

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

In the matter of the application of:

GARCIA (PLN220131)

RESOLUTION NO. 24-021

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 Application to allow the construction of a new 848 square foot single family dwelling, an 86 square foot covered porch and the conversion of an existing 704 square foot detached garage into an accessory dwelling unit.

[PLN220131 GARCIA, 11260 Poole Street, Castroville, Castroville Community Plan (Assessor's Parcel Number 030-105-011-000)]

The GARCIA application (PLN220131) came on for a public hearing before the Monterey County Zoning Administrator on May 9, 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:

WHEREAS, the proposed project PLN220131, located at 11260 Poole Street, Castroville, Castroville Community Plan (APN: 030-105-011-000), is consistent with the policies of the Monterey County 2010 General Plan, Castroville Community Plan (CCP), and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Community Plan or “CP” and the Castroville Community Plan designates the property as Medium Density Residential-C or “MDR-C” which allows for development of a first single-family residential dwelling unit, subject to the granting of a Design Approval;

WHEREAS, as proposed, the project consists of construction of a new 848 square foot single-family dwelling, an 86 square foot covered porch, and conversion of the existing 704 square foot detached garage into an accessory dwelling unit;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Table B-3 Single-Family Residential Development Standards within Section 3.2 Residential Development Standards in the Castroville Community Plan and Monterey County 2010 General Plan, Monterey County Zoning Ordinance (Title 21), (see attached plans);

WHEREAS, CCP Appendix A – Design Guidelines Section 6 provides Residential Design guidelines and standards which requires that accessory structures are architecturally compatible with the main structure, roof forms be compatible with neighboring existing development, and encourages two-story balconies and covered awnings or porches. The neighboring residences along Poole Street consist of one and two-story craftsman and California ranch-style homes as well as a church, with pitched roofs and exterior colors that include off-white and tan. As proposed, the main residence and the accessory dwelling unit exterior colors and materials include charcoal gray composition shingles at roofing, tan stucco walls, white vinyl frames at windows and doors with blue wood trim accent. The proposed exterior finishes, bulk and mass blend with the surrounding man-made environment and are consistent with the existing residential neighborhood character, and other dwellings in the neighborhood. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is

consistent with the applicable scenic resource policies of the 2010 General Plan and the Castroville Community Plan;

WHEREAS, the subject property (5,323.7 square feet in size), APN: 030-105-011-000, is identified as Lot 4 within Block 24 shown on final subdivision map of “Map of the Town of Castroville”, filed February 2008 in Vol 22, Page 91, in the Office of the County Recorder of the County of Monterey, State of California 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 Castroville Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on March 5, 2024 voted 3-0 and 1 abstained to recommend approval;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project involves the construction of the first single family dwelling, a garage conversion to an accessory structure and therefore, the proposed development is consistent with CEQA Guidelines Section 15303 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact with any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources were found in the reports which may cause a substantial adverse change in the significance of a historical resource. It is not visible from an officially designated scenic highway; and

WHEREAS, pursuant to Title 21 section 21.44.070, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

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 new 848 square foot single family dwelling, an 86 square foot covered porch and the conversion of an existing 704 square foot detached garage into an accessory dwelling unit.

PASSED AND ADOPTED this 9th day of May, 2024.

DocuSigned by:

Mike Novo

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Mike Novo, AICP,
Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 13, 2024**.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 23, 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.

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County of Monterey HCD Planning

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

PLN220131

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN220131) allows construction of a new 848 square foot single family dwelling, an 86 square foot covered porch and the conversion of the existing 704 square foot detached garage into an accessory dwelling unit. The property is located at 11260 Poole Street, Castroville (Assessor's Parcel Number 030-105-011-000), Castroville Community Plan, North County 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval Permit (Resolution Number 24-021) was approved by the Zoning Administrator for Assessor's Parcel Number 030-105-011-000 on May 9, 2024. The permit was granted subject to 7 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 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 HCD - Planning.

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

Responsible Department: 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 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 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 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. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

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 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. (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 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 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: 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 HCD - Planning, prior to the 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, 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. PW0036 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: 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 HCD-Engineering Services.

7. PW0045 - COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: 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.

