

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**MONTEJANO (170001)**

**RESOLUTION NO. 17-**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303 (a) and (b) of the CEQA Guidelines; and
- 2) Approving three Design Approvals to allow the construction of three single family dwellings on lots created through an approved Parcel Map (under File No. PLN060581) that created three (3) lots of record: Lot A will contain a 2,160 square foot one-story single family dwelling with an attached garage; Lot B will contain a 2,160 square foot one-story single family dwelling with an attached garage; and Proposed Lot C will contain a 2,365 square foot one-story duplex with two attached garages.

11450 Poole Street, Castroville, North County Area Plan, Castroville Community Plan. (APN: 030-096-001-000)]

**The Montejano application (PLN170001) came on for public hearing before the Monterey County Zoning Administrator on February 23, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY/SITE SUITABILITY/ NO VIOLATIONS/ HEALTH AND SAFETY**– The proposed project and/or use is consistent with the 2010 Monterey County General Plan, the North County Area Plan, Castroville Community Plan and the requirements of the applicable zoning ordinance (Title 21), to include Monterey County Code (MCC), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the use proposed, and no violations exist on the property.  
**EVIDENCE:** a) The proposed project consists of three Design Approvals to allow the construction of three single family dwellings on lots created through an approved Parcel Map (under File No. PLN060581) that created three (3)

lots of record: Lot A will contain a 2,160 square foot one-story single family dwelling with attached garage; Lot B will contain a 2,160 square foot one-story single family dwelling with attached garage; and Proposed Lot C will contain a 2,365 square foot one-story duplex with two attached garages. The proposed project is consistent with the allowable uses for the specified residential zone. The project site is a vacant lot corner lot within an existing residential neighborhood.

- b) The property is located at 11450 Poole Street, Castroville (Assessor's Parcel Number 030-096-001-000), North County Area Plan, Castroville Community Plan. The parcel is zoned Medium Density Residential, Castroville Community Plan (MDR-C), which allows the construction of a single family dwellings and a duplex with issuance of a Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project has been reviewed for site suitability by RMA-Planning. The project planner conducted site inspection on January 30, 2017, to verify that the project on the subject parcel conforms to the applicable plans and policies.
- d) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- e) As proposed, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- f) The following reports have been prepared and submitted for the proposed project:
  - Archaeological Report (LIB070052) prepared by Archaeological Consulting, Salinas, California, October 26, 2006;
  - Geotechnical Investigation (LIB070053) Prepared by Tharp & Associates, Inc., Aptos, California, November 21, 2006.
  - Geological Hazards Assessment (LIB070256) prepared by Greg Bloom from Butano Geotechnical Engineering, Inc., Watsonville, California, May 1, 2007.
  - Soils Engineering & Geologic Report (LIB0700054) prepared by Landset Engineers, Inc., Salinas, California June 1, 2004.

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 development and use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review on February 6<sup>th</sup>, 2016. The Committee did not have enough members present to meet quorum, however in an unofficial decision the three members that were present approved of the design and the development of the dwellings.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170001.



2.       **FINDING:**       **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- EVIDENCE:**   a)   The applicant proposes the construction of the following structures on an approved Parcels A, B and C, created by Parcel Map File No. PLN060581: Lot A will contain a 2,160 square foot one-story single family dwelling with attached garage; Lot B will contain a 2,160 square foot one-story single family dwelling with attached garage; and Proposed Lot C will contain a 2,365 square foot one-story duplex with two attached garages. The zoning designation of the site is CP or Community Plan Zoning Districts which is governed by Monterey County Code Chapter 21.39, which regulates the review of development in those areas of the County for which a community plan has been adopted. The subject property is within the Castroville Community Plan “Plan” and under this Plan, the zoning is MDR-C or Medium Density Residential, Castroville Community Plan. The Castroville Community Plan provides specific implementation requirements for new development such as specific Design Guidelines and Development Standards.
- b)   The designs of the two (2) single family dwellings is consistent with the Castroville Community Plan Residential Design Guidelines and Development Standards. The design is also consistent with the existing neighborhood character because the applicant has incorporated aspects from the Residential Design Guidelines and the Craftsman architectural theme which is encouraged in proposed residential structures. For example, the single family dwellings proposed on Lots A and B are 16 foot high single story, stucco finish Craftsman inspired designs with high pitched roofs, columns decorated with brick veneer, and a small front porch. The proposed colors for the structures are earth tone colors.
- c)   The design of the duplex is consistent with the Castroville Community Plan Residential Design Guidelines and Development Standards. The design is also consistent with the existing neighborhood character because the applicant has incorporated aspects from the Residential Design Guidelines and the Craftsman architectural theme which is encouraged in proposed residential structures. The duplex proposed on Lot C is a single story 15 foot high, stucco finish Craftsman inspired design with a high roof pitch and decorative stone along the base of the duplex. The proposed colors for the structures are earth tone colors.
- d)   The overall end result of this proposed project will resemble the existing neighborhood character and comply with the Design Guidelines and Development Standards of the Castroville Community Plan.
- e)   The project planner conducted a site inspection on January 30, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- f)   The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the

proposed development found in Project File PLN170001.

