



2022 RESIDENTIAL STANDARD PLAN NOTES

THE GENERAL NOTES SHEET IS BASED ON THE 2022 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL-INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT. PLEASE REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CRITERIA, BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION.

CURRENT CODES:

- 2022 CALIF. RESIDENTIAL CODE
- 2022 CALIF. BUILDING CODE (STRUCTURAL ONLY)
- 2022 CALIF. MECHANICAL CODE
- 2022 CALIF. PLUMBING CODE
- 2022 CALIF. ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- MONTEREY COUNTY CODE OF ORDINANCES

DESIGN CRITERIA:

- RISK CATEGORY: II
- SITE CLASS: D
- SEISMIC DESIGN CATEGORY: D
- BASIC WIND SPEED: 11 MPH, EXPOSURE D
- CLIMATE ZONE: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

- THE BMP'S BEST MANAGEMENT PRACTICES LISTED BELOW MUST BE IN PLACE DURING CONSTRUCTION. THE BMP'S LISTED ARE MINIMUM REQUIREMENTS AND ADDITIONAL BMP'S COULD BE REQUIRED BASED ON SITE CONDITIONS AND PROJECTS LOCATED IN ABB-AREA (AREA OF SPECIAL BIOLOGICAL SCIENTIFIC VALUE).

BMP'S TO BE IN PLACE AT THE START OF CONSTRUCTION:

- SITE-SPECIFIC BMP PLAN PER PROJECT CONDITIONS.
- EXISTING VEGETATION/UTLITIES ZONES PROTECTED.
- PERIMETER CONTROLS INSTALLED PROPERLY.
- STORM DRAINAGES PROTECTED ON-SITE & NEARBY.

OTHER BMP'S AS APPLICABLE PER PROJECT REQUIREMENTS:

- PERIMETER CONTROLS: STABILIZED CONSTRUCTION ENTRANCE, Silt FENCE, FIBER ROLLS, WAFFLES, DRAINAGE PROTECTION ON-SITE AND NEARBY, ETC.
- EROSION PREVENTION: MAINTAIN NATURAL COVER AS FEASIBLE, STABILIZE SLOPES, STRAW, WICKS, EROSION CONTROL MATS, ETC.
- SEDIMENT CONTROL: STABILIZED CURB AND SOIL AREA ASSESSMENT PILES, PERFORM DUST CONTROL, STOCKPILE MANAGEMENT, CONTAIN AND COVER WHEN NOT ACTIVE AND FOR BANK EVENTS.
- MATERIALS & WASTE MANAGEMENT: KEEP AWAY FROM DRAINAGE/FLOW PATHS, SECURELY COVER AND CONTAIN, NO OVERFLOWING TRASH RECEPTACLES.
- PROPER DISPOSAL OF PAINT AND OTHER CHEMICALS.
- CONCRETE/STUCCO: WASHOUT FACILITY WITH COVER FOR RAIN EVENTS AND REGULAR MAINTENANCE.
- PORTABLE TOILET FACILITIES: KEEP AWAY FROM STORM DRAINAGE/FLOW PATHS.
- VEHICLES/EQUIPMENT: MAINTAINED IN GOOD WORKING ORDER, NO LEAKS OR OFFSITE TRACKING.
- WET WEATHER WATCH: CHECK, KEEP EXTRA BMP'S ON-SITE, PREPARE COVERS/SECURE SITE.
- DEWATERING: USE APPROVED HANDLING METHOD AND ONLY RAIN IN THE STORM DRAINAGE.

CODE COMPLIANCE STATEMENT

PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE; CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnc) AND CALIFORNIA GREEN CODE (CalGreen) AS ADOPTED BY THE COUNTY OF MONTEREY.

DESIGN NOTE

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS LLC. NO PART SHALL BE USED FOR ANY PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE CONSENT OF BLACKWELL DESIGN CONSULTANTS LLC. CONTRACTORS AND/OR OWNER-BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BLACKWELL DESIGN CONSULTANTS LLC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

FOUNDATIONS & CONCRETE SLABS

- SLOPE DRAINAGE 6" WITHIN THE FIRST 10' FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' DISTANCE, A 2-5588 ONE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SLOPE A MINIMUM OF 2% FOR 10' AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R403.2)
- BATHROOMS: GREATEST CLADDING AREA = 30 SQ. FT. OF GRENABLE OR PROVIDE ARTIFICIAL LIGHT & A FAN W/ MIN. 50 CFM FOR INTERMITTENT OR 25 CFM FOR CONTINUOUS VENTILATION. EXHAUST AIR VENTED DIRECTLY TO OUTSIDE. (CRC R403.3)
- EACH BATHROOM COMBINATION WITH ENERGY STAR EQPT. (MIN. SFCM) W/ HUMIDISTAT INSTALLED. (CRC R403.3.1)
- THE FOLLOWING WINDOWS SHALL BE FULLY TREATED. (CRC R403.4)
 - SLIDING/SLIDING GLASS DOORS
 - CLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND BATHROOMS
 - CLAZING IN WALLS AND ENCLOSURES FACING THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60" HORIZON-TALLY OF THE WATER'S EDGE. (CRC R403.4.3)
 - CLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60" ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R403.4.2)
 - CLAZING WHERE THE EXPOSED AREA IS GREATER THAN 90 SQ. FT. BOTTOM IS LESS THAN 18" AND AT LEAST 36" ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE.
 - ON-THE-FLY OR AT THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36" ABOVE THE LANDING + GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" HORIZONTAL OF THE WALKING SURFACE LESS THAN 36" ABOVE THE WALKING SURFACE.
- PROVIDE FULL PROTECTION IN ACCORDANCE WITH C.R.C. SECTION R312.2.1 FOR THE OPERABLE WINDOWS WITH SILLS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 24" ABOVE THE FINISHED GRADE, OR SURFACE ON THE OUTSIDE OF THE BUILDING. C.R.C. SECTION R312.2
- PROVIDE ATIC CROSS VENTILATION: 1/32" OF ATIC AREA OR 1/300 WITH MIN. 40% BUT NOT LESS THAN 1/2" OF AIR SPACE BETWEEN INSULATION & ROOF SHEATHING. (CRC R409) UNDER FLOOR CROSS VENTILATION: MIN. 10 SQ. FT. FOR EACH 100 SQ. FT. OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR BARRIER IS INSTALLED, MIN. AREA OF VENTILATION MAY BE LIMITED TO 1/52 FT. SQ. FT. FOR EACH 100 SQ. FT. OF UNDER FLOOR AREA. UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R409.3.
- MINIMUM 7' 0" CLEARANCE WITH LANDING LIGHT AT ALL EXTERIOR DOORS.
 - HABITABLE ROOMS: MIN. 7'0" SQ. FT.
 - HABITABLE ROOMS, HALLWAYS & BATHS: MIN. 7' CEILING HEIGHT, BATHROOMS, TOILET ROOMS, LAUNDRY & BATHS: MIN. 8'0" SPACES: MIN. 6'8" CEILING HEIGHT. (CRC R305.1 & R305.1.1)
 - HABITABLE SPACES IN BASEMENTS: MIN. 6'4" UNDER OBSTRUCTIONS. (CRC R305.1)
 - KITCHEN SHALL BE PROVIDED WITH PASSAGEWAY MIN. 3' IN WIDTH BETWEEN COUNTERTOPS/APPLIANCES.
 - SHALL NOT BE LESS THAN 7' FT. IN ANY DIMENSION EXCEPT KITCHENS. HALLWAYS SHALL HAVE A MINIMUM WIDTH OF 36". (CRC R311.6)

CLAZING AND TREATMENT FOR WOOD FRAMING

- WEATHER EXPOSED CEILING, BEAMS AND POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY. (CRC R317.1 & R317.1.3)
- COLUMNS EXPOSED TO WEATHER OR IN BASEMENTS, WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS, PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS PERMITTED BY THE PERIMETRY 1" ABOVE CONCRETE OR 6" ABOVE EARTH & EARTH COVERED BY APPROVED IMPERVIOUS, MOSTLY BARRIER. (CRC R317.1 & R317.1.3)
- COLUMNS IN ENCLOSED CRAWL SPACES OR UNVANTATED AREAS LOCATED WITHIN THE PERIMETRY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE, AND THE EARTH IS COVERED BY AN IMPERVIOUS MOSTLY BARRIER. (CRC R317.1 & R317.1.3)
- WOOD JOISTS 18" CLEARANCE TO EARTH AND ORDERS 12" TO EARTH, OR SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY WHEN LOCATED WITHIN THE PERIMETRY OF THE BUILDING. (CRC R317.1 (1))
- FRAMES FOR SLOPED ROOFS SHALL BE INSTALLED WITHIN A VAPOR BARRIER. (CRC R317.1)
- WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE TREATED WOOD PER CRC R317.0

FLOORS

- WOOD FLOOR JOIST SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLES R502.3(1)-(2). CANTILEVERED JOIST SHALL CONFORM TO CRC TABLES R502.3(1)-(2). OTHERS SHALL BE DESIGNED BY STRUCTURAL CALCUS COMPLETED BY A REGISTERED CALIFORNIA DESIGN PROFESSIONAL.
- WOOD FLOOR CORNER SIZE, SPACING, AND GRADES FOR CONVENTIONAL CONSTRUCTION PER CRC TABLES R602.7(1), R602.7(2) AND R602.7(3). OTHERS DESIGNED BY STRUCTURAL CALCUS PER CALIFORNIA DESIGN PROFESSIONAL.
- JOISTS UNDER AND PARALLEL TO BEARING. SPECIFY TYPE, THICKNESS, AND ATTACHMENT OF FLOOR SHEATHING PER TABLE R502.3(1)(1). NAIL SPACING FOR FLOOR PLYWOOD SHEATHING: 6" O.C. ON THE EDGES AND 12" O.C. IN THE FIELD.
- HABITABLE ROOMS SHALL BE PROVIDED WITH LANDING LIGHT AT ALL EXTERIOR DOORS.
- PROVIDE SPECIFIC FOR THE USE OF ENGINEERED WOOD PRODUCTS. (CRC R502.1-2.7)
- POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CRC 2394.10.7)

