	94.0 %
LOWER LEVEL FLOOR		
(E) WALL PERIMETER	128.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	0.0 L.F.	0 %

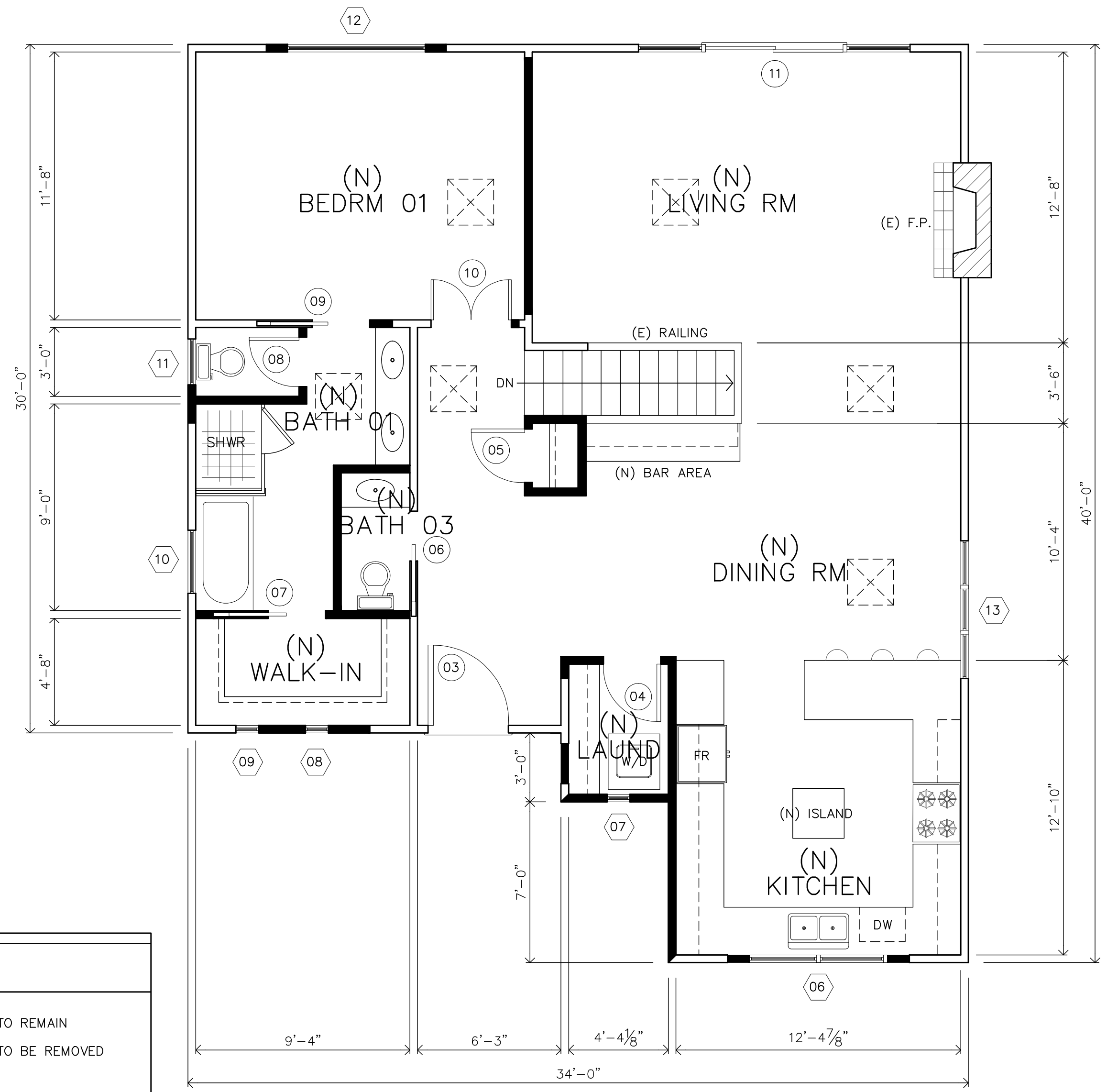
INTERIOR WALL DEMO/NEW DATA		
MAIN LEVEL FLOOR		
(E) WALLS	123.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	95.0 L.F.	77.0 %
(N) WALLS	63.0 L.F.	50.0 %
LOWER LEVEL FLOOR		
(E) WALLS	140.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	79.0 L.F.	56.0 %
(N) WALLS	71.0 L.F.	50.0 %



(N) LOWER LEVEL FLOOR PLAN

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

LEGEND	
	(E) WALLS TO REMAIN
	(E) WALLS TO BE REMOVED
	(N) WALLS
	(N) 24x24 SKYLIGHTS



(N) MAIN LEVEL FLOOR PLAN

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

REVISIONS	

GREG CAREY
BUILDING DESIGNS

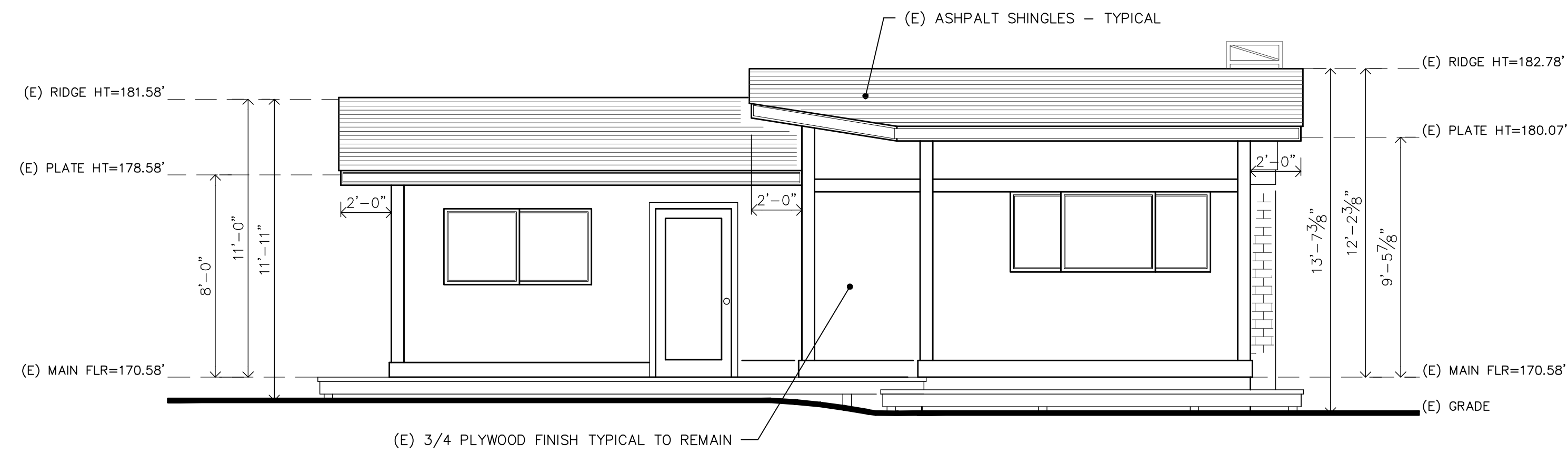
CARMEL-MONTEREY
PEBBLE BEACH

831-901-1765
GREGORY.WILSONCAREY@YAHOO.COM

DRAWING TITLE	
NEW FLOOR PLANS	
DATE 01-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

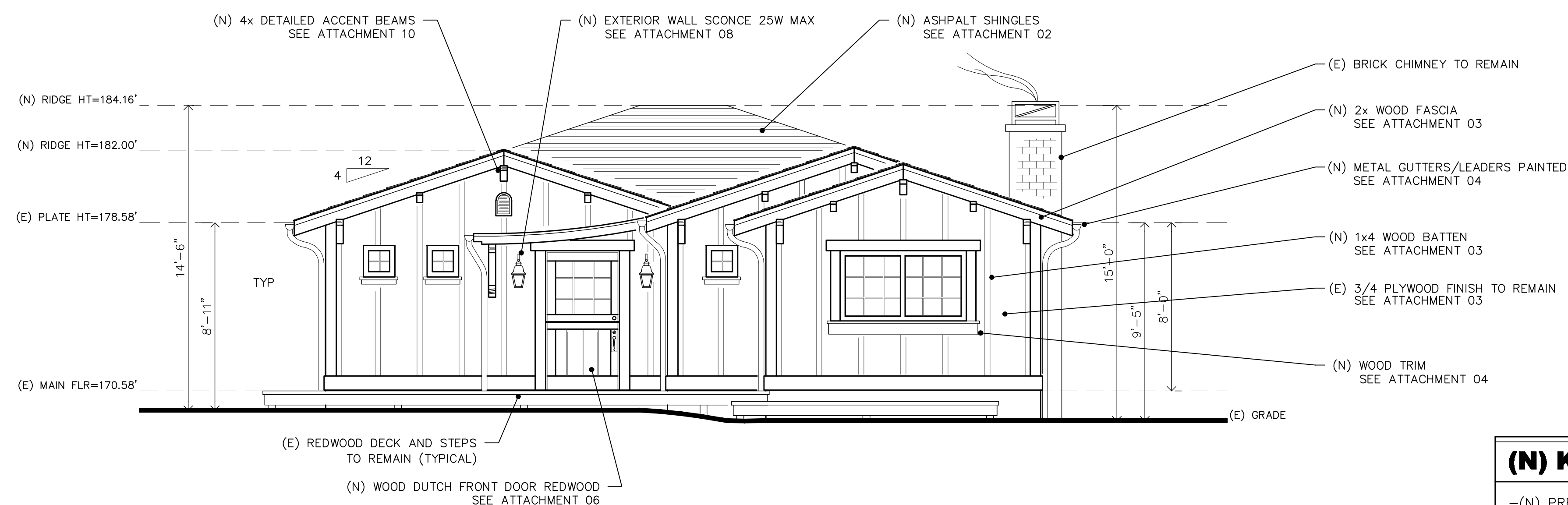
A5

(N) RESIDENTIAL REMODEL
 for
BRIAN O'BOYLE
 SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
 APN = 010 - 053 - 015



(E) EAST ELEVATION

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



(N) EAST ELEVATION

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

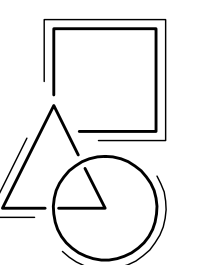
(N) KEY NOTES - TYPICAL

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (E) BOARD SIDING TO REMAIN - PAINTED
- (N) BOARD LAYED OVER TOP OF (E) - PAINTED
- (N) 1x4 BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD DUTCH ENTRY DOOR - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

REVISIONS

NO.	DESCRIPTION



GREG CAREY
 BUILDING DESIGNS

CARMEL-MONTEREY
 PEBBLE BEACH

831-901-1765
 GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

ELEVATIONS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A6

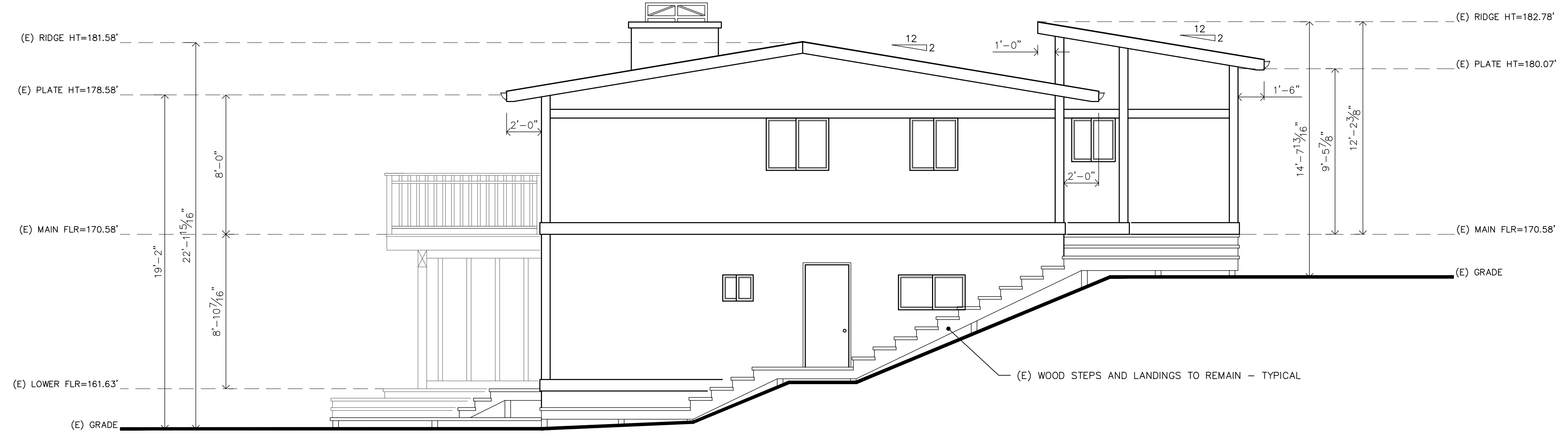
(N) RESIDENTIAL REMODEL

for

BRIAN O'BOYLE

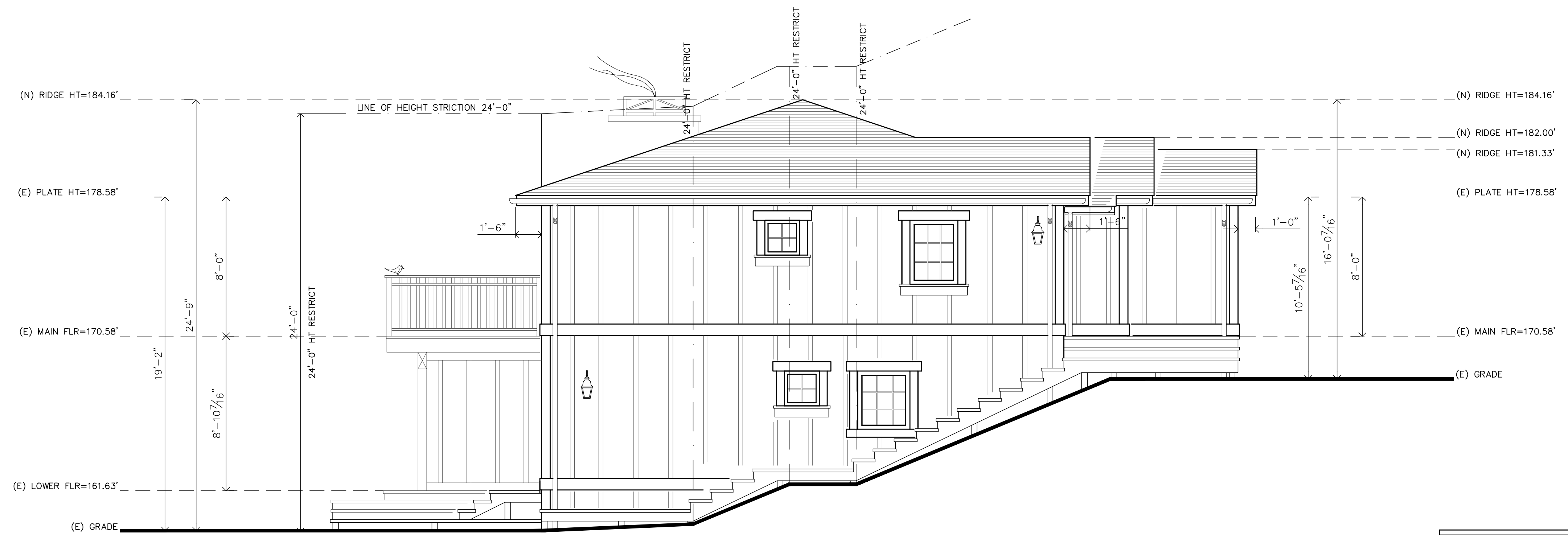
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA

APN = 010 - 053 - 015



(E) SOUTH ELEVATION

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



(N) SOUTH ELEVATION

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

- (N) KEY NOTES - TYPICAL**
- (N) PRE-FAB TRUSSES ENTIRE ROOF
 - (N) ASPHALT COMP SHINGLES
 - (E) BOARD SIDING TO REMAIN - PAINTED
 - (N) BOARD LAYED OVER TOP OF (E) - PAINTED
 - (N) 1x4 BATTEN - PAINTED
 - (N) 1x5 TRIM - PAINTED
 - (N) ALUMINUM EXTERIOR CLAD WINDOWS
 - (N) WOOD DUTCH ENTRY DOOR - STAINED
 - (N) 2x WOOD FASCIA - PAINTED
 - (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
 - (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
 - (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

REVISIONS

GREG CAREY
BUILDING DESIGNS

CARMEL - MONTEREY
PEBBLE BEACH

831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

ELEVATIONS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A7

(N) RESIDENTIAL REMODEL
 for
BRIAN O'BOYLE
 SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
 APN = 010 - 053 - 015



(E) WEST ELEVATION

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



(N) WEST ELEVATION

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

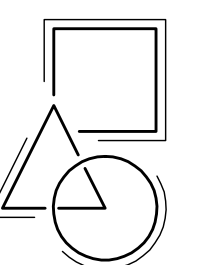
(N) KEY NOTES - TYPICAL

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (E) BOARD SIDING TO REMAIN - PAINTED
- (N) BOARD LAYED OVER TOP OF (E) - PAINTED
- (N) 1x4 BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD DUTCH ENTRY DOOR - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

REVISIONS

NO.	DESCRIPTION



GREG CAREY
 BUILDING DESIGNS

CARMEL-MONTEREY
 PEBBLE BEACH

831-901-1765
 GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

ELEVATIONS

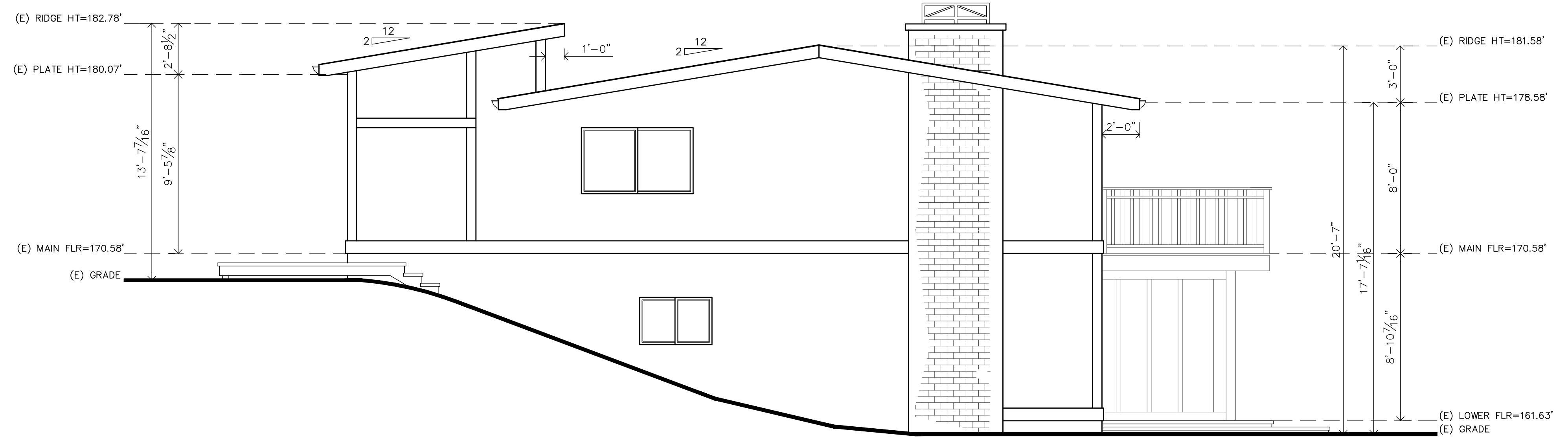
DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A8

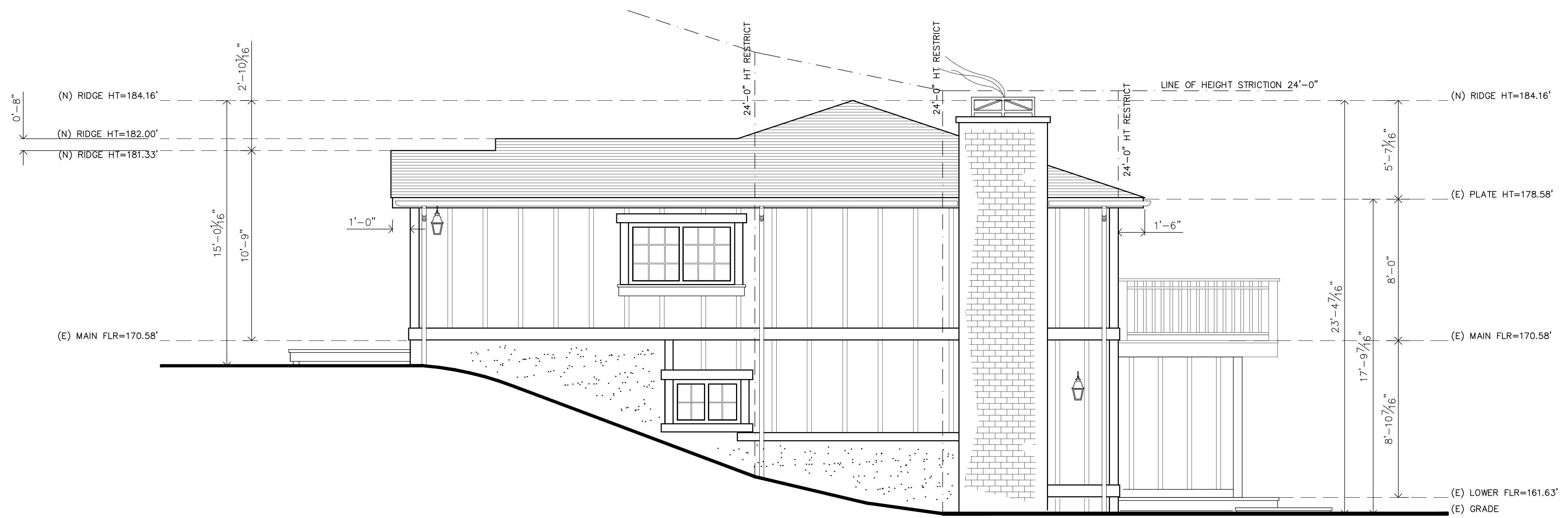
(N) RESIDENTIAL REMODEL

for
BRIAN O'BOYLE

SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015



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



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

- (N) KEY NOTES - TYPICAL**
- (N) PRE-FAB TRUSSES ENTIRE ROOF
 - (N) ASPHALT COMP SHINGLES
 - (E) BOARD SIDING TO REMAIN - PAINTED
 - (N) BOARD LAYED OVER TOP OF (E) - PAINTED
 - (N) 1x4 BATTEN - PAINTED
 - (N) 1x5 TRIM - PAINTED
 - (N) ALUMINUM EXTERIOR CLAD WINDOWS
 - (N) WOOD DUTCH ENTRY DOOR - STAINED
 - (N) 2x WOOD FASCIA - PAINTED
 - (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
 - (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
 - (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

REVISIONS

NO.	DESCRIPTION

GREG CAREY
BUILDING DESIGNS

CARMEL - MONTEREY
PEBBLE BEACH

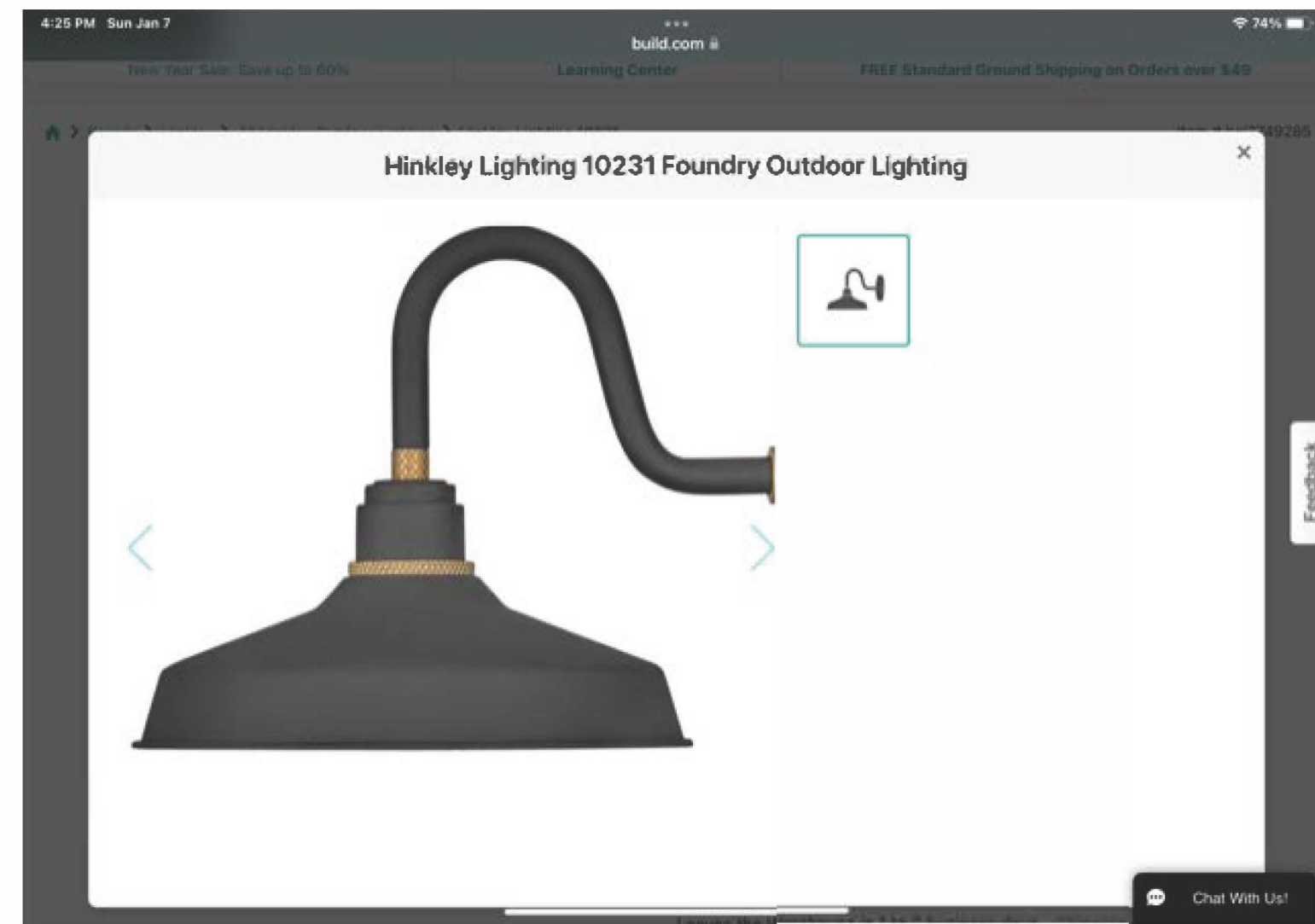
831-901-1765
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DRAWING TITLE

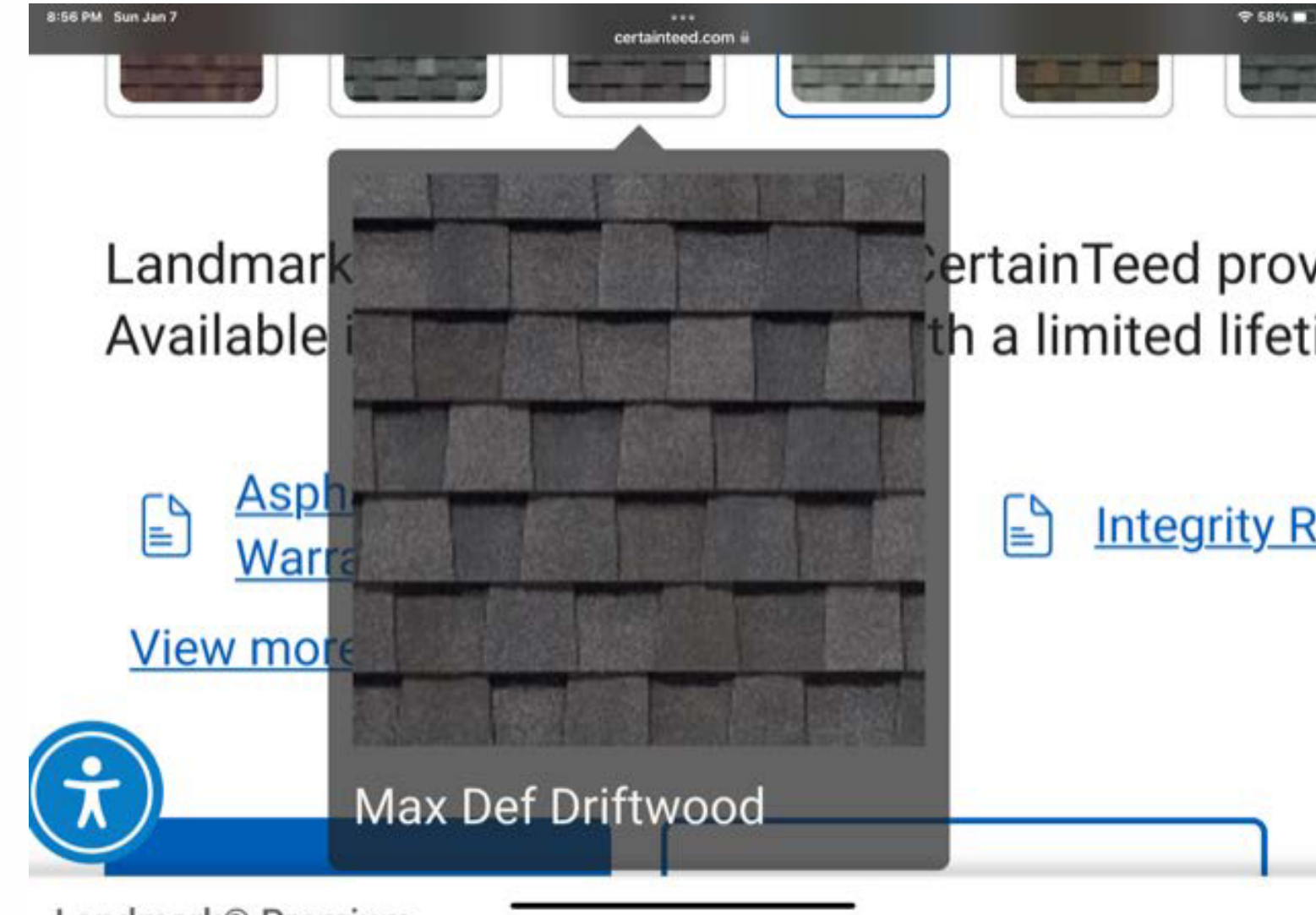
ELEVATIONS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