3.       **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 (a) and (b) categorically exempts the construction of one single-family residence or a second dwelling unit in a residential zone and the construction of a duplex or similar multi-family residential structure, totaling no more than four dwelling units.
- b) This project meets the standards of the exemption because the project involves for the construction of one (1) single family residence on a vacant lot (Lots A and B) and the construction of a duplex on a vacant lot (Lot C).
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 30<sup>th</sup>, 2017.
- 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170001.
4.       **FINDING:**       **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**       Section 21.44.070 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

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

- 1) Find the project Categorically exempt per section 15303 (a) and (b) of the CEQA Guidelines; and
- 2) Approve a Design Approval to allow the construction of the following structures on lots created through an approved Parcel Map (under File No. PLN060581) that created three (3) lots of record: Lot A will contain a 2,160 square foot one-story single family dwelling with an attached garage; Lot B will contain a 2,160 square foot one-story single family dwelling with an attached garage; and Proposed Lot C will contain a 2,365 square foot one-story duplex with two attached garages, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of February, 2017

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Name, Zoning Administrator

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

# Monterey County Resource Management Agency

## Planning Department

### Condition Compliance Status Report for PLN170001

(as of 01/26/2017)

#### 0. PD002 - NOTICE PERMIT APPROVAL

**Current Status:** **Not Met**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A [Type of Permit] (Resolution Number \*\*\*) was approved by [Name of Hearing Body] for Assessor's Parcel Number \*\*\* on [Date the permit was approved]. The permit was granted subject to \*\*\* 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.

**Comments By Staff**

**Last Update on:**

**Updated By:**

1/3/2017 11:04:24AM

LOPEZMD

## Condition Compliance Status Report for PLN170001

### 0. PD001 - SPECIFIC USES ONLY

**Current Status:** On-Going

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN170001) allows the construction of two (2) single 2,160 square foot family homes and a 2,365 square foot duplex. The property is located at 11450 Poole Street, Castroville (current Assessor's Parcel Number 030-096-001-000), North County Area Plan, Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

**Comments By Staff**

**Last Update on:**

**Updated By:**

1/17/2017 11:05:39AM

LUQUINR

## Condition Compliance Status Report for PLN170001

### 0. PD041 - HEIGHT VERIFICATION

**Current Status:** **Not Met**

**Responsible Department:** Planning Department

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

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

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

**Comments By Staff**

**Last Update on:**

**Updated By:**

1/26/2017 12:31:06PM

LUQUINR

## Condition Compliance Status Report for PLN170001

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

**Current Status:** **Not Met**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The three sites shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan per each parcel, shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping 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 RMA - 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. (RMA - Planning)

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

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be 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 RMA - 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.

