

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:
SARO RAYMUNDO & ANTONIA (PLN220037)
RESOLUTION NO. 24-016
Resolution by the Monterey County Zoning
Administrator:
1) Finding that the project qualifies as a Class 3
Categorical Exemption pursuant to Section
15303 of the CEQA Guidelines and there are
no exceptions pursuant to Section 15300.2; and
2) Approving a Design Approval to allow
construction of a 4,757 square foot single
family dwelling with two attached garages at
528 square feet each, a 276 square foot
covered porch, 1,161 square foot covered
patio, 797 square foot detached accessory
dwelling unit with a 60 square foot covered
porch, an attached 380 square foot storage
room, 441 square foot two-car garage, 1,800
square foot workshop, and site improvements.
[PLN220037, Raymundo and Antonia Saro, 334 San
Benancio Road, Salinas, CA 93908, Toro Area Plan
(Assessor's Parcel Number 416-444-023-000)]

The SARO RAYMUNDO & ANTONIA application (PLN220037) came on for a public hearing before the Monterey County Zoning Administrator on March 28, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

RECITALS

WHEREAS, the proposed project PLN220037, located at 334 San Benancio Road, Salinas, CA 93908, Toro Area Plan (Assessor's Parcel Number: 416-444-023-000), is consistent with the policies of the Monterey County 2010 General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Low Density Residential with a Building Site 6 and Design Control overlay or “LDR/B-6-D” which allows for the first single family dwelling per legal lot of record in addition to non-habitable accessory structures and an accessory dwelling unit, subject to the granting of a Design Approval;

WHEREAS, as proposed, the project consists of construction of a 4,757 square foot single family dwelling with two attached garages at 528 square feet each, 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with a 60 square foot covered porch, an attached 380 square foot storage room, 441 square foot two-car garage, and a 1,800 square foot workshop. The project includes site improvements that requires grading of approximately 997 cubic yards of cut and 997 cubic yards of fill;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21.14.060 and 2010 General Plan Policy [LU-1.11 and LU-1.13], (see attached plans);

WHEREAS, the proposed colors and materials reflect a Spanish-style architecture consisting of a tan to medium shade brown stucco exterior with brown doors and windows, and a terra cotta clay tile roof. The accessory dwelling unit, garages, and workshop are designed to match the main residence. The bulk and mass of the proposed one-story single family dwelling is tiered by design with pitched roof lines over the two garages and front entryway shown on the front elevation of the residence. The proposed workshop is setback from the main residence and accessory dwelling unit to reduce the visual mass and is partially screened by existing mature oak trees. The neighborhood consists of 2 to 5-acre lots with one and two-story residences. The

project, as sited and designed, blends with the surrounding environment and is consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is located in an area of visual sensitivity due to the proximity of the County's scenic route along San Benancio Road. The proposed development, as sited and designed, is setback over 200 feet from San Benancio Road and screened naturally by existing mature Coast live oak trees. The project, as conditioned, will not result in adverse visual impacts to nearby scenic corridors. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan;

WHEREAS, in accordance with 2010 General Plan Policy OS-3.3, a Soil Investigation Report (LIB220264) was prepared by GMD Engineers on April 21, 2022. The report included results of the field, laboratory testing, and recommendations for foundation design to be suitable for the proposed development;

WHEREAS, the property was part of a shared small water system serving 4 adjoining parcels which deed restricted accessory dwelling units. During project review, an existing shallow well was found on site. At the expense of the property owner, a new well was drilled to a depth of 800 feet, and the old well was demolished according to Environmental Health standards. Source capacity testing was performed and the new well was found sufficient enough to serve the proposed single family dwelling and accessory dwelling unit. The proposed project will be served by the new on site well without connection to the shared water system. The Environmental Health Bureau (EHB) has determined that as long as none of the dwellings on the property that are served by the onsite well are leased, rented, or offered for remuneration, the water distribution system is exempt from Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to obtain a water system permit. In the event that any of the dwellings on the property are leased, rented, or offered for remuneration a water system permit shall be required from EHB. The applicant shall submit evidence that the approved deed restriction has been recorded with the County of Monterey Recorder's Office;

WHEREAS, in accordance with 2010 General Plan Policy OS-6.3 and MCC Section 21.66.050, a Phase 1 Archaeological Report (LIB220263) was prepared by Achasta Archaeological Services on July 6, 2022. The subject parcel is located in an area of high sensitivity and the results of the pedestrian survey were negative. There was no surface evidence of archaeological resources or site indicators on the project parcel. The County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction was applied;

WHEREAS, the subject property (4.03 acres) is identified as Parcel D on Map filed February 21, 1979, in Volume 13 of Parcel Maps on Page 19, in the Monterey County Recorder's Office, and is therefore recognized by the County as legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the project was referred to the Toro Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on October 24, 2022, voted to continue the item to a date uncertain by a vote of 7-0 with one member absent. The LUAC and members of the public had concerns regarding a lighting plan, site design, height of the proposed single family dwelling, noise from the proposed workshop, additional water connection to serve the accessory dwelling unit, and whether there would be commercial construction business occurring in a residential neighborhood. Staff addressed these concerns by stating the proposed development meets the MCC Section 21.14.060 development standards for height and building site coverage. Furthermore, commercial construction businesses are not permitted land uses in low density residential zoning districts pursuant to MCC Chapter 21.14. Pursuant to Section 10.60.030, the operation of noise-producing devices is regulated by County Code. Additionally, the project has been conditioned to provide a lighting plan meeting MCC Section 21.63.020. The project site had an existing well which was demolished according to Environmental Health Bureau standards. A new well was drilled at the expense of the property owner which has the capacity to serve the single family dwelling and accessory dwelling unit. This meeting was continued to allow the applicant time to address the LUAC's concerns;

WHEREAS, On February 12, 2024, the item was returned to the LUAC and additional comments were received. Concerns over the white exterior color of the structures not being an earth tone color, height of the main residence, the square footage of impervious surfaces, and questions regarding a construction management plan were raised. The applicant chose the white color to reflect a Spanish-style architecture for the proposed development and the project plans include a preliminary construction management plan. HCD-Engineering Services requires a final construction management plan prior to the issuance of a construction permit. Additionally, height of the proposed structure is below the 30 foot maximum requirement and site coverage including impervious surfaces is below the 25 percent allowed for development of the site. The project was recommended for approval with changes by a vote of 5-0 with 3 members absent;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts development of one single family residence, or a second dwelling unit in a residential zone. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulatively significant impact. The property is located within an area of high archaeological sensitivity which requires a Phase I Archaeological Report (LIB220263). The results of the report were negative and concluded that impacts on archaeological resources are not anticipated. The project has been conditioned to stop work if resources are found (Condition No. 3); and

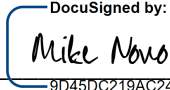
WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator, and the decision of the Planning Commission would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 4,757 square foot single family dwelling with two attached garages at 528 square feet each, 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with a 60 square foot covered porch, an attached 380 square foot storage room, 441 square foot two-car garage, 1,800 square foot workshop, and site improvements.

PASSED AND ADOPTED this 28th day of March, 2024.

DocuSigned by:



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Mike Novo, AICP,
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APRIL 3, 2024.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APRIL 15, 2024.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220037

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Design Approval (PLN220037) allows the construction of a 4,757 square foot single family dwelling with two attached garages at 528 square feet each, a 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with a 60 square foot covered porch, an attached 380 square foot storage room, 441 square foot two-car garage, 1,800 square foot workshop, and site improvements. The property is located at 334 San Benancio Road, Salinas, (Assessor's Parcel Number 416-444-023-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Design Approval (Resolution Number 24-016) was approved by the Zoning Administrator for Assessor's Parcel Number 416-444-023-000 on March 28, 2024. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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 the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of 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 HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. EHSP01 - DEED RESTRICTION: DECLARATION FOR AN UNREGULATED DOMESTIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that as long as none of the dwellings on the property that are served by the onsite well are leased, rented, or offered for remuneration, the water distribution system is exempt from Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to obtain a water system permit. In the event that any of the dwellings on the property are leased, rented, or offered for remuneration a water system permit shall be required from EHB. The applicant shall submit evidence that the approved deed restriction has been recorded with the County of Monterey Recorder's Office.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permits, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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NEW HOUSE,ADU & WORKSHOP/STORAGE

334 SAN BENANCIO RD, SALINAS CA 93908-9183

APN#416-444-023-000

PROJECT DATA	
INFORMATION	LOCATION: 334 SAN BENANCIO RD, SALINAS CA 93908-9183 APN: 416-444-023-000 COUNPARCY GROUP: R-3 / U TYPE OF CONSTRUCTION: V-B NUMBER OF STORIES: 1 ZONING: LDR/S-D USE TYPE: RESID. SINGLE FAMILY LOT SIZE: 175,548.00 S.F.
SCOPE OF WORK	1. NEW SINGLE FAMILY DWELLING WITH ATTACHED 4 CAR GARAGE. 2. NEW ACCESSORY DWELLING UNIT (ADU) WITH ATTACHED 2 CAR GARAGE AND STORAGE. 3. NEW WORKSHOP/STORAGE.
REGULATIONS	ENERGY METHOD: YES SPRINKLER SYS: YES ENGINEERING CALCS: YES GEOTECHNICAL REPORT: YES TRUSS CALCS: YES
CODES	PROJECT SHALL COMPLY WITH THE COUNTY OF MONTEREY ZONING AND BUILDING CODE AND THE FOLLOWING LATEST CODES: • 2019 CALIFORNIA RESIDENTIAL CODE • 2019 CALIFORNIA ELECTRICAL CODE • 2019 CALIFORNIA FIRE CODE • 2019 CALIFORNIA ENERGY CODE • 2019 CALIFORNIA MECHANICAL CODE • 2019 CALIFORNIA GREEN CODE • 2019 CALIFORNIA PLUMBING CODE
LOT COVERAGE BY FOOTPRINT	LOT SIZE: (4,030 A.C.) 175,546.0 S.F. • MAIN HOUSE 4,310.00 S.F. • C. PORCH 237.00 S.F. • 2 CAR GARAGE RIGHT 547.00 S.F. • 2 CAR GARAGE LET 528.00 S.F. • ADU 797.00 S.F. • C. PORCH (ADU) 60.00 S.F. • STORAGE (ADU) 380.0 S.F. • 2 CAR GARAGE (ADU) 441.00 S.F. • WORKSHOP/STORAGE 1,800.00 S.F. TOTAL 9,100.00 S.F. BUILDING COVERAGE % of building coverage=9,100.00/175,546.00 = 0.051 5.15% FLOOR AREA RATIO F.A.R =6,803.00/175,546.00 = .050 5.0% IMPERVIOUS COVERAGE % Impervious coverage=19,791.00/175,546.00 = .112 11.27%

SHEET INDEX	
T-1.1	TITLE SHEET
A-2.0	MAIN HOUSE FLOOR PLAN
A-2.1	MAIN HOUSE ELEVATIONS
A-2.2	MAIN HOUSE ROOF PLAN
A-3.1	ADU FLOOR PLAN, ROOF PLAN, & ELEVATIONS
A-4.1	WORKSHOP FLOOR PLAN, ROOF PLAN, & ELEVATIONS
CIVIL DRAWINGS	
C-1.1	SITE PLAN
C-1.2	EXISTING SITE CONDITIONS
C-2.1	GRADING AND DRAINAGE PLAN
C-2.2	EROSION CONTROL PLAN
C-3.1	SITE CROSS SECTIONS
C-4.1	FUEL MANAGEMENT / CONCEPT LANDSCAPE PLAN
C-5.1	UTILITY PLAN
BOUNDARY SURVEY	
SHEET 10F1	SURVEY MAP

DIRECTORY	
DESIGNER : JAIME BARCELOS-EIT	
TELEPHONE NUMBER 831-756-0324	
E-MAIL barceloscruz@gmail.com	
OWNER: RAYMUNDO SARO	
TELEPHONE NUMBER 831-578 59 58	
E-MAIL sarcoconstruction@yahoo.com	
SURVEYOR: Rasmussen Land Surveying, Inc.	
TELEPHONE NUMBER 831-375-7240	
E-MAIL	

GENERAL NOTES

- Scope: furnish all labor, material, equipment, facilities, transportation, and other services necessary for the reasonably incidental to the construction and improvements for "owner" as shown on the drawings and/or specified herein.
- Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project. Including safety of all person and property: that this requirement shall apply continuously and not limited to the normal working hours; and that the contractor shall defend, indemnify and hold the engineer and designer harmless from any and all liability real or alleged in connection with the performance of work on this project excepting for the liability arising from the sole negligence of the owner, engineer or designer.
- Workmanship: where not specifically described in any of the drawings, workmanship shall conform to all methods and operations of the best standards and accepted practices of the trades involved. the contractor shall verify all work, dimensions and drawings and report any discrepancies to the draftsman before commencing any work.
- Methods of demolition shall be devised by the contractor but within the requirements of all applicable codes and local ordinances.
- Clear-up: the entire premises shall be maintained reasonably neat, clean and hazard free during the course of construction. all trades shall remove tools, rubbish, and unused materials as soon as their respective work is complete, leaving all areas in broom clean condition, trash shall be removed daily and not be allowed to accumulate.
- Material: unless otherwise noted, all materials shall be new and delivered to the job in the manufacturer's original package, and containers or bundles, bearing the full identification, rejected materials shall be immediately removed from the site.
- Dimensions: do not scale plans, verify all dimensions prior to start of construction.
- Sanitary facilities: the contractor shall provide temporary sanitary facilities during the duration of construction.
- Contractor shall furnish and utilize suitable receptacles for waste and recyclables for construction personnel and ensure that all garbage is removed from the site on regular basis and at the end of each construction day.
- Construction waste material dumpster shall be covered nightly and protected from rain.
- Construction materials that are not actively being used shall be covered and bermed.
- Access roads shall be cleaned daily (if necessary) and prior to any rain event.
- Remove dirt, debris and weeds from all storm drain inlets and public streets and sidewalk areas.

RMA-ENVIRONMENTAL NOTES

- GEOTECHNICAL REPORT
PRIOR TO ISSUANCE OF THE PERMIT, THE APPLICANT SHALL SUBMIT A GEOTECHNICAL REPORT WITH PROJECT SPECIFIC RECOMMENDATIONS. THE REPORT SHALL INCLUDE DATA REGARDING THE NATURE, DISTRIBUTION, AND STRENGTH OF EXISTING SOILS, AS WELL AS, A DESCRIPTION OF THE SITE GEOLOGY AND ANY APPLICABLE GEOLOGIC HAZARDS. THE REPORT SHALL ALSO INCLUDE PROJECT SPECIFIC RECOMMENDATIONS AND CONCLUSIONS REGARDING DESIGN CRITERIA AND GRADING PROCEDURES.
- EROSION CONTROL PLAN
PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
- DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- INSPECTION - PRIOR TO LAND DISTURBANCE
PRIOR TO LAND DISTURBANCE, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- INSPECTION - DURING ACTIVE CONSTRUCTION
DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
- INSPECTION - FOLLOWING ACTIVE CONSTRUCTION
PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- GRADING PLAN
PRIOR TO ISSUANCE OF THE PERMIT, THE APPLICANT SHALL SUBMIT A GRADING PLAN THAT INCLUDES A CROSS-SECTION SHOWING THE EXISTING GRADE, AND A PROJECT SPECIFIC GEOTECHNICAL INSPECTION SCHEDULE. THE GEOTECHNICAL INSPECTION SCHEDULE SHALL IDENTIFY WHEN THE INSPECTIONS WILL BE COMPLETED, WHO WILL CONDUCT THE INSPECTION (I.E., PG, PE, AND/OR SPECIAL INSPECTOR), A DESCRIPTION OF THE REQUIRED INSPECTION, INSPECTOR NAME, AND THE COMPLETION DATE. THE APPLICANT SHALL ALSO PROVIDE CERTIFICATION FROM THE LICENSED PRACTITIONER THAT THE GRADING PLAN INCORPORATES THEIR GEOTECHNICAL RECOMMENDATIONS.
- GEOTECHNICAL CERTIFICATION
PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.

