Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
CHINAR LLC (PLN210139)
RESOLUTION NO. 26-
Resolution by the County of Monterey Planning Commission:

1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
2) Approving a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval to allow the construction of a 3,230 square foot single-family dwelling with an attached 1,045 square foot garage, and associated site improvements; and
   b. Use Permit to allow 815 square feet of development on slopes greater than 25%.

[PLN210139, CHINAR LLC, 1905 San Juan Road, Aromas, North County Area Plan (APN: (267-041-021-000)]

The CHINAR LLC application (PLN210139) came on for public hearing before the County of Monterey Planning Commission on August 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 2010 Monterey County General Plan;
   - North County Area Plan (NCAP);
   - Monterey County Zoning Ordinance (Title 21);

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) Allowed Use. The property is located at 1905 San Juan Road in Aromas, CA, within the North County Area Plan (Assessor's Parcel Number 267-041-021-000). The parcel is zoned Low Density

Residential, 2.5 acres per unit, and a Visual Sensitivity Overlay, or "LDR/2.5-VS". LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. However, Title 21 section 21.46.030.D.2, requires the granting of an Administrative Permit for development within the VS districts that do not have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. Additionally, pursuant to Title 21 Chapter 21.44, the development in the underlying zoning district is also subject to a Design Approval. The proposed project involves the construction of a 3,230 square foot single-family dwelling with a 1,045 square foot attached garage, with 45 square feet of porches and 414 square feet of decks, and associated site improvements, including the construction of a driveway, the installation of a septic system and leech field, 200 cubic yards of cut, 200 cubic yards of fill, and 100 cubic yards of stripping. . The project also involves development on slopes greater than 25%, which is an allowed use subject to the granting of a Use Permit pursuant to Title 21 section 21.64.230. Therefore, the project is an allowed land use for this site.

The site plans included in this project illustrate an approximately 783.46 square foot attached Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval for the construction of an ADU is not a part of this discretionary application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans.

c) Lot Legality. The subject property is shown in its current configuration (2.503 acres) as Parcel "B" on a Final Parcel Map, recorded on January 17, 2008 (Volume 22, Page 42). The Parcel contains a septic envelope and building envelope. Therefore, the County recognizes the subject properties as legal lots of record.

d) Review of Development Standards. The project meets all required development standards for Low Density Residential zoning district, which are identified in Title 21 section 21.12.060. Pursuant to Title 21 section 21.14.060.C, the required setbacks in the LDR zoning district are 30 feet (front), 10 percent (side), and 20 feet (rear), unless otherwise indicated on a final map. The subject property has three front setbacks, as two road and public utility access easements encumber the west, east, and southern portions of the property. The Final Map of the Minor Subdivision illustrates a building envelope with setbacks of 30 feet (eastern front), 30 feet (southern front), 50 feet (western front), and 30 feet (side/rear). The proposed single-family dwelling and attached garage will have setbacks of 37 feet 10 inches (south front), 38 feet 6 inches (east front), over 300 feet (west front), and 67 feet (rear/side). The LDR zoning district allows a maximum height of 30 feet for main structures, and the proposed single-family dwelling would have a height of 27 feet and 5 inches above average natural grade. The LDR zoning district allows a maximum building site coverage of 25%. The proposed

project will have a building site coverage of 3.075% or 3,348.44 square feet. Therefore, the project meets all required development standards.

e) Design and Visual Resources. The subject property is within a VS zoning district overlay and is also subject to design standards outlined in Title 21, Chapter 21.44. This Chapter is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The single-family dwelling will have a modern classical architectural style with rural elements including stone veneer, off-white stucco exterior, charcoal horizontal exterior siding and trim, and a mixture of dark gray metal and composition roofing with plywood sheathing. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. The property is surrounded by mature Coast live and other native vegetation, along with nearby residences. The proposed development will blend in with the surrounding residential neighborhood and the natural colors and materials that exist in this community. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13.

   Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Figure 15 of the North County Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. Staff conducted a site visit and determined that the project will not have an adverse visual impact and therefore only an Administrative Permit and Design Approval are required in this case pursuant to Chapter 21.46. As proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

f) Development on Slopes in Excess of 25%. The proposed project involves consideration of a Use Permit to allow development on 815 square feet of slopes in excess of 25%. As demonstrated in Finding No.7 and supporting evidence, the proposed project complies with General Plan Policy, Policy OS-3.5, which prohibits development on slopes in excess of 25%, unless the Appropriate Authority finds that such development is unavoidable and/or better meets the resource protection goals and policies of the 2010 General Plan and North County Area Plan.

g) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate

or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the Phase One Archaeological Survey (County of Monterey Library No. LIB020155) prepared for the original subdivision, no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

h) Forest Resources. In compliance with North County Area Plan Policy NC-3.4, no protected trees are proposed for removal, but due to proximity of development to trees, Condition No. 4 has been applied to ensure tree and root protection for the surrounding landscape.

i) Land Use Advisory Committee. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the North County LUAC because the project involves a Design Approval subject to the consideration by the Planning Commission. On July 1, 2026, the North County LUAC voted 6-0 in support of the project, with a recommendation to adjust the location of the septic leach field to not impact as much slopes greater than 25%.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN210139.

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, Aromas Tri-County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) The following reports have been prepared:

- "Preliminary Archaeological Reconnaissance" (County of Monterey Library No. LIB020155), prepared by Mary Doane B.A., Salinas, CA, April 2001.
- "Geotechnical Investigation" (County of Monterey Library No. LIB220084), prepared by Belinda Taluban, Salinas, CA, February 2026.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff

has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on June 10th, 2026, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN210139.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Aromas Tri-County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by the Danbom/Mayr Water Mutual #1 with California Water Mutual Company, and the wastewater would be managed by the proposed Onsite Wastewater Treatment System (OWTS). EHB records indicate the water system is delinquent in payment for the water system permit and therefore applied a condition of approval to correct this. EHB reviewed the proposed OWTS and had no comments or conditions. The leach lines are not sited within the septic envelope to avoid tree removal and minimize the distance of utility lines between the septic system and residence.

c) Staff conducted a site inspection on June 10th, 2026, 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN210139.

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 HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on June 10th, 2026, and researched County records to assess if any violation exists on the subject property.

c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210139.

5. **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 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.

b) The proposed project involves construction of a 3,230-square foot single-family dwelling with an attached 1,045 square foot garage, and associated site improvements, including 815 square feet of development on slopes in excess of 25%. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 10th, 2026.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor and has been designed and sited to minimize impacts to forest resources and have removed only non-protected trees necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN210139.

6. **FINDING:** **DEVELOPMENT ON SLOPES** – There is no feasible alternative which would allow development to occur on slopes less than 25 percent and the development better meets the objectives of the 2010 General Plan and North County Area Plan than development alternatives.

EVIDENCE:

a) Pursuant to Title 21 section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 percent is allowed subject to the granting of a Use Permit if there are no feasible alternatives that would allow development to occur on slopes less than 25 percent and/or if the project better achieves the goals, policies, and objectives of the County of Monterey General Plan and the North County Area Plan. In this case, the proposed project involves development on slopes to further reduce impacts to other resources, and the criteria to grant the Use Permit have been met.

b) The parcel is also subject to a specific building envelope that is imposed by the original subdivision map that was recorded in January 2008.

Sporadic areas along and within the western, southern, northern, and eastern portions of the property contain slopes in excess of 25%, as shown on County GIS records and the attached slope map. This leaves irregular building areas within the building envelope that don't contain steeper slopes. The single-family dwelling is not located on steeper slopes, but the proposed single-family dwellings' entrance sidewalk and septic system leach field involve development on slopes in excess of 25%. While there is a gap between the slopes in excess of 25% along the property line that could be utilized for the driveway that would provide more direct access to the proposed single-family dwelling, the grade of that driveway would be greater than 15%, which would exceed the maximum grade of a driveway set by the fire department. The proposed single-family dwelling is currently positioned in the most open area within the building envelope. Shifting this development would result in substantial impacts to protected trees and steeper slopes. Over half of the area on the Final Map that is designated as the septic system envelope is on slopes greater than 25%. Further, that location is on the opposite side of the lot compared to the proposed residence location. Thus, the leach fields are proposed closer to the residence. Due to the size of the required leach fields, location of steeper slopes and native trees, there is no other location that would allow the leach fields to occur on less steep slopes. The project includes approximately 815 square feet of development on slopes of 25% or more.

c) Due to the irregular and sporadic areas containing steep slopes, there is no design, reconfiguration, or location alternative that would allow the construction of a new driveway to the subject building envelopes without further impacting more slopes on the property.

d) North County Area Plan Policy NC-3.9 reads that new development shall be prohibited on slopes with highly erodible soils, in excess of twenty five percent (25%), and that drain into the watershed of the Elkhorn and Moro Cojo Sloughs. The project site is not in proximity to the Elkhorn or Moro Cojo Slough, and is not located within either watersheds. According to GIS, the entire property has a high erosion hazard. However, the prepared geotechnical report found that there were no unsuitable soil conditions provided all report recommendations are implemented, such as soil recompacting. This is required pursuant to Title 16 section 16.08.110. Further, siting the residence in the only area with "moderate" erosion hazard would require numerous Oak trees to be removed. Therefore, the proposed location of development better meets the resource protection intent of the NCAP.

e) The proposed development on slopes does not require tree removal or cause negative impacts to environmentally sensitive habitat (ESHA), further aligning with North County Area Plan Policy NC-3.4 which outlines the priority of preserving protected species and habitats including Oak trees. By preserving these forest resources, the proposed development will be screened with vegetation and protect visibility of the development within the public viewshed. Further, the single-family dwelling is a principally allowed use under LDR zoning, has been

designed to contour the natural slope and topography of the land, and are not to be located on slopes greater than 25%.

f) The project planner conducted a site inspection on June 10th, 2026, to verify that the subject parcel conforms to the policies and regulations listed above.

g) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN210139.

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

EVIDENCE: a) Board of Supervisors. Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval to allow the construction of a 3,230 square foot single-family dwelling with an attached 1,045 square foot garage, and associated site improvements; and
    b. Use Permit to allow 815 square feet of development on slopes greater than 25%.

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 August, 2026 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

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 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.

County of Monterey HCD Planning

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

PLN210139

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN210139) allows construction of a 3,277 square foot single-family dwelling with an attached 1,040 square foot garage, and associated site improvements, including 815 square feet of development on slopes in excess of 25%. The property is located at 1905 San Juan Rd, Aromas (Assessor's Parcel Number 267-041-021-000), 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 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: 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 Planning Commission for Assessor's Parcel Number 267-041-021-000 on July 8th, 2026. The permit was granted subject to 10 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: 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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protections well as a contract with the arborist for three-year monitoring to HCD - Planning for review and approval. The contract from the tree protections and three-year monitoring must include annual reports submitted to the county by the arborist.

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

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

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

Responsible Department: Planning

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

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

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

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

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

7. PW0043 - 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. Fee schedule can be found here: https://www.tamcmonterey.org/files/53eb01ba3/2025-0701-Fee_Implementation_Worksheet.xlsx

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.

8. PW0045 – COUNTYWIDE TRAFFIC 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. The fee schedule can be found here: https://www.countyofmonterey.gov/home/showpublisheddocument/138985/638884451861730000

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.

9. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

10. EHSP01 - MAINTINENCE OF A PUBLIC WATER SYSTEM PERMIT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, California Health and Safety Code, California Safe Drinking Water Act, and Title 22 of the California Code of Regulations, the permit shall be current with payments of the annual permit fees from the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permit, the San Juan Rd WS #20 shall be current with payments of the annual permit fees. The applicant shall submit payment, to the Environmental Health Bureau (EHB), for the annual water system permit and any associated fees.

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SAN JUAN RESIDENCE - LOT B

NEW RESIDENCE

1905 SAN JUAN ROAD

AROMAS, CALIFORNIA

CALGREEN MANDATORY MEASURES

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,
4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.
A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.
A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.303.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES
4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREAT THAN 500 SQUARE FEET SHALL COMPLY
WITH ONE OF THE FOLLOWING OPTIONS:
1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER
RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR
2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAT 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S
APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.
A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS.
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4.408.1: A MINIMUM OF 75% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.
4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.
A4.5 ENVIRONMENTAL QUALITY
POLLUTANT CONTROL :
4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.
4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.2.3: ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.
4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
4.504.4: 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAMS.
4.504.5: PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH.
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.
INDOOR AIR QUALITY & EXHAUST
4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.
4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE
CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

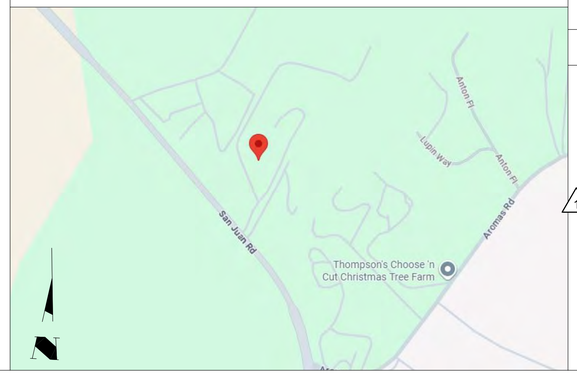
FIRE DEPARTMENT NOTES

1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.
3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.
4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

SPECIAL INSPECTIONS

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
- RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

VICINITY MAP



GENERAL NOTES

1
1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2025, CALIFORNIA BUILDING CODE (CBC) 2025, CALIFORNIA MECHANICAL CODE (CMC) 2025, CALIFORNIA PLUMBING CODE (CPC) 2025, CALIFORNIA FIRE CODE (CFC) 2025, CALIFORNIA ELECTRICAL CODE (CEC) 2025, CALIFORNIA GREEN BUILDING CODE (CGBC) 2025, ENERGY EFFICIENCY STANDARDS TITLE 24 & CALIFORNIA WILDLAND-URBAN INTERFACE.
2. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
3. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
4. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
6. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-16d EACH END.
8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12' O.C. (MINIMUM).
9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
10. POWER DRIVEN FASTENERS: ESR 2269 X-U P8 S36 AS MANUFACTURED BY "HILTI". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR- SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (U.O.N.).
12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66/EXTERIOR CORNER, MILCOR #1 EXP. JOINT. INTERIOR CORNER, MILCOR #30 EXP. JOINT.
13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED. H.S.=HORIZONTAL SLIDER, S.H.=SINGLE HUNG, OBS.=OBSCURE, FXD.=FIXED, TEMP.=TEMPERED, HLF. RND.=HALF ROUND.
15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.

DEFERRED SUBMITTALS

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL
- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (408) 378-4010

PHOTOVOLTAIC SYSTEM (PV):
- A PV SYSTEM OF ____ kWdc IS A "REQUIRED SPECIAL FEATURE" OF THE ENERGY CALCULATION.

A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. **THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.**

1
TRUSS CALCULATIONS & LAYOUT
- ROOF TRUSS SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT

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PROJECT DATA

PROJECT ADDRESS:	1905 SAN JUAN ROAD
ASSESSOR PARCEL NUMBER:	267-041-021
ZONING:	R-2.5
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
OCCUPANCY TYPE:	R-3/U
LOT SIZE:	2.503 ACRES (+/-108,900 S.F.)
PROPOSED 1ST LEVEL:	2,257.7 S.F.
PROPOSED 2ND LEVEL:	972.57 S.F.
PROPOSED ATTACHED ADU:	783.46 S.F.
PROPOSED GARAGE:	1,045.3 S.F.
TOTAL FLOOR AREA:	3,230.27 S.F.
MAX FLOOR AREA:	4,916 S.F.
PROPOSED COVERED PORCH:	45.44 S.F.
TOTAL LOT COVERAGE:	3,348.44 S.F.
MAX LOT COVERAGE:	27,225 S.F. (25%)
PROPOSED DECKS:	414 S.F.