**Comments By Staff**

**Last Update on:**

**Updated By:**

1/26/2017 1:19:31PM

LUQUINR

## Condition Compliance Status Report for PLN170001

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

**Current Status:** **Not Met**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

**Comments By Staff**

**Last Update on:**

**Updated By:**

1/26/2017 12:31:06PM

LUQUINR



## Condition Compliance Status Report for PLN170001

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

**Current Status:** **Not Met**

**Responsible Department:** Planning Department

**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.

**Comments By Staff**

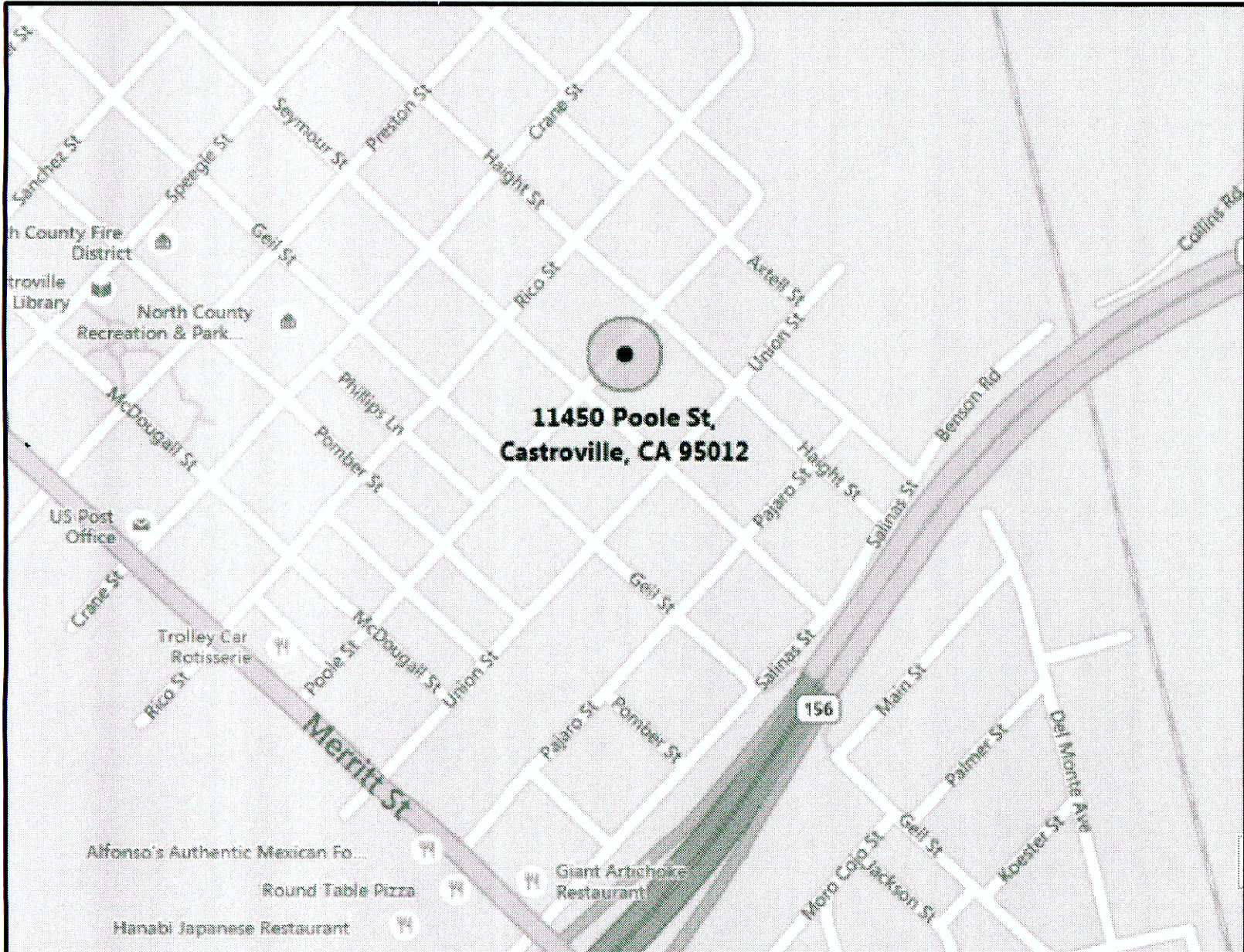
**Last Update on:**

**Updated By:**

1/3/2017 11:04:24AM

LOPEZMD





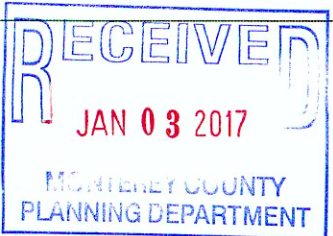
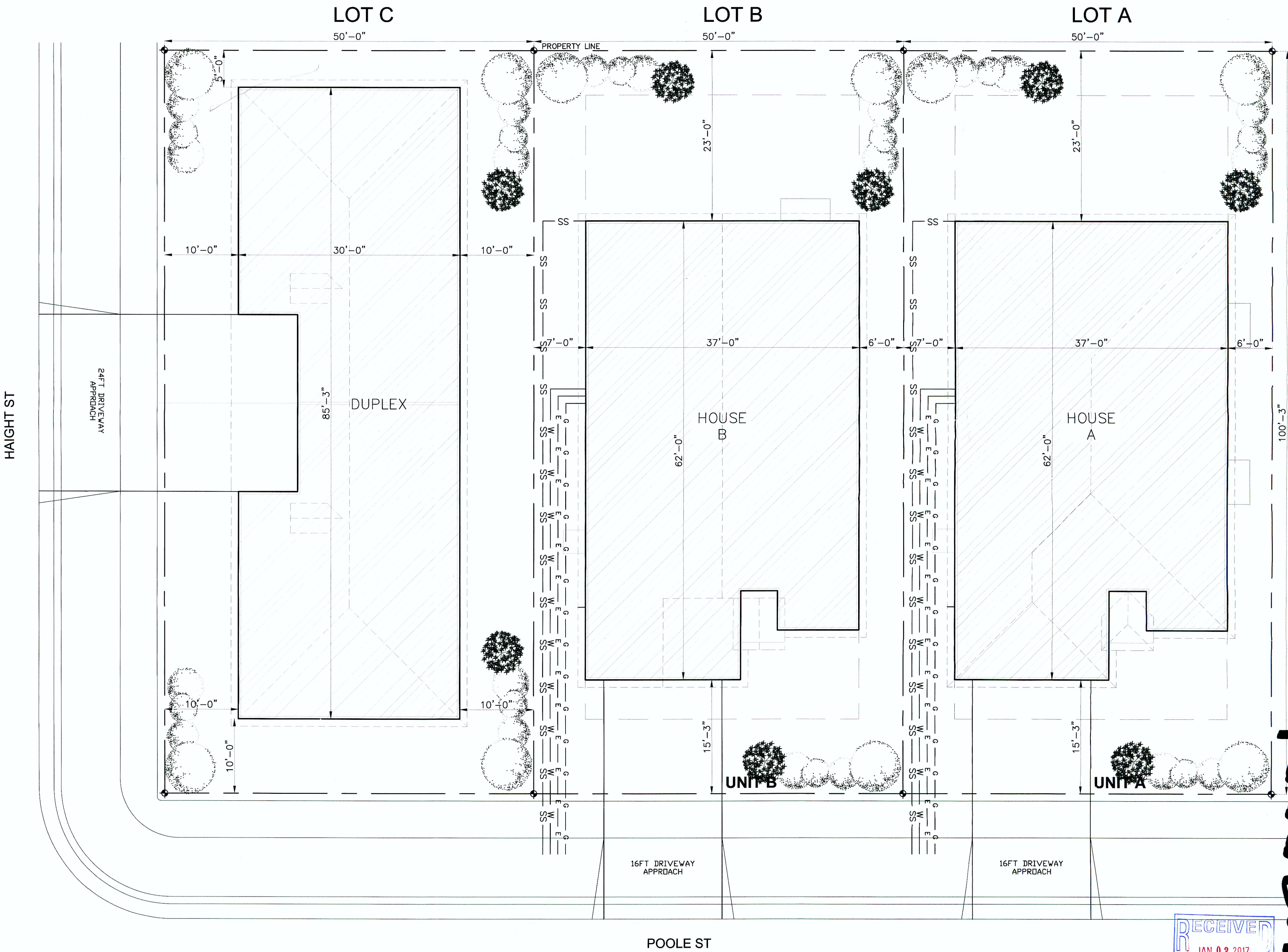
LOCATION PLAN  
NTS

