Exhibit A

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LA MIRADA II

PLANNING SUBMITTAL
PROPOSED GARAGE AT (E) MOTOR COURT
5477 COVEY COURT, QUAIL MEADOW, LOT 33.
CARMEL, CA 93923

PLN# 240149

PROJECT SCOPE

PROPOSED 2,929 S.F. GARAGE (NON-HABITABLE ACCESSORY STRUCTURE), INCLUDING A LOT LINE ADJUSTMENT EFFECTING APN: 157-171-032, APN: 157-171-064, AND APN: 157-171-033.

GEOTECHNICAL REPORT PROVIDED BY HARO, KASUNICH AND ASSOCIATES, INC. DATED AUGUST 12TH 2024, PROJECT # 12066

PROJECT INFORMATION

PROJECT:	LA MIRADA II - NEW GARAGE
LOCATION:	PROPOSED GARAGE SHALL BE LOCATED ON THE PROPERTY 5479 COVEY COURT (A.P.N. 157-171-033) CARMEL, CA 93923
APN:	157-171-033
FIRE DISTRICT:	CYPRESS FPD
PLANNING AREA:	CARMEL VALLEY MASTER PLAN
ZONING:	LDR/B-6-D-S-RAZ
OCCUPANCY TYPE:	U (accessory building, non-habitable accessory structure)
CONST. TYPE:	JUSTIFIED AS TYPE - VB (ACTUAL STRUCTURE IS CONCRETE TYPE I-A)
LOT SIZE:	2.5 ACRES (108,904 S.F.)
MAX HEIGHT:	LESS THAN 30'-0"
IMPERVIOUS AREA:	24,370 S.F. (SEE CIVIL DRAWINGS)
PROPOSED AREA:	2,752 S.F.
EXISTING AREA:	19,856 S.F.

MAIN RESIDENCE:
- LOWER LEVEL = 10,801 S.F
- GROUND LEVEL = 6,874 S.F.
- UPPER LEVEL = 1,801 S.F.
- 19,476 S.F.

ACCESSORY BUILDING: 380 S.F.

TOTAL EXISTING AREA: 19,856 S.F.

★NOTE: PROPOSED GARAGE DOESN'T COUNT TOWARDS LOT COVERAGE AS THE BUILDING ROOF IS COVERED WITH PERVIOUS NATIVE SOIL.

LOT COVERAGE:

ALLOWABLE LOT COVERAGE = 108,904 x .25 = 27,226 S.F. (25% MAX.)

ACTUAL LOT COVERAGE:
- (E) TENNIS PAVILION = 925 S.F.
- (E) STORAGE / RESTROOM BLDG = 388 S.F.
- (E) RESIDENCE = 11,545 S.F.
- ★(P) GARAGE: 2,752 S.F. = 0 S.F.

12,858 S.F. (11.8% ACTUAL)

ABREVIATIONS

&	AND		SCREW	PLAS.	PLASTER
/	ANGLE	F.H.W.S.	FLATHEAD WOOD SCREW	PLYWD.	PLYWOOD
@	AT	FLASH.	FLASHING	PR.	PAIR
℄	CENTERLINE	FLR.	FLOOR(ING)	PSF	POUNDS PER SQUARE FOOT
Ø	DIAMETER OR ROUND	FLUOR.	FLUORESCENT	PSI	POUNDS PER SQUARE INCH
⊥	PERPENDICULAR	F.O.	FACE OF	P.T.	PRESSURE TREATED
℄	PROPERTY LINE	F.O.B.	FACE OF BLOCK	PART.	PARTITION
#	POUND OR NUMBER	F.O.C.	FACE OF CONCRETE	P.T. DISP.	PAPER TOWEL DISPENSER
		F.O.F.	FACE OF FINISH	P.V.C.	POLYVINYL CHLORIDE
A.B.	ANCHOR BOLT	F.O.M.	FACE OF MASONRY		
A.B.S.	ACRYLONITRILE BUTADIENE	F.O.S.	FACE OF STUD	R.	RISER
ABV.	ABOVE	F.P.	FIREPLACE	R.A.	RETURN AIR
A.A.	ASPHALTIC CONCRETE	F.R.P.	FIBERGLASS REINF. PANEL	RAD.	RADIUS
A/C	AIR CONDITIONING	F.S.	FULL SIZE	R.D.	ROOF DRAIN
ACOUS.	ACOUSTICAL	FT.,	FOOT/FEET	REG.	REGISTER
ADJ.	ADJUSTABLE	FTG.	FOOTING	REF.	REFRIGERATOR
A.F.F.	ABOVE FINISH FLOOR	FURR.	FURRED(ING)	REINF.	REINFORCED
AGGR.	AGGREGATE	FUT.	FUTURE	REQ'D.	REQUIRED
ALUM.	ALUMINUM			REQMT.	REQUIREMENT
ANOD.	ANODIZED	GA.	GAUGE/GAGE	RESIL.	RESILIENT
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	GALV.	GALVANIZED	REV.	REVISED
		G.B.	GRAB BAR	R.H.W.S.	ROUNDHEAD MACHINE SCREW
APPROX.	APPROXIMATE	GI.	GALVANIZED IRON	R.H.W.S.	ROUNDHEAD WOOD SCREW
ARCH.	ARCHITECTURAL	GL.	GLASS/GLAZING	RM.	ROOM
A.S.	ADJUSTABLE SHELF	G.L.B.	GLUE-LAM BEAM	R.O.	ROUGH OPENING
		GR.	GRADE(ING)	R.O.W.	RIGHT OF WAY
BD.	BOARD	G.W.B.	GYPSUM WALLBOARD	R.S.	RESAWN
BIT.	BITUMINOUS			RUB.	RUBBER
BLDG.	BUILDING	H.B.	HOSE BIB	RWD.	REDWOOD
BLK.	BLOCK	HBD.	HARDBOARD	R.W.L.	RAIN WATER LEADER
BLKG.	BLOCKING	H.C.	HOLLOW CORE		
BM.	BEAM	HDR.	HEADER	S.	SOUTH
B.M.	BENCH MARK	HDWR.	HARDWARE	S.B.	SOLID BLOCKING
BOT.	BOTTOM	H.M.	HOLLOW METAL	S.C.	SOLID CORE
BRG.	BEARING	HORZ.	HORIZONTAL	SCHED.	SCHEDULE
BTWN.	BETWEEN	H.S.	HEAVY SHEET	S.D.	STORM DRAIN
B.U.R.	BUILD-UP ROOFING	HT.	HEIGHT	SECT.	SECTION
B.W.	BOTH WAYS	HTG.	HEATING	SERV.	SERVICE
		H.W.	HOT WATER	S.F.	SQUARE FOOT
CAB.	CABINET	HWD.	HARDWOOD	S.G.	STAIN GRADE
C.B.	CATCH BASIN	HVAC.	HEATING/VENTILATING/AIR CONDITIONING	SH.	SHELF/SHELVING
CBC	CALIFORNIA BUILDING CODE			SHWR.	SHOWER
CEM.	CEMENT			SHT.	SHEET
CER.	CERAMIC	I.C.C.	INTERNATIONAL CODE COUNCIL	SHT'G.	SHEATHING
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INST'ALLED	ID.	INSIDE DIAMETER	SIM.	SIMILAR
		INCL.	INCLUDE(D) (ING)	S.S.	STAINLESS STEEL SERVICE SINK
C.F.	CUBIC FEET	INSUL.	INSULATE(D) (ING)	S.S.D.	SEE STRUCTURAL DRAWINGS
C.I.	CAST IRON	INT.	INTERIOR	S.M.	SHEET METAL
C.J.	CONTROL JOINT	INV.	INVERT	S.M.S.	SHEET METAL SCREW
CL.	CLOSET			SPEC.	SPECIFICATION
CLG.	CEILING	JAN.	JANITOR	SQ.	SQUARE
CLR.	CLEAR(ANCE)	J.H.	JOIST HANGER	STL.	STEEL
C.M.U.	CONCRETE MASONRY UNIT	JT.	JOINT	STD.	STANDARD
COL.	COLUMN			STAG.	STAGGERED
COMP.	COMPOSITION	KIT.	KITCHEN	STOR.	STORAGE
CONC.	CONCRETE			STRUCT.	STRUCTURAL
CONN.	CONNECTION	L.	LENGTH	SUSP.	SUSPENDED
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	SYM.	SYMMETRY(ICAL)
CONT.	CONTINUOUS	LAV.	LAVATORY	SYS.	SYSTEM
COR.	CORRUGATED	L.B.	LAG BOLT		
C.O.T.G.	CLEAN-OUT TO GRADE	LOC.	LOCATE(ION)	T.	TREAD
CSMT.	CASEMENT	L.V.L.	LAMINATED VENEER LUMBER	T.B.	TOWEL BAR
CSWK.	CASEWORK	L.W.	LIGHTWEIGHT	T.B.D.	TO BE DETERMINED
C.T.	CERAMIC TILE			T.C.	TOP OF CURB
CTR.	COUNTER	MAS.	MASONRY	TEL.	TELEPHONE
CTSK.	COUNTERSINK	MAT.	MATERIAL(S)	TEMP.	TEMPERED
C.Y.	CUBIC YARD	MAX.	MAXIMUM	T.E.N.	TYPICAL EDGE NAILING
		M.B.	MACHINE BOLT	T & G	TONGUE & GROOVE
DBL.	DOUBLE	M.C.	MEDICINE CABINET	THK.	THICK(NESS)
DEPT.	DEPARTMENT	M.H.	MAN HOLE	THRESH.	THRESHOLD
DET.	DETAIL	MECH.	MECHANICAL	T.J.I.	TRUSS JOIST INTERNATIONAL
DF.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	T.O.	TOP OF
D.F.	DOUGLAS FIR	MEZZ.	MEZZANINE	T.P.H.	TOILET PAPER HOLDER
D.G.	DECOMPOSED GRANITE	MFR.	MANUFACTURE(ER)	T.Q.	TOP OF PAVEMENT
D.H.	DOUBLE HUNG	MIN.	MINIMUM	TV	TELEVISION
DIAG.	DIAGONAL	MIR.	MIRROR	T.W.	TOP OF WALL
DIA.	DIAMETER	MISC.	MISCELLANEOUS	TYP.	TYPICAL
DIMEN.	DIMENSION	MLDG.	MOLDING/MOULDING		
DISP.	DISPENSER/DISPOSER	M.L.W.	MALLEABLE IRON WASHER	U/L	UNDERWRITER'S LABORATORY
DN.	DOWN	M.O.	MASONRY OPENING	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MTD.	MOUNTED	U.O.N.	UNLESS OTHERWISE NOTED
DRWG.	DRAWING	MET.	METAL	UR.	URINAL
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	MULL.	MULLION	V.I.F.	VERIFY IN FIELD
D.S.	DOWNSPOUT	N.	NORTH	W.	WEST/WIDTH/WIDE
DWR.	DRAWER	(N)	NEW	W/	WITH
D.W.	DISH WASHER	NAT.	NATURAL	W/O	WITHOUT
		N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
E.	EAST	NOM.	NOMINAL	WD.	WOOD
EA.	EACH	N.T.S.	NOT TO SCALE	WDW.	WINDOW
E.J.	EXPANSION JOINT			W.H.	WATER HEATER
ELEV.	ELEVATION, ELEVATOR	O/	OVER	WI.	WOODWORK INSTITUTE
ELEC.	ELECTRIC(AL)	OBS.	OBSCURE	W/O	WITHOUT
EMER.	EMERGENCY	O.C.	ON CENTER(S)	W.P.	WATERPROOF(ING)
ENCL.	ENCLOSURE	O.D.	OUTSIDE DIAMETER	W.R.	WATER RESISTANT
EQUIP.	EQUIPMENT N.I.C. W/ WITH	OFF.	OFFICE	W.S.	WOOD SCREW
EWC.	ELECTRIC WATER COOLER	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED	WSCT.	WAINSCOT
(E)	EXISTING			WT.	WEIGHT
EXH.	EXHAUST	OFOI.	OWNER FURNISHED, OWNER INSTALLED	W.W.M.	WELDED WIRE MESH
EXP.	EXPOSED/EXPANSION				
EXT.	EXTERIOR	O.H.	OVER HANG		
		O.H.M.S.	OVALHEAD MACHINE SCREW		
F.A.	FIRE ALARM	O.H.W.S.	OVALHEAD WOOD SCREW		
FAST.	FASTEN(ER)	OPNG.	OPENING		
F.A.	FLAT BAR	OPP.	OPPOSITE		
F.D.	FLOOR DRAIN				
FEC.	FIRE EXTINGUISHER CABINET	P.A.F.	POWDER ACTUATED FASTENER		
F.F.	FINIS=I FLOOR	PANIC BAR			
F.G.	FINISH GRADE	PART. BD.	PARTICLE BOARD		
FND.	FOUNDATION	PCF.	POUNDS PER CUBIC FOOT		
F.E.	FIRE EXTINGUISHER	P.D.	POWDER DRIVEN		
F.	FIBERGLASS	P.G.	PAINT GRADE		
FIN.	FINISH(ED)	PERF.	PERFORATE		
F.H.M.S.	FLATHEAD MECHANICAL	PLF	POUNDS PER LINEAR FOOT		
		PLAS. LAM.	PLASTIC LAMINATE		

SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- KEY TAG
- DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- PROPERTY LINE
- SECTION — SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN
- DETAIL — DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT) — ELEVATION, SURFACE
- EXISTING GRADE (SPOT) — ELEVATION, SURFACE
- REVISION

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

FIRE CODE NOTES

THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA PUBLIC RESOURCES CODE 4291, ORDINANCE 2020-007 OF THE CYPRESS FIRE PROTECTION DISTRICT AND THE FOLLOWING REGULATIONS AND LOCAL AMENDMENTS LISTED BELOW:

2019 CRC: SECTICN R314 SMOKE ALARMS
2019 CRC: SECTICN R315 CARBON MONOXIDE ALARMS
2019 CRC: SECTICN R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
2019 CSC: CHAPTER 7A [SFM] MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE
2020 MONTEREY COUNTY FIRE CODE - 2019 CALIFORNIA FIRE CODE IS AMENDED TO ADD LOCAL APPENDICES P TO READ AS FOLLOWS:

P107.1 DISPOSITION OF VEGETATION AND DEBRIS FUELS. (FIRE 017). DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.

ARCHAEOLOGICAL NOTE

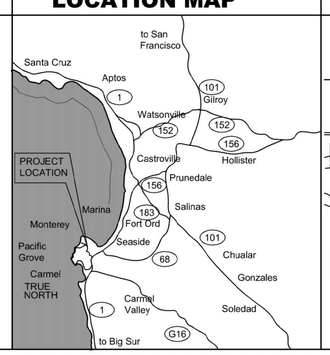
STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

THE QUALIFIED ARCHAEOLOGIST IS INCLUDED IN THE PROJECT TEAM LIST.

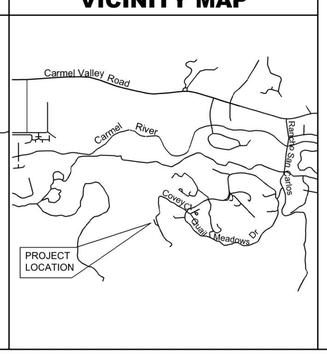
HAUL ROUTE

THE APPROVED ROUTE FOR HAULING MATERIAL IS AS FOLLOWS:
HIGHWAY 1 TO CARMEL VALLEY ROAD TO RANCHO SAN CARLOS ROAD TO QUAIL MEADOWS.
REFER TO PROVIDED CONSTRUCTION MANAGEMENT PLAN AND MAP.

LOCATION MAP



VICINITY MAP



PROJECT TEAM

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CENTRAL HONG KONG, CHINA
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APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2022 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
NFPA 13R, AUTOMATIC SPRINKLER SYSTEMS (CURRENT CA AMENDED EDITION)
NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE (CURRENT CA AMENDED EDITION)
COUNTY OF MONTEREY MUNICIPAL CODE
(A CODIFICATION OF THE GENERAL ORDINANCES OF MONTEREY COUNTY, CA.)
2022 CALIFORNIA FIRE CODE WITH CURRENT MONTEREY COUNTY FIRE CODE AMMENDMENTS

SHEET INDEX

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WR&D
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LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

A.P.N. NO.: 157-171-033

JOB NO.
21127.2

PRINT DATE:
PLOT DATE: 8.16.2024
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
COVER SHEET

SHEET NO.:
A001

FILE NAME.: 21172.2-A001

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL–OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   G. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL"
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF GARAGE AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – 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 THE RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 1700 CY

F = 250 CY

NET EXPORT = 1450 CY

ESTIMATED AREA OF DISTURBANCE = 0.17 AC (7400 SF)

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.

1. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
2. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
3. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY BESTOR ENGINEERS INC., DATED AUGUST 5, 2002, UPDATED BY BESTOR ENGINEERS INC, IN JANUARY, 2014 AND CENTRAL COAST SURVEYORS IN NOVEMBER, 2021 AND JANUARY, 2022.
2. BENCHMARK: FOUND 1/2" REBAR PT. #1848. ELEVATION: 932.43' (ASSUMED DATUM).
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
5. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
6. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
7. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
8. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON. THE BEARING OF N18°23'05"E AS CALCULATED FROM DATA SHOWN ON THAT PARCEL MAP RECORDED IN VOL. 17 C&T PG. 42, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE FAMILY RESIDENCE & SITE IMPROVEMENTS AT 5477 COVEY COURT, APN 157–171–033, CARMEL, CALIFORNIA.
   BY HARO, KASUNICH AND ASSOCIATES, INC. DATED DECEMBER 2021, PROJECT NO. M12066
2. ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
4. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
7. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW–STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1–1804.2)
8. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
9. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D–1557. IN–PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D–1556 AND D–6938.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
14. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. SUB–EXCAVATION AND RECOMPACTION SHOULD BE EXTENDED UNDER ANY PROPOSED PATIOS OR OTHER PERMANENT FLATWORK. IF NO SUB–EXCAVATION REQUIRED, A MINIMUM OF 12 INCHES OF SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED TO 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
17. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
18. ALL FILLS PLACED ON SLOPE GRADES 6H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF TWO FEET BELOW GRADE, A MINIMUM OF 6 FEET WIDE AND AT A 2% SLOPE ONTO THE SLOPE.
19. WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. FILL PLACED ON SLOPES STEEPER THAN 6:1 SHOULD BE BENCHED A MINIMUM OF TWO FEET HORIZONTALLY FOR EVERY TWO VERTICAL FEET OF NEW FILL. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
20. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
21. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED AT LEAST 2 PERCENT ABOVE THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
22. THE NATIVE SOIL IS SUITABLE TO BE USED AS ENGINEERED FILL PROVIDED ANY ORGANICS OR DEBRIS ARE FIRST REMOVED FROM THE SOIL TO BE USED AS FILL.
23. ON–SITE AND IMPORT MATERIALS USED FOR NON–EXPANSIVE ENGINEERED FILL SHOULD CONSIST OF A PREDOMINANTLY GRANULAR SOIL CONFORMING TO THE QUALITY AND GRADATION REQUIREMENTS AS FOLLOWS:
   - THE SOIL SHOULD BE RELATIVELY FREE OF ORGANIC MATERIAL AND CONTAIN NO ROCKS OR CLODS GREATER THAN 4 INCHES IN DIAMETER, WITH NO MORE THAN 15 PERCENT LARGER THAN 2 INCHES.
   - THE MATERIAL SHOULD BE PREDOMINATELY GRANULAR WITH A PLASTICITY INDEX LESS THAN 15, A LIQUID LIMIT LESS THAN 30, AND NOT MORE THAN 20 PERCENT PASSING THE #200 SIEVE.
24. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
25. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
26. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
27. WHERE FLOOR DAMPNESS MUST BE MINIMIZED OR WHERE FLOOR COVERINGS WILL BE INSTALLED, CONCRETE SLABS–ON–GRADE SHOULD BE CONSTRUCTED ON A CAPILLARY BREAK LAYER AT LEAST 4 INCHES THICK AND COVERED WITH A MEMBRANE VAPOR BARRIER.
   - CAPILLARY BREAK MATERIAL SHOULD BE FREE DRAINING, CLEAN GRAVEL OR ROCK, SUCH AS 3/4–INCH GRAVEL.
     - THE GRAVEL SHOULD BE WASHED TO REMOVE FINES AND DUST PRIOR TO PLACEMENT ON THE SLAB SUBGRADE.
   - THE VAPOR BARRIER SHOULD BE A HIGH QUALITY MEMBRANE, SUCH AS MOISTOP BY FORTIFIBER CORPORATION.
   - SAND SHOULD NOT BE PLACED BETWEEN THE VAPOR BARRIER AND THE BOTTOM OF THE SLAB.
28. CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. CONCENTRATED RUNOFF SHOULD BE DIVERTED BY SPLASH BLOCKS TO SUITABLE DISCHARGE LOCATIONS.
29. ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.
30. PERMANENT CUT AND FILL SLOPES SHOULD NOT EXCEED A GRADIENT OF 2:1 (H:V) IN ORDER TO PROVIDE REASONABLE LONG TERM STABILITY, ENCOURAGE PLANT GROWTH AND MINIMIZE EROSION. TO PROVIDE EROSION PROTECTION, PERMANENT SLOPES SHOULD BE INITIALLY STABILIZED WITH NETTING AND THEN PLANTED WITH NATIVE PLANTS, GRASSES AND SHRUBS CONSISTENT WITH AN APPROVED LANDSCAPING PLAN.

LEGEND

- 100 — GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EX DIRT ROAD
- EX AC LIMITS
- LIMITS OF GRADING
- SUBDRAIN & PERFORATED PIPE
- RETAINING WALL
- ▲100 — CONTROL POINT
- BM — BENCHMARK / UTILITY POINT OF CONNECTION
- F3P LS0000 — FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- CUM BM#301 — FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BH–1 — BORE HOLE / BORING LOCATION
- + 928.30 — SPOT GRADE
- 12" OAK — TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- 100.00 — WATER SURFACE ELEVATION
- FLOW LINE / GRADED SWALE
- AREA OF 25% OR GREATER SLOPE
- SIGN
- OH — OVERHEAD UTILITY LINE(S)
- E — UNDERGROUND ELECTRIC LINE
- UP — UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT — LIGHT, ELECTROLIER
- G — GAS LINE
- ICV — GAS VALVE, IRRIGATION CONTROL VALVE
- STORM DRAIN LINE
- SDMH RIM: 00.00 INV: 00.00 — STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DS — DOWNSPOUT
- SS — SANITARY SEWER LINE (GRAVITY)
- SSFM — SANITARY SEWER FORCE MAIN
- SSMH RIM: 00.00 INV: 00.00 — SANITARY SEWER MANHOLE
- SSCO — CLEAN OUT
- T — UNDERGROUND TELEPHONE LINE
- W — WATER LINE
- WELL
- WV — WATER VALVE
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- BFP — HOSE BIB
- UTILITY VAULT
- C / F — CUT/FILL LINE
- TW:XXX.X — TOP OF WALL ELEVATION

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK
℄	CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGE OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVCE	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACTON CENTER
O.C.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.D.E.	PRIVATE DRIVEWAY EASEMENT
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PTDF	PRESSURE TREATED DOUG–FIR
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RAIN WATER
RWL	RAIN WATER LEADER
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SL	STREET LIGHT
S.L.A.	SEE LANDSCAPE DETAILS
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UNKN	UNKNOWN
VAR	VARIES
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

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ELECTRICAL ENGINEERS
AURUM CONSULTING ENGINEERS
404 W FRANKLIN STREET #100
MONTEREY, CA 93940

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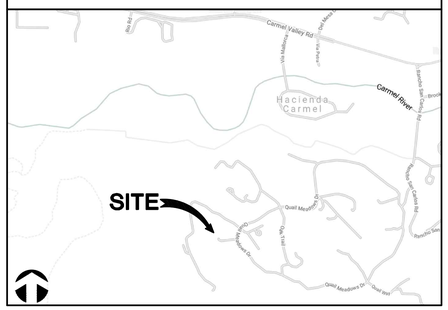

VICINITY MAP

NTS

CIVIL SHEET INDEX

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	
6. PERFORM INSPECTION OF KEYWAY LOCATION EXCAVATION AND PLACEMENT FILL.	X			
7. COMPACTED BASE PLACEMENT AND COMPACTION	X	X		
8. DRAINAGE INSTALLATION INPSECTION	X			

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55219
CIVIL
STATE OF CALIFORNIA

Know what's below. Call before you dig.

