

Exhibit A.2

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437 FIGUEROA STREET

SINGLE ROOM OCCUPANCY DORMITORIES

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PROJECT DESCRIPTION

THE PROJECT PROPOSES 18 SINGLE RESIDENT OCCUPANCY (S.R.O.) DORMITORIES AT 437 FIGUEROA STREET.

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING 2-STORY OFFICE BUILDING ALONG THE STREET FRONTAGE WITH PARKING AT THE BACK OF THE SITE, BOTH OF WHICH WILL BE DEMOLISHED.

IMPROVEMENTS WILL INCLUDE, BUT NOT LIMITED TO:

- REMOVAL OF EXISTING IMPROVEMENTS/PROTECTING THE EXISTING WATER METER.
- NEW 3-STORY BUILDING
- ASSOCIATED SITE IMPROVEMENTS

SHEET INDEX

ARCHITECTURAL

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PROJECT STATISTICS

ADDRESS 437 FIGUEROA ST. MONTEREY, CA
 ASSESSORS PARCEL NUMBER 001-712-018-000
 SITE AREA **6.693 SF (+/-0.15 ACRES)**
 ZONING PEARL DISTRICT
 DENSITY CAP OVERLAY
 PROPOSED USE MULTI-FAMILY/
 SINGLE RESIDENCE OCCUPANCY (S.R.O.)
 ALLOWED DENSITY 30 DENSITY UNITS/ACRE
 FOR ENTIRE AREA & NO LIMIT FOR INDIVIDUAL PARCELS
 REQUIRED SETBACKS NO SETBACK REQ'D
 MAX HEIGHT NOT DEFINED
 PROPOSED HEIGHT APPROXIMATELY 39'-4"
 ALLOWED # OF STORIES 4-STORIES (IF RESIDENTIAL)
 PROPOSED # OF STORIES **3-STORIES**
 PROPOSED LOT COVERAGE **58.5%**

BUILDING AREA

FLOOR	RESIDENTIAL	AMENITY	LOBBY/CIRCULATION	TRASH/UTILITY	TOTAL
FIRST FLOOR	1,683 SF	738 SF	993 SF	500 SF	3,914 SF
SECOND FLOOR	2,914 SF	643 SF	103 SF		3,660 SF
THIRD FLOOR	2,914 SF	618 SF	103 SF		3,635 SF
TOTAL BUILDING AREA					11,209 SF

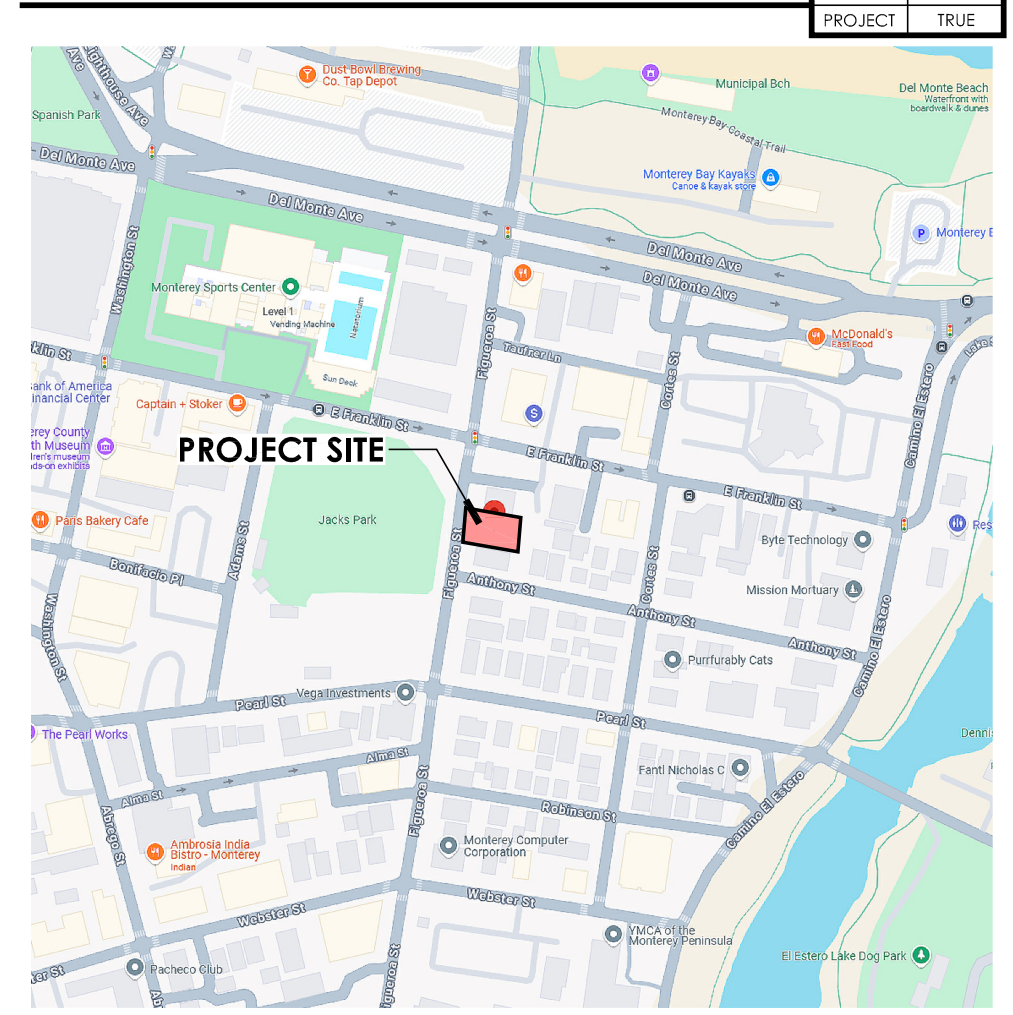
UNIT INFORMATION

FLOOR	UNIT #	UNIT TYPE	AREA
FIRST FLOOR	101	TYPE A	427 SF
	102	TYPE A	427 SF
	103	TYPE A1	402 SF
SECOND FLOOR	104	TYPE A	427 SF
	201	TYPE D	402 SF
	202	TYPE B	427 SF
	203	TYPE B	427 SF
	204	TYPE C	402 SF
	205	TYPE B	427 SF
THIRD FLOOR	206	TYPE B	427 SF
	207	TYPE D	402 SF
	301	TYPE D	402 SF
	302	TYPE B	427 SF
	303	TYPE B	427 SF
	304	TYPE C	402 SF
	305	TYPE B	427 SF
	306	TYPE B	427 SF
	307	TYPE D	402 SF

UNIT MIX

UNIT TYPE	# OF UNITS	% OF MIX
TYPE A (ADAPTABLE)	4 UNITS	22.2%
TYPE B	8 UNITS	44.4%
TYPE C	2 UNITS	11.1%
TYPE D	4 UNITS	22.2%
TOTAL NUMBER OF UNITS	18 UNITS	

VICINITY MAP



CODE ANALYSIS

APPLICABLE BUILDING CODES
 ALL CODES REFERENCED SHALL BE CALIFORNIA EDITIONS. THE CODES REFERENCED IN THESE PLANS ARE AS FOLLOWS:

- 2022 CALIFORNIA BUILDING CODE (CBC).
- 2022 CALIFORNIA ELECTRICAL CODE (CEC).
- 2022 CALIFORNIA MECHANICAL CODE (CMC).
- 2022 CALIFORNIA PLUMBING CODE (CPC).
- 2022 CALIFORNIA ENERGY CODE.
- 2022 CALIFORNIA HISTORICAL BUILDING CODE.
- 2022 CALIFORNIA FIRE CODE.
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- 2022 CALIFORNIA REFERENCE STANDARDS CODE.
- NATIONAL FIRE CODE (NFPA).
- CITY OF MONTEREY MUNICIPAL CODE.

BUILDING CODE SUMMARY
 THE 437 FIGUEROA STREET PROJECT IS A 3-STORY TYPE V-A WOOD CONSTRUCTED BUILDING. THIS BUILDING WILL CONSIST OF 18 SINGLE RESIDENT OCCUPANCIES (S.R.O.) AND WILL UTILIZE AN NFPA-13R AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH CHAPTER 9.

OVERALL BUILDING STATISTICS
 OCCUPANCY GROUPS AND USES:
 B COMMUNITY ROOM (ACCESSORY OCCUPANCY)
 R-2 DORMITORIES/S.R.O.S (MAIN OCCUPANCY)
 S-2 UTILITY (ACCESSORY OCCUPANCY)

SEPARATED OCCUPANCIES
 ALL OCCUPANCIES SHALL BE SEPARATED IN COMPLIANCE WITH CBC TABLE 508.4.

CONSTRUCTION TYPE TYPE V-A

FIRE SPRINKLERS YES
 AN NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH CBC CHAPTER 9 WILL BE PROVIDED

BUILDING HEIGHT ABOVE GRADE PLANE
 PER CBC TABLE 504.3

OCCUPANCY	ALLOWED	PROPOSED
B	70'	39'-4"
R-2	50'	39'-4"
S-2	70'	39'-4"

STORIES ABOVE GRADE PLANE
 PER CBC TABLE 504.4

OCCUPANCY	ALLOWED	PROPOSED
B	4-STORIES	1-STORY
R-2	3-STORIES	3-STORIES
S-2	5-STORIES	1-STORY

BUILDING AREAS

BY STORY	AREA
GROUND FLOOR	3,914 SF
SECOND FLOOR	3,660 SF
THIRD FLOOR	3,635 SF
TOTAL BUILDING AREA	11,209 SF

BY OCCUPANCY/USE

B OCCUPANCY (COMMUNITY ROOM, BIKE ROOM & KITCHENS)

FLOOR	AREA
GROUND FLOOR	685 SF
SECOND FLOOR	50 SF
THIRD FLOOR	50 SF
TOTAL OCCUPANCY AREA	785 SF

R-2 OCCUPANCY (UNITS & CIRCULATION)

FLOOR	AREA
GROUND FLOOR	2,676 SF
SECOND FLOOR	3,557 SF
THIRD FLOOR	3,532 SF
TOTAL OCCUPANCY AREA	9,765 SF

S-2 OCCUPANCY (TRASH, UTILITY & JANITORS CLOSET)

FLOOR	AREA
GROUND FLOOR	553 SF
SECOND FLOOR	53 SF
THIRD FLOOR	53 SF
TOTAL OCCUPANCY AREA	659 SF

ALLOWABLE BUILDING AREA CALCULATION
 BASED OFF OF TABLE 508.2 FOR TYPE V-A SPRINKLERED BUILDINGS WITH 2 OR MORE STORIES ABOVE GRADE PLANE (S13R).

B OCCUPANCY

ALLOWABLE BUILDING AREA PER STORY	ACTUAL BUILDING AREA RATIO
54,000 SF	
FIRST FLOOR 685 SF < 54,000 SF (OKAY)	0.01
SECOND FLOOR 50 SF < 54,000 SF (OKAY)	0.01
THIRD FLOOR 50 SF < 54,000 SF (OKAY)	0.01
TOTAL AREA 785 SF	

R-2 OCCUPANCY

ALLOWABLE BUILDING AREA PER STORY	ACTUAL BUILDING AREA RATIO
36,000 SF	
FIRST FLOOR 2,676 SF < 36,000 SF (OKAY)	0.22
SECOND FLOOR 3,557 SF < 36,000 SF (OKAY)	0.30
THIRD FLOOR 3,532 SF < 36,000 SF (OKAY)	0.29
TOTAL AREA 9,765 SF	

S-2 OCCUPANCY

ALLOWABLE BUILDING AREA PER STORY	ACTUAL BUILDING AREA RATIO
63,000 SF	
FIRST FLOOR 553 SF < 63,000 SF (OKAY)	0.01
SECOND FLOOR 53 SF < 63,000 SF (OKAY)	0.01
THIRD FLOOR 53 SF < 63,000 SF (OKAY)	0.01
TOTAL AREA 659 SF	

MIXED-USE SUM OF RATIOS CALCULATION
 PER CBC 508.1, THE AGGREGATE SUM OF RATIOS FOR FOR MIXED-USE BUILDINGS SHALL NOT EXCEED 1

STORY	B	R-2	S-2	TOTAL
FIRST FLOOR	0.01	0.22	0.01	0.24
SECOND FLOOR	0.01	0.30	0.01	0.32
THIRD FLOOR	0.01	0.29	0.01	0.31
AGGREGATE SUM OF RATIOS				0.87 < 1 (OKAY)

CHAPTER 11A COMPLIANCE

1102A.1 THIS IS A PRIVATELY FUNDED DORMITORY PROJECT PER CBC 1102A.1 ITEM 7. THE PROJECT DOES NOT CONTAIN AN ELEVATOR AND WILL REQUIRE ALL UNITS ON GROUND FLOOR TO BE COMPLIANT UNITS.

1102A.3.1 10% OF THE TOTAL UNITS, BUT NOT LESS THAN 1 UNIT, SHALL COMPLY WITH THIS SECTION. THE PROJECT CONTAINS 18 UNITS, THEREFORE 2 UNITS SHALL COMPLY WITH THE FOLLOWING:

- BOTH UNITS WILL BE LOCATED ON THE GROUND FLOOR. THE PRIMARY ENTRY IS ALONG AN ACCESSIBLE ROUTE.
- BATHROOM IS LOCATED ON THE PRIMARY ENTRY LEVEL. SEE COMPLIANCE BELOW.
- ALL SPACES ON THE PRIMARY ENTRY LEVEL ARE SERVED BY AN ACCESSIBLE ROUTE INCLUDING THE ENTRY, BATHROOM, LAUNDRY AREA AND SLEEPING AREA.
- COMMON & PUBLIC USE AREAS ARE ACCESSIBLE VIA THE ACCESSIBLE ROUTE WITHIN THE BUILDING.

1104A.1 ALL UNITS ON THE GROUND FLOOR ARE DESIGNED TO BE ADAPTABLE.

1105A.1 NO GARAGES ARE PROVIDED, PARKING SHALL BE LOCATED ALONG THE PUBLIC STREET. AN ACCESSIBLE ROUTE FROM THE BUILDING TO THE PUBLIC WAY HAS BEEN PROVIDED.

1106A.1 THE MAIN ENTRANCE COMPLIES AS AN ACCESSIBLE MEANS OF EGRESS.

437 FIGUEROA STREET
 SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
PROJECT INFORMATION SHEET

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	12/11/25
7	SUBMITTAL CLARIFICATIONS	12/31/25

CITY APPLICATION # **ARP-25-0089**
 PROJECT # 24003
 DATE **DECEMBER 31, 2025**
 SHEET # **A00**

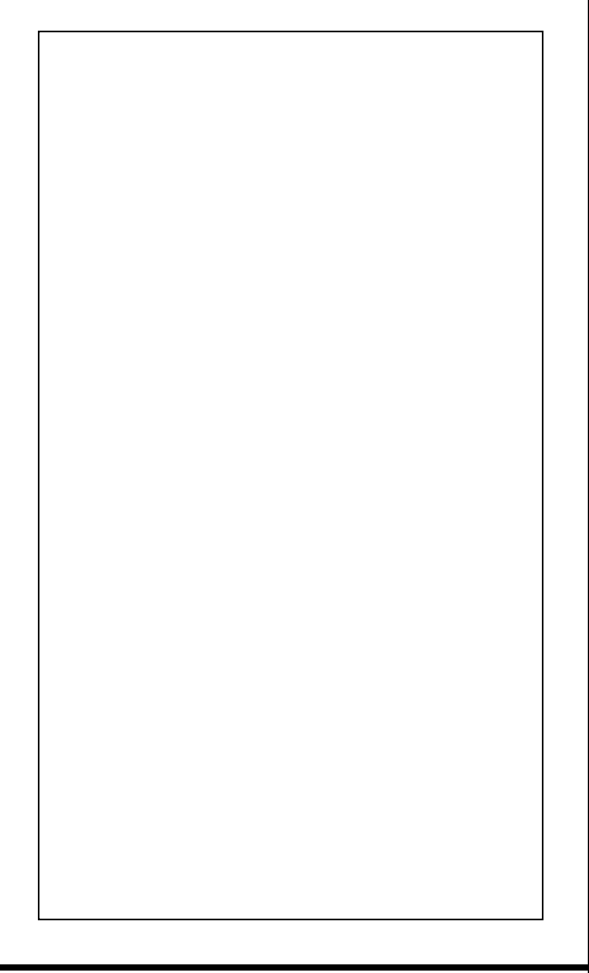


REFERENCE NOTES

- 101. PROPERTY LINE, SEE PLAN FOR METES AND BOUNDS.
- 102. ADJACENT PROPERTY LINE.
- 103. EXISTING EASEMENT, TO REMAIN.
- 104. EXISTING OFFSITE IMPROVEMENTS (CURB/GUTTER/SIDEWALK), TO REMAIN.
- 105. EXISTING DRIVEWAY/CURB CUT/CURB RAMP, TO REMAIN.
- 106. EXISTING DRIVEWAY/CURB CUT, TO BE REMOVED.
- 107. EXISTING STREET PARKING, TO REMAIN.
- 108. EXISTING LANDSCAPING, TO BE REMOVED.
- 109. EXISTING ON-SITE PAVING, TO BE REMOVED.
- 110. EXISTING ON-SITE PARKING, TO BE REMOVED.
- 111. EXISTING TRENCH DRAIN, TO BE REMOVED.
- 112. EXISTING POWER POLE/STREET LIGHT, TO REMAIN.
- 113. EXISTING FIRE HYDRANT, TO REMAIN.
- 114. EXISTING UTILITY VAULT, TO REMAIN.
- 115. EXISTING GAS METERS, TO BE RELOCATED.
- 116. EXISTING ELECTRICAL SWITCHGEAR, TO BE REMOVED.
- 117. EXISTING MAILBOX, TO REMAIN.
- 118. EXISTING BUILDING, TO REMAIN.
- 119. EXISTING BUILDING, TO BE REMOVED.
- 120. PROPOSED 6' TALL WOOD FENCE, SEE SHEET A11
- 121. EXISTING FENCE, TO BE REPLACED/MODIFIED.
- 122. EXISTING OVERHEAD UTILITY LINES

**S T E V E
R I G O R
D E S I G N**

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437 FIGUEROA STREET
SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
**EXISTING SITE
CONTEXT PLAN**

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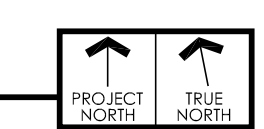
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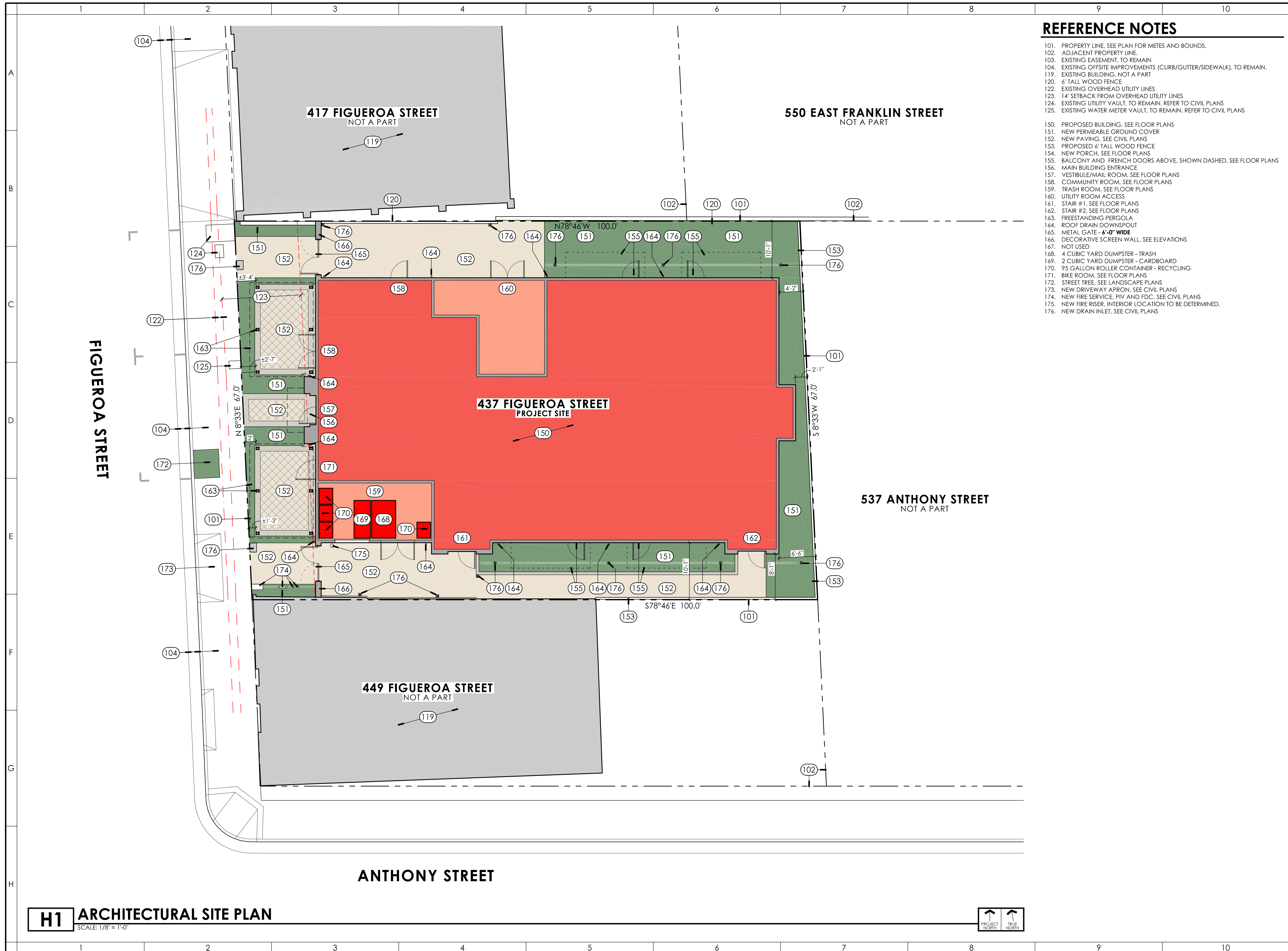
DATE
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SHEET #

H1 EXISTING SITE CONTEXT PLAN
SCALE: 1/16" = 1'-0"



A10



REFERENCE NOTES

- 101. PROPERTY LINE, SEE PLAN FOR METES AND BOUNDS.
- 102. ADJACENT PROPERTY LINE.
- 103. EXISTING EASEMENT, TO REMAIN.
- 104. EXISTING OFFSITE IMPROVEMENTS (CURB/GUTTER/SIDEWALK), TO REMAIN.
- 119. EXISTING BUILDING, NOT A PART
- 120. 6' TALL WOOD FENCE
- 122. EXISTING OVERHEAD UTILITY LINES
- 123. 14' SETBACK FROM OVERHEAD UTILITY LINES
- 124. EXISTING UTILITY VAULT, TO REMAIN. REFER TO CIVIL PLANS
- 125. EXISTING WATER METER VAULT, TO REMAIN. REFER TO CIVIL PLANS
- 150. PROPOSED BUILDING, SEE FLOOR PLANS
- 151. NEW PERMEABLE GROUND COVER
- 152. NEW PAVING, SEE CIVIL PLANS
- 153. PROPOSED 6' TALL WOOD FENCE
- 154. NEW PORCH, SEE FLOOR PLANS
- 155. BALCONY AND FRENCH DOORS ABOVE, SHOWN DASHED, SEE FLOOR PLANS
- 156. MAIN BUILDING ENTRANCE
- 157. VESTIBULE/MAIL ROOM, SEE FLOOR PLANS
- 158. COMMUNITY ROOM, SEE FLOOR PLANS
- 159. TRASH ROOM, SEE FLOOR PLANS
- 160. UTILITY ROOM ACCESS
- 161. STAIR #1, SEE FLOOR PLANS
- 162. STAIR #2, SEE FLOOR PLANS
- 163. FREESTANDING PERGOLA
- 164. ROOF DRAIN DOWNSPOUT
- 165. METAL GATE - 6'-0" WIDE
- 166. DECORATIVE SCREEN WALL, SEE ELEVATIONS
- 167. NOT USED
- 168. 4 CUBIC YARD DUMPSTER - TRASH
- 169. 2 CUBIC YARD DUMPSTER - CARDBOARD
- 170. 95 GALLON ROLLER CONTAINER - RECYCLING
- 171. BIKE ROOM, SEE FLOOR PLANS
- 172. STREET TREE, SEE LANDSCAPE PLANS
- 173. NEW DRIVEWAY APRON, SEE CIVIL PLANS
- 174. NEW FIRE SERVICE, PIV AND FDC, SEE CIVIL PLANS
- 175. NEW FIRE RISER, INTERIOR LOCATION TO BE DETERMINED.
- 176. NEW DRAIN INLET, SEE CIVIL PLANS

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437 FIGUEROA STREET
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ARCHITECTURAL SITE PLAN

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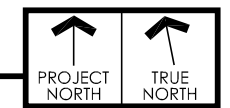
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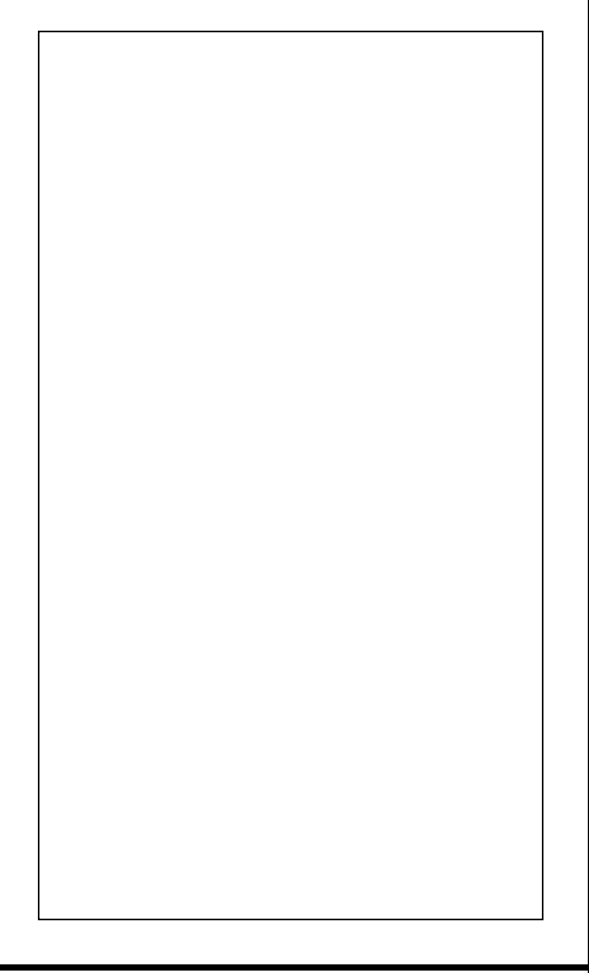
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A11

H1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



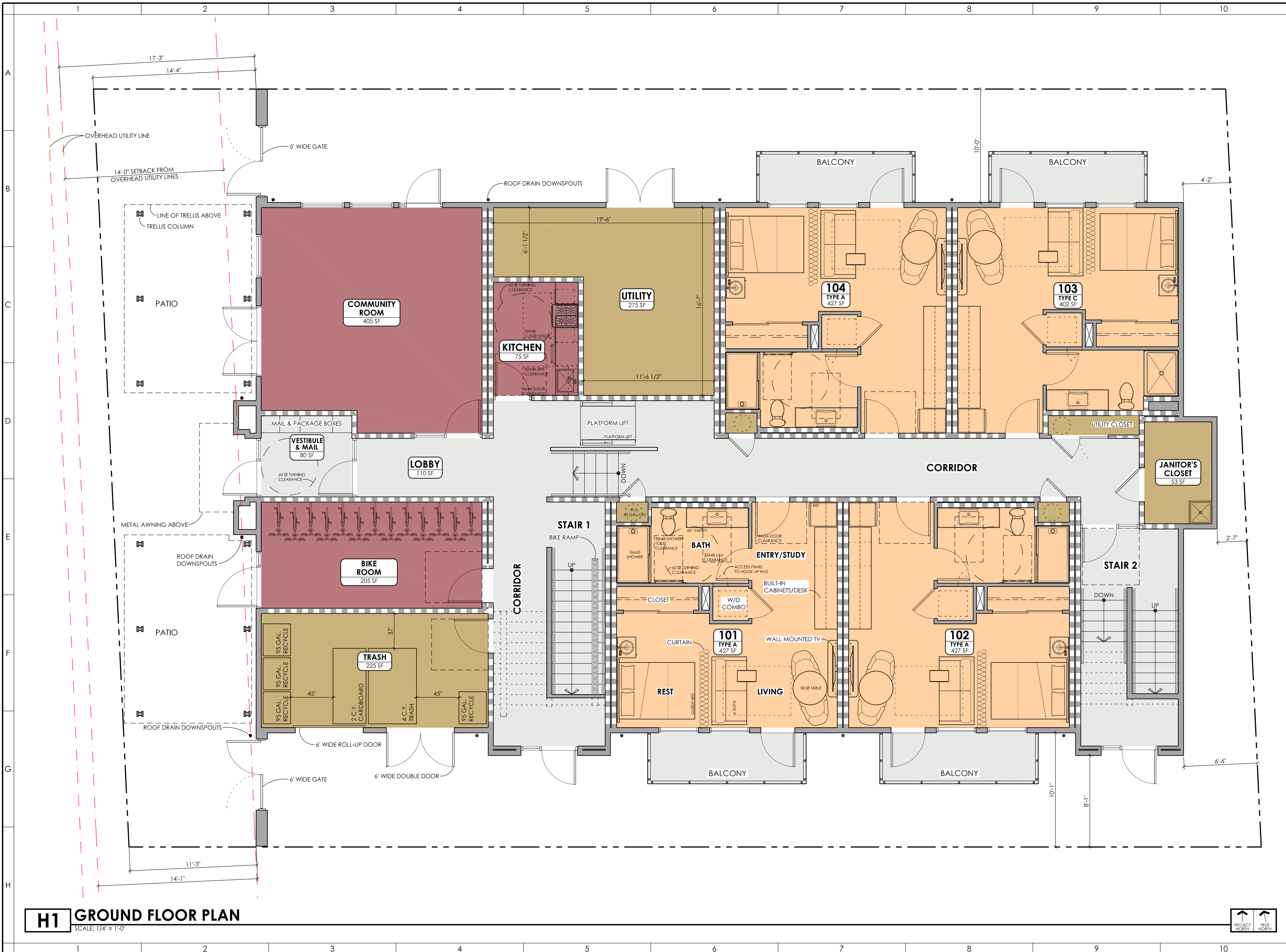


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GROUND FLOOR PLAN

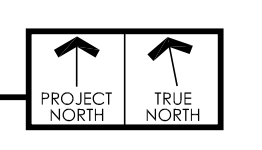
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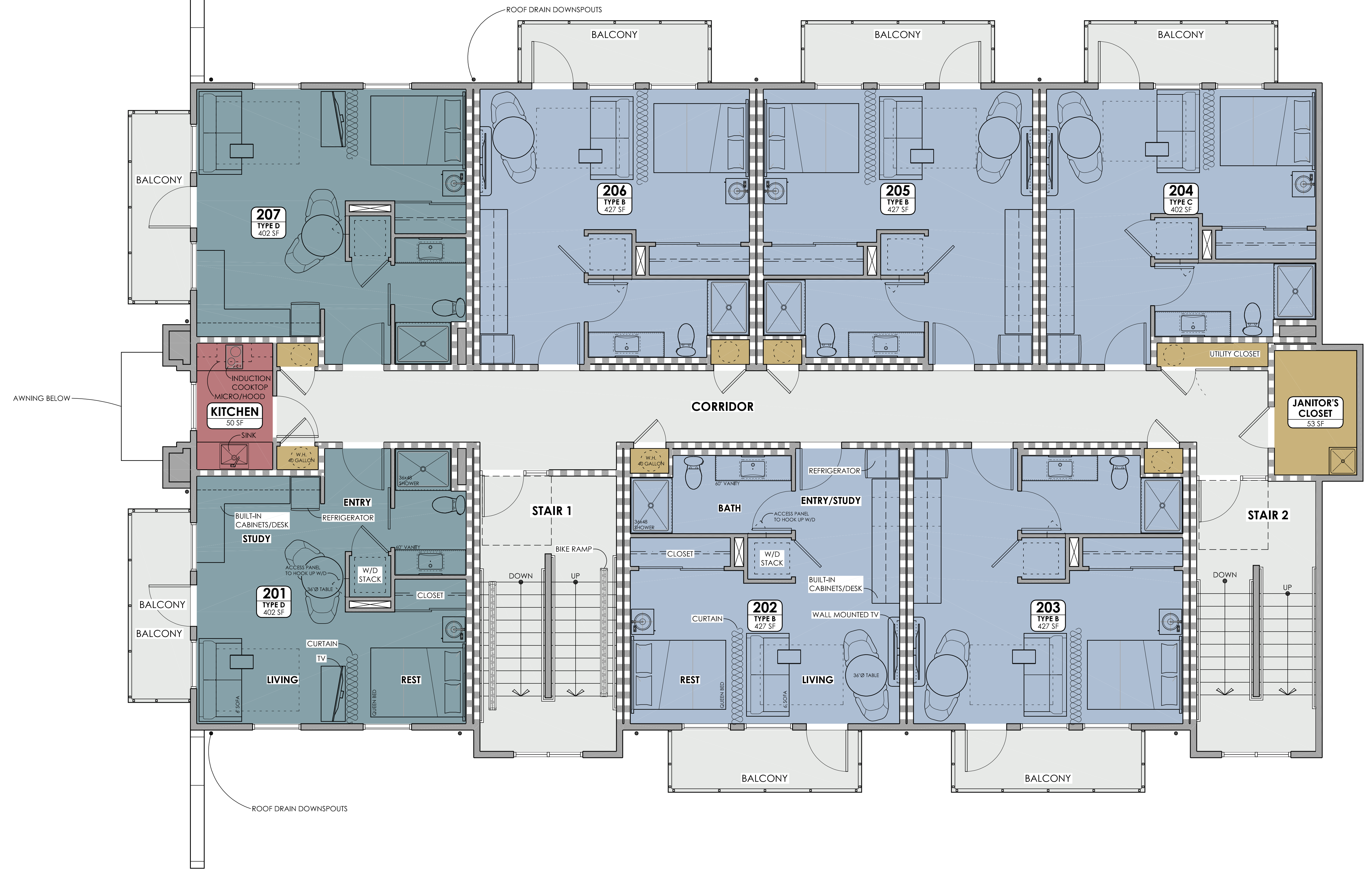
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A20