FIRE NOTES

- FIRE SPRINKLERS REQUIRED: The residence shall be protected with automatic fire sprinklers (systems) as required by the Current edition of the California Fire Code and local amendments. Fire Sprinklers are required in attached garages. Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association Standard 130 and local amendments, the editions) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinklers (systems) must be submitted and approved prior to installation. Although inspectors must be completed prior to requesting a framing inspection from the building inspection Department.
- FIRE PROTECTION WATER SUPPLY (SINGLE PARCEL): For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,000 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,500 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply.
- FIRE ALARM FLOW SWITCH Fire Alarm Flow Switch shall be wired to the kitchen refrigerator circuit. Any deviations require approval from the fire department.
- ADDRESS NUMBERS POSTED: Address numbers shall be a minimum of four inches, located in a conspicuous location and of a contrasting color to the background
- SEPARATE ADDRESS REQUIRED: Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address.
- ROOFING CLASS "A" REQUIRED: Roofing requirements for all new buildings in Very High Hazard Severity Zones shall be a minimum Class "A" not assembly as defined by the International Building Code. Roofing requirements for all new buildings in non-very high hazard severity zones shall be a minimum Class "B" not assembly as defined by the International Building Code.
- CLEAR VEGETATION: Clear Vegetation. All flammable vegetation or other combustible growth shall at all times maintain clear distance of not less than 30 feet on each side from structures or buildings. This shall not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure. Additional fire protection or firebreak may be required when, because of extra hazardous conditions, a firebreak of only 30 feet around such structure is not sufficient to provide reasonable fire safety. Environmentally sensitive area may require alternative fire protection, to be determined by the Fire Chief and Director of Planning and Building. This project requires 30 feet clearance and 100' of defensible space.
- ACCESS DRIVEWAYS: General: Access driveways shall be all-weather driving surface capable of supporting fire apparatus (22 tons) not less than 12 feet of unobstructed width, a minimum of 13'6" or 15'0" vertical clearance, and a maximum 15 percent grade.
- DRIVEWAYS-TURNOUT REQUIRED: Driveways shall not be less than 12 feet wide unobstructed. All driveways exceeding 250 feet in length, but less than 600 feet in length, shall provide a turnout near the midpoint of the driveway. Where driveways exceed 600 feet in length, turnouts shall be provided at no greater than 400 foot intervals.
- If the access road has a dead-end and is more than 150 feet long, add a turn around to the access road drawing on the project plans (see example B). Also, place the following note on the project plans: ACCESS ROADWAYS-TURNAROUND REQUIRED: All dead-end access roads in excess of 150 feet in length shall be provided with the provision for the turning around of fire apparatus.
- GRADE OF THE ACCESS ROAD: Grade for all roads shall not exceed 15%. Where grades exceed 8%, a minimum structural roadway surface of 0.17 feet of asphaltic concrete or 0.34 of aggregate base shall be required. See Monterey County Fire Design "FIRE002" for complete requirements.
- PRIVACY GATES: Electric gates shall be provided with a keyed switch meeting fire department specifications (knix Switch). Manual gates shall be provided with fire department padlocks meeting fire department specifications. Gate entrances shall be at least the width of the traffic lane. But in no case less than 12 feet wide. Unobstructed vertical clearance shall not be less than 15 feet.
- BRIDGES: All new bridges shall be at least the width of the existing roadbed and bents but in no case less than 12 feet wide bridge width on all roads exceeding tertiary standards shall not be less than the width of two lane with berms. All bridges shall be designed for HS-20-44 loading (standard specification for highway bridges) and have guard rails.
- SETBACK FOR STRUCTURE DEFENSIBLE SPACE (SDS): All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For Parcels less than 1 acre, or when a 30 foot minimum setback cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect.

CONSTRUCTION INSPECTION REQUIREMENTS

- Prior to commencement of any land disturbance, the contractor shall schedule an inspection with the City of Salinas to ensure all necessary sediment controls are in place and in compliance with Caltrans or CASCQA BMP fact sheets.
- During construction, inspections by the City of Salinas will be conducted to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged from the site.
- Prior to final inspection, the contractor shall schedule an inspection with the City of Salinas that ensured that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed.
- Contractor shall schedule inspections with the City of Salinas at all stages of construction of the post construction (LID) features.

ENCROACHMENT PERMIT

All construction work in the City right-of-way will require a separate Encroachment Construction Permit. The fee is in addition to and separate from any Development Fees assessed by the building permit. Encroachment permits may be obtained at the same time and run concurrently with the building permit.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.08.1 Construction waste management: Recycle and/or salvage a minimum of 65 percent the non hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4 of the California Green Building Code, or meet a more stringent local construction waste management ordinance.

PROTECTION OF CULTURAL RESOURCES

- Mitigation Measure No. 17 Protection of Cultural Resources
The subject parcel is located in the aboriginal territory of Ohlone/Costanoan-Esselen Nation (OCEN). Pursuant to AB 52, Tribal consultation took place regarding the proposed project, in order to prevent impacts to Tribal Cultural Resources. Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans. The note shall state "15. 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 (150 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA -Planning, OCEN Tribal Council 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, OCEN Tribal Council and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the recovery.
Prior to resuming any further project-related ground disturbance, Owner/Applicant shall coordinate with the project planner, OCEN Tribal Council and a qualified archaeologist to determine a strategy for either return to the Tribe or natural. Any artifacts found that are not associated with a skeletal finding shall be returned to the aboriginal tribe.
If human remains are accidentally discovered during construction, the following steps will be taken:
There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent resources until:
The corner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
If the corner determines the remains to be Native American.
The corner shall contact the Native American Heritage Commission and RMA -Planning within 24 hours.
The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

BEST MANAGEMENT PRACTICES

- Depositing fill, parking equipment, or staging construction materials near existing trees or close to areas of natural habitat shall be prohibited.
- Less than one third of branches will be removed from any native tree or shrub that may need to be trimmed. Pruning shall be conducted so as to not unnecessarily injure the tree. General Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- Native trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks.
- Less than one third of area under the drip line on any native tree or shrub should be paved.
- Coast live oaks should not be trimmed from February through May. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow saving without their extensive removal.
- A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated onsite.
- If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

FIRE HAZARD

This project is located in a high state responsibility fire hazard zone/area, and, will need to comply with all CRC and County WUI requirements.

FIRE HYDRANT

- A fire hydrant shall be required for fire department use of stored water. Per Monterey County Fire Design "FIRE015"
- Tank and fire hydrant plans shall be a deferred submittal.

DEFERRED SUBMITTALS

FIRE SPRINKLERS

- THE FIRE SPRINKLER CONTRACTOR SHALL SUBMITT THREE SET OF PLANS AND TWO SET OF CALCULATIONS FOR SEPARATE FIRE PERMIT TO INSTALL THE SYSTEM.

SEPTIC SYSTEM

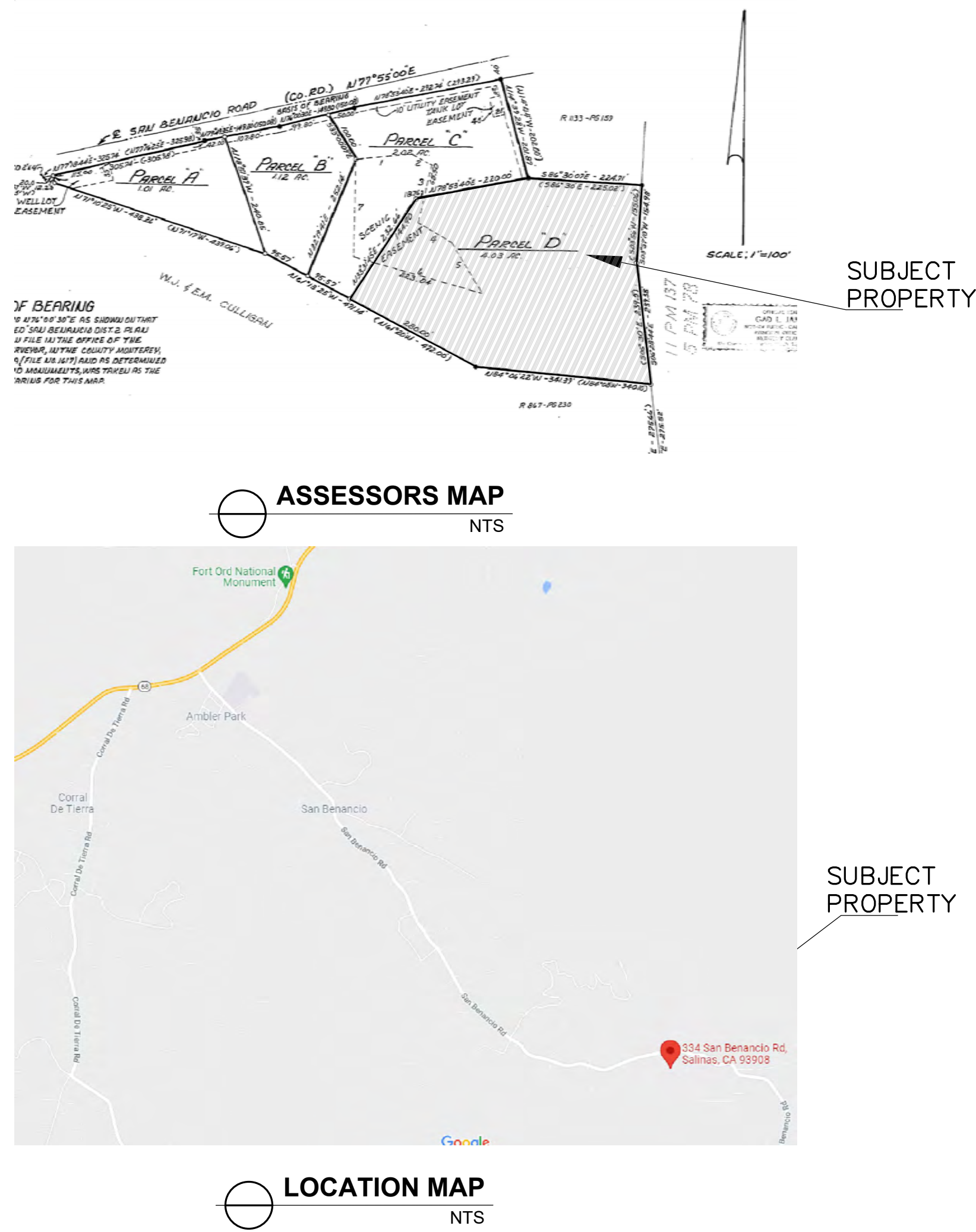
- SUBMIT AN ENGINEERED ONSITE WASTE WATER SYSTEM DESIGN TO MONTEREY COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL MEETING THE REGULATIONS FOUND IN CHAPTER 15:20 OF THE MONTEREY COUNTY CODE, AND PROHIBITIONS OF THE BASIN PLAN, RWQCB.

MANUFACTURED TRUSS REQUIREMENTS

- THE DEFERRED TRUSS CALCULATIONS SHALL INCLUDE TRUSS PROFILES, LAYOUT PLAN, TRUSS PLANS FROM MANUFACTURER.
- THE MANUFACTURED TRUSS SUBMITTALS SHALL BE REVIEWED BY THE EOR FOR DESIGN COMPATIBILITY.
- TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE MONTEREY COUNTY BUILDING DIVISION.

PHOTOVOLTAIC PANELS

- PHOTOVOLTAIC PANELS TO BE A DEFERRED SUBMITTAL AND BUILDING FINAL WILL NOT BE ISSUED UNTIL SOLAR PANELS ARE INSTALLED AND APPROVED.



NO.	REVISIONS



Jaime Barcelos Cruz

Designs

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NEW RESIDENCE, ADU & WORKSHOP/STORAGE

TITLE SHEET

Project:

Sheet Content:

Drawn:

Owner: RAYMUNDO SARO
Address: 334 SAN BENANCIO RD, SALINAS CA 93908-9183

GD

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SHEET # _____ OF _____

NO. REVISIONS



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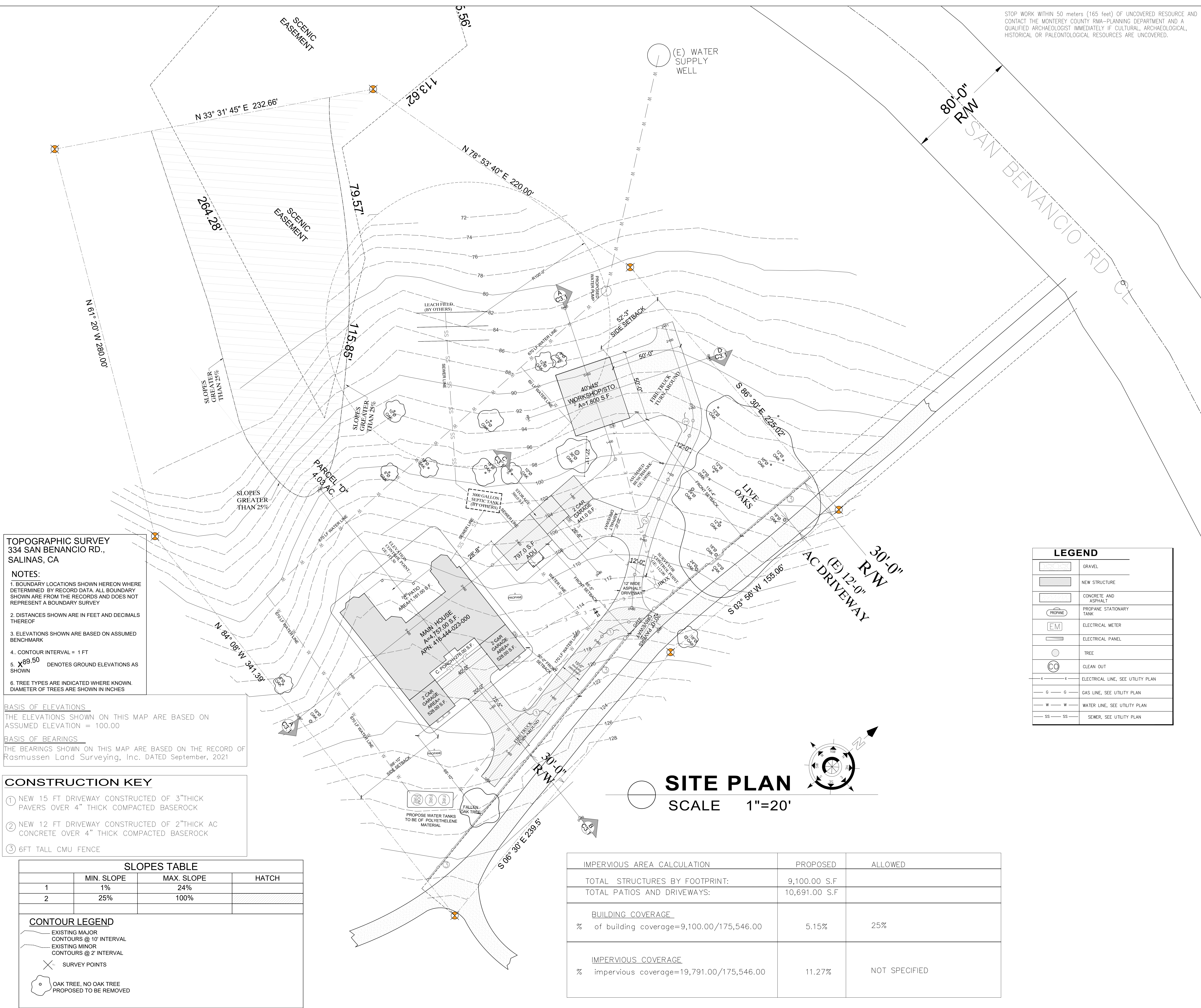
NEW RESIDENCE, ADU & WORKSHOP/STORAGE	Address: 334 SAN BENANCIO RD. SALINAS 93908-9183
RAYMUNDO SARO	