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LICENSED ARCHITECT
RENEW PETER RISDEL
No. C21266
REN.4/30/25
STATE OF CALIFORNIA

A.P.N. NO.: 157-171-033

LA MIRADA II
NEW GARAGE

RISDEL INC.

5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO.
21127.3

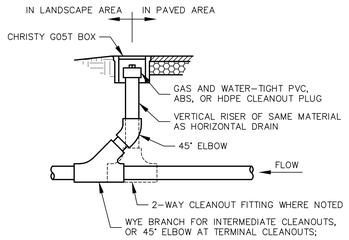
PRINT DATE:
PLOT DATE: 8.15.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME:
CIVIL COVER SHEET

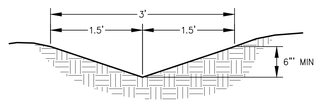
SHEET NO.:
C001

FILE NAME: 2105-CIVIL PLANSET-GARAGE

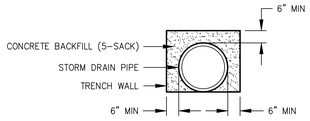
Know what's below. Call before you dig.



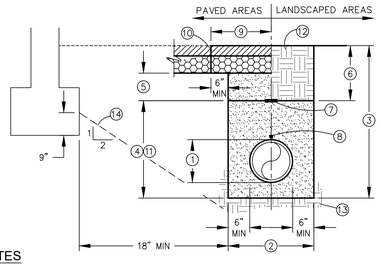
1 — CLEAN OUT
SCALE: NONE



2 — EARTH SWALE
SCALE: NONE



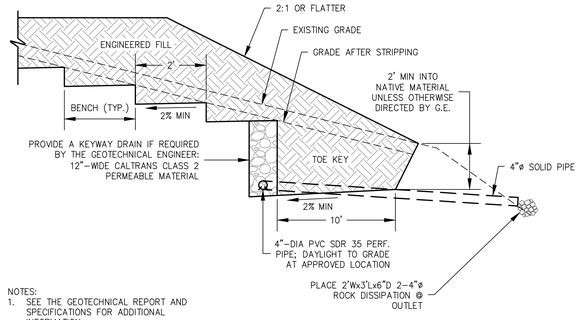
CONCRETE TRENCH BACKFILL



KEYNOTES

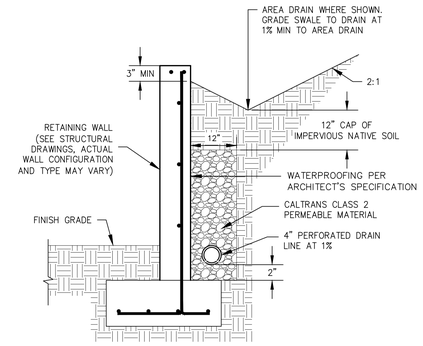
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM D2487-17, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC AND AB SHALL BE EQUIVALENT TO THE EXISTING AC AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL WITH FOOTINGS SHALL NOT BE BELOW A PLANE HAVING A DOWNWARD SLOPE OF 2:1 (H:V) FROM A LINE 9" ABOVE THE BOTTOM OUTSIDE EDGE OF THE FOOTING, AND NOT CLOSER THAN 18" FROM THE FACE OF THE FOOTING.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

3 — PRIVATE UTILITY TRENCHING
SCALE: NONE

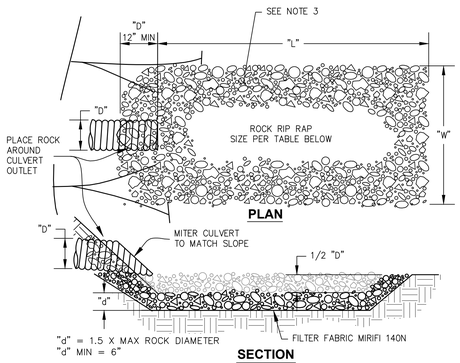


NOTES:
1. SEE THE GEOTECHNICAL REPORT AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

4 — KEYING AND BENCHING
SCALE: NONE



5 — WALL SUBDRAIN & GUTTER
SCALE: NONE



NOTES:
1. "L", "W", AND "D" SHALL BE PER THE TABLE BELOW
2. APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT
3. ROCK SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND ENGINEER

PIPE DIA SLOPE ≤ 5% (INCHES)	PIPE DIA SLOPE > 5% (INCHES)	L (FEET)	W (FEET)	DIA OF 75% OF ROCK GREATER THAN (INCHES)
4-6		4.5	3	4
8	4-6	6	4	6
12	8	9	6	8
	12	12	6	12

6 — ROCK SLOPE PROTECTION AT PIPE OUTFALL
SCALE: NONE

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LA MIRADA II
NEW GARAGE

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO. 21127.3
PRINT DATE:
PLOT DATE: 8.14.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME:
CIVIL DETAILS

SHEET NO.:
C002

FILE NAME: 2155-CIVIL PLANSET-GARAGE

CONCRETE FLATWORK

CURBS, GUTTERS, AND DRIVEWAYS

CONCRETE FOR CURBS, GUTTERS, AND DRIVEWAYS LOTS SHALL CONFORM TO THE PROVISIONS IN SECTION 73, "CONCRETE CURBS AND SIDEWALKS," OF THE STANDARD SPECIFICATIONS.

CONCRETE SHALL CONTAIN AT LEAST 463 POUNDS OF CEMENTITIOUS MATERIAL PER CUBIC YARD. FOR EXTRUDED OR SLIP FORM CURB CONSTRUCTION, THE MAXIMUM AGGREGATE SIZE MUST BE FROM 3/8 TO 1 INCH. THE CEMENTITIOUS MATERIAL CONTENT MUST BE AT LEAST 505 POUNDS PER CUBIC YARD IF A MAXIMUM OF 3/8-INCH AGGREGATE IS USED.

AGGREGATE BASE

AGGREGATE BASE SHALL BE CLASS 2 CONFORMING TO THE PROVISIONS IN SECTION 26, "AGGREGATE BASES," OF THE STANDARD SPECIFICATIONS. AGGREGATE BASE SHALL BE COMPACTED TO AT LEAST 95% R.C.

ASPHALT CONCRETE

HOT MIX ASPHALT SHALL BE TYPE "A" CONFORMING TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE," OF THE STANDARD SPECIFICATIONS. THE GRADE OF ASPHALT BINDER SHALL BE PG 64-10.

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 40.

8" AND LARGER PIPE: HDPE TYPE "S" (SMOOTH INTERIOR, CORRUGATED EXTERIOR) PIPE WITH WATERTIGHT JOINTS CONFORMING TO AASHTO DESIGNATION M 294. ALTERNATE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

PERFORATED PIPE

SOLVENT WELD PERFORATED PVC PIPE CONFORMING TO ONE OF THE FOLLOWING: ASTM D-1785, SCH 40; ASTM D-3034, SDR 35 OR SDR 25; OR ASTM D-2729; OR SOLVENT WELD PERFORATED ABS PIPE CONFORMING TO ASTM D-2661, SCH 40.

PERFORATION PATTERN SHALL CONFORM TO AASHTO M-27 OR ASTM D-2729.

PERMEABLE MATERIAL

PERMEABLE MATERIAL (DRAIN ROCK) SHALL CONFORM TO THE PROVISIONS IN SECTION 68, "SUBSURFACE DRAINS," OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

FILTER FABRIC

FILTER FABRIC SHALL CONFORM TO AASHTO M288 CLASS 2 (MIRAFI 160N OR APPROVED EQUAL) OR CLASS 3 (MIRAFI 140N OR APPROVED EQUAL). IF NOT OTHERWISE NOTED, USE CLASS 3 FILTER FABRIC.

CONCRETE DRAINAGE STRUCTURES

CONCRETE DRAINAGE STRUCTURES SHALL CONFORM TO SECTION 51, "CONCRETE STRUCTURES", SECTION 52 "REINFORCEMENT", SECTION 70 "MISCELLANEOUS FACILITIES", SECTION 75 "MISCELLANEOUS METAL" AND THESE SPECIAL PROVISIONS. PRECAST MEMBERS SHALL CONFORM TO SECTION 70-1.02H, "PRECAST CONCRETE STRUCTURES", OF THE STANDARD SPECIFICATIONS, AND NEW STANDARD PLAN D73A.

PRECAST UNIT JOINTS SHALL BE SEALED WITH PREFORMED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.

PLASTIC PIPE CONNECTIONS TO CONCRETE STRUCTURES SHALL BE FITTED WITH AN ELASTOMERIC GASKET OR WATERSTOP CONFORMING TO ASTM C-923 OR ASTM C-1478 (FOR PVC PIPE), OR ASTM F-2510 (FOR HDPE TYPE 'S' PIPE).

THE BASE OF CONCRETE INLETS AND MANHOLES, WHETHER PRECAST OR CAST IN PLACE, SHALL BE FORMED IN THE FIELD TO PROVIDE A SMOOTH FLOW LINE TO THE PIPE SPRING LINE (HALF-BENCH). THE INVERT PAVING THICKNESS IN PRECAST BASE UNITS SHALL BE AT LEAST 4"-THICK BELOW THE BOTTOM OF PIPE.

ALL CONCRETE DRAINAGE STRUCTURES SHALL BE H-20 LOAD RATED IF LOCATED IN VEHICULAR AREAS, AND PEDESTRIAN LOAD RATED OTHERWISE. CONCRETE DRAIN INLET WALL THICKNESS "T" SHALL BE 4" FOR 12" INLETS, 5" FOR 15"-27" INLETS, AND 6" FOR 30" AND LARGER INLET SIZES.

ALL GRATES WITHIN PEDESTRIAN AREAS SHALL BE ADA-COMPLIANT. ADA-COMPLIANT GRATES HAVE LESS THAN 1/2" CLEAR BETWEEN BARS, AND THE BARS SHALL BE ALIGNED PERPENDICULAR TO THE PATH OF TRAVEL. ALL GRATES SHALL BE BOLT- OR LOCK-DOWN

INLET SCHEDULE

18"DI: 18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT.

24"DI: 24" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT.

SLAB DRAIN: ACO DRAIN H200SK-13 WITH STAINLESS STEEL GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (LOAD CASE A).

SANITARY SEWER

GENERAL

SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH:

1. THE CALIFORNIA PLUMBING CODE
2. THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION
3. PUBLIC SEWER SYSTEM WORK SHALL CONFORM TO THE UTILITY OWNER'S REQUIREMENTS
4. ASTM D2321 – PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER AND OTHER GRAVITY-FLOW APPLICATIONS
5. MANUFACTURER'S INSTALLATION REQUIREMENTS
6. THESE SEPECIFICATIONS

BUILDING SEWERS (SEWER LATERALS)

BUILDING SEWER LATERALS SHALL BE PLACED AT 2% OR GREATER SLOPE, UNLESS A LESSER SLOPE IS SHOWN ON THE PLANS. A SLOPE OF 1% MAY BE ALLOWED FOR 4" AND 6" SEWER LATERALS, AND A SLOPE OF 0.5% MAY BE ALLOWED FOR 8" SEWER LATERALS, UPON WRITTEN APPROVAL BY THE ENGINEER.