SCOPE OF WORK:
CONSTRUCT A NEW 2 STORY RESIDENCE WITH KITCHEN, DINING, FAMILY, OFFICE, PRIMARY BEDROOM, PRIMARY BATHROOM, LAUNDRY, MECHANICAL ROOM, BATHROOM, ATTACHED 2 CAR GARAGE, AND COVERED PORCH AT 1ST LEVEL. 2ND LEVEL TO INCLUDE3 BEDROOMS, 2 BATHROOMS, AND ATTACHED ADU WITH KITCHEN / LIVING AREA, 2 BEDROOMS, AND BATHROOM. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 650.469.3760

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SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date: 08/18/2025
Drawn By: DW
Revisions:
1 03/04/26 PLAN CHECK

TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2549

Sheet No: T-1

GENERAL NOTES

1. ALL WORK DEPICTED ON THESE DRAWINGS IS REQUIRED TO COMPLY WITH:
   1.1 2025 CALIFORNIA BUILDING CODES (CBC)
   1.2 2025 RESIDENTIAL CODE (CRC)
   CONSTRUCTION IS TO COMPLY WITH ALL VOLUMES, SECTIONS, AND SUBSECTIONS OF THAT CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE STANDARD REQUIREMENTS FOR CONSTRUCTION AND TO MAINTAIN A COPY OF THE 2025 CBC AND 2025 CRC AT ALL TIMES. THE CODE IS TO BE CONSIDERED TO BE PART OF THE SET.

2. THE CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH OR AS REQUIRED BY THE:
   2.1 2025 CALIFORNIA PLUMBING CODE (CPC),
   2.2 2025 CALIFORNIA MECHANICAL CODE (CMC),
   2.3 2025 CALIFORNIA ELECTRICAL CODE (CEC),
   2.4 2025 CALIFORNIA ENERGY CODE (T24-6),
   2.5 2025 CALIFORNIA FIRE CODE,
   AND ALL OTHER APPLICABLE STATE, FEDERAL, AND LOCAL CODES.

3. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

4. THE CONTRACTOR IS RESPONSIBLE FOR
   4.1 PLANS
   4.2 NOTES
   4.3 DETAILS
   4.4 ELEVATIONS
   4.5 CONSULTANT REPORTS
   4.6 SUPPORTING DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK THOROUGH REVIEW AND FAMILIARITY OF THESES DOCUMENTS IS REQUIRED AND ANY DISCREPANCY IN THIS SET OF CONSTRUCTION DOCUMENTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.

5. IF SPECIFICATIONS VARY WITHIN THE SET, THE MOST STRINGENT IS SAID TO APPLY UNLESS CLARIFIED IN WRITING BY THE DESIGNER.

6. IF ANY DETAILS ARE NOTED TO BE MISSING OR INCOMPLETE, WRITTEN QUESTIONS ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE SIGNING OF ANY CONTRACT FOR CONSTRUCTION
7. THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE DESIGNER IN WRITING OF:
   7.1. SUBSTITUTION
   7.2. REVISION
   7.3. PROPOSED ALTERNATES
   AT LEAST TWO WEEKS PRIOR TO THE EXPECTED DATE OF ORDER OR INSTALLATION OF SAID ALTERNATE IN ORDER TO ALLOW ADEQUATE TIME OF COORDINATION AND APPROVALS BY THE DESIGNER,ANY PROFESSIONAL CONSULTANT, AS WELL AS THE LOCAL CODE ENFORCEMENT AGENCY. A TWO WEEK RESPONSE PERIOD IS NOT GUARANTEED, SO THE GREATER THE NOTICE PERIOD THE BETTER.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND BEING PRESENT FOR ALL REQUIRED INSPECTIONS.

9. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. WHERE APPROPRIATE, ALIGNMENTS TO EXISTING WALLS AND FINISHES SHOULD GOVERN. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. THE GENERAL CONTRACTOR SHALL KEEP A SET OF THESE PLANS AND SPECIFICATIONS ON THE JOB SITE AS REFERENCE AT ALL TIMES. THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR ARE RESPONSIBLE FOR WORKING TO COORDINATE SHEAR WALL LENGTHS AND HOLD-DOWN LOCATIONS WITH PLUMBING AND MECHANICAL INFRASTRUCTURE. FURRING AND SOFFITS SHOULD BE FRAMED AS REQUIRED AND WITH VERIFICATION OF OWNER OR DESIGNER.

10. THE CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR AND THEIR SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR AND THEIR SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY, AND HOLD THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.

11. THE GENERAL CONTRACTOR IS REQUIRED TO DESIGNATE A CONTACT PERSON FOR THE PROJECT TO RECEIVE ALL INFORMATION RELATED TO THE JOB SITE INFORMATION. THE CONTACT'S NAME AND PHONE NUMBER ARE TO BE GIVEN TO THE OWNER AND THE DESIGNER. UNLESS SPECIFIED BY THE OWNER, THE CONTRACTORS IS TO PROVIDE RESPONSIBLE, APPROPRIATE, AND SANCTIONED SUPERVISION ON THE JOB SITE FOR THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR IS TO PROVIDE AND MAINTAIN A JOB SITE PHONE NUMBER, EMAIL, OR FAX. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SUPERVISION OF ALL SUB-TRADES.

12. THE CONTRACTOR SHALL CONFINE OPERATIONS TO THE SITE AREA AS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT.

13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION (PER THE REQUEST OF THE OWNER, GENERAL CONTRACTOR, OR DESIGNER) SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE SAID PARTY. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO BIDDING AND CONDUCTING REASONABLE INSPECTION OF EXISTING CONDITIONS FOR PURPOSES OF ACCURATELY ASSESSING THE SCOPE OF WORK, SITE CONDITIONS, AND OVERALL PROJECT INTENT. QUESTIONS ARISING FROM THE SITE VISIT ARE TO BE DIRECTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO BID.

15. THESE DRAWINGS ARE INTENDED TO ILLUSTRATE A COMPLETE JOB. UNLESS SPECIFIED, WORK IS TO INCLUDE ALL COMMON AND NECESSARY ACCESSORIES (I.E. TOILET ROLL HOLDERS, TOWEL BARS, MIRRORS, ETC.) AS WELL AS ALL COMPONENTS REQUIRED TO COMPLETE CURRENT CODE REQUIREMENTS IN THE JURISDICTION WHERE WORK IS BEING PERFORMED. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING SUB-STRUCTURE FURRING, INCLUDING FLOOR - WALL - OR CEILING PADDING TO ASSURE SURFACES ARE PLUMB, AND ALIGNED WITHIN A 1 4" ON AN 8' MEASURE. CONCEALMENT OF STEEL STRUCTURAL BRACKETS, BEAMS , TABS, BOLTS, AND PROTRUDING ELEMENTS ARE TO BE CONSIDERED AT THE TIME OF ROUGH FRAME BIDDING AND ARE TO BE INCLUDED IN THE CONSTRUCTION. FURRING, NOTCHING, AND ALTERNATIVE WELDING AND ANY OTHER MEANS MAY BE CONSIDERED PENDING APPROVAL OF THE STRUCTURAL ENGINEER.

16. PERTAINING CERTAIN ITEMS, MATERIALS, AND FEATURES REPRESENTED WITHIN THIS SET MAY NOT BE APPROVED AS PART OF THE BUILDING PERMIT. QUESTIONS REGARDING THE SPECIFICS OF APPROVAL SHALL BE DIRECTED TO THE LOCAL JURISDICTION.

17. NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT TO BE CONSIDERED AS BUILDS, NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIALS SPECIFICATIONS, ETC. THESE ARE INTENDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.
18. NOTICE: THESE WORKING DRAWINGS ARE NOT TO BE USED IN ANY CONSTRUCTION FOR WHICH BUILDING PERMITS HAVE NOT BEEN OBTAINED. ADDITIONALLY, THE CONTRACTED BUILDERS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF ANY WORK UNDERTAKEN PREMATURELY IF IT IS BASED ON PLANS THAT HAVE NOT BEEN REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THIS STIPULATION APPLIES TO ORIGINAL SUBMITTAL DRAWINGS AND REVISIONS. ALL DRAWINGS ARE PRELIMINARY UNTIL A PERMIT IS ISSUED.

19. AS PART OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT, THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE.

20. A BUILDING OPERATIONS MANUAL MUST BE PROVIDED TO THE OWNER PER GREEN BUILDING CODE SECTION 4.410.1.

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS TO VERIFY ANY EXISTING FEATURES AND FINISHES TO REMAIN PRIOR TO DEMOLITION. MATERIALS, FIXTURES, HARDWARE, APPLIANCES, ETC. WHICH ARE TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THEY ARE TO BE RE-INSTALLED.

2. THE GENERAL CONTRACTOR IS TO VERIFY WITH OWNERS WHETHER REMOVED OR UNUSED DOORS, WINDOWS, FIXTURES, HARDWARE, AND MISCELLANEOUS MATERIALS SHOULD BE SAVED FOR POSSIBLE FUTURE REUSE - OR DISCARDED. THE OWNER SHALL MARK A LIST OF SUCH ITEMS PRIOR TO DEMOLITION.

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ITEMS DAMAGED BY DEMOLITION OR REMOVED IN ERROR.

4. NO ASBESTOS REMOVAL IS THE BE UNDERTAKEN BY ANY PARTY EXCEPT AS ALLOWED BY LAW.
5. THE GENERAL CONTRACTOR SHALL PROVIDE VISQUEEN SCREENING DURING DEMOLITION TO PROTECT EXISTING RESIDENCE, APPLIANCES AND FURNISHINGS. AS APPROPRIATE POSITIVE VENTILATION IS TO BE PROVIDED FOR DUST CONTROL.

6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DEBRIS AND ALL OTHER ORGANIC MATERIAL REMOVAL FROM THE STRUCTURE AND THE SITE. FRAMED AREAS TO BE FREE OF DEBRIS PRIOR TO SHEETROCKING, UNDERFLOOR, AND ATTIC AREA SHALL BE LEFT CLEAN AND FREE OF DEBRIS, CUT-OFFS, SCRAPS, SAWDUST, ASSOCIATED GARBAGE, ETC.

7. THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL EXISTING FRAMING AND LOAD TRANSFER IS TO BE FIELD VERIFIED PRIOR TO SHORING ANY PORTION OF THE STRUCTURE.

8. ALL UNUSED AND DEMOLISHED ELECTRICAL IS TO BE REMOVED BACK TO THE NEAREST UTILIZED JUNCTION. NO DEAD HOTS ARE TO REMAIN AFTER CONSTRUCTION. TEMPORARY POWER FOR THE DURATION

SITE DEVELOPMENT NOTES

1. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION

2. THE CONTRACTORS SHALL VERIFY THE LOCATION OF ALL PROPERTY BOUNDARIES FOR THE SITE AND VERIFY ALL SETBACK AND EASEMENT LOCATIONS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR PROVIDING A LICENSED SURVEY AND TITLE REPORT IF REQUIRED BY THE LOCAL JURISDICTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE FURTHER COMMENCEMENT OF WORK.

3. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AND SCHEDULING THE PROJECT GEOTECHNICAL ENGINEER FOR SITE INSPECTIONS AND OBSERVATION OF EXCAVATIONS, DRILLING, DRAINAGE, BACKFILL, ETC.

4. SOIL COMPACTION FOR GRADING OR BACKFILLING SHALL BE PLACED IN ACCORDANCE WITH THE SOILS ENGINEER RECOMMENDATIONS. IF THERE IS NO SOILS ENGINEER USE 6" LIFTS WITH 90% COMPACTION.

5. TEMPORARY EARTH SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION AND CONCRETE NOTES

1. FOR GENERAL REFERENCE SEE CRC 2025, CHAPTER 4.

2. FOUNDATION VENTS PER CALIFORNIA RESIDENTIAL CODE SECTION R408.1 AND CBC 1203.3. PROVIDE VENT OPENINGS NOT LESS THAN 1 SF FOR EACH 150 SF OF CRAWL SPACE AREA. OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MAXIMUM OPENING OF 1/4 INCH DIMENSION OR PER CBC 1203.3.1- WHERE MOISTURE DUES TO CLIMATE AND GROUNDWATER CONDITIONS IS NOT CONSIDERED EXCESSIVE, AND THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDING MATERIALS, THE REQUIRED NET AREA OF VENT OPENING MAY BE REDUCED TO 1 SF PER 1500 SF PROVIDED VENT OPENINGS ARE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, OR AS APPROVED TO PROVIDE CROSS VENTILATION OF THE SPACE PER 2025 CRC R408.2

3. CRAWL SPACE ACCESS - PER 2025 CRC R408.4 AND CBC 1209.1 PROVIDE A MINIMUM OF ONE 18"X24" CRAWL SPACE TO UNDERFLOOR AREAS. PIPES DUCTS AND OTHER NON-STRUCTURAL CONSTRUCTION SHALL NOT INTERFERE WITH ACCESSIBLE CLEARANCE TO UNDERFLOOR AREA.

4. CRAWL SPACE CLEARANCE PER 2025 CRC R408.6, THERE SHALL BE A CLEARANCE OF AT LEAST 18" BETWEEN THE UNDERSIDE OF WOOD FLOOR JOISTS AND THE FINISHED SURFACE OF THE GROUND BENEATH, AND AT LEAST 12" BETWEEN THE UNDERSIDE OF ANY OTHER WOOD HORIZONTAL FRAMING MEMBERS AND THE FINISHED SURFACE OF THE GROUND. WHERE SUCH CLEARANCE IS NOT PROVIDED, WOOD (JOISTS, GIRDERS, SUBFLOORS) SHALL BE PRESERVATIVE TREATED, INCLUDING POSTS.

5. DECAY PROTECTION PER CRC SECTION R317 WOOD FRAMING LESS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED. PROVIDE 8 INCHES WOOD FRAMING SEPARATION FROM EXPOSED EARTH, OR, IF LESS THAN 8 INCHES USE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD. IF EARTH IS PAVED AT LEAST 18 INCHES WIDE W/ ASPHALT OR CONCRETE AND DRAINING AWAY FROM THE BUILDING BOTTOM SILLS MAY BE 6" ABOVE SUCH SLAB.

6. ALL CONCRETE ROUGH OPENING SIZES, ELEVATIONS, ETC ARE TO BE VERIFIED PRIOR TO FOUNDATION POUR. LOCATIONS OF HOLDOWNS, CURBS, STEPS, CURTAINS, PLUMBING, MECHANICAL, ETC ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR. SHOULD ADDITIONAL CLARIFICATIONS TO THESE DRAWINGS BE REQUIRED, THE CONTRACTOR SHALL CONTACT THE DESIGNER AS EARLY AS POSSIBLE. OWNER IS RESPONSIBLE FOR PROVIDING FINISHED THICKNESS INFORMATION OR ALLOWANCES, GENERAL CONTRACTOR TO VERIFY PRIOR TO POUR.

7. ALL COLD JOINTS TO BE CHIPPED FOR ROUGH SURFACE, SANDBLASTED CLEAN AND FREE OF SOIL OR DEBRIS. DAMPEN SURFACE IMMEDIATELY PRIOR TO CONCRETE POUR. COLD JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

8. REVISIONS AND SUBSTITUTIONS ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT AND MUST BE APPROVED PRIOR TO CONTINUING WORK.

