

GENERAL CONDITIONS	
1.	Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2.	Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3.	Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4.	Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5.	Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6.	All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7.	All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8.	All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9.	All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10.	All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11.	The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12.	The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13.	The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14.	The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15.	The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16.	All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17.	Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18.	All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19.	Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20.	Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS	
APPROX. APPROXIMATE BLK. BLOCK CLO. CLOSET CONC. CONCRETE CONT. CONTINUOUS DS. DOWNSPOUT DW. DSHWASHER (D) EXISTING F.O.C. FACE OF CONCRETE F.O.S. FACE OF STUD GALV. GALVANIZED GYP. GYPSUM G.W.B. GYPSUM WALLBOARD FLR. FLOOR HDWD. HARDWOOD N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE	O.C. ON CENTER O.D. OUTSIDE DIAMETER PLYWD. PLYWOOD REF. REFRIGERATOR R.O. ROUGH OPENING SHWR. SHOWER SM. SINK SL. SKYLIGHT T&G. TONGUE AND GROOVE T.O.P. TOP OF PLATE TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED WP. WATERPROOF W/ WITH W/O WITHOUT W.I.C. WALK IN CLOSET

VICINITY MAP	
M.P.C.C. SUB. NO. 2 BLK. 216 LOTS 13 TO 32 BLK. 215	

THE CASTLEMAN RESIDENCE

PEBBLE BEACH, CA



SHEET INDEX	
ARCHITECTURAL	
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A1.1	SITE PLAN
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C1	GRADING DRAINAGE & UTILITY PLAN
C2	GRADING SECTIONS
C3	EROSION & SEDIMENT CONTROL PLAN
C4	CONSTRUCTION MANAGEMENT PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A4.0	COLOR RENDERINGS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS

CAL GREEN NOTES

1. Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.304.1

2. Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1

3. Construction Waste Management- Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the CGBC Sec. 4.408.1

4. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1

5. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1

6. Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2

7. Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.

8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3

9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4

10. Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5

11. Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1

12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3

13. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of < 50% to a maximum of 80%. CGBC 4.506.1

14. Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

PLANNING CONDITIONS

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

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.

PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 part 6. The exterior lighting plan shall be subject to approval by the director of RMA - Planning, prior to the issuance of building permits.

(RMA - PLANNING)

PROJECT DIRECTORY

OWNER:

MIKE & CAROL CASTLEMAN
1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
512-699-7581

DESIGNER:

MOORE DESIGN INC.
CONTACT: JOHN MOORE
550 FIGUEROA STREET, SUITE B
MONTEREY, CA. 93940
OFFICE (831) 642-9732
CELL (831) 238-6868
EMAIL: john@mooredesign.org

INTERIOR DESIGNER:

KRISTEN PENA INTERIORS
CONTACT: KRISTEN PENA
4071 24TH STREET
SAN FRANCISCO, CA. 94114
OFFICE (415) 896-4204
CELL (415) 244-1411
EMAIL: KRISTEN@KINTERIORS.COM

LANDSCAPE DESIGNER:

NINA CAPRIOLA LANDSCAPE DESIGN
CONTACT: NINA CAPRIOLA
TEL (831) 595-7053
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GENERAL CONTRACTOR:

MONTEERRA CONSTRUCTION
CONTACT: CRAIG FURMAN
7132 OAK TREE PLACE
MONTEREY, CA 93940
TEL (831) 760-0218
LIC. # 772807
MONTEERRACONSTRUCTION@COMCAST.NET

GEOTECHNICAL ENGINEER:

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404 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
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STRUCTURAL ENGINEER:

T.B.D.

SURVEYOR:

LANDSET ENGINEERS, INC.
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SALINAS, CA 93907
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TITLE 24 CONSULTANT:

MONTEREY ENERGY GROUP
CONTACT: DAVID KNIGHT
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CARMEL, CA. 93923
TEL (831) 250-0314
EMAIL: cad@meg4.com

PROJECT INFORMATION

PROJECT ADDRESS:

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953

A.P.N.

007-282-004-000

PROJECT SCOPE:

DEMOLISH EXISTING RESIDENCE & GARAGE (1,870 SF), NEW 2 STORY RESIDENCE WITH ATTACHED 2-CAR GARAGE (4,705 SF), NEW COVERED ENTRY (85 SF) AND REAR COVERED TERRACE (305 SF), NEW PHOTOVOLTAIC SYSTEM, NEW FENCES

PROJECT VALUATION:

\$1,850,000

RELATED PERMIT

NONE

PROJECT CODE COMPLIANCE:

2022 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments

ZONE:

MDRB-6-D

YEAR CONSTRUCTED:

1955

MAX BLDG. HT:

26'-7" (27'-0" ALLOWED)

CONSTR. TYPE:

TYPE V-B

OCCUPANCY:

R-3 (RESIDENTIAL), U

FIRE SPRINKLERS

REQUIRED NFPA-13D

WATER SYSTEM:

CAL AM

SEWER SYSTEM:

PBCSD

TREE REMOVAL:

NONE

TOPOGRAPHY:

FLAT

GRADING:

T.B.D

LOT SIZE:

.31 ACRES / 13,529 SF

LOT COVERAGE

EXISTING

DEMO

NEW

PROPOSED

RESIDENCE

1,383

-1,383

2,703

2,703

GARAGE

487

-487

779

779

SECOND FLOOR VIEWING DECK

0

0

310

310

SUB-TOTAL

1,870 SF

-1,870 SF

3,792 SF

3,792 SF

ALLOWED 35% = 4,735 SF

PROPOSED 28% = 3,792 SF

FLOOR AREA CALCS:

ALLOWED (35%) = 4,735 SF

PROPOSED (34.8%) 4,705 SF

EXISTING

DEMO

ADDITIONS

TOTAL

MAIN FLOOR

1,383

-1,383

2,703

2,703

UPPER FLOOR

0

0

1,223

1,223

GARAGE

487

-487

779

779

TOTAL

1,870 SF

-1,870 SF

4,705 SF

4,705 SF

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.

2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.

3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.

4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).

5. Provide non-removable backflow devices at all hosebills.

PROJECT NAME:

CASTLEMAN RESIDENCE

1012 SAN CARLOS ROAD
PEBBLE BEACH, CA 93953
APN: 007-282-004-000

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

PRINT DATE: 5/14/2025

MEMBER

A | I
B | D

AMERICAN INSTITUTE of BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN Inc. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN Inc., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1

CASTLEMAN
RESIDENCE

1012 SAN CARLOS
ROAD
PEBBLE BEACH, CA
93953
APN: 007-282-004-000



DRAWING RECORD	
DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
PLN RE-SUBMIT	5/14/2025

MEMBER

A	I
B	D

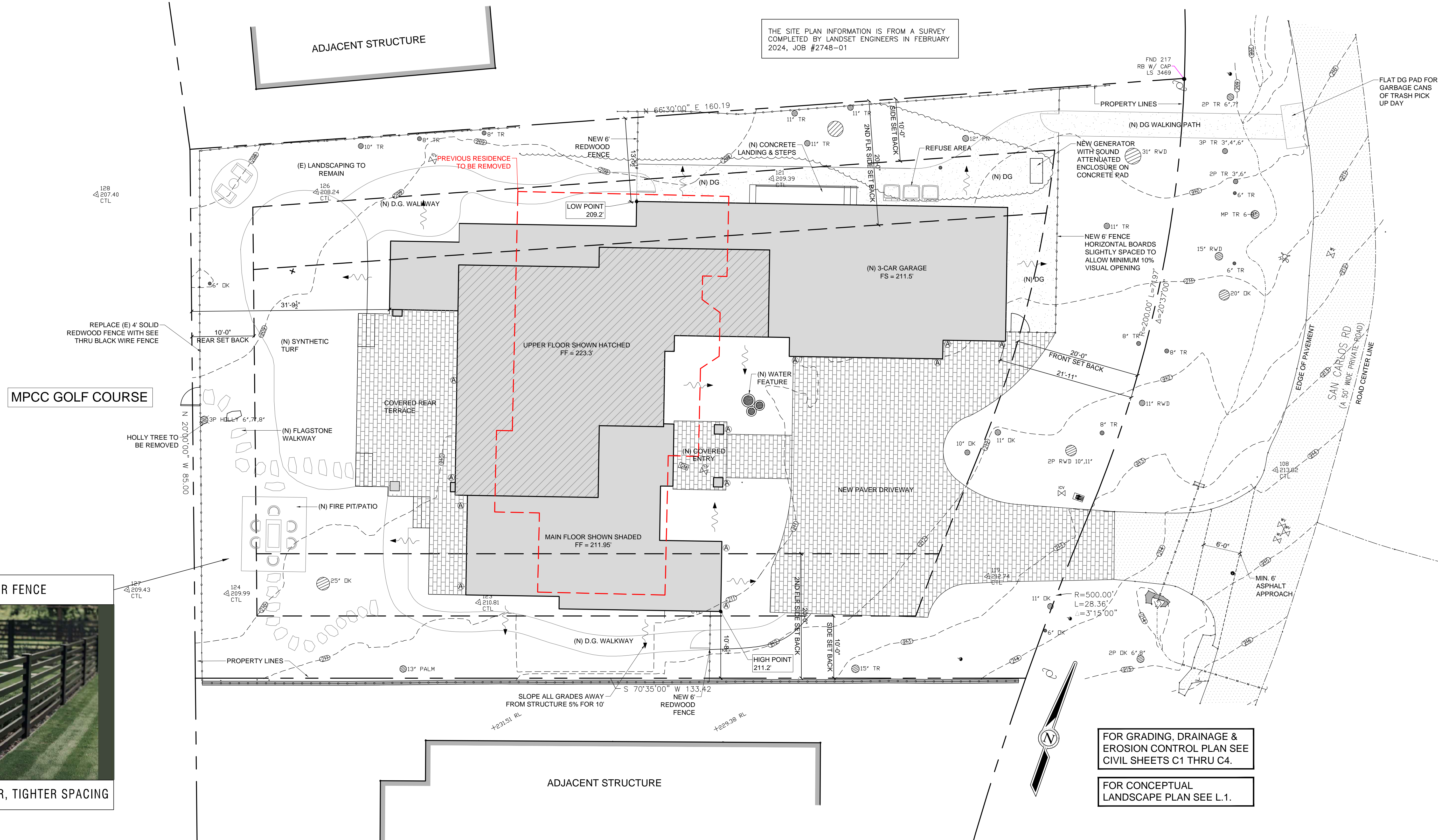
All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN INC. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN INC., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.1



