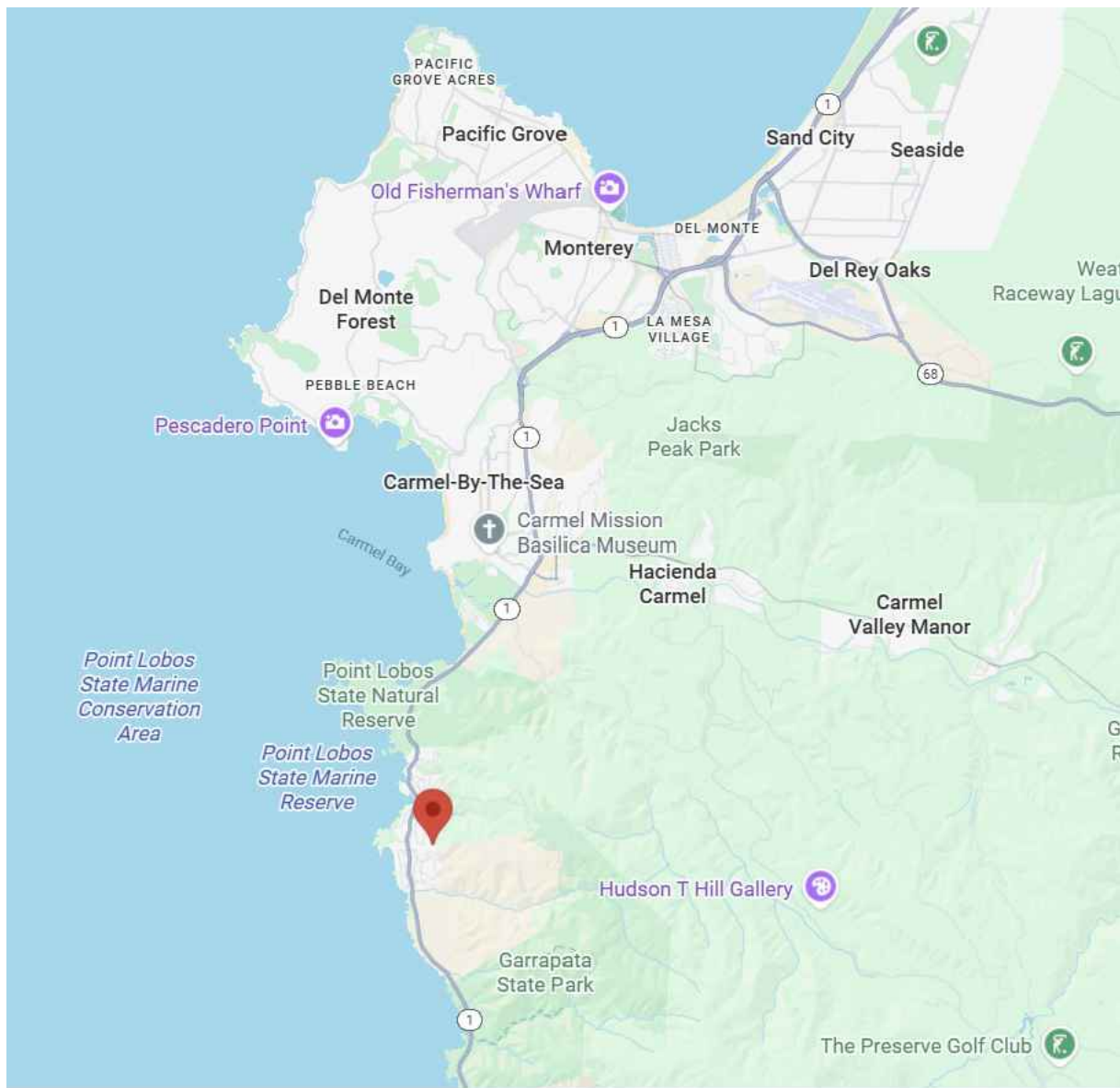




1 PROPERTY MAP
SCALE: 1/32" = 1'-0"



2 VICINITY MAP
NTS

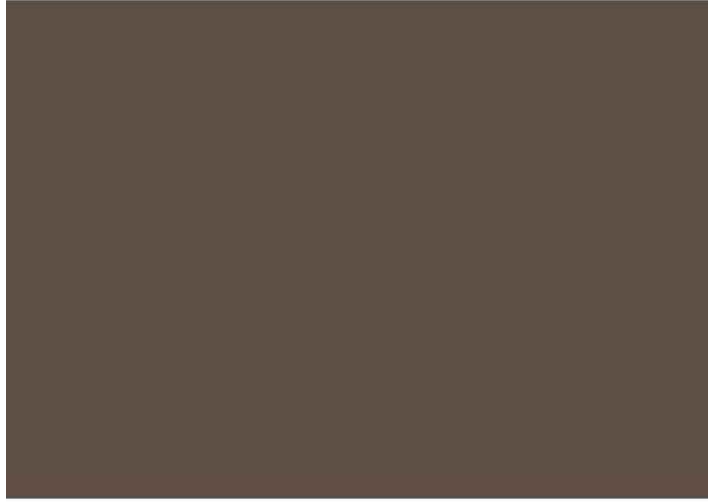
BUILDING CODE INFO

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)

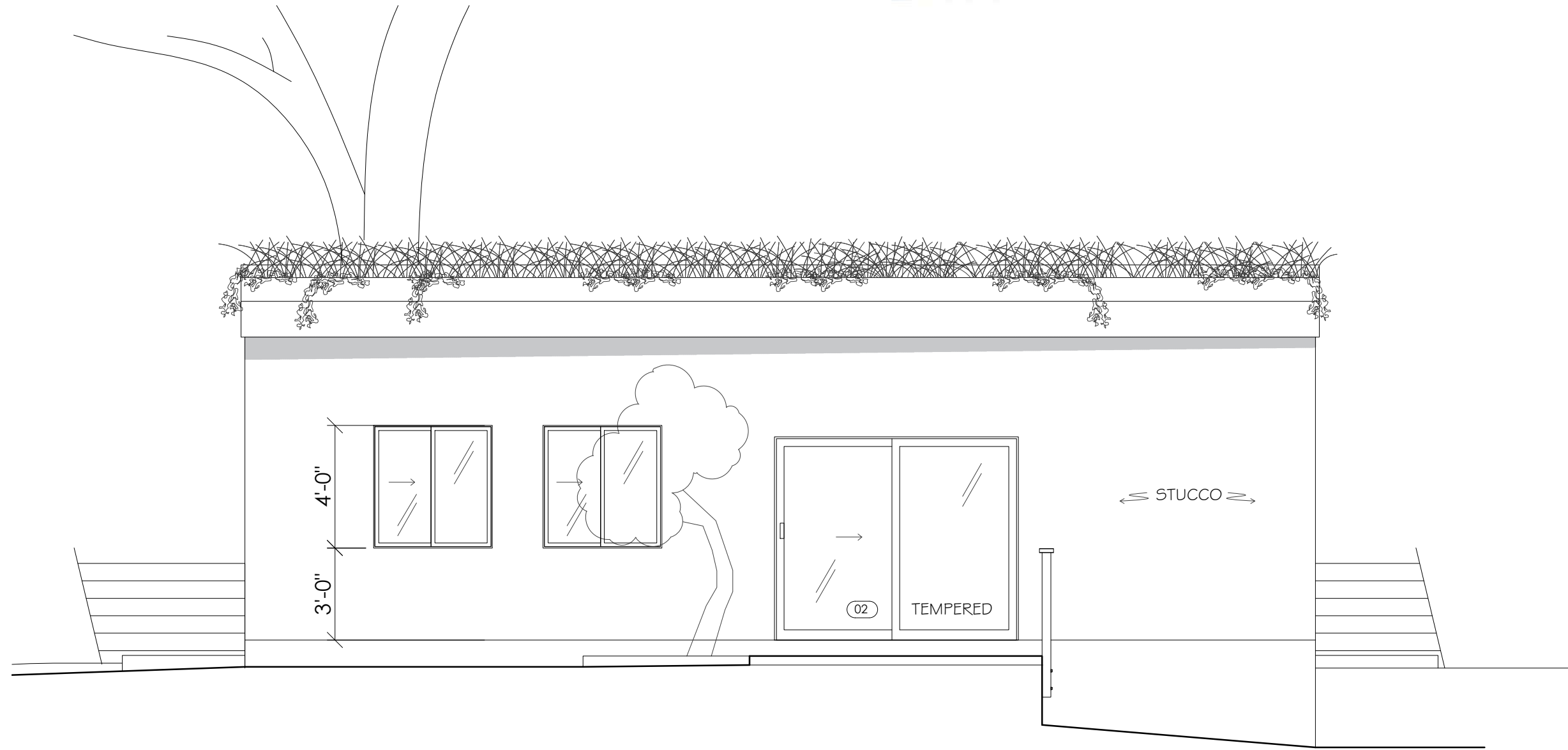
SHEET INDEX	
A0.0	COVER SHEET, PROJECT DATA, VICINITY MAP, SITE PHOTOS, SITE MAP
A0.1	SITE SURVEY
A0.2	BEST MANAGEMENT PRACTICES
A0.3	CALGREEN SHEET 1
A0.4	CALGREEN SHEET 2
A1.0	SITE PLAN AND ESCP
A2.0	PLANS
A3.0	EXTERIOR ELEVATIONS
A4.0	SECTION
A5.0	SECTION
E1.0	ELECTRICAL AND LIGHTING PLANS
S1.0-S1.5	STRUCTURAL PLANS AND DETAILS
R1.0	RETENTION/ FOUNDATION WALL DETAIL & SCHEDULE

EXTERIOR PAINT COLOR



CINNABARK

PPU3-20



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

CLEAR CITATION # 25CE00206

NEW 658 SQ.FT. WORKSHOP WITH GREEN ROOF AND 110 SQ.FT. PATIO

UPDATE (E) 70 AMP ELECTRICAL PANEL AT MAIN HOUSE ON PARCEL 241-271-020-000 TO 125 AMP PANEL

NO WATER OR GAS
NO SEPTIC

PROJECT TEAM

OWNER:	STEVE WYNNE 43924 PINE CT. FREMONT, CA 94539
DESIGNER:	JESSICA PINNEY DESIGN 28285 ANNE CIRCLE CARMEL, CA 93923 503-866-4479 jessica@jessicapinneydesign.com
STRUCTURAL ENGINEER:	CHRISTIAN LEE STRUCTURAL-E, INCORPORATED 831-320-1865 structuralplans@gmail.com

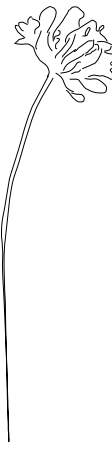
PROJECT INFORMATION

PROPERTY ADDRESS:	212 CREST ROAD CARMEL, CA 93923
APN #:	241-271-019-000
ZONING:	LDR/1-D(CZ)
TYPE OF CONSTRUCTION:	TYPE VB
OCCUPANCY GROUP:	R-3
SPRINKLERS:	N/A
WUI:	YES
YEAR BUILT:	N/A
FIXTURES ADDED:	0
TREES TO BE REMOVED:	0
TREES TO BE ADDED:	3

BUILDING AREA

(E) BUILDING/ LIV AREA:	N/A
PROPOSED WORKSHOP SQ.FT. :	658 SQ.FT.
LOT - ACRES:	1.123202 ACRES
LOT - SQ.FT. :	48,927 SQ.FT.

JESSICA PINNEY
DESIGN



DESIGN AND CONSULTATION
RESIDENTIAL NEW CONSTRUCTION
RENOVATION & REMODEL
503-866-4479
JESSICAPINNEYDESIGN.COM

WYNNE WORKSHOP
212 CREST ROAD
CARMEL, CA 93923
APN: 241-271-019-000

JESSICA PINNEY
BUILDING DESIGNER

REVISIONS	DATE
1	2.4.26
2	4.24.26

SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

JOB: WYNNE

PAPER SIZE: 24 X 36

A0.0

4.24.2026

COVER PAGE

Map Information:

Vertical Datum: Assumed.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Notes: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Survey

A.S.O. - as shown on
BC - brass cap or begin curve
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MAG - MAG NAIL
MKD - marked
MON - monument
NET - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
PP - plastic plug
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography

AC - asphalt concrete
BLD/BLDG - building
CONC - concrete
D - dirt
FL - flow line
FNC - fences
FNC-BRD - board fence
FNC-WD - wood fence
FS - finished surface
GUY - guy pole
GVL - gravel
HDG - hedge
NG - natural grade
PLTR - planter
FTO - patio
RD - road
RRT - railroad tie
STN - stone
STP - step
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-CONC - concrete wall
WALL-RR - railroad tie wall
WLK - sidewalk

Utility

CO or C/O - clean out
HB - hose bib
JP - joint utility pole
PP - power pole
PVR - paver
STN - stone
UP - utility pole
WD-wood



Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter. Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.



Finished surface elevation



Natural grade elevation



Monument found as noted.



Parcel Boundary



Adjoining Parcel Boundaries



Right of Way



Right of Way Center Line



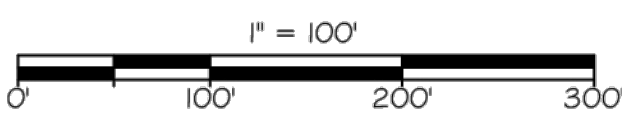
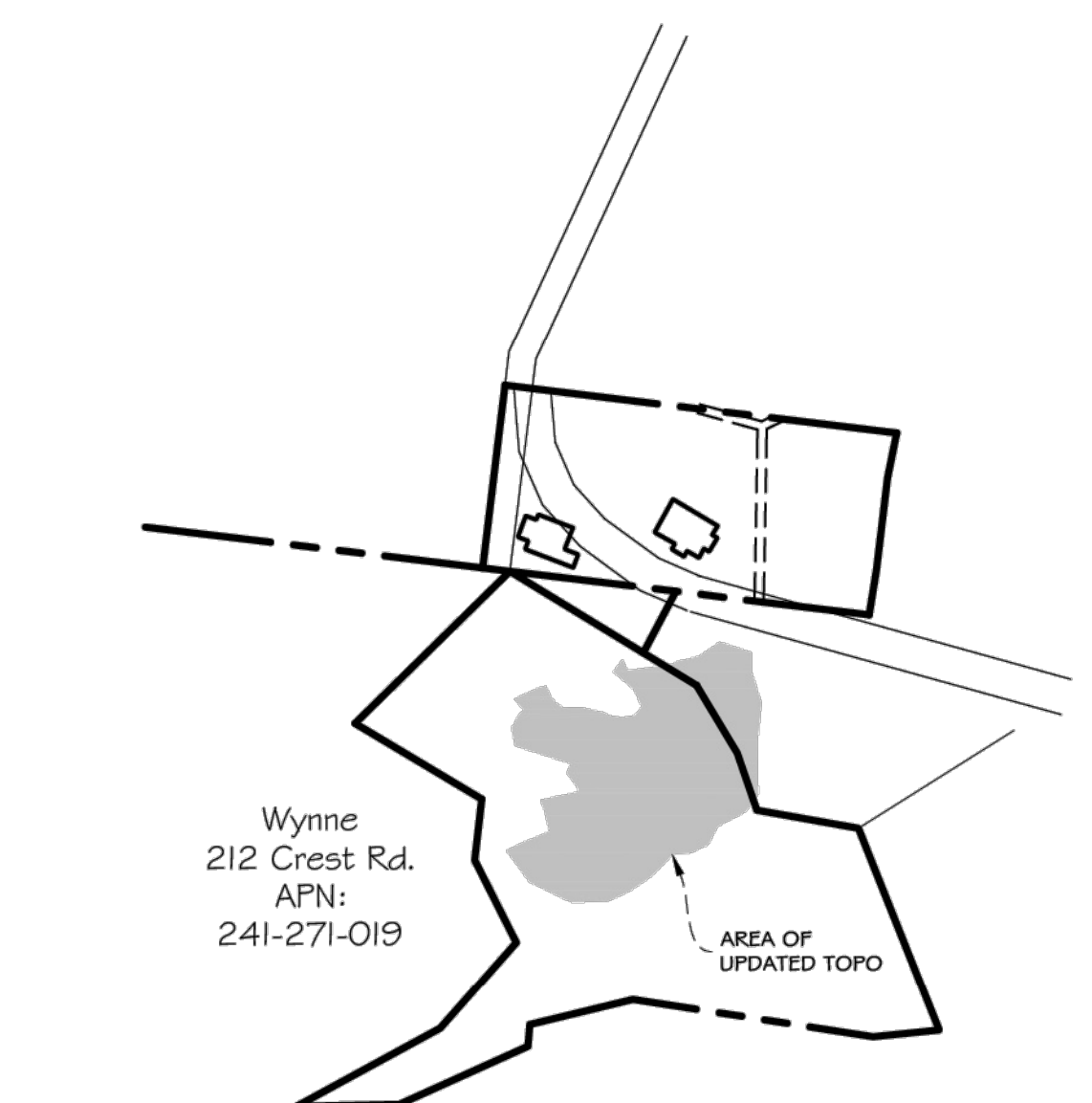
control point



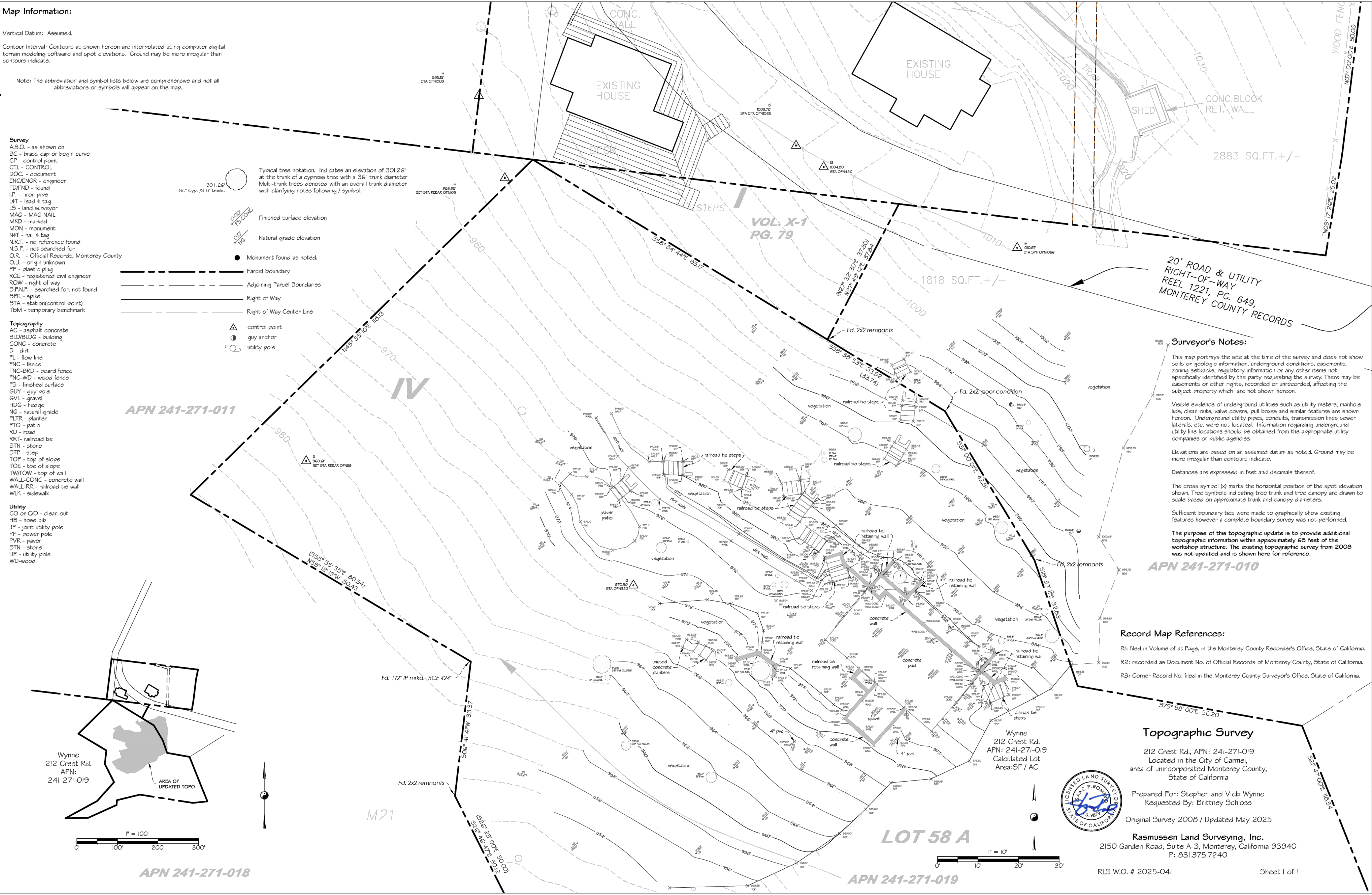
guy anchor



utility pole



APN 241-271-018



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

The purpose of this topographic update is to provide additional topographic information within approximately 65 feet of the workshop structure. The existing topographic survey from 2008 was not updated and is shown here for reference.

Record Map References:

- R1: filed in Volume of at Page, in the Monterey County Recorder's Office, State of California.
- R2: recorded as Document No. of Official Records of Monterey County, State of California.
- R3: Corner Record No. filed in the Monterey County Surveyor's Office, State of California.

Topographic Survey

212 Crest Rd., APN: 241-271-019
Located in the City of Carmel,
area of unincorporated Monterey County,
State of California

Prepared For: Stephen and Vicki Wynne
Requested By: Brittney Schloss

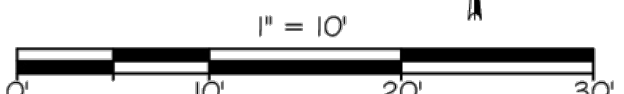
Original Survey 2008 / Updated May 2025

Rasmussen Land Surveying, Inc.

2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240

RLS W.O. # 2025-041

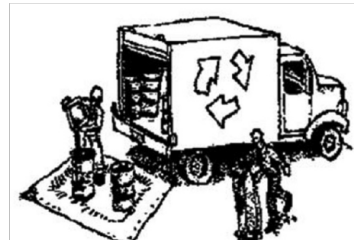
Sheet 1 of 1





CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

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

- 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.

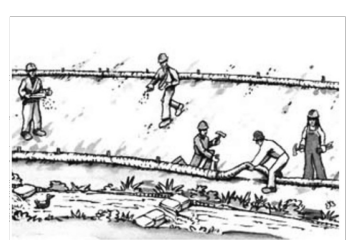
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

- 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.

- 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 materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation 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.

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 erosion control 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.

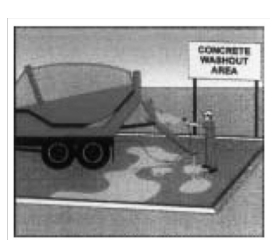
Sawcutting & Asphalt/Concrete Removal

- 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.

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.

- 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!).

- If sawcut slurry enters a catch basin, clean it up immediately.

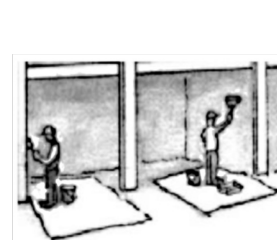


CONCRETE, GROUT & MORTAR APPLICATION

- 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.

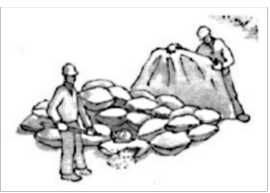
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

- Paint chips and dust from non-hazardous dry 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 residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.

- 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.



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.

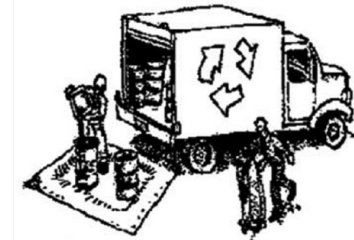
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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



LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- Haga un borde alrededor y cubra con lona impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronostico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.

- Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las regulaciones de la ciudad, del condado, del estado y federales.

- Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cubralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.

- Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.

- Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- Establezca y mantenga control efectivo de los perímetros y establezca todas las entradas y salidas del sitio de construcción

- para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.

- Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

Gestión de residuos

- El Código de Construcción Ecológica de California requiere que todos los proyectos permitidos de construcción, demolición y adiciones o alteraciones, residenciales o no residenciales, recicien o salven un mínimo del 65% de los materiales de construcción no peligrosos del proyecto.

- Cubra los contenedores de residuos de manera segura con lona impermeables al término de cada día de trabajo y durante el tiempo de lluvias.

- Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y colóquela lejos de los desagües de aguas pluviales.

- Deshágase de los residuos líquidos de pintura, solventes, aceites y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos de otra manera protegidos contra incendios (lagos, arroyos, etc.).

- La protección del conducto de entrada es el último punto de defensa de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra incendios (lagos, arroyos, etc.).

Mantenimiento y estacionamiento

- Diseñe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.

- Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.

- Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuíficas (lagos, arroyos, etc.).

- Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y colóquela lejos de los desagües de aguas pluviales.

- Deshágase de los residuos líquidos de pintura, solventes, aceites y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos de otra manera protegidos contra incendios (lagos, arroyos, etc.).

- La protección del conducto de entrada es el último punto de defensa de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra incendios (lagos, arroyos, etc.).

Prevención y control de derrames

- Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelos inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.

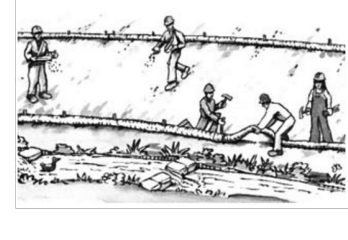
- Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del *Monterey Regional Waste Management District* para ver los materiales peligrosos aceptados como desperdicio).

- No lave con manguera los vehículos donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).

- Barra inmediatamente los materiales secos que se hayan desperdiciado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.

- Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del *Monterey Regional Waste Management District* sobre el criterio para aceptar tierra contaminada).

- Comunique inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- Plane trabajo de nivelación y pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.

- Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (*slurry seal*), capa final fluida, etc.

- Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.

- No use agua para lavar pavimento de concreto y asfalto fresco.

Control de sedimento

- Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.

- Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estancques de sedimentos.

- Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.

- Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.

- Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados.
- Poros de agua abandonados.
- Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- Evite pavimento o recurrir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.

- Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (*slurry seal*), capa final fluida, etc.

- Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.

- No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.

- Proteja las entradas de desagües de aguas pluviales, canaletas, cunetas y cursos de drenaje con lona impermeables cuando no estén en uso activo.

- Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya terminado en un sitio, o al terminar cada día de trabajo (¡lo que ocurra antes!).

- Si la lechada producida por la sierra entra en un sumidero, límpiela inmediatamente.

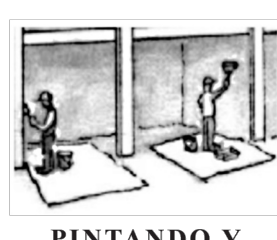


APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA

- Guarde el concreto, la lechada de cemento y la argamasa cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.

- Lave el concreto del equipo y deshágase de ella apropiadamente fuera del sitio de construcción.

- Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



PINTANDO Y REMOVIENDO PINTURA

- Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas pluviales.

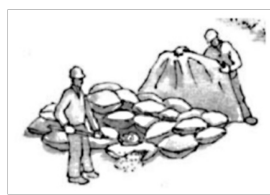
- Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.

- Lave el concreto del equipo y deshágase de ella apropiadamente fuera del sitio de construcción.

- Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

- Removiendo pintura
- Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.

- Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser usados o aplicados, en pintura en tela de plástico y echados a la basura.



MATERIALES DE JARDINERÍA

- Contenga los materiales de jardinería ya aplastados manteniéndolos cubiertos con lona impermeables cuando no estén en uso activo.

- Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde esos materiales cuando no sean activamente usados o aplicados.

- No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

JESSICA PINNEY
DESIGN



DESIGN AND CONSULTATION
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JESSICA PINNEY
BUILDING DESIGNER

REVISIONS	DATE
1	2.4.26
2	4.24.26

SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

JOB: WYNNE

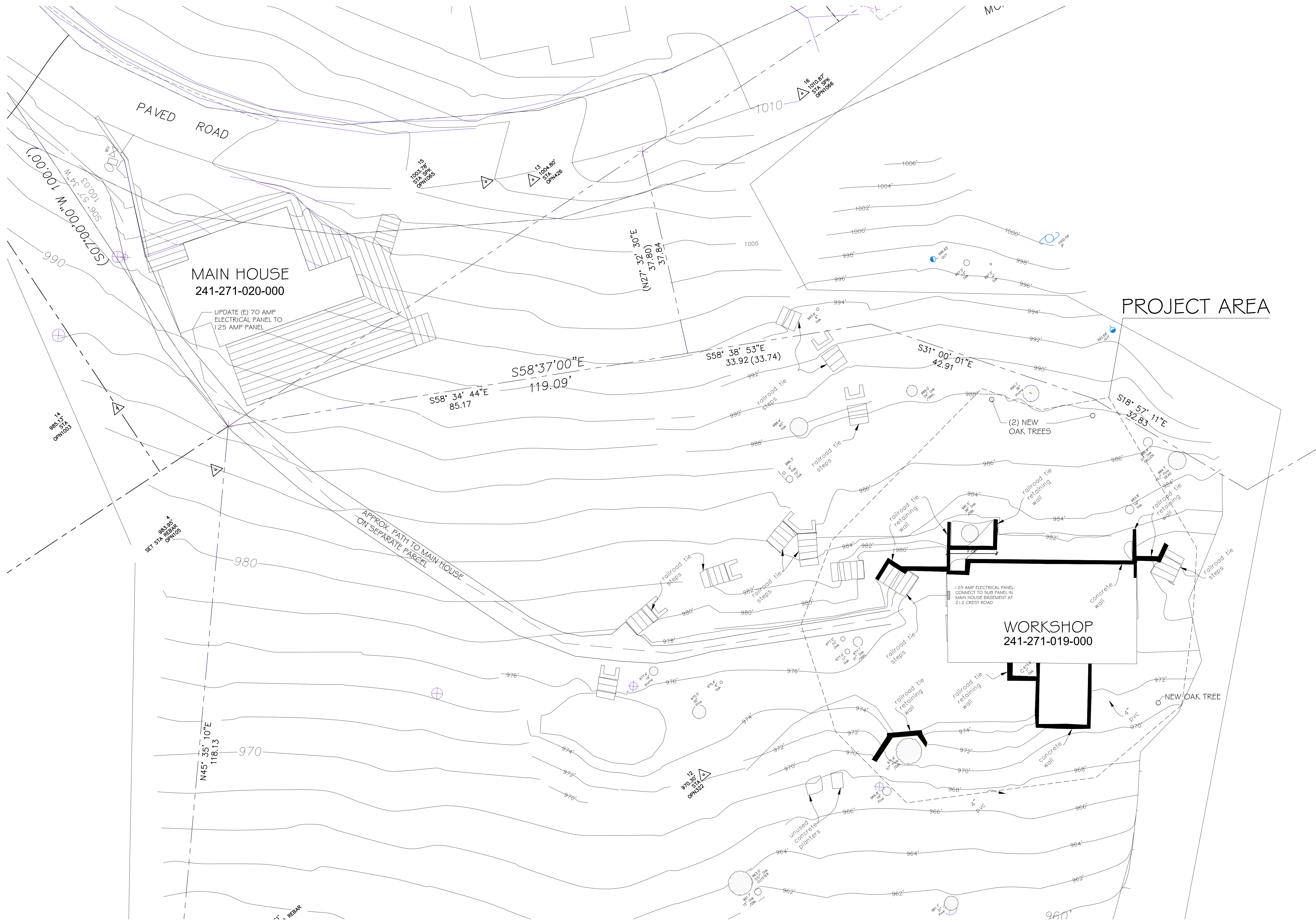
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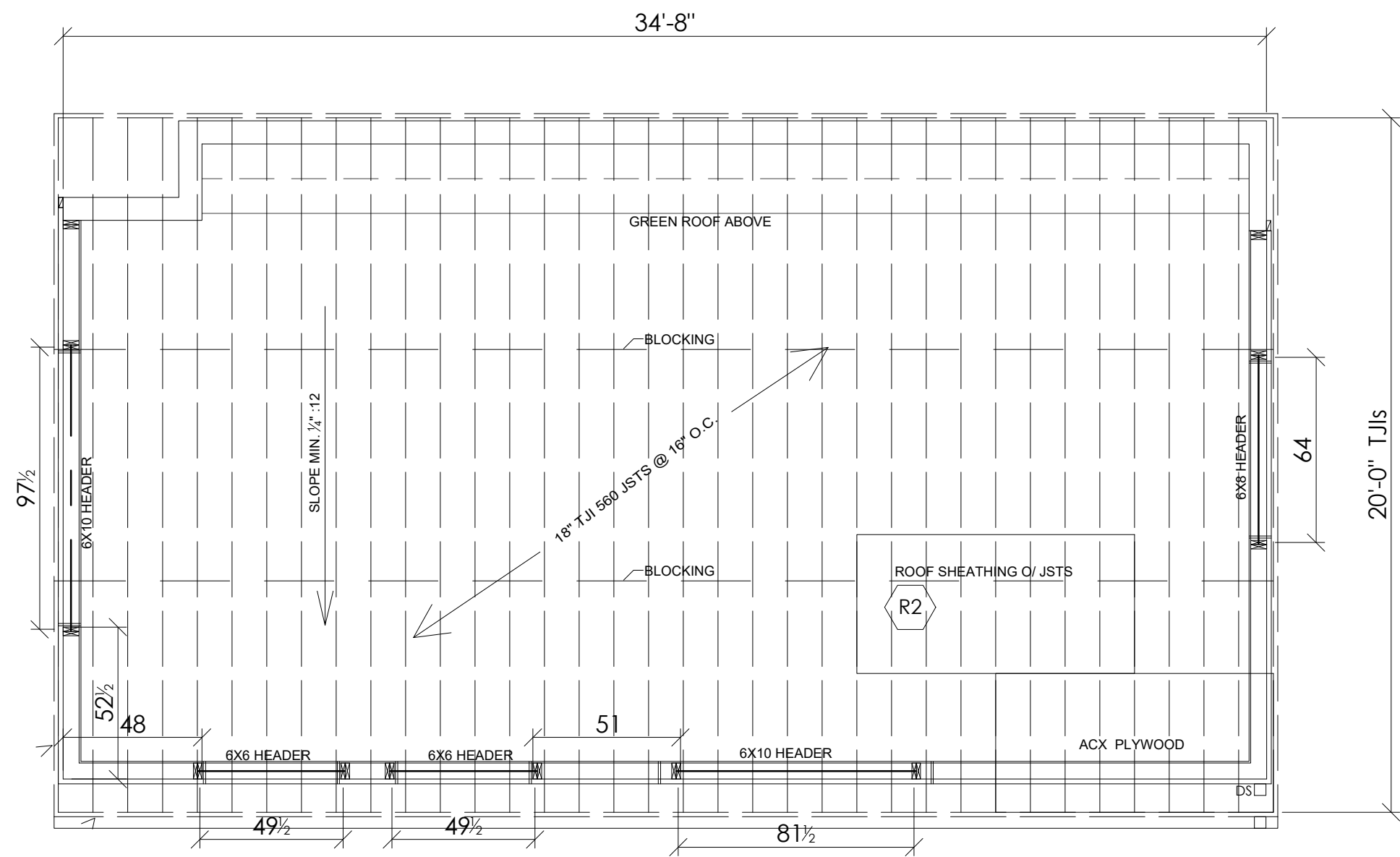
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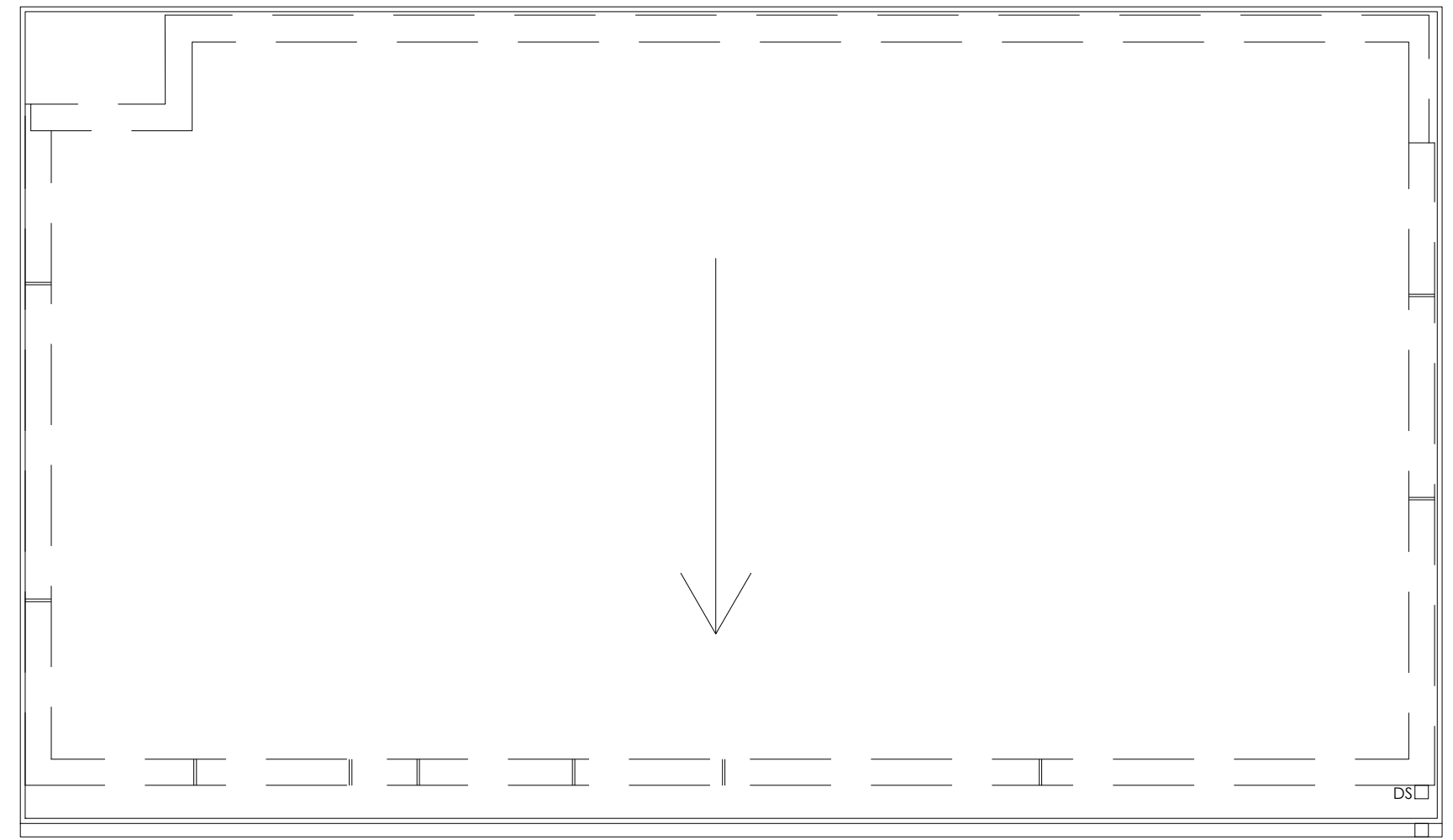
BMPs

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!