9. SPECIAL INSPECTION WILL BE REQUIRED FOR WATER PROOFING BELOW GRADE. SPECIAL INSPECTIONS ARE REQUIRED PER THE STRUCTURAL ENGINEERING DRAWINGS, AND A PER THE JURISDICTIONAL APPROVAL CHECKLIST.

10. SHOULD THE CONTRACTOR ELECT TO USE SHOTCRETE. SPECIAL INSPECTION WILL BE REQUIRED AND THE STRUCTURAL ENGINEER MUST BE GIVEN OPPORTUNITY TO REVISE RE-BAR SCHEDULE.

KITCHEN NOTES

1. VERIFY ALL FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSULATION.

2. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED AIR GAP FOR THE DISHWASHER ON THE DISCHARGE SIDE AT OR ABOVE THE FLOOD LEVEL OF THE INK OR DRAINBOARD, WHICHEVER IS HIGHER.

3. PROVIDE HIGH EFFICACY LIGHT FIXTURES FOR GENERAL LIGHTING IN THE KITCHEN AND BATHS. PER 2025 CEC T24-6 SECTION 150(K).

4. A 20% WATER REDUCTION IS REQUIRED TO COMPLY WITH 2025 CA GREEN BUILDING STANDARDS CODE (CGBSC) CHAPTER 4 SECTION 4.303.

5. PER 2025 CEC ARTICLE 210.52(C), RECEPTACLES ALONG THE COUNTER TOPS SHALL BE SPACED A MAXIMUM 2 FEET FROM THE SINK(S) AND 4 FEET ON-CENTER, ISLAND OR PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH 4 FEET OF COUNTERTOP. NO POINT OF THE WALL MAY BE MORE THAN 24 INCHES FROM AN OUTLET. KITCHEN OUTLETS SHALL BE ON AT LEAST

FLOOR PLAN NOTES

1. ALL WORK IS TO COMPLY WITH THE 2025 CA RESIDENTIAL CODE AND THE 2025 CA BUILDING CODE WITH RESPECT TO GROUP "R" OCCUPANCIES.

2. VENTILATION- PER 2025 CRC SECTION R303.4, BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION (SECTION 1203.4) OR MECHANICAL VENTILATION PER 2025 CMC. THE MINIMUM OPENABLE AREA OF OCCUPIED SPACE TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED (SECTION 1203.4.1) SEE R303.1 FOR MECHANICAL VENTILATION EXCEPTIONS ALLOWED FOR WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED PER CMC. MINIMUM EXHAUST RATES SHALL BE AS SPECIFIED BY CMC TABLE 4-4.

3. LIGHT- PER 2025 CRC SECTION R303.1, ALL ROOMS INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED, OR ARTIFICIAL LIGHT PER SECTION 1205.3. SEE 2025 CBC SECTION 1205.2.1 FOR ADJOINING SPACE NATURAL LIGHT MINIMUMS. SEE ALSO DOOR AND WINDOW REQUIREMENTS THIS SHEET SECTION 8.

4. ROOM EGRESS - IN ALL ROOMS USED FOR LIVING, DINING, AND SLEEPING PURPOSED (HABITABLE ROOMS) PROVIDE 2 MEANS OF EGRESS.

5. SMOKE DETECTORS- INSTALL PER 2025 CRC SECTION R314 & R315 DETECTORS SHALL BE MOUNTED ON THE CEILING OR HIGH ON WALL IN EACH SLEEPING AREA AND AT A POINT LOCATED ADJACENT IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA, AND AT LEAST ONE ON EACH LEVEL OF THE BUILDING AS REQUIRED BY THE ABOVE NOTED 2025 CRC SECTIONS AND ALL OTHER APPLICABLE CODES. DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH UL 217. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (110V HARD WIRED) WITH BATTERY BACKUP POWER. SMOKE AND FIRE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER AS ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

6. GARAGE VENTILATION- GARAGES SHALL BE VENTILATED BY A MEANS OF 4 6"X12" VENTS WITHIN 6" OF THE FLOOR PER 2025 CRC.

7. CORRIDORS AND HALLWAYS- AS REQUIRED BY THE 2025 CRC SECTION R311.6, CORRIDORS OR HALLWAYS WITHIN A DWELLING UNIT OR REQUIRED OCCUPANCY LOAD LESS THAN 50 SHALL PROVIDE A CLEAR MINIMUM 36" IN WIDTH. SEE CODE FOR OTHER OCCUPANCIES AND EXCEPTIONS.

8. LANDINGS- PER 2025 CRC SECTION R311.7.6 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAYS THEY SERVICE OR MORE THAN 48" IF THE STAIRWAY IS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE HALF THE REQUIRED WIDTH OR PROJECT MORE THAN 7" INTO A LANDING. IN GROUP R-3 OCCUPANCIES, A LANDING IS NOT REQUIRED AT THE TOP OF INTERIOR STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.

9. LANDINGS AT EXTERIOR DOORS- PER 2025 CRC SECTION R311.3 LEVEL CHANGES AT EXTERIOR DOORS SHALL NOT EXCEED 1/2" AT EXTERIOR DOORS AND 7.75" AT INSWING OR SLIDING DOORS, AS MEASURED FROM TOP OF THRESHOLD TO FINISHED SURFACE. PROVIDE RECESSED THRESHOLD, COPPER PAN, AND FLASHING TO ACCOMMODATE MANUFACTURERS DETAILS, ADJUST CURTAIN WALL DETAILS AS REQUIRED, VERIFY WITH MANUFACTURER DETAILS AND SHOP DRAWINGS.

10. UNDER STAIRS FIRE PROTECTION- PER 2025 CRC R302.7 WALLS AND SOFFITS OF ENCLOSED CLOSET OR STORAGE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1HR FIRE PROTECTION, OR USE 5/8" TYPE 'X' GYPSUM BOARD.

11. DRAFT STOPS-PER 2025 CRC SECTION R302.12 DRAFT STOPS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: FLOOR CEILING ASSEMBLIES - WHERE THERE IS USEABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, INCLUDING SOFFITS AND INTER-FLOOR PLENUM SPACES. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET AND IS DIVIDED INTO APPROXIMATELY EQUAL AREA. DRAFT STOPS ARE REQUIRED IN FLOOR/CEILING ASSEMBLE IS OF BUILDINGS HAVING MORE THAN ONE DWELLING UNIT AND SHALL BE INSTALLED IN LINE WITH WALLS SEPARATING UNITS. DRAFT STOPS ARE REQUIRED IN ATTICS, OVERHANGS, MANSARDS, AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT.

12. FIRESTOPS - ALL PIPE, WIRE, AND DUCT PENETRATIONS IN WALLS ARE TO BE CAULKED OR BLOCKED WITH APPROVED MATERIALS TO RESIST PASSAGE OF A FLAME. PER R302.11.

13. ALL FINISHES ARE TO COMPLY WITH V.O.C. AND FORMALDEHYDE LIMITS SET FOURTH IN TABLES 4.504 (1,2,3 AND 4)

14. ALL JOINTS AND OPENINGS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE CLOSED OR SEALED.

GENERAL STRUCTURAL NOTES

1. SHEAR COMPONENTS - GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING A GENERAL UNDERSTANDING OF SHEAR RESISTING ELEMENTS AND COMPONENTS WITHIN A DESIGN. SHEAR TRANSFER AND HARDWARE IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS.

2. NOTE THAT STRUCTURAL DETAILING WITHIN THE STRUCTURAL SHEETS MAY INDICATE HARDWARE, BRACKETS, BOLTED CONNECTIONS AND METAL FASTENERS WITH MAY PROTRUDE FROM THE PLANE OF ROUGH FRAMING. IT IS THE FRAMING CONTRACTOR'S RESPONSIBILITY TO INCLUDE FURRING STRIPS, TAPER STRIPS, FILL WEDGES AND BLOCKING AS REQUIRED TO BRING FINISH SURFACES PAST THE PLANE OF ROUGH STRUCTURAL COMPONENTS. ALTERNATIVE DETAILING, SUCH AS WELDED RODS IN PLACE OF BOLTED CONNECTIONS MAY BE SUBSTITUTED ONLY AS APPROVED BY THE STRUCTURAL ENGINEER.

3. LUMBER QUALITY- CONTRACTOR IS RESPONSIBLE FOR REVIEWING LUMBER QUALITY AT THE TIME OF EACH DELIVERY. EXCESSIVELY WET, VISUALLY CUPPED, WARPED OR KNOTTY MATERIALS IS NOT TO BE ACCEPTED ON THE JOB SITE. CONTRACTOR IS RESPONSIBLE FOR STORING MATERIALS IN A NEAT, DRY, LEVEL ENVIRONMENT WHERE DAMAGE WILL NOT OCCUR.

4. STRUCTURAL DRAWINGS, AND DETAILING BY OTHERS ARE INCLUDED AS A PART OF THIS CONTRACT FOR CONSTRUCTION.

5. ALL COMPONENTS SHALL BE FASTENED OR NAILED PER TABLE 2304.10.2 UNLESS PROVIDED OTHERWISE BY STRUCTURAL DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS FOR NOTCHING AND BORING PER CBC 2308.4.2 AND CRC TABLES R602.6(1) AND R602.6(2) WITH ANY ASSOCIATED SUBTRADES. VERIFY FURRING AND BLOCKING, UP-SIZE FRAMING WHERE REQUIRED

DOOR, WINDOW, & SKYLIGHT NOTES

1. UNLESS OTHERWISE REQUESTED BY THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DOOR AND WINDOW UNITS, ROUGH OPENING OPERATION CHARACTERISTICS, EGRESS CONDITIONS ETC. PRIOR TO FINAL ORDER OF DOORS AND WINDOWS. THE OWNER, CONTRACTOR, ARCHITECT, AND WINDOW SUPPLIER SHOULD BE GIVEN THE OPPORTUNITY TO WALK THROUGH THE ENTIRE JOB AND VERIFY EACH UNIT PRIOR TO ORDER.

2. ALL NEW EXTERIOR DOORS TO BE WEATHER STRIPPED. SEE TITLE 24-6 COMPLIANCE MEASURES WITH THIS SET.

3. ALL GLASS AND GLAZING SHALL COMPLY WITH 2025 CRC SECTION R308

4. SAFETY GLAZING - PER 2025 CRC, SECTION R308 ALL GLAZING SHALL CONFORM WITH HUMAN IMPACT REQUIREMENTS. SAFETY/TEMPERED GLASS OR PLASTIC IS REQUIRED AT ALL GLAZED DOORS GLAZING WITHIN 24" OF DOORS, WITHIN 18" OF ANY FLOORS IN BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS SAUNAS, AND STEAM ROOMS. SEE 2025 CRC SECTION R308.4 FOR HAZARDOUS LOCATIONS. EACH UNIT OF SAFETY/TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, OR BY BUILDING INSPECTOR, AT THEIR DISCRETION, MAY APPROVE A CERTIFICATE.

5. EGRESS WINDOWS- PER 2025 CRC SECTION R310 ALL ESCAPE OR RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR WIDTH SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER CBC 1029.3. SEE CRC R612 FOR OPENING LIMITING DEVICE REQUIREMENTS AND EGRESS OPERATION. WHERE A WINDOW SILL IS LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR, THE WINDOW MUST BE EQUIPPED WITH A LIMITING DEVICE TO PREVENT THE PASSAGE OF A 4" SPHERE.

6. SKYLIGHTS- SHALL COMPLY WITH 2025 CRC SECTION R308.6 CONTRACTOR SHALL PROVIDE ICC NUMBERS FOR PREFABRICATED SKYLIGHTS AND ASSEMBLIES TO THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. INDICATE GLAZING TYPE.

ROOF PLAN NOTES

1. ATTIC ACCESS- PER 2025 CRC SECTION R807.1, PROVIDE MINIMUM 22X30" ACCESS OPENINGS TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30" AND AREA MORE THAN 30 SQ. FT. A 30" MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING, MEASURED FROM THE BOTTOM OF CEILING MEMBERS.

2. ATTIC AND ENCLOSED RAFTER VENTILATION PER 2025 CRC SECTION R806, THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF SPACE VENTILATED. WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THERE SHALL BE A MINIMUM OF 1" OF CLEAR SPACE FOR VENTING BETWEEN ROOF SHEATHING AND ATTIC INSULATION. UNVENTED ATTIC ASSEMBLIES (COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE) ARE PERMITTED WHEN ALL CONDITIONS OF CRC SECTION R806.4 ARE MET.

3. CONVENTIONAL LIGHT WOOD FRAMING PER 2025 CRC SECTION R802. PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. WHEN CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, EQUIVALENT RAFTER TIES SHALL BE INSTALLED AT A SPACING OF NOT MORE THAN 4'-0" O.C.

4. STRUTS SHALL BE INSTALLED PER 2025 CRC. THE UNBRACED LENGTH SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.

STAIRWAY, HANDRAIL, & GUARDRAIL NOTES

1. STAIRWAYS- STAIRWAYS SHALL MEET EGRESS REQUIREMENTS AS DESCRIBED FOR SPECIFIC TYPE WITHIN THE 2025 CRC SECTION R311.7. GENERALLY, RESIDENTIAL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH. THE RISE SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7.75 INCHES, THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN VERTICAL PLANES OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS. THE LARGEST RISER AND/ OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. FOR CURVED STAIRS, THE MINIMUM TREAD DEPTH (WINDER) SHALL BE 6 INCHES WITH A MINIMUM 10 INCH TREAD DEPTH AT THE WALK LINE (12" FROM NARRO

VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY OWNER:	CHINAR LLC 7031 KOLL CENTER PARKWAY, #170 PLEASANTON, CA 94566
JURISDICTION:	COUNTY OF MONTEREY
ASSESSORS PARCEL NO:	267-041-021-000
DESCRIPTION:	1905 SAN JUAN ROAD (LOT B), AROMAS, CALIFORNIA

SEPTIC NOTES:

1. THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTS FOR NEW CONSTRUCTION.

2. THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS. DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.

3. THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.

4. THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.

5. NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.

BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTS. THE PARCEL IS LOCATED IN A GROUNDWATER RECHARGE AREA. THE PARCEL IS 2.503 ACRES. THE TOTAL ALLOWABLE NITROGEN LOADING IS 100.12 GRAMS. THE PROPOSED DEVELOPMENT IS 90 GRAMS (60 GRAMS FOR THE RESIDENCE AND 30 GRAMS FOR THE ADU)

2. THE SYSTEM WILL SERVE A 4 BEDROOM HOME WITH AN OFFICE AND A 2 BEDROOM ADU. THE MAIN HOUSE WILL BE DESIGNED AS A 5 BEDROOM RESIDENCE AND THE ADU AS A 2 BEDROOM RESIDENCE. THE HOUSE SEPTIC TANK WILL BE 2,500 GALLONS TO ALLOW FOR A GARBAGE GRINDER AND THE ADU SEPTIC TANK WILL BE 1,500 GALLONS TO ALLOW FOR A GARBAGE GRINDER. THE ESTIMATED DAILY WASTEWATER GENERATION IS 900 GALLONS PER DAY (600 GPD FOR THE RESIDENCE AND 300 GPD FOR THE ADU)

3. PER THE SITE PERCOLATION INVESTIGATION REPORT BY GRICE ENGINEERING, INC., DATED APRIL 2001, JOB# 3847-01.03, THE PERCOLATION RATES FOR THE PARCEL ARE AS FOLLOWS:

BORING	DEPTH(FT)	RATE(MPI)
B-12	33.5	GWM
B-14	13.57	33.35
B-18	4.59	10.00

PERCOLATION RATES PER SOIL SURVEYS GROUP, INC. PERCOLATION REPORT DATED AUGUST 4, 2022, JOB #7794-1. THE PERCOLATION RATES ARE AS FOLLOWS:

BORING	DEPTH(FT)	RATE(MPI)
P-10	4.97	44.11
P-11	1.60	13.16
P-12	4.90	11.36

4. PER TABLE 5-4, SOIL APPLICATION RATES (AS DETERMINED FROM STANDARDIZED PERCOLATION RATES), THE MAXIMUM SOIL APPLICATION RATE IS 0.5 GALLONS PER DAY PER SQUARE FOOT BASED ON 5 FOOT DEPTH OF P-10 AND P-12 (AVERAGE PERCOLATION RATE OF 27.74 MPI).