WALLS

- STUD SIZE, HEIGHT, GRADE & SPACING. (CRC TABLE R602.3(5) & R602.3(1)). EXTERIOR & INTERIOR STUDS CONTINUOUS FLOOR TO ROOF UNLESS BRACED AT CEILING. (R602.3)
- THE LENGTH OF BRACING ALONG EACH BRACED WALL LINE SHALL NOT BE LESS THAN REQUIRED FOR WIND SPEED PER TABLE R602.10.1 AND PER THE SDC IN CRC TABLE R602.10.3(3). SEE TABLES R602.10.3(2) AND R602.10.3(4) FOR ADJUSTMENT FACTORS BASED ON STORY HEIGHT, WALL DEAD LOADS, EXPOSURE TYPES, ROOF DRAVE-TO-RIDGE HEIGHTS, BRACING METHODS, ETC.
- THE BRACED WALL PANEL UPLIFT VALUE EXCEEDS 100 LBS PER CRC TABLE R602.11.1, PROVIDE AN APPROVED LISTED CONNECTOR. (CRC R602.5)
- BRACED WALL PANELS SHALL BE INSTALLED WITH AN ANGLE OF 45 DEGREES FOR MAX. 8' DIAGONAL LENGTH. (CRC R602.10.1.4)
- BRACED WALL PANELS SPACED AT NOT MORE THAN 24" O.C. FOR SDC 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- IF STRUCTURAL WOOD SHEATHING IS USED, IT'S PERMITTED TO EXCEED NO MORE THAN 10FT FROM EACH END OF THE BRACED WALL LINE PER R602.10.7.
- MIN. 24" WIDE PANEL AT EACH BUILDING CORNER & BRACED WALL LINE CONTINUOUSLY SHEATHED PER R602.10.4.2.
- END OF BRACED WALL PANELS CLOSE TO THE CORNER SHALL HAVE A HOLD-DOWN DEVICE INSTALLED WITH A MINIMUM UPLIFT VALUE OF 1,000 LBS AND THE BRACED WALL LINE CONTINUOUSLY SHEATHED OR WSP SHEATHING.
- BRACED WALL PANELS IN ONE-AND-TWO STORY BUILDINGS MAY BE SPACED AT 35" O.C. IN ORDER. FOR ONE SINGLE ROOM NOT EXCEEDING 9000". (CRC TABLE R602.10.1.3)
- ALTERNATE BRACED WALL PANELS PER CRC R602.10.4.1. CLEARLY PROVIDE AN ATTENATION BRACED WALL DETAIL SHOWING MINIMUM LENGTH, HOLD-DOWN DEVICE USED, FASTENER, SPACING, HEADERS, ETC.
- CONTINUOUS BRACED WALL SHEATHING PER CRC R602.10.4.2 AND R602.10.7.
- PROVIDE FULL DEPTH BLOCKING DIRECTLY ABOVE AND BELOW BRACED WALL LINES WHEN JOISTS PARALLEL TO WALL & NOT PROVIDED DIRECTLY ABOVE/Below PER CRC FIGURE R602.10.8(2).
- BRACED WALL PANEL CONNECTIONS TO ROOF FRAMING PER CRC R602.10.8.2
- 2X BLOCKING FOR HORIZONTAL AND VERTICAL JOINTS IN BRACED WALL PANELS. (CRC R602.10.4)
- WHERE SHEAR DESIGN VALUES EXCEED 490 LBS PER FOOT, ALL FRAMING MEMBER RECEIVING EDGE NAILING FROM ADJUTING PANELS NOT LESS THAN 3" NOMINAL OR TWO 2" MEMBERS STITCH NAILED TOGETHER PER THE DESIGN PROFESSIONAL. PANEL JOISTS AND SILL PLATE NAILING, SHALL BE STAGGERED. 2X SILL PLATE REQUIRED OR 2X SILL WITH DOUBLE THE # OF ANCHORS REQUIRED FOR THE SILL. (CRC TABLE 2306.2(1) AND SECTIONS 4.3.6.1 AND 4.3.6.4.3 OF 404-BUILDING)
- POST TO BEAM CONNECTIONS PER CRC R502.9 & CRC 2394.10.7)
- MINIMUM HEADER SIZES & # SIZE OF SUPPORTS FOR JOIST FRAME PER CRC R502.9 & TABLES 602.7(1), (2) & (3).
- DOUBLE TOP PLATE WITH MINIMUM 24" LAP SPACE LENGTH EACH SIDE OF END JOINT. NAIL WITH 120 LBS EACH SIDE OF LAP JOINT. (CRC R602.3(1)) LAP PLATES AT INTERSECTING WALLS. (CRC R602.3)
- MINIMUM WOOD STRUCTURAL PANEL SHEATHING NAILING: 6" O.C. EDGE INCLUDING NAILING INTO MUDDOS AND TOP PLATE. 12" O.C. NAILING IN FIELD. (CRC R602.3(1))
- MIN. 2X6 FRAMING IN PLUMBING WALLS FOR NOTHING OF STUDS. (CRC R602.6)
- FASTENERS FOR SOILING & PRESSURE TREATED LUMBER CORROSION RESISTANT NAIL. (CRC R317.3)
- FIRE BLOCKS IN CONCEALED SPACES OF STUD WALL PARTITIONS, VERTICALLY AT END JOINTS, AND HORIZONTALLY AT JET. INTERVALS. FIRE BLOCKS AT SOFFITS, DROP CEILING/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/TOPMOST OF STAIR STRINGERS. (CRC R302.11)
- PROVIDE APPROVED FINISHING PAPER UNDER THE BUILDING SHEATH AND APPROVED FINISHING AT EXTERIOR OPENINGS. (CRC R701.2.1) MASONRY STONE VENEER FLASHED BENEATH 1" PAVED SURFACE OF MASONRY AND PROVIDED WITH WEEP HOLES ABOVE THE FLASHING. (CRC R701.8.5 AND R701.8.6)

ROOF

- ROOF SHEATHING CAN ONLY CANTILEVER 9" BEYOND A CABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING. (CRC R602.5.2)
- PROVIDE A MINIMUM 22" x 30" ACCESS OPENING TO ATTIC. (CRC R807). MAY BE REQUIRED TO BE 10"x30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CMC.
- ROOF DRAIN/CULTERS INSTALLED PER THE CPC WITH LEAF/DEBRIS PROTECTION. ALSO INSTALLED. (CRC R337)
- ROOF CONSTRUCTION SHALL BE INSTALLED NOT MORE THAN 48" ABOVE THE FINISHED FLOOR. MEASURED TO THE TOP OF THE BUTTON. (CRC R327.1.4)
- EFFECTIVE JULY 1ST, 2024, AT LEAST ONE BATHROOM AND BEDROOM ON ENTRY LEVEL SHALL PROVIDE A DOWNRAY WITH NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH DOOR OPEN AT A 90-DEGREE ANGLE. (CRC R327.1.3)

MECHANICAL

- PROVIDE COMPLIANCE AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7
- ACCESSIBLE AND OF AN APPROVED TYPE. (CRC 230.10.2)
- ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3" TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3" TO OPENINGS & SHALL NOT DISCHARGE TO PUBLIC WAY. (CMC 502.2.1)
- MIN. 100 SQUARE "MAX-UP AIR FOR CLOTHES DRYERS IN CLOSETS. (CMC 504.1(1))
- HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 1" ABOVE FLOOR LEVEL & 2" FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.10)

ELECTRICAL

- NO ELECTRICAL PANELS IN CLOTHES CLOSETS OR BATHROOMS. MAINTAIN 36" FRONT CLEARANCE, 30" WIDE OR WIDTH OF EQUIPMENT & 6"-6" HEADROOM. (CRC 110.26)
- PROVIDE MIN. 3 1/2" GAP BETWEEN BONDING BARS AT MAIN SERVICE. (CEC 250.94)
- ALL 150V-AMP RECEPTACLES SHALL BE LISTED TAMP-RESISTANT RECEPTACLES. (CEC 406.12)
- ALL BRANCH CIRCUITS SUPPLYING 150V-AMP OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, BATHROOMS, LAUNDRY ROOMS OR SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED COMBOD TYPE AFCI. (CEC 210.12) PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C))
- PROVIDE AT LEAST ONE CIRCUIT FOR BATHROOM OUTLETS. (CEC 210.11(C))
- PROVIDE AT LEAST ONE OUTLET IN BATHS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES & WITHIN 3' OF OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
- FLOORSCE INSTALLED UNDER ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATE, LIGHT SWITCH & SERVICE RECEPTACLE. (CEC 210.63)
- ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT FRONT & BACK/CEC 210.52(E)
- GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE GARAGE. EXCEPTION: READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. (CEC 210.51 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (C10.232(C))
- AT LEAST ONE WALL SWITCHED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED & DETACHED GARAGES INCLUDING ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC.). (CEC 210.70)
- KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4" O.C., WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 LIGHT OUTLET ALONG EACH BRACED WALL LINE. EACH SPACE SHALL NOT BE GREATER THAN 12" LONG AND 12" WIDE. EACH SPACE SHALL NOT BE GREATER THAN 2" O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 LIGHT OUTLET ALONG EACH BRACED WALL LINE. EACH SPACE SHALL NOT BE GREATER THAN 12" LONG AND 12" WIDE. EACH SPACE SHALL NOT BE GREATER THAN 2" O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 LIGHT OUTLET ALONG EACH BRACED WALL LINE. EACH SPACE SHALL NOT BE GREATER THAN 12" LONG AND 12" WIDE. EACH SPACE SHALL NOT BE GREATER THAN 2" O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 LIGHT OUTLET ALONG EACH BRACED WALL LINE. EACH SPACE SHALL NOT BE GREATER THAN 12" LONG AND 12" WIDE. EACH SPACE SHALL NOT BE GREATER THAN 2" O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 LIGHT OUTLET ALONG EACH BRACED WALL LINE. EACH SPACE SHALL

DATE: 2/18/2026
JOB NO.: 2024-49
DRAWN BY: KRB
REVISIONS:

PLANS PREPARED BY:



Blackwell
DESIGN CONSULTANTS
27304 BAVELLA WAY
SALINAS, CA 93908
TEL: 831-320-1858

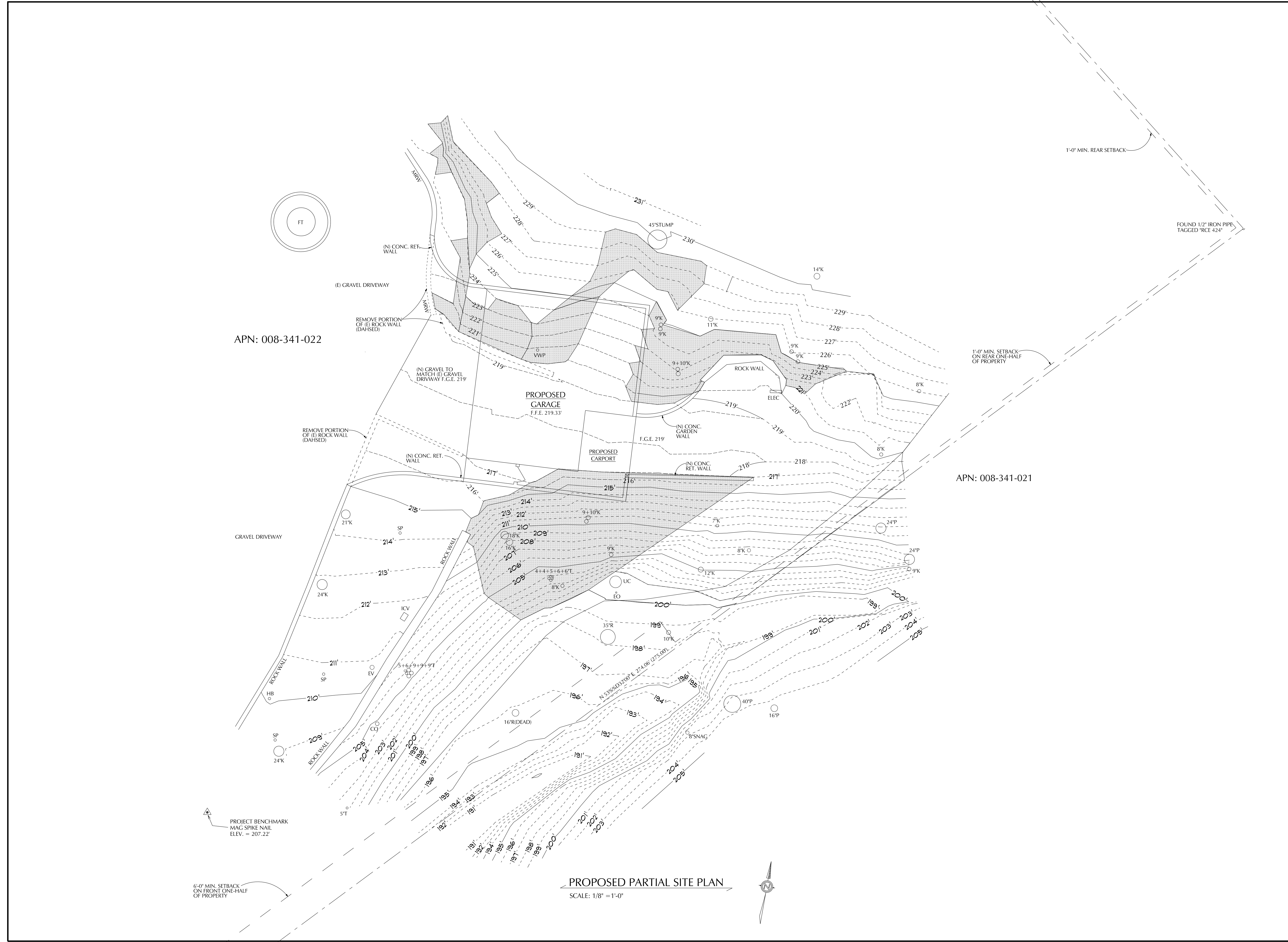


MANFRED MICHELIS
1553 RIATA ROAD
PEBBLE BEACH, CA. 93953

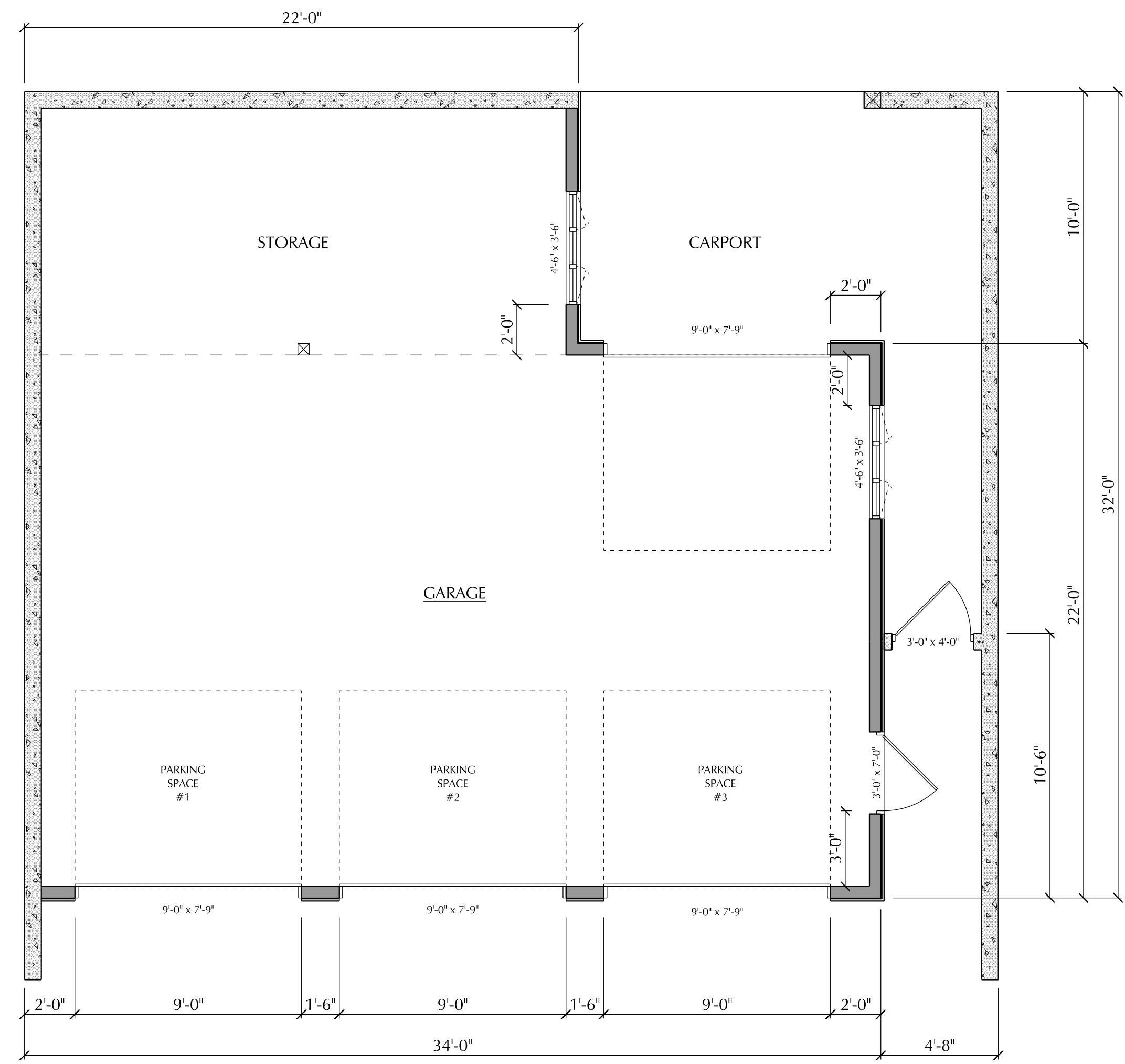
PROPOSED DETACHED GARAGE FOR:

APN: 008-341-022-000

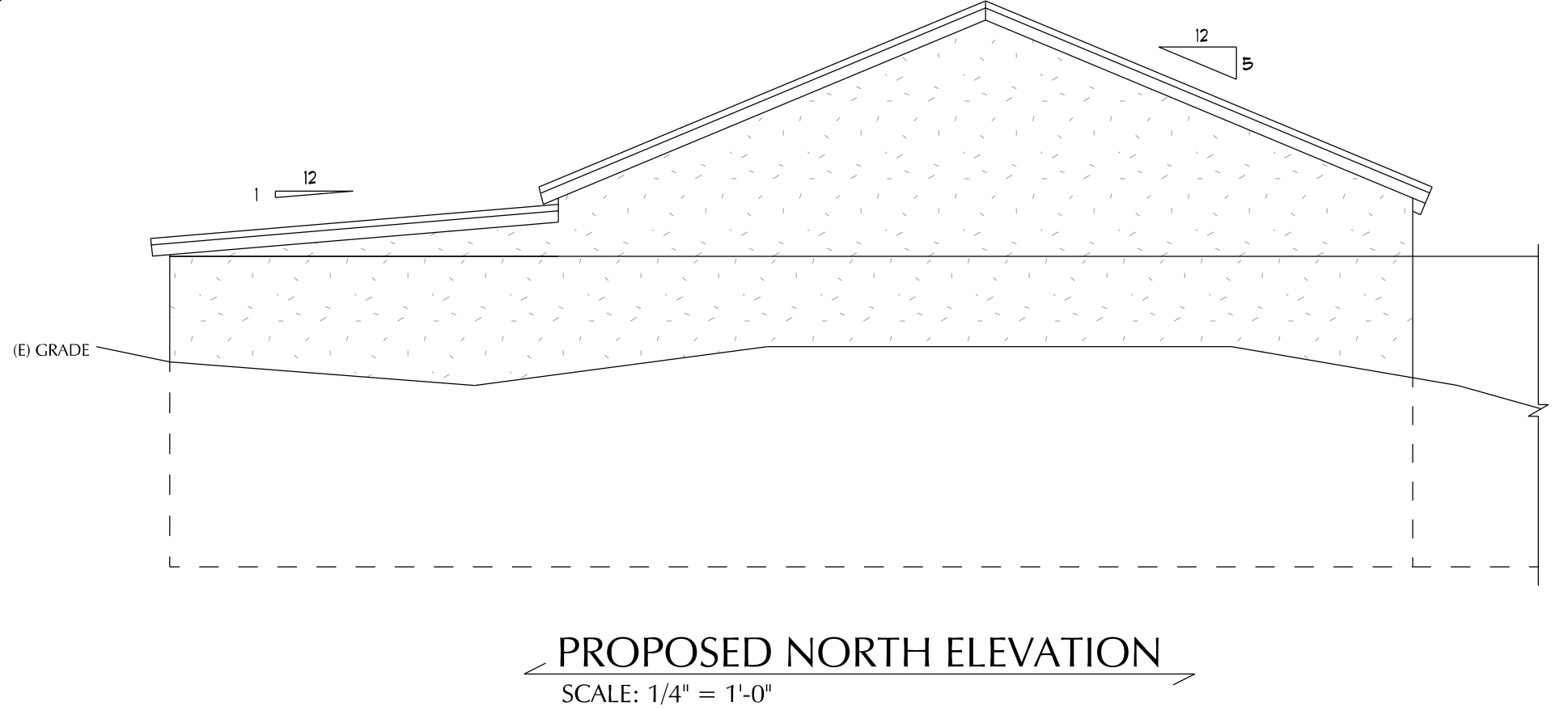
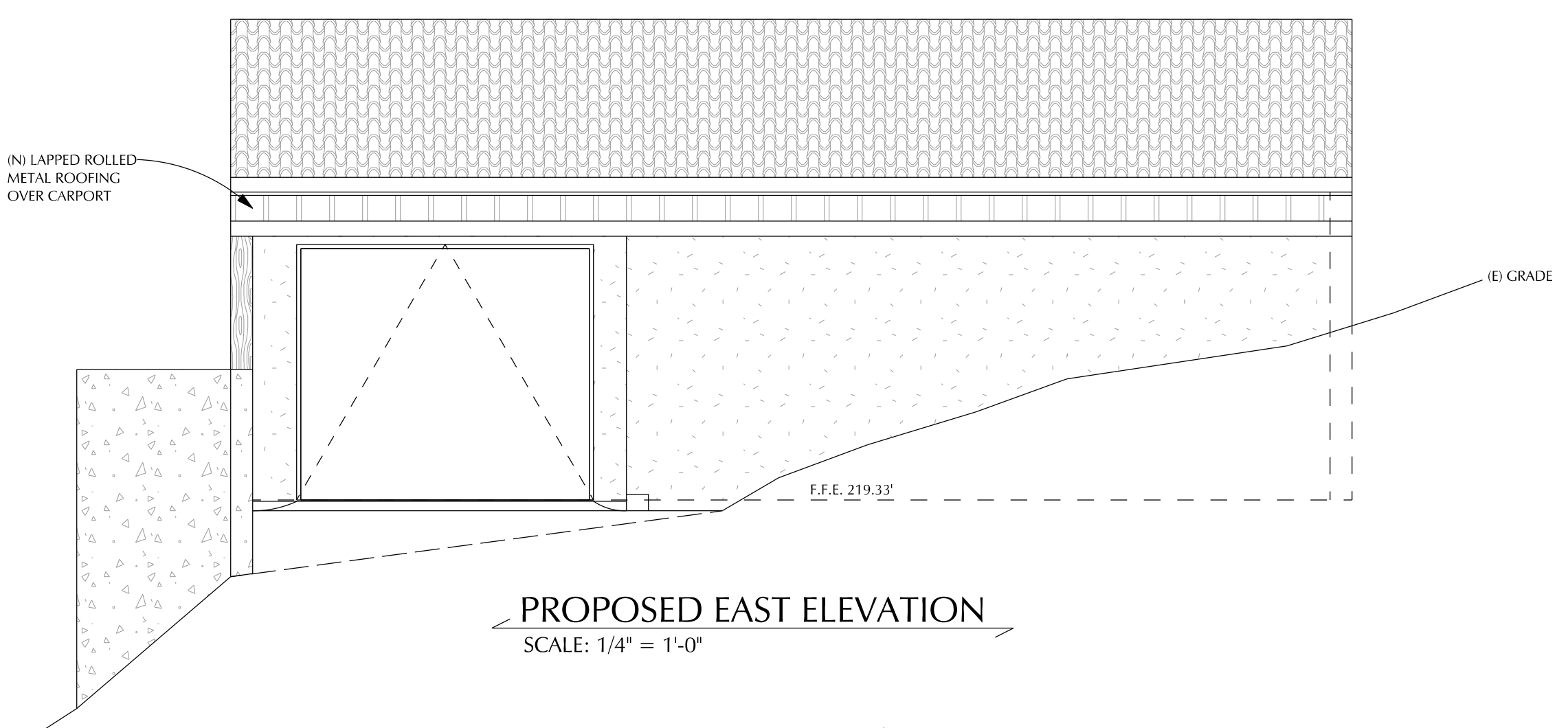
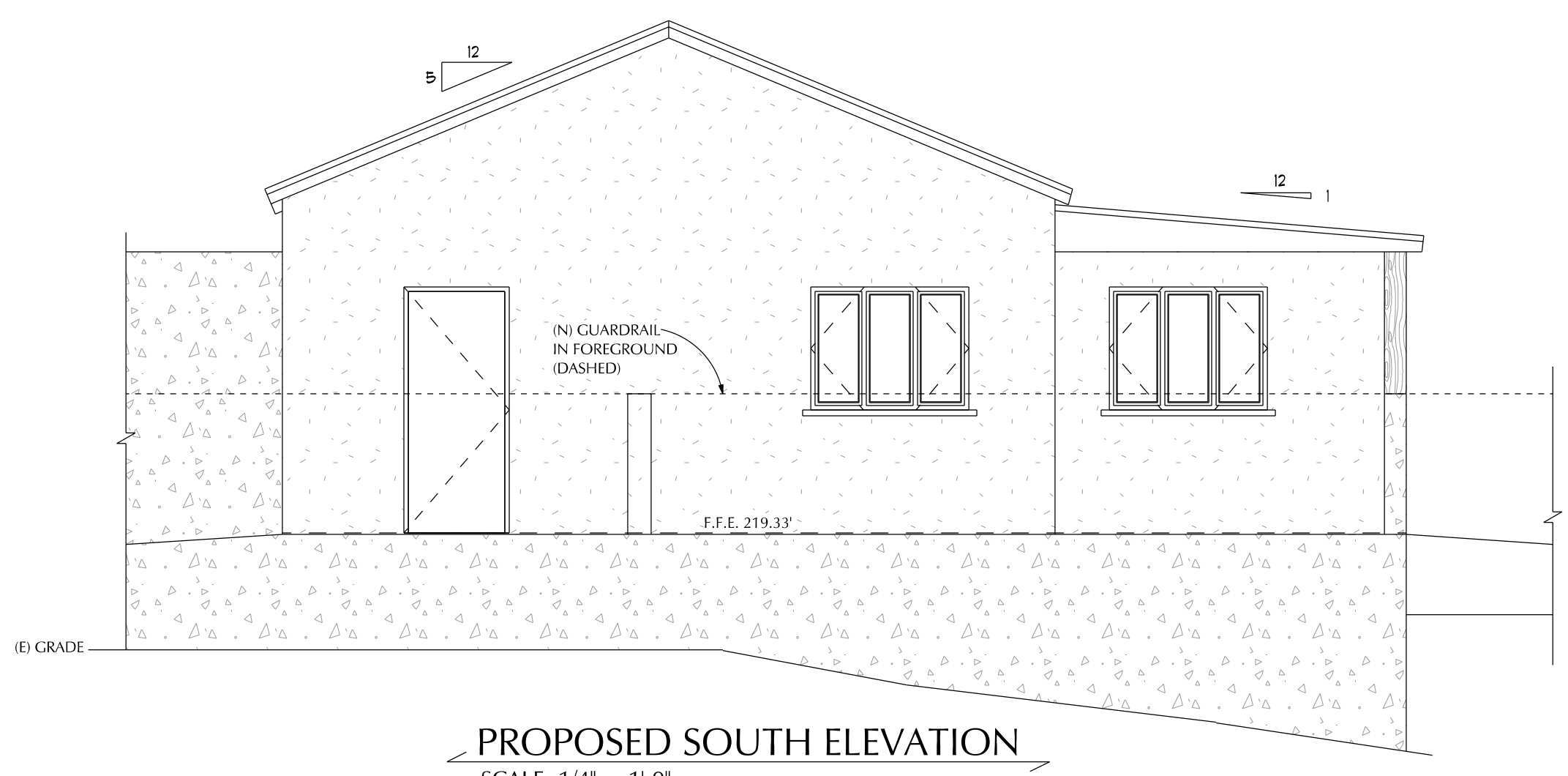
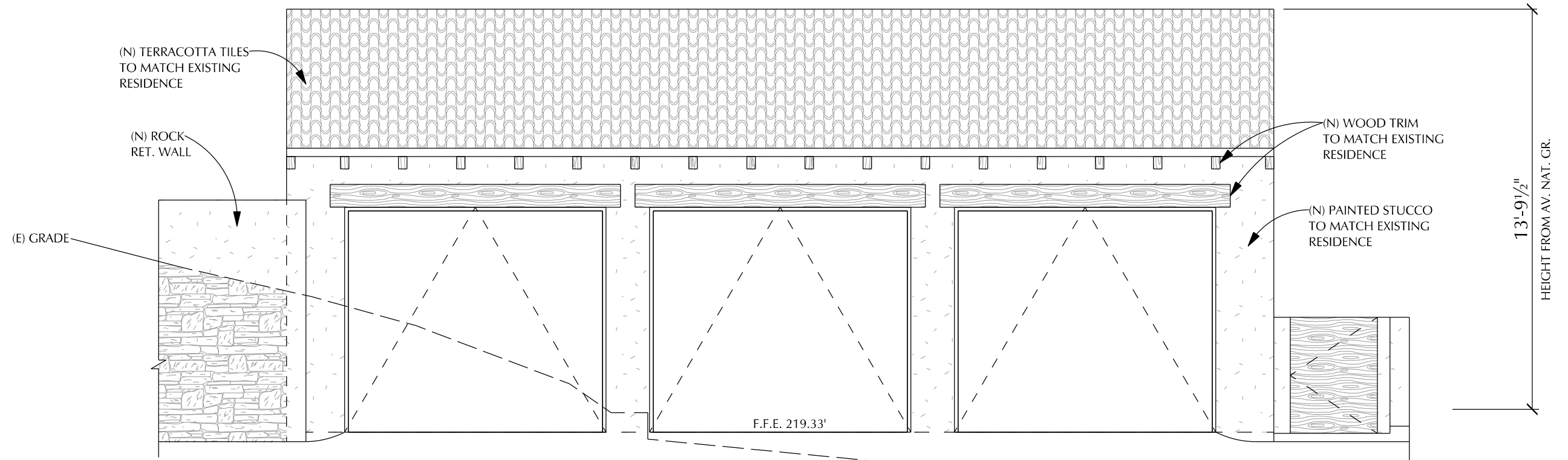
SHEET:
A2.0
OF
9



PROPOSED PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"



WALL LEGEND	
WALL TYPE	SYMBOL
EXISTING 2x EXTERIOR WALL	
PROPOSED 2x EXTERIOR WALL	
EXISTING 2x INTERIOR WALL	
PROPOSED 2x INTERIOR WALL	
EXISTING 2x WALL REMOVED	



SCOPE OF WORK:

GRADING AND DRAINAGE PLAN FOR NEW GARAGE.
EXISTING HOUSE TO REMAIN IN PLACE.

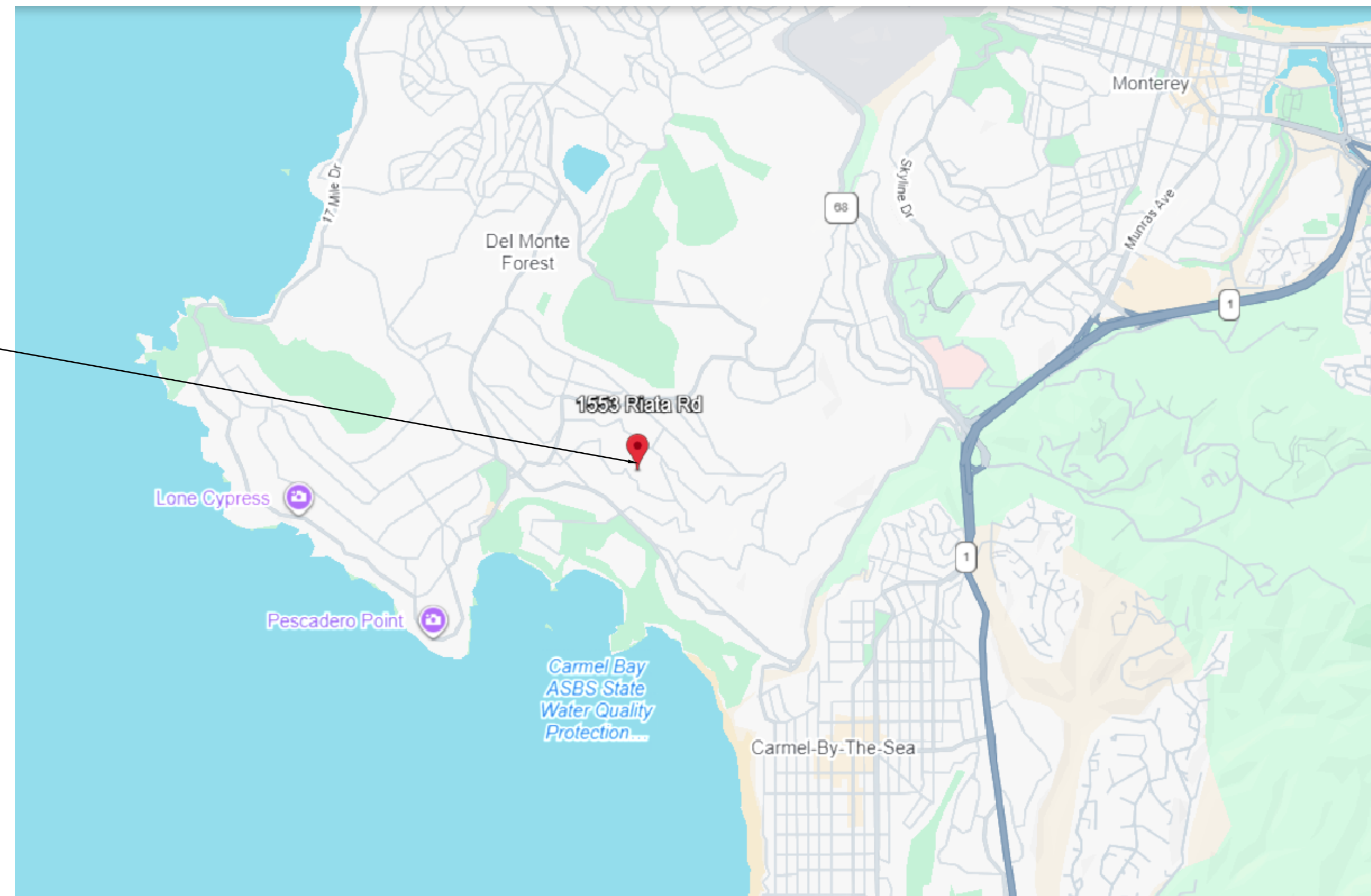
GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION AND SUPPLEMENTS, CALIFORNIA BUILDING CODE LATEST EDITION, AND CALIFORNIA PLUMBING CODE LATEST EDITION.
2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL SOIL REPORT.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY PROVIDED BY OTHERS.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
19. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
20. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
21. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
22. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
23. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
24. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY/COUNTY FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
25. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

