

# Exhibit A

This page intentionally left blank.

**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**AUSONIO APARTMENTS, LP (PLN160769)**

**RESOLUTION NO. \_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Statutorily Exempt per  
Section 15194; and
- 2) Approving the Ausonio Apartments, LP Design  
Approval Application (PLN160769) to allow the  
construction of an 18-unit apartment project.  
[11299 Haight Street, Castroville, North County Area  
Plan, Castroville Community Plan (APN: 030-093-  
002-000)]

**The Ausonio Apartment, LP Design Approval application (PLN160769) came on for public hearing before the Monterey County Zoning Administrator on March 23, 2017. 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:**

**FINDINGS**

**1 FINDING:**

**CONSISTENCY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:**

- a) The proposed entitlement is a Design Approval to allow the construction of an 18-unit apartment project. The property is located at 11299 Haight Street in Castroville (Assessor's Parcel Number 030-093-002-000), North County Area Plan, Castroville Community Plan. The proposed colors and materials consist of a combination of Bone and Sunshine Yellow on stucco and wood siding, Dark Tan on belly band, fascia gutters and downspouts and Weathered Wood colored asphalt shingle roofing (mixture of grey, blue, tan and black).
- b) An application for a Design Approval was submitted on November 16, 2017. Public notices of the application were sent to neighboring property owners, published in the newspaper and posted at the site.
- c) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - North County Land Area Plan;
  - Castroville Community Plan; and

- Monterey County Zoning Ordinance (Title 21).

- d) The property at 11299 Haight Street (APN 030-093-002-000) is designated as High Density Residential in the North County Area Plan. The parcel is zoned High Density Residential in the Castroville Community Plan which allows an apartment complex subject to a Design Approval.
- e) The project includes a 20% density pursuant to Zoning Ordinance Section 21.65.060. The density bonus meets the requirements of Section 21.65.060 because the units will be occupied by very low and low income households.
- f) The applicant has requested an incentive in order to reduce the minimum distance between structures from 20 feet to 16 feet (Castroville Community Plan, Table B-2), pursuant to Zoning Ordinance Sections 21.65.070 A and C.
- g) The requested incentive may be granted because the units will be occupied by very low and low income households. In addition, none of the findings listed in Section 21.65.070.B can be made because:
  - 1. *The incentive is necessary in order to provide for affordable housing costs.* Reducing the distance between buildings allows the project to meet setback requirements while providing the number of units required to make the units affordable.
  - 2. *The incentive would not result in specific adverse impacts upon the public health, safety or the physical environment for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to very low, low and moderate income households.* Reducing the minimum distance between buildings by four feet will not result in specific adverse impacts upon public health, safety or the physical environment because there will be a minimum of 16 feet between the buildings.
  - 3. *The incentive would not be contrary to the County's certified Local Coastal Program or State or Federal law.* The project is not located in the Coastal Zone and would not be contrary to any State or Federal laws.
- h) The project is consistent with the Residential Design Guidelines (Appendix A) in the Castroville Community Plan. The project is the construction of an apartment complex with 18 units with parking areas between Buildings "A" and "B" and Buildings "C" and "D". The proposed structures meet the minimum front yard setback standards and are compatible with the front yard setbacks of buildings on the surrounding streets. The proposed buildings are compatible in mass, scale, height and roof lines to surrounding buildings. Visual openness is maintained in the front yards and in the parking areas. The proposed colors and materials are similar to the existing materials and colors and are consistent with those in the neighborhood.

**2 FINDING:**

**DESIGN** - The design of the proposed project assures protection of the public viewshed, consistency with the existing neighborhood character, and preserves visual integrity without imposing undue restrictions on private property.

- a) The subject parcel covers of an entire block between Haight Street, Axtell Street, Pajaro Street and State Highway 156. The property to the north (across Axtell Street) is zoned High Density Residential and is developed as an apartment complex with two story buildings. The property to south (across Haight Street) is zoned High Density Residential and is developed with two one-story single family homes and an apartment complex with two story buildings. The properties to the west (across Pajaro Street) are zoned Medium Density Residential and are developed with two one-story single family homes. State Highway 156 is to the east.
- b) The project will not impact the neighborhood character because the surrounding area is developed with structures similar in scale and character as the proposed project. The project is the construction of an apartment complex with 18 units with two parking areas between the buildings. The proposed colors and materials are consistent with those in the neighborhood. Therefore, the project does not substantially impact the neighborhood character.
- c) See Finding #1.h.

**3 FINDING:**

**CEQA (Exempt):** - The project is Statutorily Exempt per Section 15194 and no unusual circumstances were identified to exist for the proposed project.

- a) California Environmental Quality Act (CEQA) Guidelines Section 15194 exempts affordable housing projects from CEQA. The units would be occupied by very low and low income households.
- b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

**4 FINDING:**

**APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:**

Section 21.44.070 Monterey County Zoning Ordinance (Title 21).

## **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Statutorily Exempt pursuant to CEQA Section 15194; and
2. Approve the Monterey Ausonio Apartments, LP Design Approval Application (PLN160769) to allow the construction of an 18-unit apartment project, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 23rd day of March, 2017.