5. THE ESTIMATED DAILY WASTEWATER GENERATION IS 900 GALLONS. 900 / 0.5 = 1800 SF. 1800 SF / 4 SF/FT = 450 LINEAL FEET.
PRIMARY FIELD: 4 SF/FT X 470 LF (5X94) = 1880 SF > 1800 SF REQUIRED
SECONDARY FIELD: 4 SF/FT X 470 LF (5X94) = 1880 SF > 1800 SF REQUIRED

6. THE LEACH FIELDS SHALL HAVE AT MINIMUM OF 12 INCHES OF SOIL COVER.

7. THE LEACH FIELDS SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.

8. TO FACILITATE FUTURE INSPECTIONS OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.

9. THE LEACH FIELDS SHALL NOT BE DEEPER THAN FIVE FEET.

10. THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.

GENERAL / GRADING NOTES

1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.

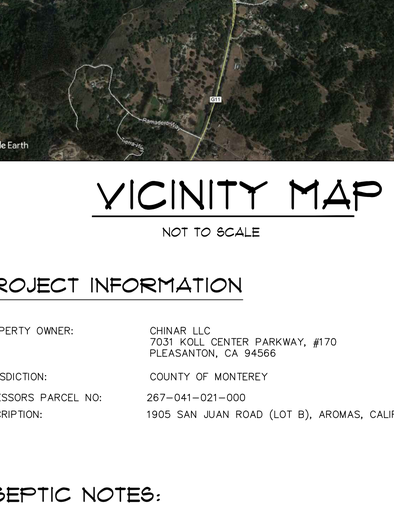
2. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.

3. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.

4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

5. ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

6. SITE TOPOGRAPHY AND SURVEY PROVIDED BY ROPER ENGINEERING, 48 MANN AVENUE, CORRALITOS, CA 95076-1114.

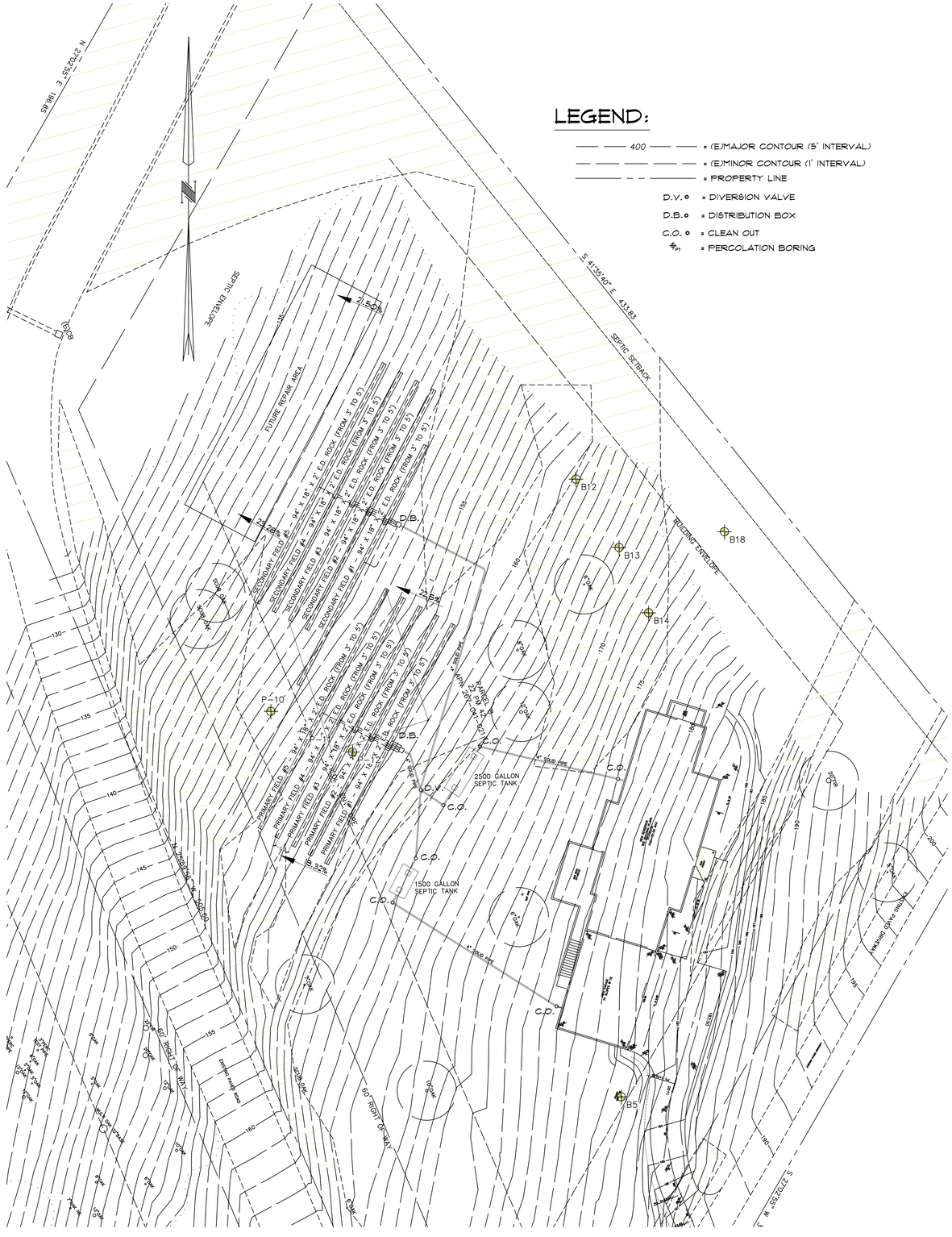


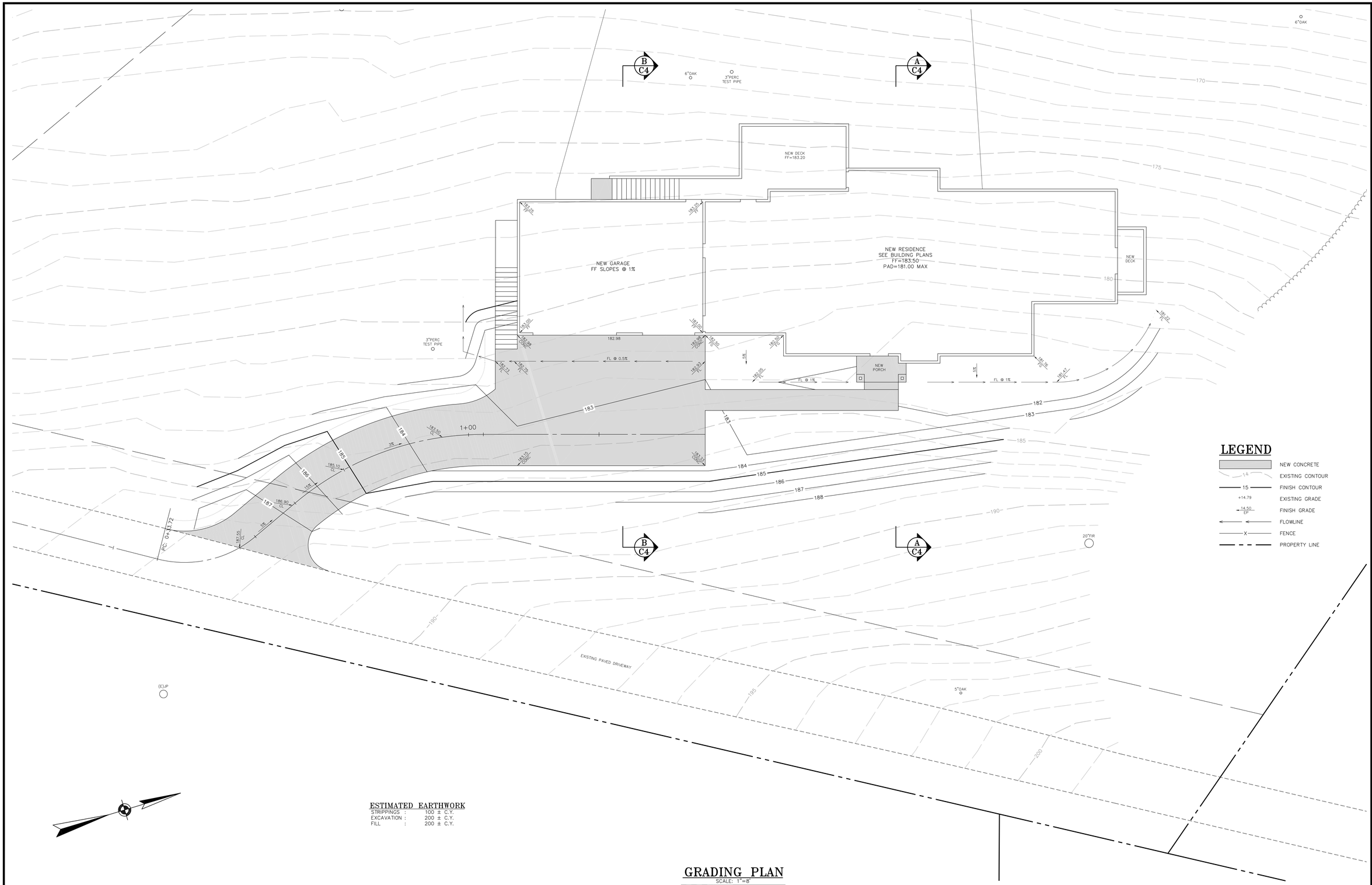
LEACH FIELD DETAIL

NOT TO SCALE

LEGEND:

- ——— 400 ——— = (E)MAJOR CONTOUR (5' INTERVAL)
- ——— = (E)MINOR CONTOUR (1' INTERVAL)
- ——— = PROPERTY LINE
- D.V. = DIVERSION VALVE
- D.B. = DISTRIBUTION BOX
- C.O. = CLEAN OUT
- P1 = PERCOLATION BORING


N 27°05'55" E 196.88'
SEPTIC ENVELOPE
S 41°35'40" E 433.83'
SEPTIC SETBACK
FUTURE REPAIR AREA
BUILDING ENVELOPE
SECONDARY FIELD #5 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
SECONDARY FIELD #4 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
SECONDARY FIELD #3 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
SECONDARY FIELD #2 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
SECONDARY FIELD #1 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
PRIMARY FIELD #5 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
PRIMARY FIELD #4 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
PRIMARY FIELD #3 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
PRIMARY FIELD #2 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
PRIMARY FIELD #1 - 94' X 18" X 2' E.D. ROCK (FROM 3' TO 5')
P-10
P-11
P-12
B12
B13
B14
B18
B5
D.B.
D.B.
D.B.
2500 GALLON
SEPTIC TANK
1500 GALLON
SEPTIC TANK
C.O.
C.O.
C.O.
C.O.
C.O.
C.O.
2" PVC
4" PVC
6" PVC
APN 267-041-021
APN 267-041-022
N 33°33'58" W 258.60'
E 41°35'40" S 433.83'
60' RIGHT OF WAY
60' RIGHT OF WAY
Existing Water Meter
Existing Gate
Existing Gate
Existing Water Meter
Existing Water Meter
Existing Water Meter



LEGEND

- NEW CONCRETE
- EXISTING CONTOUR
- FINISH CONTOUR
- EXISTING GRADE
- FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE

ESTIMATED EARTHWORK

STRIPPINGS	:	100 ± C.Y.
EXCAVATION	:	200 ± C.Y.
FILL	:	200 ± C.Y.

GRADING PLAN

SCALE: 1"=8'

0 5 10 20
FEET

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY DATED 2-16-21, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

REGISTERED PROFESSIONAL ENGINEER JEFF A. ROPER No. 41081 CIVIL STATE OF CALIFORNIA

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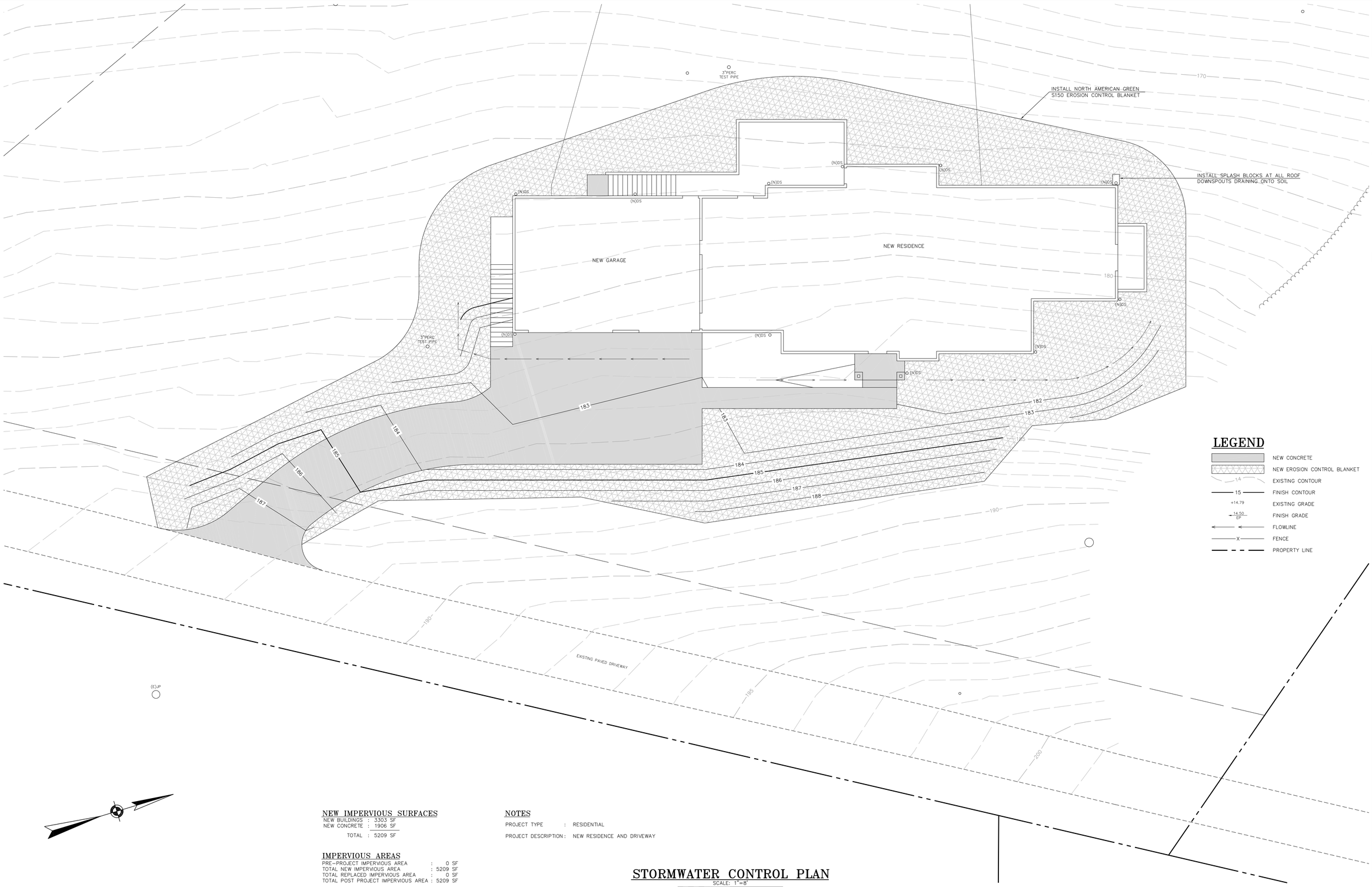
NEW RESIDENCE FOR
HEMAN GALZIE
1905 SAN JUAN ROAD ROYAL OAKS APN 267-041-021

GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	FEB. 29, 2024
REVISED:	APR. 21, 2026
JOB NO.:	21006
SHEET	C2
OF	6 SHEETS



LEGEND

- NEW CONCRETE
- NEW EROSION CONTROL BLANKET
- 14 — EXISTING CONTOUR
- 15 — FINISH CONTOUR
- +14.79 — EXISTING GRADE
- 14.50 EP — FINISH GRADE
- FLOWLINE
- X — FENCE
- PROPERTY LINE

NEW IMPERVIOUS SURFACES

NEW BUILDINGS	:	3303 SF
NEW CONCRETE	:	1906 SF
TOTAL	:	5209 SF

IMPERVIOUS AREAS

PRE-PROJECT IMPERVIOUS AREA	:	0 SF
TOTAL NEW IMPERVIOUS AREA	:	5209 SF
TOTAL REPLACED IMPERVIOUS AREA	:	0 SF
TOTAL POST PROJECT IMPERVIOUS AREA	:	5209 SF

NOTES

PROJECT TYPE : RESIDENTIAL

PROJECT DESCRIPTION : NEW RESIDENCE AND DRIVEWAY

STORMWATER CONTROL PLAN

SCALE: 1"=8'

0 5 10 20

FEET

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY DATED 2-16-21, NAVD 1988 DATUM
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STORMWATER CONTROL PLAN

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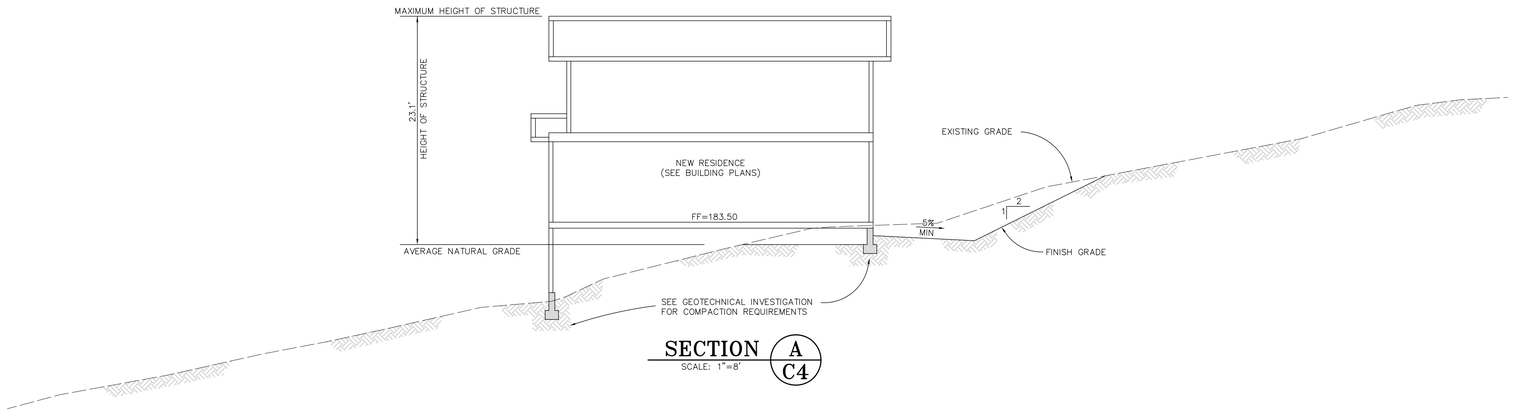
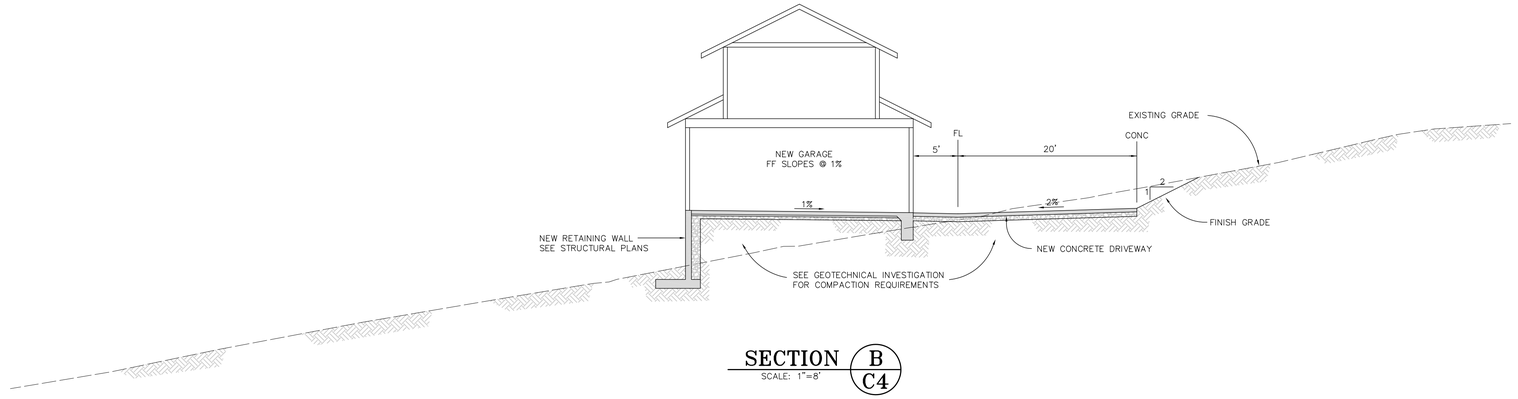
SHEET	C3
OF	6 SHEETS

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 6 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. THE GEOTECHNICAL INVESTIGATION PREPARED BY SOIL SURVEYS GROUP INC. FOR SHAWKI DEYN PROPERTIES LLC DATED APRIL 2, 2021 JOB #7794 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.



SECTION A / C4
SCALE: 1"=8'



SECTION B / C4
SCALE: 1"=8'

GEOTECHNICAL INSPECTION SCHEDULE

	ITEM	TO BE INSPECTED BY	WHEN	INSPECTED BY	DATE
1	PRIOR TO GRADING				
	PRE-GRADING MEETING	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO START OF GRADING		
	RETRIEVE SOIL SAMPLE		PRIOR TO START OF GRADING		
2	FILL/CUT SLOPE CONSTRUCTION				
	OBSERVE KEYWAY EXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST FILL MATERIAL		ON GOING		
	OBSERVE CUT SLOPES FOR COMPLIANCE WITH GRADIENTS		WHEN EXCAVATED		
3	BUILDING PAD PREPARATION				
	OBSERVE BOTTOM OF OVER-EXCAVATION AT BUILDING PAD	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED PRIOR TO PLACING FILL		
	OBSERVE STABILIZATION FABRIC PLACEMENT		PRIOR TO PLACING FILL		
	OBSERVE AND TEST FILL MATERIAL		ON GOING		
	OBSERVE FOUNDATION EXCAVATIONS AT STRUCTURE		PRIOR TO REINFORCEMENT		
4	RETAINING WALL CONSTRUTION				
	OBSERVE FOUNDATION EXCAVATIONS	GEOTECHNICAL ENGINEER/REPRESENTATIVE	PRIOR TO PLACING REINFORCEMENT		
	OBSERVE RETAINING WALL DRAIN AND OUTLET		AFTER PIPE IS IN PLACE, PRIOR TO BACKFILLING		
	OBSERVE AND TEST RETAINING WALL BACKFILL		DURING FILL PLACEMENT, ON GOING		
5	SUBDRAIN CONSTRUCTION	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SUBDRAIN CONSTRUCTION		AFTER PIPE IS IN PLACE, PRIOR TO BACK FILLING		
6	DRIVEWAY CONSTRUCTION				
	OBSERVE OVEREXCAVATION	GEOTECHNICAL ENGINEER/REPRESENTATIVE	WHEN EXCAVATED, PRIOR TO PLACING FILL		
	TEST SUBGRADE		DURING FILL PLACEMENT AND PRIOR TO PLACING BASEROCK		
	TEST BASEROCK		IMMEDIATELY AFTER CONSTRUCTION, PRIOR TO PAVING		
7	UTILITY TRENCHES	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	TEST TRENCH BACKFILL		ON GOING		
8	SITE DRAINAGE	GEOTECHNICAL ENGINEER/REPRESENTATIVE			
	OBSERVE SITE DRAINAGE		PRIOR TO FINAL		

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NEW RESIDENCE FOR
HEMAN GALZIE
1905 SAN JUAN ROAD ROYAL OAKS APN 267-041-021

SECTIONS & DETAILS

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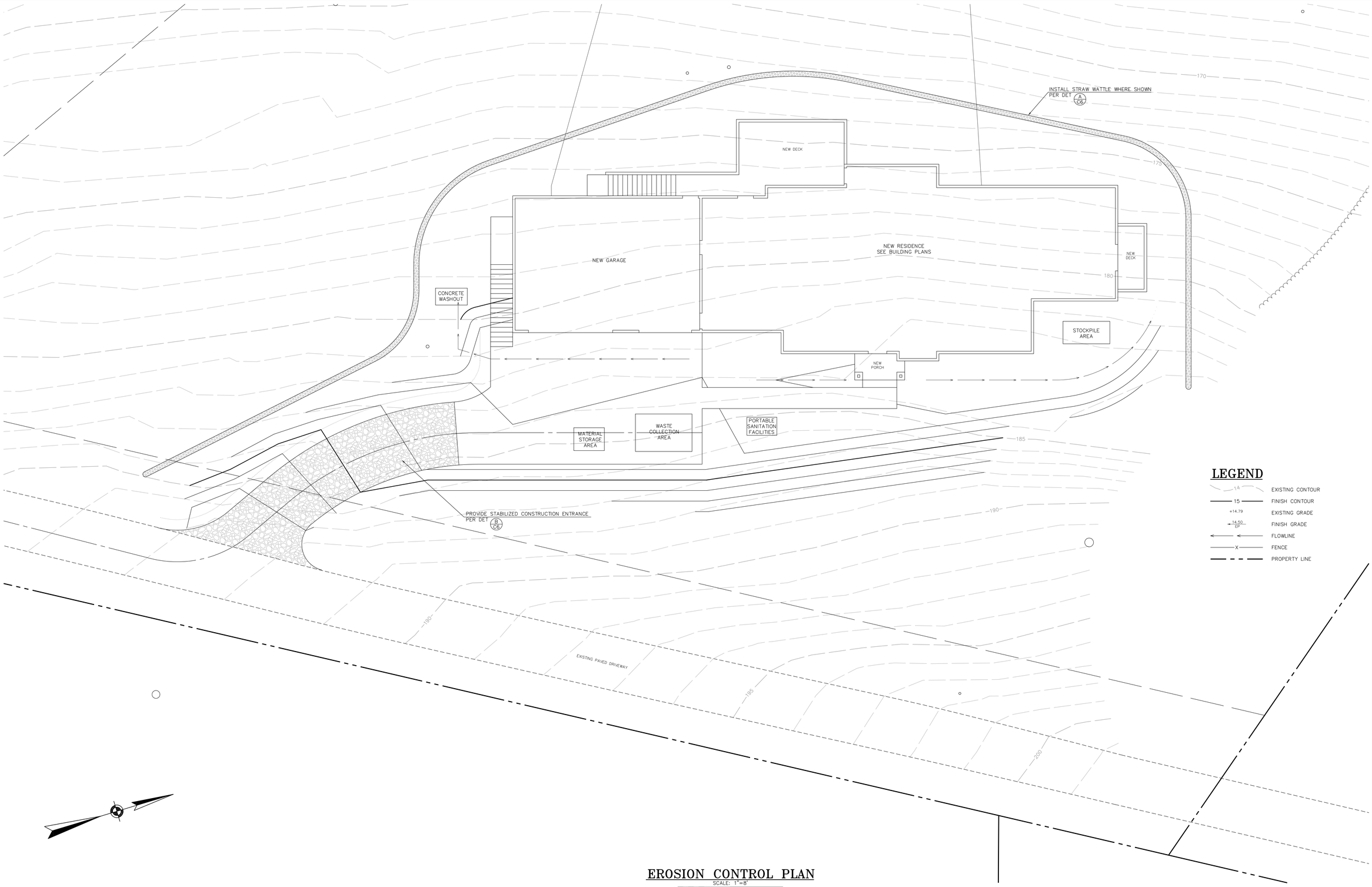

LEGEND

- EXISTING CONTOUR
- FINISH CONTOUR
- +14.79 EXISTING GRADE
- +14.50 EP FINISH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE

EROSION CONTROL PLAN

SCALE: 1"=8'

0 5 10 20
FEET

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY DATED 2-16-21, NAVD 1988 DATUM
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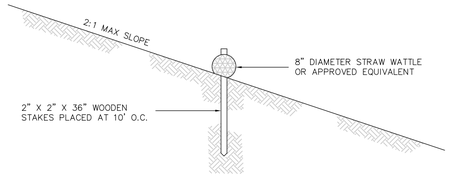
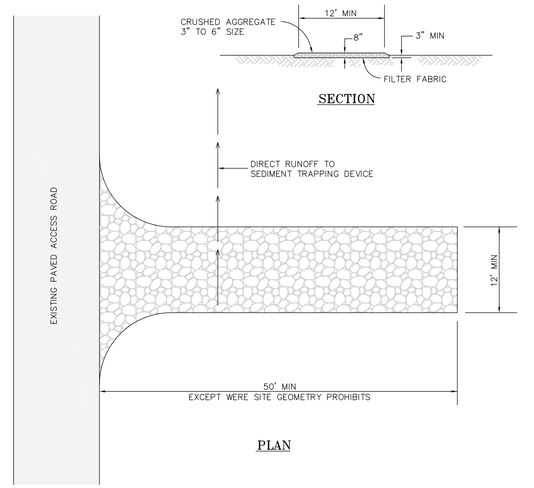


STRAW WATTLE DETAIL A C6

SCALE: 1"=2'



STABILIZED CONSTRUCTION ENTRANCE B C6

SCALE: 1"=10'

MONTEREY COUNTY EROSION CONTROL NOTES

1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH.) YES NO
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
3. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
4. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA–ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
5. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA–ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
6. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA–ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY–ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF–SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON–HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FIE1 TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

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EROSION CONTROL DETAILS & NOTES