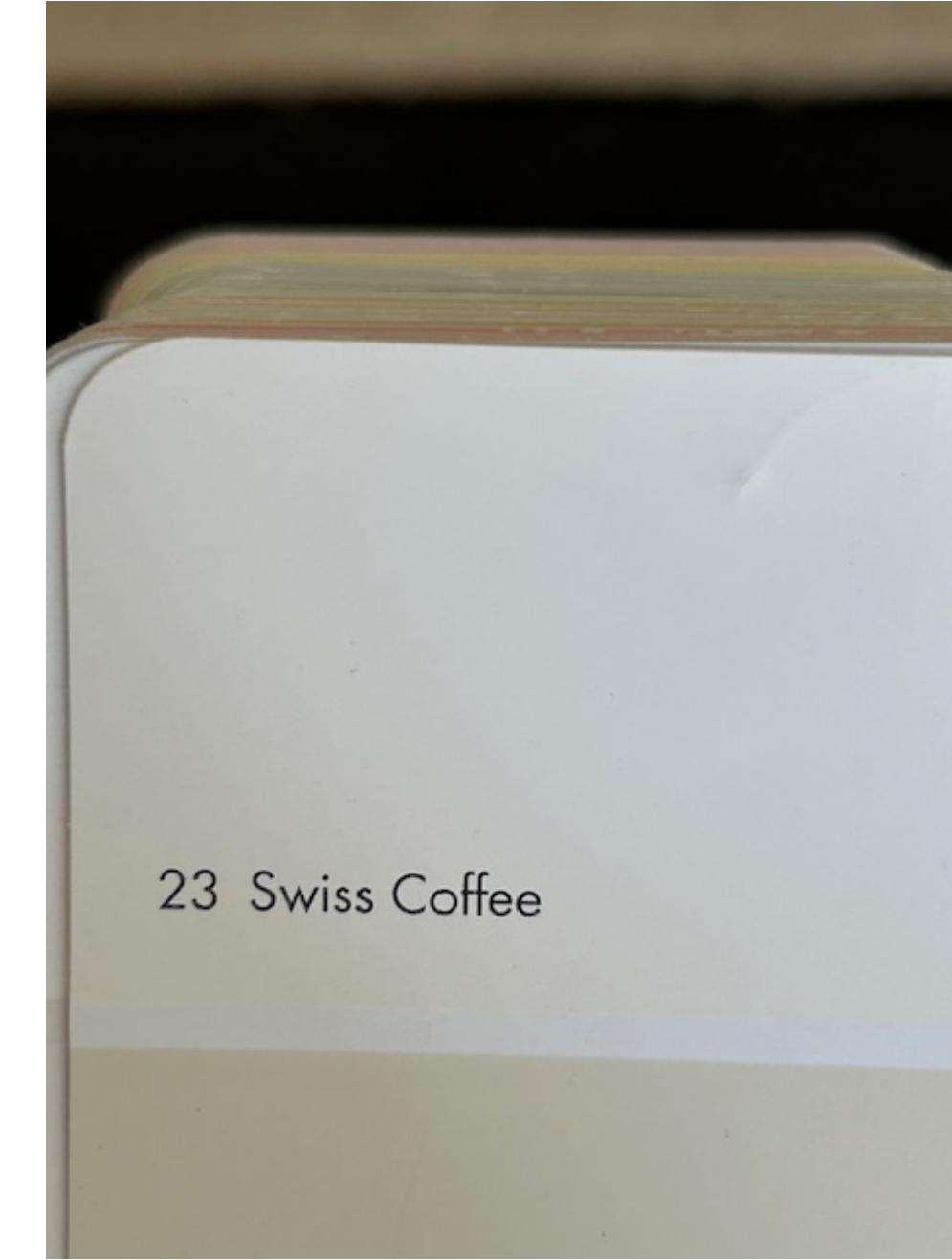
A8.1



Attachment 01



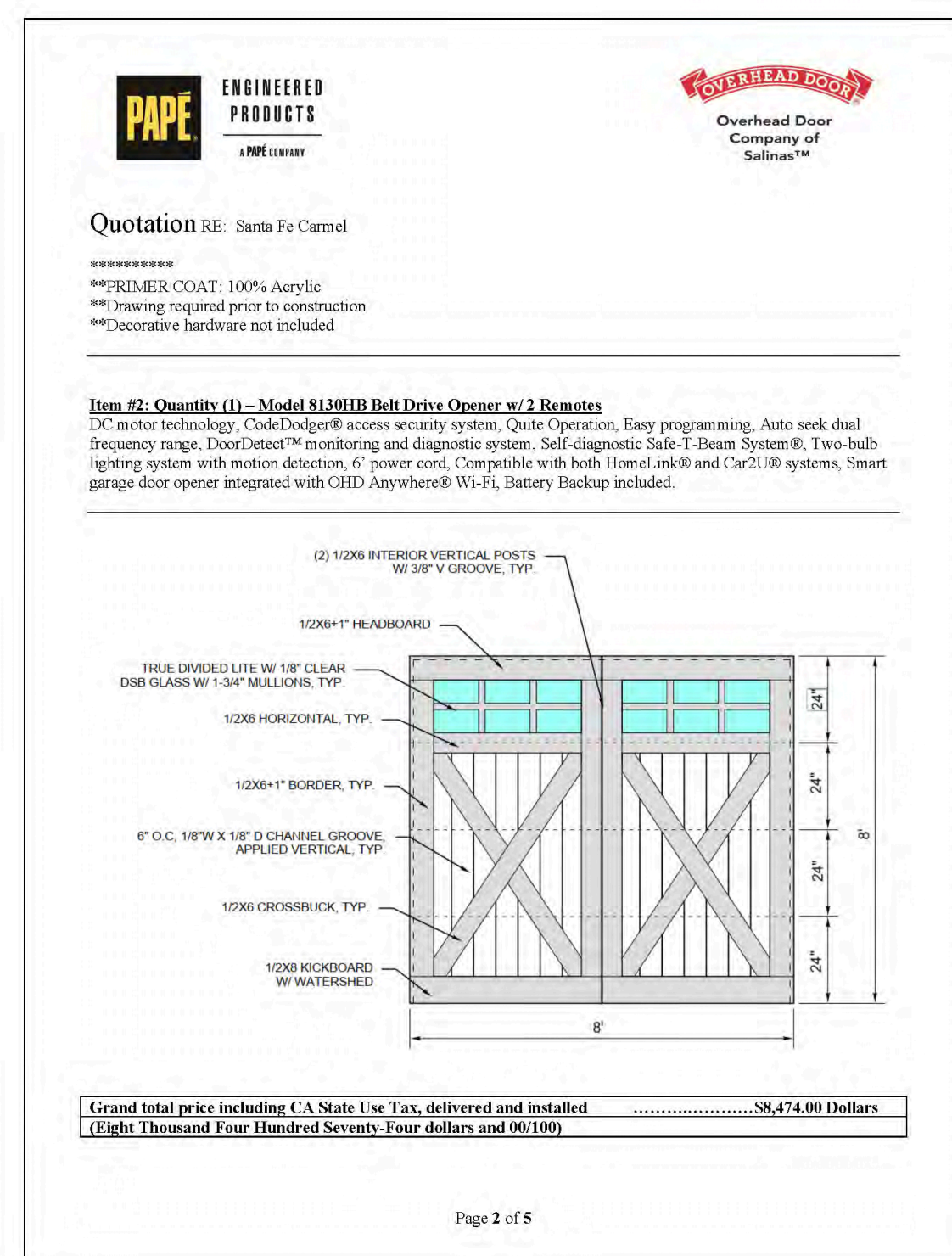
Attachment 02



Attachment 03



Attachment 04



Attachment 05



Attachment 06

LINE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
5	1	216 x 710 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Right Hand, 6-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, Single Bore, 2-3/4" Backset, Standard T-Silks, Flat Black Hinges, Primed Matte, 4-HALL BATH Unit size: 31.5 x 85.875	645.00	645.00
6	1	216 x 710 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Right Hand, 4-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, Single Bore, 2-3/4" Backset, Standard T-Silks, Flat Black Hinges, Primed Matte, 5-MASTER BEDROOM Unit size: 31.5 x 85.875	595.00	595.00
7	1	216 x 710 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Pocket Door, 6-7/8" Select Poplar Flat Jamb, Full Length Stop, Primed Matte, 6-MASTER BATH Unit size: 31.5 x 85.875	880.00	880.00
8	1	510 x 710 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Double Ball Catch, 4-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, No Bore, Flat Black Hinges, Primed Matte, 7-MASTER CLOSET - LEFT Unit size: 61.5 x 85.875	1,215.00	1,215.00

Attachment 07



Attachment 08



Attachment 09



Attachment 10

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

NO.	DESCRIPTION



GREG CAREY
BUILDING DESIGNS

CARMEL - MONTEREY
PEBBLE BEACH

831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**MATERIAL
SAMPLES**

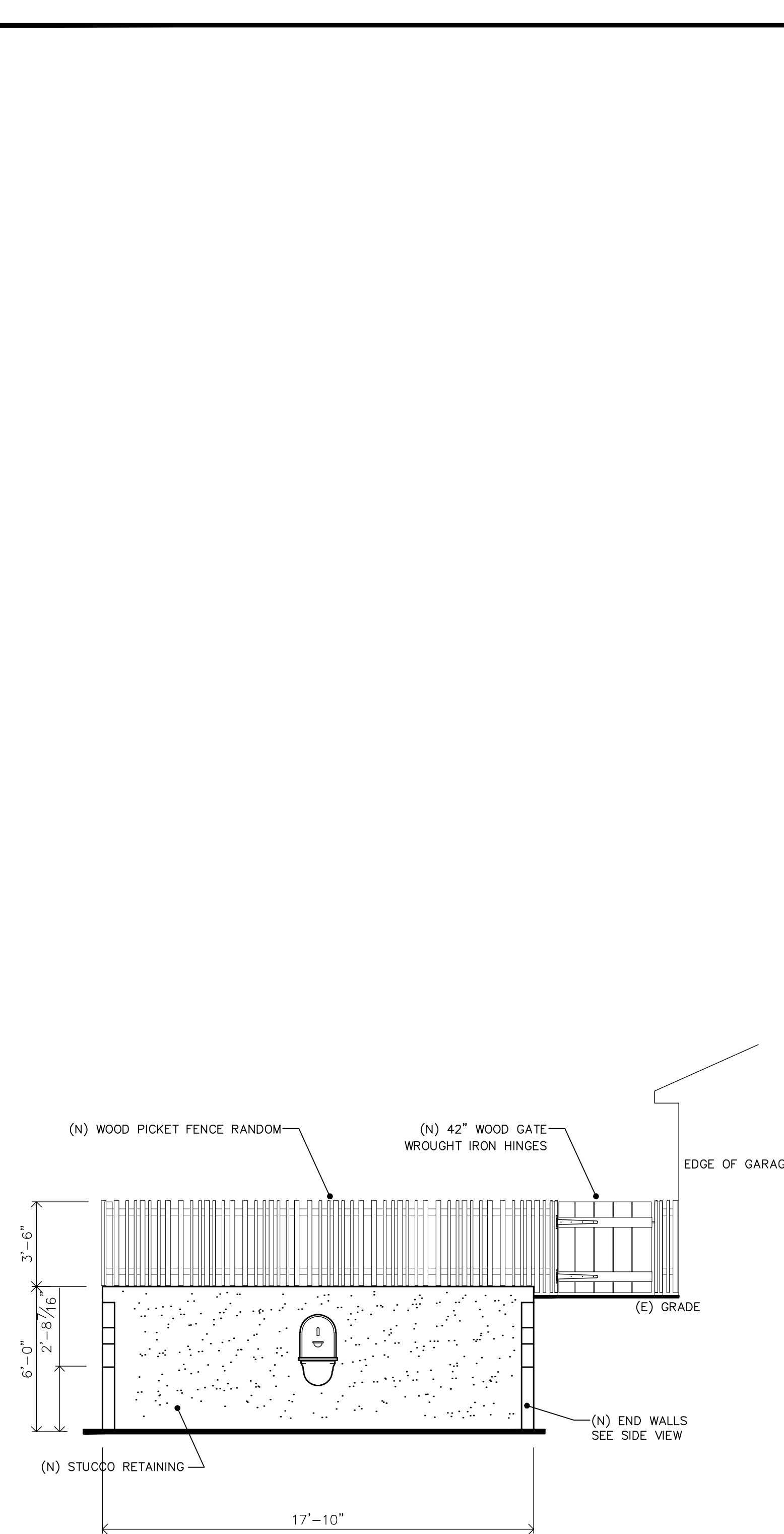
DATE: 01-2024
SCALE: AS SHOWN
DRAWN BY: FILE NUMBER