---

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_.

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.

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.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

# Monterey County RMA Planning

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

PLN160769

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval (PLN160769) allows the construction of an 18-unit apartment project. The property is located at 11299 Haight Street, Castroville (Assessor's Parcel Number 030-093-002-000), North County Area Plan, Castroville Community 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 RMA - 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. (RMA - 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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 030-093-002-000 on March 23, 2017. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the 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 RMA - 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. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** RMA-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 RMA - 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - 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 RMA - 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 installed and inspected.

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.

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-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. 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)

**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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating 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.

## 6. INCLUSIONARY HOUSING

**Responsible Department:** Economic Development

**Condition/Mitigation Monitoring Measure:** The property owner shall execute a Master Developer Inclusionary Housing Agreement that memorializes how the property owner will assure that the project continues to qualify for the density bonus by restricting the appropriate number of rental units at the appropriate income levels. Provided the property owner presents the County with an enforceable lease agreement with a farm labor contractor to house workers engaged in agricultural pursuits under the H2A visa program, the County will not require the property owner to provide annual income documentation for the term of the lease or any subsequent leases. (Economic Development Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of a building permit, the property owner shall execute a Master Developer Inclusionary Housing Agreement that memorializes how the property owner will assure that the project continues to qualify for the density bonus by restricting the appropriate number of rental units at the appropriate income levels.

## 7. PW0007 - PARKING STANDARD

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The parking stalls and circulation shall meet county standards and be approved by the Director of Public Works.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading permits issuance the Applicant's engineer or architect shall prepare a parking plan and submit plans for review and approval.

## 8. PW0008 – BICYCLE/PEDESTRIAN PATH DEDICATION

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Dedicate a permanent easement to the County of Monterey, for bicycle/pedestrian trail purposes. The permanent easement shall be approximately 5 feet wide along the entire southeasterly side of the property, Salinas Street to Axtell Street.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits, the Owner shall dedicate a permanent easement for bicycle/pedestrian trail purpose. The legal description and plat of area to be deeded shall be prepared by the County Surveyor.

## 9. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

## 10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the Resource Management

Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:

Duration of the construction, hours of operation, an estimate of the number of truck trips that will

be generated, truck routes, number of construction workers, parking areas for both equipment and

workers, and locations of truck staging areas. Approved measures included in the CMP shall be

implemented by the applicant during the construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

#### 11. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-Development.

#### 12. PWSP001 – CASTROVILLE COMMUNITY PLAN TRAFFIC MITIGATION FEES

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** As mitigation for cumulative traffic impacts the applicant shall contribute \$358,452 (based on the current fee schedule) to the County as payment of the project's pro rata share of the cost for roadway improvements within the Castroville Community Plan Area.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the Castroville Traffic Mitigation fee. Owner/Applicant shall submit proof of payment to the RMA-Development.

#### 13. PWSP002 –FRONTAGE IMPROVEMENTS

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct curb, gutter, sidewalk, commercial driveway connections, and pave-out along the frontage of Haight Street, Pajaro Street and Axtell Street. The design and construction is subject to the approval of the RMA.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building or grading permits, Owner/Applicant shall obtain an encroachment permit from the RMA and complete improvements prior to occupancy or commencement of use. Owner/Applicant shall submit improvement plans for review and approval of the County Applicant is responsible to obtain all permits and environmental clearances.

