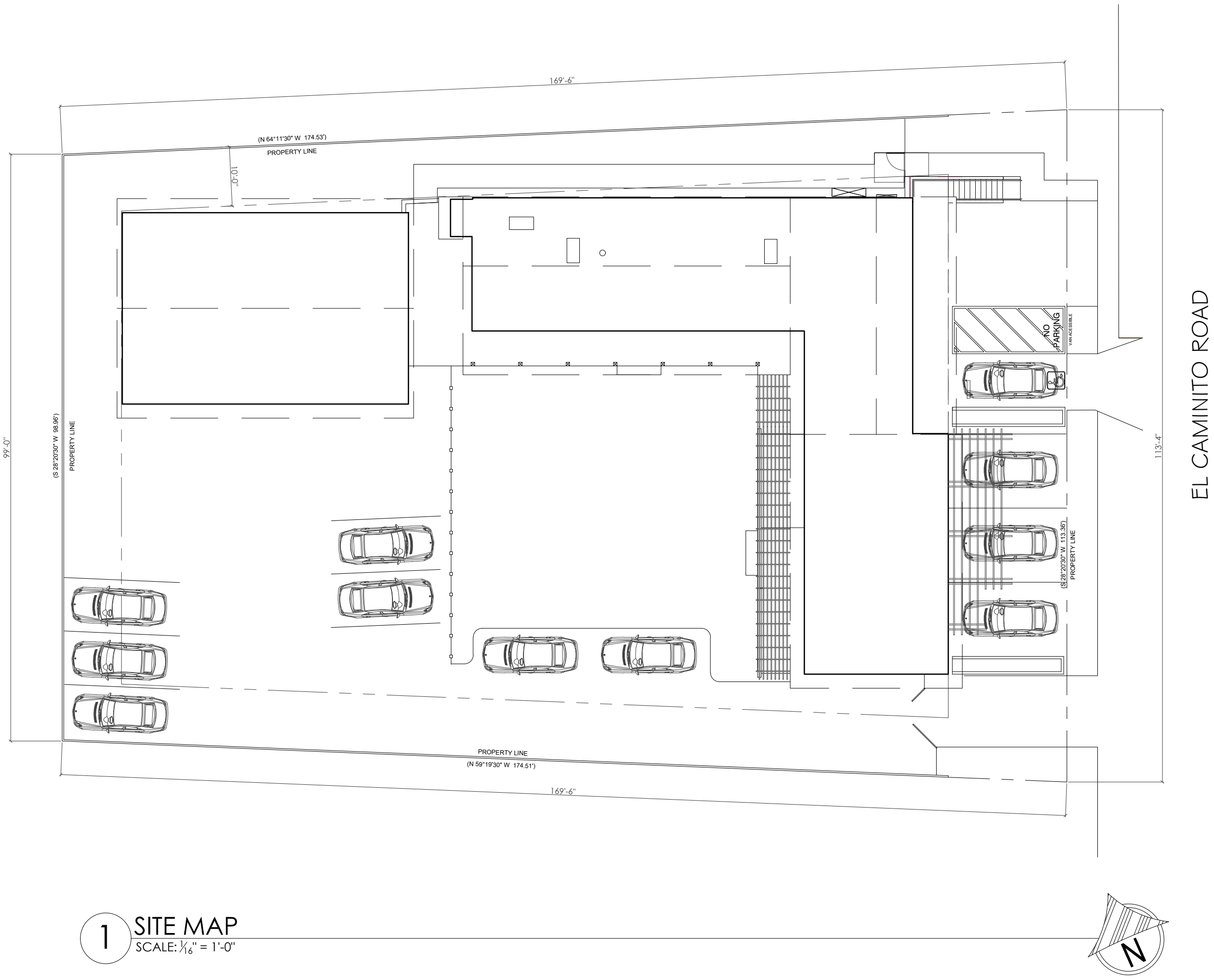
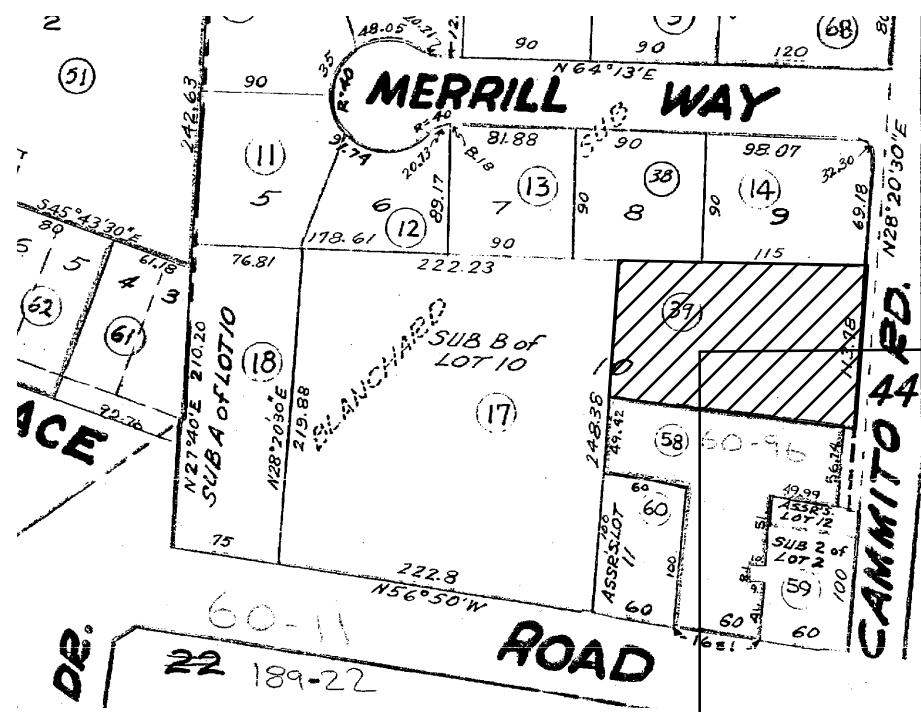




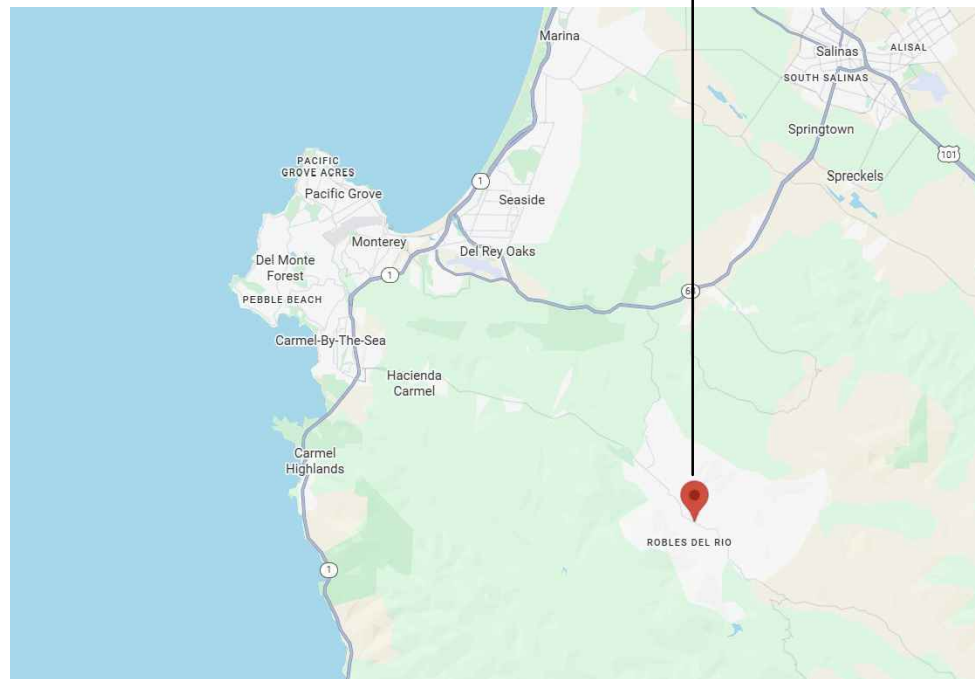
1 SITE MAP
SCALE: 1/8" = 1'-0"