H1 GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



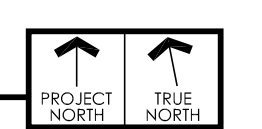


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 SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
SECOND FLOOR PLAN

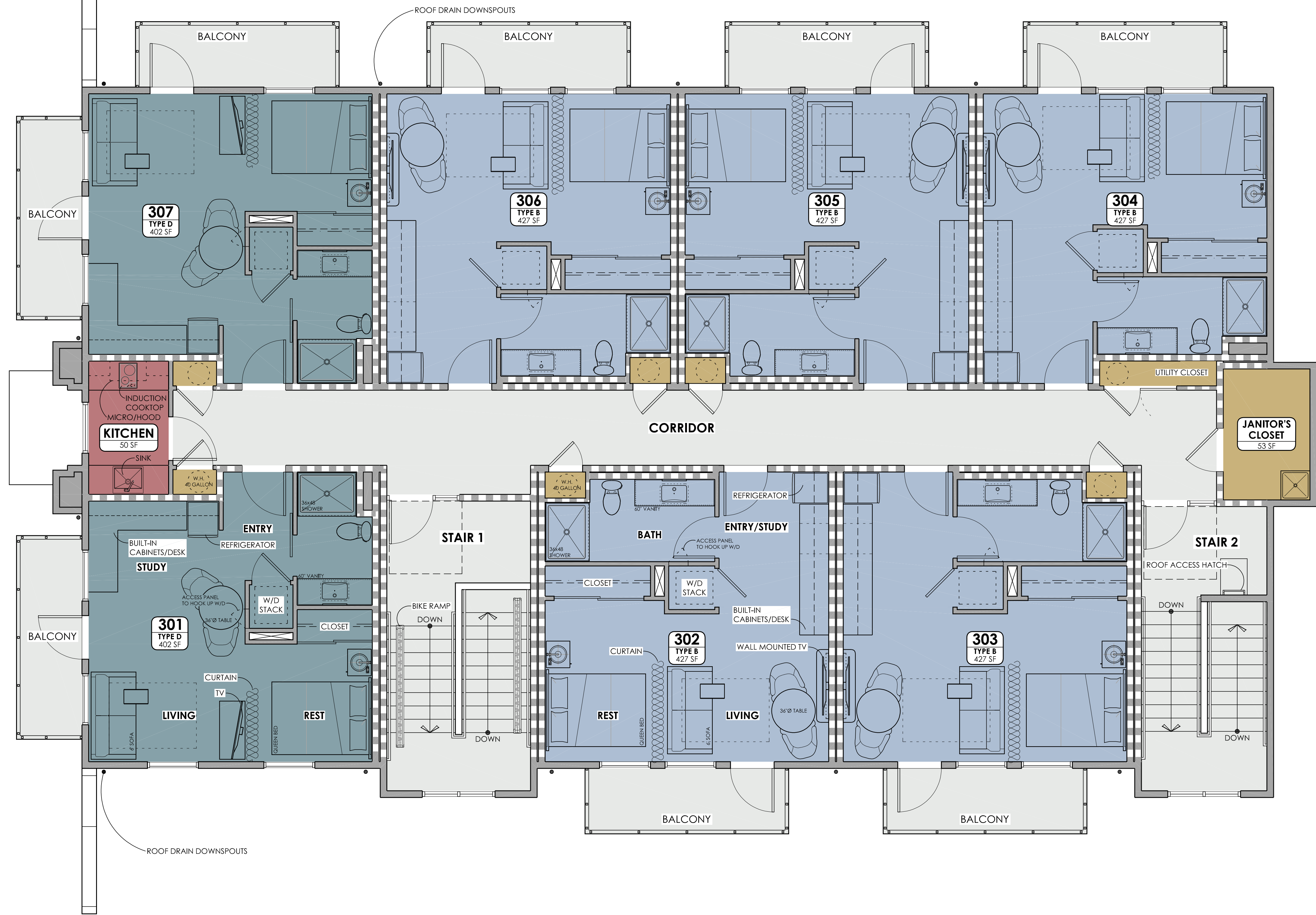
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H1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A21

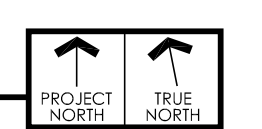


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THIRD FLOOR PLAN

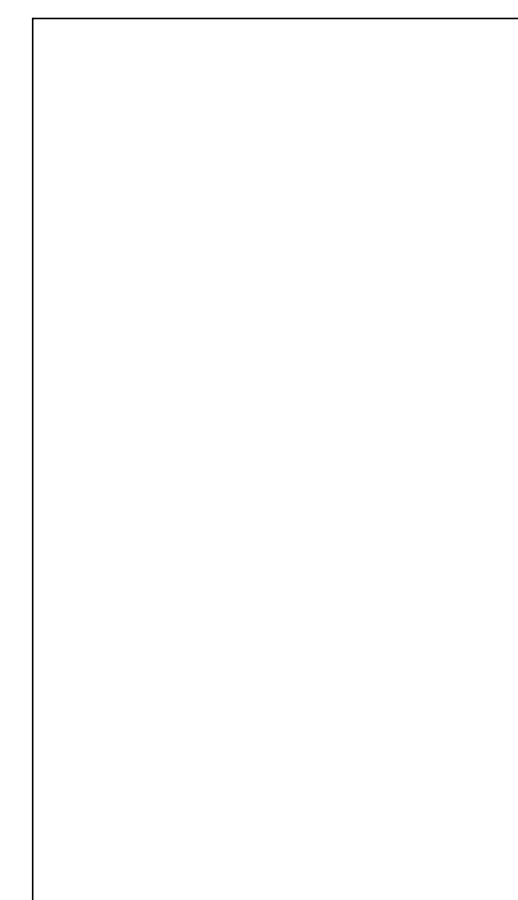
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H1 THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A22



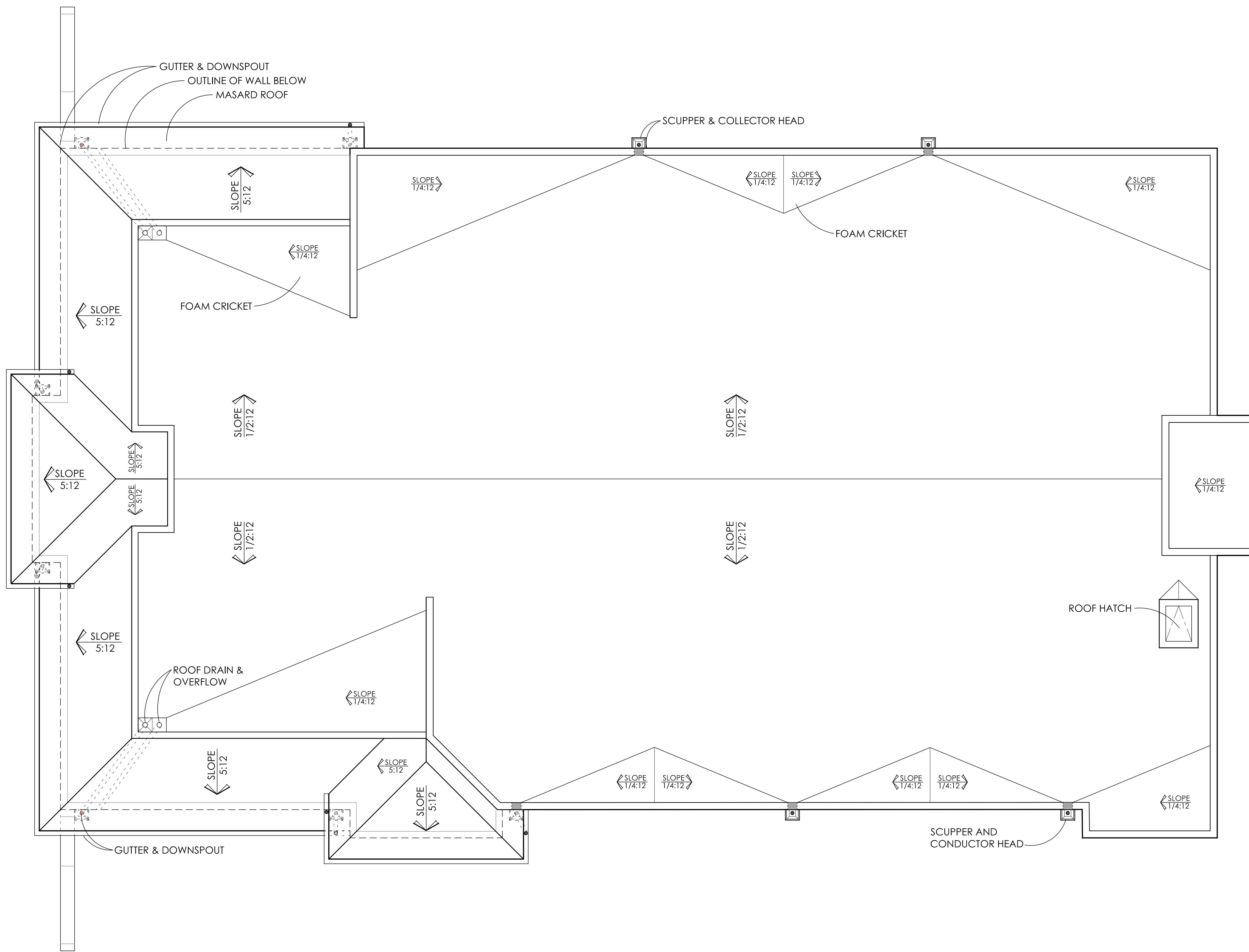
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ROOF PLAN

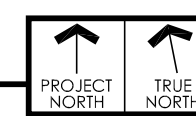
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H1 ROOF PLAN
SCALE: 1/4" = 1'-0"



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**CONCEPTUAL
PERSPECTIVES**

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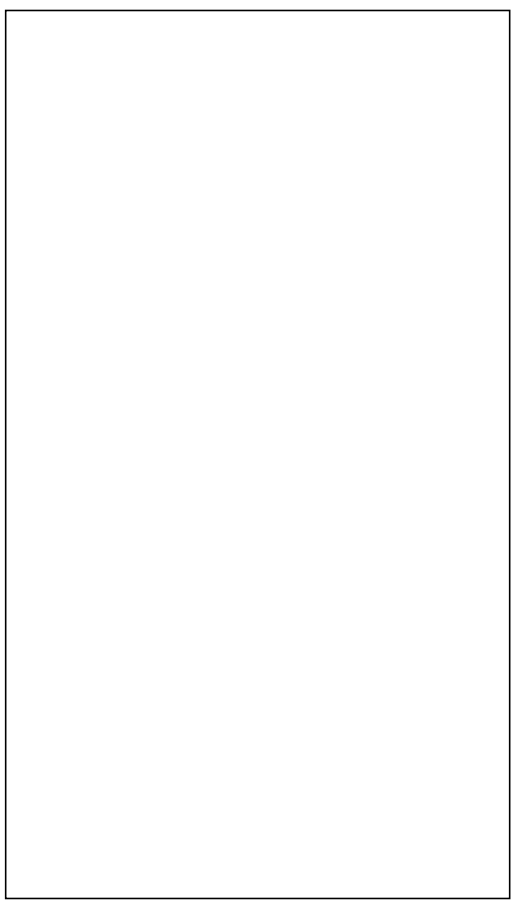
A30



H1 PERSPECTIVE VIEW - FRONT VIEW LOOKING SOUTHEAST
NOT TO SCALE

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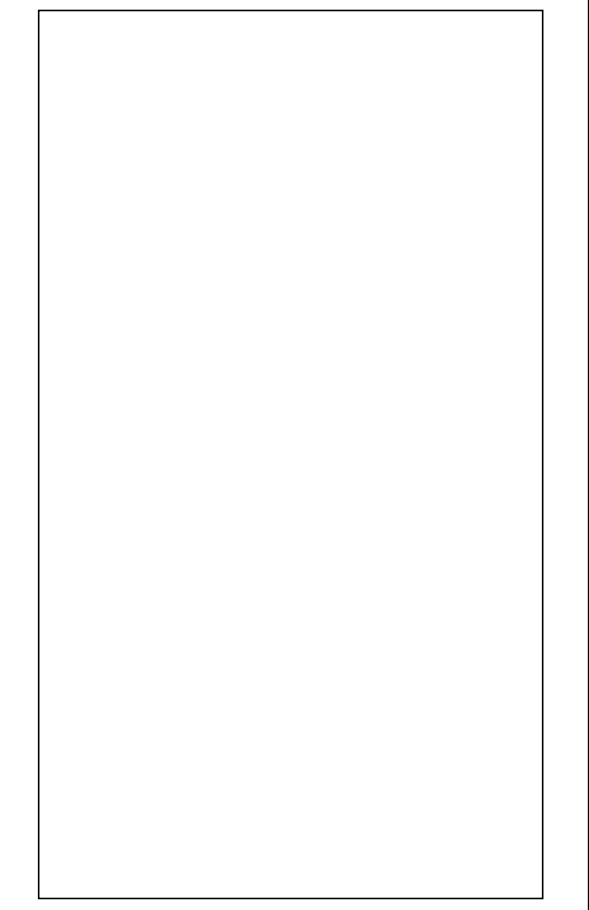
A31



H1 PERSPECTIVE VIEW - FRONT VIEW LOOKING NORTHEAST
NOT TO SCALE

**STEVE
RIGOR
DESIGN**

CONTACT
500 SW 116TH AVE 4TH FLOOR
BEAVERTON, OR 97225
(805) 801-5317



437 FIGUEROA STREET
SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
**CONCEPTUAL
PERSPECTIVES**

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	12/11/25

CITY APPLICATION #
ARP-25-0089
PROJECT #
24003
DATE
DECEMBER 11, 2025
SHEET #

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H1 PERSPECTIVE VIEW - REAR VIEW LOOKING SOUTHWEST
NOT TO SCALE

COLOR & MATERIAL LEGEND

PAINT COLOR 1 (PC-1)
SHERWIN WILLIAMS
SW7551 'GREEK VILLA'

PAINT COLOR 2 (PC-2)
SHERWIN WILLIAMS
SW 7511 'BUNGALOW BEIGE'

**WINDOWS, STOREFRONT,
METAL AWNING & ACCENTS (M-1)**
BLACK

GUTTERS & DOWNSPOUTS (M-2)
SYNTHETIC COPPER-LOOK

WOOD ACCENTS (W-1)
CLEAR STAIN/SEALANT

SPANISH ROOF TILE (R-1)
AUTHENTIC OR SYNTHETIC TILES
COLOR: TO BE DETERMINED

DECORATIVE TILE (T-1)
COLOR: TO BE DETERMINED

REFERENCE NOTES

- 401. EXTERIOR CEMENT PLASTER - DASH FINISH, SEE ELEVATION FOR COLOR
- 402. EXTERIOR CEMENT PLASTER OVER FOAM MOLDING - SMOOTH FINISH, SEE ELEVATION FOR COLOR
- 410. SMOOTH STUCCO OR PRE-CAST CONCRETE BASE COLOR: P-2
- 420. WOOD COLUMN & BEAM, COLOR: W-1
- 421. METAL BALCONY, COLOR: M-1
- 422. METAL GUTTER, CONDUCTOR HEAD & DOWNSPOUT, COLOR: M-2
- 423. METAL GATE, COLOR: M-1
- 424. METAL GUARDRAIL, COLOR: M-1
- 425. METAL AWNING, COLOR: M-1
- 426. DECORATIVE TILE ACCENT, COLOR: T-1
- 430. EXTERIOR CEMENT PLASTER PARAPET MOLDING, SEE ELEVATION FOR COLOR
- 431. SPANISH 'S' ROOF TILE, COLOR: R-1
- 440. STOREFRONT GLAZING, COLOR: M-1
- 441. FRENCH DOOR/WINDOW, COLOR: M-1
- 442. METAL ROLL UP DOOR, SEE ELEVATION FOR COLOR
- 443. HOLLOW METAL DOOR, SEE ELEVATION FOR COLOR
- 450. EXTERIOR SIGNAGE, FOR REFERENCE ONLY.
- 451. ADJACENT BUILDING, FOR REFERENCE ONLY
- 452. LIGHT FIXTURE, SEE ELECTRICAL PLANS
- 460. 6' TALL WOOD FENCE



437 FIGUEROA STREET
SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
EXTERIOR ELEVATIONS

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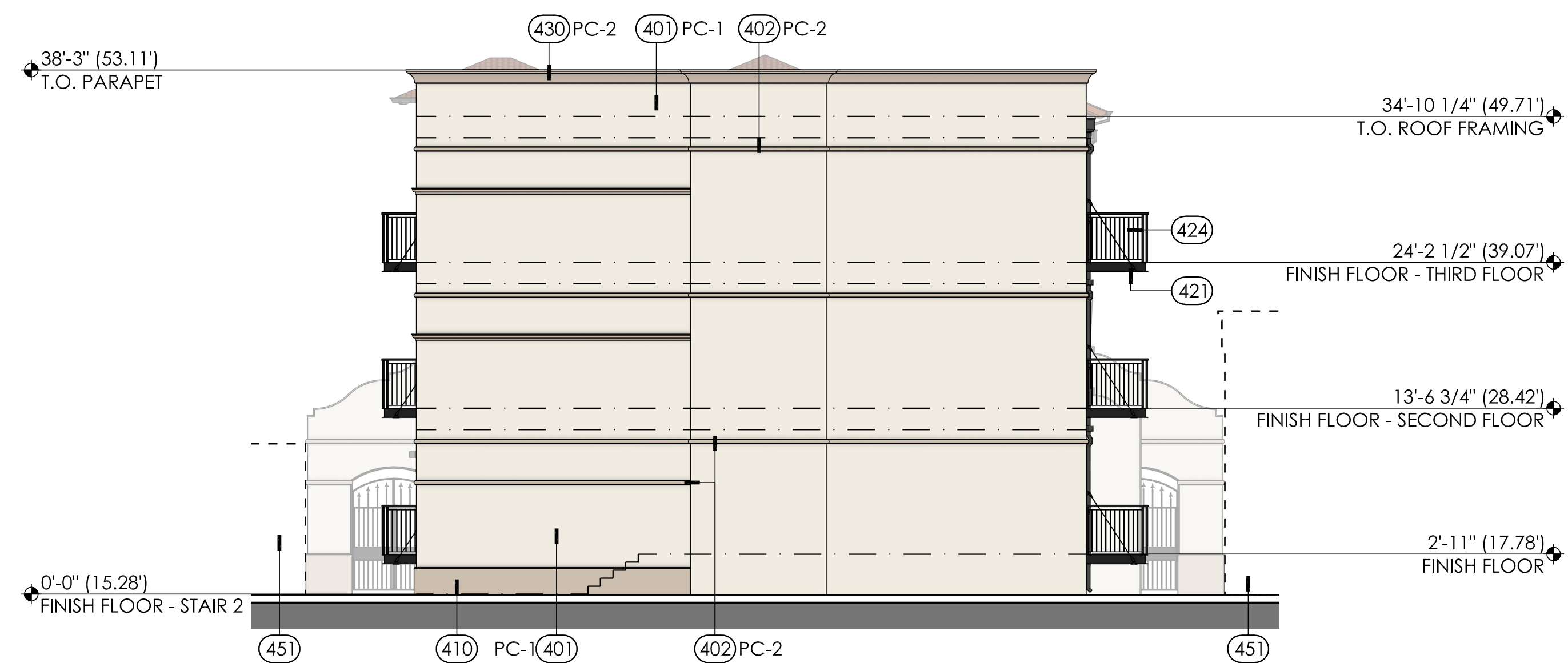
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H1 FRONT / WEST ELEVATION - FACING FIGUEROA STREET
SCALE: 1/4" = 1'-0"



C1 LEFT / NORTH ELEVATION - FACING 417 FIGUEROA STREET PROPERTY
SCALE: 1/8" = 1'-0"



E4 REAR / EAST ELEVATION - FACING 537 ANTHONY STREET PROPERTY
SCALE: 1/8" = 1'-0"



H1 RIGHT / SOUTH ELEVATION - FACING 449 FIGUEROA STREET PROPERTY
SCALE: 1/8" = 1'-0"

REFERENCE NOTES

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- 410. SMOOTH STUCCO OR PRE-CAST CONCRETE BASE COLOR: P-2
- 420. WOOD COLUMN & BEAM, COLOR: W-1
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- 422. METAL GUTTER, CONDUCTOR HEAD & DOWNSPOUT, COLOR: M-2
- 423. METAL GATE, COLOR: M-1
- 424. METAL GUARDRAIL, COLOR: M-1
- 425. METAL AWNING, COLOR: M-1
- 426. DECORATIVE TILE ACCENT, COLOR: T-1
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- 460. 6' TALL WOOD FENCE

COLOR & MATERIAL LEGEND

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SHERWIN WILLIAMS
SW7551 'GREEK VILLA'
-  **PAINT COLOR 2 (PC-2)**
SHERWIN WILLIAMS
SW 7511 'BUNGALOW BEIGE'
-  **WINDOWS, STOREFRONT, METAL AWNING & ACCENTS (M-1)**
BLACK
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CLEAR STAIN/SEALANT
-  **SPANISH ROOF TILE (R-1)**
AUTHENTIC OR SYNTHETIC TILES
COLOR: TO BE DETERMINED
-  **DECORATIVE TILE (T-1)**
COLOR: TO BE DETERMINED

STEVE RIGOR DESIGN

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437 FIGUEROA STREET
SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
EXTERIOR ELEVATIONS

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DECEMBER 11, 2025

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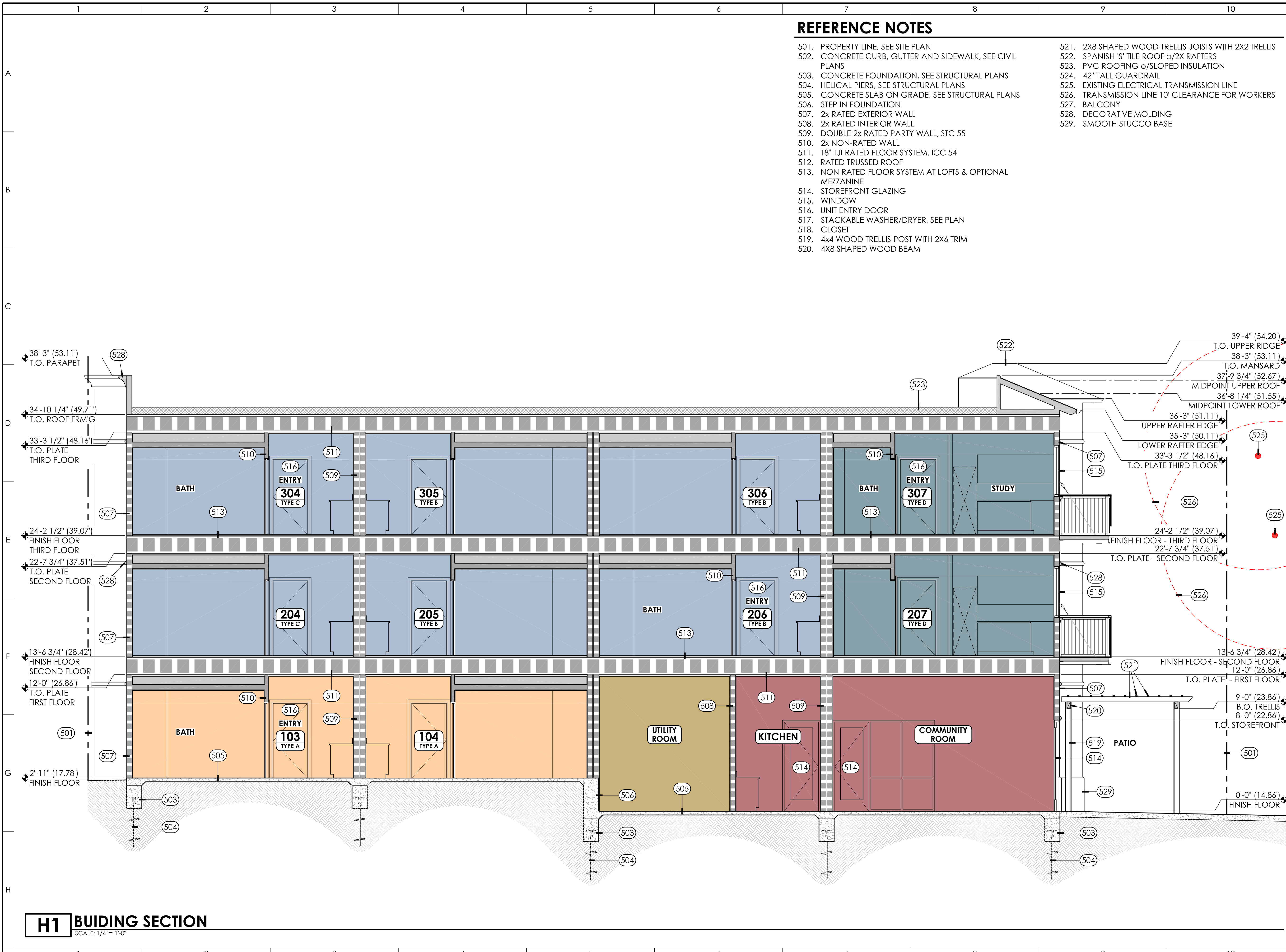
REFERENCE NOTES

- 501. PROPERTY LINE, SEE SITE PLAN
- 502. CONCRETE CURB, GUTTER AND SIDEWALK, SEE CIVIL PLANS
- 503. CONCRETE FOUNDATION, SEE STRUCTURAL PLANS
- 504. HELICAL PIERS, SEE STRUCTURAL PLANS
- 505. CONCRETE SLAB ON GRADE, SEE STRUCTURAL PLANS
- 506. STEP IN FOUNDATION
- 507. 2x RATED EXTERIOR WALL
- 508. 2x RATED INTERIOR WALL
- 509. DOUBLE 2x RATED PARTY WALL, STC 55
- 510. 2x NON-RATED WALL
- 511. 18" TJI RATED FLOOR SYSTEM, ICC 54
- 512. RATED TRUSSED ROOF
- 513. NON RATED FLOOR SYSTEM AT LOFTS & OPTIONAL MEZZANINE
- 514. STOREFRONT GLAZING
- 515. WINDOW
- 516. UNIT ENTRY DOOR
- 517. STACKABLE WASHER/DRYER, SEE PLAN
- 518. CLOSET
- 519. 4x4 WOOD TRELLIS POST WITH 2X6 TRIM
- 520. 4X8 SHAPED WOOD BEAM
- 521. 2X8 SHAPED WOOD TRELLIS JOISTS WITH 2X2 TRELLIS
- 522. SPANISH 'S' TILE ROOF o/2X RAFTERS
- 523. PVC ROOFING o/SLOPED INSULATION
- 524. 42" TALL GUARDRAIL
- 525. EXISTING ELECTRICAL TRANSMISSION LINE
- 526. TRANSMISSION LINE 10' CLEARANCE FOR WORKERS
- 527. BALCONY
- 528. DECORATIVE MOLDING
- 529. SMOOTH STUCCO BASE

STEVE RIGOR DESIGN

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437 FIGUEROA STREET
SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
BUILDING SECTION



H1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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GENERAL

- 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).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - 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
 - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
 - MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RUL 402 – NUISANCES
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE CITY OF MONTEREY
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE 2022 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2022 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: CONSTRUCTION OF MULTIFAMILY STYLE BUILDING AND ASSOCIATED SITE WORK.
- ESTIMATED START: JANUARY, 2026. ESTIMATED COMPLETION: JANUARY, 2027.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY 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 FOR RECOVERY. RMA – PLANNING, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 30 CY
 F = 210 CY
 IMPORT = 180 CY
 ESTIMATED AREA OF SOIL DISTURBANCE = 0.16 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - BULKING/SHRINKAGE
 - OVER-EXCAVATION AND RECOMPACTION
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHIC SURVEY WAS PREPARED BY MONTEREY COUNTY SURVEYORS AND IS DATED 02/19/2025, JOB NUMBER 2024.060.
- BENCHMARK: BRASS PIN IN MONUMENT WELL NGS PID: GU3221. ELEVATION = 16.82' (NAVD88).
- ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 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.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILED OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. 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 OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- 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 CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:

GEOTECHNICAL REPORT FOR THE PROPOSED DORMITORY BUILDING, 437 FIGUEROA STREET, MONTEREY, CALIFORNIA 93940, A.P.N. 001-712-018-000.
 BY GRICE ENGINEERING, INC., DATED DECEMBER, 2024, PROJECT NO. 7946-24.11
- ONSITE 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.
- 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.
- 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.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- 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.
- 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
- 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.
- 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.
- 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.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- 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.
- 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 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- 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.
- WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V (16.7%) 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 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 6 FEET WIDE AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. 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.
- 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.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 3 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLOUDS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
 - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
 - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
- 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.
- 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.
- 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.
- 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.