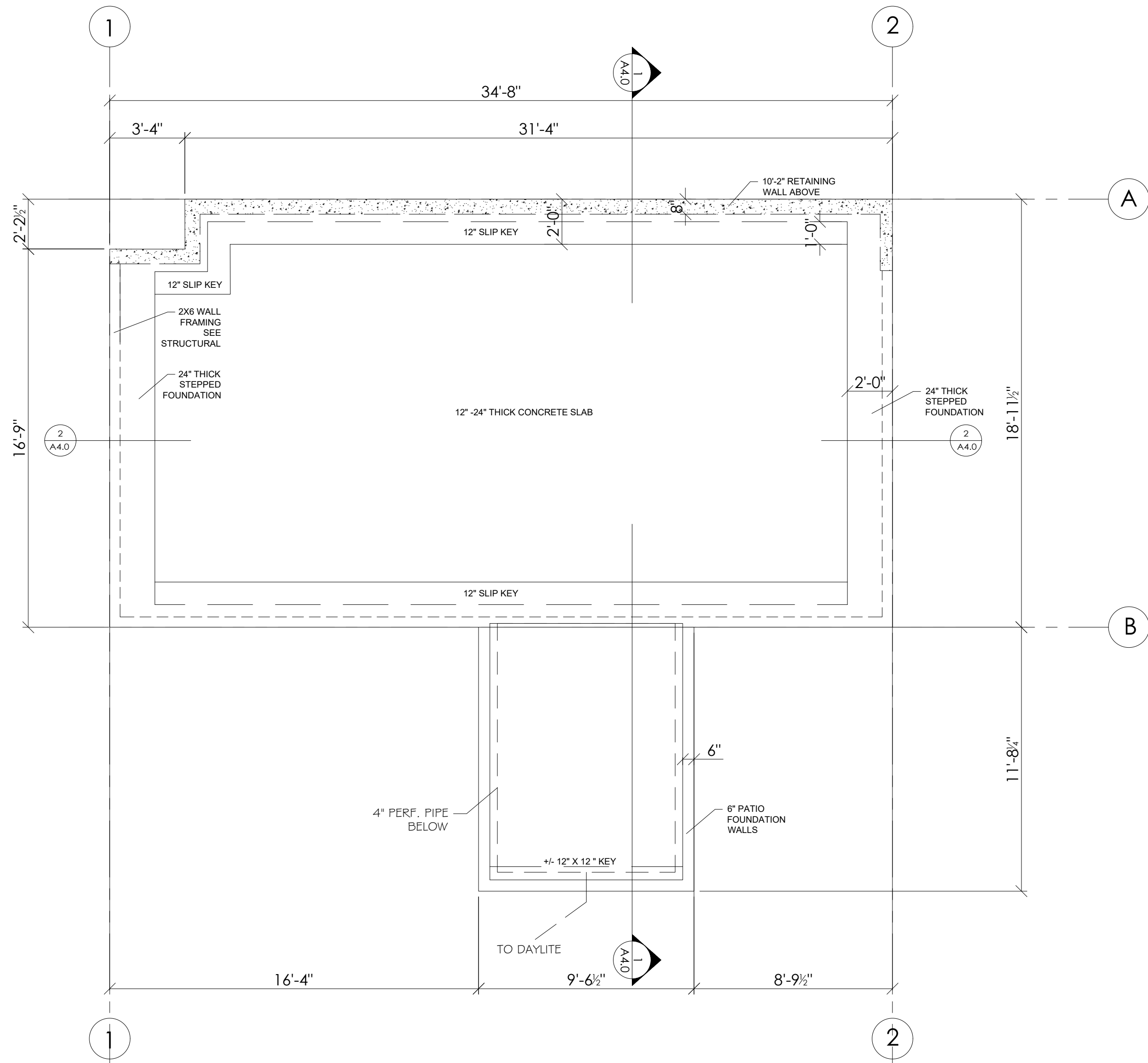




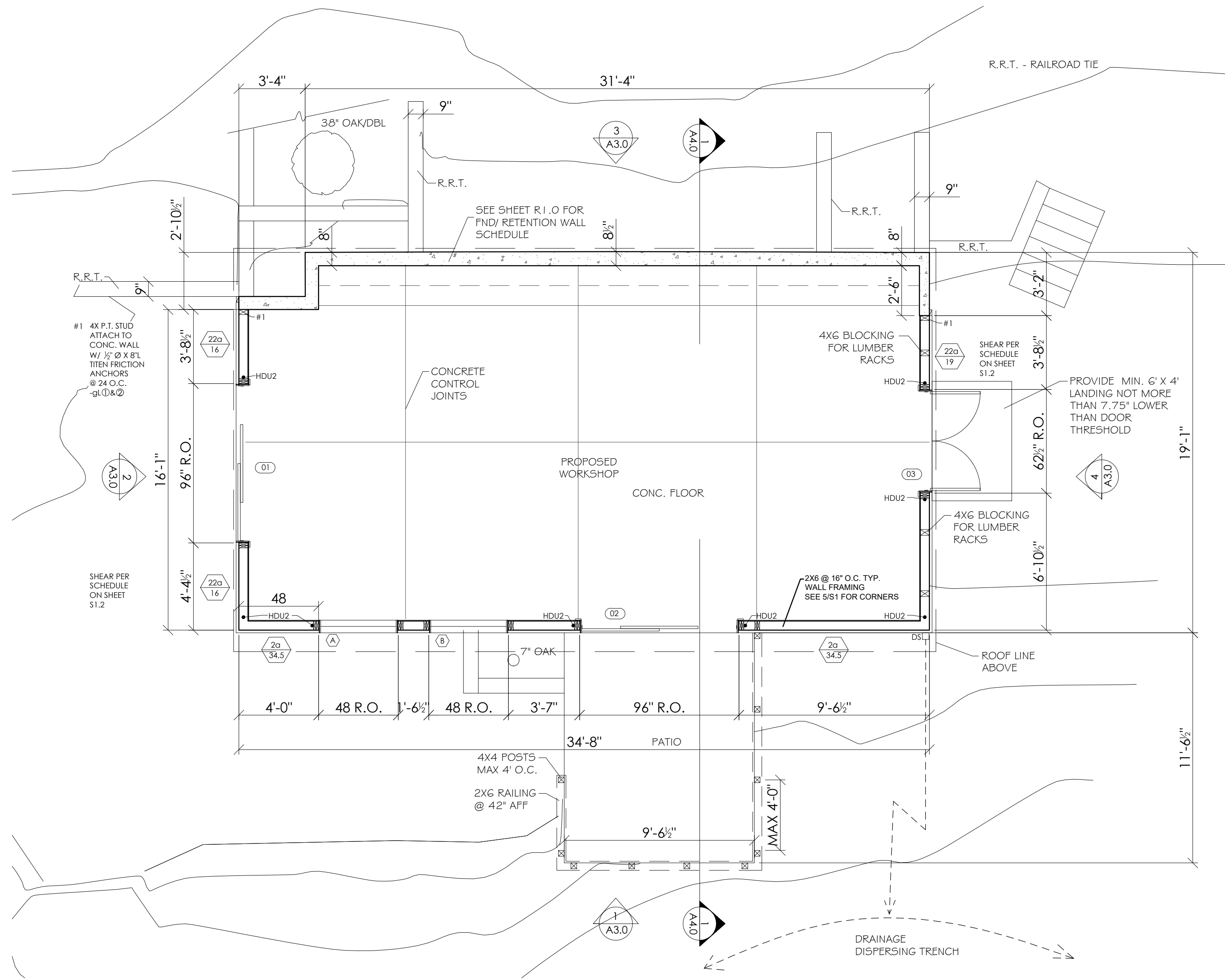
4 WORKSHOP PROPOSED ROOF/ FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 WORKSHOP PROPOSED GREEN ROOF PLAN
SCALE: 1/4" = 1'-0"



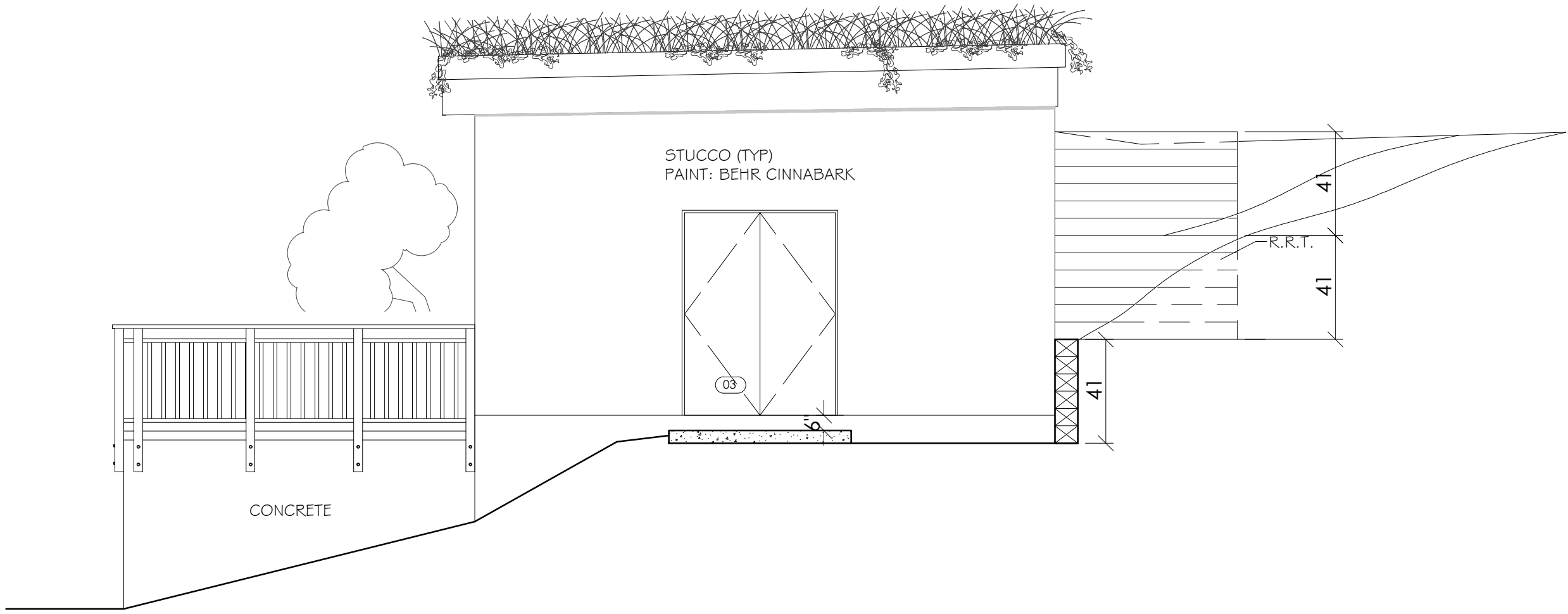
1 WORKSHOP EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



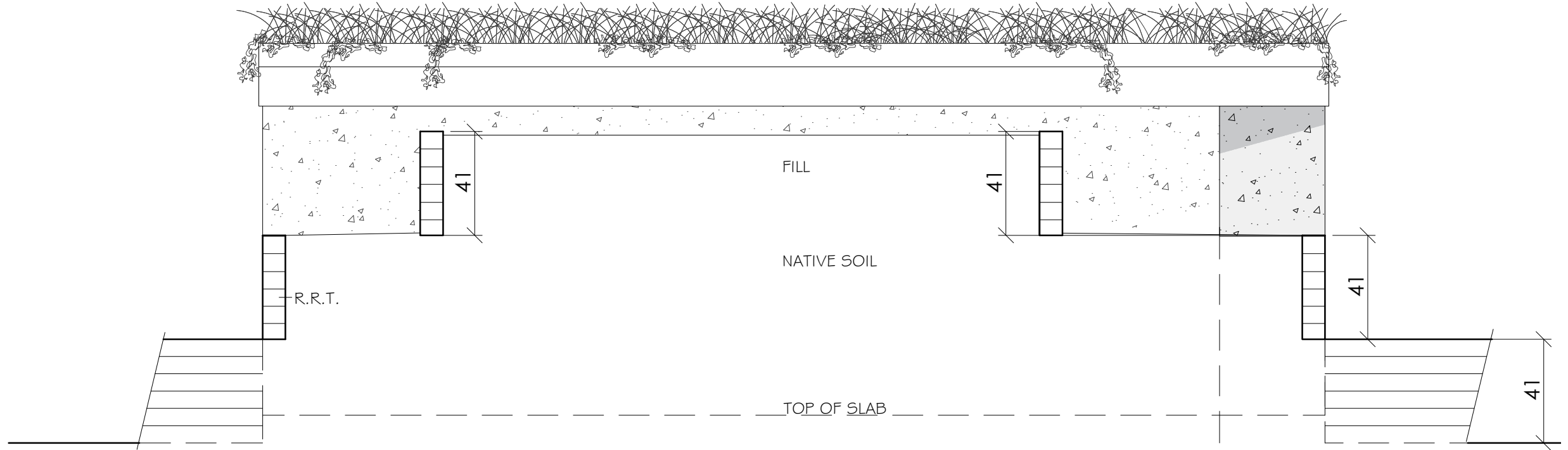
1 WORKSHOP PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



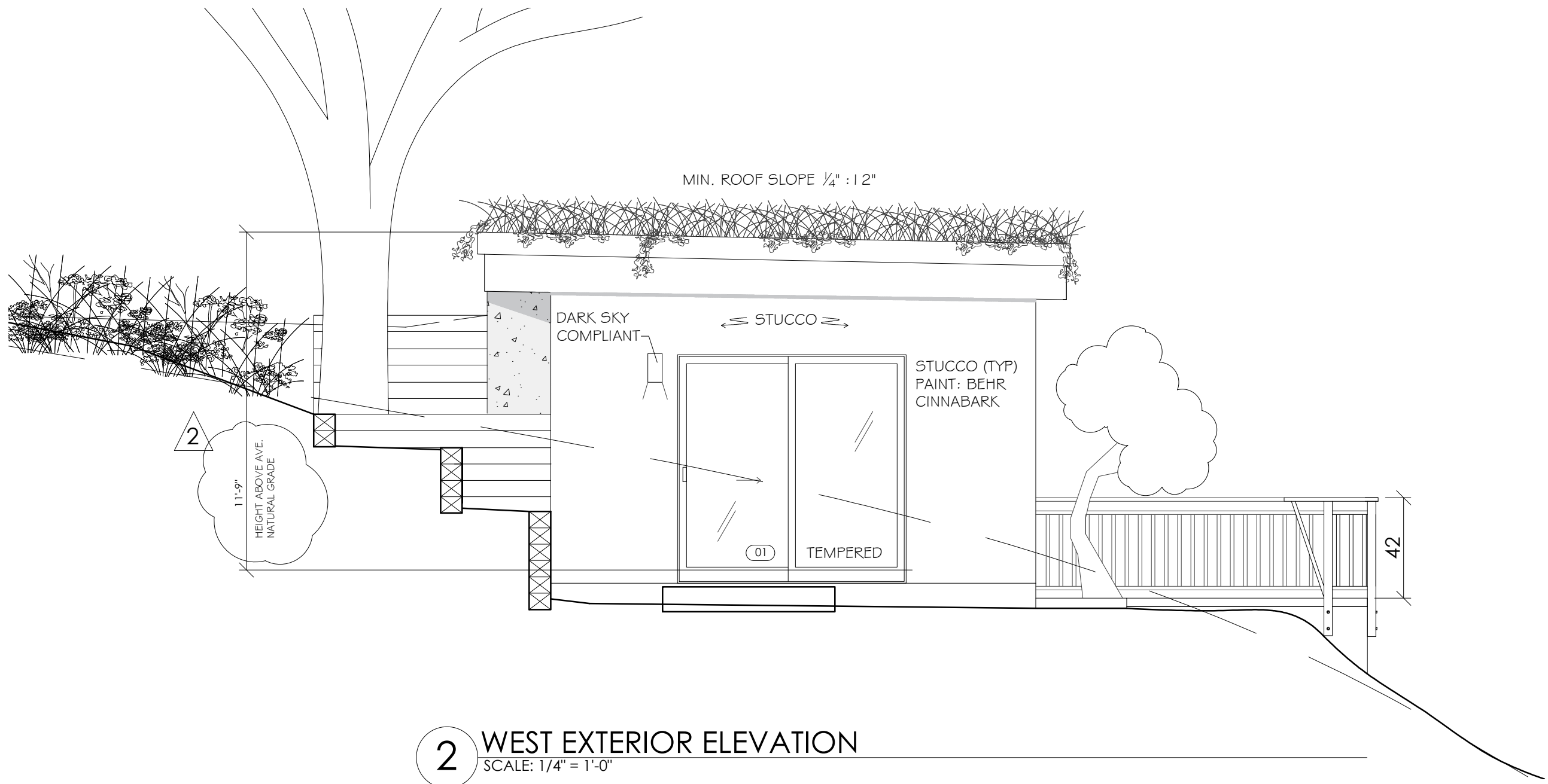
REVISIONS	DATE
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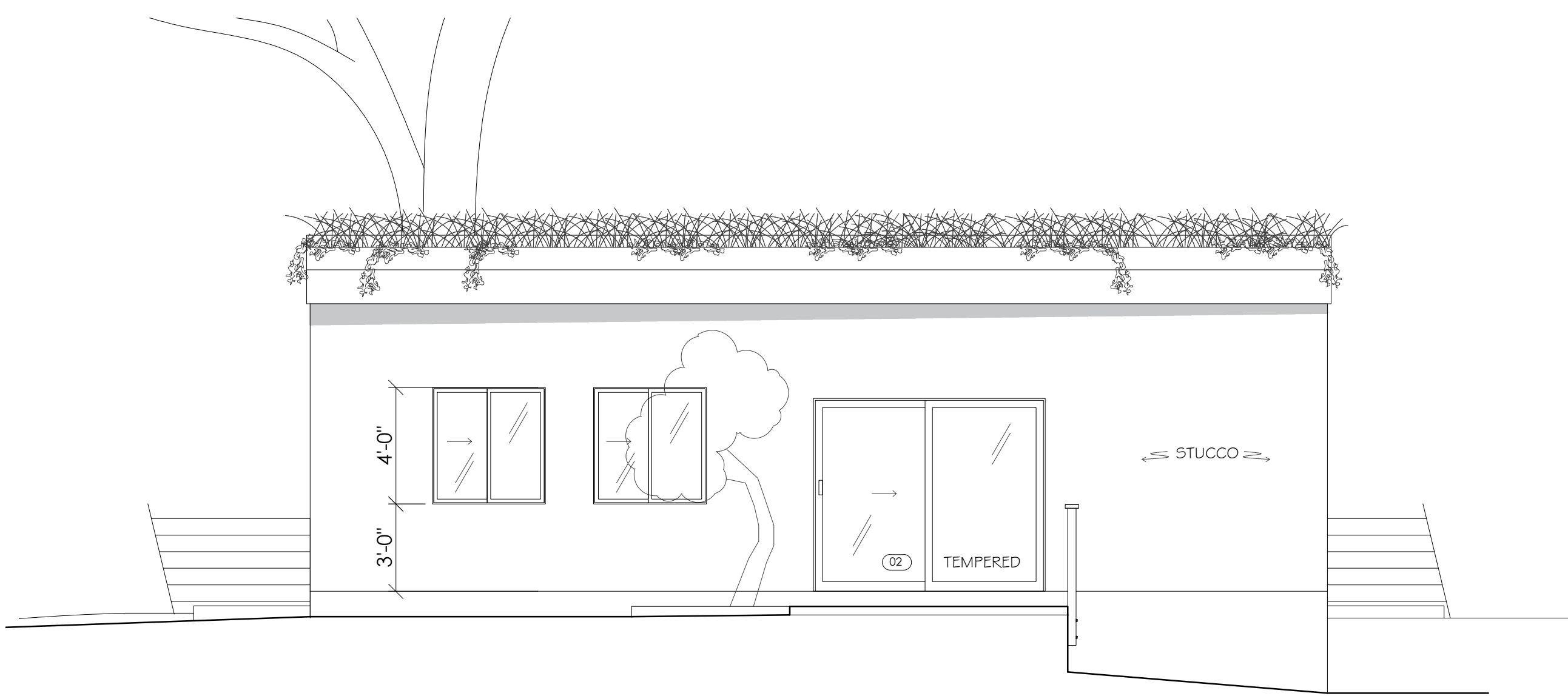
4 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

DOOR SCHEDULE

01	SLIDER / GLASS	WORKSHOP MAIN ENTRANCE	96"W	96"H	MILGARD TRINSIC - TEMPERED GLASS
02	SLIDER / GLASS	WORKSHOP SIDE ENTRY	96"W	80"H	MILGARD TRINSIC - TEMPERED GLASS
03	STEEL DOUBLE DOOR	WORKSHOP BACK ENTRANCE	62"W	80"H	STEEL CRAFT FALCON SERIES

WINDOW SCHEDULE

A	SLIDER	WEST WALL	34.75"	48"W	48"H	NET FRAME: 47 1/2 X 47 1/2"
B	SLIDER	WEST WALL	34.75"	48"W	48"H	NET FRAME: 47 1/2 X 47 1/2"



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1	2.4.26
2	4.24.26

SCALE: AS NOTED

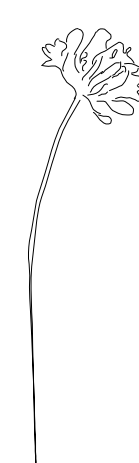
* FIELD VERIFY ALL
MEASUREMENTS

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PAPER SIZE: 24 X 36

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4.24.2026
EXTERIOR
ELEVATIONS



REVISIONS	DATE
1	2.4.26
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SCALE: AS NOTED

* FIELD VERIFY ALL
MEASUREMENTS

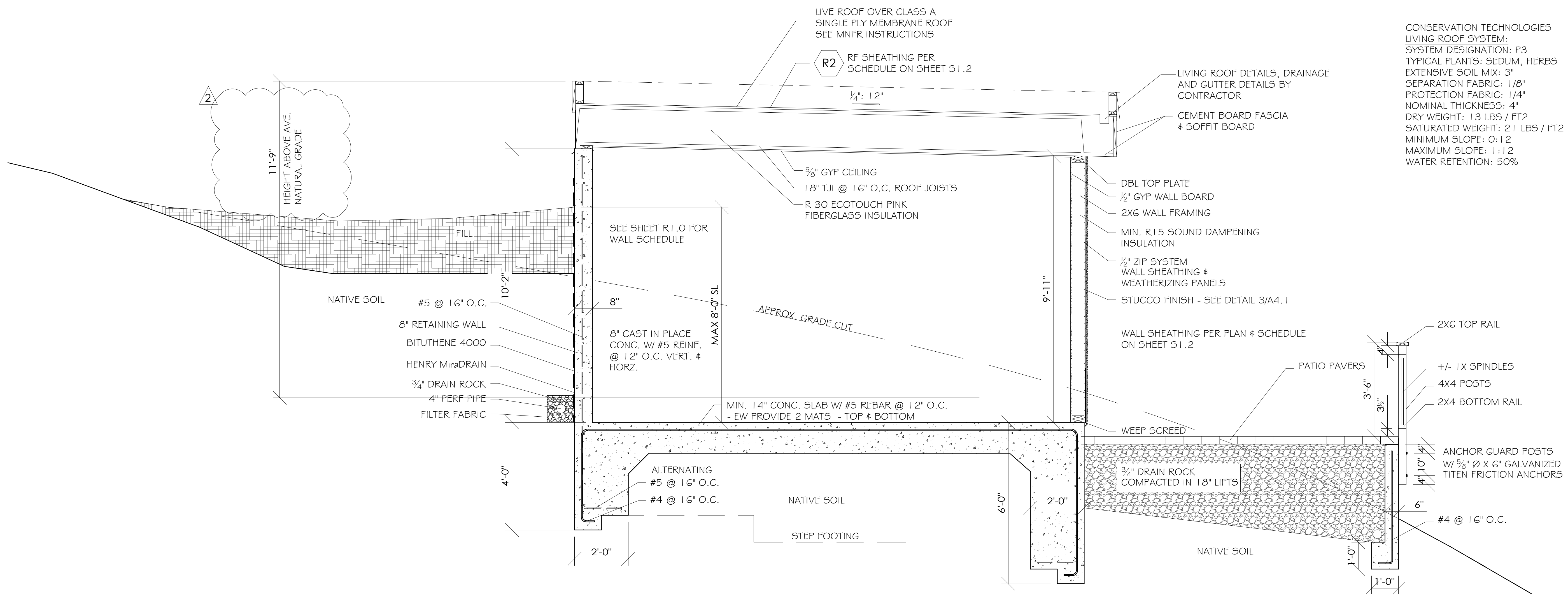
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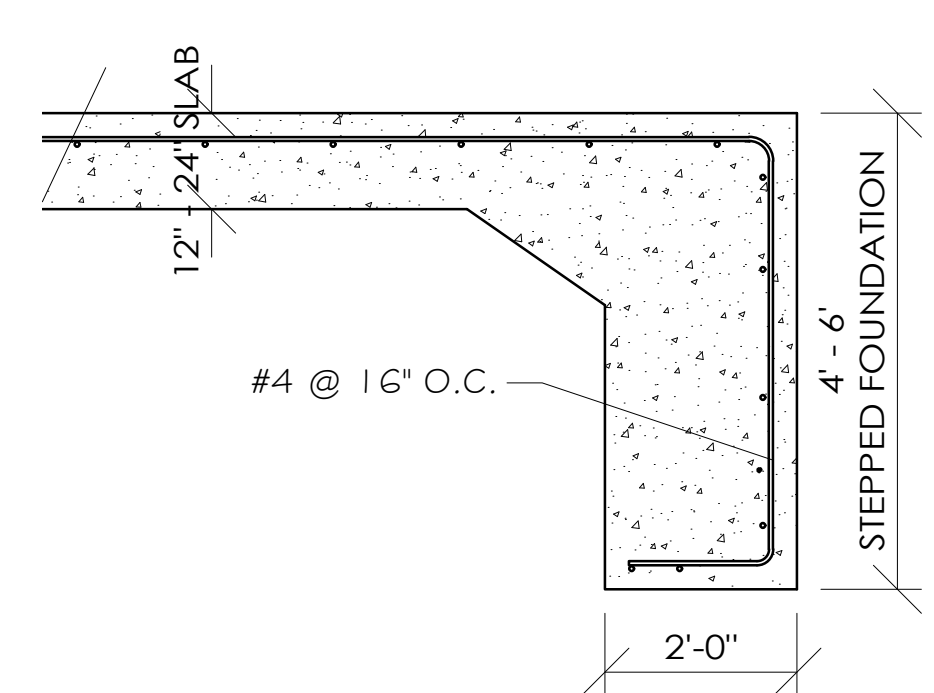
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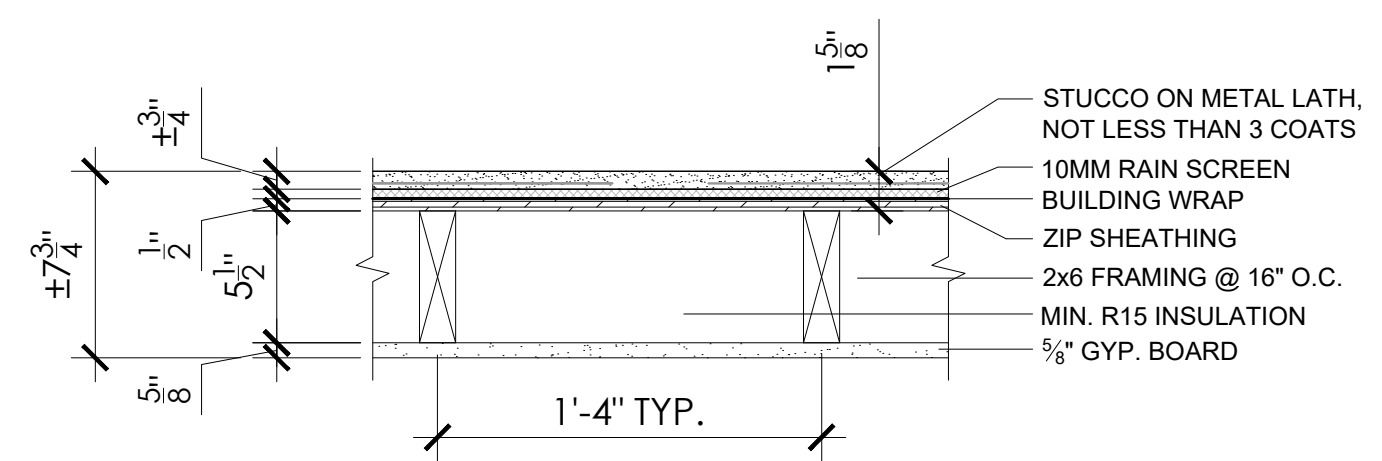
SECTIONS



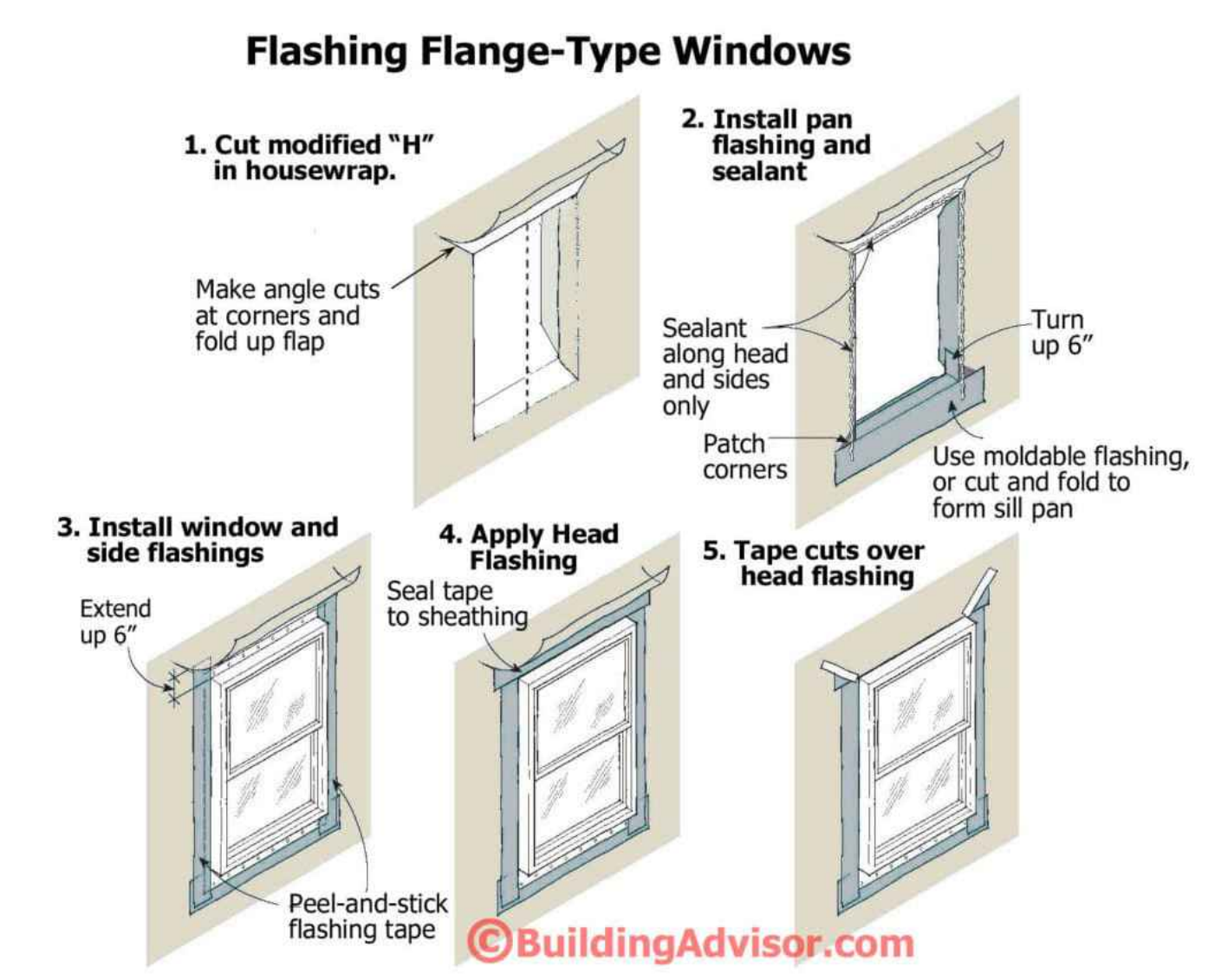
1 PROPOSED SECTION - FACING EAST
SCALE: 1/2" = 1'-0"



2 FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



3 STUCCO WALL DETAIL
SCALE: 1 1/2" = 1'-0"



R703.4.1 FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS
FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:
THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
IN ACCORDANCE WITH OTHER APPROVED METHODS.

**Conservation
Technology**

plants

drip tubing

growing media

separation fabric

drainage plate

protection mat

root barrier

System Designation	P1	P2	P3	P4
Typical Plants	sedum herbs	sedum herbs perennials	perennials grasses shrubs	grasses shrubs trees
Growing Media	3" extensive	5" extensive	9" semi-intensive	13" intensive
Separation Fabric	6 oz/yd ²	6 oz/yd ²	6 oz/yd ²	6 oz/yd ²
Drainage Plate	1"	1"	1-1/2"	1-1/2"
Protection Mat	16 oz/yd ²	16 oz/yd ²	16 oz/yd ²	16 oz/yd ²
Root Barrier	30 mil	30 mil	30 mil	30 mil
Nominal Thickness	4"	6"	10"	14"
Saturated Weight	22 lbs/ft ²	34 lbs/ft ²	58 lbs/ft ²	82 lbs/ft ²
Annual Water Retention	50%	60%	70%	80%
Slope	level to 1:12	level to 1:12	level to 1:12	level to 1:12

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A diagram showing a ramp with a car at the top and a ball at the bottom. The ramp is divided into three sections: a gray section at the top, a white section in the middle, and a gray section at the bottom. The car is on the top gray section, and the ball is on the bottom gray section.

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A diagram of a large rectangular pool. In the center of the pool is a fountain with a tall, thin spire. Two people are standing near the edge of the pool, one on the left and one on the right, looking towards the fountain. The pool is surrounded by a low wall or border.

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TOP PLATES

STUD

BORED HOLE MAX. DIAMETER 40 PERCENT OF STUD DEPTH

$\frac{1}{8}$ IN. MIN. TO EDGE

NOTCH MUST NOT EXCEED 25 PERCENT OF STUD DEPTH

IF HOLE IS BETWEEN 40 PERCENT AND 60 PERCENT OF STUD DEPTH, THEN STUD MUST BE DOUBLED AND NO MORE THAN SUCCESSIVE STUDS ARE DOUBLED AND BORED

$\frac{1}{8}$ IN. MIN. TO EDGE

BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD

2. DRILLING, ANY STUD SHALL BE PERMITTED TO BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NOT MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL BE DOUBLED WITH NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2).

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* FIELD VERIFY ALL MEASUREMENTS

E1.0

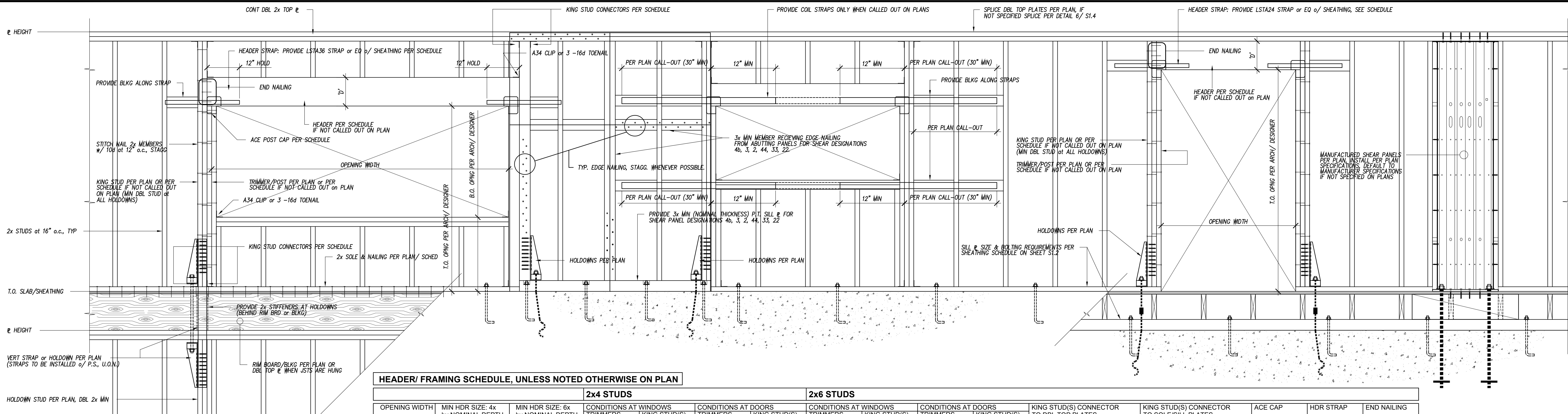
2

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

1

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

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.



HEADER/ FRAMING SCHEDULE, UNLESS NOTED OTHERWISE ON PLAN

OPENING WIDTH		2x4 STUDS		2x6 STUDS		KING STUD(S) CONNECTOR TO DBL TOP PLATES	KING STUD(S) CONNECTOR TO SOLE/SILL PLATES	ACE CAP	HDR STRAP	END NAILING
		MIN HDR SIZE: 4x by NOMINAL DEPTH	MIN HDR SIZE: 6x by NOMINAL DEPTH	CONDITIONS AT WINDOWS TRIMMERS	CONDITIONS AT WINDOWS KING STUD(S)	CONDITIONS AT DOORS TRIMMERS	CONDITIONS AT DOORS KING STUD(S)			
3'-0"	D' = 4"	D' = 4"	D' = 4"	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
3'-6"	D' = 4"	D' = 4"	D' = 4"	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
4'-0"	D' = 4"	D' = 4"	D' = 4"	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	4-16d
4'-6"	D' = 6"	D' = 6"	D' = 6"	1 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
5'-0"	D' = 6"	D' = 6"	D' = 6"	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
5'-6"	D' = 6"	D' = 6"	D' = 6"	1 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	NOT REQ'D	YES	6-16d
6'-0"	D' = 8"	D' = 6"	D' = 6"	1 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	YES	YES	8-16d
6'-6"	D' = 8"	D' = 8"	D' = 8"	1 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-0"	D' = 8"	D' = 8"	D' = 8"	2 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-6"	D' = 8"	D' = 8"	D' = 8"	2 - 2x	2 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	YES	YES	8-16d
8'-0"	D' = 10"	D' = 8"	D' = 10"	2 - 2x	2 - 2x	2 - 2x	3-16d TOE NAIL PER STUD	YES	YES	10-16d
8'-6"	D' = 10"	D' = 10"	D' = 10"	2 - 2x	3 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	YES	YES	10-16d
9'-0"	D' = 10"	D' = 10"	D' = 10"	2 - 2x	3 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	YES	YES	10-16d
9'-6"	D' = 12"	D' = 12"	D' = 12"	2 - 2x	3 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	YES	YES	10-16d
10'-0"	D' = 12"	D' = 12"	D' = 12"	2 - 2x	3 - 2x	2 - 2x	BC or A34 EACH SIDE STUD	YES	YES	10-16d
OVER 10'-0"	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN

TYP EXTERIOR WALL FRAMING DETAIL

TABLE 2304.10.1 FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	Roof 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Each end, toenail
	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-16 d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131 nails; or 4-3" 14 gage staples, 1/16" crown	Toenail ¹
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	End nail
	3-10d common (3 1/2" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	Toenail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
8. Stud to stud (not at braced wall panels)	Wall 16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	24" o.c. face nail
	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	16" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toenail
12. Top plate to top plate	16d common (3 1/2" x 0.162"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/16" crown	16" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 1/2" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 1/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162"); or 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/16" crown	16" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 1/2" x 0.162"); or 3-16d box (3 1/2" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown; or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Toenail
17. Top or bottom plate to stud	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Face nail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
19. 1" brace to each stud and plate	Wall 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/16" crown	Face nail
	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
20. 1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
21. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
22. Joist to sill, top plate, or girder	Floor 3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Toenail
	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	6" o.c., toenail
24. 1" x 6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail
26. 2" planks (plank & beam—floor & roof)	2-16d common (3 1/2" x 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192") 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/16" crown	Each bearing, face nail
	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/16" crown	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/16" crown	Each end, toenail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^a				
			Edges (inches)	Intermediate supports (inches)
31. $1/8'' - 1/2''$		6d common or deformed ($2'' \times 0.113''$) (subfloor and wall)	6	12
		8d box or deformed ($2 1/2'' \times 0.113''$) (roof)	6	12
		$2 1/8'' \times 0.113''$ nail (subfloor and wall)	6	12
		$1 1/2''$ 16 gage staple, $7/16''$ crown (subfloor and wall)	4	8
		$2 1/8'' \times 0.113''$ nail (roof)	4	8
32. $3/8'' - 3/4''$		$1 1/2''$ 16 gage staple, $7/16''$ crown (roof)	3	6
		8d common ($2 1/2'' \times 0.131''$); or 6d deformed ($2'' \times 0.113''$)	6	12
		$2 1/8'' \times 0.113''$ nail; or $2''$ 16 gage staple, $7/16''$ crown	4	8
		10d common ($3'' \times 0.148''$); or 8d deformed ($2 1/2'' \times 0.131''$)	6	12
Other exterior wall sheathing				
34. $1/2''$ fiberboard sheathing ^b		$1 1/2''$ galvanized roofing nail ($1/2''$ head diameter); or $1 1/2''$ 16 gage staple with $7/16''$ or $1''$ crown	3	6
35. $3/8''$ fiberboard sheathing ^b		$1 1/2''$ galvanized roofing nail ($1/2''$ diameter head); or $1 1/2''$ 16 gage staple with $7/16''$ or $1''$ crown	3	6
Wood structural panels, combination subfloor underlayment to framing				
36. $1/8''$ and less		8d common ($2 1/2'' \times 0.131''$); or 6d deformed ($2'' \times 0.113''$)	6	12
37. $3/8'' - 1''$		8d common ($2 1/2'' \times 0.131''$); or 8d deformed ($2 1/2'' \times 0.131''$)	6	12
38. $1 1/8'' - 1 1/4''$		10d common ($3'' \times 0.148''$); or 8d deformed ($2 1/2'' \times 0.131''$)	6	12
Panel siding to framing				
39. $1/2''$ or less		6d corrosion-resistant siding ($1 1/2'' \times 0.106''$); or 6d corrosion-resistant casing ($2'' \times 0.099''$)	6	12
40. $1/2''$		8d corrosion-resistant siding ($2 1/2'' \times 0.128''$); or 8d corrosion-resistant casing ($2 1/2'' \times 0.113''$)	6	12

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing*				
		Interior paneling	Edges (inches)	Intermediate supports (inches)
41. 1/4"		4d casing (1 1/4" x 0.080"); or 4d finish (1 1/4" x 0.072")	6	12
42. 1/8"		6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For S1: 1 inch = 25.4 mm.

- a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

FASTENING SCHEDULE

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RELEASE FOR
PLAN CHECK SUBMITTAL 1
12.08.2025

Sheet Description
TYP EXT WALL
FRMG DETAIL
& SCHEDULE
2022 CBC
TABLE 2304.10.1

Project Name

Project Address

212 Crest Road, Carmel, CA 93923

Project Description

SFD - Detached Workshop

APN

241-271-019.000

Clients
Steve Wynne
43924 Pine Court
Freemont, CA 94539

Designer
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LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K. LEE
C62330
RENEWED 08.30.27
CIVIL
STATE OF CALIFORNIA

Drawn By
CLA Job No
2025.211
Sheet

S1.1

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2022 SDPWS TABLE 4.2.C NOMINAL UNIT SHEAR CAPACITIES FOR WOOD-FRAME DIAPHRAGMS FOR WIND OR SEISMIC LOADING

Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms ^{1,2,3,4,5}												
Unblocked Wood Structural Panel Diaphragms ^{1,2,3,4,5}												
Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Hailed Face at Supported Edges and Boundaries (in.)	A SEISMIC				B WIND			
					6 in. Nail Spacing at diaphragm boundaries and supported panel edges				6 in. Nail Spacing at diaphragm boundaries and supported panel edges			
					Case 1		Cases 2,3,4,5,6		Case 1		Cases 2,3,4,5,6	
					V _e (plf)	G _e (kips/in.)	V _e (plf)	G _e (kips/in.)	V _e (plf)	V _e (plf)	V _e (plf)	V _e (plf)
Structural I	6d	1-1/4	5/16	2	OSB PLY		OSB PLY					
				3	330	9.0	7.0	250	6.0	4.5	460	350
				3	370	7.0	6.0	280	4.5	4.0	520	390
				3	440	8.5	7.0	360	6.0	4.5	670	505
				3	530	7.5	6.0	400	5.0	4.0	740	560
				2	570	14	10	430	9.5	7.0	800	600
				3	640	12	9.0	480	8.0	6.0	895	670
				2	300	9.0	6.5	220	6.0	4.0	420	310
				3	340	7.0	5.5	250	5.0	3.5	475	350
				3	350	7.5	6.5	260	5.0	4.0	480	360
Sheathing and Single-Floor	6d	1-1/4	5/16	2	OSB PLY		OSB PLY					
				3	370	6.0	4.5	280	4.0	3.0	520	390
				3	430	9.0	6.5	320	6.0	4.5	600	450
				3	480	7.5	6.5	360	5.0	4.0	670	505
				3	460	8.5	6.0	340	5.5	4.0	645	475
				3	510	7.0	5.5	380	4.5	3.5	715	530
				2	440	7.5	6.5	360	5.0	4.0	670	505
				3	530	6.5	5.0	400	4.0	3.5	740	560
				2	510	15	9.0	380	10	6.0	715	530
				3	580	12	8.0	430	8.0	5.5	810	600
	8d	1-3/8	7/16	2	OSB PLY		OSB PLY					
					570	13	8.5	430	8.5	5.5	800	600
	10d	1-1/2	1/2	2	OSB PLY		OSB PLY					
				3	640	10	7.5	480	7.0	5.0	895	670

1. Nominal unit shear capacities shall be adjusted in accordance with 4.3.2 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirements see 4.3.6. For specific requirements, see 4.3.7.1 for wood structural panel diaphragms. See Appendix A for common nail dimensions.