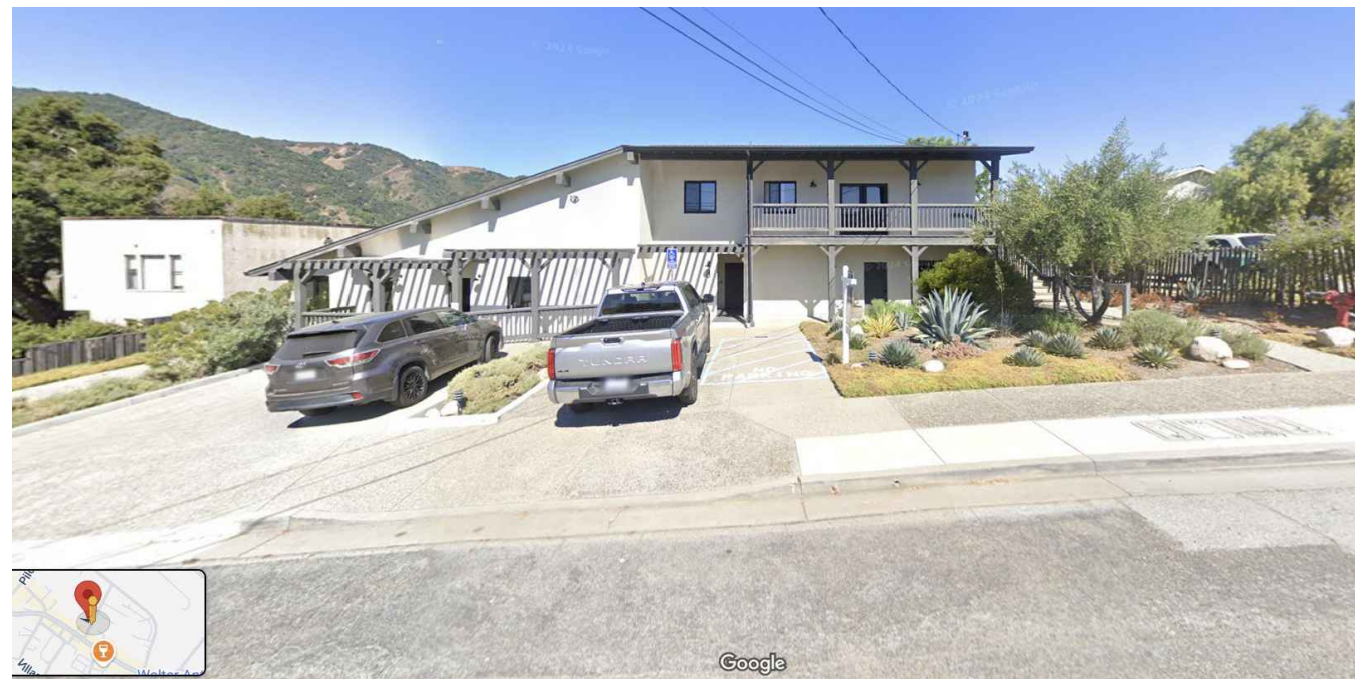
2 PARCEL PLAN
NTS



3 GOOGLE MAP VIEW
NTS



4 VICINITY MAP
NTS



2024 GOOGLE MAP IMAGE WEST WALL/ ENTRY

SCOPE OF WORK

- UPDATE EXISTING 1500 GAL. SEPTIC SYSTEM (NEW SYSTEM TBD)
- NEW COMMERCIAL GRADE WASHER / DRYER AND UTILITY SINK IN COMMERCIAL GARAGE SPACE
- CONVERT (E) BATH 2 TO LAUNDRY ROOM W COMMERCIAL COIN-OP WASHER/ DRYER
- NEW RESIDENTIAL WASHER/ DRYER

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE MOST CURRENT VERSION OF ALL CODES APPLICABLE:

THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
THE 2022 CALIFORNIA BUILDING CODE (CBC)
THE 2022 CALIFORNIA MECHANICAL CODE (CMC)
THE 2022 CALIFORNIA PLUMBING CODE (CPC)
THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)
THE 2022 CALIFORNIA ENERGY CODE (CEC)
THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)

SHEET INDEX	
A0	COVER SHEET - PROJECT DATA, VICINITY MAP, SITE PHOTO, SITE MAP
A0.1	SITE PLAN
A1	EXISTING AS-BUILT FLOOR PLANS
A2	PROPOSED FLOOR PLANS
A3	EXISTING EXTERIOR ELEVATIONS
A3.1	EXISTING EXTERIOR ELEVATIONS
A3.2	EXISTING GARAGE EXTERIOR ELEVATIONS, EXISTING GARAGE INTERIOR ELEVATIONS.

PROJECT TEAM

PLANS PREPARED FOR:	PEACE OF MIND DOG RESCUE
PREPARED BY :	JESSICA PINNEY DESIGN 28285 ANNE CIRCLE CARMEL, CA 93923 503-866-4479

PROJECT INFORMATION

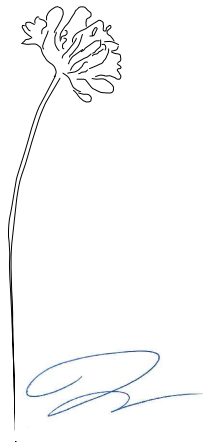
PROPERTY ADDRESS:	8 EL CAMINITO ROAD CARMEL VALLEY, CA 93924
APN #:	187-433-039-000
ZONING:	LC-D-S-RAZ COMMERCIAL
GENERAL PLAN LAND USE DESIGNATION:	MIXED USE - RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY GROUP:	B (BUSINESS) R-3 RESIDENCE AND APARTMENT U (GARAGE)
STORIES:	TWO
SPRINKLERS:	NFPA 13
YEAR BUILT:	1986
PARKING:	8 UNCOVERED PARKING SPACES (COMMERCIAL) (1 OF 8 IS ADA ACCESSIBLE) 2 COVERED PARKING SPACES (RESIDENTIAL)

BUILDING AREA & LOT COVERAGE

LOT COVERAGE :	EXISTING TO REMAIN - NO CHANGE
LOT - SQ.FT. :	18,248 SQ.FT.
LOT - ACRES:	0.4189 ACRES
(E) BUILDING	3,614 SF
ADDITIONAL SQUARE FEET:	0 SF
WALLS TO BE REMOVED:	0 LIN. FT.
SEPTIC:	(E) 1500 GALLON SEPTIC TANK (P) TBD

WATER

WATER MNGMNT AGENCY:	CAL-AM
RESIDENTIAL FIXTURES ADDED:	LAUNDRY WASHING MACHINE
COMMERCIAL FIXTURES ADDED:	LAUNDRY WASHING MACHINE HOT WATER HEATER
TREES TO BE REMOVED:	0
WUI:	YES
GRADING:	NO GRADING