LEGEND

- 100 GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- HOMELAND BOUNDARY
- EASEMENT LINE
- CENTER LINE
- 100 CONTROL POINT
- BM BENCHMARK
- F3P FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- L50000 FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- CUM FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- 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
- WATER SURFACE ELEVATION
- 100.00 FLOW LINE
- SIGN
- OH OVERHEAD UTILITY LINE(S)
- E UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT LIGHT, ELECTROLIER
- TS TRAFFIC SIGNAL
- G GAS LINE
- GV GAS VALVE, IRRIGATION CONTROL VALVE
- SD STORM DRAIN LINE
- SDMH STORM DRAIN MANHOLE
- RIM:00.00 STORM DRAIN MANHOLE
- INV:00.00 STORM DRAIN MANHOLE
- DS STORM DRAIN INLET
- SS SANITARY SEWER LINE (GRAVITY)
- SSFM SANITARY SEWER FORCE MAIN
- SSMH SANITARY SEWER MANHOLE
- RIM:00.00 SANITARY SEWER MANHOLE
- INV:00.00 SANITARY SEWER MANHOLE
- SSCO CLEANOUT
- T UNDERGROUND TELEPHONE LINE
- W WATER LINE
- W WELL
- WV WATER VALVE
- PIV POST INDICATOR VALVE
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- HB HOSE BIB
- BFP BACKFLOW PREVENTION DEVICE
- U UTILITY VAULT

CIVIL SHEET INDEX

- C0.01 CIVIL COVER SHEET
- C0.02 CIVIL NOTES AND SPECIFICATIONS
- C0.03 CIVIL DETAILS
- C0.04 CIVIL DETAILS
- C0.05 CIVIL SECTIONS
- C1.01 OVERALL CIVIL SITE PLAN – WEST
- C1.02 OVERALL CIVIL SITE PLAN – EAST
- C2.01 EROSION AND SEDIMENT CONTROL PLAN
- C2.02 EROSION AND SEDIMENT CONTROL PLAN NOTES
- C3.01 STORM WATER CONTROL PLAN

SITE ADDRESS & APN

437 FIGUEROA STREET
 MONTEREY, CA 93940

APN: 001-712-018

CIVIL ENGINEER

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ARCHITECT

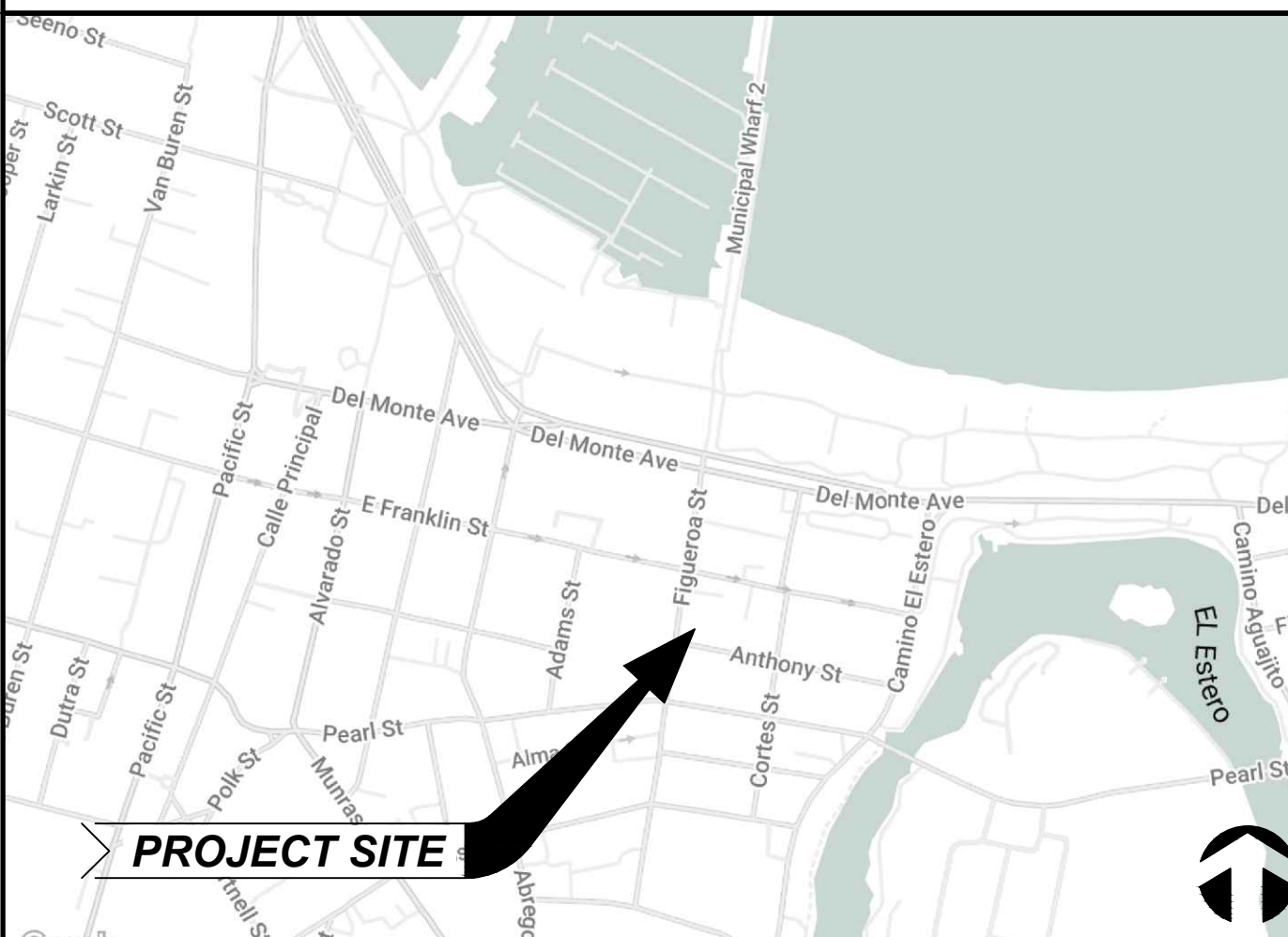
STEVE RIGOR
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VICINITY MAP

SCALE: NONE

ABBREVIATIONS

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



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FIGUEROA DORMS
 437 FIGUEROA STREET | MONTEREY, CA 93940
CIVIL COVER SHEET

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

CITY APPLICATION #
 PROJECT # 4474.00
 DATE DECEMBER 11, 2025
 SHEET # **C0.01**

	1	2	3	4	5	6	7	8	9	10
A	DEMOLITION									
	<p>REMOVAL OF PAVEMENTS AND STRUCTURES ALL EXISTING PAVEMENT, STRUCTURES AND FOOTINGS WITHIN THE LIMITS OF WORK NOT SHOWN TO BE RETAINED SHALL BE REMOVED AND RESULTING VOIDS SHALL BE BACKFILLED WITH ENGINEERED FILL OR CONTROLLED DENSITY FILL.</p> <p>SAWCUTTING MARK THE PLANNED SAWCUT LOCATIONS IN THE FIELD AND NOTIFY THE ENGINEER FOR THEIR REVIEW. THE ENGINEER MAY REVISE THE SAWCUT LIMITS BASED ON ACTUAL FIELD CONDITIONS, SUCH AS TO COINCIDE WITH EXISTING JOINTS. SAWCUTTING SHALL BE DONE SO AS TO PROVIDE A STRAIGHT, NEAT EDGE. WHERE CONSTRUCTION OPERATIONS CAUSE DAMAGE BEYOND THE LIMITS OF A COMPLETED SAWCUT LINE, THE DAMAGED AREA SHALL ALSO BE REMOVED AND REPLACED TO A NEAT, SAWCUT EDGE.</p> <p>SAWCUT ASPHALT CONCRETE AND CONCRETE CURBS, GUTTERS, SIDEWALK, RAMPS, DRIVEWAYS, AND CROSS-GUTTERS FULL-DEPTH AT THE LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY THE ENGINEER IN THE FIELD. SAWCUT LINES IN CONCRETE PAVEMENTS SHALL COINCIDE WITH EXISTING SCORE MARKS OR JOINTS WHERE POSSIBLE.</p> <p>SAWCUT SLURRY SHALL BE VACUUMED AND SHALL NOT BE ALLOWED TO RUN OUT OF THE WORK AREA.</p>									
B	UTILITY REMOVAL AND ABANDONMENT									
	<p>PIPES 4" AND LARGER, VAULTS, RISERS, BOXES, INLETS, ETC., WHICH ARE NOT TO BE RETAINED IN SERVICE SHALL BE COMPLETELY REMOVED FROM WITHIN THE WORK AREA. PIPES SMALLER THAN 4" MAY BE ABANDONED IN PLACE BY CAPPING BOTH ENDS OF THE PIPE, UNLESS OTHERWISE NOTED.</p> <p>UTILITY COVER ADJUSTMENTS ADJUST TO GRADE ALL UTILITY COVERS AND BOXES, AND SURVEY MONUMENT BOXES, WITHIN THE WORK AREA, UNLESS THE COVER OR BOX WILL BE ADJUSTED TO GRADE BY THE UTILITY OWNER, OR AS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER. SALVAGE EXISTING COVERS AND BOXES AND FURNISH AND INSTALL NEW COVERS AND BOXES, UNLESS THE THE EXISTING COVER OR BOX IS SPECIFICALLY APPROVED FOR REUSE BY THE ENGINEER. PROVIDE SALVAGED COVERS AND BOXES TO THE UTILITY OWNER.</p>									
C	CONCRETE BACKFILL									
	<p>CONCRETE BACKFILL MUST CONFORM TO SECTION 90-2, "MINOR CONCRETE", AND CONTAIN AT LEAST 505 POUNDS OF CEMENTITIOUS MATERIAL PER CUBIC YARD. CONCRETE BACKFILL MUST BE USED WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS) AND IN VEHICULAR AREAS WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE.</p>									
D	AGGREGATE BASE									
	<p>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.</p>									
E	ASPHALT CONCRETE									
	<p>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.</p>									
F	SIGNS, STRIPES AND MARKINGS									
	<p>SIGNS, MARKERS, TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 81, "MISCELLANEOUS TRAFFIC CONTROL DEVICES", SECTION 82, "SIGNS AND MARKERS", AND SECTION 84, "MARKINGS," OF THE STANDARD SPECIFICATIONS.</p> <p>TWO COATS OF PAINT SHALL BE APPLIED FOR PAINTED LINES, MARKINGS AND CURBS.</p> <p>SURFACES WHICH ARE TO RECEIVE TRAFFIC STRIPES AND MARKINGS SHALL BE DRY AND SHALL BE CLEANED OF ALL DIRT AND LOOSE MATERIAL.</p> <p>THE CONTRACTOR SHALL REPLACE IN-KIND ALL STRIPING, PAVEMENT MARKINGS AND RAISED MARKERS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION.</p>									
G	EXTERIOR ACCESSIBLE ROUTES									
	<p>EXTERIOR ACCESSIBLE ROUTES MUST COMPLY WITH CBC CHAPTER 11B.</p> <p>ALL WALKING SURFACES MUST BE SLIP-RESISTANT AND MIN. 48"-WIDE CLEAR WIDTH.</p> <p>THE CROSS-SLOPE OF ACCESSIBLE PATHS OF TRAVEL MUST NOT EXCEED 2%. THE LONGITUDINAL SLOPE OF ACCESSIBLE PATHS OF TRAVEL, EXCEPTING RAMPS AND CURB RAMPS, MUST NOT EXCEED 4.99%. THE LONGITUDINAL SLOPE OF RAMPS AND CURB RAMPS MUST NOT EXCEED 8.33%.</p> <p>WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ¼". CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED 2H:1V OR FLATTER.</p> <p>OPENINGS IN GRATINGS WITHIN ACCESSIBLE ROUTES ARE LIMITED TO ½"-WIDE IN THE DIRECTION OF TRAFFIC. ELONGATED OPENINGS IN GRATINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF PEDESTRIAN TRAFFIC.</p> <p>ABRUPT CHANGES IN LEVEL ADJACENT TO ACCESSIBLE ROUTES, EXCEEDING 4" VERTICALLY, SUCH AS CHANGES IN LEVEL AT PLANTERS ADJACENT TO WALKWAYS, SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS AT LEAST 6" IN HEIGHT ABOVE THE WALKWAY SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. EXCEPTIONS: WARNING CURBS ARE NOT REQUIRED BETWEEN A WALKWAY AND AN ADJACENT STREET OR DRIVEWAY, OR WHERE A GUARDRAIL OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2" TO 4" ABOVE THE WALKING SURFACE.</p> <p>THE SLOPE MEASURED IN ANY DIRECTION WITHIN REQUIRED LANDING AREAS SHALL NOT EXCEED 2%. LANDING AREAS OCCUR AT DOORS AND GATES, AT CHANGES IN DIRECTION OF THE PATH OF TRAVEL OF 30 DEGREES OR MORE, AND AT CERTAIN INTERVALS WITHIN THE PATH OF TRAVEL. IN ADDITION, THE SLOPE MEASURED IN ANY DIRECTION WITHIN THE LIMITS OF ACCESSIBLE PARKING SPACES, ACCESSIBLE LOADING AREAS, AND ACCESSIBLE VEHICLE STANDING AREAS MUST NOT EXCEED 2%.</p>									
H	MANEUVERING CLEARANCES AT DOORS AND GATES:									
	<p>THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF DOORS AND GATES IN CONFORMANCE WITH CBC 11B-404.2. MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION CBC 11B-404.2.4. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.</p> <p>THRESHOLDS: THE FLOOR OR LANDING AT DOORS AND GATES SHALL BE NOT MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY. FOR THRESHOLDS THAT ARE BETWEEN ¼" AND ½" ABOVE THE ADJACENT FLOOR OR LANDING, THE THRESHOLD SHALL BE BEVELED 2H:1V OR FLATTER.</p>									
	1	2	3	4	5	6	7	8	9	10

STORM DRAINAGE

STORM DRAIN PIPE

4" AND 6" PIPE: RUBBER GASKETED PVC GRAVITY SEWER PIPE CONFORMING TO ASTM D-3034, SDR 26. ALTERNATE, 4" AND 6" RAIN WATER LEADERS: SOLVENT WELD ABS SEWER PIPE CONFORMING TO ASTM D-2661, SCH 80.

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 26; 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.

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

6" AD: 6"-DIA ROUND DRAIN INLET WITH BLACK METAL GRATE. NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.

6" DI: 6" SQUARE SQUARE DRAIN INLET WITH STANDARD H-20 LOAD RATED BLACK HDPE GRATE. ADS OR NDS 6" DROP-IN GRATE, OR APPROVED EQUAL. PIPE RISER SHALL BE 6 INCHES IN DIAMETER OR SHALL MATCH HORIZONTAL STORM DRAIN PIPE IF SMALLER.

JB: 14"x19" CHRISTY V09 DRAIN BOX

PCR AREA TABLE

Location	Area Subject to PCRs		Area Exempt from PCRs		PCR Exemption Reference	Total New + Replaced Impervious Area (SF)	Removed Impervious Area (SF)	Impervious Area to Remain (SF)	Net Impervious Area (SF)
	New Impervious Area (SF)	Replaced Impervious Area (SF)	New Impervious Area (SF)	Replaced Impervious Area (SF)					
Building	0	3917	0	0		3,917	0	0	3,917
North Patio	0	515	0	0		515	0	0	515
South Patio	0	600	0	0		600	0	16	616
Concrete Bands	0	145	0	0		145	0	0	145
Landscaping	0	0	0	0		0	-1225	0	-1,225
Permeable Pavers	0	0	0	0		0	-275	0	-275
Sidewalk Repaving 1	0	0	0	204	b.1.B.i.6	204	0	0	204
Sidewalk Repaving 2	0	0	0	189	b.1.B.i.6	189	0	0	189
Total	0	5,177	0	393		5,570	-1,500	16	4,086

NOTES:

- "EXEMPT IMPERVIOUS AREA" INCLUDES PAVEMENTS REPLACED IN-KIND WITHOUT CHANGE TO DRAINAGE PATTERNS OR INCREASING TOTAL PAVING DEPTH. (E.G., ASPHALT REPAVING WITHOUT INCREASING THE EXISTING PAVEMENT SECTION DEPTH; SIDEWALK REPLACEMENT; AND CURB RAMP RETROFITS.)
- PCR EXEMPTIONS REFERENCE CENTRAL COAST RWQCB RESOLUTION R3-2013-0032, ATTACHMENT 1.

PCR EXEMPTION:

B.1.B.i.6
RESURFACING WITH IN-KIND MATERIAL WITHOUT EXPANDING THE ROAD OR PARKING LOT.

STORM WATER PERFORMANCE REQUIREMENTS

NET IMPERVIOUS AREA = 4,086 SF

NET IMPERVIOUS AREA IS GREATER THAN 2,500 SF, BUT LESS THAN 5,000 SF, THEREBY REQUIRING PERFORMANCE REQUIREMENT #1.

TIER 1 PERFORMANCE REQUIREMENTS IMPLEMENTED LID MEASURES:

- REDUCTION OF IMPERVIOUS AREA
- MINIMIZE RUNOFF BY DISPERSING RUNOFF TO LANDSCAPE OR USING PERMEABLE PAVEMENTS

SANITARY SEWER

GENERAL

SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH:

- THE CALIFORNIA PLUMBING CODE
- THE REQUIREMENTS OF THE CITY OF MONTEREY
- PUBLIC SEWER SYSTEM WORK SHALL CONFORM TO THE CITY OF MONTEREY
- ASTM D2321 - PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWER AND OTHER GRAVITY-FLOW APPLICATIONS
- MANUFACTURER'S INSTALLATION REQUIREMENTS
- 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, IF SHOWN ON THE PLANS AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
- VERIFY THE ELEVATION OF THE NEAREST UPSTREAM MANHOLE COVER ON THE PUBLIC SEWER. ON-SITE DRAINAGE FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2 FEET ABOVE THE UPSTREAM MANHOLE COVER ELEVATION MUST BE PROTECTED FROM SEWAGE BACKFLOW WITH AN APPROVED SEWER RELIEF OR BACKWATER VALVE, AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.
- 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'

SEWER PIPE

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



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PROJECT
FIGUEROA DOORMS
437 FIGUEROA STREET | MONTEREY, CA 93940
CIVIL NOTES AND SPECIFICATIONS



#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
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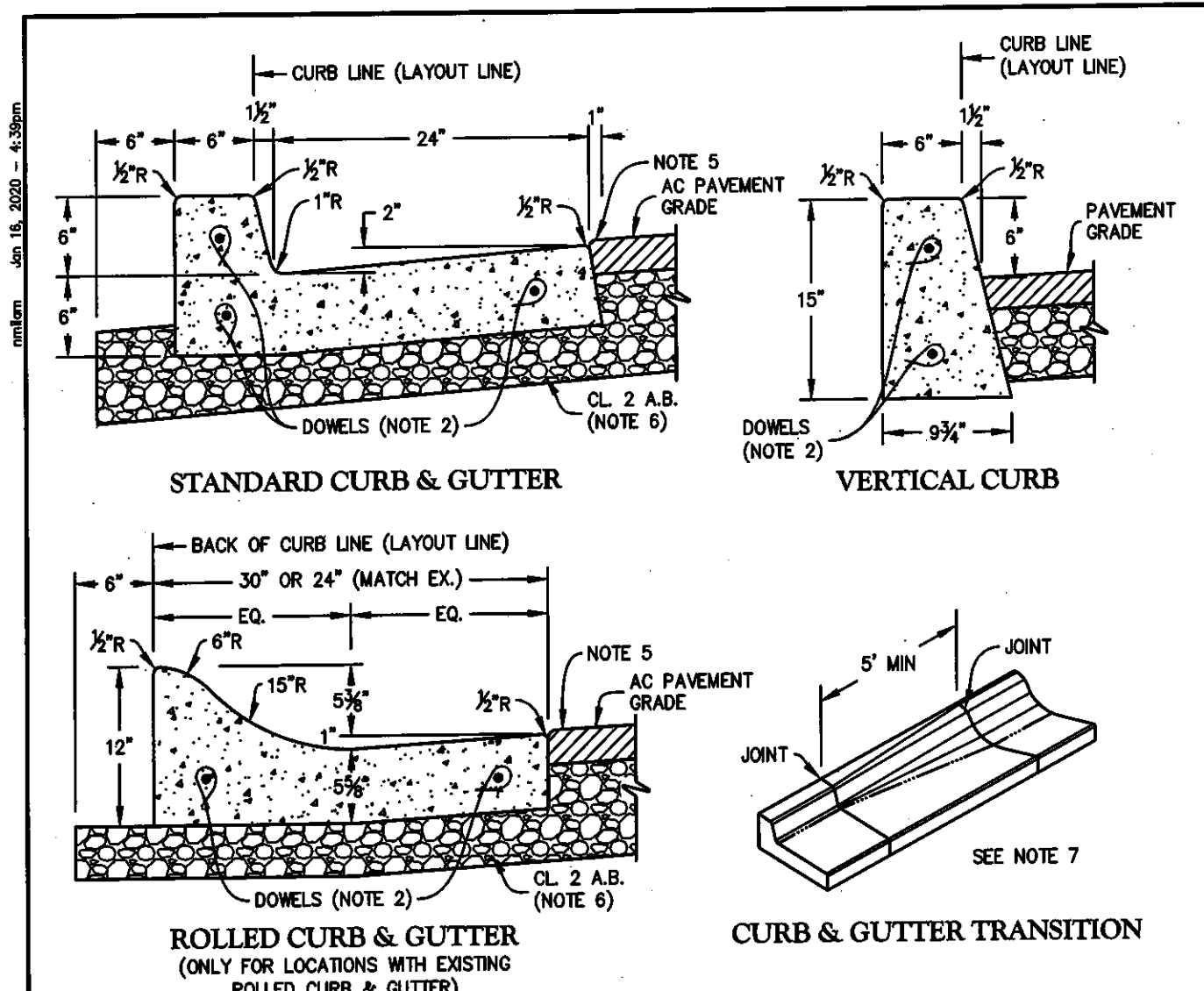
CITY APPLICATION #

PROJECT # 4474.00

DATE DECEMBER 11, 2025

SHEET # **C0.02**

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS				
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	



NOTES

- WORK MUST CONFORM TO CALTRANS STANDARD SPECIFICATIONS, SECTION 73, "CONCRETE CURBS AND SIDEWALKS".
- DOWEL CURB AND GUTTER CONSTRUCTION JOINTS WITH 18"-LONG #4 DEFORMED DOWELS, AND EXPANSION JOINTS WITH 18"-LONG #4 SMOOTH DOWELS. DRILLED HOLES SHALL BE MIN 3/16" DIA., EPOXY FILLED. WHERE CURB AND GUTTER IS NOT MONOLITHICALLY POURED WITH ATTACHED SIDEWALK, DOWEL WITH 12"-LONG #4 @ 24" O.C. SEE DETAIL 134 FOR ADDITIONAL INFORMATION.
- APPLY TACK COAT TO FACE OF CURB PRIOR TO HMA PAVING. TOP AND FRONT OF CURBS AND GUTTERS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED.
- FINISHED HMA PAVEMENT GRADE SHALL BE 1/4" TO 3/8" ABOVE THE GUTTER LIP.
- IF PAVEMENT (HMA + AB) THICKNESS IS 10" OR MORE, CONTINUE GRADING PLANE UNDER CURB & GUTTER; IF PAVEMENT THICKNESS IS LESS THAN 10", PROVIDE 4" AGGR. BASE UNDER CURB & GUTTER.
- TRANSITION OVER 5' F (MINIMUM), MATCHING BACK OF CURB LINES. IF TRANSITION IS ALONG A CURVE LESS THAN 10' LONG, TRANSITION FROM BEGINNING TO END OF CURVE.

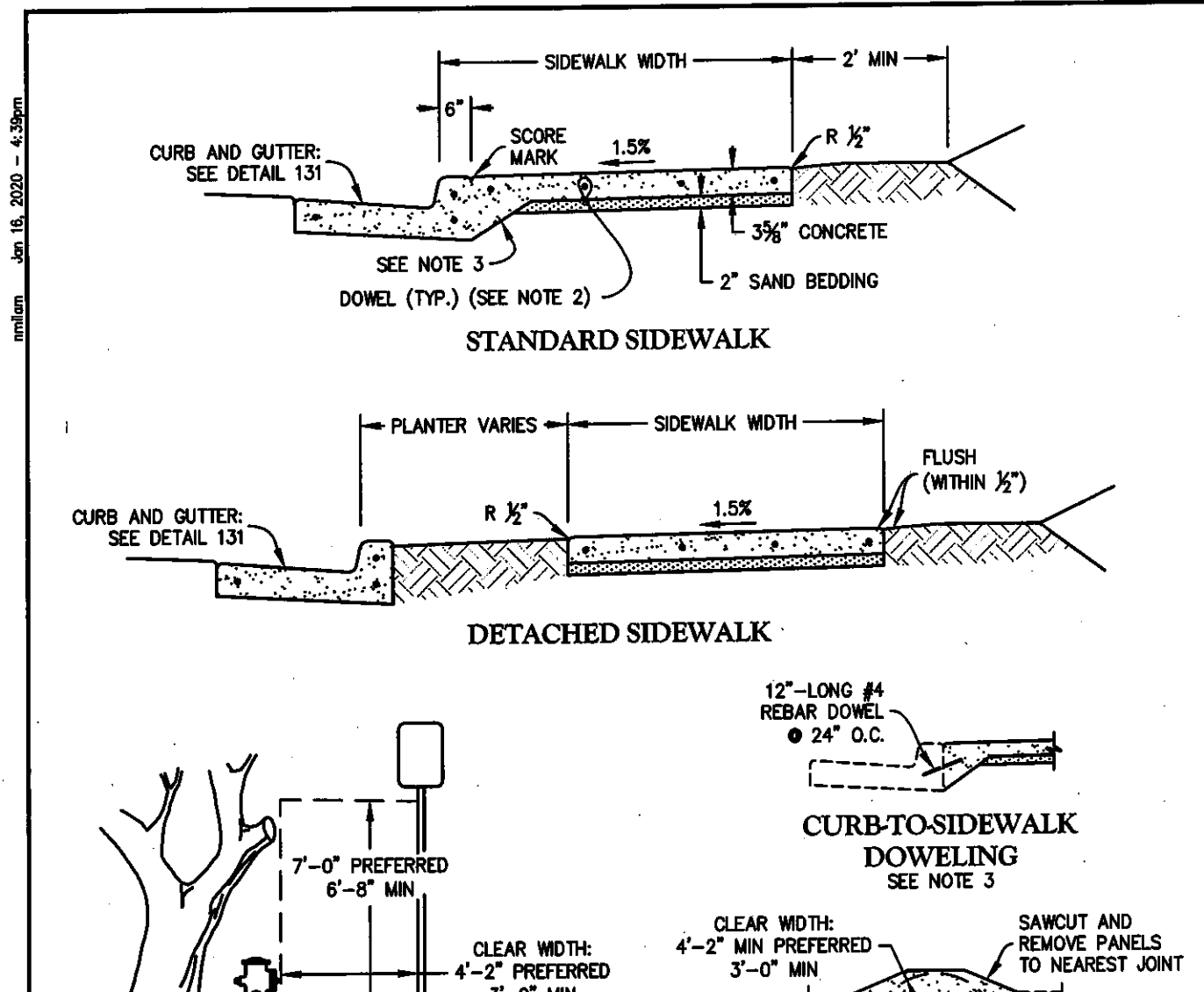
CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 1/27/2020

REGISTERED PROFESSIONAL ENGINEER
STEVE JAMES WITTRER
No. 61620
CIVIL
STATE OF CALIFORNIA

CURB AND GUTTER

DETAIL 131



NOTES

- WORK MUST CONFORM TO CALTRANS STANDARD SPECIFICATIONS, SECTION 73, "CONCRETE CURBS AND SIDEWALKS".
- DOWEL SIDEWALK EXPANSION JOINTS AND CONSTRUCTION (COLD) JOINTS WITH 12"-LONG #4 @ 18" O.C. SEE DETAIL 134 FOR ADDITIONAL JOINT AND DOWELING DETAILS.
- WHERE CURB & GUTTER ARE NOT POURED MONOLITHICALLY WITH SIDEWALK, DOWEL PER DETAIL ABOVE.