2. For species and grades of framing other than Douglas-Fir-Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated nominal unit shear capacity by the Specific Gravity Adjustment Factor = $[1 - (G - G_s) / (G_s - G_{min})]$, where G = Specific Gravity of the framing lumber from the NDS (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.

3. Apparent shear stiffness values, G_e , are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for diaphragms constructed with either OSB or 3-ply plywood panels. When 4-ply or 5-ply plywood panels or composite panels are used, G_e values shall be permitted to be multiplied by 1.2.

4. Where moisture content of the framing is greater than 19% at time of fabrication, G_e values shall be multiplied by 0.5.

5. Diaphragm resistance depends on the direction of continuous panel joints with respect to the loading direction and direction of framing members, and is independent of the panel orientation.

6. Panel span rating for out-of-plane loads may be lower than the span rating with the long panel direction perpendicular to supports (See Section 3.2 and Section 12.3.1).

7. Galvanized nails shall be hot-dipped or tumbled.

Long Panel Direction Perpendicular to Supports	Cases 1&3 Continuous Panel Joints Perpendicular to Framing		Cases 2&4 Continuous Panel Joints Parallel to Framing		Cases 5&6 Continuous Panel Joints Perpendicular and Parallel to Framing	
	Diagram	Notes	Diagram	Notes	Diagram	Notes
Long Panel Direction Parallel to Supports	Diagram 1	Notes	Diagram 2	Notes	Diagram 3	Notes

(a) Panel span rating for out-of-plane loads may be lower than the span rating with the long panel direction perpendicular to supports (See Section 3.2 and Section 12.3.1).

2022 SDPWS TABLE 4.3A NOMINAL UNIT SHEAR CAPACITIES FOR WOOD-FRAME SHEAR WALL FOR WIND OR SEISMIC LOADING

Table 4.3A Nominal Unit Shear Capacities for Wood-Frame Shear Walls ^{1,2,3,4,7}																			
Wood-based Panels ¹																			
Sheathing Material	Minimum Nominal Panel Thickness (in.)	Minimum Fastener Penetration in Framing Member or Blocking (in.)	Fastener Type & Size	A SEISMIC						B WIND									
				Panel Edge Fastener Spacing (in.)						Panel Edge Fastener Spacing (in.)									
				6		4		3		2		6		4		3		2	
				<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)	<i>v_e</i> (plf)	<i>G_e</i> (kips/in.)		
Wood Structural Panel ²	5/16	1-1/4	6d	OSB PLY				OSB PLY				OSB PLY							
				400	13	10	780	23	16	1020	35	22	550	840	1000	1430			
				460	19	14	720	24	17	1220	43	24	640	1010	1240	1740			
				510	16	13	780	21	16	1010	27	19	715	1105	1415	1935			
				580	14	11	880	16	14	1100	24	17	785	1205	1540	2045			
Wood Structural Panel ²	5/16	1-1/2	10d	OSB PLY				OSB PLY				OSB PLY							
				650	22	16	1020	29	20	1350	36	22	1740	31	285	1590	1860	2435	
				360	13	8.5	540	18	12	700	24	14	850	37	555	755	960	1260	
				400	11	8.5	600	15	11	780	20	13	1020	32	7	560	840	1090	1430
				440	17	12	840	25	15	820	31	17	1055	45	20	615	880	1150	1465
Wood Structural Panel ²	5/16	1-3/8	6d	OSB PLY				OSB PLY				OSB PLY							
				480	15	11	720	22	14	800	28	17	1170	42	21	880	1290	1640	2190
				520	13	10	780	18	13	880	25	15	1260	38	20	730	1065	1370	1790
				620	22	14	1200	37	19	1470	52	23	870	1260	1560	2040	2640	3440	
				680	19	13	1220	26	16	1330	33	18	1740	48	22	950	1430	1860	2435
Plywood Siding	5/16	1-1/4	6d	Nail (galvanized casing or galvanized box)				Nail (galvanized casing or galvanized box)				Nail (galvanized casing or galvanized box)							
				280	13	420	16	550	17	720	21	390	580	770	1010				
				320	16	480	18	620	20	820	22	450	670	870	1150				
Particleboard Sheathing	3/8	1-1/4	6d	Nail (common or galvanized box)				Nail (common or galvanized box)				Nail (common or galvanized box)							
				240	15	360	17	460	19	600	22	335	505	645	840				
				280	18	420	20	440	21	630	23	365	530	670	880				
				320	18	420	20	440	22	700	24	390	560	700	910				
				360	21	550	23	720	24	920	25	520	770	1010	1290				
Structural Fiberglass Sheathing	1/2	2-3/2	10d	Nail (galvanized roofing)				Nail (galvanized roofing)				Nail (galvanized roofing)							
				240	4.0	460	5.0	520	5.5	475	645	730							
				280	4.0	460	5.0	520	5.5	475	645	730							
				320	4.0	460	5.0	520	5.5	475	645	730							
				360	4.0	460	5.0	520	5.5	475	645	730							

NOTE:
ADDITIONAL FTG REINF & DOWELS NOT SHOWN FOR
CLARITY, REFER TO SPECIFIC DESIGNATED DETAILS

FOOTING CONSTRUCTION JOINT

SCALE: NTS

17

NOTE:
PROVIDE RECOMMENDED CONTROL JOINTS

SLAB THICKNESS

4"
5"
6"
7"
8"

RECOMMENDED SPACING

10'-0" o.c.
10'-0" o.c.
12'-0" o.c.
14'-0" o.c.
16'-0" o.c.

SLAB CONTROL JOINT

SCALE: NTS

16

NOTES:
CONSTRUCTION JOINTS SHALL BE PROVIDED WHENEVER CONTINUOUS
CONCRETE PLACEMENT WILL BE INTERRUPTED FOR 30 MINUTES OR MORE
TO AVOID THE FORMATION OF A COLD JOINT

SLAB CONSTRUCTION JOINT

SCALE: NTS

15

NOTE:
WALL REINFORCEMENTS NOT SHOWN FOR CLARITY

STEPPED FOOTING

SCALE: NTS

14

AT PIPES UNDER FOOTINGS:
EXCAVATE STEP IN BOTT OF FOOTING WHERE NECESSARY TO MAINTAIN A
MINIMUM COVERAGE OF 9" ON EACH SIDE AND 6" at BOTT OF SLEEVE

CONDUITS & TRENCHES at FTG

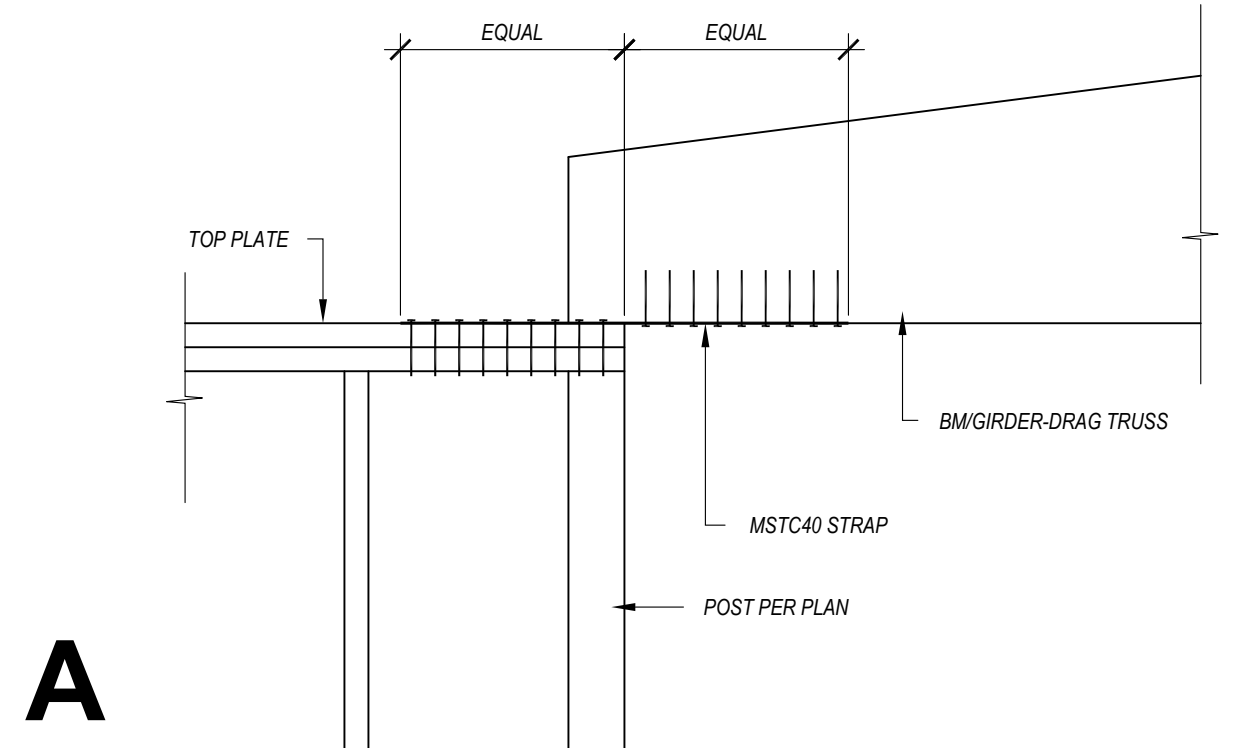
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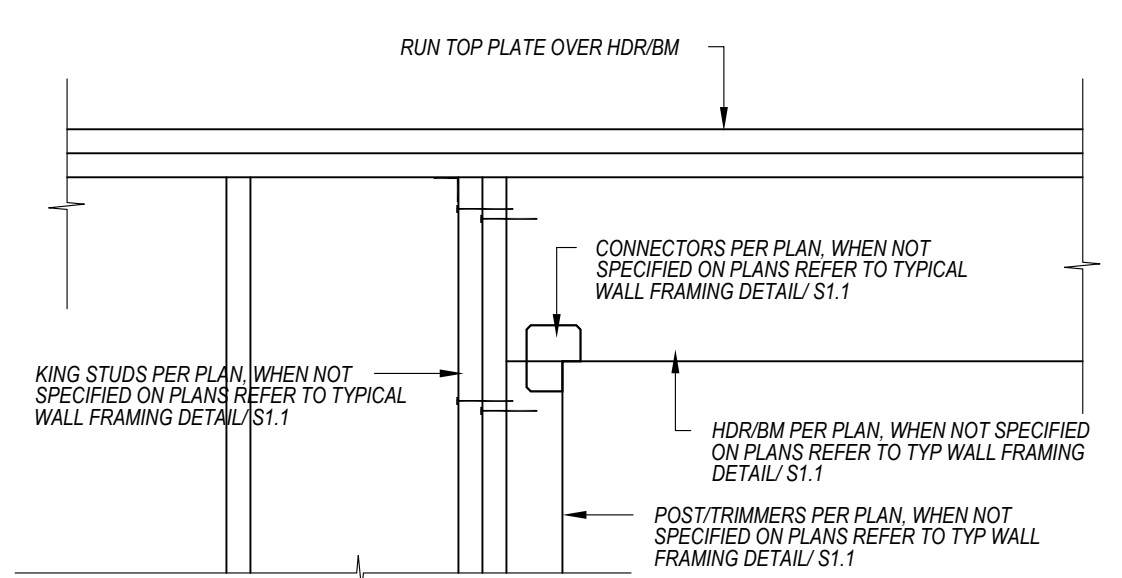


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CLA Job No	2025.211
Sheet	
S1.3	

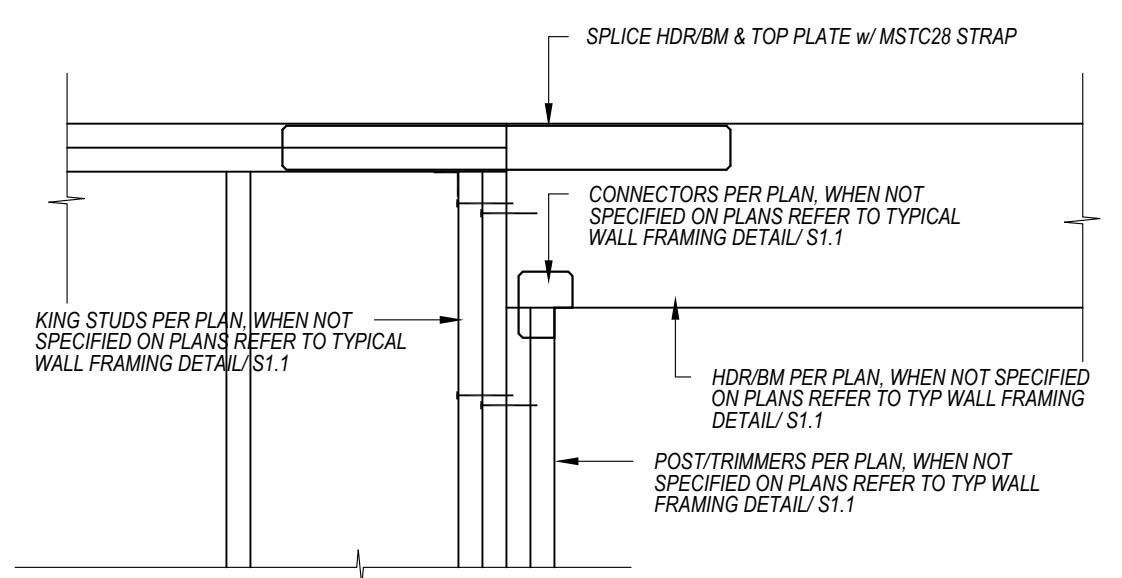
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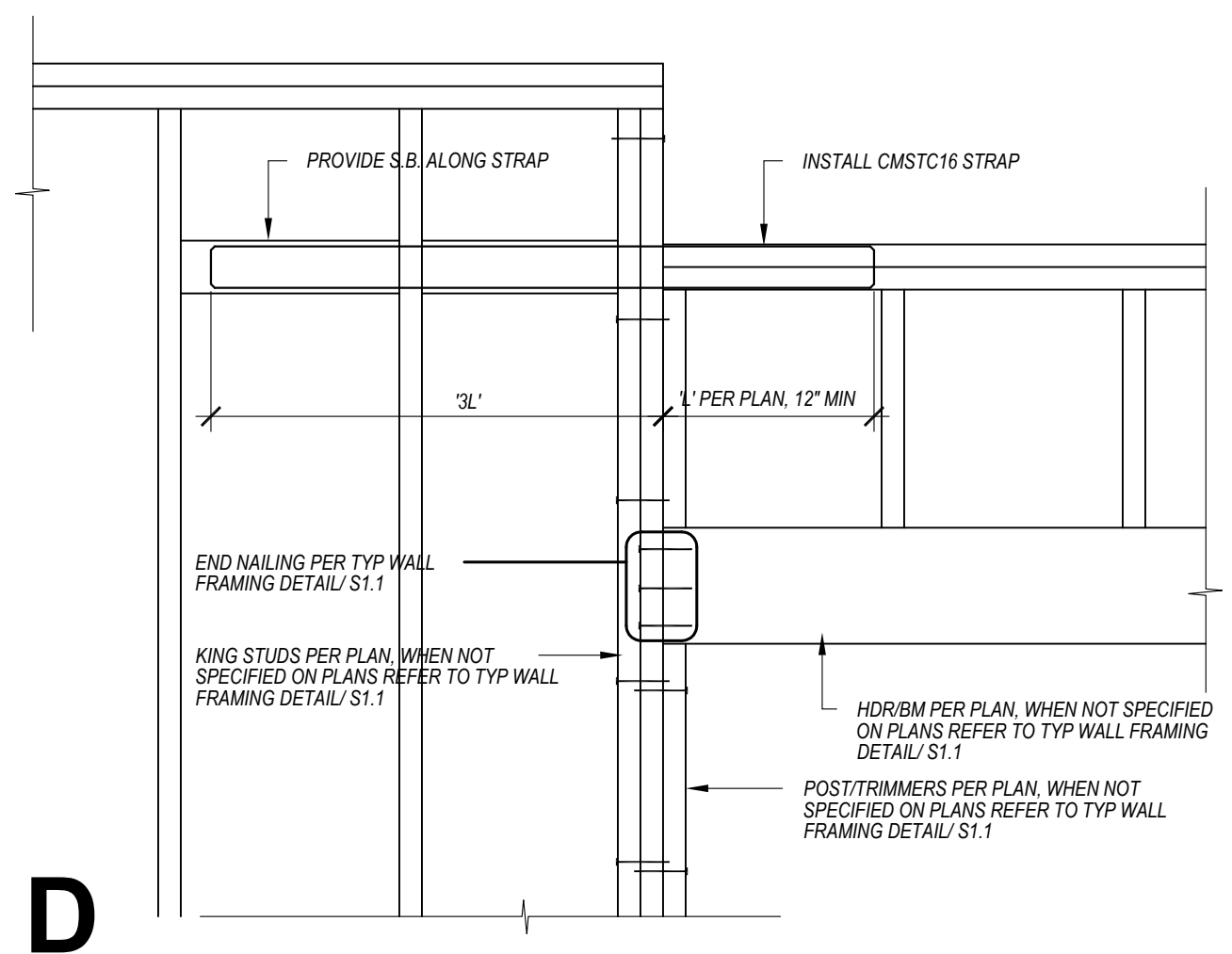
A FLUSH CEILING HEADER SPLICE



B RUNNING DBL TOP PLATE OVER HDR



C HEADER & DBL TOP PLATE SPLICE

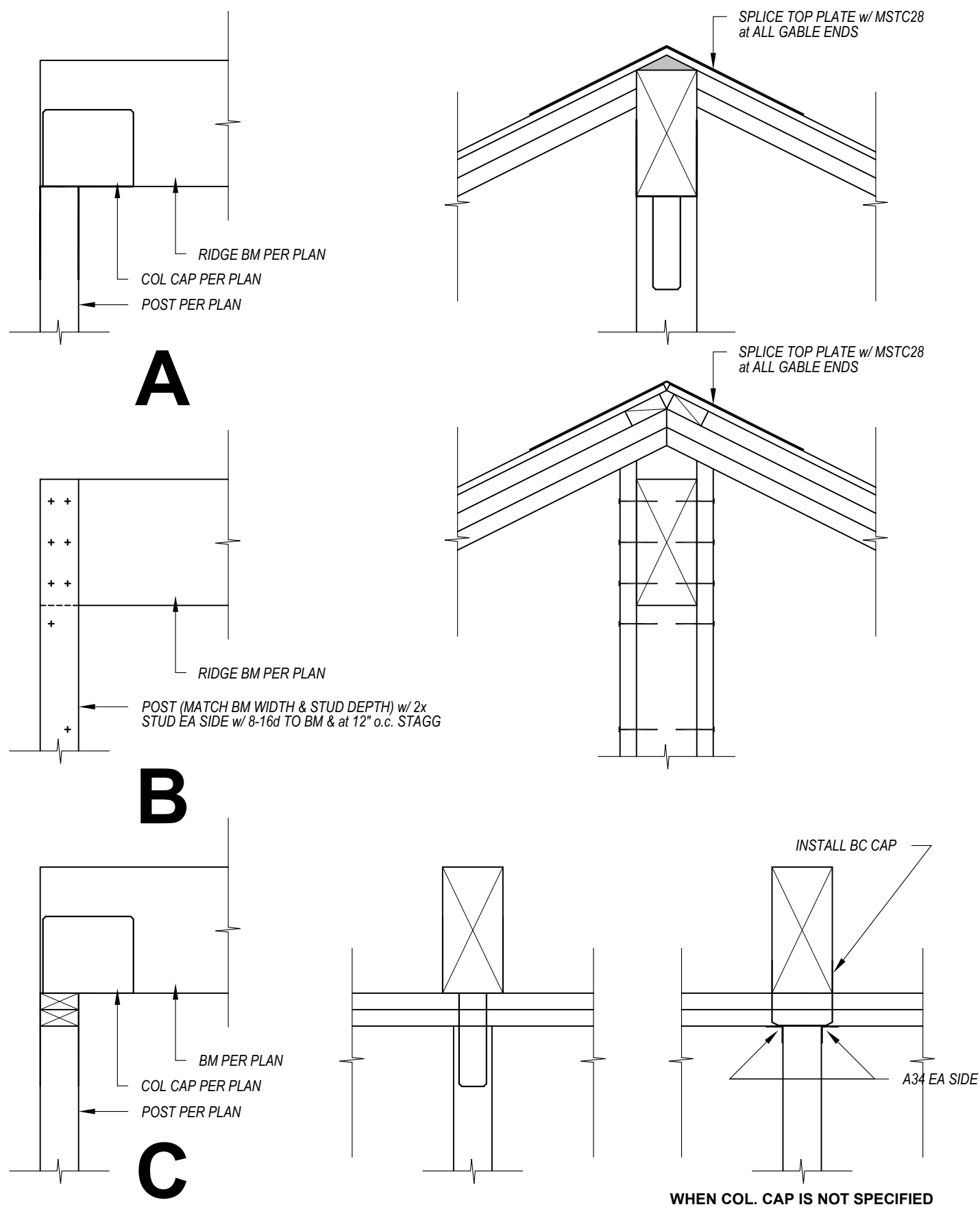


D SPLICE AT DROPPED PLATE

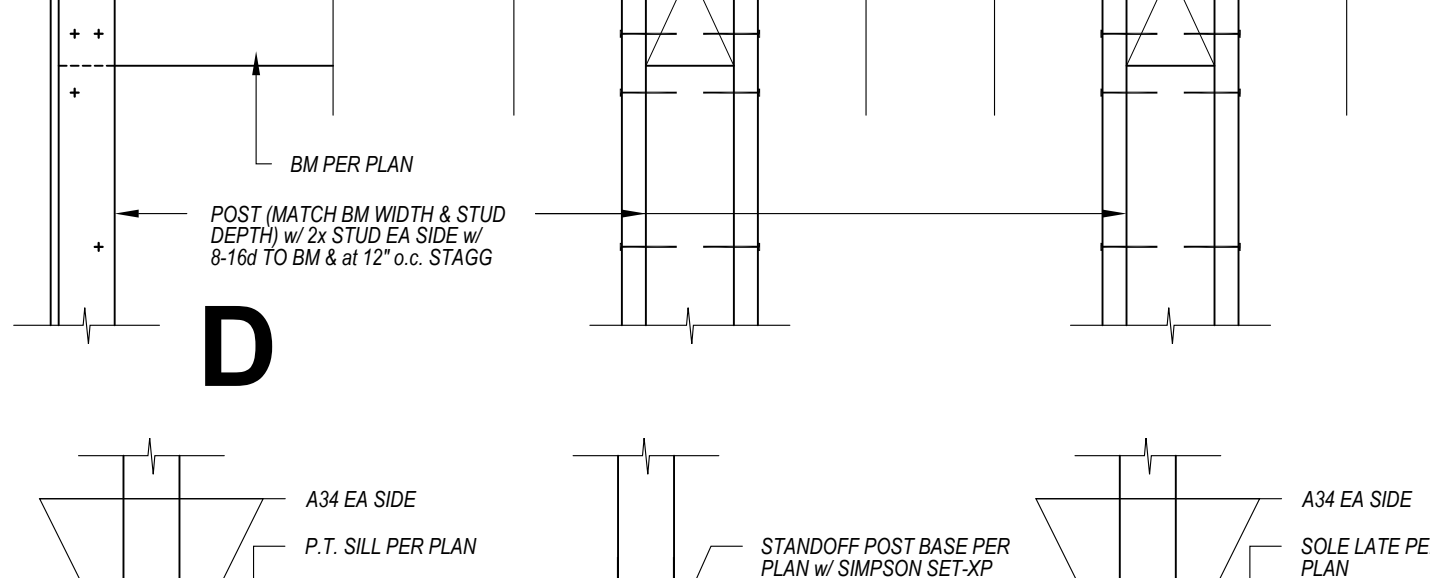
SPLICE/DRAIN CONNECTIONS

SCALE: NTS

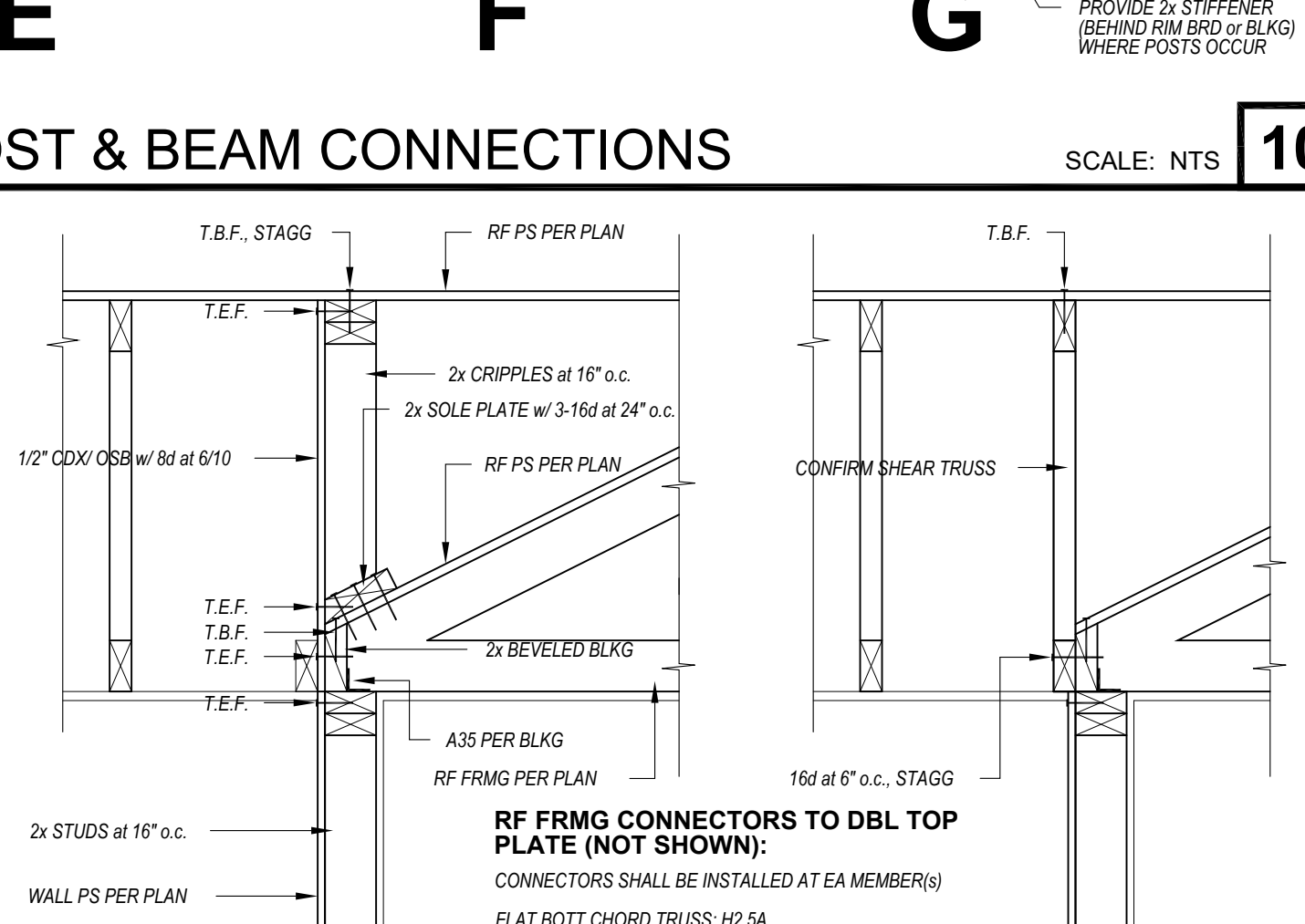
13



A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

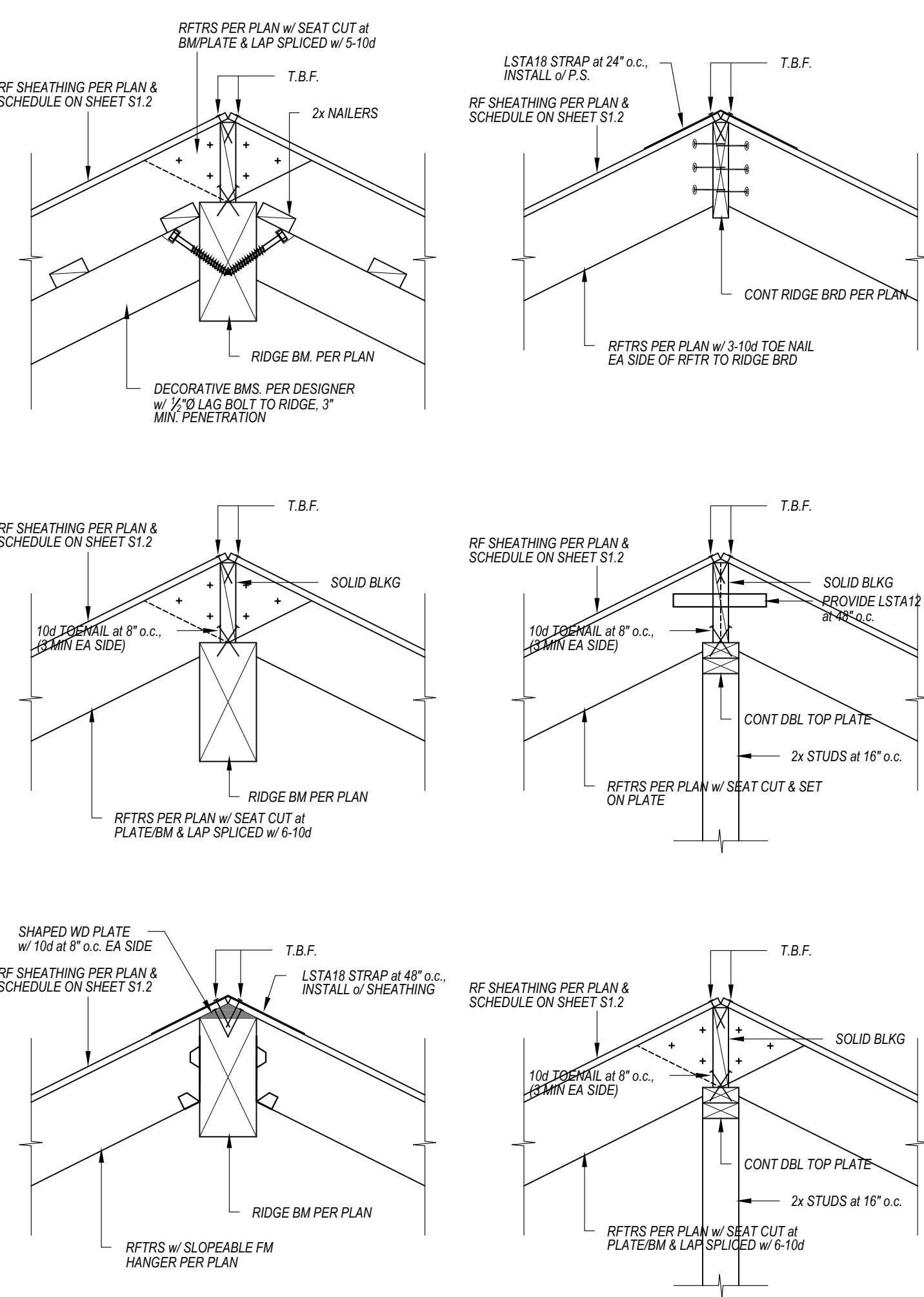


C HEADER & DBL TOP PLATE SPLICE

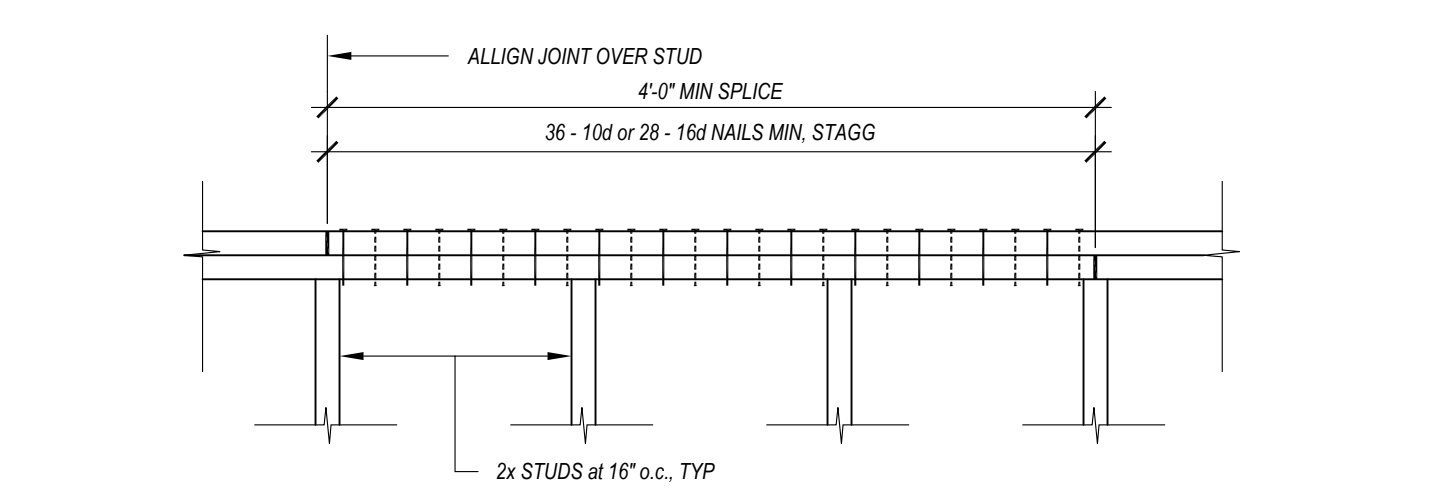
POST & BEAM CONNECTIONS

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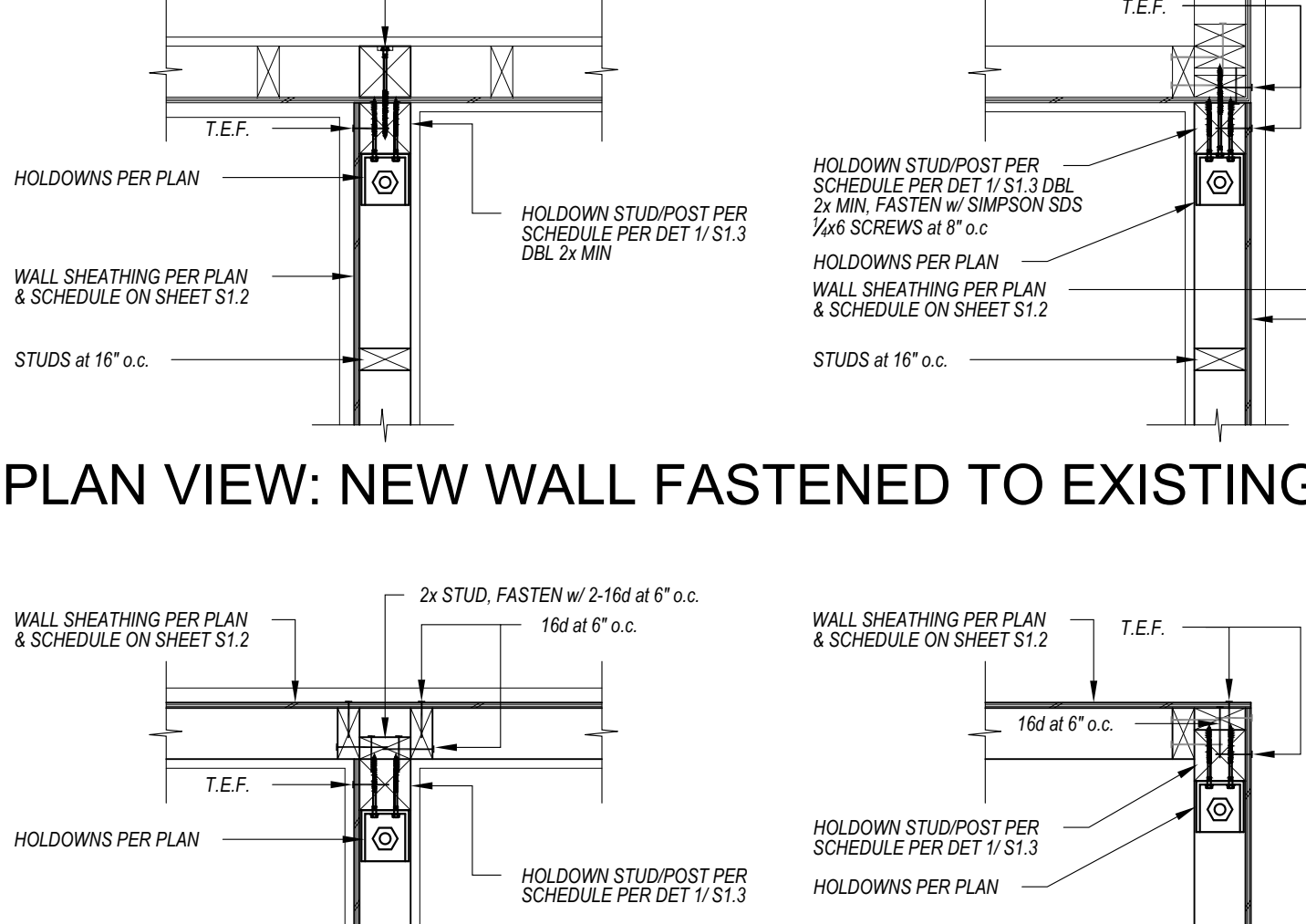
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

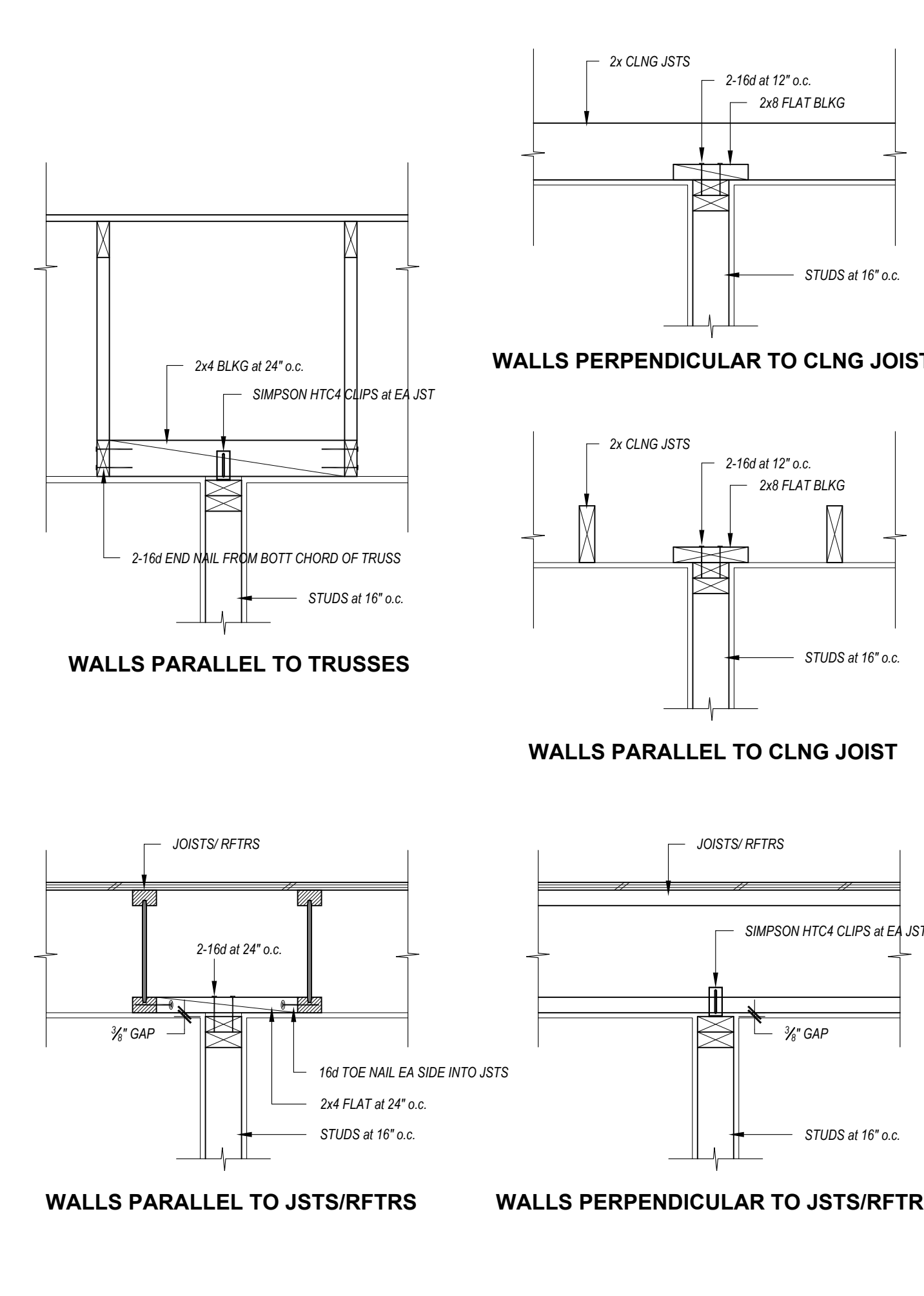


C HEADER & DBL TOP PLATE SPLICE

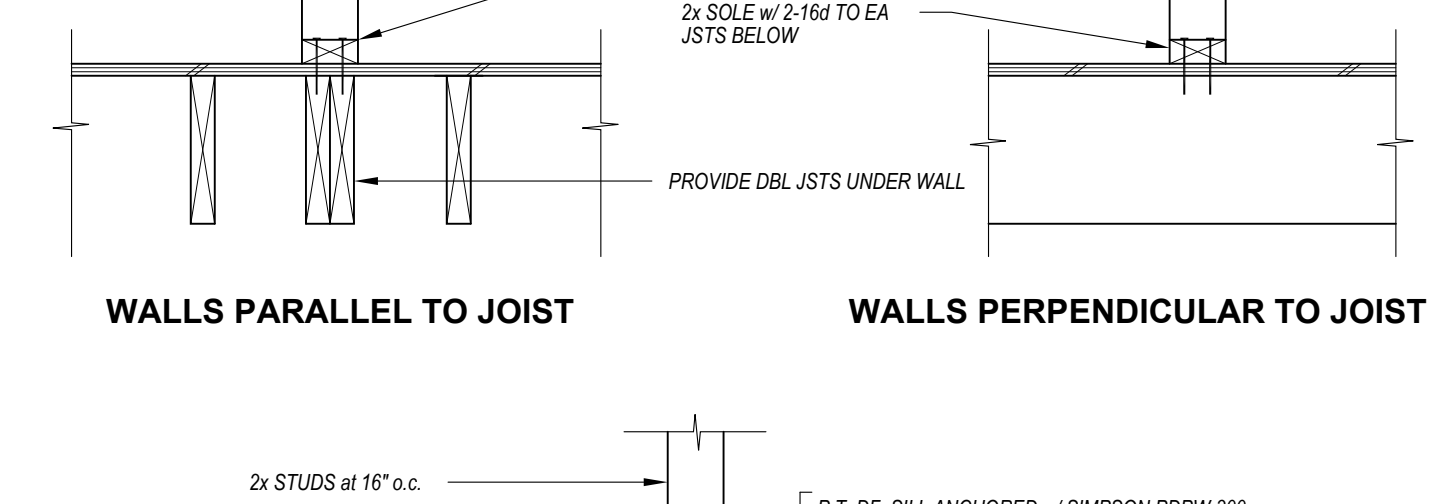
PLAN VIEW: NEW WALL FASTENED TO EXISTING