A9

(N) RESIDENTIAL REMODEL

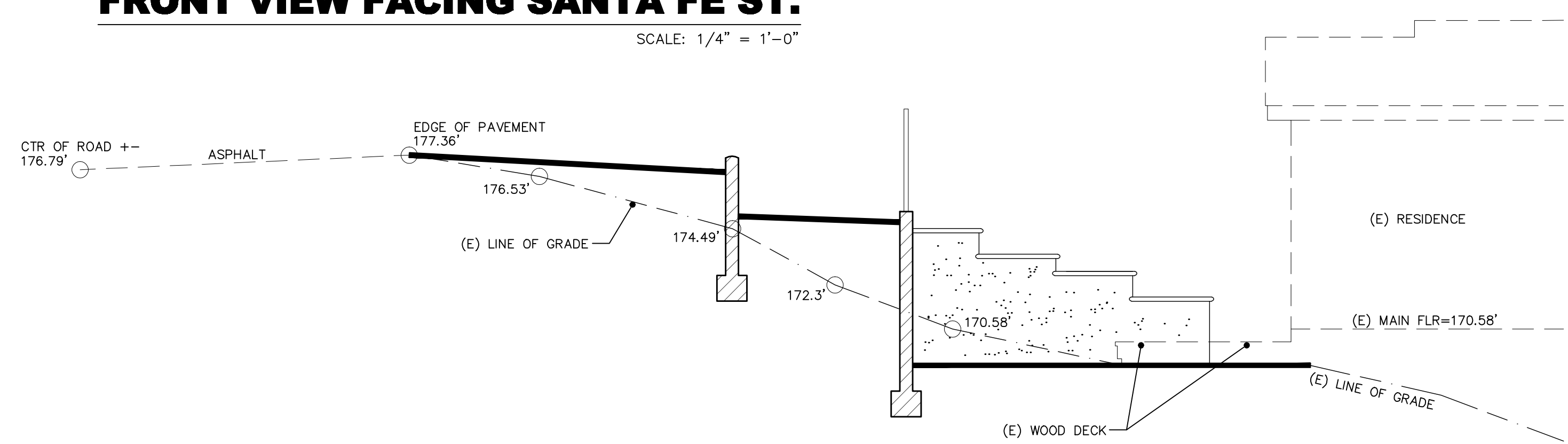
for
BRIAN O'BOYLE

SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015



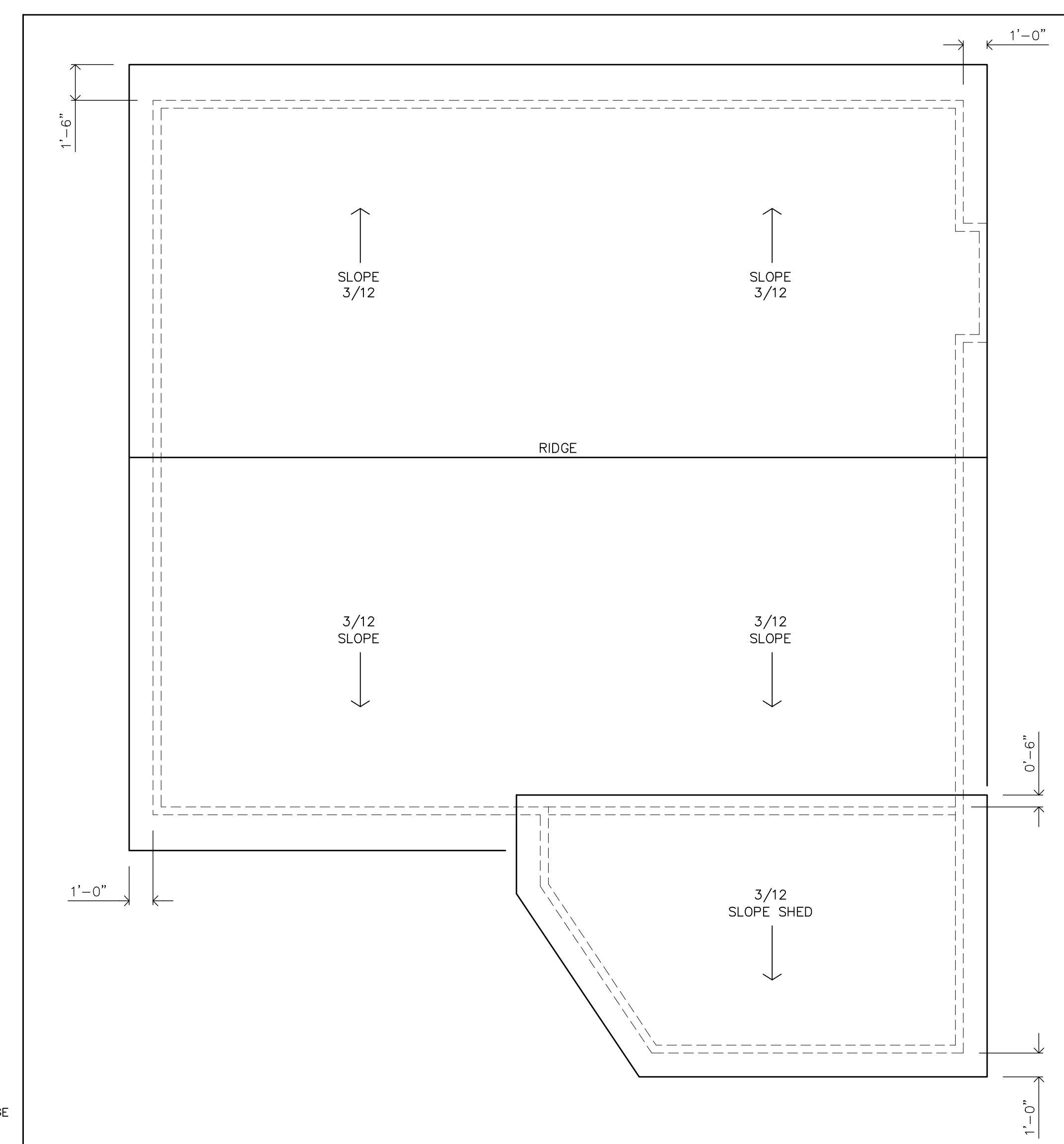
(N) RETAINING WALL FRONT VIEW FACING SANTA FE ST.

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



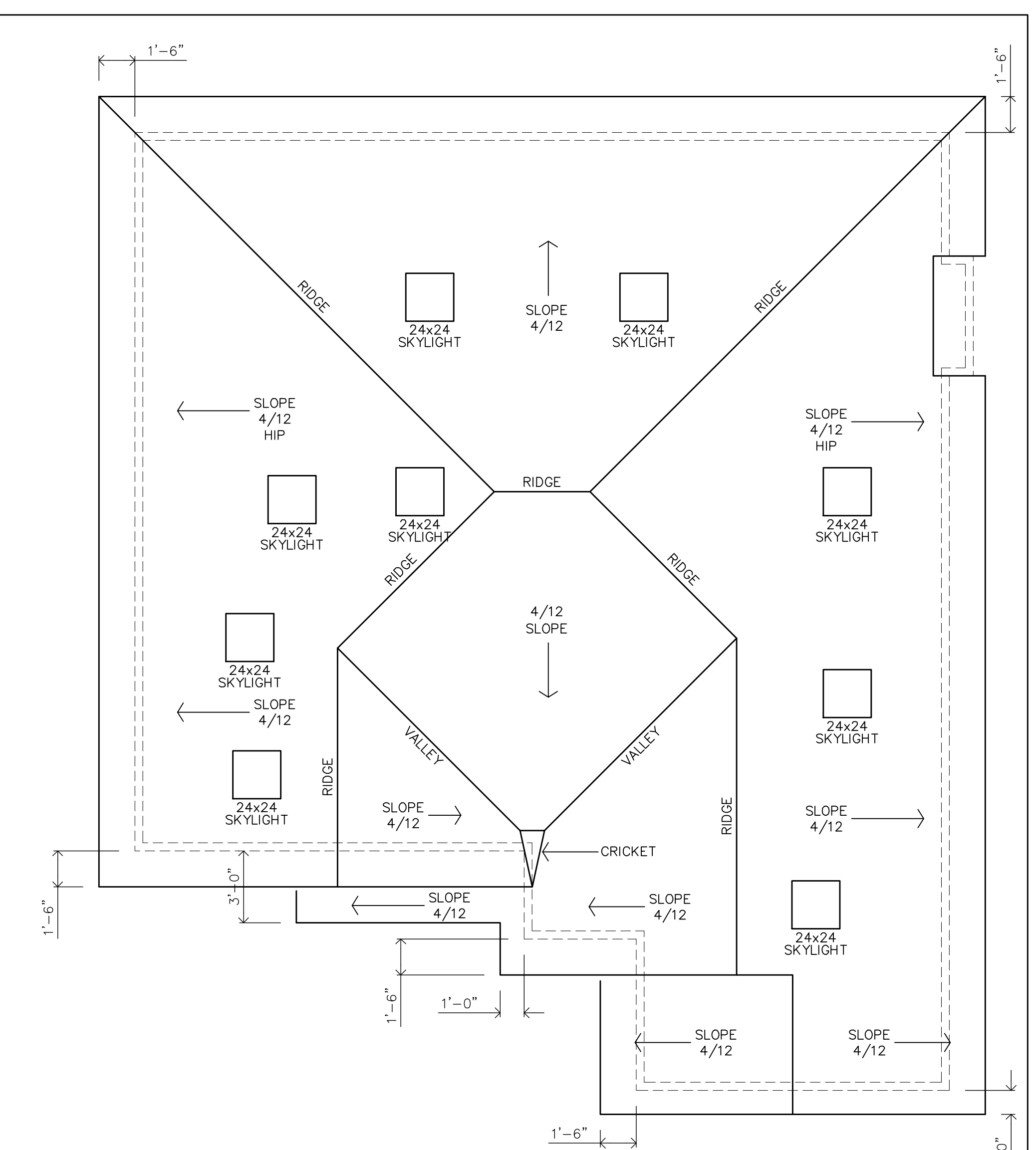
SANTA FE FRONT YARD CROSS SECTION

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



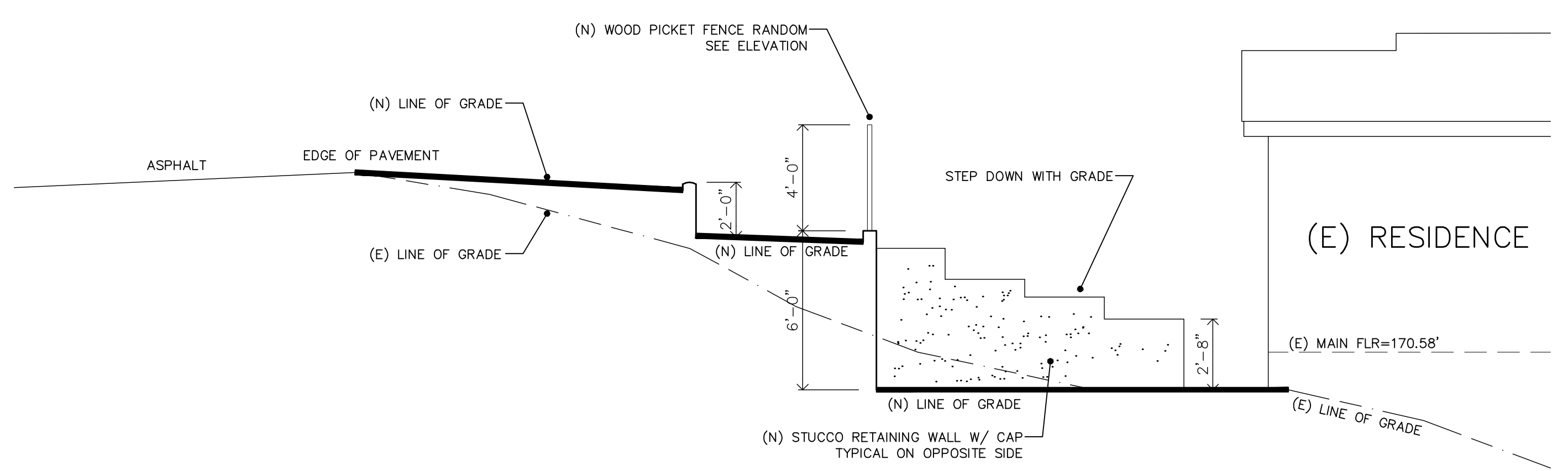
(E) ROOF PLAN

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



(N) ROOF PLAN

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



(N) RETAINING WALL SIDE VIEW - TYPICAL

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

REVISIONS

GREG CAREY
BUILDING DESIGNS

CARMEL-MONTEREY
PEBBLE BEACH

831-901-1765
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DRAWING TITLE

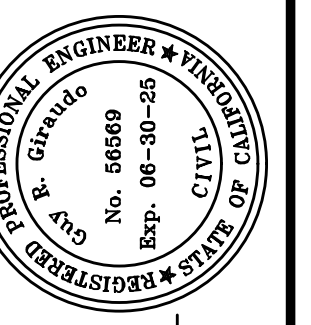
RETAINING WALLS
ROOF PLANS

DATE 01-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

A10

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
O'BOYLE RESIDENCE
APN: 010-053-015
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

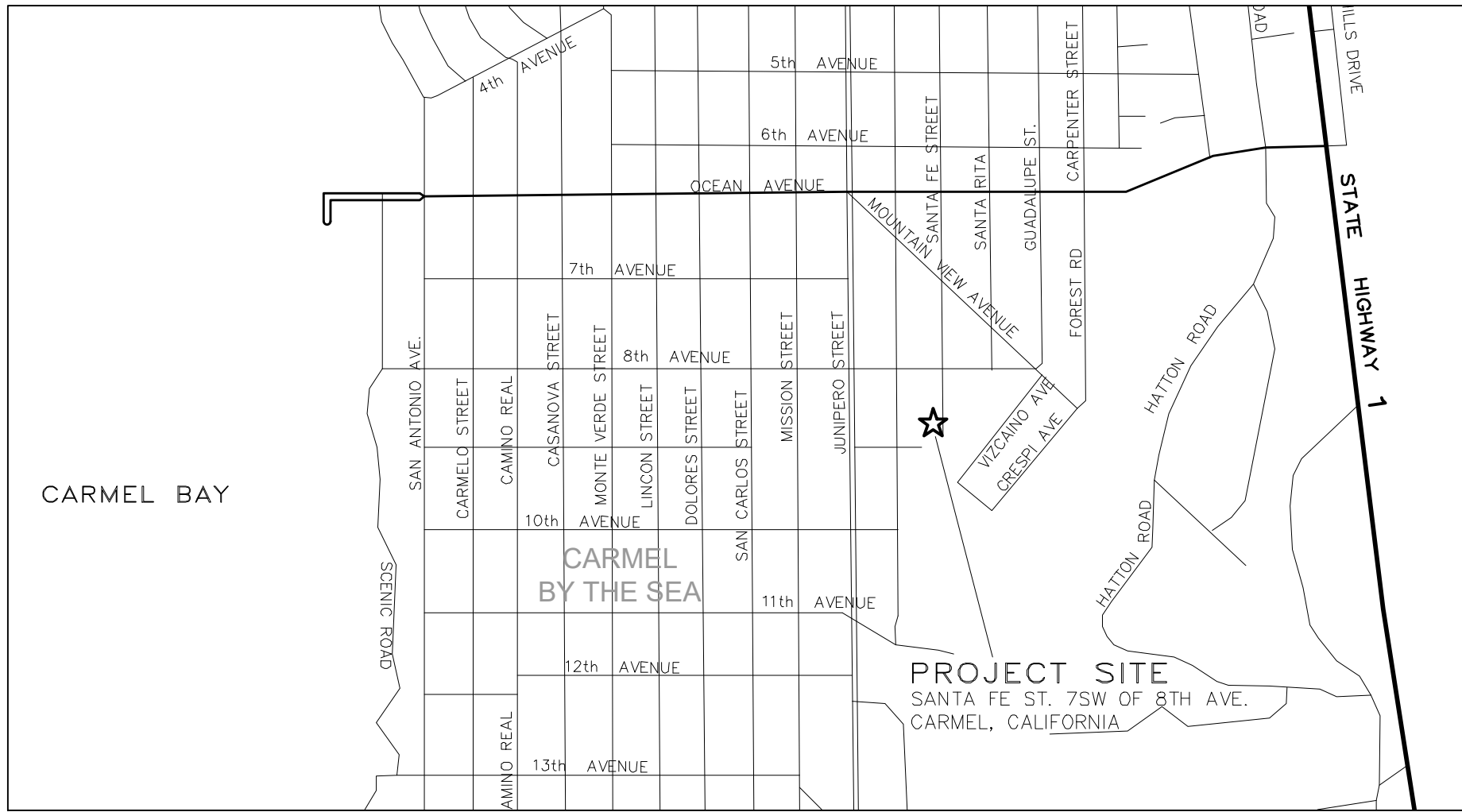


APPROVED BY:
GUY R. GIRAUDO



GRADING, DRAINAGE & EROSION CONTROL PLAN

O'BOYLE RESIDENCE
A.P.N.: 010-053-015
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR MR. BRIAN O'BOYLE