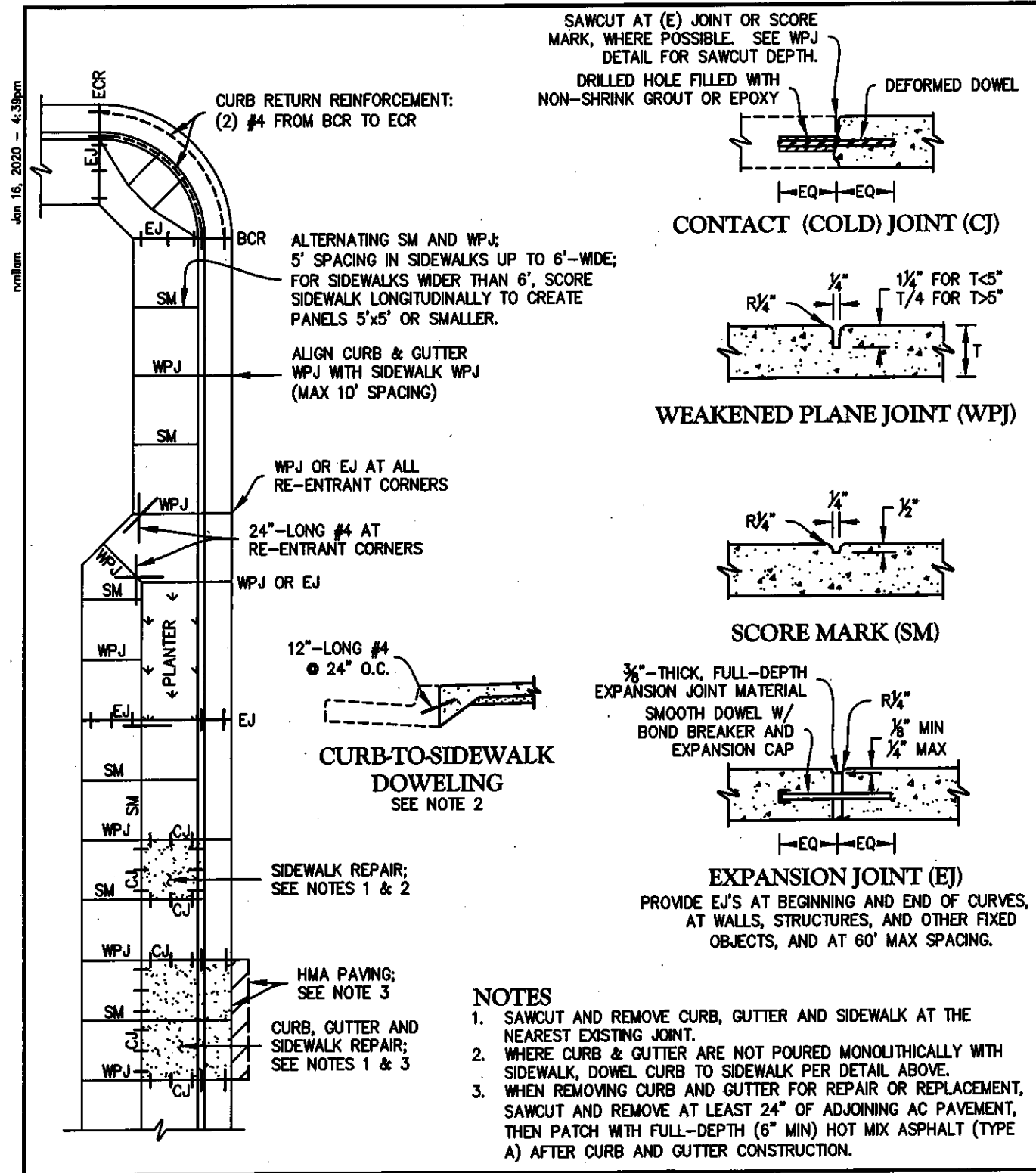
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APPROVED BY: *[Signature]* DATE: 1/27/2020

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CONCRETE SIDEWALK

DETAIL 132



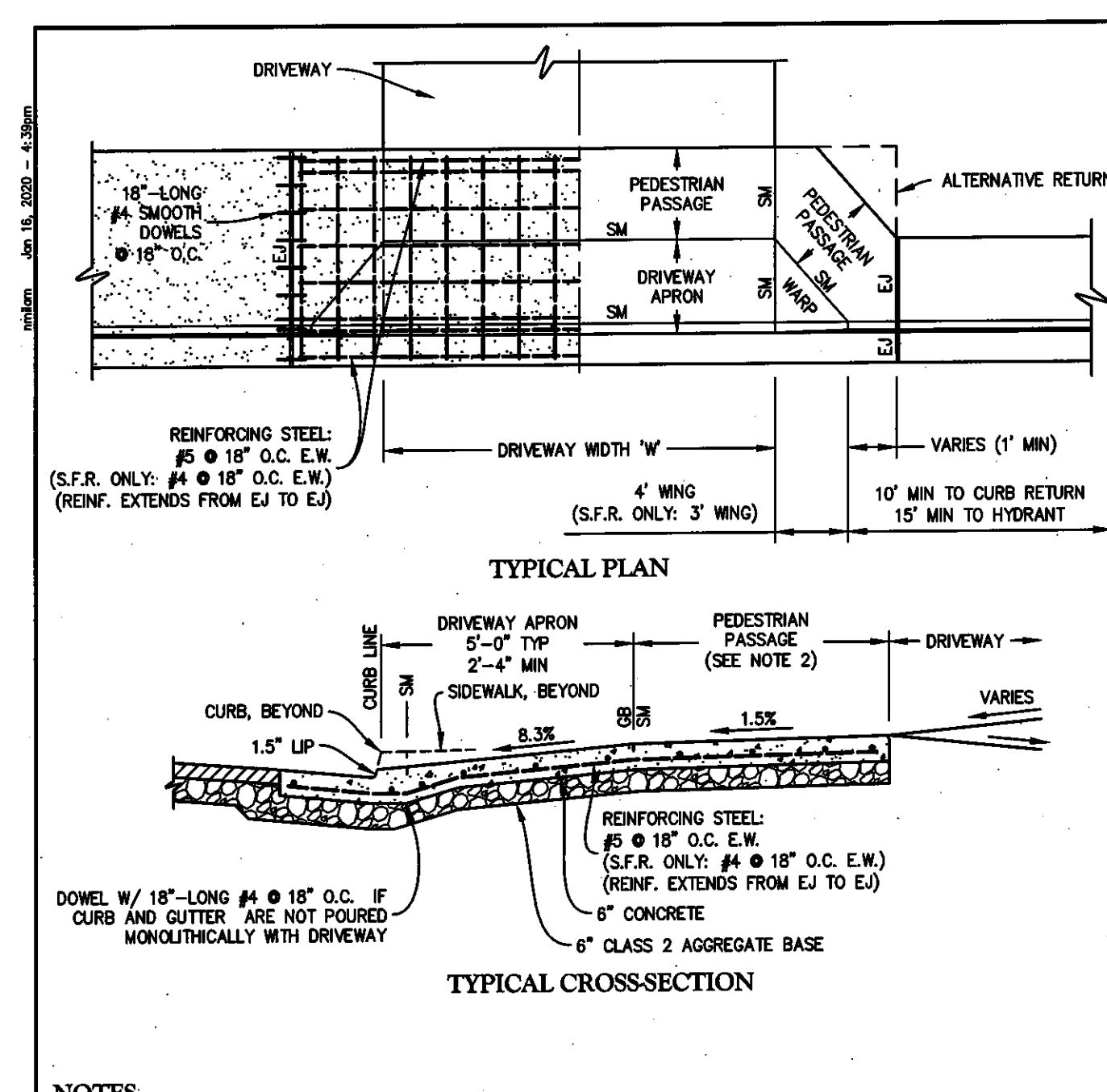
CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 1/27/2020

REGISTERED PROFESSIONAL ENGINEER
STEVE JAMES WITTRER
No. 61620
CIVIL
STATE OF CALIFORNIA

CURB, GUTTER & SIDEWALK JOINTS AND REINFORCEMENT

DETAIL 134



NOTES

- WORK MUST CONFORM TO CALTRANS STANDARD SPECIFICATIONS, SECTION 73, "CONCRETE CURBS AND SIDEWALKS".
- STANDARD PEDESTRIAN PASSAGEWAY WIDTH IS 5' FOR SIDEWALKS UP TO 10'-WIDE. IF REQUIRED DUE TO RESTRICTIVE CONDITIONS, PEDESTRIAN PASSAGEWAY WIDTH MAY BE REDUCED TO 4'-2".

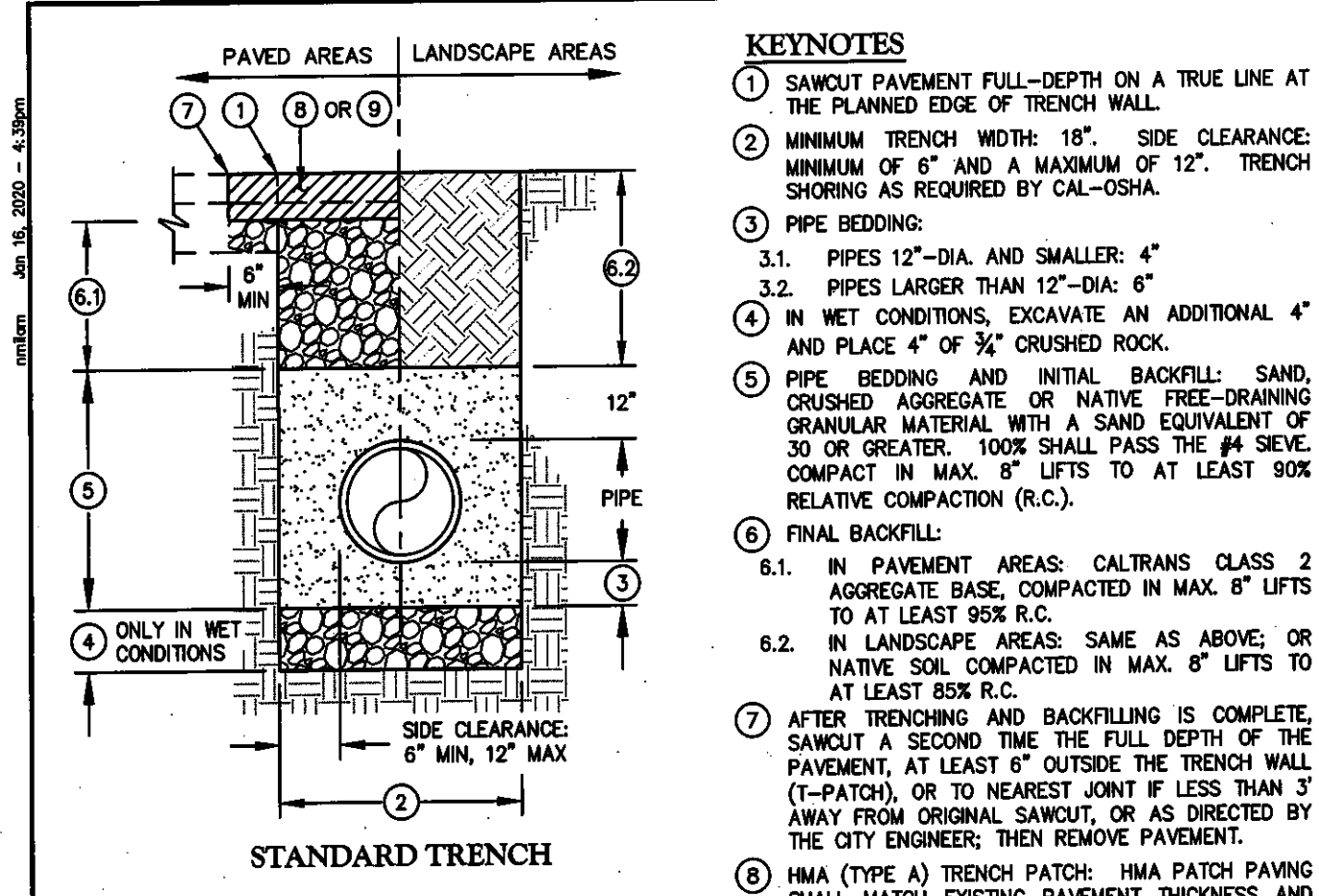
CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 1/27/2020

REGISTERED PROFESSIONAL ENGINEER
STEVE JAMES WITTRER
No. 61620
CIVIL
STATE OF CALIFORNIA

SIDEWALK CROSSING

DETAIL 141



KEYNOTES

- SAWCUT PAVEMENT FULL-DEPTH ON A TRUE LINE AT THE PLANNED EDGE OF TRENCH WALL.
- MINIMUM TRENCH WIDTH: 18". SIDE CLEARANCE: MINIMUM OF 6" AND A MAXIMUM OF 12". TRENCH SHORING AS REQUIRED BY CAL-OSHA.
- PIPE BEDDING:
 - PIPES 12"-DIA. AND SMALLER: 4"
 - PIPES LARGER THAN 12"-DIA.: 6"
- IN WET CONDITIONS, EXCAVATE AN ADDITIONAL 4" AND PLACE 4" OF 3/4" CRUSHED ROCK.
- PIPE BEDDING AND INITIAL BACKFILL: SAND, CRUSHED AGGREGATE OR NATIVE FREE-DRAINING GRANULAR MATERIAL WITH A SAND EQUIVALENT OF 30 OR GREATER. 100% SHALL PASS THE #4 SIEVE. COMPACT IN MAX. 8" LIFTS TO AT LEAST 90% RELATIVE COMPACTION (R.C.).
- FINAL BACKFILL:
 - IN PAVEMENT AREAS: CALTRANS CLASS 2 AGGREGATE BASE, COMPACTED IN MAX. 8" LIFTS TO AT LEAST 95% R.C.
 - IN LANDSCAPE AREAS: SAME AS ABOVE, OR NATIVE SOIL COMPACTED IN MAX. 8" LIFTS TO AT LEAST 85% R.C.
- AFTER TRENCHING AND BACKFILLING IS COMPLETE, SAWCUT A SECOND TIME THE FULL DEPTH OF THE PAVEMENT, AT LEAST 6" OUTSIDE THE TRENCH WALL (1'-PATCH), OR TO NEAREST JOINT IF LESS THAN 3' AWAY FROM ORIGINAL SAWCUT, OR AS DIRECTED BY THE CITY ENGINEER; THEN REMOVE PAVEMENT.
- HMA (TYPE A) TRENCH PATCH: HMA PATCH PAVING SHALL MATCH EXISTING PAVEMENT THICKNESS AND BE AT LEAST 3" FOR LOW-VOLUME RESIDENTIAL STREETS AND ON-STREET PARKING AND 4" FOR ALL OTHER STREET CLASSIFICATIONS. FINAL LIFT MUST BE AT LEAST 1 1/2" THICK, 1/2" GRADATION, AND NOT CONTAIN ANY RECLAIMED ASPHALT PAVEMENT (R.A.P.). OTHER COURSE(S) MUST BE 3/4" GRADATION IF LIFT THICKNESS IS 2 1/2" OR GREATER.
- CONCRETE STREET TRENCH PATCH: PLACE #4x18" DOWELS IN EPOXY-FILLED 3/4"x6" HOLES @ 18" O.C. CONCRETE PATCH PAVING SHALL MATCH EXISTING PAVEMENT THICKNESS & REINFORCING SIZE/SPACING, AND SHALL BE AT LEAST 6"-THICK.

GENERAL NOTES

- SEE DETAIL 111 FOR TRENCHING FOR UTILITIES OTHER THAN SANITARY SEWERS AND STORM DRAINS.
- BEDDING AND BACKFILL MATERIALS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER. NATIVE SOIL MAY BE USED FOR BEDDING AND BACKFILL ONLY IF APPROVED BY THE CITY ENGINEER.
- CONTROLLED DENSITY FILL (Z-SACK SLURRY) MAY BE USED IN LIEU OF SPECIFIED BEDDING AND BACKFILL.
- AT LEAST ONE COMPACTION TEST SHALL BE PERFORMED FOR EVERY 500 L.F. OF TRENCH, AT VARIABLE DEPTHS. RESULTS SHALL BE SUBMITTED/APPROVED PRIOR TO PAVING.

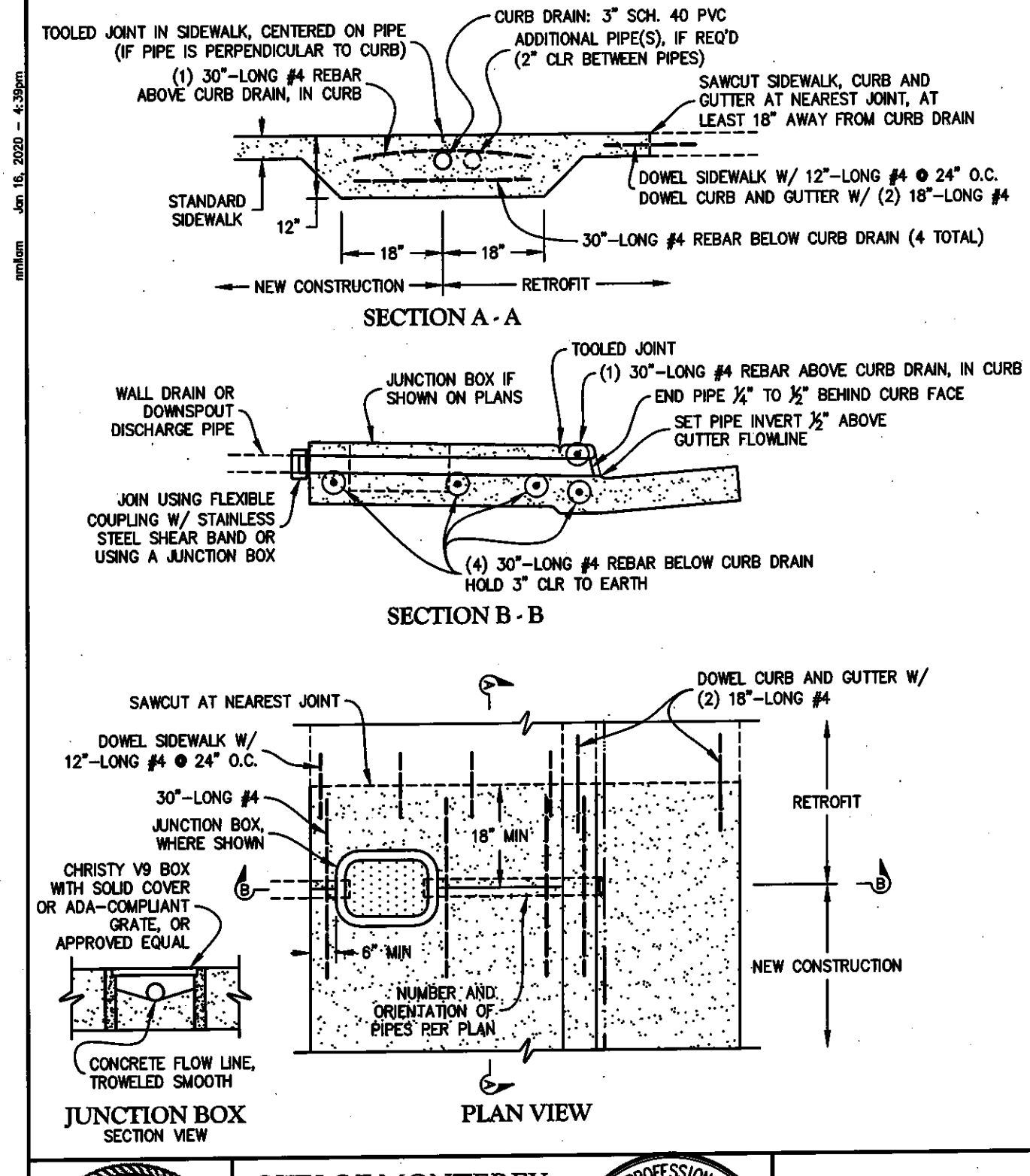
CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 1/27/2020

REGISTERED PROFESSIONAL ENGINEER
STEVE JAMES WITTRER
No. 61620
CIVIL
STATE OF CALIFORNIA

STORM DRAIN AND SANITARY SEWER TRENCHING

DETAIL 201



CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 1/27/2020

REGISTERED PROFESSIONAL ENGINEER
STEVE JAMES WITTRER
No. 61620
CIVIL
STATE OF CALIFORNIA

3" CURB DRAIN

DETAIL 261



Whitson ENGINEERS

Civil Engineering
Land Surveying

6 Harris Court
Monterey, California
831.449.5225
whitsonengr.com

AVILA CONSTRUCTION COMPANY

12 THOMAS OWENS WAY, SUITE 200
MONTEREY, CA 93940
(831) 372-5580

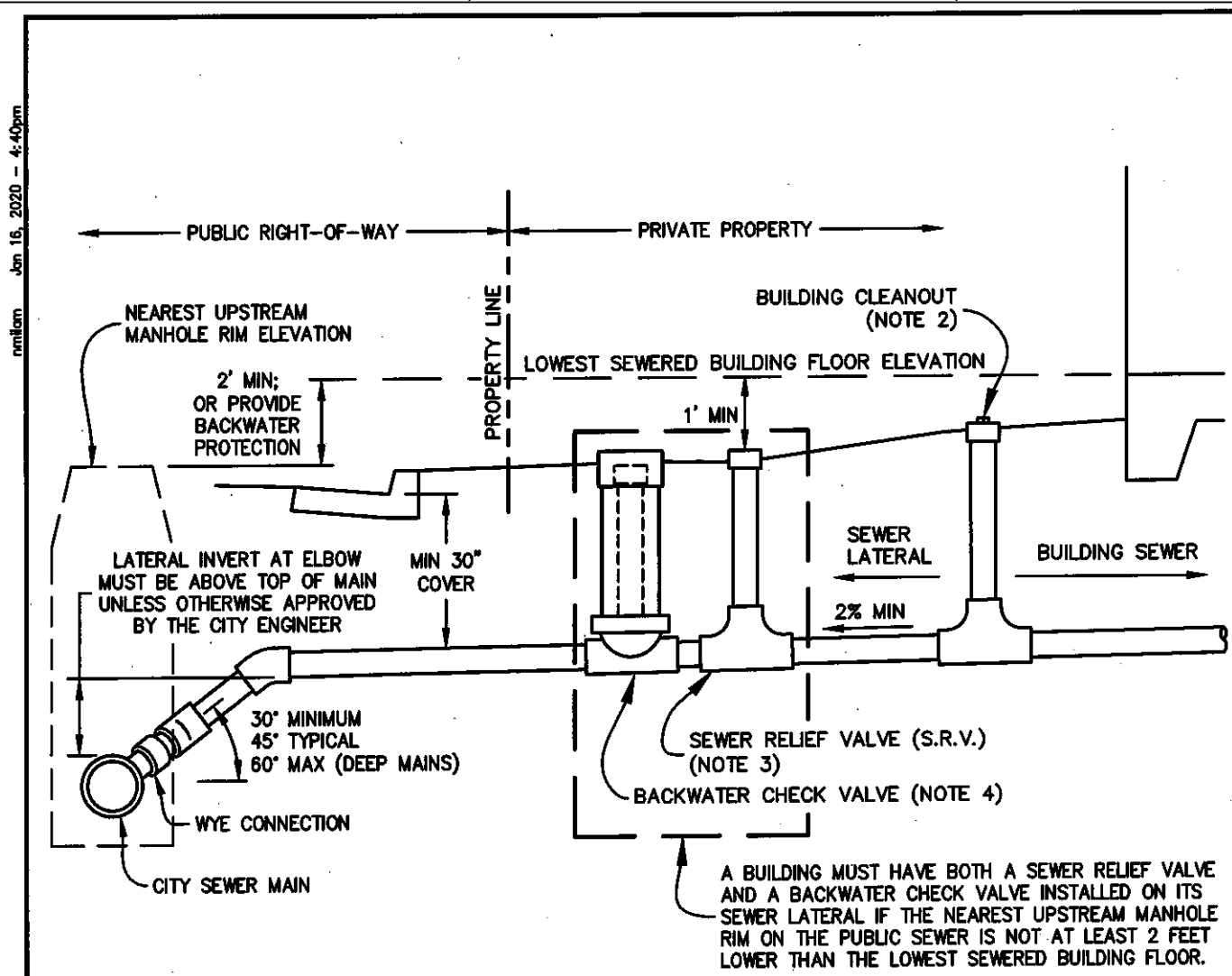
FIGUEROA DORMS

437 FIGUEROA STREET | MONTEREY, CA 93940

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

PROJECT # 4474.00
DATE: DECEMBER 11, 2025
SHEET #

C0.03



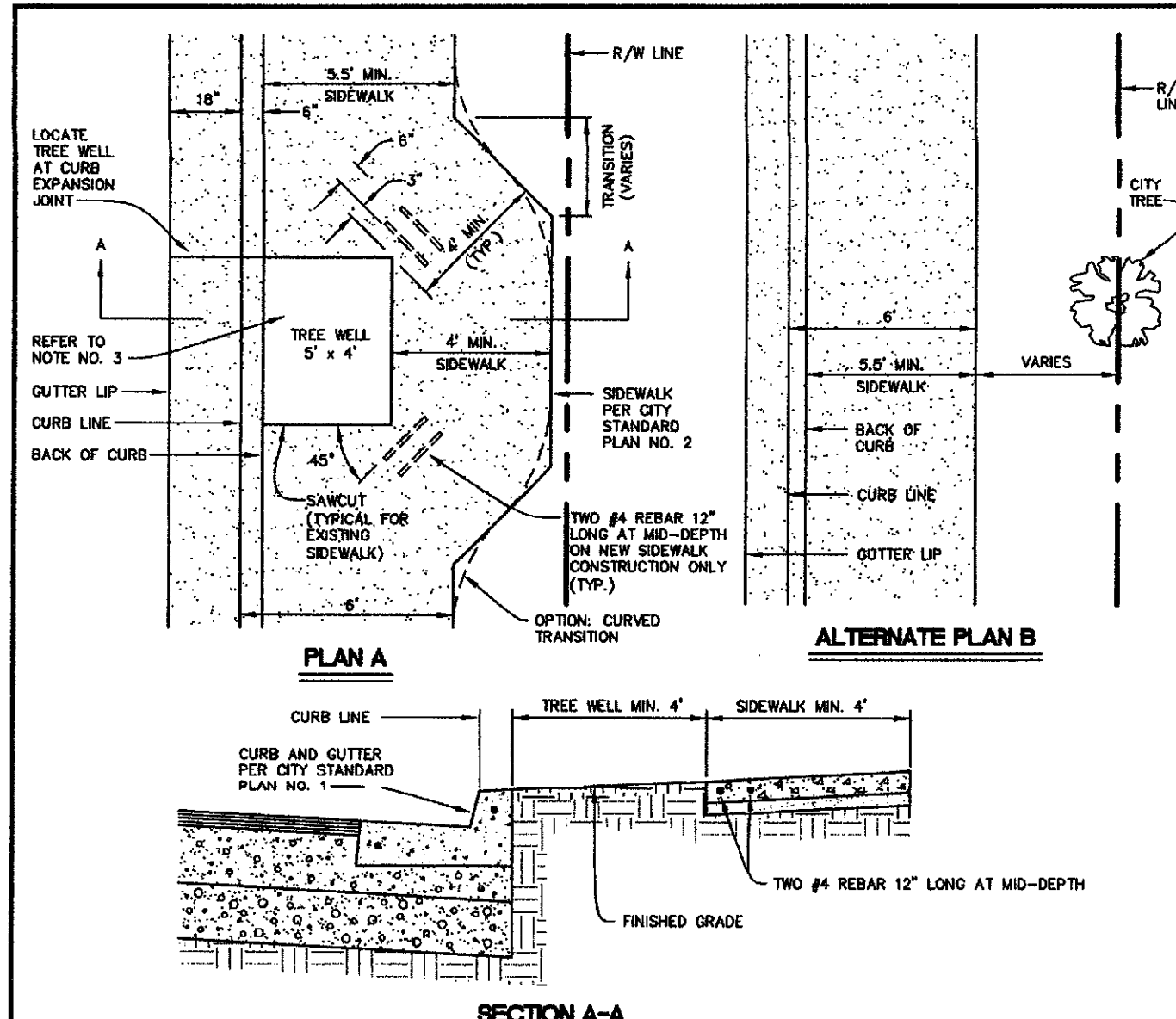
- NOTES**
- SEWER LATERAL: RUBBER GASKETED PVC SEWER PIPE (ASTM D-3034, SDR 35) OR SOLVENT WELD ABS SEWER PIPE (ASTM D-2661, SDR 40)
 - BUILDING CLEANOUT: 2-WAY CLEANOUT WITH STANDARD SCREW-ON CLEANOUT PLUG. INSTALL 2' OUTSIDE THE BUILDING FOOTPRINT WHERE BUILDING SEWER EXITS THE BUILDING. EXTEND 4" ABOVE GRADE IN PLANTER AREAS. IN PAVED AREAS PROVIDE A CLEANOUT BOX.
 - SEWER RELIEF VALVE: LOCATE SO THAT THE OVERFLOW ELEVATION IS AT LEAST 1 FOOT LOWER THAN THE BUILDING FINISHED FLOOR. IF INSTALLED IN A BOX, PROVIDE A GRATED COVER. IN THIS CASE, THE OVERFLOW ELEVATION IS THE GRATED COVER ELEVATION. IF POSSIBLE, LOCATE IN A PLANTER AREA AT LEAST 5' INSIDE THE PROPERTY LINE AND SET THE VALVE OVERFLOW 4" ABOVE GRADE. THE SEWER RELIEF VALVE MAY BE INSTALLED ON THE BUILDING CLEANOUT IF GRADE ALLOWS.
 - BACKWATER CHECK VALVE: LOCATE IMMEDIATELY DOWNSTREAM OF THE SEWER RELIEF VALVE. CHECK VALVE SHOULD BE A TYPE THAT CAN BE MAINTAINED WITHOUT DIGGING UP THE VALVE (SUCH AS RECTORSAL (R) "CLEAN CHECK"); OTHERWISE, A 24"x36" VALVE BOX MUST BE PROVIDED FOR MAINTENANCE ACCESS.
 - PROVIDE AN ADDITIONAL CLEANOUT IMMEDIATELY DOWNSTREAM OF THE CHECK VALVE IF THE CHECK VALVE IS NOT DESIGNED TO ALLOW PASSAGE OF A PLUMBER'S SNAKE.

CITY OF MONTEREY
DEPARTMENT OF PUBLIC WORKS
580 PACIFIC STREET, MONTEREY, CA 93940

APPROVED BY: *[Signature]* DATE: 11/27/2020
CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
JAMES W. TAYLOR
No. 61620
CIVIL

SEWER LATERAL
DETAIL
341

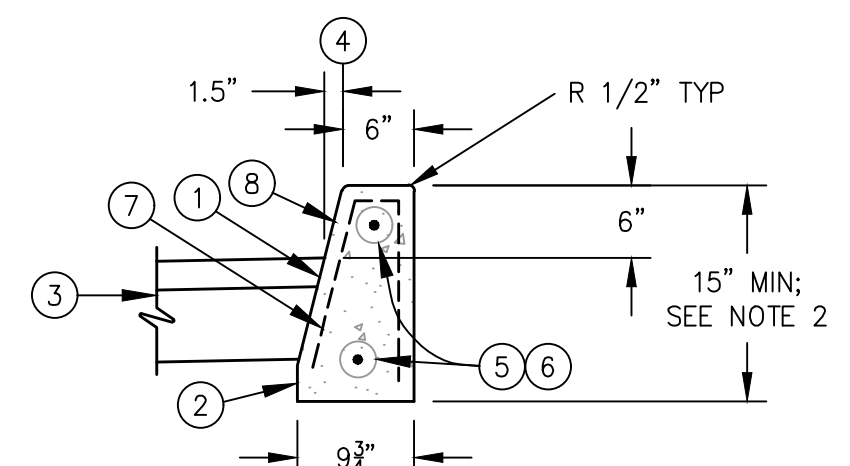


- GENERAL NOTES**
- DRAWING NOT TO SCALE.
 - FOR STREET TREE PLANTING SEE CITY STANDARD PLAN NO. 11.
 - TREE WELL SHALL BE 5' x 4' MINIMUM RECTANGLE.
 - UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS AND/OR PLANS ALL PLACEMENT OF TREE WELL LOCATIONS SHALL BE AS FOLLOWS:
 - MINIMUM OF 40' FROM THE POINT OF INTERSECTION OF CURB LINE (P.I.).
 - MINIMUM OF 40' FROM THE TRAFFIC SIGNAL POLES.
 - MINIMUM OF 15' FROM COMMERCIAL DRIVEWAYS AND 10' FROM RESIDENTIAL DRIVEWAYS.
 - MINIMUM OF 25' FROM CATCH BASINS, SANITARY SEWER MAINS AND LATERALS, AND MANHOLES.
 - MINIMUM OF 5' FROM WATER METERS, WATER LINES, GAS LINES, STORM DRAIN LINES, AND UNDERGROUND ELECTRICAL LINES.
 - MINIMUM OF 10' FROM FIRE HYDRANTS.
 - MINIMUM OF 20' FROM STREET LIGHT POLES.
 - MINIMUM OF 10' FROM UTILITY POLES.
 - MINIMUM OF 40' TO 60' OF SPACING BETWEEN TREES (AVERAGE SPACING IS 60' APART) OR ONE TREE PER LOT. SPECIES OF TREE AND SPACING SHALL BE DETERMINED BY CITY ENGINEER.