SCALE: NTS

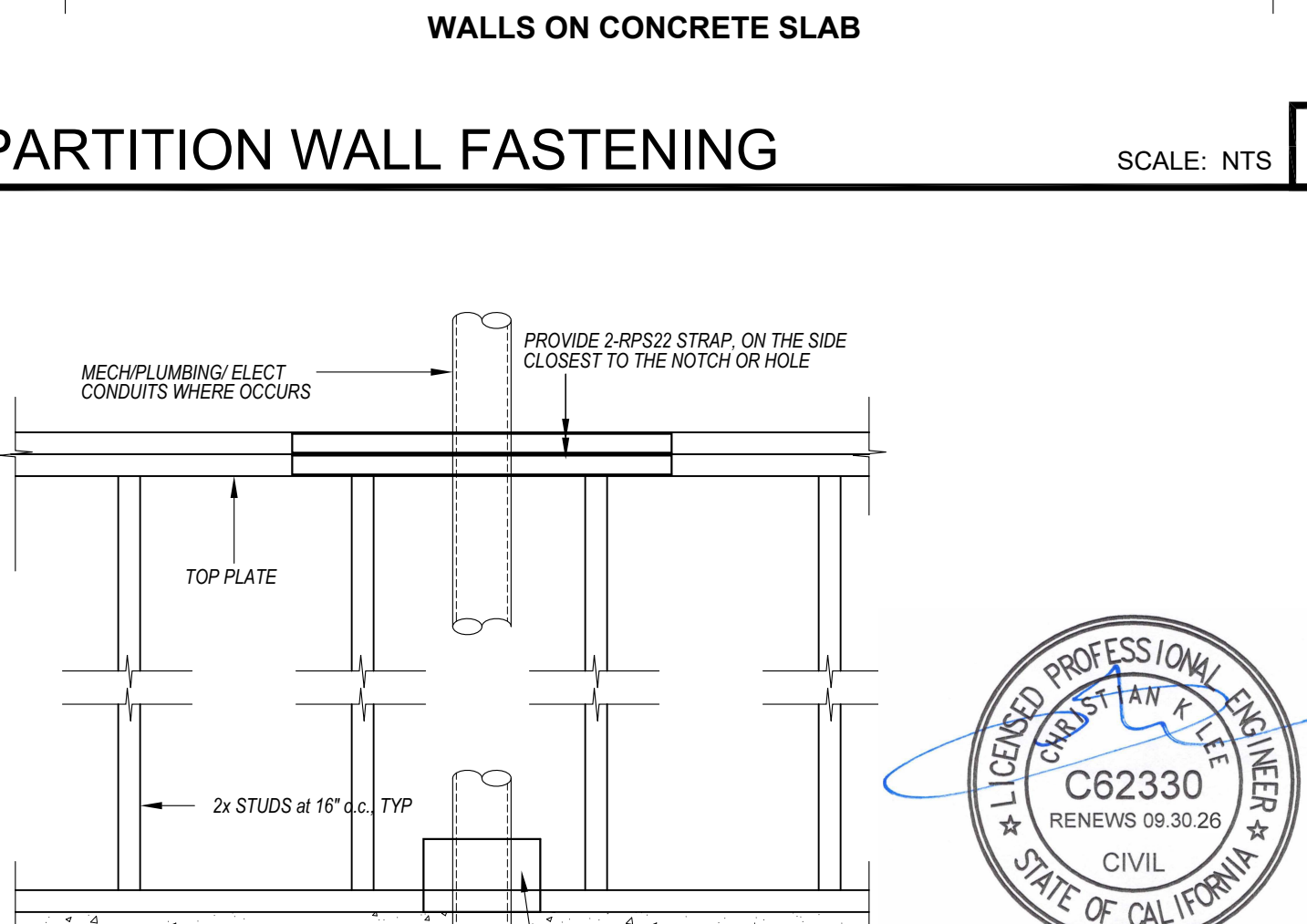
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

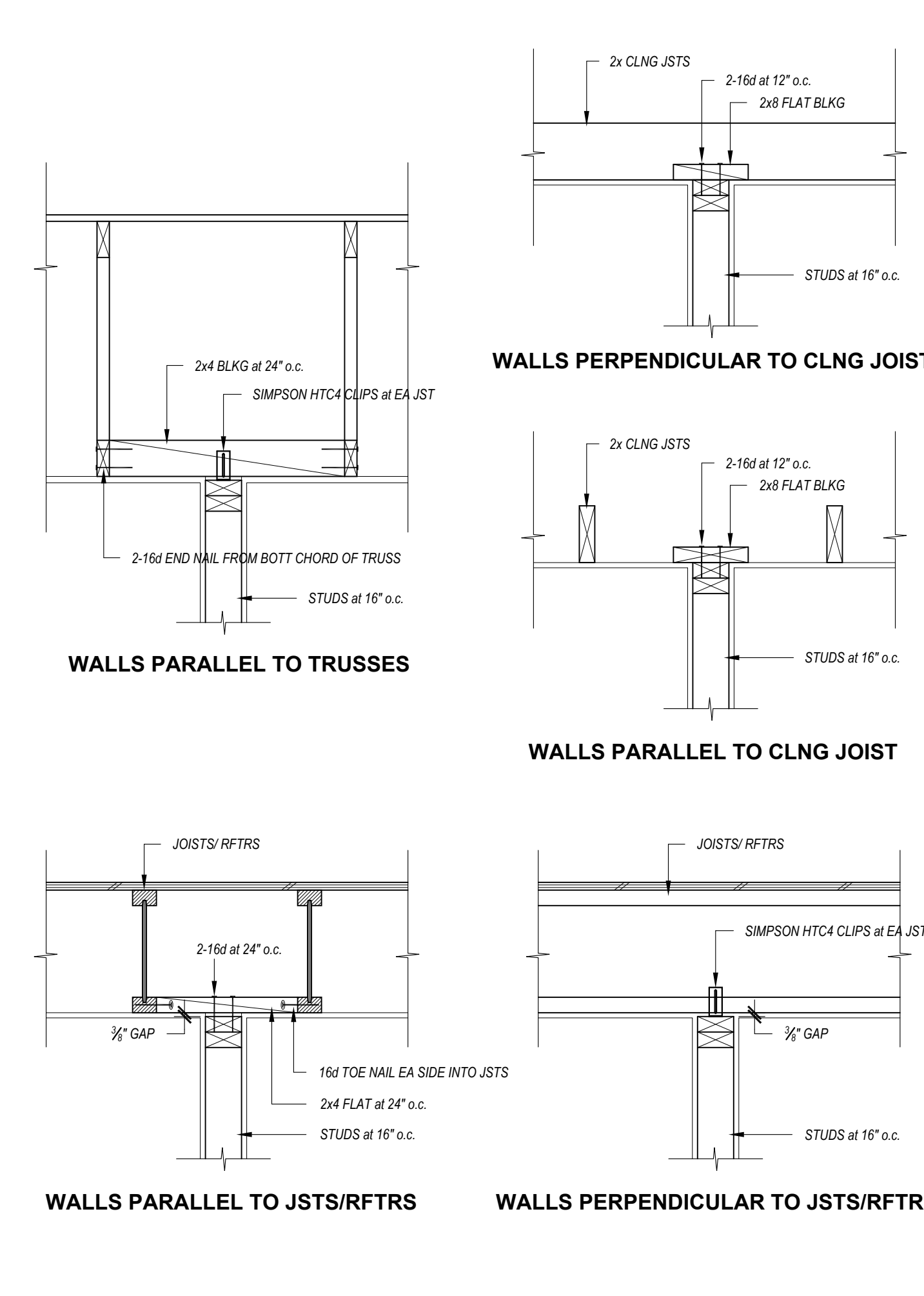


C HEADER & DBL TOP PLATE SPLICE

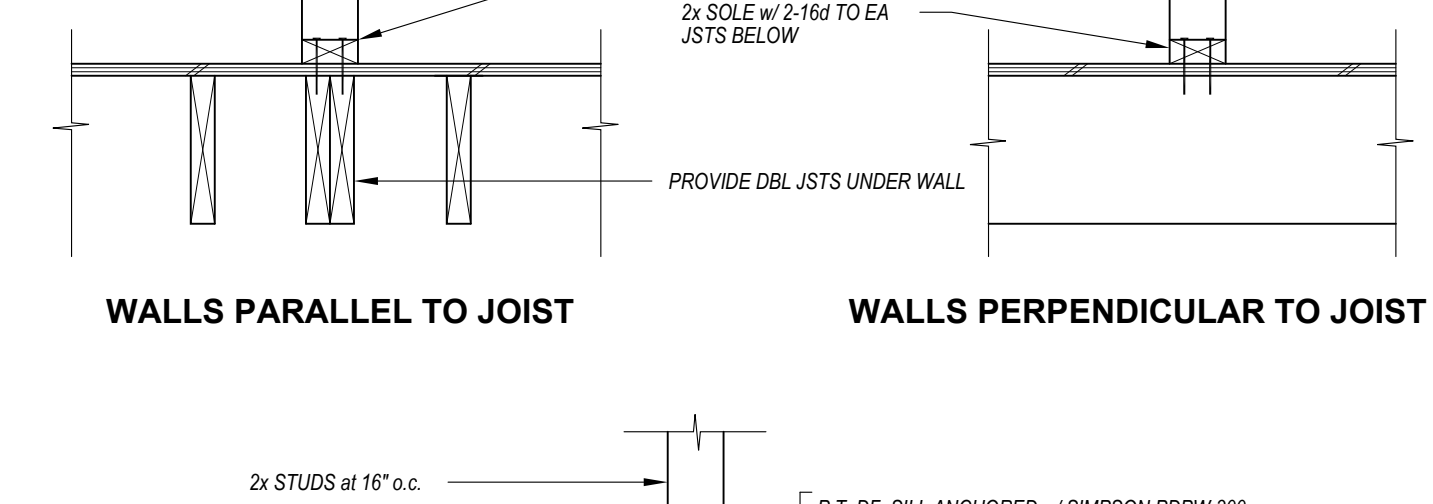
WALLS PERPENDICULAR TO CLNG JOIST

SCALE: NTS

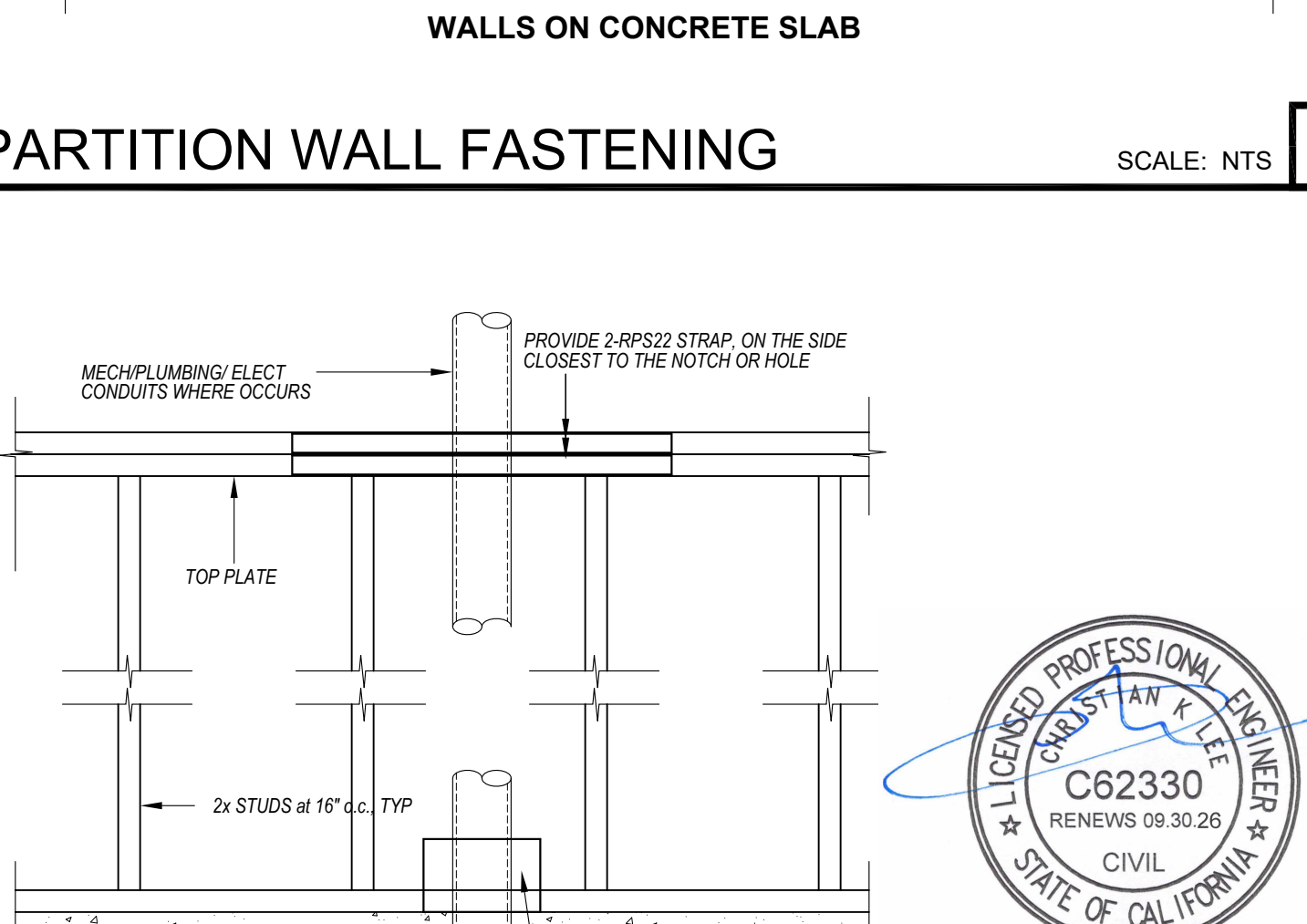
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

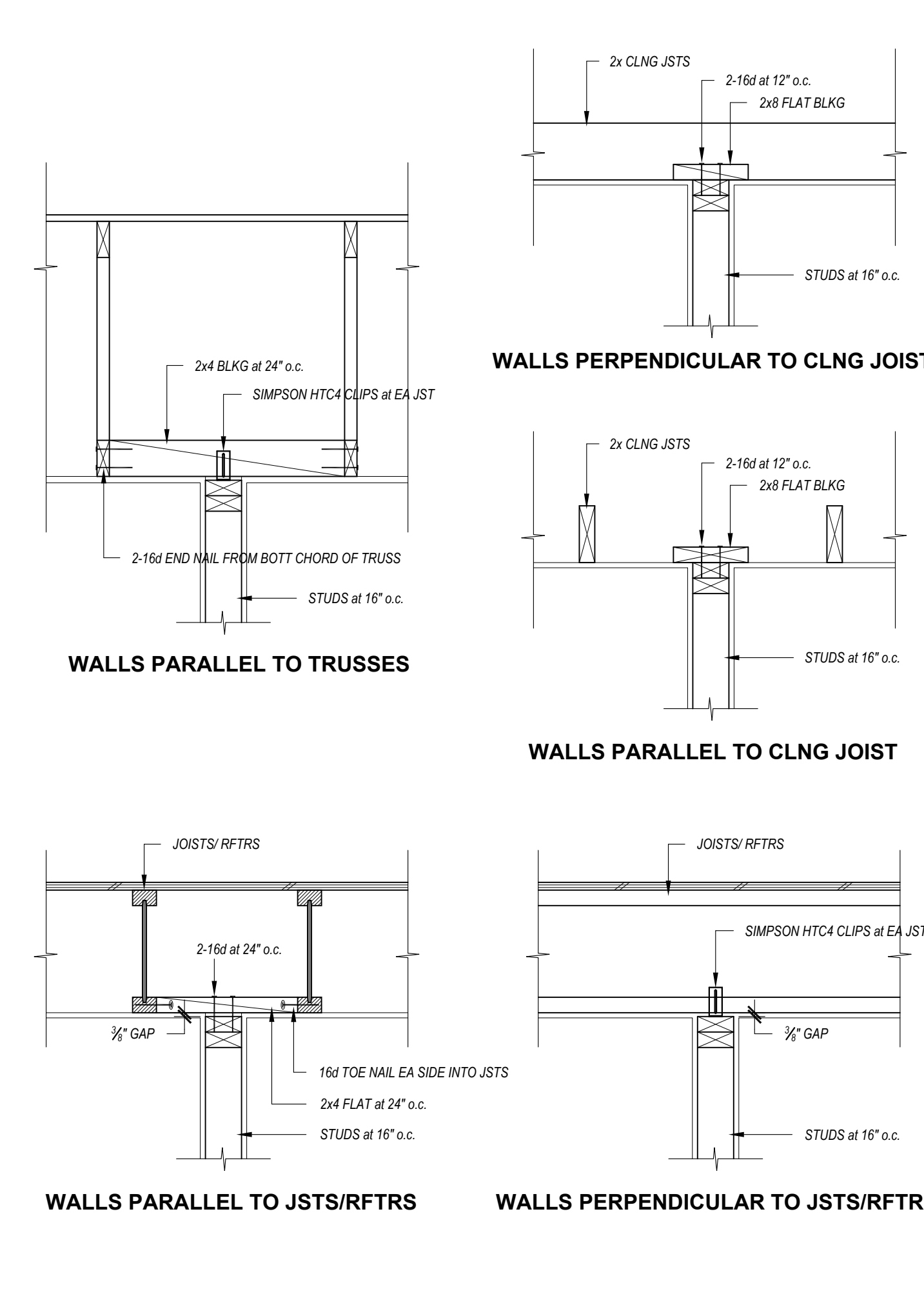


C HEADER & DBL TOP PLATE SPLICE

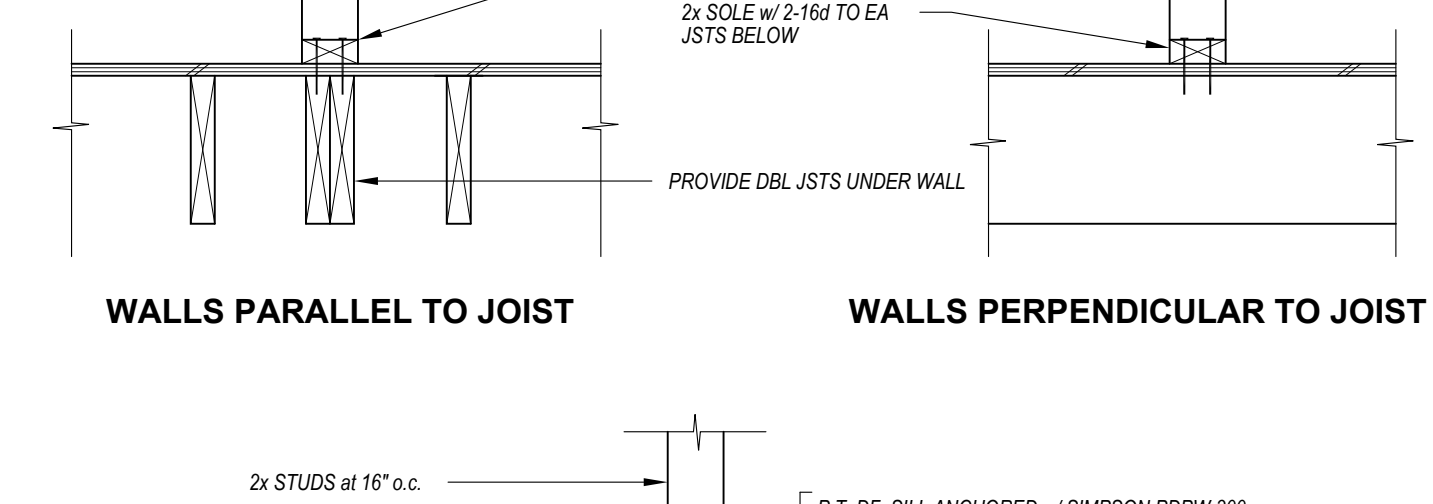
WALLS PERPENDICULAR TO CLNG JOIST

SCALE: NTS

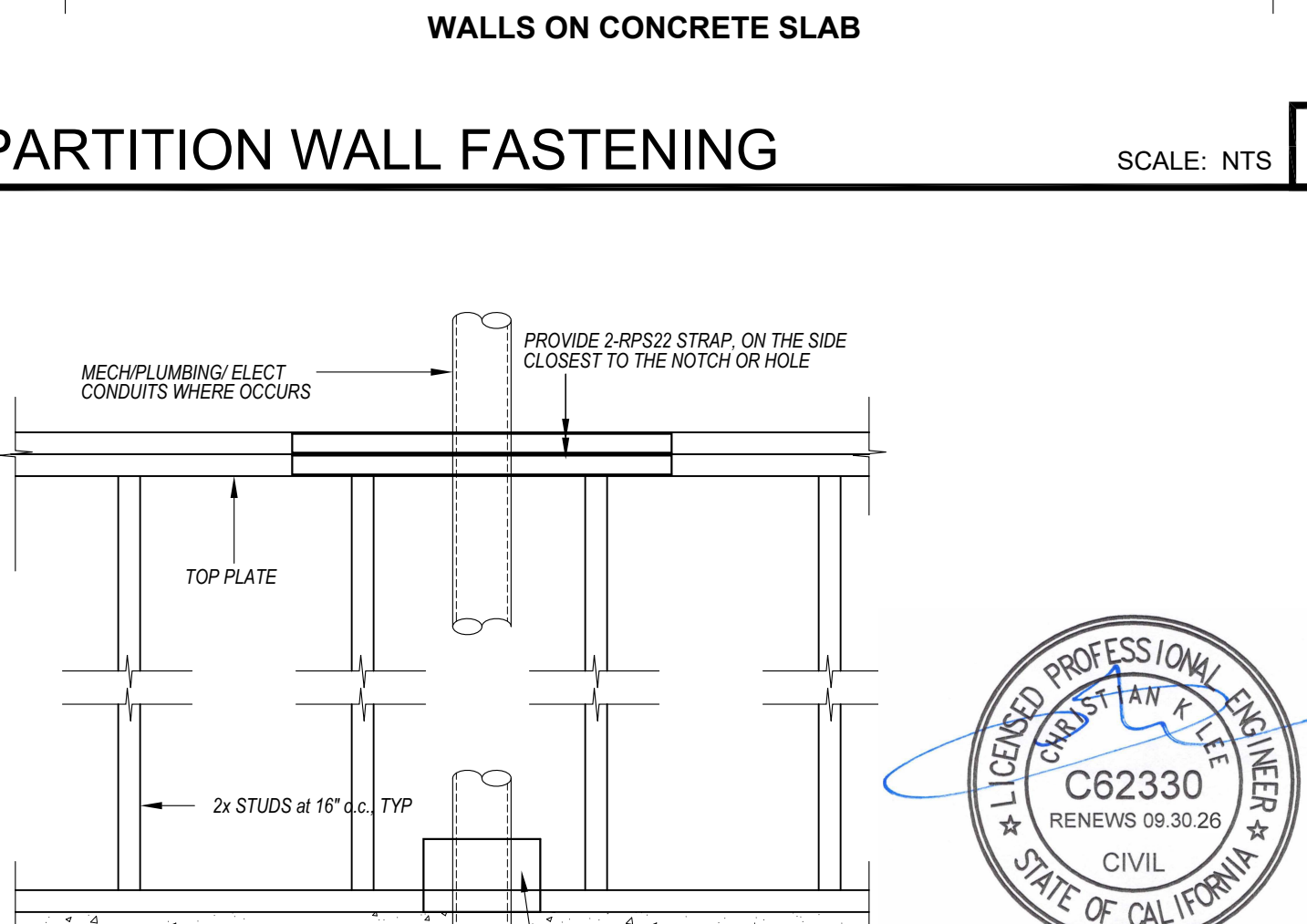
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

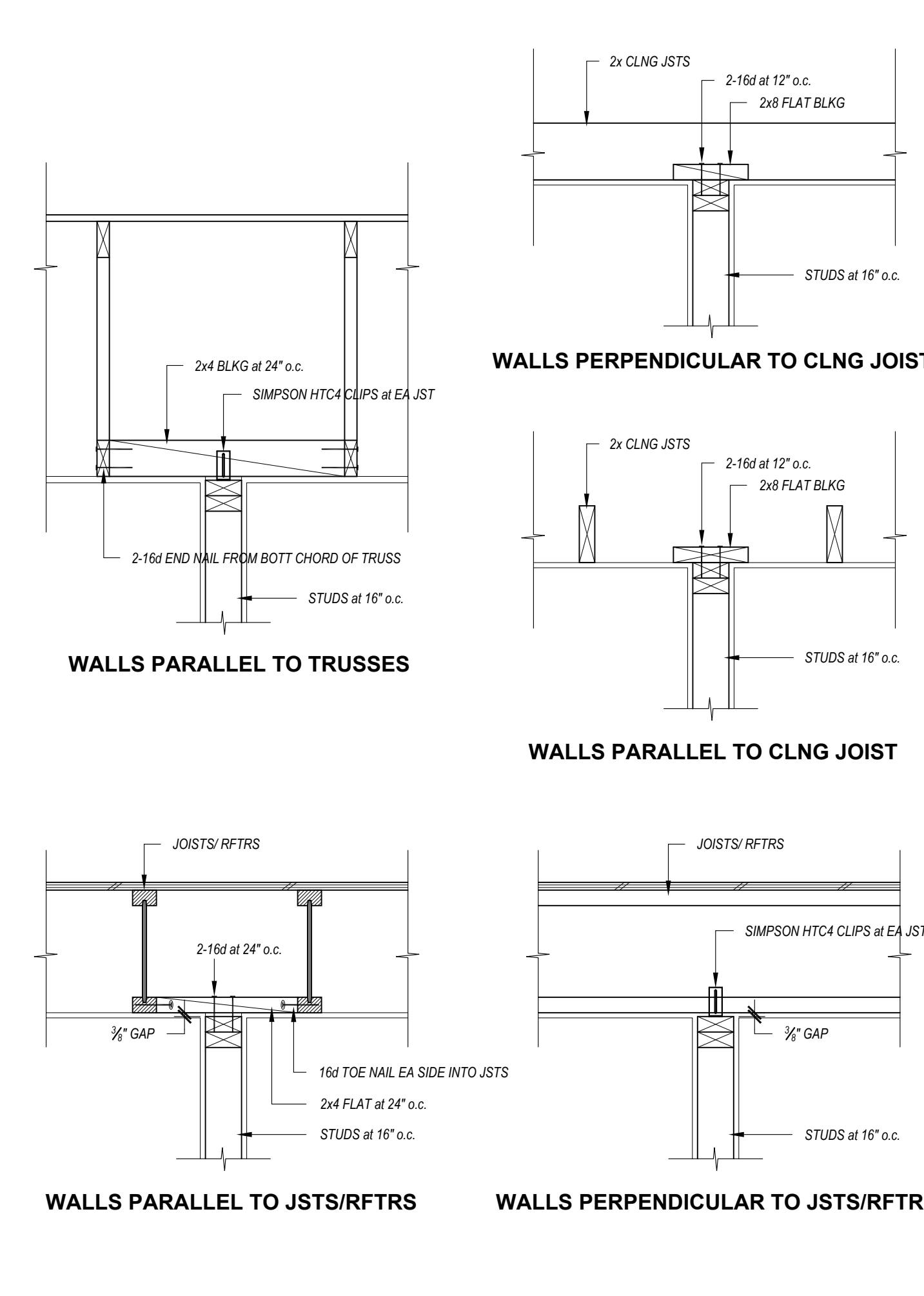


C HEADER & DBL TOP PLATE SPLICE

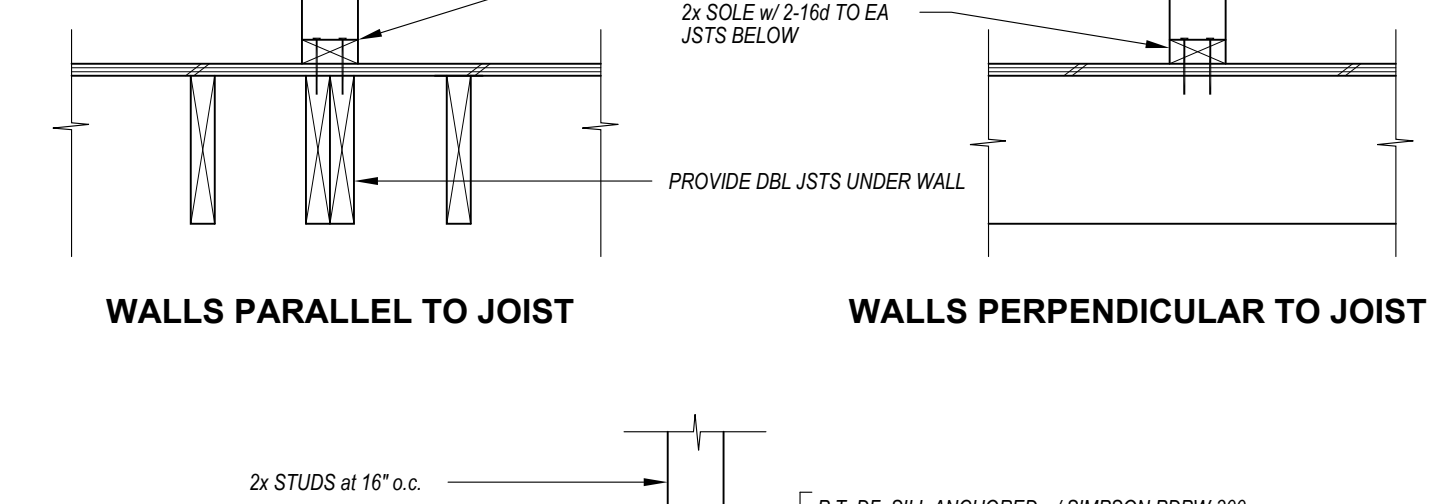
WALLS PERPENDICULAR TO CLNG JOIST

SCALE: NTS

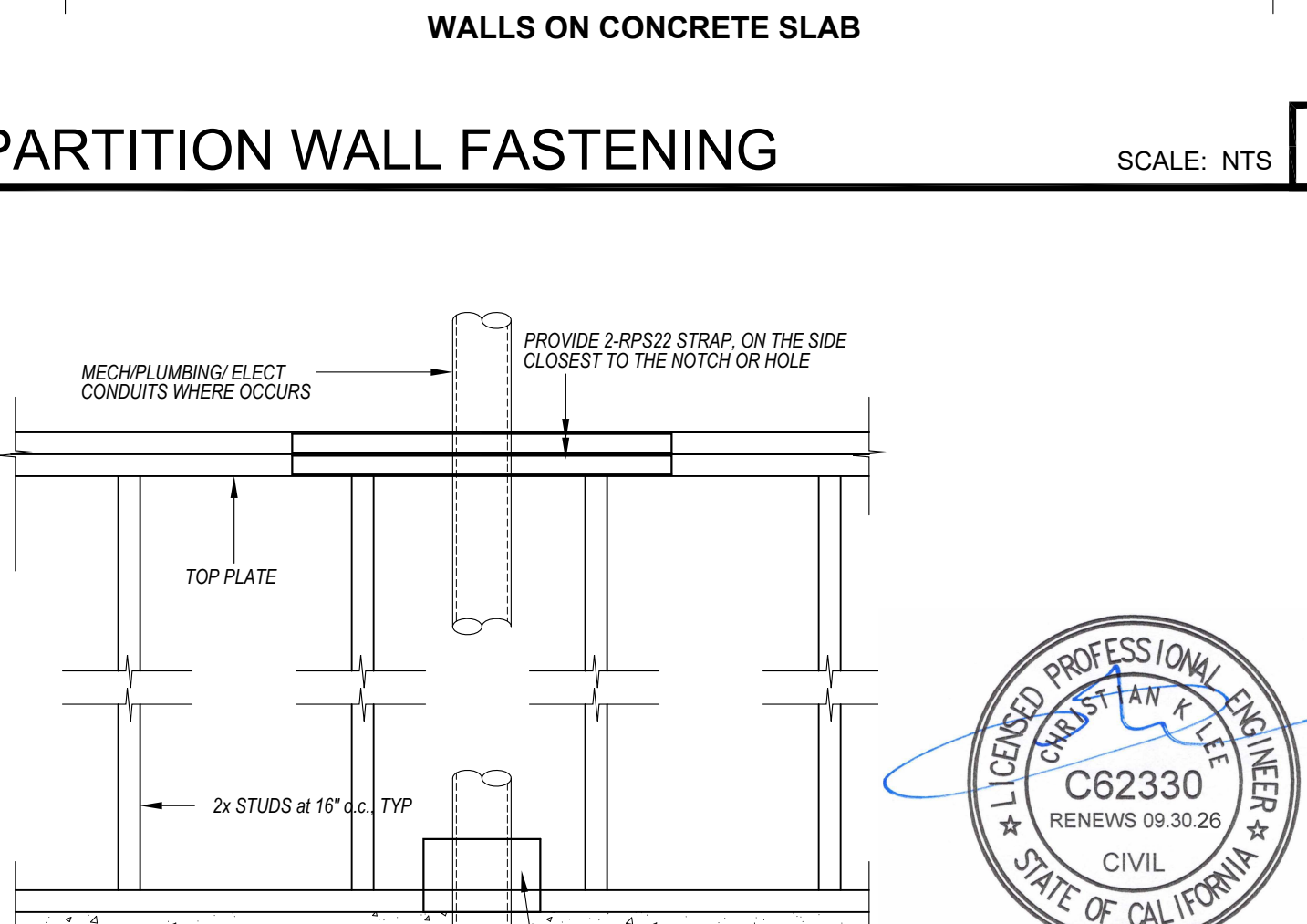
2



A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

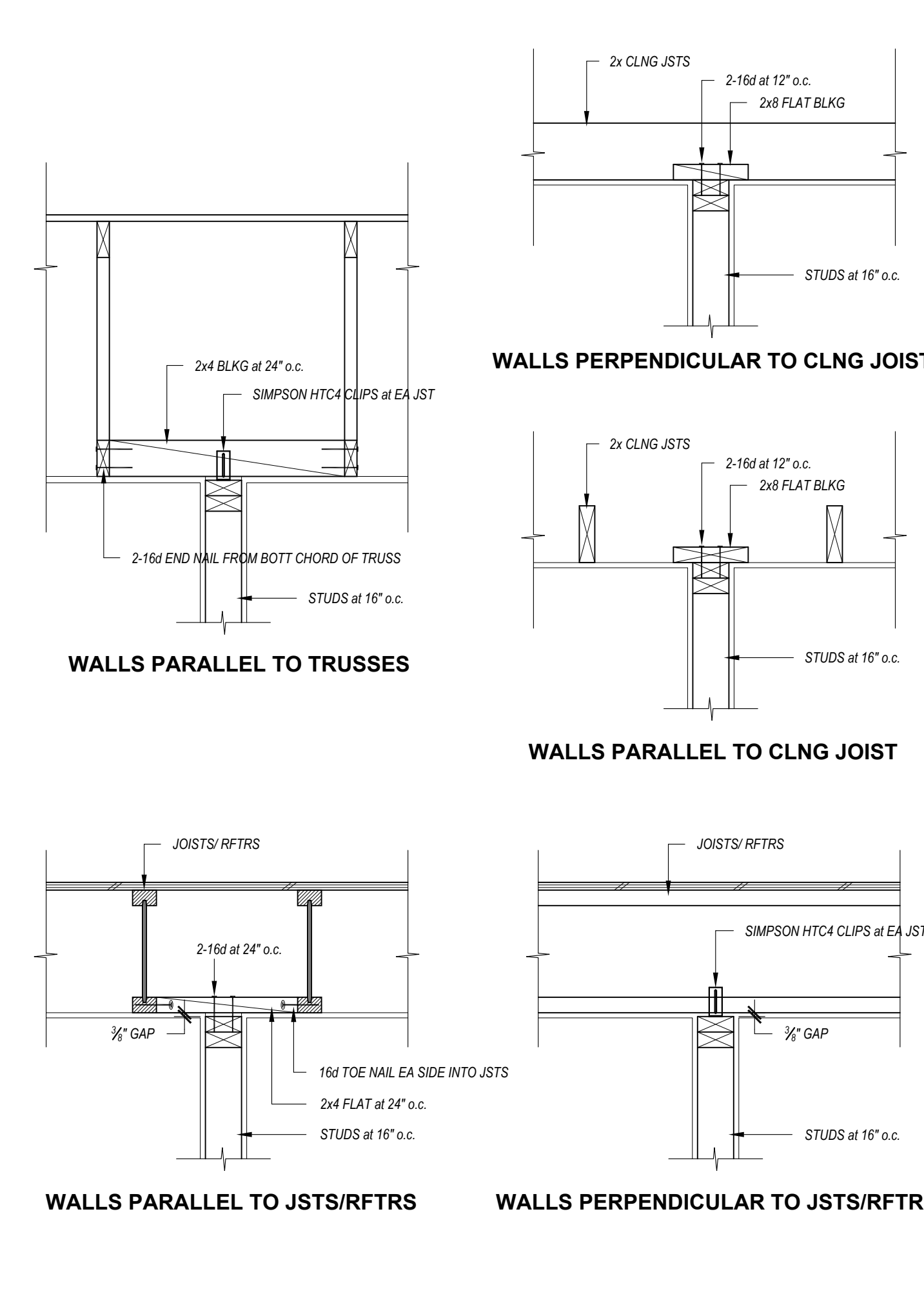


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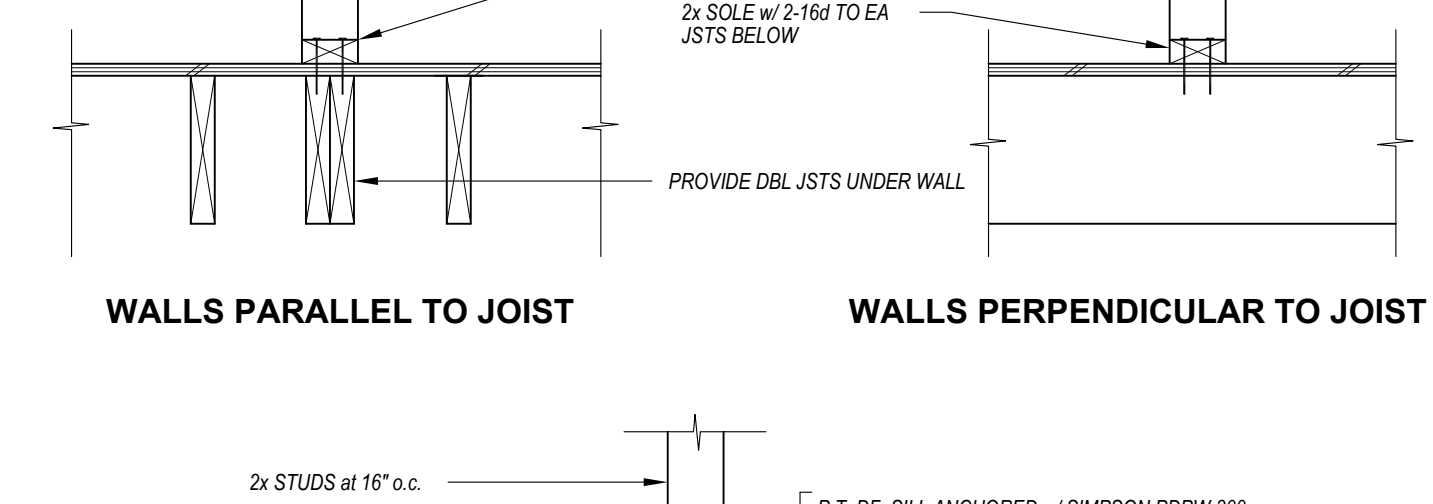
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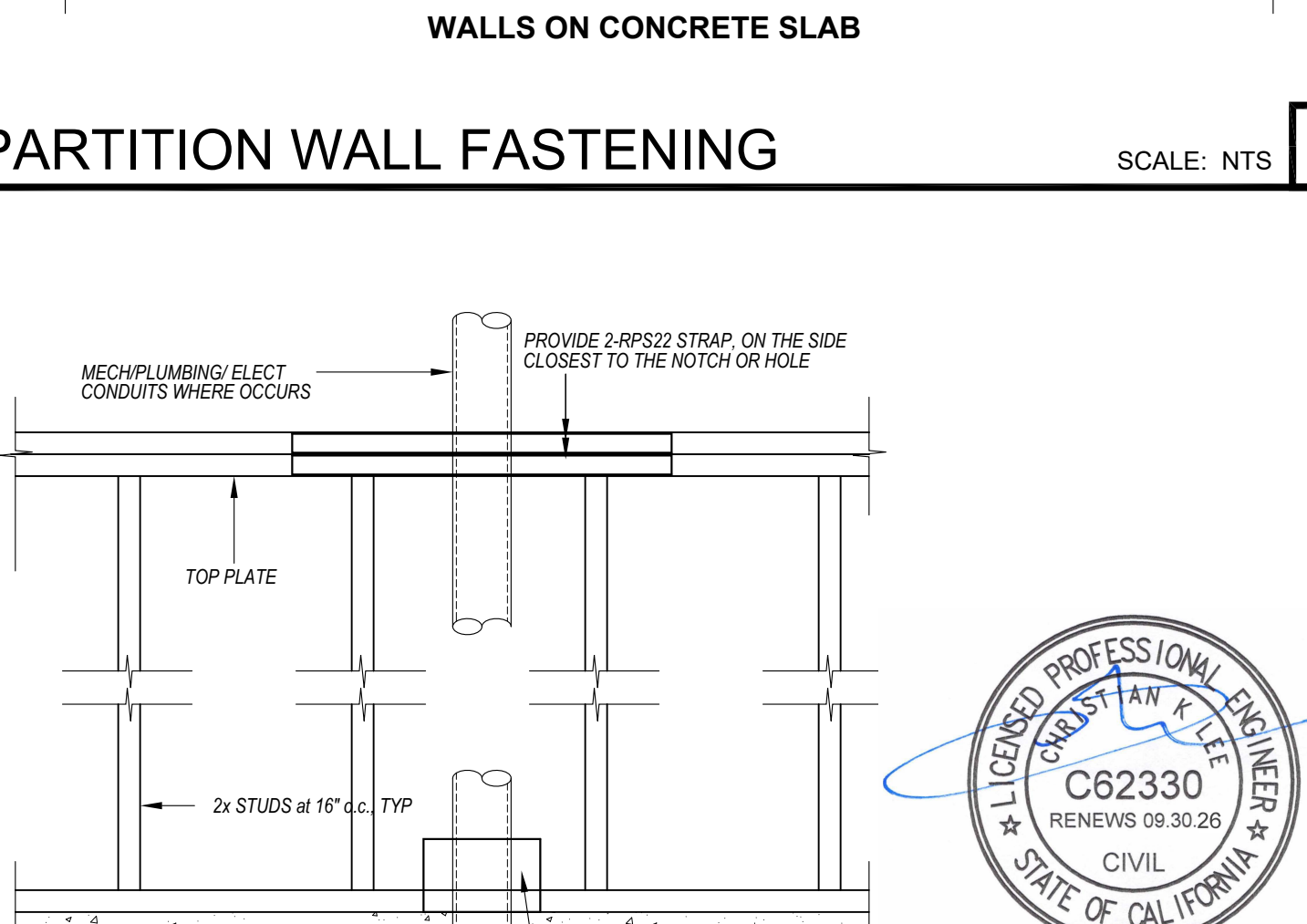
2



