

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

JANG HARRY K & MARISA S TRS (PLN230022)

RESOLUTION NO. 24-029

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303; and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,254 square foot single family dwelling with an attached 420 square foot garage and a 948 square foot accessory dwelling unit, a 120 square foot covered porch and 509 square feet of decks. Associated site improvements include 205 cubic yards of fill.

[PLN230022 JANG HARRY K & MARISA S TRS, 24813 EASTFIELD PL., CARMEL, GREATER MONTEREY PENINSULA AREA PLAN (APN: 015-562-031-000)]

The JANG HARRY K & MARISA S TRS application (PLN230022) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. FINDING: CONSISTENCY – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project is the construction of a 3,254 square foot single-family dwelling, a 420 square foot attached garage, a 948 square foot attached accessory dwelling unit (ADU), a 120 square foot covered porch and 509 square feet of decking. Associated site improvements on the undeveloped lot in Carmel include 205 cubic yards cut and 455 cubic yards of fill.
- c) Allowed Use. The property is located at 24813 Eastfield Pl., Carmel (Assessor's Parcel Number [APN]: 015-562-031-000) within the Greater Monterey Peninsula Area Plan (GMPAP), in unincorporated Carmel. The parcel is zoned as Medium Density Residential with Building Site-6, Design Control, and Site Plan Review zoning overlay districts or "MDR/B-6-D-S", which allows the first single-family dwelling (Title 21 section 21.12.030.A) and on a legal lot of record and ADU Title 21 section 21.12.030.N). Pursuant to Title 21 Chapter 21.45, the construction of a single-family dwelling is subject to an Administrative Permit. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The property is shown in its present size and configuration as Lot 7 in the map recorded in Volume 15 Parcel Map, page 2, High Meadow II of the Rancho Canada de la Segunda Subdivision. Therefore, the County recognizes it as a legal lot of record.
- e) Development Standards. The development standards for MDR zoning are codified in Title 21 section 21.12.060 and B-6 zoning overlay district. The project is consistent with the applicable standards for setbacks, building site coverage, and height. For main structures the B-6 zoning overlay requires the project to be consistent with the B-4 setbacks, requiring a minimum of a 20-foot front setback, a 20 foot rear setback, and 10% of average lot width (9.91 feet) side setbacks. As proposed, the residence, garage and attached accessory dwelling unit meet the 20-foot front setback, the 9.91 foot setback for both sides, and the rear setback is well over the 10 foot required setback. The maximum allowable height for main structures is 30 feet, and the project proposes to meet the required height at 30 feet above the average natural grade. The property is 14,375 square feet (0.33 acres), and the maximum allowable building site coverage is 35% (5,031 square feet) while the proposed coverage is 21.9% (3,150 square feet).
- f) Site Plan Review. In accordance with Title 21 Chapter 21.45, development including construction of structures shall require an Administrative Permit. The Site Plan Review zoning overlay district provides the review of development in areas where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints. Staff has reviewed the project and did not identify potential adverse affects (see Findings 2, 3, 5, and supporting evidence).
- g) Design. Consistent with Title 21 Chapter 21.44, a Design Approval Application was submitted. Colors and materials consist of stone veneer exterior walls with dark brown metal clad windows and gutters, dark brown Class A composition shingles and red standing seam metal roof at the shed roofs, and tan plaster site walls, garden walls, and column bases. The proposed design is consistent with the neighboring

development within the subdivision. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020. Prior to issuance of building permit(s), the landscape plan and exterior lighting shall be approved by HCD Planning pursuant to Title 21 section 21.12.060 and will be controlled by incorporation of the County's standard conditions.

- h) Tree Removal. There are a total of 9 trees (2 oak and 7 cypress) proposed for removal. Pursuant to Title 21 section 21.64.260, oak trees smaller than 6 inches are exempt from a discretionary permit, as are non-native trees. The oak trees are both 4 inches in diameter, and the cypress trees are not native, therefore all of the trees proposed for removal are exempt from a discretionary permit.
- i) Development on Slope Exceeding 25%. Pursuant to the 2010 Monterey County General Plan Policy OS-3.5.1.c, development impacting slopes in excess of 25% does not exceed 10% or 500 square feet of the total development footprint (whichever is less), a discretionary permit is not required. In this case, the proposed development in slopes in excess of 25% is approximately 469 square feet at the north and west areas of the proposed development, which is less than 500 square feet (10% of the overall development of 7,740 square feet exceeds 500 square feet) and is therefore exempt from a discretionary permit.
- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Greater Monterey Peninsula Advisory Committee
- k) The project planner conducted a site inspection on May 31, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230022.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts. The following report has been prepared:

- “Geotechnical Report” (LIB240053) prepared by Soil Surveys Group, Inc., Salinas, CA, March 1, 2022.

County staff independently reviewed the report and concurs with its conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on May 31, 2024 to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230022.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Cypress Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Applicant provided a service verification letter from the Monterey Peninsula Water Management District and potable water will be provided by Cal-Am. Sewer will be provided by the Carmel Area Wastewater District as confirmed through a service verification letter provided by the applicant.
 - c) The project is located within a gated subdivision just off of Highway 1, a frequently traveled highway. To minimize the overall construction impacts to the neighborhood, approval and implementation of a Construction Management Plan is required and will be implemented through the County’s standard condition, as incorporated. The Construction Management Plan will limit parking areas, hours of construction, and identify haul routes for grading imports.
 - d) Staff conducted a site inspection on May 31, 2024 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230022.

4. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 31, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230022.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303, categorically exempts the construction of small structures including single-family residence in a residential zone.
 - b) The project consists of constructing a single-family residence on an undeveloped residentially zoned property, fitting with the intent of this exemption. The proposed development has been evaluated to avoid impacts to biological resources, protected trees, archaeological resources, minimal development on slopes in excess of 25% and other important resources to the maximum extent.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - There is no significant effect on the environment due to unusual circumstances (see Finding 2 and Finding 3, and supporting evidence);
 - No protected trees are proposed for removal (see Finding 1, Evidence “h”) and the proposed development is not visible from any scenic corridor or scenic highway. The closest scenic road is Highway 1, which is approximately 0.5 miles west of the site;
 - This is the last undeveloped lot of the High Meadows II subdivision. As such, successive projects of the same type and in the same place (construction of a single-family dwelling on this lot) would not occur resulting in contributing to a significant cumulative impact;
 - There are no unusual circumstances regarding the project that would cause a significant effect to the environment (see Findings 1 and 2, and supportive evidence); and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - d) Staff conducted a site inspection on May 31, 2024 to verify that the site and proposed project meet the criteria for an exemption.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230022.
6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Pursuant to Title 21 section 21.80.040.A, the project is subject to appeal to the Planning Commission because it requires the Chief of Planning to make a discretionary decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve the Administrative Permit and Design Approval to allow the construction of a 3,254 square foot single family dwelling with an attached 420 square foot garage and a 948 square foot accessory dwelling unit, a 120 square foot covered porch and 509 square feet of decks. Associated site improvements include 205 cubic yards of fill.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of June, 2024

DocuSigned by:

Melanie Beretti

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Melanie Beretti, AICP
Acting, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **JULY 2, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JULY 12, 2024**.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230022

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN230022) allows the construction of a 3,254 square foot two-story single family dwelling with an attached 420 square foot garage, a 948 square foot accessory dwelling unit, a 120 square foot covered porch and 509 square feet of decks. Associated site improvements include 205 cubic yards cut and 455 cubic yards of fill. The property is located at 24813 Eastfield Pl., Carmel (Assessor's Parcel Number 015-562-031-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number 24-029) was approved by HCD Chief of Planning for Assessor's Parcel Number 015-562-031-000 on June 26, 2024. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD0003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County HCD-Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) 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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD-Planning and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered."

When contacted, the project planner and the archeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE (MPWMD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, an electronic copy of a landscaping plan shall be submitted to HCD-Planning. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County HCD-Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Contractor shall submit landscape plans and contractor's estimate to HCD-Planning for review and approval prior to the issuance of Building Permits. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Owner/Applicant/Contractor shall submit to HCD-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval prior to the issuance of Building Permits.

Owner/Applicant/Contractor shall submit an approved water permit from the MPWMD to HCD-Building Services prior to the issuance of Building Permits.

Owner/Applicant/Contractor shall provide evidence that landscaping is installed, or a certificate of deposit or other form of surety made payable to Monterey County HCD-Planning for the cost estimate shall be submitted to Monterey County HCD-Planning prior to Occupancy.

All landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free-healthy, growing condition on an Ongoing Basis.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit an electronic copy of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Owner/Applicant/Agent shall submit an electronic copy of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Owner/Applicant/Agent shall document that the lighting is installed and maintained in accordance with the approved plans prior to occupancy and on an ongoing basis.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

8. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

9. PW0045 – COUNTYWIDE TRAFFIC FEE

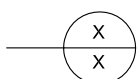
Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

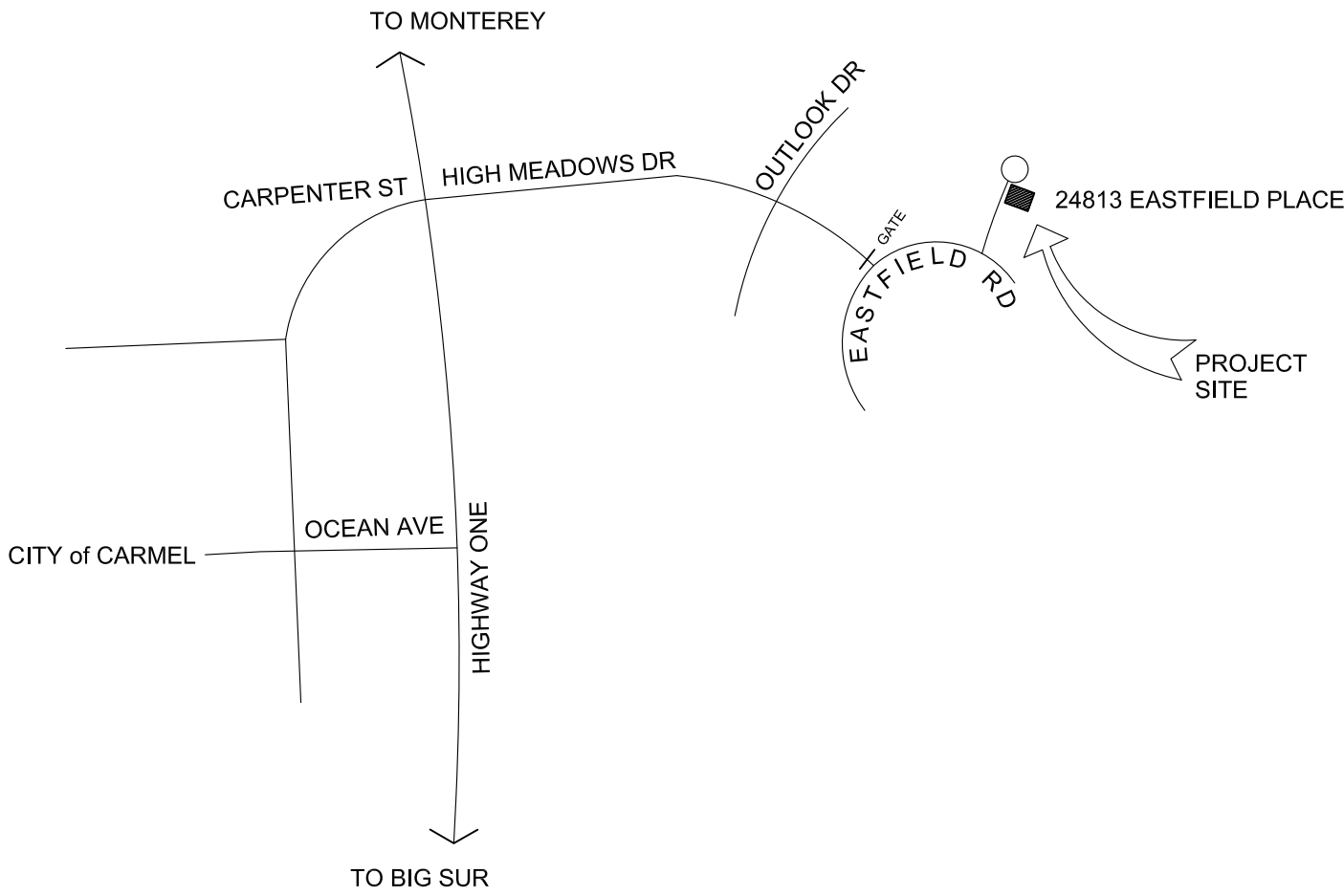
ABBREVIATIONS
NOTES, SYMBOLS

BLK	BLOCKING	PR	PAIR
BM	BEAM	PTDF	PRESSURE TREATED DF
BOT	BOTTOM	REINF	REINFORCING
CLG	CEILING	SW SCHED	SHEAR WALL SCHEDULE
CONC	CONCRETE	SHTG	SHEATHING
CONT	CONTINUOUS	T. AND B.	TOP AND BOTTOM
CMU	CONCRETE MASONRY UNITS	T. AND G.	TONGUE AND GROOVE
DBL	DOUBLE	TEMP	TEMPERED
DF	DOUGLAS FIR	T.E.N.	TYPICAL EDGE NAIL
DS	DOWN SPOUTS	TOP	TOP OF FINISHED PAVING
DWL	DOWEL	TOS	TOP OF SLAB
(E)	EXISTING	TYP	TYPICAL
FIN FLR	FINISH FLOOR	UON	UNLESS OTHERWISE NOTED
FND	FOUNDATION	WD	WOOD
FRMG	FRAMING	W.	WITH
FTG	FOOTING		
GYP BRD	GYPSUM BOARD		
GLB	GLUE LAMINATED BEAM		
HNGR	HANGER		
LNG	LONG		
LTG	LIGHTING		
MAX	MAXIMUM		
MIN	MINIMUM		
(N)	NEW		
OC	ON CENTER		
PLYWD	PLYWOOD		

 DETAIL NUMBER
PAGE WHERE DETAIL OCCURS



JANG RESIDENCE



VICINITY
MAP
NO SCALE

PROJECT NOTES

- PROJECT SHALL COMPLY WITH 2022 EDITIONS OF CBC, CMC, CPC, CFC AND CEC .
- THESE PLANS SHALL BE APPROVED FOR CONSTRUCTION BY THE PLANNING AND BUILDING DEPARTMENTS AND THE PROJECT ARCHITECT. ANY DEVIATIONS FROM THE WORK DESCRIBED HEREIN MUST BE AUTHORIZED IN ADVANCE BY THE ARCHITECT AND SUBMITTED TO THE APPROPRIATE AGENCIES FOR APPROVAL. ADDITIONALLY THE PLANS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY HAVE BEEN "WET SIGNED" BY THE ARCHITECT.
- ENGINEER OF RECORD SHALL INSPECT AND APPROVE ALL FOOTING AND FOUNDATION EXCAVATIONS PRIOR TO INSTALLING ANY REINFORCING.