PROJECT DATA	
INFORMATION	LOT #: 11450 POOLE STREET, CASTROVILLE, CA 95012 APN: 030-096-001-000 OCCUPANCY GROUP: R-3 / U TYPE OF CONSTRUCTION: V-B NUMBER OF STORIES: 1 ZONING: MDR-C LOT SIZE: (15,037.50 S.F./3)=5,012.50 S.F.
SCOPE OF WORK	1. PROPOSAL TO DIVIDE LOT INTO THREE LOTS AND BUILD THREE RESIDENTIAL BUILDINGS, ONE DUPLEX BUILDING AND TWO ONE-STORY HOUSES.
REGULATIONS	ENERGY METHOD: NA SPRINKLER SYS: NO FIRE RET. ROOFING: NOT REQUIRED ENGINEERING CALCS: NO GEOTECHNICAL REPORT: NA TRUSS CALCS: NO
CODES	ALL WORK SHALL BE IN COMPLIANCE WITH COUNTY OF MONTEREY MUNICIPAL CODE AND THE FOLLOWING APPLICABLE CODES AND REGULATIONS: • 2013 CALIFORNIA RESIDENTIAL CODE • 2013 CALIFORNIA PLUMBING CODE • 2013 CALIFORNIA BUILDING CODE • 2013 CALIFORNIA ELECTRICAL CODE • 2013 CALIFORNIA FIRE CODE • 2013 CALIFORNIA ENERGY CODE • 2013 CALIFORNIA MECHANICAL CODE • 2013 CALIFORNIA GREEN CODE
LOT COVERAGE BY FOOTPRINT	LOT A: 2,160.00 S.F. / 5,012.50 S.F. = 43.00 % (HOUSE) (LOT) LOT B: 2,160.00 S.F. / 5,012.50 S.F. = 43.00 % (HOUSE) (LOT) LOT C: 2,365.00 S.F. / 5,012.50 S.F. = 47.20 % (HOUSE) (LOT)  TOTAL LOT AREA 15,037.50 S.F. TOTAL BUILDING AREA 6,685.00 S.F.  6,685.00 / 15,037.50 = 44.45 %

SHEET INDEX	
A-1.0	SITE PLAN
A-2.1	LOT A: FLOOR PLAN & ELECTRIC PLAN
A-2.2	LOT B: FLOOR PLAN & ELECTRIC PLAN
A-2.3	LOT C: FLOOR PLAN & ELECTRIC PLAN
A-3.1	LOT A: ELEVATIONS & SECTIONS
A-3.2	LOT B: ELEVATIONS & SECTIONS
A-3.3	LOT C: ELEVATIONS & SECTIONS

# 3 BUILDING RESIDENTIAL DEVELOPMENT FOR HECTOR MONTEJANO

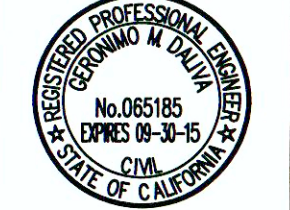
AT 11450 POOLE STREET, CASTROVILLE, CA 95012  
APN#030-096-001-000



SITE PLAN

SCALE 1/8"=1'-0"