A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

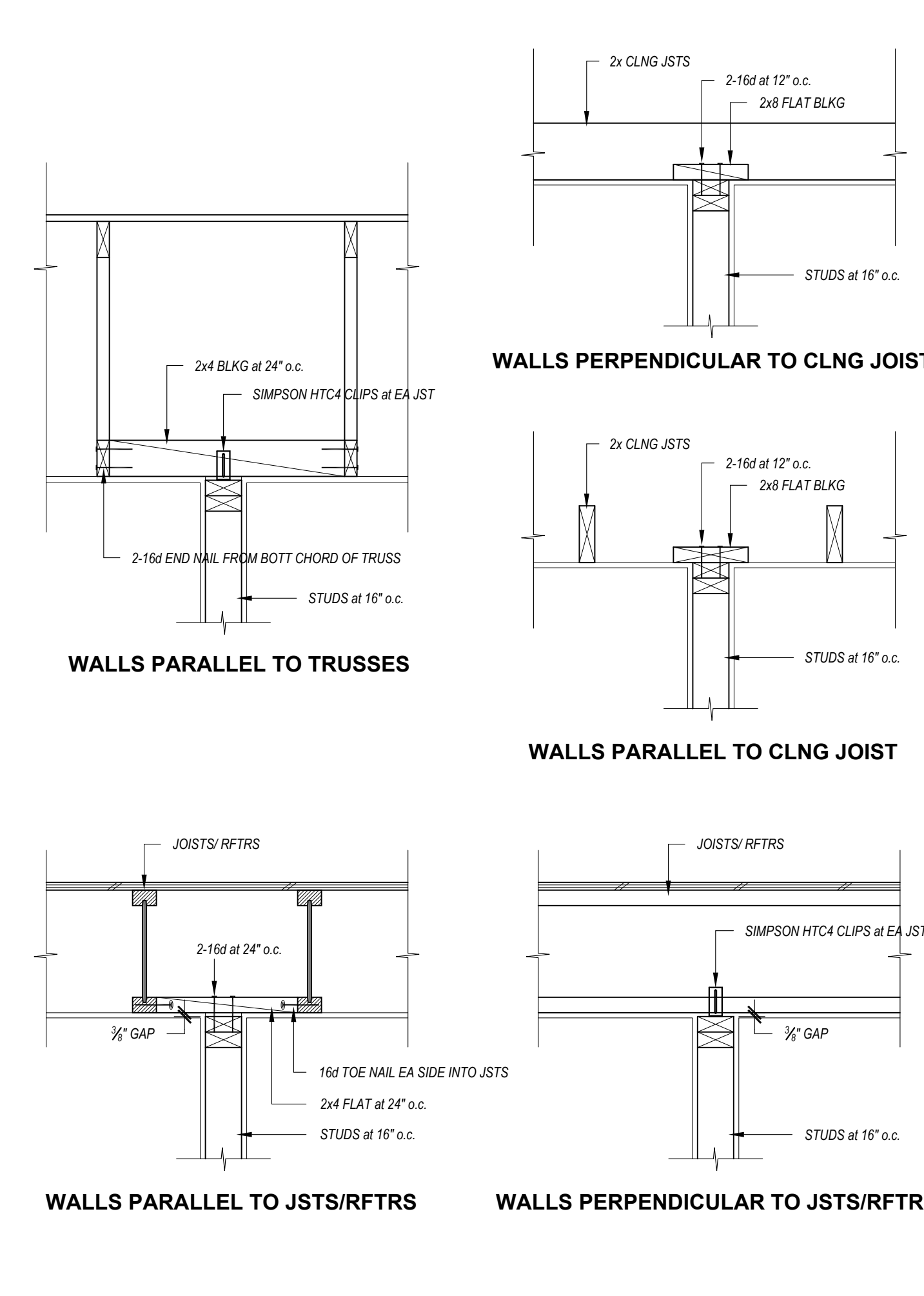


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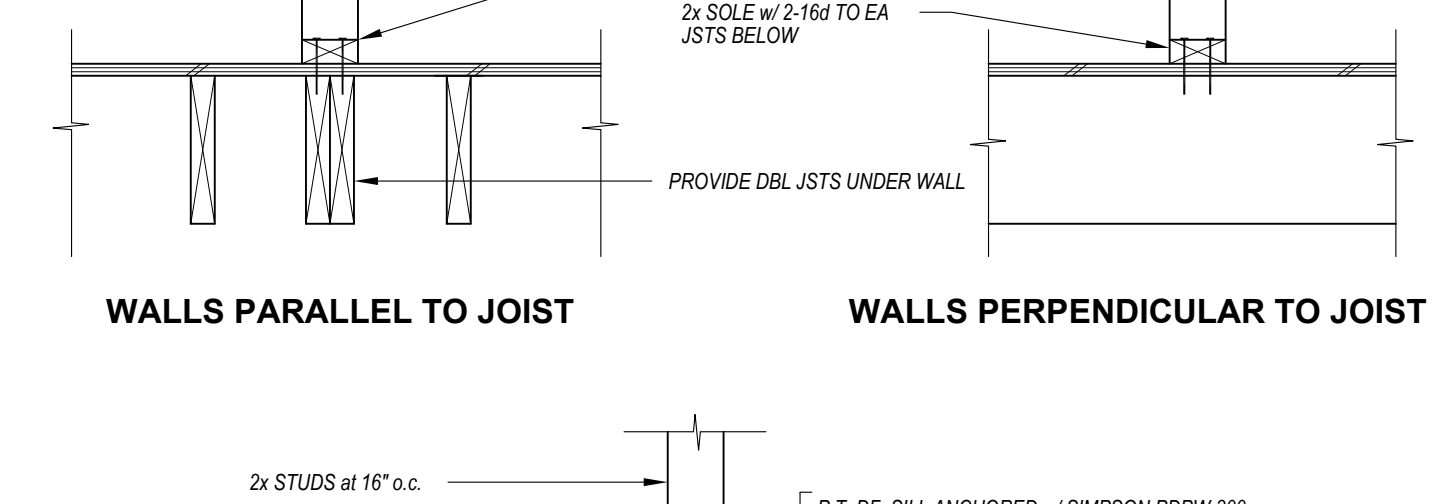
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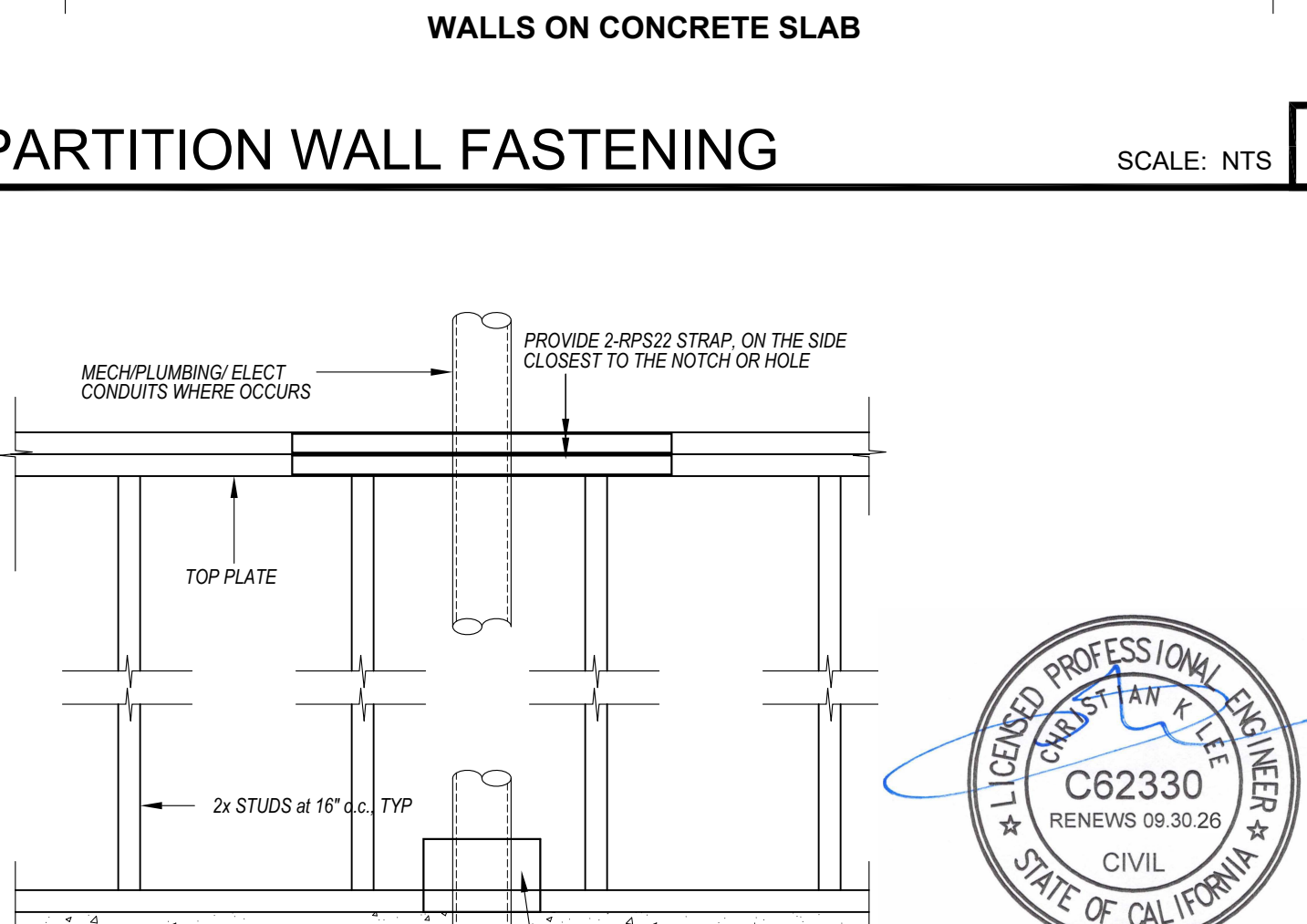
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

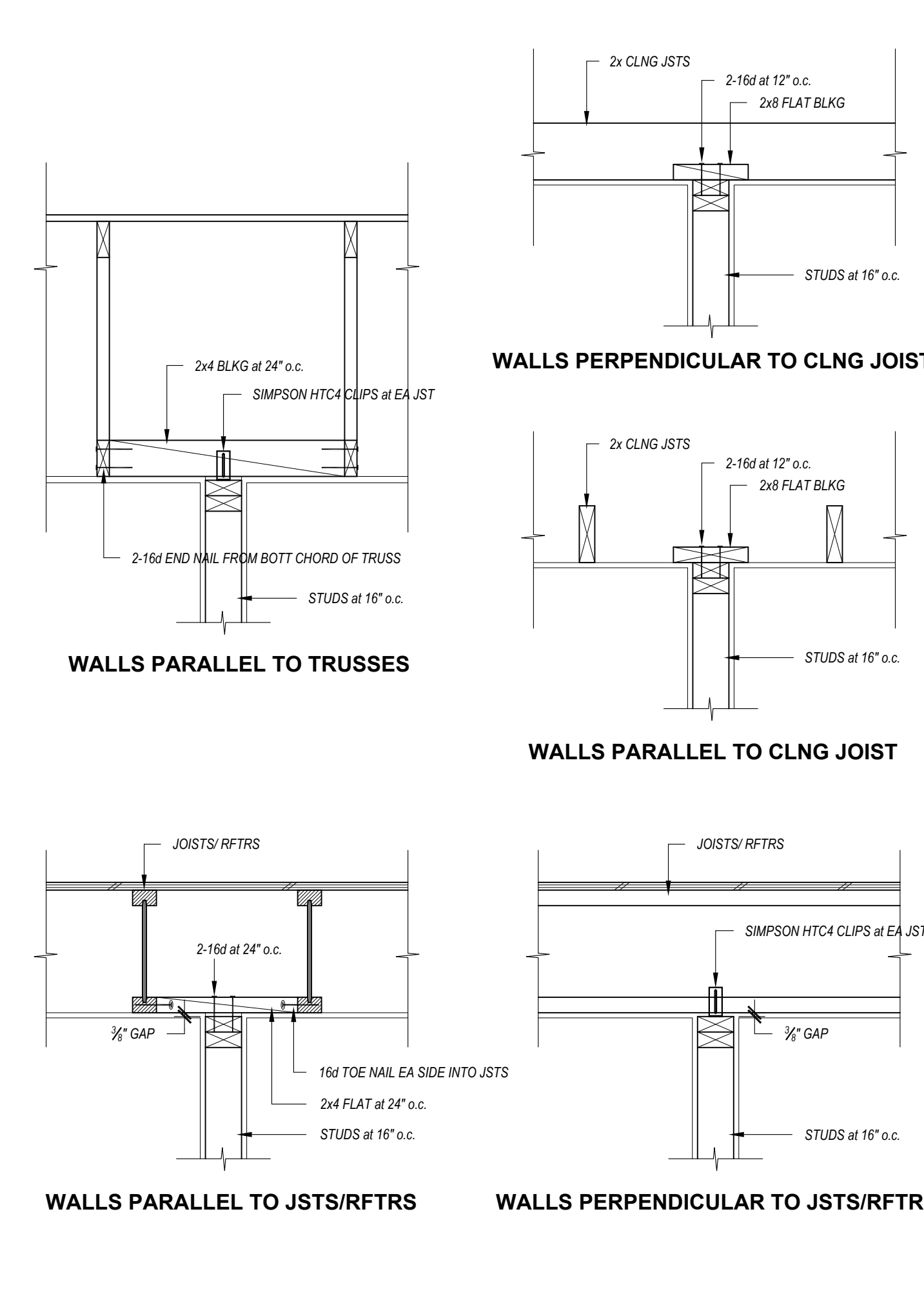


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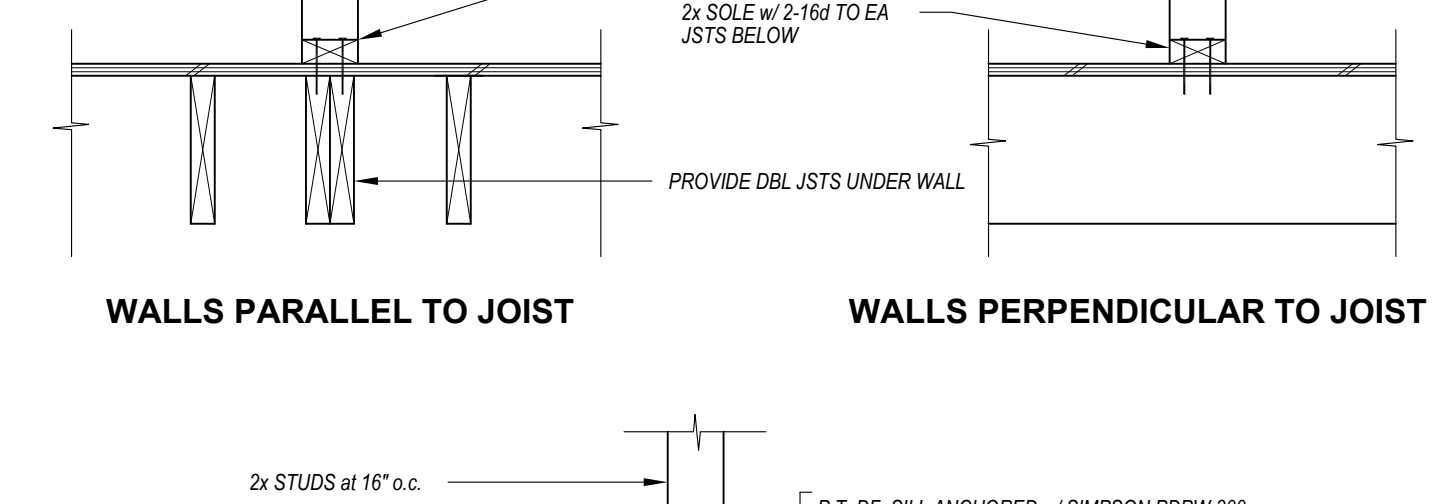
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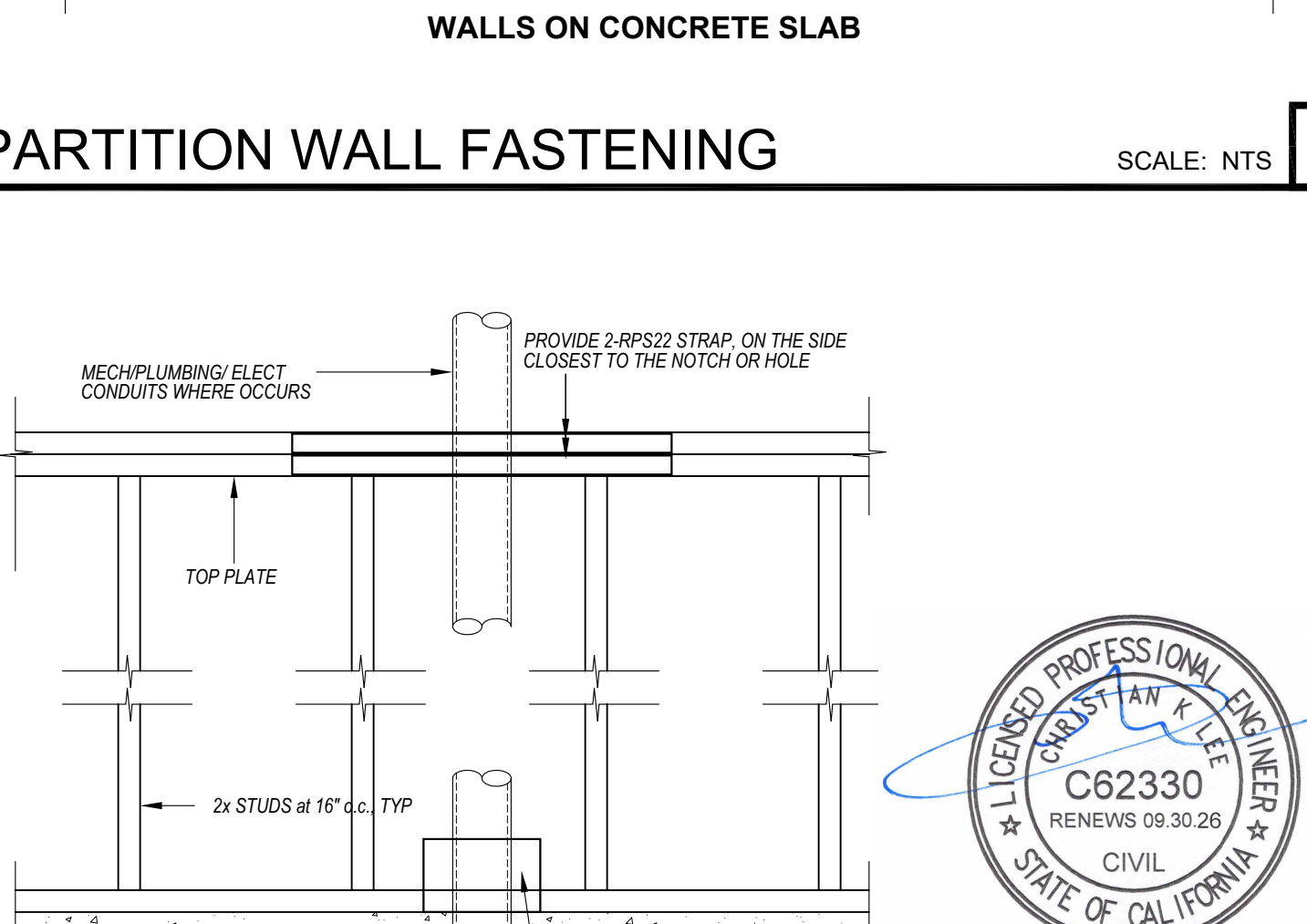
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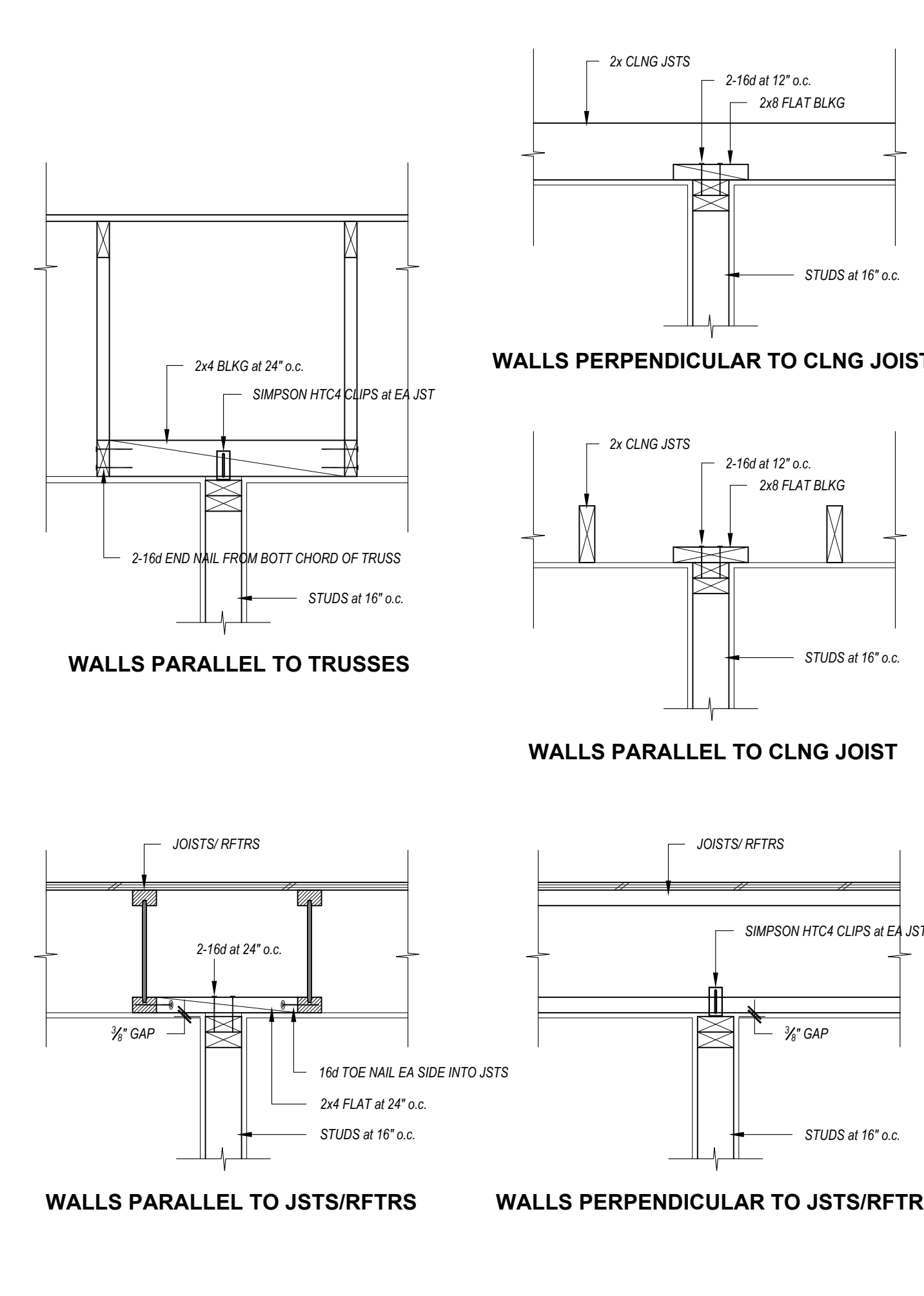


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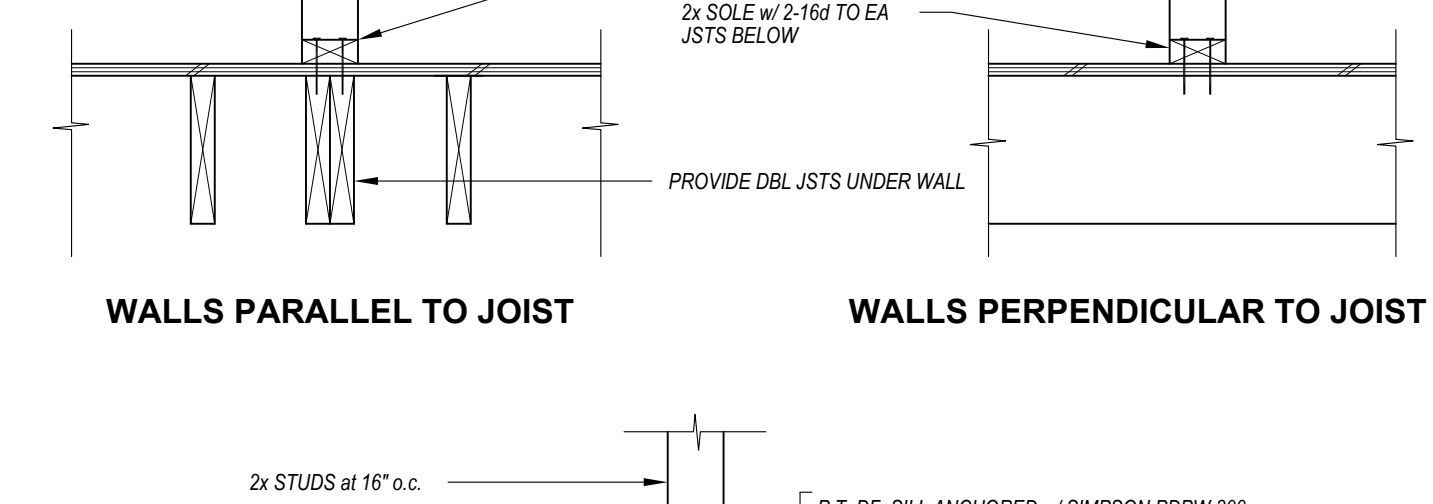
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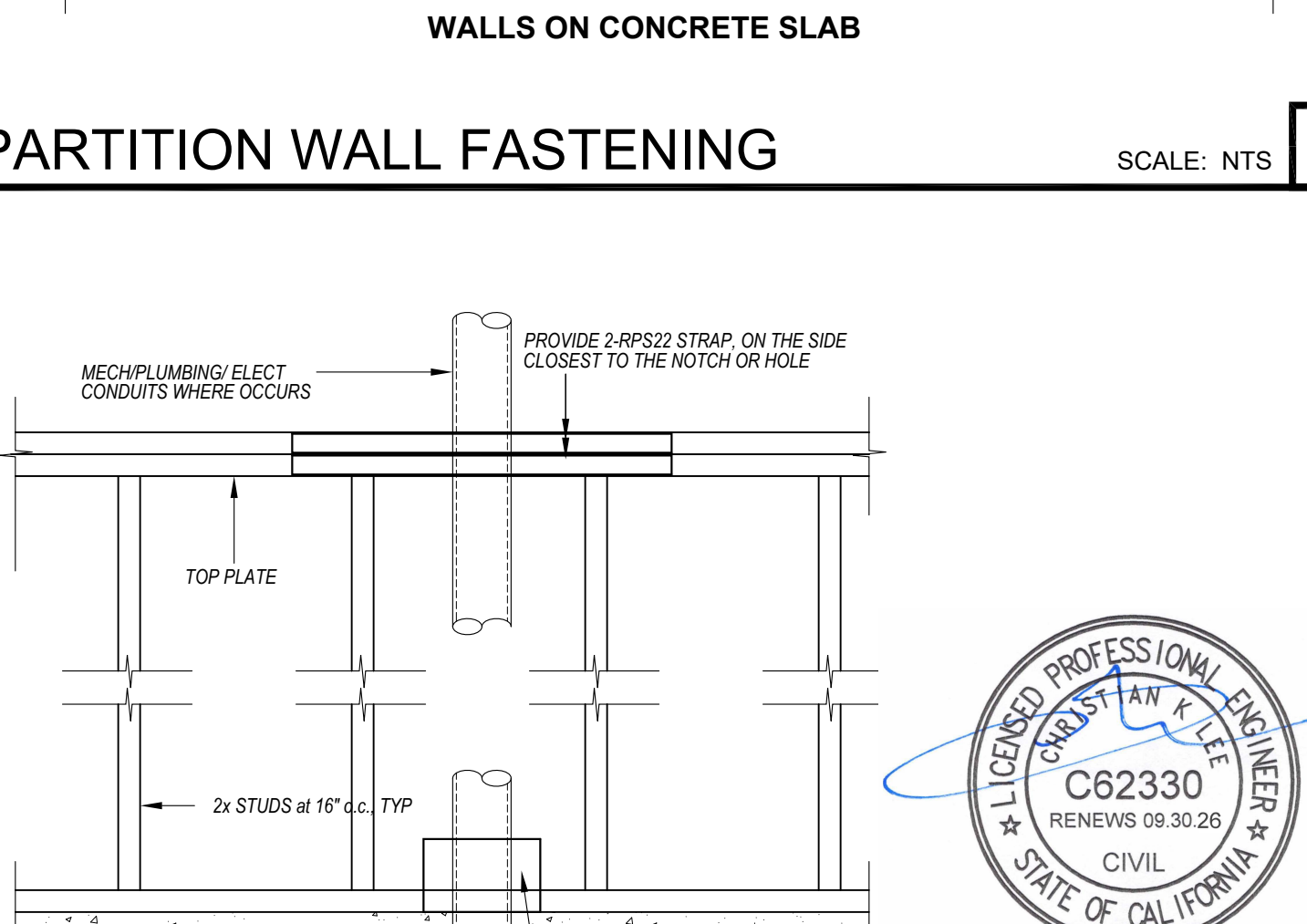
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A RIDGE CONNECTIONS



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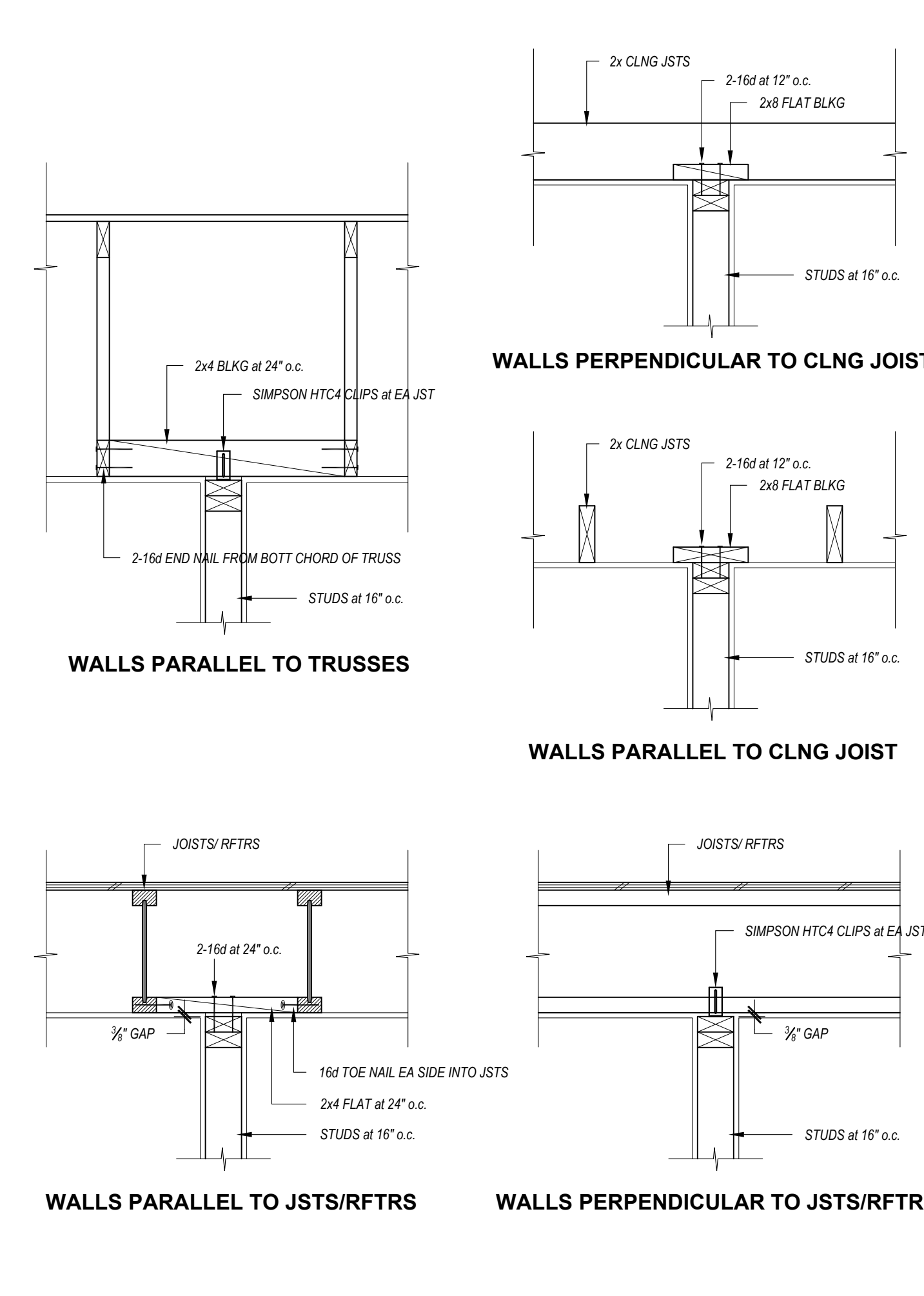


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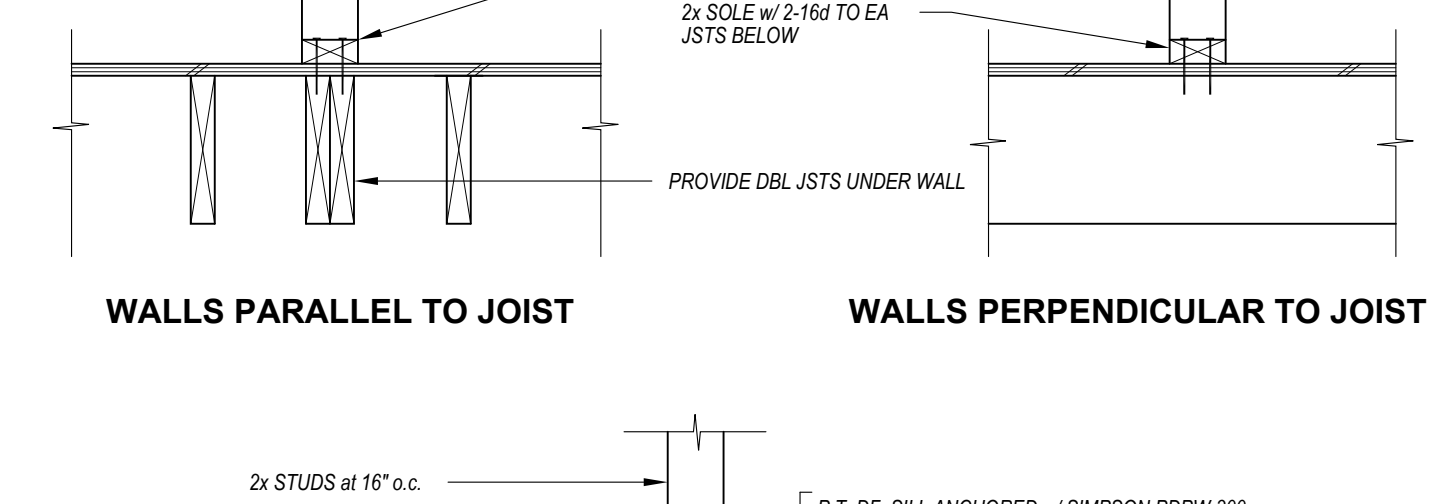
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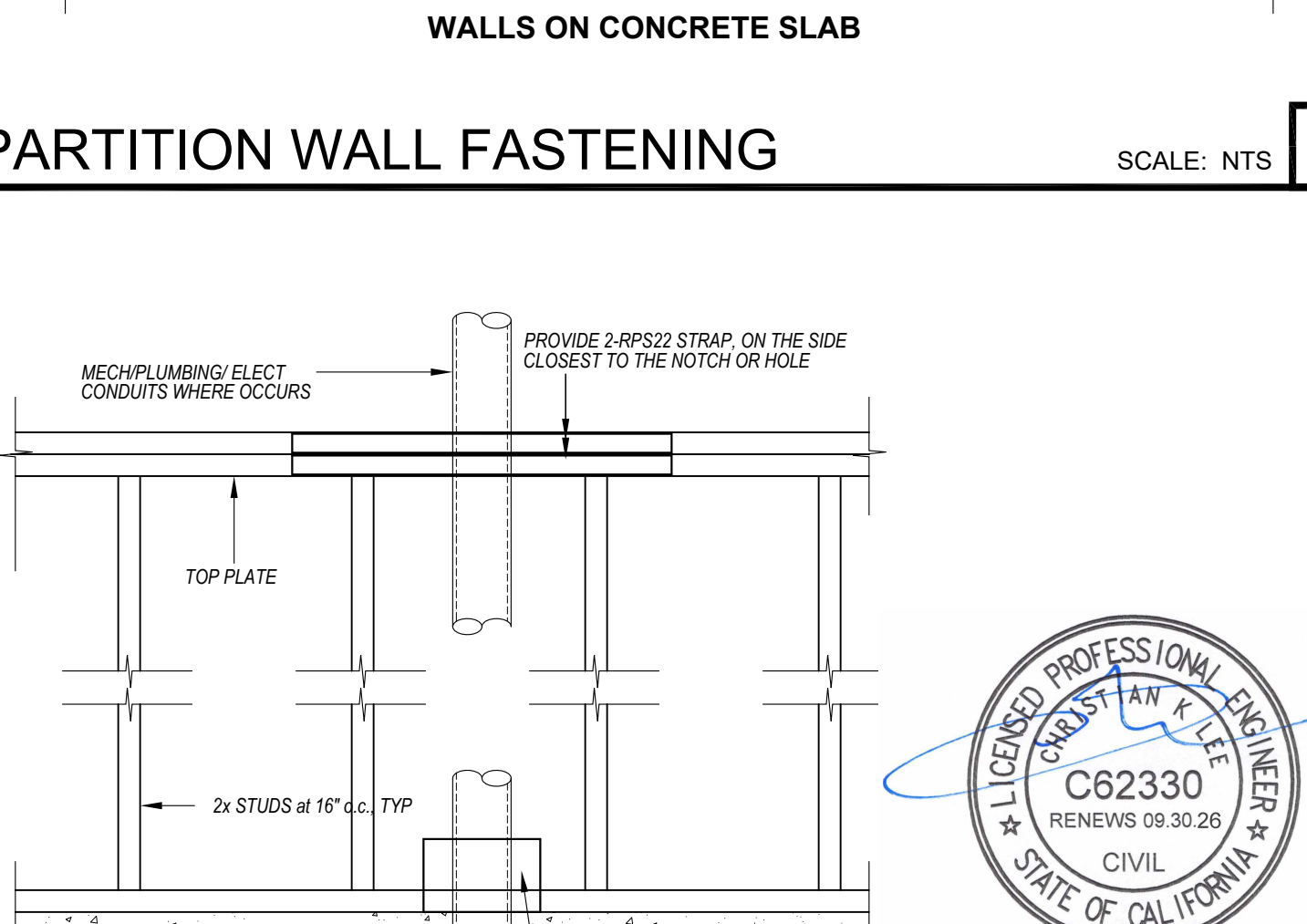
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