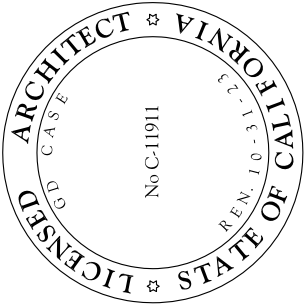
PROJECT
DATA

OWNER	HARRY and MARISA JANG 3620 EASTFIELD RD CARMEL, CA, 93923 831.917.7728				
LEGAL	APN 015-562-031				
LOT SIZE	.33 ACRES or 14374.8 SF				
ZONING	MDR/B-6-D-S				
BUILDING DATA					
	RESIDENCE	UPPER FLOOR	2101 SF		
		LOWER FLOOR	1153 SF	3254 SF	
		GARAGE		420 SF	
		TOTAL		3674 SF	
	ADU	LOWER FLOOR		948 SF	
		BUILDING TOTAL	4622 SF		
		DECKS		509 SF	
		COVERED PORCH		120 SF	
SITE COVERAGE	ALLOWABLE	35 % or 5031 SF			
	PROPOSED	2521 + 509 + 120 =	3150 or 21.9%		
OCCUPANCY	R3/U1				
CONSTRUCTION	TYPE VB, SPRINKLERED				
STORIES	TWO				
GRADING	CUT	205 CY			
	FILL	455 CY			
	IMPORT	250 CY			
CODE EDITIONS	2022 EDITIONS of CBC; CMC; CEC; CPC; CFC and CA. ENERGY CODE.				
PROJECT SCOPE	CONSTRUCT (N) SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND ADU.				

SHEET INDEX

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A2	FLOOR PLANS
A3	BUILDING ELEVATIONS
A4	ROOF PLAN
C1	GRADING AND DRAINAGE PLAN
C2	GRADING PLAN
C3	STORM DRAIN PLAN
C4	SECTION/DETAILS
C5	EROSION CONTROL/BMP
C6	BMP DETAILS
L1	IRRIGATION PLAN
L2	LANDSCAPE PLAN

PLAN REV	REVISIONS	BY
	3/5/24	GD



G David CASE
architecture
P.O. BOX 3074,
MONTEREY, CA 93942
TELE: 831.649.4743

PROJECT DATA

A NEW RESIDENCE for
MARISA and HARRY JANG
CARMEL, CA
24813 EASTFIELD PLACE

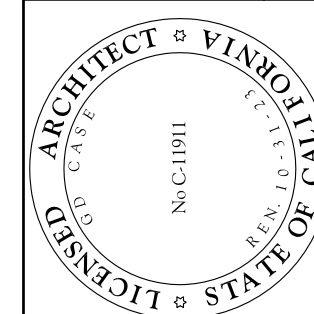
DATE: 1/28/24

SCALE: AS NOTED

DRAWN: GD

SHEET
A0.1
OF 13 SHEETS

REVISIONS	BY



G David CASE
architect

P.O. BOX 3074
MONTEREY, CA. 93942
TELE: 831.649.4743

FLOOR PLANS

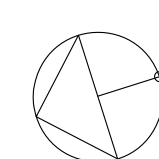
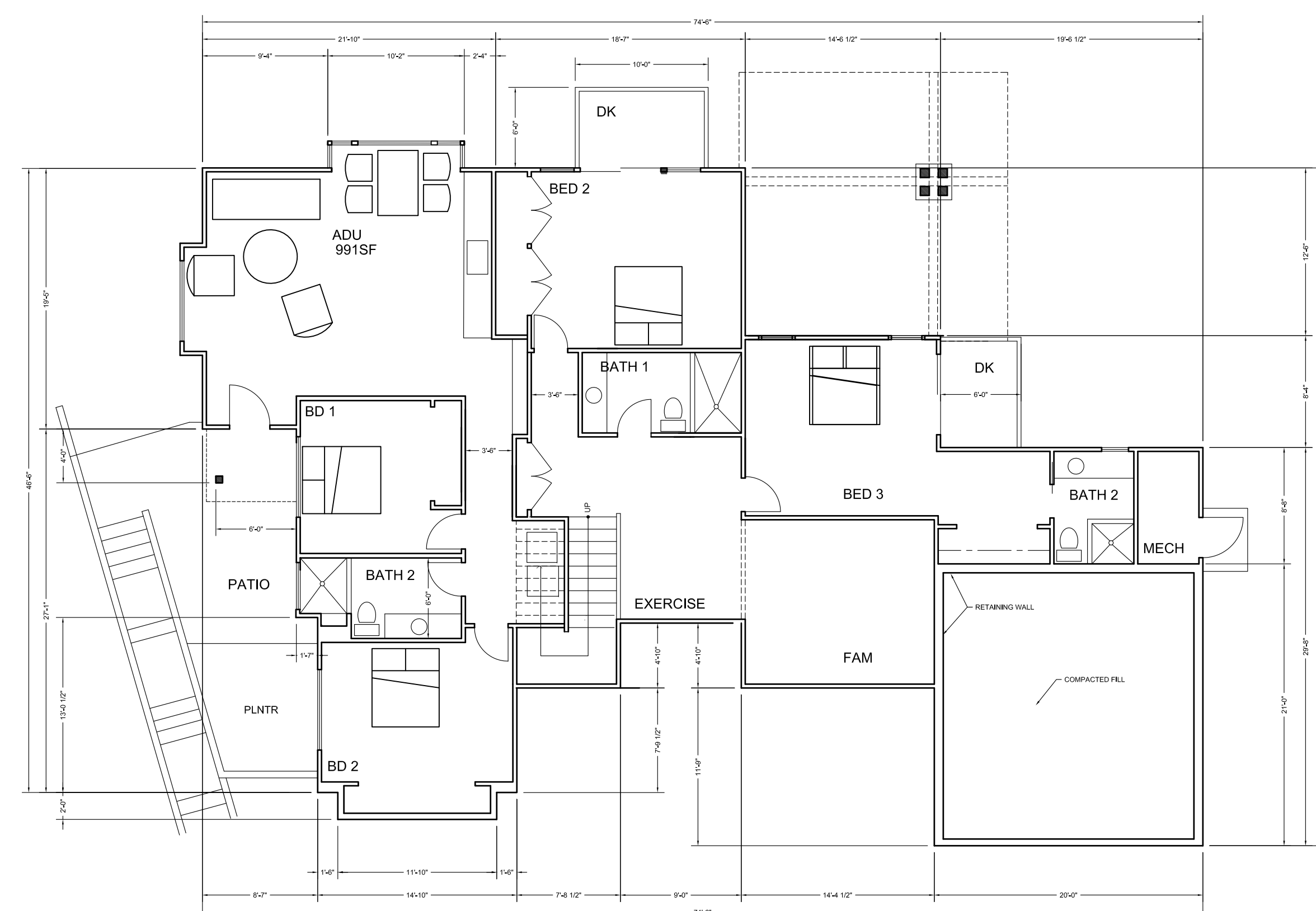
A NEW RESIDENCE for
MARISA and HARRY JANG
24813 EASTFIELD PLACE
CARMEL, CA

