Exhibit B

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of: DIAZ-MEDINA JAIME ET AL (PLN240075) RESOLUTION NO. ----

Resolution by the County of Monterey Zoning Administrator:

- Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit to allow the construction of a 1,500 square foot detached workshop; and
 - b. Variance to allow an increase in the maximum allowable height for non-habitable structure.

[PLN240075 DIAZ-MEDINA JAIME ET AL, 260 OSBORN ROAD, ROYAL OAKS, NORTH COUNTY LAND USE PLAN (APN: 119-041-002-000)]

The DIAZ-MEDINA JAIME ET AL et al application (PLN240075) came on for a public hearing before the County of Monterey Zoning Administrator on September 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented 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) 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 Use Plan; and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The project includes the construction of a 1,500 square foot detached non-habitable accessory building to be used as a workshop.

- c) <u>Allowed Use.</u> The property is located at 260 Osborn Road, Royal Oaks (Assessor's Parcel Number [APN]: 119-041-002-000), within the North County Land Use Plan. The parcel is zoned as Low Density Residential, 2.5 acres per unit, coastal zone [LDR/2.5(CZ)], which allows nonhabitable accessory structures. Therefore, the project is an allowed land use for this site.
- d) <u>Lot Legality.</u> The property is shown in its present size and configuration as the parcel shown in Book 167 of the Assessor's Maps, Page 419, Las Lomas Tract No. 5. Therefore, the County recognizes it as a legal lot of record.
- Development Standards. Development standards for the LDR zoning e) district are identified in Title 20 section 20.14.060.C.1. The required non-habitable accessory structure setbacks for the subject property are 50 feet (front), 6 feet on front one-half of property and 1 foot on rear one-half of property (side), and one foot (rear). The proposed detached workshop will have a front setback of 54 feet, side setback of 78 feet 7 inches, and a rear setback of 227 feet (north side). The minimum allowed distance between accessory structures is 6 feet, and the proposed distance between the workshop and the existing detached garage is 45 feet. The maximum allowed height for accessory structures in the LDR zoning district is 15 feet above the average natural grade. and the proposed height for the workshop is 17 feet (see Findings 5, 6, 7 and supporting evidence). Pursuant to Title 20 section 20.14.060.E and F, the LDR zoning district allows a maximum lot coverage of 15%. The proposed lot coverage is 3016 square feet, or 3.1%, within the lot coverage requirement.
- Floodplain. According to County of Monterey Geographic Information f) System (GIS) records, the subject parcel is located within the AE flood zone as defined by the Federal Emergency Management Agency (FEMA). Pursuant to Title 16 section 16.16.050.C.1, new construction shall have the lowest floor elevated at least one foot above the base flood elevation, which has been confirmed by FEMA at 21 feet above sea level. The lowest elevation of the accessory building is 20.11 feet above sea level and is in conformance with Title 16 section 16.050.M.2 for accessory structures used solely as limited storage may be constructed such that its floor is below the base flood elevation provided that the structure is being used solely as storage, the structure is constructed of flood-resistant materials to a minimum of 1 foot above the base flood elevation, the structure shall be adequately anchored to prevent flotation, collapse or movement, and there will be no storage of mechanical or utility equipment within the structure. These conditions have been met and the proposed structure meets the height requirements. In accordance with Title 16 section 16.16.050.K, new construction will have a 200 foot setback from the top of bank. As proposed, the structure is 245 feet from the top of bank. Therefore, the proposed development meets the Floodplain requirements for new nonhabitable structures.
- g) Land Use Advisory Committee (LUAC) Review.

- h) The project planner conducted a site inspection on May 31, 2024 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- **EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff did not identify any potential impacts to the proposed project.
 - c) Staff conducted a site inspection on May 31, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.
- 3. FINDING: HEALTH AND SAFETY The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - **EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities for the existing single-family dwelling exist; public water is provided by Pajaro Valley Water Management. No water will be servicing the proposed detached non-habitable accessory building. The existing single-family dwelling is currently being serviced through an onsite wastewater treatment system (OWTS), no wastewater connections will be made to the proposed workshop.
 - c) Staff conducted a site inspection on May 31, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.

4. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- **EVIDENCE:** a) Staff reviewed County of Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 31, 2024 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.
- 5. FINDING: VARIANCE (SPECIAL CIRCUMSTANCES) The variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Code (Title 20) is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
 - **EVIDENCE:** a) Development standards for the LDR zoning district are identified in Title 20 section 20.14.060. The allowed maximum height is 15 feet for non-habitable accessory structures. The proposed workshop exceeds the maximum by 2 feet, resulting in a 17 foot tall detached structure.
 - b) Pursuant to Title 16 section 16.16050.C.1, new construction located within the floodplain must have the lowest floor at least one foot above sea level. A non-habitable structure with the primary use of storage can be located below sea level as long as the structure is being used for storage and will not be housing mechanical or utility equipment (see Finding 1, Evidence "f"). The floodplain conditions of the site represent a special circumstance in this case.
 - c) Pursuant to Title 16 section 16.16.060.B.5, a variance shall be granted to new construction provided that section 16.16.060.B.1 through B.4 are satisfied and the structure is protected to minimize flood damages during the base flood. The proposed structure is not considered a historic resource, failure to grant the variance would potentially result in exceptional hardship, and the granting of the variance will not result in any increased flood heights, or create a nuisance or threat to public safety, or conflict with existing law or ordinances.
 - d) The project planner conducted a site inspection on May 31, 2024 to verify the circumstances related to the property.
 - e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.

6. FINDING: VARIANCE (SPECIAL PRIVILEGES) – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- **EVIDENCE:** a) The project planner conducted a site inspection on May 31, 2024 to verify that the variance would not constitute a grant of special privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which the subject property is situated.
 - b) Variances shall be granted to new construction located within the flood plain pursuant to Title 16 section 16.16.060.B.5 provided that the proposed development can satisfy the requirements found in Title 16 section 16.16.060.B.1 through B.4 (see Finding 5, evidence "c").
 - c) The project planner conducted a site inspection on May 31, 2024 to verify the circumstances related to the property.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.