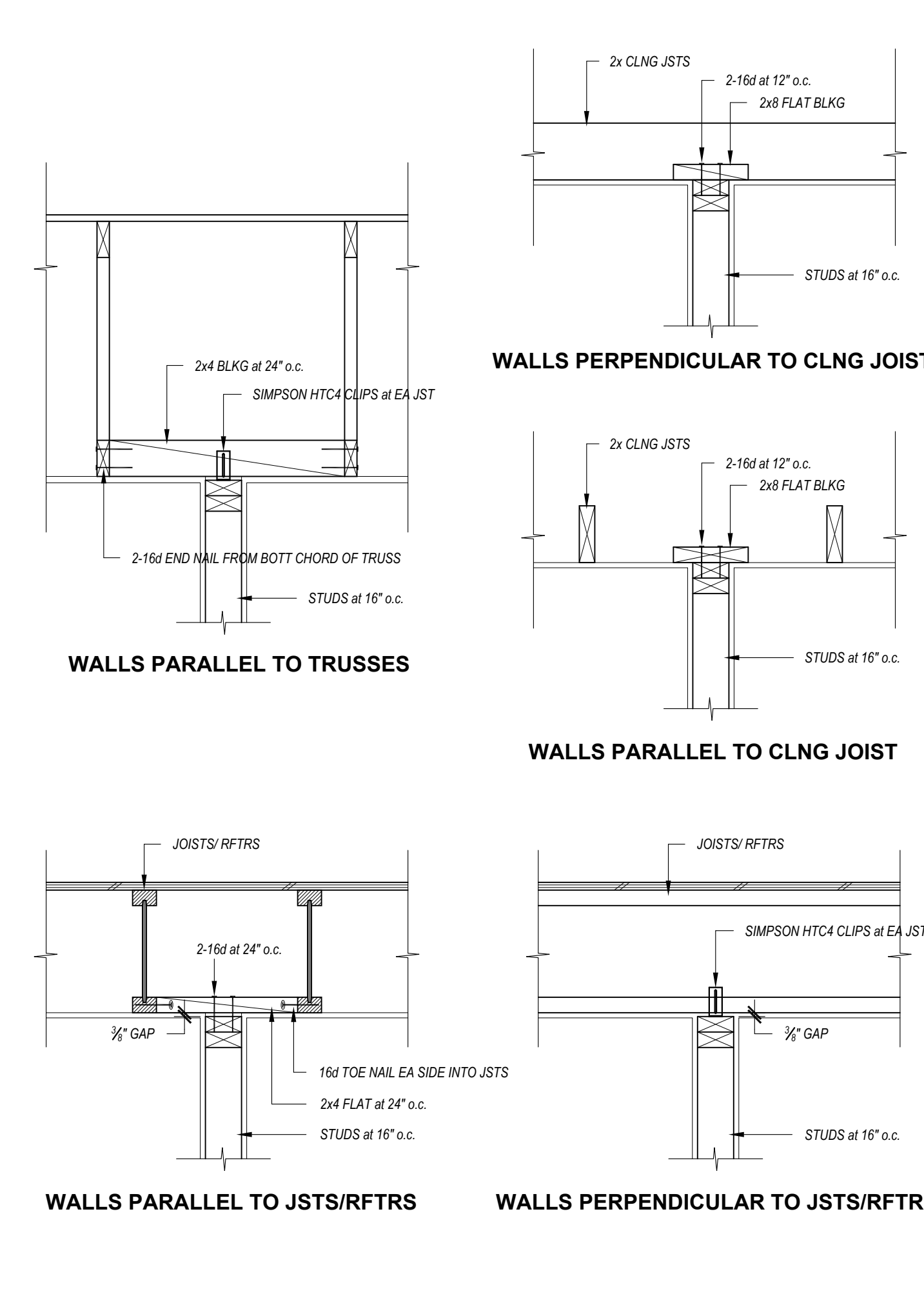


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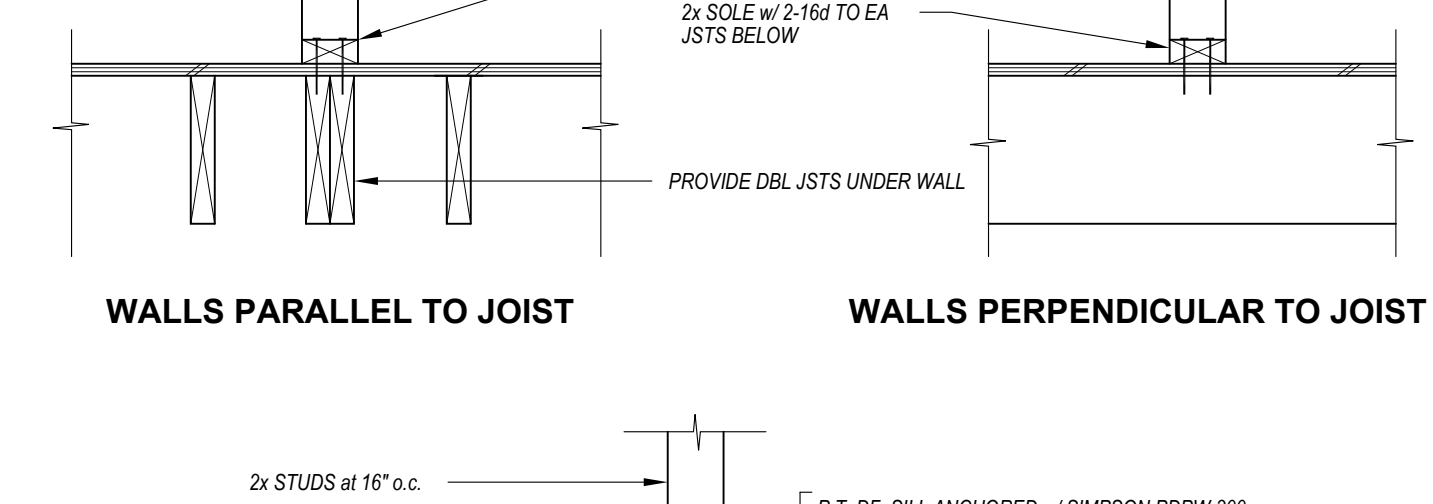
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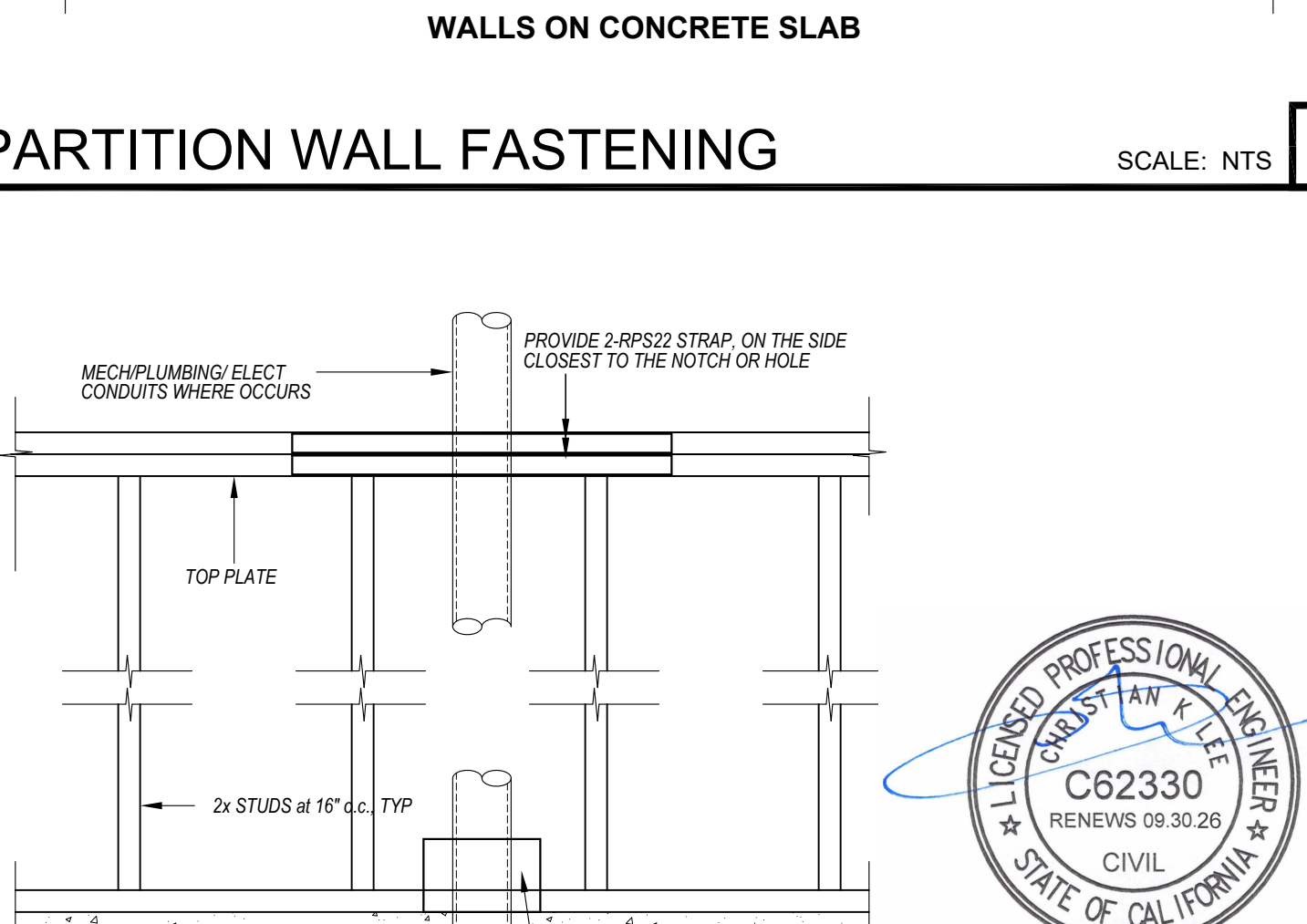
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A RIDGE CONNECTIONS



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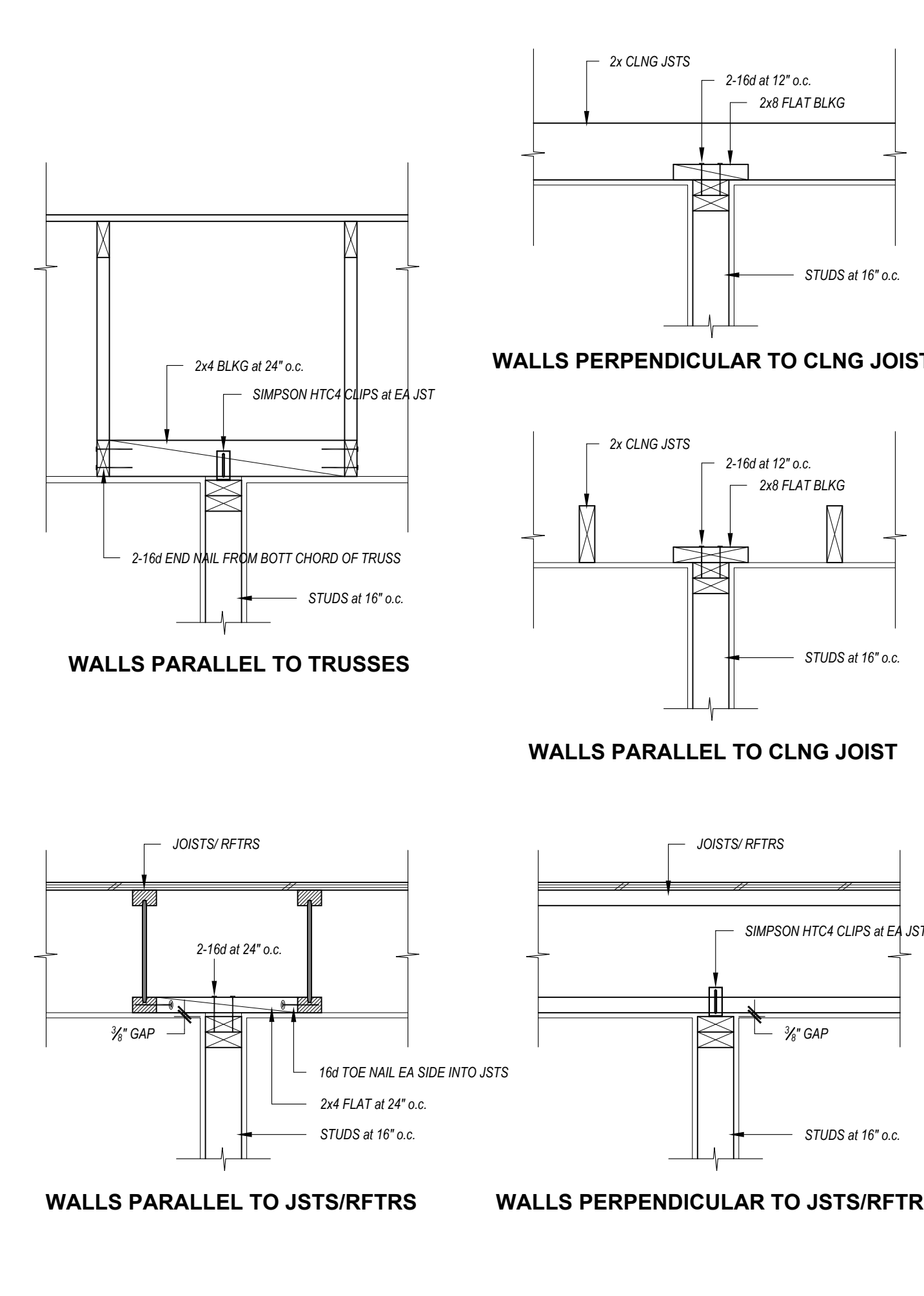


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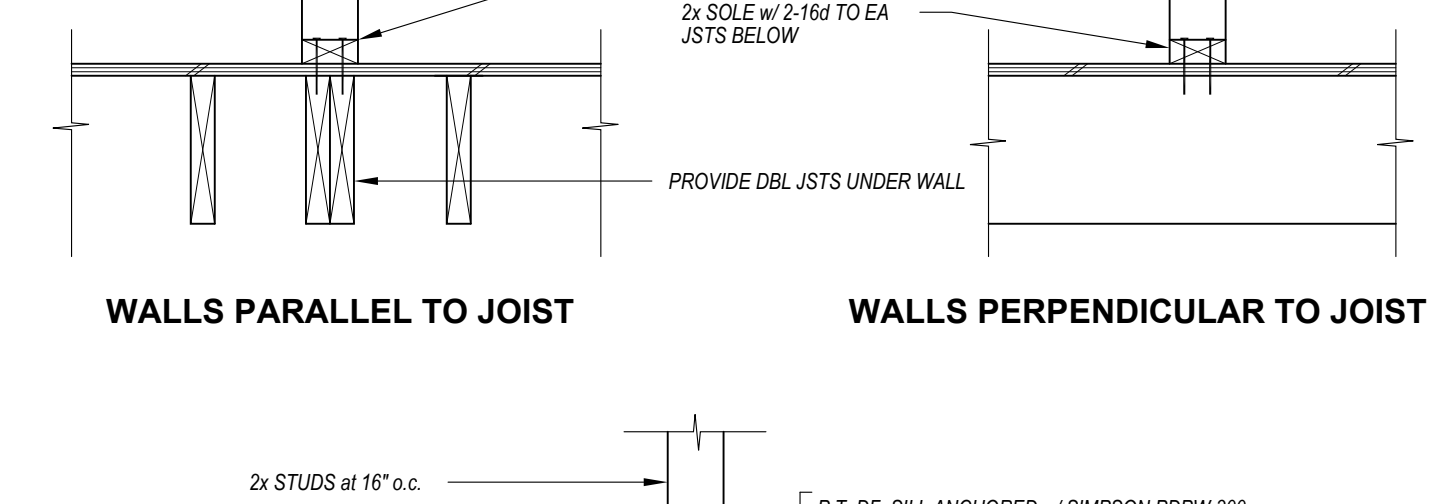
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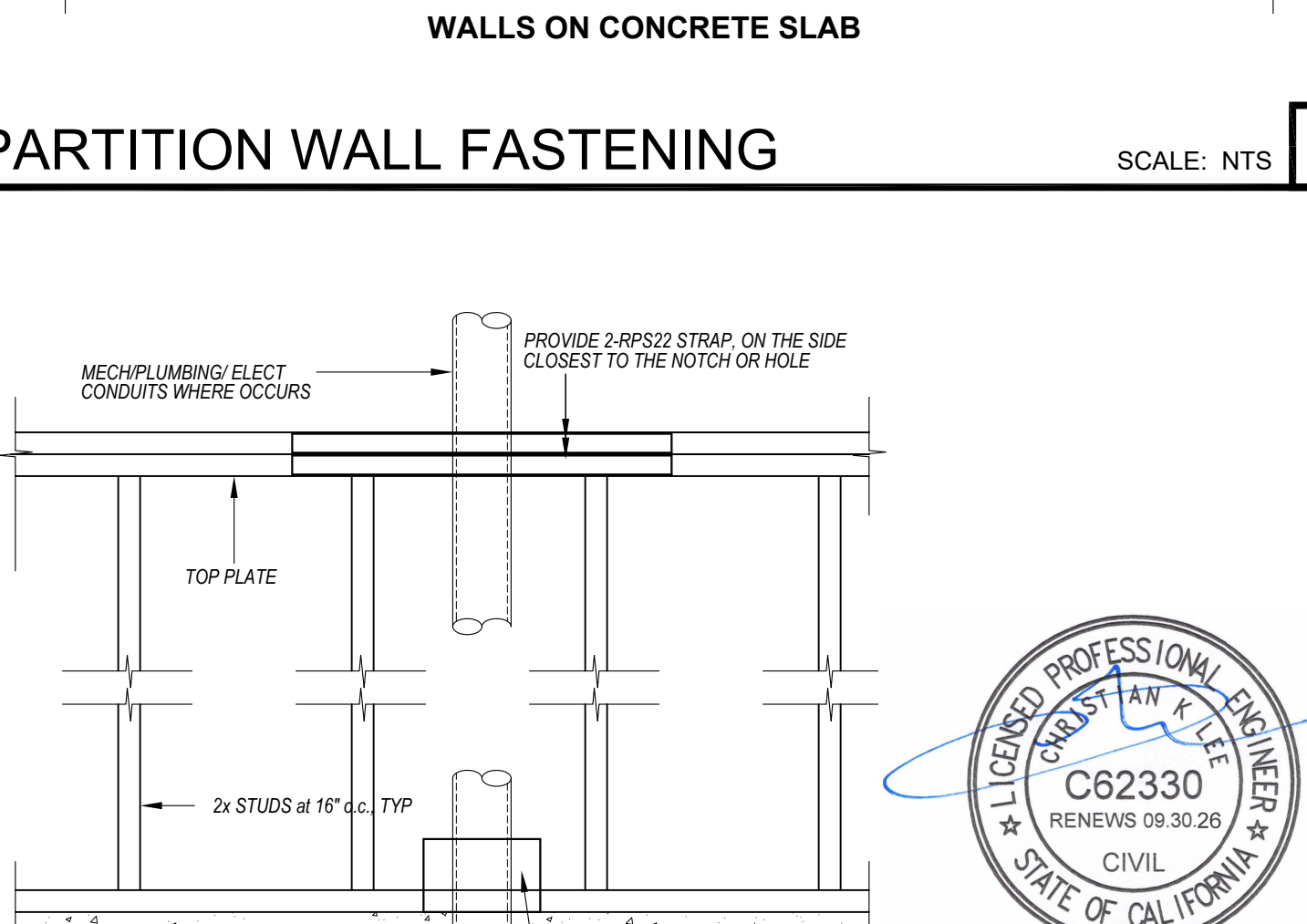
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A RIDGE CONNECTIONS



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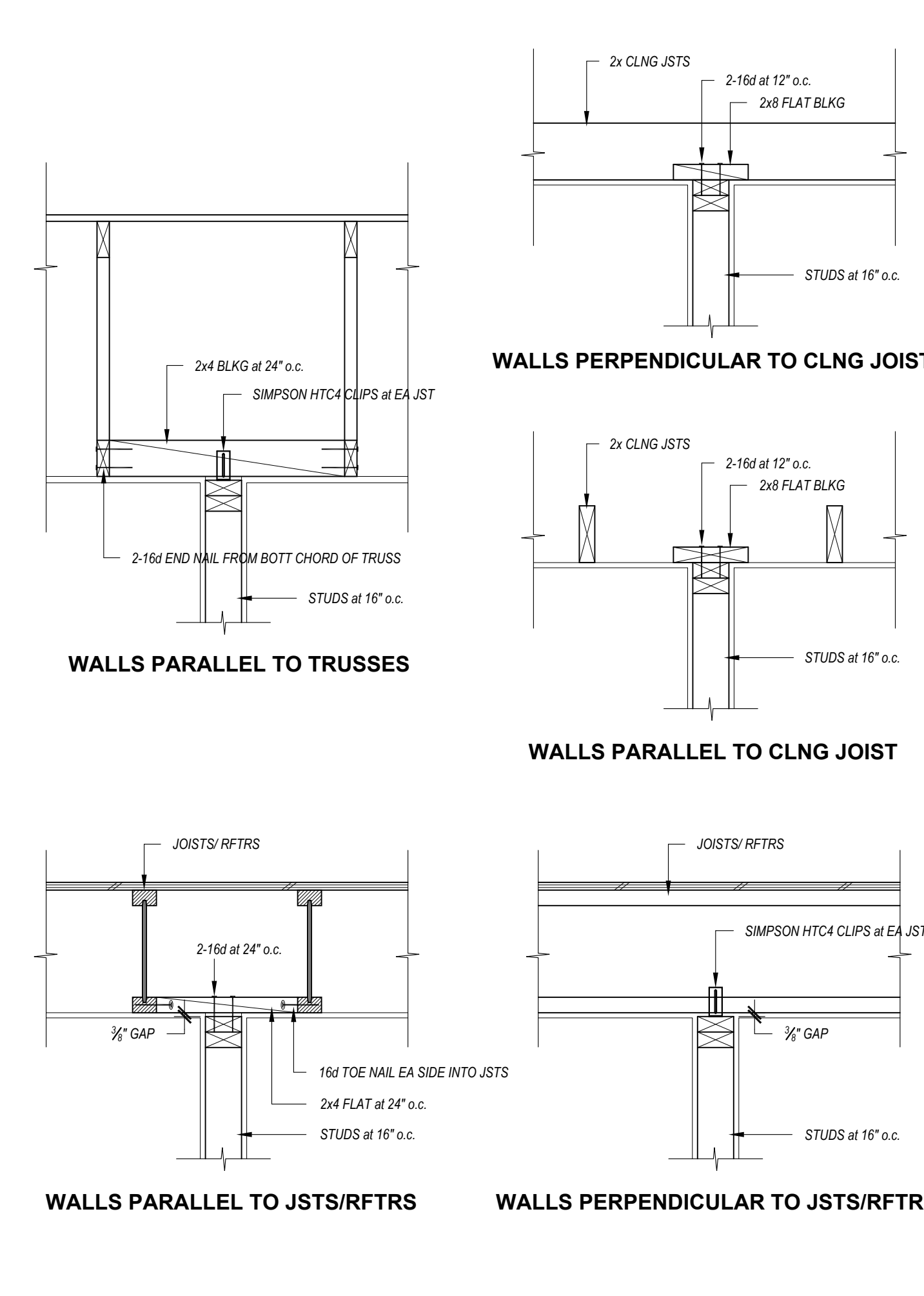


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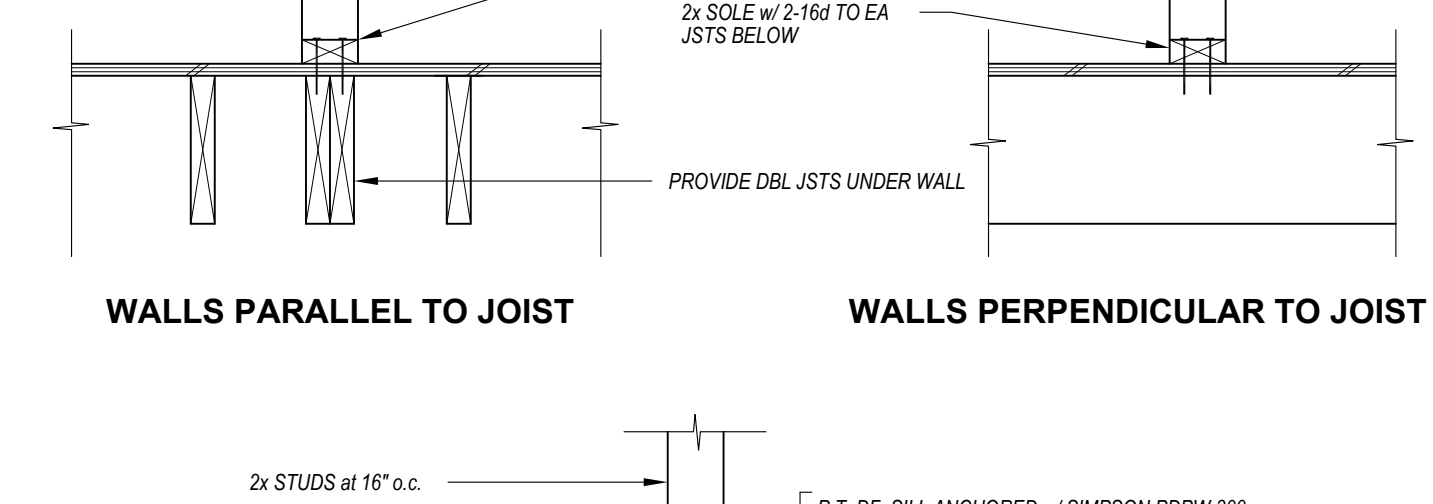
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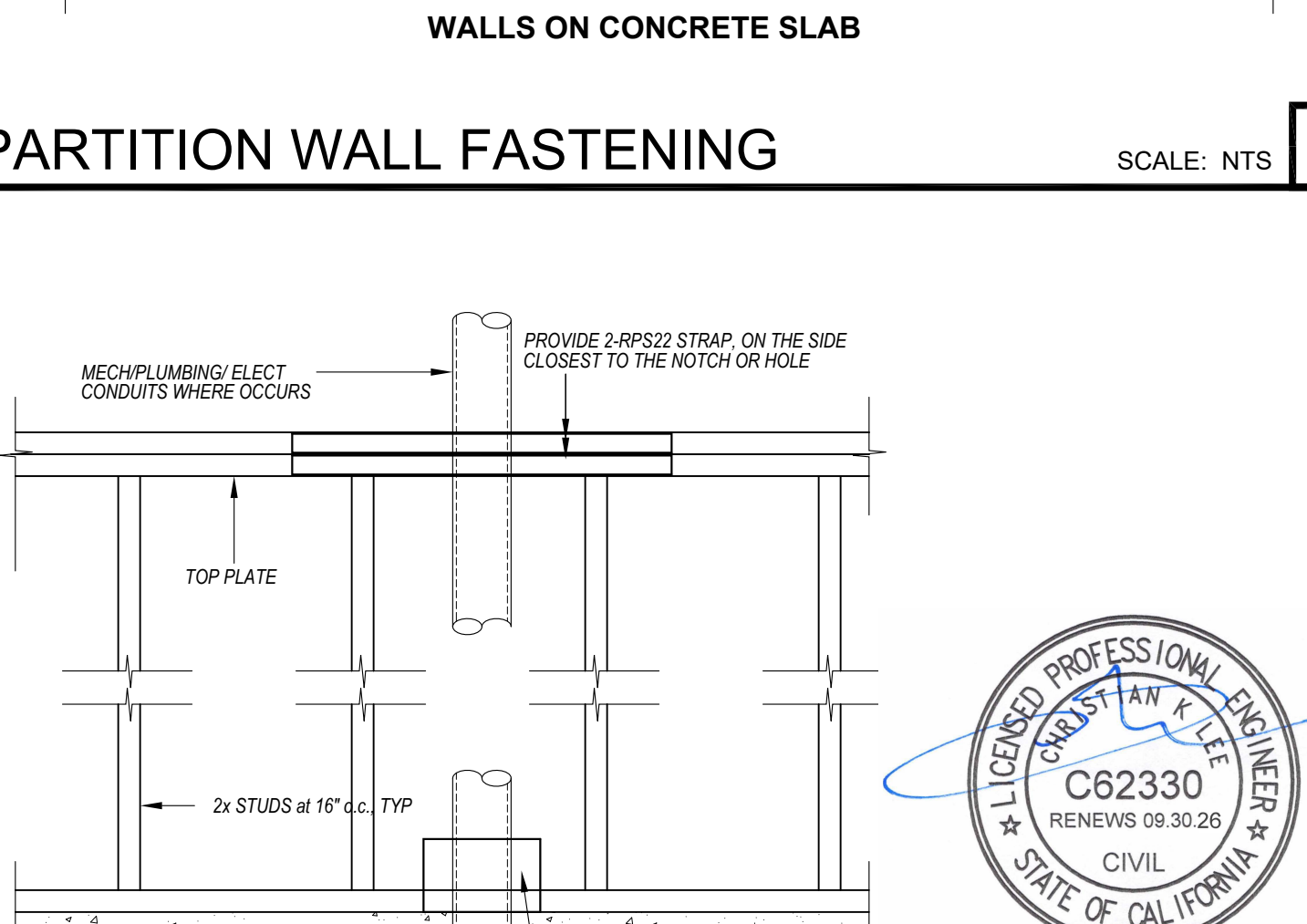
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

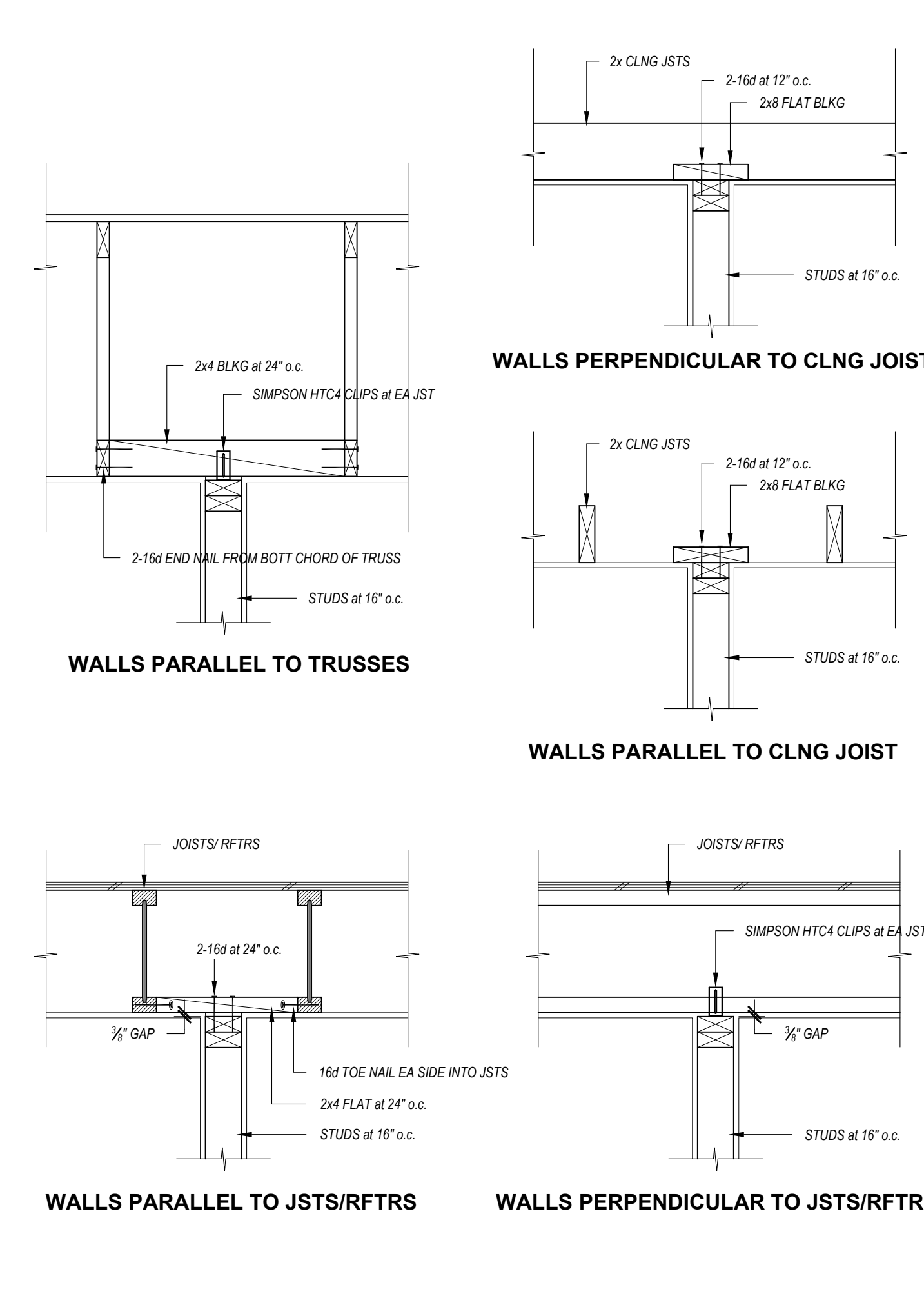


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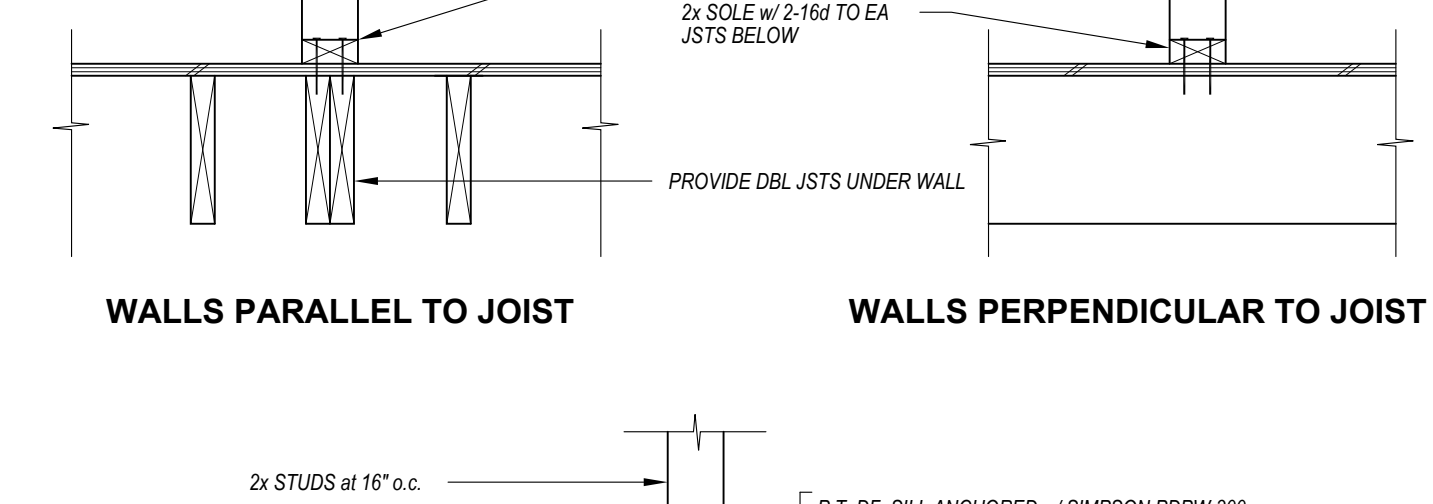
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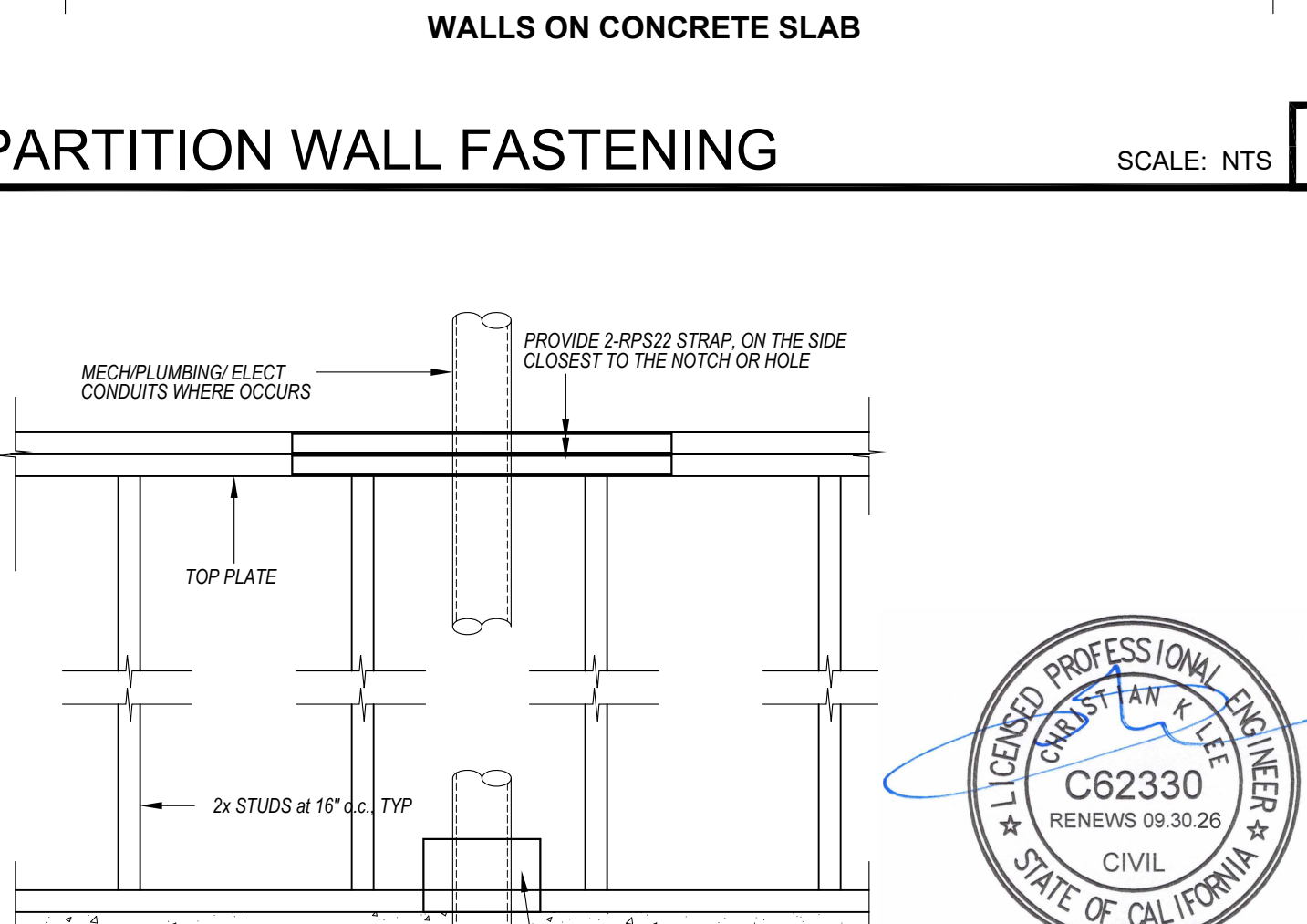
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A RIDGE CONNECTIONS



B DBL TOP PLATE SPLICE

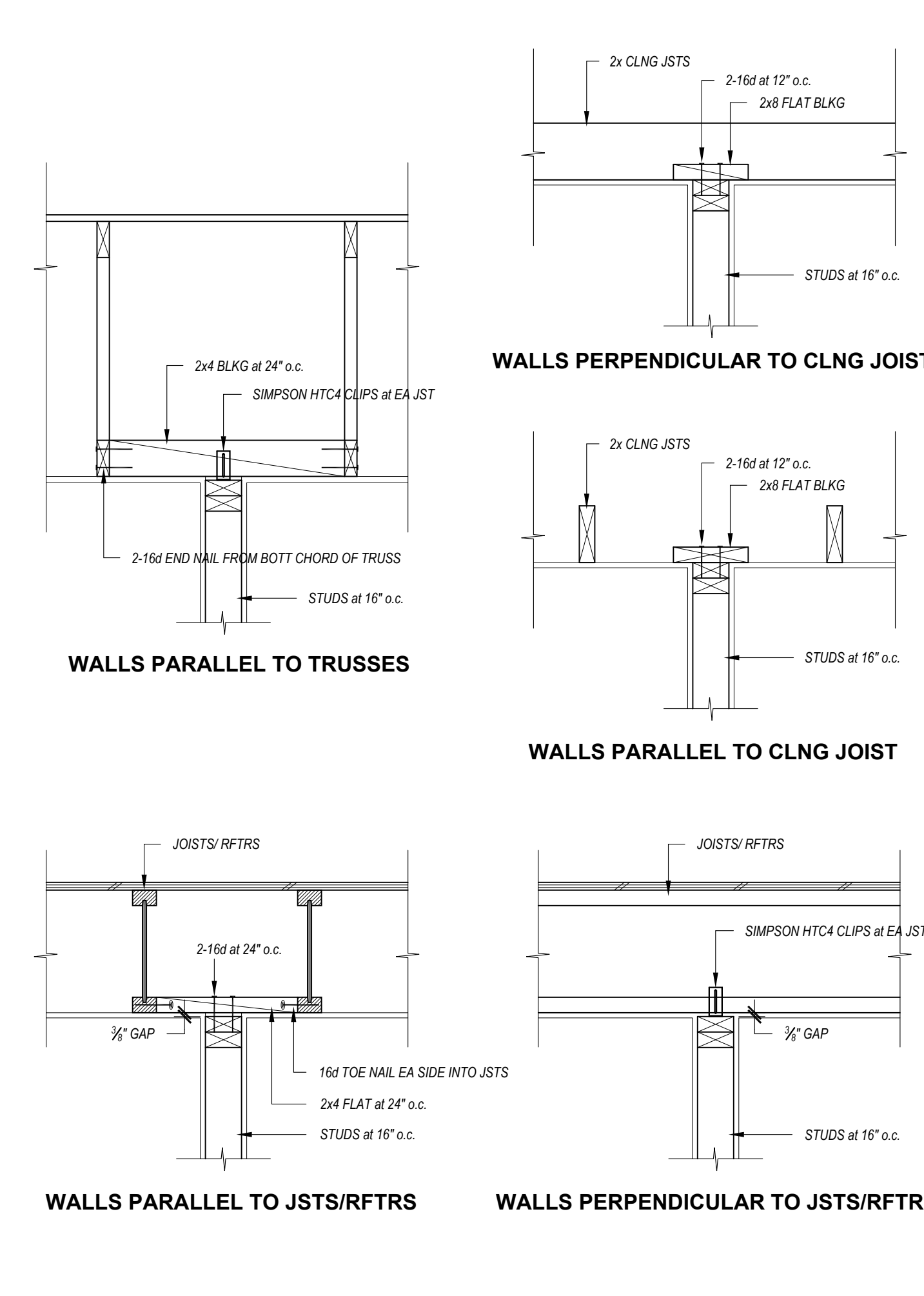


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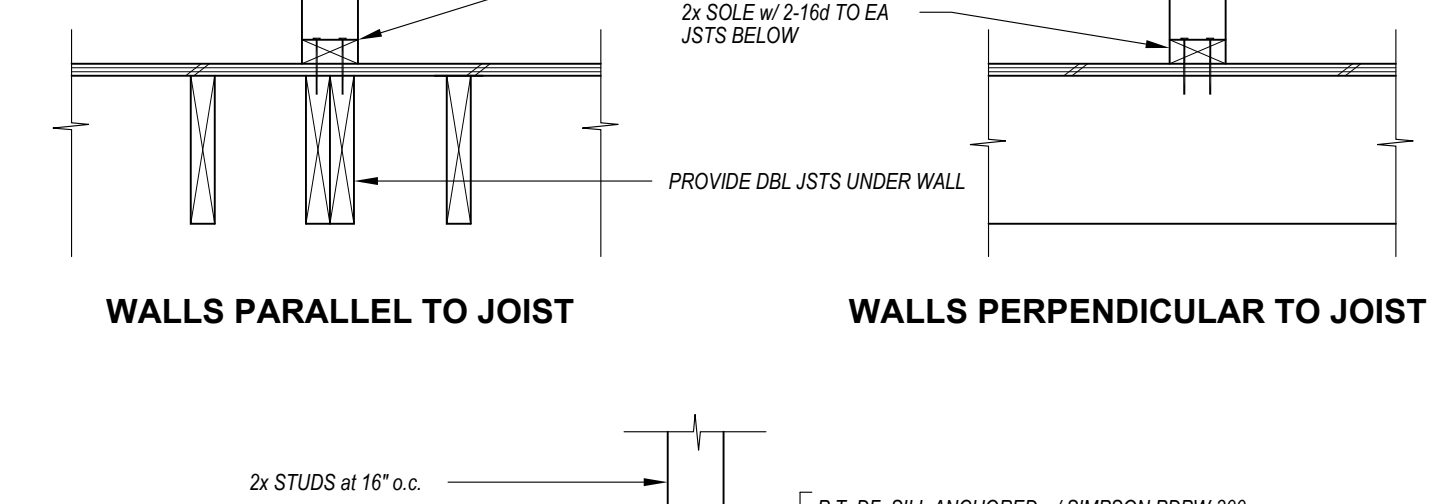
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SCALE: NTS