DATE: 1/28/24

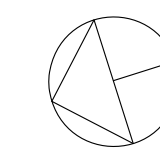
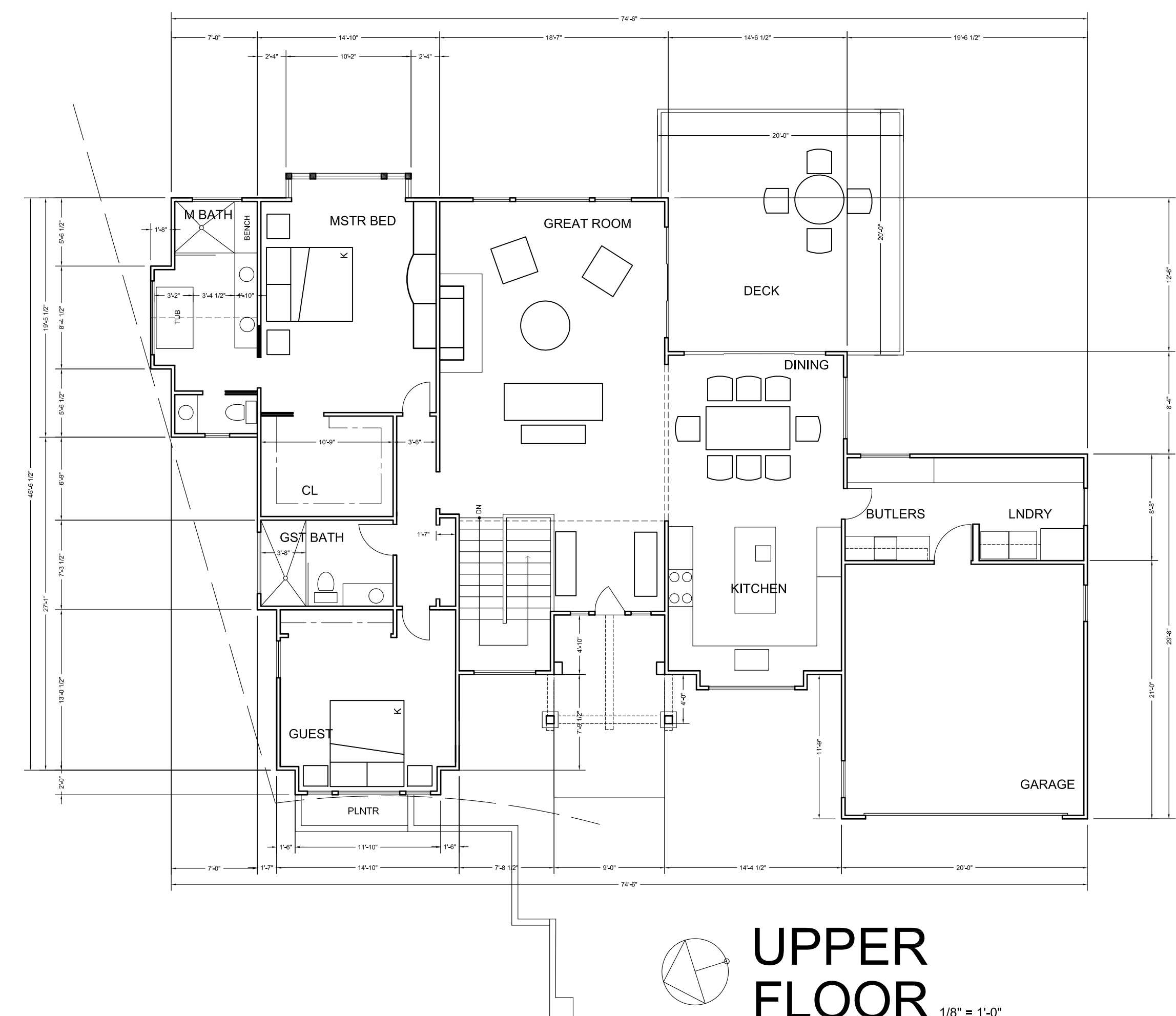
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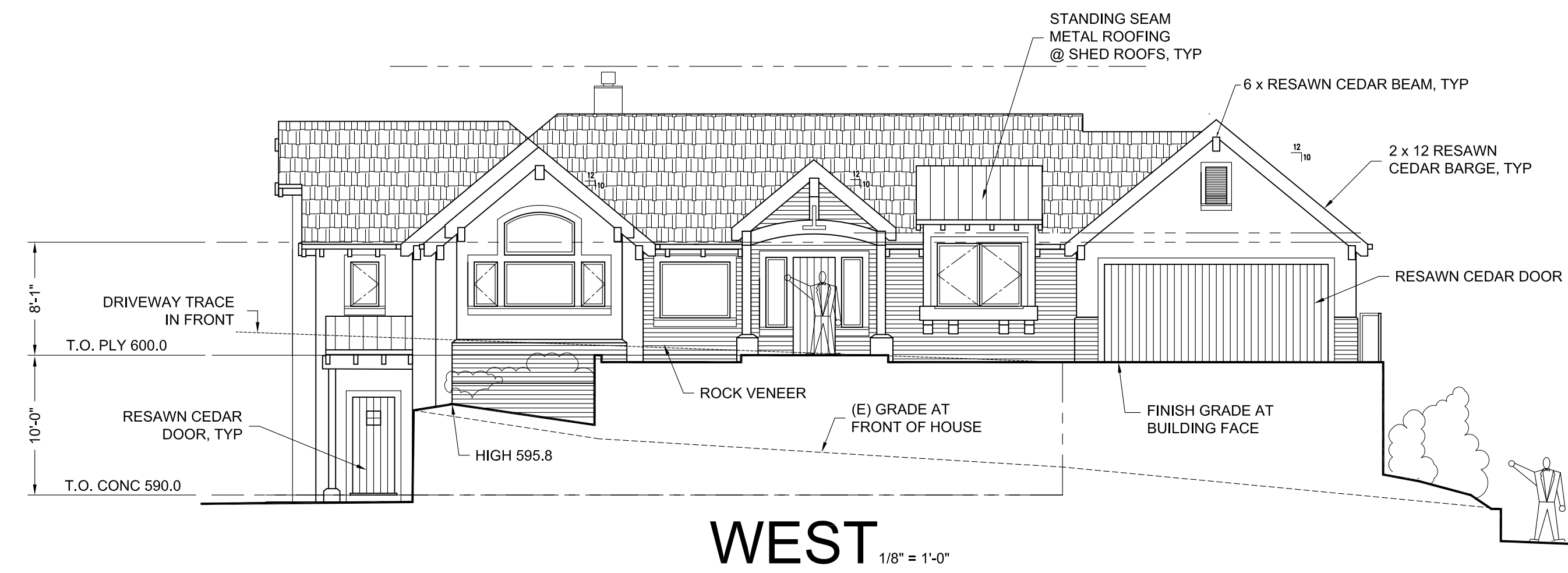
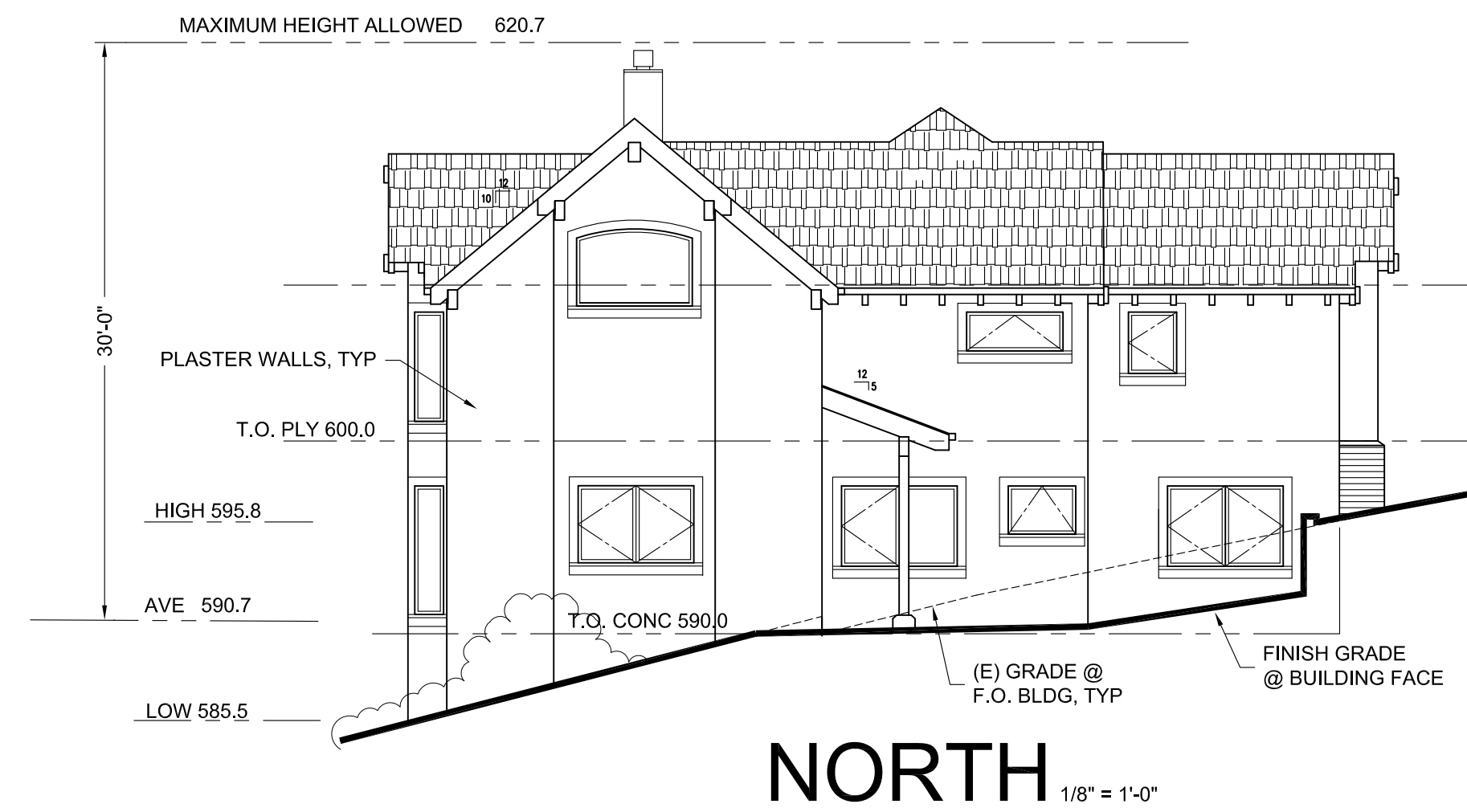
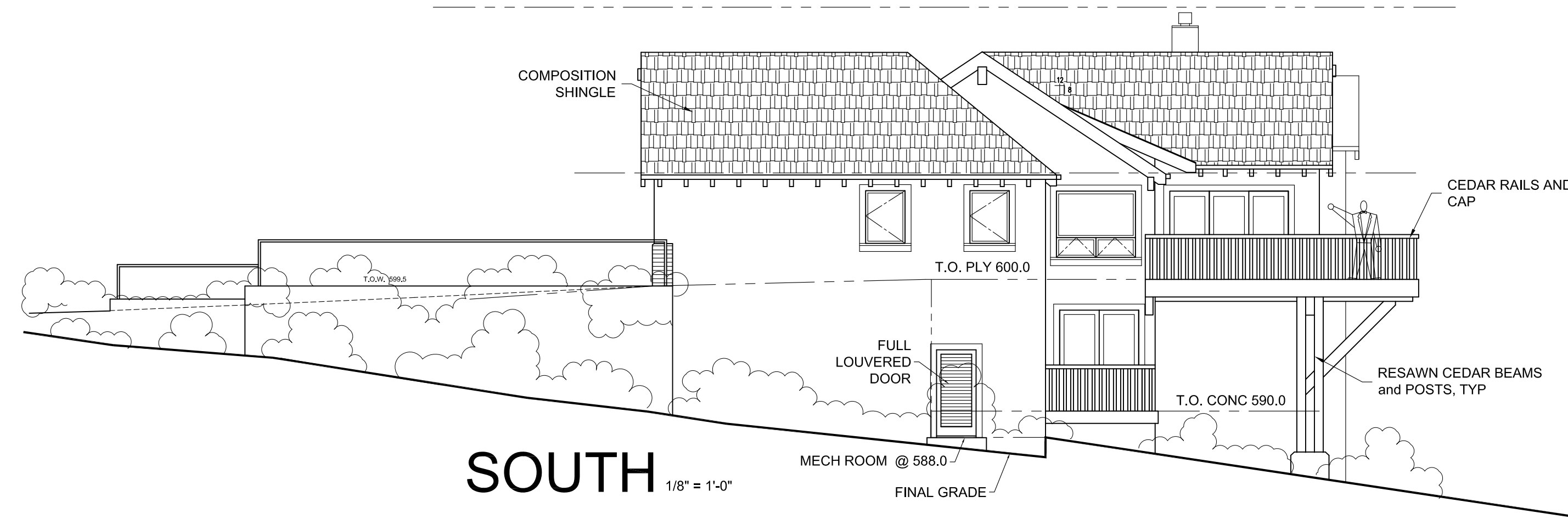
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A2
OF . S

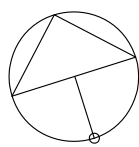
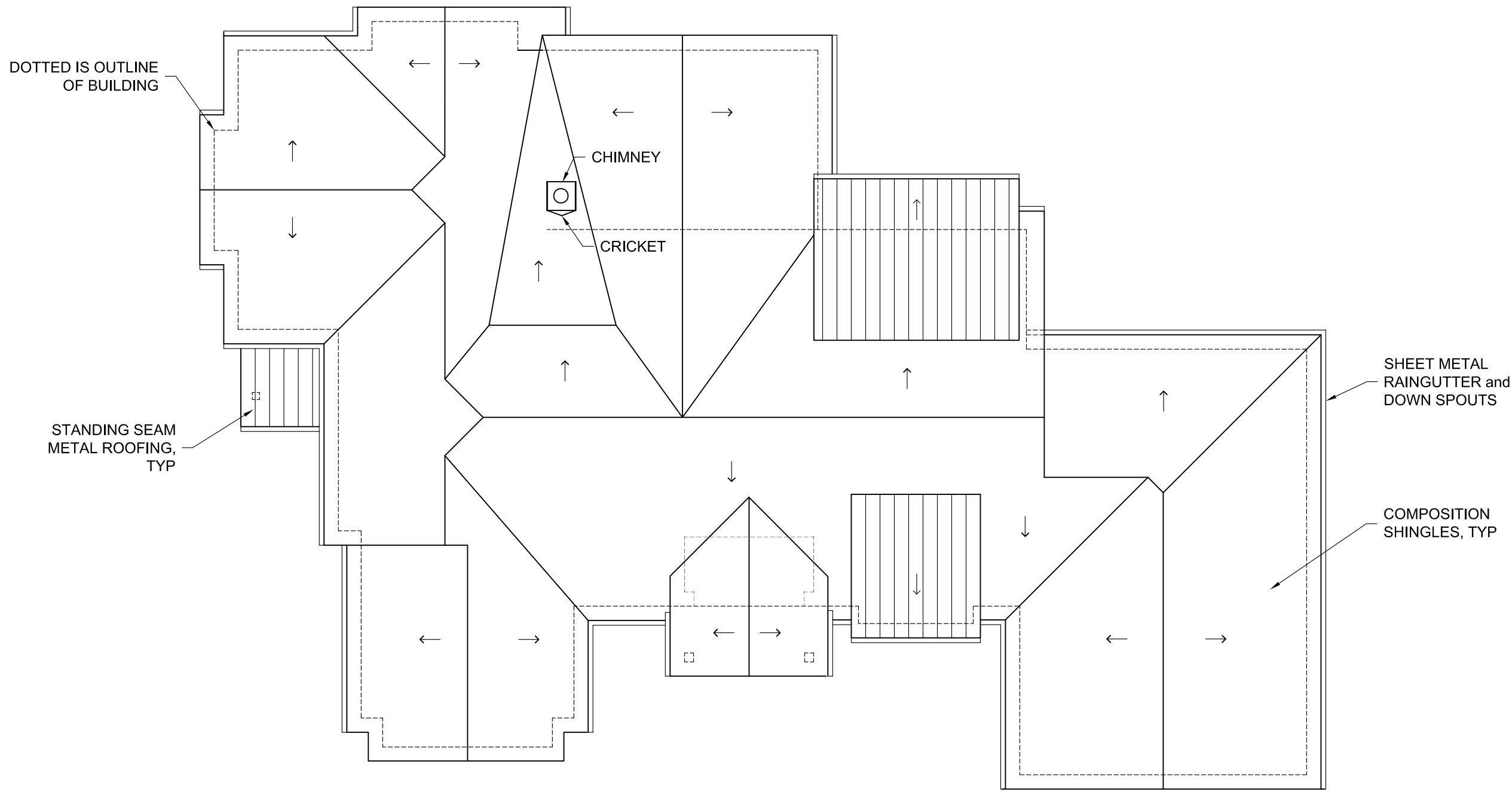


LOWER FLOOR $1/8" = 1'-0"$



UPPER
FLOOR 1/8" = 1'-0"





ROOF
PLAN

1/8" = 1'-0"

REVISIONS	BY
<div>ARCHITECT © VIAMOLTA P.O. BOX 3074 MONTEREY, CA 93942 TELE: 831.649.4743</div>	
G David CASE architecture	
ROOF PLAN	
A NEW RESIDENCE for MARISA and HARRY JANG 24813 EASTFIELD PLACE CARMEL, CA	
DATE: 1/28/24	
SCALE:	
DRAWN: GO	
SHEET A4 OF 1 SHEETS	

GRADING NOTES

1. A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY SOIL SURVEY GROUP, INC., DATED MARCH 1, 2022. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS FOR THE GEOTECHNICAL REPORT.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2022 C.B.C. STANDARDS AND SPECIFICATIONS.
3. ALL NEW CUT SLOPES SHALL BE 2:1 OR FLATTER.
4. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE #2535 AND EROSION CONTROL ORDINANCE #2806.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK. A GRADING INSPECTION CARD WILL BE FURNISHED BY THE COUNTY OF MONTEREY THAT WILL PROVIDE DETAILS OF ALL REQUIRED INSPECTIONS.
6. WITHIN THE BUILDING PAD AREA, AND EXTENDING 5' BEYOND THE BUILDING PERIMETER, ALL DISTURBED SOIL SHALL BE SUB-EXCAVATED TO A DEPTH SPECIFIED IN THE FIELD BY THE GEOTECHNICAL ENGINEER, AND REPLACED WITH RE-DENSIFIED ENGINEERED FILL.
7. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
8. ALL FILL SHOULD BE PLACED AND COMPACTED IN 6" LIFTS.
9. ESTIMATED EARTHWORK QUANTITIES:

CUT:	205 CU.YDS.
FILL:	455 CU.YDS.
NET IMPORT:	250 CU.YDS.
10. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
11. ALL CUTS SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. DELETERIOUS MATERIAL CONTAINING AN EXCESS OF 5% VEGETATIVE OR OTHER MATTER MAY BE USED IN AREAS OF LANDSCAPING OR OTHER NON-STRUCTURAL FILL. DELETERIOUS MATERIAL INCLUDES ALL VEGETATIVE AND NON-MINERAL MATERIALS, AND ALL NON-REDUCIBLE STONE, RUBBLE AND/OR MINERAL MATTER OF GREATER THAN 6 INCHES.
12. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
13. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
14. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
15. THE PURPOSE OF GRADING IS FOR CONSTRUCTION OF A NEW HOUSE AND DRIVEWAY, AS SHOWN.
16. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2354 SECTION 1'18, 1979).
17. MONTEREY BAY ENGINEERS, INC. SHALL BE RETAINED FOR CONSTRUCTION STAKING AND OBSERVATION SERVICES. THE CONTRACTOR SHALL CONTACT MONTEREY BAY ENGINEERS, INC. (831) 899-7899, AT LEAST 48 HOURS IN ADVANCE OF ANY WORK REQUIRING SURVEYING CONTROL TO ARRANGE FOR CONSTRUCTION STAKING.
18. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
19. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT THE POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
20. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GRADING & DRAINAGE PLANS

PREPARED FOR
HARRY & MARISA JANG
SEPTEMBER, 2023

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY BY MONTEREY BAY ENGINEERS, DATED MAY, 2022 AND SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
5. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAM1" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MBE MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 602.35'.
6. ● DENOTES A FOUND 1/2" IRON PIPE TAGGED "RCE 424".
7. +99.99' DENOTES GROUND ELEVATIONS AS SHOWN.
8. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.