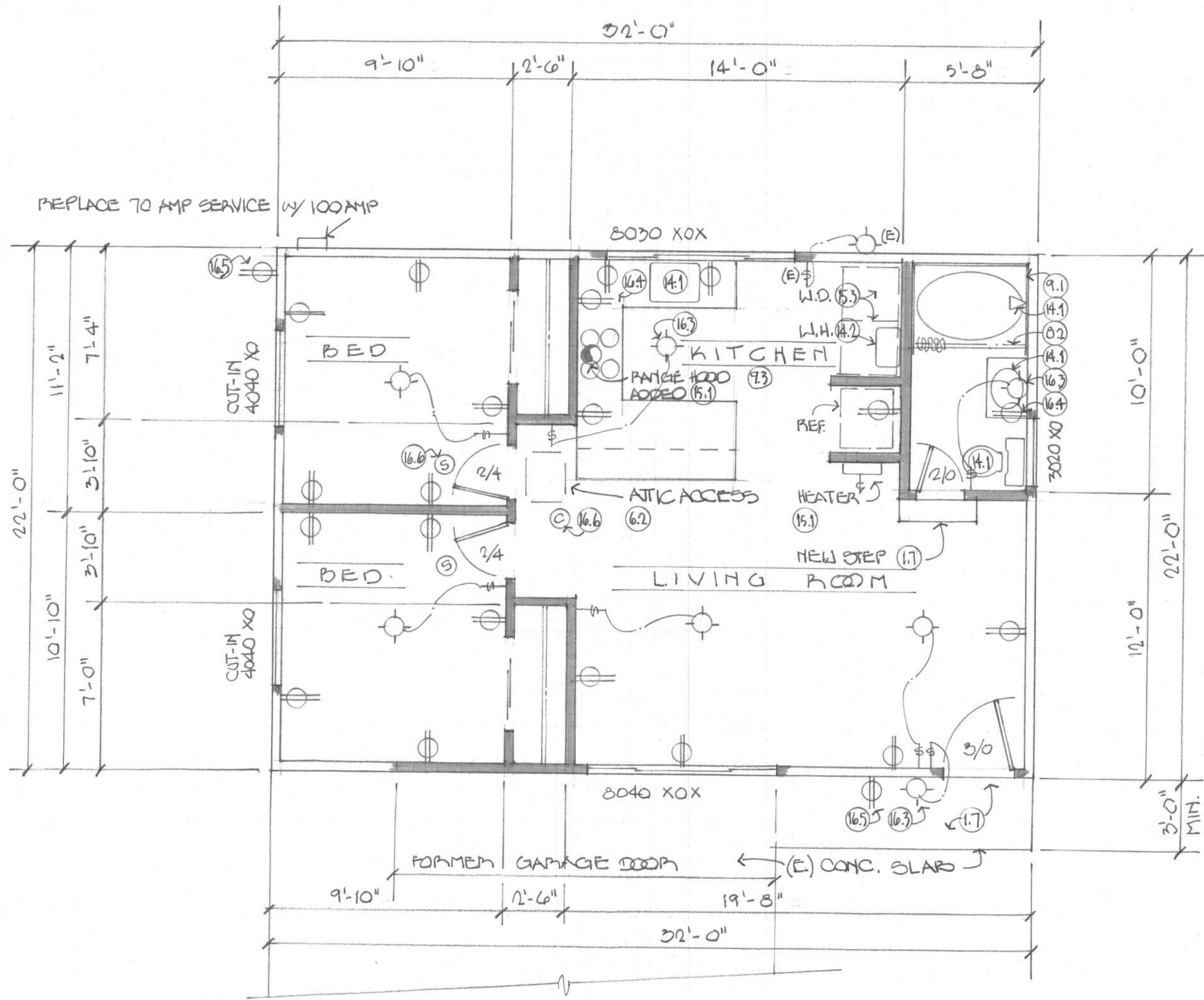
Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

REQUIRED SPECIAL FEATURES	HOUSE
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
- PV System: 1.96 kWdc - Ducts in crawl space - Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed	
HERS FEATURE SUMMARY	HOUSE
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building-Level Verifications: - Quality insulation installation (QI) - Indoor air quality ventilation - Kitchen range hood Cooling System Verifications: - Minimum Airflow - Fan Efficiency Watts/CFM Heating System Verifications: - Verified heat pump rated heating capacity HVAC Distribution System Verifications: - Duct leakage testing Domestic Hot Water System Verifications: - None	