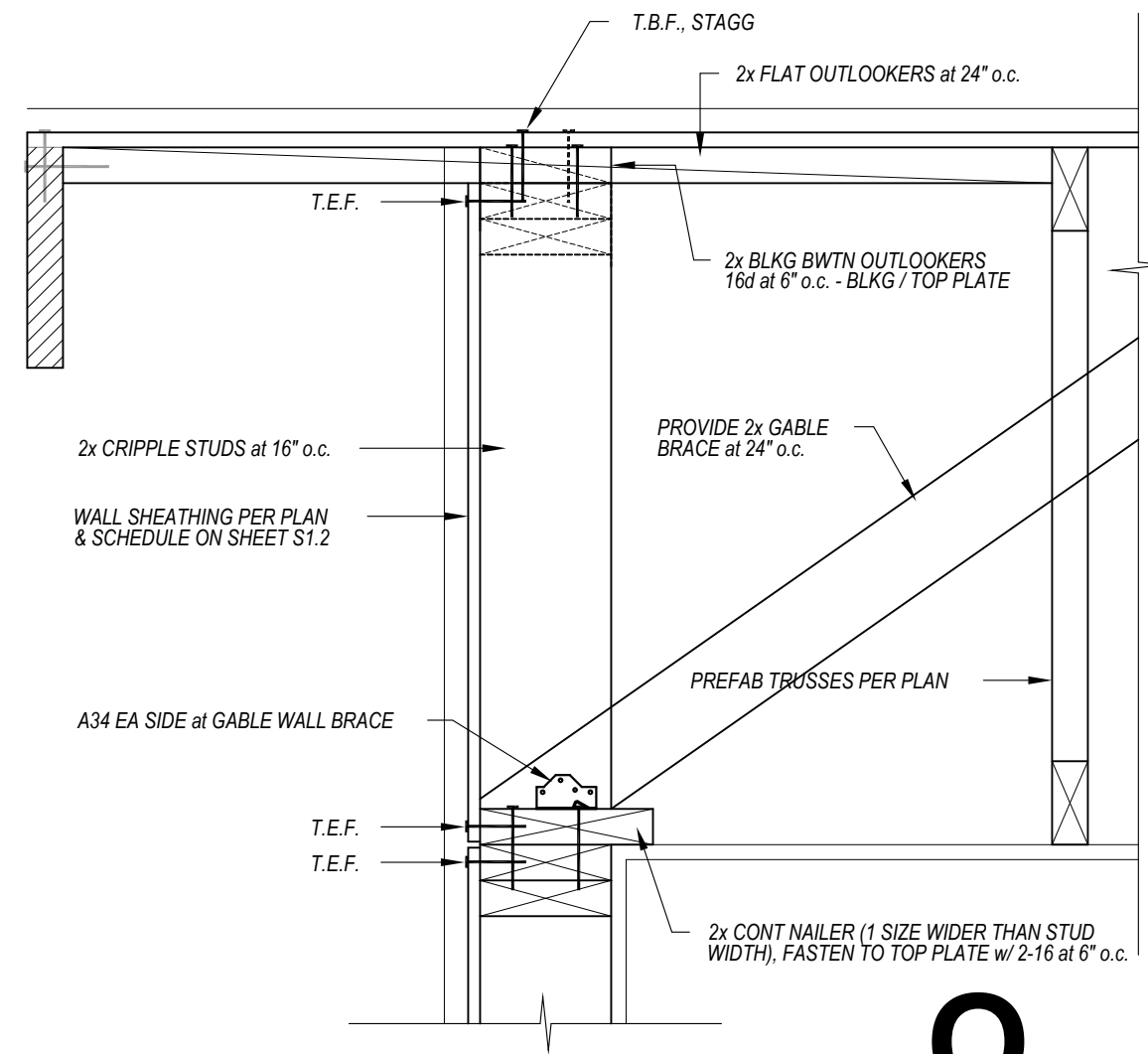
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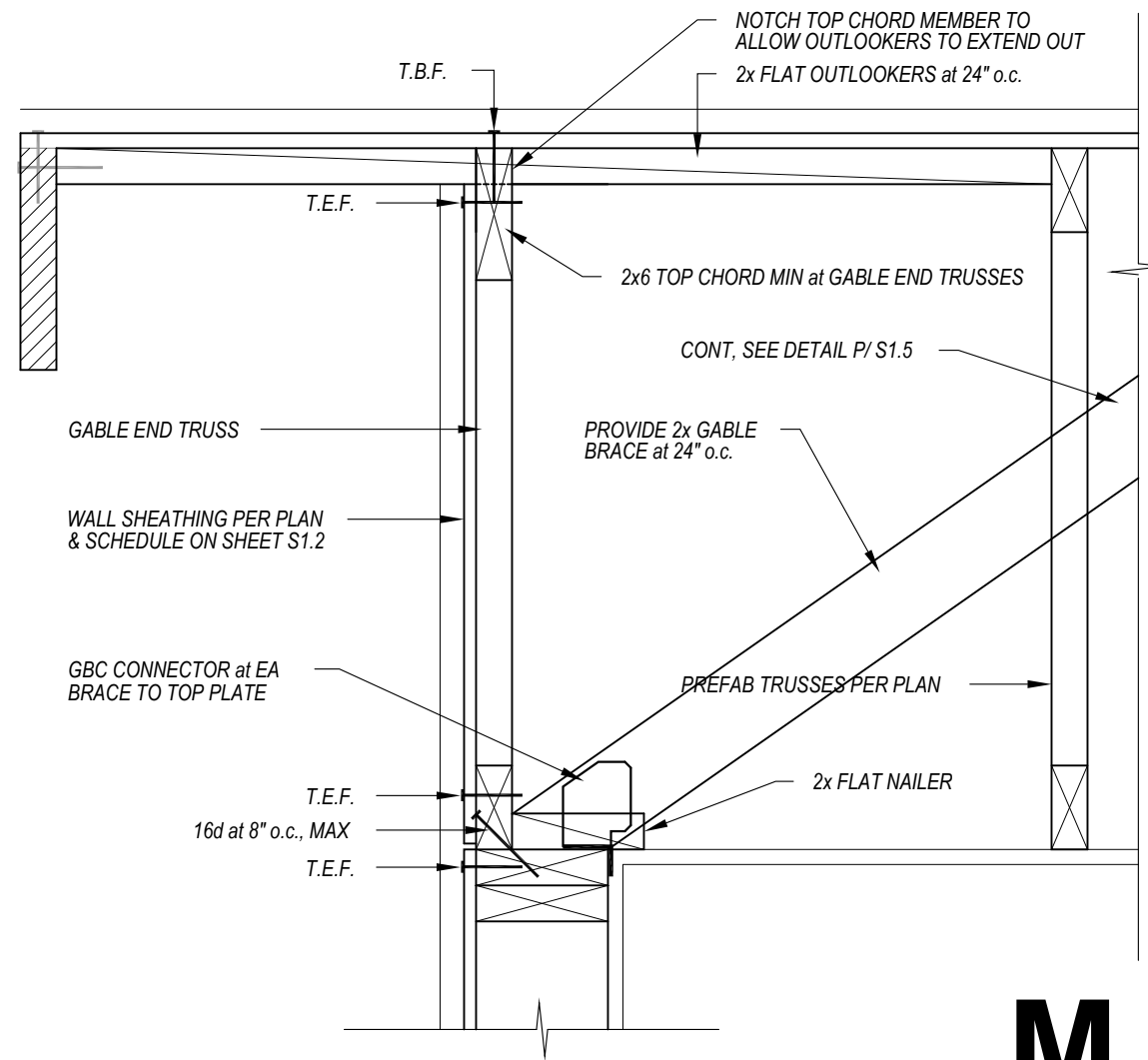
A RIDGE CONNECTIONS



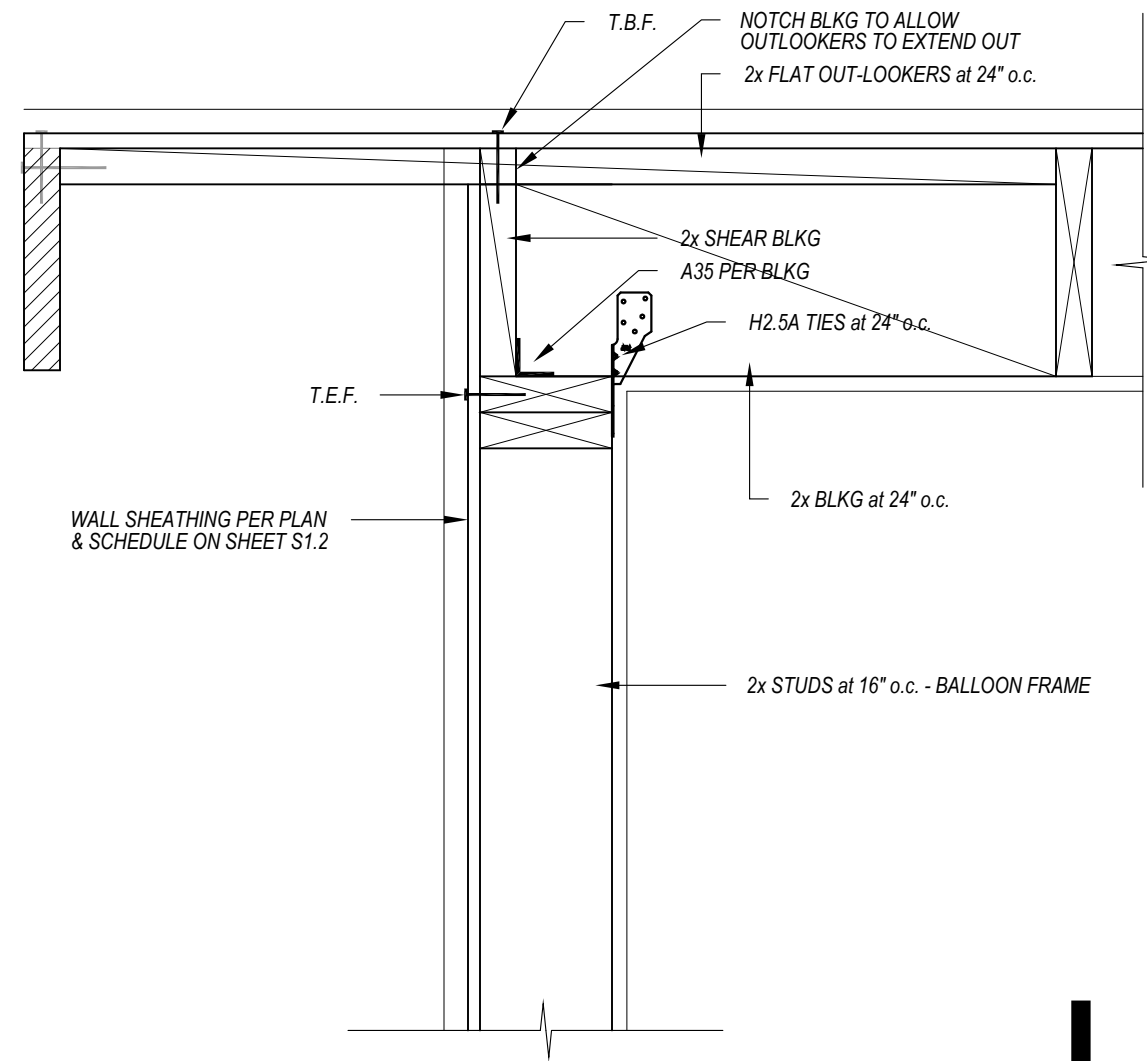
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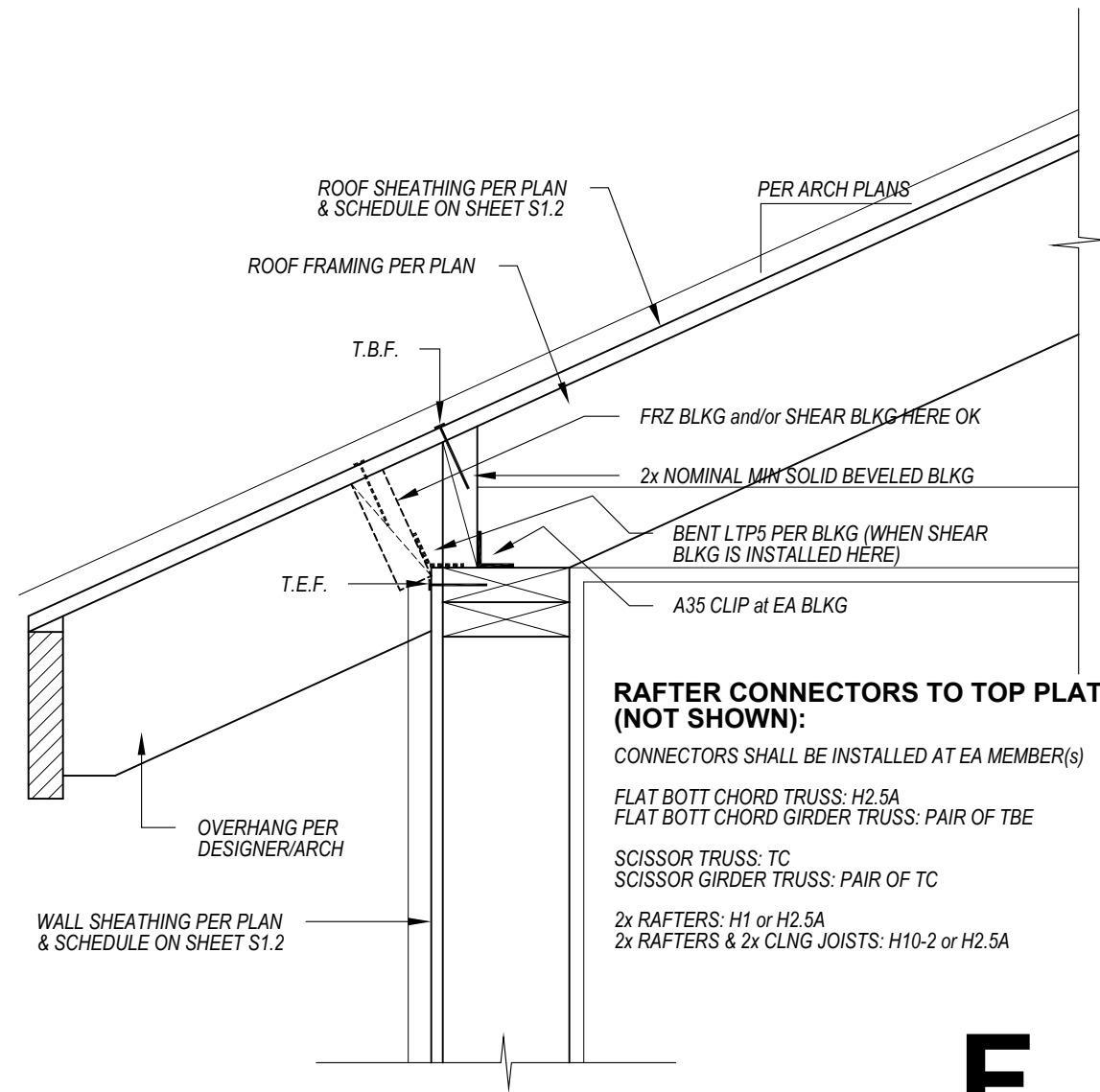
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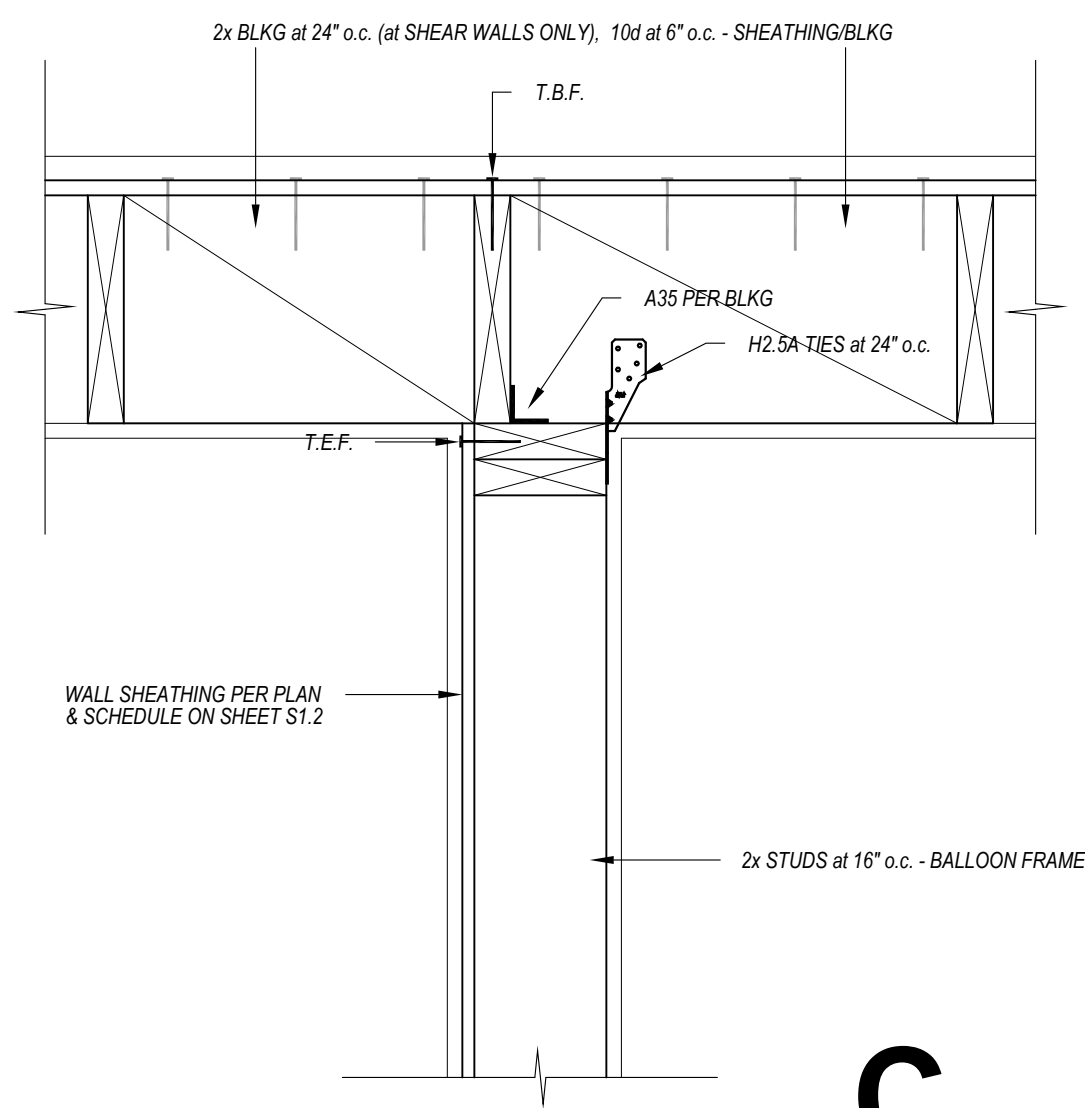
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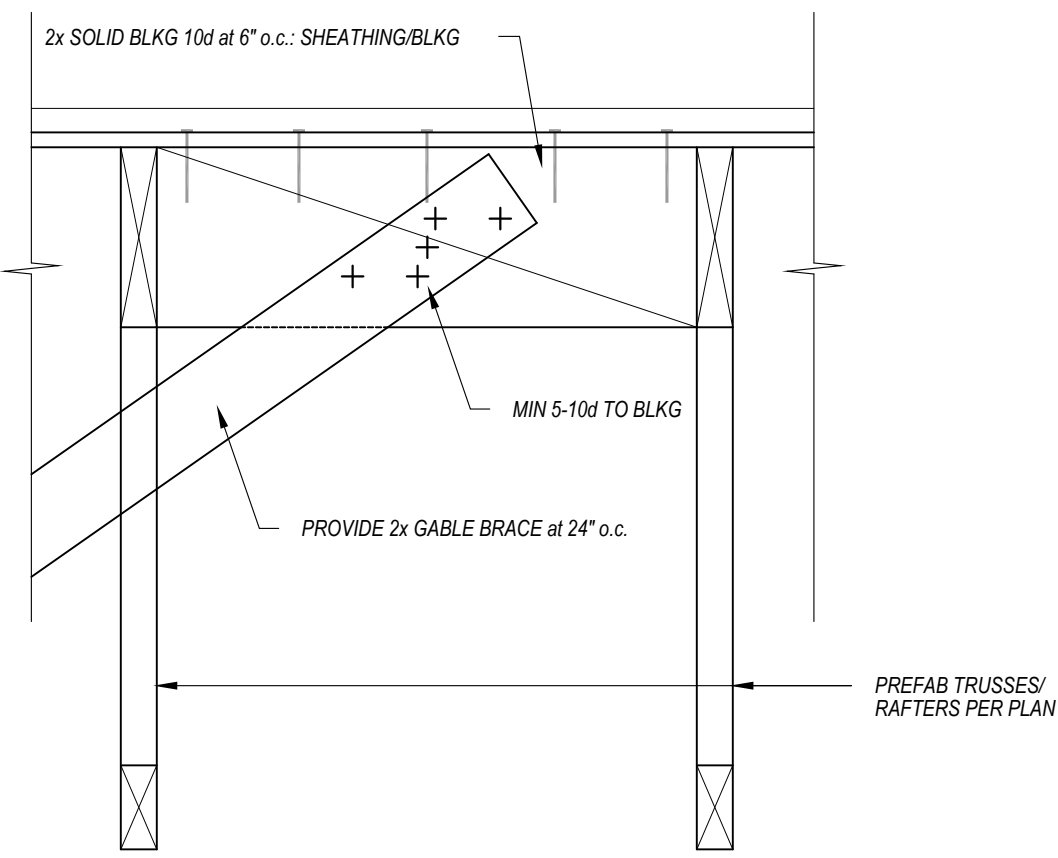
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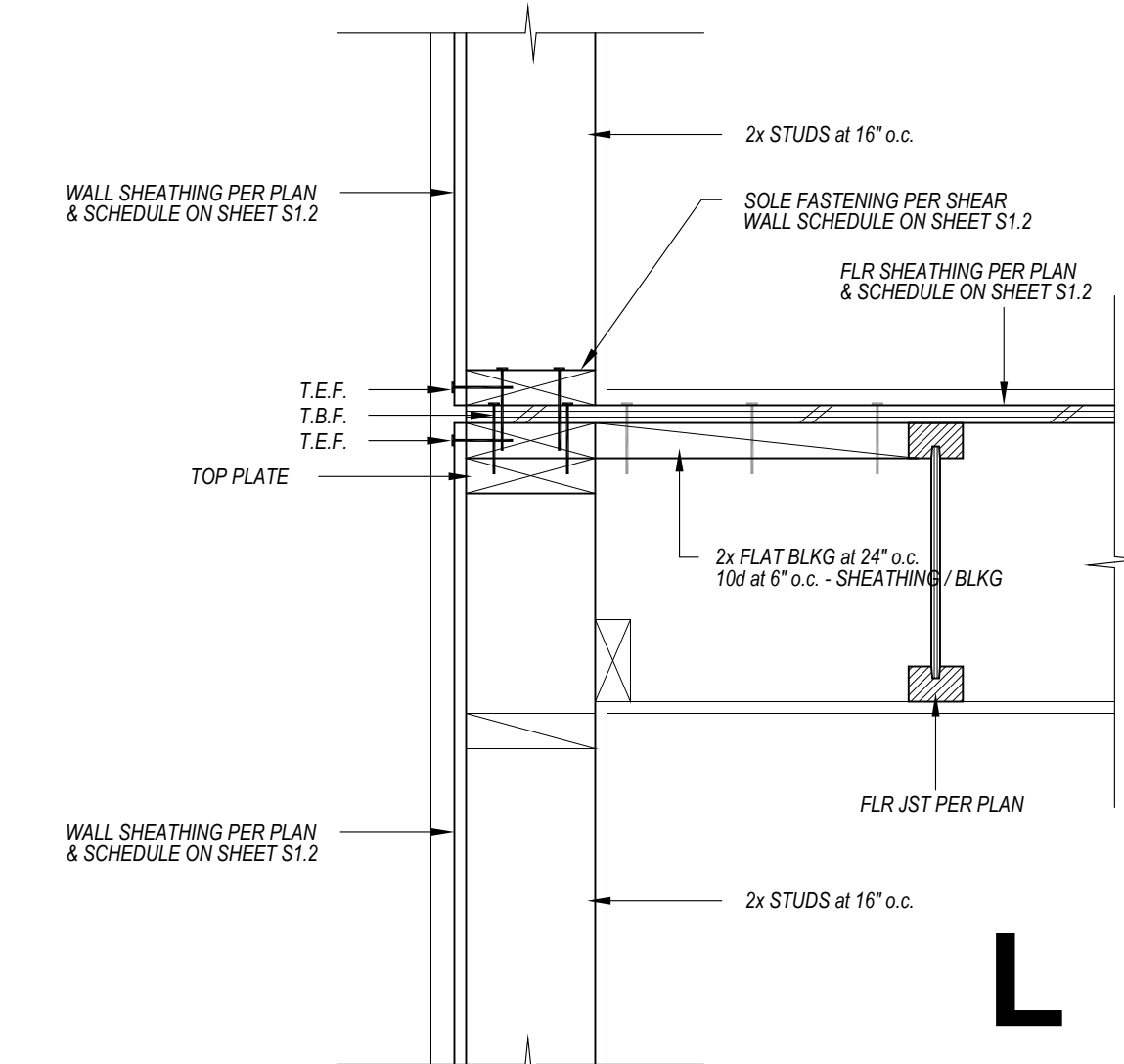
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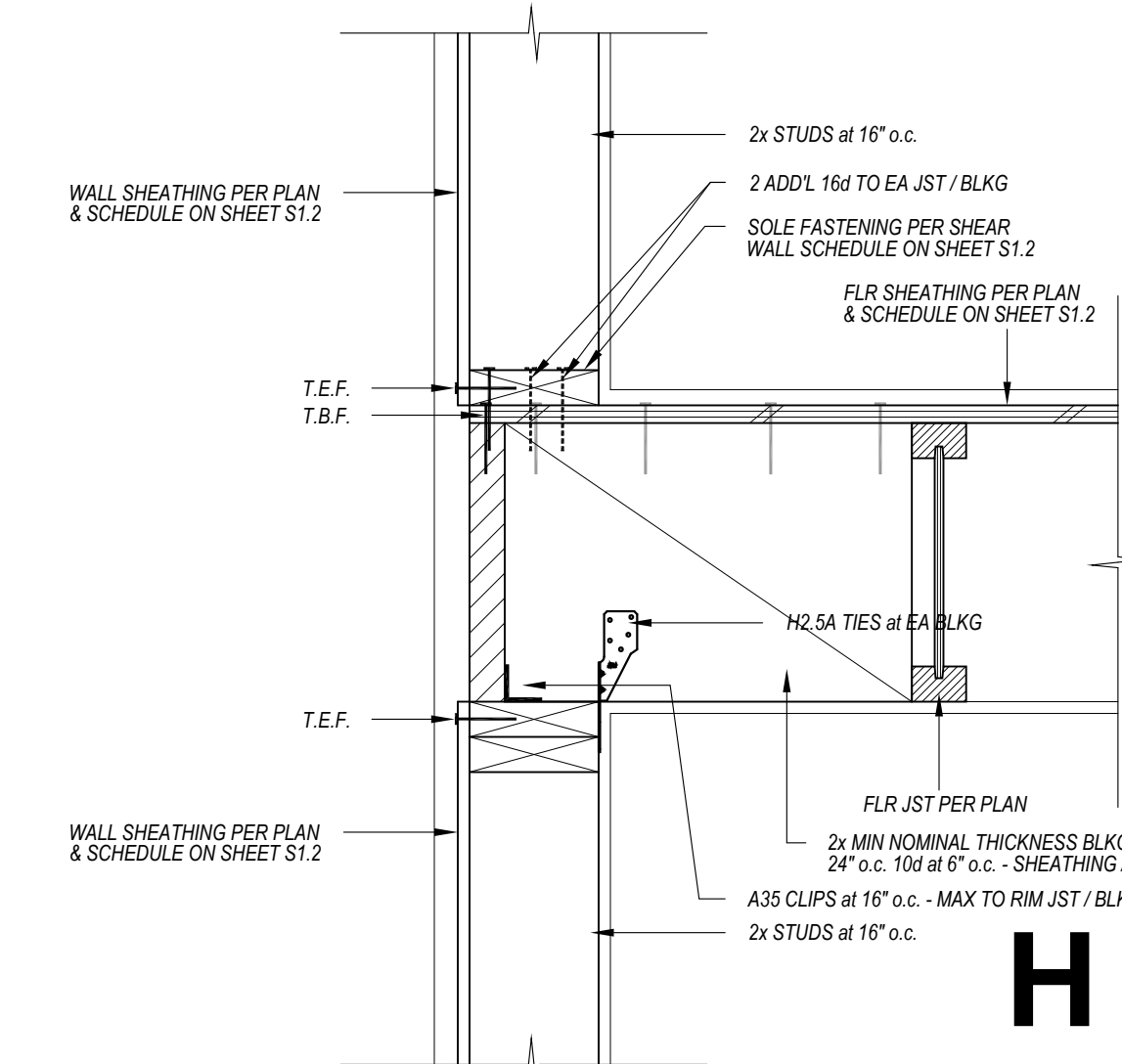
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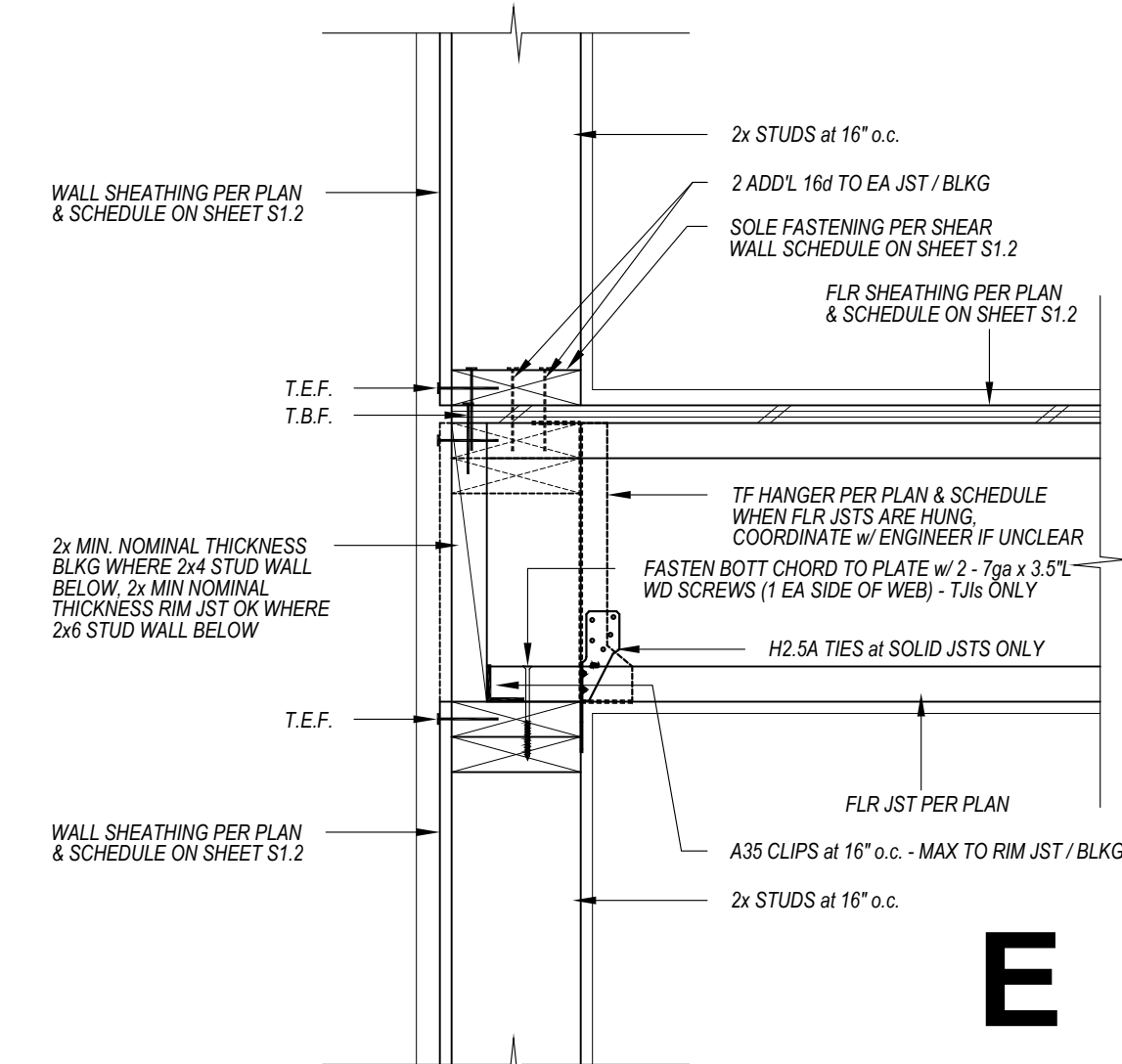
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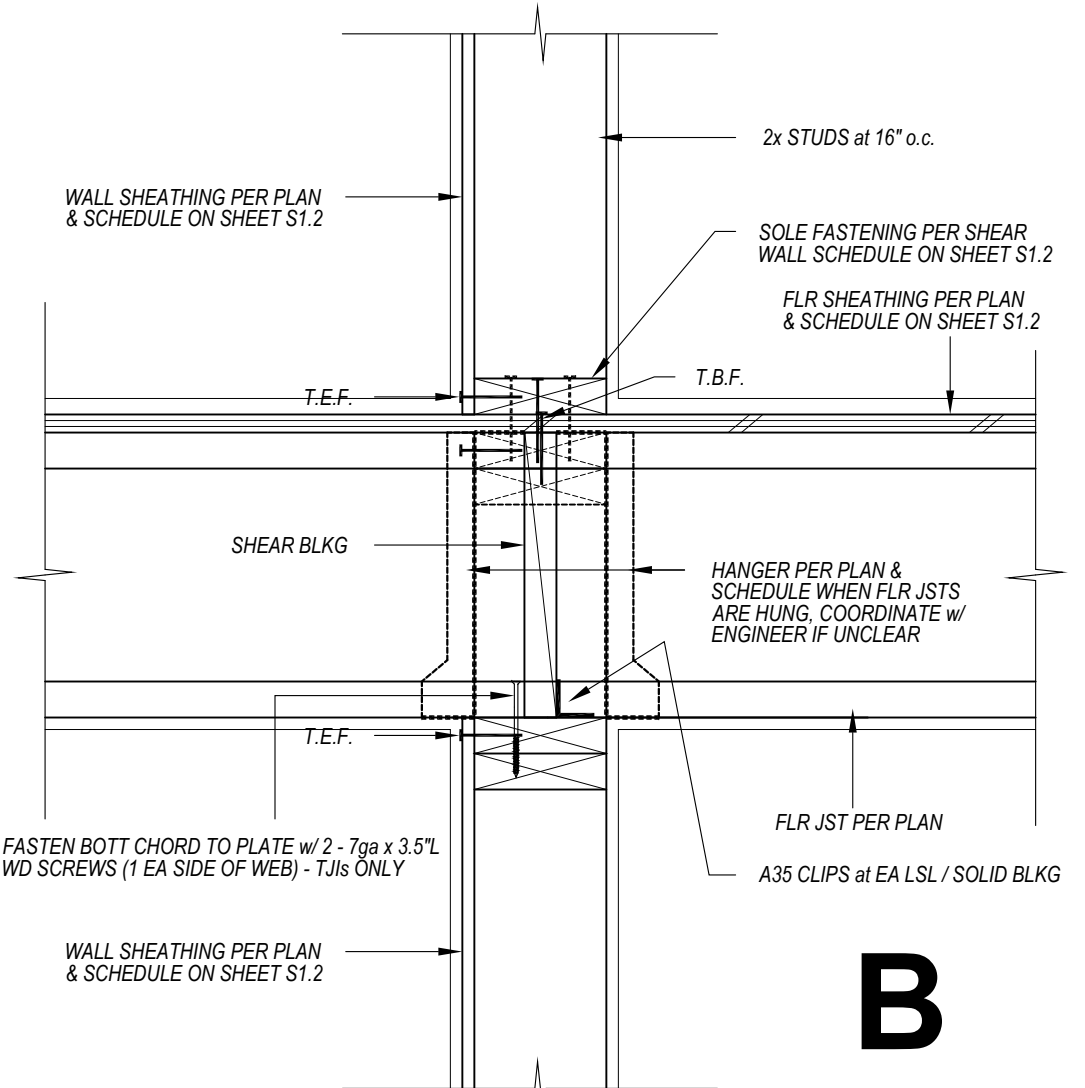
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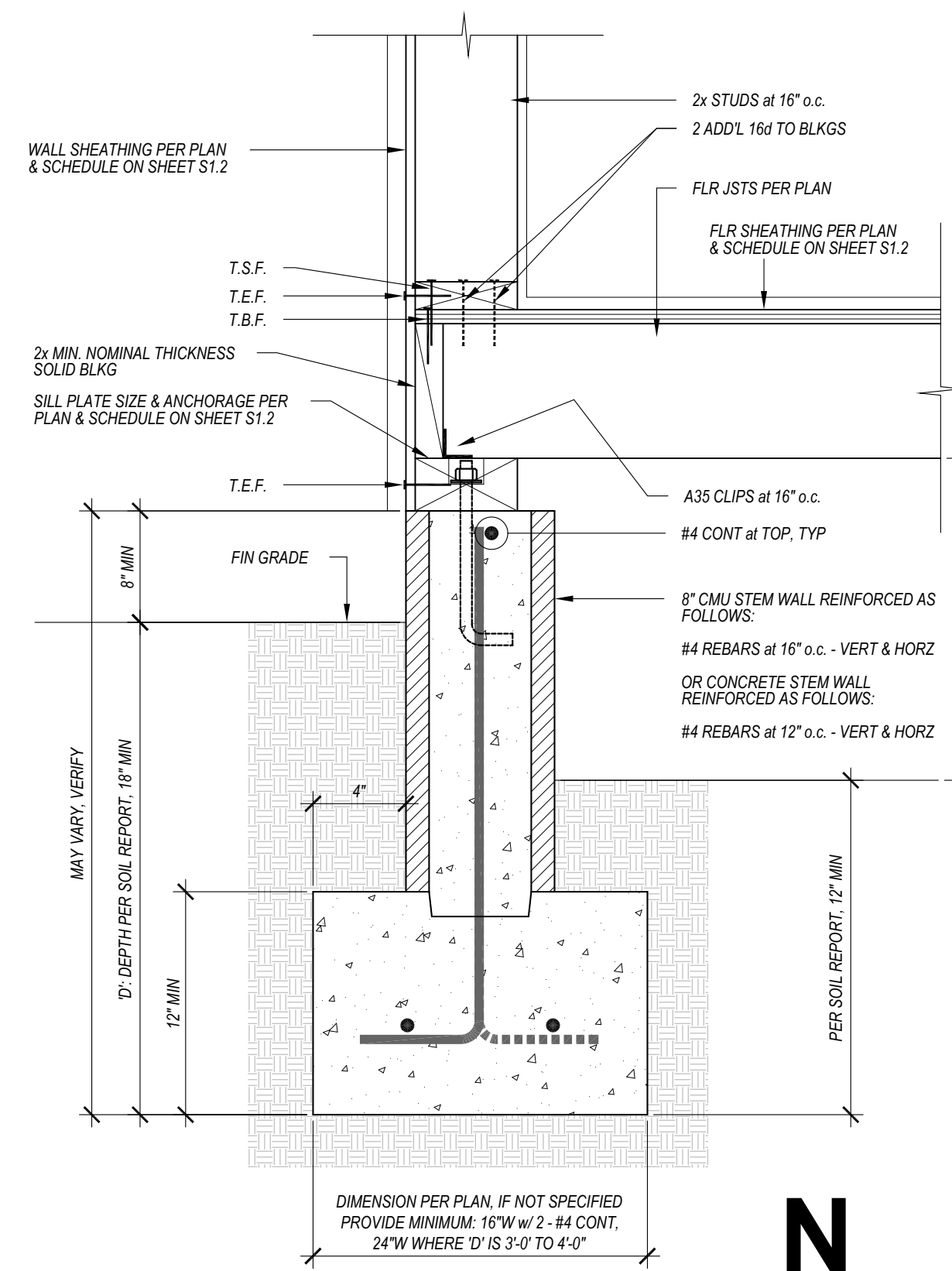
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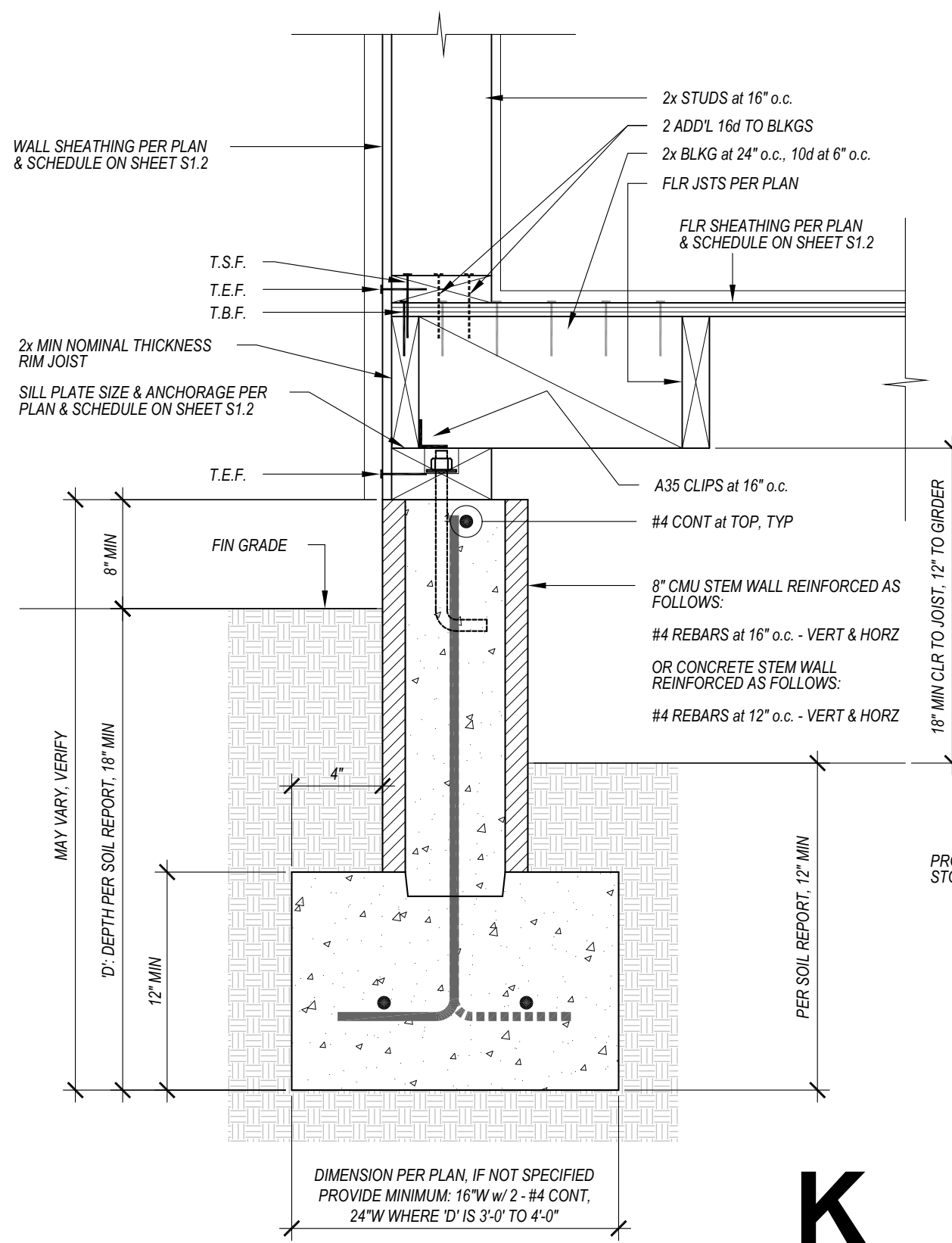
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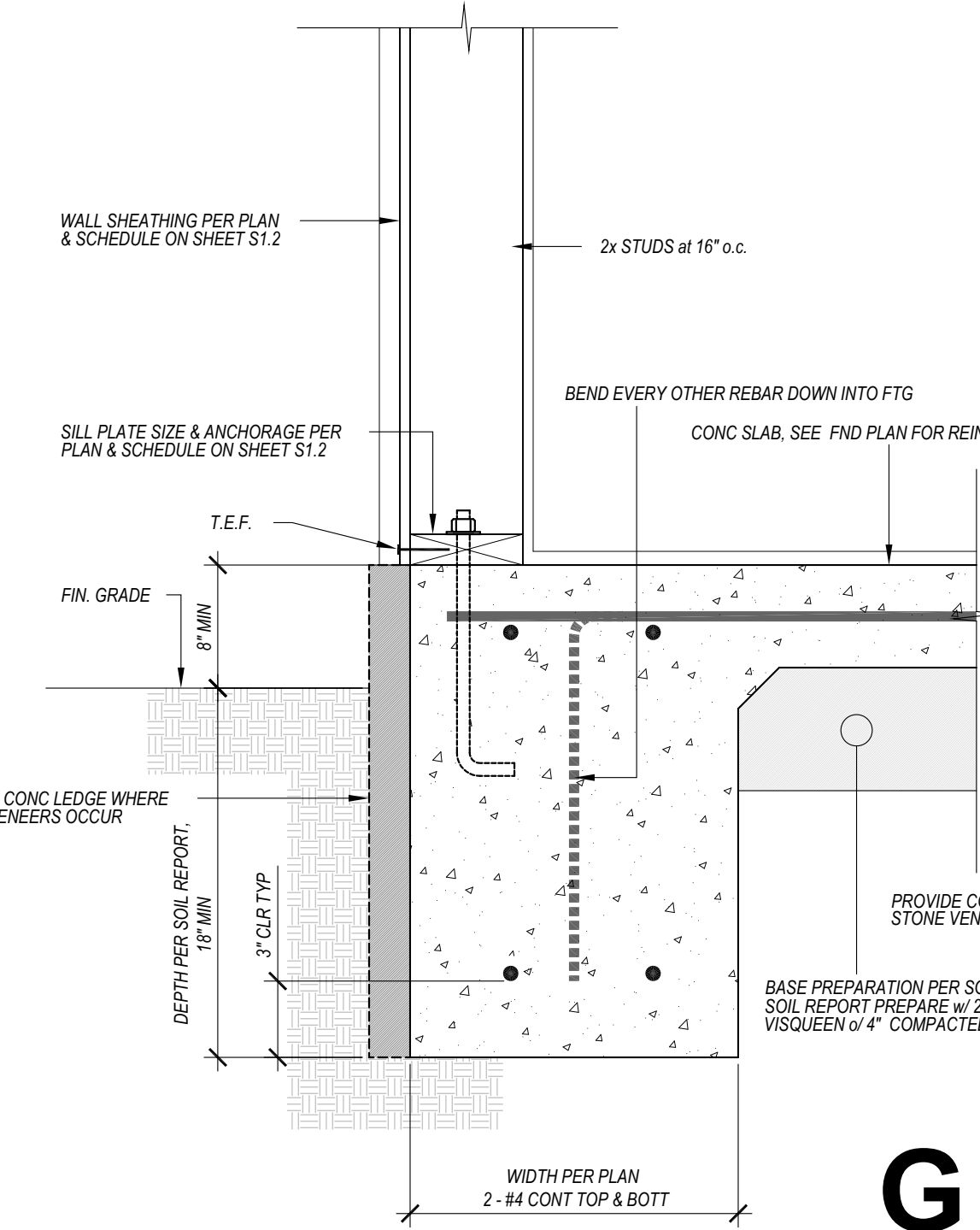
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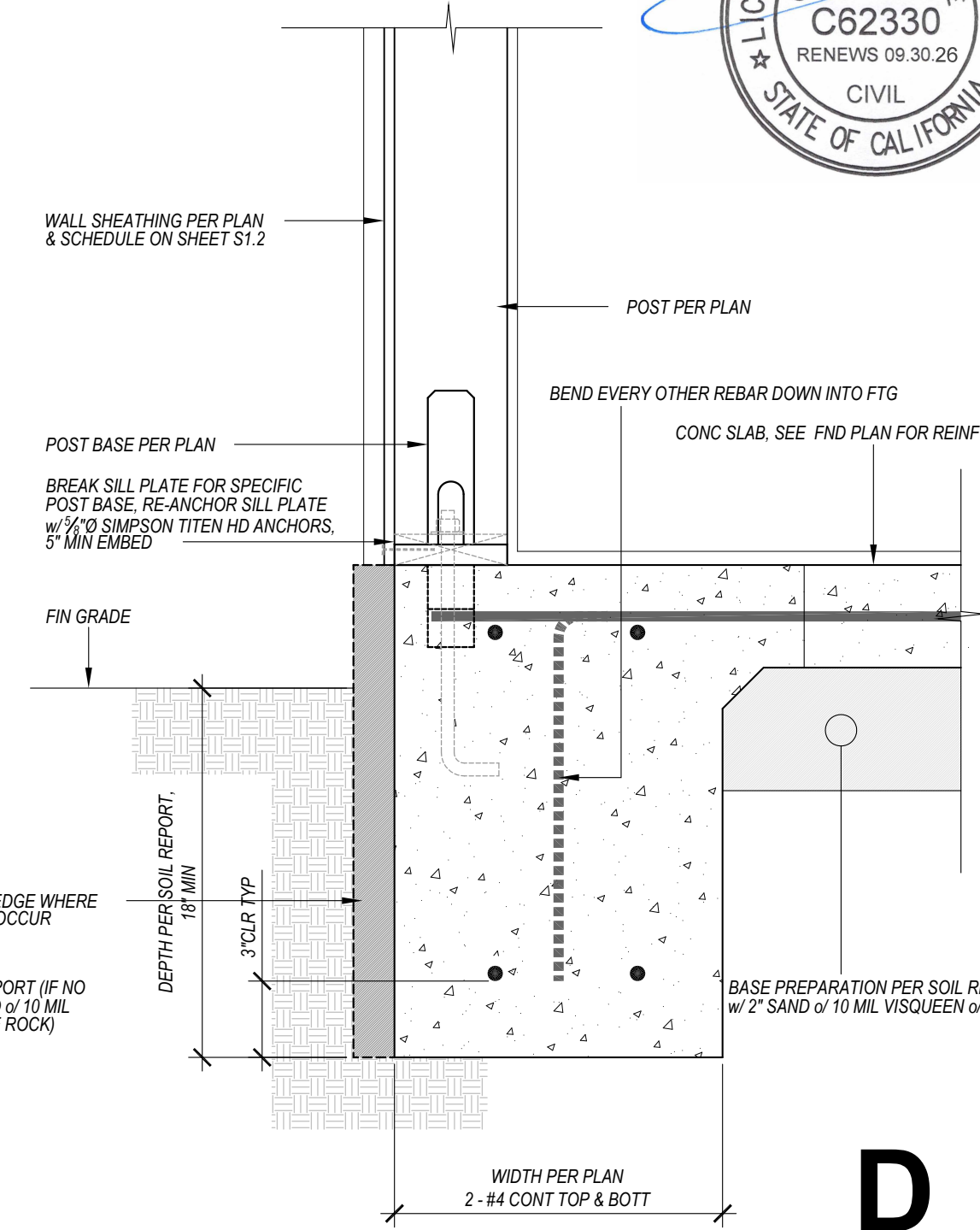
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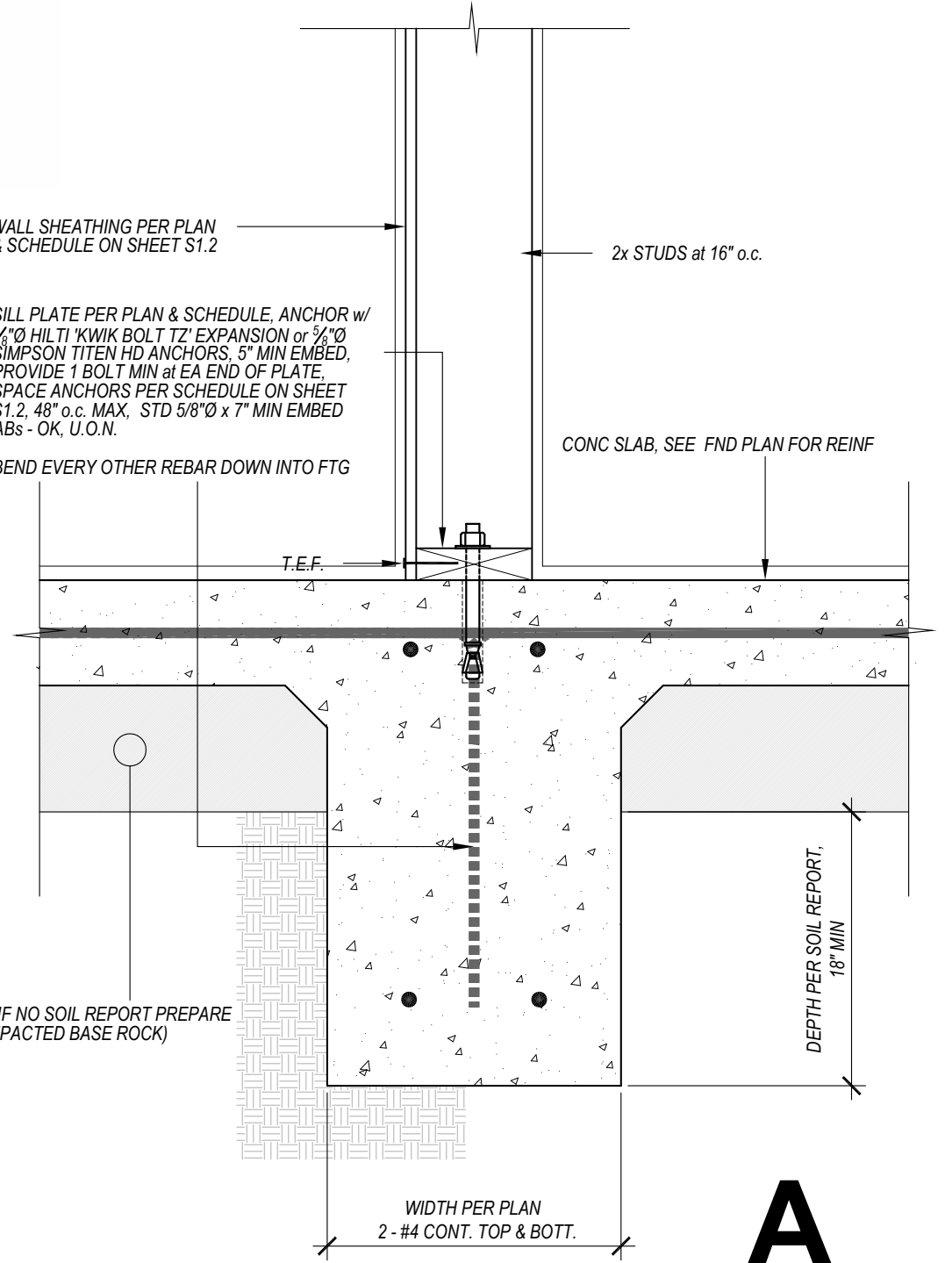
K