FINDING: VARIANCE (AUTHORIZED USE) – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
EVIDENCE: a) The property has a zoning designation of Low Density Residential,

- 2.5 acres per unit, coastal zone [LDR/2.5(CZ)].
- b) Development of non-habitable accessory structures is identified as an allowed use pursuant to Title 20 section 20.14.040.F, subject to the granting of applicable coastal development permits. Therefore, the proposed accessory structure are uses expressly authorized within the project site's residential zoning district.
- c) The project planner conducted a site inspection on May 31, 2024 to verify the circumstances related to the property.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.
- 8. FINDING: CEQA (Exempt) The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
 - **EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303.e, categorically exempts the construction of accessory structures.
 - b) The project consists of the construction of a non-habitable accessory structure to be used as a workshop within a residential zoning district, fitting with this exemption.
 - c) 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 (see Findings 1 and 2m and supporting evidence);
 - The proposed development is not visible from any scenic corridor or scenic highway due to distance, topography, and existing mature vegetation surrounding the proposed development, and there is no tree removal proposed for this project;

- Successive projects of the same and in the same place (nonhabitable accessory workshop building) would not contribute to a significant cumulative impact;
- The proposed development does not involve alterations to a designated historical resource; and
- This project site is not located on or near any hazardous waste sites listed in Section 64962.5 of the Government Code.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 31, 2024.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240075.
- **9. FINDING: APPEALABILITY** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Pursuant to Title 20 Section 20.86.030, the project is subject to appeal to the Board of Supervisors because it requires the Zoning Administrator to make a discretionary decision.

DECISION

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

- 1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2; and
- 2. Approve the Combined Development Permit consisting of:
 - a. Coastal Administrative Permit to allow the construction of a 1,500 square foot detached workshop; and
 - b. Variance to allow an increase in the maximum allowable height for non-habitable structure.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of September, 2024.

Mike Novo, AICP Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 DATE.

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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240075

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation This Combined Development Permit (PLN240075) allows the construction of a 1,500 **Monitoring Measure:** square foot detached workshop and variance to allow an increase in the maximum allowable height for non-habitable structures. The property is located at 260 Osborn Road, Royal Oaks (Assessor's Parcel Number 119-041-002-000), North County Land Use Plan (Coastal Zone). 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:

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 Combined Development Permit (Resolution Number) was approved by the Zoning Administrator for Assessor's Parcel Number 119-041-002-000 on September26, 2024. The permit was granted subject to 3 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. PD041

Responsible Department: Planning

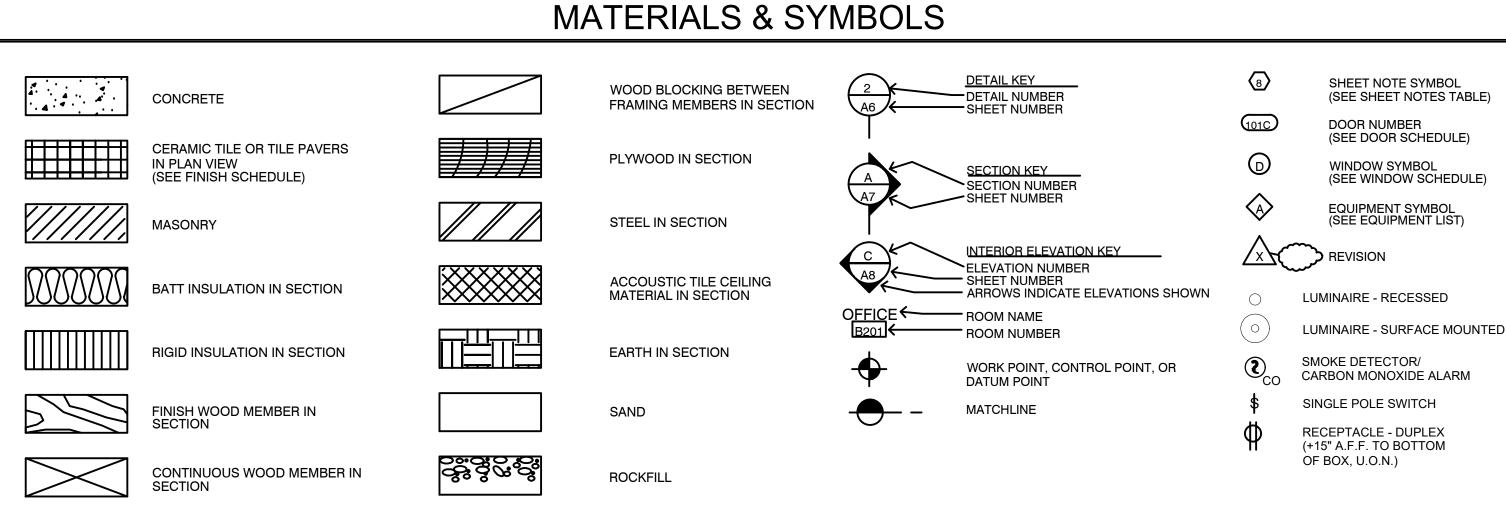
Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to HCD-Planning fir review and approval, that the height of the structure from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD-Planning)

Compliance or Monitoring Action to be Performed:Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to final inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to HCD-Planning for review and approval, that the height of the structure from the benchmark is consistent with what was on the building permit.