NO.	REVISIONS

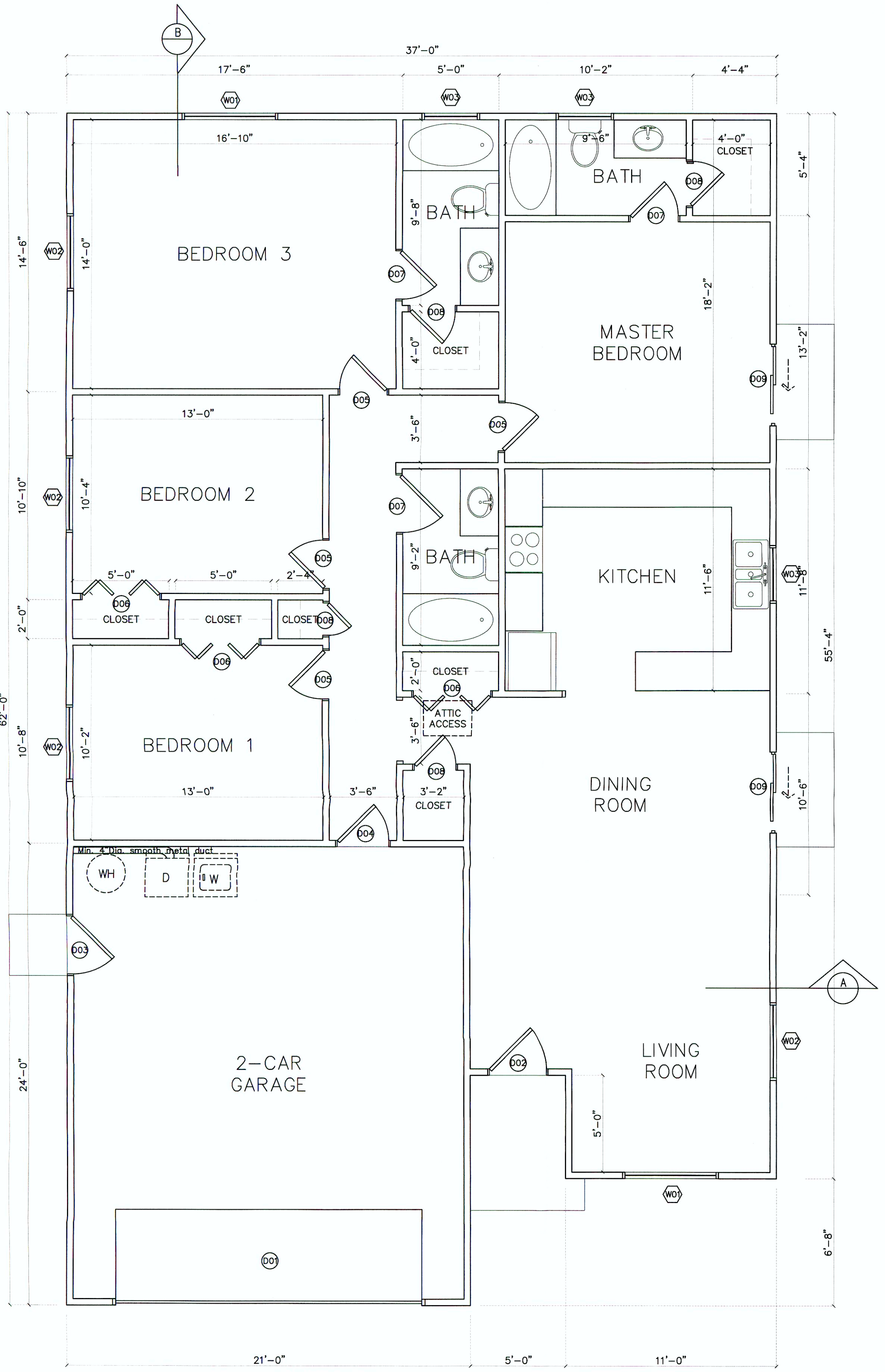


**Geri Martin Daliva**  
Engineers & Designs  
(831) 998-8061

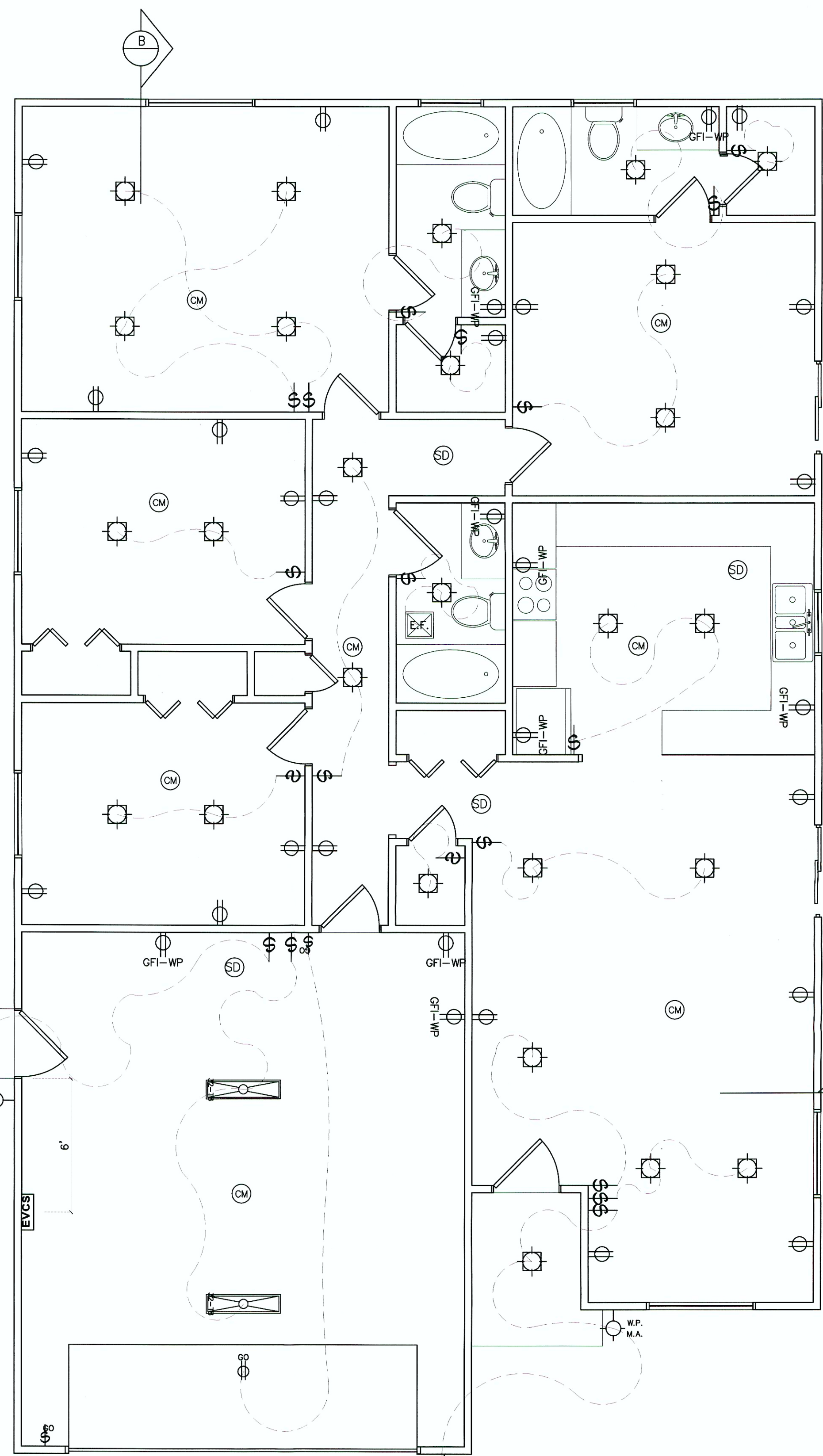
Project: Residential Development  
Address: 11450 POOLE ST  
CASTROVILLE CA 95012  
APN#030-096-001-000  
Owner: HECTOR MONTEJANO