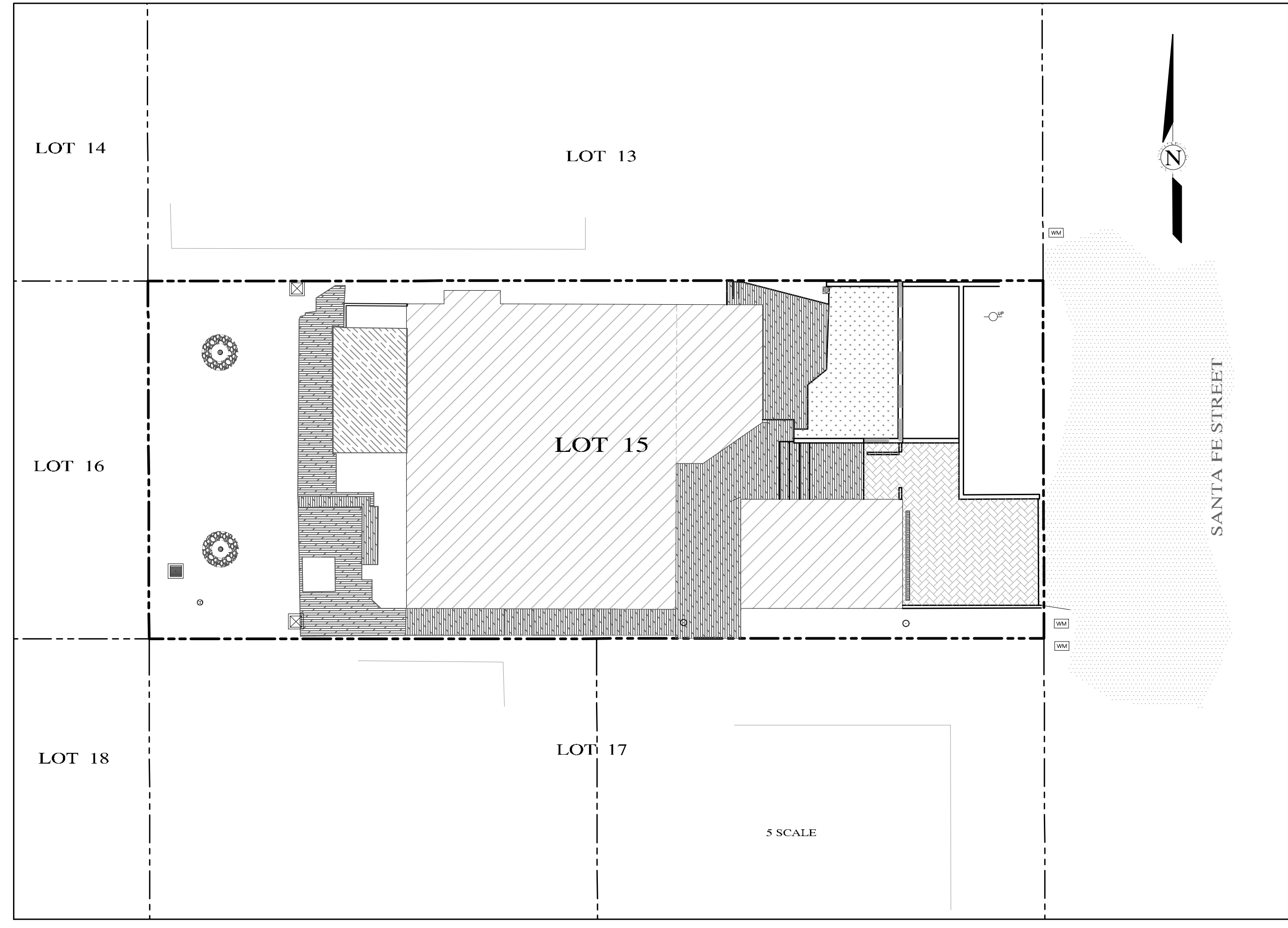


GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE O'BOYLE RESIDENCE A1 PREPARED BY GREG CAREY B.D., DATED 01/2024, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON APRIL 17, 2024.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 20 C.Y. OF CUT AND 10 C.Y. OF FILL WITH A SURPLUS OF 10 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO JUNCTION BOXES AND DISCHARGED TO DRY WELL SYSTEMS. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES SLOPED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASIN, AREA DRAIN AND TRENCH DRAIN OUTLETING INTO DRY WELL SYSTEMS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER. SUBSURFACE WATER/GROUND WATER TO REMAIN INDEPENDENT OF SURFACE WATER.



LOT OVERVIEW
SCALE: 1"=10'

- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN AND JUNCTION BOXES SHALL BE "CHRISTY" PRODUCTS V12 WITH IRON GRATE OR SOLID LID OR APPROVED EQUAL. TRENCH DRAIN AND AREA DRAINS SHALL BE "NDS" PRODUCTS DURA SLOPE CLASS B AND ROUND SPEE-D WITH SQUARE GRATE. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

- 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.
- ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,000 SQ.FT.
NEW IMPERVIOUS AREA = 0 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,460 SQ.FT.

GRADING QUANTITIES:
CUT = 20 C.Y.
FILL = 10 C.Y.
NET = 10 C.Y. EXPORT

ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BLDG	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CB	CATCH BASIN	PL P/L	PROPERTY LINE
CL C/L	CENTERLINE	PUE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R RAD	RADIUS
DW	DRIVEWAY	R/W	RIGHT OF WAY
ELEV EL	ELEVATION	R.C.	RELATIVE COMPACTION
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EX (E)	EXISTING	REL	RELATIVE
FD	FACE OF CURB	RET WALL	RETAINING WALL
FD	FACE OF DIKE	SLOPE	SLOPE
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SHO	SHOULDER
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FC F/C	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FL F/L	FLOW LINE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC 1/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DIKE
GR	GRATE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
HP	HIGH POINT	UP	UTILITY POLE
LF	LINEAR FEET	W	WATER
LP	LOW POINT	WS	WATER SERVICE
MAX	MAXIMUM		

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- STORM DRAIN LINE
- RAIN-WATER LEADER
- RETAINING WALL
- DRAINAGE SWALE FLOW LINE
- CATCH BASIN/AREA DRAIN
- SPOT ELEVATION
- ROOF DOWNSPOUT
- PERMEABLE CONCRETE PAVER SURFACE
- ARTIFICIAL TURF
- DRAIN ROCK
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- EXISTING WOOD DECK
- EXISTING ASPHALT PAVEMENT

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	Soil's Engineer	Beginning of Project		
Subexcavation, fill placement, and compaction	Soil's Engineer	Throughout grading operations		
Foundation Excavations	Soil's Engineer	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	Soil's Engineer	Prior to trench backfill		
Utility trench compaction	Soil's Engineer	During backfill operations		
Retaining wall backfill compaction	Soil's Engineer	During backfill operations		
Baseroack subgrade compaction	Soil's Engineer	Prior to pavement installation		

INDEX TO SHEETS

- SHEET C1 COVER SHEET
- SHEET C2 TOPOGRAPHIC MAP/EXISTING CONDITIONS
- SHEET C3 GRADING, DRAINAGE & UTILITY PLAN
- SHEET C4 GRADING SECTION, STANDARD PLANS & CONSTRUCTION DETAILS
- SHEET C5 EROSION & SEDIMENT CONTROL PLAN

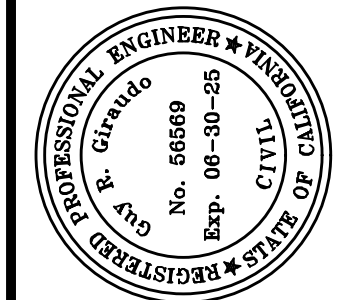
CONTACT INFORMATION:

PRIMARY- OWNER
MR. BRIAN O'BOYLE
3837 CARUTH BLVD.
DALLAS, TX 75225

SECONDARY- ARCHITECT
GREG CAREY BUILDING DESIGNS
11805 TURLOCK AVE.
SAN MARTIN, CA
PH (831)901-1765

SITE LOCATION:
SANTA FE ST.
7 SW OF 8TH AVE.
CARMEL, CA

SCALE: AS SHOWN								
DATE: MAY 2024								
JOB NO. 2771-02								
SHEET C1								
OF 5 SHEETS								
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05/09/24	AMS		RELEASED TO CLIENT					



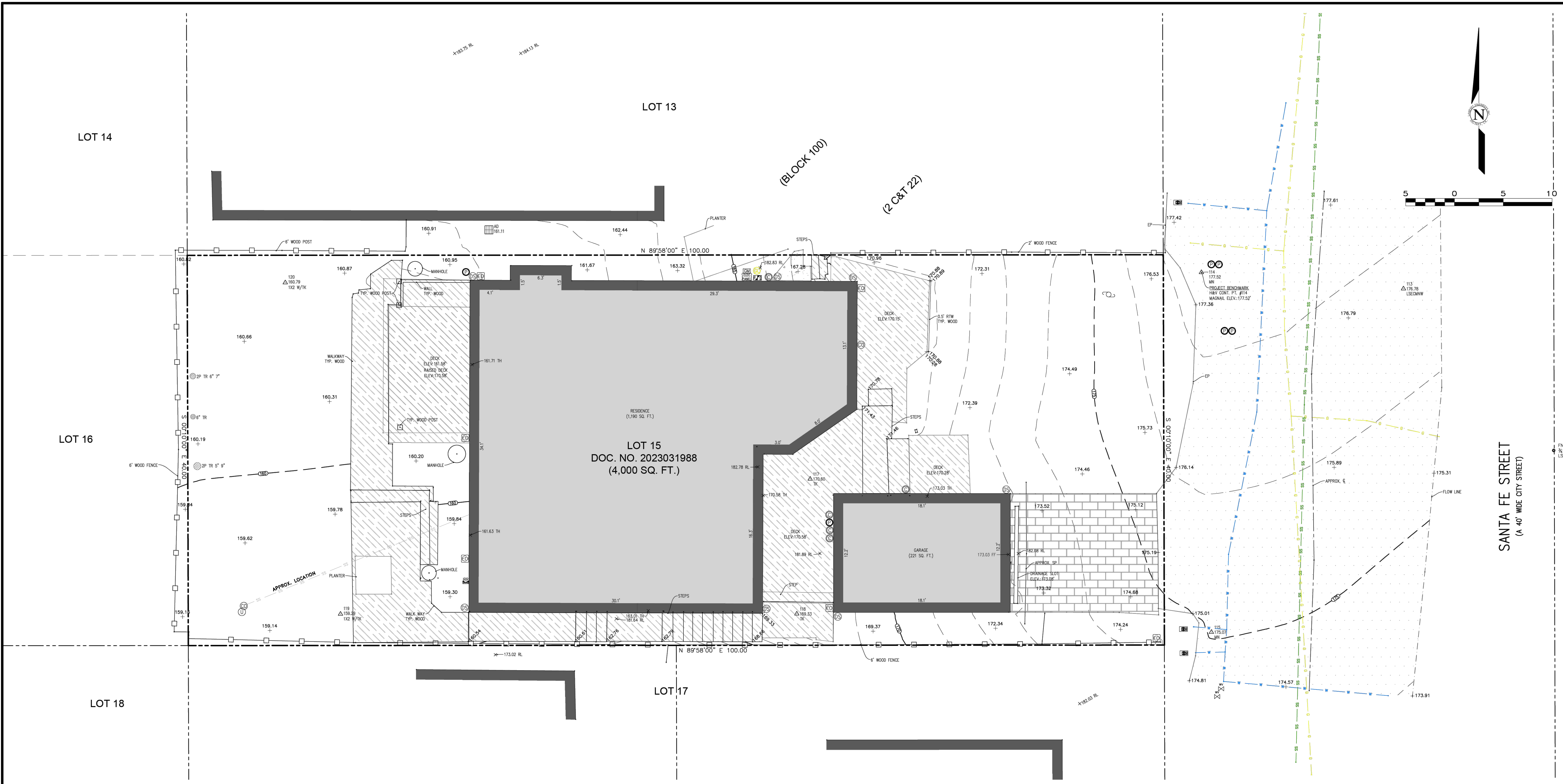
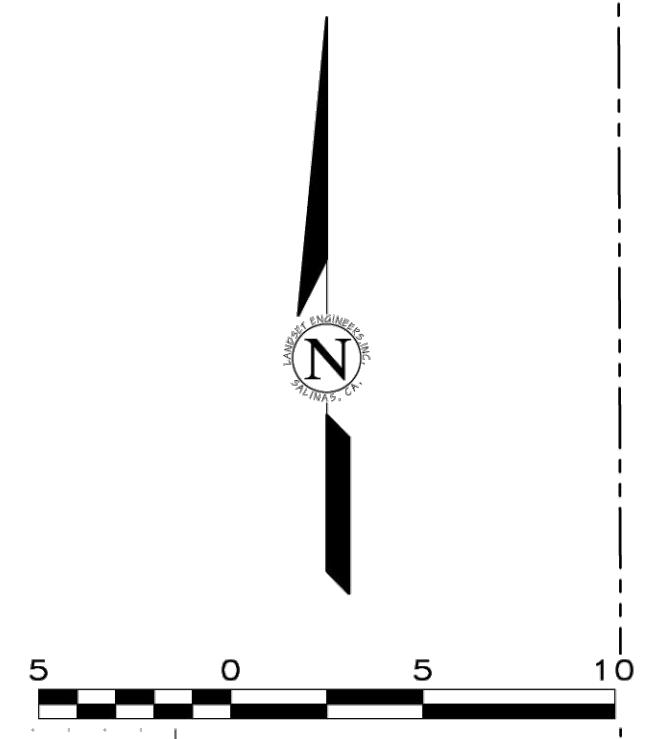
APPROVED BY:
GUY R. GIRAUDO



TOPOGRAPHIC MAP/EXISTING CONDITIONS
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
O'BOYLE RESIDENCE
A.P.N.: 010-053-015
FOR
MR. BRIAN O'BOYLE
CARMEL, MONTEREY COUNTY, CALIFORNIA

SCALE: 1"=10'
DATE: MAY 2024
JOB NO. 2771-02

SHEET C2
OF 5 SHEETS



LEGEND:

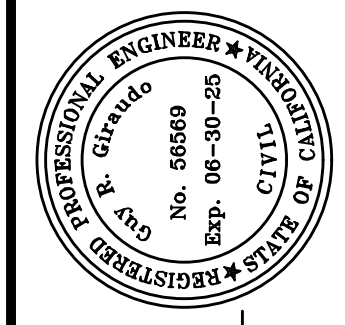
---	PROPERTY BOUNDARY	⊙	CONDUIT	⊠	PG&E BOX	100.00	SPOT ELEVATION
- - -	ADJACENT PROPERTY BOUNDARY	⊕	CLEANOUT	⊕	PG&E GAS MANHOLE	X 100.00 RL	RIDGELINE
---	ORIGINAL PROPERTY BOUNDARY	⊖	DOWNSPOUT	⊖	PIPE	X 100.00 FF	FINISHED FLOOR
- - -	EASEMENT (TYPE AS SHOWN)	⊕	ELECTRIC HUB	⊕	STORM DRAIN MANHOLE	X 100.00 TH	THRESHOLD
---	ROADWAY CENTERLINE	⊕	ELECTRIC METER	⊕	SANITARY SEWER CLEANOUT	⊕	TREE (TYPE/SIZE AS MARKED)
---	MAJOR CONTOUR LINE (5' INTERVAL)	⊕	ELECTRIC OUTLET	⊕	SANITARY SEWER MANHOLE	⊕	SYMBOL CENTER IS APPROX CENTER OF TREE
---	MINOR CONTOUR LINE (1' INTERVAL)	⊕	ELECTRIC PANEL	⊕	TELEPHONE BOX		
---	FENCE	⊕	ELECTRIC MANHOLE	⊕	UNKNOWN UTILITY		
---	GAS LINE	⊕	FUSEBOX	⊕	UTILITY HUB		
---	WATER LINE	⊕	GAS LINE	⊕	UTILITY POLE		
---	SANITARY SEWER LINE	⊕	GAS METER	⊕	WATER METER		
▭	BUILDING	⊕	GAS VALVE	⊕	WATER SERVICE		
▭	ASPHALT CONCRETE	⊕	GUY WIRE	⊕	WATER VALVE		
▭	PORTLAND CEMENT CONCRETE	⊕	HOSE BIB	⊕	FOUND MONUMENT (TYPE NOTED)		
▭	PAVERS	⊕	FIRE HYDRANT	⊕	SURVEY H&V CONTROL POINT		
▭	WOOD	⊕	IRRIGATION CONTROL VALVE				
▭	NATURAL GROUND SURFACE/ LANDSCAPED AREA	⊕	IRRIGATION BOX				
		⊕	LANDSCAPE LIGHT				
		⊕	STREETLIGHT				

ABBREVIATIONS:

AC	= ASPHALT CONCRETE	FND	= FOUND
AD	= AREA DRAIN	GR	= GRATE
BLDG	= BUILDING	MON	= MONUMENT
BRK	= BRICK	MTL	= METAL
BRKR	= BREAKER	OK	= OAK
BSW	= BACK OF SIDEWALK	PN	= PINE
CB	= CATCH BASIN	RL	= RIDGE LINE
CL	= CENTERLINE	RW	= RETAINING WALL
CMU	= CONCRETE MASONRY UNIT	RWD	= REDWOOD
CONC	= CONCRETE	STN	= STONE
CTL	= CONTROL	TH	= THRESHOLD
CYP	= CYPRESS	TR	= TREE
DG	= DECOMPOSED GRANITE	TYP	= TYPICAL
ELEC	= ELECTRIC	UTIL	= UTILITY
EP	= EDGE OF PAVEMENT	WD	= WOOD
ESMT	= EASEMENT		
FF	= FINISHED FLOOR		
FL	= FLOWLINE		

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #114, A MAGNETIC NAIL LOCATED 2' SOUTHERLY AND 4' EASTERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 177.52' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.