&	AND	KIT.	KITCHEN
@	AT		
∠	ANGLE		
○	CENTERLINE		
⊙	DIAMETER OF ROUND		
⊥	PERPENDICULAR		
▮	PLATE		
#	POUND OR NUMBER		
A.B.	ANCHOR BOLT		
A.B.S.	ACRYLONITRILE BUTADIENE		
A/C	AIR CONDITIONING		
A.C.U.S.	AIR CONDITIONING		
A.D.J.	ADJUSTABLE		
A.F.F.	ABOVE FINISH FLOOR		
AGGR.	AGGREGATE		
ALUM.	ALUMINUM		
AND.	AND		
A.P.A.	ACCESS PANEL		
A.P.A.	AMERICAN PIPED ASSOCIATION		
APPROX.	APPROXIMATE		
ARCH.	ARCHITECTURAL		
A.S.	ADJUSTABLE SHELF		
BD.	BOARD		
BITUM.	BITUMINOUS		
BLDG.	BUILDING		
BLK.	BLOCK		
BLK.	BLOCKING		
BM.	BENCH MARK		
B.M.	BOTTOM		
BRG.	BEARING		
BTWN.	BETWEEN		
B.U.R.	BUILD-UP-ROOFING		
B.W.	BOTH WAYS		
C.A.B.	CABINET		
CANT.	CANTILEVER		
C.B.	CATCH BASIN		
C.C.	CALIFORNIA BUILDING CODE		
CEN.	CEMENT		
CER.	CERAMIC		
C.F.	CUBIC FEET		
C.I.	CAST IRON		
C.J.	CLOCK JOINT		
C.L.	CLOSET		
C.L.C.	CULING		
C.L.C.	CULING		
C.L.U.	CLEARANCE		
C.M.	CONCRETE MASONRY UNIT		
COMP.	COMPOSITION		
CONC.	CONCRETE		
CONSTR.	CONSTRUCTION		
CONT.	CONTINUOUS		
COR.	CORRUGATED		
C.O.T.G.	CLEAN-OUT TO GRADE		
C.S.	CASHEMERE		
C.S.W.K.	CASEWORK		
C.T.R.	COUNTER		
C.T.R.	COUNTERSINK		
C.W.	COLD WATER		
C.Y.	CUBIC YARD		
DBL.	DOUBLE		
DEPT.	DEPARTMENT		
DET.	DETAIL		
D.F.	DOUGLAS FIR		
D.G.	DECOMPOSED GRANITE		
D.H.	DOUBLE HUNG		
D.I.A.C.	DIAGONAL		
DIA.	DIAMETER		
DIM.	DIMENSION		
DISP.	DISPENSER/DISPOSER		
DOWN.	DOWN		
DR.	DOOR		
DR. F.T.N.	DRINKING FOUNTAIN		
DRWG.	DRAWING		
D.S.B.	DOUBLE STRENGTH B GRADE (GLASS)		
D.S.D.	DOWNSPOUT		
DWR.	DRAWER		
D.W.	DISH WASHER		
E.	EAST		
E.A.	EACH		
E.J.	EXPANSION JOINT		
E.L.	ELEVATOR		
ELEV.	ELEVATION, ELEVATOR		
E.M.C.	ELECTRO-MOTIVE		
EMER.	EMERGENCY		
ENC.	ENCLOSURE		
EQUIP.	EQUIPMENT		
EXIST. (E)	EXISTING		
E.X.F.	EXHAUST		
EXP.	EXPOSED, EXPANSION		
EXT.	EXTERIOR		
F.A.	FIRE ALARM		
FAST.	FASTENER		
F.B.	FLAT BAR		
F.D.	FLOOR DRAIN		
F.F.	FINISH FLOOR		
F.F.	FINISH GRADE		
F.F.D.	FOUNDATION		
F.F.	FIRE EXTINGUISHER		
FIBERGL.	FIBERGLASS		
FIN.	FINISH		
F.I.H.	FIRE HYDRANT		
F.H.M.S.	FLATHEAD MECHANICAL SCREW		
F.M.S.	FLATHEAD WOOD SCREW		
FLASH.	FLASHING		
FLOORING.	FLOORING		
FLUOR.	FLUORESCENT		
F.O.B.	FACE OF		
F.O.C.	FACE OF BLOCK		
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD		
F.P.	FIREPLACE		
F.P.P.	FIREPROOF, PANEL		
F.S.	FIRE SPRINKLER		
FT.	FOOT FEET		
F.F.T.	FOOTING		
FURR.	FURRED(ING)		
FUT.	FUTURE		
G.	GAUGE/CAGE		
G.A.V.	GALVANIZED		
G.B.	GRAB BAR		
G.B.	GALVANIZED IRON		
G.L.B.	GLASS/GLAZING		
G.L.B.	GLUE-A-GLASS		
G.W.B.	GRADE(ING)		
G.W.B.	GYPSON WALLBOARD		
H.B.	HOSE BIB		
H.B.D.	HARDSHORE		
H.C.	HOLLOW CORE		
HDR.	HEADER		
HDR.	HARDWARE		
H.M.W.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
H.P.	HIGH POINT		
H.P.	HEAVY SHEET		
H.T.	HEIGHT		
H.TD.	HEATING		
H.W.D.	HARDWOOD		
HVAC	HEATING/VENTILATING/AIR CONDITIONING		
I.C.C.	INTERNATIONAL CODE COUNCIL		
I.C.C.	INSIDE, DRAINAGE		
INCL.	INCLUDED(ING)		
INSUL.	INSULATED(ING)		
INT.	INTERIOR		
INV.	INVERT		
J			

The diagram illustrates various symbols used in architectural drawings, organized into two columns. Each symbol is accompanied by a label and a line pointing to it.

**Left Column Symbols:**

- GRID:** A circle containing the letter 'A'.
- DETAIL NO. ON SHEET:** A circle containing 'X' and 'A1.1' with a dashed circle around it.
- DETAIL:** A circle containing 'X' and 'A1.1' with a dashed circle around it.
- SHEET WHERE DETAIL OCCUR:** A circle containing 'X' and 'A1.1' with a dashed circle around it.
- DETAIL:** A circle containing 'X' and 'A1.1'.
- BUILDING SECTION:** A circle containing 'X' and 'A1.1' with a triangle on top.

**Right Column Symbols:**


- REVISIONS:** A cloud shape containing the number '1'.
- WINDOW SYMBOL:** A diamond shape containing the number '1'.
- DOOR SYMBOL:** A circle containing the number '1'.
- EXTERIOR ELEVATION NO.:** A circle containing 'X' and 'A1.1' with a triangle on top.
- EXTERIOR ELEVATION:** A circle containing 'X' and 'A1.1' with a triangle on top.
- ELEVATION OCCURS SHEET WHERE EXTERIOR:** A circle containing 'X' and 'A1.1' with a triangle on top.