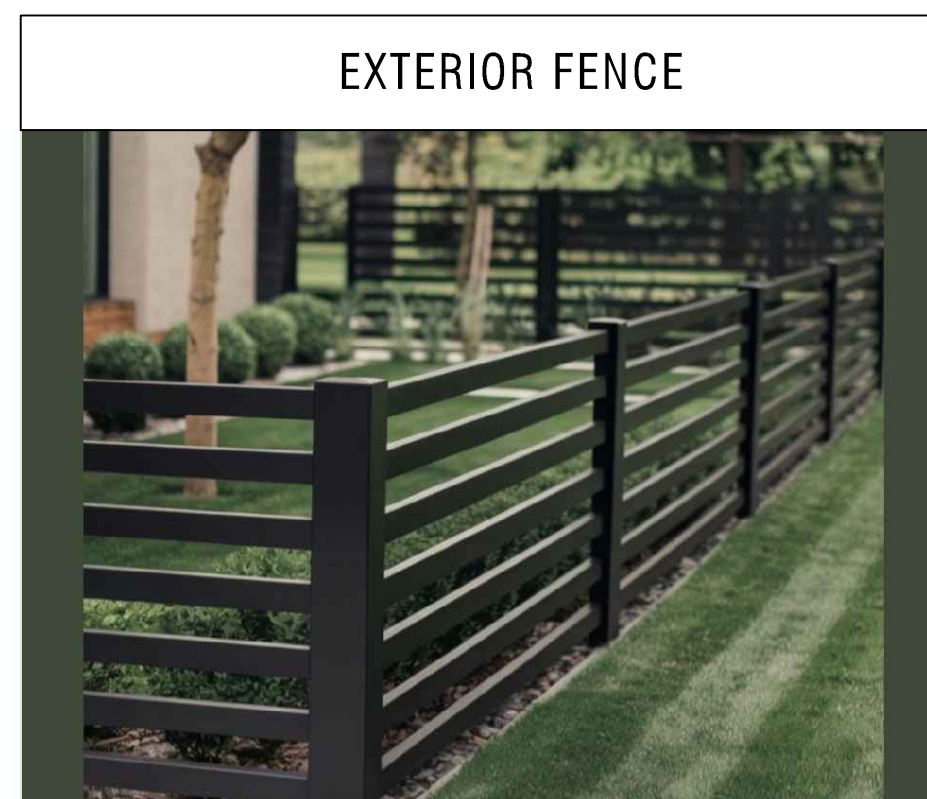
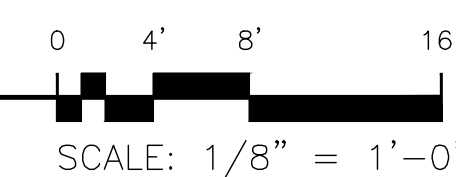
FOR GRADING, DRAINAGE &
EROSION CONTROL PLAN SEE
CIVIL SHEETS C1 THRU C4.

FOR CONCEPTUAL
LANDSCAPE PLAN SEE L.1.

 SITE NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 21/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.
6. Slope all grades away from the structure for a min 5% for 10'-0".
7. Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

PROPOSED SITE PLAN



FRONT FENCE SIMILAR, TIGHTER SPACING

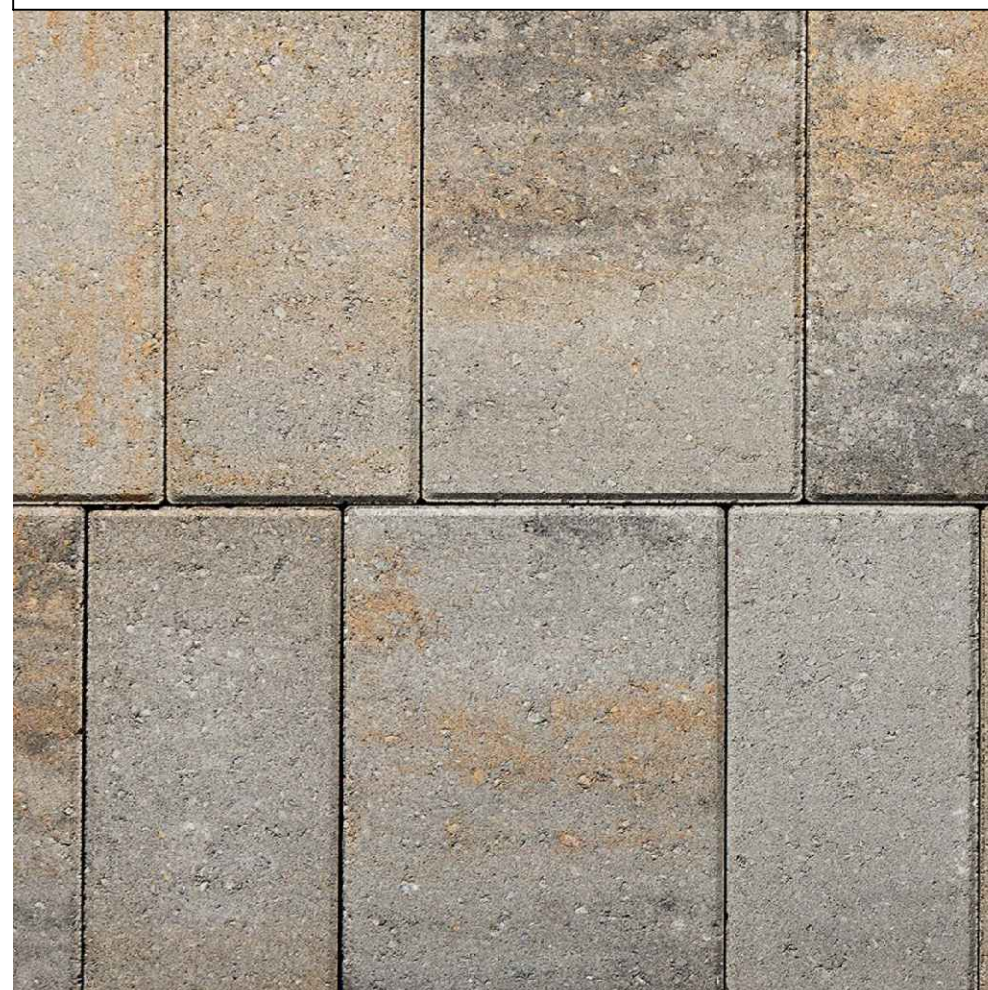
EXTERIOR FIXTURE (A)

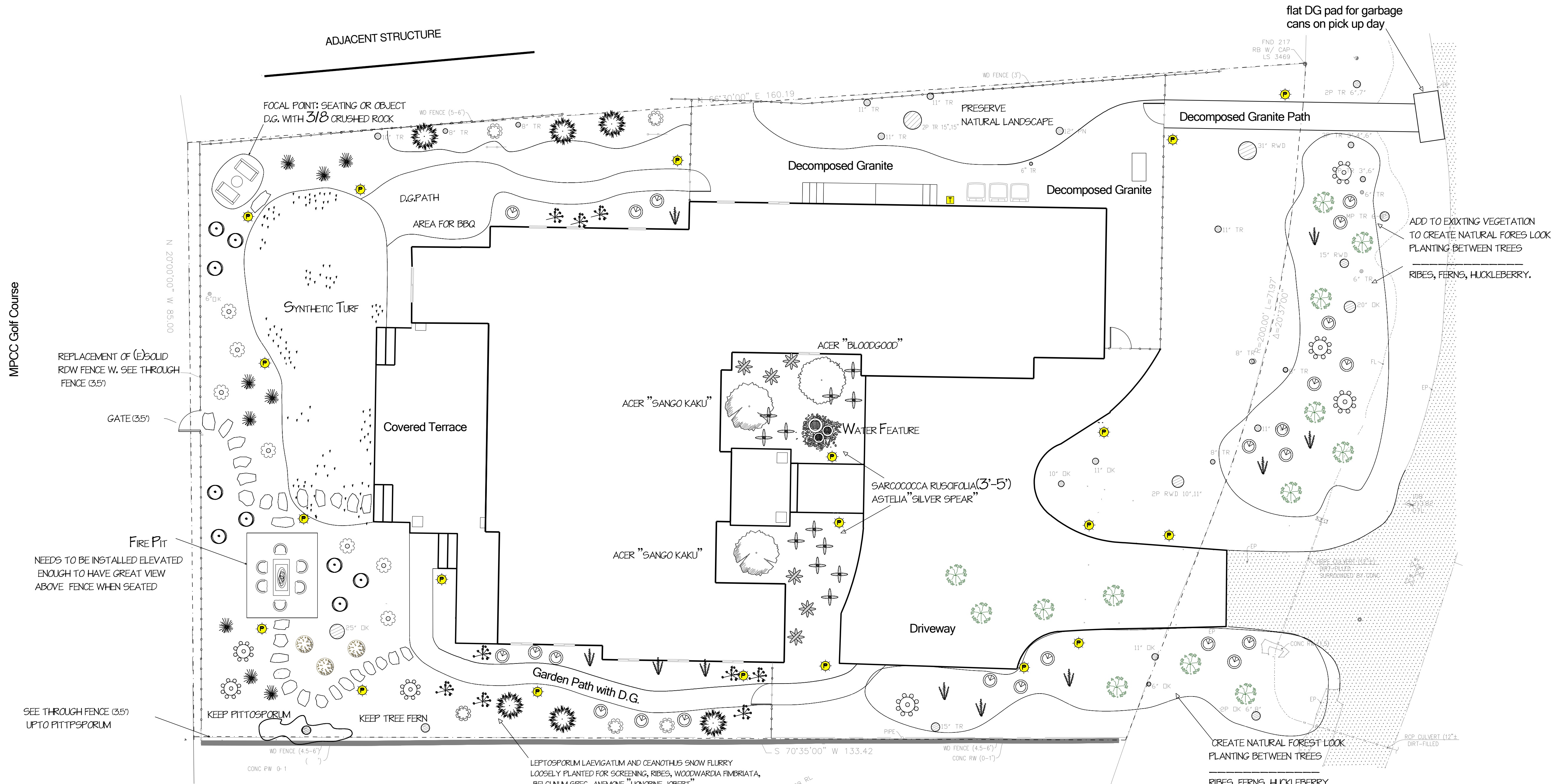


- SATIN BLACK
- MATERIAL: ALUMINUM
- WIDTH: 5.75"
- HEIGHT: 20"
- GLASS: CLEAR SEEDY
- LIGHT SOURCE: SOCKETED
- LED NAME: GU10LED-3K
- LUMENS: 500



BELGARD CATALINA GRANA PAVER VICTORIAN





PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
	Acer Sango Kaku	Coral Bark Japanese Maple
	Acer palmatum Bloodgood	Bloodgood Japanese Maple
	Anemone j. Horine Jobert	White Japanese Anemone
	Astelia Silver Spear	Silver Spear Astelia
	Blechnum spicant	Deer Fern
	Carex divulsa	Berkeley Sedge
	Ceanothus Centennial	Centennial Ceanothus
	Ceanothus Snow Flurry	White California Lilac
	Leptospermum laevigatum	Costal Tea Tree
	Muhlenbergia rigens	Deer Grass
	Ribes sanguineum	Red flowering Currant
	Rhododendron Anah Kruschke	Purple Rododendron
	Sarcococca confusa	Sweet Box
	Vaccinium ovatum	Evergreen Huckleberry
	Woodwardia fimbriata	Giant Chain Fern

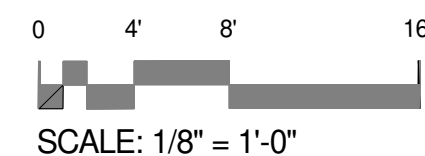
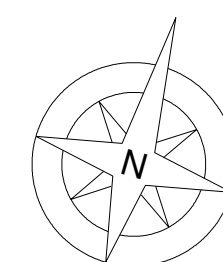
NOTES ON PATH:
THIS IS A PLANTED PATH MEANT TO MERGE INTO THE
VIEWSHED OF MASTER BEDROOM AND BATH

LOW VOLTAGE LIGHTING LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	Path light by FX Luminaire SP-A-LED-20-W12R-BZ	20
	Transformer, FX Luminaire EX 150	1



SP/SP-A Path Light SPECIFICATIONS	
Output	LED20W
Total Lumens	25
Input Voltage	11 to 15V
Input Power (W)	1.2
VA	1.7
Efficacy (Lumens/Watt)	30
Color Rendering Index (CRI)	80+
Dimming	Photo
Lumen Consistency	Use Laser Cube (LCM-CF)
20 Option	Use Laser Cube (LCM-CF)
Minimum Rated Life (L70)	33,000 Hrs

- IRRIGATION NOTES
- IRRIGATION SHALL HAVE AUTOMATIC CONTROLLERS AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR
 - IRRIGATION CONTROLLERS SHALL BE OF TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
 - PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDATION PRESSURE RANGE.
 - MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
 - ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND Emitter STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
 - AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.



