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- ELECTRICAL**  
 E001 COVER SHEET  
 E002 CALIFORNIA ENERGY COMPLIANCE TITLE 24  
 E501 LIGHTING PLAN PHOTOMETRIC STUDY - GROUND LEVEL

**FOREST & BEACH COMMISSION NOTES:**

**TOTAL SIZE OF OPEN SPACE:**  
 AREA: 2,723 S.F.

**LANDSCAPING AREA REQUIRED:**  
 50% OF OPEN SPACE = 2,723 / 2 = 1,362 S.F.

**PLANT ALTERNATIVES ALLOWED:**  
 1,362 X 0.25 = 341 S.F.

**LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:**  
 1,362 - 341 = 1,021 S.F.

**PLANT LANDSCAPE AREAS PROVIDED:**  
 GROUND FLOOR: 505 S.F.  
 2ND LEVEL: 51 S.F.  
 GREEN ROOF: 931 S.F.  
 TOTAL: 1,487 S.F.

**PLANT ALTERNATIVE AREAS PROVIDED:**  
 GARDEN BENCHES: 55 SF

**TREE SUMMARY:**  
 (E) UPPER CANOPY TREE ON PUBLIC PROPERTY: 1  
 NEW UPPER CANOPY TREE ON PUBLIC PROPERTY: 1  
 TOTAL: 2

LOWER CANOPY TREES ON ROOF:  
 (SEE SHEET A5.0) 4

**PLANNING INFO.**

- **PROPERTY OWNER:**  
 ESPERANZA CARMEL COMMERCIAL, LLC  
 ATTN: RYAN AESCHLIMAN  
 7TH NW OF LINCOLN  
 CARMEL-BY-THE-SEA, CA 93921
- **ARCHITECT**  
 INTERNATIONAL DESIGN GROUP LLC  
 JUN A. SILLANO, AIA  
 JUN@IDG-INC.NET  
 PHONE: (831) 646-1261

- **PROJECT ADDRESS:**  
 DOLORES ST.  
 2 SE OF 7TH AVE,  
 CARMEL-BY-THE-SEA, CA 93921
- **PROJECT SCOPE:**  
 DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR GROUND FLOOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR; 3 BEDROOM UNITS W/ ROOF TOP DECK

- **OCCUPANCY:** A-2, B, M, R-2, S-2
- **CONST. TYPE:** V-B, TYPE I-GARAGE
- **A.P.N.:** 010-145-012, 023, & 024

- **LEGAL DESC.:** LOTS: 6, 8, & 10 BLOCK: 91
- **ZONE:** SC (SERVICE COMMERCIAL)
- **STORIES:** 2 + BASEMENT

- **MAX BLDG. HT.:** 30 FT ALLOWED
- **CUT/FILL:** SEE CIVIL DRAWINGS
- **TREE REMOVAL:** SEE A1.1

- **TOPOGRAPHY:** SEE TOPOGRAPHIC MAP, SHEET 1 OF 1

- **PROJECT CODE COMPLIANCE:**  
 2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE

- **LOT AREA:** 12,000 S.F. (0.276 AC.)

- **BUILDING COVERAGE ALLOWED:**

- 17.14.130  
 A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)

- **BUILDING COVERAGE CALCULATIONS**

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
TOTAL	-2,269 S.F.	692 S.F.	9,242 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,242 SF (77.02%)

- **FLOOR AREA RATIO (FAR) ALLOWED:**  
 FOR 2 STORIES = 135% (16,200 S.F.)

- **FAR CALCULATIONS**

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	-2,269 S.F.	692 S.F.	5,190 S.F.
SECOND FLOOR	-1,597 S.F.		7,546 S.F.
TOTAL	-3,866 S.F.	692 S.F.	13,428 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 13,428 (111.9%)

- **NOT INCLUDED IN FAR CALCULATIONS**

	EXISTING	PROPOSED
BASEMENT	0	852 S.F.

- **PARKING REQUIREMENTS**

COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.  
 5199.67 / 600 S.F. = 8.67 = 9 SPACES

RESIDENTIAL REQUIRES 1 PER UNIT

8 UNITS = 8 SPACES

TOTAL REQ. = 17 SPACES

ACCESSIBILITY REQ.

VAN PARKING REQ. = 1 PER 25 SPACES

TOTAL REQ. = 9 COMPACT PARKING SPACES  
 8 STANDARD PARKING SPACES  
 1 ACCESSIBLE VAN PARKING SPACES  
 18 SPACES

TOTAL PROVIDED = 10 COMPACT PARKING SPACES  
 1 STANDARD PARKING SPACES  
 1 ACCESSIBLE VAN PARKING SPACES  
 12 SPACES

**JUN A. SILLANO, AIA**



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE  
 PACIFIC GROVE CA,  
 93950

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 EMAIL ■ idg@idg-inc.net  
 WEB ■ idg-inc.net

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**STAMPS:**

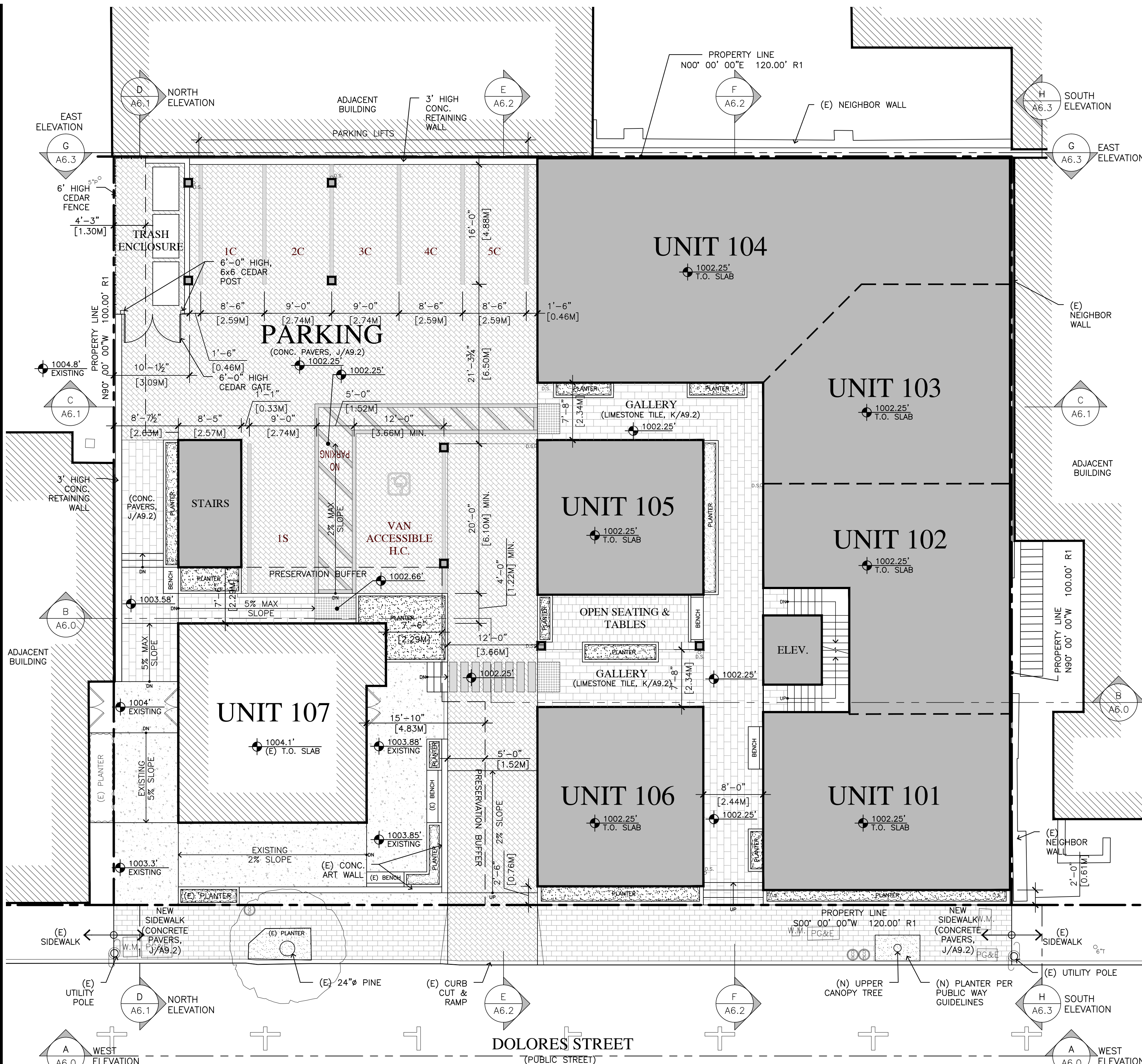
**PROJECT/CLIENT:**

**JB PASTOR BUILDING**

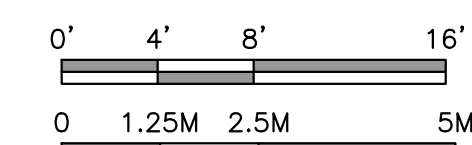
**PROJECT ADDRESS:**

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

APN: 010-145-012  
 022, & 023

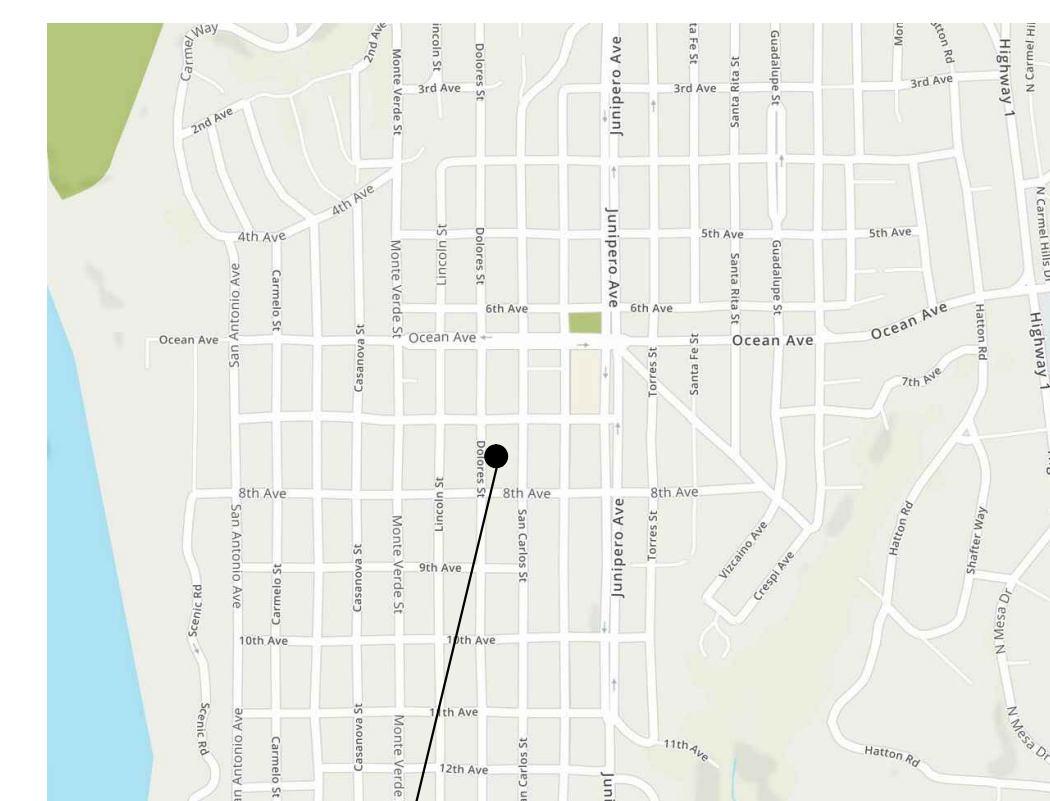


**SITE PLAN**



1/16" = 1'-0"

**VICINITY MAP**

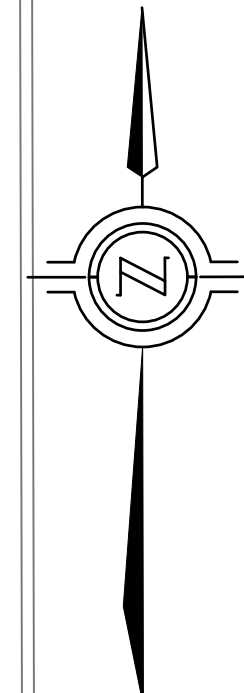


LOCATION OF PROJECT

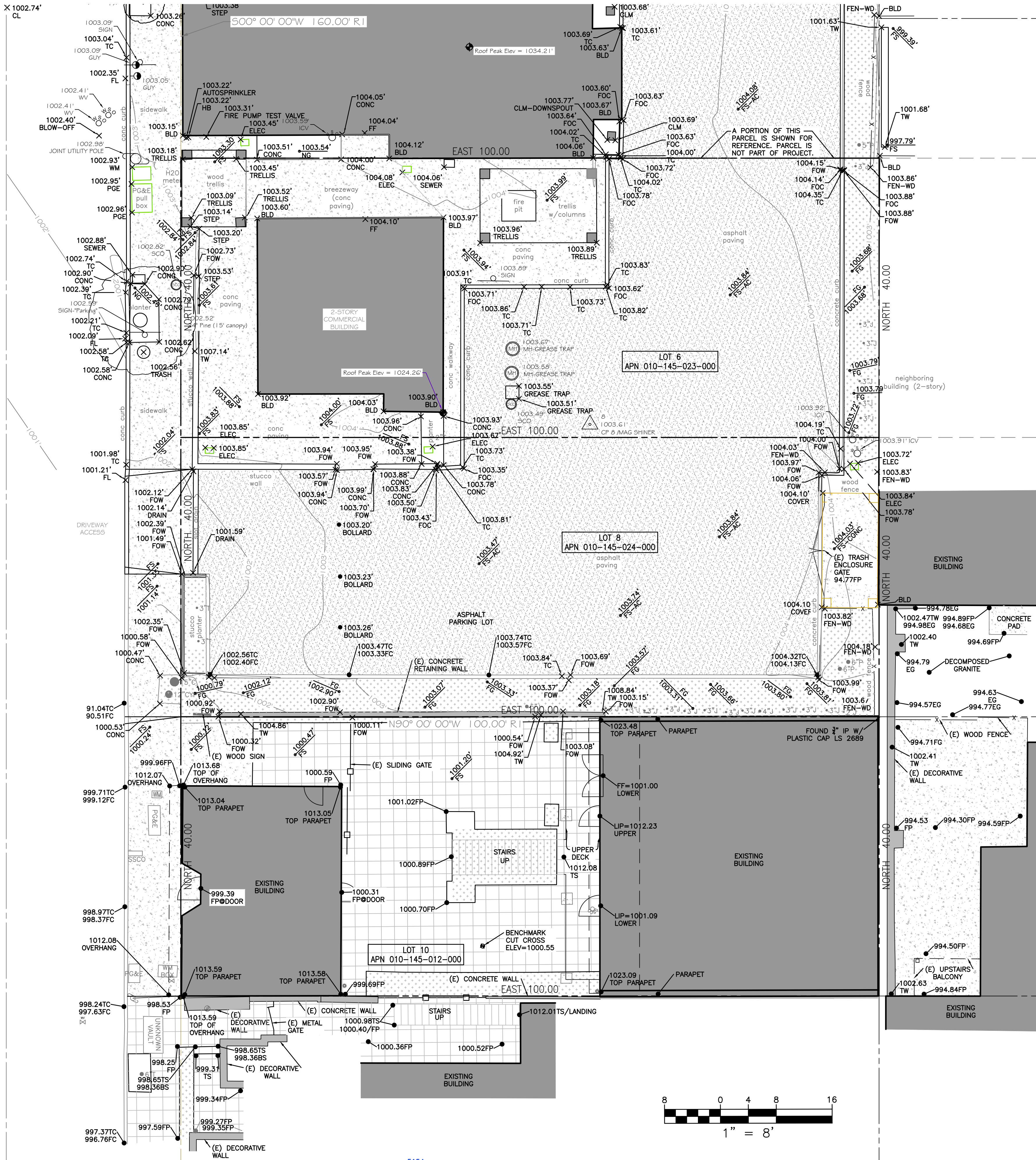
**SITE PLAN**

SHEET NO.

**A1.0**



DOLORES STREET



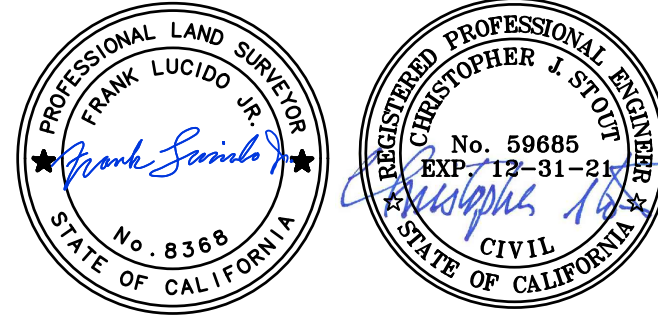
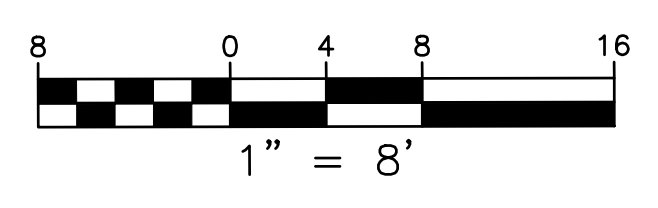
**LEGEND**

	WATER METER		PROPERTY BOUNDARY LINE
	WATER VALVE		BUILDING OVERHANG
	HOSE BIB		METAL FENCE
	FIRE DEPARTMENT CONNECTION		CONCRETE CURB
	IRRIGATION CONTROL VALVE		CONCRETE
	JOINT POLE		PAVERS
	ELECTRICAL METER		PLANTER
	DOWNSPOUT		ASPHALT
	CLEANOUT		
	CONTROL POINT		
	FIRE HYDRANT		
	LIGHT STANDARD		
	MANHOLE		
	SEWER CLEAN OUT		
	SIGN (POLE)		
	SEWER MANHOLE		
	TELEPHONE MANHOLE		
	WATER SHUTOFF		

**ABBREVIATIONS**

CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FW	FACE OF WALL
FP	FINISH PAVEMENT
TS	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
  - THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDE AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.
  - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
  - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
  - ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION - CUT CROSS - ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55
  - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
  - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.



DRAWN BY: P/M  
 DESIGNED BY: N/A  
 DATE: 12/21/18  
 SCALE: 1" = 8'  
 JOB NUMBER: 19-47  
 LAST REVISED: 7/27/20  
 REVISED BY: C/S

PREPARED FOR:  
 INTERNATIONAL DESIGN GROUP, INC  
 721 LIGHTHOUSE AVE  
 PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY  
 DOLORES, 2SE OF 7TH  
 LOTS 6, 8, & 10  
 CARMEL-BY-THE-SEA

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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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SITE DEMO &  
HISTORIC BLDG.  
PROTECTION PLAN

SHEET NO.

A1.1

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"φ	2
JUNIPER	4"φ	1
JUNIPER	3"φ	17
JUNIPER	2"φ	1
PINE	6"φ	2
PINE	3"φ	2
CHERRY	2"φ	1

TOTAL TO BE REMOVED: 26 - PRIVATE PROPERTY

CYPRESS	15"φ	1
CYPRESS	12"φ	1

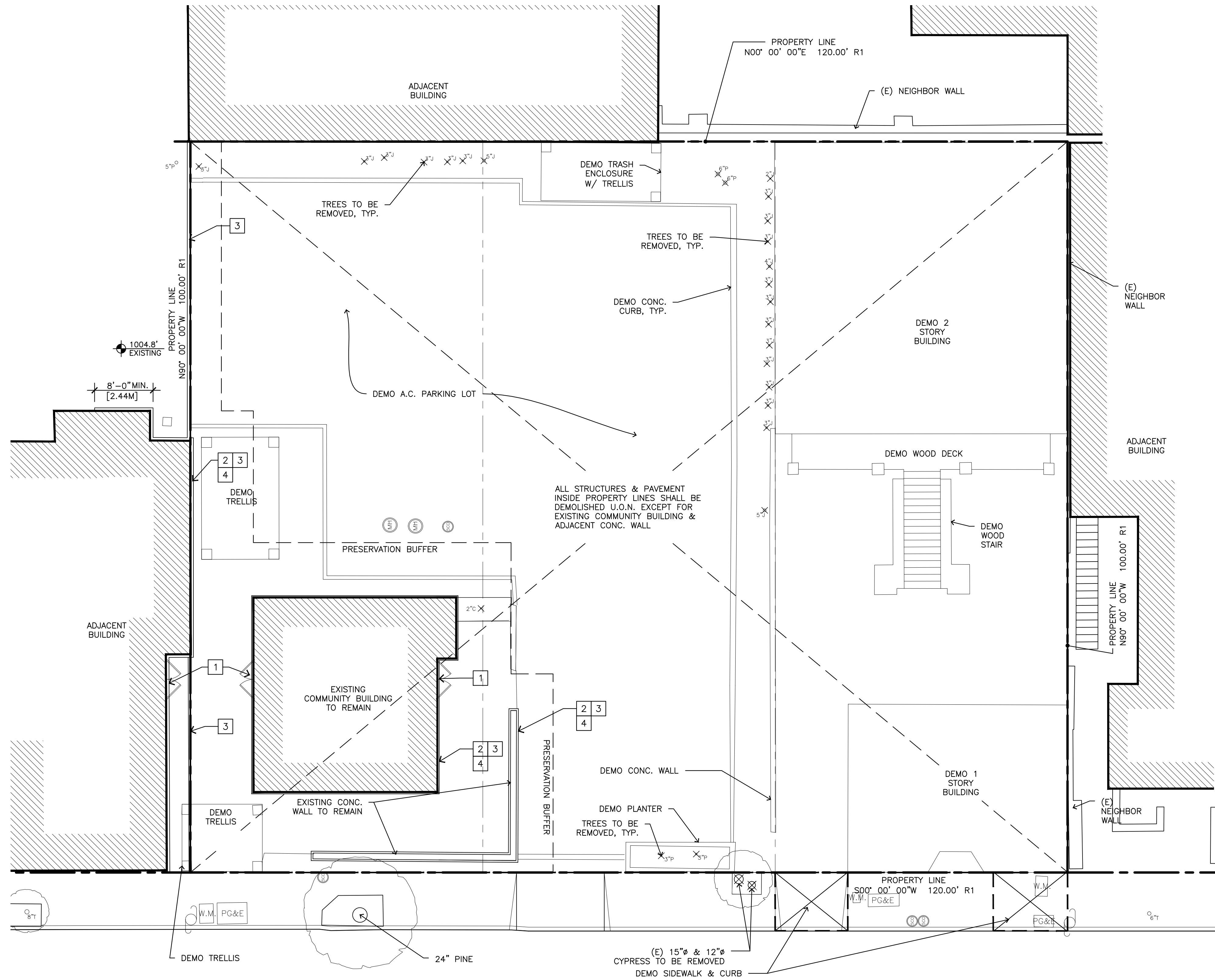
TOTAL TO BE REMOVED: 2 - PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

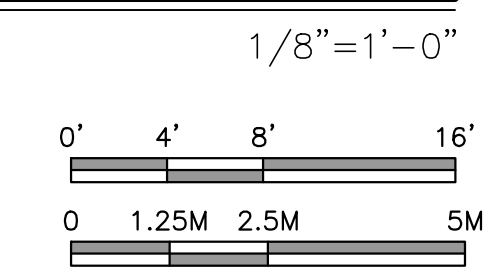
HISTORIC BLDG.  
PROTECTION PLAN  
KEYNOTES

- 1 CONSTRUCT BARRICADE WALL TO CLOSE OPENING OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
- 2 PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
- 3 CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
- 4 ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.



DOLORES STREET

DEMO. SITE PLAN



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BUILDING**

PROJECT ADDRESS:

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APN: 010-145-012  
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DATE: JUNE 10, 2024

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REVISIONS:

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- △ \_\_\_\_\_
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**EXITING, F.A.R. &  
BUILDING COVERAGE  
DIAGRAMS**

SHEET NO.