REVISIONS	DATE

SCALE: AS NOTED

* FIELD VERIFY ALL MEASUREMENTS

JOB: 8 EL CAMINITO

PAPER SIZE: 24 X 36

A0

7.10.25

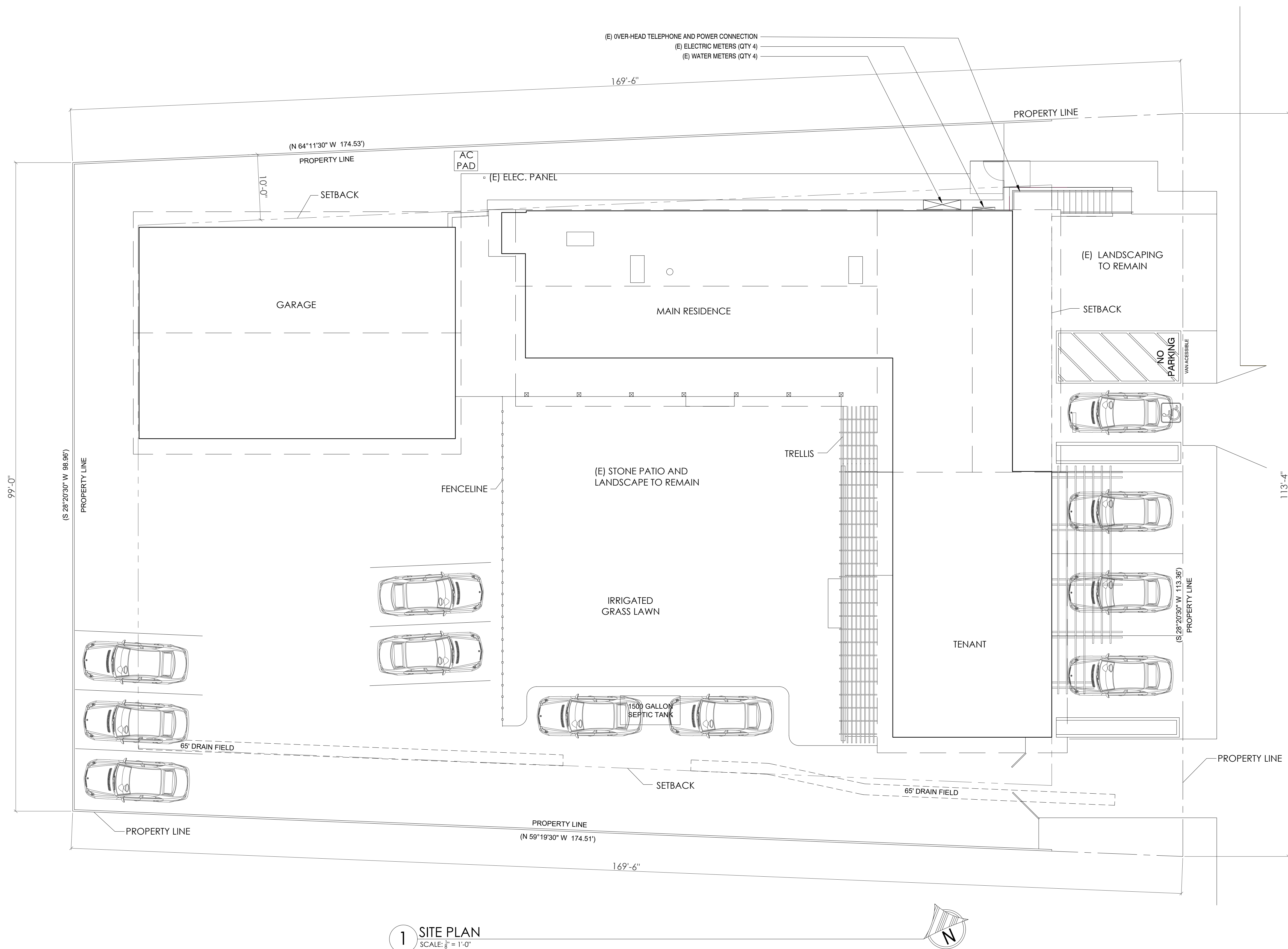
COVER SHEET

REVISIONS	DATE

* FIELD VERIFY ALL MEASUREMENTS

A0.1

SITE PLAN





REVISIONS	DATE

SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

JOB: 8 EL CAMINITO

PAPER SIZE: 24 X 36

A0.2

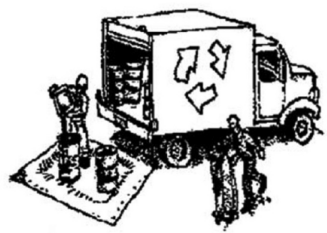
7.10.25

BEST MANAGEMENT
PRACTICES



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

- Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

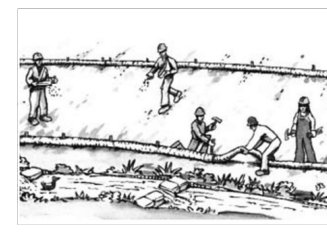
- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

- 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 bury 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 material, 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.
 - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

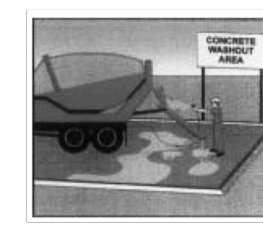


PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
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- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
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CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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

PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
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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.
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* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program



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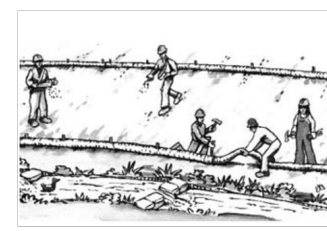
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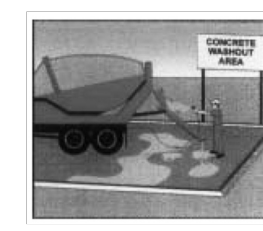


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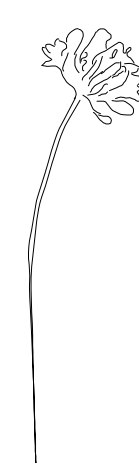
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STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