PROVIDE CLEANOUTS ON BUILDING SEWERS:

- AT THE UPSTREAM TERMINUS OF EACH BRANCH
- WHERE THE BUILDING DRAIN EXITS THE BUILDING
- AT EACH HORIZONTAL CHANGE IN DIRECTION OF 90° OR GREATER
- FOR EVERY AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135°
- AT INTERVALS NOT TO EXCEED 100'

SETBACKS

THE FOLLOWING SETBACKS ARE REQUIRED FOR PRIVATE (ON-SITE) SEWER AND SEPTIC SYSTEMS:

	BUILDING SEWER	SEPTIC TANK	DISPERSAL FIELD
PROPERTY LINE	0'	5'	10'
ON-SITE DOMESTIC WATER PIPE	SEE (1)	10'	10'
BUILDINGS, STRUCTURES, MOBILE HOMES	2'	5'	10'
PUBLIC WATER MAIN	10'	10'	10'
WATER WELLS	50'	SEE (2)	SEE (2)
WATERCOURSES, SPRINGS, WATER BODIES	50'	SEE (2)	SEE (2)

NOTES:

(1) SCH 40 PVC AND SCH 40 ABS SEWERS MAY BE PLACED IN THE SAME TRENCH AS ON-SITE WATER PIPING IF SHOWN ON THE DRAWINGS AND IF THE WATER PIPE IS A) PLACED AT LEAST 1' ABOVE THE TOP OF THE SEWER AND B) PLACED ON A SOLID SHELF EXCAVATED TO THE SIDE OF THE COMMON TRENCH, WITH A CLEAR HORIZONTAL DISTANCE OF AT LEAST 12" FROM THE SEWER LINE. BUILDING SEWERS OF OTHER MATERIALS SHALL NOT BE PLACED IN THE SAME TRENCH AS ON-SITE WATER PIPING.

(2) SEE "LOCAL AGENCY MANAGEMENT PROGRAM FOR ONSITE WASTEWATER TREATMENT SYSTEMS", MONTEREY COUNTY ENVIRONMENTAL HEALTH BUREAU, 2018, FOR ADDITIONAL SETBACK REQUIREMENTS FOR SEPTIC TANKS AND DISPERSAL FIELDS.

SEWER PIPE

4" AND LARGER PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-3034, SDR 35 OR SDR 26.

ALTERNATE, 4" BUILDING SEWERS (SEWER LATERALS) ONLY: SOLVENT WELD ABS SEWER PIPE AND FITTINGS CONFORMING TO ASTM D-2661, SCH 40.

BUILDING SEWER (SEWER LATERAL) TESTING AND ACCEPTANCE

FOLLOWING PLACEMENT AND COMPACTION OF BACKFILL, AND PRIOR TO THE PLACEMENT OF PERMANENT PAVEMENT, SEWER LATERALS SHALL BE CLEANED, VIDEO INSPECTED, AND TESTED BY PLUGGING THE BUILDING SEWER AT THE POINT OF CONNECTION TO THE PUBLIC SEWER OR PRIVATE SEWAGE DISPOSAL SYSTEM AND COMPLETELY FILLED TO ITS HIGHEST POINT. THE BUILDING SEWER SHALL BE WATER-TIGHT.

WATER SYSTEM

GENERAL

ALL WATER SYSTEM WORK SHALL CONFORM TO CALIFORNIA PLUMBING CODE, MONTEREY COUNTY HEALTH DEPARTMENT STANDARDS AND REQUIREMENTS AND THE STANDARD AND SPECIFICATIONS OF THE LOCAL WATER UTILITY.

WATER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-605, MANUFACTURER RECOMMENDATIONS, AND THE DETAILS SHOWN ON THE PLANS.

WATER SYSTEM SHALL BE CLEANED, DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA C-605 AND C-651.

UNDERGROUND FIRE SERVICE MAINS AND ALL COMPONENTS SHALL CONFORM TO NFPA 24 AND FIRE DEPARTMENT REQUIREMENTS.

ALL VALVE, HYDRANTS, ETC. SHALL BE INTERIOR EPOXY COATED PER AWWA C-550.

ALL BURIED METAL VALVES AND FITTINGS SHALL BE COATED WITH A COAL TAR BASED MASTIC. PRODUCT: BITUMASTIC 50, OR EQUAL APPROVED BY THE ENGINEER AND ALL FITTINGS WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO BACKFILLING.

ALL NUTS, BOLTS, AND RODS SHALL BE TYPE 316 STAINLESS STEEL CONFORMING TO ASTM F-593 "G" OR "H". NUTS SHALL BE COATED WITH TRIPAC 2000 BLUE. BREAK-AWAY BOLTS PROVIDED WITH HYDRANT AND WEDGE BOLTS PROVIDED WITH RESTRAINT ASSEMBLY NEED NOT BE STAINLESS STEEL IF NOT AVAILABLE.

PIPE COVER SHALL BE 36" MINIMUM.

FIRE SYSTEM PRODUCTS SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO PURCHASING MATERIALS.

BURIED WATER PIPE AND FITTINGS

PVC PIPE: AWWA C-900, CLASS 235 (DR-18)

DUCTILE IRON PIPE: AWWA C-151, CLASS 250, CEMENT MORTAR LINED PER AWWA C-104.

DUCTILE IRON FITTINGS: AWWA C-110 OR C-153, CLASS 250, WITH RUBBER GASKETED JOINT PER AWWA C-111. FITTING SHALL BE EPOXY COATED AND LINED PER AWWA C-116.

ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PRIOR TO BACKFILLING.

ALL TAPPING SLEEVES TO BE MECHANICAL JOINT TYPE OR ALL STAINLESS STEEL CICUMFERENCE EAL TYPE WITH STAINLESS STEEL FLANGE, BOLTS AND NUTS.

GATE VALVE

WATER SYSTEM VALVES 12" AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVE WITH SQUARE OPERATING NUT CONFORMING TO AWWA C-509. VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES CONFORMING TO AWWA C-504. UL AND FM APPROVED. PRODUCT: CLOW, MUELLER, OR EQUAL APPROVED BY THE ENGINEER.

VALVES SHALL BE INSTALLED IN HS-20 TRAFFIC RATED VALVE BOXES, CHRISTY G05 OR EQUAL APPROVED BY THE ENGINEER. VALVE RISER SHALL BE 8" PVC.

POST INDICATOR

POST INDICATOR APPROVED BY FIRE DEPARTMENT, UL CERTIFIED AND FM APPROVED. PRODUCT: AMERICAN FLOW CONTROL IP-71, OR EQUAL APPROVED BY THE ENGINEER.

SUPERVISORY SWITCH SHALL BE UL LISTED FOR OUTDOOR USE, AND FM APPROVED.

THRUST RESTRAINT

ALL BENDS, TEES, PLUGS, VALVES, ETC., SHALL BE RESTRAINED AGAINST MOVEMENT THROUGH THE USE OF CONCRETE THRUST BLOCKS OR MECHANICAL JOINT RESTRAINTS.

CONCRETE THRUST BLOCKS SHALL CONFORM TO THE DETAILS SHOWN ON THESE PLANS OR PER THE STANDARD PLANS OF THE JURISDICTION HAVING AUTHORITY.

MECHANICAL JOINT RESTRAINTS SHALL CONFORM TO ASTM F-1674 AND SHALL BE RATED FOR 250 PSI OPERATING PRESSURE. PRODUCT: EBAA IRON "MEGALUG", OR EQUAL APPROVED BY THE ENGINEER.

MECHANICAL JOINT RESTRAINT LENGTH SHALL BE DESIGNED FOR:

1. LINE PRESSURE = 200 PSI MINIMUM
2. FACTOR OF SAFETY = 1.5 MINIMUM
3. SOIL TYPE: PER GEOTECHNICAL REPORT, OR TYPE 'SM' IF ASSUMED

STEEP GRADES

PIPING SHALL ADDITIONALLY RESTRAINED ON STEEP GRADES (50%+) TO PREVENT SLIPPING.
PIPE SHALL BE RESTRAINED AT THE BOTTOM OF HILL AND AT ANY TURNS (LATERAL OR VERTICAL).
THE RESTRAINT SHALL BE TO NATURAL ROCK OR SUITABLE PIERS BUILT ON THE DOWNHILL SIDE OF THE BELL. BELL ENDS SHALL BE INSTALLED FACING UPHILL.

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A.P.N. NO.: 157-171-033

LA MIRADA II
NEW GARAGE

RISDEL INC.

5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO.
21127.3

PRINT DATE:
PLOT DATE: 8.14.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME:
CIVIL NOTES

SHEET NO.:
C003

FILE NAME: 2105-CIVIL PLANSET-GARAGE

BASIS OF BEARINGS

THE BEARING OF N18°23'05"E AS CALCULATED FROM DATA SHOWN ON THAT PARCEL MAP RECORDED IN VOL. 17 C&T PG. 42, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

BENCHMARK

AN ASSUMED ELEVATION OF 932.43' WAS GIVEN TO POINT NUMBER 1848 A 1/2" REBAR AS SHOWN ON THE PLAN.

THE ELEVATIONS ARE BASED ON AN ASSUMED DATUM AND DO NOT REFERENCE MEAN SEA LEVEL.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
3. NO EVIDENCE OF STUB OUTS FOR FUTURE IMPROVEMENTS WERE FOUND.
4. AS-BUILT CONDITIONS, WITHIN THE "LIMIT OF WORK", WERE RECORDED THROUGH FIELD MEASUREMENTS BY BESTOR ENGINEERS IN JANUARY 2014 AND CENTRAL COAST SURVEYORS IN JANUARY 2022. TOPOGRAPHIC INFORMATION, SHOWN BEYOND THE LIMIT OF WORK, IS BASED ON 2001 FIELD DATA AND IS SHOWN ONLY FOR REFERENCE. THE ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY SHOWN HEREON