NEW GARAGE LOCATION



PROJECT SITE



VICINITY MAP

SHEET INDEX:

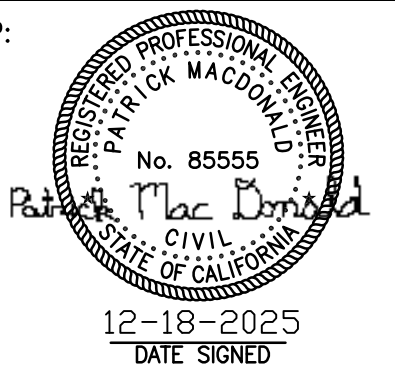
CIVIL DRAWINGS	
C0.1	CIVIL COVER PLAN
C0.2	EROSION CONTROL PLAN
C0.3	EROSION CONTROL DETAILS
C0.4	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)
C1.0	GRADING AND DRAINAGE PLAN
C1.1	CUT AND FILL PLAN

MANFRED MICHELS
1553 RIATA ROAD,
PEBBLE BEACH, CA. 93953
APN:008-341-022-000

CONSULTANT:

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ALAMEDA, CALIFORNIA 94501-4634
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(E) sfcivil@yahoo.com

STAMP:



REVISIONS	
	DATE

SHEET TITLE
CIVIL COVER PLAN

SHEET NUMBER
C0.1

C:\Users\pcha\OneDrive\Documents\Projects\1553 Riata Rd, Pebble Beach, CA\1553 Riata Rd, Pebble Beach, CA\1553 Riata Rd - Erosion Control.dwg



EROSION AND SEDIMENT CONTROL NOTES:

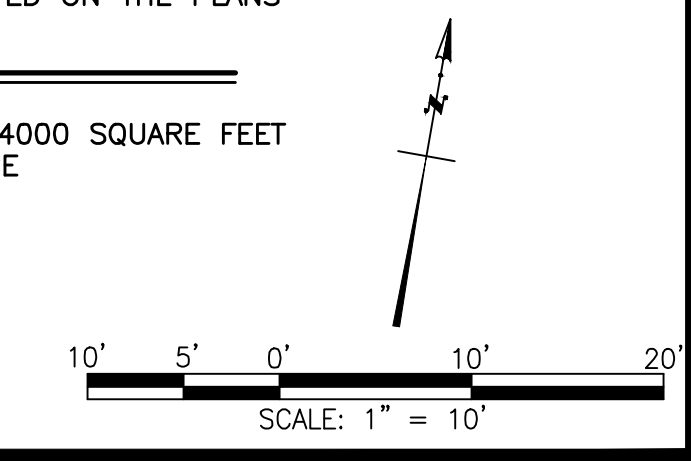
- BEST MANAGEMENT PRACTICES (BMPs) AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED, VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON, OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
 - B. EXISTING VEGETATION PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE, INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
 - C. EROSION AND SEDIMENT CONTROL AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
 - D. STOCKPILE MANAGEMENT ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 - E. WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
 - F. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
 - G. DRAIN/INLET PROTECTION & PERIMETER CONTROLS DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.
 - H. SWEEPING ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN) AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
 - I. DEWATERING NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITIONS PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
 - J. NON-STORMWATER STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORMWATER

LEGEND:

- SEDIMENT BARRIER. SEE DETAIL SE5 ON CO.2.
- CONSTRUCTION ENTRANCE/EXIT PER TC-1 ON CO.2.
- APPROXIMATE LIMIT OF WORK
- SANITARY/SEPTIC WASTE MANAGEMENT (WM-9). SEE DETAIL 1 ON CO.4.
- STOCKPILE MANAGEMENT. SEE DETAIL 2 ON CO.4. (WM-3).
- SOLID WASTE MANAGEMENT 3 CY CONTAINER W/LID (WM-5)
- MATERIAL DELIVERY AND STORAGE COVER WHEN NOT IN USE (WM-1)
- CONCRETE WASTE MANAGEMENT (WM-8) ON CO.3.
- TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE. STEEL POSTS INSTALLED AT 8' O.C. 5" THICK LAYER OF MULCH WITHIN FENCE. 2" X 6" STEEL POSTS OR APPROVED EQUAL. MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

AREA SUMMARY

LIMIT OF DISTURBANCE: 4000 SQUARE FEET
XX CY SOIL DISTURBANCE



MANFRED MICHELS
1553 RIATA ROAD,
PEBBLE BEACH, CA. 93953
APN:008-341-022-000

CONSULTANT:
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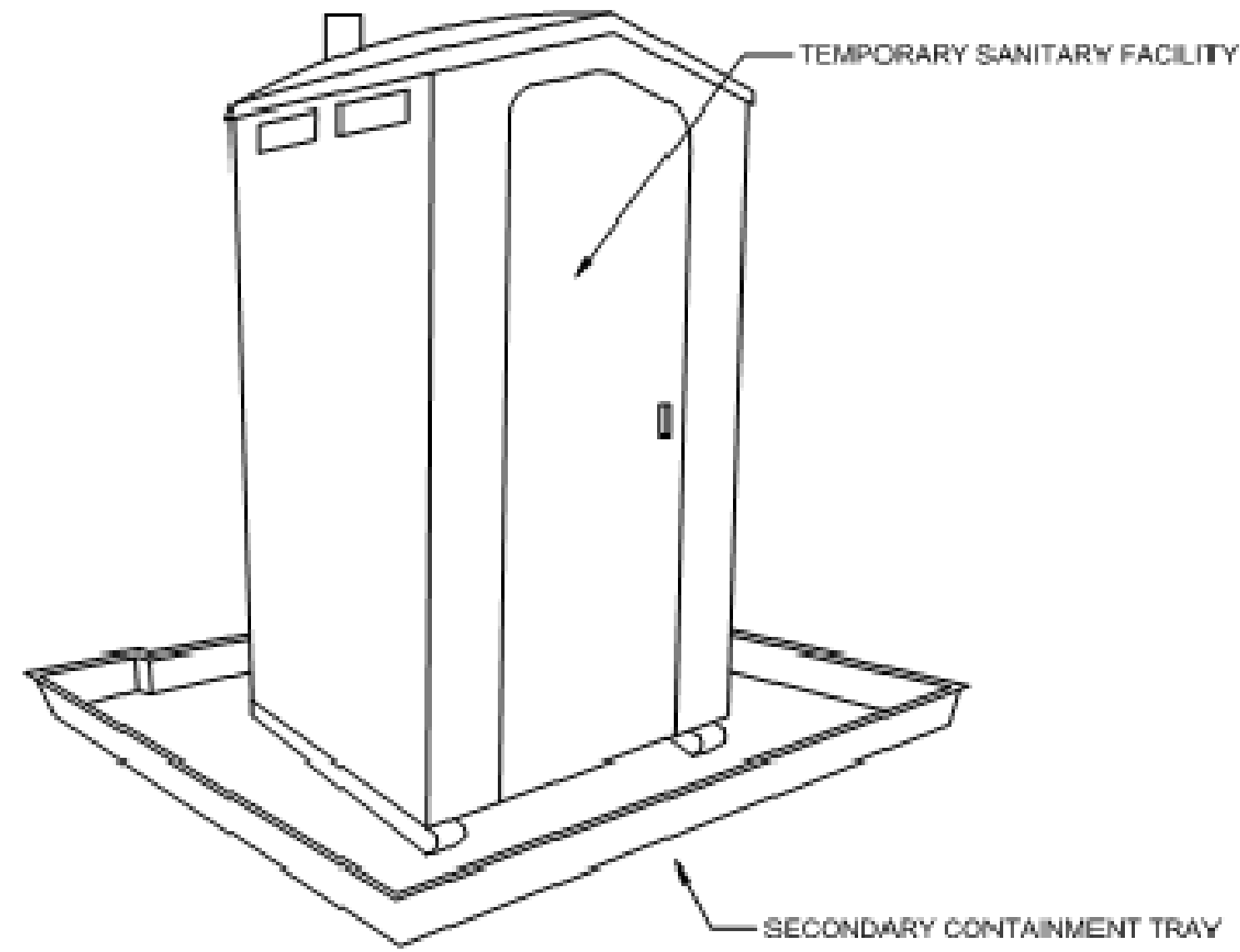
STAMP:

12-18-2025
DATE SIGNED

REVISIONS	
	DATE

SHEET TITLE
EROSION CONTROL PLAN

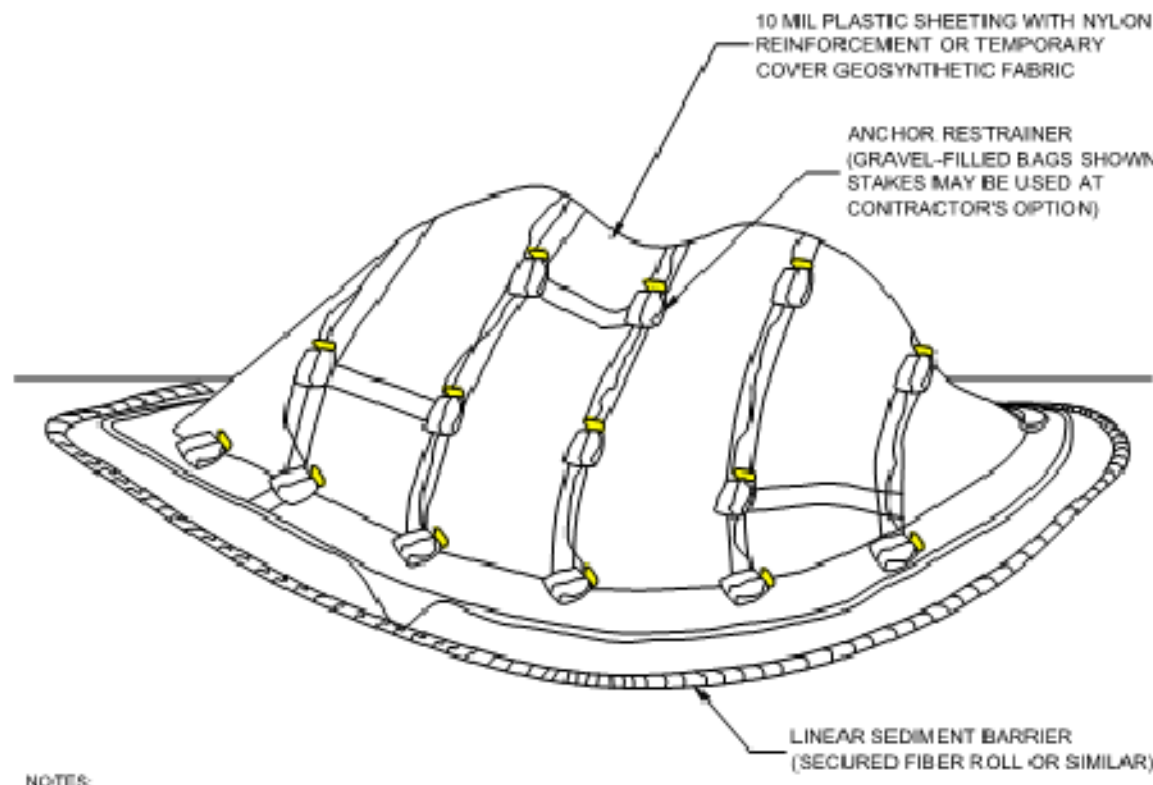
SHEET NUMBER
C0.2



STORAGE AND DISPOSAL PROCEDURES

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

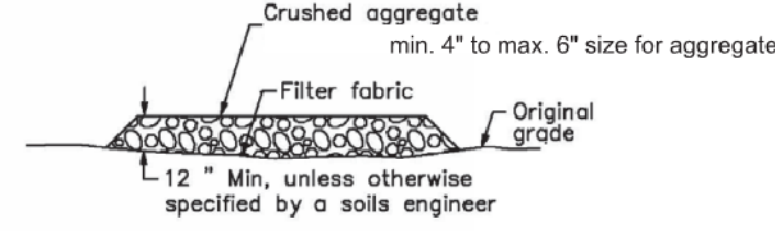
1 SANITARY WASTE MANAGEMENT
N.T.S.