APPLICANT INFORMATION

PROJECT APN: 015-562-031

ADDRESS: 24813 EASTFIELD PLACE
CARMEL, CA 93923

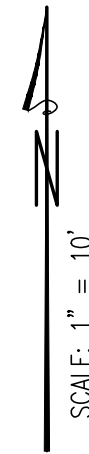
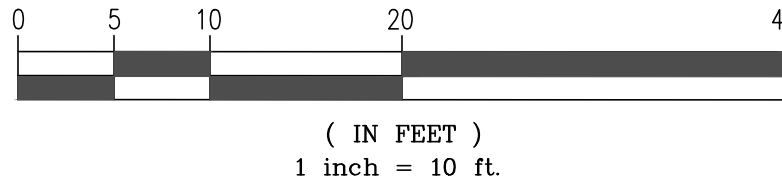
OWNER: HARRY & MARISA JANG
3620 EASTFIELD ROAD
CARMEL, CA 93923
(831) 917-7728

CIVIL ENGINEER: BENJAMIN C. WILSON, RCE72928
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899

ARCHITECT: JERRRY CASE, AIA
P.O. BOX 3074
MONTEREY, CA 93942
(831) 649-4743

GEOTECHNICAL ENGINEER: SOIL SURVEYS GROUP, INC.
103 CHURCH STREET
SALINAS, CA 93901
(831) 757-2172

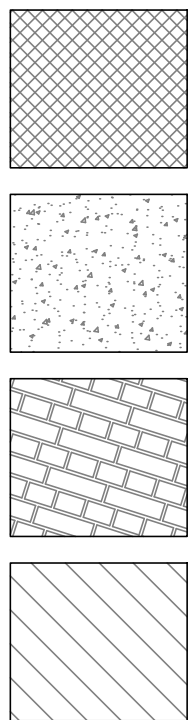
GRAPHIC SCALE



REVISIONS		GRADING & DRAINAGE PLAN			
DATE	BY	24813 EASTFIELD PLACE			
		VOLUME 15, SURVEYS, PAGE 2			
		APN: 015-562-031			
		CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR			
		HARRY & MARISA JANG			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE		DATE	DRAWN BY	SHEET	
1" = 10'		JAN, 2024	BCW	C1	
JOB No. 23-056				OF SIX	

LEGEND:

AC ASPHALTIC CONCRETE
C CYPRESS
CATV CABLE TV VAULT
CONC. CONCRETE
DI DROP INLET
(E) EXISTING
EP EDGE OF PAVEMENT
ICV IRRIGATION CONTROL VALVE
K OAK
MRW MASONRY RETAINING WALL
P PINE
(P) PROPOSED
SSCO SANITARY SEWER CLEAN OUT
T TREE, SPECIES NOT SPECIFIED
UV UTILITY VAULT
WM WATER METER
WV WATER VALVE



= 25% SLOPE

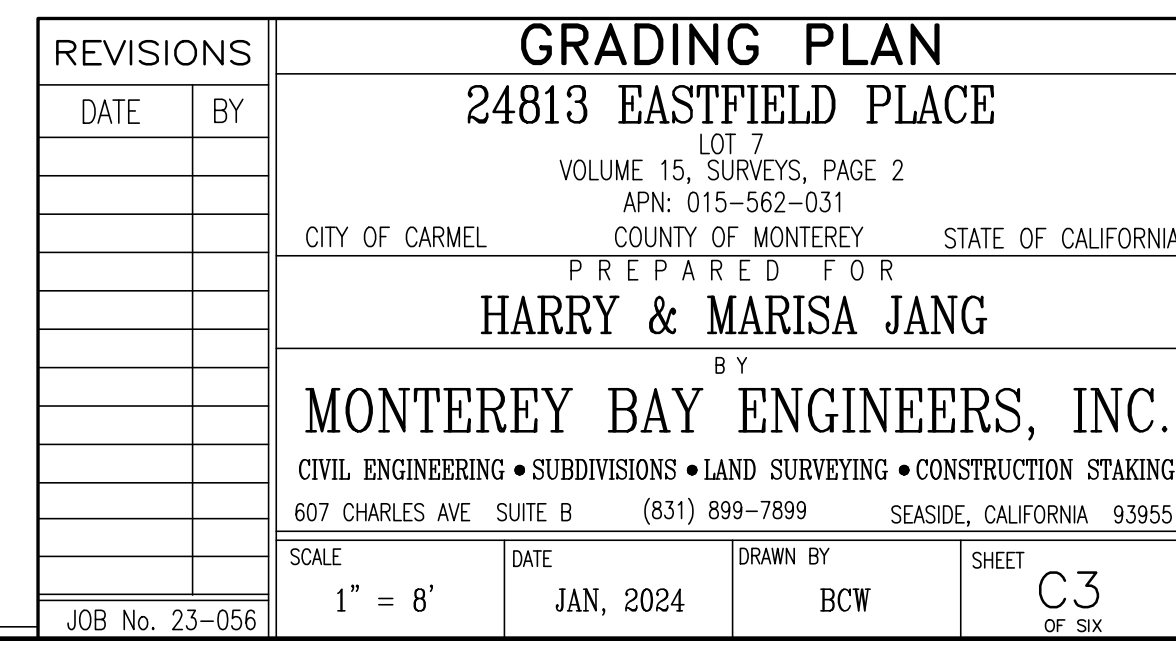
= PROPOSED DRIVEWAY/CONCRETE

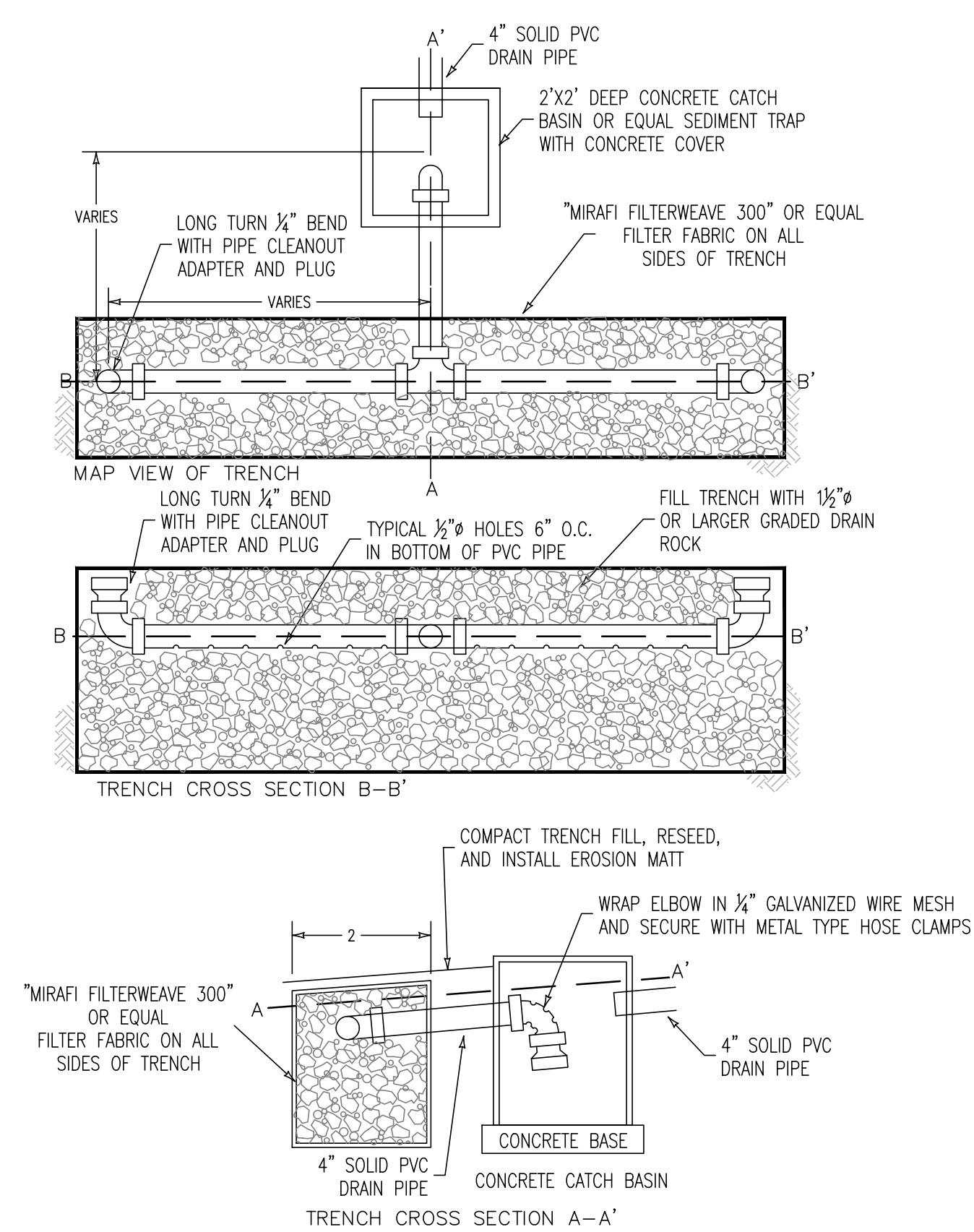
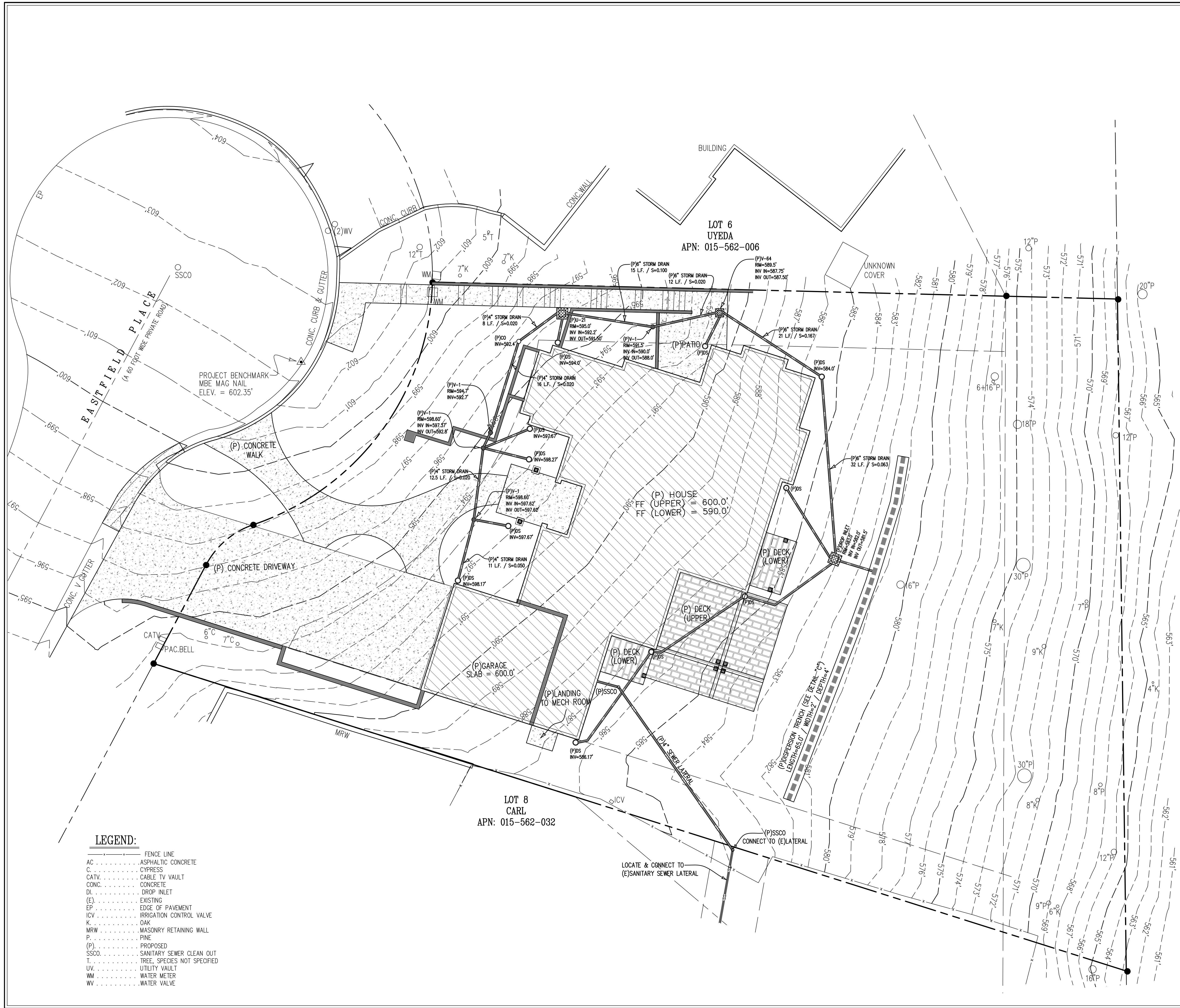
= PROPOSED DECK

= PROPOSED HOUSE

AREA ESTIMATIONS:

TOTAL LOT AREA 14,420 S.F. (0.33 ACRES)
25% SLOPE AREA 6,126 S.F. (42.5%)
PROPOSED DEVELOPMENT AREA 7,740 S.F.
DEVELOPMENT AREA WITH 25% SLOPE 469 S.F.