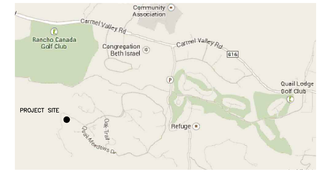
LEGEND

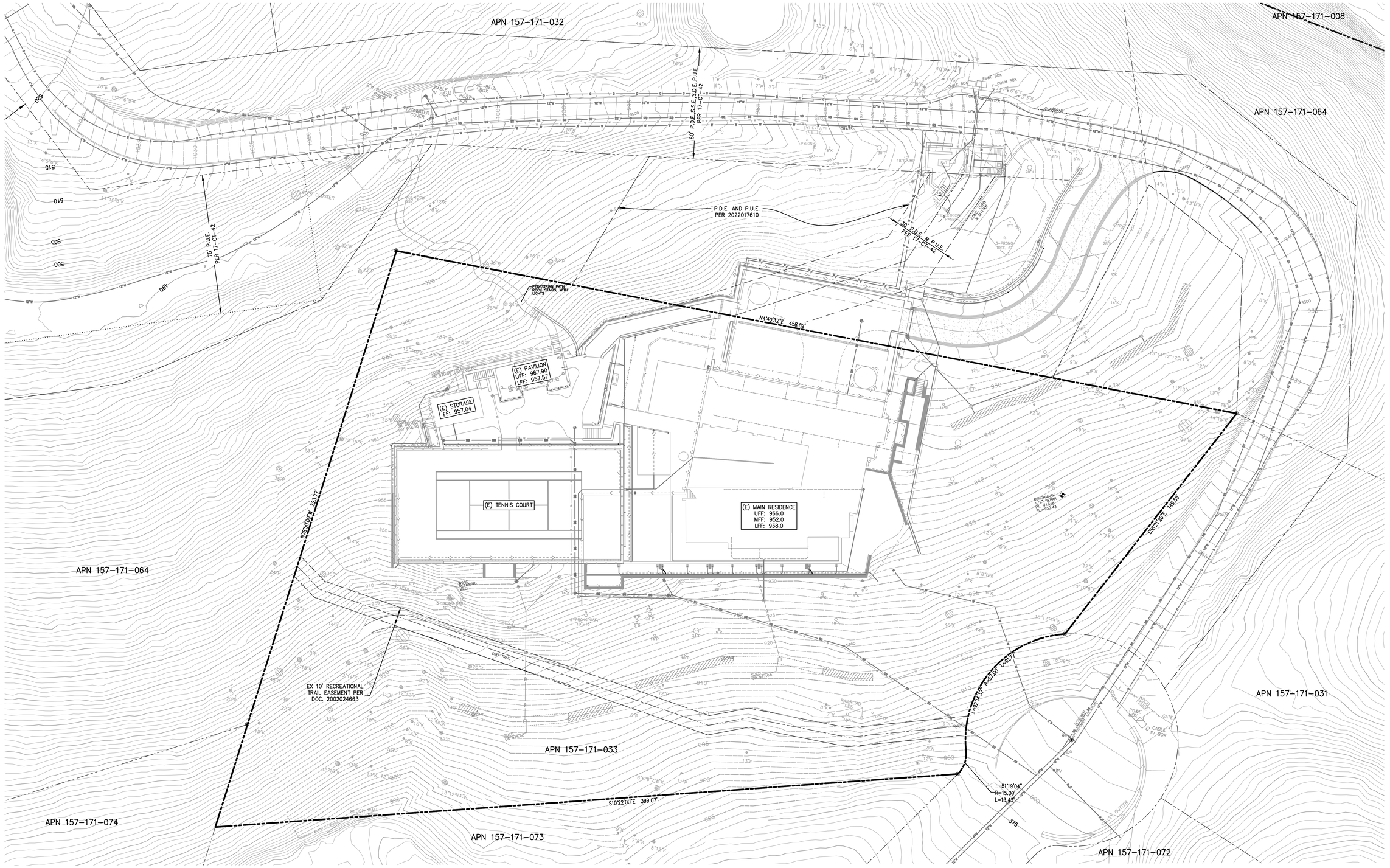
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
⊞ CB	CATCH BASIN
○ CO	CLEANOUT
CONC	CONCRETE
	CONTROL POINT
EL	ELEVATION
(E)	EXISTING
EP	EDGE OF PAVEMENT
FD	FOUND
FL	FLOW LINE
FT	FEET
FF	FINISH FLOOR
FH	FIRE HYDRANT
FS	FINISHED SURFACE
GB	GRADE BREAK
GR	GRATE
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIPE
LP	LIGHT POLE
⊕ MH	MANHOLE
PG&E	PACIFIC GAS & ELECTRIC
POC	POINT OF CONNECTION
SS	SANITARY SEWER
TBM	TOP BENCH MARK
TEL	TELEPHONE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

FENCE
GB
EP
FLOW LINE / SWALE
UNIMPROVED ROAD
PROPERTY LINE
EASEMENT
CONTOUR (1-FOOT INTERVAL)
×45.0 SPOT ELEVATION
25% SLOPES

TREE LEGEND

	TREE TRUCK
A	ACACIA
B	BUCKEYE
C	COFFEEBERRY
CYP	CYPRESS
ELM	ELM
CYP	CYPRESS
K	OAK
M	MYOPORUM
P	PINE
T	TREE (UNKNOWN)





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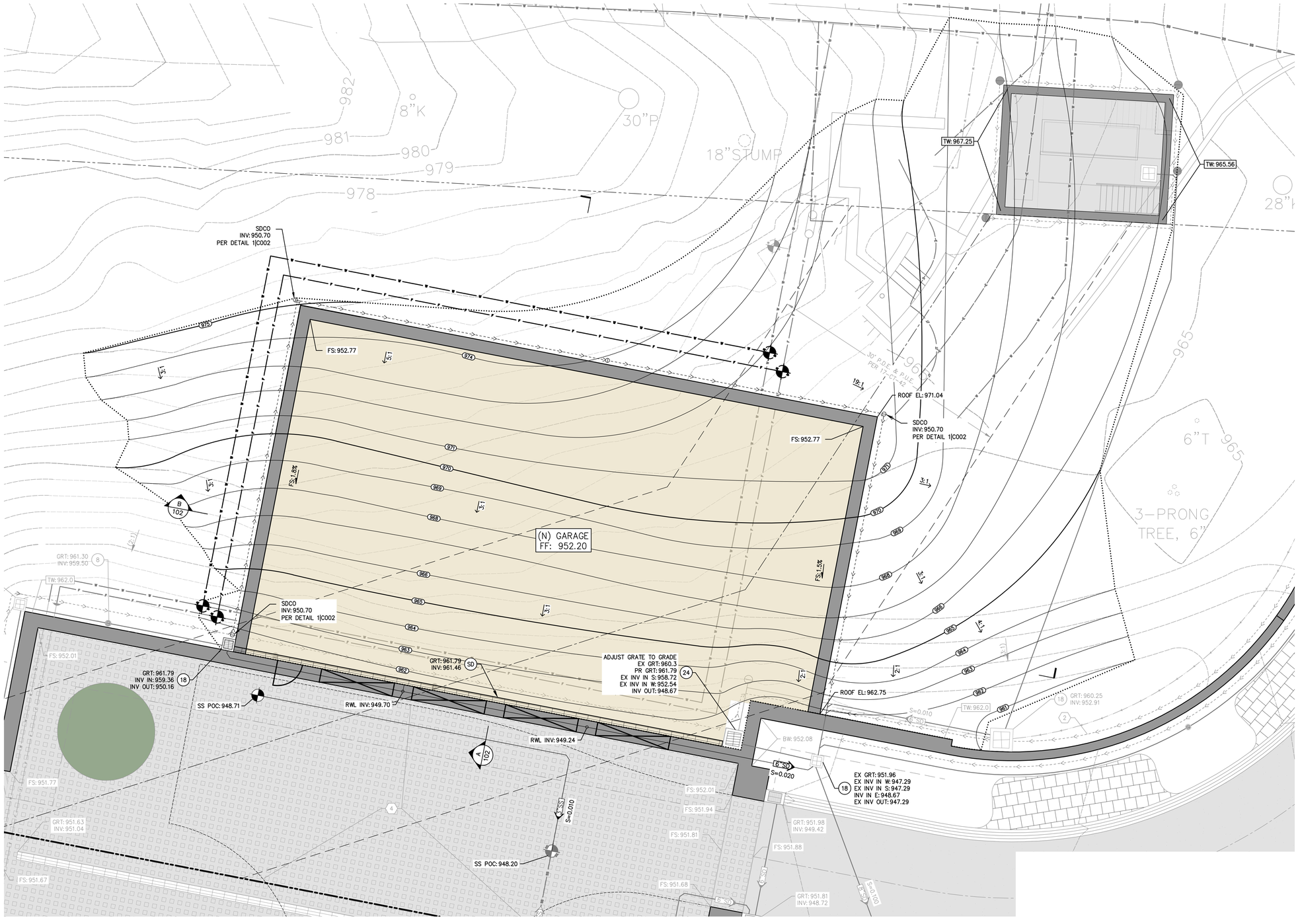
SHEET NAME:
EXISTING CONDITIONS

SHEET NO.:
C099

FILE NAME: 55-CIVIL PLANSET-GARAGE

Know what's below. Call before you dig.



KEY NOTES

1. GRADING LIMITS
2. WALL SUBDRAIN PER DETAIL 5/C002
3. ROCK SLOPE PROTECTION PER DETAIL 6/C002
4. FIRE DEPARTMENT TURNAROUND
5. GREEN ROOF; S.L.D.
6. EARTH SWALE; GRADE AT 2% TYP PER DETAIL 3/C002

(#) STORM DRAIN INLET SCHEDULE

(18)	18"DI:	18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT.
(24)	24"DI:	24" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT.
(SD)	SLAB DRAIN:	ACO DRAIN H200SK-13 WITH STAINLESS STEEL GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (LOAD CASE A).

NOTE:
1. TOP OF WALL ELEVATIONS (TW) INDICATE THE HEIGHT OF THE FINISHED WALL

5 0 5 10 15 Feet
SCALE: 1" = 5'

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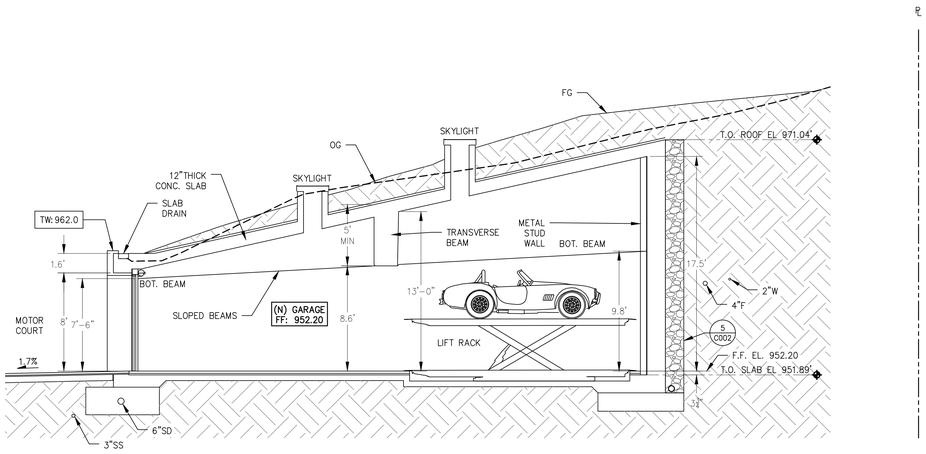
GARAGE GRADING AND DRAINAGE PLAN