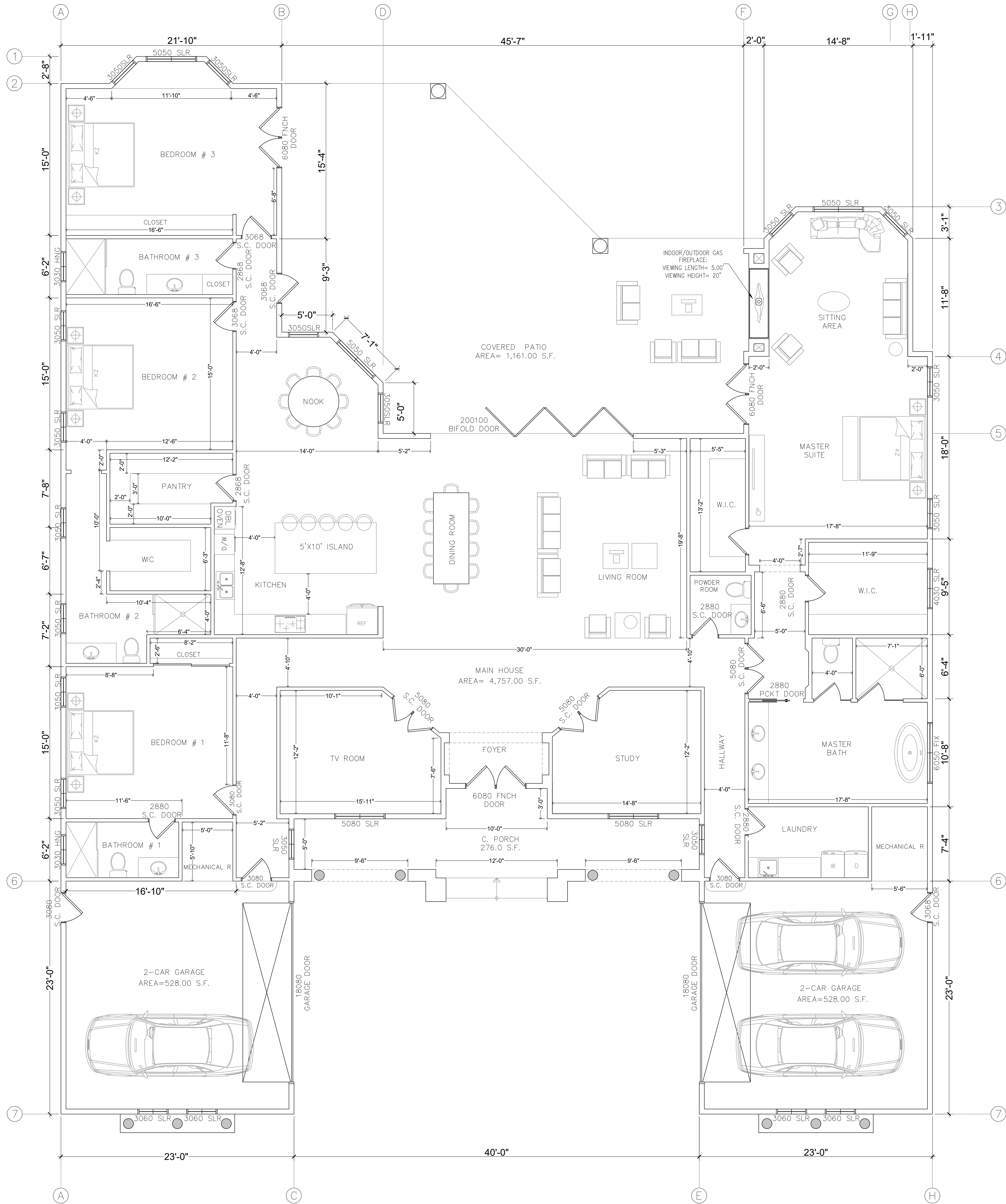
SITE PLAN

Drawn: JAMIE BARCELOS	Sheet Content:
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C-1.1

SHEET # _____ OF _____





 **FLOOR PLAN**
SCALE 1/4"=1'-0"

PLAN NOTES

- A. REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPENABLE AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED. SEE EXCEPTIONS FOR MECHANICAL VENTILATION. [CRC R303.1]
- B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. [CRC R303.1]
- C. NOTES FOR THE EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS. [CRC R310.1]
- C.A. MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- C.B. MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
- C.C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- C.D. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENINGS NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- D. A LANDING AT EACH GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- E. FIRE BLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
- A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
- B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. [CRC 717.2.3]
- C) INSTALL AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE CAN BE OF COMBUSTIBLE MATERIAL.
- D) ENVIRONMENTAL AIR DUCT EXHAUST [KITCHEN, BATHROOM, DRYERS] SHALL TERMINATE OUTSIDE THE BUILDING AND A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.1, 504.5 CMG]
- F. TUB SHOWER CONTROL VALVES, SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [416.0 CPC]
- G. SINGLE SHOWERHEADS HAVE A MAXIMUM FLOW RATE OF 1.80 GALLONS PER MINUTE AT 80 PSI. (CGC 4.303.1.3)

CARBON MONOXIDE ALARM

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SHOWER COMPARTMENT

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]

WATER HEATER

WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT PINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. [CPC 507.2]

NOTES ON BATHROOMS

- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
- LIGHTS IN BATHROOM SHALL BE OF HIGH-EFFICIENCY LIGHTS CONTROLLED BY VACANCY SENSOR. 2019 CALIFORNIA ENERGY CODE 160.0K(2)
- BATHROOM AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT. [CEC 210.11(C)(3)]
- THE BATHSHOWER COMPARTMENT HAS A NON-ABSORBENT MATERIAL TO A HEIGHT OF 72" ABOVE THE DRAIN INLET IF THERE IS A SHOWER HEAD INSTALLED. THE TILE BACKER SHALL BE A CEMENTITIOUS OR FIBER GLASS FACED MATERIAL. PLEASE SHOW ON PLANS. [CRC R307.2]

GARAGE DOOR

Effective 7/1/2019, For any new residential garage door install/replaced as well as when a garage door opener equipment is replaced, the opener must have battery backup, per CA Senate Bill SB-969.

EXTERIOR WINDOWS

Exterior windows, and exterior glazed door assemblies shall utilize insulating-glass (i.e. minimum dual pane) with a minimum of one tempered pane (inner or outer pane) meeting the requirements of Section 2408 Safety Glazing.

EXTERIOR DOORS

All exterior doors (other than vehicular access doors to garages) shall be solid-core, not less than 1-3/8 inches thick, and utilize multiple-glazed panels consisting of not less than dual pane glazing, with at least one tempered glass pane, if applicable.

LAUNDRY DOOR VENT

Provide minimum opening of 100 square inches for make-up air provided in the door or by other approved means per CMG 504.4.1.

NO.	REVISIONS

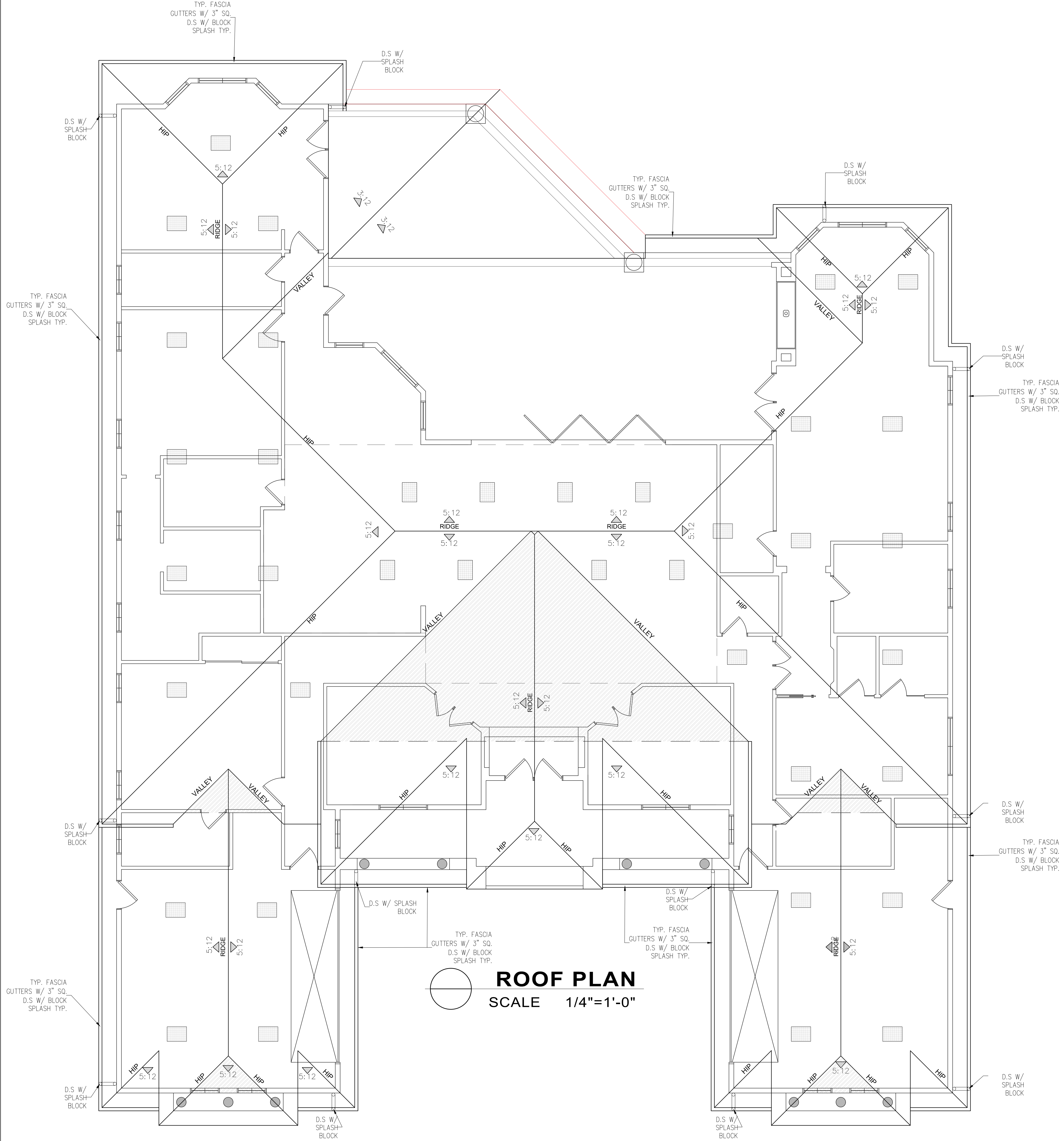

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NEW RESIDENCE, ADU & WORKSHOP/STORAGE
Project:
Owner: RAYMUNDO SARO
Address: 334 SAN BENANCIO RD, SALINAS CA 93906-9183

MAIN HOUSE FLOOR PLAN
Sheet Content:
Drawn: GD

A - 2.0
SHEET # ____ OF ____



ROOF CONSTRUCTION

1. Roof covering is noncombustible CLASS A Clay Tile roofing

2. Roof valleys shall have not less than 26 gage sheet metal installed over a minimum 36 inch wide underlayment of No. 72 cap sheet running the full length of the valley per CRC R337.5.3

3. PROVIDE LEAF GUARD AT ALL GUTTERS (TYP.) to prevent the accumulation of leaves and debris in the gutters per CRC R337.5.4

4. Roof and attic vents (including gable end vents)

a. Shall be covered with corrosion-resistant non-combustible wire mesh with mesh openings of 1/8 inch maximum per CRC R337.6.2. or

b. Shall be listed to ASTM E2886 and satisfy CRC R337.6.2.1 requirement.

5. Flashing shall be installed at wall and roof intersection, wherever there is a change in roof slope or direction and around roof openings per CRC R903.2.1. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inches or No. 26 galvanized sheet.

6. Underlayment for asphalt shingles shall comply with ASTM D226 Type I, ASTM D4869 Type I, II, III or IV, ASTM D6757, and shall bear a label indicating compliance to the standard designation per CRC R905.1.1. For roof slopes from 2:12 to 4:12, double underlayment application is required per CRC R905.2.2.

5. The following will be protected by ignition-resistant materials or non-combustible construction on the exposed framing underside:

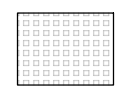
i. Open roof eaves R337.7.4.

ii. Enclosed roof eaves and roof eave soffits R337.7.5.

iii. Exterior porch ceilings R337.7.6

PER DETAIL 1/A3.1, 2/A3.1, 3/A3.1

- ROOF NOTES**
1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
 2. FULL UNDERLAYMENT SHALL BE #30 FELT
 3. MANUFACTURED TRUSS SHALL BE INSTALL PER MANUFACTURER
 4. FLASHING: ALL ROOF VALLEYS AND ROOF PENETRATIONS TO BE FLASHED WITH 26 GA. GI SHEET METAL
 5. ROOF CONSTRUCTION SHALL BE CLASS A OR AS APPROVED BY THE REVIEWING AUTHORITY. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND/OR REPAIRS THAT AFFECT 50% OR MORE OF AN EXISTING ROOF.
 6. PROVIDE DRAFT STOPS.