ROYAL OAKS,

				ADD	DREVIATION
&	AND	CTR.	COUNTER	H.B.	HOSE BIB
L	ANGLE	CTSK.	COUNTERSINK	HBD.	HARDBOARD
	AT	CY.	CUBIC YARD	H.C.	HOLLOW CORE
ው ሞ - - - - - - - - - - - - - - - - - -	CENTERLINE	•		HDR.	HEADER
Ę.	PLATE	DBL.	DOUBLE	HDWD.	HARDWOOD
φ	DIAMETER OR ROUND	DEPT.	DEPARTMENT	HDWR.	HARDWARE
	PERPENDICULAR	DET.	DETAIL	H.M.	HOLLOW METAL
⊥ //	PARALLEL	D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL
#	POUND OR NUMBER	D.H.	DOUBLE HUNG	HGT.	HEIGHT
(E)	EXISTING	DIAG.	DIAGONAL	HTG.	HEATING
		DIA.	DIAMETER	H.W.	HOT WATER
A.B.	ANCHOR BOLT	DIMEN.	DIMENSION	HVAC	HEATING, VENTILATING,
A.B.S.	ACRYLONITRILE BUTADIENE	DISP.	DISPENSER		AND AIR CONDITIONING
A C	STYRENE ASPLIALTIC CONCRETE	DN.	DOWN		
A.C.		DRWG.	DRAWING	I.C.B.O.	INTERNATIONAL CONFERENCE
A.C.T. A/C	ACOUSTICAL CEILING TILE AIR CONDITIONING	D.S.	DOWNSPOUT		OF BUILDING OFFICIALS
A/C ACOUS.	ACOUSTICAL	DWR.	DRAWER	I.D.	INSIDE DIAMETER
ACOUS. ADJ.	ACOUSTICAL ADJUSTABLE, ADJACENT			INCL.	INCLUDED, INCLUDING
AGGR.	AGGREGATE	E.	EAST	INSUL.	INSULATION
AGGR. ALUM.	ALUMINUM	EA.	EACH	INT.	INTERIOR
ALOW. ANOD.	ANODIZED	ELEV.	ELEVATION, ELEVATOR	INV.	INVERT
A.P.A.	AMERICAN PLYWOOD	ELEC.	ELETRIC (AL)		
A.I .A.	ASSOCIATION	EMER.	EMERGENCY	JAN.	JANITOR
APPROX.	APPROXIMATE	ENCL.	ENCLOSURE	J.H.	JOIST HANGER
ARCH.	ARCHITECT (URAL)	EQUIP.	EQUIPMENT	JT.	JOINT
			EXISTING		
BD.	BOARD	EXH.	EXHAUST	KIT.	KITCHEN
BIT.	BITUMINOUS	EXP.	EXPOSED, EXPANSION		
BLDG.	BUILDING	EXT.	EXTERIOR	L.	LONG, LENGTH
BLK.	BLOCK			LAM.	LAMINATE, LAMINATED
BLKG.	BLOCKING	F.A.		LAV.	LAVATORY
B.M.	BENCH MARK	FAST.	FASTEN, FASTENER	L.B.	
BM.	BEAM	F.B.	FLAT BAR	LOC.	LOCATE, LOCATION
BOT.	BOTTOM	F.D.	FLOOR DRAIN	L.W.	LIGHT WEIGHT
BRG.	BEARING	FDN.		144.0	
BTWN.	BETWEEN	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY MATERIAL (S)
B.W.	BOTH WAYS		FIBERGLASS FINISH (ED)	MAT.	. ,
		FIN.		MAX.	
CAB.		F.H.M.S.	FLAT HEAD MACHINE SCREW	M.B.	MACHINE BOLT MEDICINE CABINET
C.B. C.C.B.R.	CATCH BASIN CLOSED CELL BACKER ROD	F.H.W.S. FLASH.	FLAT HEAD WOOD SCREW FLASHING	M.C.	
C.C.B.R. CEM.	CEMENT	FLASH. FLR.	FLOOR (ING)	M.H. MECH.	MAN HOLE MECHANICAL
CEM. CER.	CERAMIC	FLR. FLUOR.	FLUORESCENT	MECH. MEMB.	MEMBRANE
CER. C.F.	CUBIC FOOT	FLOOK. F.O.	FACE OF	MEZZ.	MEZZANINE
C.I.	CAST IRON	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURE (ER)
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MIN.	MINIMUM
CLG.	CEILING	F.O.M.	FACE OF MASONRY	MIR.	MIRROR
CLO. CL.	CLOSET	F.O.S.	FACE OF STUDS	MISC.	MISCELLANEOUS
CLR.	CLEAR (ANCE)	F.P.	FIREPLACE	MLDG.	MOULDING
COL.	COLUMN	F.S.	FULL SIZE	M.I.W.	MALLEABLE IRON WASHER
COMP.	COMPOSITION	FT.	FOOT OR FEET	M.O.	MASONRY OPENING
CONC.	CONCRETE	FTG.	FOOTING	MTD.	MOUNTED
CONN.	CONNECT (ION)	FURR.	FURRED (ING)	MTL.	METAL
CONSTR.	CONSTRUCT (ION)	i oraa		MULL.	MULLION
CONT.	CONTINUOUS	GA.	GAUGE	····	
CORR.	CORRUGATED	GALV.	GALVANIZED	N.	NORTH
CSMT.	CASEMENT	G.B.	GRAB BAR	(N)	NEW
CSWK.	CASEWORK	G.I.	GALVANIZED IRON	NAT.	NATURAL
C.T.	CERAMIC TILE	GL.	GLASS, GLAZING	N.I.C.	NOT IN CONTRACT
		GR.	GRADE, GRADING	NOM.	NOMINAL
		G.W.B.	GYPSUM WALLBOARD	N.T.S.	NOT TO SCALE



260 OSBORN RD

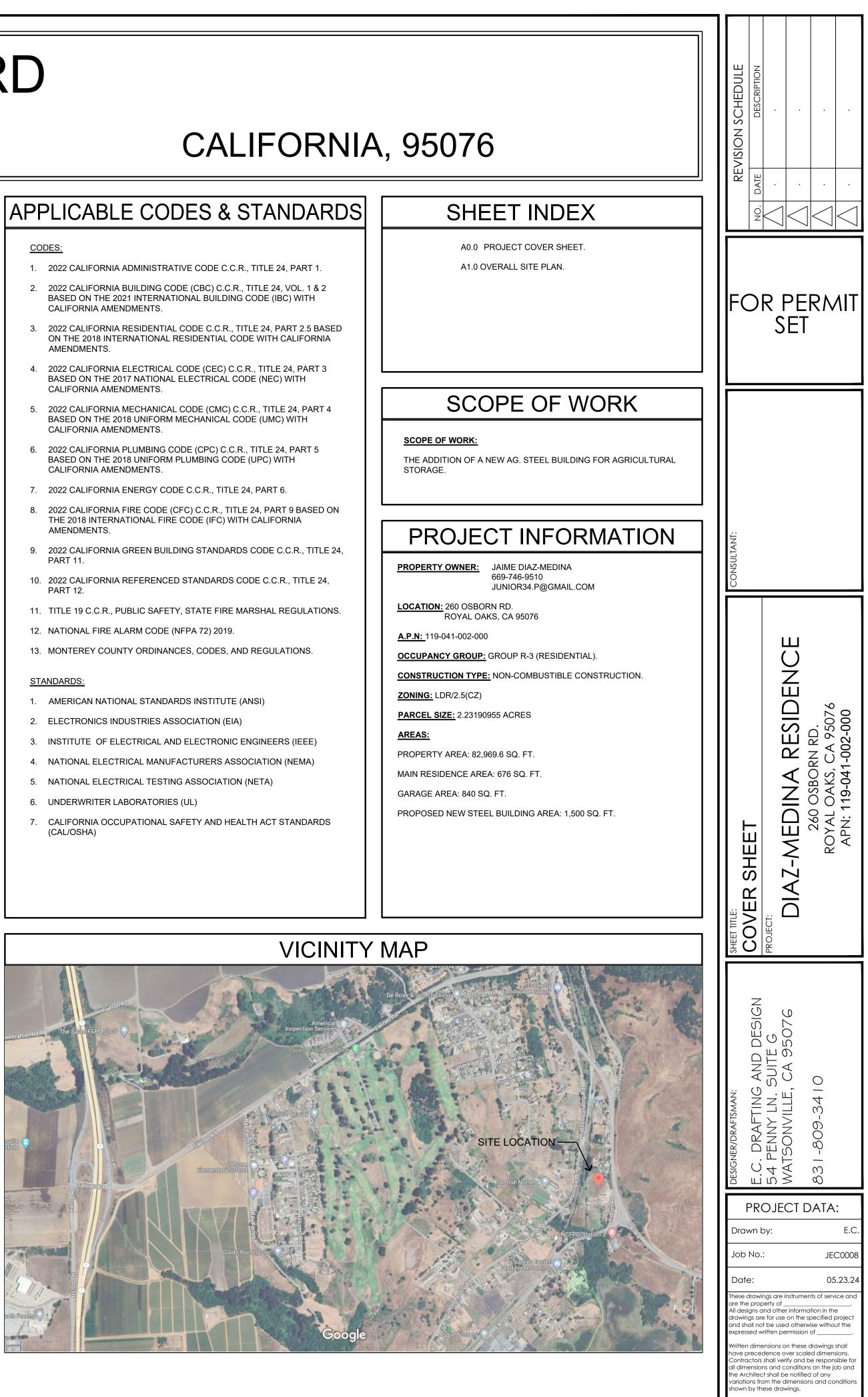
U.L.