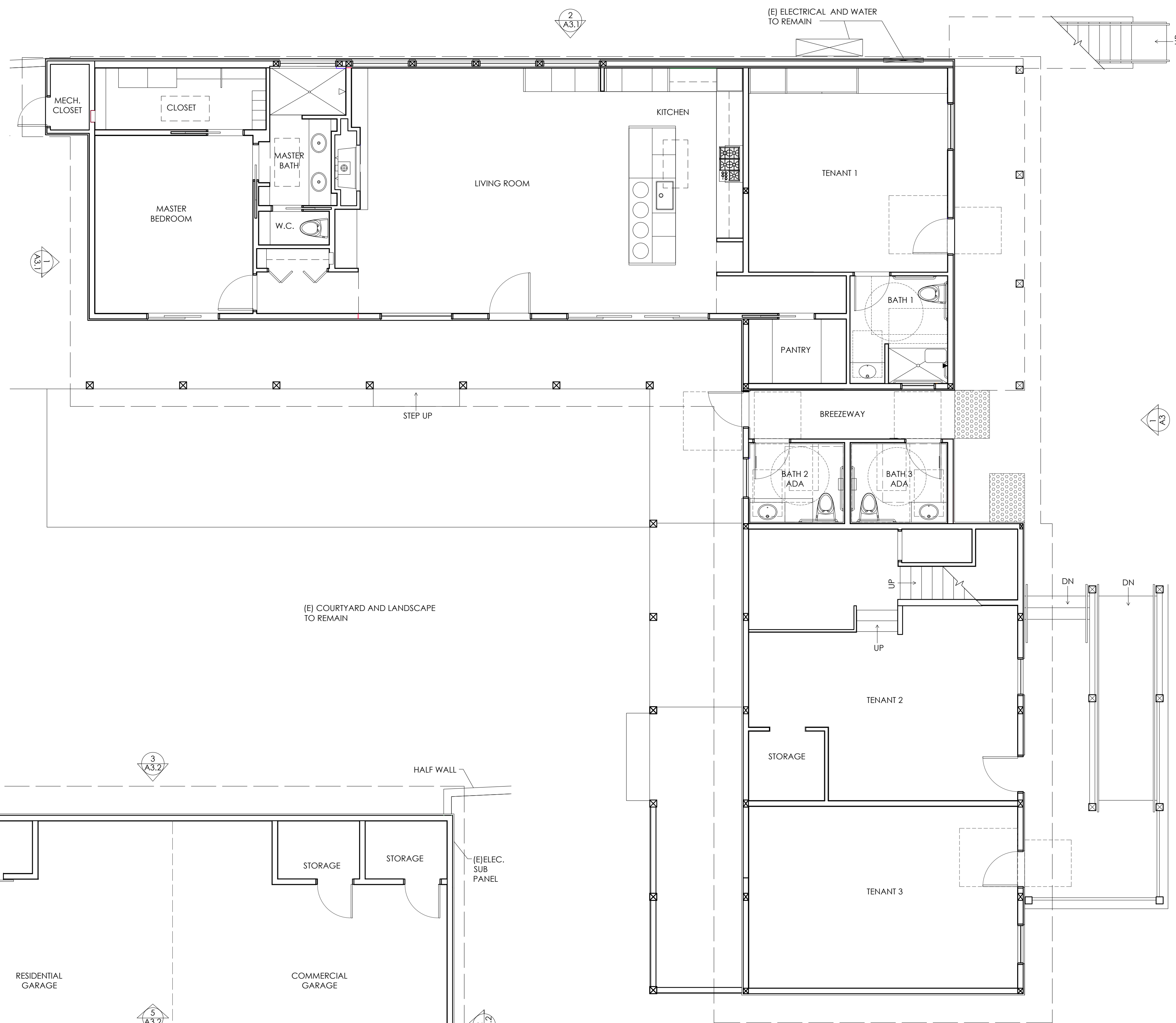
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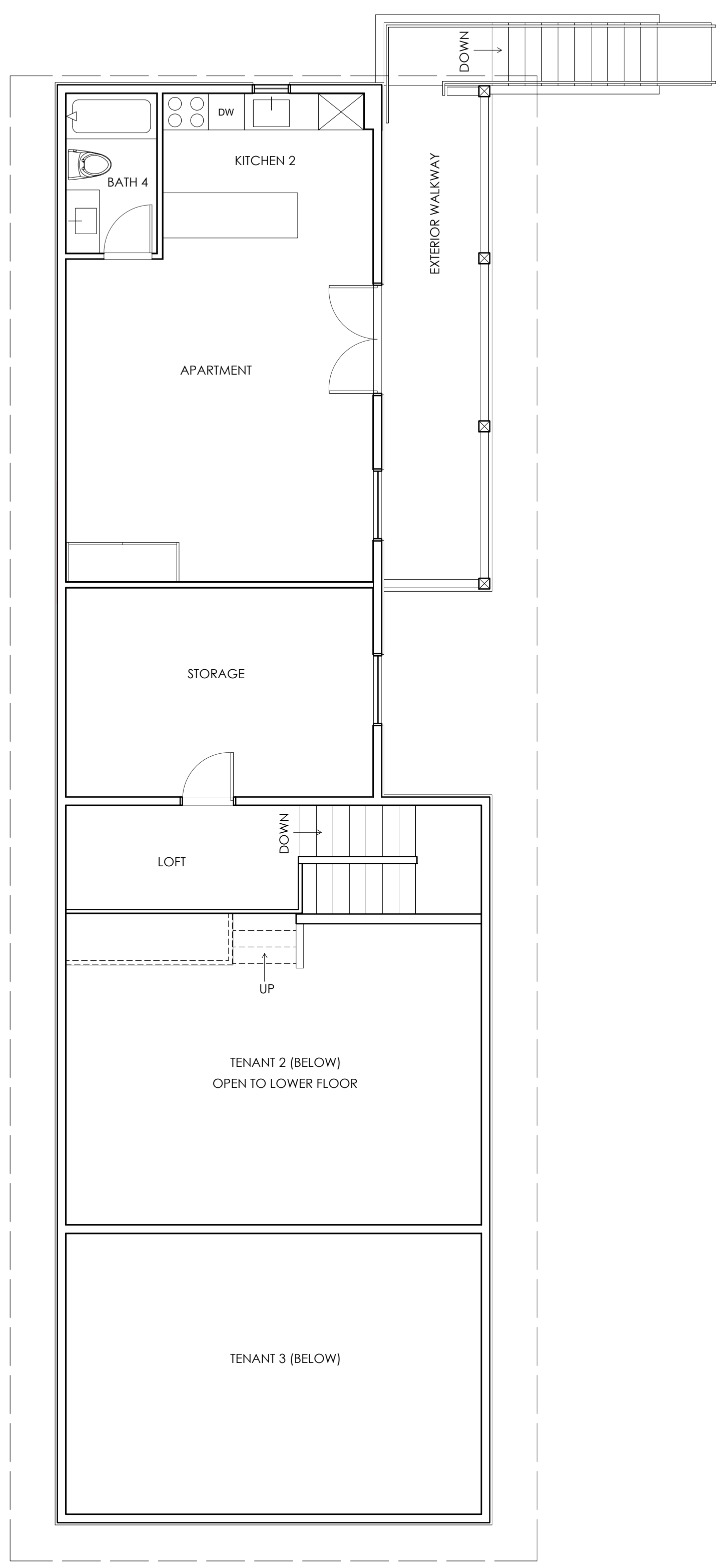
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MEASUREMENTS

JOB: 8 EL CAMINITO

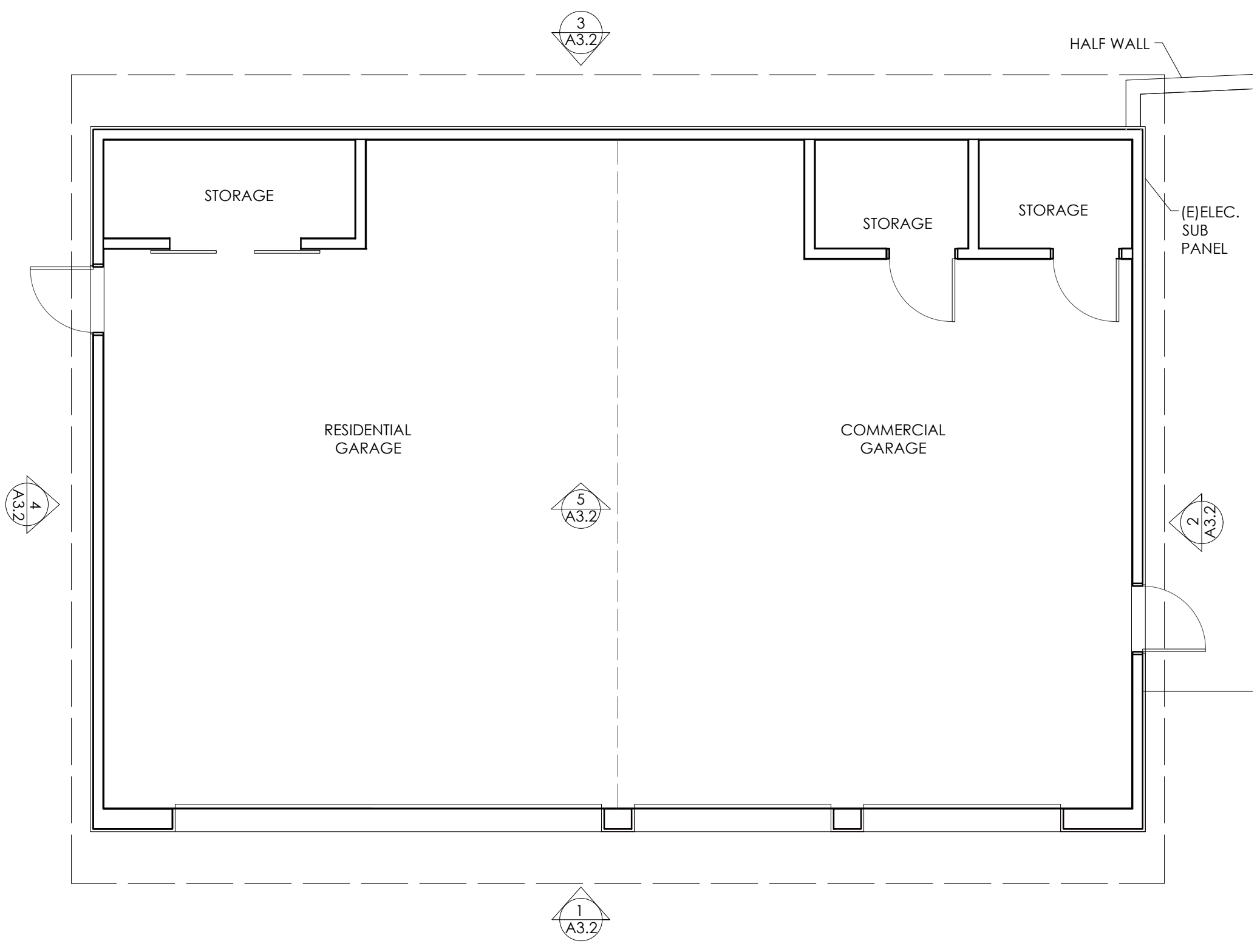
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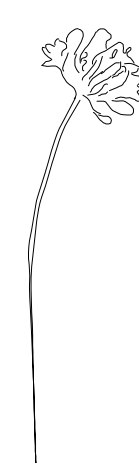
2 FIRST LEVEL AS-BUILT FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 SECOND LEVEL AS-BUILT FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 GARAGE AS-BUILT FLOOR PLAN
SCALE: 3/16" = 1'-0"