ATTIC VENTILATION
REQUIRED: $AREA = \frac{9813.00}{150} = 38.75 \text{ SQ. FT.}$
PROVIDE: $.58 (98.75 \text{ SQ. IN. (NET VENTILATION)})$ $O'HAGIN \text{ VENTS-FIRE \& ICE } = 39.77 \text{ SQ. FT.}$
LEGEND
 98.75 SQ. IN O'HAGIN - FIRE & ICE ROOF VENTS

 **ROOF PLAN**
SCALE 1/4"=1'-0"

NO.	REVISIONS



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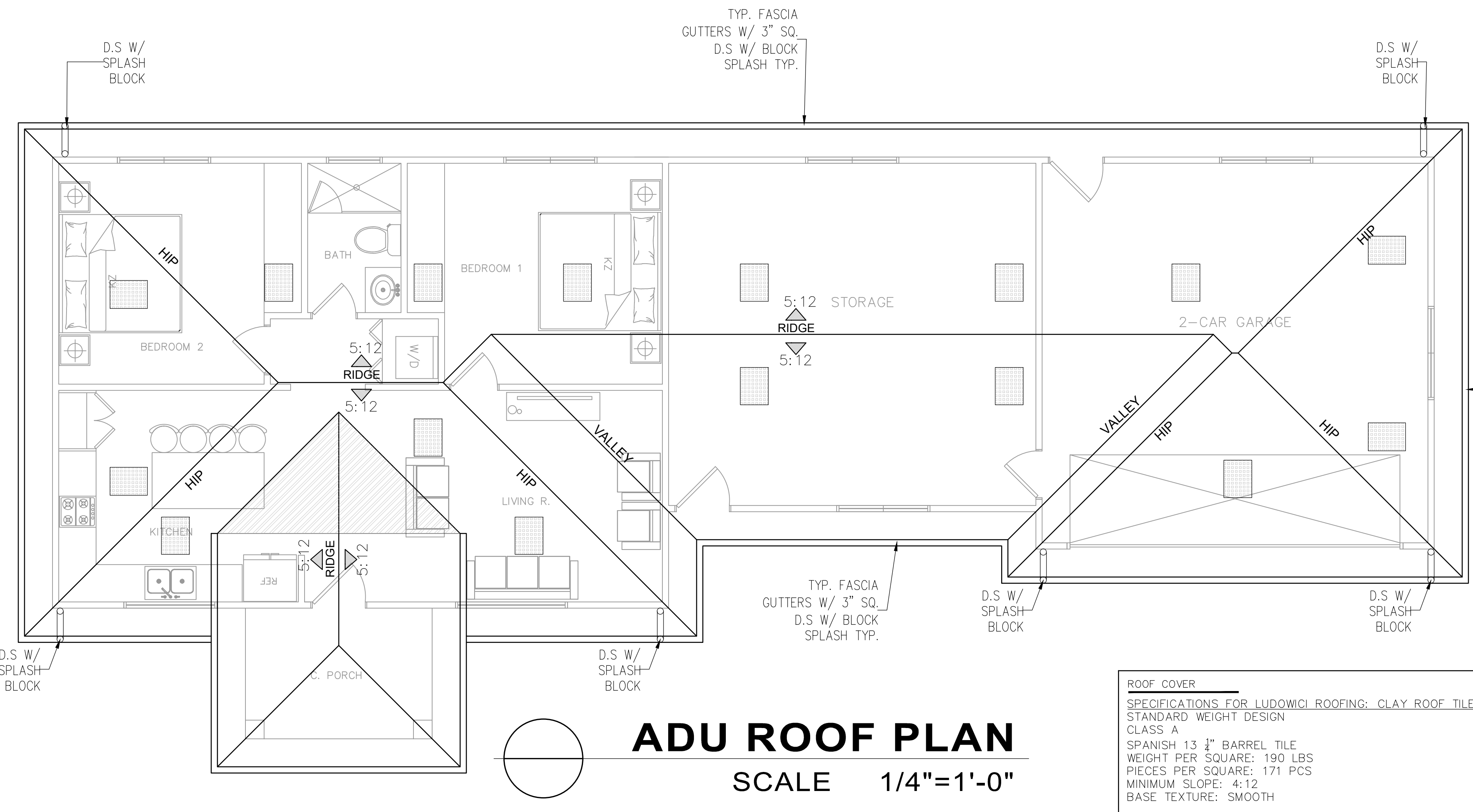
Project: NEW RESIDENCE, ADU & WORKSHOP/STORAGE

Owner: RAYMUNDO SARO

Address: 334 SAN BENANCIO RD. SALINAS CA 93908-9183

Sheet Content: MAIN HOUSE ROOF PLAN

Drawn: GD

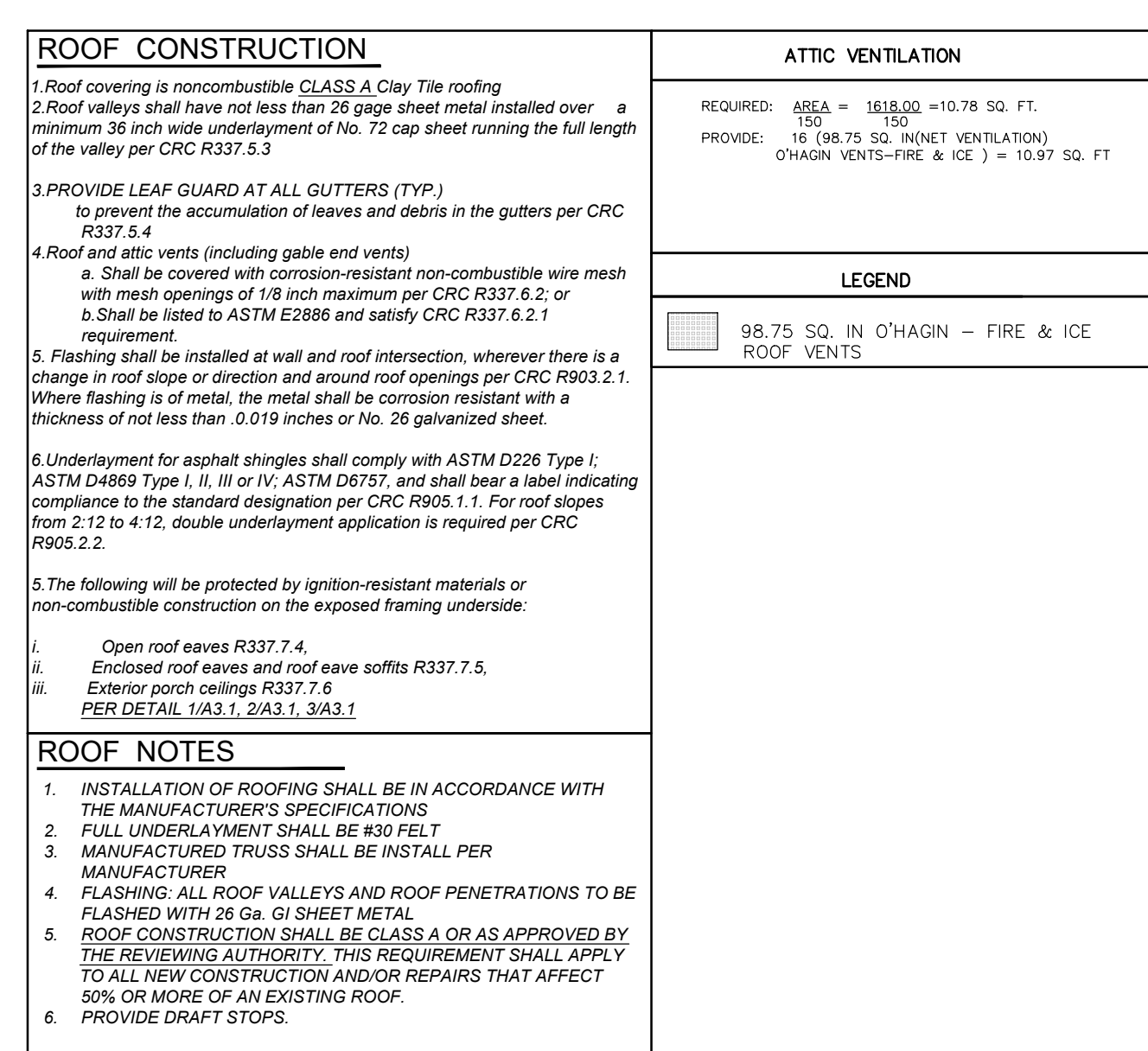
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1	SPANISH 13" x 22" BARREL TILE, OVER 5/8 PLYWOOD NAILED W/ 8D @ 6" O.C. EDGES - 1/2" O.C. FIELD W/ 3/8" FLAT UNLINED W/ COLOR NUMBERS: 129-01 (RED-01) / 101-01 (ORANGE)
2	PAINTED WOOD/GLASS WINDOWS AND DOOR TRIM. COLOR: HAVANA COFFEE N210-7, BERNH PAINT BRAND.
3	PAINTED "WOOD" FACIA, TRIM. COLOR: ULTRA PURE WHITE (UPW) BERNH PAINT BRAND.
4	EXTERIOR WALLS- PAINT COLOR: <u>ULTRA PURE WHITE</u> (UPW) BERNH PAINT BRAND. ONE-HOUR FIRE RATED EXTERIOR WALL ASSEMBLY 2"x4" WOOD STUDS 16" O.C. W/ 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE OVER 2 - LAYERS TYPE "D" 5/8" GYPSUM BOARD. FINISH PLASTER W/ WIRE LATH NAILED @ 6" O.C. VERT. & 6" O.C. HORIZ. PLASTER W/ 1/4" FIBER SCRATCH COAT AND 1/5" BROWN COAT, BY VOLUME, CEMENT TO SAND. PER SECTION 722.172 (21-1) 2016 CBC. SEE NOTES ON WALL COVERING BELOW SEE DETAIL 1721.2
5	EXTERIOR WALL COVERING EXTENDING FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATING AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR TERMINATE AT ENCLOSED GAVES PER CALC 0337.77.32.
5	MOLDING TRIM COLOR: CLASSIC SILVER (PPU18-11)
6	FINISH GRADE, (E) SLOPE AWAY FROM BUILDING. SEE CIVL PLANS.

[illegible]

HORIZONTAL AT INTERVALS NOT EXCEEDING 10'.

ALL INTERCONNECTIONS BETWEEN PARTITION WALLS, CHIMNEY WALLS, OR CONCEALED PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND HORIZONTAL SPACES BETWEEN WALLS AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS, [CBC 717.2.3]

ALL PENETRATIONS OF WALLS, VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION SHALL BE MATERIAL FILLS THE ANNULAR SPACE TO BE OF COMBUSTIBLE MATERIAL.

ENVIRONMENTAL AIR DUCT EXHAUST (KITCHEN, BATH, DRYERS) SHALL TERMINATE OUTSIDE THE BUILDING AT A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [S04.1, S04.5 CMC]

F. TUB SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION [418.0 CFC]

SINGLE SHOWERHEADS HAVE A MAXIMUM FLOW RATE OF 1.80 GALLONS PER MINUTE AT 80 PSI. (CGC 4.303.1.3)

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL RECEIVE POWER FROM A COMMERCIAL POWER SOURCE AND BE WIRING TO A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE DWELLING UNIT. CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]

WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT PINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. [CPC 507.2]

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
LIGHTS IN BATHROOM SHALL BE OF HIGH EFFICACY LIGHTS CONTROLLED BY VACANCY SENSOR. 2019 CALIFORNIA ENERGY CODE 150.0(K)(2).
THE SHOWER AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT. [CEC 210.11(C)(3)]
THE BATH/SHOWER COMPARTMENT HAS A NON-ABSORBENT MATERIAL TO A HEIGHT OF 72" ABOVE THE DRAIN INLET IF THERE IS A SHOWER HEAD INSTALLED. THE TILE BACKER SHALL BE A CEMENTITIOUS OR FIBER GLASS FACED MATERIAL. PLEASE SHOW ON PLANS. [CRC R307.2]

Effective 7/1/2019, For any new residential garage door install/replaced as well as when a garage door opener equipment is replaced, the opener must have battery

Exterior windows, and exterior glazed door assemblies shall utilize insulating-glass (i.e. minimum dual pane) with a minimum of one tempered pane (inner or outer pane) meeting the requirements of Section 2406 Safety Glazing.

All exterior doors (other than vehicular access doors to garages) shall be solid-core, not less than 1-3/8 inches thick, and utilize multiple-glazed panels consisting of not less than dual pane glazing, with at least one tempered glass pane, if applicable.

Provide minimum opening of 100 square inches for make-up air provided in the door or by other approved means per CMC 504.4.1.