**EXIT ANALYSIS**

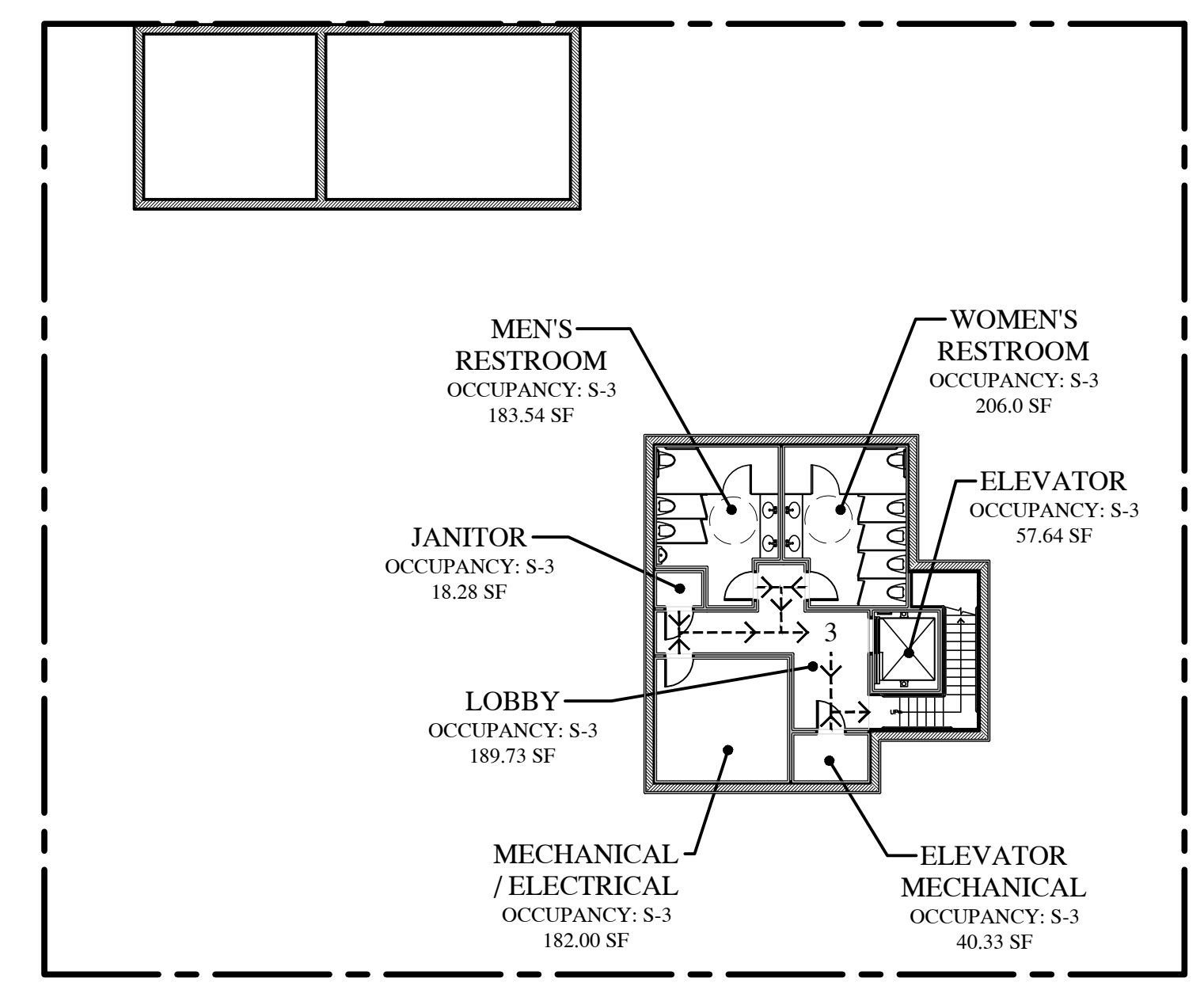
BASEMENT	
TYPE S-3 OCCUPANCY	= 189.73 SF
LOBBY	= 18.28 SF
JANITOR CLOSET	= 18.28 SF
MEN'S RESTROOM	= 183.54 SF
WOMEN'S RESTROOM	= 206.00 SF
ELEVATOR	= 57.64 SF
ELEVATOR MECHANICAL	= 40.33 SF
MECHANICAL/ELECTRICAL	= 156.00 SF
<b>TOTAL</b>	<b>= 851.52 SF/300 GROSS = 2.84 = 3 OCCUPANTS</b>
S-3 OCCUPANT LOAD = 3 OCCUPANTS > 1 EXITS REQUIRED	
<b>EXIT WIDTH REQUIRED:</b>	
3 X 0.2" = 0.6" @ DOOR	> 72" PROVIDED
3 X 0.3" = 0.9" @ STAIR	> 88" PROVIDED
GROUND FLOOR	
TYPE M OCCUPANCY (MERCANTILE)	60 SF GROSS = OCCUPANTS
<b>CALCULATED FOR TYPE M</b>	
UNIT-101	= 722.78 SF
UNIT-102	= 770.83 SF
UNIT-103	= 754.12 SF
UNIT-104	= 1,462.25 SF
UNIT-106	= 460.57 SF
<b>TOTAL</b>	<b>= 4,170.55 SF/60 GROSS = 69.51 = 70 OCCUPANTS</b>
TYPE A-2 OCCUPANCY (ASSEMBLY) 15 SF GROSS = OCCUPANTS	
UNIT-105	= 408.19 SF
UNIT-107	= 620.92 SF
<b>TOTAL</b>	<b>= 1029.12 SF/15 GROSS = 68.61 = 69 OCCUPANTS</b>
A-2 + M OCCUPANT LOAD = 139 OCCUPANTS > 2 EXITS REQUIRED > 70 OCCUPANTS EACH	
<b>EXIT WIDTH REQUIRED:</b>	
95 X 0.2" = 14" @ DOOR	> 72" PROVIDED
95 X 0.3" = 21" @ STAIR	> 88" PROVIDED
2ND FLOOR	
TYPE R-2 OCCUPANCY	
APARTMENT-2A	= 1,601.29 SF
APARTMENT-2B	= 802.85 SF
APARTMENT-2C	= 621.71 SF
APARTMENT-2D	= 1,153.55 SF
APARTMENT-2E	= 517.07 SF
APARTMENT-2F	= 517.07 SF
APARTMENT-2G	= 1,061.02 SF
APARTMENT-2H	= 524.72 SF
<b>TOTAL</b>	<b>= 6,799.28 SF/200 GROSS = 33.99 = 34 OCCUPANTS</b>
R-2 OCCUPANT LOAD = 34 OCCUPANTS > 2 EXITS REQUIRED > 17 OCCUPANTS EACH	
<b>EXIT WIDTH REQUIRED:</b>	
17 X 0.2" = 3.4" @ DOOR	> 72" PROVIDED
17 X 0.3" = 5.1" @ STAIR	> 88" PROVIDED

**F.A.R. CALCULATIONS**

GROUND FLOOR		FAR BY BUILDING:	
BUILDING 1	= 4,129 SF	BUILDING 1:	9,446 SF
BUILDING 2	= 143 SF	BUILDING 2:	849 SF
BUILDING 3	= 458 SF	BUILDING 3:	1,127 SF
BUILDING 4	= 531 SF	BUILDING 4:	1,385 SF
BUILDING 5 (EXISTING)	= 621 SF	BUILDING 5 (EXISTING):	621 SF
<b>TOTAL</b>	<b>= 5,882 SF</b>		
2ND FLOOR			
BUILDING 1	= 5,317 SF		
BUILDING 2	= 706 SF		
BUILDING 3	= 669 SF		
BUILDING 4	= 854 SF		
<b>TOTAL</b>	<b>= 7,546 SF</b>		
GROUND FLOOR + 2ND FLOOR (5,882 + 7,546) = 13,428 SF			
13,428 / 12,000 = 111.9%			

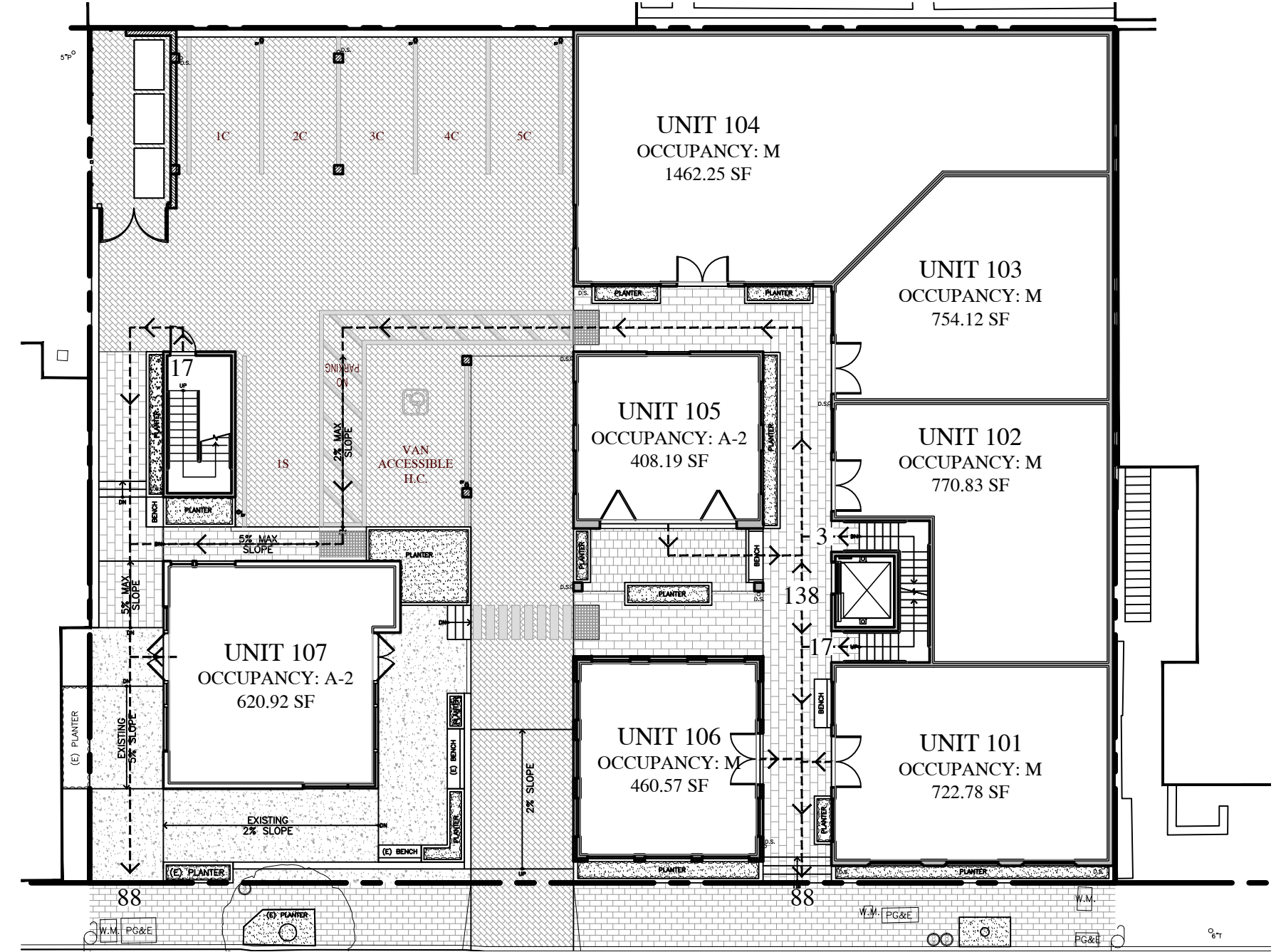
**BUILDING COVERAGE SUMMARY**

BUILDING COVERAGE	
BUILDING 1	= 5,729 SF
BUILDING 2	= 706 SF
BUILDING 3	= 669 SF
BUILDING 4	= 910 SF
BUILDING 5 (EXISTING)	= 692 SF
WALKWAYS	= 536 SF
<b>TOTAL</b>	<b>= 9,242 SF</b>
9,242 / 12,000 = 77.02%	



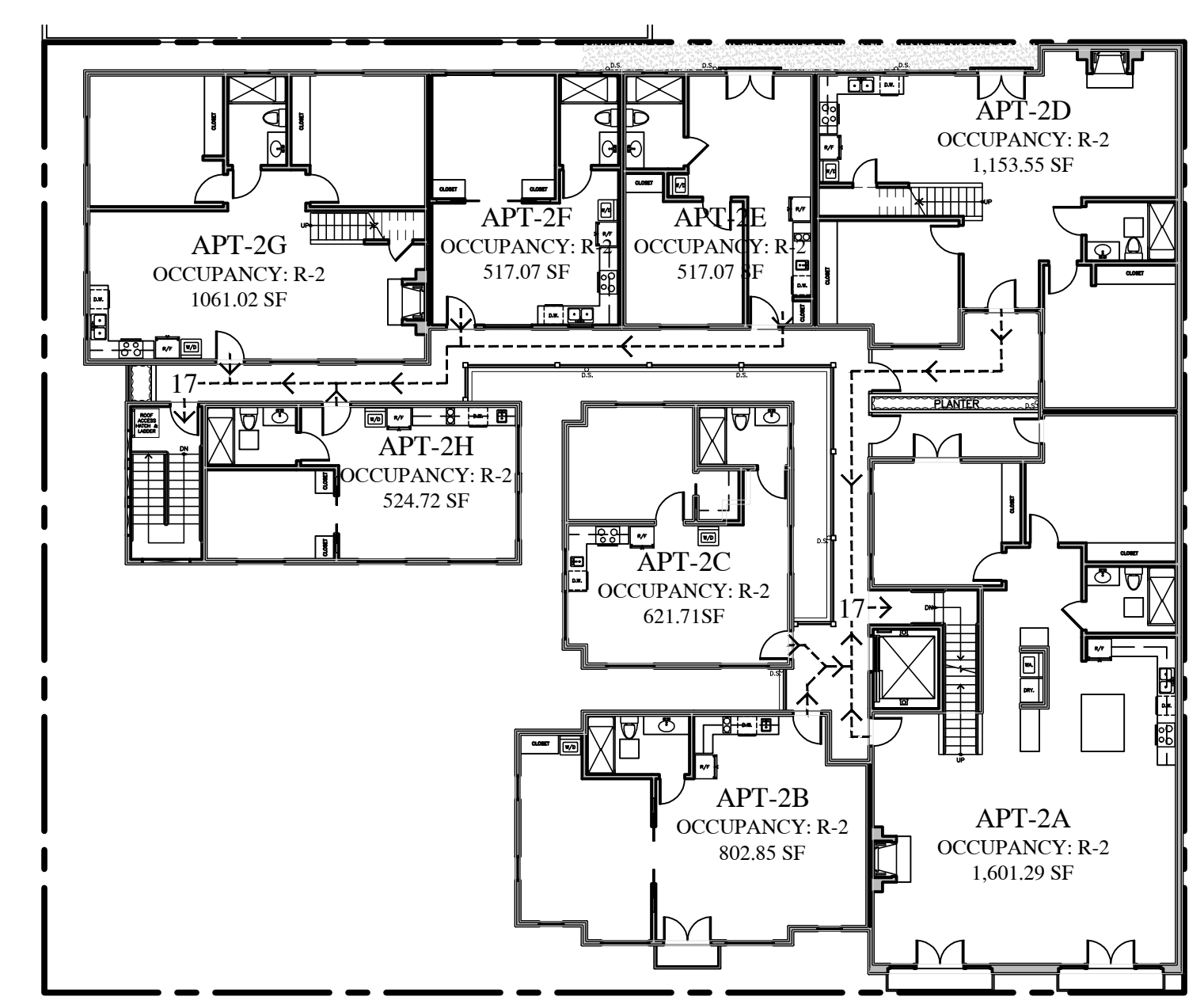
**EXITING - BASEMENT PLAN**

1/16"=1'-0"



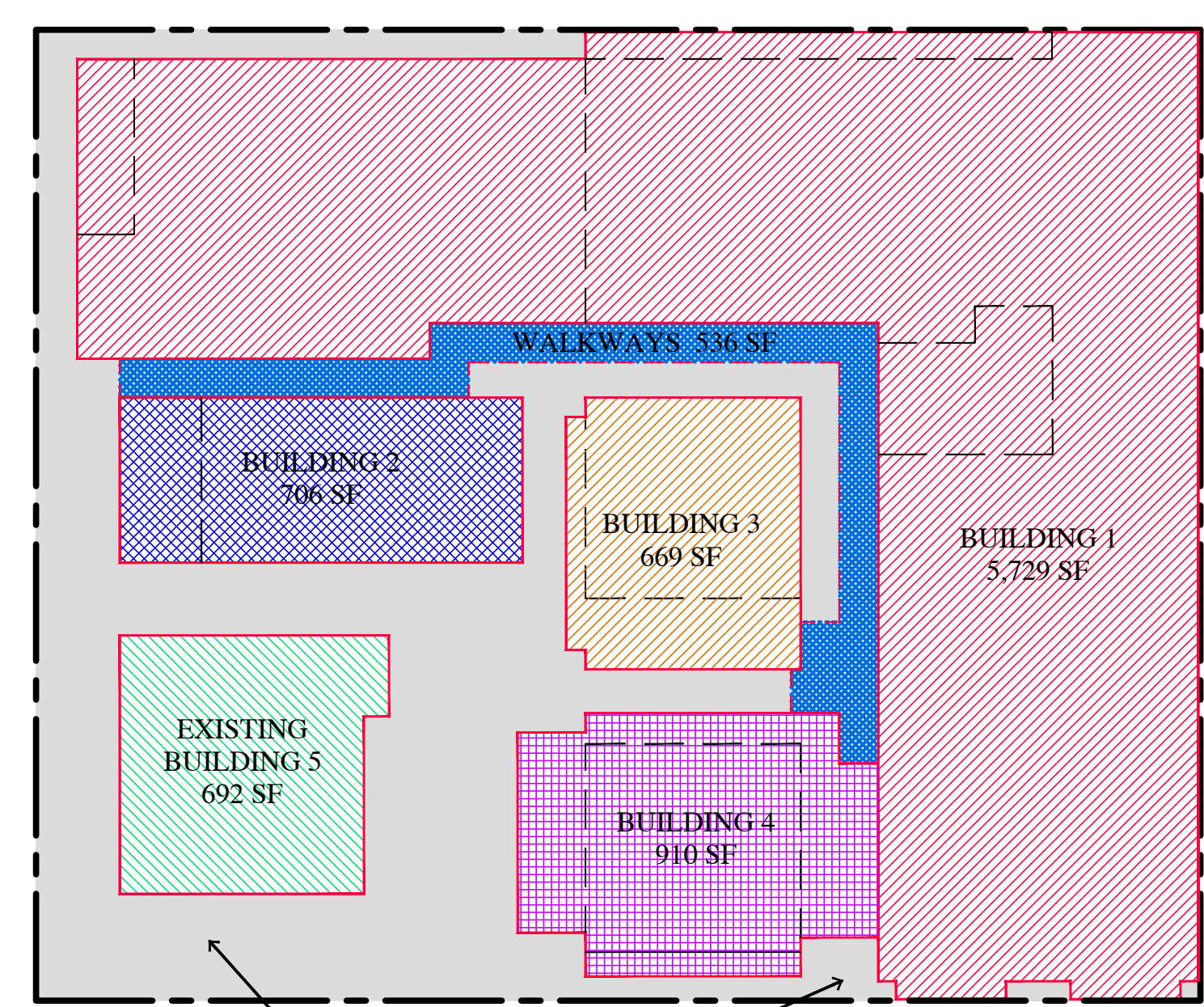
**EXITING - GROUND FLOOR**

1/16"=1'-0"



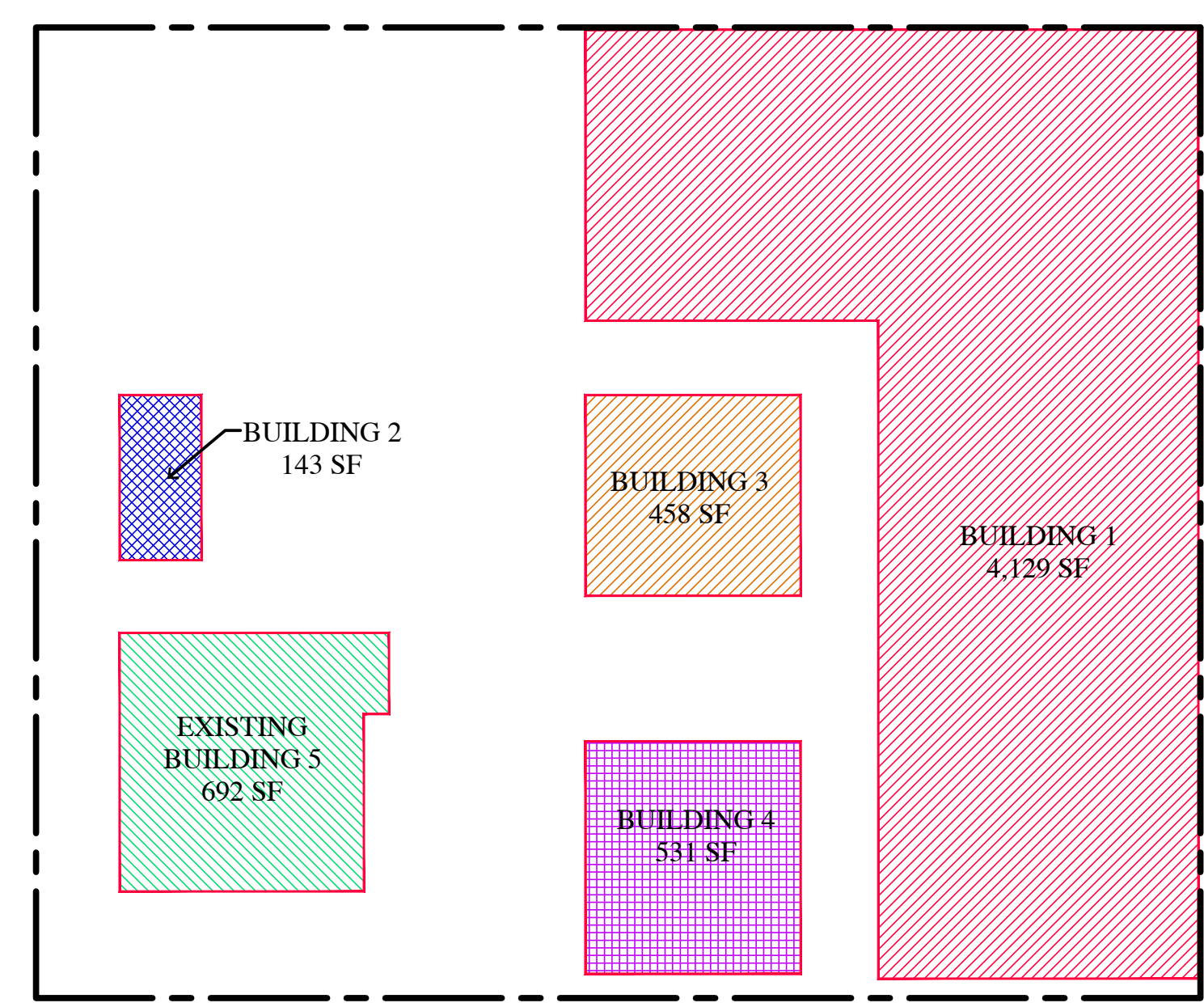
**EXITING - 2ND FLOOR**

1/16"=1'-0"



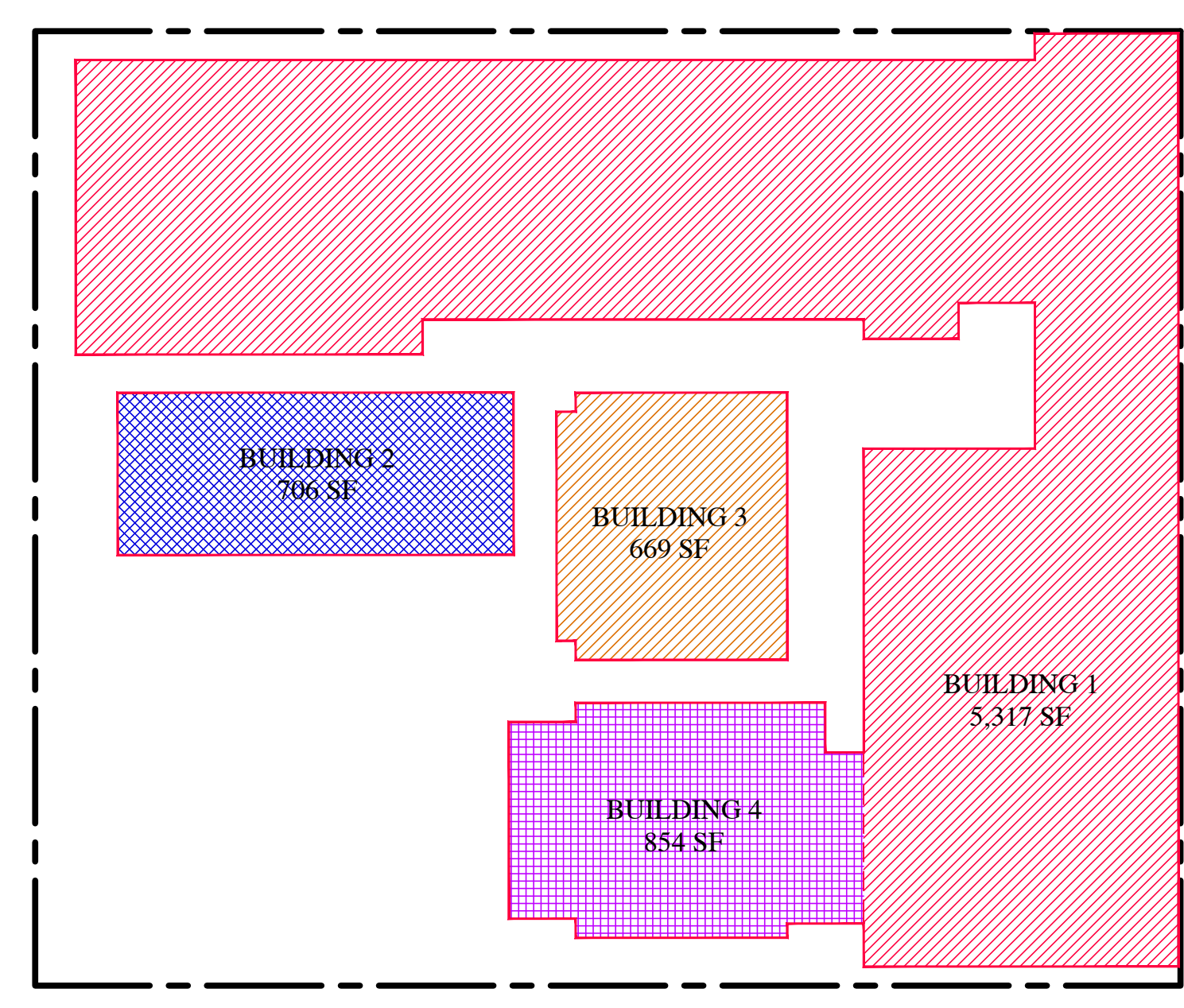
**BUILDING COVERAGE**

1/16"=1'-0"