GENERAL NOTES

- 1.1 **JOB DESCRIPTION:** 848 SQF RESIDENCE WITH 86 SQF COVERED PORCH. ADD STUCCO EXTERIOR TO AND CONVERT GARAGE TO A 704 SQF ADU. MATERIALS AND COLORS TO BE COMPATIBLE BETWEEN THE 2 BUILDINGS. NOTES APPLY TO BOTH BUILDINGS UNLESS NOTED OTHERWISE.
- 1.2 **APN:** 030-105-011-000. **ZONING:** MDR-C (CCP). NO TREES OR NATIVE VEGETATION REMOVED BY THIS PROJECT. NET NEW IMPERVIOUS AREA IS APPROXIMATELY 950 SQF. AREA OF DISTURBANCE APPROXIMATELY 1,000 SQF. **LOT COVERAGE CALCULATIONS:** LOT SIZE: 0.12 ACRES = 5,300 SQF. ALLOWED COVERAGE: 2,120 SQF = 40%. EXISTING COVERAGE: 704 SQF = 13.2%. PROPOSED ADDITIONAL COVERAGE: 934 SQF = 17.6%. PROPOSED DEMOLITION: 0 SQF = 0%. **PROPOSED TOTAL COVERAGE: 1,638 SQF = 31% THEREFORE, OK.**
- 1.3 WORK SHALL COMPLY WITH MANUFACTURERS' INSTRUCTIONS AND CODES AS APPROVED BY THE COUNTY OF MONTEREY INCLUDING THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CA ENERGY CODE (CEC), CA PLUMBING CODE (CPC), CA MECHANICAL CODE (CMC), CA ELECTRICAL CODE (CEC), CA FIRE CODE (CFC), AND CALGREEN (CG) (SEE ALSO NOTES 1.9, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 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REQUIRED SPECIAL FEATURES	A.D.U.
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)	
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed	
HERS FEATURE SUMMARY	A.D.U.
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
• Indoor air quality ventilation	
• Kitchen range hood	
• Verified Refrigerant Charge	
• Airflow in habitable rooms (SC3.1.4.1.7)	
• Verified heat pump rated heating capacity	
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)	
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)	



FORMER GARAGE
A.D.U. FLOOR PLAN
1/4" = 1' - 0"

NOTES CONTINUED FROM SHEET 2

PLUMBING

- (14.1) FLOW RATES; TOILETS SPACE INSIDE FINISH DIMENSION SHALL BE 31" MINIMUM WIDTH WITH 24" CLEAR SPACE IN FRONT OF THE TOILET. SHOWERS TO HAVE THERMOSTATIC MIXING VALVE PROVIDING WATER AT A MAXIMUM 120° F. HEADS TO HAVE A FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE. AT 60 PSI, LAVATORY FAUCETS SHALL HAVE A FLOW RATE NOT TO EXCEED 1.2 GALLONS PER MINUTE (GPM). KITCHEN FAUCET FLOW RATE NOT TO EXCEED 1.8 GPM.
- (14.2) WATER HEATERS TO BE ELECTRIC, STORAGE TANK TYPE PER ENERGY FORMS WITH RECIRCULATION SYSTEM. TANKS TO BE PLACED IN MIN. 1" DEEP METAL PAN WITH DRAIN FOR OVERFLOW TO OUTSIDE. TANKS TO BE BRACED AND STRAPPED TO RESIST SEISMIC FORCES. PTR VALVES TO BE PIPED TO TERMINATE 6" ABOVE GRADE WITH THREADLESS OUTLET.

MECHANICAL

- (15.1) EXHAUST FANS TO BE VENTED TO OUTSIDE AIR. SEE NOTE (6.2).
- (15.2) FURNACES TO BE ELECTRIC, MINI-SPLIT HEAT PUMP WITH HANDLERS IN THE MAIN ROOMS. SEE NOTE (6.3). DUCTING TO BE UNDERFLOOR (OR ATTIC IN ADU), INSTALLED & INSULATED IN ACCORDANCE WITH CMC, THE MANDATORY MEASURES SUMMARY, AND THE CMC. PROVIDE TOE KICK REGISTERS IN HOUSE BATHS, KITCHEN, AND LAUNDRY. DUCTING AND OTHER RELATED COMPONENTS SHALL BE COVERED DURING CONSTRUCTION TO REDUCE DUST, WATER, AND DEBRIS FROM ENTERING THEM TO A LEVEL ACCEPTABLE TO THE COUNTY AND OWNER (CG 4.504.1).
- (15.3) DRYER VENTS TO TERMINATE PER PLAN; MAX. 14' RUN WITH MAX. 2, 90° ELBOWS AND SELF-CLOSING TERMINUS.