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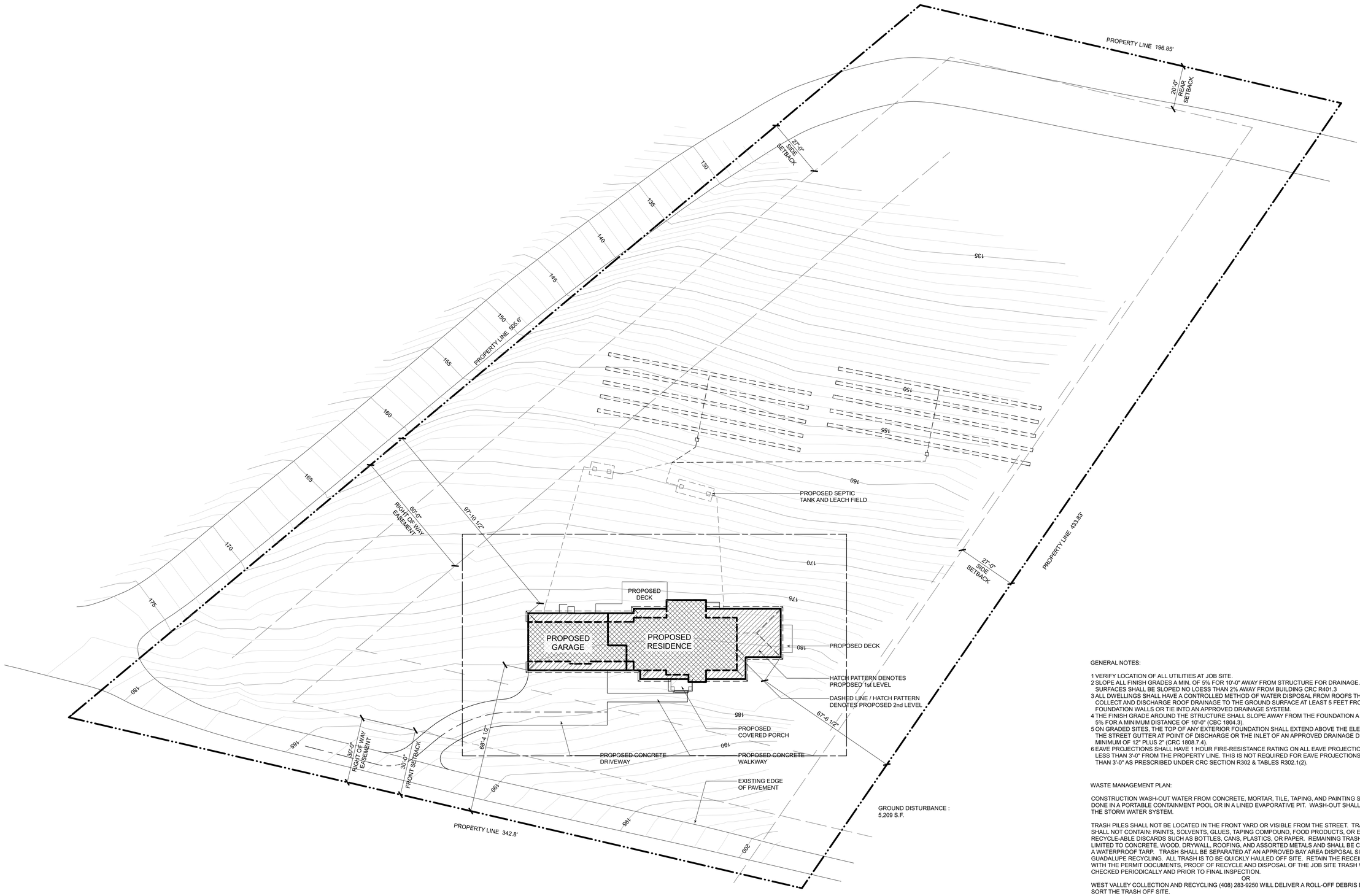

Site Plan

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'-0"

GENERAL NOTES:

1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 10'-0" AWAY FROM STRUCTURE FOR DRAINAGE. IMPERVIOUS SURFACES SHALL BE SLOPED NO LOESS THAN 2% AWAY FROM BUILDING CRC R401.3
3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.
OR
WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:
1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

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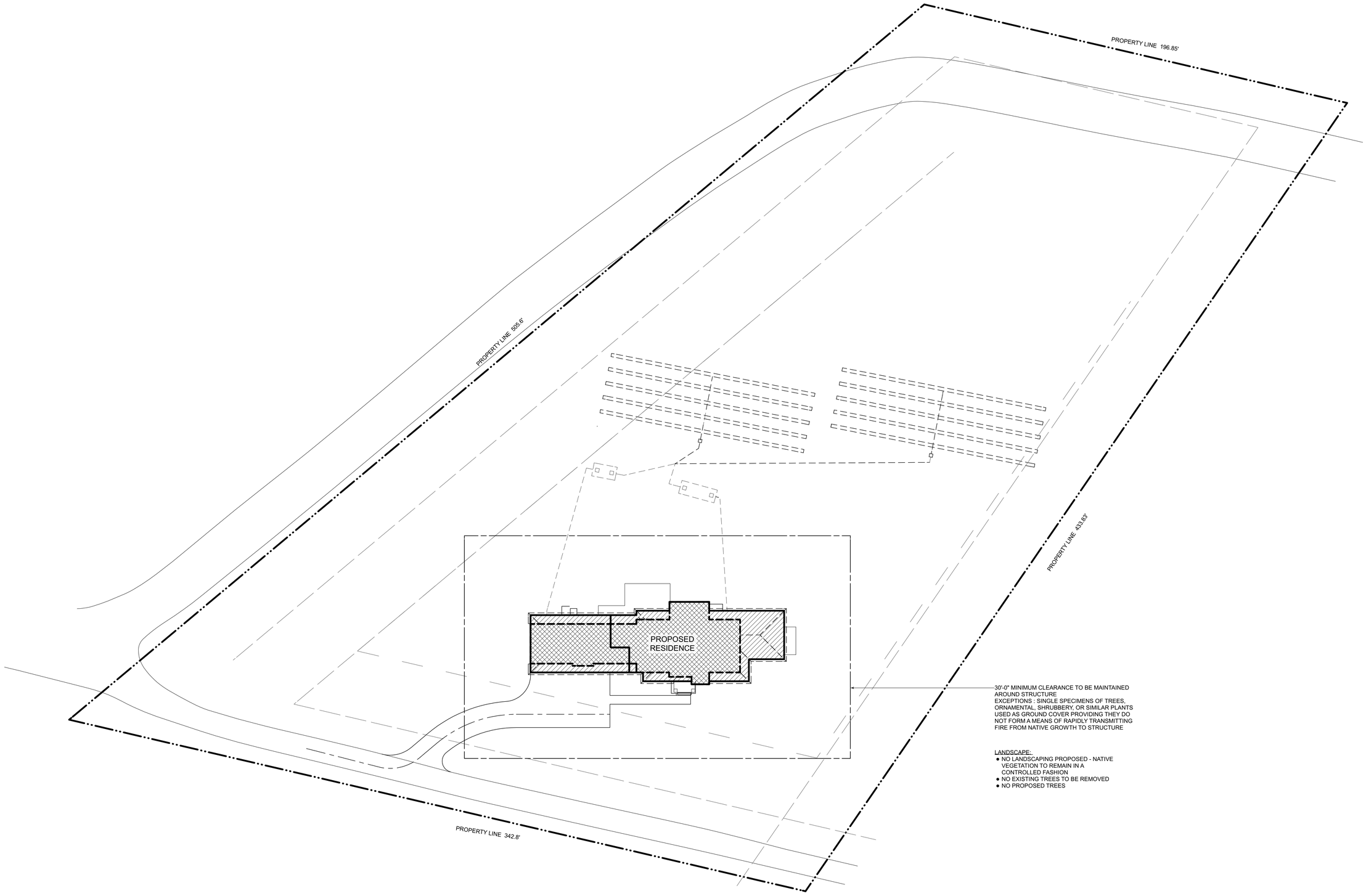
SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date:	08/18/2025
Drawn By:	DW
Revisions:	

SITE PLAN

Project No: 2549

Sheet No: A-1



30'-0" MINIMUM CLEARANCE TO BE MAINTAINED AROUND STRUCTURE
EXCEPTIONS : SINGLE SPECIMENS OF TREES, ORNAMENTAL, SHRUBBERY, OR SIMILAR PLANTS USED AS GROUND COVER PROVIDING THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO STRUCTURE

LANDSCAPE:
- NO LANDSCAPING PROPOSED - NATIVE VEGETATION TO REMAIN IN A CONTROLLED FASHION
- NO EXISTING TREES TO BE REMOVED
- NO PROPOSED TREES

Fuel Management Plan & Landscaping Plan

0 10' 20' 40' 60' 80'

SCALE: 1" = 20'-0"

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NEW RESIDENCE
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1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date: 08/18/2025
Drawn By: DW
Revisions:

FUEL MANAGEMENT PLAN

LANDSCAPING PLAN

Project No: 2549

Sheet No: A-1.1

GENERAL NOTES:

1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.O.)
2. ALL EXTERIOR HEADERS SHALL BE AT 8'-0" U.N.O.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 13/4" THICK
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
9. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
10. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
11. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
12. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
13. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
14. PROVIDE FIRE-STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES
15. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
16. LANDINGS NO MORE THAN 7.75" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 11/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0 DEEP MIN.
17. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O
18. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
19. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER- STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CEnC SECTION 117).
20. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).
21. VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.
22. PROVIDE 2x8 SOLID LUMBER REINFORCEMENT LOCATED BETWEEN 32" & 39 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH CRC SECTION R327.1.1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

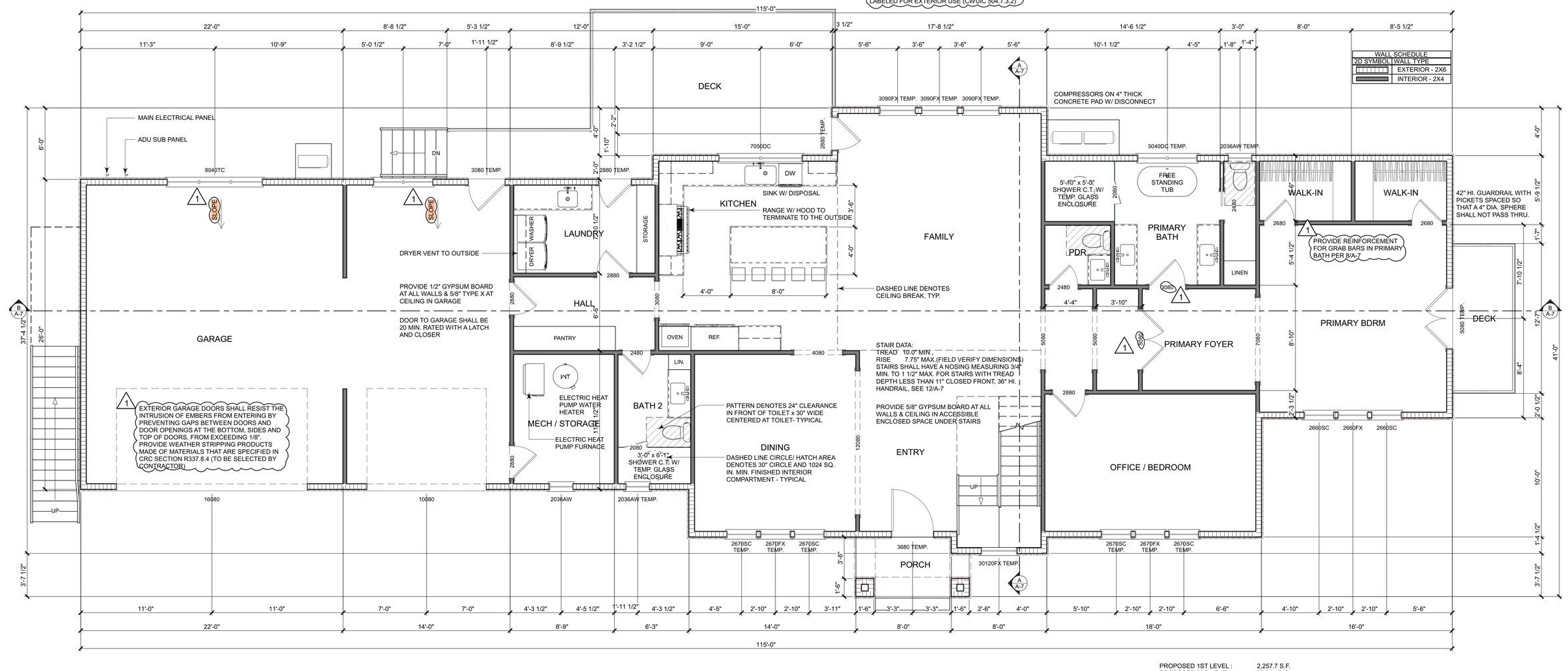
1. PLUMBING GENERAL NOTES:
1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERETO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2022 CMC 1312.3
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022 CPC 609.10
3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
5. PROVIDE DBL SEISMIC STRAPPING AT ALL WATER HEATERS
6. PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C
7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
8. NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC
9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12-8 2022 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).
12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURE'S INSTALLATION GUIDELINES ALLOW.
13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL./ FLUSH	1.28 GAL./ FLUSH
SHOWER HEAD	2.5 GAL./ MINUTE	1.8 GAL./ MINUTE
LAVATORY FAUCET	2.2 GAL./ MINUTE	1.2 GAL./ MINUTE
KITCHEN FAUCET	2.2 GAL./ MINUTE	1.8 GAL./ MINUTE

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150(j)(2) CEnC).

1 WILDLAND-URBAN INTERFACE NOTES:
THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING PER CRC R337.7.6
A. NONCOMBUSTIBLE MATERIAL
EXTERIOR WINDOWS & EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY W/ONE OF THE FOLLOWING REQUIREMENTS PER CRC 337.8.2.1.
A. A. BE CONSTRUCTED OF MULTI-PANE GLAZING W/ A MIN. OF ONE TEMP. PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING
EXTERIOR DOORS SHALL COMPLY W/ ONE OF THE FOLLOWING PER CRC 327.8.3.
A. A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
I. SHALL BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
II. STILES & RAILS SHALL NOT BE LESS THAT 1 3/8" THICK.

1 DECK SURFACES AND STAIRS SHALL BE CONSTRUCTED WITH ANY OF THE FOLLOWING: MATERIALS THAT COMPLIES WITH ASTM E2707 OR SFM 12-7A-1, IGNITION RESISTANT BUILDING MATERIAL, OR FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE (CWUIC 504.7.3.2)



Proposed 1st Level Floor Plan

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

PROPOSED 1ST LEVEL :	2,257.7 S.F.
PROPOSED 2ND LEVEL :	974.34 S.F.
TOTAL FLOOR AREA :	3,232.04 S.F.
PROPOSED GARAGE :	1,045.3 S.F.
PROPOSED ATTACHED ADU :	783.46 S.F.

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SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date:	08/18/2025
Drawn By:	DW
Revisions:	
1	03/04/26 PLAN CHECK

PROPOSED 1st LEVEL FLOOR PLAN

Project No: 2549

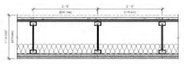
Sheet No: A-2

1

12 — 1 Hr.

PER CBC TABLE 721.1(3):
2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLERN OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

1 HOUR WALL SYSTEMS, WOOD FRAMED N.T.S. 1



UL L570
Wood Engineered Joist

Fire Rating	System Thickness	STC	IIC
1 hours	16 3/32 in.	59	47

ASSEMBLY DETAILS

Finish Flooring: 1 layer Bare Floor

Subfloor Topping Mixture: 1 layer 1" Thick Levelrock® Brand 2500 Series Floor Underlayment; 3/4" Thick Levelrock® Brand 2500 Series Floor Underlayment

Sound Mat: 1 layer 1/8" Thick Levelrock® Brand SAM-N12™ Sound Attenuation Mat

Subflooring: 1 layer 23/32" Plywood Panel

Structural Wood Members: 1 layer 11-7/8" Wood I-Joists, Spaced 24" O.C.