NEW RESIDENCE, ADU & WORKSHOP/STORAGE

Owner:	RAYMUNDO SARO
Address:	334 SAN BENANCIO RD, SALINAS CA 93908-9183

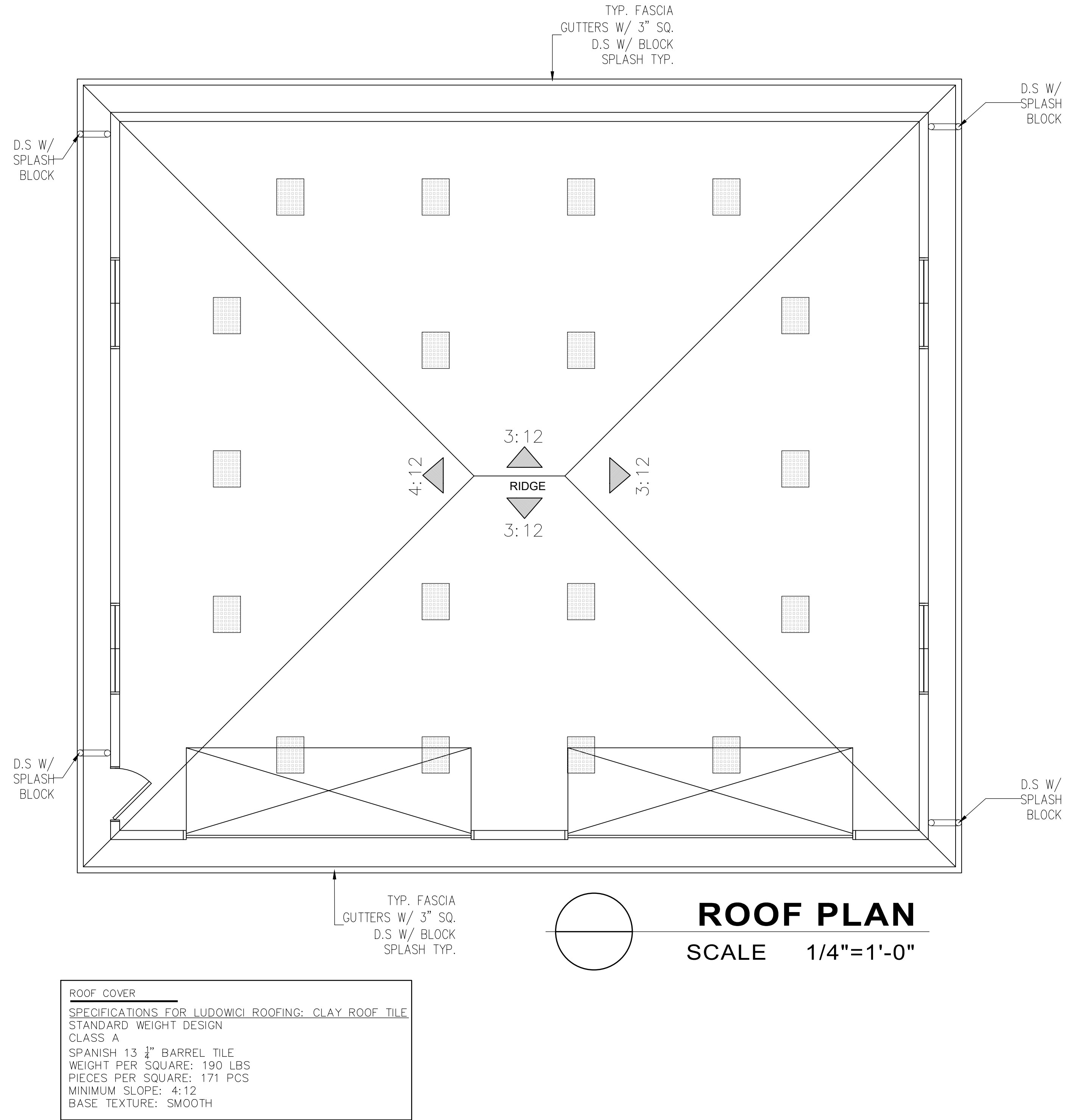
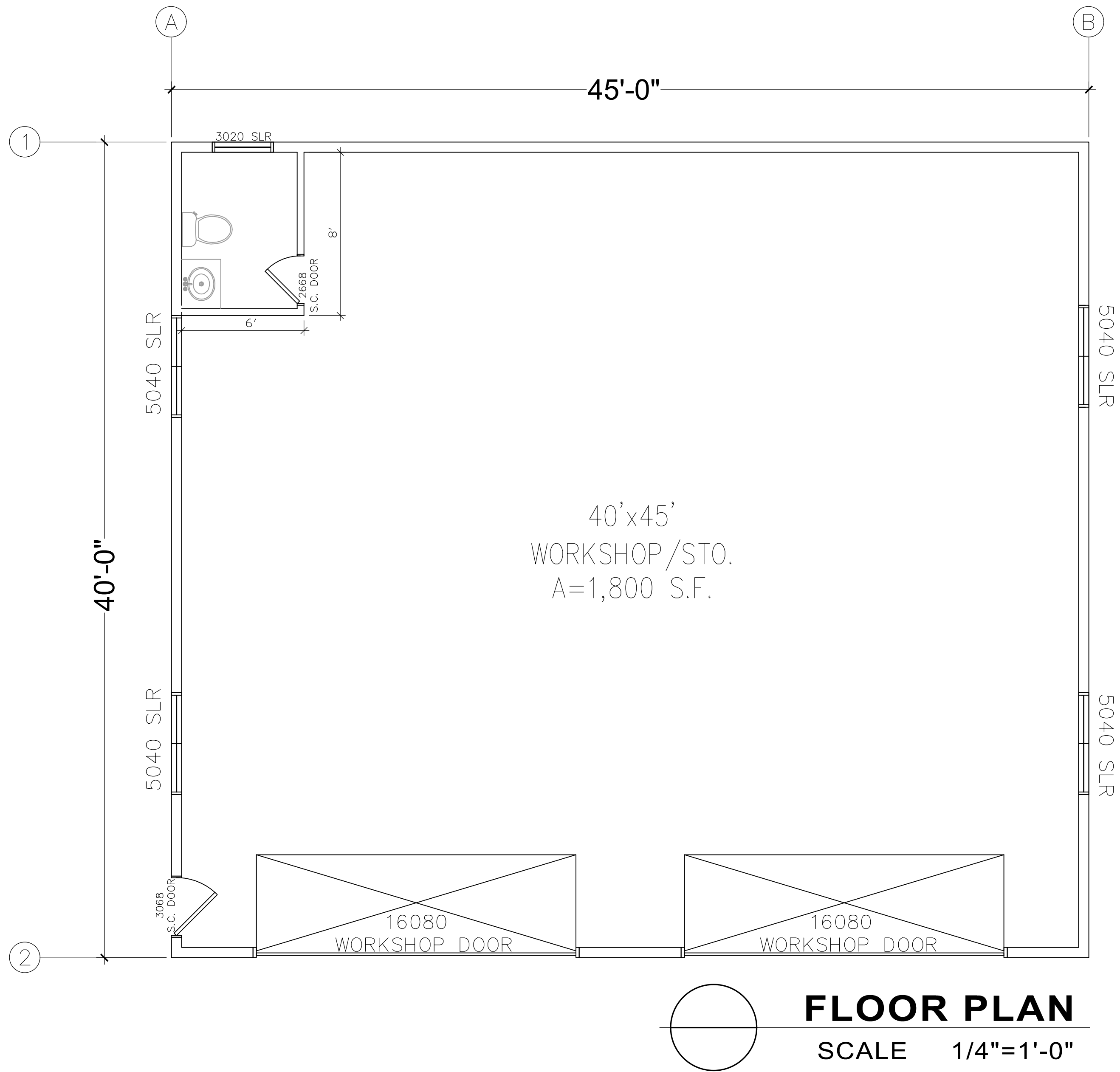
RAYMUNDO SARGO

Drawn:

8

A - 3.1

SHEET # _____ OF _____



ROOF CONSTRUCTION

1. Roof covering is noncombustible CLASS A Clay Tile roofing
2. Roof valleys shall have not less than 26 gauge sheet metal installed over a minimum 36 inch wide underlayment of No. 72 cap sheet running the full length of the valley per CRC R337.5.3
3. PROVIDE LEAF GUARD AT ALL GUTTERS (TYP.) to prevent the accumulation of leaves and debris in the gutters per CRC R337.5.4
4. Roof and attic vents (including gable end vents)
 - a. Shall be covered with corrosion-resistant non-combustible wire mesh with mesh openings of 1/8 inch maximum per CRC R337.6.2, or
 - b. Shall be listed to ASTM E2886 and satisfy CRC R337.6.2.1 requirement.
5. Flashing shall be installed at wall and roof intersection, wherever there is a change in roof slope or direction and around roof openings per CRC R903.2.1. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inches or No. 26 galvanized sheet.
6. Underlayment for asphalt shingles shall comply with ASTM D226 Type I; ASTM D4889 Type I, II, III or IV; ASTM D6757, and shall bear a label indicating compliance to the standard designation per CRC R905.1.1. For roof slopes from 2:12 to 4:12, double underlayment application is required per CRC R905.2.2.
5. The following will be protected by ignition-resistant materials or non-combustible construction on the exposed framing underside:
 - i. Open roof eaves R337.7.4,
 - ii. Enclosed roof eaves and roof eave soffits R337.7.5,
 - iii. Exterior porch ceilings R337.7.6PER DETAIL 1/A3.1, 2/A3.1, 3/A3.1

ROOF NOTES

1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
2. FULL UNDERLAYMENT SHALL BE #30 FELT
3. MANUFACTURED TRUSS SHALL BE INSTALL PER MANUFACTURER
4. FLASHING: ALL ROOF VALLEYS AND ROOF PENETRATIONS TO BE FLASHED WITH 26 Ga. GI SHEET METAL
5. ROOF CONSTRUCTION SHALL BE CLASS A OR AS APPROVED BY THE REVIEWING AUTHORITY. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND/OR REPAIRS THAT AFFECT 80% OR MORE OF AN EXISTING ROOF.
6. PROVIDE DRAFT STOPS.

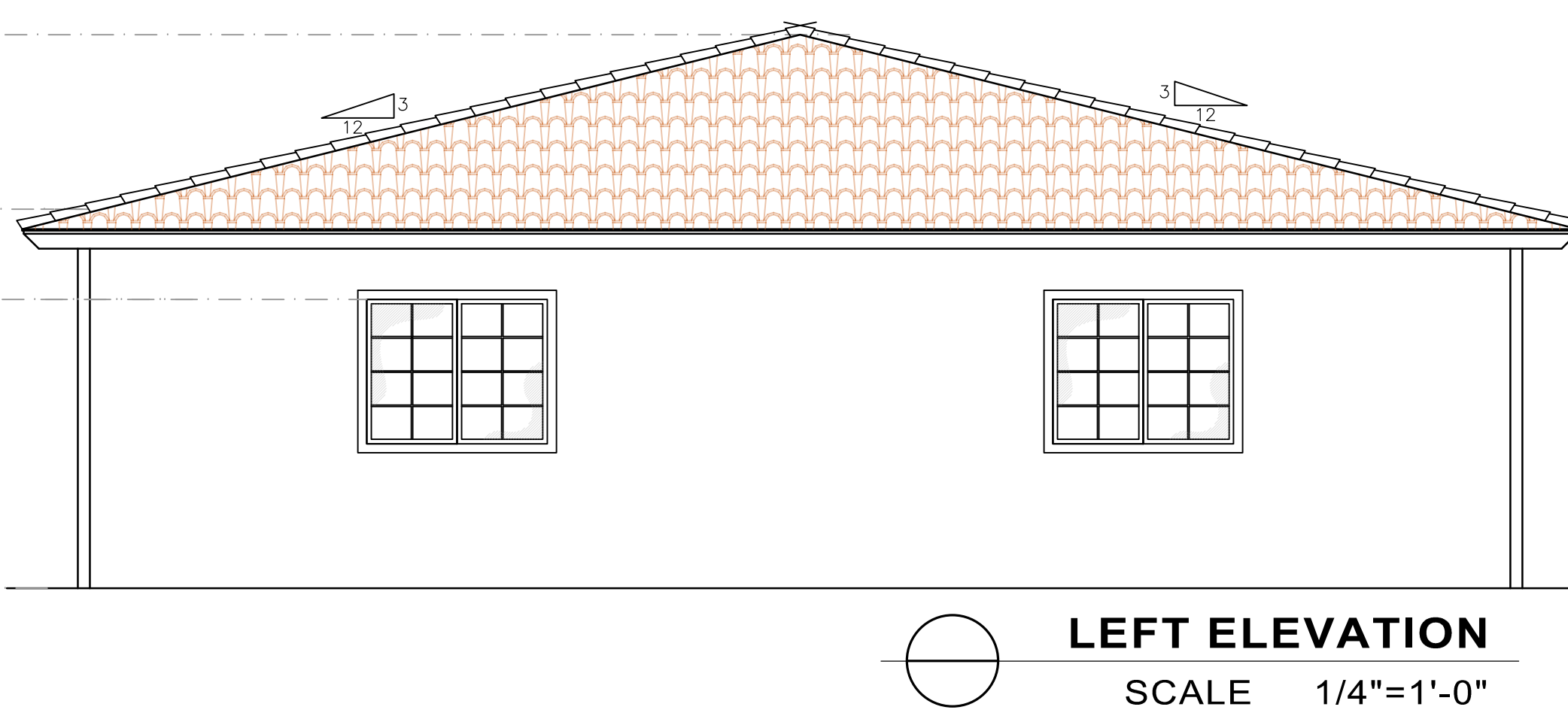
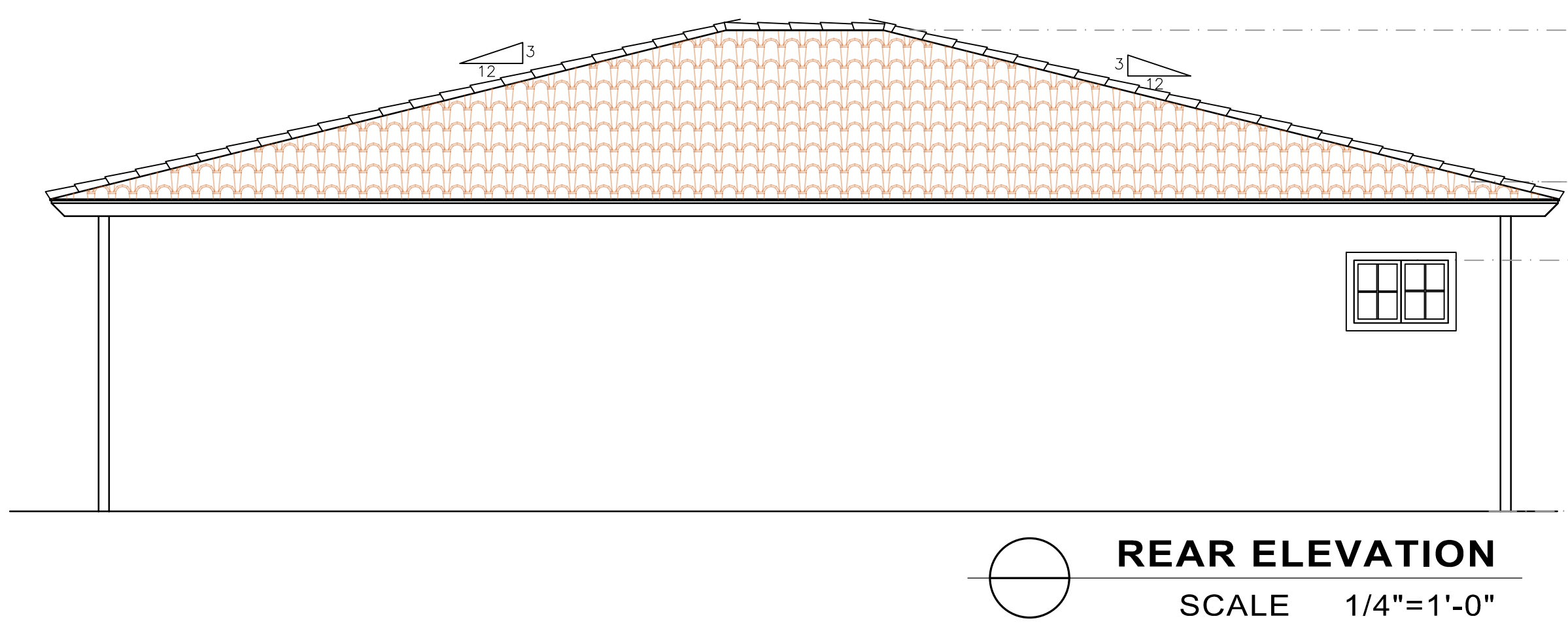
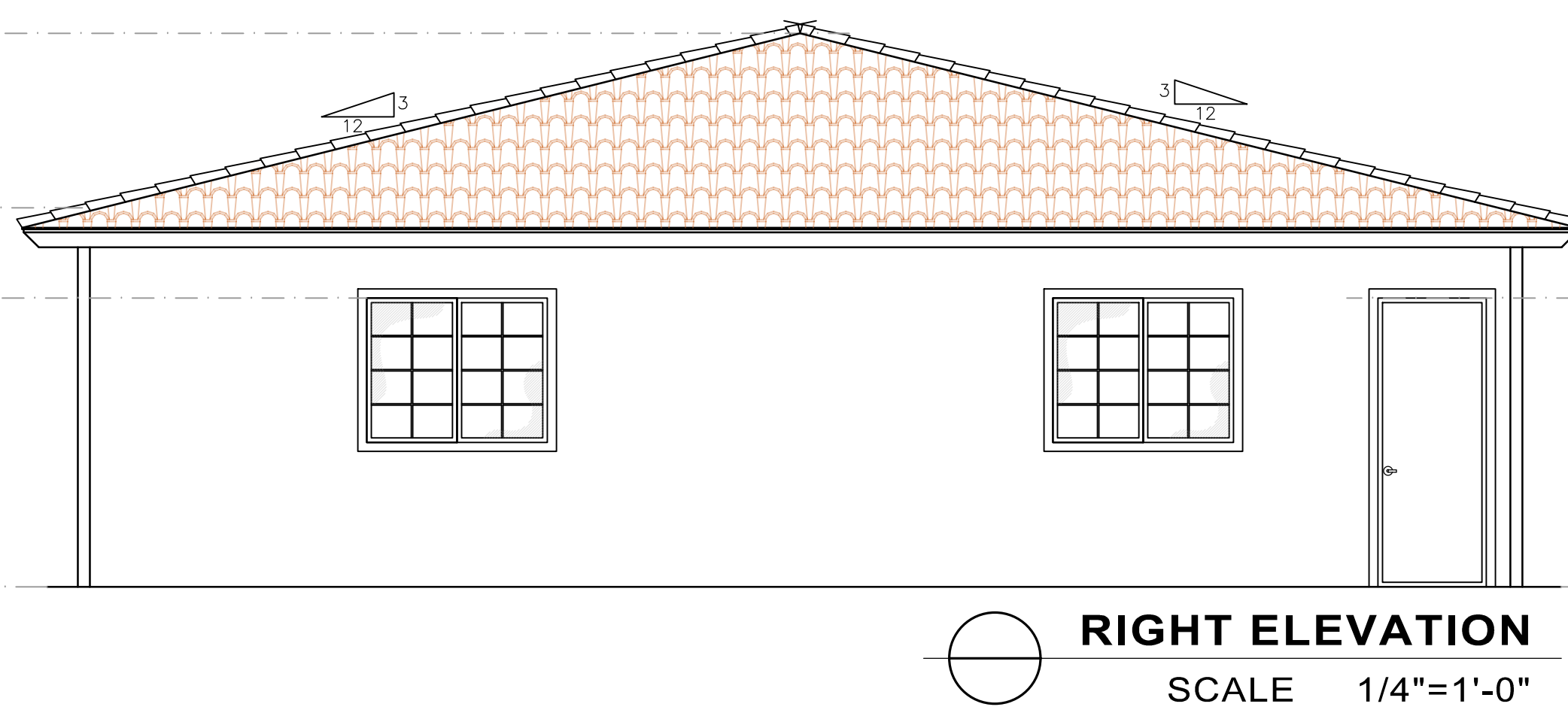
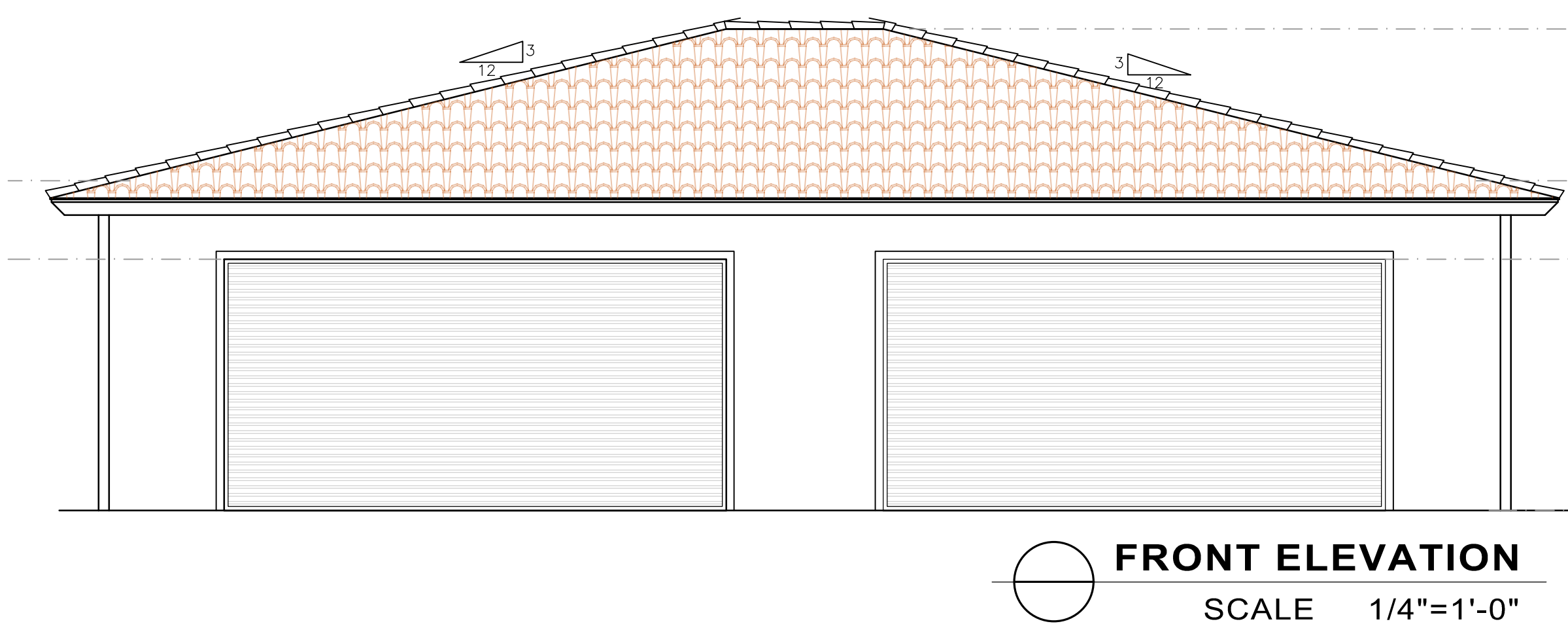
ATTIC VENTILATION