REVISIONS	DATE

SCALE: AS NOTED

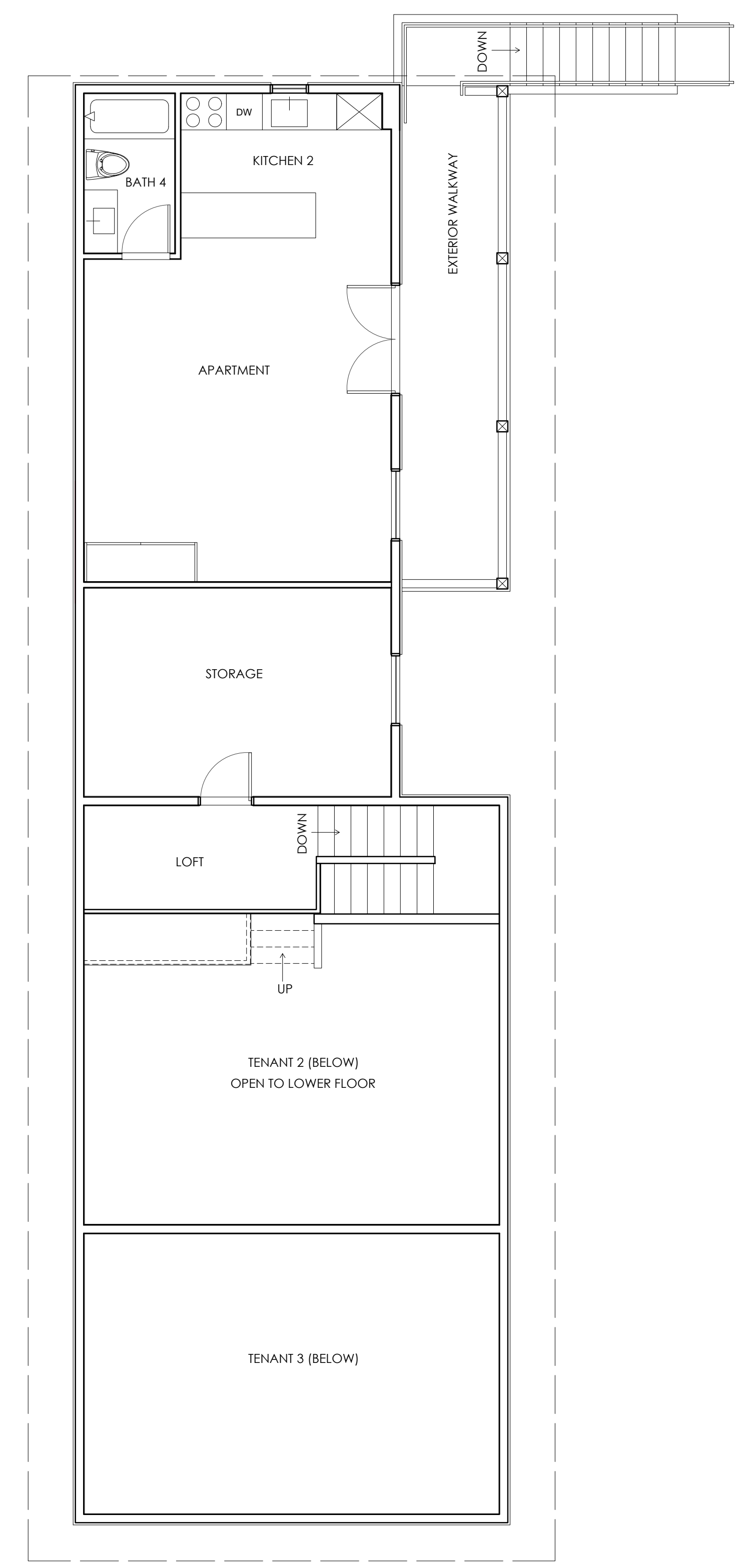
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MEASUREMENTS

JOB: 8 EL CAMINITO

PAPER SIZE: 24 X 36



2 FIRST LEVEL PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 SECOND LEVEL PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

3 GARAGE PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	DATE

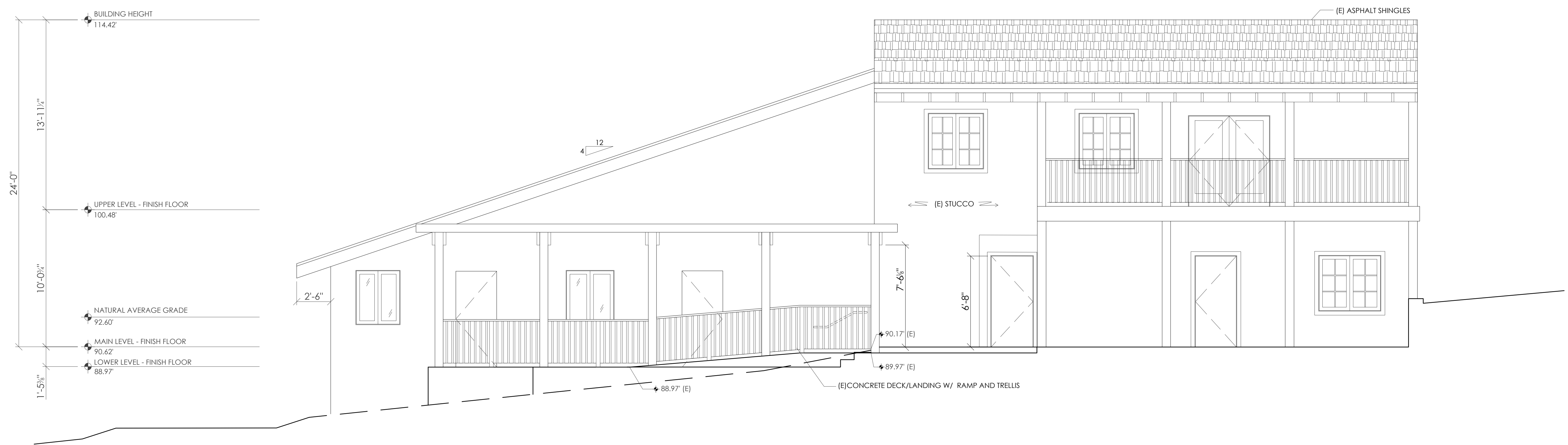
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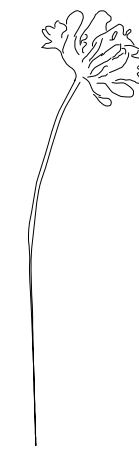
EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATION - SOUTH
SCALE: $\frac{1}{4}" = 1'-0"$