**F.A.R. - GROUND FLOOR**

1/16"=1'-0"



**F.A.R. - 2ND FLOOR**

1/16"=1'-0"



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**JB PASTOR  
BUILDING**

PROJECT ADDRESS:

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OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
022, & 023

DATE: JUNE 10, 2024

HRB SUBMITTAL

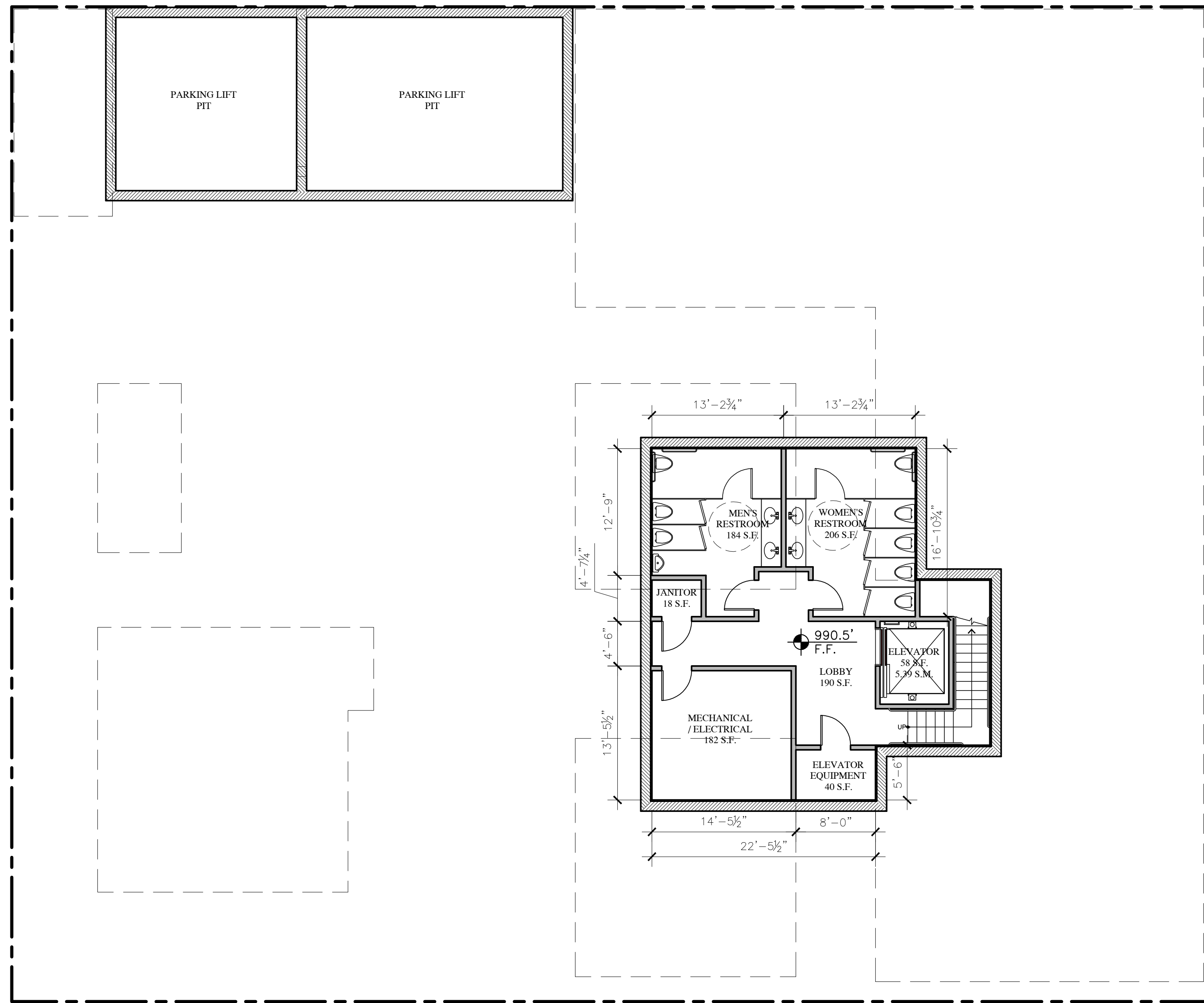
REVISIONS:

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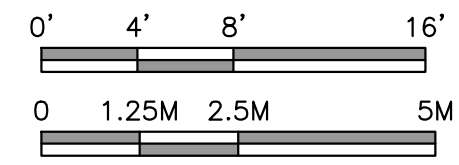
**BASEMENT  
PLAN**

SHEET NO.

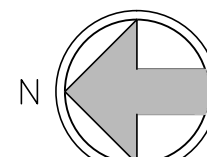
**A2.0**



**BASEMENT PLAN**



1/8" = 1'-0"



**WALL LEGEND**

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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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

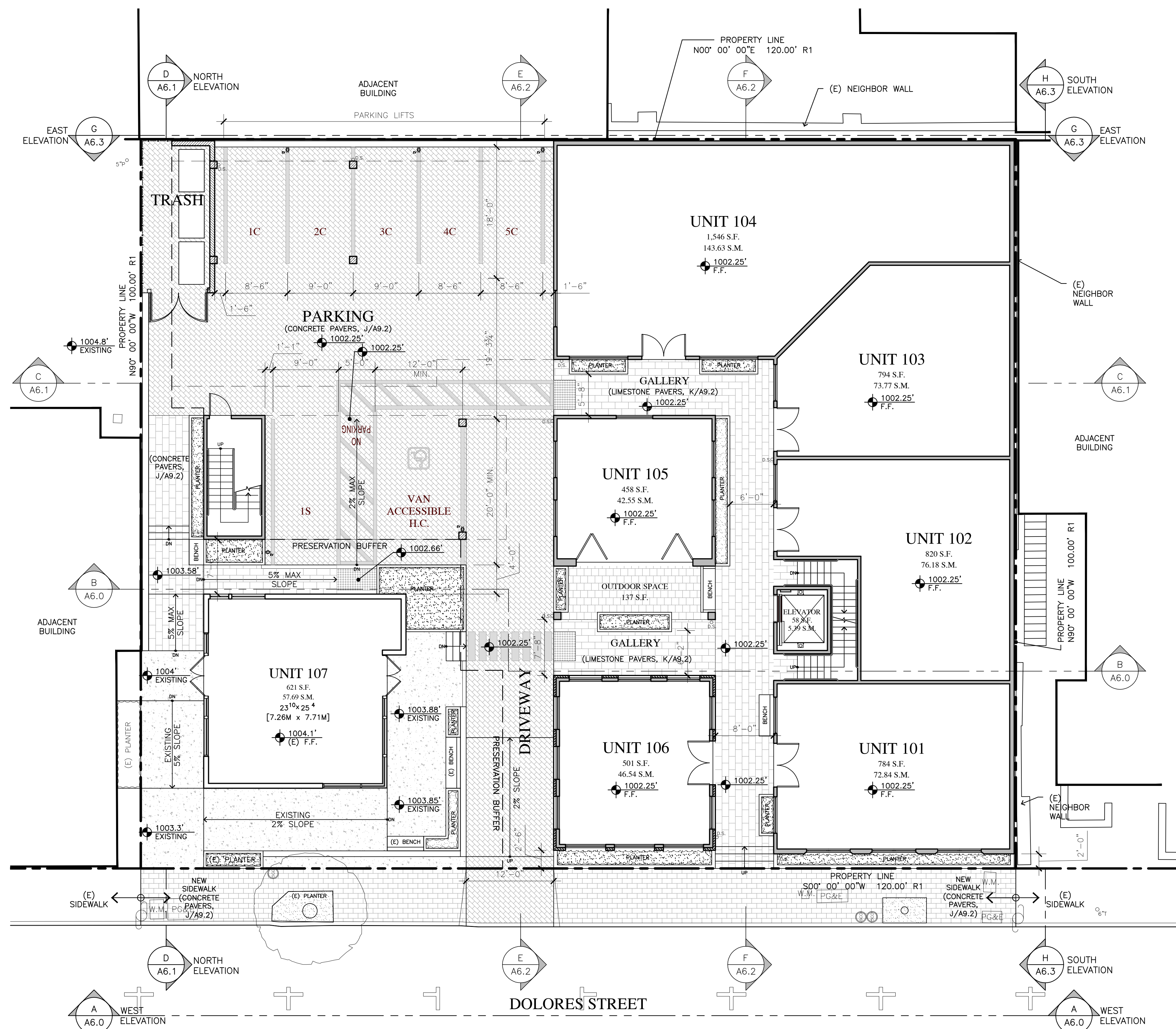
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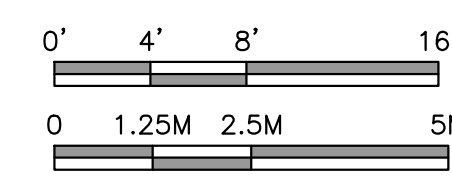
GROUND  
FLOOR PLAN

SHEET NO.

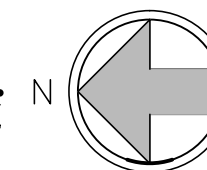
A3.0



GROUND FLOOR PLAN



1/8" = 1'-0"



ELECTRICAL LEGEND

EV ELECTRIC VEHICLE CHARGER

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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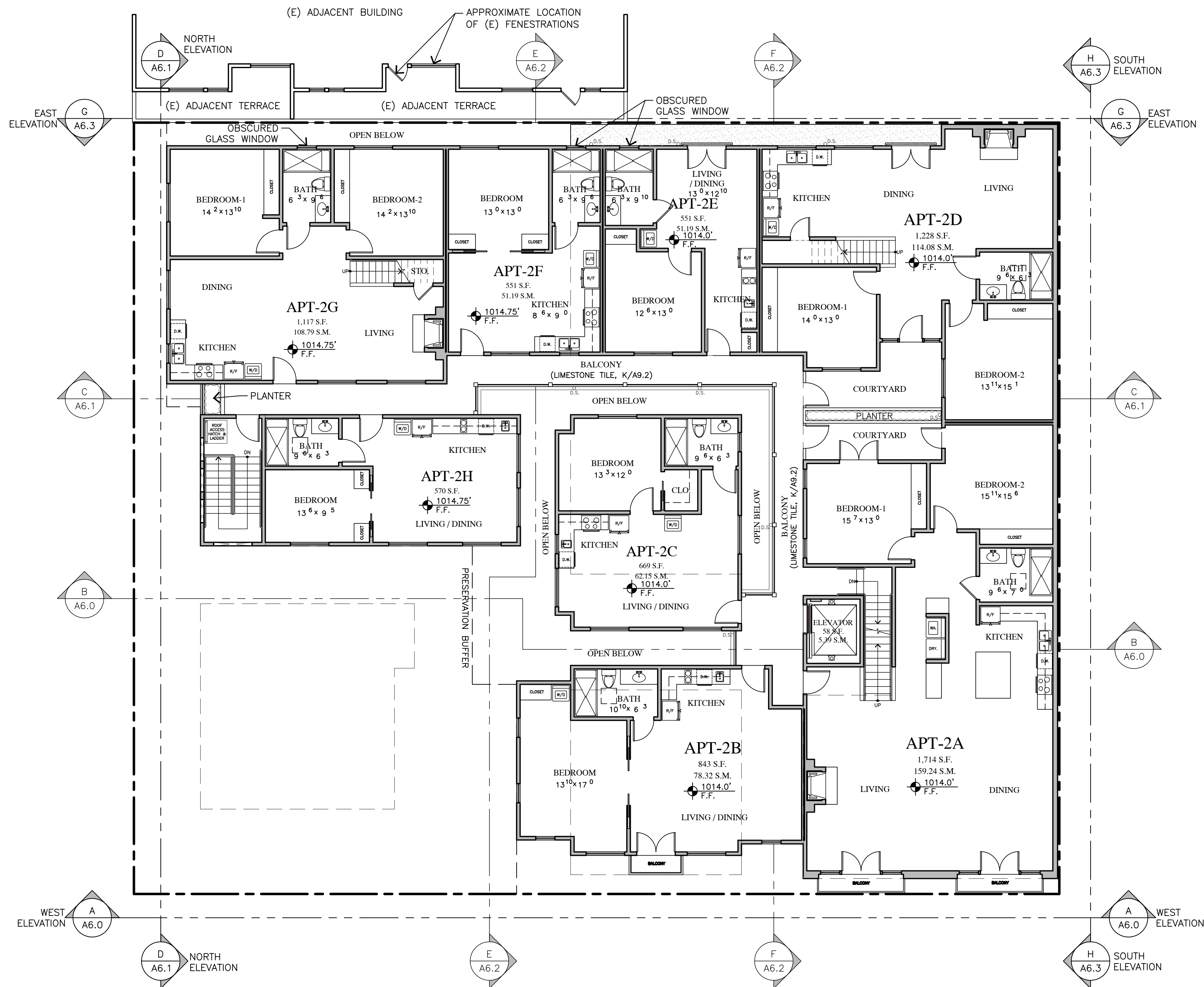
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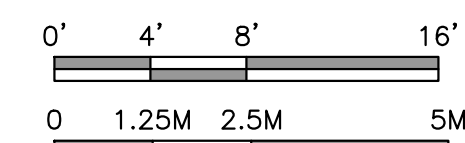
**SECOND  
FLOOR PLAN**

SHEET NO.

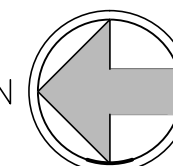
**A4.0**



**SECOND FLOOR PLAN**



1/8" = 1'-0"



**WALL LEGEND**

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



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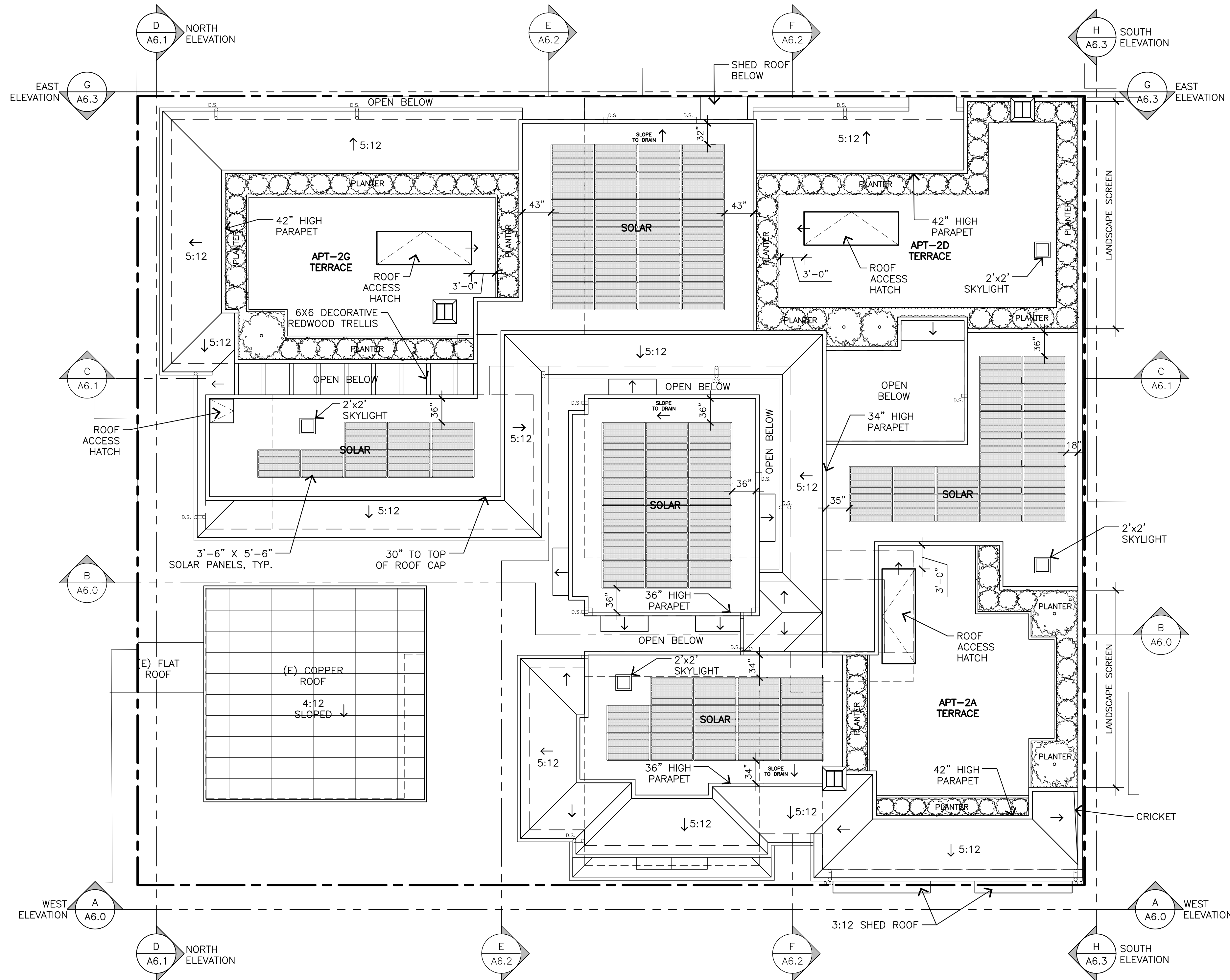
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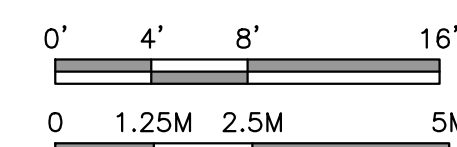
**ROOF  
PLAN**

SHEET NO.

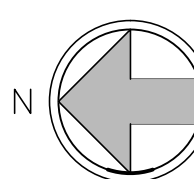
**A5.0**



**ROOF PLAN**

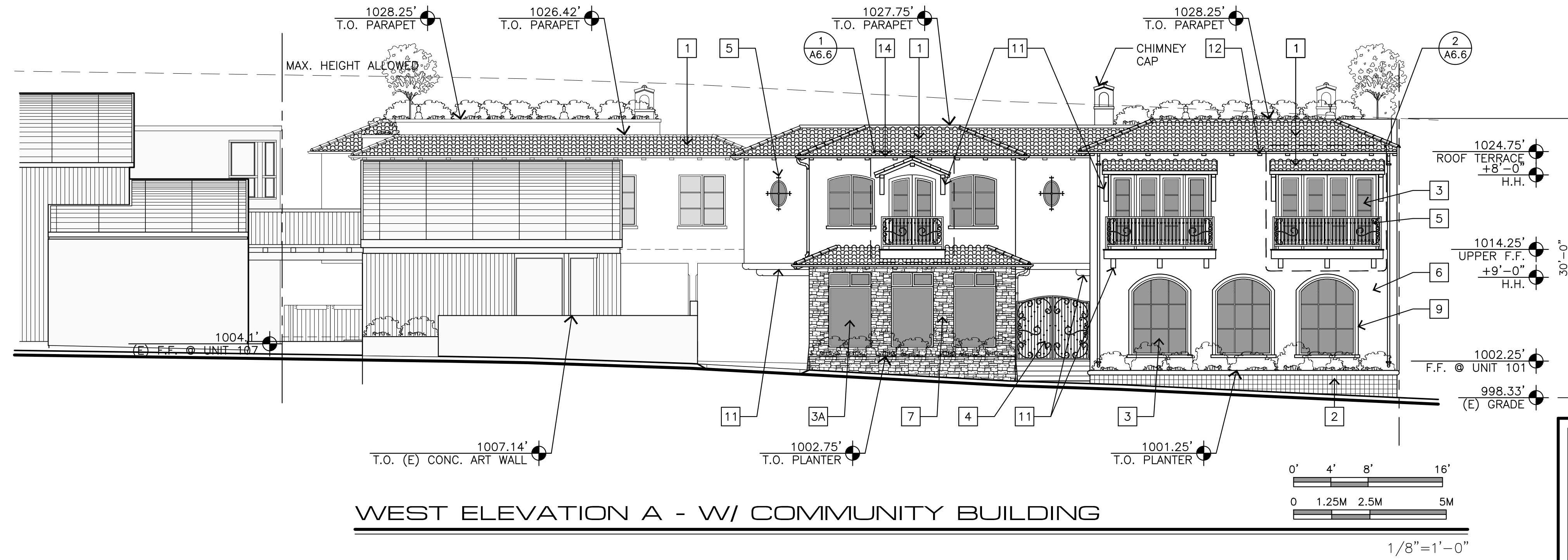


1/8" = 1'-0"



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STAMPS:



**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(C/A9.2)
- 4 PAINTED GALVANIZED WROUGHT IRON GATE
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 6X6 REDWOOD POST
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 2X4 REDWOOD SILL

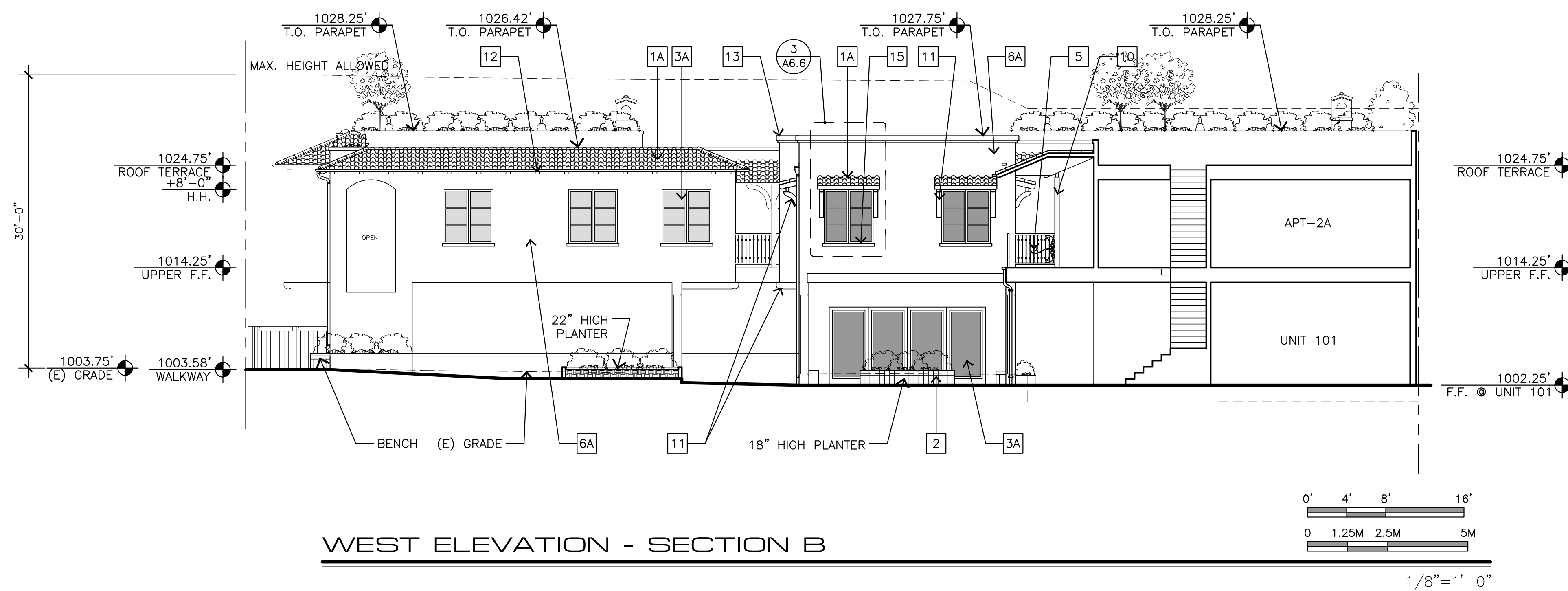
PROJECT/CLIENT:

**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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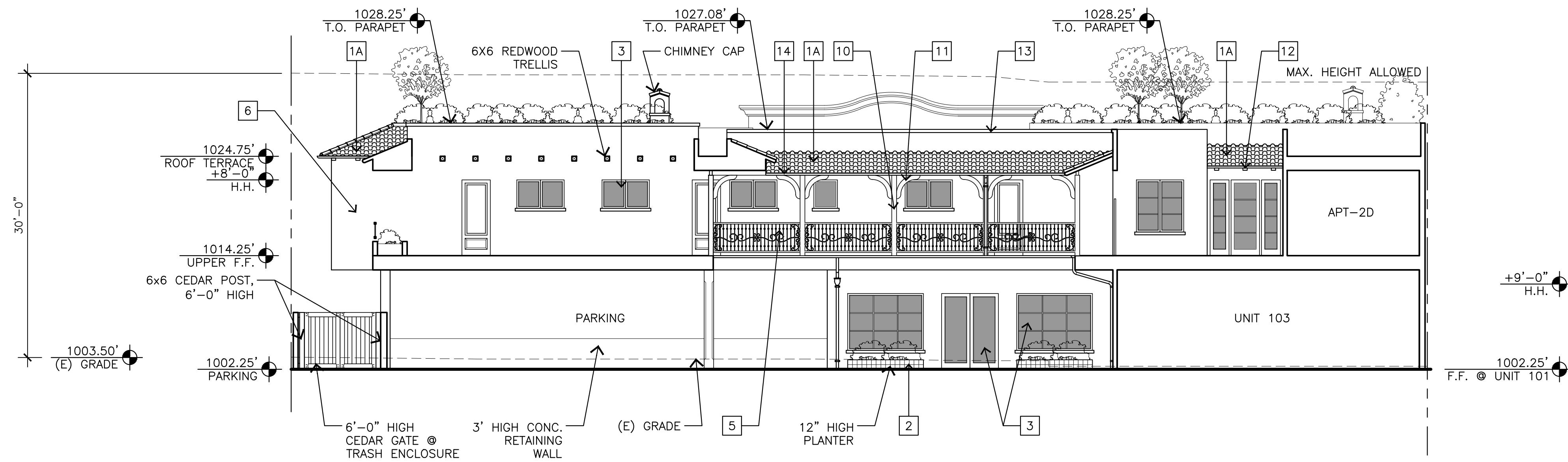
**ELEVATIONS  
& SECTIONS**

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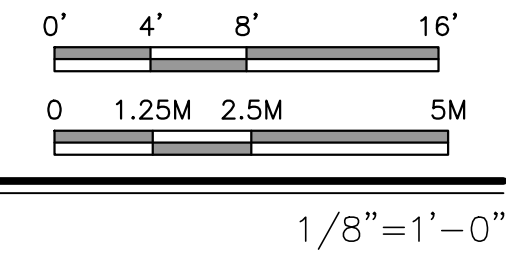
**A6.0**

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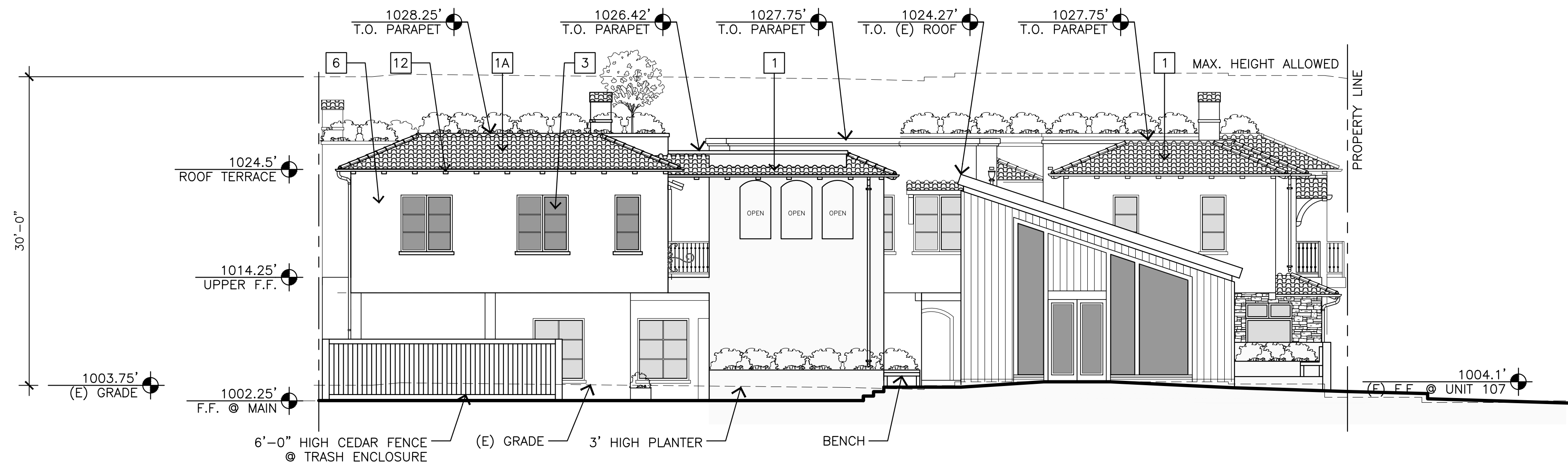


WEST WALKWAY ELEVATION - SECTION C

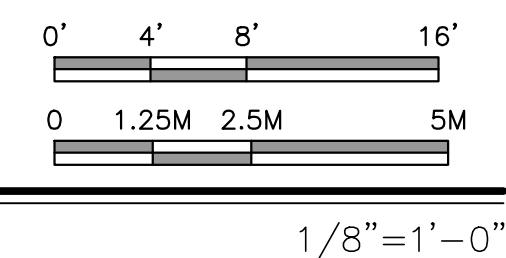


**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
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- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(C/A9.2)
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- 12 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 2X4 REDWOOD SILL



NORTH ELEVATION D - W/ COMMUNITY BUILDING



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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ELEVATIONS  
& SECTIONS

SHEET NO.

A6.1

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93921**

APN: 010-145-012  
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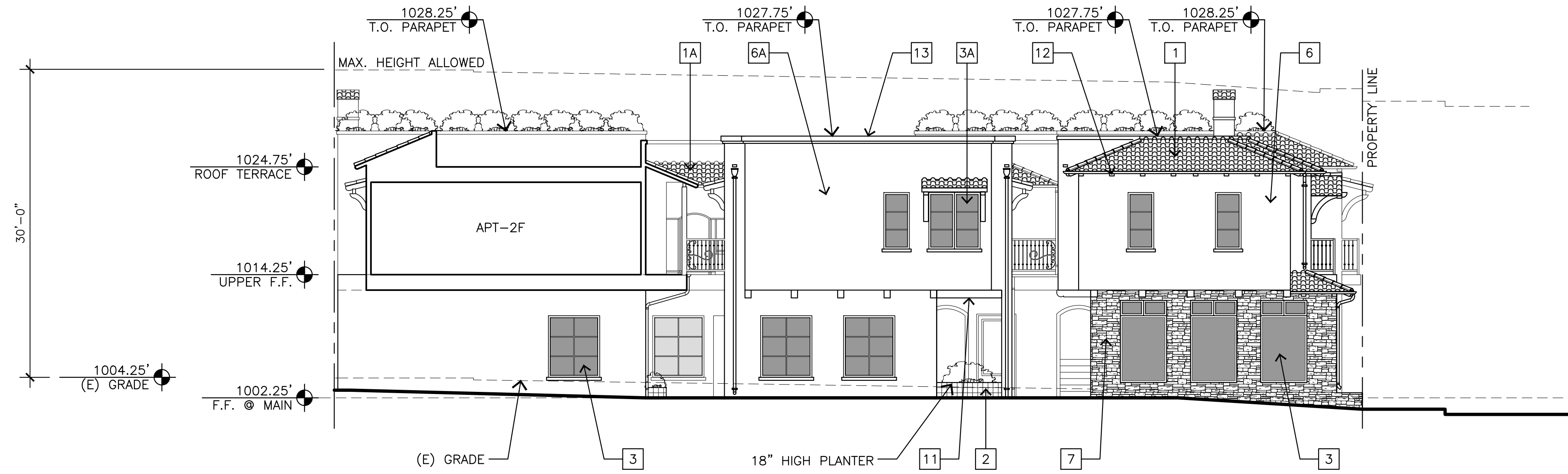
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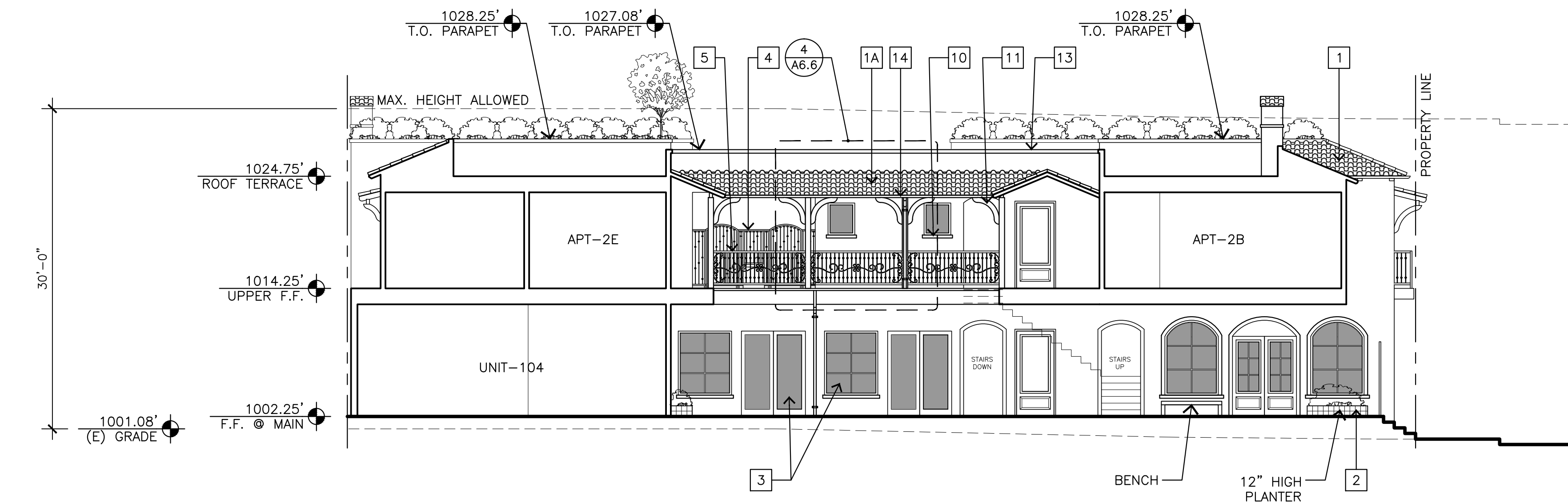
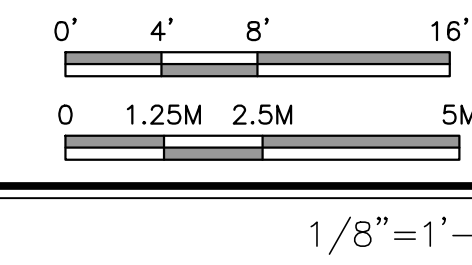
**ELEVATIONS  
& SECTIONS**

SHEET NO.

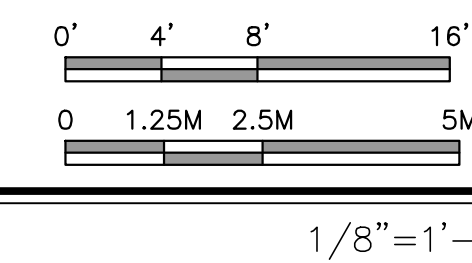
**A6.2**



**NORTH DRIVEWAY ELEVATION - SECTION E**



**NORTH WALKWAY ELEVATION - SECTION F**



**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
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- 12 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 2X4 REDWOOD SILL

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BUILDING**

PROJECT ADDRESS:

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OF 7TH  
CARMEL, CA  
93921**

APN: 010-145-012  
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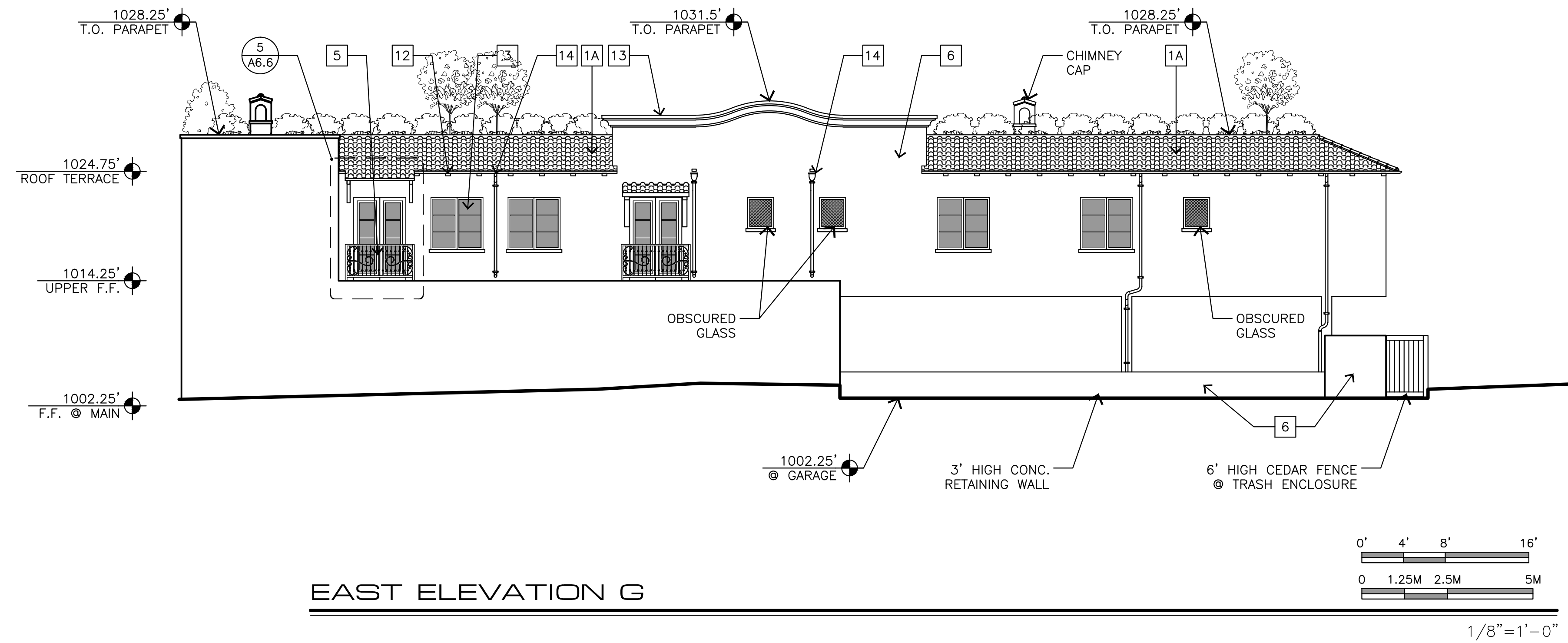
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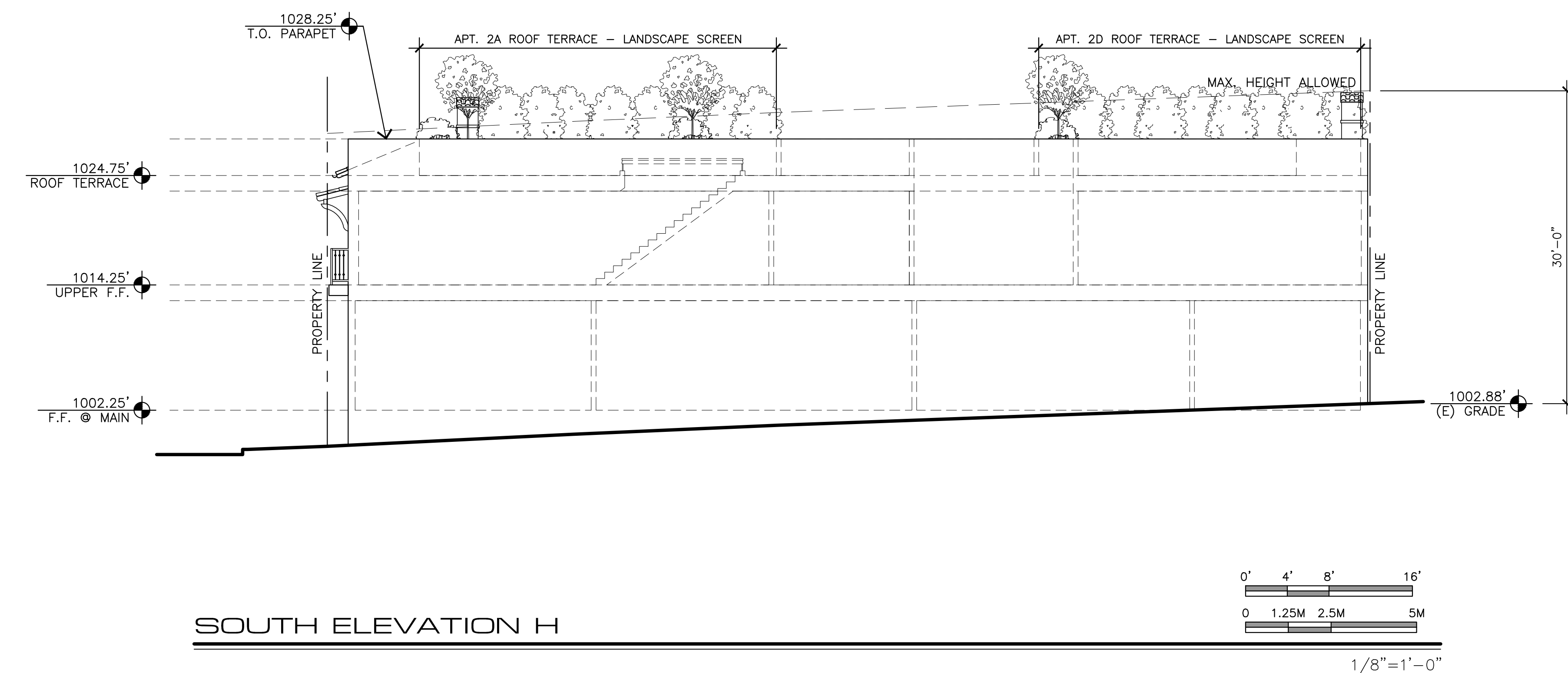
**ELEVATIONS**

SHEET NO.

**A6.3**



**EAST ELEVATION G**



**SOUTH ELEVATION H**

**EXTERIOR FINISH LEGEND**

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
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BUILDING**

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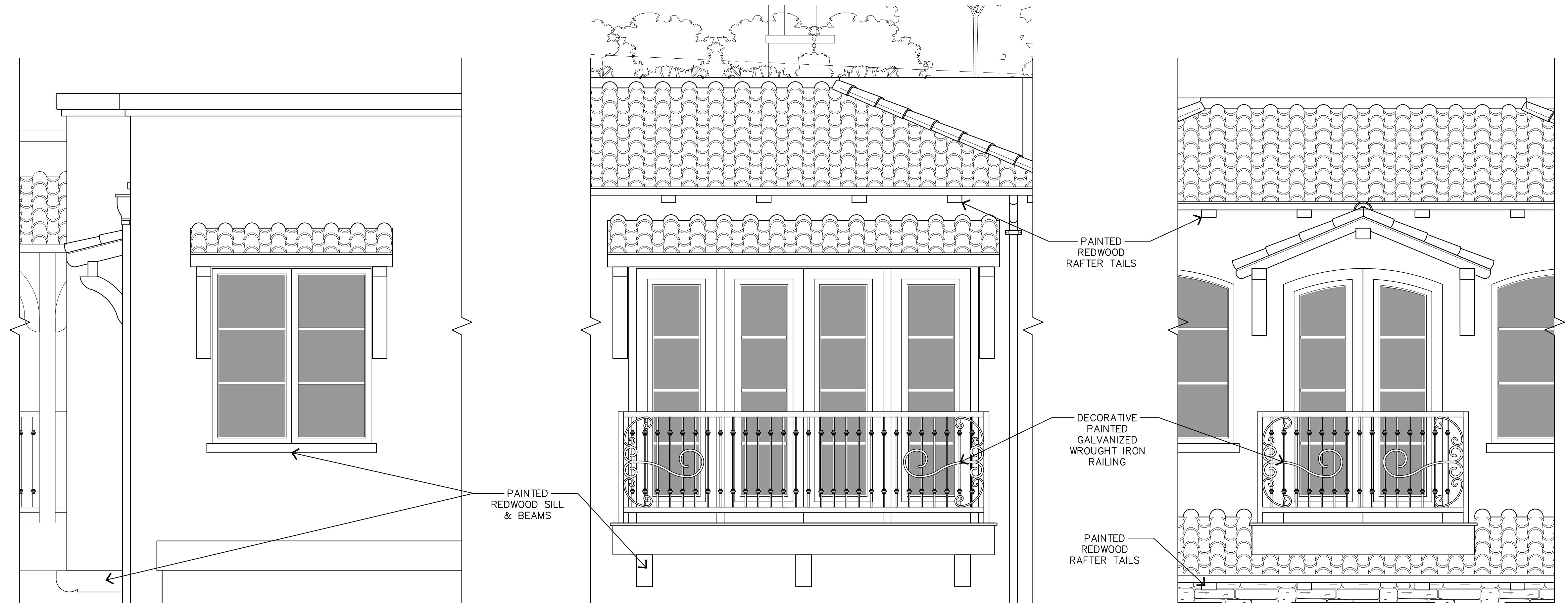
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**TERRACE  
DETAILS**

SHEET NO.

**A6.6**



**DETAIL 3 - APT. 2C**

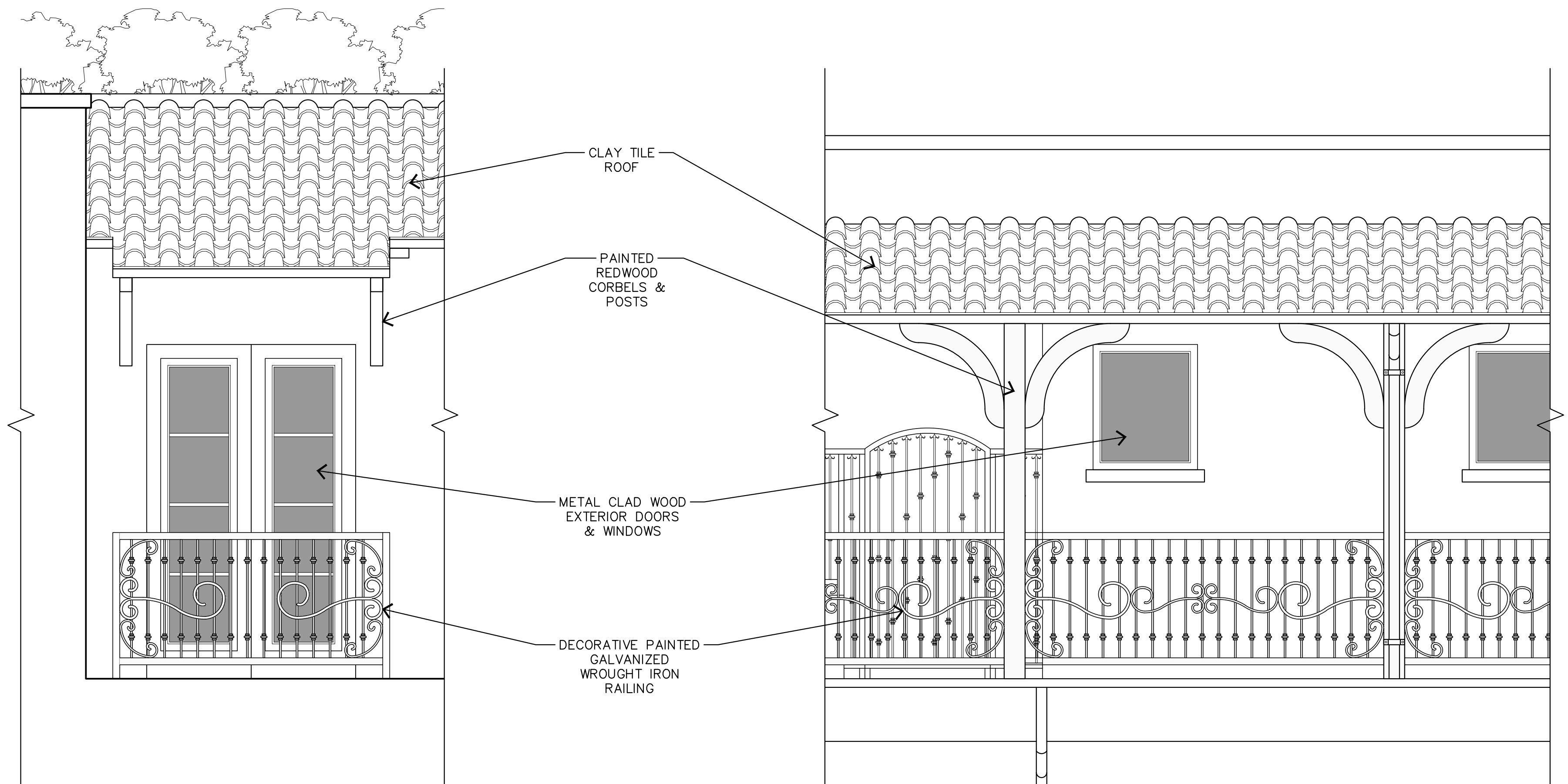
1/2"=1'-0"