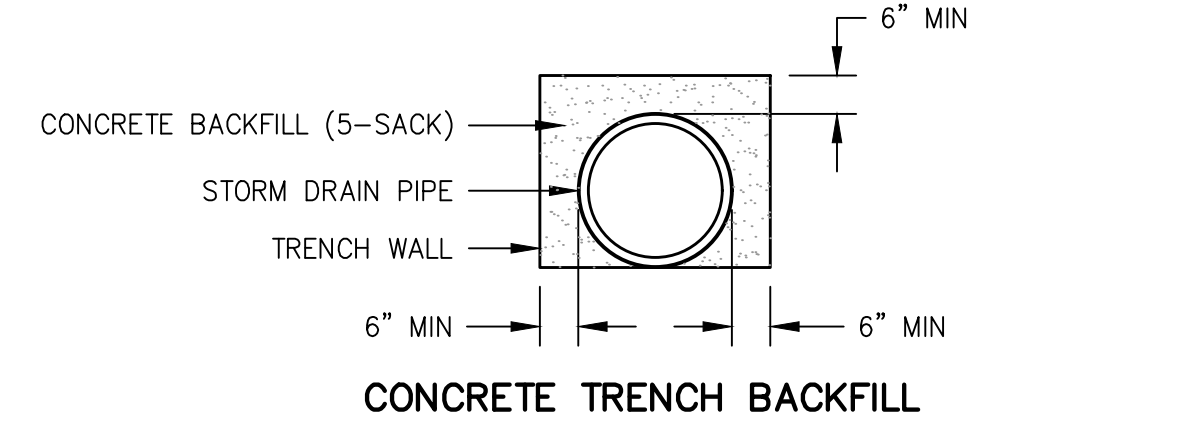
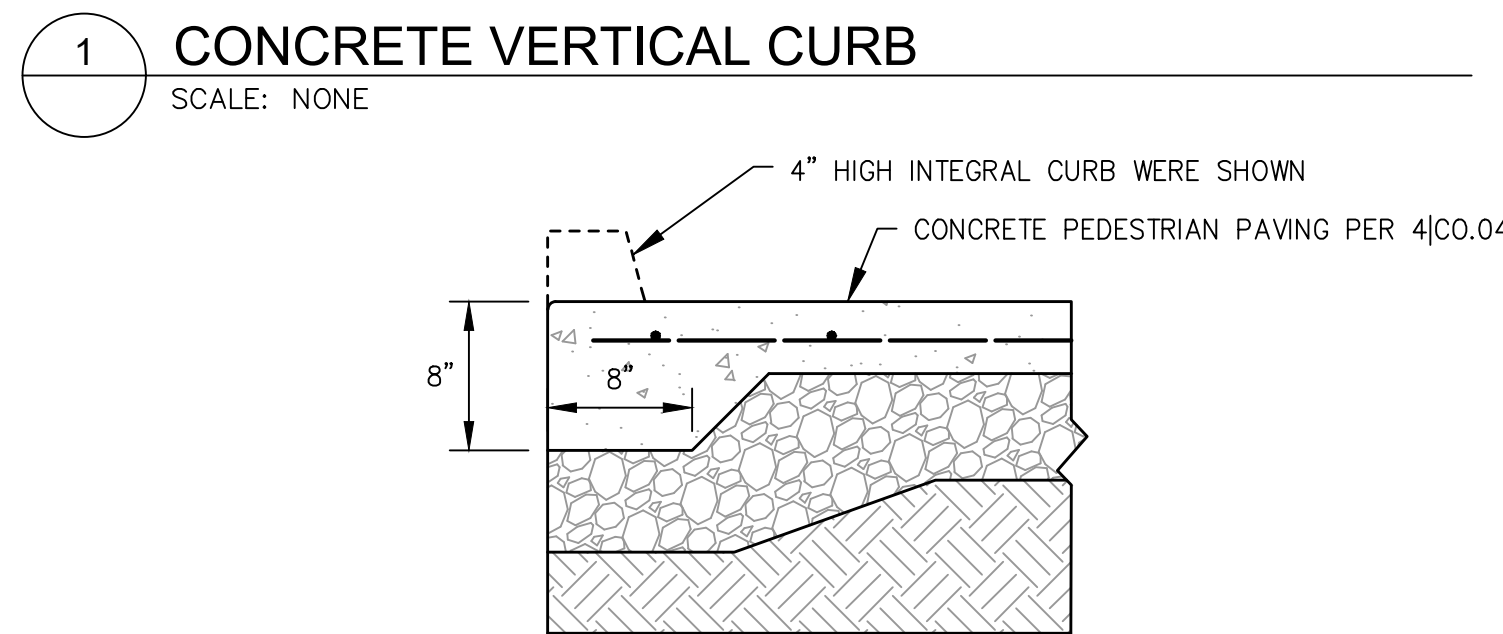
DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT
ENGINEERING SERVICES DIVISION CITY OF SALINAS

TITLE: **TREE WELL** STANDARD PLAN
10

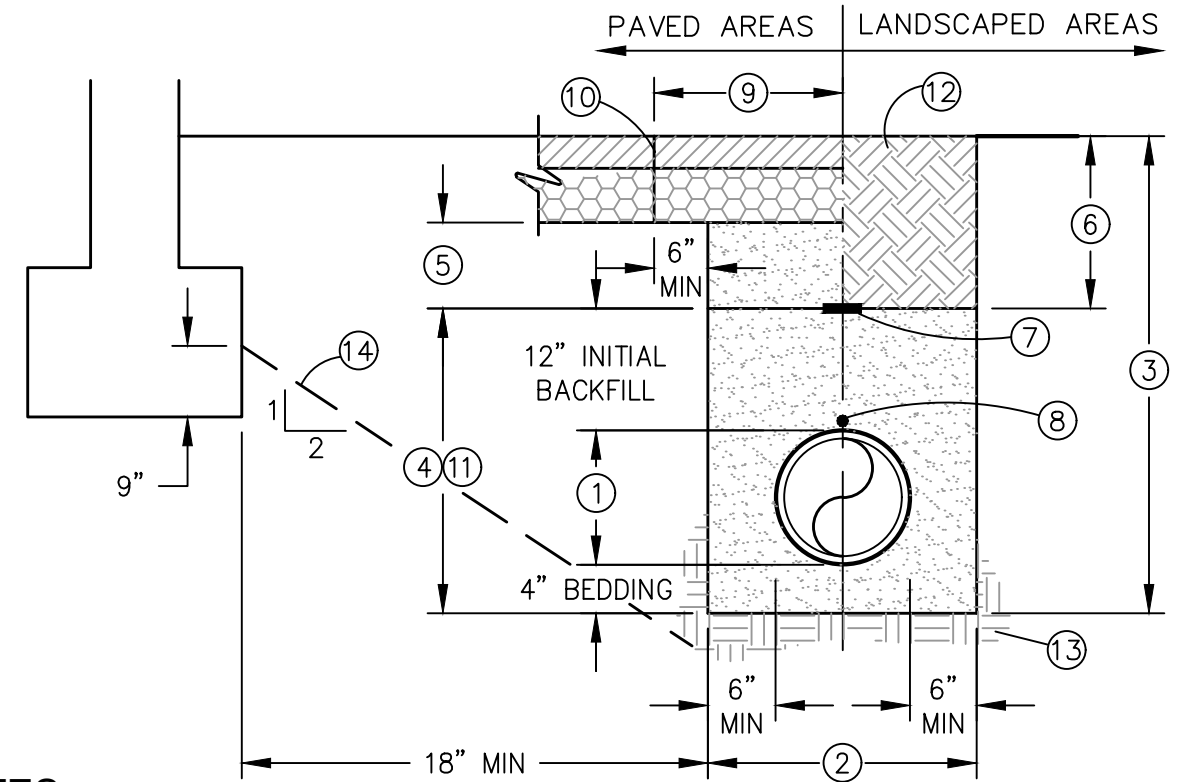
DESIGNED BY: *[Signature]* DATE: 10/21/2008
CADD BY: *[Signature]*
PROJECT MANAGER: FRANK A. AGUIRRE, P.E.
ROBERT C. RUSSELL, CITY ENGINEER
R.C.E. 42871, EXPIRES 3-31-2010



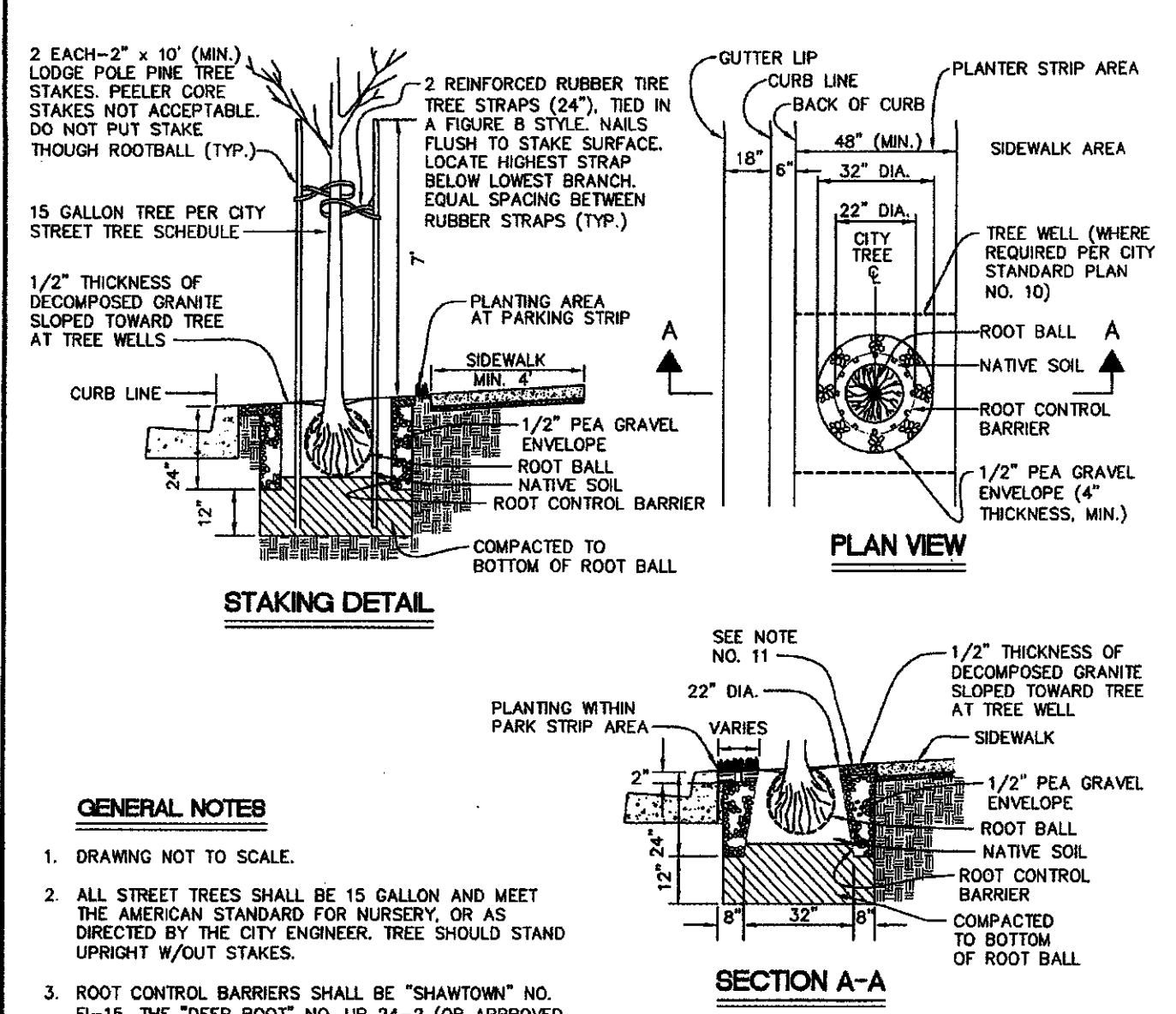
- KEYNOTES:**
- APPLY TACK COAT TO FACE OF CURB PRIOR TO PAVING
 - EXTEND CURB MIN 2" BELOW BOTTOM OF AGGREGATE BASE COURSE
 - NEW AC PAVEMENT
 - CURB LINE PER PLANS
 - SLIP DOWEL EXPANSION JOINTS WITH TWO 12"-LONG #4 SMOOTH DOWELS. PROVIDE EXPANSION JOINTS AT CURB RETURNS, POINTS OF CURVATURE, AND EVERY 60' MAX.
 - DOWEL CONSTRUCTION JOINTS WITH TWO 12"-LONG #4 DEFORMED BAR DOWELS.
 - PROVIDE 1-1/2"-DEEP WEAKENED PLANE JOINTS AT MAXIMUM 12'-FOOT INTERVALS. JOINTS SHOULD CORRESPOND TO SIDEWALK JOINT LOCATIONS WHERE ADJOINING.
 - TOP AND FRONT OF ALL CURBS SHALL BE FINE BROOM FINISHED. WHERE CURB ABUTS PLANTER, BACK OF CURB SHALL ALSO BE FINISHED TO 6" BELOW FINISH PLANTER GRADE.



NOTE: CONCRETE TRENCH BACKFILL DETAIL SHALL BE USED IN AREAS OUTSIDE OF LANDSCAPE AREAS WHERE COVER IS 12 INCHES OR LESS



- KEYNOTES**
- PROPOSED PRIVATE UTILITY; PIPE ZONE
 - 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.
 - 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.
 - 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.
 - 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.
 - FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
 - PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
 - 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.
 - WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED



- GENERAL NOTES**
- DRAWING NOT TO SCALE.
 - ALL STREET TREES SHALL BE 15 GALLON AND MEET THE AMERICAN STANDARD FOR NURSERY, OR AS DIRECTED BY THE CITY ENGINEER. TREE SHOULD STAND UPRIGHT W/OUT STAKES.
 - ROOT CONTROL BARRIERS SHALL BE "SHAWTOWN" NO. FI-15, THE "DEEP ROOT" NO. UB 24-2 (OR APPROVED EQUAL BY THE CITY ENGINEER). THE ONE PIECE BARRIER SHALL HAVE TAPERED SIDES AND BE CONSTRUCTED OF .085" MINIMUM THICKNESS HIGH IMPACT POLYPROPYLENE PLASTIC (HIPP) WITH ADDED ULTRAVIOLET INHIBITORS.
 - THE LOWER 12" OF THE EXCAVATION SHALL BE BACKFILLED AND COMPACTED WITH NATIVE SOIL. PRIOR TO PLACING THE ROOT CONTROL BARRIER, BACKFILL 1/2" PEA GRAVEL ENVELOPE AROUND DEFLECTOR AFTER TREE PLANTING.
 - NATIVE SOIL SHALL BE PLACED IN THE PLANTING HOLE AND COMPACTED TO THE BOTTOM OF THE ROOT BALL ELEVATION. PLANT TREE IN PLANTER, BACKFILL WITH NATIVE SOIL, AND COMPACT.
 - AFTER PLANTING, TREE SHALL BE WATERED WITH 20 GALLONS OF WATER. REPEAT WATERING TWICE IN THE NEXT 7 DAYS, AT 48 HOUR INTERVALS.
 - CITY STREET TREE PLANTING SHALL INCLUDE TREE PLANTING IN TREE WELLS OR WITHIN PARKING STRIPS.
 - UPON APPROVAL OF THE CITY ENGINEER, THE ROOT CONTROL BARRIER MAY BE DELETED DUE TO SPECIAL CIRCUMSTANCES WHICH MAKE THE ROOT CONTROL BARRIER UNUSABLE OR UNNECESSARY.
 - PLANTING SPACING 40'-60'. SEE CITY STANDARD PLAN NO. 10 FOR CLEARANCE STANDARDS.
 - LOWBARDY POPLAR TREES ARE NOT PERMITTED IN THE CITY OF SALINAS (PER CA. CODE OF REGULATIONS 5 3597).
 - INSTALL 4" IRRIGATION TUBE ON BOTH SIDES OF TREE IN THE SLOPED DECOMPOSED GRANITE AREA. IRRIGATION TUBE SHALL REACH A DEPTH EQUAL TO THE BOTTOM OF TREE ROOT BALL.

DEVELOPMENT & ENGINEERING SERVICES DEPARTMENT
ENGINEERING SERVICES DIVISION CITY OF SALINAS

TITLE: **STREET TREE PLANTING** STANDARD PLAN
11

DESIGNED BY: *[Signature]* DATE: 10/21/2008
CADD BY: *[Signature]*
PROJECT MANAGER: FRANK A. AGUIRRE, P.E.
ROBERT C. RUSSELL, CITY ENGINEER
R.C.E. 42871, EXPIRES 3-31-2010

Whitson ENGINEERS
Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.449.5225
whitsonengineers.com

PROJECT: **AVILA CONSTRUCTION COMPANY**
12 THOMAS OWENS WAY, SUITE 200
MONTEREY, CA 93940
(831) 372-5580

PROJECT: **FIGUEROA DORMS**
437 FIGUEROA STREET | MONTEREY, CA 93940

CIVIL DETAILS

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

CITY APPLICATION #

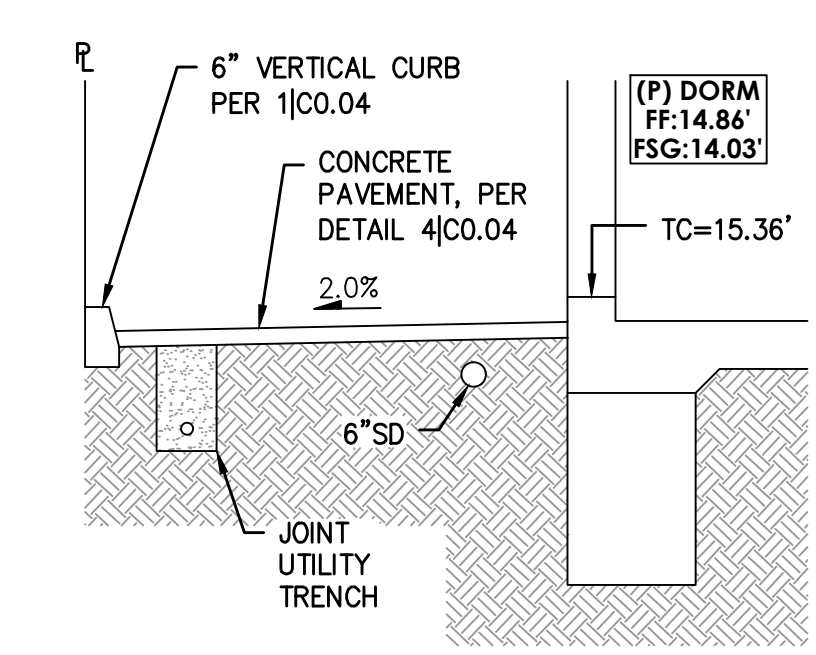
PROJECT # 4474.00
DATE: DECEMBER 11, 2025
SHEET # **C0.04**

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

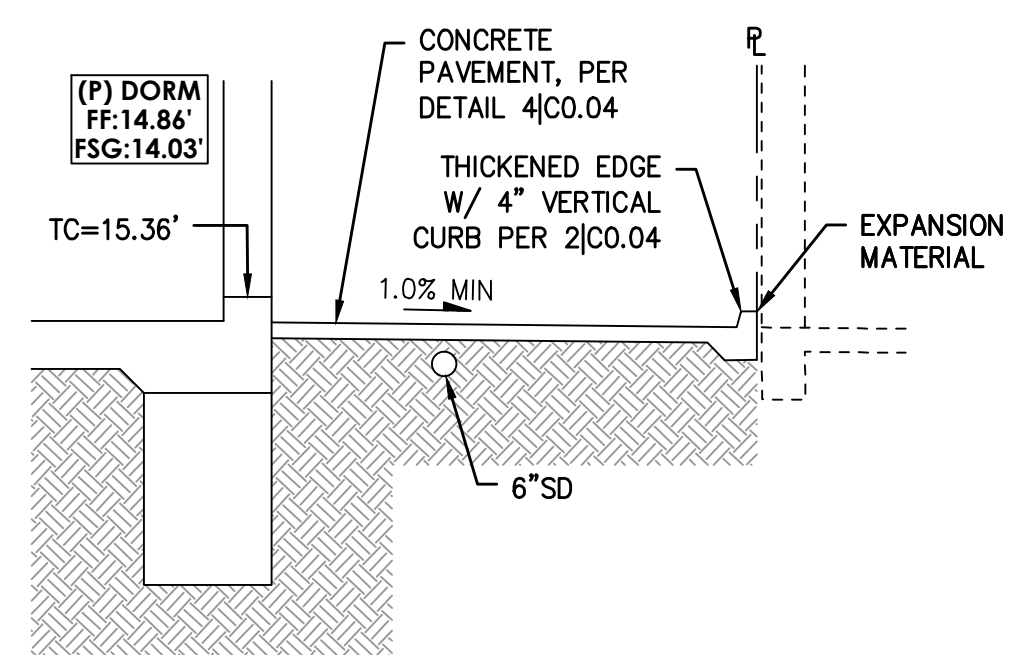
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CITY APPLICATION #
 PROJECT # 4474.00
 DATE DECEMBER 11, 2025
 SHEET #

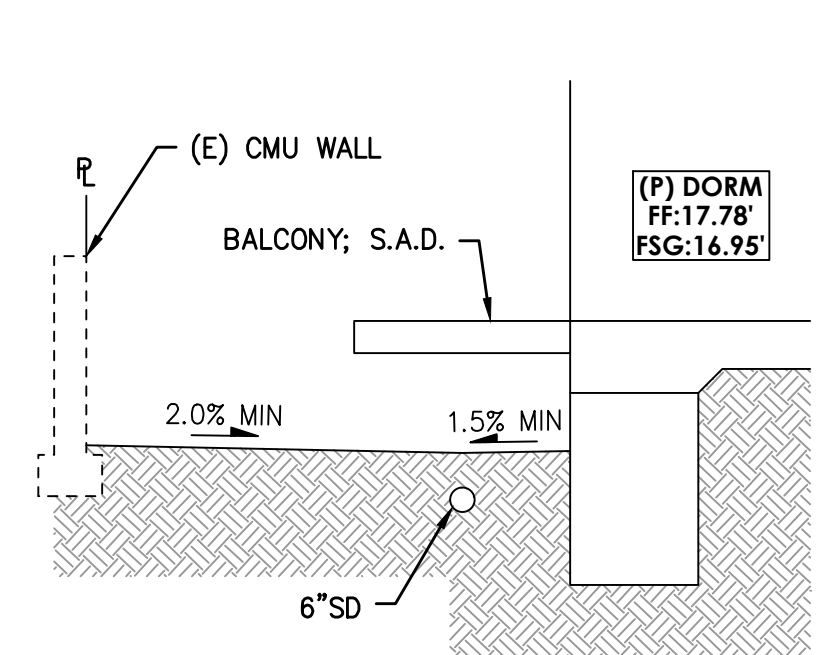
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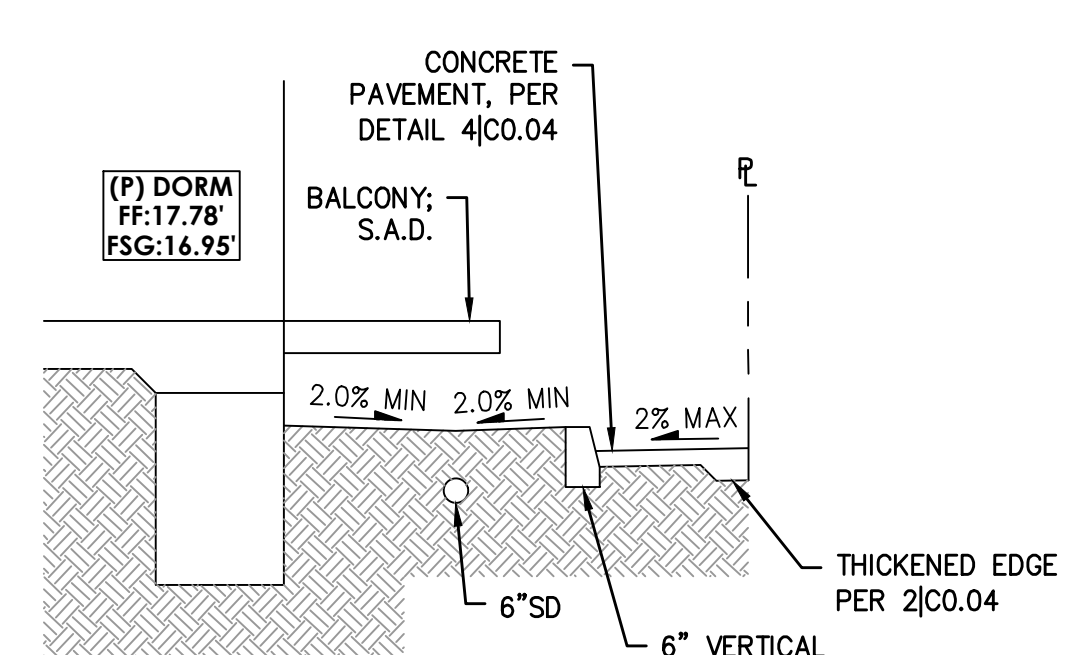
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SCALE: 1/4" = 1'



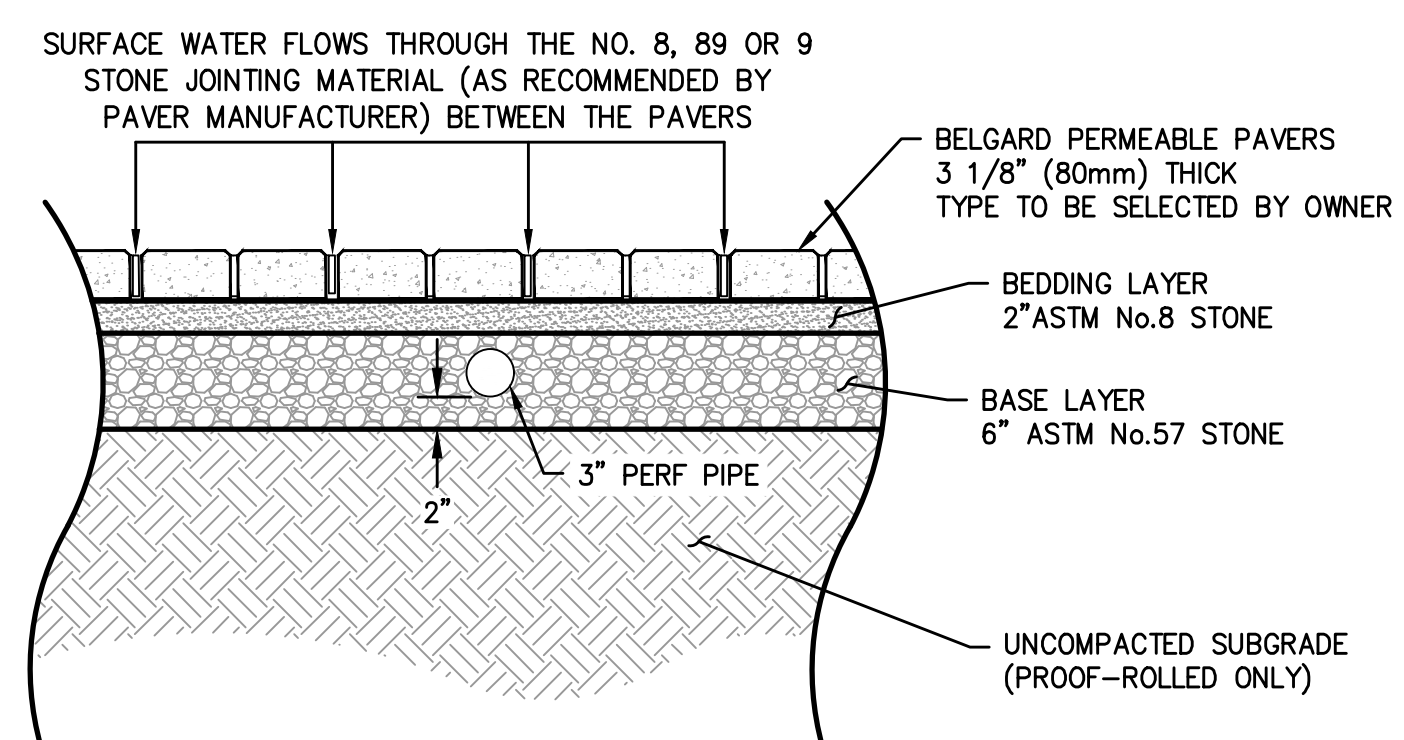
B SOUTH SECTION
SCALE: 1/4" = 1'



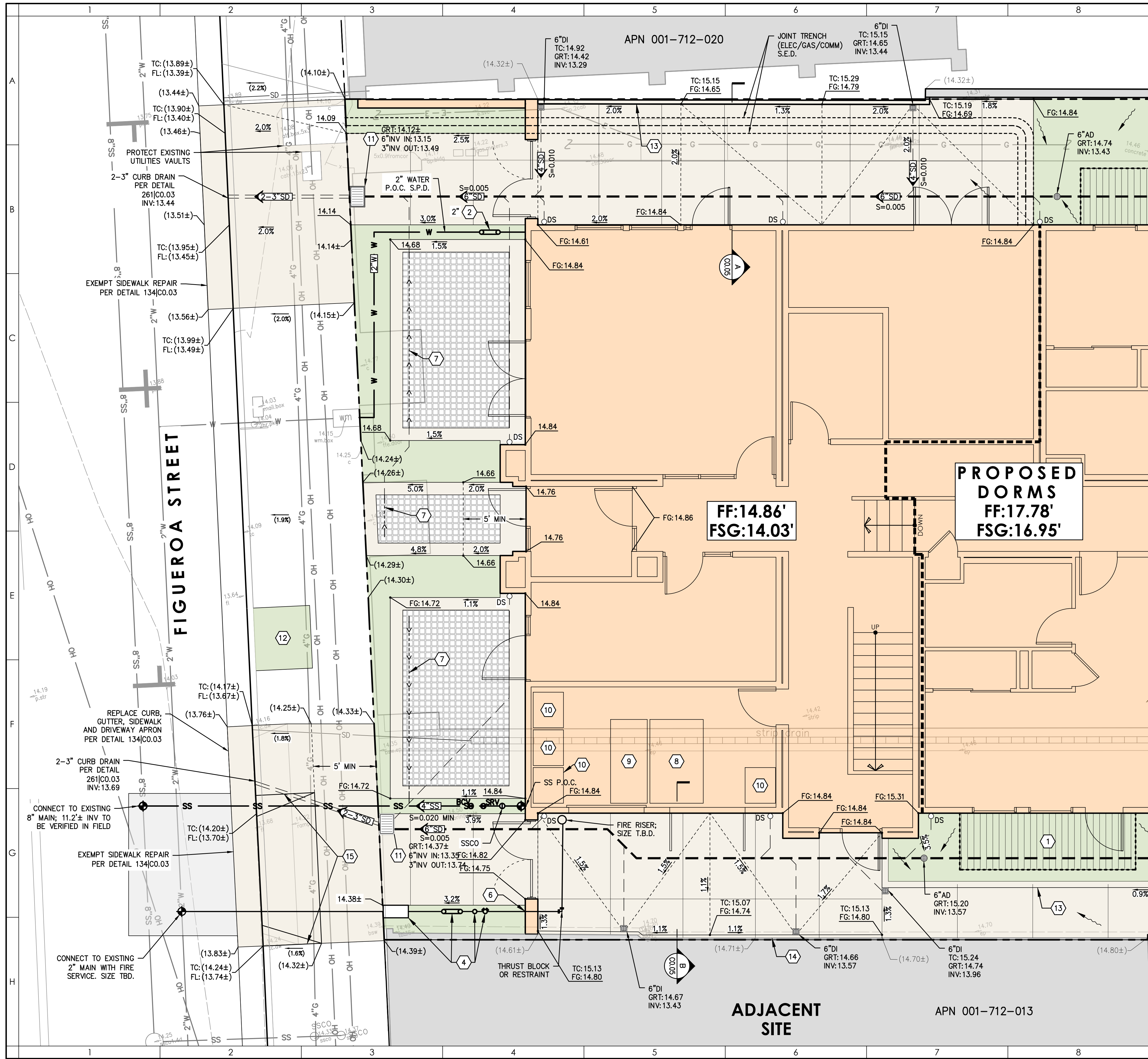
C NORTH SECTION WITH BALCONY
SCALE: 1/4" = 1'