1 EXTERIOR ELEVATION - EAST
SCALE: $\frac{1}{4}" = 1'-0"$



8 EL CAMINITO ROAD

CARMEL VALLEY, CA 93924
APN: 187-433-039-000

JESSICA PINNEY
BUILDING DESIGNER

REVISIONS	DATE

SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

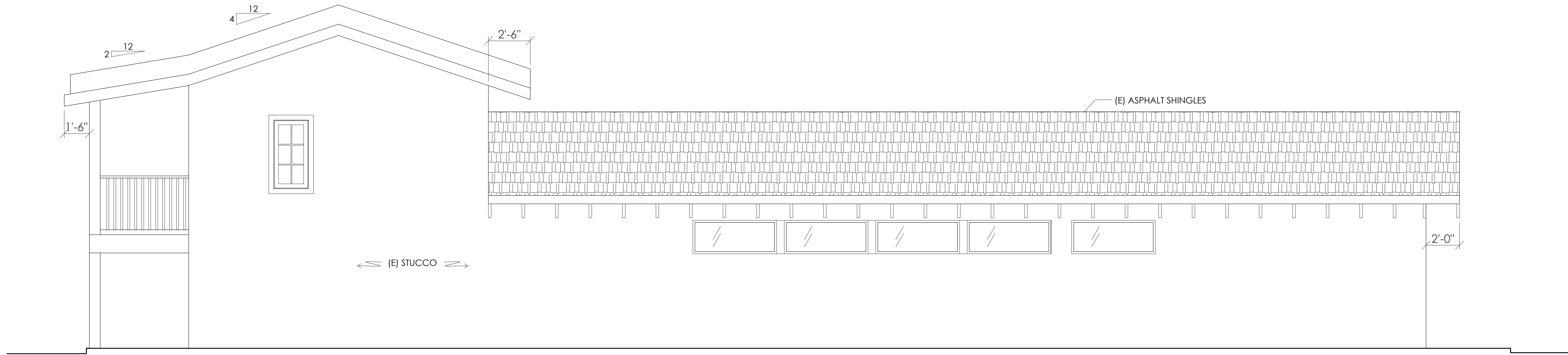
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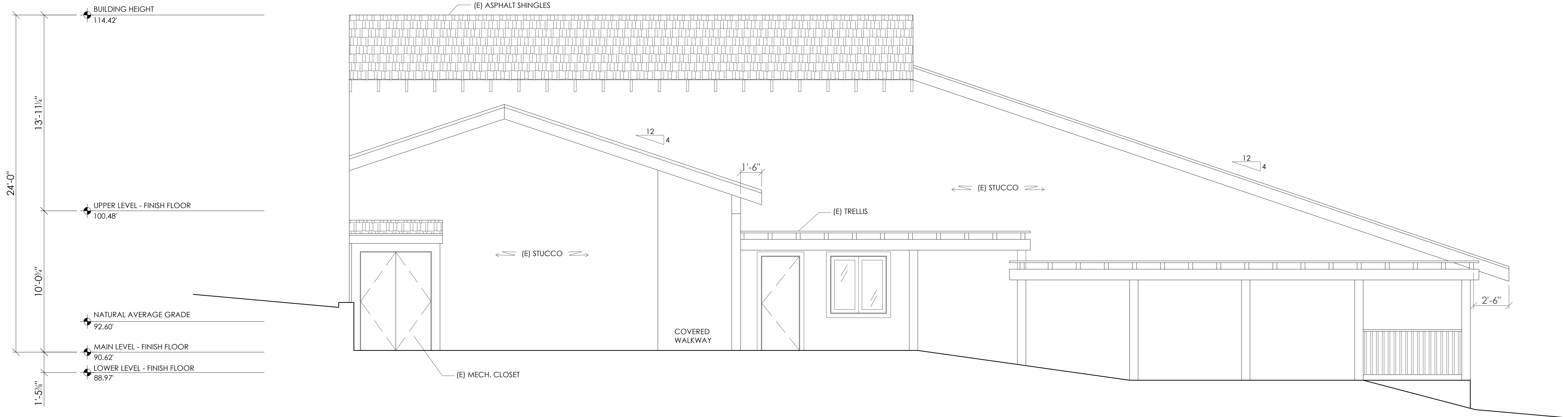
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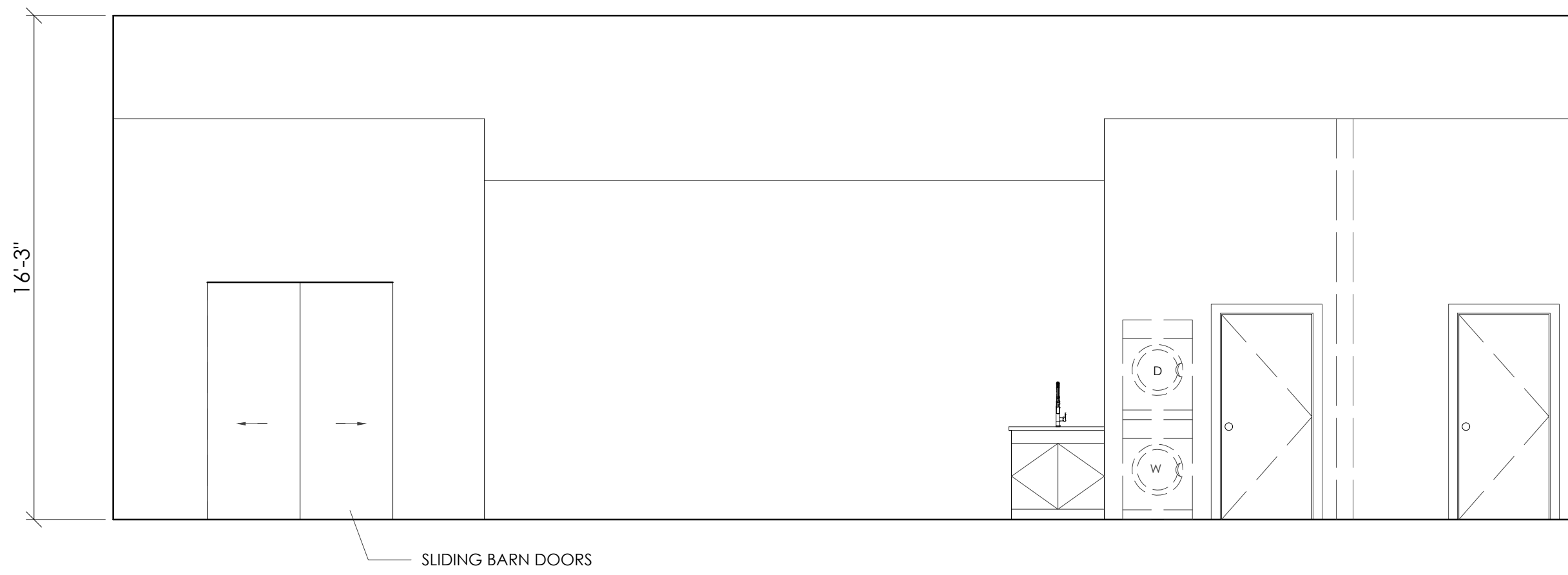
EXTERIOR
ELEVATIONS