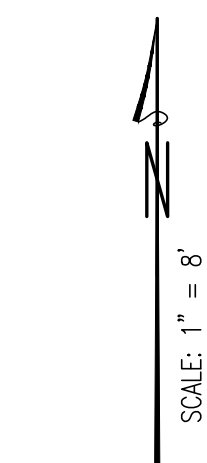
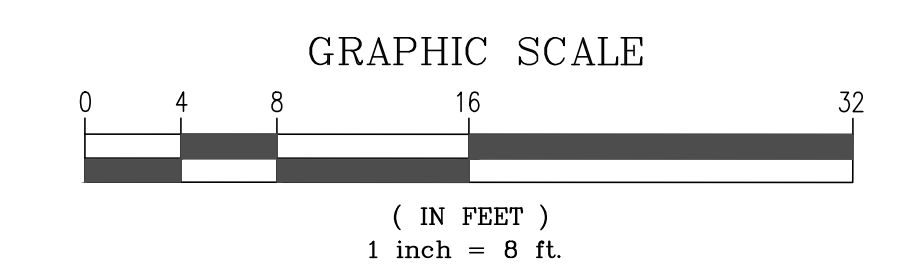


C ROOF WATER DISPERSION OUTLET DETAIL
NOT TO SCALE

- NOTES:
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
 2. "MIRAFI FILTERWEAVE 300" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON TOP AND SIDES OF TRENCH.
 3. DISPERSION TRENCH SHALL BE LOCATED 20 FEET, AT A MINIMUM, FROM ANY STRUCTURES.
 4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
 5. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

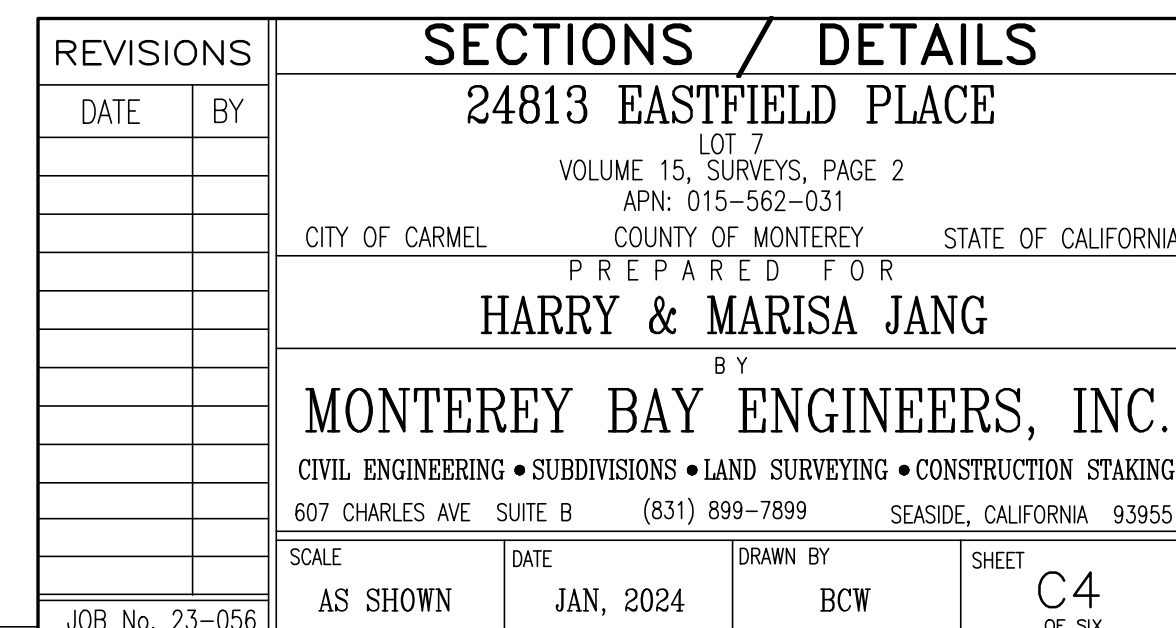
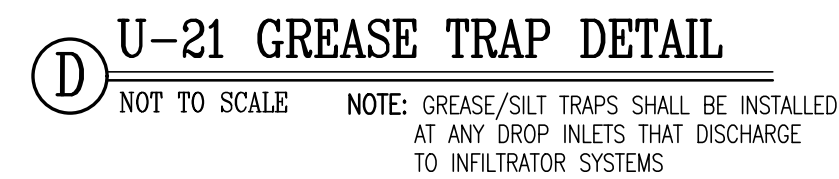
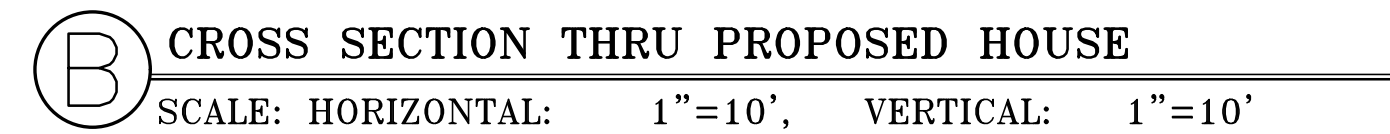
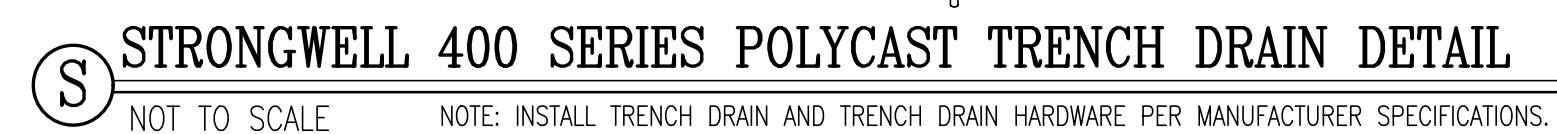
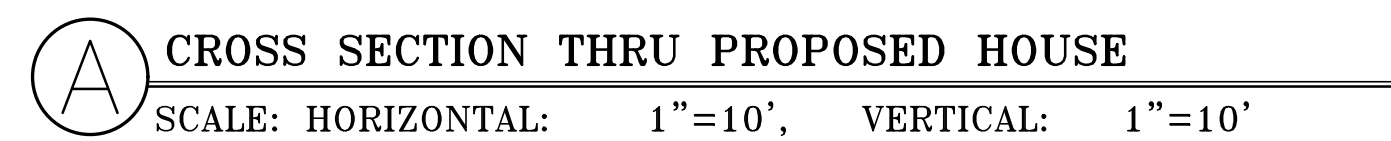
TRENCH DIMENSIONS

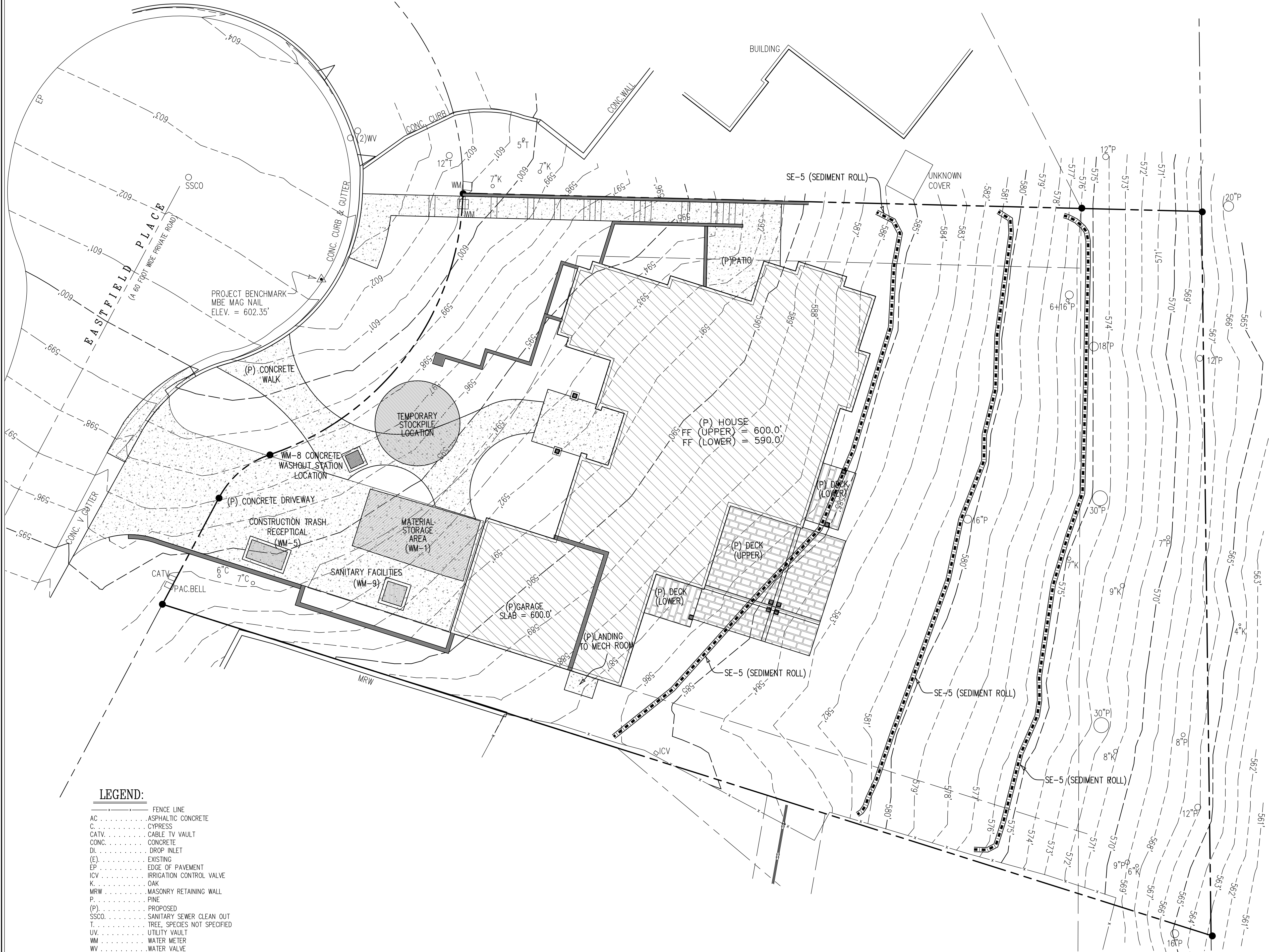
WIDTH	2'-0"
DEPTH	4'-0"
LENGTH	65'-0"
TRIBUTARY ROOF AREA	4,869 S.F.



- LEGEND:**
- AC ASPHALTIC CONCRETE
 - C CYPRESS
 - CATV CABLE TV VAULT
 - CONC. CONCRETE
 - DI DROP INLET
 - (E) EXISTING
 - EP EDGE OF PAVEMENT
 - ICV IRRIGATION CONTROL VALVE
 - K OAK
 - MRW MASONRY RETAINING WALL
 - P PINE
 - (P) PROPOSED
 - SSCO SANITARY SEWER CLEAN OUT
 - T TREE, SPECIES NOT SPECIFIED
 - UV UTILITY VAULT
 - WM WATER METER
 - WV WATER VALVE

REVISIONS		STORM DRAIN PLAN			
DATE	BY	24813 EASTFIELD PLACE			
		LOT 7			
		VOLUME 15, SURVEYS, PAGE 2			
		APN: 015-562-031			
		CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA	
		P R E P A R E D F O R			
		HARRY & MARISA JANG			
		B Y			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 8'	JAN, 2024	BCW	C3
JOB No. 23-056		OF SIX			



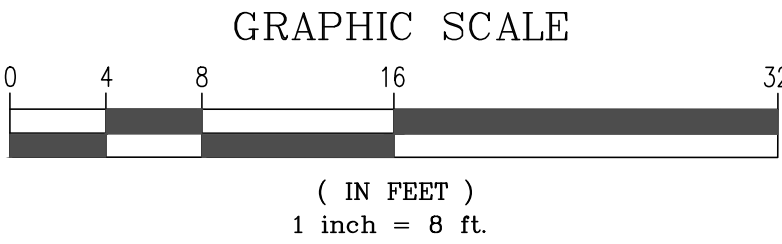


- EROSION CONTROL NOTES:**
- ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. BETWEEN OCTOBER 15 AND APRIL 15, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED PER EROSION CONTROL ORDINANCE #2906.
 - DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
 - DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. A CONTINUOUS STRAW BALE BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
 - ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE EXISTING NATURAL VEGETATION.
 - AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	51 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED
 - RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - TEMPORARY CUTOFF BERMS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO OUTLETING INTO NATURAL CHANNELS OR ONTO ROADS.
 - ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

- RMA-ENVIRONMENTAL COORDINATION**
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
 - DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
 - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO 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.