L1.0	LANDSCAPE PLANTING PLAN	05-20-2014					
L1.1	LANDSCAPE IRRIGATION PLAN	05-20-2014					
L1.2	NOTES/LEGEND & PLANT	10-10-2016					

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND  
2013 CALIFORNIA BUILDING CODES AS FOLLOWS:  
2010 CALIFORNIA AMENDMENTS (CBC)  
2013 CALIFORNIA BUILDING CODE (CBC)  
2013 CALIFORNIA ELECTRICAL CODE (CEC)  
2010 CALIFORNIA ENERGY CODE (CenC)  
2013 CALIFORNIA MECHANICAL CODE (CMC)  
2013 CALIFORNIA PLUMBING CODE (CPC)  
2010 CALIFORNIA FIRE CODE (CFC)  
2010 CALIFORNIA TITLE 24 ENERGY COMPLIANCE  
2013 CALIFORNIA GREEN BUILDING STANDARD CODE

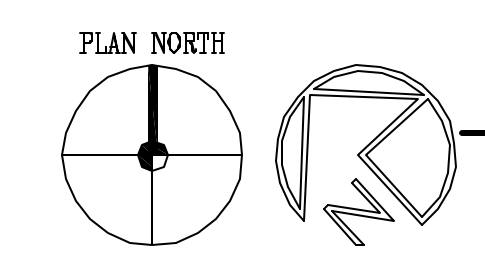
SCALE AS NOTED  
DRAWN Suresh Amiri  
JOB# 201322  
SHEET  
**A0.1**  
OF SHEETS

**DATE:**  
**10-10-2016**



PROJECT	PROPOSED THISTLE MANOR H2A HOUSING FOR: <b>ALADIN PROPERTIES</b> 11299 HAIGHT STREET CASTROVILLE, CALIFORNIA 95012 A.P. #030-093-002-000
---------	--

A1.0



## 16 TWO BEDROOM UNITS & 2 ONE BEDROOM UNITS







DATE:  
10/10/2016

PROJECT  
PROPOSED THISTLE MANOR H2A UNITS FOR:  
**ALADIN PROPERTIES**  
11739 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. #030-093-002-000

A2.1



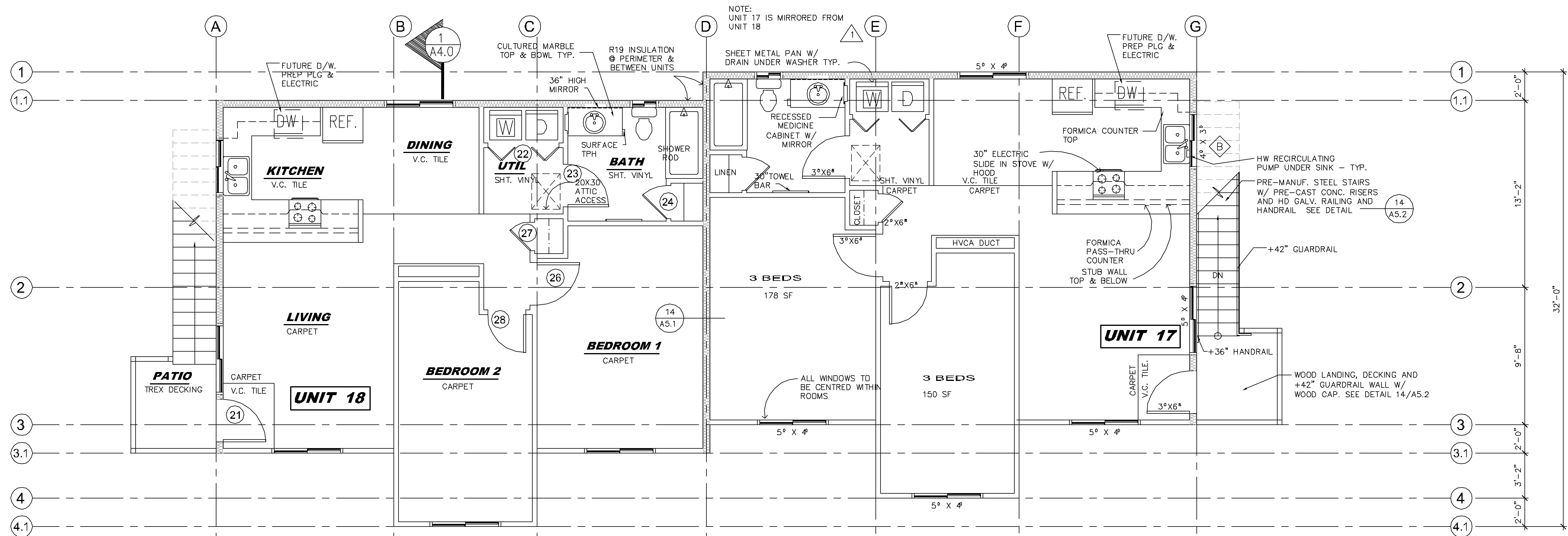
**WALL LEGEND:-**

	2 x 6 STUDS AT 16" O.C. TYP.
	2 x 4 STUDS AT 16" O.C. TYP.