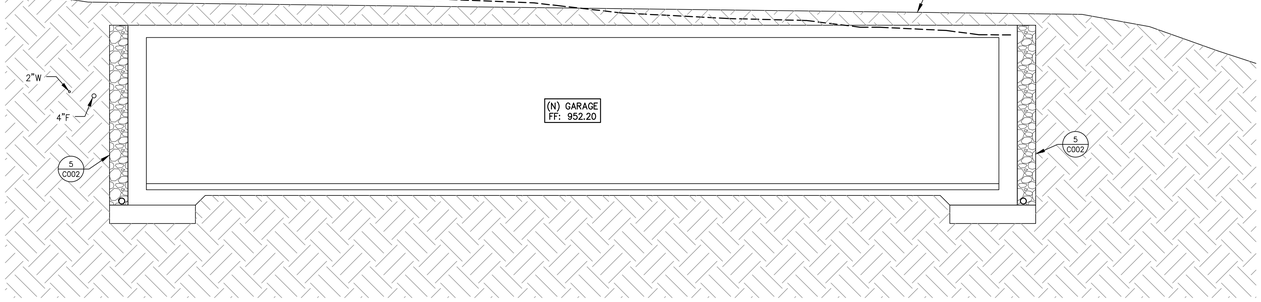
SHEET NO.:
C101

FILE NAME: 2155-CIVIL PLANSET-GARAGE



A GARAGE SECTION EAST-WEST

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



B GARAGE SECTION NORTH-SOUTH

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

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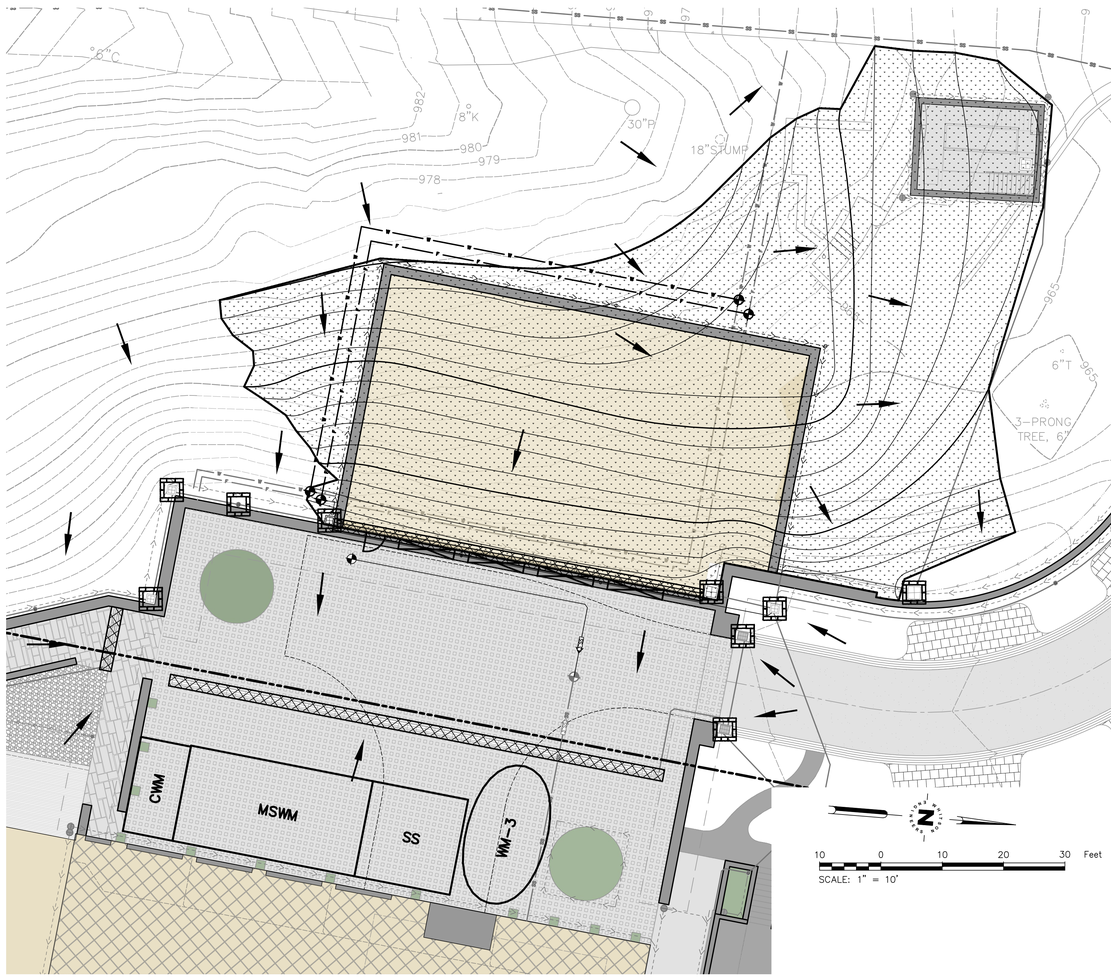


SITE PLAN

SCALE: 1" = 10'

LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION & TRENCH DRAIN PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE

811 Know what's below. Call before you dig.

WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 0.17 AC.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
   - 2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
    - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
    - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
16. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
17. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
18. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
20. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

1. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
   - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   - B. RUNOFF 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. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   - A. WEEKLY, AND
   - B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   - C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
    - FIRE HYDRANT FLUSHING,
    - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
    - PIPE FLUSHING AND TESTING,
    - WATER TO CONTROL DUST,
    - UNCONTAMINATED GROUND WATER FROM DEWATERING,
    - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
    - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
    - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
    - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
    - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
    - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
    - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
    - SPILL PREVENTION AND RESPONSE;
    - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
    - GOOD HOUSEKEEPING;
    - FINES AND PENALTIES;
    - MATERIAL MANAGEMENT PRACTICES.

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WERNER No. 55219 CIVIL STATE OF CALIFORNIA

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

LICENSED ARCHITECT ROBERT PETER RUHNKE No. C21266 REN.4/30/25 STATE OF CALIFORNIA

A.P.N. NO.: 157-171-033

LA MIRADA II
NEW GARAGE

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

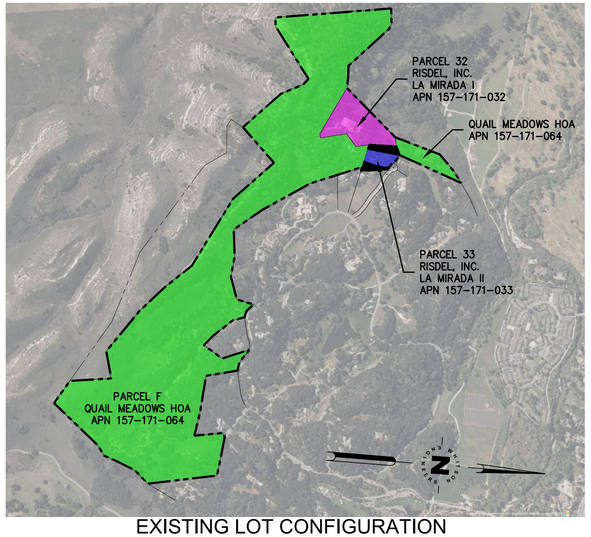
JOB NO. 21127.3

PRINT DATE:
PLOT DATE: 8.15.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME: TEMPORARY ESCP

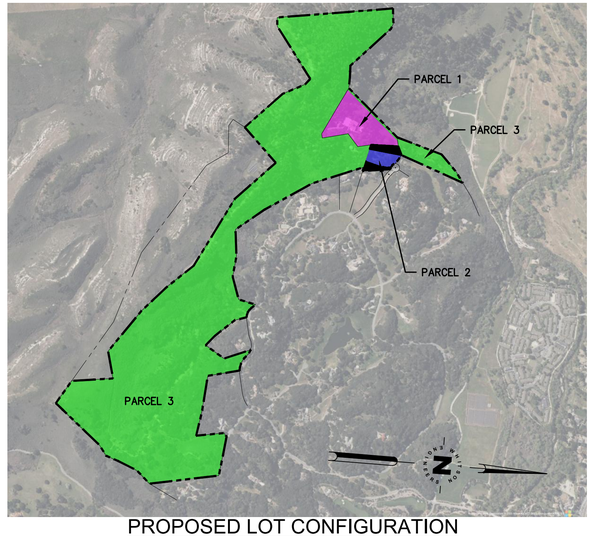
SHEET NO.: C201

FILE NAME: 2105-CIVIL PLANSET-GARAGE



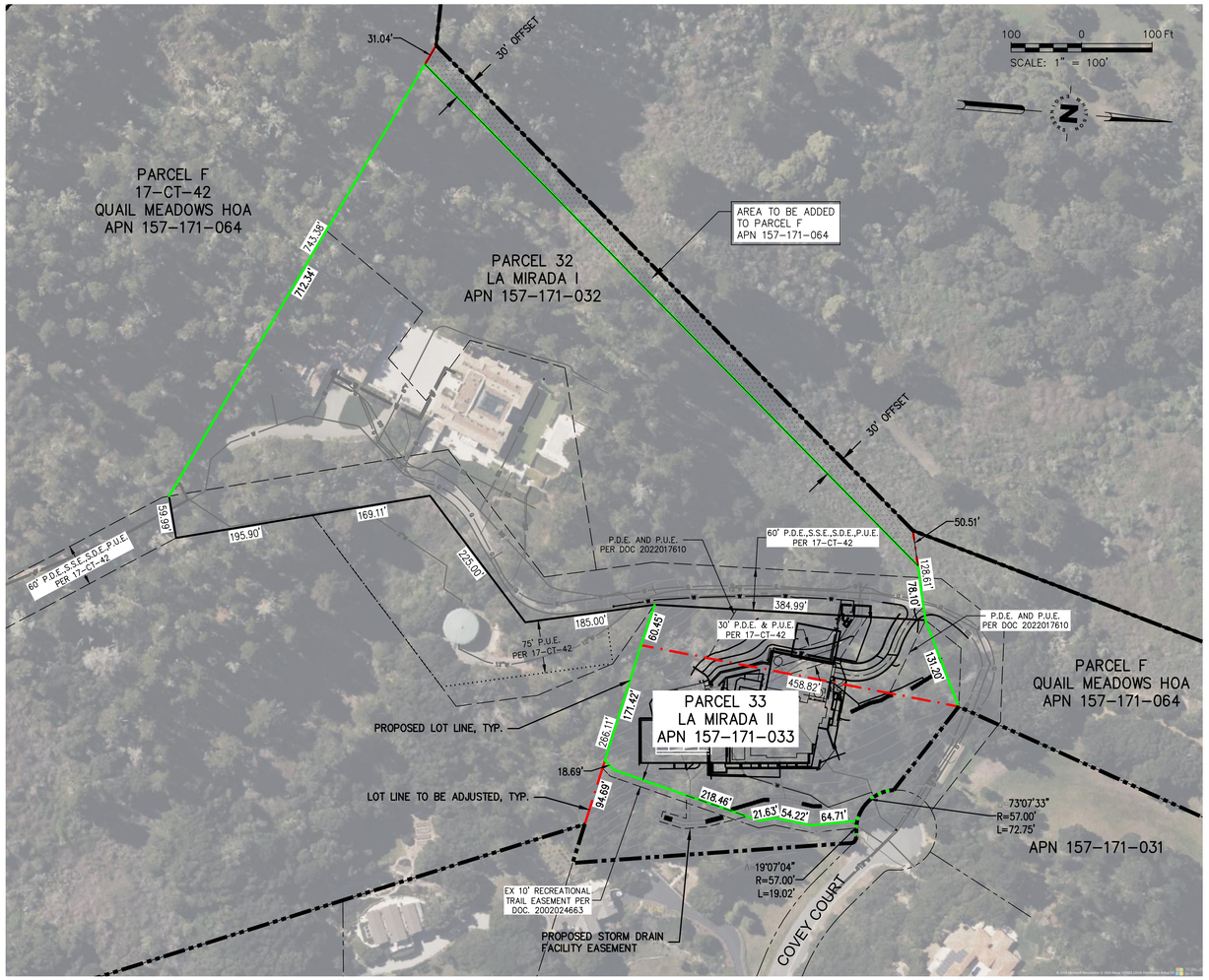
EXISTING LOT CONFIGURATION

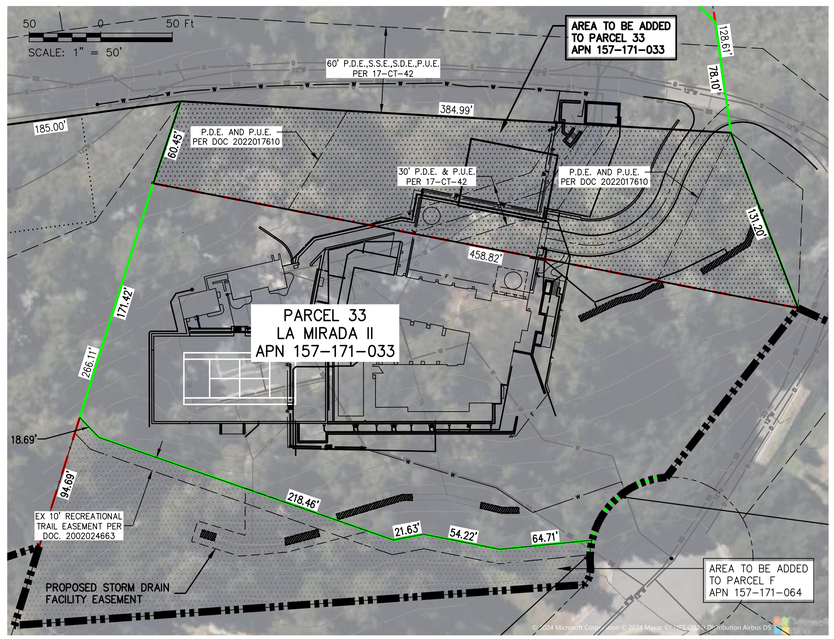
1"=1000'



PROPOSED LOT CONFIGURATION

1"=1000'





PROJECT TEAM

OWNER:

157-171-032, -033
RISDEL INC.
24TH FLOOR ST. GEORGE BLDG./
2 ICE HOUSE STREET,
CENTRAL HONG KONG, CHINA

OWNER:

157-171-064
QUAIL MEADOWS H.O.A..
CARMEL, CA

APPLICANT:

HENRY RUHNKE
WALD, RUHNKE & DOST ARCHITECTS
2340 GARDEN ROAD, SUITE 100
MONTEREY, CA 93940
(831) 649-4642

CIVIL ENGINEER:

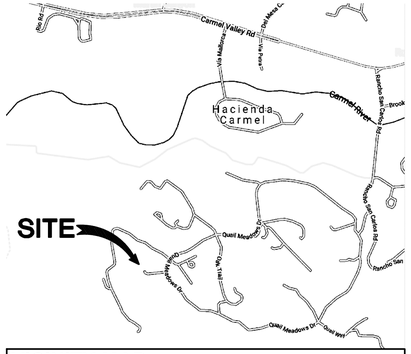
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA. 93940
(831) 649-5225

PROJECT DATA

	EXISTING (±)		PROPOSED (±)
APN 157-171-032:	10.00 ACRES	PARCEL 1:	9.32 ACRES
APN 157-171-033:	2.50 ACRES	PARCEL 2:	2.72 ACRES
APN 157-171-064:	181.42 ACRES	PARCEL 3:	181.88 ACRES
TOTAL:	193.92 ACRES	TOTAL:	193.92 ACRES
ZONING:		ZONING:	
•-032, -033:	RESIDENTIAL – LOW DENSITY 5 – 1 ACRES/UNIT RESOURCE CONSERVATION	•-032, -033:	RESIDENTIAL – LOW DENSITY 5 – 1 ACRES/UNIT RESOURCE CONSERVATION
•-064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)	•-064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)

GENERAL NOTES

1. A.P.N. # 157-171-032, 157-171-033 & 157-171-064
2. SITE ADDRESS:
   5477 & 5479 COVEY COURT, QUAIL MEADOWS
   CARMEL, CA 93923
3. SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
4. NO IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT. IMPROVEMENTS SHOWN ARE PART OF A SEPARATE DEVELOPMENT APPLICATION.
5. NO VEGETATION REMOVAL IS PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT.
6. WATER SUPPLY: CALAM AND PRIVATE WELL
   SEWAGE COLLECTION/TREATMENT: CARMEL AREA WASTE WATER DISTRICT
   ELECTRIC/GAS: PG&E



VICINITY MAP

LEGEND

- BOUNDARY OF SUBJECT PROPERTIES TO BE ADJUSTED
- PROPOSED LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING EASEMENT

LICENSED LAND SURVEYOR
RICHARD P. WEBB
No. 8002
STATE OF CALIFORNIA

DRAFT

PROPOSED

LOT LINE ADJUSTMENT

OF

PARCELS 32, 33 & F

Book 17 Cities & Towns pg. 42

A.P.N. 157-171-032, 157-171-033 & 157-171-064

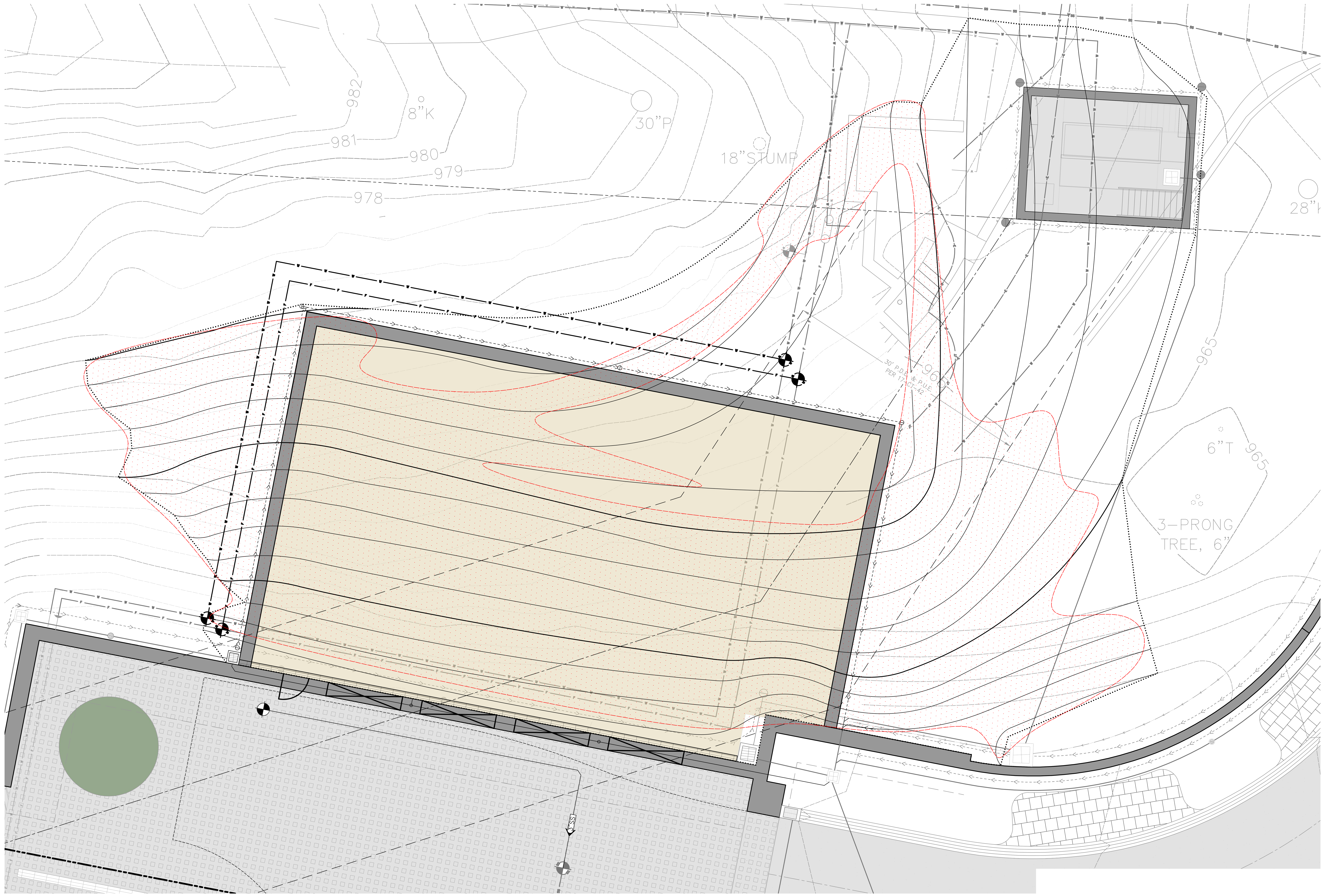
MONTEREY COUNTY, CALIFORNIA

PREPARED BY:

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

APRIL 17, 2024 JOB #4455.00



LEGEND

25% SLOPES = 4200 SF (0.10 AC)

25% SLOPE EXHIBIT

NEW GARAGE AT LA MIRADA

CARMEL-BY-THE-SEA, CALIFORNIA

SCALE: 1" = 5'

8/15/2024

Project No.:4455.03

Whitson ENGINEERS

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Sheet 1 of 1

APN: 157-171-032

HATCHED PORTION DENOTES EXTENT OF APN 157-171-032 WHICH IS CURRENTLY ZONED LDR/B-6-VS-RAZ(20') AS RESIDENTIAL TO BE ADJUSTED AS PART OF A LOT LINE ADJUSTMENT AND BECOME PART OF APN157-171-064 ZONED AS WSC/40-D(CZ) O-D-S-RAZ AS OPEN SPACE. REFER TO CIVIL DRAWINGS FOR SPECIFIC INFORMATION OF LOT LINE ADJUSTMENT.

EXISTING PAVED ACCESS ROAD TO REMAIN (NOT IN SCOPE OF WORK)

EXISTING ELECTRICAL TRANSFORMER (NOT IN SCOPE OF WORK)

EXISTING GENERATOR VAULT (NOT IN SCOPE OF WORK)

EXISTING ACCESS ROAD PROVIDING VEHICULAR ACCESS TO APN 157-171-032

℄ OF ACCESS ROAD

PER MONTEREY COUNTY ZONING CODE 21.62.040 HEIGHT AND SETBACK EXCEPTIONS ITEM 'N' THE SETBACK CAN BE REDUCED TO 5'-0" FOR A PRIVATE GARAGE IF THE GRADE DIFFERENCE FROM THE CENTERLINE OF THE ADJACENT STREET IS ABOVE OR BELOW BY VERTICAL DISTANCE OF 7'-0" MIN. WITHIN A HORIZONTAL DISTANCE OF 50'-0"

1 / A201

EXISTING RETAINING WALL, 5'-0" MAX. HEIGHT.

APN: 157-171-064

EXISTING PROPERTY LINE TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR EXTENTS OF ADJUSTED PROPERTY LINES BASED ON LOT LINE ADJUSTMENT.

2,752 S.F. PROPOSED GARAGE (NON-HABITABLE ACCESSORY STRUCTURE)

EXISTING PAVED MOTOR COURT (NOT IN SCOPE OF WORK)

EXISTING RETAINING WALL

EXISTING ACCESS GATE

EXISTING TENNIS PAVILION (NOT IN SCOPE OF WORK)

EXISTING RESIDENCE TO REMAIN (NOT IN SCOPE OF WORK)

EXISTING TENNIS COURT (NOT IN SCOPE OF WORK)

LIMIT OF WORK

LIMIT OF WORK

APN: 157-171-033

HATCHED PORTION DENOTES EXTENT OF APN 157-171-064 WHICH IS CURRENTLY ZONED WSC/40-D(CZ) O-D-S-RAZ AS OPEN SPACE TO BE ADJUSTED AS PART OF A LOT LINE ADJUSTMENT AND BECOME PART OF APN157-171-033 ZONED AS LDR/B-6-VS-RAZ(20'). REFER TO CIVIL DRAWINGS FOR SPECIFIC INFORMATION OF LOT LINE ADJUSTMENT.

EXISTING 10'-0" WIDE RECREATIONAL TRAIL TO BE RELOCATED. REFER TO CIVIL DRAWINGS FOR EXTENTS OF ADJUSTED TRAIL EASEMENT.

HATCHED PORTION DENOTES EXTENT OF APN 157-171-033 WHICH IS CURRENTLY ZONED LDR/B-6-VS-RAZ(20') AS RESIDENTIAL TO BE ADJUSTED AS PART OF A LOT LINE ADJUSTMENT AND BECOME PART OF APN157-171-064 ZONED AS WSC/40-D(CZ) O-D-S-RAZ AS OPEN SPACE. REFER TO CIVIL DRAWINGS FOR SPECIFIC INFORMATION OF LOT LINE ADJUSTMENT.

PROJECT DATA SUMMARY

PROJECT : LA MIRADA II

LOCATION: 5477 COVEY COURT, LOT 33
CARMEL, CA

APN: 157-171-033

ZONING: LDR/B-6-D-S-RAZ

LOT SIZE: 2.5 ACRES = 108,904 S.F.

IMPERVIOUS AREA = 24,370 S.F.
SEE CIVIL DRAWINGS

LOT COVERAGE:
ALLOWABLE LOT COVERAGE = 108,904 x .25 = 27,226 S.F.

ACTUAL LOT COVERAGE:

(E) TENNIS PAVILION	=	925 S.F.
(E) STORAGE / RESTROOM BUILDING	=	388 S.F.
(E) RESIDENCE		= 11,545 S.F.
★(P) GARAGE = 2,929 S.F.		
		12,858 S.F.

★NOTE: PROPOSED GARAGE DOESN'T COUNT TOWARDS LOT COVERAGE AS THE BUILDING ROOF IS COVERED WITH IMPERVIOUS NATIVE SOIL.

ALLOWABLE LOT COVERAGE (25% MAX.) > ACTUAL LOT COVERAGE
27,226 S.F.(25% MAX.) > 12,858 S.F. (11.8% ACTUAL)

NORTH

1 **PROPOSED GARAGE SITE PLAN**
SCALE: 1" = 20'-0"

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

A.P.N. NO.: 157-171-033

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO. 21127.2
PRINT DATE:
PLOT DATE: 8.16.2024
DRAWN BY:
CHECKED BY:
SET ISSUED:

SHEET NAME: OVERALL SITE PLAN

SHEET NO.: A101

FILE NAME.: 211722-A101

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

EXISTING GENERATOR ENCLOSURE

REFER TO FOREST MANAGEMENT PLAN REGARDING EXISTING TREES

PROPERTY LINE

REFER TO FOREST MANAGEMENT PLAN REGARDING EXISTING TREES

REFER TO FOREST MANAGEMENT PLAN REGARDING EXISTING TREES

16'-1"

±12'-7"

72'-6"

PROPOSED GARAGE 2,752 S.F.