Sheet Content: Site Plan  
Drawn: 60  
SHEET # 1 OF 1  
**A - 1.0**





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



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

**CARBON MONOXIDE ALARM**

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

WINDOW SCHEDULE								
QTY	SIZE		R/O		TYPE	MATERIAL	FINISH	COMMENTS
	WD	HGT	WD	HGT				
W01	2	5'-0"	4'-0"	5'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W02	5	4'-0"	4'-0"	4'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W03	3	3'-0"	3'-0"	3'-3"	GLIDER	WOOD/GLASS	PAINT	NEW

DOOR SCHEDULE								
QTY	SIZE		THCK	TYPE	MATERIAL	FINISH	CODE	COMMENTS
	WD	HGT						
D01	1	16'-0"	6'-8"	1 3/8"	GARAGE DOOR	WOOD/GLASS		NEW - EXTERIOR
D02	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD/GLASS		NEW - EXTERIOR
D03	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - EXTERIOR
D04	1	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - INTERIOR
D05	4	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - INTERIOR
D06	2	4'-0"	6'-8"	1 3/8"	DOUBLE BI-FOLD CLOSET DOOR	WOOD		NEW - INTERIOR
D07	3	2'-6"	6'-8"	1 3/8"	BATHROOM SWING DOOR	WOOD		NEW - INTERIOR
D08	4	2'-2"	6'-8"	1 3/8"	CLOSET SWING DOOR	WOOD		NEW - INTERIOR
D09	2	4'-0"	4'-8"	1 3/8"	SLIDING DOOR	WOOD/GLASS		NEW - EXTERIOR

**PLAN NOTES**

- A. REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPEN AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED. SEE EXCEPTIONS FOR MECHANICAL VENTILATION. [CRC R303.1]
- B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. [CRC R303.1]
- C. NOTES FOR THE EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: [CRC R310.1]
- C.A. MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- C.B. MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
- C.C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- C.D. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- D. A LANDING AT EACH GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- E. FLOOR SURFACES OF GARAGES AND CARPORTS SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. INDICATE ON PLAN THAT THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [CRC R309.1]
- F. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
- A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.  
B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. [CRC 717.2.3]
- C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CRC R302.11 #4.
- D) INSTALL AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE CAN BE OF COMBUSTIBLE MATERIAL.
- E) ALL CONCEALED SPACES IN FLOORS AND CEILINGS THAT CHIMNEYS PASS THROUGH, THE FIREBLOCKING MUST BE SELF-SUPPORTING OR SUPPORTED BY A NON-COMBUSTIBLE MATERIAL. [CRC R1003.19]
- G. ENVIRONMENTAL AIR DUCT EXHAUST (KITCHEN, BATHROOM, DRYERS) SHALL TERMINATE OUTSIDE THE BUILDING AND A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.1, 504.5 CMG]
- H. NOTES ON THE EXTERIOR ELEVATIONS AND SECTION DETAILS FOR EXTERIOR PLASTER/STUCCO:
- A) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CRC 703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. [CRC 703.6]
- B) PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. [CRC 703.6.2]
- C) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
- F) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
- G) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. [CRC 703.6.2.1]

ELECTRICAL LEGEND			
	WALL SWITCH		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		WATER-PROOF, WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	WATERPROOF RECP. (20A-120V-DUPLEX GROUND) W/ GROUND FAULT CIRCUIT-INTERRUPTER		RECESSED INCANDESCENT LIGHT FIXTURE
	20A-120V-DUPLEX GROUND OUTLET W/ GROUND FAULT CIRCUIT-INTERRUPTER		GARAGE DOOR SWITCH
	GARAGE DOOR		SMOKE DETECTOR (110 V) W/ 9 VOLTS BATTERY BACKUP AND ALARM SYSTEM TO COMPLY WITH NFPA72.
	1'x4' RECESSED OR SURFACE-MOUNTED FLUORESCENT LIGHT FIXTURE WITH 32-T8 LAMPS AND ELECTRONIC BALLAST.		CARBON MONOXIDE ALARM