ABBREVIATIONS

HOSE BIB	0/	OVER
HARDBOARD HOLLOW CORE	OBS. O.C.	OBSCURE ON CENTER
HEADER	0.C. 0.D.	OUTSIDE DIAMETER
HARDWOOD	0.D. 0.F.C.I.	OWNER FURNISH,
HARDWARE	0.1 .0.1.	CONTRACTOR INSTALL
HOLLOW METAL	OFF.	OFFICE
HORIZONTAL		OVALHEAD MACHINE SCREW
HEIGHT		OVALHEAD WOOD SCREW
HEATING		OPENING
HOT WATER	OPP.	OPPOSITE
HEATING, VENTILATING,	O.S.B.	ORIENTED STRAND BOARD
AND AIR CONDITIONING	0.0.5	
	P.A.F.	POWDER ACTUATED FASTENER
INTERNATIONAL CONFERENCE		PARTICLE BOARD
OF BUILDING OFFICIALS		PAINT GRADE
INSIDE DIAMETER		PERFORATED
INCLUDED, INCLUDING	P.L.F.	POUNDS PER LINEAL FOOT
INSULATION		PROPERTY LINE.
INTERIOR	PL. LAM.	PLASTIC LAMINATE
INVERT		PLASTER
	PLY.	PLYWOOD
JANITOR	PR.	PAIR
JOIST HANGER	P.S.F.	POUNDS PER SQUARE FOOT
JOINT	P.S.I.	POUNDS PER SQUARE INCH
	P.T.	PRESSURE TREADED
KITCHEN	PART.	PARTITION
	P.T.D.	PAPER TOWEL DISPENSER
LONG, LENGTH	P.V.C.	POLYVINYL CHLORIDE
LAMINATE, LAMINATED		
LAVATORY	R.	RISER (S)
LAG BOLT	R.A.	RETURN AIR
LOCATE, LOCATION	RAD.	RADIUS
LIGHT WEIGHT	R.D.	ROOF DRAIN
		REGISTER
MASONRY	REF.	REFRIGERATOR
MATERIAL (S)	REINF.	REINFORCED, REINFORCING
MAXIMUM	REQ'D.	REQUIRED
MACHINE BOLT	REQMT.	REQUIREMENT
MEDICINE CABINET		RESILIENT
MAN HOLE		ROUND HEAD METAL SCREW
MECHANICAL		ROUND HEAD WOOD SCREW
MEMBRANE	RM.	
MEZZANINE		ROUGH OPENING
MANUFACTURE (ER)		RIGHT OF WAY
MINIMUM		RESAWN
MIRROR	RUB.	
MISCELLANEOUS		REDWOOD
MOULDING	R.W.L.	RAIN WATER LEADER
MALLEABLE IRON WASHER	-	
MASONRY OPENING	S.	
MOUNTED		SELF ADHERED MEMBRANE
METAL		SOLID BLOCKING
MULLION		SOLID CORE
NODTU		SCHEDULE
NORTH		STORM DRAIN
		SECTION
		SERVICE SQUARE FEET (FOOT)
		STAIN GRADE SHELF, SHELVING
NOT TO SCALE		SHOWER
	SHWK.	SHUWER

SHT.	SHEET
	SHEATHING
	SIMILAR
	SIMILAR OPPOSITE HAND
	STAINLESS STEEL
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
	SPECIFICATIONS
SQ.	SQUARE
STL.	STEEL
	STANDARD STAGGERED
	STORAGE
	STRUCTURAL
	SUSPENDED
SYM.	SYMETRICAL
SYS.	SYSTEM
Т.	
TD	TREAD (S)
Т.В. Т.С.	TOWEL BAR TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T.E.N.	TYPICAL EDGE NAILING
T & G	TONGUE AND GROOVE
T.GR.	TOP OF GRATE
THK.	THICK (NESS)
THRESH.	
Т.О. Т.Р.	TOP OF TOP OF PAVEMENT
T.P.H.	TOILET PAPER HOLDER
TV TV	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
	UNIFORM BUILDING CODE
U.L. U.O.N.	UNDERWRITER'S LABORATORIES UNLESS OTHERWISE NOTED
U.O.N. UR.	URINAL
014.	
V.B.	VAPOR BARRIER
VAR.	VARIES
	VERTICAL
V.T. W.	
w. W.	WEST WIDE, WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.S.	WOOD SCREW WAINSCOT
WSCT. WT.	WAINSCOT
	WELDED WIRE MESH