REQUIRED: AREA = 1800.00 =12 SQ. FT.
150
150
PROVIDE: 18 (98.75 SQ. IN/NET VENTILATION)
O'HAGIN VENTS-FIRE & ICE) = 10.97 SQ. FT

LEGEND

98.75 SQ. IN O'HAGIN - FIRE & ICE
ROOF VENTS

ROOF COVER
SPECIFICATIONS FOR LUDOWICI ROOFING: CLAY ROOF TILE
STANDARD WEIGHT DESIGN
CLASS A
SPANISH 13 1/2" BARREL TILE
WEIGHT PER SQUARE: 190 LBS
PIECES PER SQUARE: 171 PCS
MINIMUM SLOPE: 4:12
BASE TEXTURE: SMOOTH



ELEVATIONS PLAN KEYNOTES

1. SPANISH 13 1/2" BARREL TILE, OVER 5/8 PLYWOOD NAILED W/ BD @ 6" O.C. EDGES - 12" O.C. FIELD W/ 30 # FELT UNDERLAYMENT
COLOR NUMBER: 129-01/165-01/M10/M13 (RED/ORANGE)
2. PAINTED WOOD/GLASS WINDOWS AND DOOR TYP. TRIM
COLOR: HAVANA COFFEE N210-7, BERH PAINT BRAND.
3. PAINTED "WOOD" FACIA, TYP. COLOR: ULTRA PURE WHITE (UPW) BERH PAINT BRAND.
4. EXTERIOR WALLS- PAINT COLOR: ULTRA PURE WHITE (UPW) BERH PAINT BRAND.
ONE-HOUR FIRE RATED EXTERIOR WALL ASSEMBLY
2"x4" WOOD STUDS 16" O.C. W/ 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE OVER 2 -LAYERS TYPE -"D" WATERPROOF PAPER, REINFORCE W/WIRE LATH NAILED @ 6" O.C. VERT. & 16" O.C. HDR2, PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND, PER SECTION 722 TABLE 721.1(2) 2016 CBC. SEE NOTES ON WALL COVERING BELOW SEE DETAIL 1/A3.2
EXTERIOR WALL COVERING EXTENDING FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATING AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES PER CRC R337.7.3.2
5. MOLDING TRIM COLOR: CLASSIC SILVER (PPU18-11)
6. FINISH GRADE. (E) SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS

EXTERIOR WALL VENTS

SUCH OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT NON-COMBUSTIBLE WIRE MESH WITH MESH OPENINGS OF 1/8 INCH MAXIMUM PER CRC R337.6.2

NOTES ON WALL COVERING

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [R327.7.3.1]

NO.	REVISIONS



Jaime Barcelos
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(831) 7376434
barceloscruz@gmail.com
Signed:
Jaime B.

Jaime Barcelos Cruz

Designs

(831) 7560324 / (831) 7376434

NEW RESIDENCE, ADU &
WORKSHOP/STORAGE

WORK SHOP PLAN,
ROOF PLAN, AND
ELEVATIONS

Sheet Content:

Drawn:

GD

A - 4.1

SHEET # ____ OF ____

Project: NEW RESIDENCE, ADU & WORKSHOP/STORAGE
Owner: RAYMUNDO SARO
Address: 334 SAN BENANCIO RD, SALINAS CA 93906-9183

NO. REVISIONS



Gen M. Daliva
ENGINEERS & DESIGNERS
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gmd-engr3@gmail.com



No. 065185
 EXPIRES 09-30-23
 CIVIL
 STATE OF CALIFORNIA

Project:	NEW RESIDENCE, ADU & WORKSHOP/STORAGE	
Owner:	RAYMUNDO SARO	Address: 334 SAN BENANCIO RD, SALINAS CA 93908-9183

GD

Drawn: JAIME BARCELOS

TOPOGRAPHIC SURVEY
334 SAN BENANCIO RD.,
SALINAS, CA

NOTES:


1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY RECORD DATA. ALL BOUNDARY SHOWN ARE FROM THE RECORDS AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF
3. ELEVATIONS SHOWN ARE BASED ON ASSUMED BENCHMARK
4. CONTOUR INTERVAL = 1 FT
5. $\times 89.50$ DENOTES GROUND ELEVATIONS AS SHOWN
6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETER OF TREES ARE SHOWN IN INCHES


BASIS OF ELEVATIONS
THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON
ASSUMED ELEVATION = 100.00

BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE RECORD OF
Rasmussen Land Surveying, Inc. DATED September, 2021


SLOPES TABLE			
	MIN. SLOPE	MAX. SLOPE	HATCH
1	1%	24%	
2	25%	100%	

CONTOUR LEGEND

 EXISTING MAJOR
CONTOURS @ 10' INTERVAL

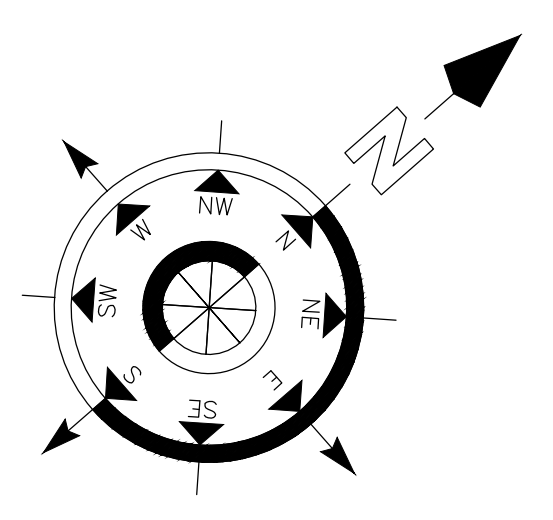
 EXISTING MINOR
CONTOURS @ 2' INTERVAL

 SURVEY POINTS

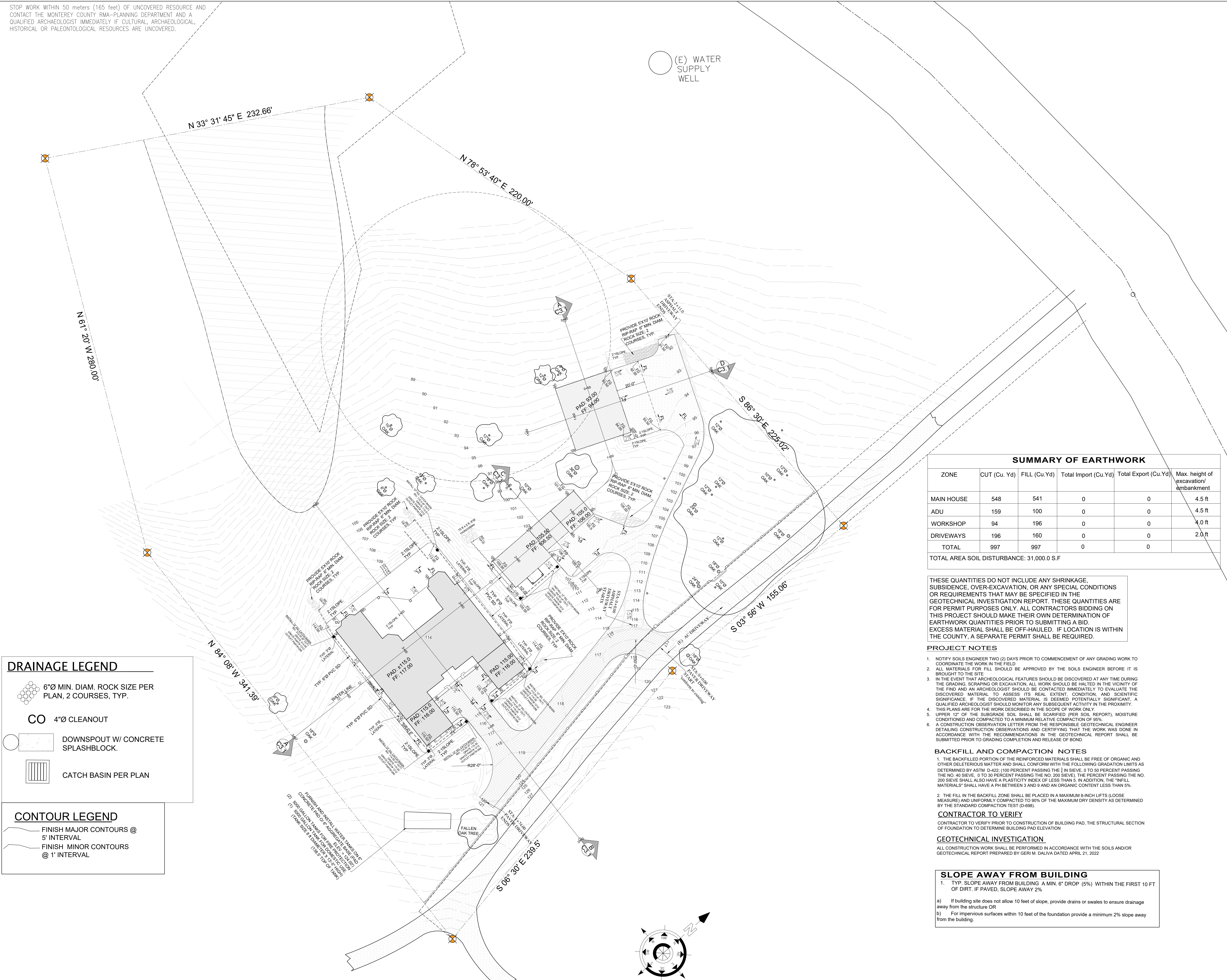
 OAK TREE, NO OAK TREE
PROPOSED TO BE REMOVED

EXISTING SITE CONDITIONS

SCALE 1"=20'



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

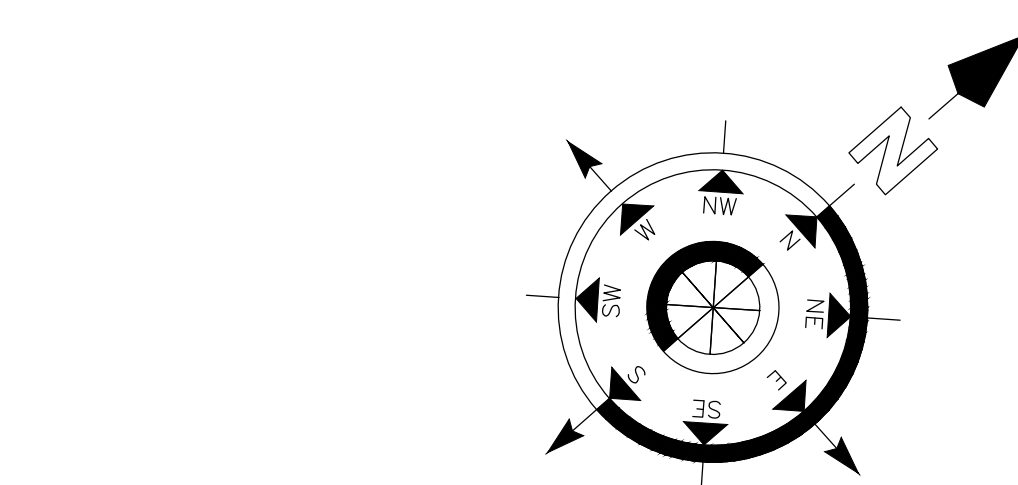


DRAINAGE LEGEND

- 6"Ø MIN. DIAM. ROCK SIZE PER PLAN, 2 COURSES, TYP.
- 4"Ø CLEANOUT
- DOWNSPOUT W/ CONCRETE SPLASHBLOCK.
- CATCH BASIN PER PLAN

CONTOUR LEGEND

- FINISH MAJOR CONTOURS @ 5' INTERVAL
- FINISH MINOR CONTOURS @ 1' INTERVAL



GRADING/ DRAINAGE PLAN

SCALE 1"=20'

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID. EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY, A SEPARATE PERMIT SHALL BE REQUIRED.