APPROVED BY:
GUY R. GIRAUDO



" GRADING, DRAINAGE & UTILITY PLAN "

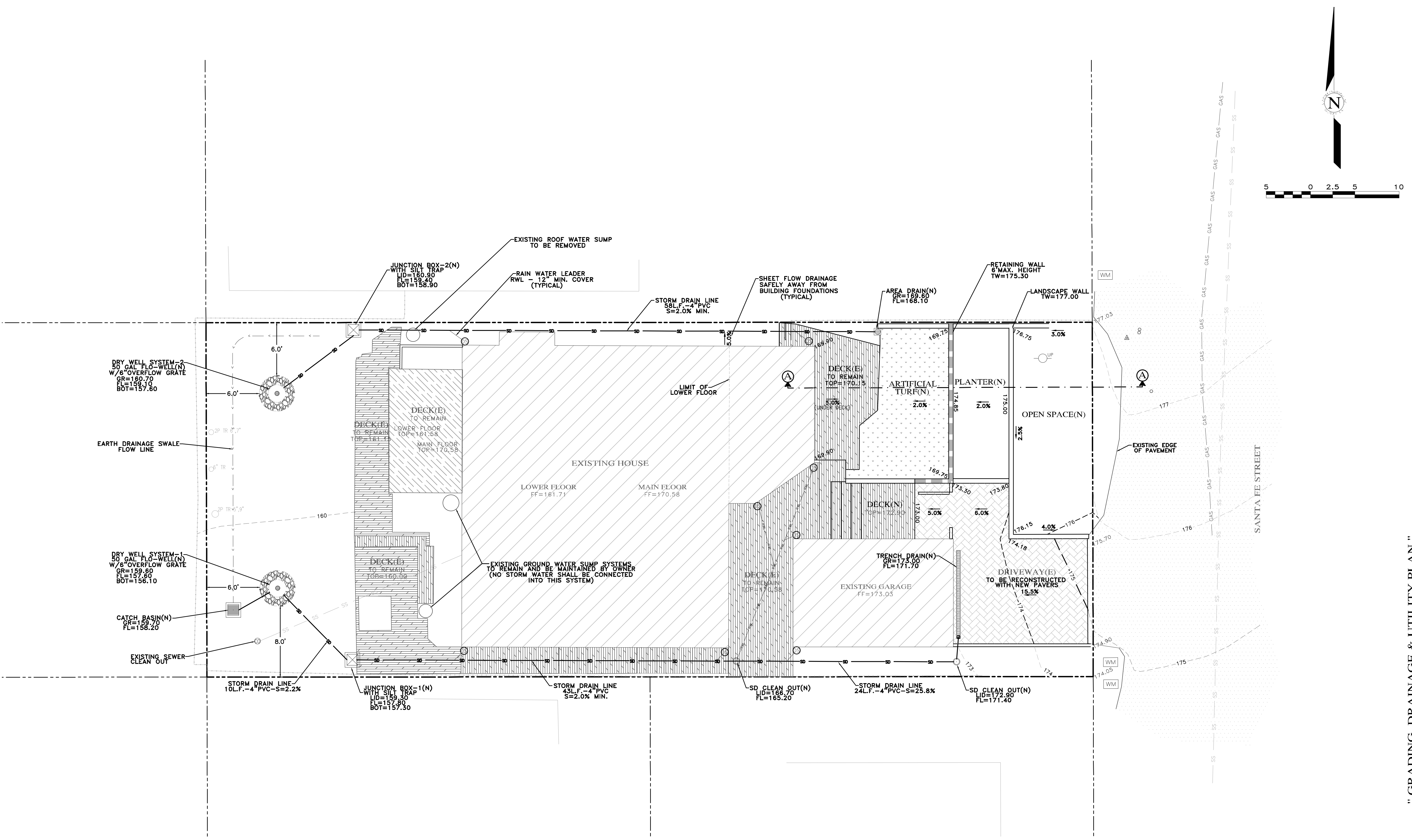
GRADING, DRAINAGE & EROSION CONTROL PLAN

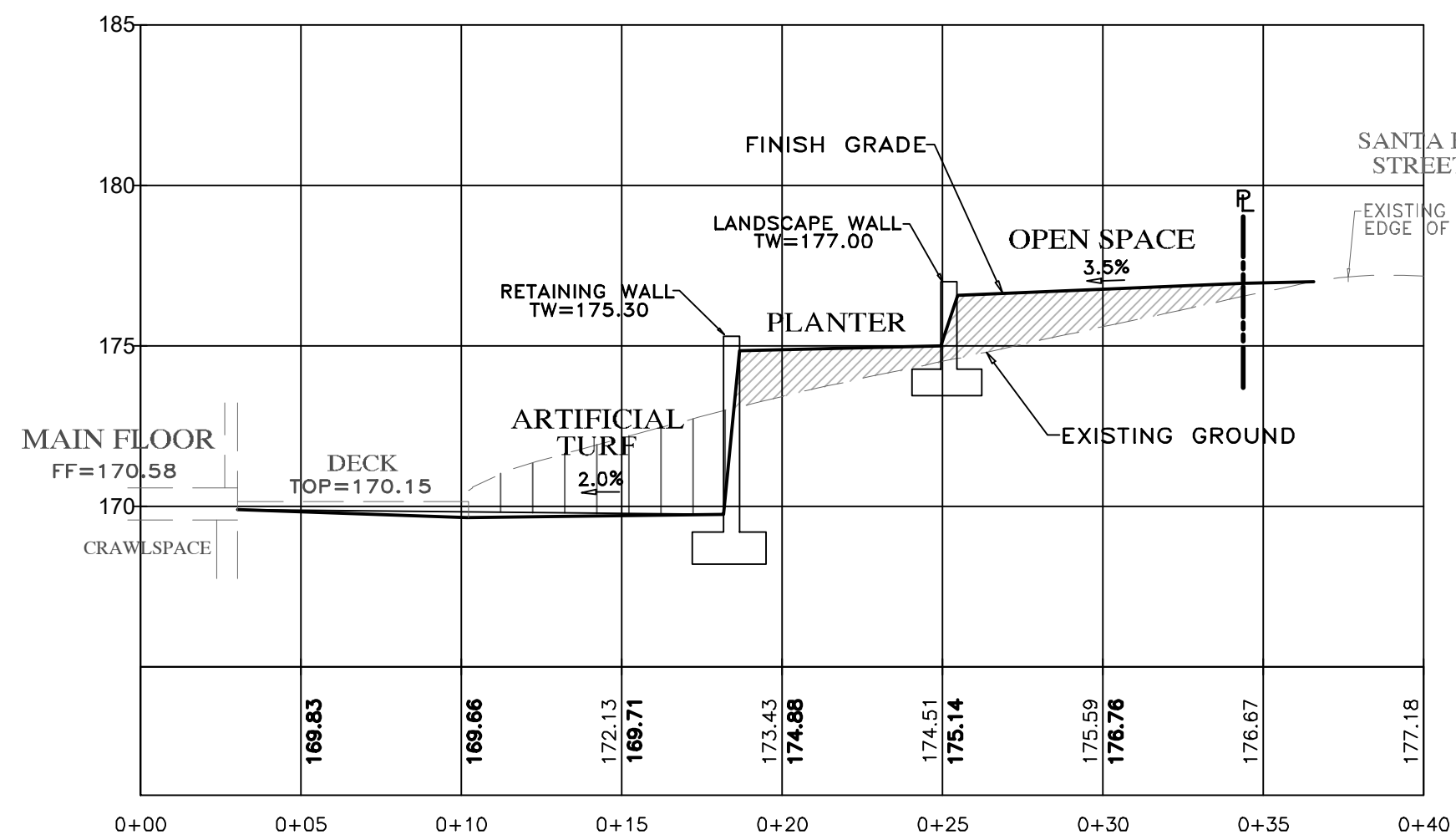
O'BOYLE RESIDENCE
A.P.N.: 010-053-015
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR MR. BRIAN O'BOYLE

SCALE: 1"=5'
DATE: MAY 2024
JOB NO. 2771-02

SHEET **C3**
OF 5 SHEETS

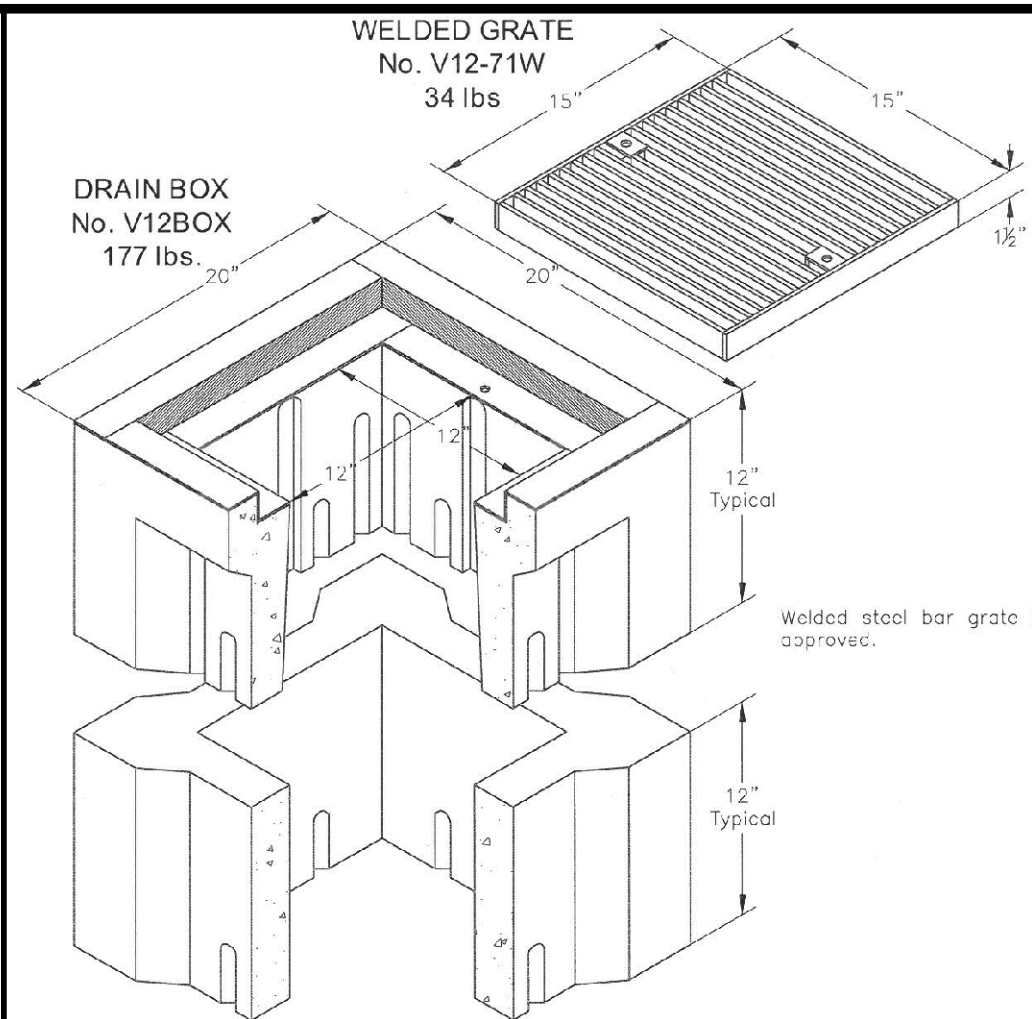
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05/09/24	AMS	RELEASED TO CLIENT	





SECTION A-A
SCALE: 1"=5' H&V

- NOTES:**
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12" x 12") 1/2" Loading, bolt down (interchangeable with B looks 4" x 21.2" Box - 12 per pallet)
V12-71W	GRATE	34	Welded, steel cross bars, 1/2" loading, galvanized
V12X12	EXTENSION	120	12" reinforced concrete - 12 per pallet

Oldcastle Precast®
Enclosure Solutions
11000 W. 120th St., Overland Park, MO 66204
Phone: (866) 988-7618 Fax: (866) 988-8801
www.oldcastleprecast.com

V12 DRAIN BOX
P/N: V12_150
ISSUE DATE: January, 2009
www.christy.com

Christy

NDS
Dura Slope
TRENCH DRAIN SYSTEMS

Dura Slope Quick Start Guide

Load Class Chart

Rating	Traffic	Concrete Thickness Each side	Depth below
Class A	Pedestrian traffic	4"	4"
Class B	Light traffic	4"	4"
Class C	Heavy duty traffic	6"	6"
Class D	Heavy duty traffic	6"	8"

Need help?
Contact NDS Technical Services
888.825.4716
TechService@ndspro.com
www.ndspro.com

NDS
851 N. Harvard Ave., Lindsay, CA 95247
Rev 1007 Part No. 1030

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We put water in its place

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LINDSAY, CA 95247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