NOTE:  
SEE ELECTRICAL PLANS FOR  
LIGHTING AND POWER.

© The Author(s) 2015. Published by Cambridge University Press. This is an Open Access article, distributed under the terms of the Creative Commons Attribution licence (<http://creativecommons.org/licenses/by/4.0/>), which permits unrestricted re-use, distribution, and reproduction in any medium, provided the original work is properly cited.



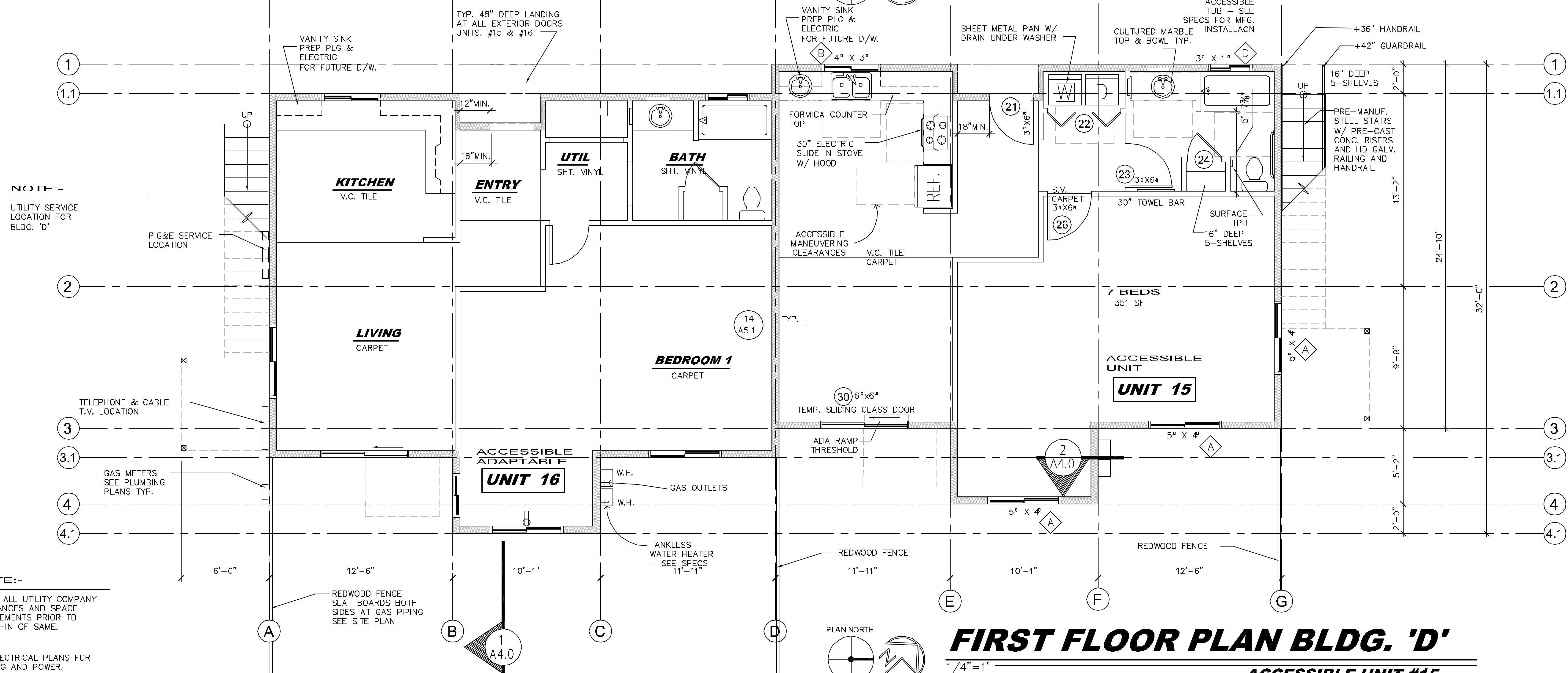


**SECOND FLOOR PLAN BLDG. 'D'**

$$\overline{1/4'' = 1'}$$

NOTE:-

ALL NOTES ARE TYPICAL FOR UNITS  
15-18 EXCEPT FOR ACCESSIBLE UNIT.  
NOTES











**FIRST FLOOR PLAN BLDG. 'D'**

$$\overline{1/4'' = 1'}$$

## ***ACCESSIBLE UNIT #15***

FOR DIMS. AND ELECT. SEE DRG. A2.3

REVISION DATE	KEY
P.C.SUBMIT	
	
	
	
	
	
	
	

DATE:  
10/10/2016

**AUSONIO**  
 A N T H O P O L I T A N  
 111420A COMMERCIAL PARKWAY CASTROVILLE, CA. 95012  
 OFFICE: (831) 631-3371 FAX: (831) 631-3368  
 STATE LICENSE NUMBER: BE2008 E-MAIL: JOHN@AUSONIO.COM

SHEET TITLE
UNITS 15-18 FLOOR PLANS BUILDING 'D'

PROJECT  
PROPOSED THISTLE MANOR 42A UNITS FOR:  
**ALADIN PROPERTIES**  
11299 HAIGHT STREET  
CASTROVILLE, CALIFORNIA 95012  
A.P. #030-093-002-000

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

DRAWN: MOG

JOB:	201636
------	--------

SHEET

A2.2



# ELEVATION KEY NOTES

NOTE:—  
BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET.