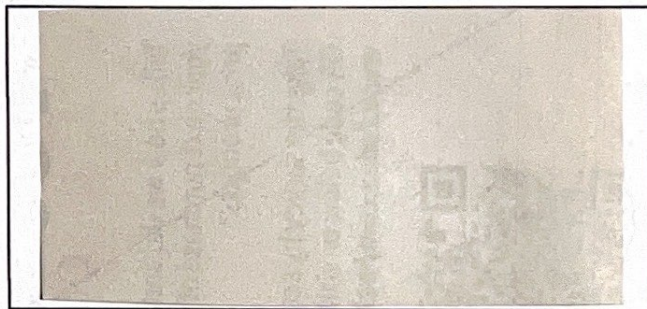
ELECTRICAL

- (16.1) PROVIDE MIN. 100 AMP SERVICES. ALL 120-VOLT 15 AND 20 AMP OR BRANCH CIRCUITS SUPPLYING NEW OUTLETS EXCEPT IN BATHROOMS AND OUTSIDE SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER AND BE TAMPER RESISTANT. PROVIDE SWITCH TO LIGHT AND CONVENIENCE OUTLET FOR SERVING NEW FURNACES (SEE NOTE (5.3)).
- (16.2) EXHAUST FANS IN BATHROOMS TO HAVE SELF-CLOSING DAMPER. VERIFY IF FAN TO INCLUDE A LIGHT. FAN AND LIGHT TO BE ON SEPARATE SWITCHES. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING A MINIMUM OF FIVE AIR CHANGES PER HOUR OR 80 CFM, TO BE ENERGY STAR COMPLIANT, TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING, AND BE PROVIDED WITH A HUMIDISTAT SWITCH. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF NO LESS THAN 50% TO A MAXIMUM OF 80% WITH EITHER MANUAL OR AUTOMATIC MEANS. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE FAN; IT IS NOT REQUIRED TO BE BUILT-IN. (CG 4.506.1). BATH FAN DUCTING SHALL CONFORM TO ASHRA STANDARD 62.2 AND FAN NOISE LIMITED TO MAXIMUM 3 SONES FOR INTERMITTENT OPERATION. SEE ALSO NOTE 15.2.
- (16.3) LIGHTING TO BE HIGH EFFICACY. LIGHTING PLAN IS CONCEPTUAL AND TO BE VERIFIED WITH OWNERS WITH SELECTION OF FIXTURES. EXTERIOR LIGHTING TO BE MOTION AND PHOTO SWITCHED (3) AND SHIELDED OR RECESSED IN THE FIXTURE, DOWNWARD LIGHTING ONLY, HARMONIOUS WITH THE LOCAL AREA, AND CONSTRUCTED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED. ALSO OFF-SITE GLARE IS TO BE FULLY CONTROLLED. SUITABLE IS PROGRESS LIGHTING #P5644-20 WITH P8797 TOP COVER; SEE "CUT SHEET" ON SHEET T24 AND VERIFY DETAILS WITH OWNER.
- (16.4) A SEPARATE 20 AMP CIRCUIT IS REQUIRED FOR NEW BATHROOM CONVENIENCE OUTLETS. PROVIDE AT LEAST ONE G.F.C.I. PROTECTED DUPLEX CONVENIENCE OUTLETS ADJACENT TO EACH WASH BASIN (CEC 210-23(A)). DUPLEX CONVENIENCE OUTLETS IN KITCHENS ARE REQUIRED TO BE G.F.C.I. PROTECTED EXCEPT WHERE HIDDEN BY FIXED APPLIANCES. PROVIDE MIN. 2-SEPARATE, 20 AMP SMALL APPLIANCES CIRCUITS FOR KITCHEN COUNTER TOPS. LOADS SHALL BE BALANCED (CEC 210-52(B)(2)). PROVIDE A DEDICATED 20 AMP CIRCUIT FOR LAUNDRY AND A 220V GROUNDED ELECTRICAL OUTLET FOR CLOTHES DRYERS (CEC 210-23(A)).
- (16.5) DUPLEX RECEPTACLES OUTSIDE TO BE PROVIDED WITH WEATHERPROOF COVER THAT IS EFFECTIVE EVEN IF THE ATTACHMENT PLUG CAP IS NOT INSERTED.
- (16.6) PROVIDE SMOKE AND CARBON MONOXIDE ALARMS THROUGHOUT PER CODE. IN HOUSE, SMOKE AND CARBON MONOXIDE ALARMS TO BE ON HOUSE POWER WITH NON-REMOVABLE, 10 YEAR BACKUP BATTERY, AND SHALL BE ON A DEDICATED CIRCUIT WITH NO SWITCH BUT OVERCURRENT PROTECTION. IN ADU, UNITS TO BE POWERED BY 10 YEAR BATTERY. EACH ALARM TO BE CLEARLY AUDIBLE IN BEDROOMS OVER BACKGROUND NOISE AND WITH INTERVENING DOORS CLOSED. MOUNT AND LOCATE ALARMS PER CODE AND NOT WITHIN 3' OF TUB OR SHOWER ROOM DOORS, HVAC SUPPLY REGISTERS, OR THE TIPS OF PADDLE FAN BLADES (IF ANY), AND PER STATE FIRE MARSHALL AND THE MANUFACTURER'S INSTRUCTIONS. (R314). (E) = SMOKE ALARM; (C) = COMBINATION CARBON MONOXIDE AND SMOKE ALARM.

COLOR SAMPLES FOR PROJECT FILE NO. PLN 220131



Materials: COMPOSITION SHINGLES Colors: CHARCOAL GRAY
Description: ROOFING



Materials: STUCCO Colors: ASHEN TAN
Description: WALLS



Materials: WOOD Colors: ADIRONDACK BLUE
Description: TRIM