ROUND SPEE-D BASINS
SQUARE GRATE WITH SPEE-D BASIN

NDS
KEY COMPONENT

NDS
WE PUT WATER IN ITS PLACE

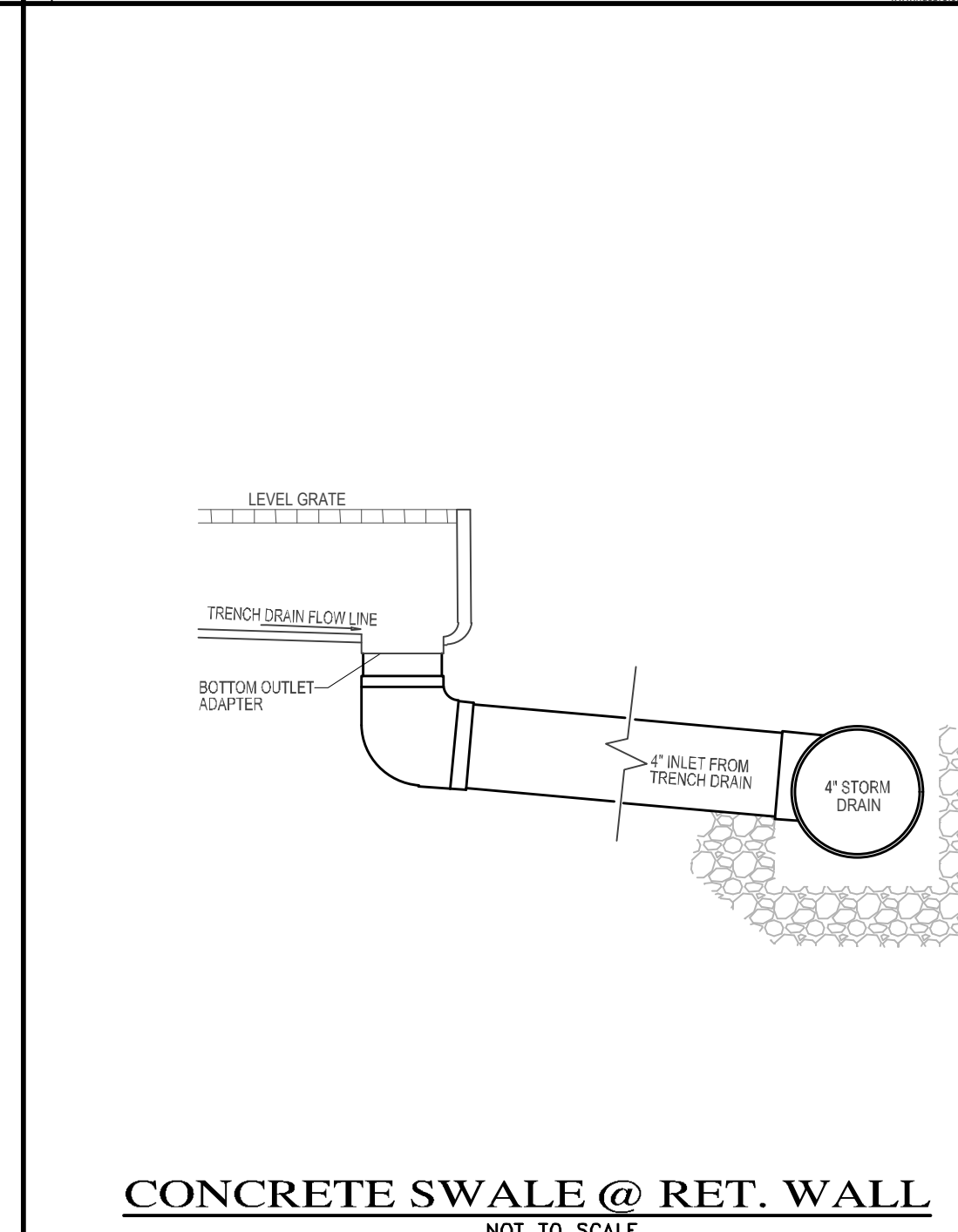
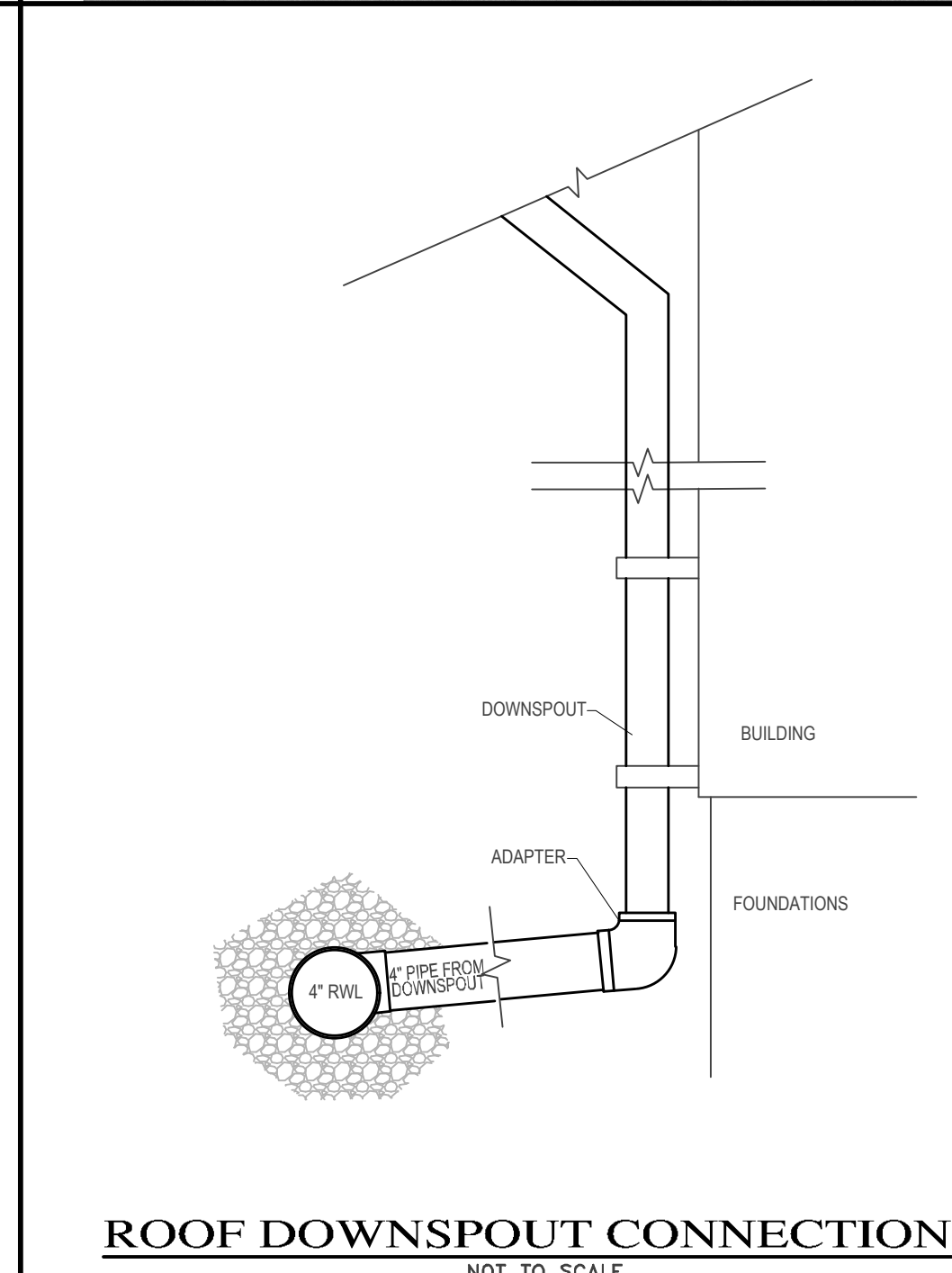
NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 95247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL.

NOTES:

1. MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
2. FINISH KIT DOES NOT COME WITH PIPING BUT.
3. REFERENCE FLOWWELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
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REVISION DATE 3-8-2015



ROUND DRY WELL SYSTEM
NDS FLO-WELL STORMWATER LEACHING
50 GAL STORAGE CAPACITY
24" DIAM. x 28.75" HEIGHT

DRY WELL SYSTEM 1
SQUARE FOOTAGE OF IMPERVIOUS:
TOTAL AREA = 812 SF
COEFFICIENT 'C'
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(812 SF) = 54.4 CF

DRY WELL SYSTEM 2
SQUARE FOOTAGE OF IMPERVIOUS:
TOTAL AREA = 600 SF
COEFFICIENT 'C'
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(600 SF) = 40.2 CF

NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=(9.43x2.5)(3.14x2)(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

INFILTRATION RATE: 2 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.17/HR)=2.14 C.F./HR
VOL. INFILTRATED ON 24 HRS.=51.3 C.F.
TOTAL VOLUME PROVIDED = 69.9 C.F.
V. PROVIDED (69.9 CF) > V. REQ. (54.4 CF)

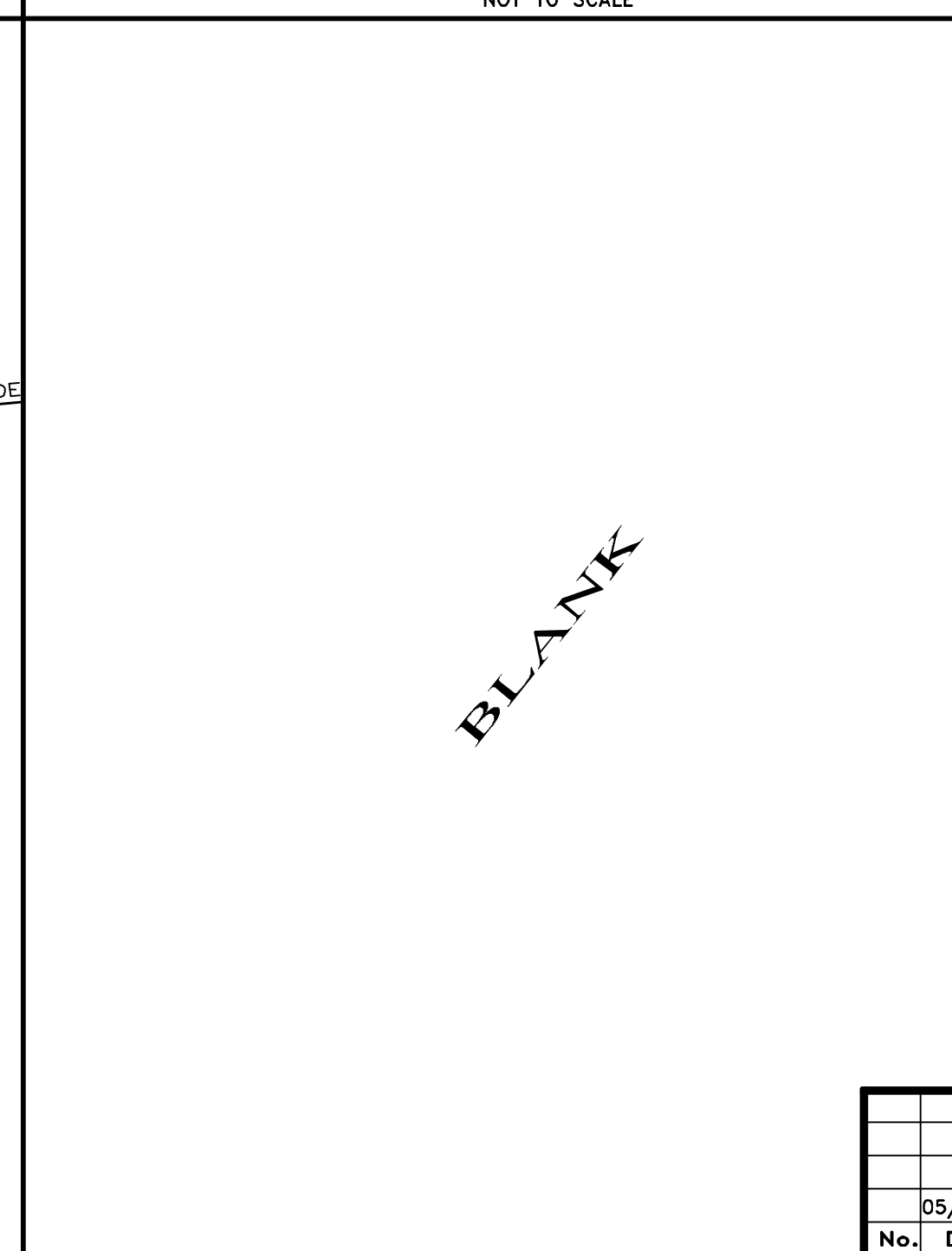
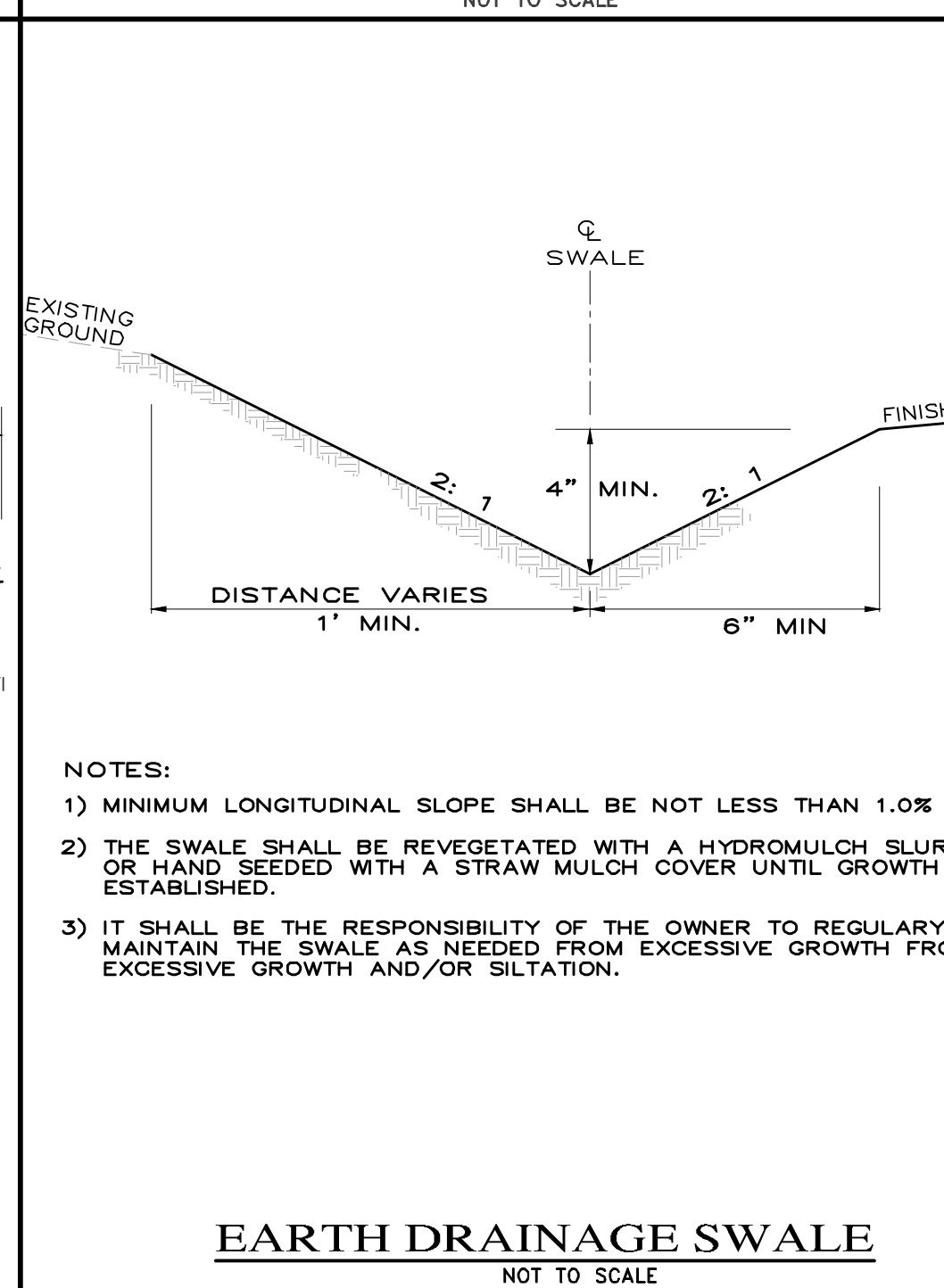
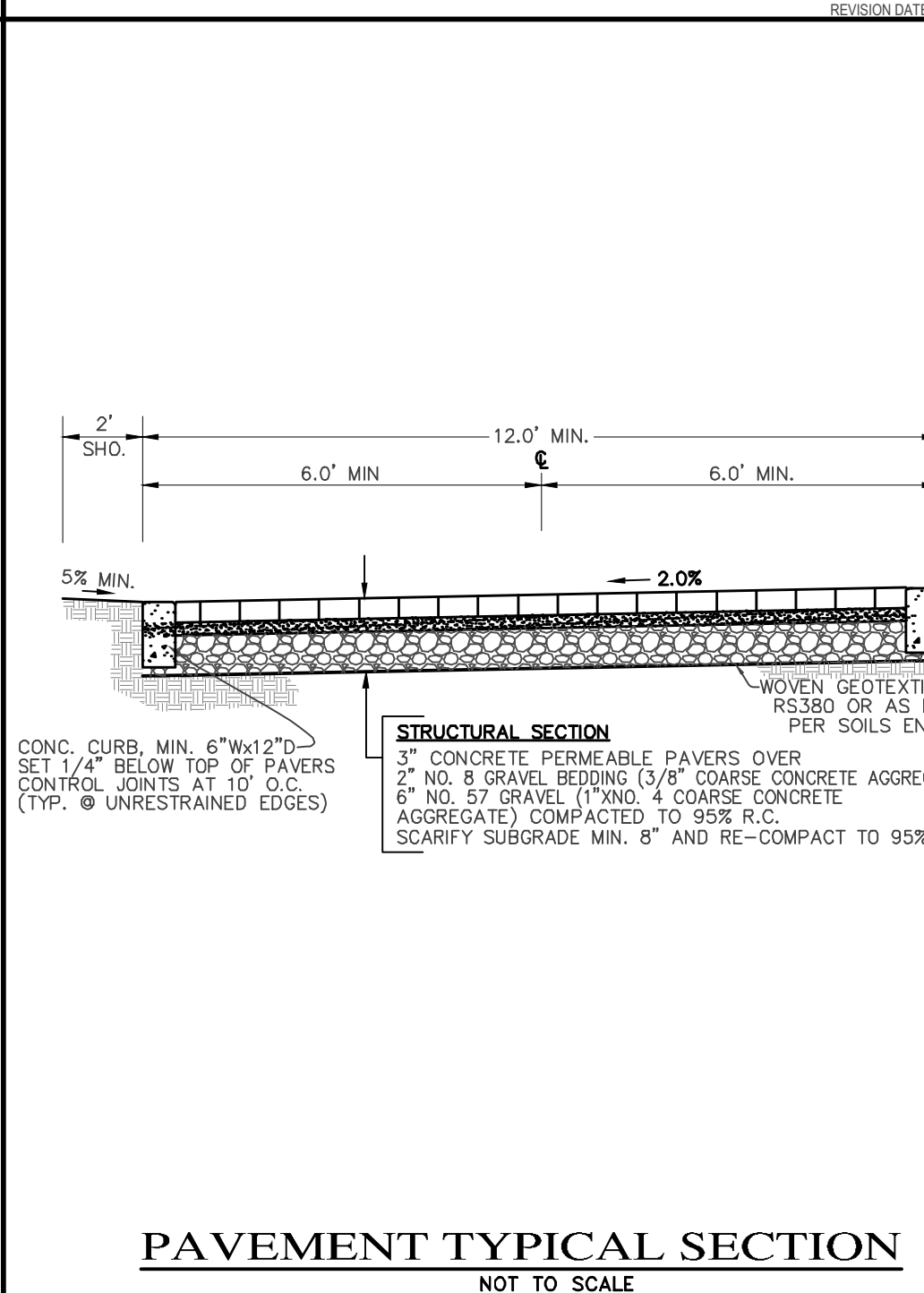
NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=(9.43x2.5)(3.14x2)(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