CAPRIOLA & MITCHELL
LANDSCAPE DESIGN SERVICES

NINA CAPRIOLA
831.595.7053
NINACAPRIOLADESIGN.COM

DORIS MITCHELL
831.595.5205
CSCL # 1117798

Client/Project :

Castleman Residence

Landscaping

Project address :

1012 San Carlos Road
Pebble Beach
CA, 93953

APN: 007-282-004-000

Sheet Title:

Landscape/
Lighting Plan

Sheet Number: L.1

Date: 05/12/2025

Scale: 1/8"= 1'-0"

Drawn by: NC, DM

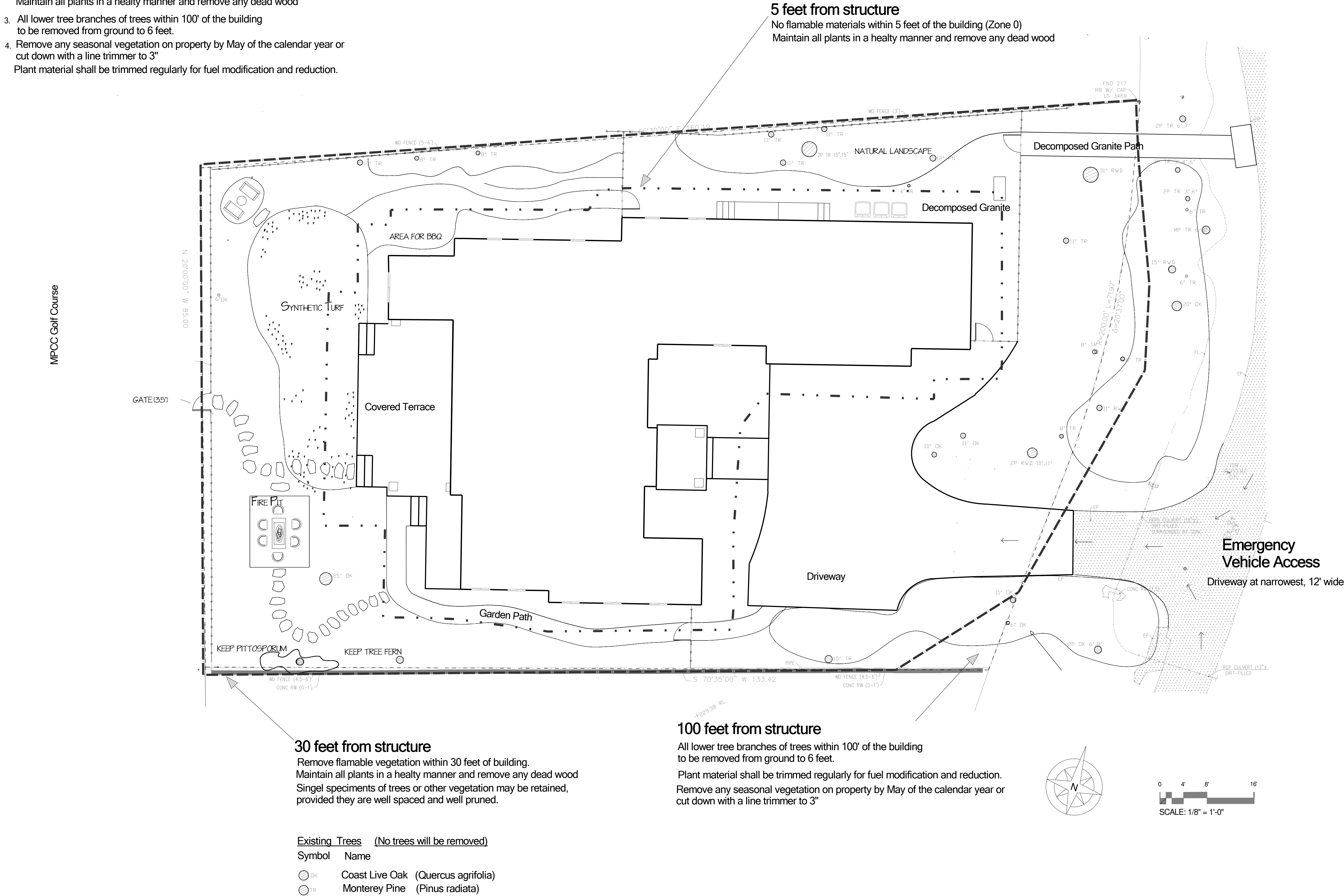
FIRE PROTECTION NOTES:

Maintain a defensible space of 100 feet around structures (PRC 4291)

1. No flammable materials within 5 feet of the building (Zone 0)
2. Remove flammable vegetation within 30 feet of building.
Maintain all plants in a healty manner and remove any dead wood
3. All lower tree branches of trees within 100' of the building
to be removed from ground to 6 feet.
4. Remove any seasonal vegetation on property by May of the calendar year or
cut down with a line trimmer to 3"
Plant material shall be trimmed regularly for fuel modification and reduction.

30 feet permimeter line

5 feet permimeter line



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1012 San Carlos Road

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APN: 007-282-004-000

Sheet Title:

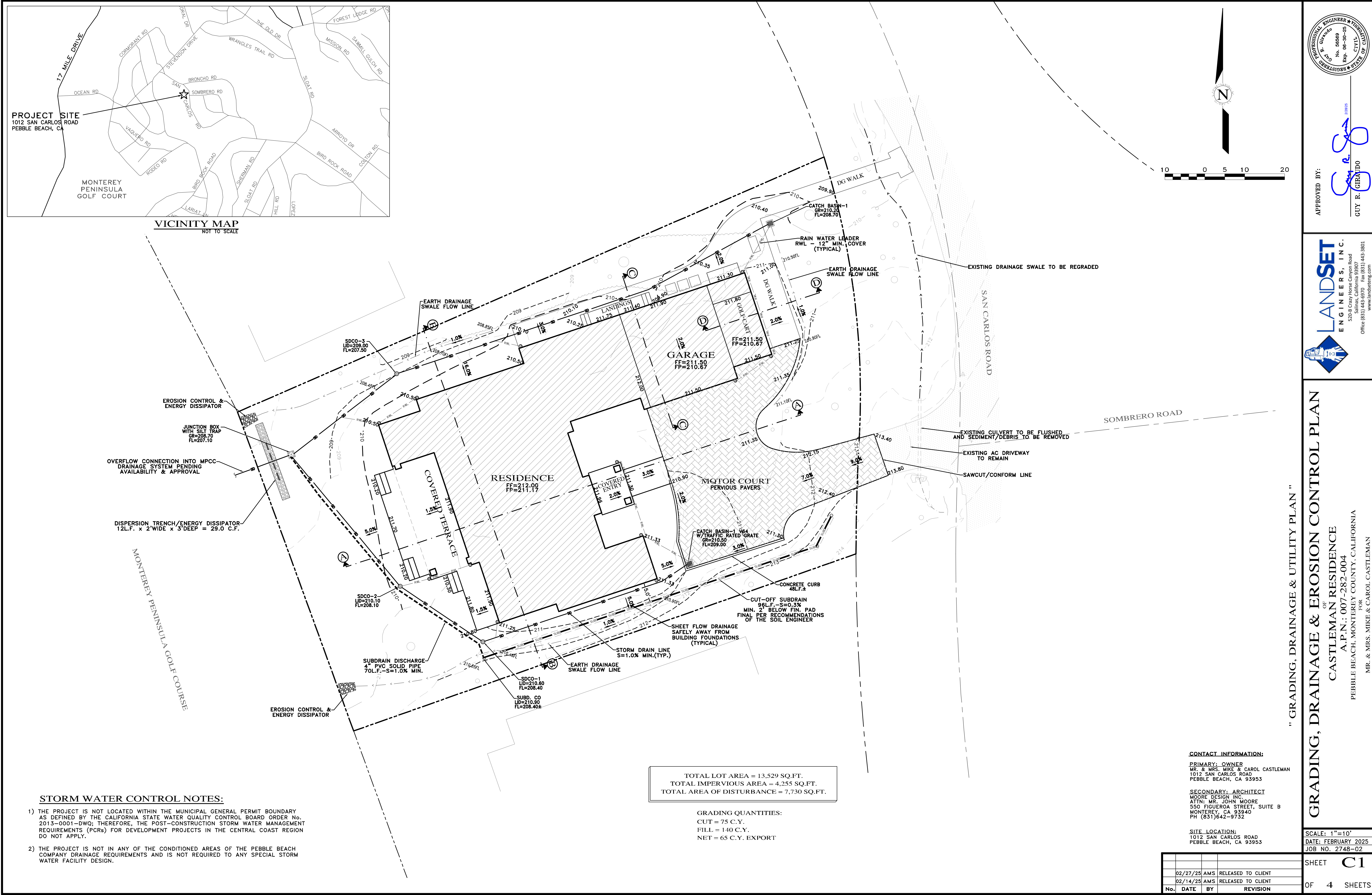
Fuel Management
Plan

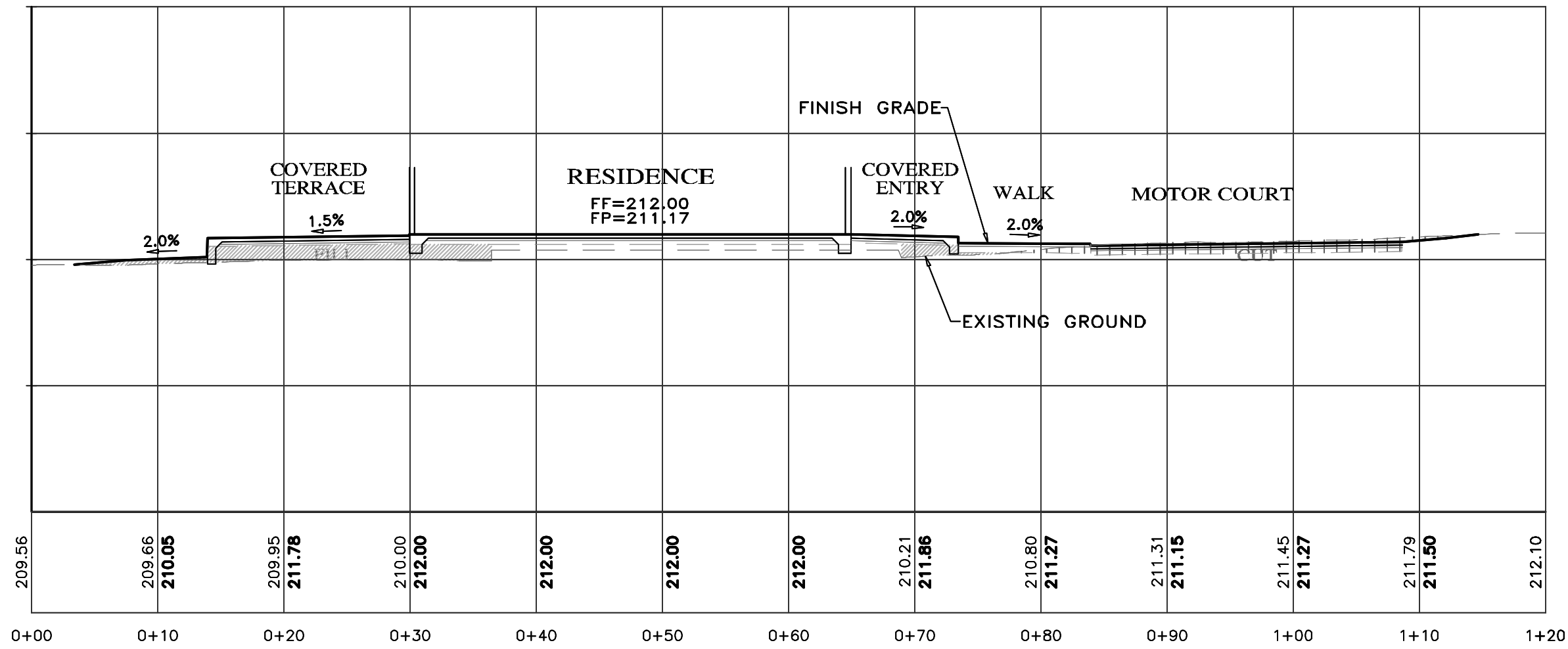
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Date: 05/10/2025

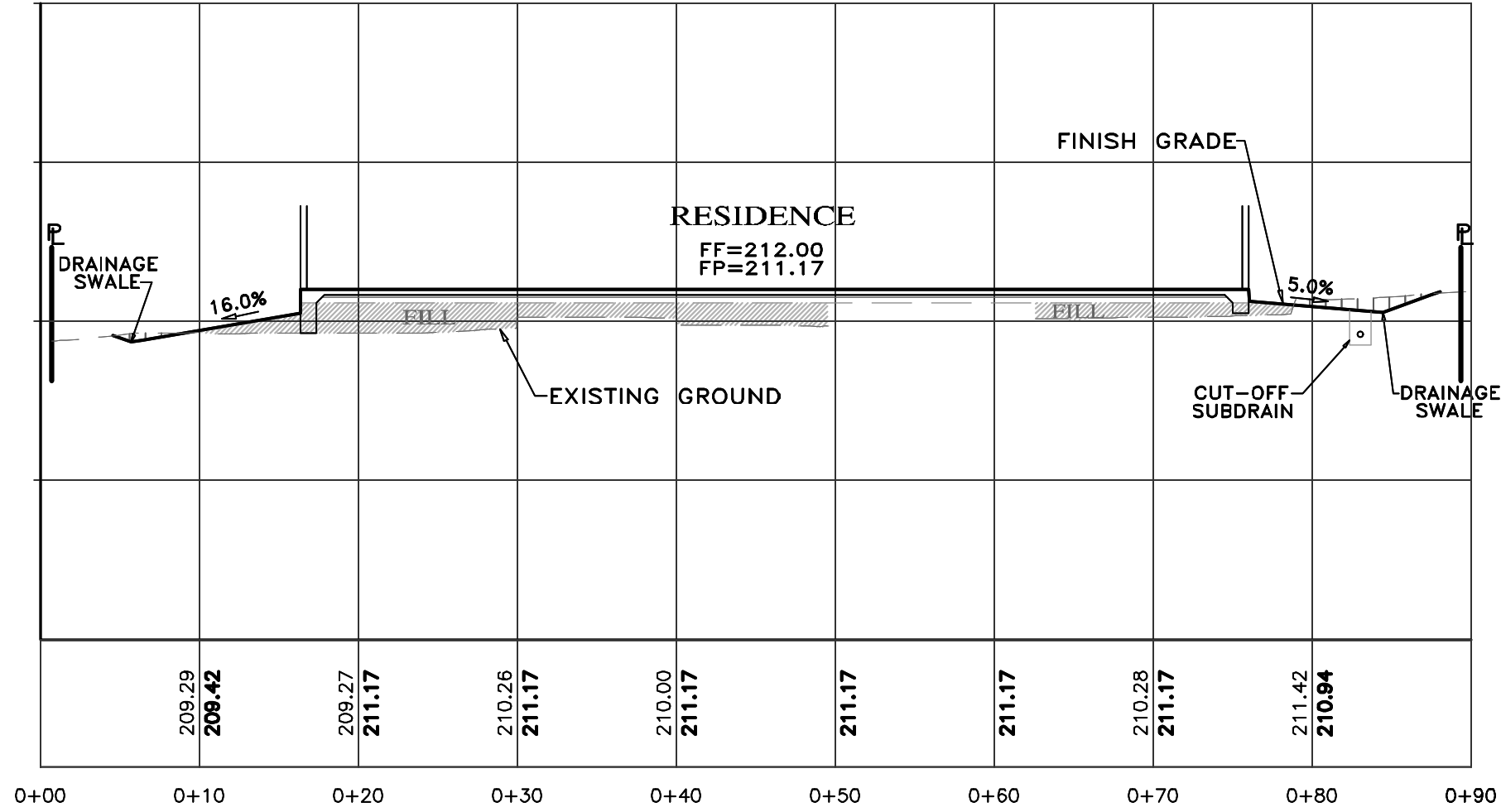
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Drawn by: DM

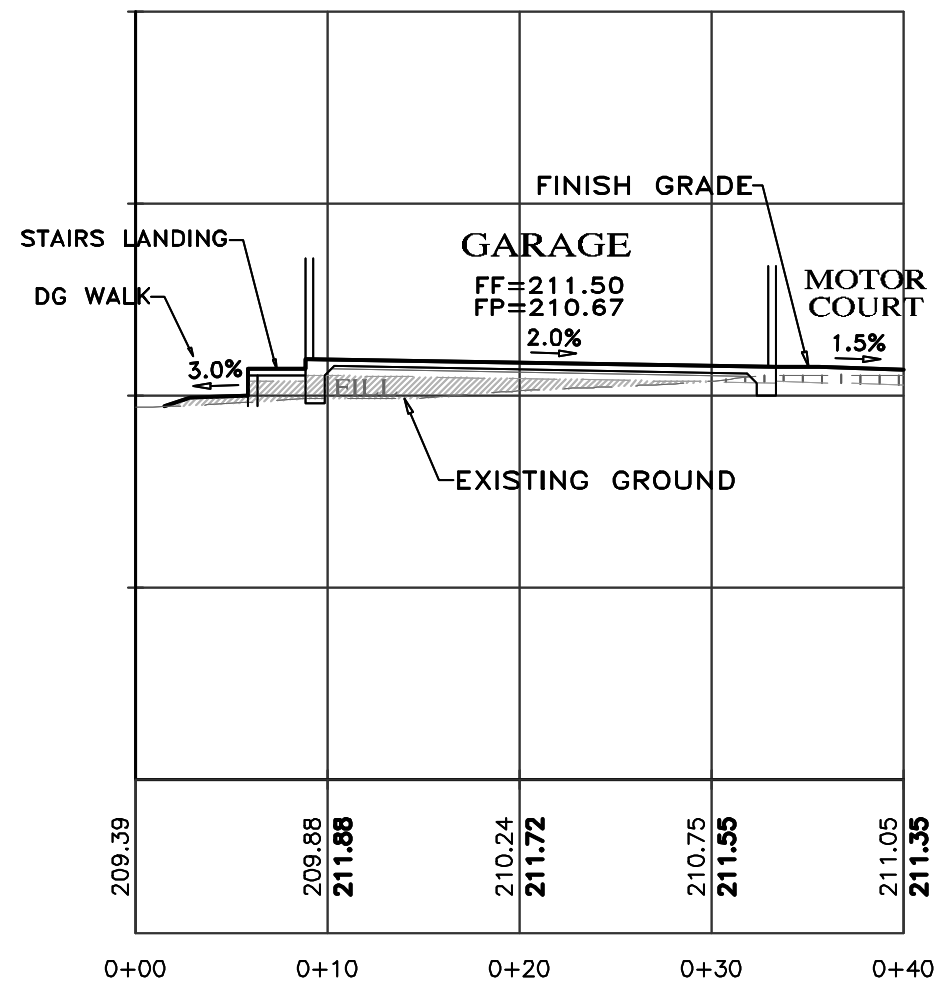




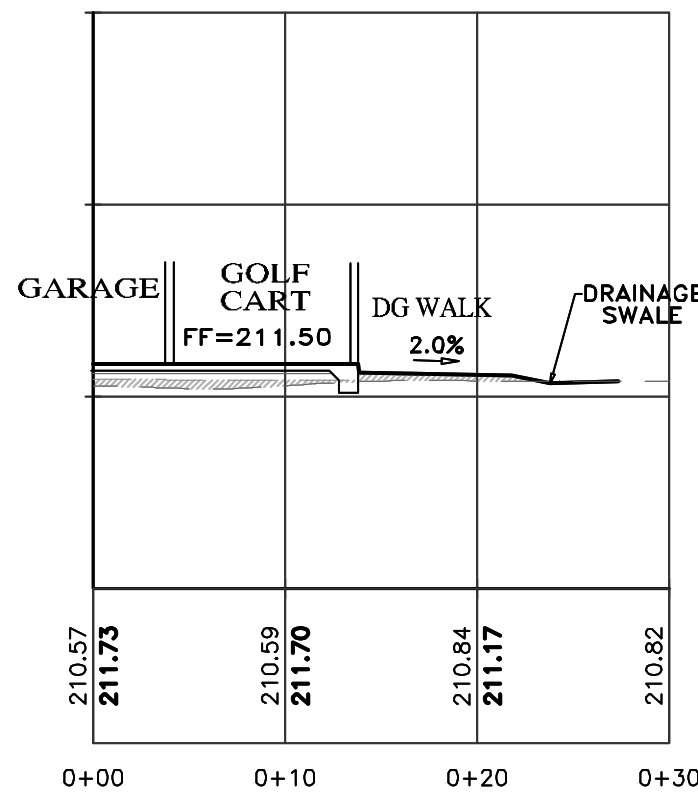
SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V

- NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

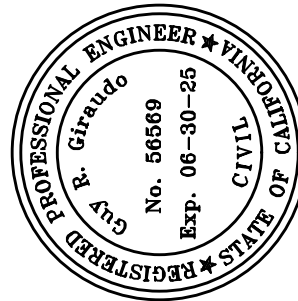
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
CASTLEMAN RESIDENCE
A.P.N.: 007-282-004
FOR
MR. & MRS. MIKE & CAROL CASTLEMAN



APPROVED BY:

GUY R. GIRARDO
274805

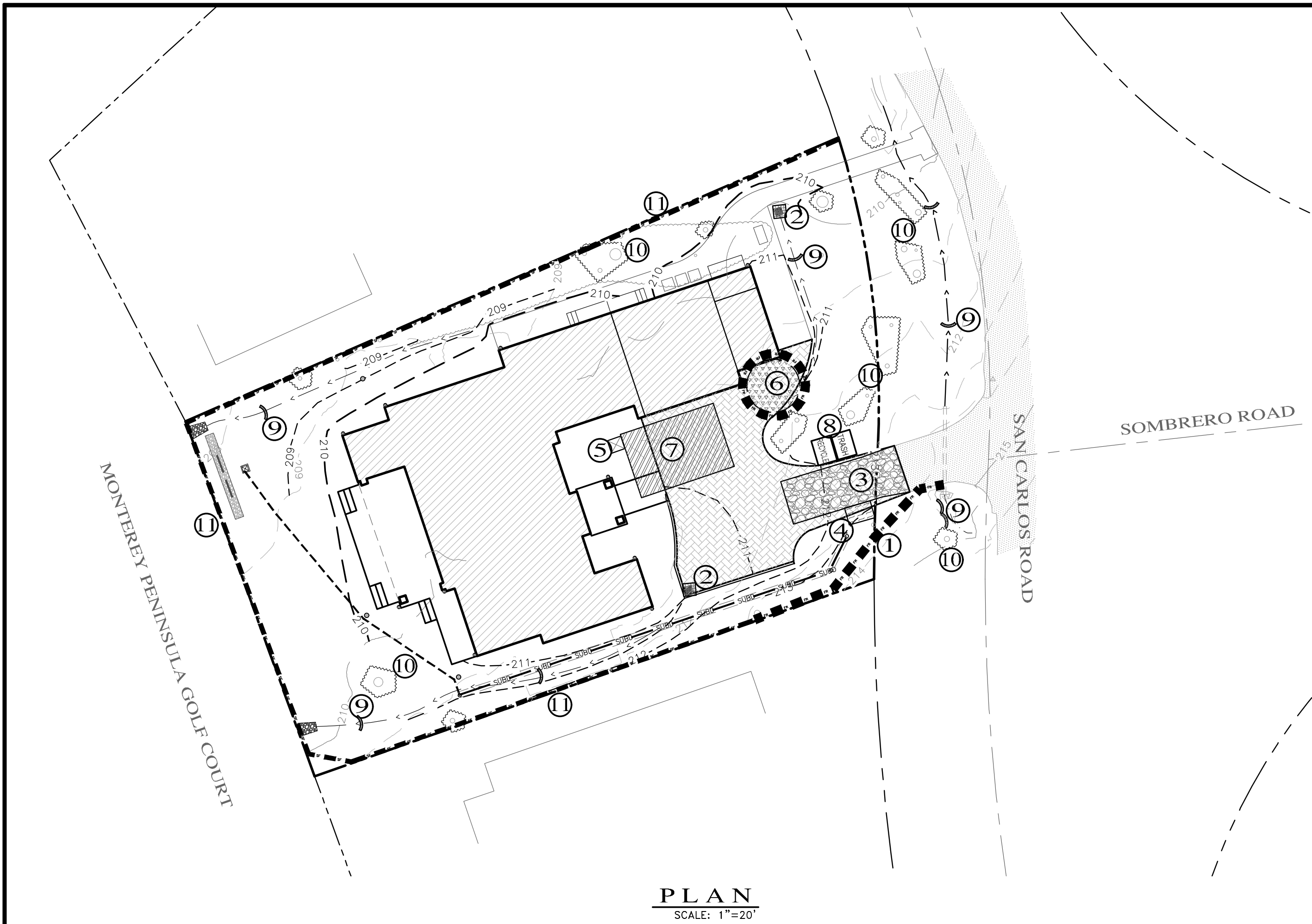


SCALE: 1"=10' H&V
DATE: FEBRUARY 2025
JOB NO. 2748-02

SHEET C2

OF 4 SHEETS

No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT



LEGEND:

- 1 FR FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8 WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 9 GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- 11 SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS LAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.

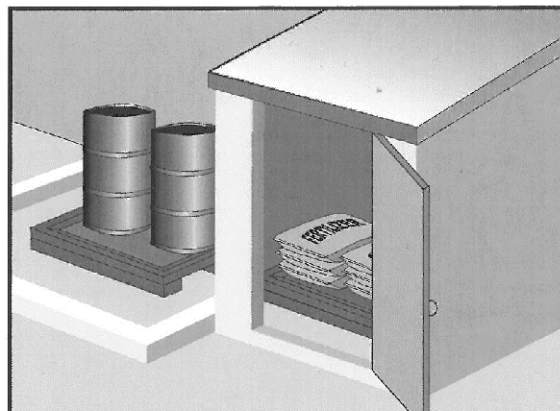
TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

Material Delivery and Storage WM-1



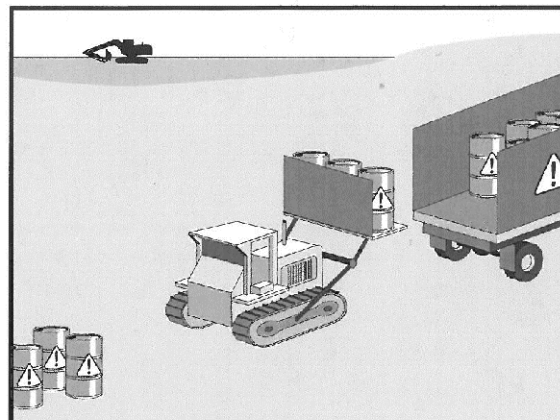
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMP's in this section.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Hazardous Waste Management WM-6

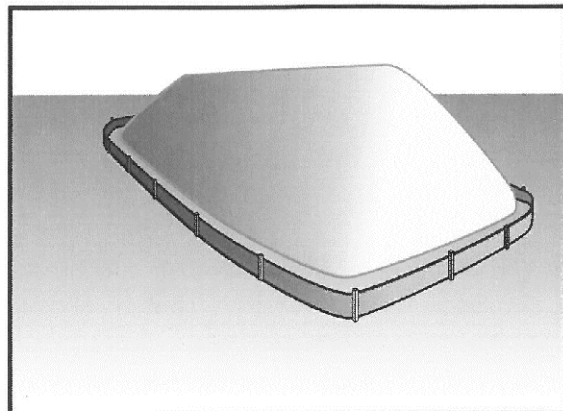


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Objective
<input checked="" type="checkbox"/> Secondary Objective

Targeted Constituents
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Stockpile Management WM-3

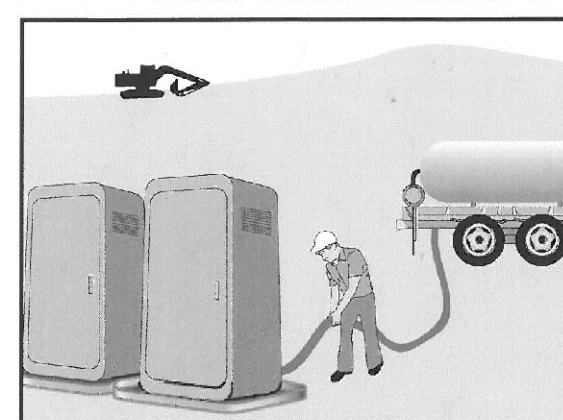


Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Sanitary/Septic Waste Management WM-9

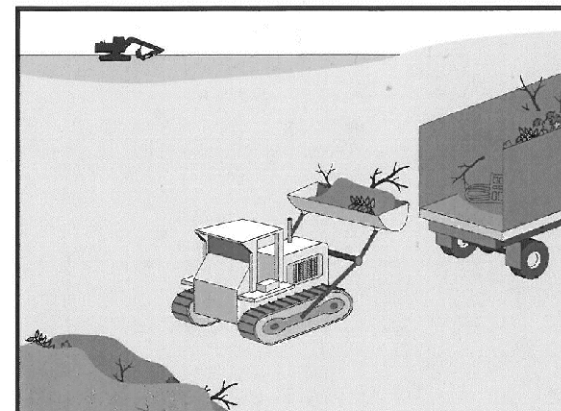


Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Category
<input checked="" type="checkbox"/> Secondary Category

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

Solid Waste Management WM-5

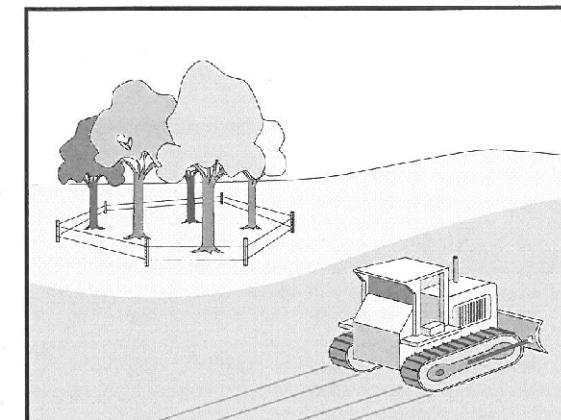


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Objective
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Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None

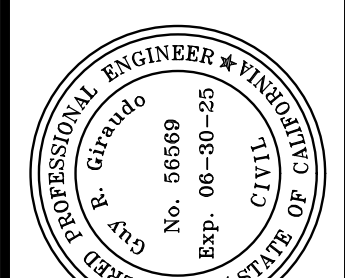
Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control
Legend:
<input checked="" type="checkbox"/> Primary Objective
<input checked="" type="checkbox"/> Secondary Objective

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics
Potential Alternatives
None



APPROVED BY:

2/28/25

GUY R. GIRA, P.E.