- VEGETATIVE SOIL STABILIZATION**
- MAINTENANCE:
- MAINTENANCE DURING VEGETATION ESTABLISHMENT SHOULD INCLUDE REPAIR AND RESEEDING IF THE FOLLOWING CONDITIONS ARE OBSERVED:
 - UNEXPECTED SHEET OF FILL EROSION.
 - SEDIMENT BUILD-UP AT TOE OF SLOPE.
 - SEED AND OR MULCH HAVE BEEN DISPLACED.
 - ALL MULCH AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY-BOTH DURING AND AFTER RAINSTORMS TO CHECK FOR EROSION. ADDITIONAL MULCH SHOULD BE APPLIED IN ALL AREAS WHERE EROSION IS OBSERVED.
 - NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISCOLORATION OR FAILURE. IF EITHER OCCURS, DAMAGE TO THE SLOPE OR DITCH SHOULD BE REPAIRED AND THE COVERING REINSTALLED.



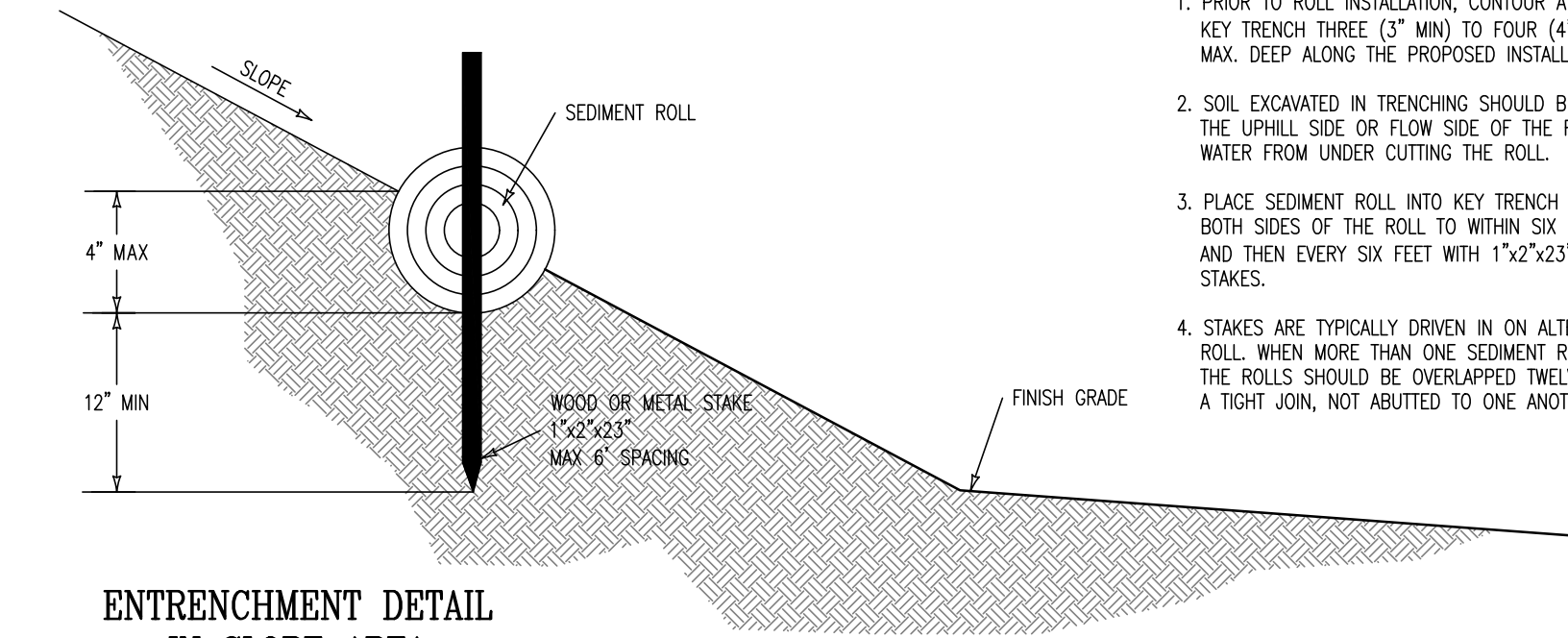
SCALE: 1" = 8'



REVISIONS		EROSION CONTROL / BMP			
DATE	BY	24813 EASTFIELD PLACE			
		LOT 7			
		VOLUME 15, SURVEYS, PAGE 2			
		APN: 015-562-031			
		CITY OF CARMEL		COUNTY OF MONTEREY	
		STATE OF CALIFORNIA			
		PREPARED FOR			
		HARRY & MARISA JANG			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE. SUITE B		(831) 899-7899 SEASIDE, CALIFORNIA 93955	
		SCALE	DATE	DRAWN BY	SHEET
		1" = 8'	JAN, 2024	BCW	C5
JOB No. 23-056					

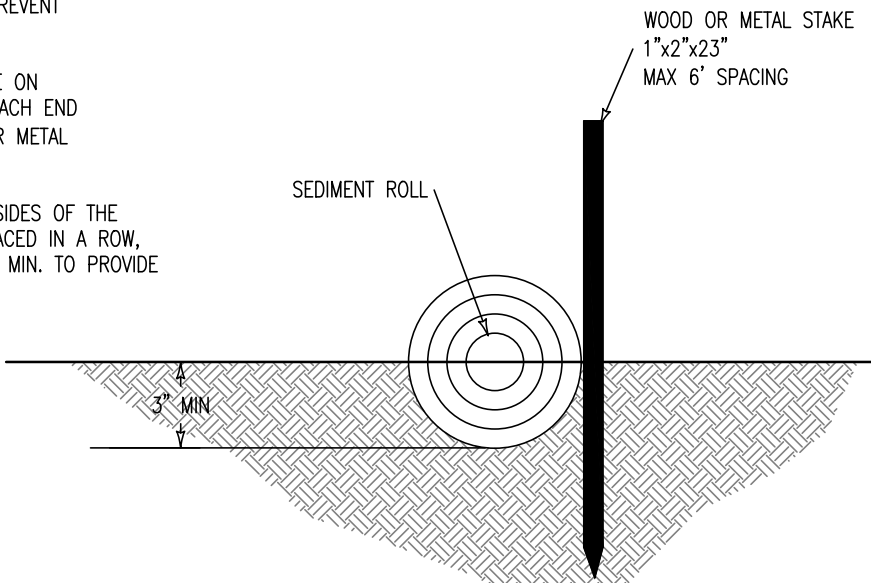
NOTES

1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3") MIN TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL SIDE OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET OF EACH END AND THEN EVERY SIX FEET WITH 1"x2"x23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES MIN. TO PROVIDE A TIGHT JOIN, NOT ABUTTED TO ONE ANOTHER.



ENTRENCHMENT DETAIL
IN SLOPE AREA

(FOR SHORT SLOPES OR SLOPES FLATTER THAN 3:1)



ENTRENCHMENT DETAIL
IN FLAT AREA

G SEDIMENT ROLL DETAILS
NOT TO SCALE

BEST MANAGEMENT PRACTICE NOTES

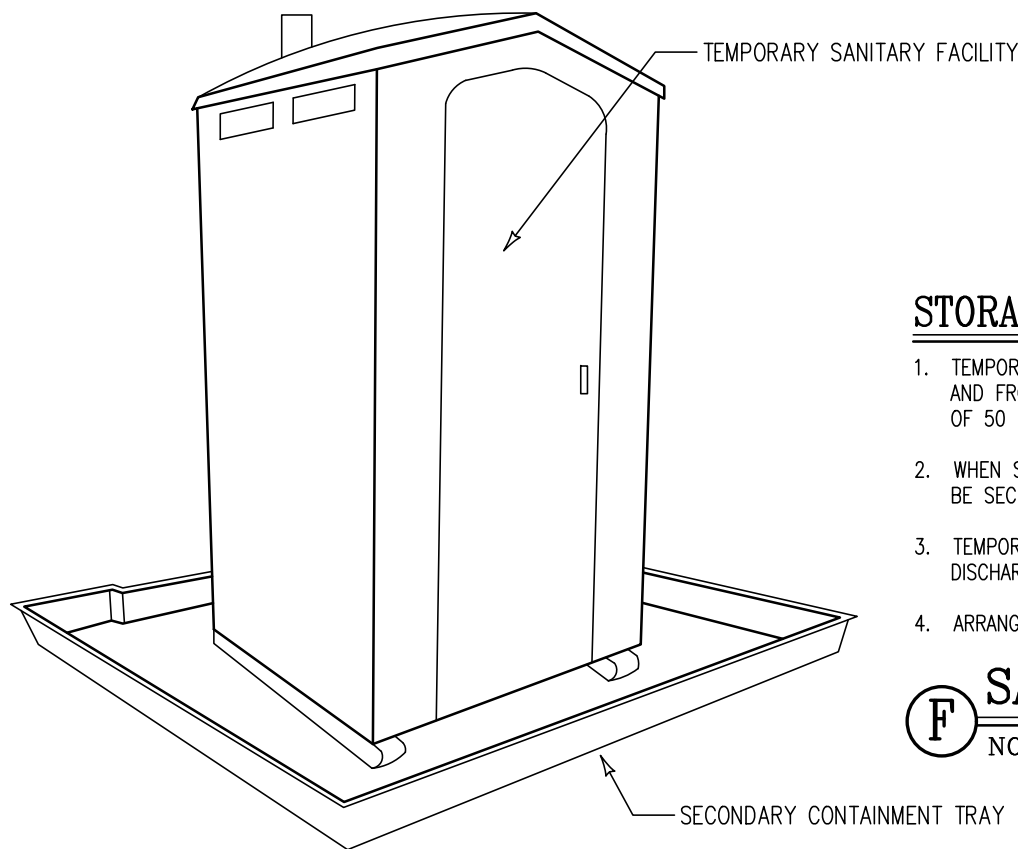
1. CONSTRUCTION SUPERINTENDENT:

24 HOUR PHONE NUMBER:
PHONE: (____)____-____ SITE PHONE: (____)____-____
CONTRACTOR:

2. ALL BMP'S REFERENCED ON THESE PLANS ARE BASED ON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION.
3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. THE GRADING AND DRAINAGE PLANS SHALL BE USED FOR FINAL ELEVATIONS AND PERMANENT IMPROVEMENTS AS SHOWN ON THESE PLANS.
4. THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO IMPLEMENTATION.
5. THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
13. MINIMIZE WIND EROSION BY APPLYING WATER OR OTHER DUST PALLIATIVES IN ACCORDANCE WITH BMP WE-1.
14. TEMPORARY STOCKPILES SHALL BE MANAGED IN ACCORDANCE WITH BMP WM-3, AND LOCATED IN THE AREA NOTED ON THE PLAN VIEW.
15. STORAGE, CLEANING AND MAINTENANCE OF EQUIPMENTS AND VEHICLES SHALL BE IN ACCORDANCE WITH BMP'S NS-8, NS-9 & NS-10.
16. PUBLIC AND PRIVATE STREETS AND DRIVEWAYS SHALL BE INSPECTED DAILY FOR SEDIMENT TRACKING AND CLEANED IN ACCORDANCE WITH BMP SE-7.

WATER CONSERVATION NOTES:

1. NO PERSON SHALL TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT (SECTION 6(L), ORDINANCE 3522).
2. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. (SECTION (K), ORDINANCE 3522).
3. NO POTABLE WATER SHALL BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROVED FOR SUCH. (SECTION 6(K), ORDINANCE 2522).

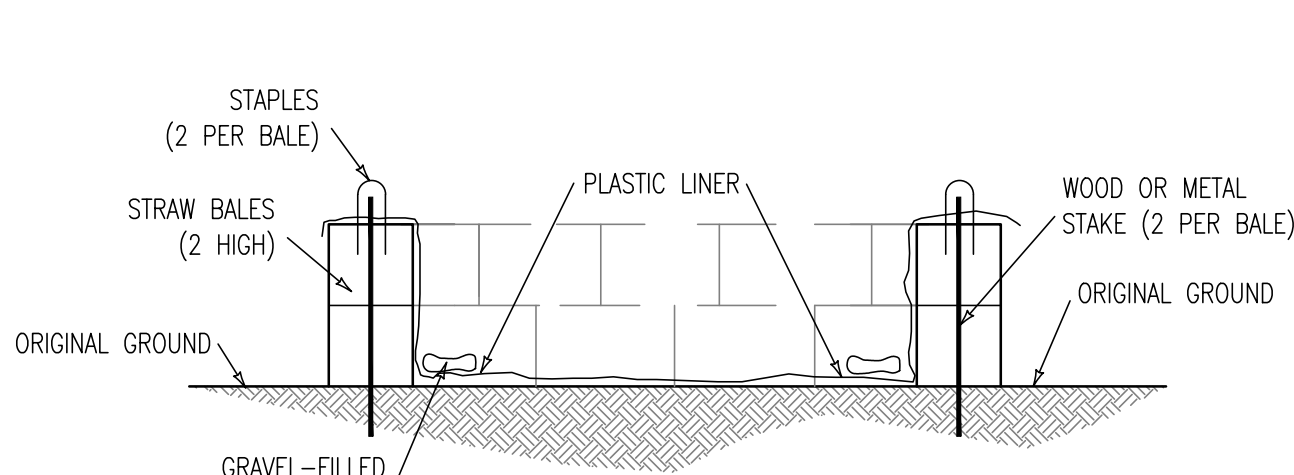


STORAGE AND DISPOSAL PROCEDURES

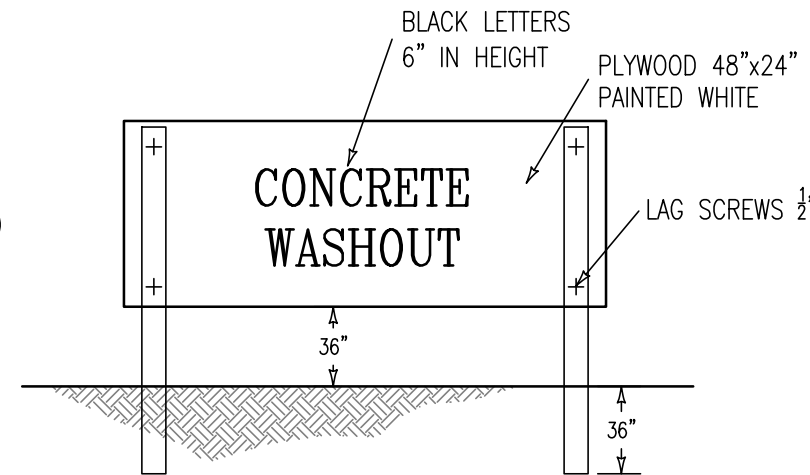
1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