REVISION	DATE	KEY
P.C.SUBMIT		

DATE: 10/10/2016
THIS SET OF DRAWINGS IS THE PROPERTY OF AUSAONIO INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF AUSAONIO INC. IS STRICTLY PROHIBITED. AUSAONIO INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

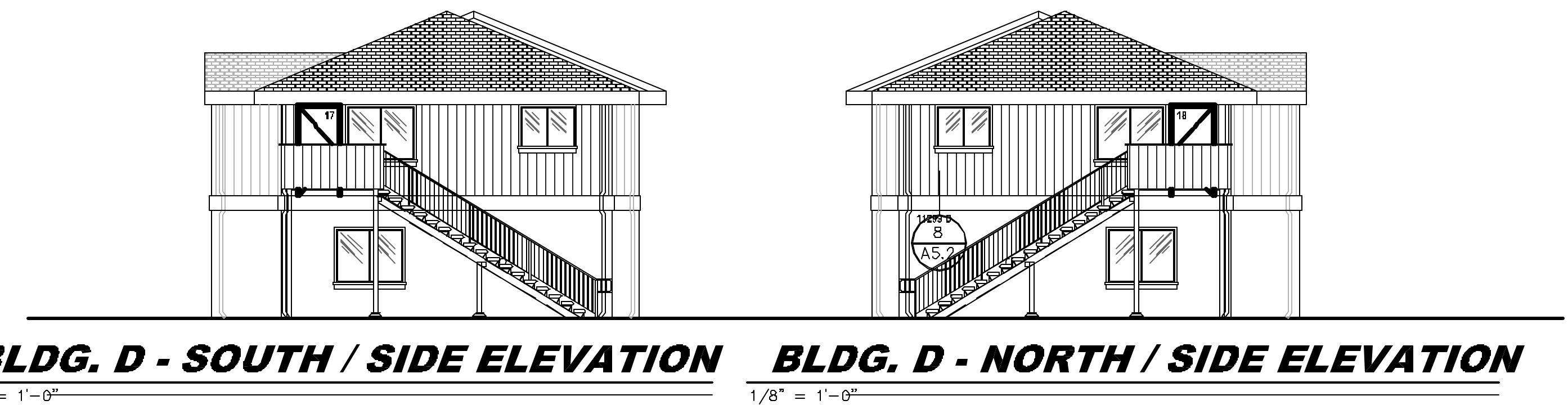