INFILTRATION RATE: 2 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.17/HR)=2.14 C.F./HR
VOL. INFILTRATED ON 24 HRS.=51.3 C.F.
TOTAL VOLUME PROVIDED = 69.9 C.F.
V. PROVIDED (69.9 CF) > V. REQ. (40.2 CF)

	1	2
GRATE	159.60	160.70
FL. IN.	157.60	158.10
BOTTOM	156.10	157.60
VOL. REQ. (CF)	54.4	40.2
VOL. PROV. (CF)	69.9	69.9

FLO-WELL SYSTEM

STORMWATER DRY WELL SYSTEMS
NOT TO SCALE



1" GRADING SECTION, STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
O'BOYLE RESIDENCE
A.P.N.: 010-053-015
FOR
CARMEL, MONTEREY COUNTY, CALIFORNIA
MR. BRIAN O'BOYLE

LANDSET
ENGINEERS, INC.
520-B Cray House Canyon Road
Office: (831) 443-6970 Fax: (831) 443-3901
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GUY R. GIRAUDO
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Exp. 06-30-25
CITY OF CARMEL

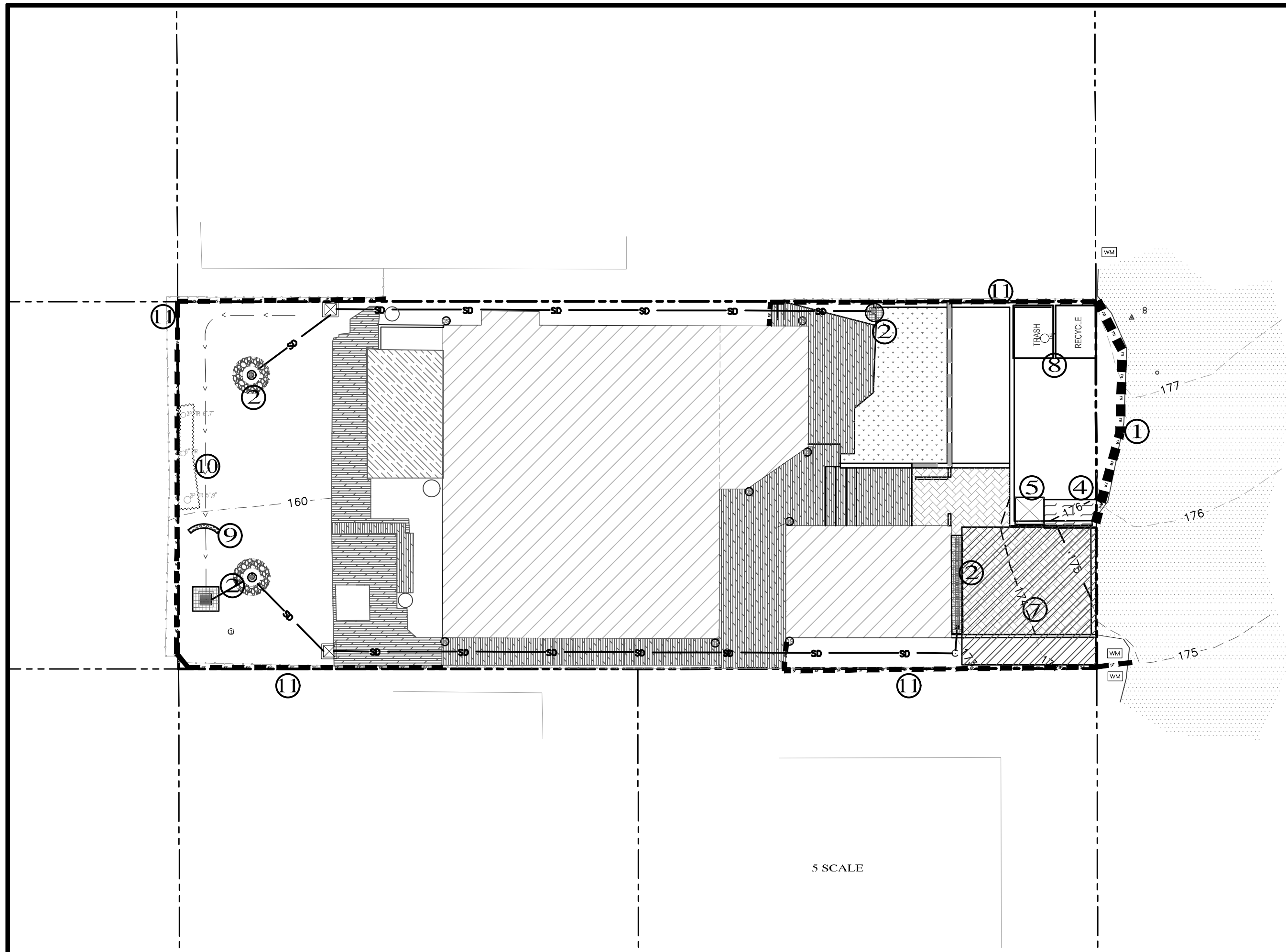
APPROVED BY:

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2771-02

No.	DATE	BY	REVISION

SHEET **C4**
OF 5 SHEETS

LSPROJ-2771-COSMERO-2771-CIVIL-DWG-2771-GDSCP-DWG-24-36C4

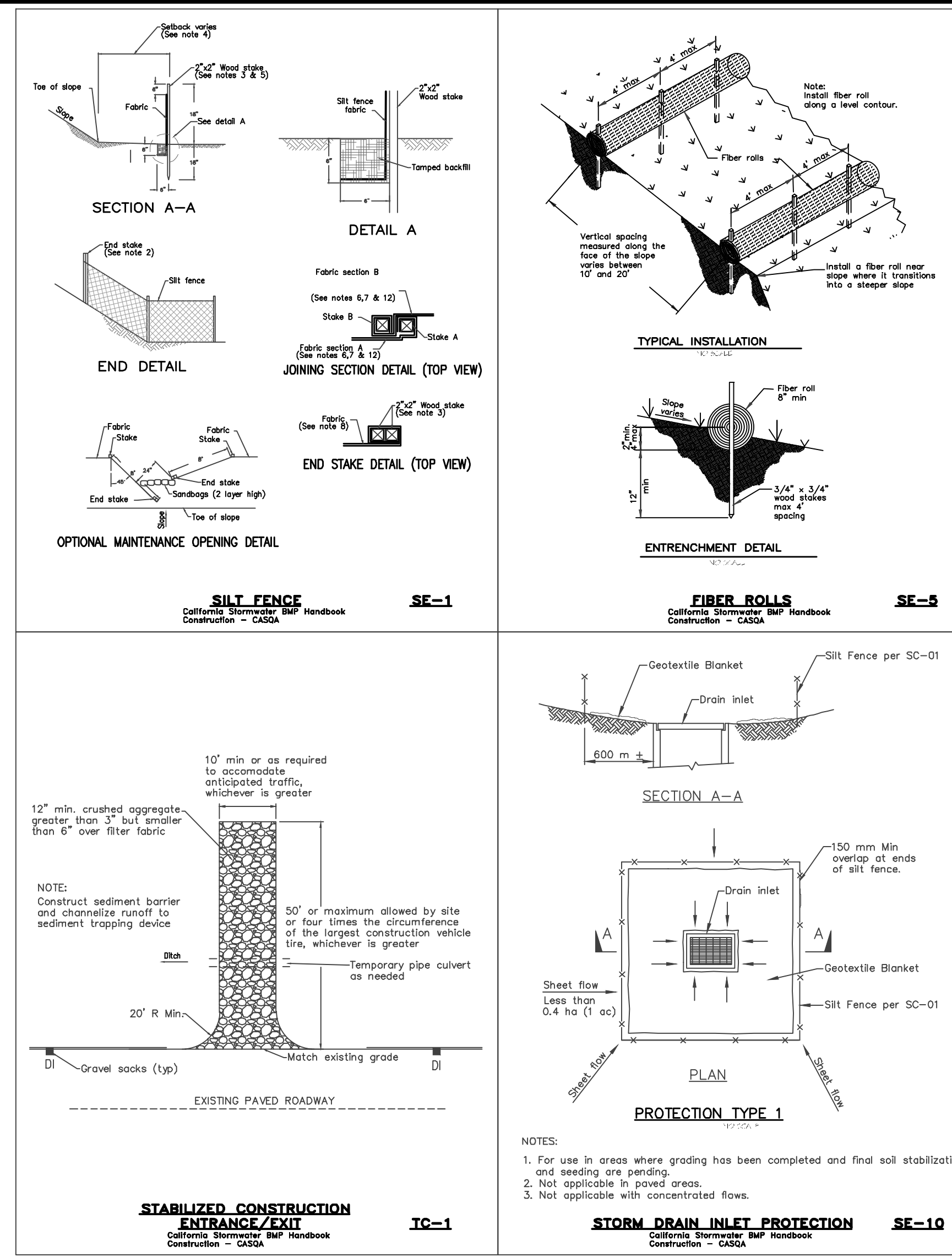


PLAN
SCALE: 1"=10'

SANTA FE STREET

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY 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 LAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRUMOLATE* 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 COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



- LEGEND:**
- 1 FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, 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.
 - 2 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.
 - 3 FOR INFORMATION ONLY 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.
 - 4 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.
 - 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE 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.
 - 6 FOR INFORMATION ONLY 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.
 - 7 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.
 - 8 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 WATER-TIGHT 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 ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
 - 9 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.
 - 10 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 BY A LICENSED AND CERTIFIED ARBORIST.
 - 11 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 KEVED 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.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS 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 ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.**
- B-DURING CONSTRUCTION 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.**
- C-PRIOR TO FINAL INSPECTION, 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.**

Material Delivery and Storage WM-1

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☐ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Stockpile Management WM-3

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☐ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Solid Waste Management WM-5

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☐ Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Hazardous Waste Management WM-6

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☐ Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Category
☐ Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Preservation Of Existing Vegetation EC-2

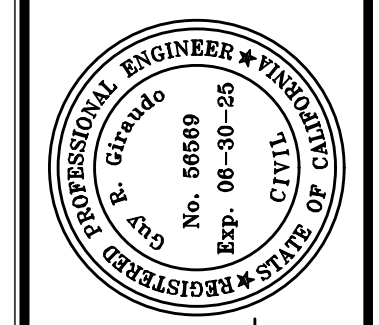
Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
☑ Primary Objective
☐ Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None



APPROVED BY:
GUY R. GIRAUDO



"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
 O'BOYLE RESIDENCE
 A.P.N.: 010-053-015
 CARMEL, MONTEREY COUNTY, CALIFORNIA
 MR. BRIAN O'BOYLE

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2771-02
SHEET **C5**
OF 5 SHEETS

No.	DATE	BY	REVISION
05/09/24	AMS	RELEASED TO CLIENT	