G



D



A



RELEASE FOR
PLAN CHECK SUBMITTAL 1
12.08.2025

Sheet Description

TYPICAL SHEAR
-TRANSFER
DETAILS

Project Name
Project Address
Project Description
APN

WYNNE

Steve Wynne
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Designer
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Design
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Incorporated**
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Pacific Grove, CA 93950
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StructuralPlans@Gmail.com



Drawn By
CLA Job No
Sheet

S1.5

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.

**R ALL DRAINAGE,
CK-FILL &**

SOL MAX RETAINED HEIGHT, "SL"

LEVEL or NEGATIVE SOIL SLOPE
PROVIDE 1 "HR1" at TOP

VERT BARS CNTR'D IN 6" THICK WALL ONLY.
8", 10", 12" THICK WALLS: 3" HOLD (FROM BACK OF WALL)

VERT REINF, "VR1"

HORZ REINF, "HR1"

OPTIONAL WATER-PROOFING PER ARCH/CONTRACTOR

VERT REINF, "VR3"

PROVIDE DRAINAGE AS REQUIRED BY
CURRENT BUILDING CODE & BUILDING DEPARTMENT
or AS PER SOIL REPORT IF SPECIFICATIONS ARE PROVIDED

OVER-EX & BACK-FILL per SOIL REPORT

FINISH GRADE

24" MIN INTO COMPETENT SOIL

3" HOLD

14" HOLD

"HL"

7'0"

3/4" HOLD

ALIGN W/ FACE OF STEM

7'0"

KW

3'±

0" (HOLD)

PROVIDE CONT WALL KEY
FTG HORZ REINF, "FHR1"

FTG LONGITUDINAL REINF, "FLR"

FTG HORZ REINF, "FHR2"

FTG KEY REINF, "KR1"

CONT KEY REINF, "KR2"

2'-0" MIN per GEOTECHNICAL REPORT REQUIREMENTS
FOR OVER-EXCAVATION SPECIFICATIONS

RETAINING WALL SCHEDULE: LEVEL BACK SLOPE

SOIL RETAINED HEIGHT SL		2'-6"	3'-0"	3'-6"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"	9'-0"	10'-0"	11'-0"	12'-0"	13'-0"	14'-0"
FOOTING	FW	2'-0"	-	-	-	-	-	-	-	6'-0"	6'-6"	7'-0"	7'-6"	7'-6"	7'-6"
	FD	14"	14"	14"	14"	14"	14"	14"	14"	16"	16"	1'-4"	1'-4"	1'-4"	1'-4"
	FLR	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	7-#5 CONT.	8-#5 CONT.	8-#5 CONT.	9-#5 CONT.	9-#5 CONT.	9-#5 CONT.
	FHR1	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.
	FHR2	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.
	FTG KEY REQ'D	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES
	KWxKD	-	-	-	-	-	-	-	-	14" x 28"	14" x 32"	12"x36"	12"x40"	12"x40"	12"x40"
	KR1	-	-	-	-	-	-	-	-	#5 @ 10" o.c.	#5 @ 10" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.
KR2	-	-	-	-	-	-	-	-	4 - #5 CONT.	4 - #5 CONT.	4-#5 CONT.	5-#5 CONT.	5-#5 CONT.	5-#5 CONT.	
SINGLE TIER STEM	CMU STEM	8"	8"	8"	8"	8"	8"	8"	8"	-	-	-	-	-	-
	L-VR2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	VR1	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	-	-	-	-	-	-	-
	VR2	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 8" o.c.	-	-	-	-	-	-	-
	HR1	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	-	-	-	-	-	-	-
	RL	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HL	8"	10"	10"	12"	12"	12"	14"	-	-	-	-	-	-	-	
TWO TIER STEM UP TO 10'-0" WALL; 8" & 12" CMU 11'-4" TO 12'-0" WALL; 8" & 16" CMU	L1	-	-	-	-	-	-	4'-0"	4'-0"	4'-0"	5'-4"	5'-4"	6'-0"	6'-0"	6'-0"
	L2	-	-	-	-	-	-	3'-0"	4'-0"	5'-0"	4'-8"	5'-8"	6'-0"	6'-0"	6'-0"
	VR1	-	-	-	-	-	-	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#6 @ 16" o.c.	#6 @ 16" o.c.	#6 @ 16" o.c.	#6 @ 16" o.c.
	VR2	-	-	-	-	-	-	#5 @ 16" o.c.	#5 @ 8" o.c.	#5 @ 8" o.c.	#5 @ 8" o.c.	#6 @ 8" o.c.	#6 @ 8" o.c.	#6 @ 8" o.c.	#6 @ 8" o.c.
	VR3	-	-	-	-	-	-	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.
	HR1	-	-	-	-	-	-	#4 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#5 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.	#4 @ 16" o.c.
	HR2	-	-	-	-	-	-	2-#4 @ 16" o.c.	2-#5 @ 16" o.c.	2-#5 @ 16" o.c.	2-#5 @ 16" o.c.	2-#4 @ 16" o.c.	2-#4 @ 16" o.c.	2-#4 @ 16" o.c.	2-#4 @ 16" o.c.
	RL	-	-	-	-	-	-	40"	40"	40"	48"	48"	48"	48"	48"
HL	-	-	-	-	-	-	16"	24"	24"	24"	30"	30"	30"	30"	
CONCRETE STEM	SW	8"	8"	8"	8"	8"	8"	8"	8"	10"	10"	12"	12"	12"	12"
	VR1	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	= VR2, NO LAP	#5 @ 10" o.c.	#5 @ 10" o.c.	#5 @ 10" o.c.	#5 @ 10" o.c.
	VR2	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	-	-	#6 @ 10" o.c.	#6 @ 10" o.c.	#6 @ 10" o.c.	#6 @ 10" o.c.
	VR3	-	-	-	-	-	-	-	-	-	-	#4 @ 10" o.c.	#4 @ 10" o.c.	#4 @ 10" o.c.	#4 @ 10" o.c.
	HR1	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	#5 @ 12" o.c.	2-#5 @ 12" o.c.	2-#5 @ 12" o.c.	2-#5 @ 12" o.c.	2-#5 @ 12" o.c.
	RL	-	-	-	-	-	-	-	-	-	-	48"	48"	48"	48"
	VR2H	-	-	-	-	-	-	-	-	-	-	6'-6"	6'-0"	6'-0"	6'-0"
	HL	8"	10"	12"	12"	14"	14"	20"	24"	24"	24"	30"	30"	30"	30"

APPROVAL TYPE	
USE	YES/NO
SITE RETENTION	YES
SURCHARGE	NO
STRUCTURE SUPPORT	YES

APPROVED FOR 3'H to 8'H LEVEL BACKSLOPE

R1.0

Drawing file: C:\Users\Owner\AppData\Local\Temp\AcPublish_30052\126119 Grading.dwg
Plotted: Jul 07, 2026 -- 3:59pm

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT, CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.
11. 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.
12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - A) PROVIDE EQUIPMENT AND MAINPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

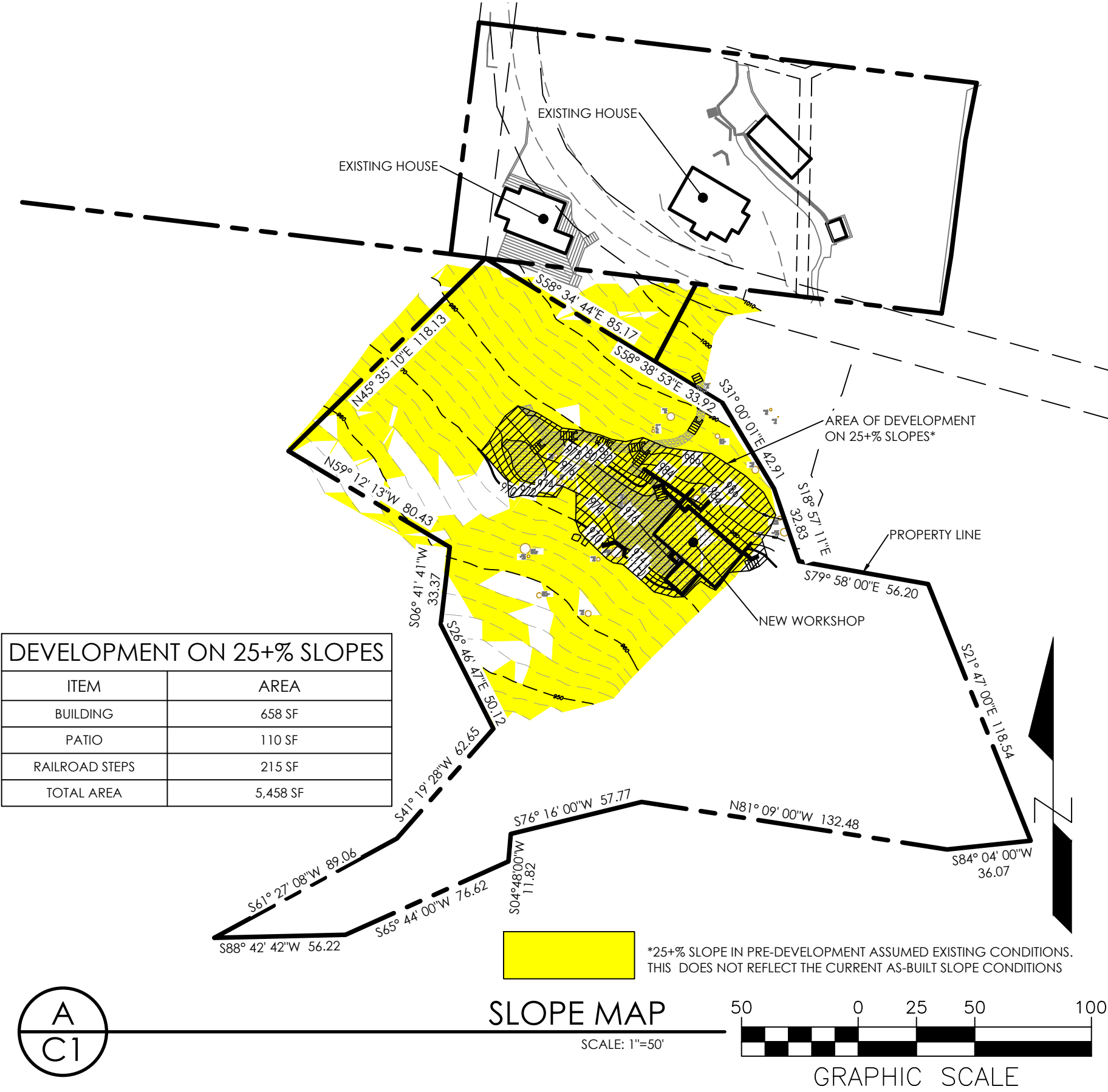
1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

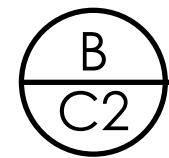
VICINITY MAP



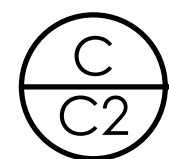
GRADING PLAN FOR CITATION GRADING ON WORKSHOP PROJECT



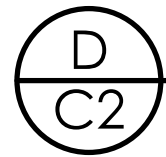
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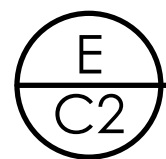
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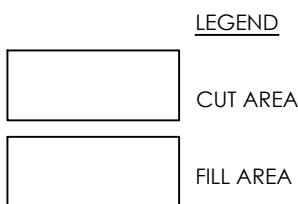
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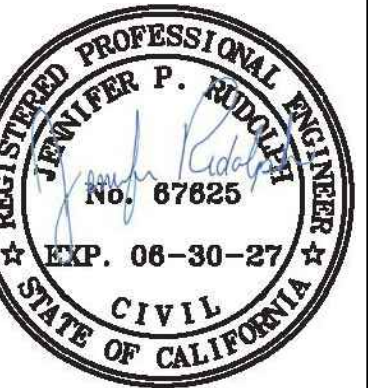
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SCALE: 1"=5'

AC3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control

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mailto:AC3Engineering.net



GRADING PLAN

WYNNIE WORKSHOP
212 CREST ROAD
CARMEL, CA 92923

SALE:	AS NOTED
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ATE: 7/7/2026

DESIGN BY: JPR

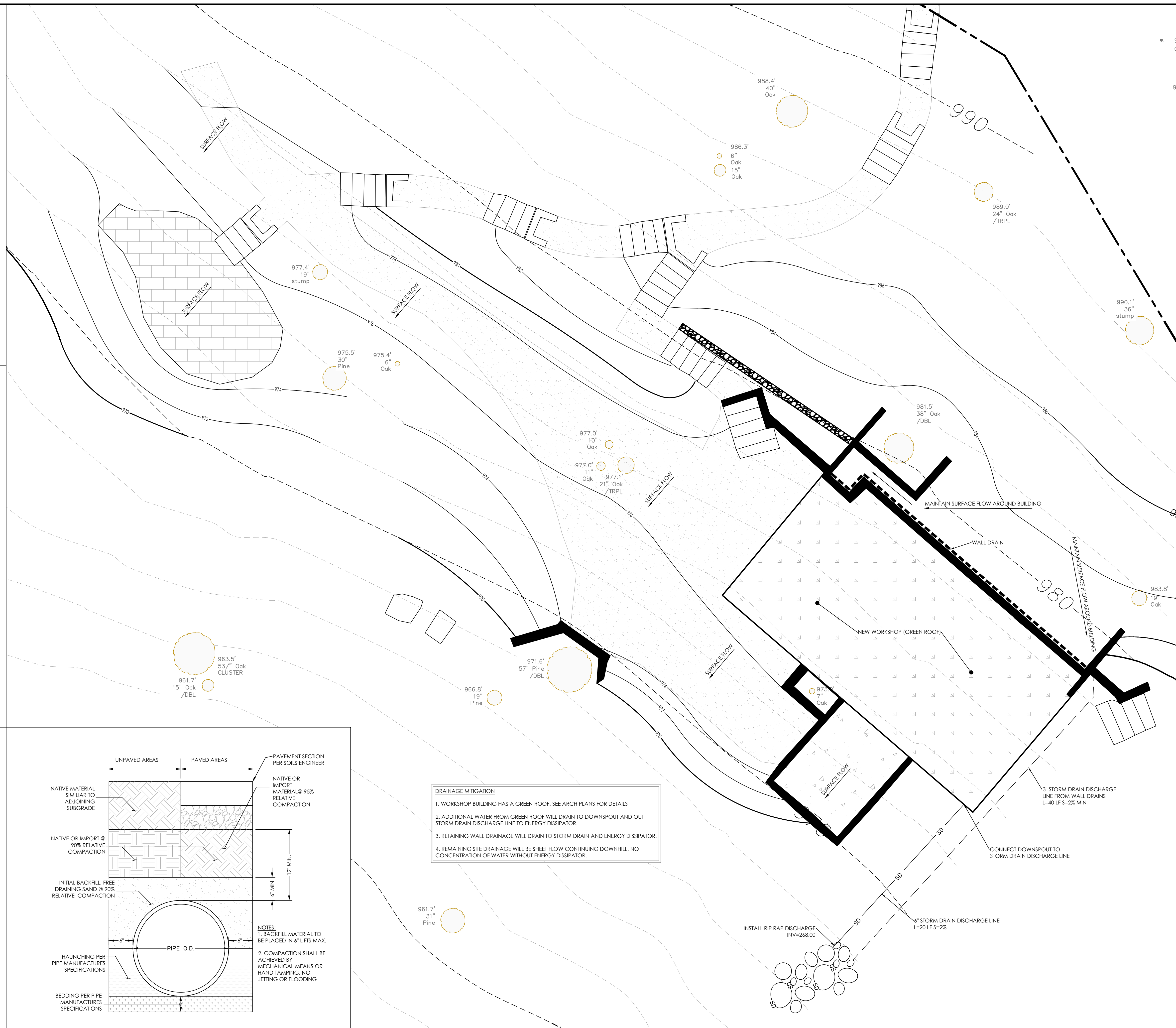
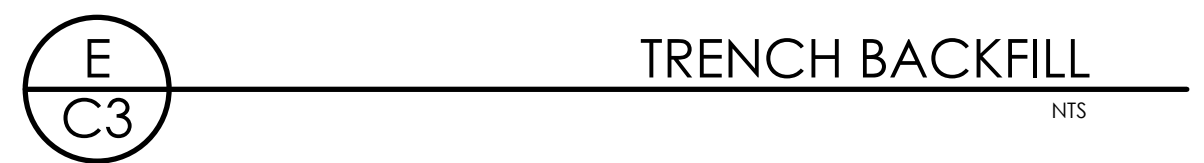
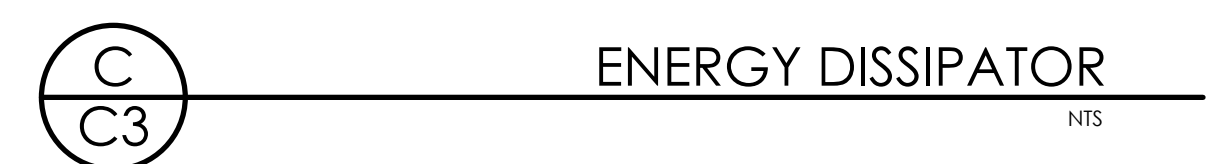
RAWN BY: JPR

SHEET NUMBER:

C2

OF 4 SHEETS

126119



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Plotted: Jul 07, 2026 - 3:59pm

AQ3 ENGINEERING
INCORPORATED

Civil Engineering Land Development Stormwater Control

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STORM DRAIN PLAN

WYNNNE WORKSHOP
212 CREST ROAD
CARMEL, CA 92923

SCALE:	AS NOTED
DATE:	7/7/2021
DESIGN BY:	JPI
DRAWN BY:	JPI
CHECKED BY:	
SHEET NUMBER:	

C3

OF 4 SHEETS
PROJECT# 12611

- # MONTEREY COUNTY INSPECTIONS

2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs 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 THE FULFILLMENT OF THE PERMITS.

3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT 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.

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE CONTAINMENT SHALL BE MAINTAINED, REPAIRED AND REPLENISHED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIALS SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA OF THE PROJECT. THE DISCHARGER SHALL PREVENT THE LEAKAGE, SPILLAGE, OR DISCHARGE OF FUELS, OILS, GREASES, OR OTHER LIQUIDS FROM THE PROJECT.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:

- WM-1. MATERIAL DELIVERY AND STORAGE
WM-2. MATERIAL USE
WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS, SUCH AS LEAD-CONTAMINATED SOILS, CONCRETE SAW CUTTINGS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE. CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.

2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.

3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST, WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF ALTERNATE MATERIALS RESISTANT TO SOLAR DEGRADATION.

4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- EC-1. SCHEDULING
 - EC-2. PRESERVATION OF EXISTING VEGETATION
 - EC-3. HYDRAULIC MULCH
 - EC-4. HYDROSEEDING
 - EC-5. SOIL BINDERS
 - EC-6. STRAW MULCH
 - EC-7. GEOTEXTILES AND MATS
 - EC-8. WOOD MULCHING
 - EC-9. EARTH DIKES AND DRAINAGE SWALES
 - EC-10. VELOCITY DISSIPATION DEVICES
 - EC-11. SLOPE DRAINS
 - EC-12. STREAMBANK STABILIZATION
 - EC-13. POLYACRYLAMIDE
- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIAL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.

2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON: ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
 4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
 5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
 6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
 7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
 8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
 9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
 - SE-1, SILT FENCE
 - SE-2, SEDIMENT BASIN
 - SE-3, SEDIMENT TRAP
 - SE-4, CHECK DAMS
 - SE-5, FIBER ROLLS
 - SE-6, GRAVEL BAG BERM
 - SE-7, STREET SWEEPING AND VACUUMING
 - SE-8, SANDBAG BARRIER
 - SE-9, STRAW BALE BARRIER
 - SE-10, STORM DRAIN INLET PROTECTION
 - SE-11, CHEMICAL TREATMENT
- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:

- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.

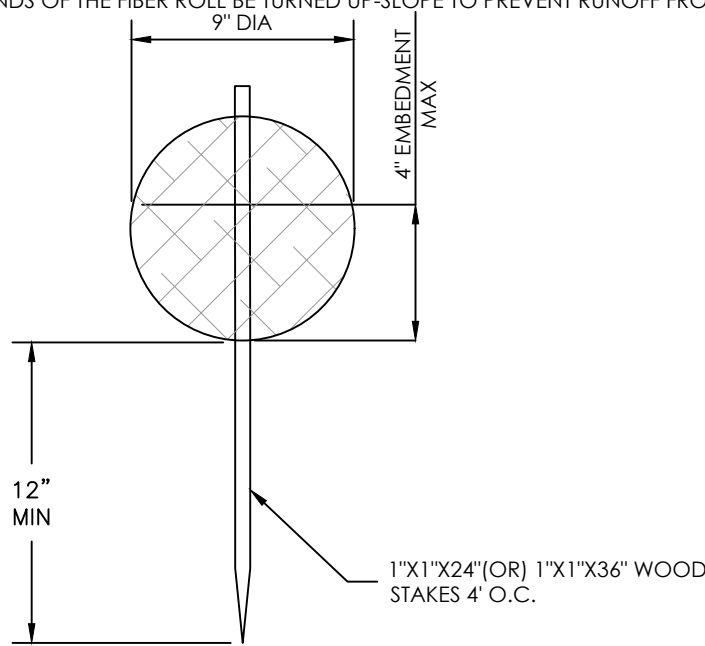
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
- WE-1, WIND EROSION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE

- SYSTEM OTHER THAN STORM WATER).
2. DISCHARGES SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
 3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
 4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
 5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORM-WATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
- NS-1. WATER CONSERVATION PRACTICES
- NS-2. DEWATERING OPERATIONS
- NS-3. PAVING AND GRINDING OPERATIONS
- NS-4. TEMPORARY STREAM CROSSING
- NS-5. CLEAR WATER DIVERSION
- NS-6. ILICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
- NS-7. POTABLE WATER / IRRIGATION
- NS-8. VEHICLE AND EQUIPMENT CLEANING
- NS-9. VEHICLE AND EQUIPMENT FUELING
- NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11. PILE DRIVING OPERATIONS
- NS-12. CONCRETE CURING
- NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
- NS-14. CONCRETE FINISHING
- NS-15. STRUCTURE DEMOLITION/REMOVAL
- NS-16. TEMPORARY BATCH PLANTS
- (SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LAND RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.
4. CONTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)
5. CASQA RECOMMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

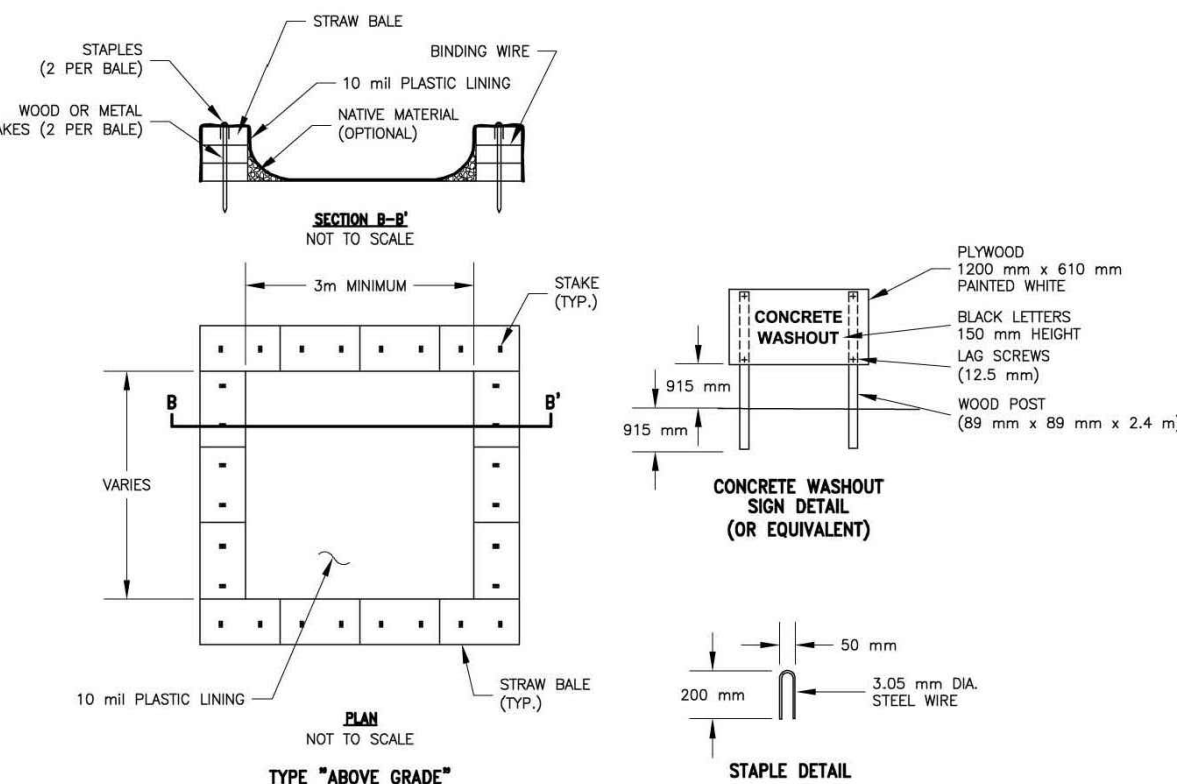


FIBER ROLL

NTS

NOT USED

NTS



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
- CALTRANS/TID-14.DWG SAC 8-14-02

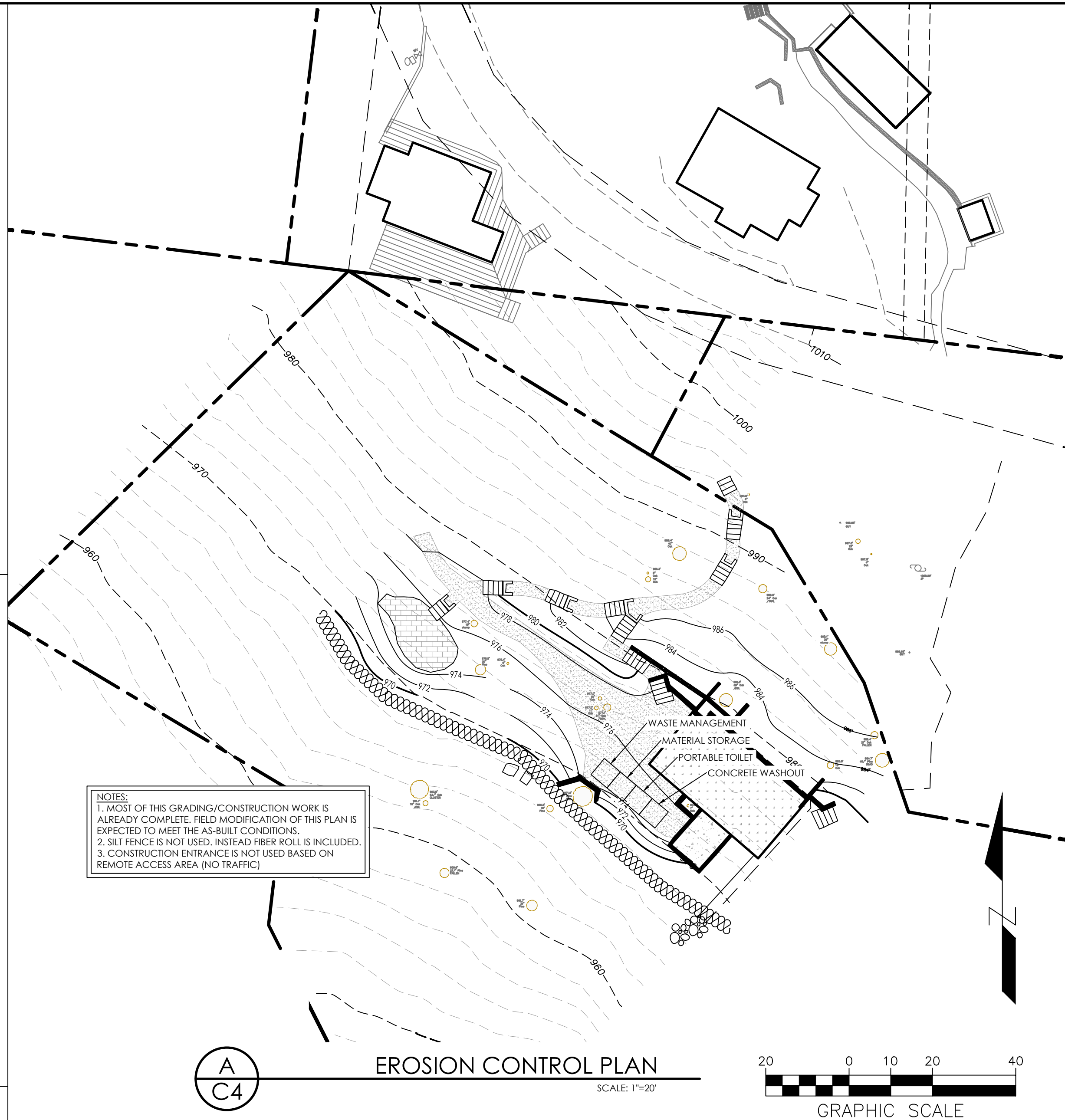
CALTRANS/TID4-14.DWG SAC 8-14-02

SOURCE: CALTRANS

CONCRETE WASHOUT

NTS

CONSTRUCTION MANAGEMENT NOTES	
CONSTRUCTION VEHICLE TRIPS/DAY	10 TRIPS/DAY
AMOUNT OF GRADING/DAY	100 CY/DAY
HOURS OF OPERATION	7AM TO 7PM
ESTIMATED DATES OF CONSTRUCTION	SEPTEMBER 2025 - SEPTEMBER 2026
SENSITIVE AREAS	TREE PROTECTION (BY OTHERS)



CONSTRUCTION HAUL ROUTE

150

[illegible]

AEC3 ENGINEERING
INCORPORATED



EROSION CONTROL PLAN

WYNNNE WORKSHOP
212 CREST ROAD
CARMEL, CA 92923

SCALE:	AS NOTED
DATE:	7/7/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	

C4

OF 4 SHEETS

126119