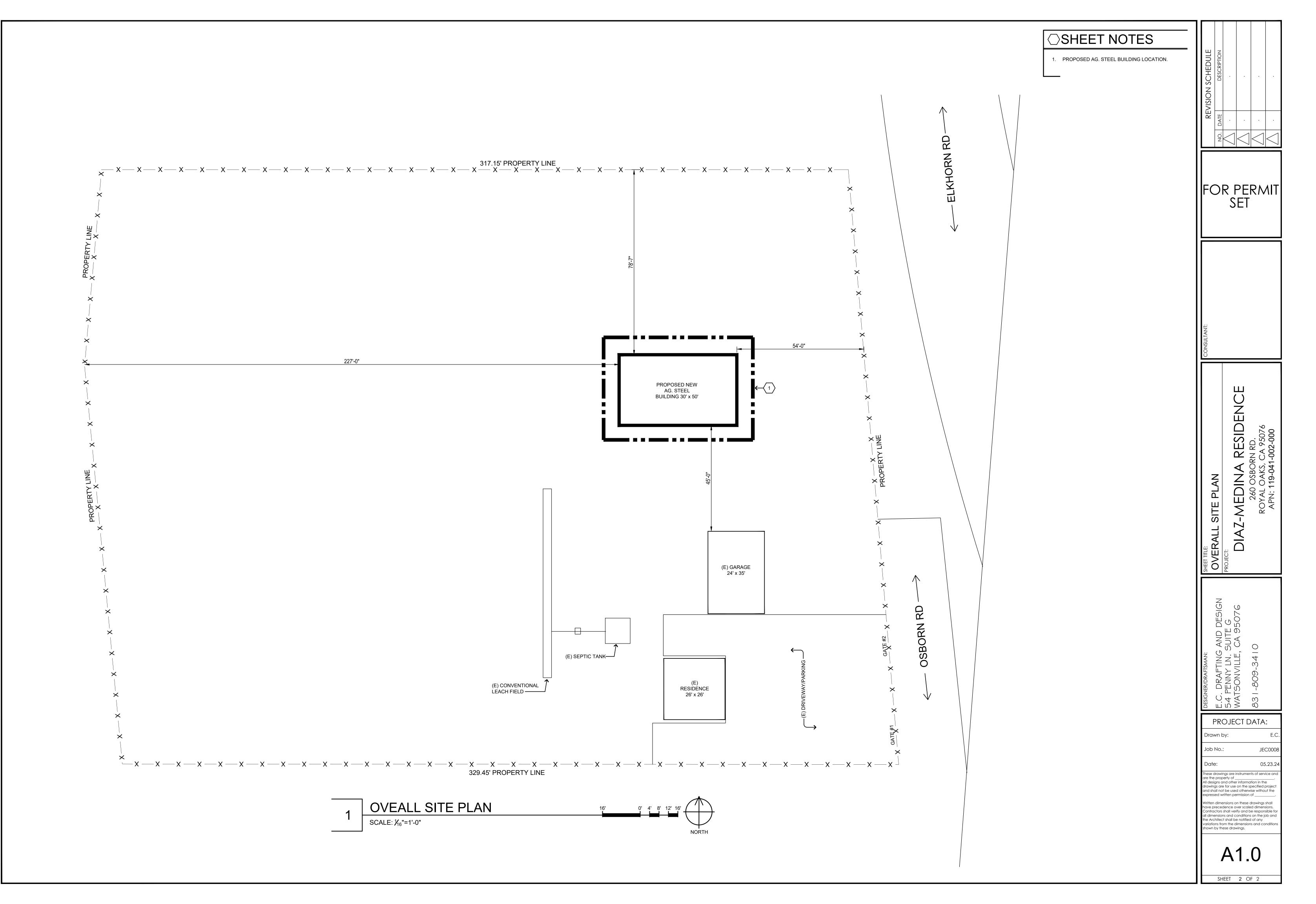
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- AMENDMENTS.
- PART 11.
- PART 12.



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SHEET 1 OF 2





JAIME DIAZ MEDIAN 260 OSBORN ROAD, ROYAL OAKS, CA 95076 (MONTEREY COUNTY, CA) 30' X 50' X 10'-10''

SCOPE OF PLANS:

- 1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- **2. DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

- 1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH , IBC 2021, ASCE 7-16, OSHA, AISC 360, AISI S100, AWS D1.3 CODES AND ALL OTHER APPLICABLE LOCAL CITY OR COUNTY REQUIREMENTS.
- 2. ALL WELDS ARE TO BE SHOP WELDS. FIELD WELDING IS NOT PERMITTED NOR REQUIRED. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
- 3. ALL STRUCTURAL LIGHT GAUGE TUBING SHALL BE ASTM A500 GRADE C (Fy = 50 KSI, Fu = 62 KSI) OR EQUAL. ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (Fy = 50 KSI, Fu = 65 KSI) OR EQUAL.
- **4.** ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x ³/₄" SDS PER ESR-2196 **U.N.O.** REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
- **5.** GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

5	ROCIORAL DESIGN CRI	
OC CC RIS	EVAILING CODE: CCUPANCY / USE GROUP: DNSTRUCTION TYPE: K CATEGORY: ILDING FOOTAGE:	CBC 2022 U (PRIVATE GARAGE / SHED) V B (ANY MAT'L - IBC 602.5) I 1500 SQ.FT
1.	DEAD LOAD (D) COLLATERAL LOAD	2.0 PSF
2.	ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3.		ls = 0.80 Ct = 1.2 Ce = 1.0 Cs = 1.0 Pf = 0 PSF
4.	WIND LOAD (W) DESIGN WIND SPEED EXPOSURE	V = 87 MPH C
5.	SEISMIC LOAD (E) Ss / S1 SDs / SD1 DESIGN CATEGORY SITE CLASS IMPORTANCE FACTOR	2.336/0.869 1.868/0.985 E D (DEFAULT) le = 1.00

STRUCTURAL DRAWING INDEX

1 COVER SHEET

2 ELEVATIONS

3A FOUNDATION PLAN & NOTES

3B FOUNDATION DETAILS & NOTES

4 COLUMN LAYOUT PLAN & DETAILS

5 FRAME SECTION & DETAILS

6A SIDE WALL FRAMING

6B SIDE WALL DETAILS

7A END WALL FRAMING

7B..... END WALL DETAILS

1. D + (Lr OR S)

2. D + (0.6W OR ±0.7E)

ASD LOAD COMBINATIONS:

3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)

4. 0.6D + (0.6W OR ±0.7E)