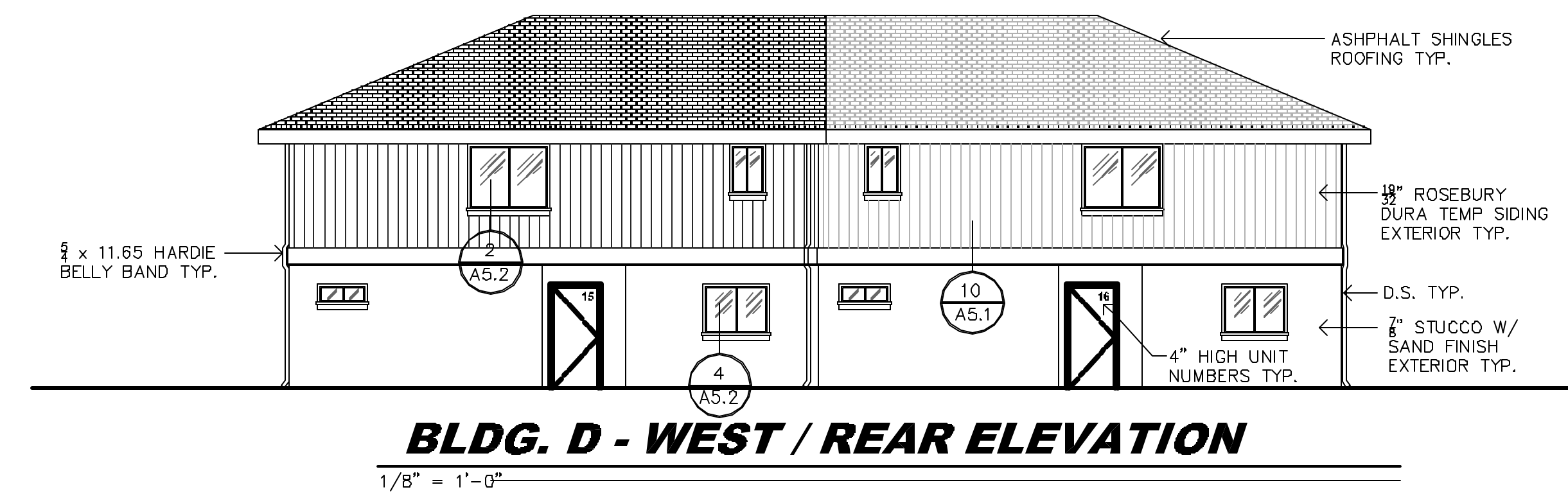
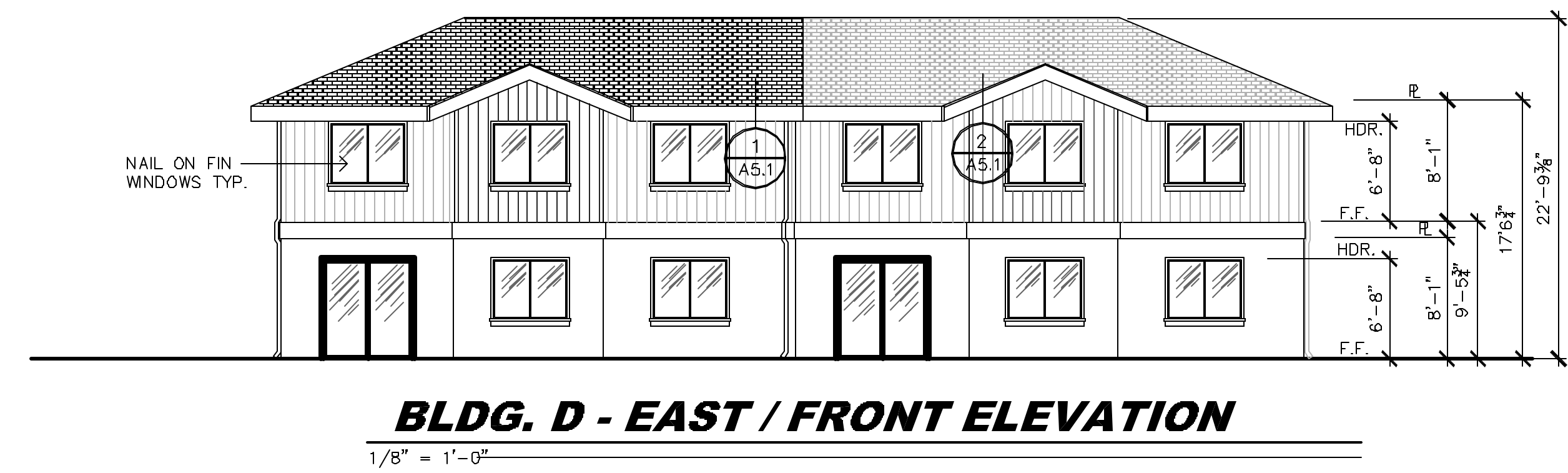
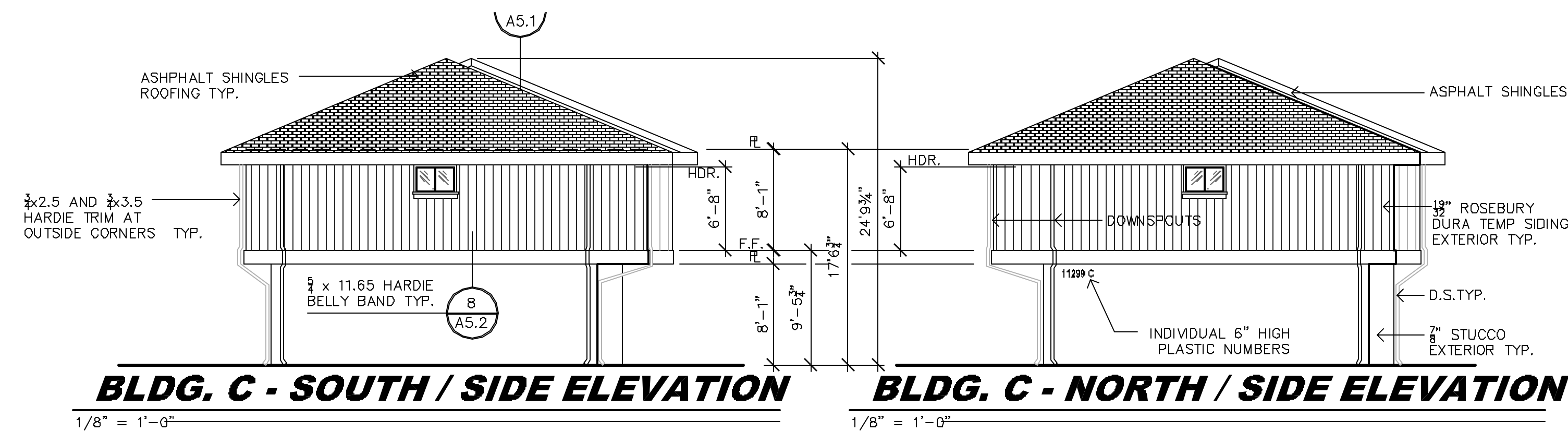
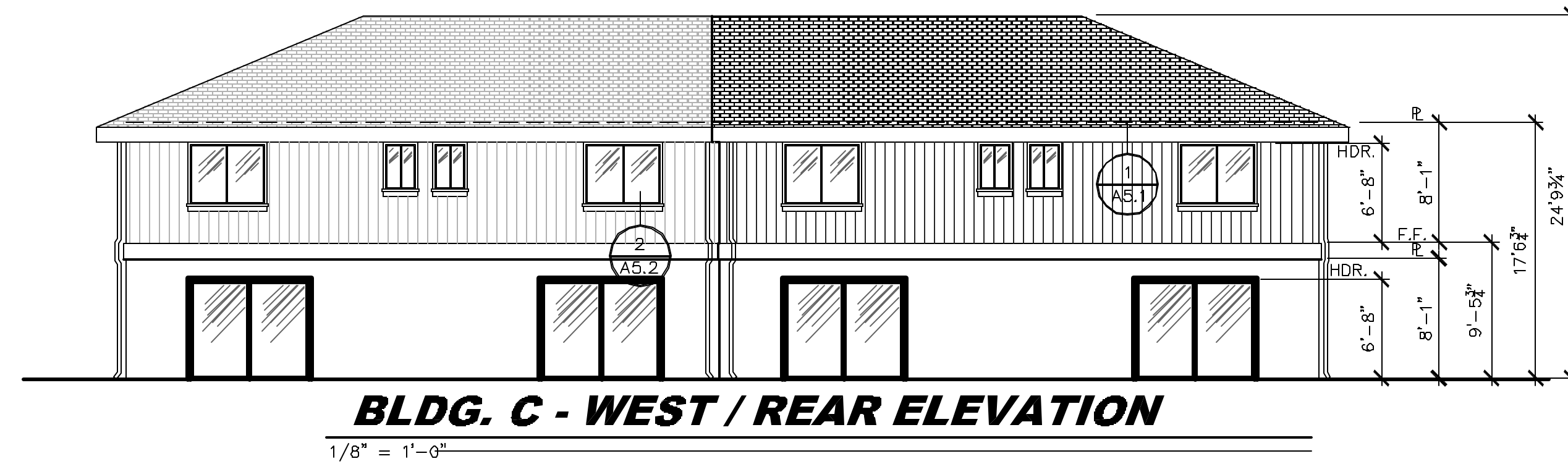
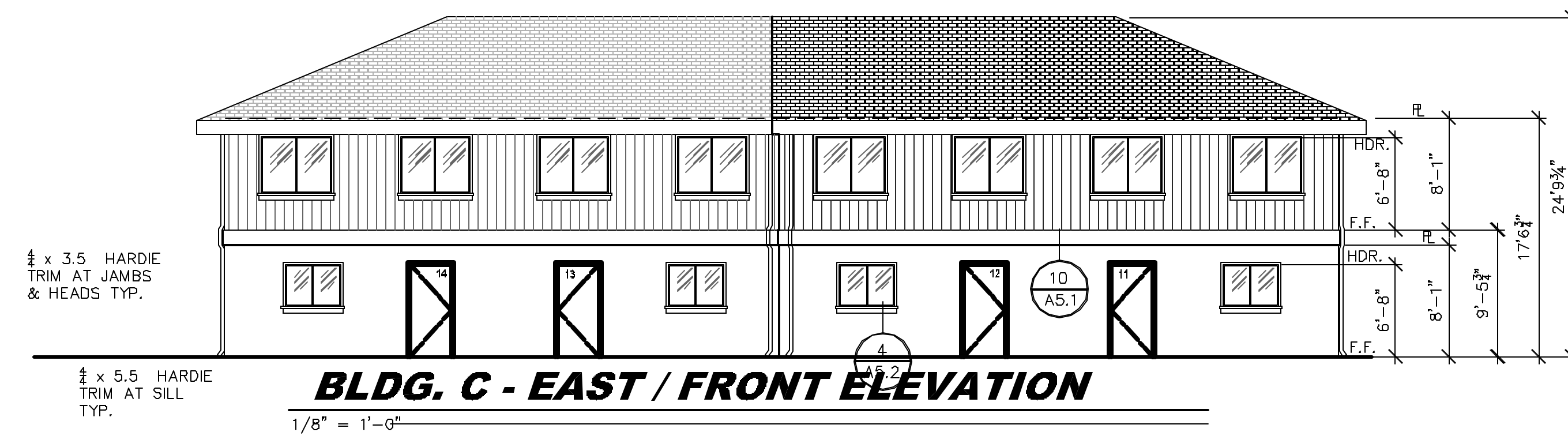
**AUSAONIO**  
ARCHITECTS  
11420A COMMERCIAL PARKWAY  
CASTROVILLE, CA 95012  
OFFICE: (831) 631-3771  
FAX: (831) 631-3369  
E-MAIL: JOHN @ AUSAONIO.COM  
STATE LICENSE NUMBER: 882308

SHEET TITLE
ELEVATIONS
BUILDINGS A & B

PROJECT
PROPOSED THISTLE MANOR H2A FOR: ALADIN PROPERTIES 11299 HAIGHT STREET CASTROVILLE, CALIFORNIA 95012 A.P. #030-093-002-000

SCALE: 1/8" = 1'-0"
DRAWN: MOG
JOB: 201636
SHEET

A3.0



This page intentionally left blank