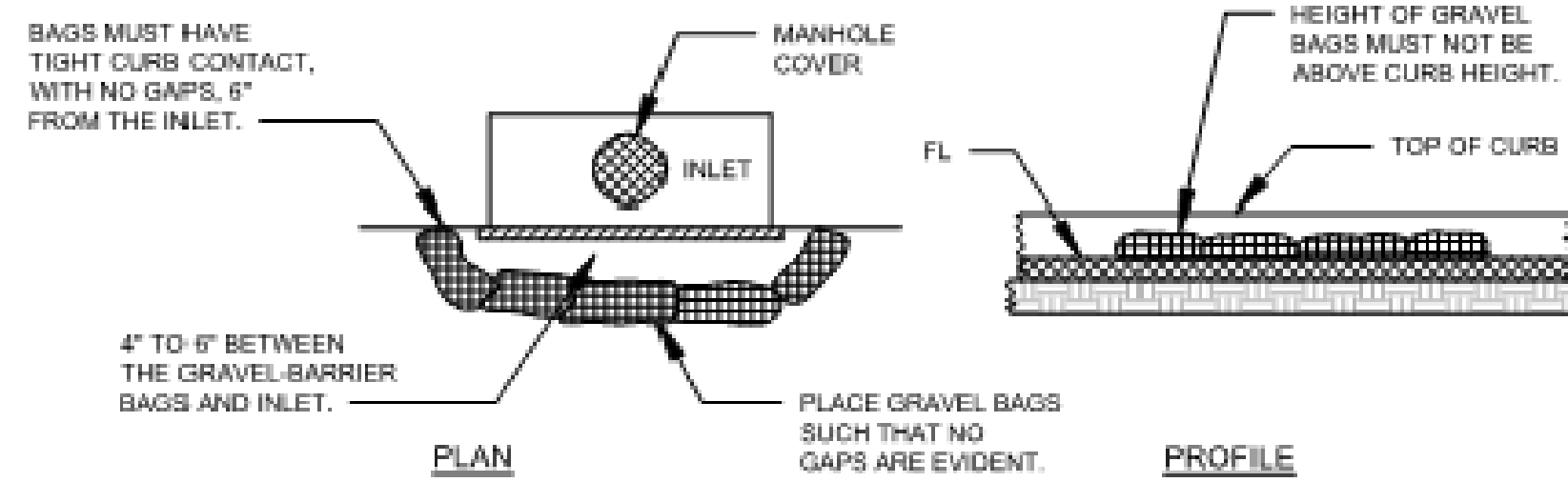
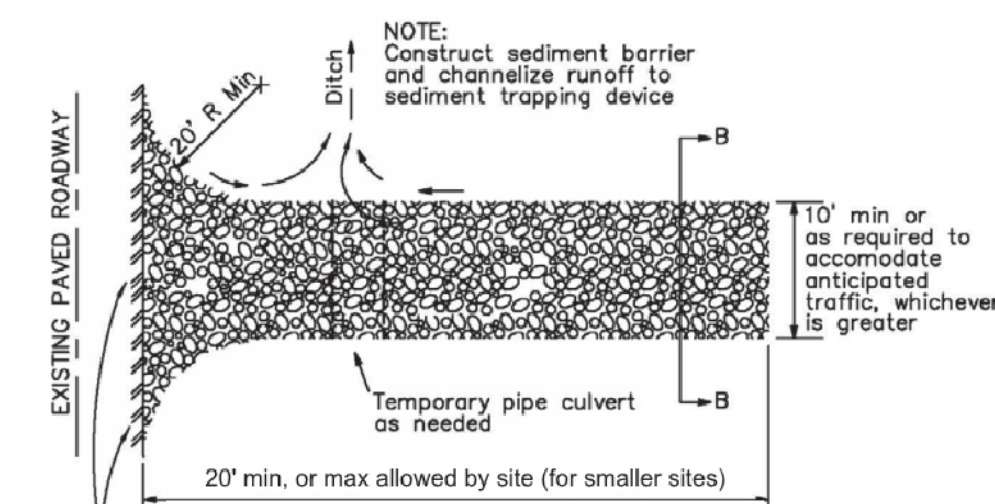
- NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
 2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF. ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
 5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

2 STOCKPILE MANAGEMENT
N.T.S.

Stabilized Construction Entrance/Exit TC-1



SECTION B-B
N.T.S.

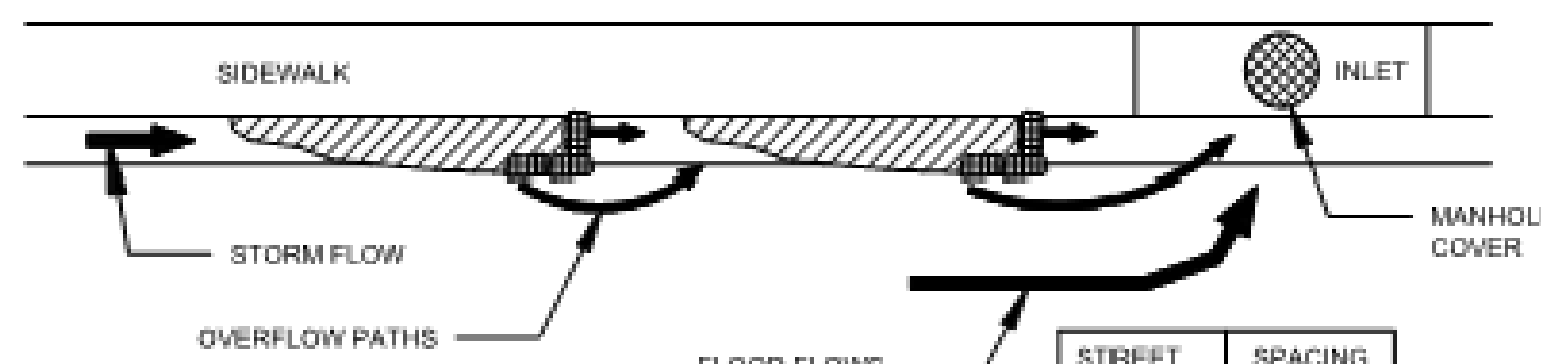


- NOTES:
1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

DRAIN INLET BARRIER

N.T.S.

2 C-1



- NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

CURB AND GUTTER CONTAINMENT

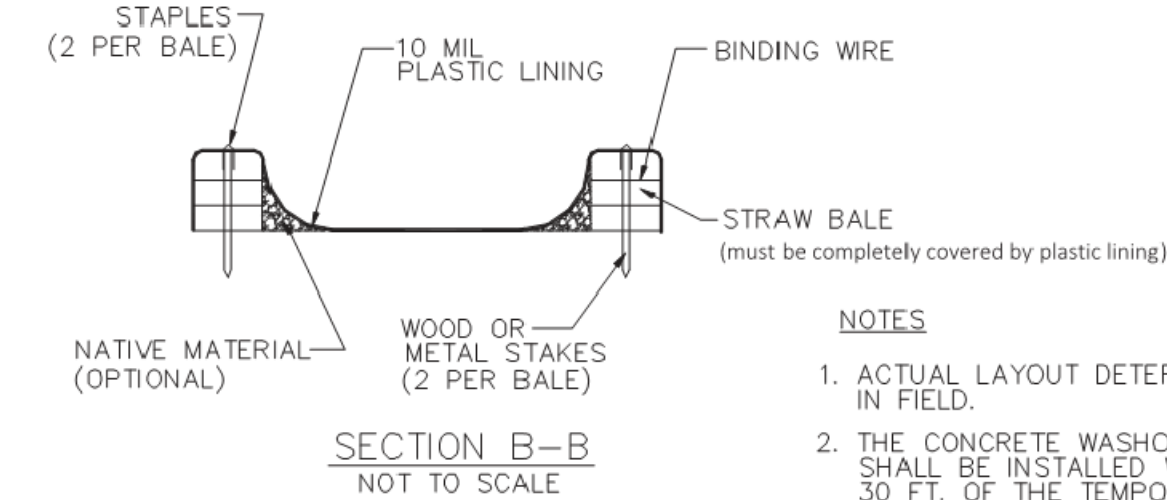
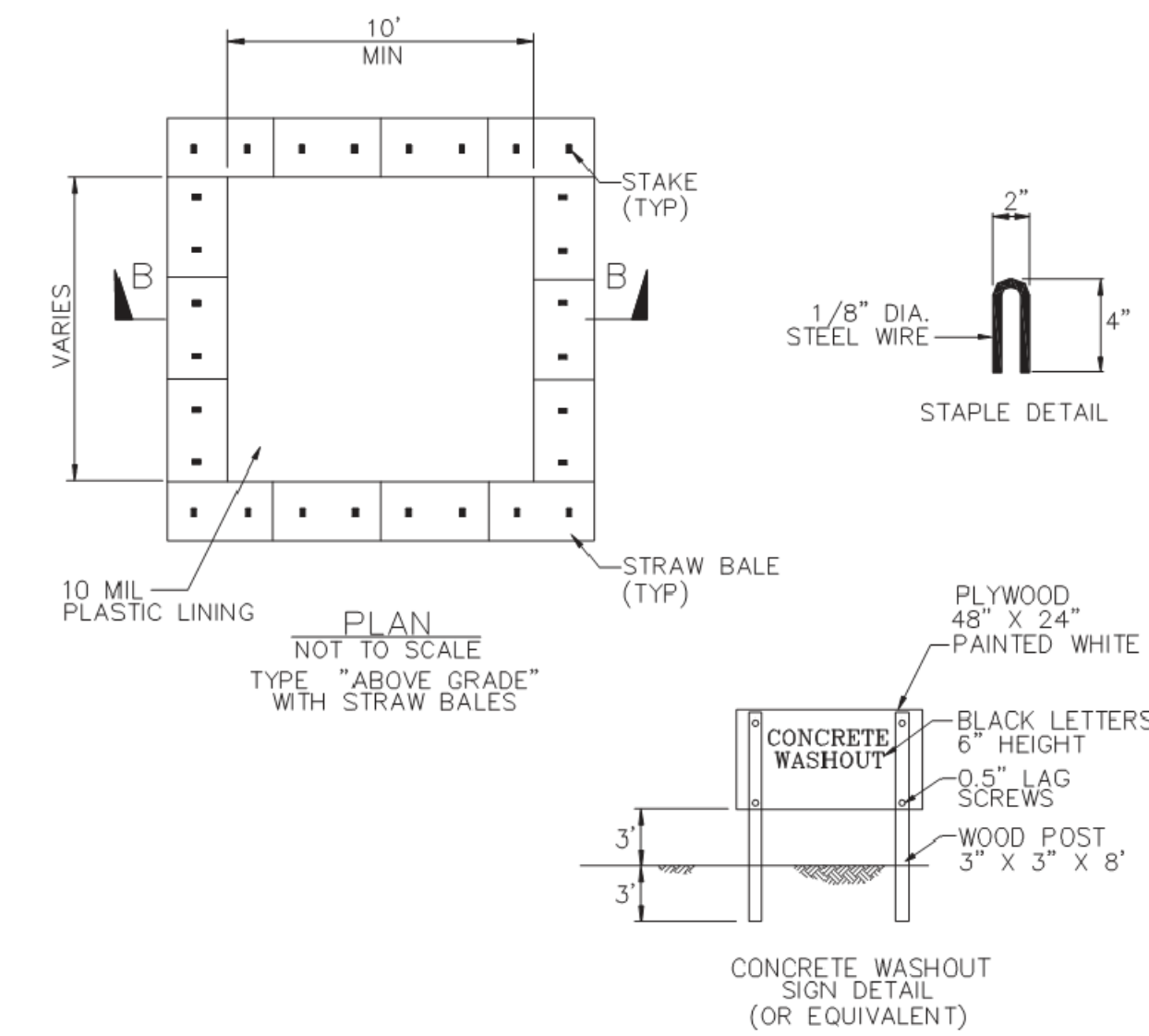
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3 C-1

STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

Concrete Waste Management

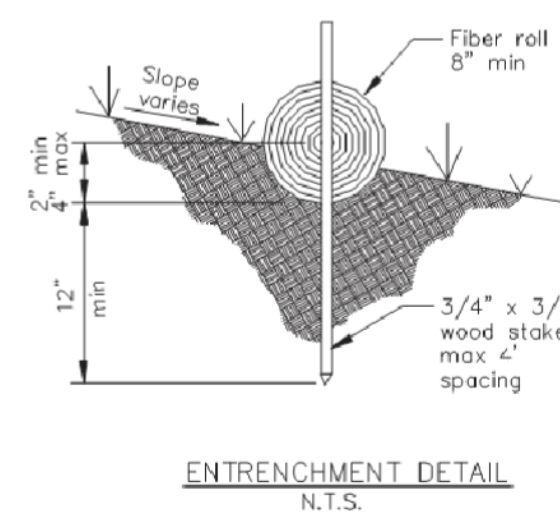
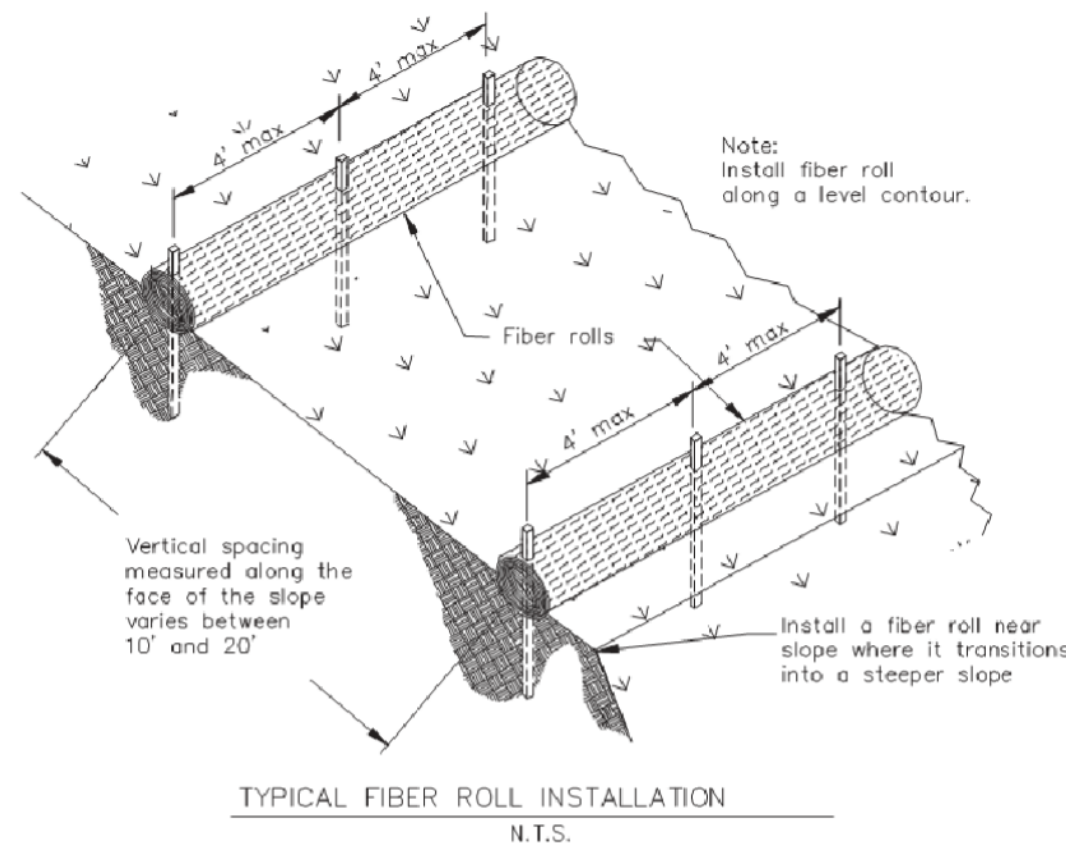
WM-8



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Fiber Rolls

SE-5



- NOTES:
- If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted. Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

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(E) sfcivil@yahoo.com

STAMP:
REGISTERED PROFESSIONAL ENGINEER
No. 85555
Patrick Mac Donald
CIVIL ENGINEER
STATE OF CALIFORNIA
12-18-2025
DATE SIGNED

REVISIONS

NO.	DATE

SHEET TITLE
EROSION CONTROL DETAILS

SHEET NUMBER
C0.3

SILT FENCE

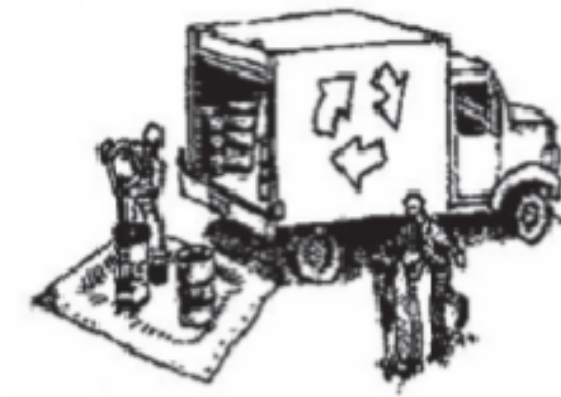
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4 C-1

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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- 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.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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.



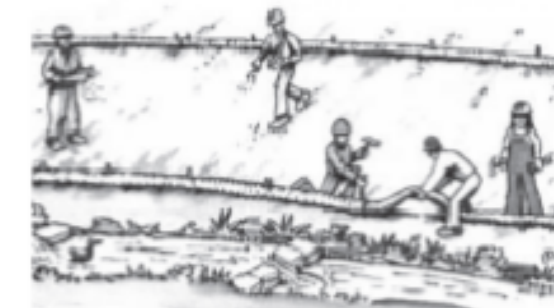
EQUIPMENT MANAGEMENT & SPILL CONTROL

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.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - 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 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.
- 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.



LANDSCAPE MATERIALS

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



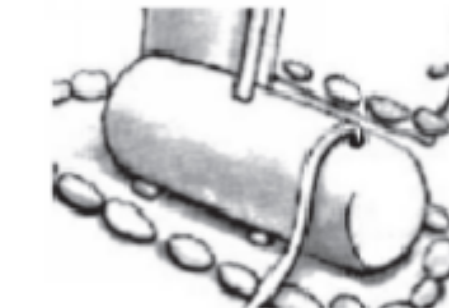
PAINTING & PAINT REMOVAL

Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

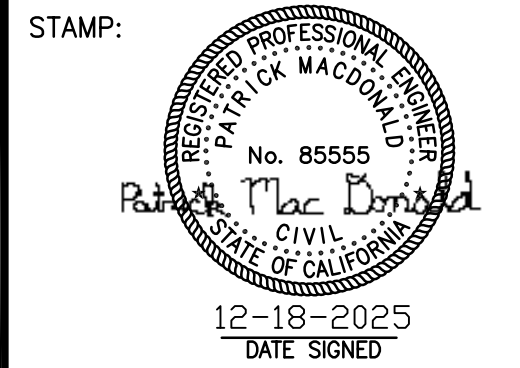
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

CONSULTANT:
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 CIVIL ENGINEER: PATRICK MACDONALD
 2532 SANTA CLARA AVE #151
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	DATE

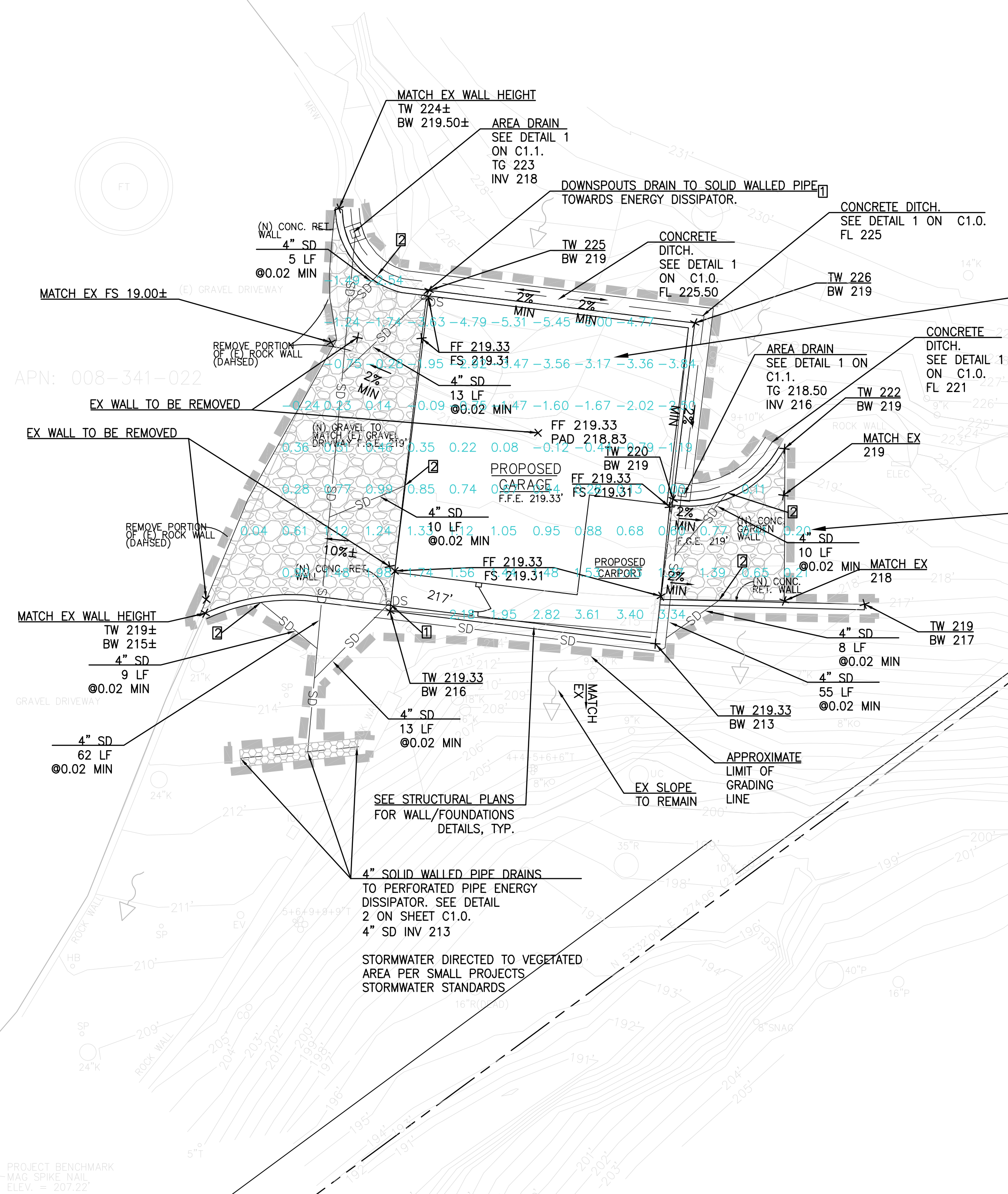
SHEET TITLE
 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