D SOUTH SECTION WITH BALCONY
SCALE: 1/4" = 1'



1 BELGARD PERMEABLE PAVERS
SCALE: NONE



LEGEND

	CONCRETE PAVEMENT PER 4 C0.04
	BUILDING; S.A.D.
	PERMEABLE PAVERS PER 1 C0.05
	LANDSCAPE/PERVIOUS AREA; SEE LANDSCAPE DRAWINGS
	STORM DRAIN PIPE (4" U.S.O.)
	PROPOSED UTILITY POC
	DS DOWNSPOUT; S.A.D.
	GRADE AT 2% MIN TO DRAIN INLET

ABBREVIATIONS

BCV	BACKWATER CHECK VALVE
CO	CLEAN OUT
FG	FINISH GRADE, GROUND
FS	FINISH SURFACE ELEVATION
FSG	SUBGRADE ELEVATION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS

KEYNOTES

①	BALCONY; S.A.D.
②	BACKFLOW PREVENTER; SIZE AS NOTED
③	CONNECT DOWNSPOUT AS SHOWN
④	2" PRIVATE FIRE SERVICE, METER, BACKFLOW DEVICE, POST INDICATOR AND FDC
⑤	12"x12" CONCRETE BAND
⑥	SLEEVE THROUGH FOOTING; S.L.D.
⑦	PERFORATED SUBDRAIN
⑧	4 CUBIC YARD DUMPSTER - TRASH
⑨	2 CUBIC YARD DUMPSTER - CARDBOARD
⑩	95 GALLON ROLLER CONTAINER - RECYCLING
⑪	14"x19" CHRISTY V09 DRAIN BOX
⑫	STREET TREE, S.L.D.
⑬	VERTICAL CURB; PER 1 C0.04
⑭	8" THICKENED EDGE; PER 2 C0.04
⑮	12" WIDE DRIVEWAY APRON (S.F.R.) PER C.O.M., STANDARD PLAN 141

REVISIONS

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
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CITY APPLICATION #

PROJECT # 4474.00

DATE DECEMBER 11, 2025

SHEET #

C1.01

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.449.5225
whitsonengineers.com

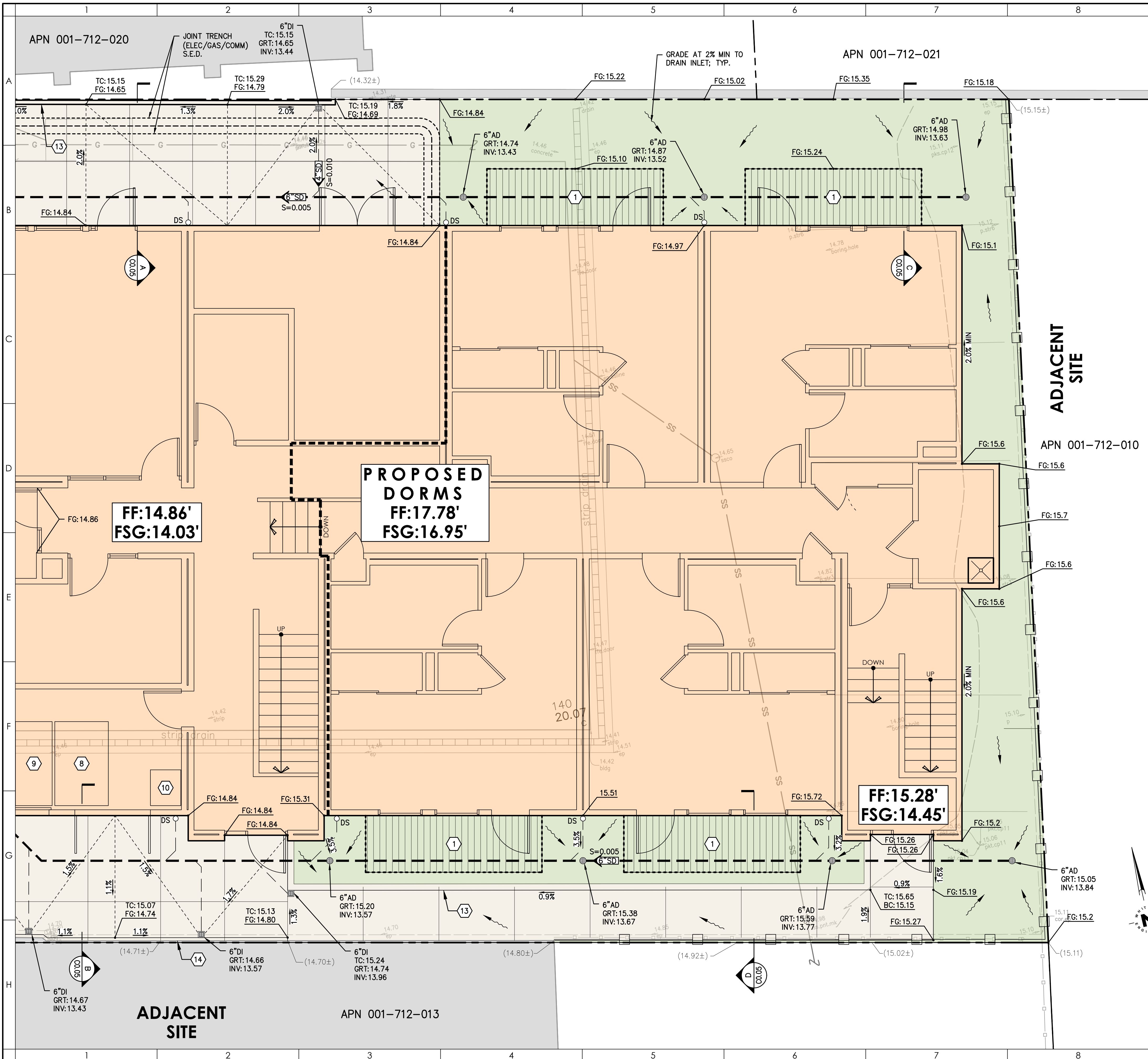
PROJECT #

AVILA CONSTRUCTION COMPANY
12 THOMAS OWENS WAY, SUITE 200
MONTEREY, CA 93940
(831) 372-5580

PROJECT #

FIGUEROA DORMS
437 FIGUEROA STREET | MONTEREY, CA 93940

OVERALL CIVIL SITE PLAN - WEST



LEGEND

	CONCRETE PAVEMENT PER 4 C0.04
	BUILDING; S.A.D.
	PERMEABLE PAVERS PER 1 C0.05
	LANDSCAPE/PERVIOUS AREA; SEE LANDSCAPE PREVIOUS DRAWINGS
	STORM DRAIN PIPE (4" U.S.O.)
	PROPOSED UTILITY POC
	DS DOWNSPOUT; S.A.D.
	GRADE AT 2% MIN TO DRAIN INLET

ABBREVIATIONS

BCV	BACKWATER CHECK VALVE
CO	CLEAN OUT
FG	FINISH GRADE, GROUND
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FSG	SUBGRADE ELEVATION
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS

KEYNOTES

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⑭	8" THICKENED EDGE ; PER 2 C0.04
⑮	12' WIDE DRIVEWAY APRON (S.F.R.) PER C.O.M., STANDARD PLAN 141

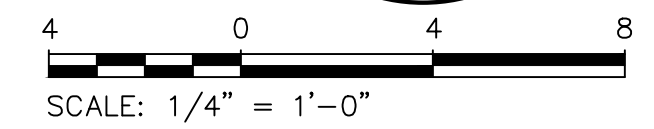
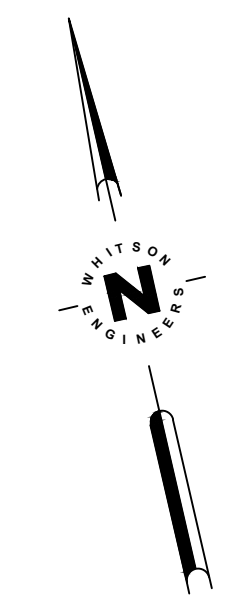


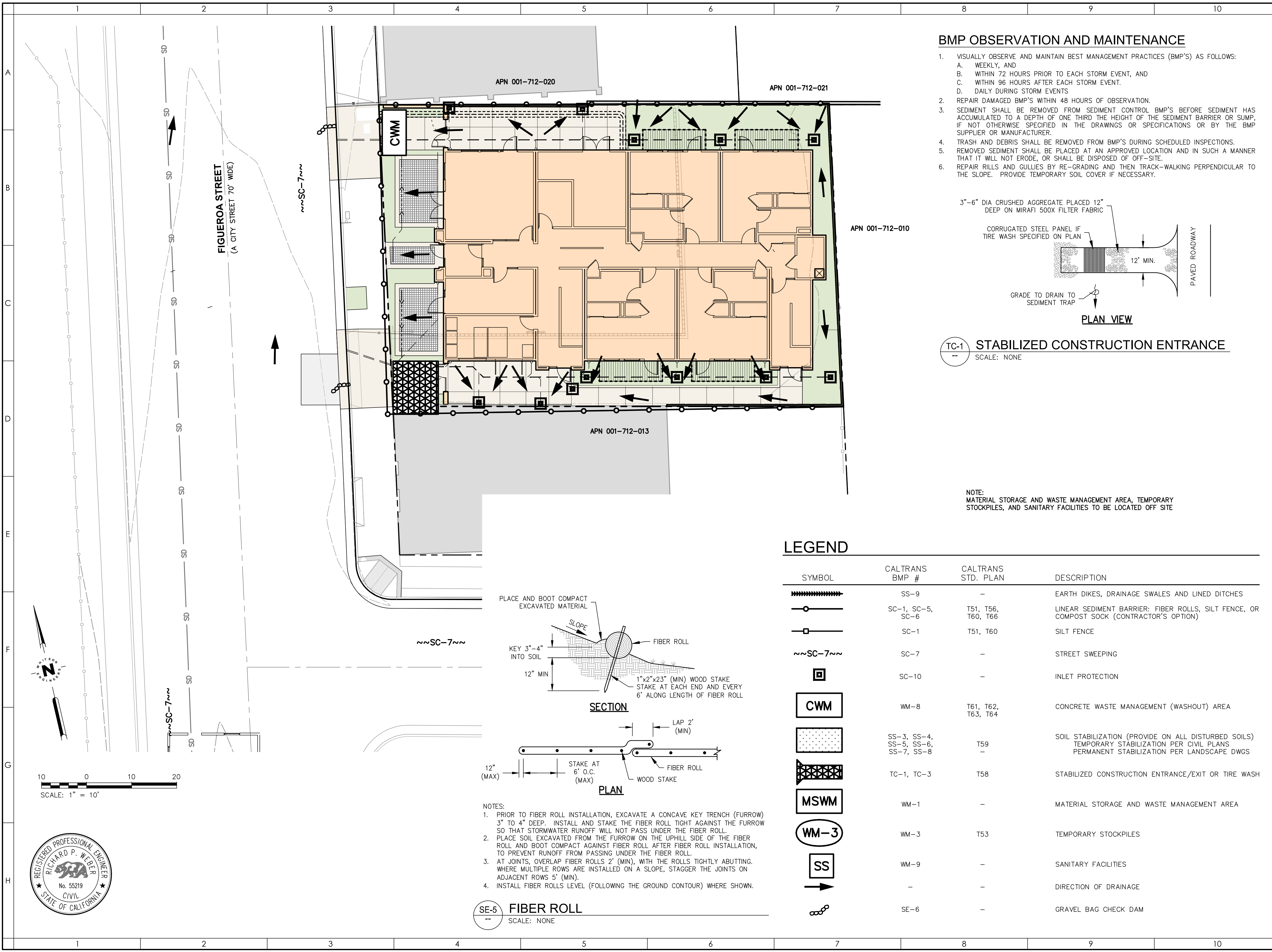
AVILA CONSTRUCTION COMPANY
 12 THOMAS OWENS WAY, SUITE 200
 MONTEREY, CA 93940
 (831) 372-5580

FIGUEROA DORMS
 437 FIGUEROA STREET | MONTEREY, CA 93940
OVERALL CIVIL SITE PLAN - EAST

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

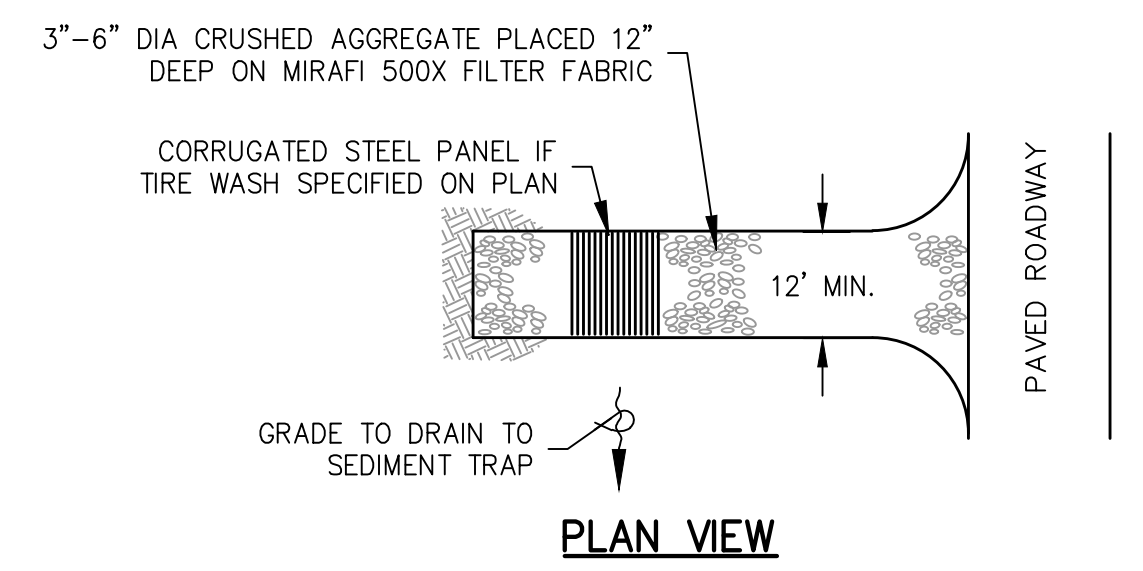
CITY APPLICATION # _____
 PROJECT # 4474.00
 DATE DECEMBER 11, 2025
 SHEET # **C1.02**





BMP OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 96 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
- 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.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

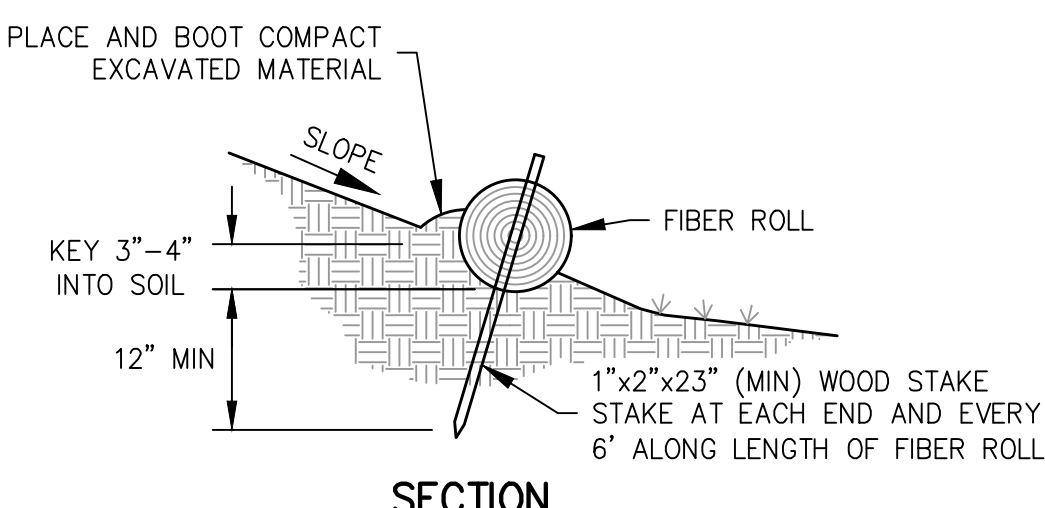


TC-1 STABILIZED CONSTRUCTION ENTRANCE
SCALE: NONE

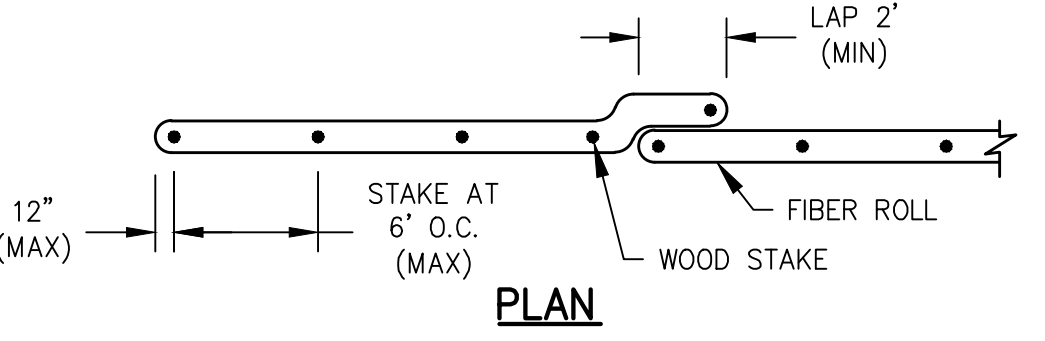
NOTE: MATERIAL STORAGE AND WASTE MANAGEMENT AREA, TEMPORARY STOCKPILES, AND SANITARY FACILITIES TO BE LOCATED OFF SITE

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	-	STREET SWEEPING
	SC-10	-	INLET PROTECTION
	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
	WM-1	-	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
	WM-3	T53	TEMPORARY STOCKPILES
	WM-9	-	SANITARY FACILITIES
	-	-	DIRECTION OF DRAINAGE
	SE-6	-	GRAVEL BAG CHECK DAM



SECTION



PLAN

- NOTES:
- PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
 - PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
 - AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
 - INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 FIBER ROLL
SCALE: NONE

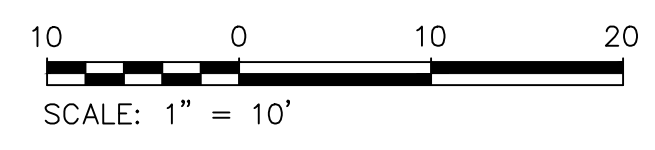
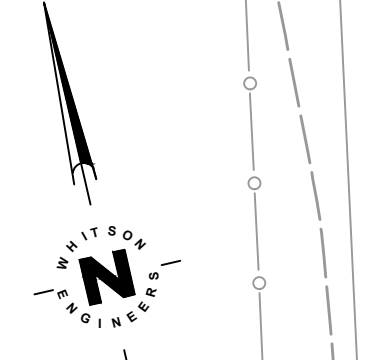
Whitson ENGINEERS
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Monterey, California
93940
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whitsonengineers.com

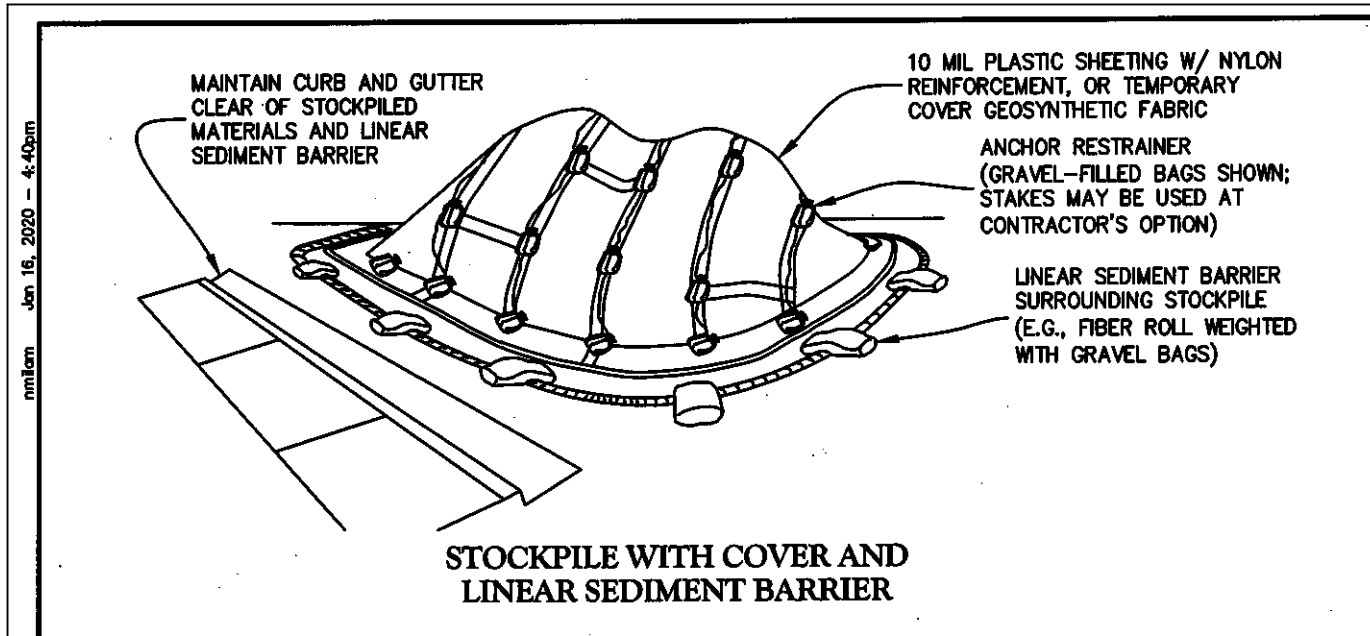
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FIGUEROA DORMS
437 FIGUEROA STREET | MONTEREY, CA 93940
EROSION AND SEDIMENT CONTROL PLAN, NOTES AND DETAILS

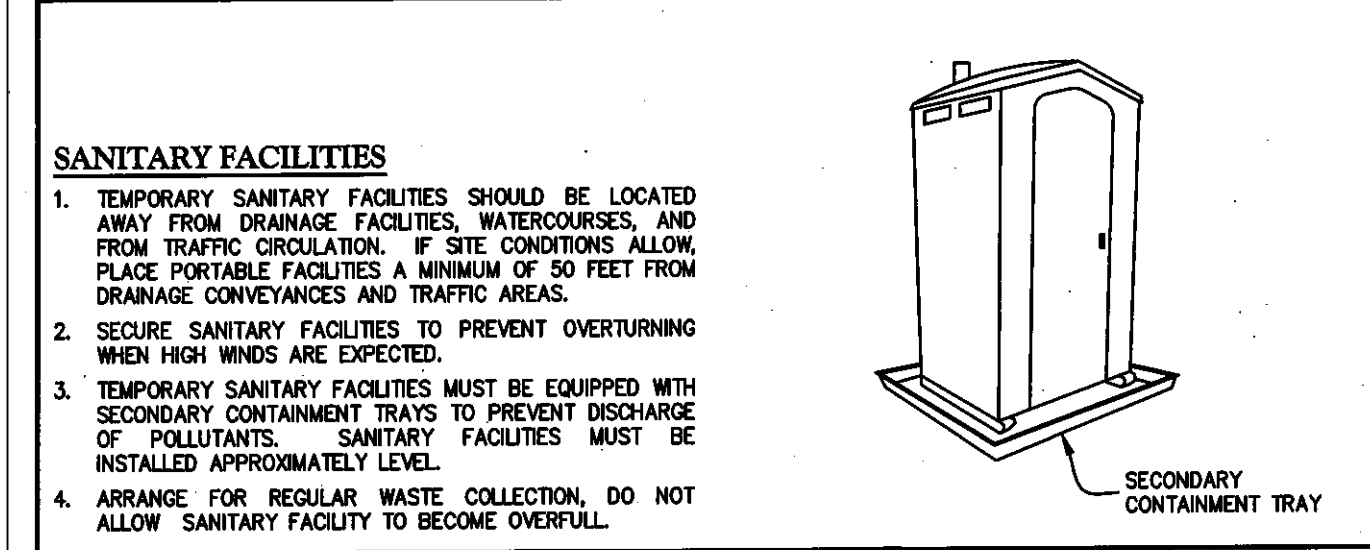
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CITY APPLICATION #
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SHEET # **C2.01**

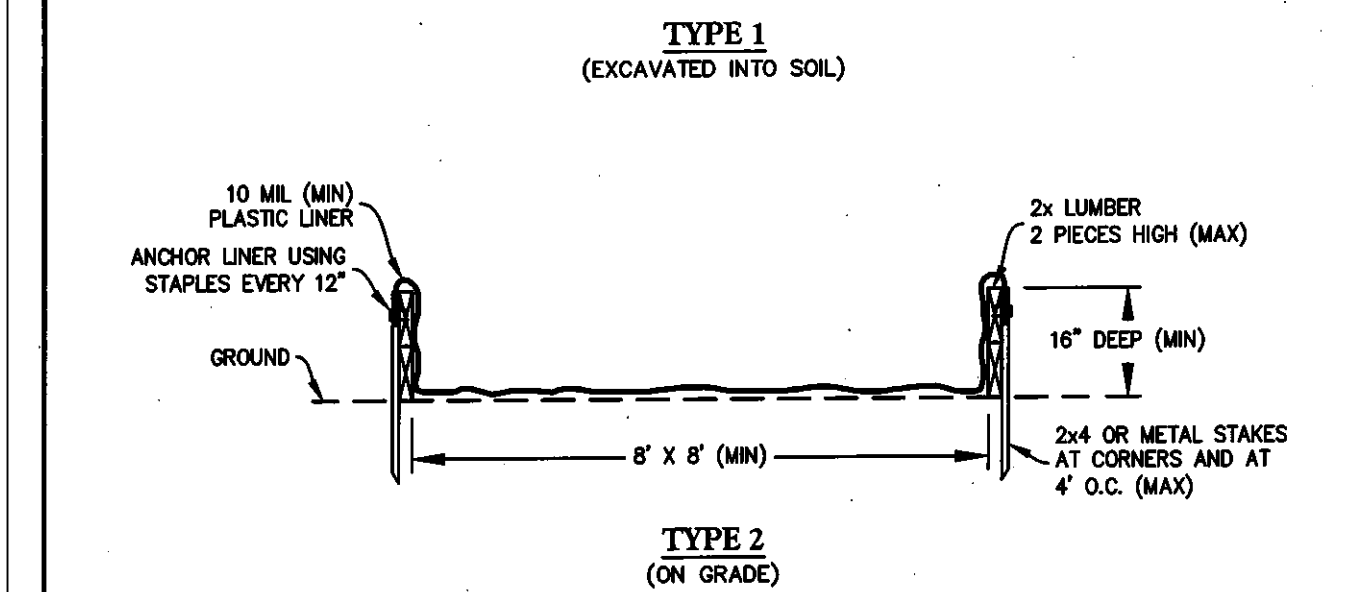
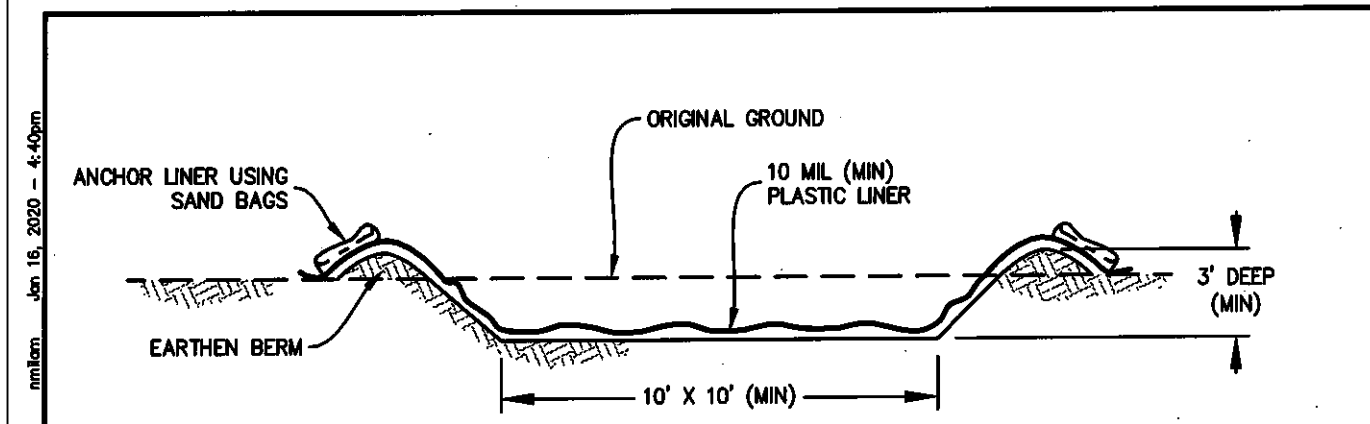




- TEMPORARY STOCKPILES**
1. ALL STOCKPILES MUST BE PROTECTED FROM WIND, RAIN, AND STORMWATER RUNOFF WHEN NOT ACTIVE, AT THE END OF EACH WORK DAY, AND PRIOR TO PREDICTED RAIN.
 2. UNCONTAMINATED SOIL MUST BE COVERED AND SURROUNDED BY LINEAR SEDIMENT BARRIER.
 3. AGGREGATE BASE, CONCRETE RUBBLE, AND ASPHALT CONCRETE RUBBLE MUST BE SURROUNDED BY LINEAR SEDIMENT BARRIER.
 4. BAGGED MATERIALS (E.G., QUICKCRETE, CEMENT, STUCCO, SOIL AMENDMENTS, ETC.) MUST BE PLACED ON A PALLET AND COVERED.
 5. COLD MIX ASPHALT MUST BE PLACED ON A TARP OR PLASTIC SHEET, AND COVERED.
 6. TREATED WOOD AND USED WOOD FORMS MUST BE COVERED.