Insulation: 1 layer 3-1/2" Unfaced Glass Fiber

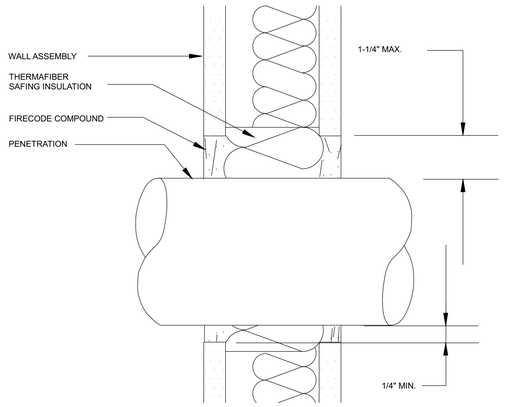
Resilient Channel: 1 layer 25 ga. Resilient Channels Spaced 16" O.C. (Sound Tested with RC Deluxe®)

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

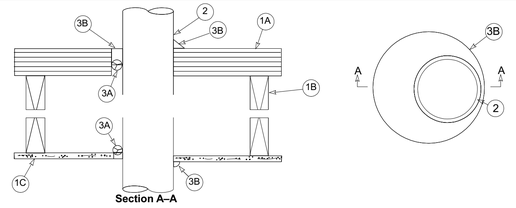
Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

ALL STRUCTURAL ELEMENTS, BEARING WALLS BEAMS, POSTS, ETC., SUPPORTING FIRE RATED FLOOR/CEILING ABOVE ADU SHALL HAVE EQUIVALENT OR GREATER FIRE RATING

1 HOUR FLOOR CEILING SYSTEMS, WOOD FRAMED N.T.S. 2

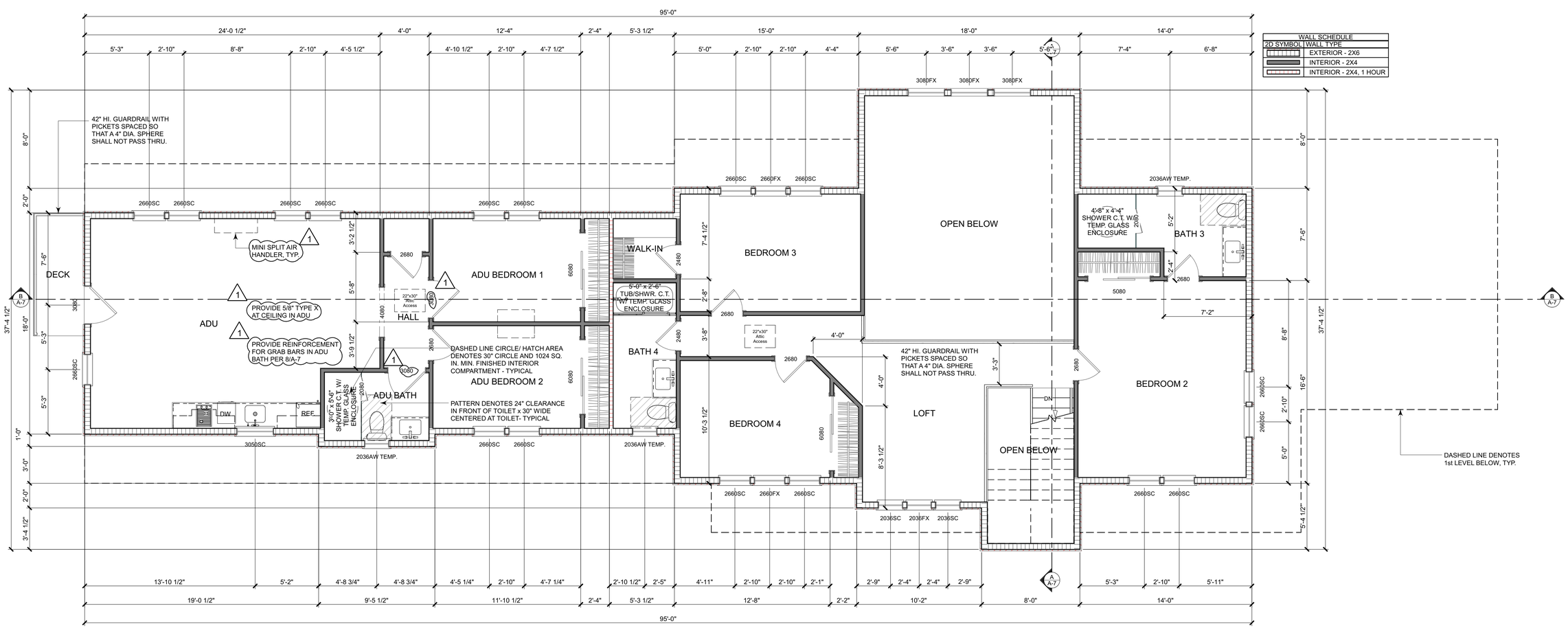


1 HOUR PENETRATION AT WALL N.T.S. 3



1. Floor/ceiling assembly:
   A.. Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
   B. Wood joist: Nom. 2" x 10" lumber joist.
   C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
2. Metallic pipe:
   A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
   B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
   C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
   D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
   E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
3. Forming and fire stop materials:
   A. Forming material (optional): Foam backer rod packed into opening as a permanent form.
   B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies. Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.

1 HOUR PENETRATION AT CEILING N.T.S. 4



Proposed 2nd Level Floor Plan

0 4 8 12 16

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

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SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date:	08/18/2025
Drawn By:	DW
Revisions:	
1	03/04/26 PLAN CHECK

PROPOSED 2nd LEVEL FLOOR PLAN

Project No: 2549

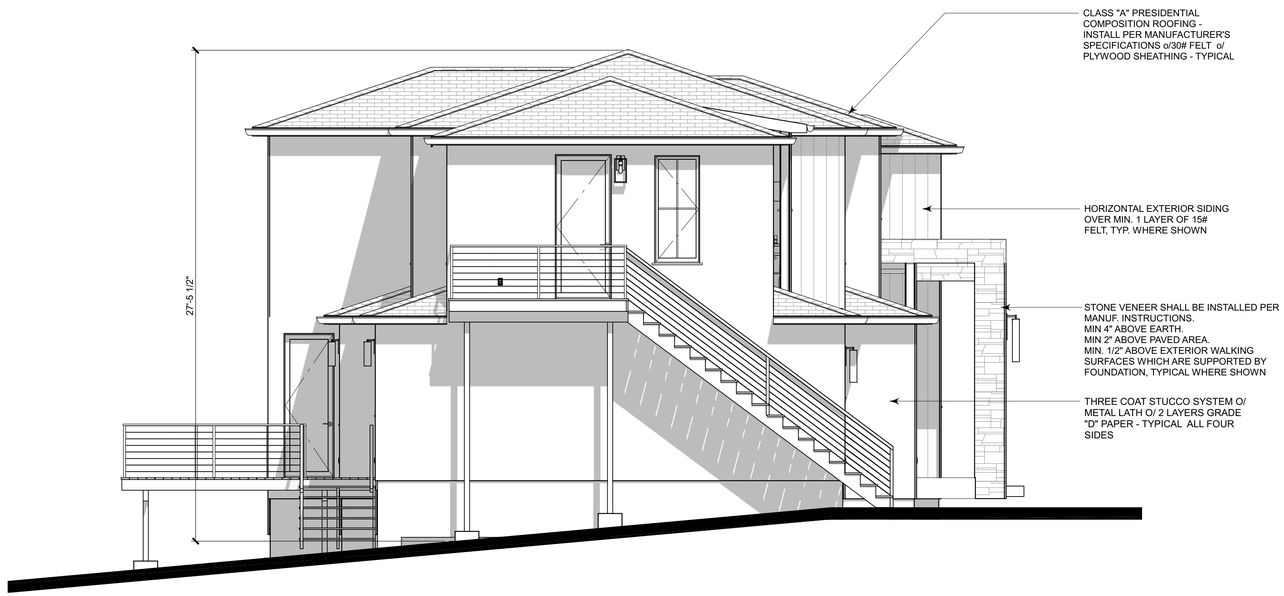
Sheet No: A-3

Front Elevation

0 4 8 12 16

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

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Left Elevation

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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Date: 08/18/2025
Drawn By: DW
Revisions:

EXTERIOR ELEVATIONS

Project No: 2549

Sheet No: A-4

Rear Elevation

0 4 8 12 16

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

26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS-TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

Right Elevation

ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION.AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

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Revisions:	
1	03/04/26 PLAN CHECK

EXTERIOR ELEVATIONS

Project No: 2549

Sheet No: A-5

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

ATTIC VENTILATION:
1st LEVEL :
246.02 S.F. OF ATTIC SPACE / 300 = 0.82 S.F.
0.82 S.F. x 144 SQ. INCHES = 118.08 SQ. INCHES REQ'D
118.08 SQ. INCHES / 2 = 59.04 SQ. INCHES

59.04 SQ. INCHES REQ'D / 72 SQ. INCHES = 1 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
59.04 SQ. INCHES REQ'D / 9 SQ. INCHES = 7 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

1st LEVEL :
592.79 S.F. OF ATTIC SPACE / 300 = 1.97 S.F.
1.97 S.F. x 144 SQ. INCHES = 283.68 SQ. INCHES REQ'D
283.68 SQ. INCHES / 2 = 141.84 SQ. INCHES

141.84 SQ. INCHES REQ'D / 72 SQ. INCHES = 1 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
141.84 SQ. INCHES REQ'D / 9 SQ. INCHES = 16 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

1st LEVEL :
239.33 S.F. OF ATTIC SPACE / 300 = 0.79 S.F.
0.79 S.F. x 144 SQ. INCHES = 113.76 SQ. INCHES REQ'D
113.76 SQ. INCHES / 2 = 56.88 SQ. INCHES

56.88 SQ. INCHES REQ'D / 72 SQ. INCHES = 1 - 32"x24" O'HAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
56.88 SQ. INCHES REQ'D / 9 SQ. INCHES = 7 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2nd LEVEL:
2,199.33 S.F. OF ATTIC SPACE / 300 = 7.33 S.F.
7.33 S.F. x 144 SQ. INCHES = 1,055.52 SQ. INCHES REQ'D
1,055.52 SQ. INCHES / 2 = 527.76 SQ. INCHES

527.76 SQ. INCHES REQ'D / 72 SQ. INCHES = 7 - 32"x24" O'HAGIN FLAT ROOF VENTS.

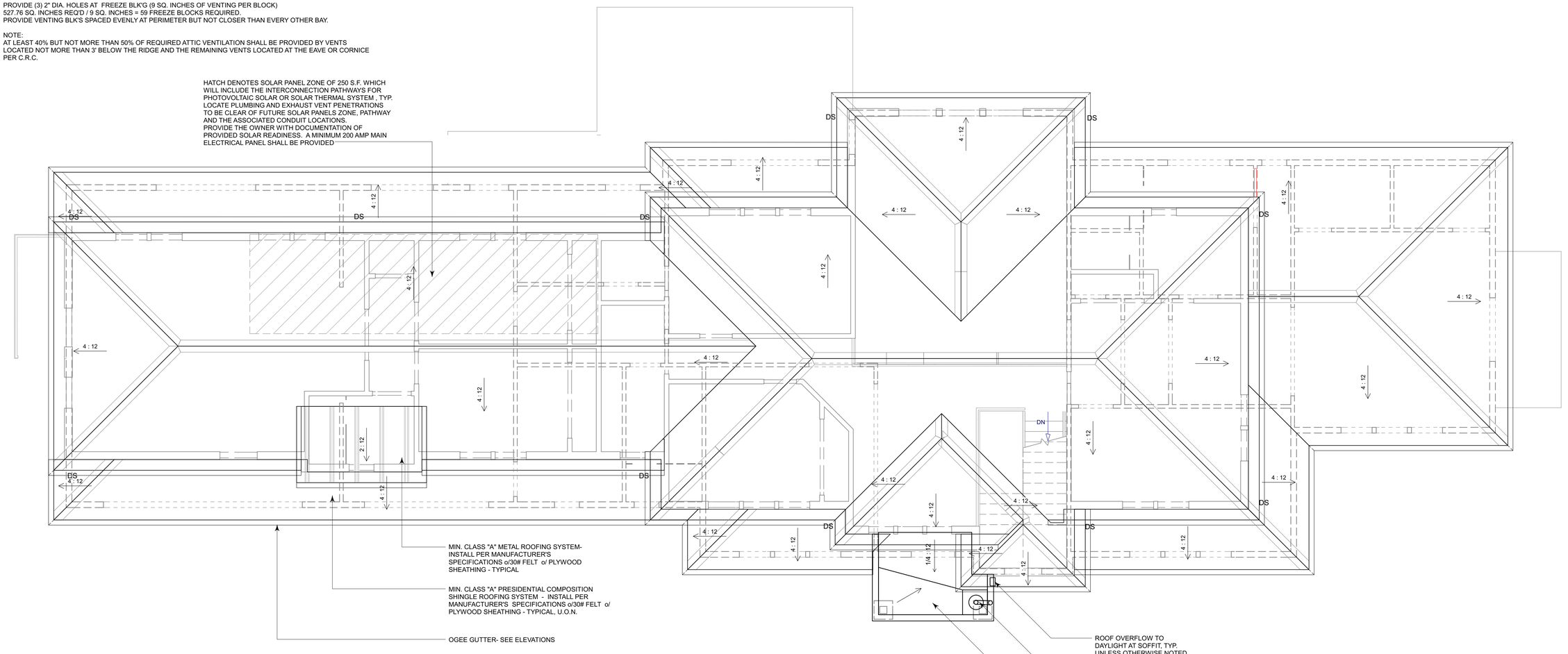
PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)
527.76 SQ. INCHES REQ'D / 9 SQ. INCHES = 59 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

1

WUI NOTES PER CBC 17A:
1. EXTERIOR WALL COVERING SHALL EXTEND FROM TOP OF THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT ENCLOSURE PER CBC 704A.3.1.1.
2. EXTERIOR WALL VENT OPENINGS SHALL RESIST THE INTRUSION OF FLAME & EMBERS OR MUST BE 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQ. PER CBC 704A.3.2.1.
3. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS, OR SHALL HAVE ONE LAYER OF NO. 72 CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING.
4. ROOF VALLEYS SHALL HAVE NOT LESS THAN 26 GAGE SHEET METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT OF NO. 72 CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
5. PROVIDE SCREENS ON GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.(CWUIC 101.3.1.1)
6. UNDER-FLOOR AREAS TO BE ENCLOSED TO GRADE WITH EXTERIOR WALLS IN ACCORDANCE TO SECTION 704A.3 OR PROVIDE EXPOSED FLOORS, EXPOSED STRUCTURAL BEAMS & SUPPORTING WALL TO BE PROTECTED WITH EXTERIOR IGNITION-RESISTANT MATERIAL OR BE HEAVY TIMBER PER CBC 704A.4.2.2.