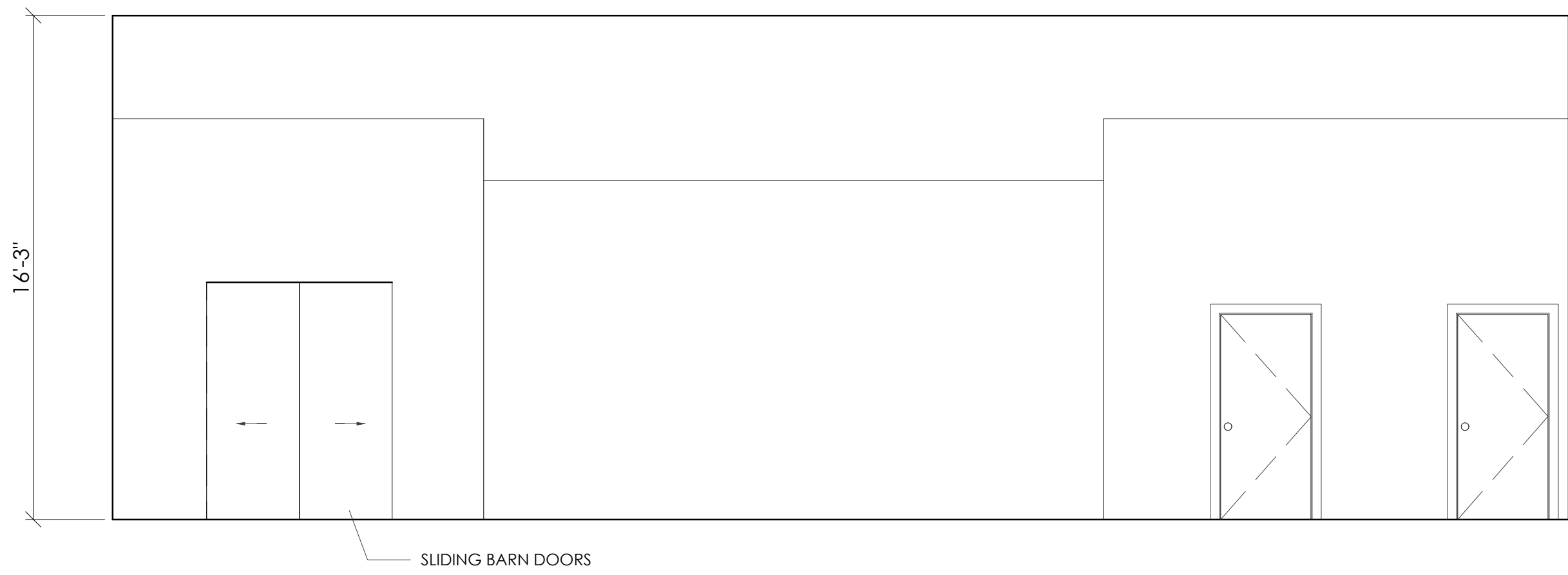
2 EXTERIOR ELEVATION - NORTH
SCALE: $\frac{1}{4}'' = 1'-0''$



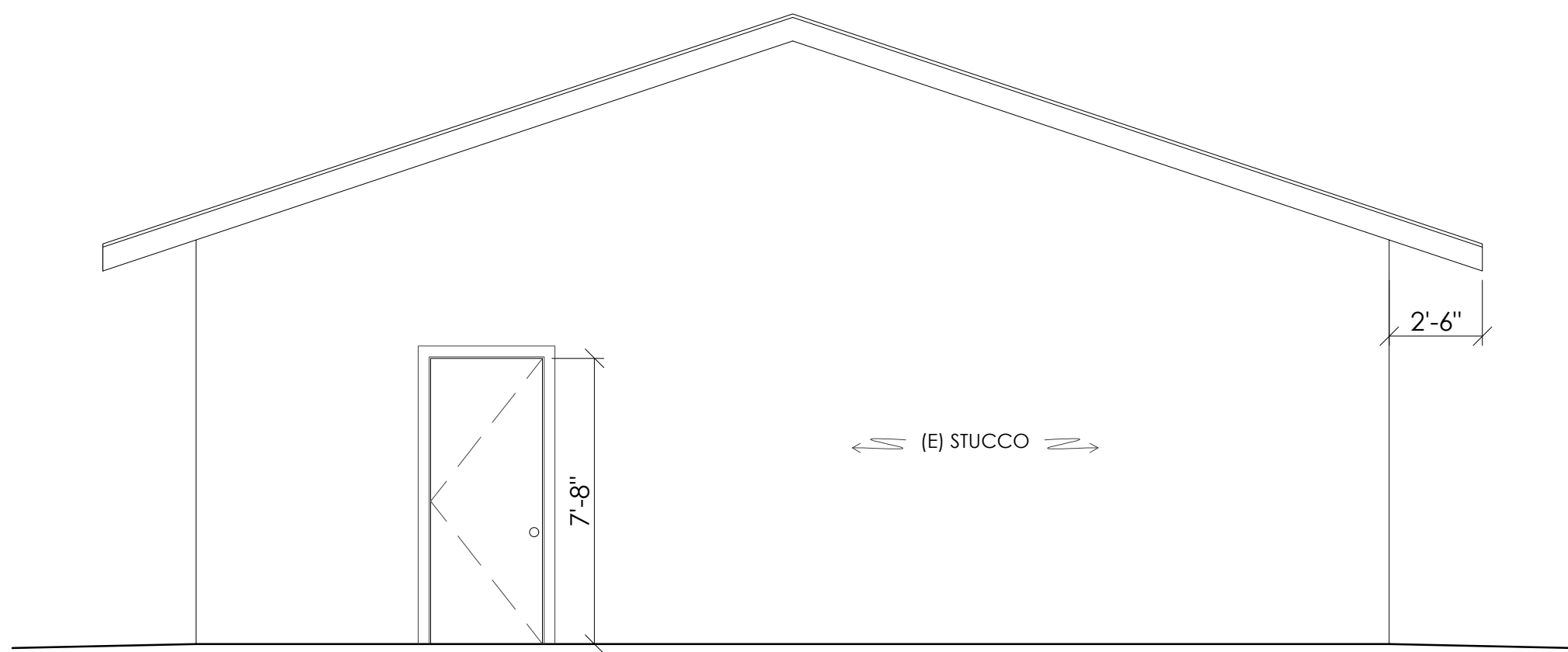
1 EXTERIOR ELEVATION - WEST
SCALE: $\frac{1}{4}'' = 1'-0''$