- SANITARY FACILITIES**
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. SECURE SANITARY FACILITIES TO PREVENT OVERTURNING WHEN HIGH WINDS ARE EXPECTED.
 3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS. SANITARY FACILITIES MUST BE INSTALLED APPROXIMATELY LEVEL.
 4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.



- TEMP. SILT FENCE NOTES**
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE.
 2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

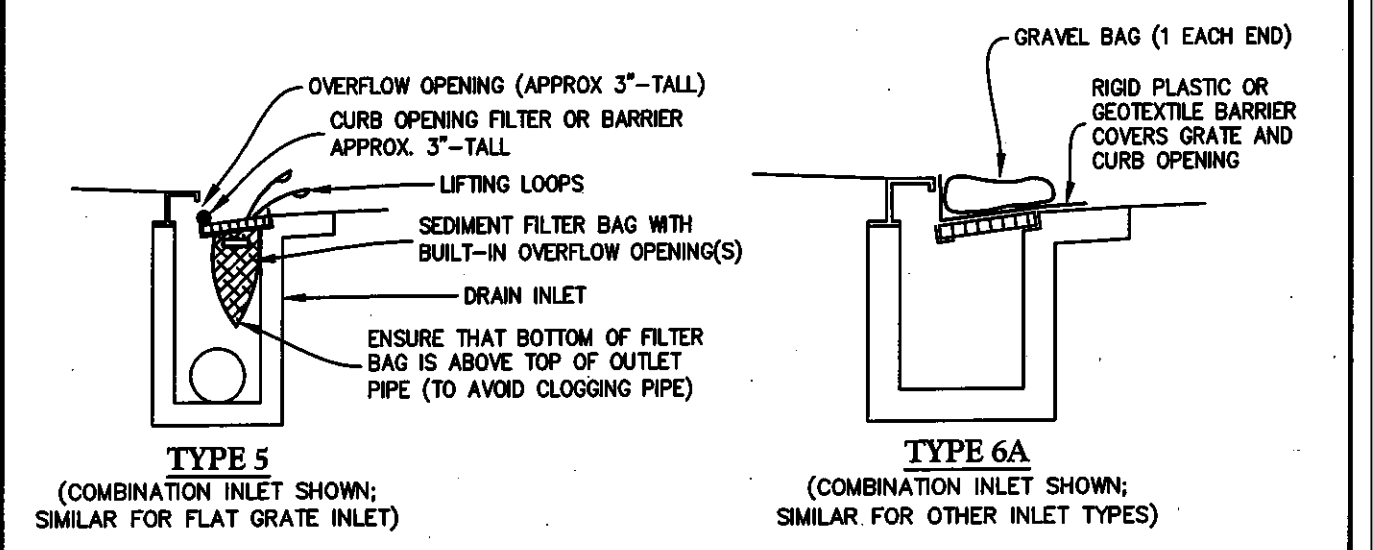
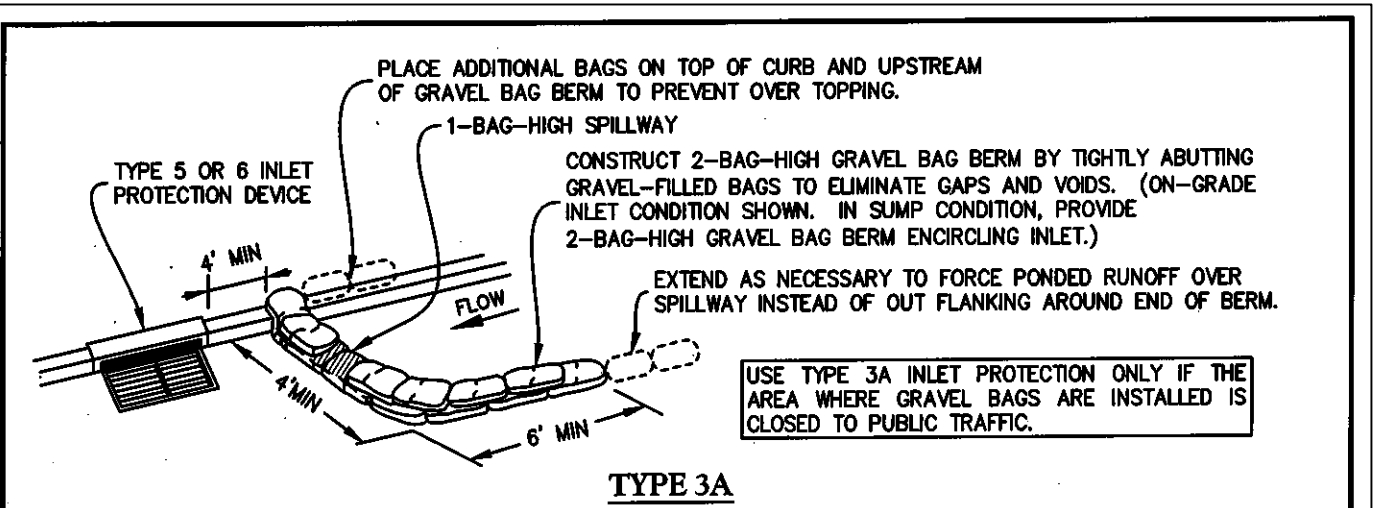
TEMPORARY CONCRETE WASHOUT

APPROVED BY: [Signature] DATE: [Date]

CITY OF MONTEREY DEPARTMENT OF PUBLIC WORKS 580 PACIFIC STREET, MONTEREY, CA 93940

REGISTERED PROFESSIONAL ENGINEER STEVE JAMES WITTRY No. 61620 CIVIL STATE OF CALIFORNIA

DETAIL 1003



- NOTES**
1. ALL DRAIN INLETS WHICH RECEIVE RUNOFF FROM THE PROJECT SITE AND STAGING AREAS MUST BE PROTECTED BY REGULAR STREET SWEEPING AS WELL AS BY IMPLEMENTING TEMPORARY INLET PROTECTION DEVICES.
 2. USE TYPE 5 INLET PROTECTION WITHIN THE RIGHT-OF-WAY, UNLESS ANOTHER TYPE IS APPROVED BY THE CITY ENGINEER.
 3. IF GREATER THAN THE 5-YEAR RECURRENCE STORM (2.4 INCHES IN 24-HOURS) IS ANTICIPATED, DISCUSS WITH THE CITY ENGINEER THE POTENTIAL FOR FLOODING PRIVATE PROPERTY OR OTHERWISE CREATING A PUBLIC NUISANCE IF A DEVICE IS LEFT IN PLACE DURING THE ANTICIPATED STORM, AND REMOVE DEVICES AS DIRECTED BY THE CITY ENGINEER. REINSTALL ANY REMOVED INLET PROTECTION ON THE FIRST WORKING DAY AFTER THE STORM.
 4. MAINTAIN INLET PROTECTION DEVICES PRIOR TO A PREDICTED STORM EVENT IF DEVICE IS MORE THAN 3/4 FULL.
 5. INSPECT INLET PROTECTION DEVICES WITHIN 2 WORKING DAYS PRIOR TO AND WITHIN 2 WORKING DAYS AFTER EACH STORM EVENT.
 6. KEEP ADDITIONAL INLET PROTECTION DEVICES ON SITE IN CASE IMMEDIATE REPAIRS, MODIFICATIONS OR REPLACEMENTS ARE REQUIRED.
 7. ALL INLET PROTECTION DEVICES MUST BE REMOVED PRIOR TO PERMIT CLOSE-OUT. OBTAIN THE CITY ENGINEER'S APPROVAL PRIOR TO REMOVING INLET PROTECTION DEVICES.

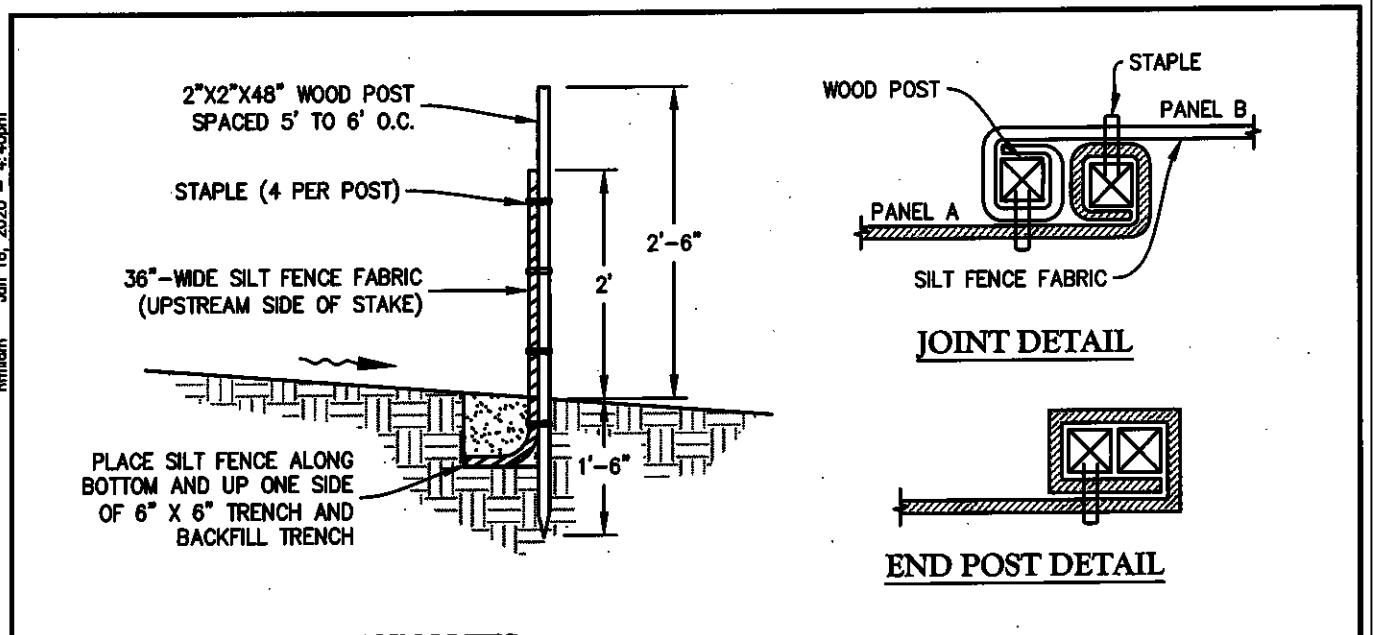
TEMPORARY DRAIN INLET PROTECTION

APPROVED BY: [Signature] DATE: [Date]

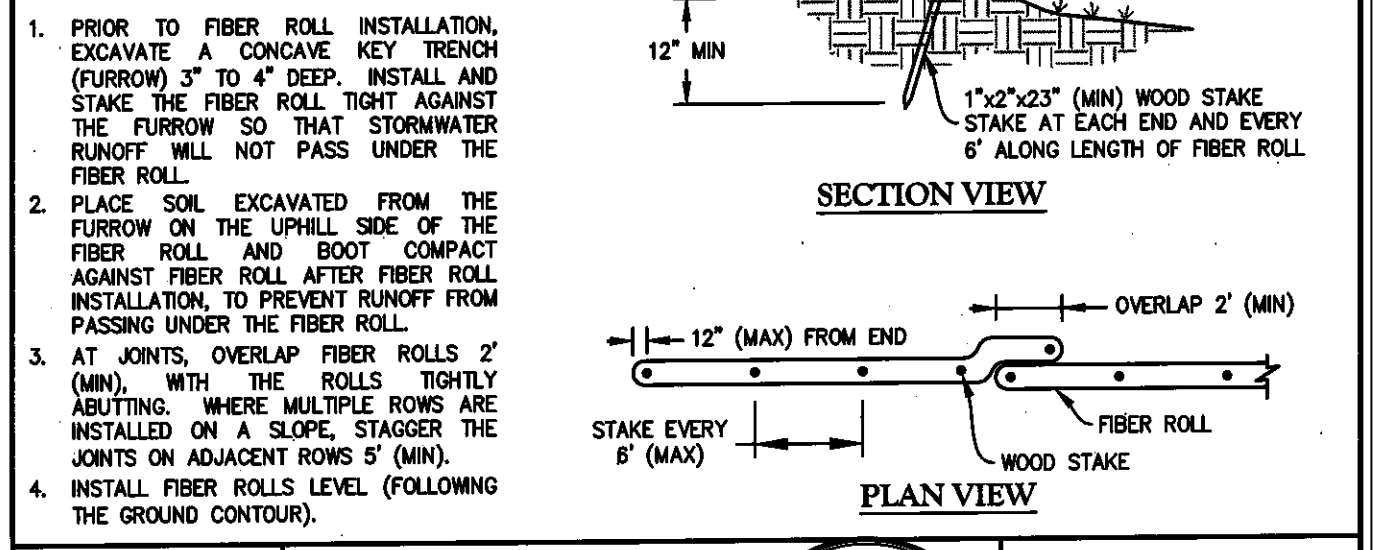
CITY OF MONTEREY DEPARTMENT OF PUBLIC WORKS 580 PACIFIC STREET, MONTEREY, CA 93940

REGISTERED PROFESSIONAL ENGINEER STEVE JAMES WITTRY No. 61620 CIVIL STATE OF CALIFORNIA

DETAIL 1002



- TEMP. FIBER ROLL NOTES**
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3\"/>
 2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
 3. AT JOINTS, OVERLAP FIBER ROLLS 2\"/>
 4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR).



TEMPORARY SILT FENCE & FIBER ROLL

APPROVED BY: [Signature] DATE: [Date]

CITY OF MONTEREY DEPARTMENT OF PUBLIC WORKS 580 PACIFIC STREET, MONTEREY, CA 93940

REGISTERED PROFESSIONAL ENGINEER STEVE JAMES WITTRY No. 61620 CIVIL STATE OF CALIFORNIA

DETAIL 1005

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 0.16 ACRES. THIS PROJECT WILL DISTURB LESS THAN 1 ACRE OF SOIL AND THEREFORE IS NOT SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER (WPCM) IS RESPONSIBLE FOR REGULARLY EVALUATING SITE CONDITIONS AND IMPLEMENTING BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH ALL RULES, REGULATIONS AND PERMITS.
2. BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
 - B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
3. BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL. 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.
4. 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.
5. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
6. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE ENGINEER. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING:
 - SE-5 FIBER ROLL
 - SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
 - SE-13 COMPOST SOCK OR COMPOST BERM
5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
 - EC-3 TEMPORARY HYDRAULIC MULCH
 - EC-4 TEMPORARY HYDROSEED
 - EC-6 TEMPORARY STRAW MULCH
6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE WPCM SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
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.

CITY OF MONTEREY REQUIREMENTS

BEST MANAGEMENT PRACTICES (BMP'S) AT A MINIMUM, THE FOLLOWING BMP'S ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE PLANNED CONSTRUCTION ACTIVITIES. THE BELOW MEASURES MUST BE INCLUDED ON THE EROSION AND SEDIMENT CONTROL PLAN (ESCP) SUBMITTAL, AS APPLICABLE.

1. **WET WEATHER MEASURES:** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON (OCTOBER 15 THROUGH APRIL 15). EXTRA BMP MATERIALS (INLET FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS, ETC.) MUST BE KEPT ON-SITE DURING THE RAINY SEASON FOR PRE-RAIN EVENT INSTALLATION.
2. **EXISTING VEGETATION:** AVOID REMOVAL OF EXISTING VEGETATION WHEREVER POSSIBLE. INSTALL APPROPRIATE PROTECTIVE FENCING AND PERIMETER CONTROLS PRIOR TO WORK.
3. **EROSION AND SEDIMENT CONTROL:** UTILIZE SLOPE AND SOIL STABILIZATION BMP'S TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE, WHERE APPLICABLE. NO SEDIMENT MAY LEAVE THE CONSTRUCTION SITE OR ENTER THE STORM DRAIN SYSTEM.
4. **STOCKPILE MANAGEMENT:** 1.) CONTAIN AND COVER STOCKPILES IF THEY WILL BE INACTIVE FOR MORE THAN 14 CALENDAR DAYS. 2.) SECURELY COVER STOCKPILES AT THE END OF EVERY WORK DAY AND PRIOR TO RAIN EVENTS. STOCKPILES MUST REMAIN COVERED OVERNIGHT AND DURING RAIN EVENTS. 3.) NO STOCKPILED MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
5. **WASTE MANAGEMENT:** ALL CONSTRUCTION WASTE MUST BE CONTAINED AND SECURELY COVERED ON SITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. WASH OUT FACILITIES MUST BE CONTAINED, MAINTAINED AND THEIR CONTENTS DISPOSED OF PROPERLY.
6. **VEHICLES AND EQUIPMENT:** ALL VEHICLES AND EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING ORDER AND MUST NOT DISCHARGE OR TRACK DIRT, MUD, OIL, GREASE, OR FUEL OFF-SITE OR INTO THE STREET. INACTIVE VEHICLES AND EQUIPMENT MUST BE COVERED OR HAVE DRIP PANS.
7. **DRAIN INLET PROTECTION & PERIMETER CONTROLS:** DRAINS INLETS THAT RECEIVE STORM WATER FROM THE WORK AREA AND CONTRACTOR'S STAGING AND STORAGE AREAS MUST BE PROTECTED FROM RECEIVING SEDIMENT AND DEBRIS. DRAIN INLET PROTECTION MUST NOT IMPEDING PUBLIC TRAFFIC OR SAFETY.
8. **SWEEPING:** ALL IMPERVIOUS SURFACES (PAVEMENTS) SHALL BE PHYSICALLY SWEEP DAILY (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF SOIL AND DEBRIS.
9. **DEWATERING:** NO DEWATERING IS ALLOWED UNLESS THE DISCHARGE IS A LISTED EXCEPTION TO THE DISCHARGE PROHIBITIONS FOUND IN CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED AND APPROVED BY THE ENGINEER.
10. STORMWATER MIXED WITH NON-STORMWATER MUST BE MANAGED AS NON-STORM WATER.

Whitson ENGINEERS

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Land Surveying

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EROSION AND SEDIMENT CONTROL PLAN NOTES AND DETAILS

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CITY APPLICATION #

PROJECT # 4474.00





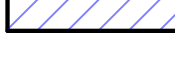
DATE DECEMBER 11, 2025

SHEET #

C2.02

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

AREAS

	REPLACED IMPERVIOUS AREA	5,177 SF
	REMOVED IMPERVIOUS AREA (LANDSCAPING)	1,225 SF
	REMOVED IMPERVIOUS AREA (PERMEABLE PAVERS)	275 SF
	IMPERVIOUS AREA TO REMAIN	16 SF
	EXEMPT IMPERVIOUS AREA	393 SF

PCR AREA TABLE

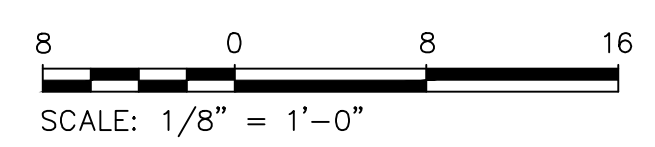
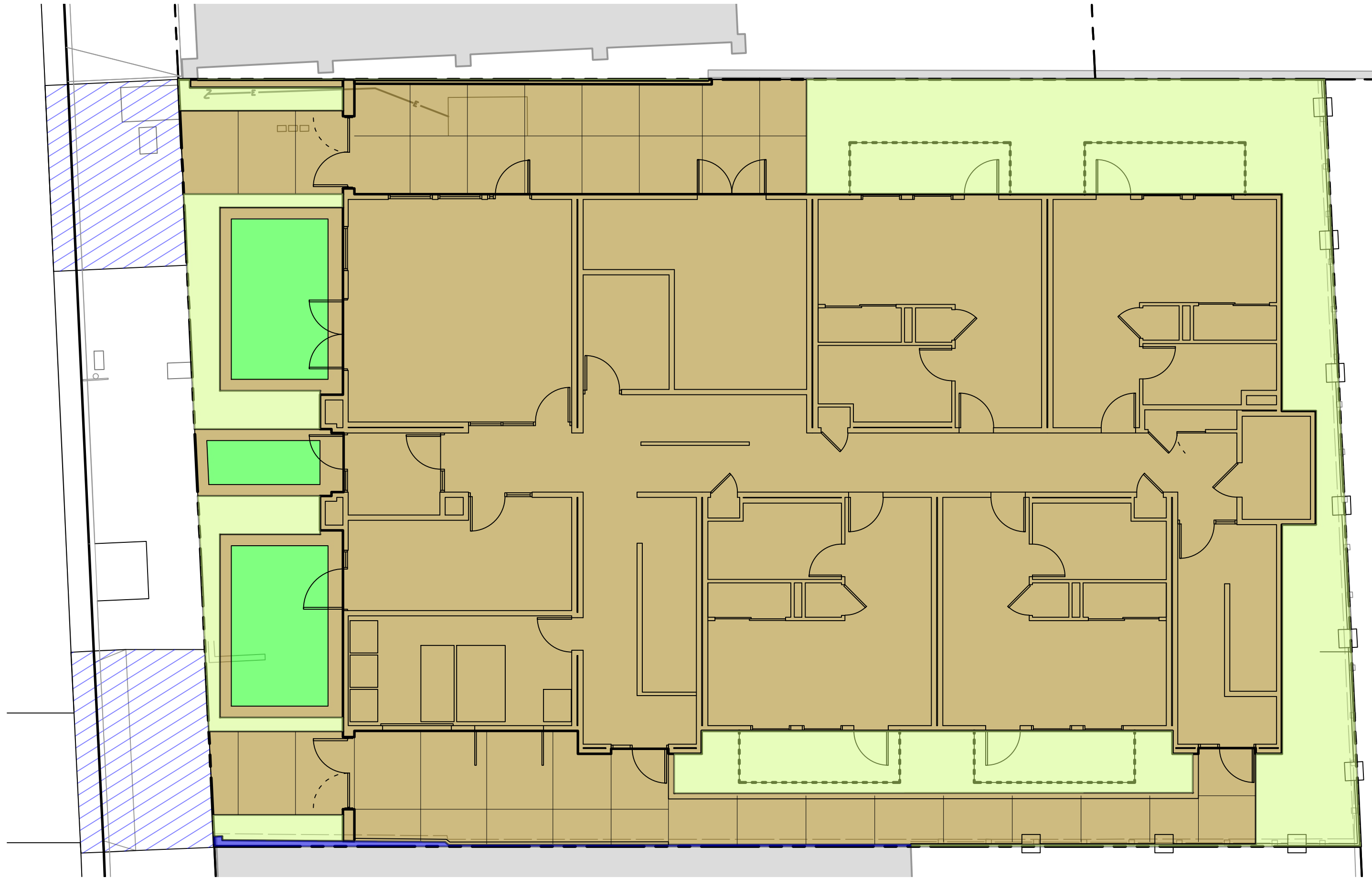
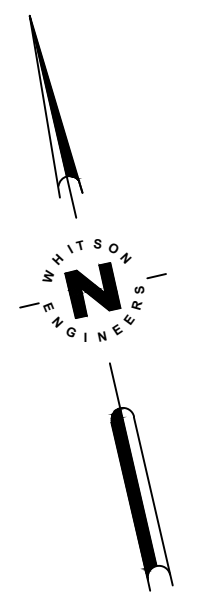
Location	Area Subject to PCRs		Area Exempt from PCRs		PCR Exemption Reference	Total New + Replaced Impervious Area (SF)	Removed Impervious Area (SF)	Impervious Area to Remain (SF)	Net Impervious Area (SF)
	New Impervious Area (SF)	Replaced Impervious Area (SF)	New Impervious Area (SF)	Replaced Impervious Area (SF)					
Building	0	3917	0	0		3,917	0	0	3,917
North Patio	0	515	0	0		515	0	0	515
South Patio	0	600	0	0		600	0	16	616
Concrete Bands	0	145	0	0		145	0	0	145
Landscaping	0	0	0	0		0	-1,225	0	-1,225
Permeable Pavers	0	0	0	0		0	-275	0	-275
Sidewalk Repaving 1	0	0	0	204	b.1.B.i.6	204	0	0	204
Sidewalk Repaving 2	0	0	0	189	b.1.B.i.6	189	0	0	189
Total	0	5,177	0	393		5,570	-1,500	16	4,086

NOTES:
 1. "EXEMPT IMPERVIOUS AREA" INCLUDES PAVEMENTS REPLACED IN-KIND WITHOUT CHANGE TO DRAINAGE PATTERNS OR INCREASING TOTAL PAVING DEPTH. (E.G., ASPHALT REPAVING WITHOUT INCREASING THE EXISTING PAVEMENT SECTION DEPTH; SIDEWALK REPLACEMENT; AND CURB RAMP RETROFITS.)
 2. PCR EXEMPTIONS REFERENCE CENTRAL COAST RWQCB RESOLUTION R3-2013-0032, ATTACHMENT 1.

PCR EXEMPTION:
 B.1.B.i.6
 RESURFACING WITH IN-KIND MATERIAL WITHOUT EXPANDING THE ROAD OR PARKING LOT.

STORM WATER PERFORMANCE REQUIREMENTS

NET IMPERVIOUS AREA = 4,086 SF
 NET IMPERVIOUS AREA IS GREATER THAN 2,500 SF, BUT LESS THAN 5,000 SF, THEREBY REQUIRING PERFORMANCE REQUIREMENT #1.
 TIER 1 PERFORMANCE REQUIREMENTS IMPLEMENTED LID MEASURES:
 • REDUCTION OF IMPERVIOUS AREA
 • MINIMIZE RUNOFF BY DISPERSING RUNOFF TO LANDSCAPE OR USING PERMEABLE PAVEMENTS




Civil Engineering
 Land Surveying
 6 Harris Court
 Monterey, California
 831.449.5225
 whitsonengineers.com

PROJECT FOR:
AVILA CONSTRUCTION COMPANY
 12 THOMAS OWENS WAY, SUITE 200
 MONTEREY, CA 93940
 (831) 372-5580

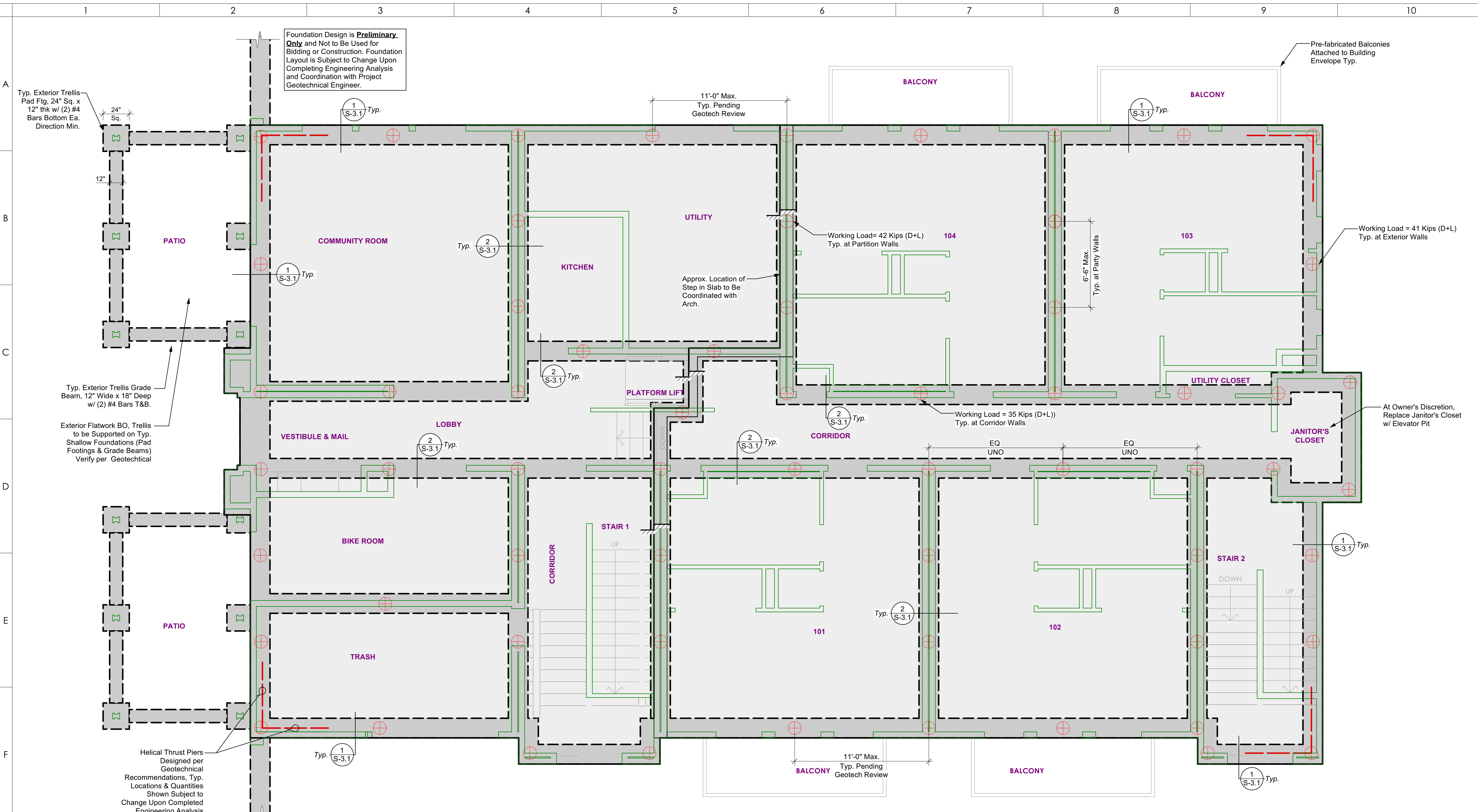
PROJECT:
FIGUEROA DORMS
 437 FIGUEROA STREET | MONTEREY, CA 93940
STORM WATER CONTROL PLAN