F SANITARY WASTE MANAGEMENT

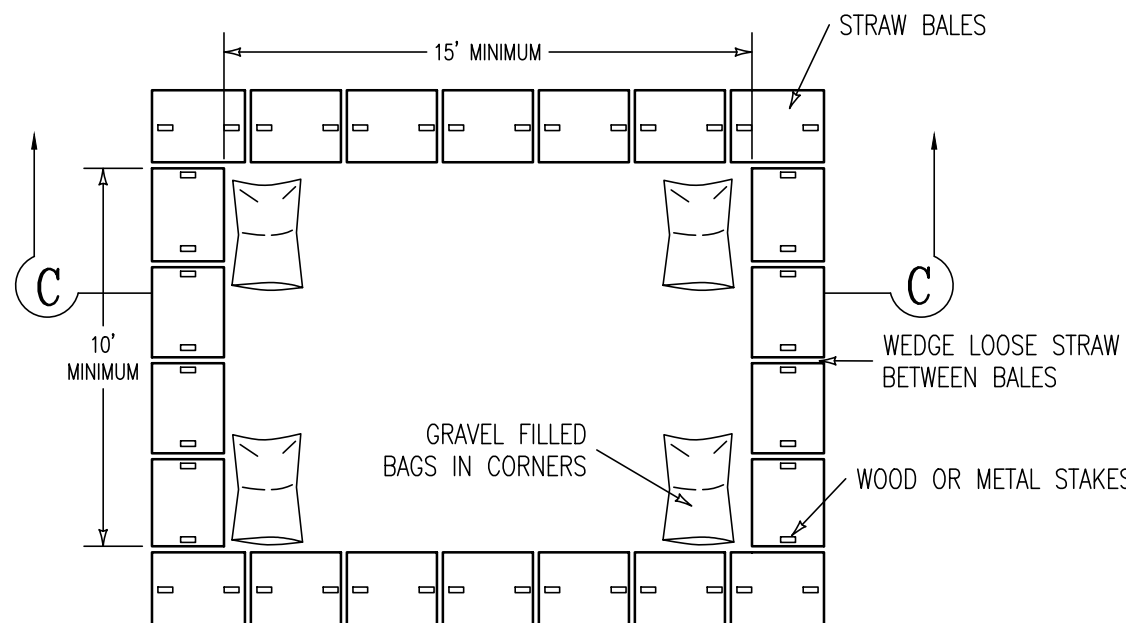
NOT TO SCALE



SECTION C-C

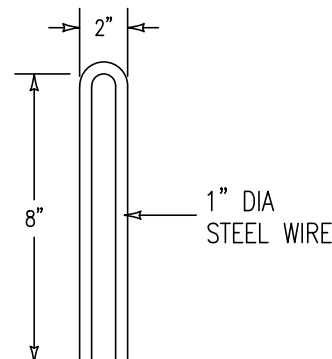


CONCRETE WASHOUT
SIGN DETAIL



ON GRADE WASHOUT FACILITY

PLAN VIEW



STAPLE DETAIL

H TEMPORARY CONCRETE WASHOUT FACILITY

NOT TO SCALE

NOTES

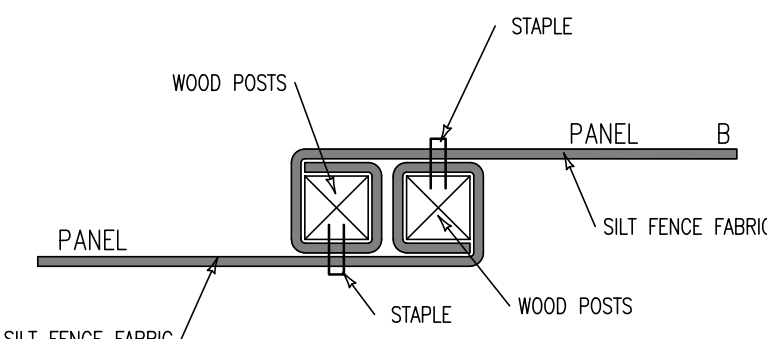
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED AREAS.
3. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
4. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN TRASH.

NOTES:

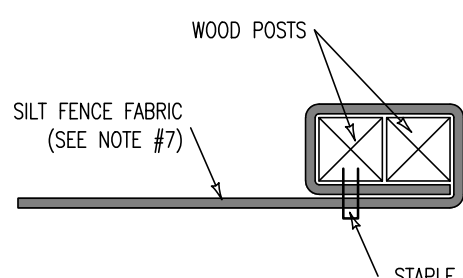
1. INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC, THEN BACKFILL AND TAMP.
2. REACH LENGTH NOT TO EXCEED 492 FEET.
3. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8 FEET ANGLED UP SLOPE.
4. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ON FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7. FOR EACH POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST.
9. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN MANNER TO ENSURE THAT THE SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

SECTION A-A

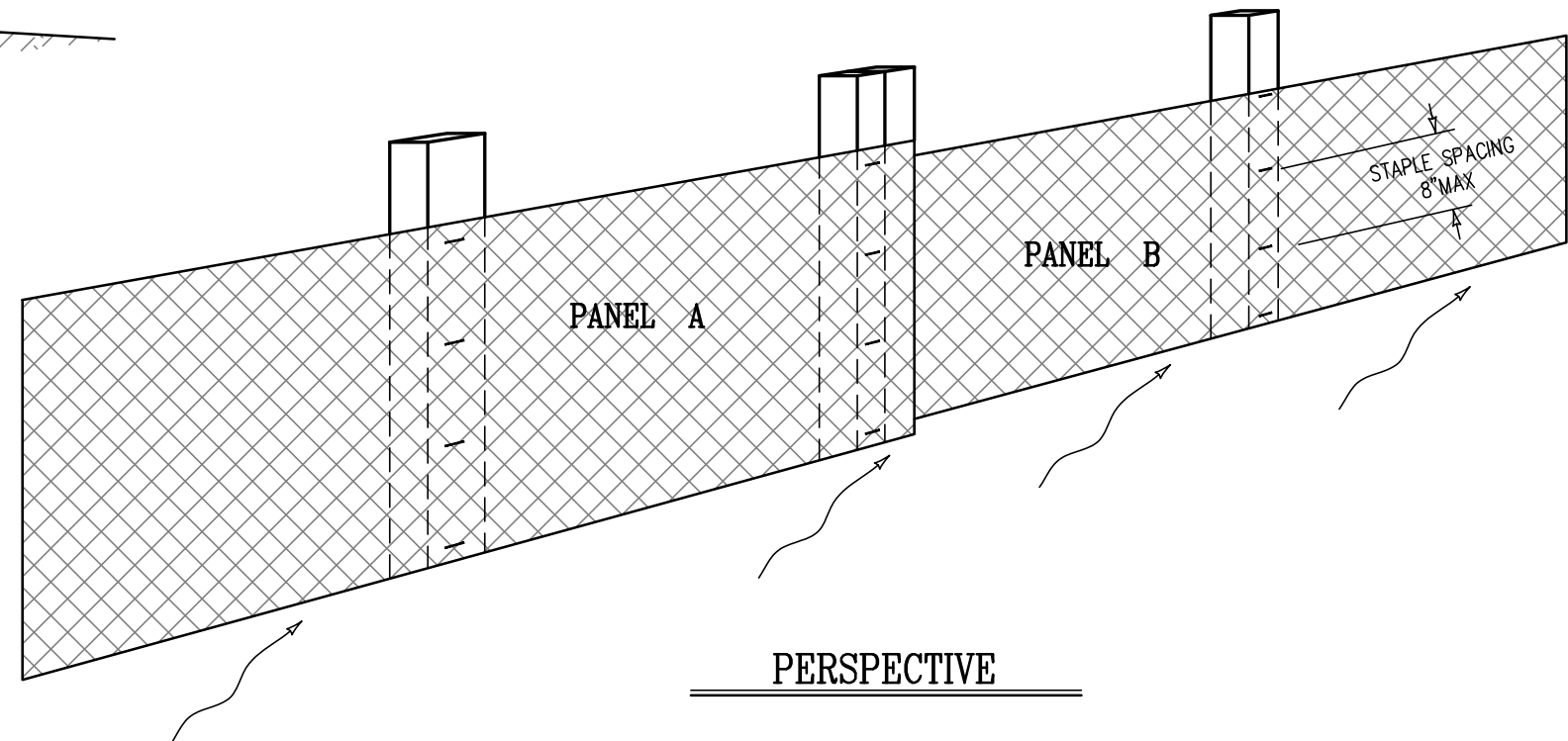
TEMPORARY SILT FENCE



POST AT JOINTS



END POST DETAIL

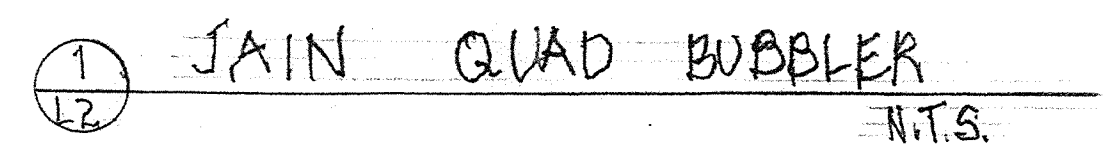















PERSPECTIVE

J SILT FENCE DETAILS
NOT TO SCALE



REVISIONS		BMP DETAILS			
DATE	BY	24813 EASTFIELD PLACE			
		LOT 7			
		VOLUME 15, SURVEYS, PAGE 2			
		APN: 015-562-031			
		CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA	
		PREPARED FOR			
		HARRY & MARISA JANG			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE	SUITE B	(831) 899-7899	SEASIDE, CALIFORNIA 93955
		SCALE	DATE	DRAWN BY	SHEET
		AS SHOWN	JAN, 2024	BCW	C6
JOB No. 23-056					OF SIX



Symbol	Model #	Description
	Irritrol RD6 interior	Automatic Controller
	Hunter PGV 075	3/4" Anti siphon valve
	Jain QB 2	Quad Bubbler
	Sch 40 Pipe SLEEVE	sleeve-size as noted
	Sch 40 Mainline pipe-18" cover	
	Sch 40 Lateral line pipe 12" cover	
	1/2" KBI CHECK VALVE	
	HUNTER MINI-CHK SENSOR	NORMALLY OPEN RAIN SENSOR
	valve number	
	5	
	1 1/2	
	flow in gallons per minute	
	valve size	

1. Irrigation plan is diagrammatic. Contractor shall provide all appropriate parts, fittings and instructions on use for a complete and operable system to owner's satisfaction.
2. All pipe sleeves shall be 4" or as noted on the plans sch 40 pipe with ends taped and locations indicated with wood form stakes. Minimum 12" cover.
3. Locate controller on exterior wall as noted on plan or as per owner's instructions.
4. Trenching of laterals shall be done by hand within dripline of existing tree roots, contractors shall not cut roots larger than 2" diameter. Cuts shall be cleanly executed with proper tools and then sealed.
5. All piping shall be installed with wording facing upwards.
6. All lateral lines shall be thoroughly flushed prior to installation of the heads and quad bubblers. Hydropack(jet) trenches thoroughly after backfilling.
7. Each plant shall have Jain insect plug emitters at the following rates 1 per 1 gal., 2 per 5 gal., 4 per 15 gal. and 6 per 24"box.
8. All Jain quad bubblers shall be installed flush with final grades. All distribution tubing shall be installed at finish grades with jute staples at 18" o.c. No tubing shall be visible after installation of the mulch.
9. All irrigation work shall be completed prior to installation of the mulch.