- PROJECT NOTES**
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD
 - ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE
 - IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS REAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY. THIS PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY
 - UPPER 12" OF THE SUBGRADE SOIL SHALL BE SCARIFIED (PER SOIL REPORT), MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
 - A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.

BACKFILL AND COMPACTION NOTES

- THE BACKFILLED PORTION OF THE REINFORCED MATERIALS SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATTER AND SHALL CONFORM WITH THE FOLLOWING GRADATION LIMITS AS DETERMINED BY ASTM D-422; (100 PERCENT PASSING THE 1/2" IN SIEVE, 0 TO 50 PERCENT PASSING THE NO. 40 SIEVE, 0 TO 30 PERCENT PASSING THE NO. 200 SIEVE). THE PERCENT PASSING THE NO. 200 SIEVE SHALL ALSO HAVE A PLASTICITY INDEX OF LESS THAN 5. IN ADDITION, THE "FILL MATERIALS" SHALL HAVE A PH BETWEEN 3 AND 9 AND AN ORGANIC CONTENT LESS THAN 5%.
- THE FILL IN THE BACKFILL ZONE SHALL BE PLACED IN A MAXIMUM 8-INCH LIFTS (LOOSE MEASURE) AND UNIFORMLY COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD COMPACTION TEST (D-698).

CONTRACTOR TO VERIFY

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION

GEOTECHNICAL INVESTIGATION

ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY GERI M. DALIVA DATED APRIL 21, 2022

SLOPE AWAY FROM BUILDING

- TYP. SLOPE AWAY FROM BUILDING A MIN. 6" DROP (5%) WITHIN THE FIRST 10 FT OF DIRT. IF PAVED, SLOPE AWAY 2%
- If building site does not allow 10 feet of slope, provide drains or swales to ensure drainage away from the structure OR
- For impervious surfaces within 10 feet of the foundation provide a minimum 2% slope away from the building.

NO. REVISIONS

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gmd-engr@gmail.com

REGISTERED PROFESSIONAL ENGINEER
GERRI M. DALIVA
No. 065185
EXPIRES 09-30-23
CIVIL
STATE OF CALIFORNIA

Gerri Martin Daliva
Engineers & Designs
(831) 800-7671 / (831) 840-4284

NEW RESIDENCE, ADU & WORKSHOP/STORAGE

Project: Address: 334 SAN BENANCIO RD, SALINAS CA 93906-9183

Owner: RAYMUNDO SARO

GRADING & DRAINAGE PLAN

Drawn: JAMIE BARCELOS
Sheet Content: GD

C-2.1
SHEET # ____ OF ____

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

(E) WATER
SUPPLY
WELL

EROSION AND SEDIMENT CONTROL

1. Erosion and sediment control measures shall be in effect for any construction during the rainy season (October 1 to April 30).
2. All cut and fill slopes shall be protected with straw mulch or similar measures to protect against erosion until such slopes are permanently stabilized.
3. 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.
4. 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 pantings 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.
5. The grass seed shall be properly irrigated, See biology report, until adequate growth is established and maintained to protect the site from future erosion damage. All recently exposed (disturbed) areas shall be seeded according to the biology report. See page 7 of biology report
6. Natural features, including vegetation, terrain, watercourse, and similar resources shall be preserved, where possible.
- During the Rainy season (October 1 to April 30):
- Grading activities must be scheduled to minimize bare graded areas
- Sufficient quantities of erosion control materials shall be kept on site at all times to be installed as soon as possible and prior to likely precipitation events.
7. Effective soil cover shall be provided on all finished slopes, open space, utility backfill and completed lots that are not scheduled to be re-disturbed for minimally 14 days.
8. Minimize soil compaction for areas that will remain pervious or used for LID measures.
9. Where feasible, top soil shall be stockpiled and reapplied upon completion of grading on slopes of less than twenty percent.
10. Access roads shall be cleaned/swept daily as required and prior to any rain event.
11. Waste material dumpster shall be covered nightly and protected from rain.
12. All construction materials that are not actively being used must be raised and covered.

NO.

REVISIONS

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ENGINEER & DESIGNER

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gmd_engr3@gmail.com

REGISTERED PROFESSIONAL ENGINEER

GERI M. DALVA

No. 065185

EXPIRES 09-30-23

CIVIL

STATE OF CALIFORNIA

Gerl Martin Daliva
Engineers & Designs
(831) 800-7671 / (831) 840-4284

RMA-ENVIRONMENTAL NOTES

EROSION CONTROL PLAN

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE RESOURCE MANAGEMENT AGENCY TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE RESOURCE MANAGEMENT AGENCY TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE RESOURCE MANAGEMENT AGENCY TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

AS-BUILT CERTIFICATION

PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL SUBMIT A LETTER FROM A LICENSED ENGINEER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

SITE DESIGN AND AND RUNOFF REDUCTION

1. Limit disturbance of creeks and natural drainage features

2. Minimize compaction of highly permeable soils

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.

4. Minimize impervious surfaces by concentrating improvements on the least sensitive areas of the site, while leaving the remaining land in a natural undisturbed state.

5. Minimize stormwater runoff by implementing one or more of the following design measures:

- a) Direct roof runoff into cisterns or rain barrels for reuse
- b) Direct roof runoff onto vegetated areas safely away from building foundations and footings
- c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings

Project:

NEW RESIDENCE, ADU & WORKSHOP/STORAGE

Owner:

RAYMUNDO SARO

Address:

334 SAN BENANCIO RD. SALINAS CA 93906-9183

Sheet Content:

GRADING & DRAINAGE PLAN

Drawn: JAMIE BARCELOS

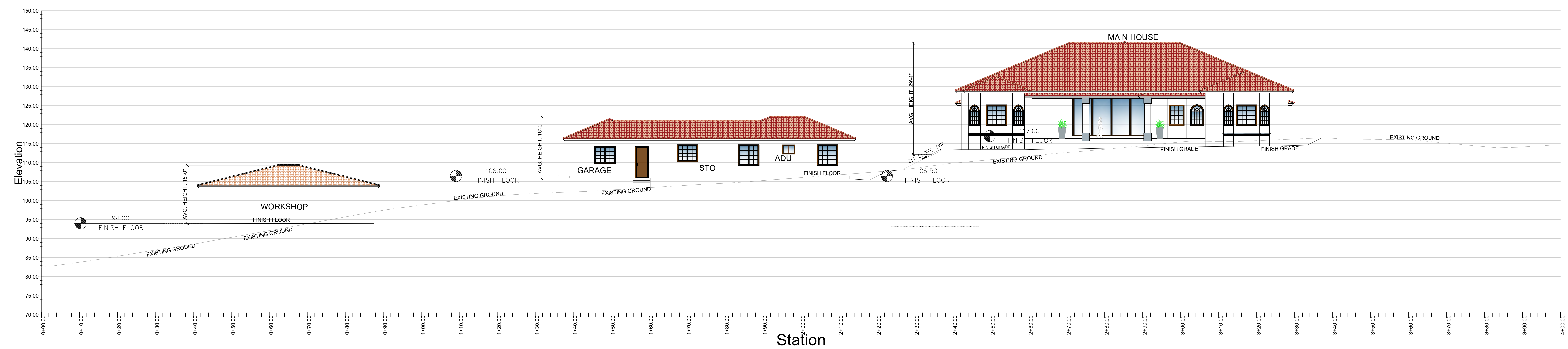
GD

C-2.2
SHEET # ____ OF ____

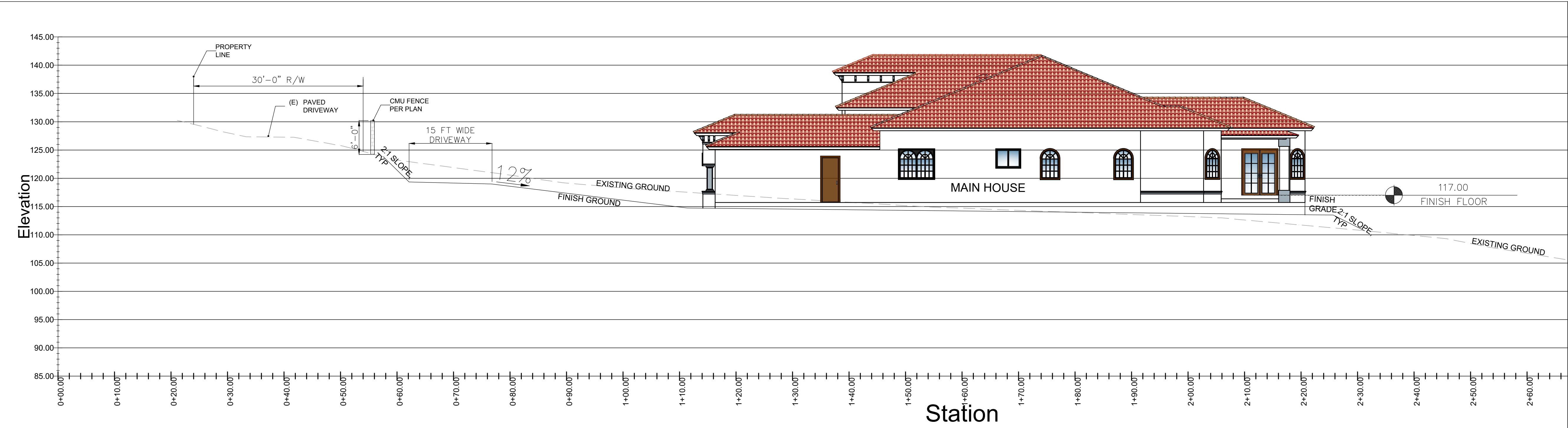
EROSION CONTROL PLAN
SCALE 1"=20'

Min. 10' wide x 50' long
construction entrance per
detail 3BMP-1

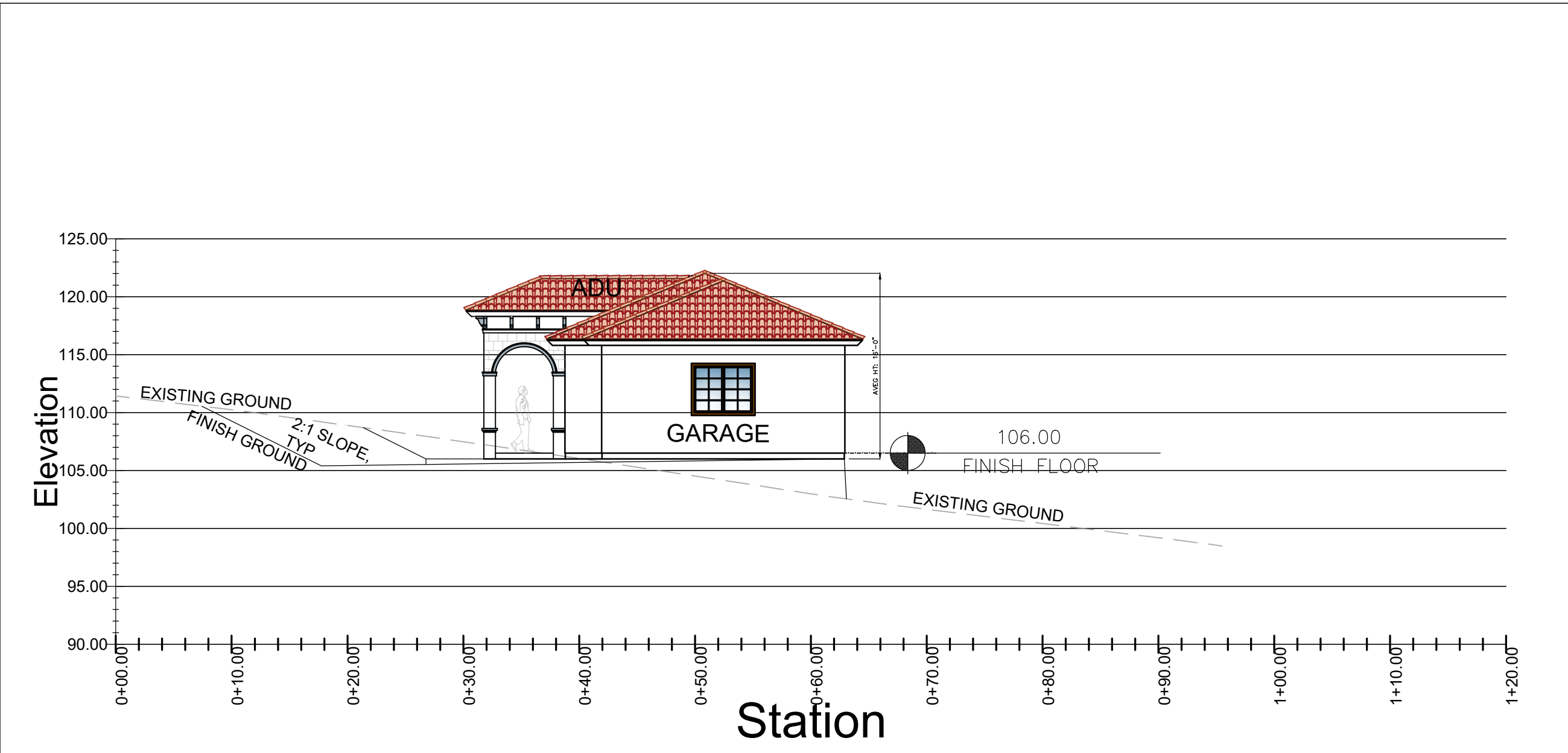
CONCRETE WASHOUT. (At completion
of project, washout concrete, and
sediment logs will be removed, clean and
lawn will be planted) Per detail 2BMP-2