SHEET NUMBER
 C0.4

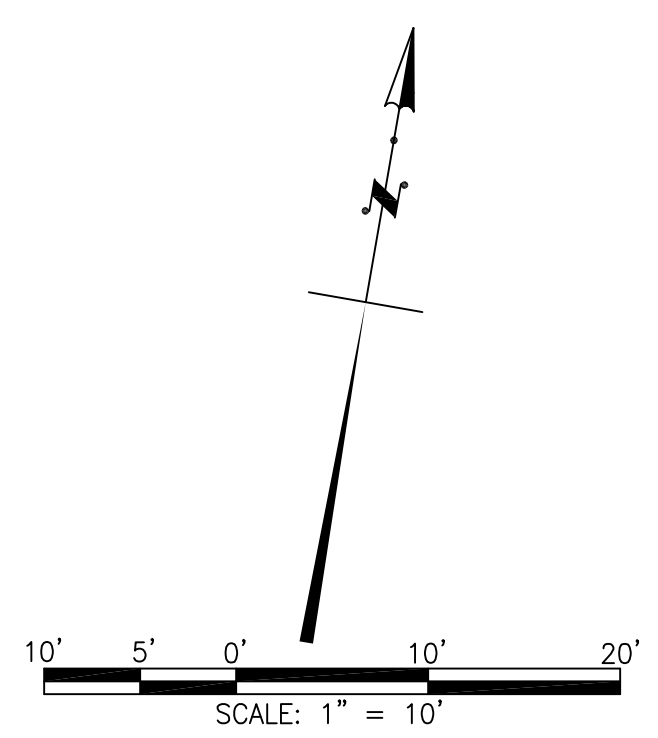
STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

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

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CUT AND FILL PLAN



CUT AND FILL / EARTHWORK;

CUT AND FILL CALCULATION DONE USING AUTOCAD CIVIL 3D.

EXISTING SURFACE FROM SURVEY INPUTED INTO CAD PROGRAM TO CREATE EXISTING SURFACE.

PROPOSED SURFACE CREATED FROM PROPOSED GRADING.

ELEVATION POINTS IN BLUE REPRESENT CUT AND FILL BETWEEN EXISTING SURFACE AND PROPOSED SURFACE.

+ NUMBERS REPRESENT FILL.

- NUMBERS REPRESENT CUT.

EARTHWORK MODEL IN CIVIL 3D CALCULATED THE CUT AND FILL NUMBERS LISTED BELOW.

CUT: 67 CY
 FILL: 50 CY

NET CUT: 17 CY

PLEASE NOTE EARTHWORK NUMBERS ARE APPROXIMATE.

ABBREVIATIONS:

SEE SHEET C1.0. PURPOSE OF THIS PLAN IS TO JUST SHOW CUT/FILL. GRADING PLAN SHOWN IN BACKGROUND FOR REFERENCE.

LEGEND:

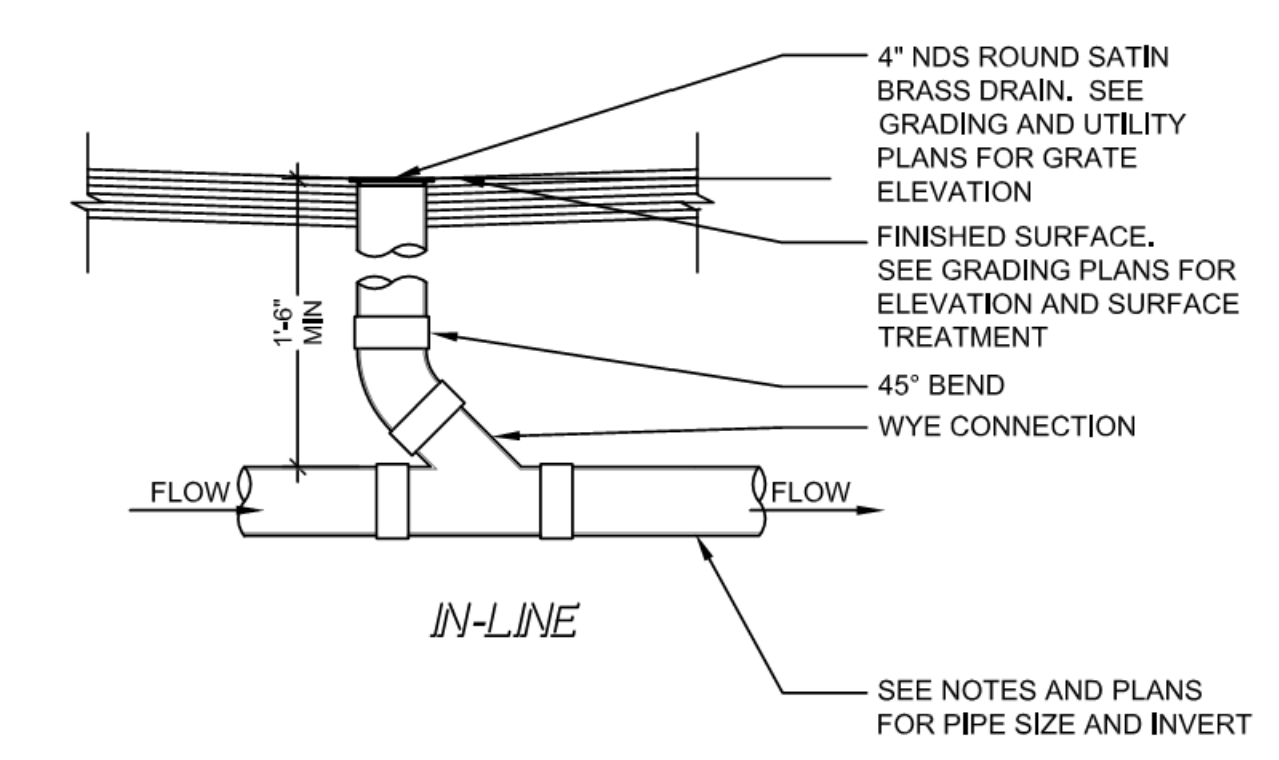
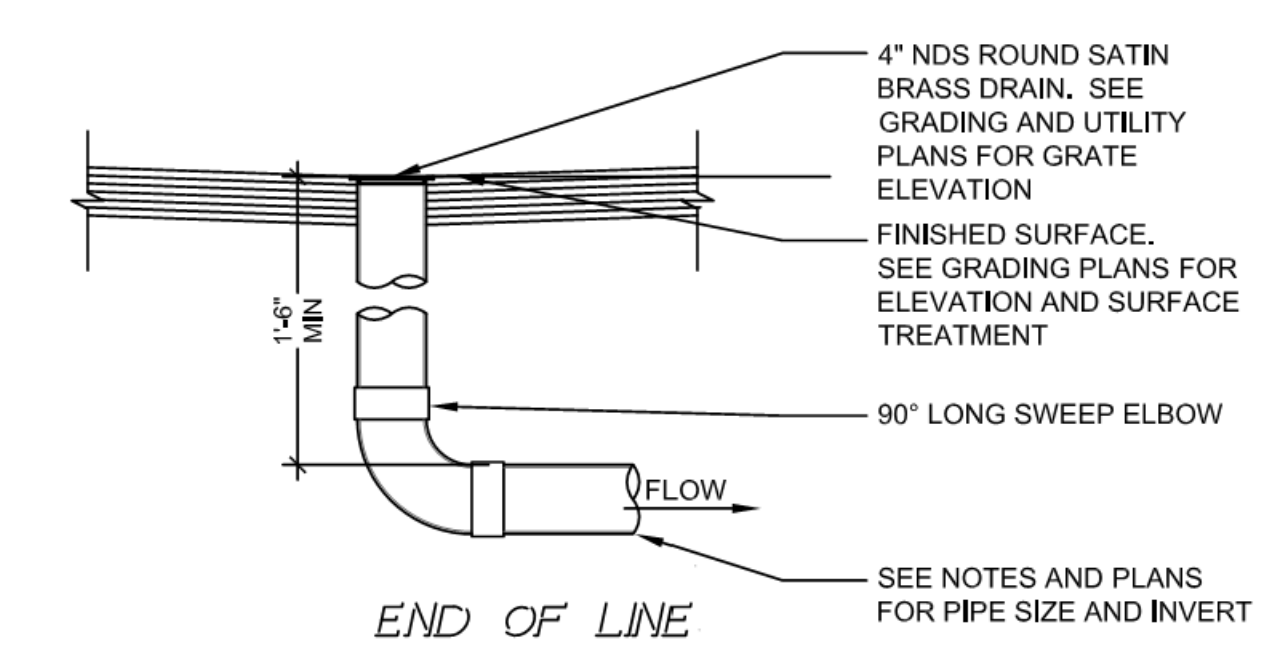
SEE SHEET C1.0. PURPOSE OF THIS PLAN IS TO JUST SHOW CUT/FILL. GRADING PLAN SHOWN IN BACKGROUND FOR REFERENCE.

-3.50 (REPRESENTS CUT)

0.50 (REPRESENTS FILL)

NEGATIVE NUMBERS IN BLUE REPRESENT CUT

POSITIVE NUMBERS IN BLUE REPRESENT FILL



1 AREA DRAIN N.T.S.

MANFRED MICHELS
 1553 RIATA ROAD,
 PEBBLE BEACH, CA. 93953
 APN:008-341-022-000

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 (E) sfcivil@yahoo.com

STAMP:

 12-18-2025
 DATE SIGNED

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SHEET TITLE
 CUT AND FILL PLAN

SHEET NUMBER
 C1.1