Rafael D Salgado

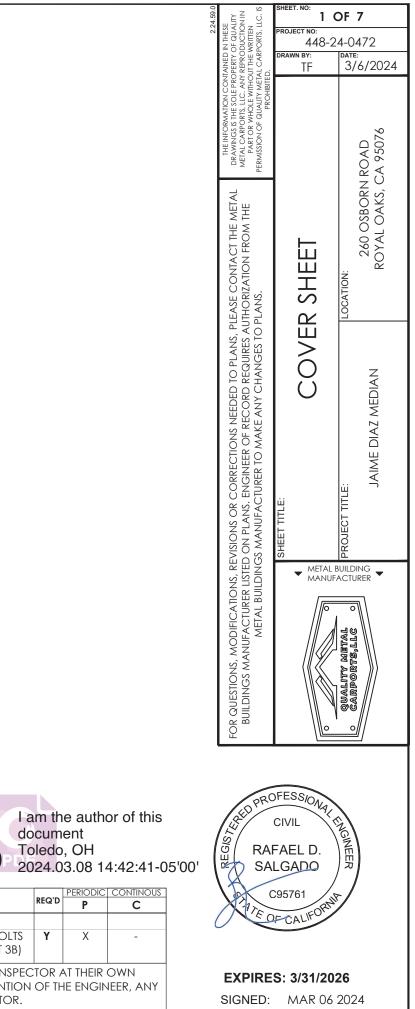
STATEMENT OF SPECIAL INSPECTIONS

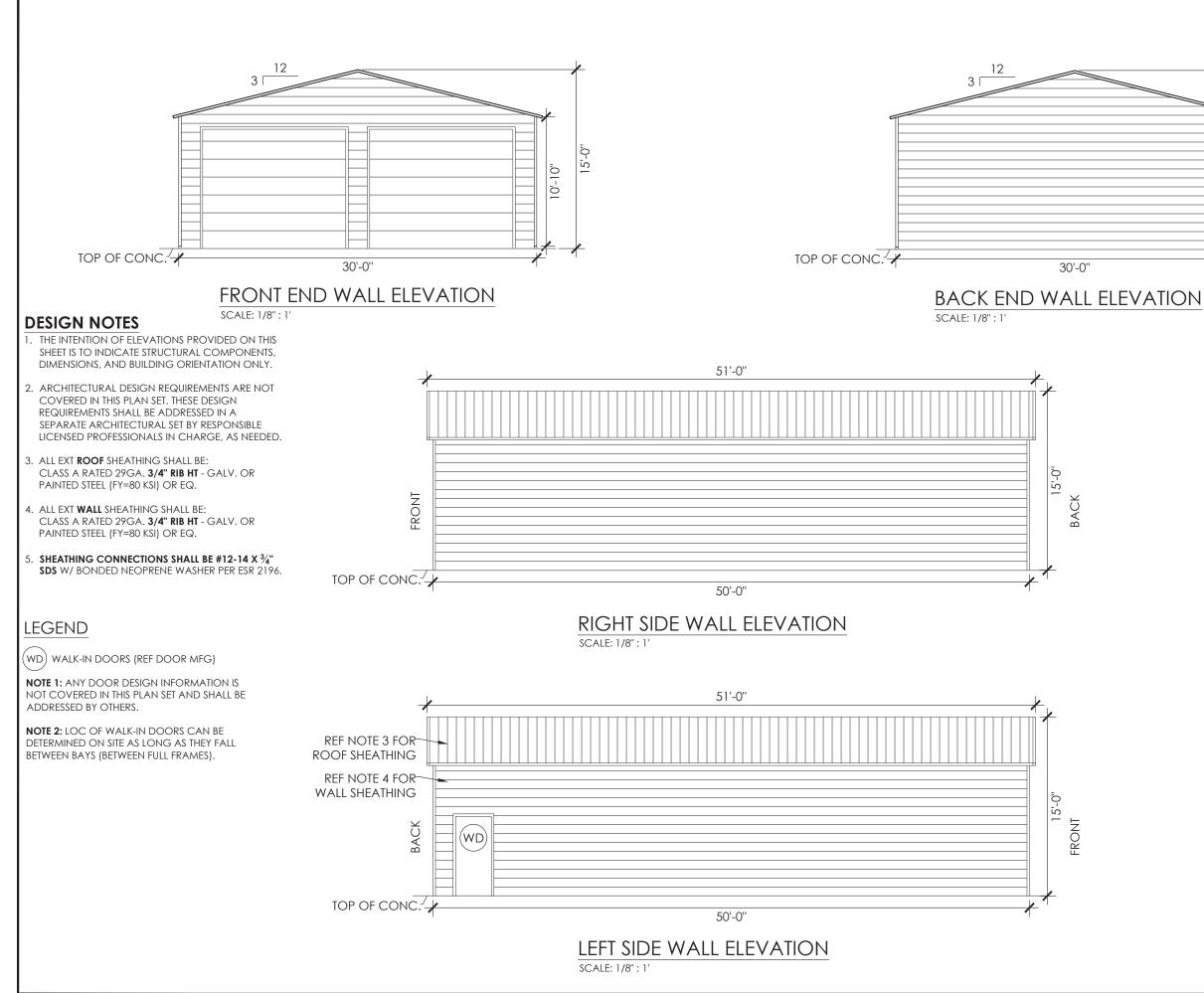
ANCHORAGE

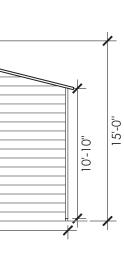
1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3B)

THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

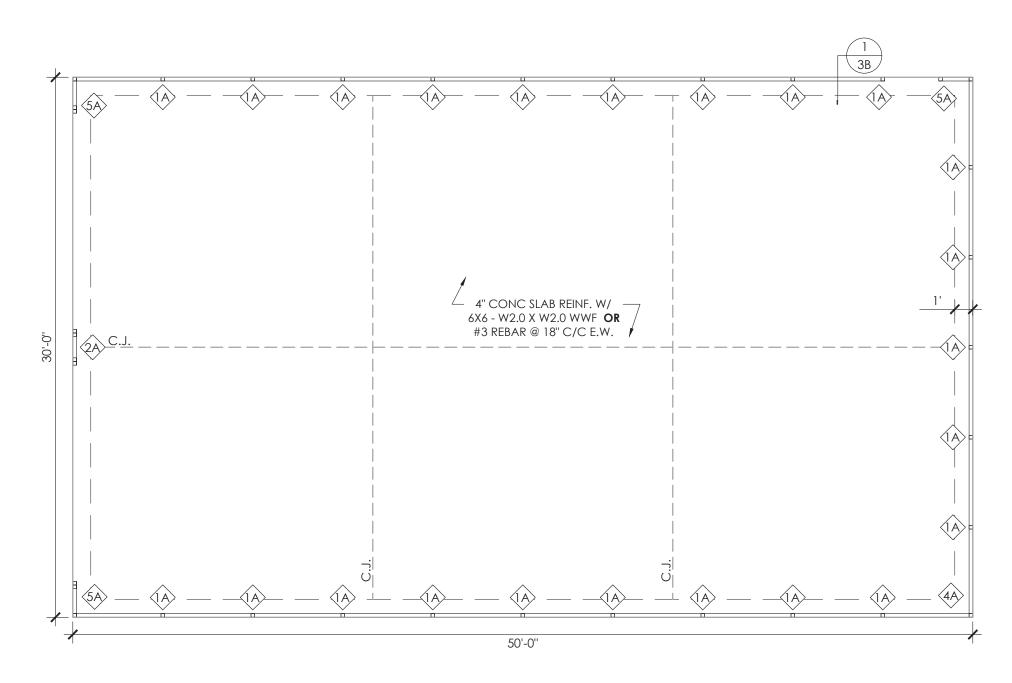
REVISI	ONS LIST	
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	MAR 06 2024







	PRO JECT NO:	DF 7
	448-24 Drawn by:	4-0472 date:
	TF	date: 3/6/2024
	ELEVATIONS	location: 260 OSBORN ROAD ROYAL OAKS, CA 95076
	SHEET TITLE:	PROJECT TITLE: JAIME DIAZ MEDIAN
		OUALITY METAL CLARPORTS,LLC CARPORTS,LLC
1X	CIVIL FAEL D. LGADO	
	S: 3/31/202 MAR 06 2	