WATER CLOSET
5'-3"

7'-11"

9'-5½"

45'-0"

ELEC. ROOM

HUNTER ENGINEERING CO. RX10 KFIS LIFT RACK

SLOPED CONCRETE BEAMS ABOVE SHOWN DASHED

TRANSVERSE CONCRETE BEAMS ABOVE SHOWN DASHED

30" SQUARE SKYLIGHT ABOVE (TYPICAL OF 10)

16'-9"

39'-0"

12'-0"

45'-0"

16'-3"

15'-8½"
11'-6¼"
11'-6¼"
11'-6¼"
11'-6¼"
10'-6½"

5'-4½"
3'-6½"
2'-0"
9'-6¼"
2'-0"
9'-6¼"
2'-0"
9'-6¼"
2'-0"
9'-6¼"
10'-1"

72'-6"

1-A401

REFER TO CIVIL SHEET C101 FOR MODIFIED TOPOGRAPHY

EXISTING RETAINING WALL TO REMAIN

EXISTING STORM DRAIN TO REMAIN

6'-0"

EXISTING MONUMENT TO REMAIN

EXISTING ACCESS GATE TO REMAIN

EXISTING RETAINING WALL TO REMAIN

EXISTING DRIVEWAY

EXISTING MOTOR COURT

10'-2"

55'-3"

5'-0"

PAVEMENT

BUILDING ENVELOPE

NORTH

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

LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

A.P.N. NO.: 157-171-033

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO.
21127.2

PRINT DATE:

PLOT DATE: 8.15.2024

DRAWN BY:

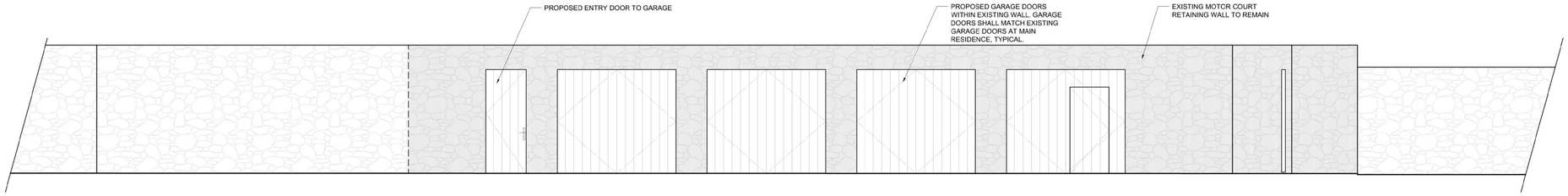
CHECKED BY:

SET ISSUED:

SHEET NAME:
GARAGE
FLOOR PLAN

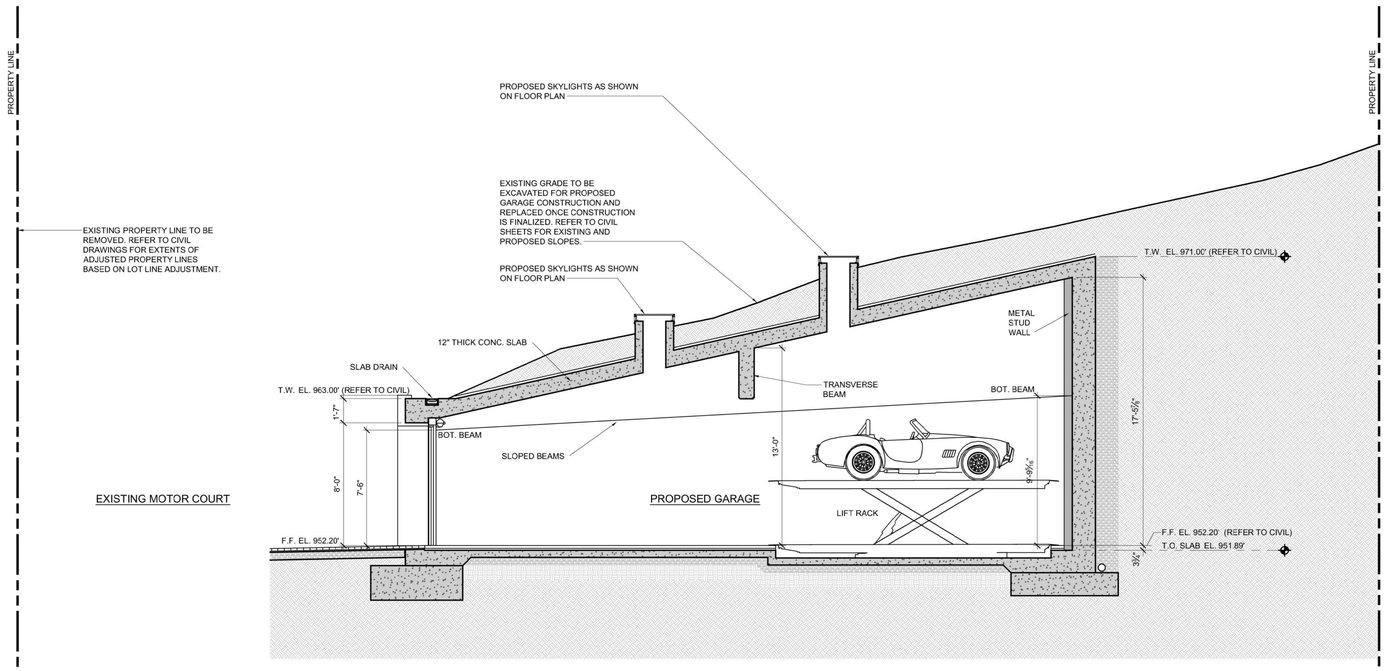
SHEET NO.:
A201

FILE NAME.: 21172.2-A201



1 EXTERIOR ELEVATION GARAGE WALL AT MOTOR COURT

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



2 BUILDING SECTION GARAGE AT MOTOR COURT

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

60
WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

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LA MIRADA II
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QUAIL MEADOWS, LOTS 33

JOB NO.
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PLOT DATE: 8.15.2024

DRAWN BY:

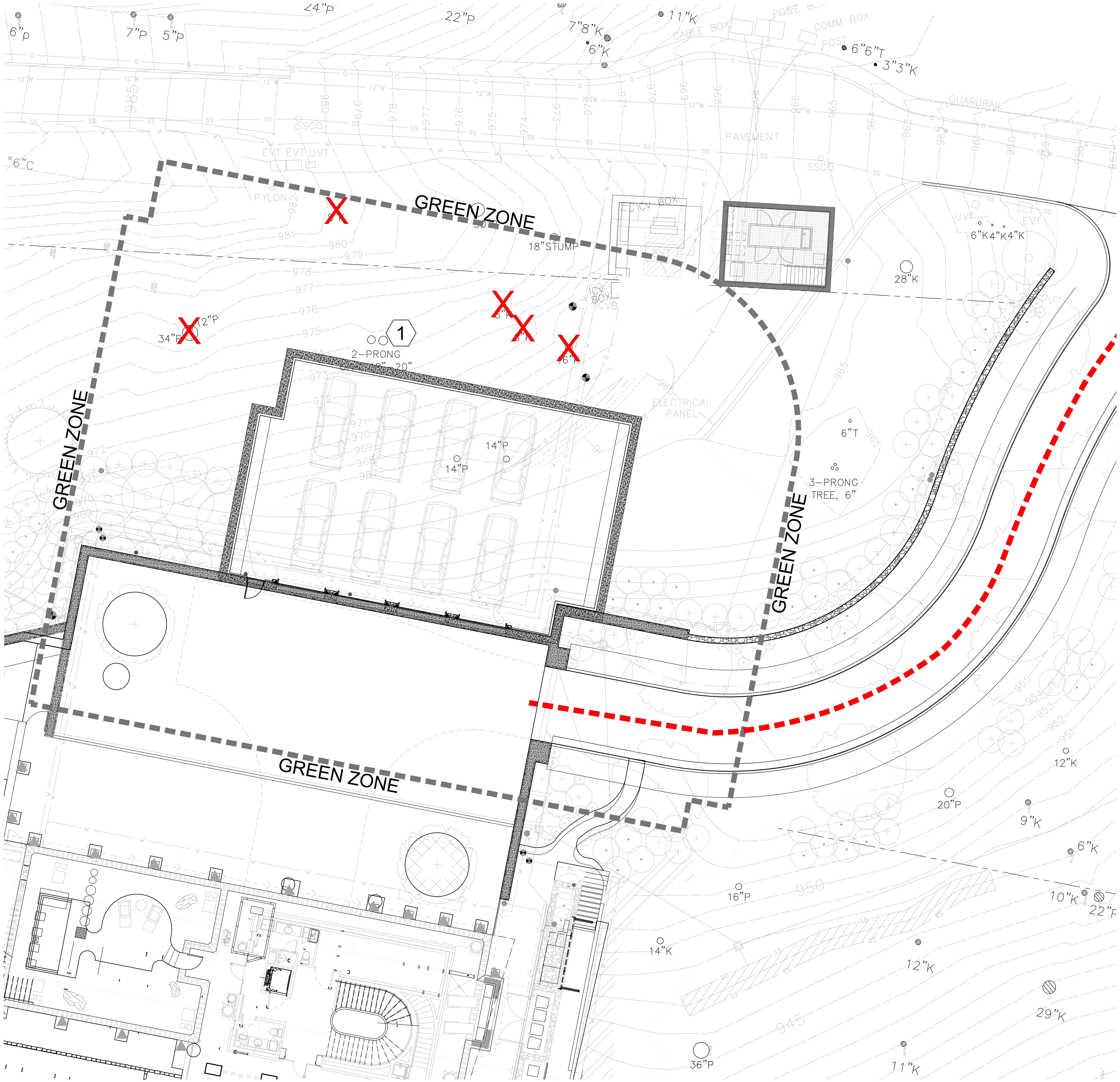
CHECKED BY:

SET ISSUED:

SHEET NAME:
GARAGE EXT. ELEVATION AND SECTION

SHEET NO.:
A401

FILE NAME: 21127.2-A401



LEGEND

Green Zone (0-30 feet): Vegetation (existing and proposed) within 30 feet of proposed structure to be maintained. Within this zone, remove all flamable vegetation. Single specimens of trees or other vegetation may be retained provided they are well spaced, well pruned, and create a condition that avoids the spread of fire to other vertical and horizontal continuity of flammable and combustible vegetation. Ornamental grasses shall be maintained at less than 18" and isolated from other fuels.

Management Zone: Vegetation maintained up to 100 feet from structure, or to the property line, whichever is closer. In very high fire hazard severity zones, greater distance may be required by the local Fire Authority. Plant material shall be trimmed regularly for fuel modification and reduction.

Tree Pruning/Removal: (2) 14" Diameter Pine trees to be removed. (1) 18"&20" Multi-trunk Oak tree to be removed. All other existing trees to remain and be maintained with routine pruning.

Emergency Access Vehicle Route: 14' Wide asphalt drive. See Civil plans for slopes.

X Existing Tree: To be removed. See Fuel Management Report/Arborist Report.

REFERENCE NOTES

(1) Tree already removed on previous project.

10 0 20 40

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LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

BFS LANDSCAPE ARCHITECTS
PROJECT # - 21.051

LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

RISDEL INC.

5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

A.P.N. NO.: 157-171-033

JOB NO.
21127.2

PRINT DATE: 08/12/2024

PLOT DATE: 8.12.2024

DRAWN BY: JB

CHECKED BY: OJ

SET ISSUED:

SHEET NAME:
Fuel Management Plan

SHEET NO.:
L-1.1

FILE NAME.:

F:\PRODUCTION\Projects\2021\21.051\CAD\21051_05 Fuel Mgmt Plan.dwg 8/12/2024