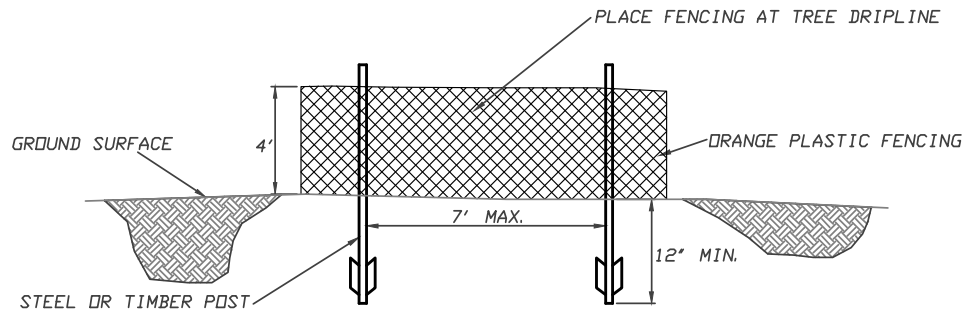
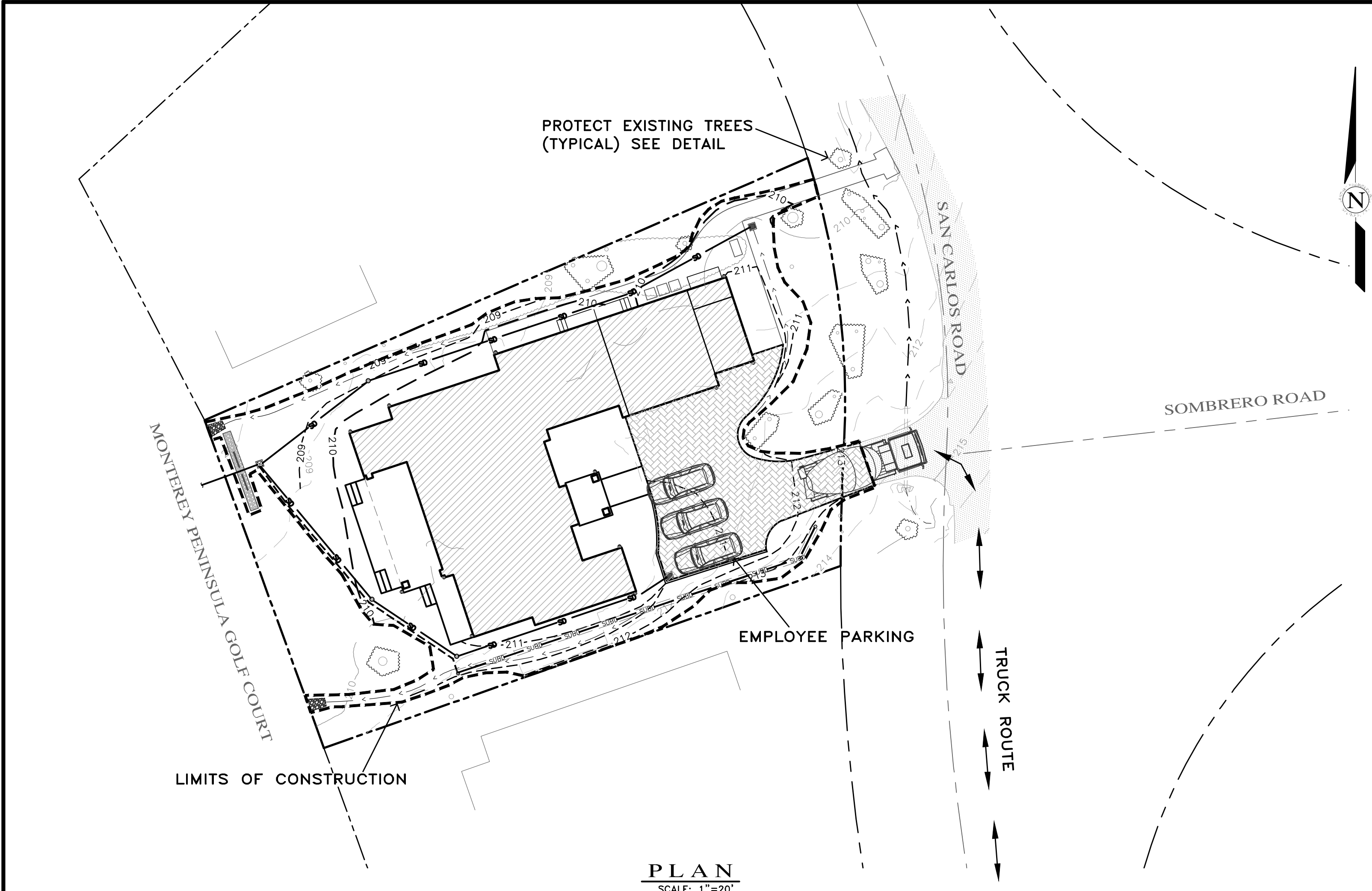
" EROSION & SEDIMENT CONTROL PLAN "

CASTLEMAN RESIDENCE
OF
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
A.P.N.: 007-282-004
FOR MR. & MRS. MIKE & CAROL CASTLEMAN

SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2748-025

SHEET C3

OF 4 SHEETS



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
75 CY CUT
140 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. PROPOSED NEW MOTOR COURT AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON SAN CARLOS ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 68 TO MORSE DRIVE TO CONGRESS ROAD TO BIRD ROCK ROAD TO STEVENSON ROAD TO SAN CARLOS ROAD. (HAUL TRUCKS EXIT IN THE SAME FASHON.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON SAN CARLOS ROAD. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN PROPOSED NEW MOTOR COURT AREA AND IN LEGAL SPACES ALONG SAN CARLOS ROAD, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	3	2
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	4	2
TOTALS	8	5

TRUCK TRIP GENERATION NOTES:

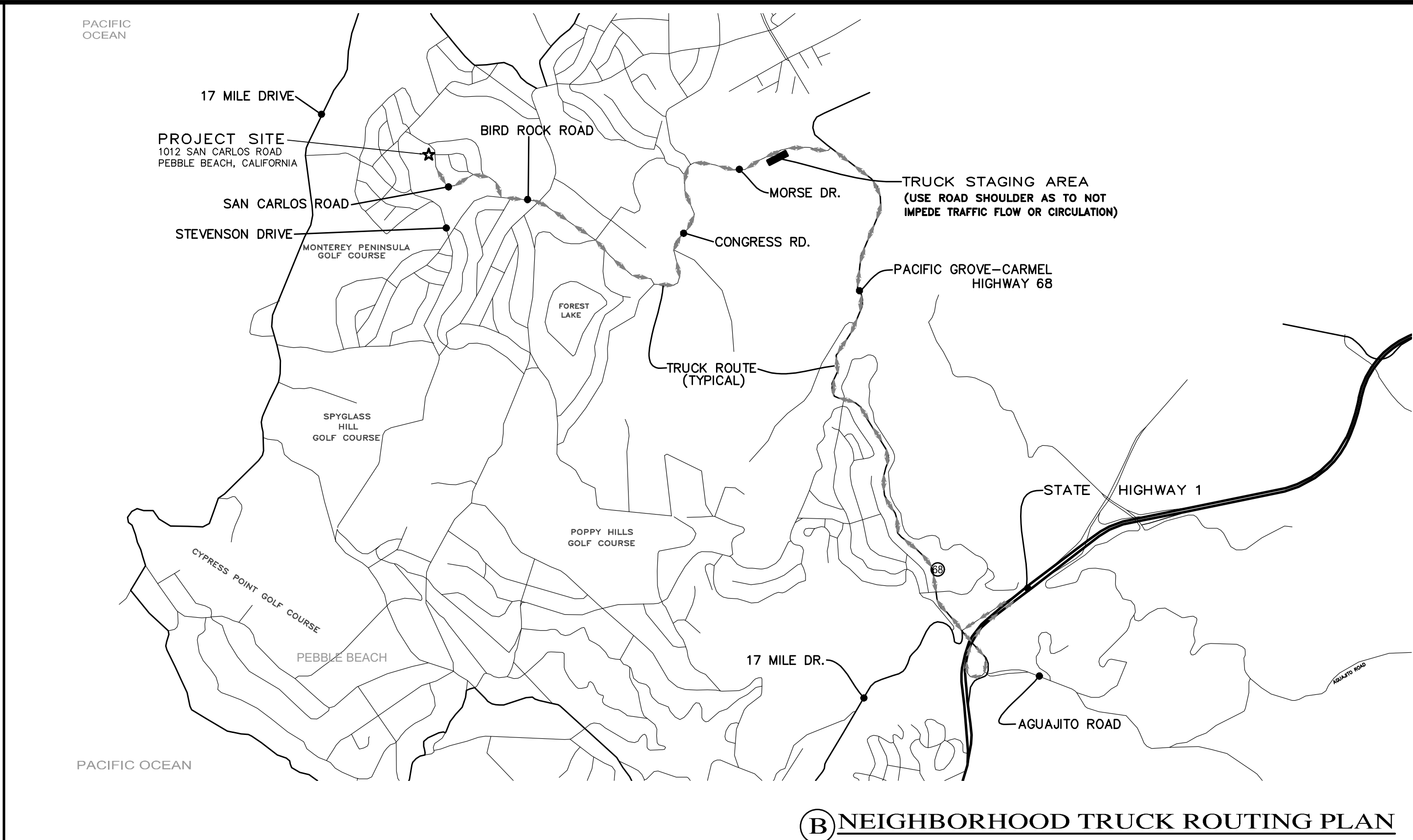
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 65 C.Y. OF SOIL MATERIAL THAT WILL BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