**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"



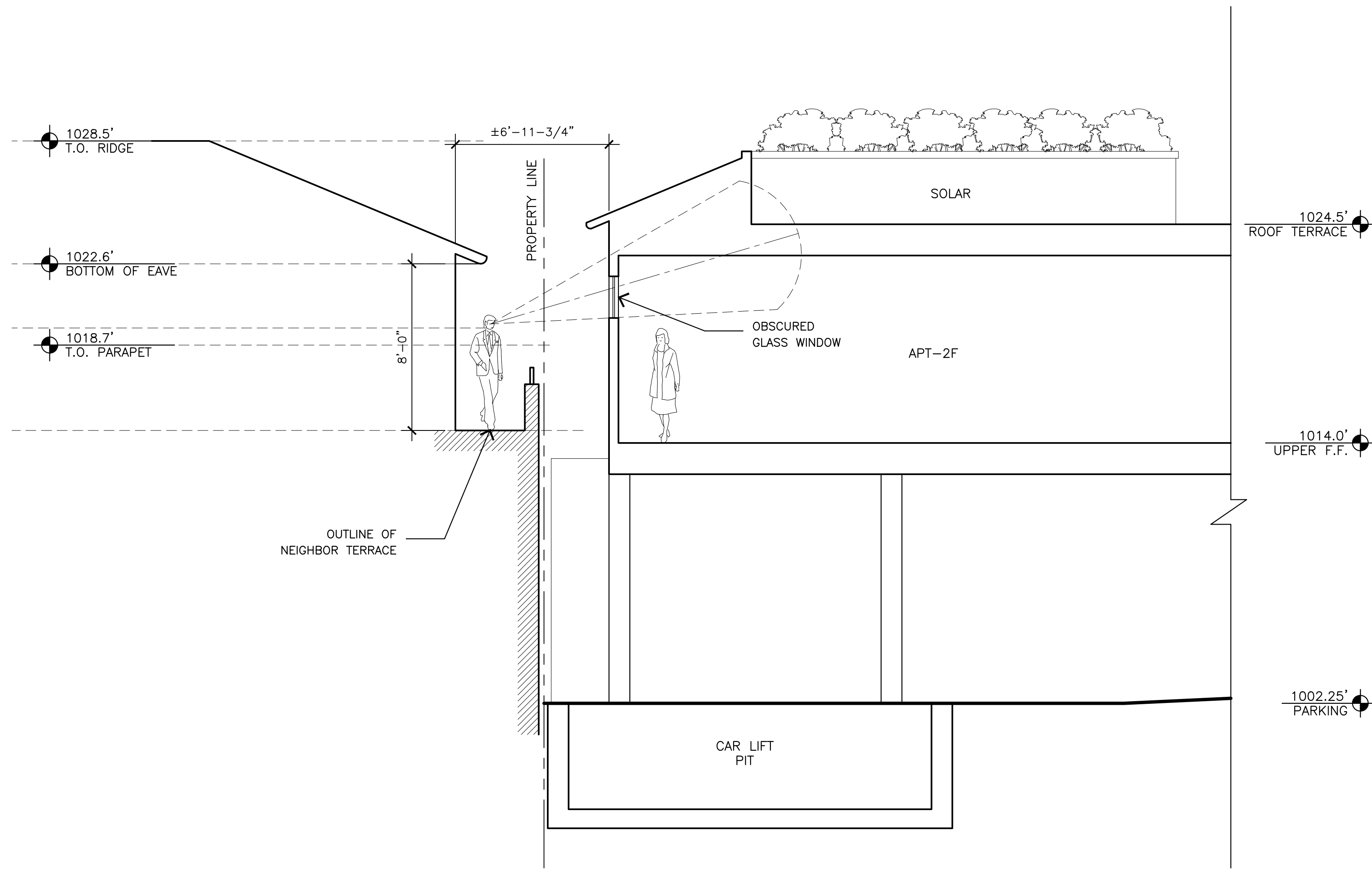
ADJACENT BUILDING

N.T.S.



ADJACENT BUILDING

N.T.S.



SECTION E - THROUGH ADJACENT BUILDING

1/4"=1'-0"

**DISCLAIMER:**  
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, DEVELOPED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

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:

- △
- △
- △
- △
- △
- △
- △
- △

ADJACENT  
BUILDING SECTION

SHEET NO.

A6.7

**DISCLAIMER:**  
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STAMPS:

PROJECT/CLIENT:

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BUILDING**

PROJECT ADDRESS:

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

APN: 010-145-012  
022, & 023

DATE: JUNE 10, 2024

HRB SUBMITTAL

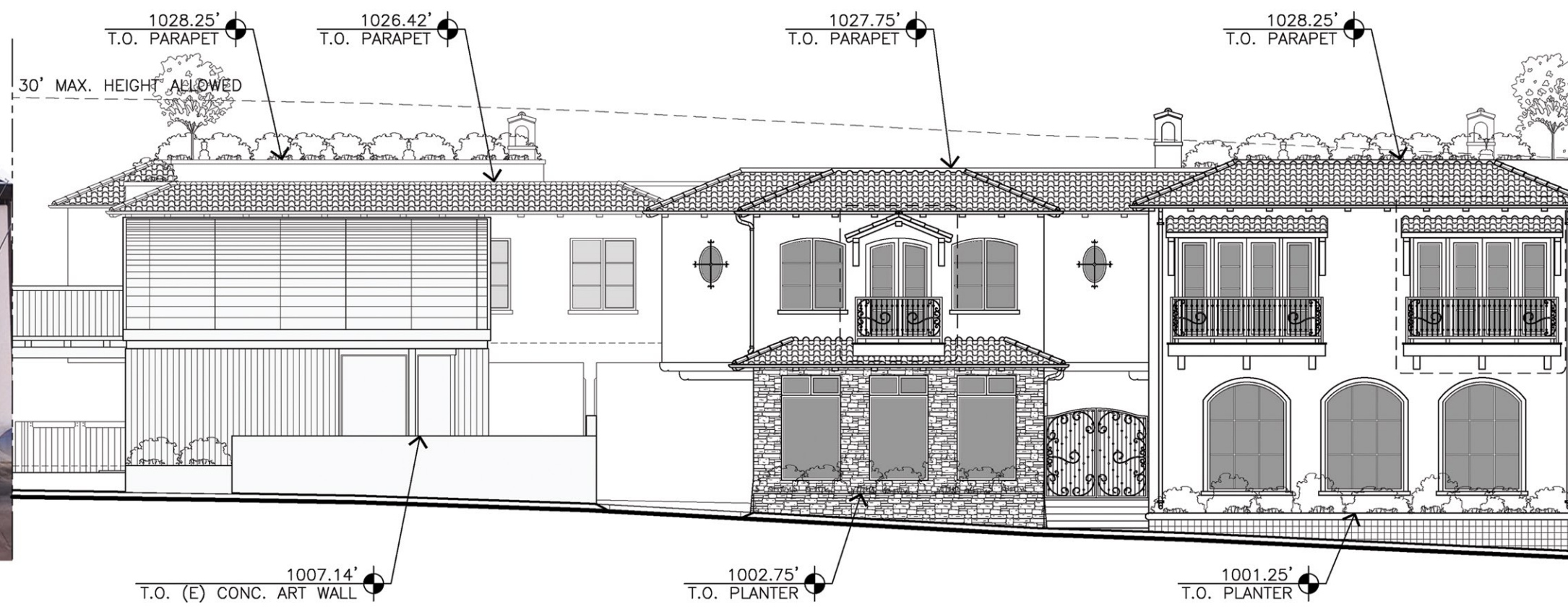
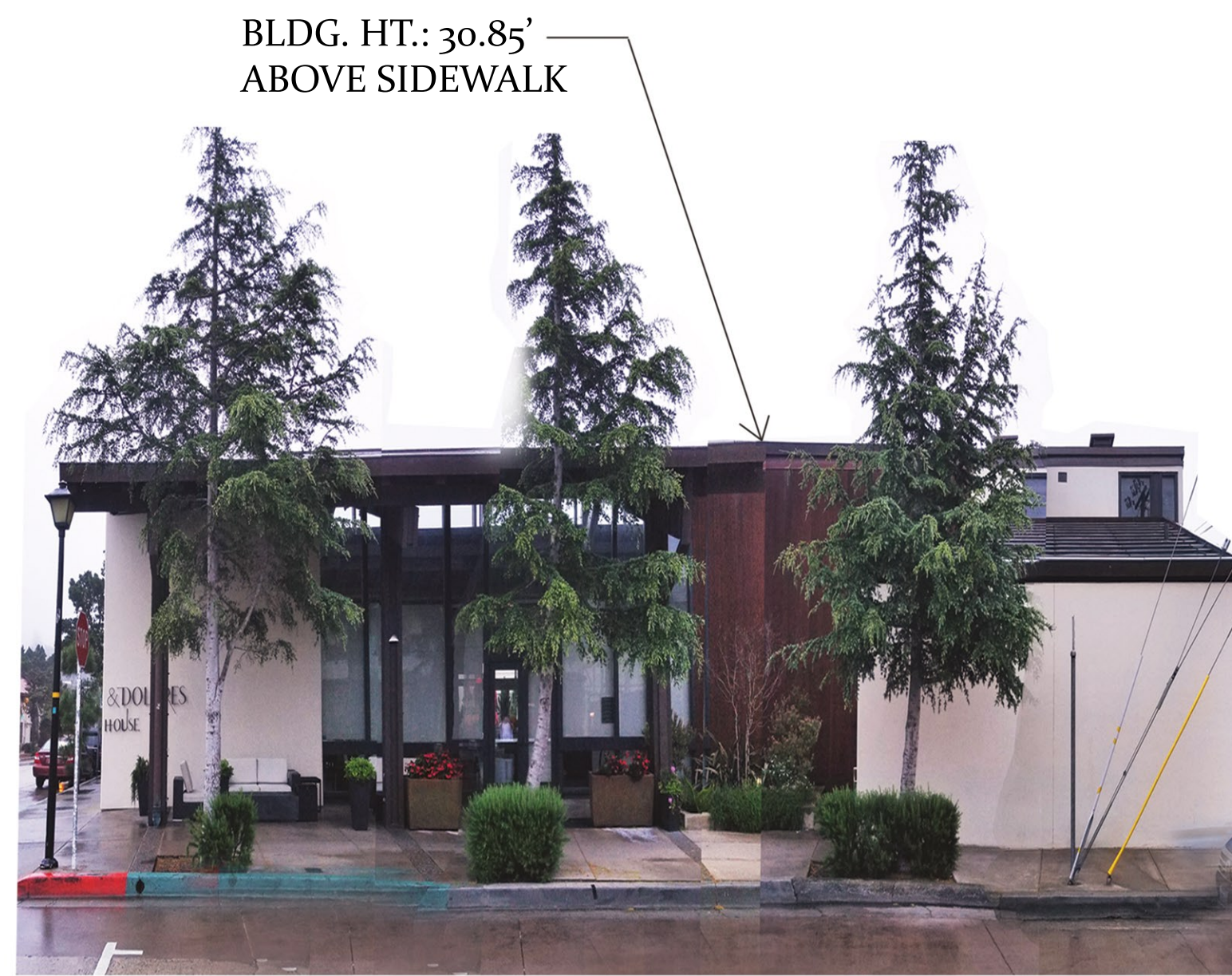
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**STREETSCAPE  
ELEVATIONS**

SHEET NO.

**A8.1**



BLDG. HT.: 32.0'  
ABOVE SIDEWALK



BLDG. HT.: 30.3'  
ABOVE SIDEWALK

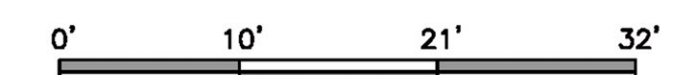
DOLORES STREETSCAPE - EAST SIDE



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.

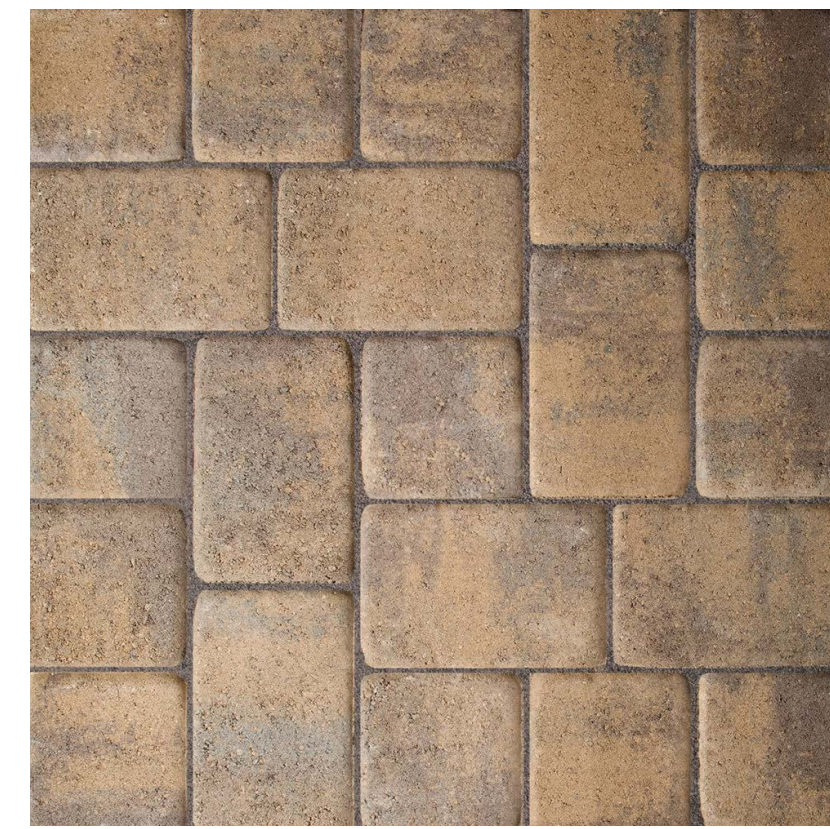


OBSURED GLASS

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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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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- △ \_\_\_\_\_
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COLOR & MATERIAL  
SAMPLES

SHEET NO.

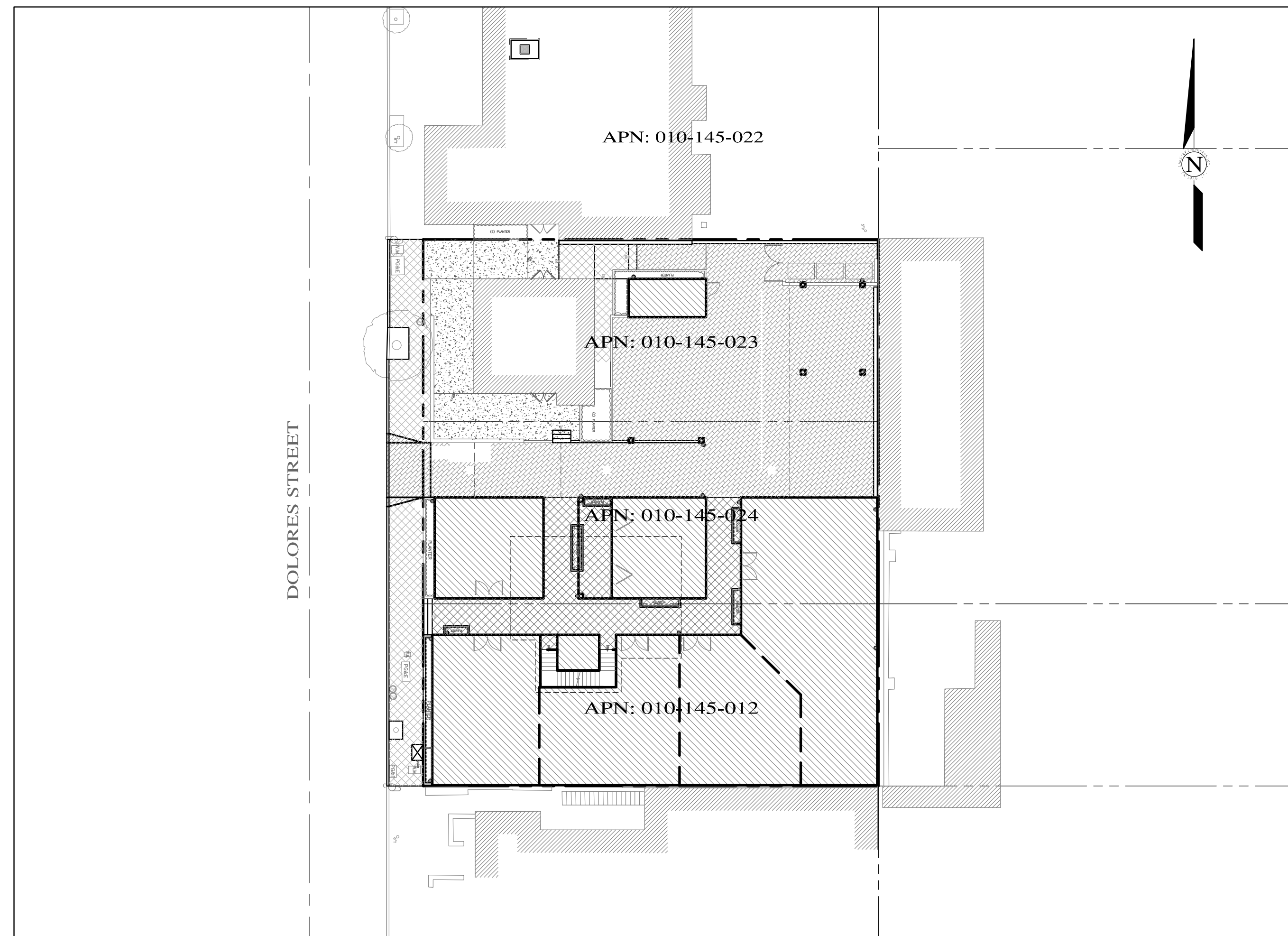
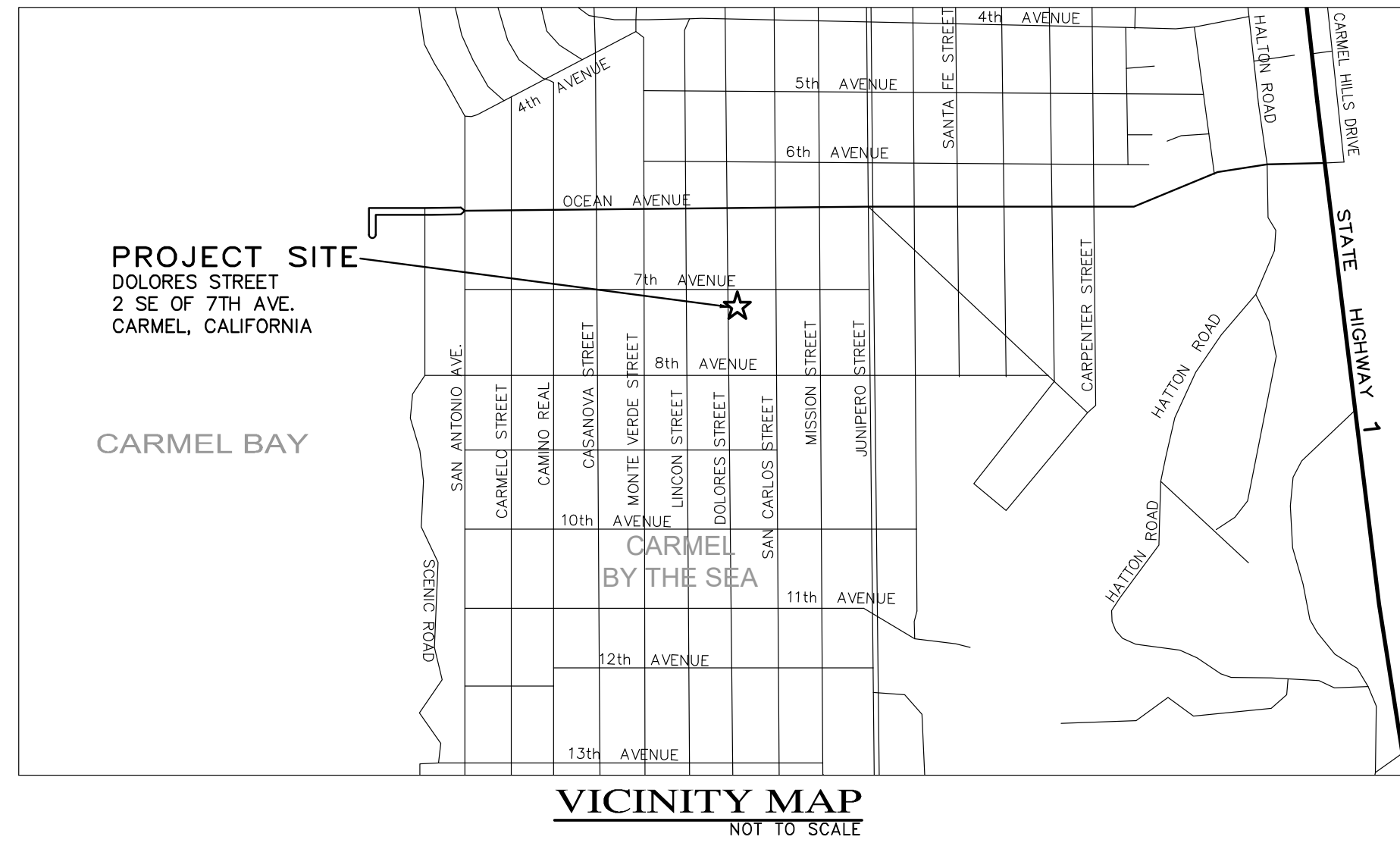
# CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

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**

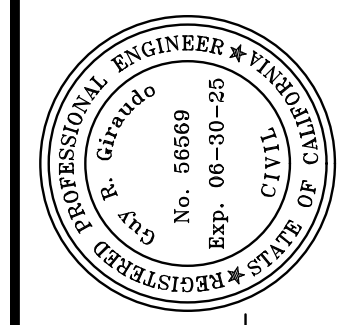
SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN - GROUND LEVEL
SHEET C3	GRADING SECTIONS A-C
SHEET C4	GRADING SECTIONS D-F
SHEET C5	UTILITY PLAN - GROUND LEVEL
SHEET C6	GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL
SHEET C7	EROSION & SEDIMENT CONTROL PLAN
SHEET C8	CONSTRUCTION MANAGEMENT PLAN

**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



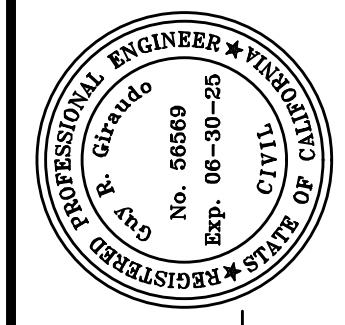
" COVER SHEET "

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

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	<b>C1</b>
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**  
Professional Engineer



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

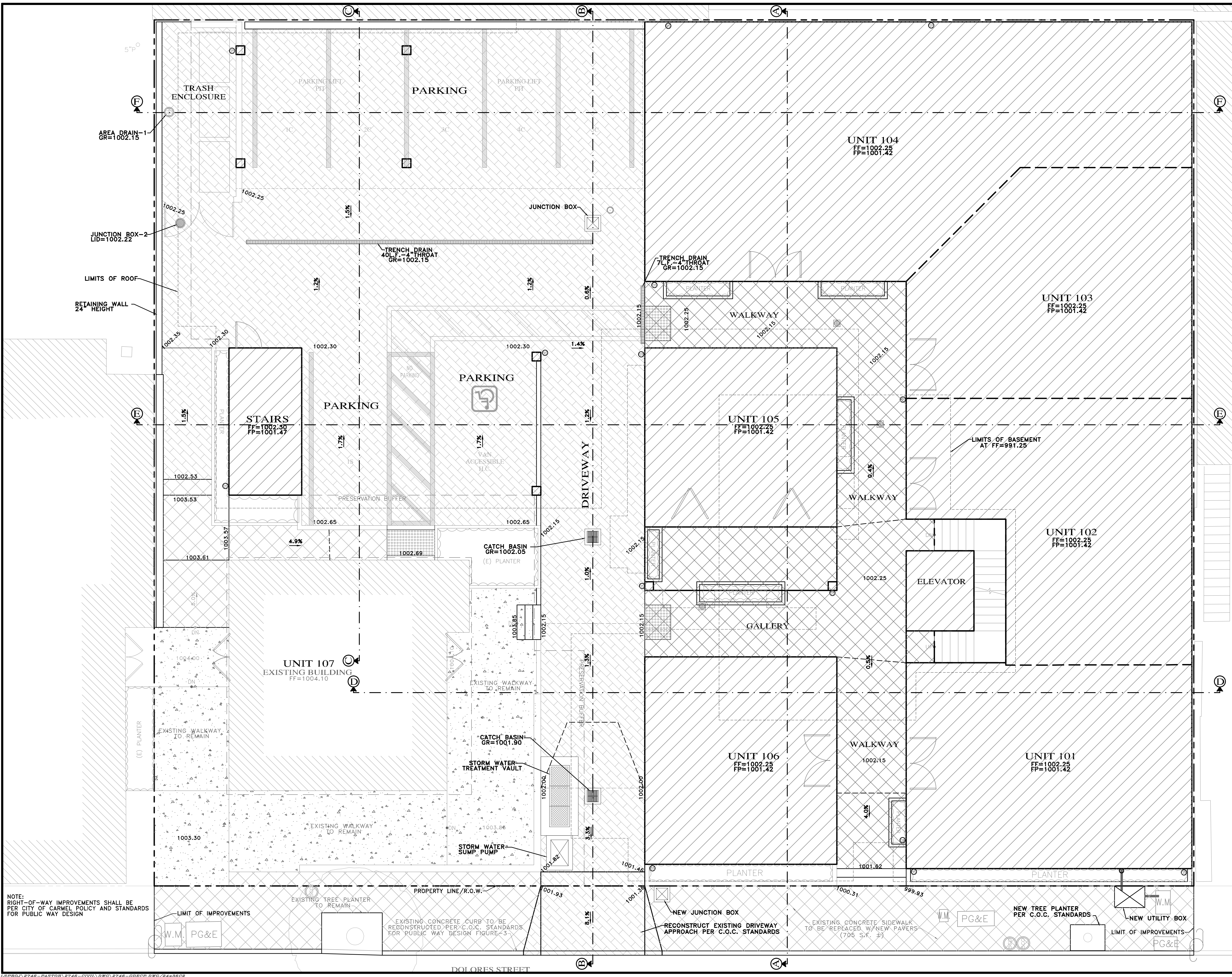
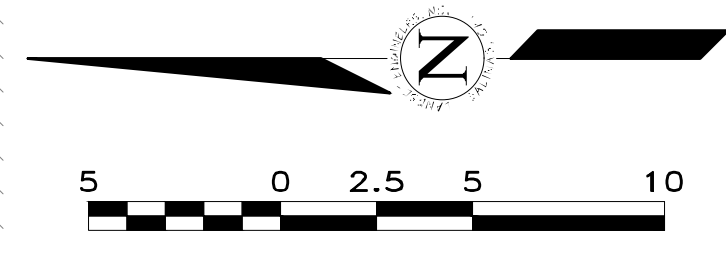
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