HATCH DENOTES SOLAR PANEL ZONE OF 250 S.F. WHICH WILL INCLUDE THE INTERCONNECTION PATHWAYS FOR PHOTOVOLTAIC SOLAR OR SOLAR THERMAL SYSTEM , TYP. LOCATE PLUMBING AND EXHAUST VENT PENETRATIONS TO BE CLEAR OF FUTURE SOLAR PANELS ZONE, PATHWAY AND THE ASSOCIATED CONDUIT LOCATIONS. PROVIDE THE OWNER WITH DOCUMENTATION OF PROVIDED SOLAR READINESS. A MINIMUM 200 AMP MAIN ELECTRICAL PANEL SHALL BE PROVIDED



Roof Plan

0 4 8 12 16

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

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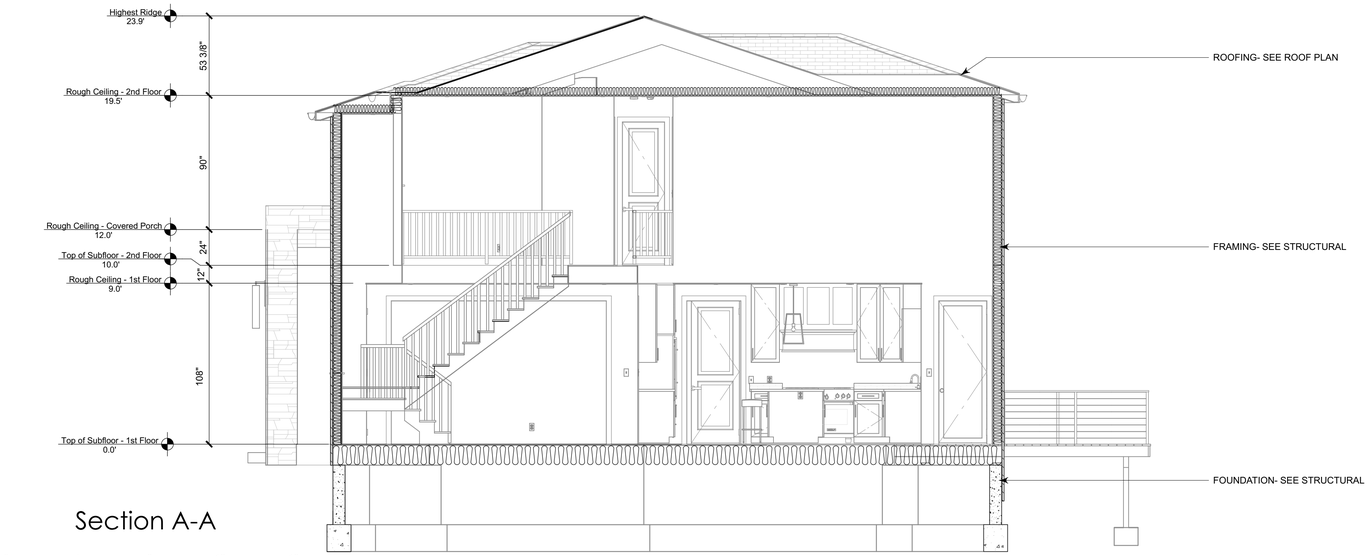
SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date: 08/18/2025
Drawn By: DW
Revisions:
1 03/04/26 PLAN CHECK

ROOF PLAN

Project No: 2549

Sheet No: A-6



Section A-A

0 4 8 12 16

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

Section B-B

GENERAL NOTES:

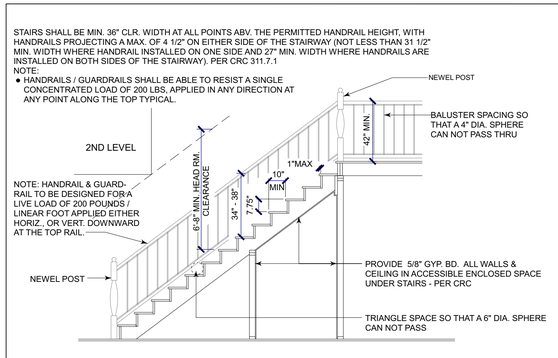
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC
2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

1 INSULATION REQUIREMENTS:

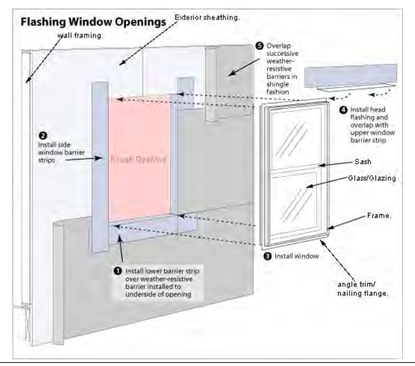
WALL INSULATION:	R-21
FLOOR INSULATION:	R-19
ATTIC INSULATION:	R-38

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24

12 TYPICAL STAIR SCALE: N.T.S.

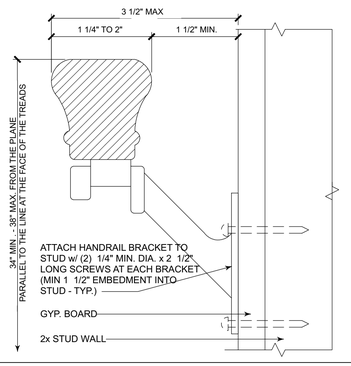


8 WINDOW FLASHING SCALE: N.T.S.

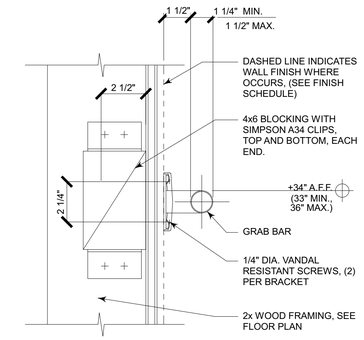


4 HAND RAIL SCALE: N.T.S.

TYPE I - HANDRAIL
PERIMETER DIMENSION NOT TO EXCEED 6 -1/4" W/ MAX. CROSS SECTION DIMENSION OF 2 -1/4". EDGES SHALL HAVE A MIN. RADIUS OF .01 INCH



1 TYP. GRAB BAR ANCHORAGE 3" = 1'-0"



NOTE:
1 AT SHOWER LOCATIONS (IF ANY) SEAL FASTENER PENETRATIONS WITH SILICONE SEALANT.
2 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
3 GRAB BARS AND ANY WALL OR OTHER SURFACE ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
4 THERE SHALL BE NO PROJECTING ELEMENTS MOUNTED TO WALLS WITHIN 12" ABOVE OR 1-1/2" BELOW GRAB BARS.

10 28-B-WS_1

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SAN JUAN RESIDENCE - LOT B
NEW RESIDENCE
(PLN210139)
1905 SAN JUAN ROAD
AROMAS CALIFORNIA

Date: 08/18/2025
Drawn By: DW
Revisions:
1 03/04/26 PLAN CHECK

SECTIONS

Project No: 2549

Sheet No: A-7

ELECTRICAL - DATA - AUDIO LEGEND

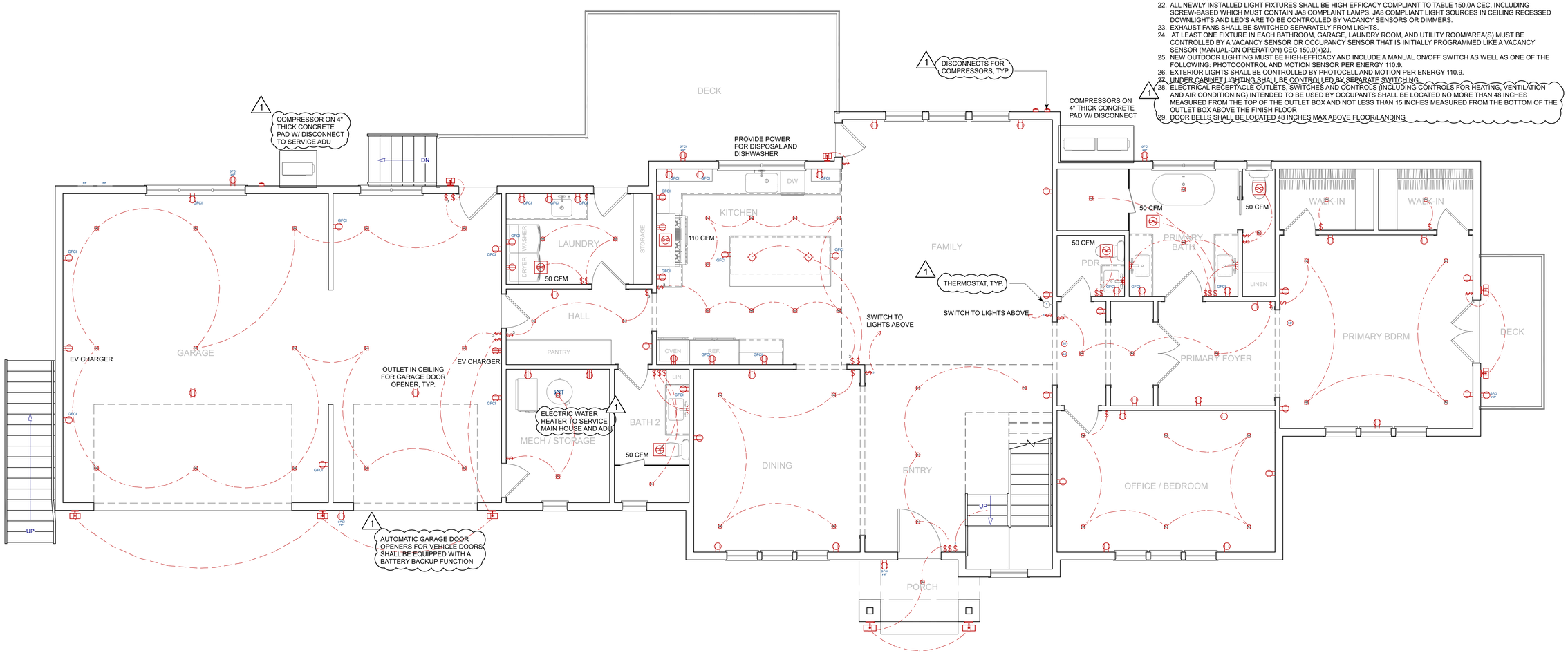
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Ceiling Fan	VC DM T	Switches: Vacancy Sensor, Dimmer, Timer
		AV Control	Audio Video: Control Panel, Switch
	Ventilation Fans: Ceiling Mounted, Wall Mounted	SP	Speakers: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage	CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce		Telephone Jack
	Chandelier Light Fixture	CO	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	LED Light Fixture		Gas
	240V Receptacle		Door Chime, Door Bell Button
WP GFCI	110V Receptacles: Duplex AFCI TYP. U.O.N., Weather Proof (WP), GFCI	SD	Smoke Alarm: Ceiling Mounted, Wall Mounted
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	EP	Electrical Breaker Panel

MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC SEC. 504.5)
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0", MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER R405.6 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 9" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 110-180 CFM WITH INTERMITTENT AIRFLOW DEMAND CONTROLS OR CONTINUOUS MECHANICAL EXHAUST SYSTEM FOR THE KITCHEN RANGE HOOD/MICROWAVE HOOD COMBINATION WITH A SOUND RATING OF THREE (3) SONES
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A HERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)12c.

ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1)-20 AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220-4(B) & 210-52(B).
3. ARC FAULT (AFCI) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, DISHWASHERS, AND DISPOSALS. COMBINATION AFCI/ GFCI ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2022 CEC 210.8 & 210.12
4. ALL RECESSED LED FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 75 PASCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.52.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARBAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2022 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2022 CEC 422.12.
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2022 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2022 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2022 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL, LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODELS PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTACLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTACLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL.
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC
18. PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACK-UP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CBC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC
21. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150.0A CEC, INCLUDING SCREW-BASED WHICH MUST CONTAIN JA8 COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM/AREA(S) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 150.0(k)2J.
25. NEW OUTDOOR LIGHTING MUST BE HIGH-EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
26. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING
28. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR
29. DOOR BELLS SHALL BE LOCATED 48 INCHES MAX ABOVE FLOOR/LANDING



1st Level Electrical Plan

0 4 8 12 16

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

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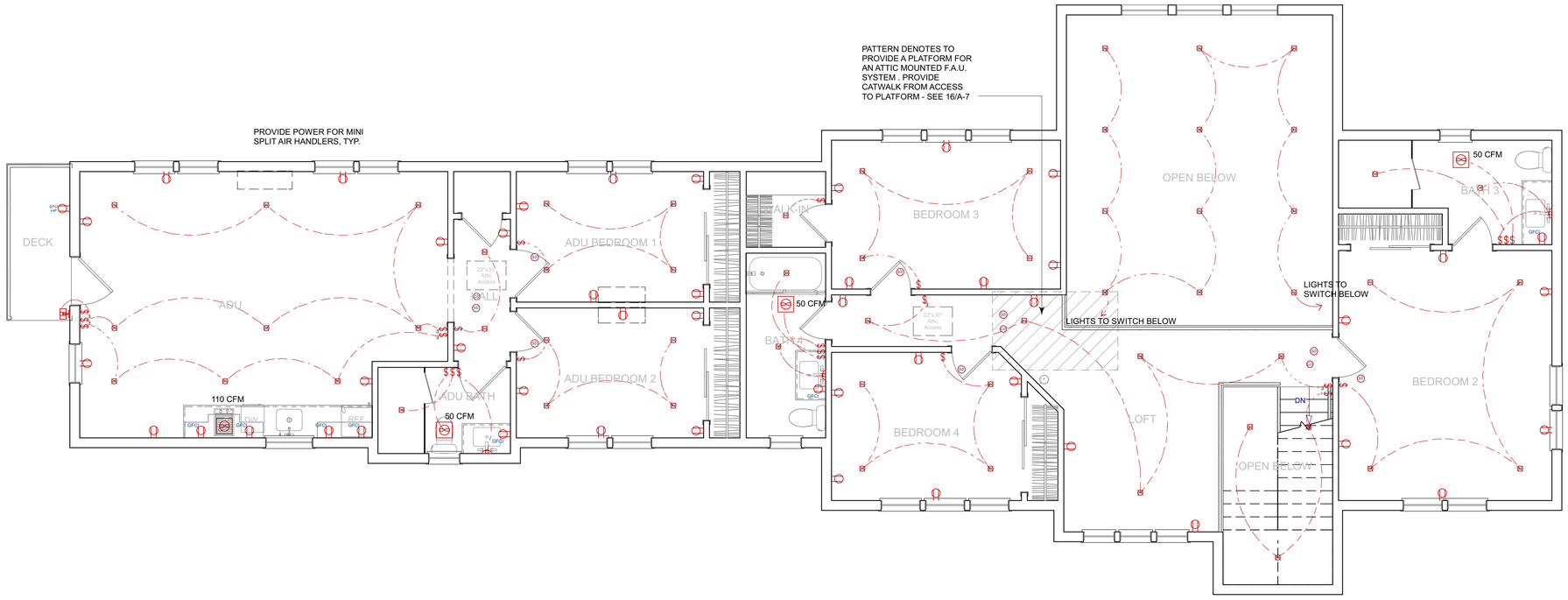
1	03/04/26 PLAN CHECK

1st LEVEL ELECTRICAL PLAN

Project No: 2549

Sheet No: E-1



2nd Level Electrical Plan

0 4 8 12 16

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

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SAN JUAN RESIDENCE - LOT B

NEW RESIDENCE

(PLN210139)

1905 SAN JUAN ROAD

AROMAS CALIFORNIA

Date: 08/18/2025

Drawn By: DW

Revisions:

2nd LEVEL ELECTRICAL PLAN

Project No: 2549

Sheet No: E-2