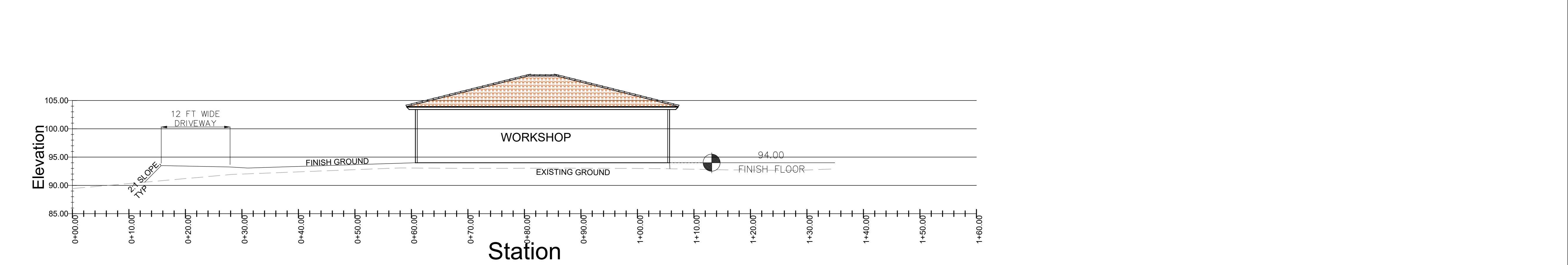
CROSS SECTION A-A
SCALE: HORIZ: 1"=10'-0" VERT: 1" = 10'-0"



CROSS SECTION B-B
SCALE: HORIZ: 1"=10'-0" VERT: 1" = 10'-0"



CROSS SECTION C-C
SCALE: HORIZ: 1"=10'-0" VERT: 1" = 10'-0"



CROSS SECTION D-D
SCALE: HORIZ: 1"=10'-0" VERT: 1" = 10'-0"

NO.	REVISIONS

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Project:	NEW RESIDENCE, ADU & WORKSHOP/STORAGE	
	Address:	334 SAN BENANCIO RD, SALINAS CA 93906-9183
Owner:	RAYMUNDO SARO	

Drawn: JAME BARCELOS

Sheet Content:

SITE CROSS SECTIONS

GD

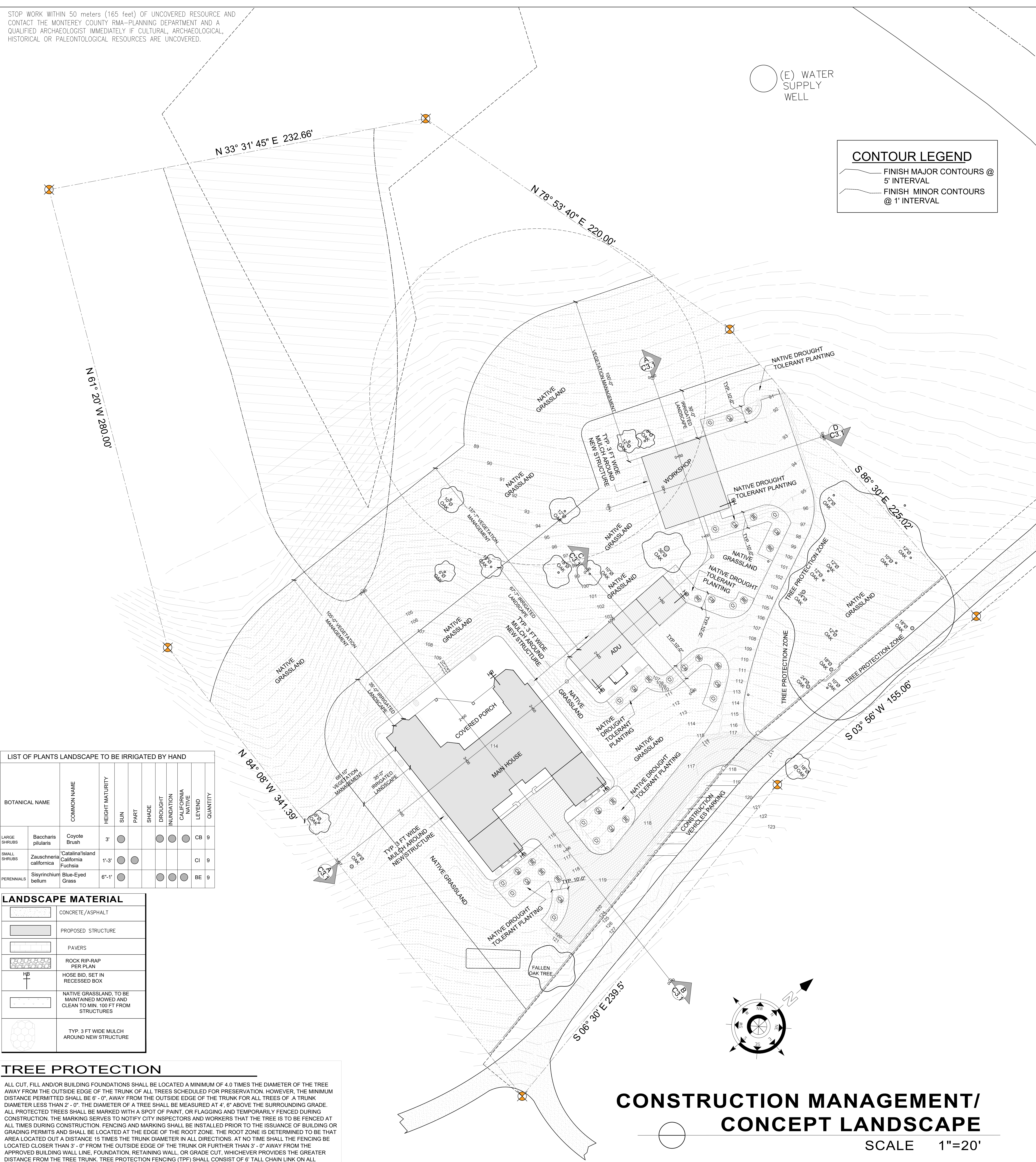
STOP WORK WITHIN 50 meters (165 feet) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LIST OF PLANTS LANDSCAPE TO BE IRRIGATED BY HAND									
BOTANICAL NAME		COMMON NAME	HEIGHT MATURITY	SUN	PART	SHADE	DROUGHT TOLERANCE	INUNDATION	CALIFORNIA NATIVE
LARGE SHRUBS	Baccharis pilularis	Coyote Brush	3'	●			●		CB
SMALL SHRUBS	Zauschneria californica	Catalina/Island Fuchsia	1'-3'	●	●				CI
PERENNIALS	Sisyrinchium bellum	Blue-Eyed Grass	6"-1'	●			●	●	BE

LANDSCAPE MATERIAL	
	CONCRETE/ ASPHALT
	PROPOSED STRUCTURE
	PAVERS
	ROCK RIP-RAP PER PLAN
	HOSE BID, SET IN RECESSED BOX
	NATIVE GRASSLAND, TO BE MAINTAINED MOVED AND CLEAN TO MIN. 100 FT FROM STRUCTURES
	TYP. 3 FT WIDE MULCH AROUND NEW STRUCTURE

TREE PROTECTION

ALL CUT, FILL AND/OR BUILDING FOUNDATIONS SHALL BE LOCATED A MINIMUM OF 4.0 TIMES THE DIAMETER OF THE TREE AWAY FROM THE OUTSIDE EDGE OF THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION. HOWEVER, THE MINIMUM DISTANCE PERMITTED SHALL BE 6' - 0", AWAY FROM THE OUTSIDE EDGE OF THE TRUNK FOR ALL TREES OF A TRUNK DIAMETER LESS THAN 2' - 0". THE DIAMETER OF A TREE SHALL BE MEASURED AT 4' - 6" ABOVE THE SURROUNDING GRADE. ALL PROTECTED TREES SHALL BE MARKED WITH A SPOT OF PAINT, OR FLAGGING AND TEMPORARILY FENCED DURING CONSTRUCTION. THE MARKING SERVES TO NOTIFY CITY INSPECTORS AND WORKERS THAT THE TREE IS TO BE FENCED AT ALL TIMES DURING CONSTRUCTION. FENCING AND MARKING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF BUILDING OR GRADING PERMITS AND SHALL BE LOCATED AT THE EDGE OF THE ROOT ZONE. THE ROOT ZONE IS DETERMINED TO BE THAT AREA LOCATED OUT A DISTANCE 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS. AT NO TIME SHALL THE FENCING BE LOCATED CLOSER THAN 3' - 0" FROM THE OUTSIDE EDGE OF THE TRUNK OR FURTHER THAN 3' - 0" AWAY FROM THE APPROVED BUILDING WALL LINE, FOUNDATION, RETAINING WALL, OR GRADE CUT, WHICHEVER PROVIDES THE GREATER DISTANCE FROM THE TREE TRUNK. TREE PROTECTION FENCING (TPF) SHALL CONSIST OF 6' TALL CHAIN LINK ON ALL COMMERCIAL PROJECTS AND 4' TALL PLASTIC SNOW FENCING ON RESIDENTIAL PROJECTS AND SHALL BE RIGIDLY SUPPORTED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION. FENCED AREAS SHALL NOT BE USED FOR MATERIAL STOCKPILE, STORAGE, VEHICLE PARKING, OR DUMPING OF MATERIALS, CHEMICALS, OR GARBAGE. FENCED AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED. REMOVAL OF FENCING SHALL ONLY BE APPROVED BY THE CITY FORESTER.



CONTOUR LEGEND

FINISH MAJOR CONTOURS @ 5' INTERVAL

FINISH MINOR CONTOURS @ 1' INTERVAL

CONSTRUCTION MANAGEMENT PLAN

1. Responsible:Raymundo Saro -primary, owner builder
TBD-secondary

TYPE OF CONSTRUCTION VEHICLES	
TYPE	EXPECTED TRIPS/ DAY
2-DUMPED TRUCKS	8
2-CONTRACTOR TRUCKS	6
3-WORKER VEHICLES	3
EXPECTED TOTAL	17

AMOUNT OF GRADING

1. 2-10 CY dumped trucks will generate 4 trips/day each, hauling a total of 120 CY per day to:
2. 1-excavator to excavate a depth of max. 4 ft will produce approximately 120 CY/ day
3. 1-tractor loader will produce 120 CY/ day with 1-CY bucket
Total grading per day will be: 240 CY/day

DUST CONTROL

DUST CONTROL: COMPLIES WITH MOCO STANDARDS
"No dust or particulate matter shall be emitted that is detectable by a reasonable person without instruments."

ROUTE TO HAUL MATERIALS

SUBJECT PROPERTY TO :
Marina Lanfill
14201 Del Monte Blvd, Marina, CA 93933
Starting at 334 San Benancio about 5 Mi down to to highway 68, about 5 Mi down to reservation Rd, about 9 Mi to Marina landfill

SUBJECT PROPERTY TO :
HOME DEPOT SALINAS
1890 N Davis Rd, Salinas, CA 93907
Starting at 334 San Benancio about 5 Mi down to to highway 68, about 10 Mi to Home Depot

HOURS OF OPERATION

Hours of operation: Monday-Saturday
8:00 am - 5:00 pm

PROJECT SCHEDULING			
TYPE	BEGIN DATE	COMPLETION DATE	DURATION
GRADING	APRIL 30, 2023	OCTOBER 1, 2023	6 MONTHS
UTILITY TRENCHES AND INSTALLATION	APRIL 30, 2023	OCTOBER 1, 2023	6 MONTHS
FOUNDATION	APRIL 30, 2023	OCTOBER 1, 2023	6 MONTHS
ROUGH FRAMING	TBD	TBD	
ROOFING	TBD	TBD	
EXTERIOR COVER	TBD	TBD	
ELECTRICAL	TBD	TBD	
FINISH	TBD	TBD	

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PROFESSIONAL ENGINEER
GENI M. DALVA
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EXPIRES 09-30-23
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Project: NEW RESIDENCE, ADU & WORKSHOP/STORAGE

Owner: RAYMUNDO SARO

Address: 334 SAN BENANCIO RD, SALINAS CA 93906-9183

Sheet Content: CONSTRUCTION MANAGEMENT/CONCEPT LANDSCAPE

Drawn:JAMIE BARCELOS

GO

C-4.1

SHEET # OF

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

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**NEW RESIDENCE, ADU &
WORKSHOP/STORAGE**

Address: 334 SAN BENANCIO RD, SALINAS CA 95006-9183

Owner: RAYMUNDO SARO

Project:

Sheet Content:

Drawn: JAMIE BARCELOS

GO

C-5.1

SHEET # ____ OF ____

UTILITIES

WATER SERVICE

- (W1) WATER TO BE SUPPLIED FROM EXISTING WELL NOT LOCATED ON THE SUBJECT PROPERTY
 - (W2) WATER PUMP
 - (W3) 4"Ø 670 LF PVC WATER PIPING
 - (W4) 2-5000 GALLON WATER TANK FOR WHARF HYDRANT
 - (W5) 1-5000 GALLON WATER TANK FOR DOMESTIC/ FIRE SPRINKLERS
 - (W6) WHARF HYDRANT, LOCATE MAX. 8 FT FROM EDGE OF DRIVEWAY
- NOTE: FITTINGS MAY NOT BE SHOWN, CONTRACTOR SHALL FURNISH ALL NECESSARY FITTINGS TO INSTALL PIPELINE.

PROPANE GAS SERVICE

- (G1) GAS TO BE PROPANE. PAD AND TANK TO BE INSTALLED LATER

ELECTRICAL SERVICE

- (E1) 225 AMPS. ELECTRICAL PANEL AND METER FOR MAIN HOUSE. PER PG&E
- (E2) 100 AMPS. ELECTRICAL PANEL AND METER FOR ADU. PER PG&E
- (E3) 100 AMPS. ELECTRICAL SUB-PANEL FOR WORKSHOP. PER PG&E
- (E4) CONNECT TO EXISTING PG&E ELECTRICAL LINE

SEWER SERVICE

- (S1) 3000 GALLON SEPTIC TANK, DESIGN BY OTHERS
 - (S2) LEACH FIELD, DESIGN BY OTHERS
- CLEANOUTS SHALL BE INSTALLED AT THE EXTERIOR OF BUILDING FOR EACH AGGREGATE HORIZONTAL CHANGE IN DIRECTION EXCEEDING 135 DEGREES. [CPC 707.4]

LEGEND

	GRAVEL
	NEW STRUCTURE
	CONCRETE AND ASPHALT
	PROPANE STATIONARY TANK
	ELECTRICAL METER
	ELECTRICAL PANEL
	TREE
	CLEAN OUT
	ELECTRICAL LINE, SEE UTILITY PLAN
	GAS LINE, SEE UTILITY PLAN
	WATER LINE, SEE UTILITY PLAN
	SEWER, SEE UTILITY PLAN

GENERAL NOTES:

- PRESSURE TESTING THE UNDERGROUND FIRE PIPING SYSTEM AGAINST THE DETECTOR CHECK IS PROHIBITED, PROVIDE A TEMPORARY CAP OR BLIND FLANGE FOR TESTING PURPOSES.
- ALL GAS, ELECTRIC, AND TELEPHONE UTILITIES ARE SHOWN FOR REFERENCE ONLY AND SHALL BE DESIGNED BY OTHERS OR BY THE RESPECTIVE UTILITY PROVIDER. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO BEGIN WORK.

UTILITY PLAN

SCALE 1"=20'