FOUNDATION PLAN

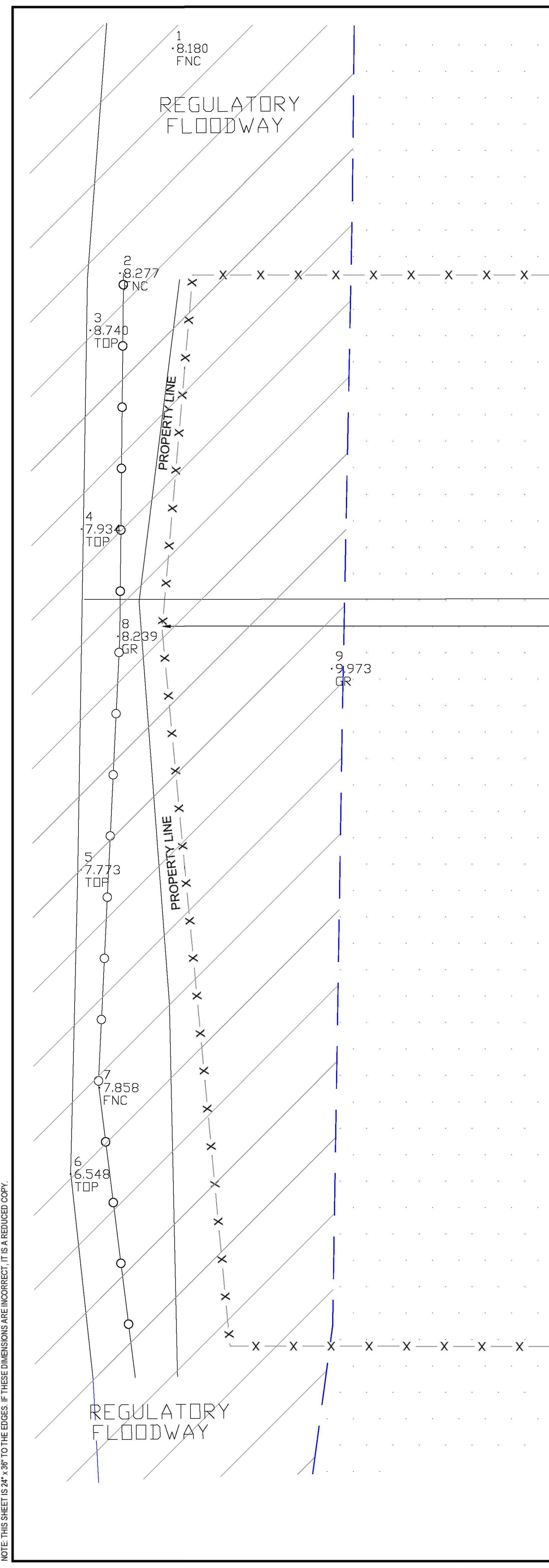
SCALE: 3/16" : 1'

	CONCRETE ANCHORAGE
(1A)	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
2A>	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
(4A)	(4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
(5A)	(5) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)

FOUNDATION NOTES:

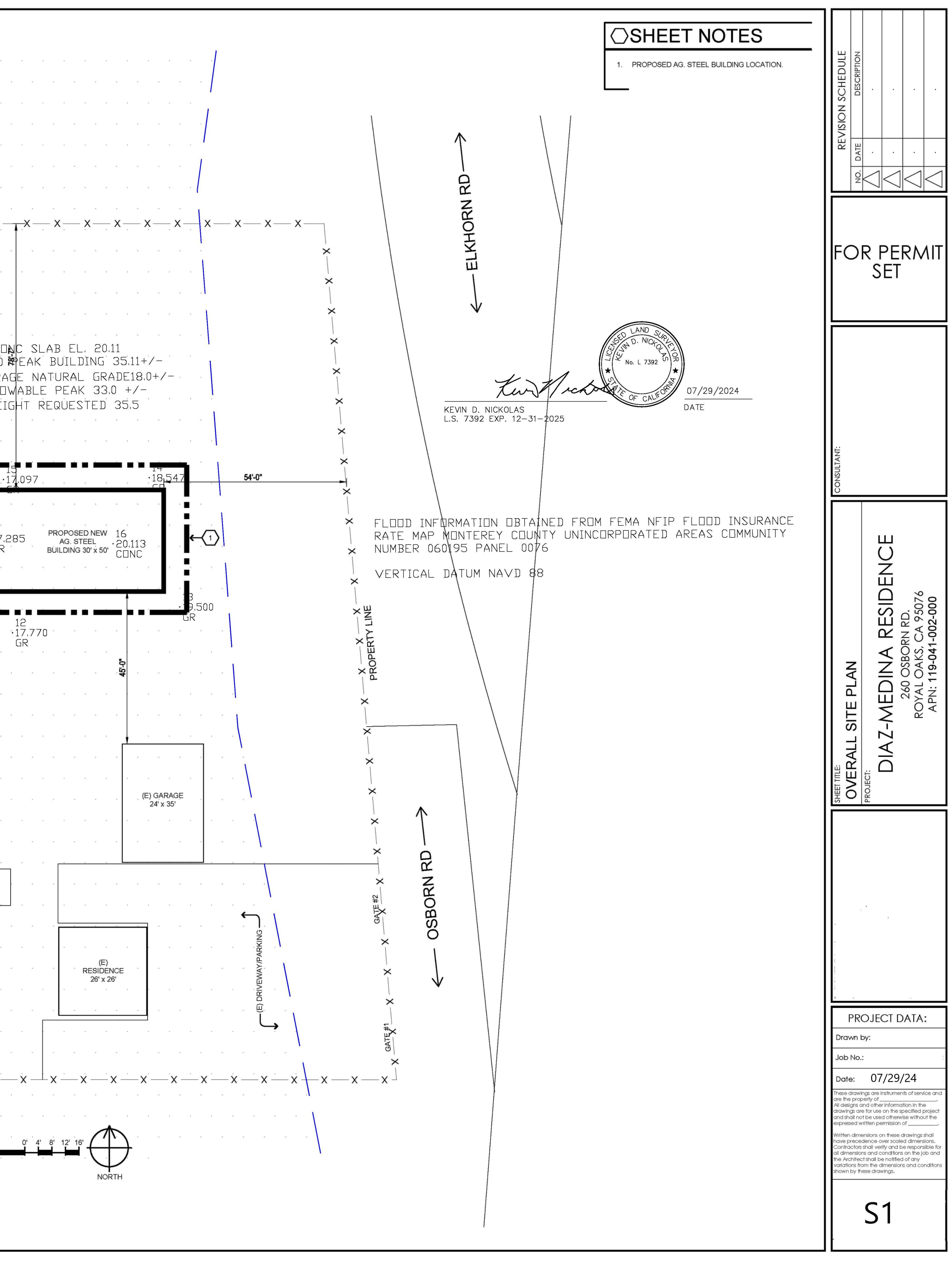
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION. 1.
- 2. CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL. 3.
- MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. 4. HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF. 5.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL. SPECIAL INSPECTION IS NOT REQUIRED AS 6. ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- 7. CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12" TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.