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

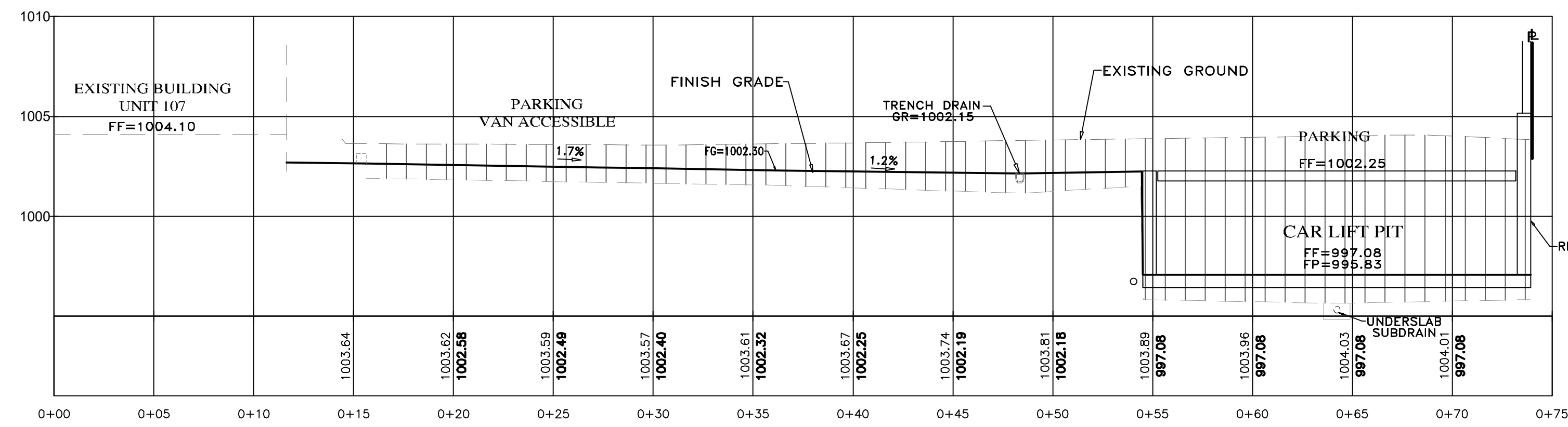
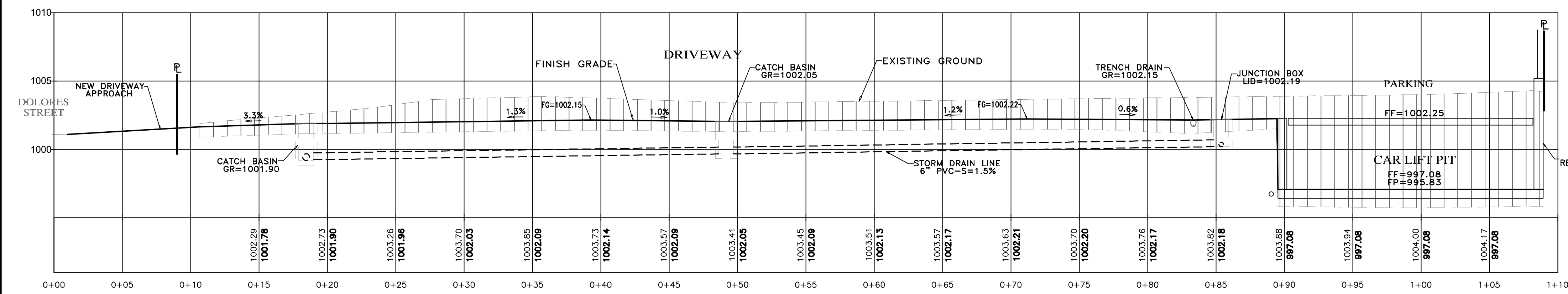
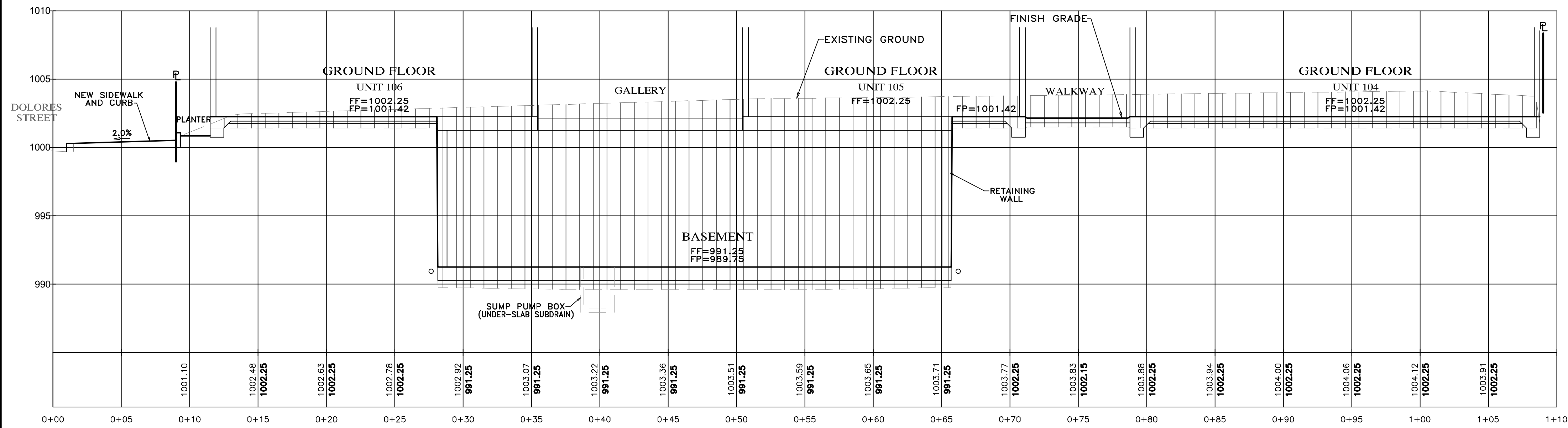
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DATE: MARCH 2024  
JOB NO. 2746-01

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03/22/24	AMS		RELEASED TO CLIENT

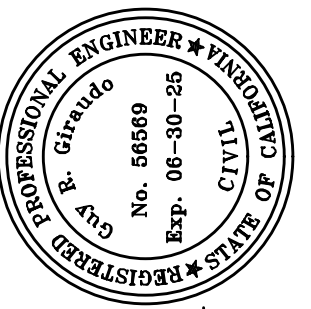
SHEET **C2**  
OF 8 SHEETS



NOTE:  
RIGHT-OF-WAY IMPROVEMENTS SHALL BE PER CITY OF CARMEL POLICY AND STANDARDS FOR PUBLIC WAY DESIGN



- 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

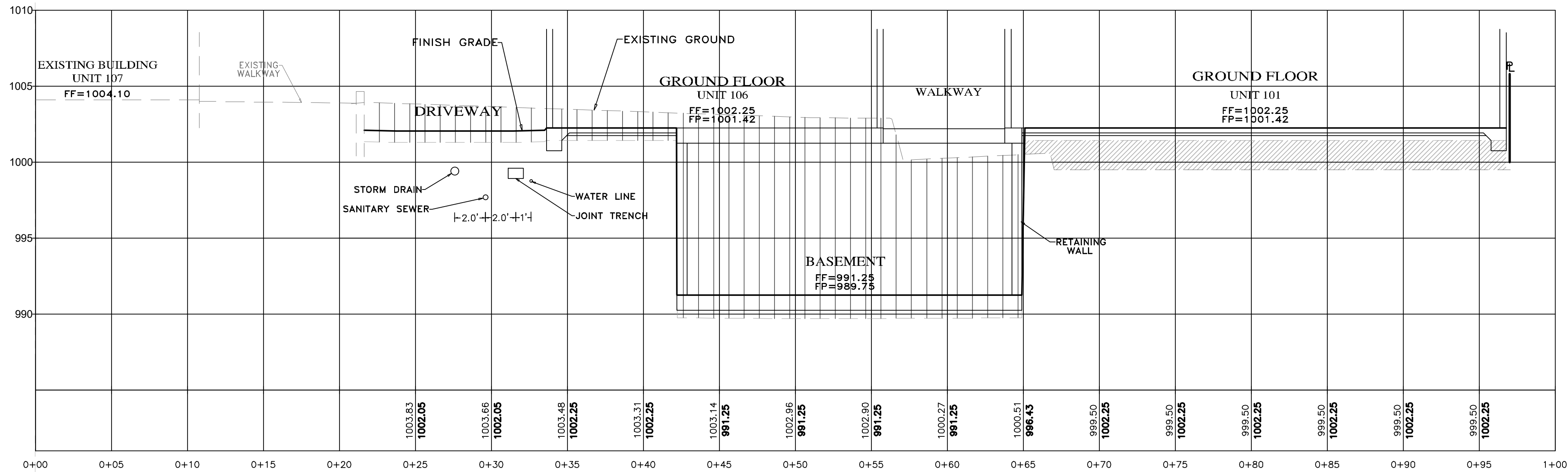
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA

ESPERANZA CARMEL COMMERCIAL, LLC

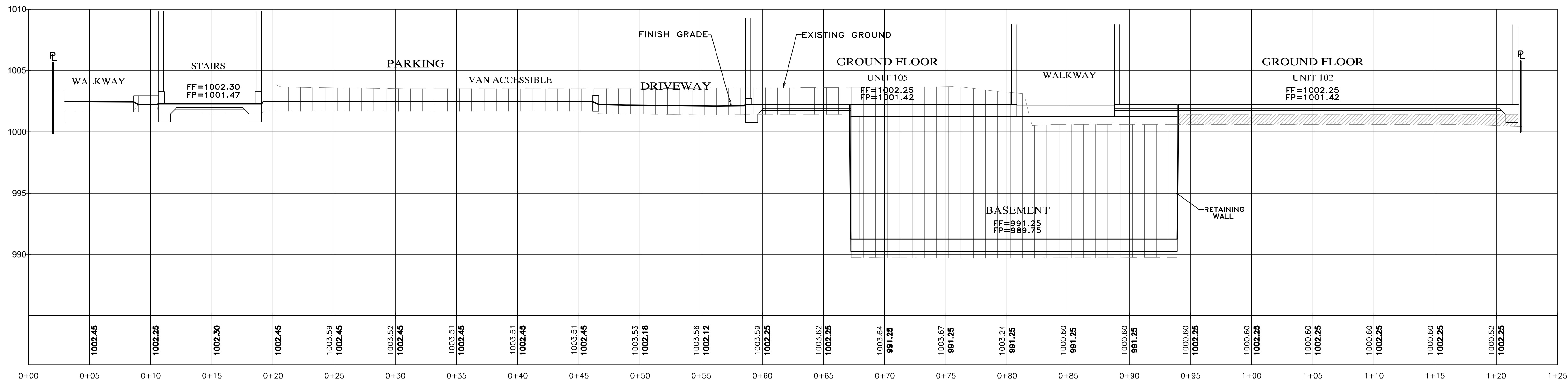
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DATE: MARCH 2024  
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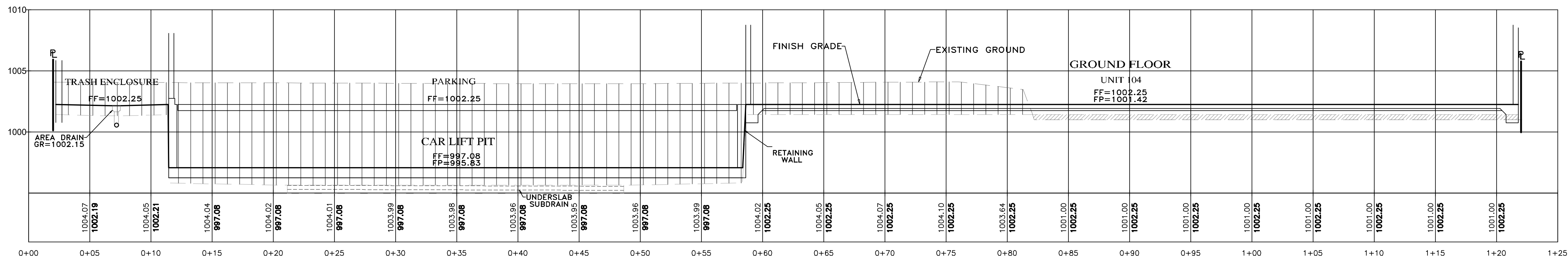
SHEET **C3**  
OF 8 SHEETS



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

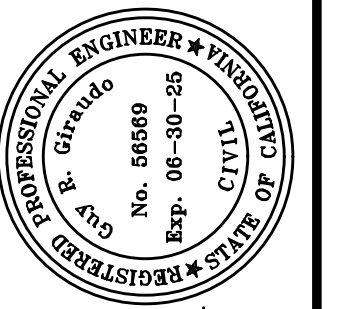


SECTION E-E  
SCALE: 1"=5' H&V



SECTION F-F  
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
  - 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**



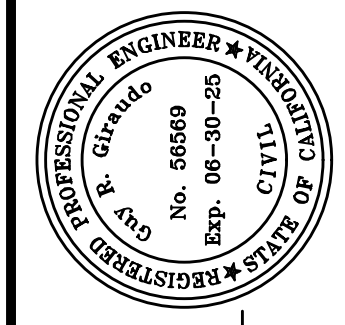
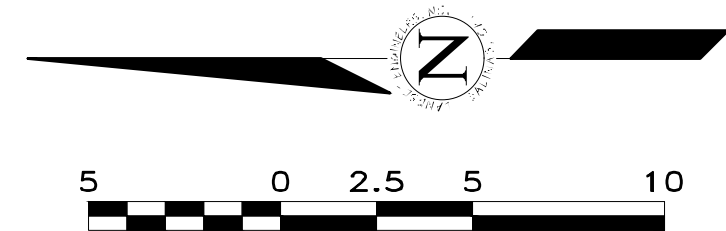
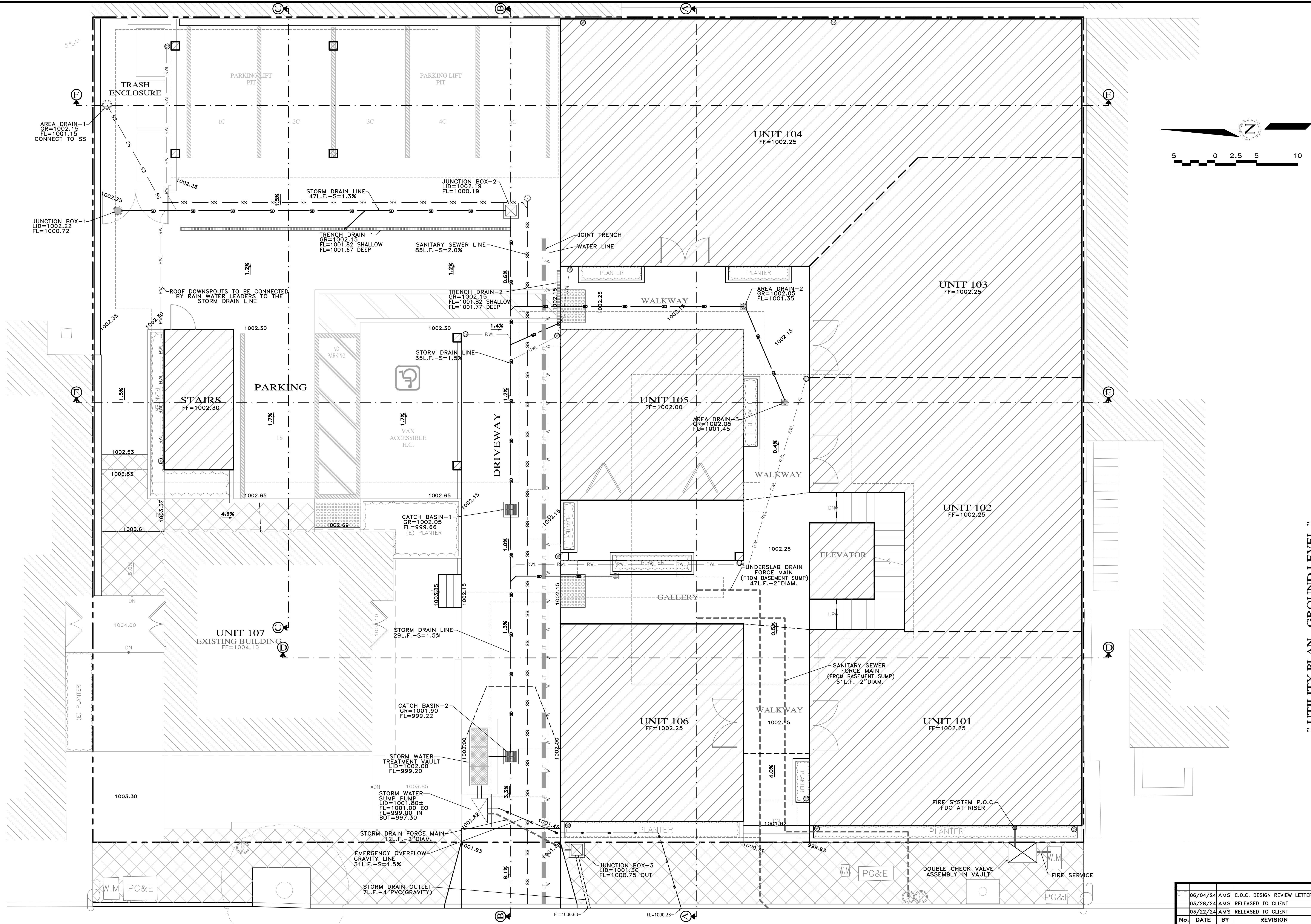
" GRADING SECTIONS - D-F "

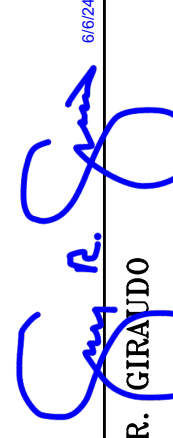
**GRADING, DRAINAGE & EROSION CONTROL PLAN**  
 OF  
**JB PASTOR BUILDING**  
 A.P.N.S.: 010-145-012, 023, & 024  
 FOR  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 ESPERANZA CARMEL COMMERCIAL, LLC

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SHEET **C4**  
OF 8 SHEETS



APPROVED BY:  
  
 GUY R. GIRARDO



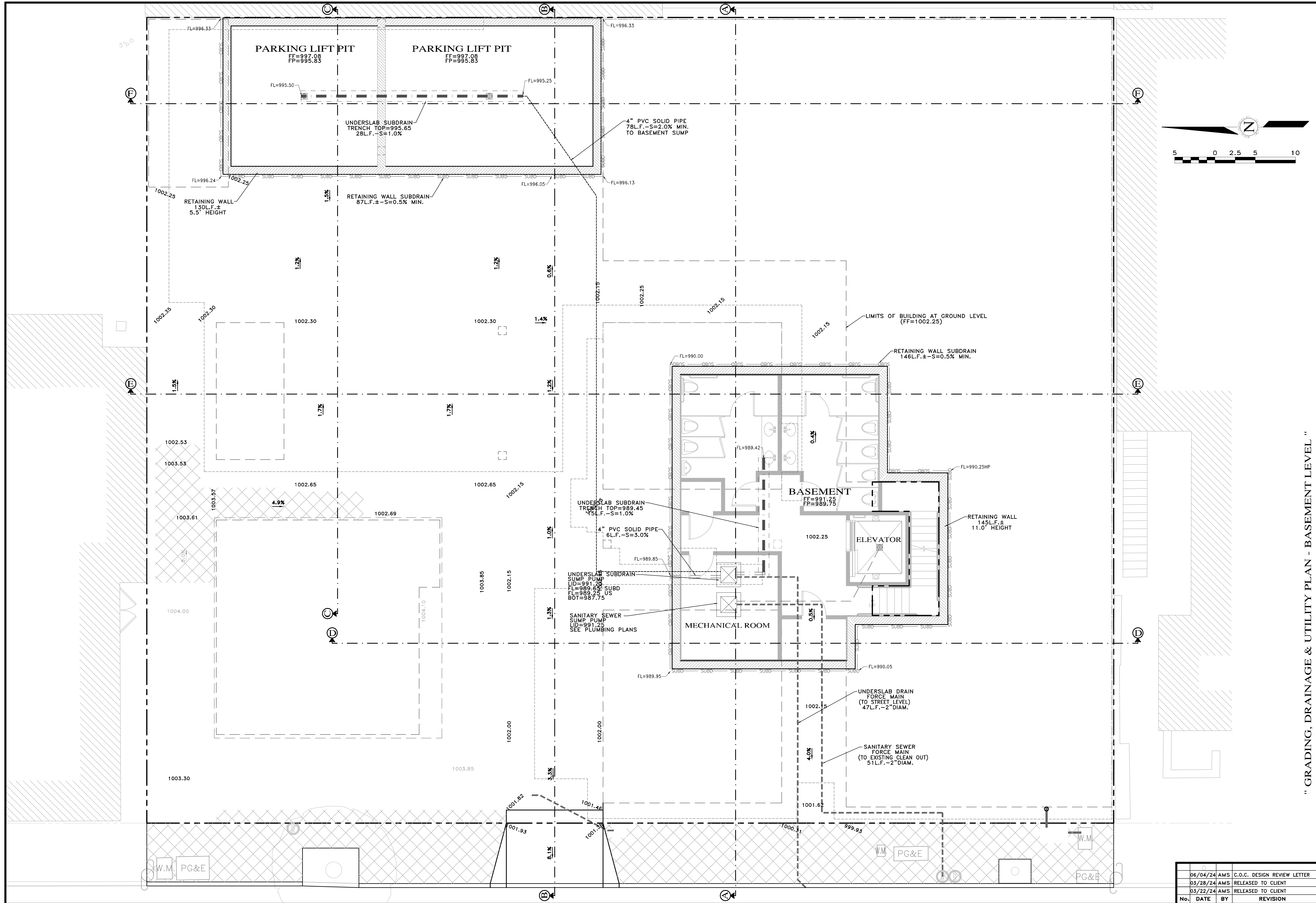
" UTILITY PLAN - GROUND LEVEL "

**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  
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03/22/24	AMS		RELEASED TO CLIENT

SHEET **C5**  
 OF 8 SHEETS



" GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL "

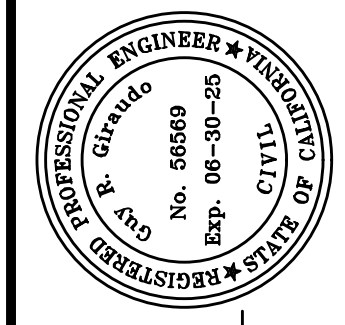
**GRADING, DRAINAGE & EROSION CONTROL PLAN**

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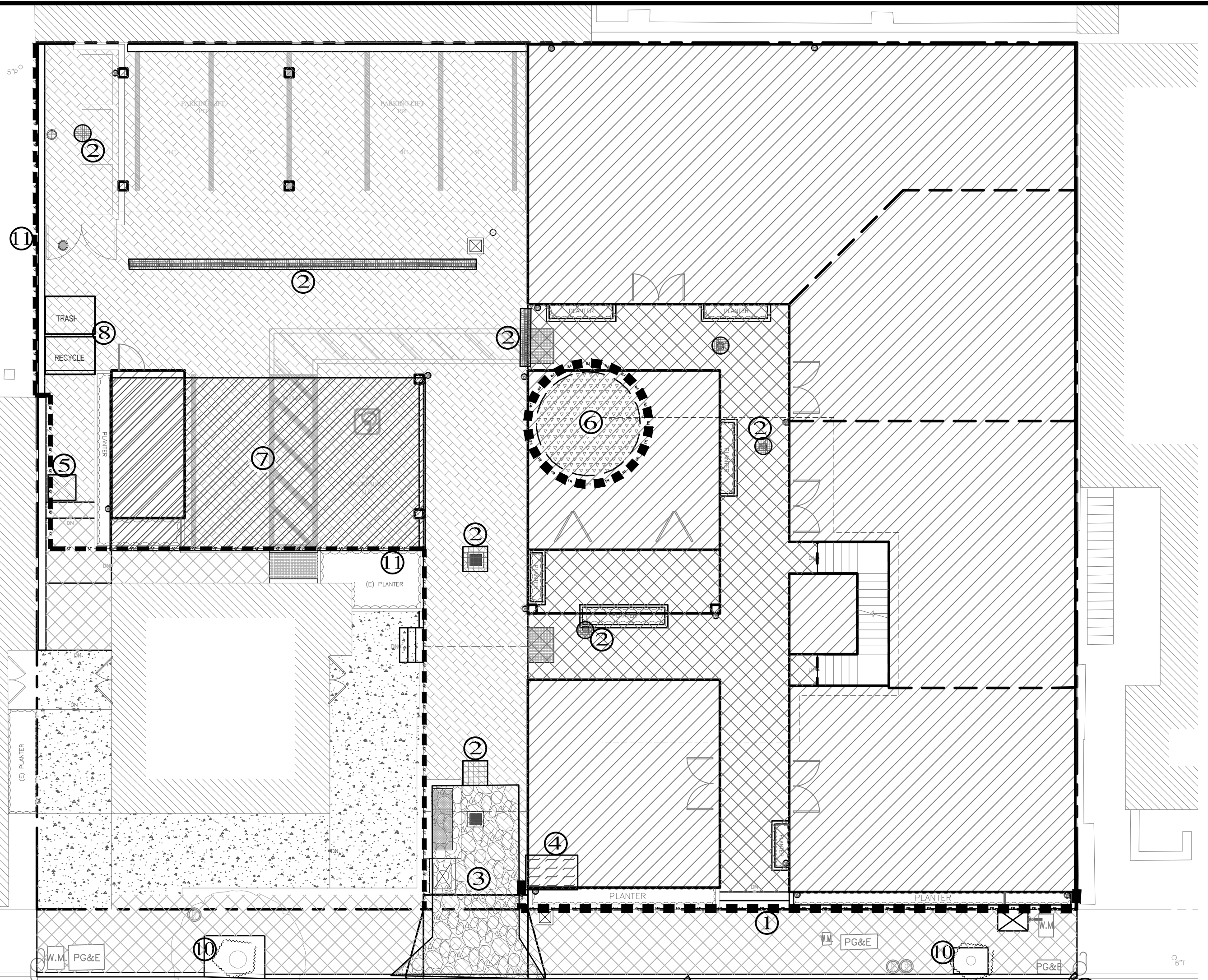
SHEET **C6**  
 OF 8 SHEETS



APPROVED BY:  
  
 GUY R. GIRAUDO



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### LEGEND:

- ① FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPES OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS...
- 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...
- ③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL)...
- ④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES...
- ⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT...
- ⑥ 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...
- 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...
- 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 WATERTIGHT DUMPSTERS...
- ⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY...
- 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)...
- 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...