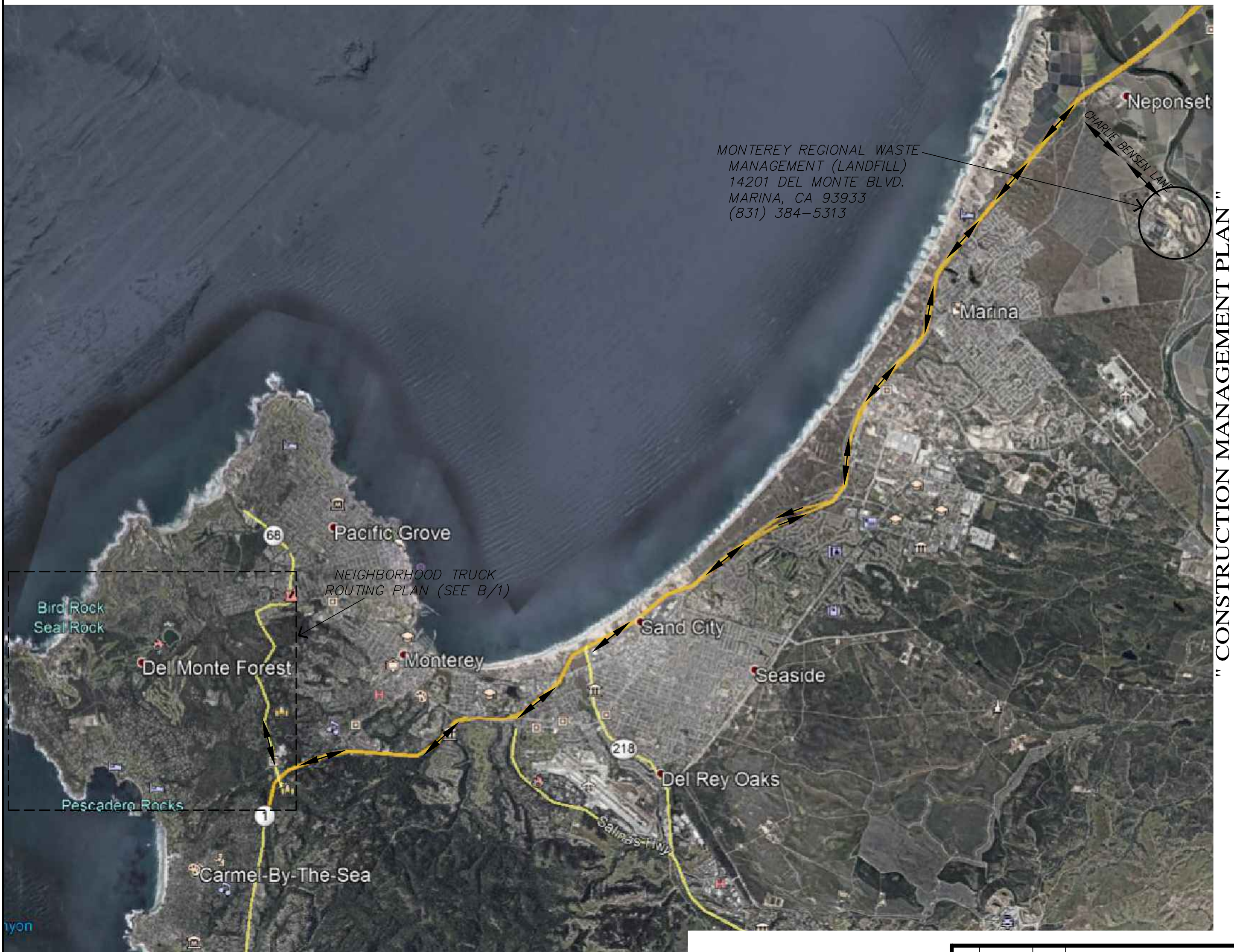
HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 18 MARCH 2025, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	02/27/25	AMS	RELEASED TO CLIENT
	02/14/25	AMS	RELEASED TO CLIENT

CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF CASTLEMAN RESIDENCE

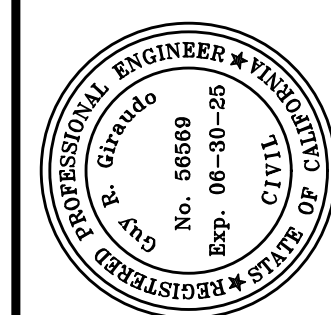
A.P.N.: 007-282-004

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

MR. & MRS. MIKE & CAROL CASTLEMAN

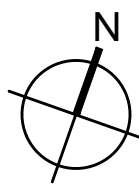
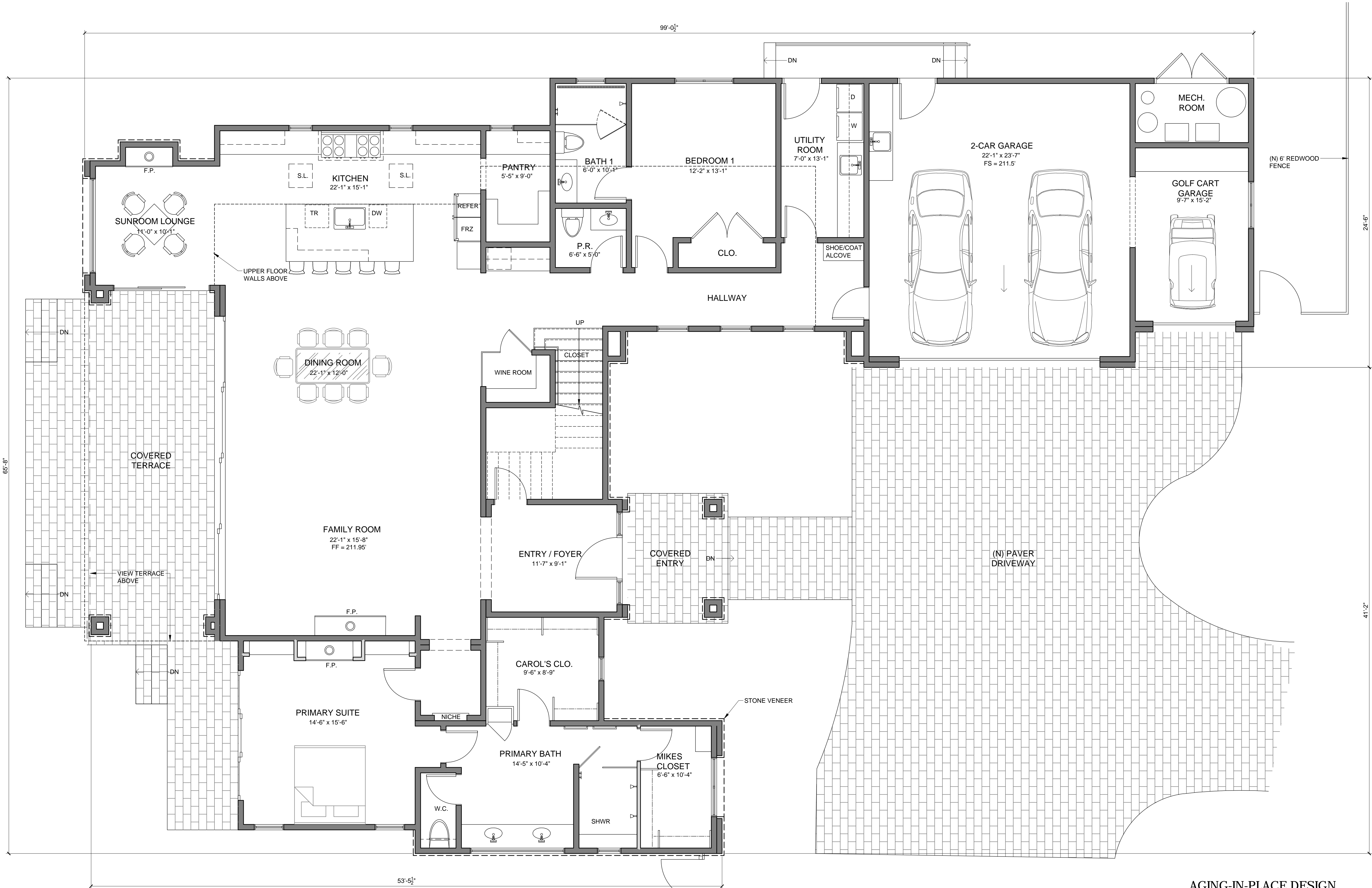
SCALE: AS SHOWN
DATE: FEBRUARY 2025
JOB NO. 2748-02

SHEET **C4**
OF 4 SHEETS

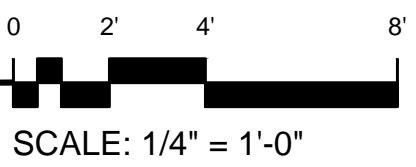


APPROVED BY:
GUY R. GIRARDO
2/28/25





PROPOSED MAIN FLOOR PLAN
1/4" = 1'-0"



WALL LEGEND

NEW 2x6 WALLS

- EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

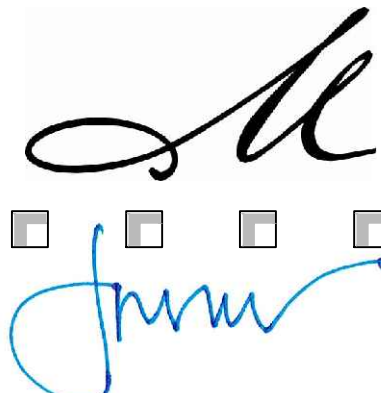
AGING-IN-PLACE DESIGN
& FALL PREVENTION

- IN NEW CONSTRUCTION
- FLOODE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1]
 - REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
 - ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
 - AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
 - DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

PROJECT NAME:

CASTLEMAN
RESIDENCE

1012 SAN CARLOS
ROAD
PEBBLE BEACH, CA
93953
APN: 007-282-004-000



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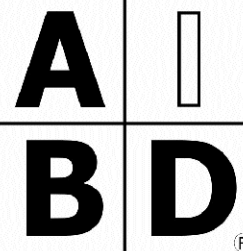
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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	3/12/2025
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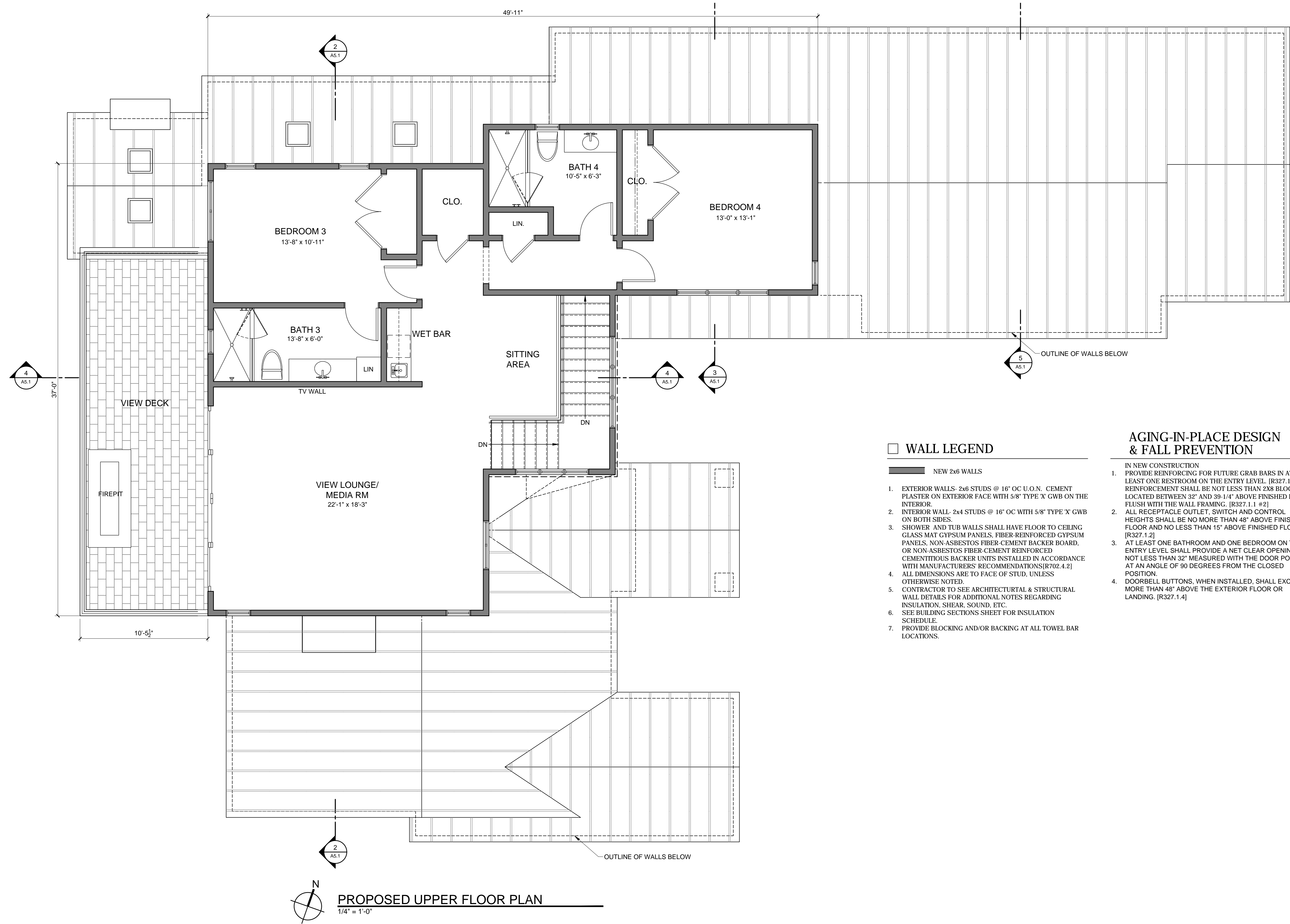
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SHEET TITLE:

MAIN FLOOR
PLAN

SHEET NUMBER:

A2.1



WALL LEGEND

NEW 2x6 WALLS

- EXTERIOR WALLS: 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL: 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2] ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

- IN NEW CONSTRUCTION
- PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39 1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
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SHEET TITLE:

UPPER FLOOR
PLAN

SHEET NUMBER:

A2.2

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SHEET TITLE:

SHEET NUMBER:

A2.3



1. Roof Material = Western States Burnished Slate Standing Seam Metal Roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = Varies - see roof plan on sheet A2.3
4. Overhang = 6" unless otherwise noted
5. Ogee gutters with 3" round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
7. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves, arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimneys shall extend a least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6' beyond the end of the strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 2-1/2 inch bolts per CRC R1001.4.1



CONCEPTUAL FRONT ELEVATION

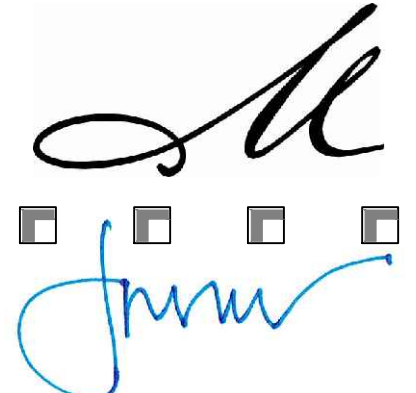


CONCEPTUAL REAR ELEVATION

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SHEET TITLE:

COLOR
RENDERINGS

SHEET NUMBER:

A4.0

PROJECT NAME:

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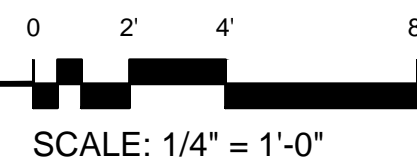
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A4.1

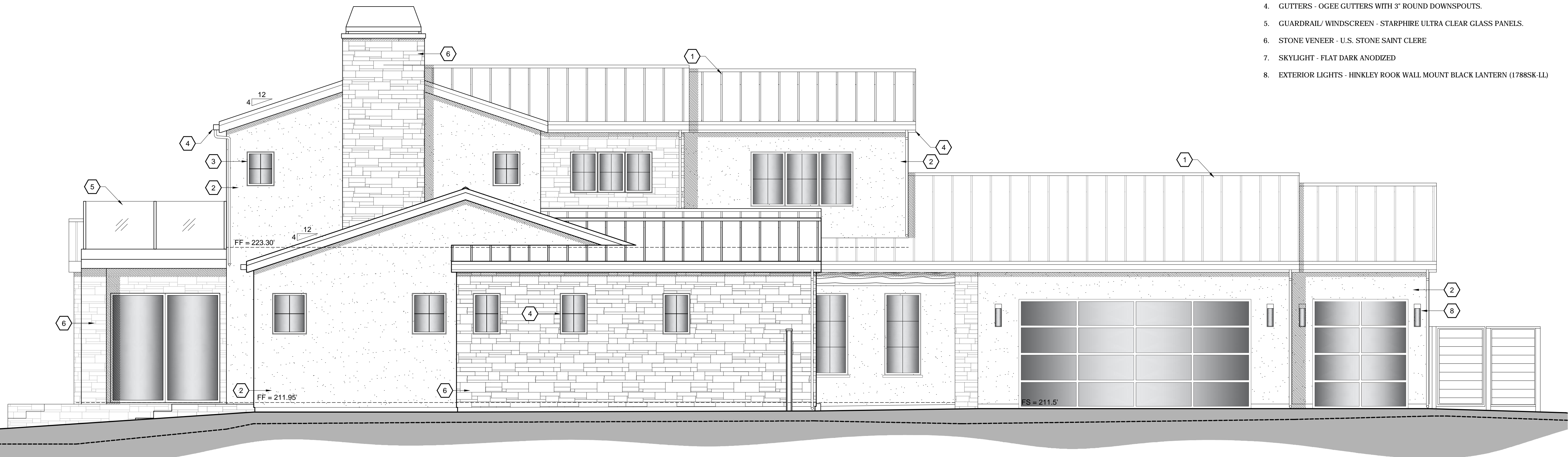


1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

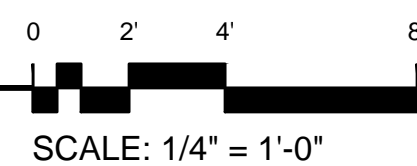


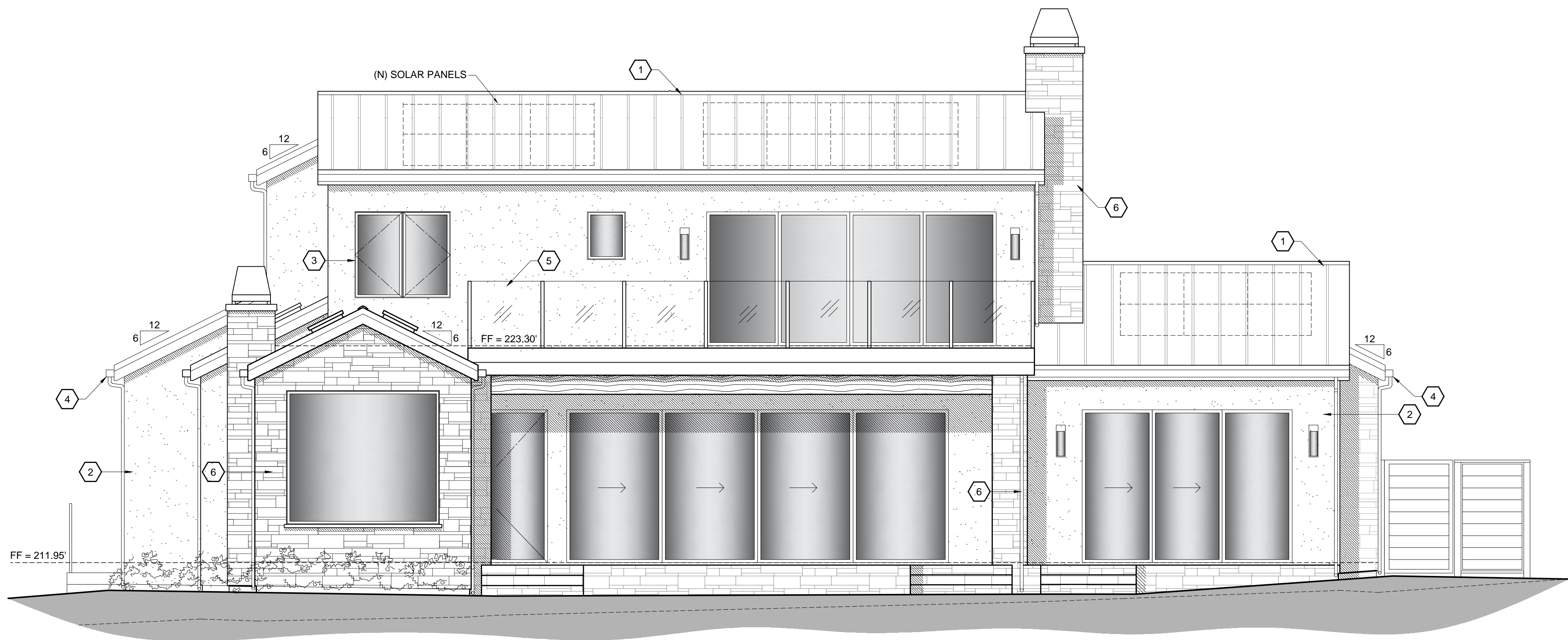
SHEET NOTES

1. ROOF - WESTERN STATES BURNISHED SLATE STANDING SEAM METAL ROOF
2. WALLS - TWO COATS EXTERIOR PAINT (BODY COLOR - SHERWIN WILLIAMS USEFUL GRAY SW7050), (TRIM COLOR - SHERWIN WILLIAMS SEALSKIN SW7675) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - QUARTZ NEW DARK BRONZE WOOD CLAD DOUBLE PANE WINDOWS.
4. GUTTERS - OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS.
5. GUARDRAIL/ WINDSCREEN - STARPHIRE ULTRA CLEAR GLASS PANELS.
6. STONE VENEER - U.S. STONE SAINT CLERE
7. SKYLIGHT - FLAT DARK ANODIZED
8. EXTERIOR LIGHTS - HINKLEY ROK WALL MOUNT BLACK LANTERN (1788SK-LL)

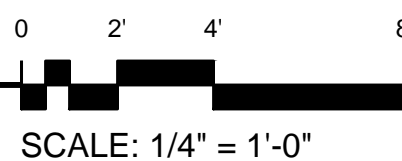


2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"





3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

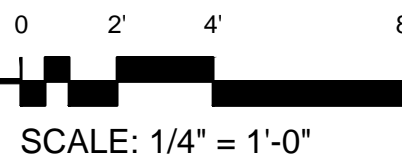


SHEET NOTES

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6. STONE VENEER - U.S. STONE SAINT CLERE
7. SKYLIGHT - FLAT DARK ANODIZED
8. EXTERIOR LIGHTS - HINKLEY ROOK WALL MOUNT BLACK LANTERN (1788SK-LL)



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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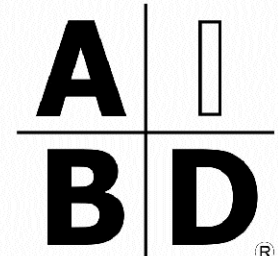
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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.2