PROJECT BENCHMARK
MBE MAG NAIL
ELEV. = 602.35'

P.O.C.
INSTALL VALVE MANIFOLD
AT SIDE OF HOUSE

PLUMBER SHALL
PROVIDE BRASS
BALL VALVE (LINE SIZE)
FOR IRRIGATION

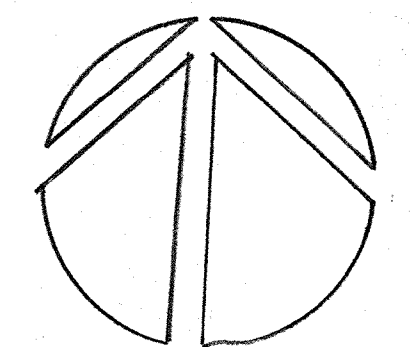
NON IRRIGATED
NATIVE WILDFLOWERS

IRRIGATION PLAN FOR
MARISA AND HARRY JANG
24813 EASTFIELD PLACE CARMEL, CA

DATE: 1/16/24
SCALE: AS NOTED
DRAWN: MW
SHEET L1
OF 2 SHEETS

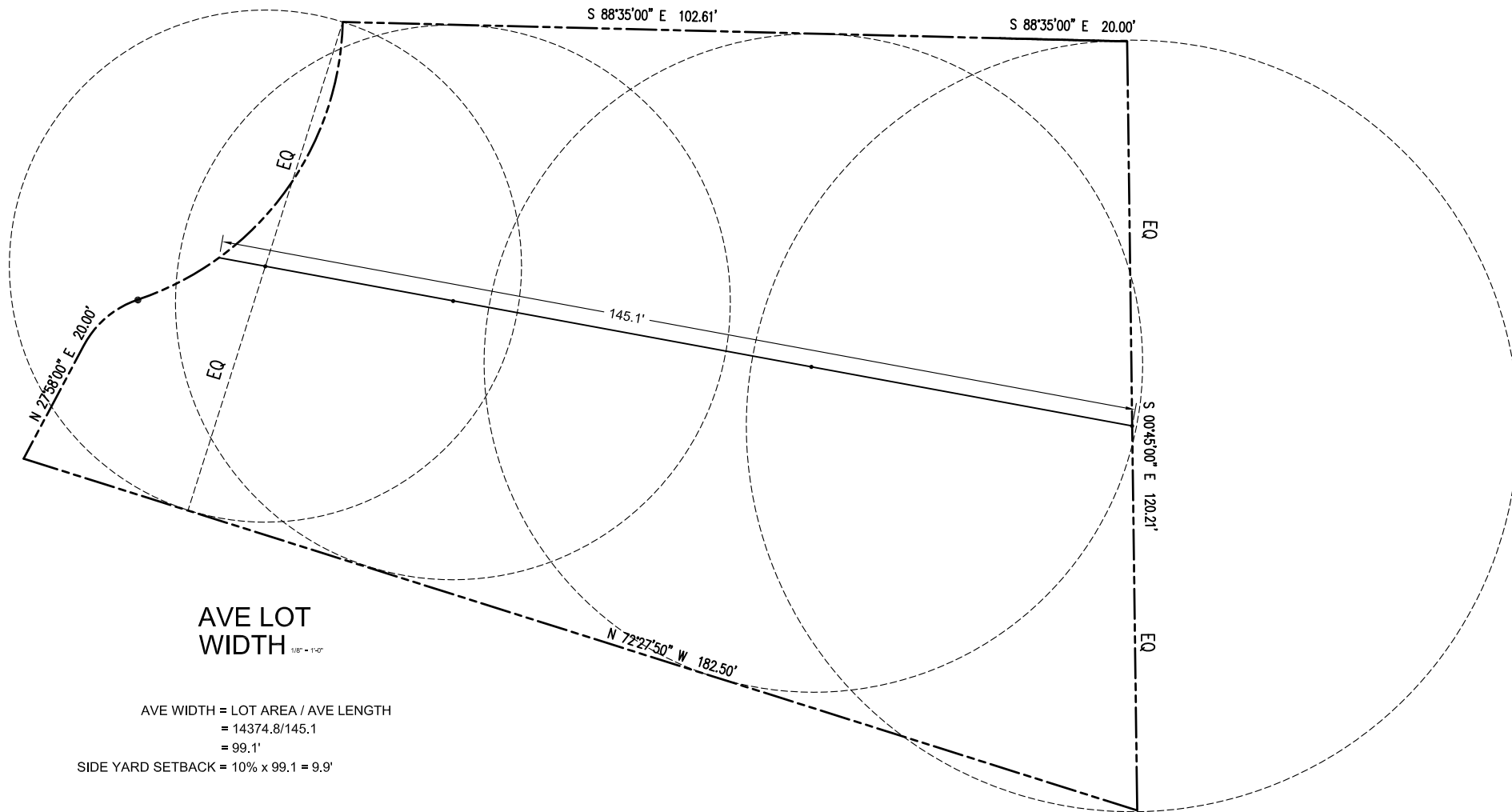
PATTERN LANDSCAPE ARCHITECTURE
Mark Wegrich, ASLA
CA Lic. No. 3070
524 Pine St. Aptos, CA 95003 (831) 685-2509

REVISIONS	BY



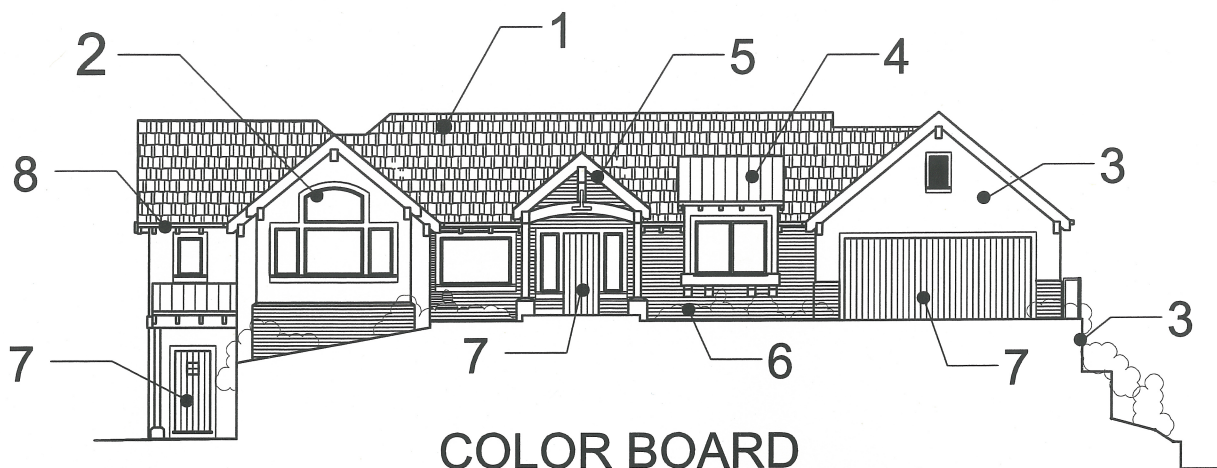
IRRIGATION PLAN

$$1/8'' \approx 1'$$



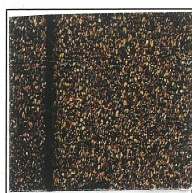
A NEW RESIDENCE for
MARISA and HARRY JANG
 24813 EASTFIELD PLACE CARMEL, CA

G David CASE
 architecture
 P.O. BOX 3074
 MONTEREY, CA, 93942
 TELE: 831.649.4743



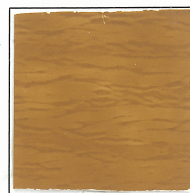
COLOR BOARD

1



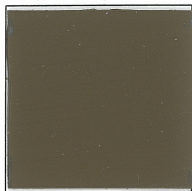
ROOFING: COMPOSITION SHINGLE
CERTAINTEED, PRESIDENTIAL ELK,
COLOR - AUTUMN BLEND

5



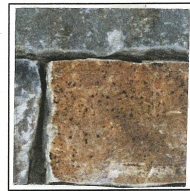
RESAWN CEDAR WOOD TRIM; FASCIA;
POSTS; BEAMS; BARGE and RAFTER
TAILS. COLOR - KELLY MOORE KM 1288-701
STAIN

2



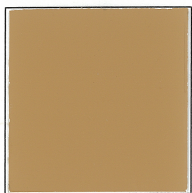
ALUMINUM CLAD WINDOWS
+ FRENCH DOORS: PELLA,
COLOR - PORTABELLA

6



STONE VENEER: MONTANA ROCKWORKS
NATURAL STONE. COLOR - AUTUMN GOLD

3



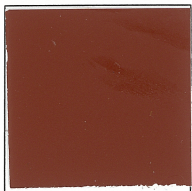
PLASTER WALLS ; COLUMN BASES
and GARDEN WALLS. SHERWIN WILLIAMS
6166, TATAMI TAN

7



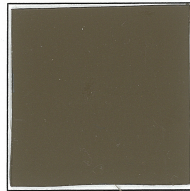
RESAWN CEDAR PANELED ENTRY
DOORS and SECTIONAL GARAGE DOOR
COLOR - KELLY MOORE KM 1288-701 STAIN

4



STANDING SEAM METAL ROOFING
CALIFORNIA METAL ROOFING. COLOR -
COUNTRY RED

8



RAINGUTTERS AND DOWNSPOUTS
POWDER COAT TO MATCH WINDOWS

A NEW RESIDENCE for

MARISA and HARRY JANG

24813 EASTFIELD PLACE

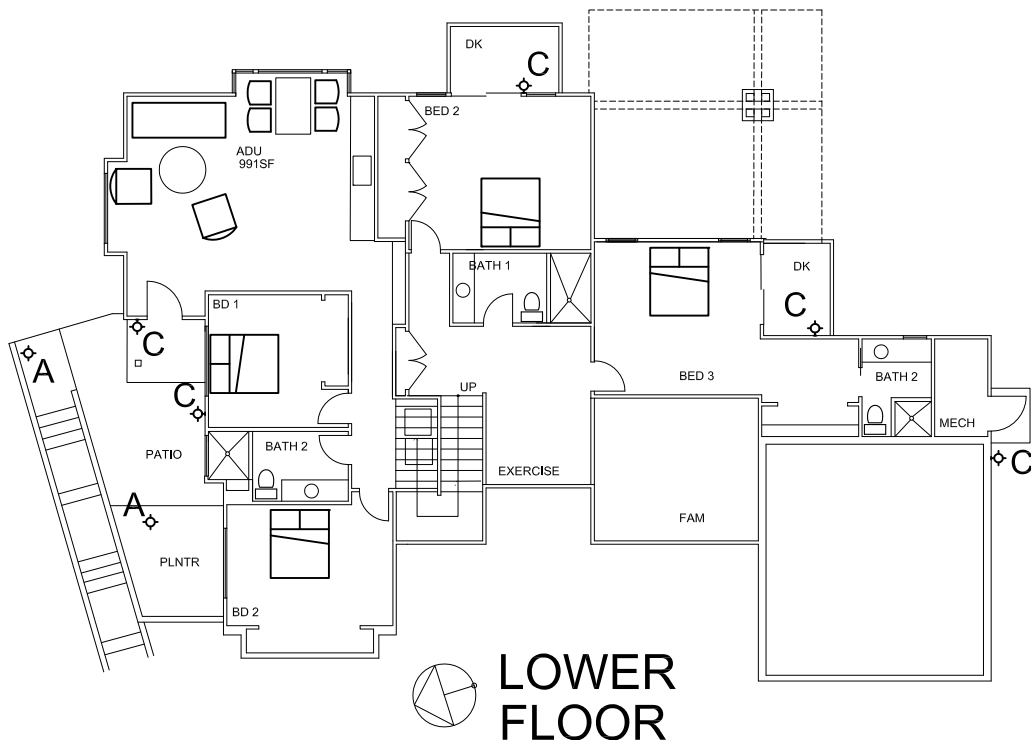
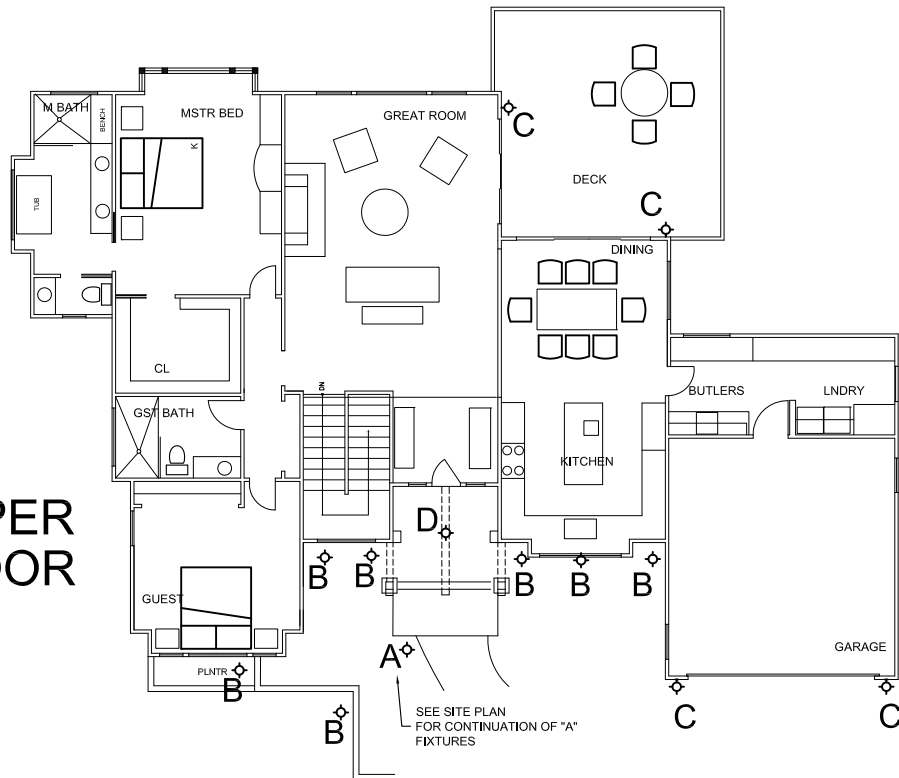
CARMEL, CA

G David CASE
architecture

P.O. BOX 3074
MONTEREY, CA. 93942
TELE: 831.649.4743

10/12/22

UPPER FLOOR



EXTERIOR LIGHTING PLANS

A NEW RESIDENCE for
MARISA and HARRY JANG
 24813 EASTFIELD PLACE
 CARMEL, CA 1/25/24

G David CASE
 architecture
 P.O. BOX 3074
 MONTEREY, CA. 93942
 TELE: 831.649.4743



A LANDSCAPE PATH LTG. KICHLER 24"
MAXIMUM HEIGHT. DOME. 12V; 4W;
LED, COPPER



B UPLIGHT WALL WASH LIGHTING.
KICHLER, GROUND RECESSED; 12V,
LED, STAINLESS STL



C ARROYO CRAFTSMAN. WALL MOUNTED.
MODEL EW-12PFGW; COPPER WITH GOLD
WHITE IRIDESCENT GLASS.
75 WATT MAXIMUM.



D ARROYO CRAFTSMAN. PENDANT
MODEL CH-15; .COPPER WITH GOLD
WHITE IRIDESCENT GLASS. 100
WATT MAXIMUM.

EXTERIOR LIGHTING FIXTURES

A NEW RESIDENCE for
MARISA and HARRY JANG
24813 EASTFIELD PLACE CARMEL, CA

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architecture
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