- ### EROSION & SEDIMENT CONTROL NOTES:
- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
  - 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.
  - ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
  - RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - 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.
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
  - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

### 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.
  - 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 rain 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.

### EARTHWORK & CONTAMINATED SOILS

- Erosion Control:**
  - Schedule grading and excavation work for dry weather only.
  - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
  - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control:**
  - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, 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.
  - 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.

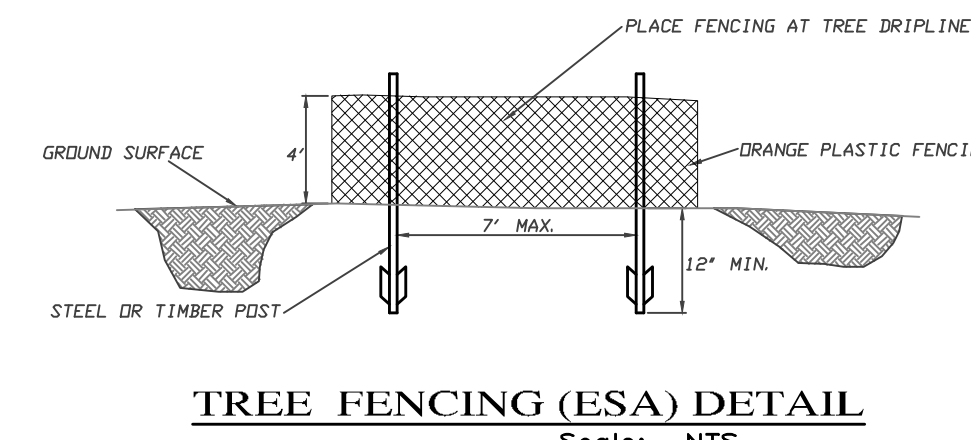


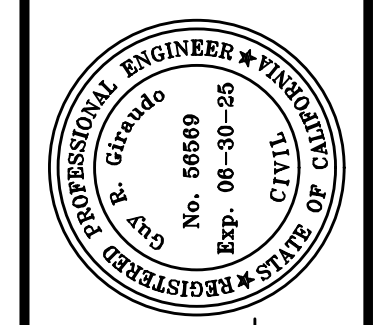
TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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.**
- 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.**

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



APPROVED BY:  
**GUY R. GIRARDI**



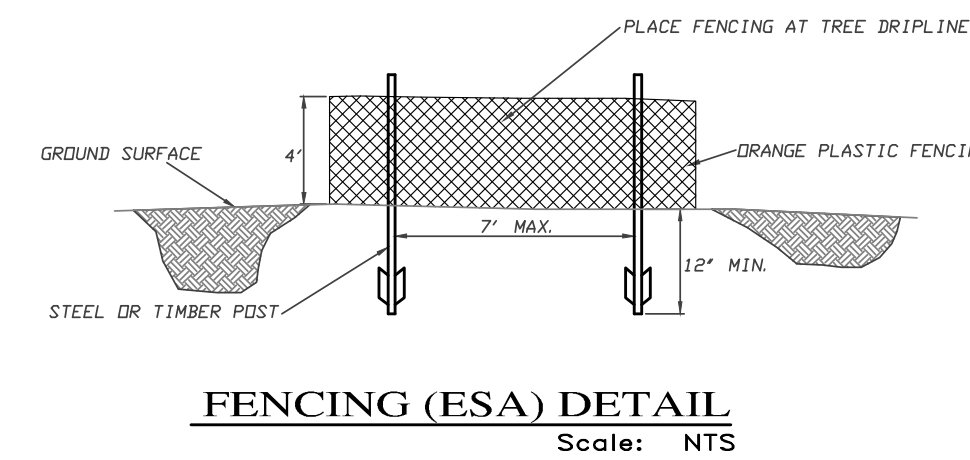
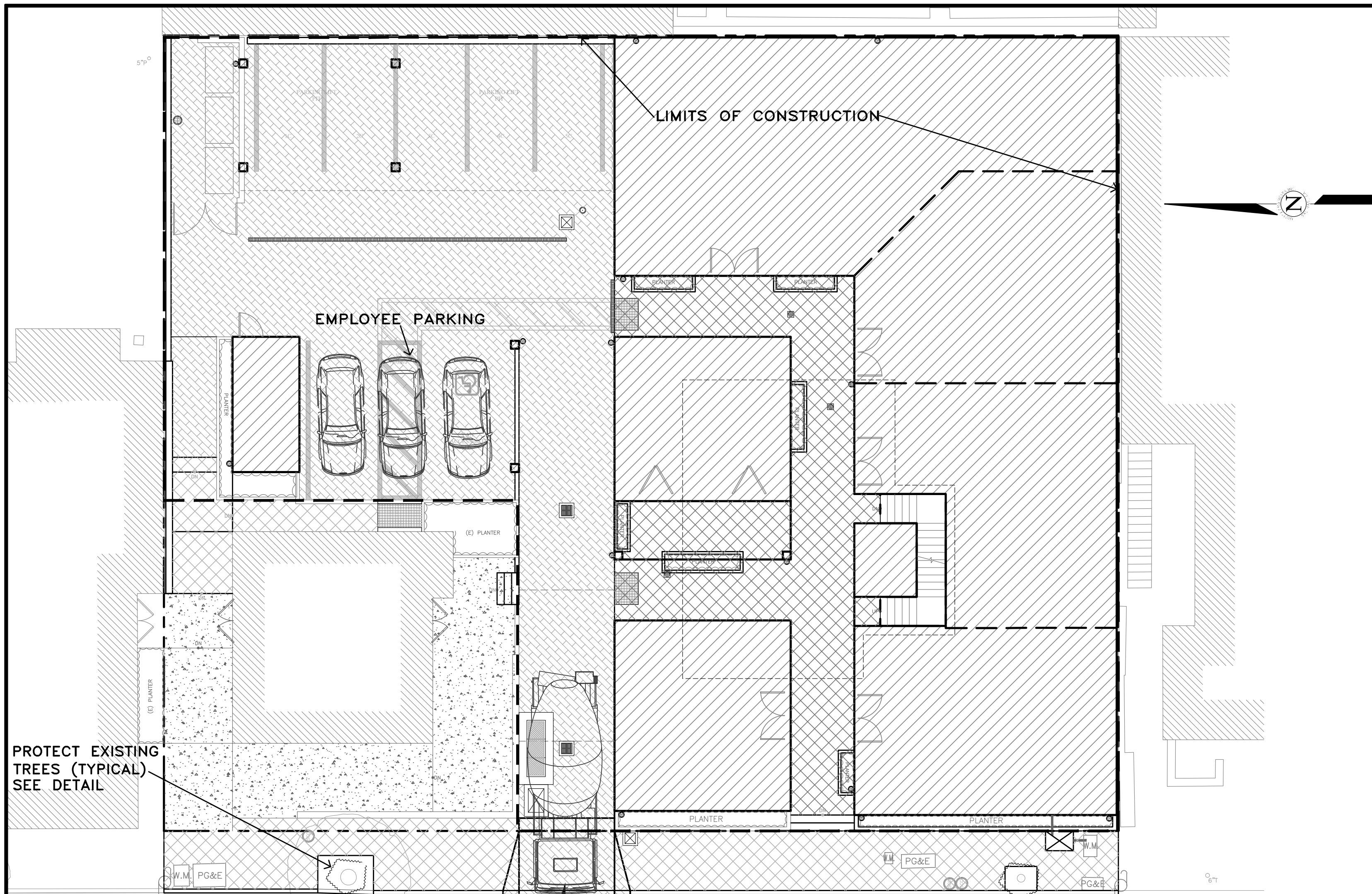
"EROSION & SEDIMENT CONTROL PLAN"  
 GRADING, DRAINAGE & EROSION CONTROL PLAN  
 JB PASTOR BUILDING  
 P.B.N.S.: 010-145-012, 023, & 024  
 CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA  
 FOR ESPERANZA CARMEL COMMERCIAL, LLC

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.

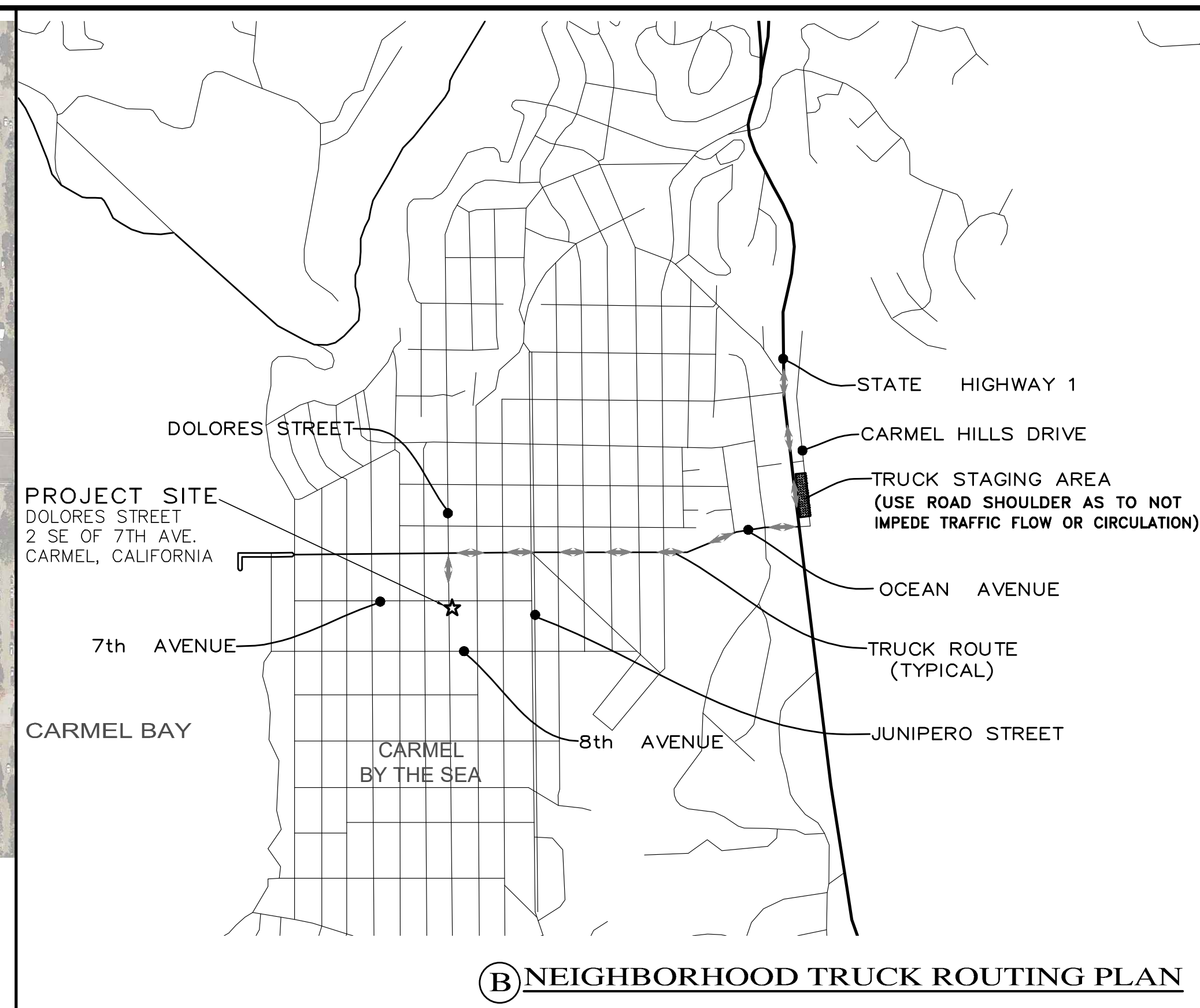
**HAUL ROUTES:**  
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO DOLORES STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON DOLORES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL 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**



**PROFESSIONAL ENGINEER - LICENSED**  
CIVIL  
No. 46680  
Exp. 06-30-26

**APPROVED BY:**

**GUY R. GIRAUDO**

**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  
**DATE:** MARCH 2024  
**JOB NO.:** 2746-01

**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	

**SHEET C8**  
**OF 8 SHEETS**

**IRRIGATION NOTES:**

VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

**AUTOMATIC CONTROLLER DEVICE:**

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"x4" PRESSURE TREATED POST.

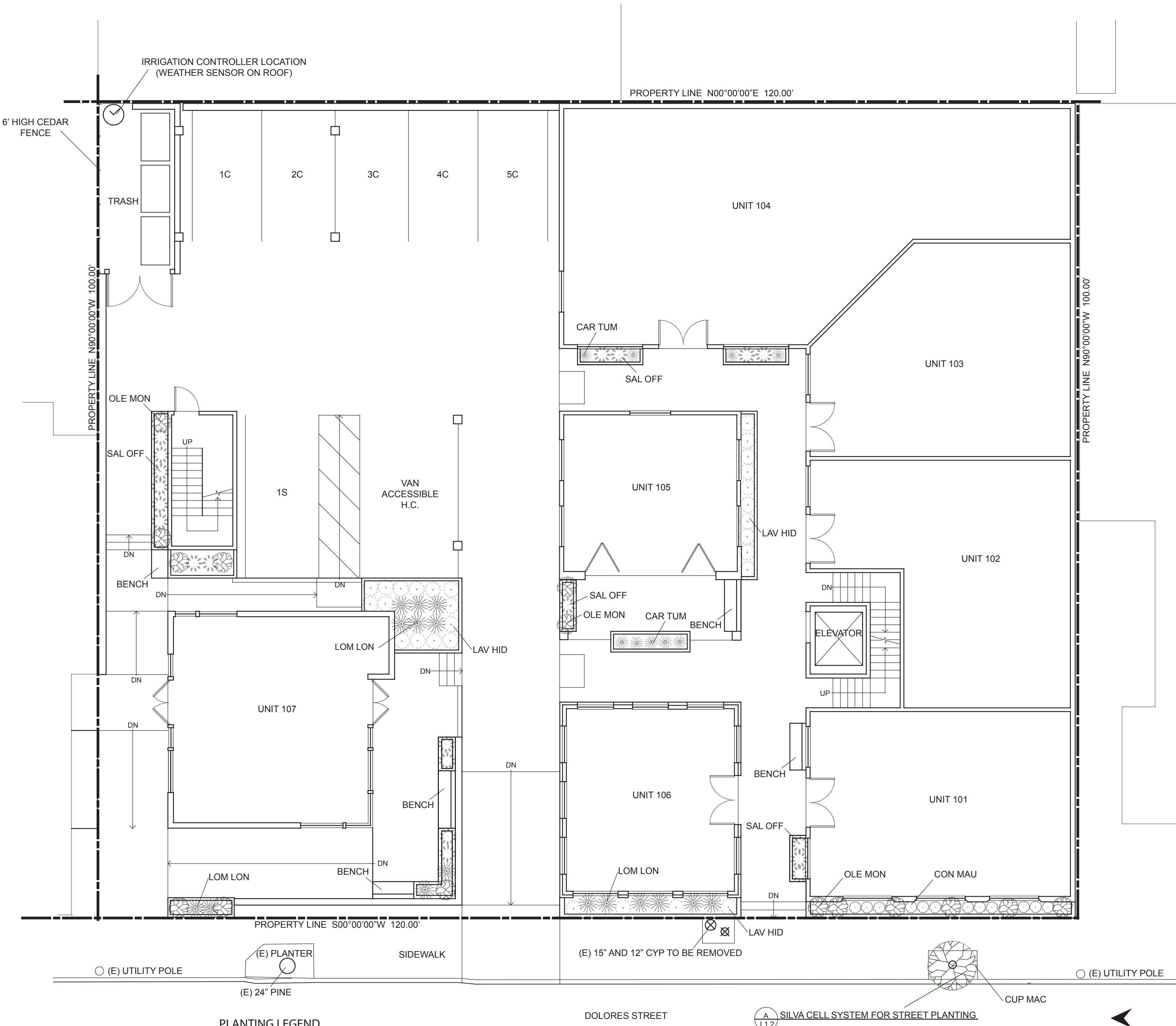
VALVE BOXES, PIPE, AND HOSE BIBS:  
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER IF NECESSARY.

**IRRIGATION SCHEDULE:**

FOR ESTABLISHMENT PERIOD - ONE YEAR  
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK  
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS  
1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK  
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK  
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.



**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CAR TUM	<i>Carex tumulicola</i>	Foothill Sedge	23	1 gal	Low
CON MAU	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	17	1 gal	Low
CUP MAC	<i>Cupressus macrocarpa</i>	Monterey Cypress	1	5 gal	Low
LAV HID	<i>Lavandula 'Hidcote Superior'</i>	Hidcote Supereor	49	1 gal	Low
LOM LON	<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	44	5 gal	Low
OLE EUR	<i>Olea europea 'Majestic Beauty'</i>	Majestic Beauty Fruitless Olive	4	15 gal	Low
OLE MON	<i>Olea europea 'Montra'</i>	Little Ollie	22	5 gal	Low
OLE SWA	<i>Olea europea 'Swan Hill'</i>	Swan Hill Fruitless Olive - columnar	11	15 gal	Low
SAL OFF	<i>Salvia officinalis</i>	Garden Sage	40	5 gal	Low

PLANTING PLAN AT STREET LEVEL  
1/8"=1'0"

**SCOPE OF WORK:**

THIS PROJECT INVOLVES LANDSCAPE INSTALLATION IN PLANTERS WITH NEW LOW FLOW DRIP IRRIGATION SYSTEM. THE LANDSCAPE IS DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

**PROJECT INFORMATION:**

OWNER: ESPERANZA CARMEL COMMERCIAL, LLC  
ATTN: RYAN AESCHLIMAN  
SITE: DOLORES ST  
2 SE OF 7TH AVE.  
CARMEL-BY-THE-SEA, CA  
LOTS: 6,8,10 BLOCK 91  
APN: 010-145-012, 023, 024  
TOPOGRAPHY: FLAT  
TREE REMOVAL: NONE  
GRADING: SEE CIVIL SHEET

**LANDSCAPING STATEMENT:**

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

**XERISCAPE PRACTICES:**

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

**PLANTING NOTES:**

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING: STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING: SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS  
COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING: WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

**BUILDING DEPARTMENT NOTES:**

PERMITS & INSPECTIONS:  
THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:  
ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:  
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:  
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.