#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

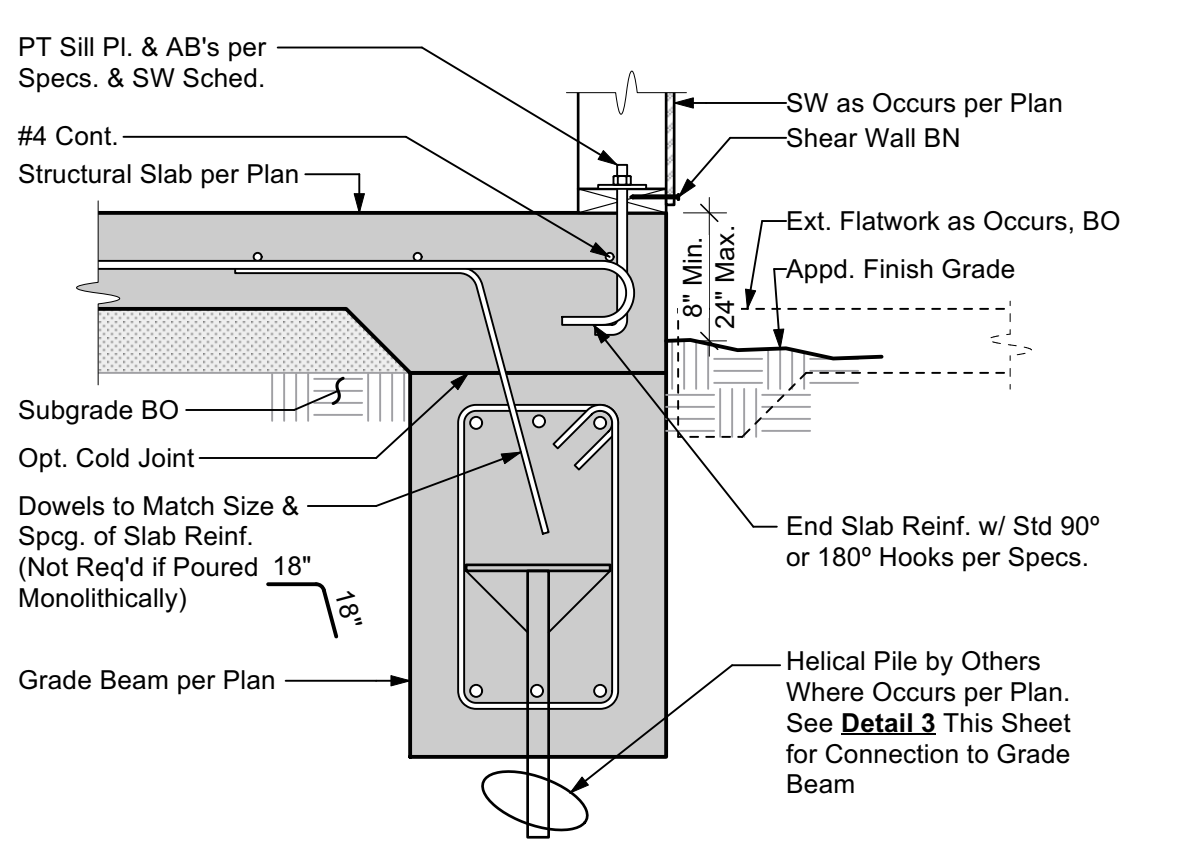
CITY APPLICATION #
 PROJECT # 4474.00
 DATE DECEMBER 11, 2025
 SHEET #



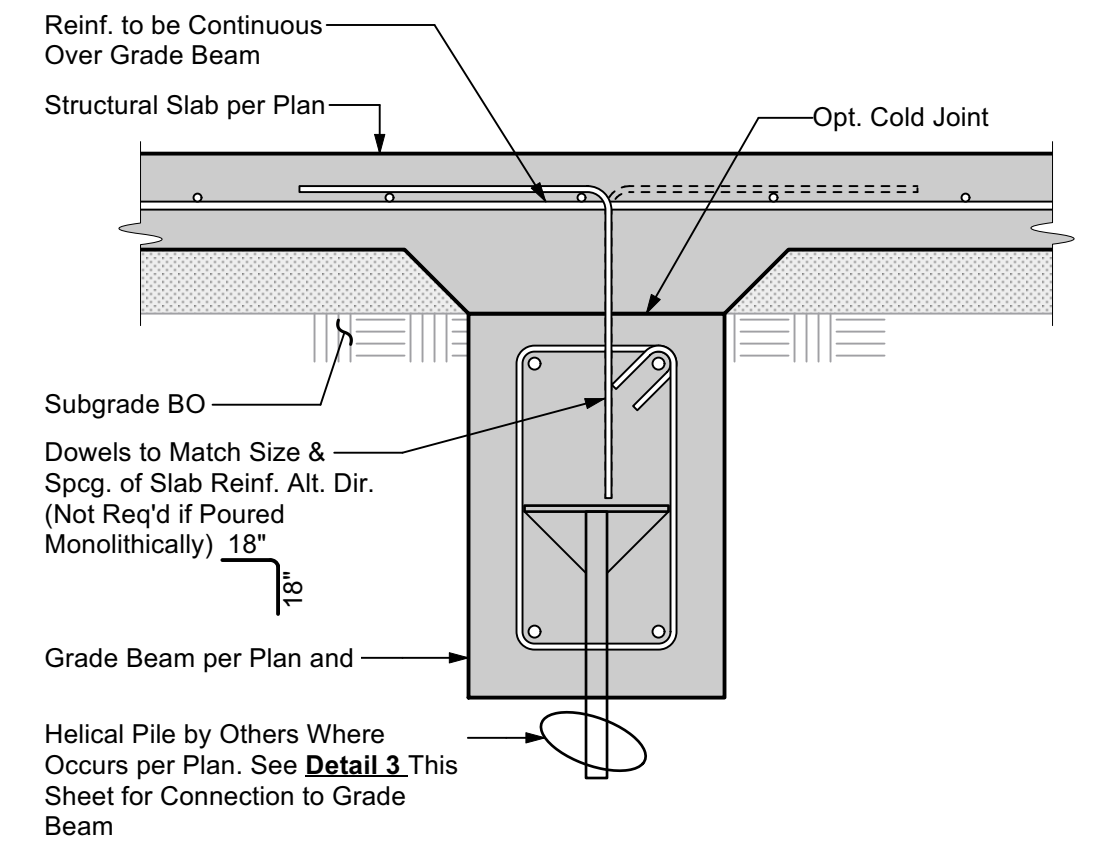
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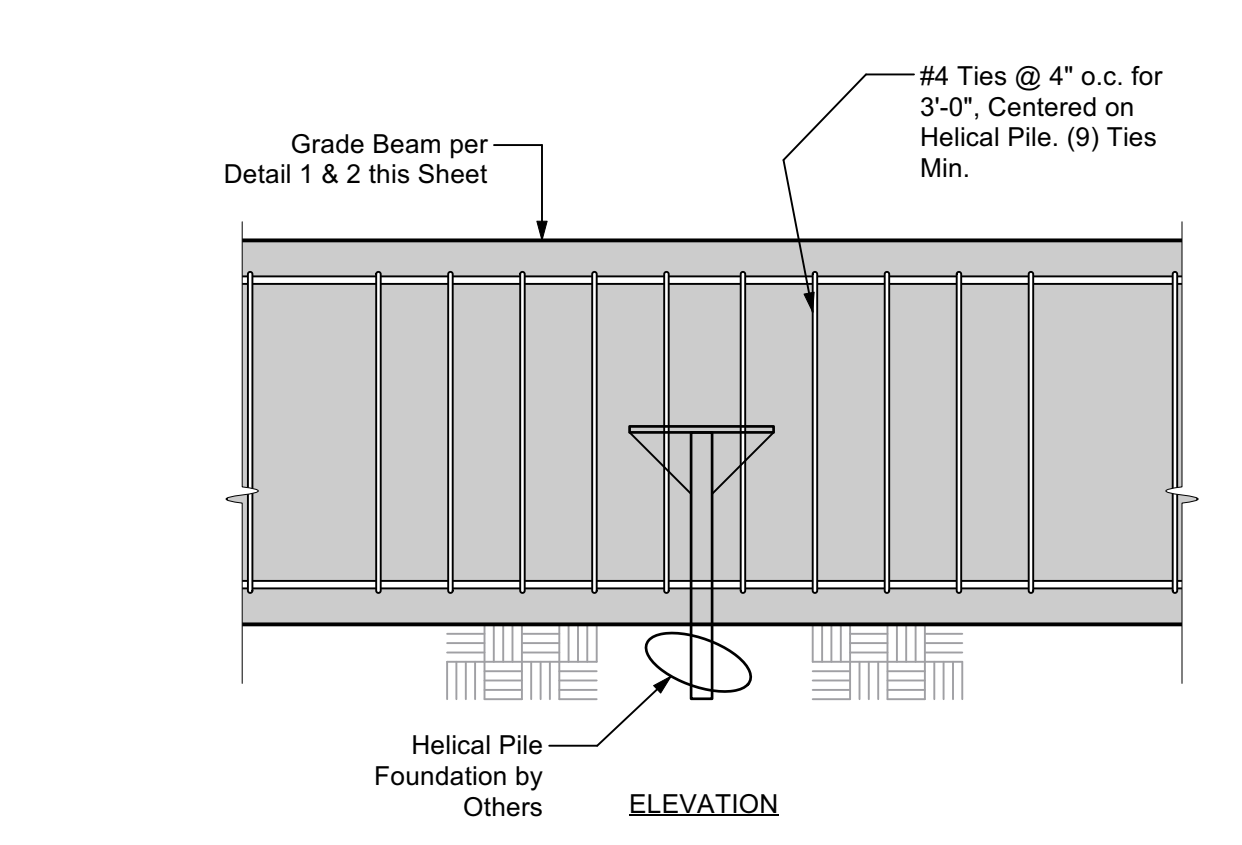
437 FIGUEROA STREET
 SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
PRELIMINARY FOUNDATION PLAN



1 TYPICAL EXTERIOR FOUNDATION



2 TYPICAL INTERIOR FOUNDATION



3 TYP. GRADE BEAM TO MICROPILE

GENERAL FOUNDATION NOTES

For preliminary design, each Helical Pier was assumed to have a minimum capacity of XXX kips. Full scale load testing of three (3) Helical Piers is required (additional testing may be required per the manufacturer). The EOR should be notified prior to excavation for the foundation system if the design assumptions cannot be achieved based on full scale load test results.

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

- Building pad was prepared in accordance with soils report
- Utility trenches have been properly backfilled and compacted, and
- Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

See General Notes & Specifications for additional requirements and material specifications.
 All dimensions per Architectural plans
 Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Grade Beam per Details
 18" Wide x 24" Grade Beam w/ 18" Min. Embed.
 Interior: (2) #6 Top & Bot. (UNO)
 Exterior: (3) #6 Top & Bot (UNO)

4" Slab-on-Grade w/ #4 @ 24" oc EW, per Details

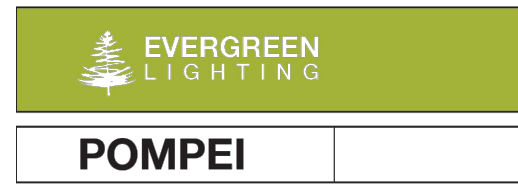
Approximate Location of 8 Inch Diameter Helical Pier (By Others). Layout Shall Be in Accordance with Manufacturer Drawings

Wood Framed Wall Above

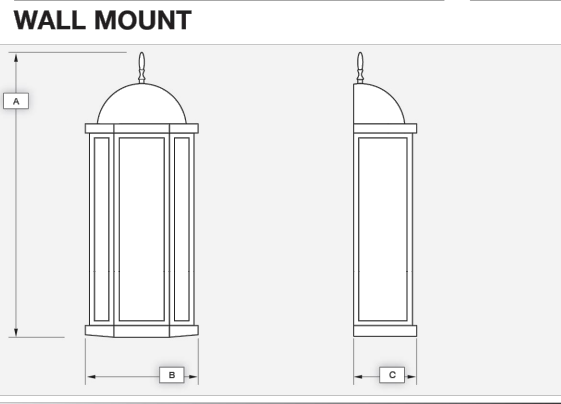
Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.

#	REVISION	DATE

CITY APPLICATION #	
A&V PROJECT #	250130
DATE	DECEMBER 11, 2025
SHEET #	S2.1



Catalog #	Type
Project	Date
Description	TYPE XA



WALL MOUNT

Standard Features
Material: Anodized aluminum, Standard Powdercoat Finish, White Acrylic Lens, 1/2" thickness, ETL Wet Location.

LED Features
All LED AL-8-FW-SOLED array to be mounted onto an Aluminum MPC3 Board configured to the proper wattage. The LED array will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:
• Constant Current
• 5/3 year warranty
• 100/277 multi-voltage power support
• Mean: 2700K, 3000K, 3500K, 4100K, 5000K

Options*
Emergency (EMR)
PhotoCell (PC)
Lamp Scanner
Size Modifications
NEMA Proof Enclosure (NPE)
Special Lens
Inconducant

Part #	Lamp/Watts	Lumens	A	B	C
POM1103Q	13Q	800	15	7	4 1/2
POM1103T	26T	1600	15	7	4 1/2
POM1094Q	2-13Q	1600	18 1/2	8 1/2	4 1/2
POM1205	26Q	1800	18 1/2	8 1/2	4 1/2
POM1211	36T	2200	18 1/2	8 1/2	4 1/2
POM1094Q	2-13Q	1600	21	9 1/2	4 1/2
POM1308	2-26Q	3600	21	9 1/2	4 1/2
POM1332	46T	3000	21	9 1/2	4 1/2
POM1108L	6LED	800	15	7	4 1/2
POM1110L	12LED	1000	15	7	4 1/2
POM1212L	12LED	1200	18 1/2	8 1/2	4 1/2
POM1202L	20LED	2000	18 1/2	8 1/2	4 1/2
POM1324L	24LED	2400	21	9 1/2	4 1/2
POM1342L	42LED	4200	21	9 1/2	4 1/2
DARK SKY	9LED	900	15	7	4 1/2
POM1103S	13Q	800	15	7	4 1/2
POM1094S	2-13Q	1600	18 1/2	8 1/2	4 1/2
POM1205S	26Q	1800	18 1/2	8 1/2	4 1/2
POM1308S	2-26Q	3600	21	9 1/2	4 1/2

Sample Spec Number: POM1103Q-AB-A

Evergreen Lighting
13379 Redwood Street, Redwood City, CA 94061
Ph: 909-866-5599 Fax: 909-866-5539
www.evergreenlighting.com

*Consult Factory

MADE IN CALIFORNIA

Wall luminaire - Directed light

Application: Wall mounted luminaire with directed light designed to be mounted at various heights for general purpose illumination or glass free illumination when below eye level.

Materials: Clear safety glass with matte finish. Marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Silicone applied robotically to casting, plasma treated for increased adhesion.

NRTL listed to North American Standards, suitable for wet locations. Protection class IP 65.

Weight: 3.1 lbs.

Electrical: Operating voltage: 120-277VAC. Minimum start temperature: -20° C. LED module wattage: 6.1W. System wattage: 8.0W. Controllability: 0-100% TRAC, and ELV dimmable. Color rendering index: Ra > 90. Lifetime lumens: 40,000hrs. LED service life (L70): 60,000hrs.

LED color temperature: 4000K (K4) 5000K (K5) 3000K (K3) 2700K (K2)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaire - see website for details.

Finish: All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undercoat finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available options: Q:5 Custom finish F:52 Fusing M:50 Marine grade undercoat N:10 Natural bronze (premium finish) R:10 RAL finish

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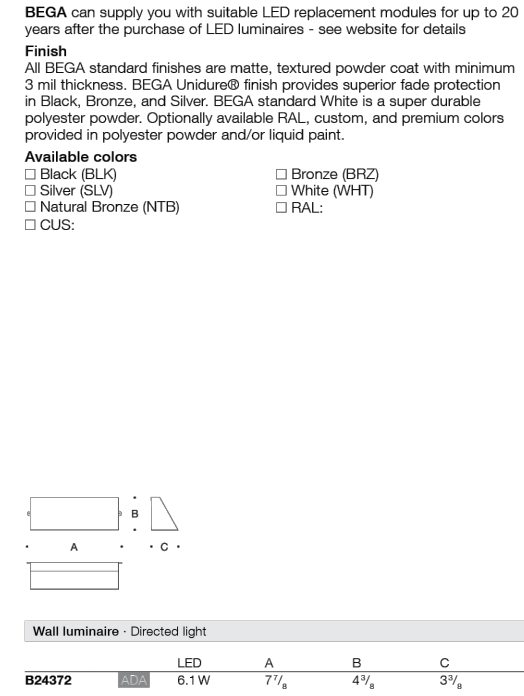
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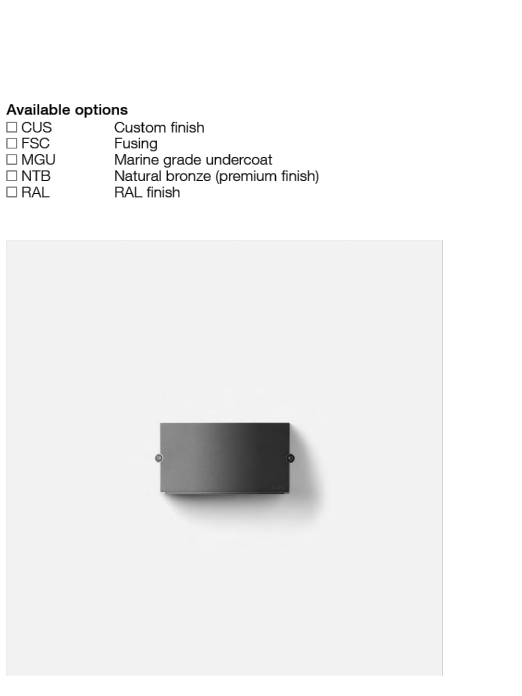
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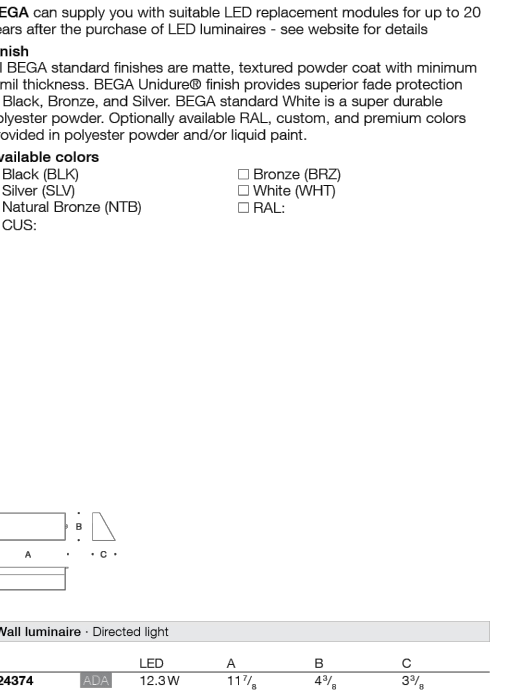
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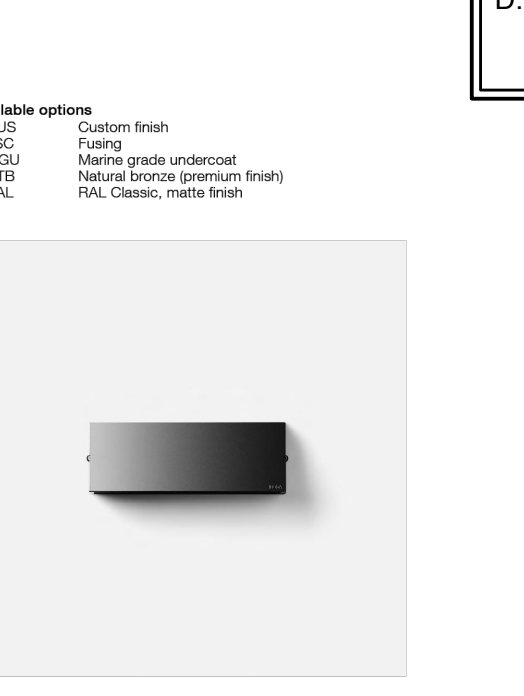
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GENERAL NOTES:

A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY. CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED UTILITIES AT NO CHARGE TO OWNER.

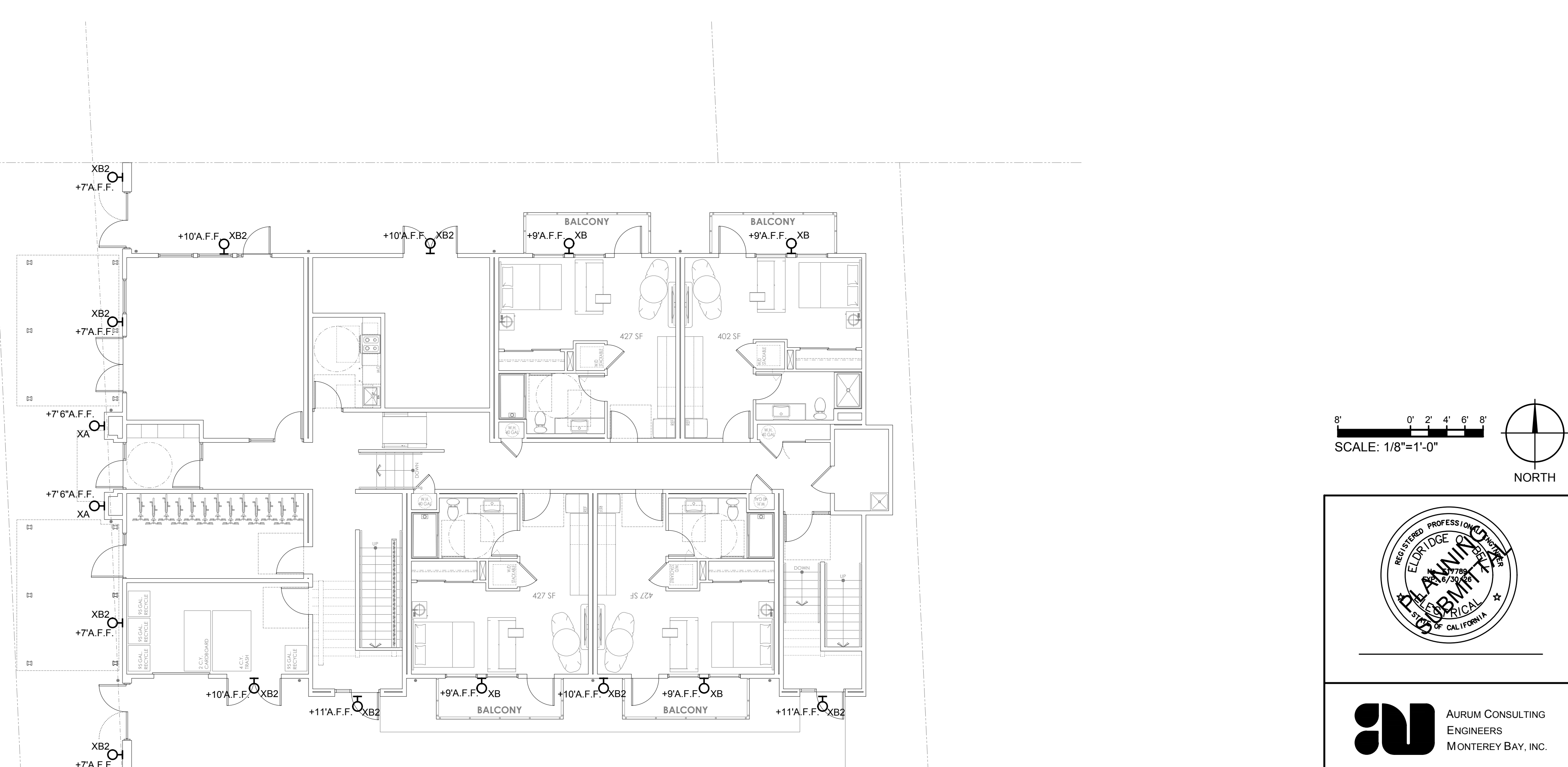
B. ALL UTILITIES (PG&E, AT&T AND CATV) ARE SHOWN IN SCHEMATIC FORM ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY ENGINEERED DRAWINGS PRIOR TO START OF CONSTRUCTION AND PROVIDE FACILITIES ACCORDINGLY.

C. PER PG&E REQUIREMENTS, INSTALLERS OF PG&E SUBSTRUCTURES BOTH GAS AND ELECTRIC SHALL BE PG&E CERTIFIED.

D. REFER TO ARCHITECT PLANS FOR EXACT CEILING HEIGHTS OF CEILING MTD LIGHT FIXTURES.

STEVE RIGOR DESIGN

CONTACT
500 SW 116TH AVE 4TH FLOOR
BEAVERTON, OR 97225
(805) 801-5317



437 FIGUEROA STREET

SINGLE ROOM OCCUPANCY (SRO) DORMITORIES

ELECTRICAL SITE PLAN & LIGHT FIXTURE SELECTION

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. AMANN
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 24-070.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.aacemb.com

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#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
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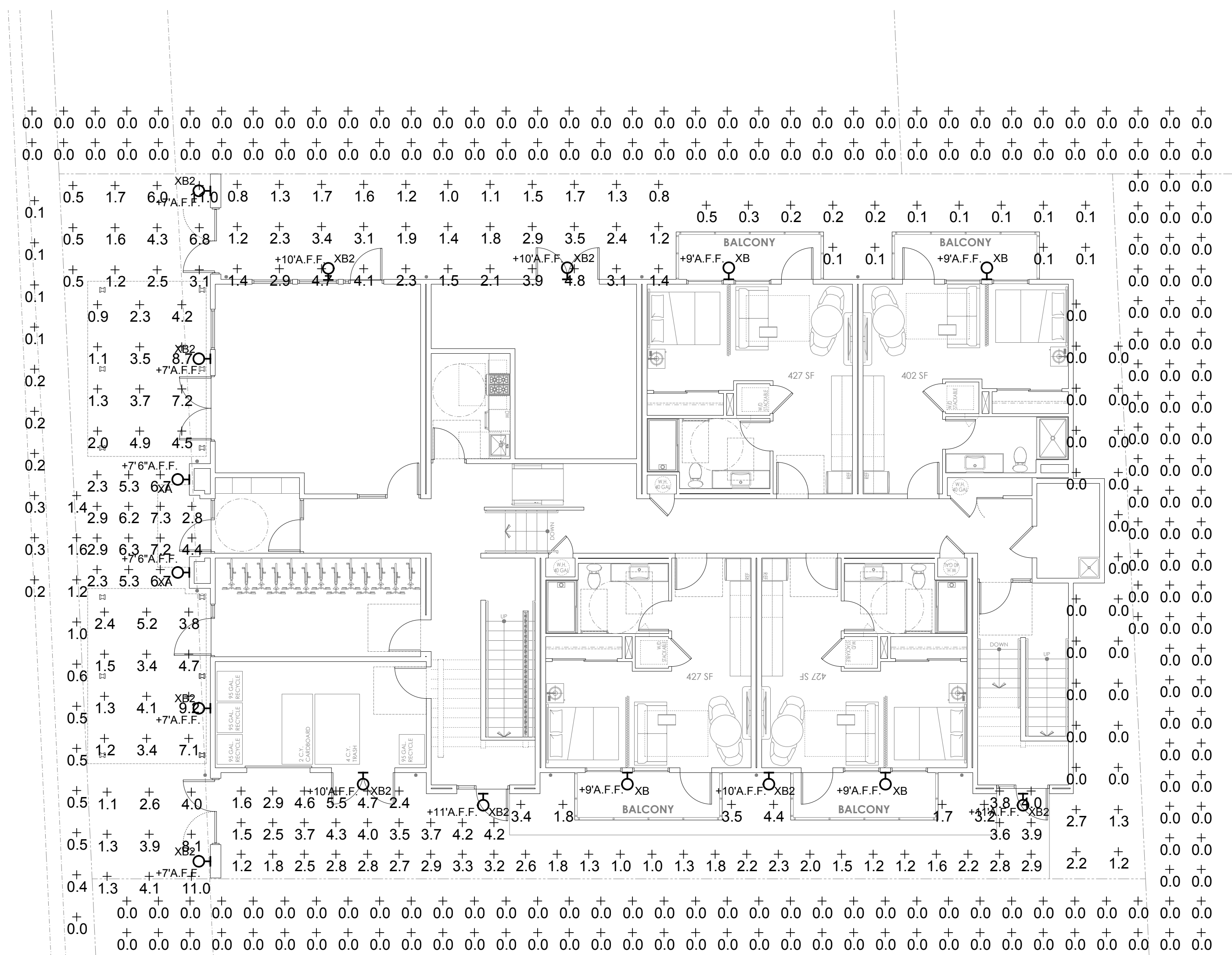
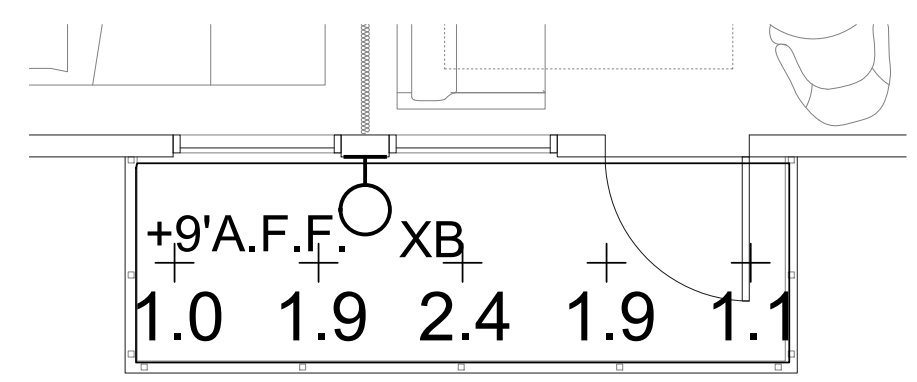
CITY APPLICATION #
ARP-25-0089

PROJECT #
24003

DATE
JANUARY 08, 2025

SHEET #
E201

2 ELECTRICAL - TYPICAL PORCH PLAN PHOTOMETRICS
SCALE: 1/4"=1'-0"



1 ELECTRICAL SITE PLAN PHOTOMETRICS
SCALE: 1/8"=1'-0"

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
○	XA	2	POM1109L.S	LANTERN DARKSKY WALL FIXTURE MEETS THE NIGHTTIME FRIENDLY CRITERIA	LED Arrays	1	900	0.89	9
○	XB	10	24 372 K3		LED 6.1W	1	459	0.89	8
○	XB2	2	24 374 K4		LED 12.3W	1	1077	0.89	14.1

Illumination Levels - Area Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Primary Entrance	+	4.9 fc	7.3 fc	2.3 fc	3.2:1	2.1:1
Secondary Entrance 1	+	3.7 fc	8.7 fc	0.9 fc	9.7:1	4.1:1
Secondary Entrance 2	+	3.9 fc	9.2 fc	1.2 fc	7.7:1	3.3:1

Supplementary - Area Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Site	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
North Gate Entrance	+	3.3 fc	11.0 fc	0.5 fc	22.0:1	6.6:1
North Gate Walkway	+	2.2 fc	4.8 fc	0.8 fc	6.0:1	2.8:1
North Terrace	+	0.2 fc	0.5 fc	0.1 fc	5.0:1	2.0:1
Rear	+	0.3 fc	2.7 fc	0.0 fc	N/A	N/A
South Gate Entrance	+	4.2 fc	11.0 fc	1.1 fc	10.0:1	3.8:1
South Gate Terrace	+	3.0 fc	4.4 fc	1.7 fc	2.6:1	1.8:1
South Gate Walkway	+	2.7 fc	5.5 fc	1.0 fc	5.5:1	2.7:1
Street	+	0.5 fc	1.6 fc	0.0 fc	N/A	N/A
Typical Porch FC	+	1.7 fc	2.4 fc	1.0 fc	2.4:1	1.7:1

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SINGLE ROOM OCCUPANCY (SRO) DORMITORIES
ELECTRICAL SITE PLAN & LIGHT FIXTURE SELECTION

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#	REVISION	DATE
1	OWNER REQUESTED REVISIONS	07/31/25
2	DESIGN UPDATE	08/15/25
3	OWNER COMMENTS	08/29/25
4	OWNER COMMENTS	09/03/25
5	3-STORY UPDATES	11/17/25
6	3RD SUBMITTAL	11/25/25

CITY APPLICATION # **ARP-25-0089**
PROJECT # **24003**
DATE **JANUARY 08, 2025**
SHEET # **E201P**