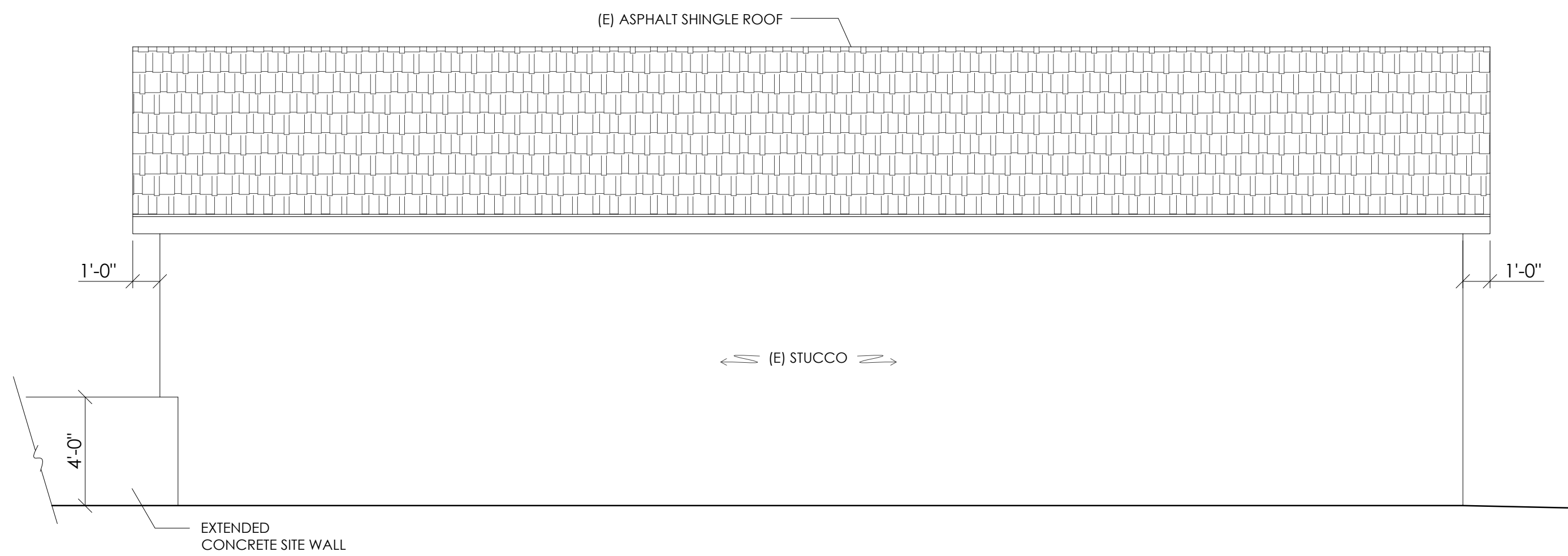
6 PROPOSED INTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{4}" = 1'-0"$



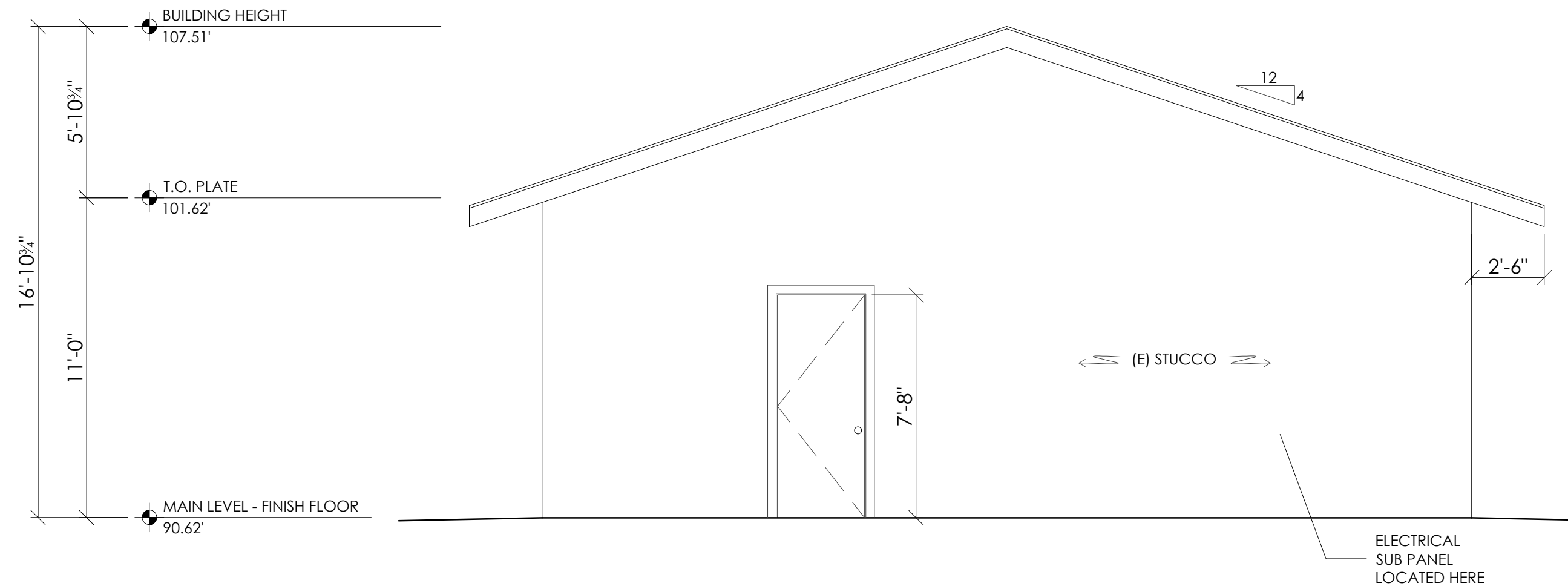
5 EXISTING INTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{4}" = 1'-0"$



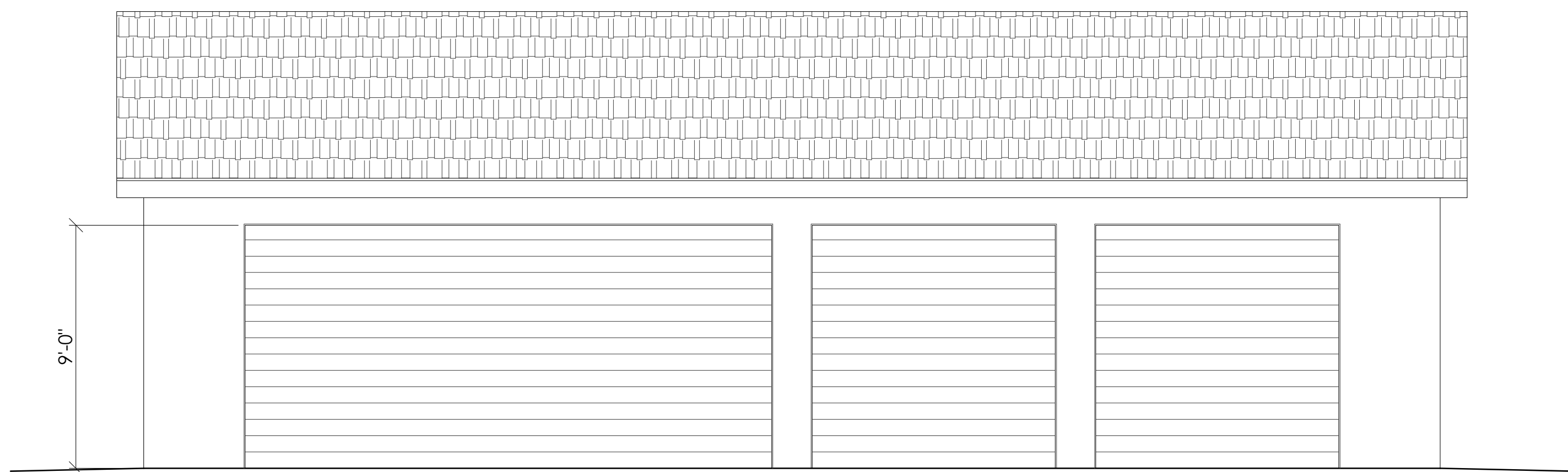
4 EXTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{2}" = 1'-0"$



3 EXTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{2}" = 1'-0"$



2 EXTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{2}" = 1'-0"$



1 EXTERIOR ELEVATION - GARAGE
SCALE: $\frac{1}{2}" = 1'-0"$



REVISIONS	DATE

SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

JOB: 8 EL CAMINITO

PAPER SIZE: 24 X 36

A3.2

7.10.25
EXTERIOR AND
INTERIOR ELEVATIONS
OF GARAGE