**MISSION LANDSCAPING**  
P.O. BOX 875  
PACIFIC GROVE  
CALIFORNIA 93950

P 831 373 8293  
F 831 373 2283  
www.missionlandscaping.com  
email: missionlandscaping@me.com  
Landscape & General Contractors C27 & B 392291  
Landscape Architecture  
CA Lic #5806

Project:

JB Pastor Building  
Dolores St.  
2 SE of 7th Ave.  
Carmel By-The-Sea,  
CA 93921

APN: 010-145-012, 023, 024

Revisions:



Drawing Title:

Street Level Landscape Plan

Date: 06/05/24

Scale: 1/8" = 1'0"

Drawn By: pw

Page Number:

**L1.0**



MISSION  
LANDSCAPING

P.O. BOX 875  
PACIFIC GROVE  
CALIFORNIA 93950

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Revisions:



Drawing Title:

Roof and 2nd Level  
Landscape Plan

Date: 06/05/24

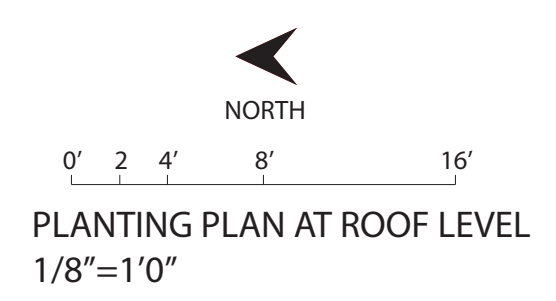
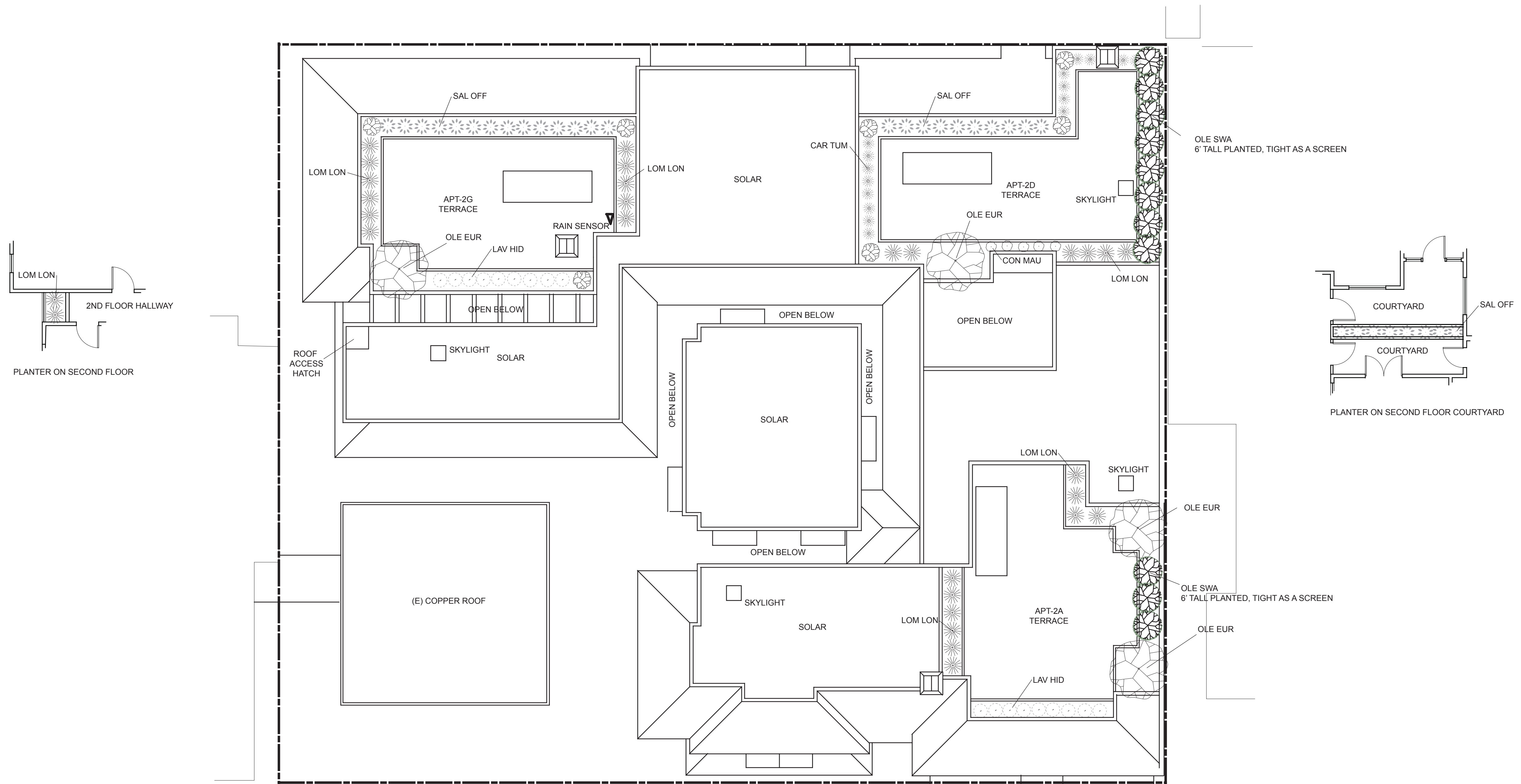
Scale: 1/8" = 1'0"

Drawn By: pw

Page Number:

L1.1

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PLANTING PLAN AT ROOF LEVEL  
1/8"=1'0"



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Landscape & General  
Contractors C27 & B 392291  
Landscape Architecture  
CALic #5806

Project:

Esperanza Carmel  
Commercial, LLC  
Dolores St.  
2 SE of 7th Ave.  
Carmel By-The-Sea,  
CA 93921

APN: 010-145-012, 023, 024

Revisions:



*Olea europea* 'Majestic Beauty'



*Convolvulus mauritanicus*



*Olea europea* 'Montra'

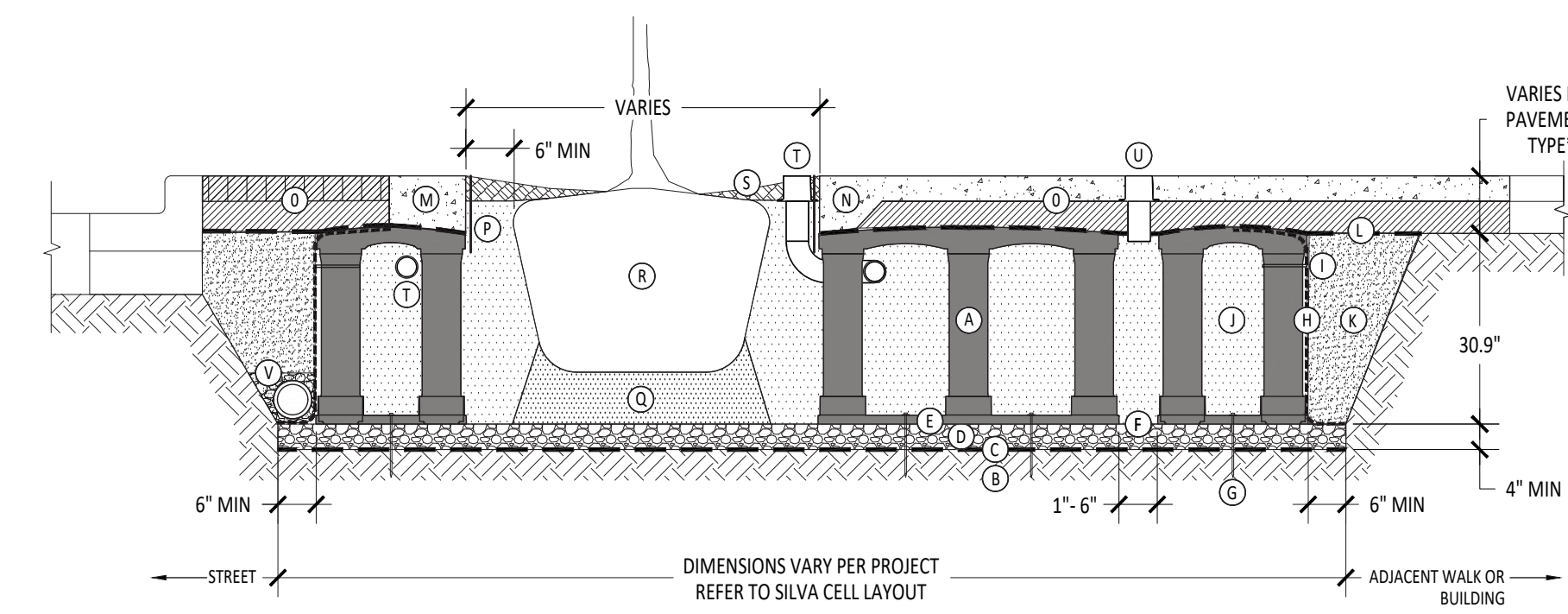
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*Carex tumulicola*



*Salvia officinalis*



A  
L1.2

SILVA CELL SYSTEM 2X  
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED

- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LISTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT \*

- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

NOTES  
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS  
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS  
3. PROVIDE SUPPLEMENTAL IRRIGATION  
4. DO NOT SCALE DRAWINGS

TREES SHALL HAVE AT LEAST 100 CUBIC FEET OF UNCOMPACTED SOIL.



*Lavandula* 'Hidcote Superior'



*Lomandra longifolia* 'Breeze'



*Olea europea* 'Swan Hill' - screen

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DeepRoot Green Infrastructure  
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SILVA CELL SYSTEM 2X

NOT TO SCALE  
FEET



Drawing Title:

Landscape Details  
and Plant Pictures

Date: 06/05/24

Scale:

Drawn By: pw

Page Number:

L1.2



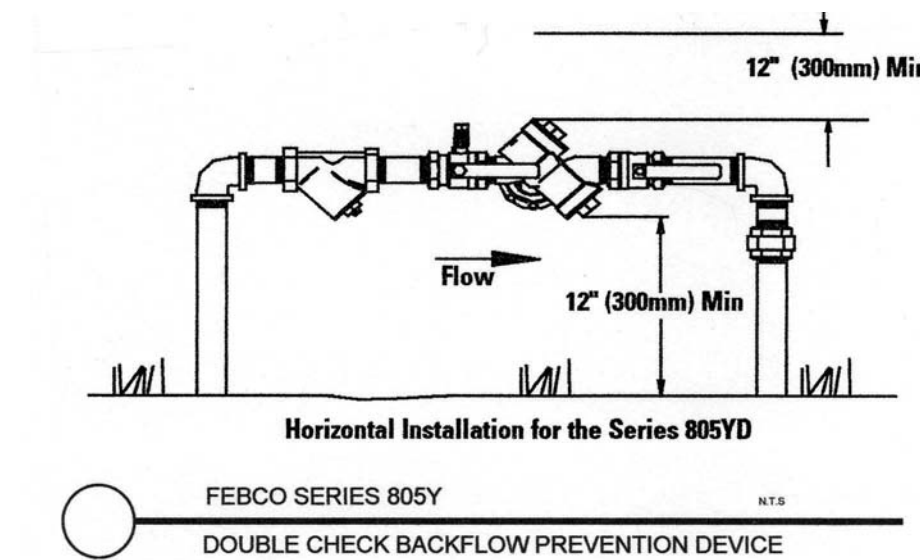
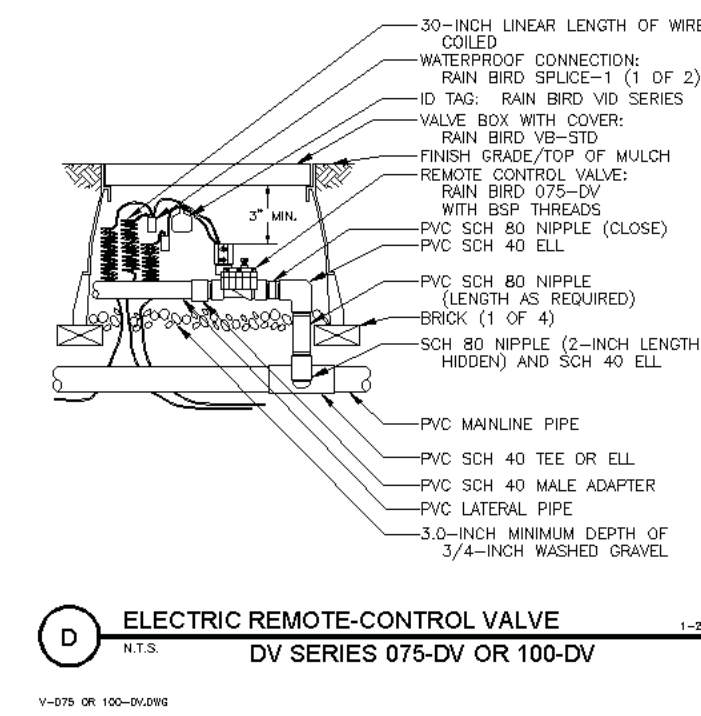
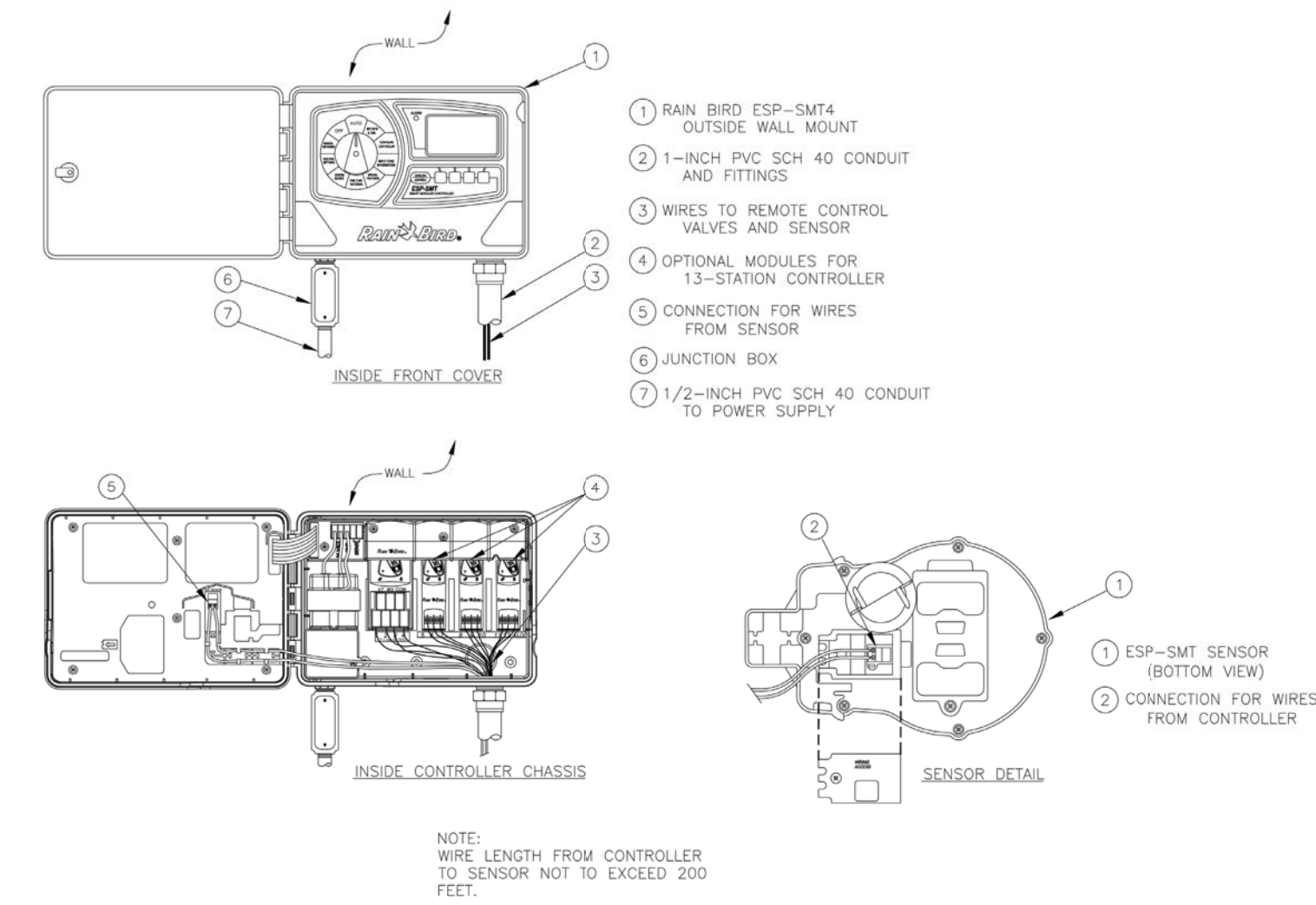
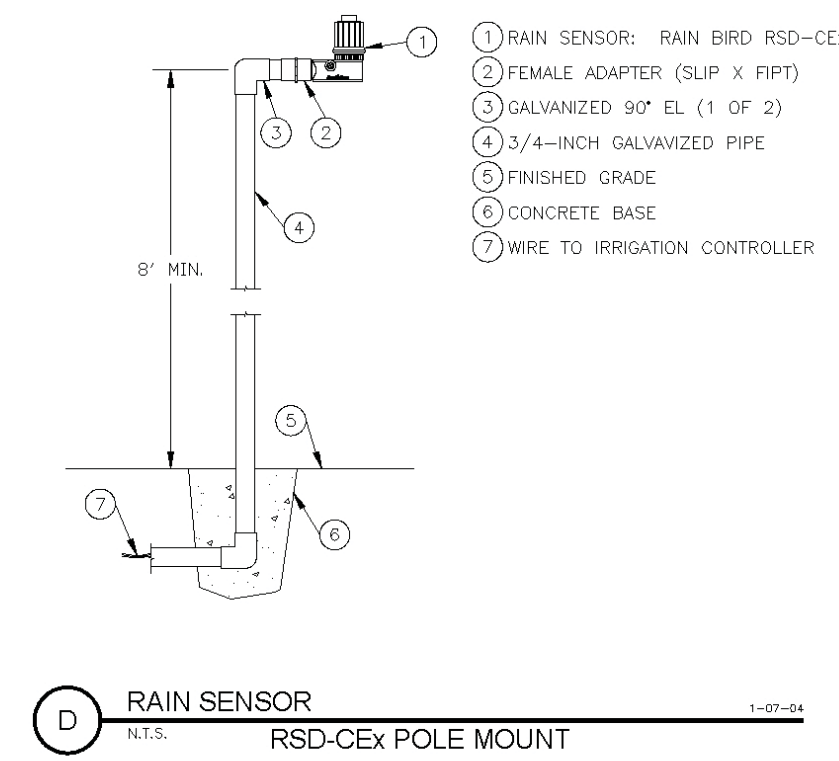
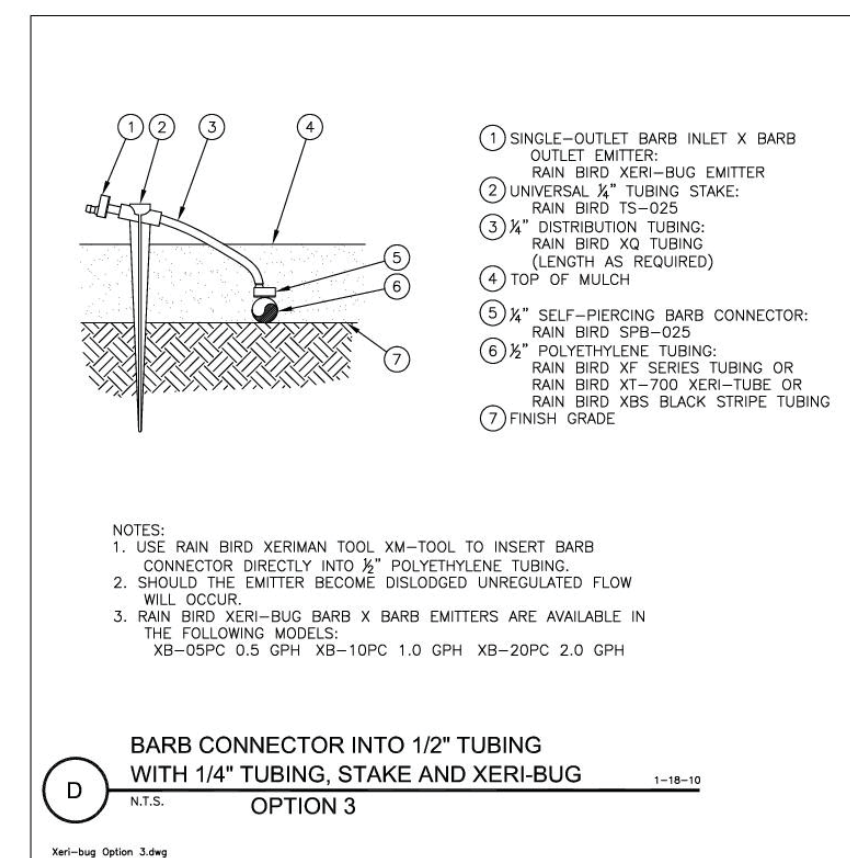
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Revisions:



Water Efficient Landscape Worksheet								
<i>Instructions:</i>								
Fill in all items in this color								
Answer is shown in this color								
Reference Evapotranspiration (Eto)		32.9 Carmel						
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement		
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
<b>Regular Landscape Areas</b>								
1) low water use plants	0.2	Drip	0.81	0.247	834	205.93	4,200	
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0	
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0	
					<b>Totals</b>	834	205.93	4,200
<b>Special Landscape Areas (SLA): Recycled Water</b>								
1) low water use plants				1	0	0	0	
2) medium water use plants				1	0	0	0	
3) medium water use plants				1	0	0	0	
					<b>Totals</b>	0	0	0
<b>Estimated Total Water Use (ETWU)</b>							4,200	
<b>Maximum Allowed Water Allowance (MAWA)</b>							7,655	
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency					
very low	0-0.1	overhead spray	0.75					
low	0.1-0.3	drip	0.81					
medium	0.4-0.6							
high	0.7-1.0							
<b>MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]</b>								
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non-residential areas.								
<b>ETAF Calculations</b>								
<b>Regular Landscape Areas</b>								
Total ETAF x Area	206							
Total Area	834		Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25							
<b>All Landscape Areas</b>								
Total ETAF x Area	206							
Total Area	834							
Sitewide ETAF	0.25							

ESTIMATED TOTAL WATER USE = 4,200 GALLONS PER YEAR  
MAXIMUM ALLOWED WATER ALLOWANCE = 7,655 GALLONS PER YEAR  
ETWU IS LESS THAN MAWA



Drawing Title:

Landscape Details  
and Plant Pictures

Date: 06/05/24

Scale:

Drawn By: pw

Page Number:

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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
⊖	XA	11	EVERGREEN LIGHTING	POM1109LS	LANTERN DARKSKY WALL FIXTURE MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	900	0.89	9
□	XC	19	COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON)	HL36A10WFL930ED010TL3RMW	HL3 10W Round, Wide Flood optic with conical trim, No Lens, Matte White	1	843	0.89	9.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #1	+	2.5 fc	12.0 fc	0.0 fc	N/A	N/A

**SHEET NOTES**

1. FIXTURE TYPE "XA" IS INSTALLED AT 6'-8" ABOVE FINISHED GRADE

**AURUM CONSULTING ENGINEERS  
MONTEREY BAY, INC.**

Project No. 24-027.00

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REVISIONS	DATE
▲	
▲	
▲	

**JB PASTOR BUILDING  
PHOTOMETRIC STUDY**

DOLORES ST. 2ND SE SEVENTH ST.  
CARMEL BY THE SEA, CA

**LIGHTING PLAN  
PHOTOMETRIC STUDY -  
GROUND LEVEL**

**FOR CITY PLANNING ONLY**

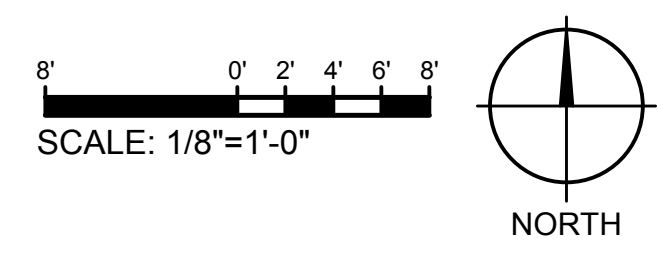
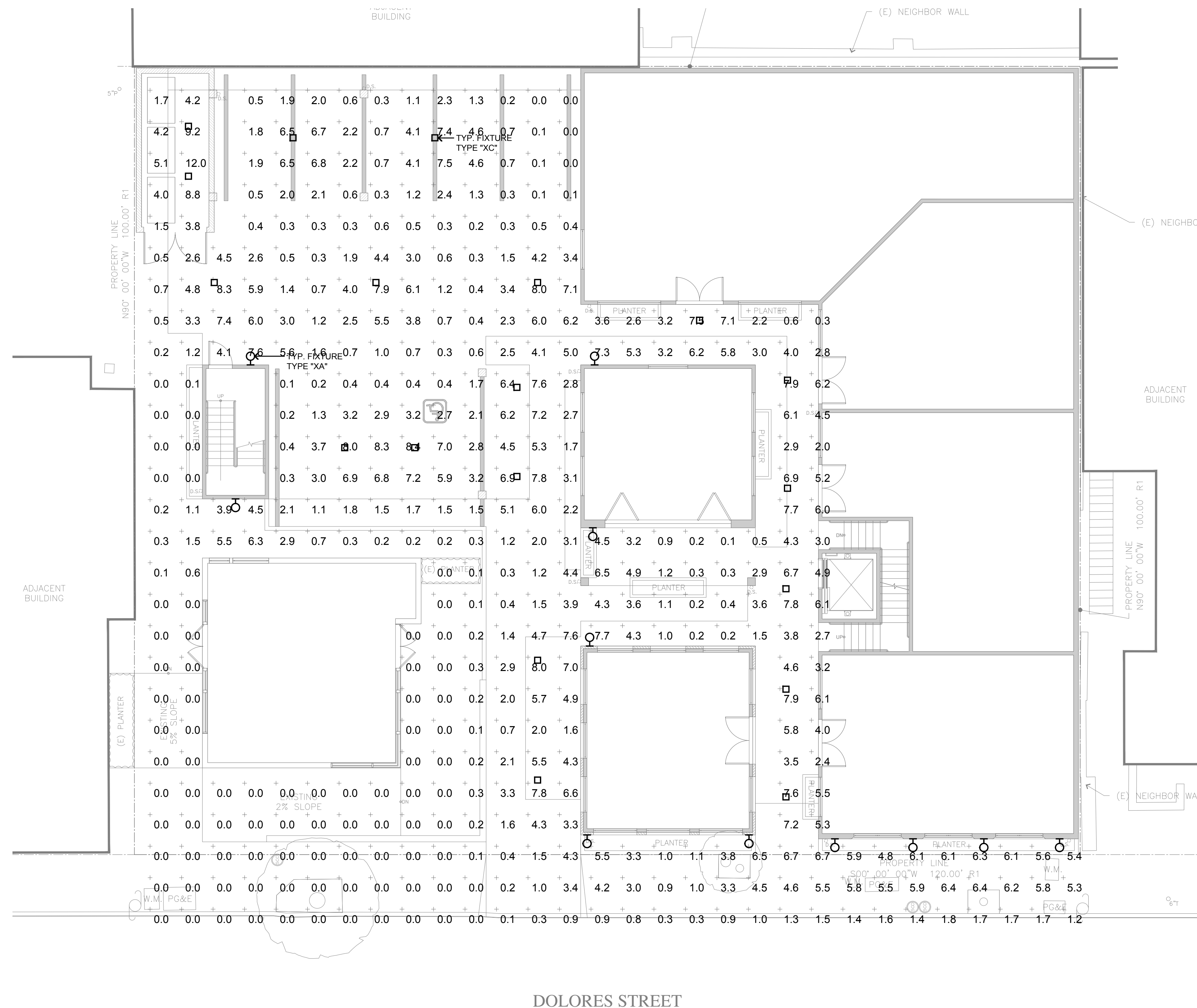
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Date: 03.08.24  
Scale: AS NOTED  
Job No.: 24-027.00

**E501**  
OF SHEETS



NOTE: THIS SHEET IS 24" x 36" TO THE EDGES. IF THESE DIMENSIONS ARE INCORRECT, IT IS A REDUCED COPY.