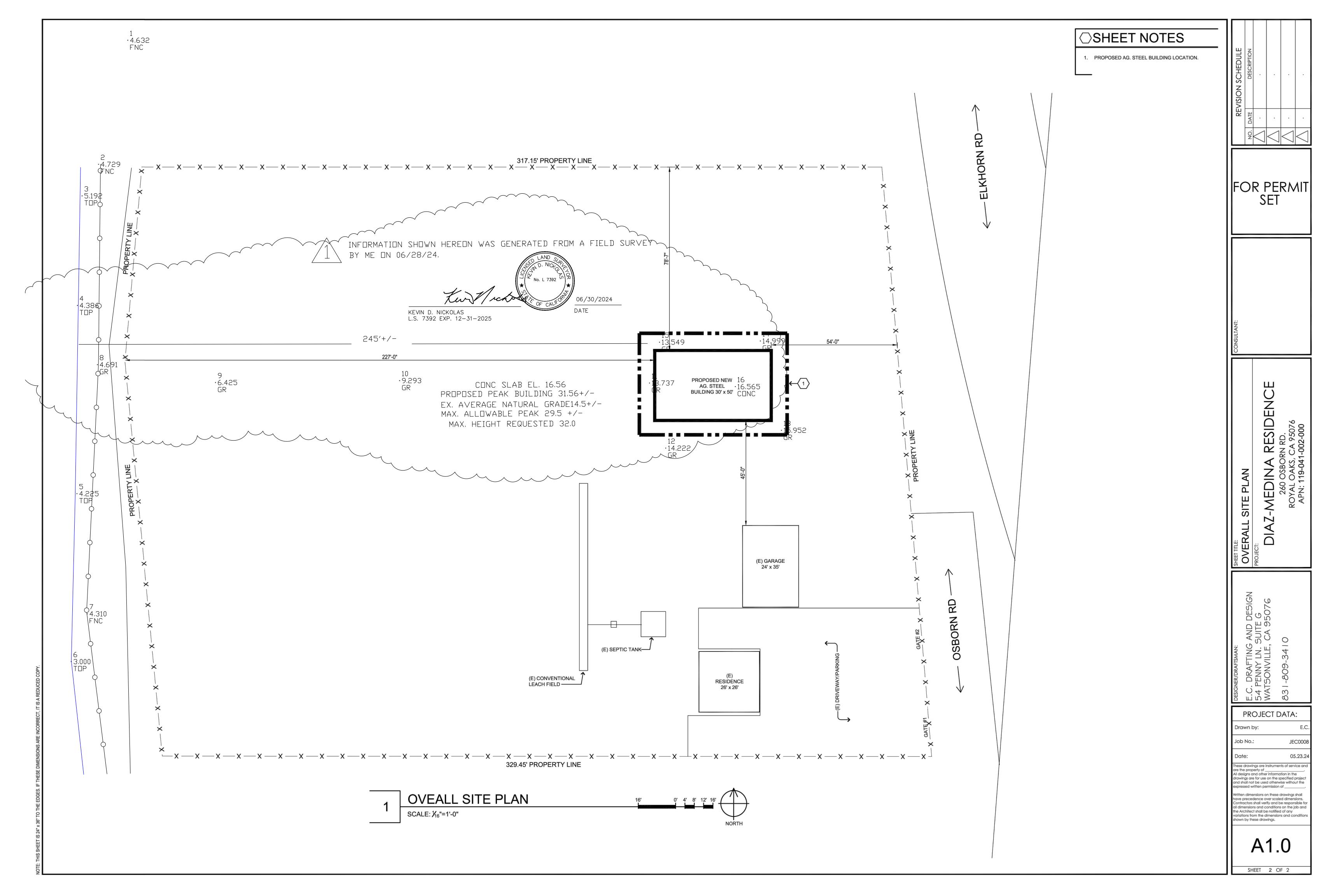
	SHEET. NO: 3A	OF 7
	PROJECT NO:	
	DRAWN BY:	4-0472 date: 3/6/2024
	TF	3/6/2024
	Foundation Plan & Notes	Location: 260 OSBORN ROAD ROYAL OAKS, CA 95076
	SHEET TITLE: FOUNDATION	PROJECT TITLE: JAIME DIAZ MEDIAN
		OUALITY METAL CLINEL C CARPORTS,LLC C
X	FESSIONAL CIVIL FAEL D. LGADO	
	S: 3/31/202 MAR 06 2	





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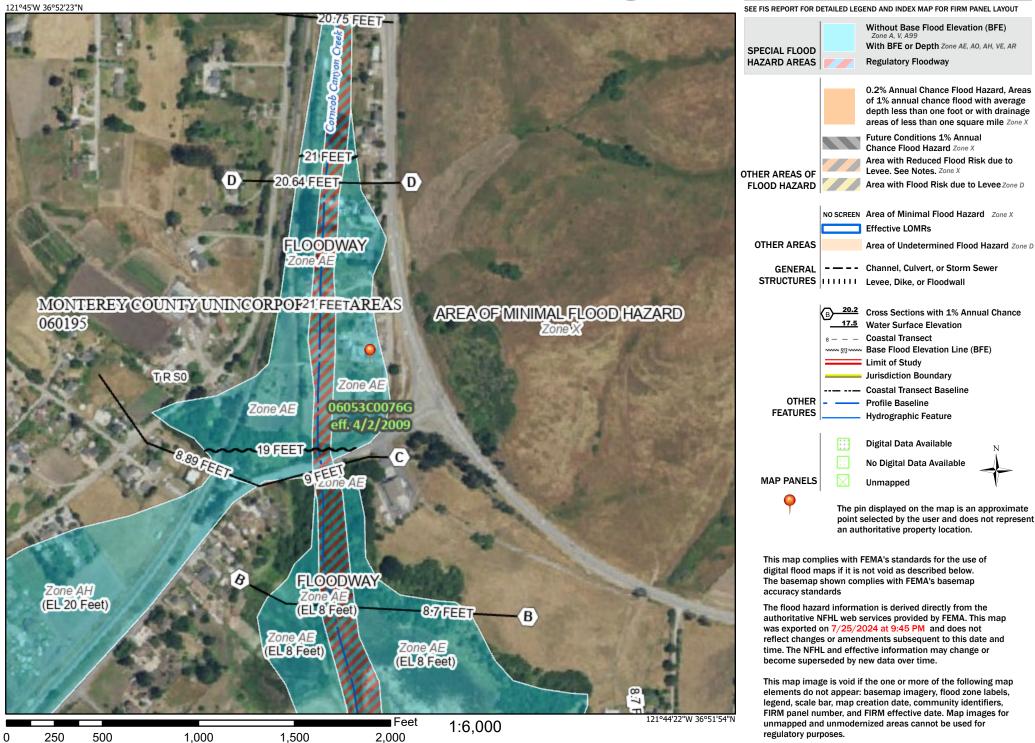




National Flood Hazard Layer FIRMette



Legend



Basemap Imagery Source: USGS National Map 2023