**ELECTRICAL NOTES**

- A. LOCATIONS OF THE RECEPTACLE OUTLETS SHALL BE LOCATED MAX 6' FROM EDGE OF THE WALLS, AND SPACED NOT MORE THAN 12' O.C.
- B. LIGHTS SHALL BE HIGH EFFICACY OR CONTROLLED BY DIMMER OR VACANCY SENSOR SWITCH.
- C. 100 AMP. ELECTRICAL PANEL SHALL BE INSTALLED.
- D. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
- E. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).
- F. RECESSED LIGHTS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2CFM AT 75 PASCALS. PER CEC 150(K)12.
- G. VERIFY SMOKE DETECTORS ARE PROVIDED IN ALL EXISTING BEDROOMS, AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- H. VERIFY TO PROVIDE CARBON MONOXIDE ALARMS ARE PROVIDED AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- I. ELEMENTS OF APPLIANCES WHICH GENERATE A GLOW, SPARK, OR FLAME [SUCH AS WATER HEATER AND FURNACE] SHALL BE LOCATED A MINIMUM OF 18 INCHES ABOVE GARAGE FLOOR. [CMC 308.1, CPC 508.14.] IF THE APPLIANCES ARE LOCATED ON THE VEHICLE PATH OF TRAVEL BARRIERS SHALL BE INSTALLED. [CPC 508.14, CMC 308.1]
- J. WATER HEATER STRAPPING: SEISMIC STRAPPING FOR WATER HEATERS SHALL BE AT VENTING WITHIN THE UPPER 1/3 AND LOWER 1/3 OF VERTICAL DIMENSION OF HEATER. AT THE LOWER PORT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. [CPC 508.2]
- K. TUB SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [418.0 CPC]
- L. SINGLE SHOWERHEADS HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI. (CGC 4.303.1.3)
- M. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.2 CMG]
- N. 923.0 REFRIGERATORS
- N.A. 923.1 CLEARANCE. REFRIGERATORS SHALL BE PROVIDED WITH CLEARANCES FOR VENTILATION AT THE TOP AND BACK IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. WHERE SUCH INSTRUCTIONS ARE NOT AVAILABLE, AT LEAST TWO (2) INCHES (50 MM) SHALL BE PROVIDED BETWEEN THE BACK OF THE REFRIGERATOR AND THE WALL AND AT LEAST TWELVE (12) INCHES (300 MM) ABOVE THE TOP.
- O. RECEPTACLES IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE INSTALLED AT EACH WALL COUNTERTOP SPACE THAT IS 12" OR WIDER. NO POINT ALONG A WALL LINE SHALL BE MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE 210-52(C) (1). AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 24" OR GREATER AND SHORT DIMENSION OF 12" OR GREATER 210-52(C) (2). AT LEAST ONE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER 210-52(C) (3). COUNTERTOP SPACES SEPARATED BY RANGE TOPS, SINKS ETC. SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES.
- P. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS":
- (410.10(A)) PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT FRONT AND REAR OF DWELLING UNIT. INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE. [CEC 210.52(E)] PROVIDE THE FOLLOWING AS A PLAN NOTE: 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. [CEC 406.8 (B) (1)]

NO. REVISIONS

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Project:

Owner:

Residential Development

11450 POOLE ST  
CASTROVILLE CA 95012  
APN#031-098-001-000

LOT A:

Floor Plan & Electrical Plan

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JAN 03 2017

MOUNTAIN COUNTY  
PLANNING DEPARTMENT

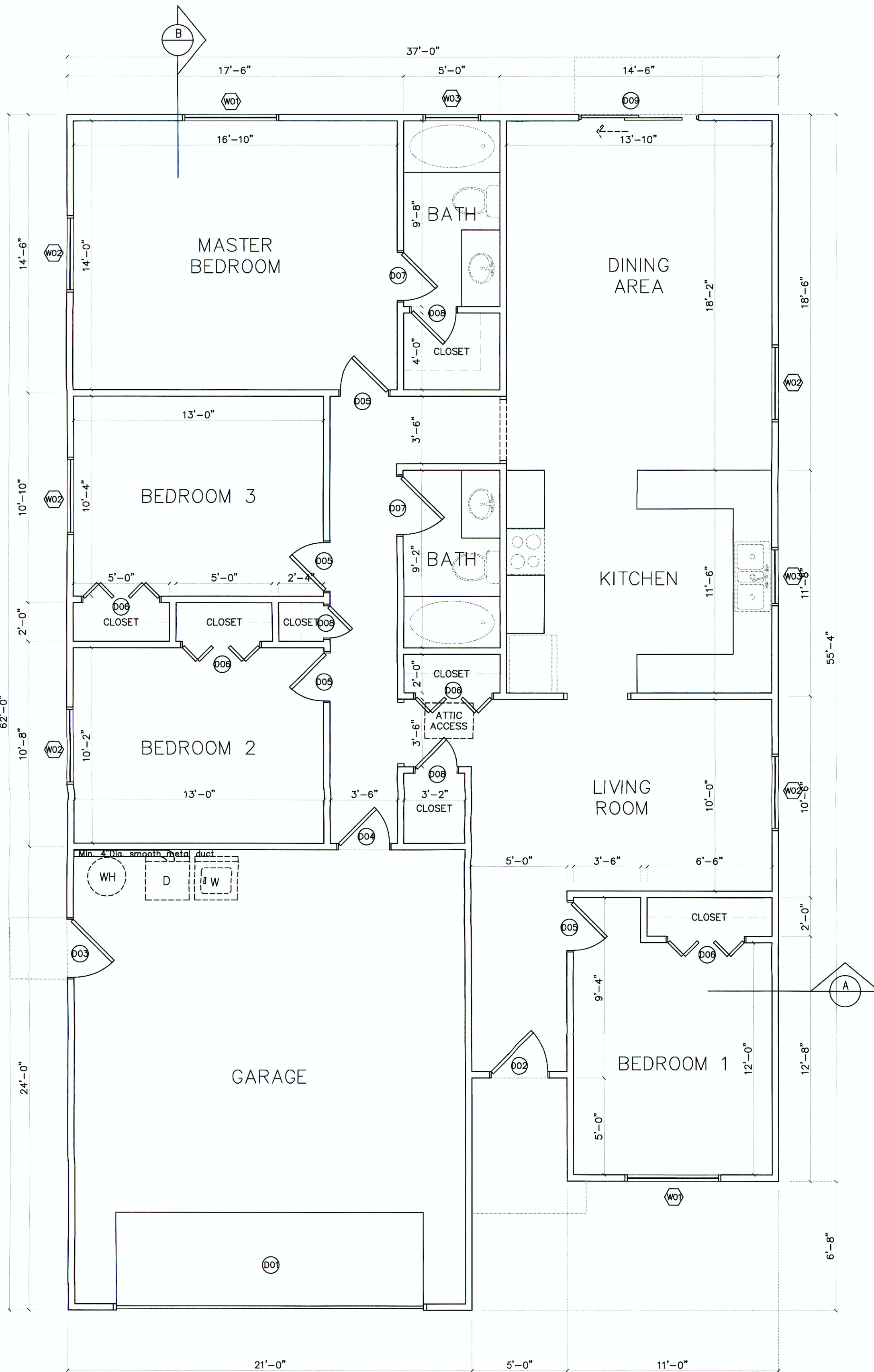
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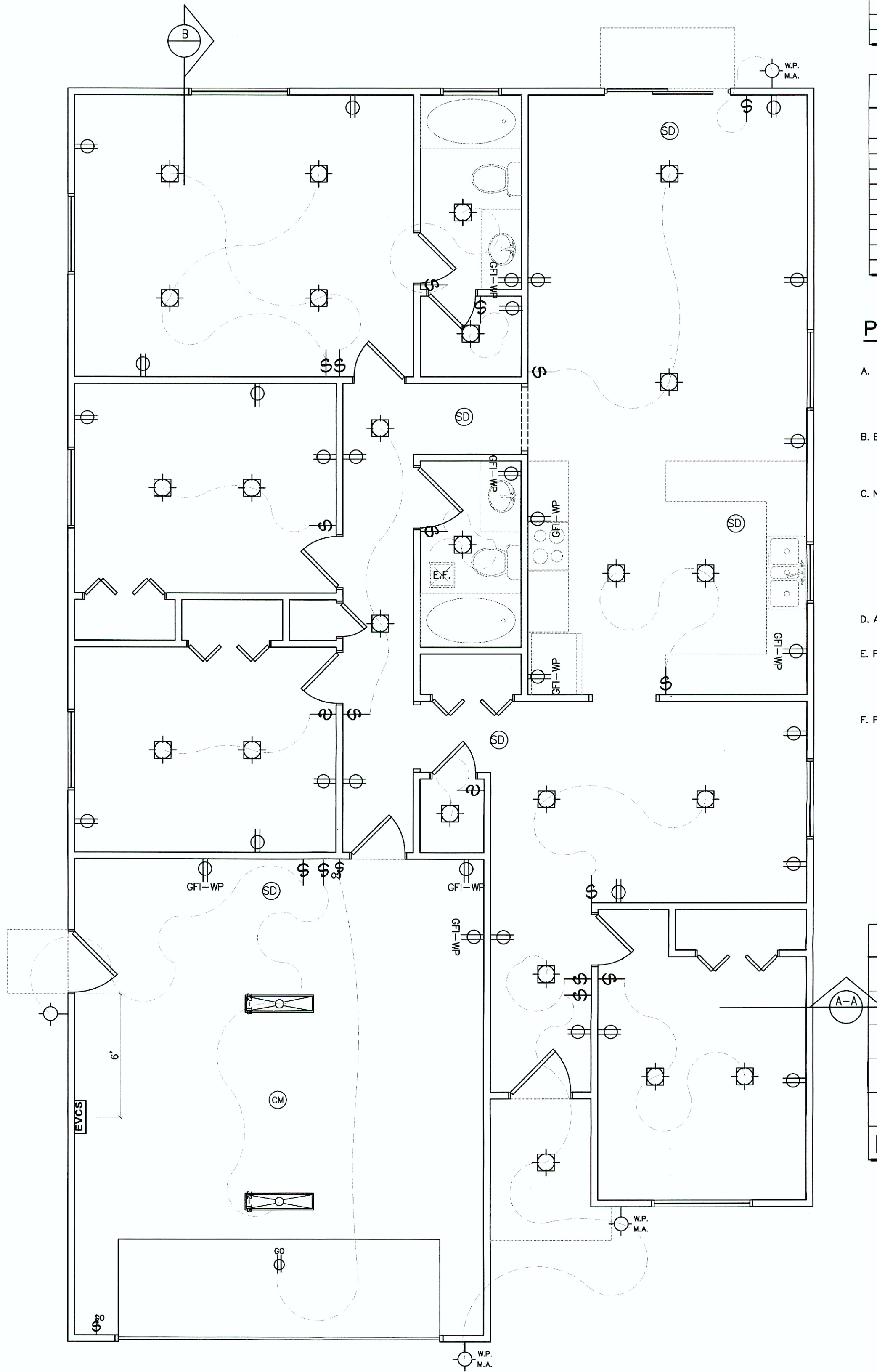
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SHEET # OF





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



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

WINDOW SCHEDULE									
QTY	SIZE	WD	HGT	R/O	HGT	TYPE	MATERIAL	FINISH	COMMENTS
W01	2	5'-0"	4'-0"	5'-3"	4'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W02	5	4'-0"	4'-0"	4'-3"	3'-3"	GLIDER	WOOD/GLASS	PAINT	NEW
W03	2	3'-0"	3'-0"	3'-3"	3'-3"	GLIDER	WOOD/GLASS	PAINT	NEW

DOOR SCHEDULE									
QTY	SIZE	WD	HGT	THCK	TYPE	MATERIAL	FINISH	CODE	COMMENTS
D01	1	16'-0"	6'-8"	1 3/8"	GARAGE DOOR	WOOD/GLASS			NEW - EXTERIOR
D02	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD/GLASS			NEW - EXTERIOR
D03	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD			NEW - EXTERIOR
D04	1	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD			NEW - INTERIOR
D05	4	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD			NEW - INTERIOR
D06	4	4'-0"	6'-8"	1 3/8"	DOUBLE BI-FOLD CLOSET DOOR	WOOD			NEW - INTERIOR
D07	2	2'-6"	6'-8"	1 3/8"	BATHROOM SWING DOOR	WOOD			NEW - INTERIOR
D08	3	2'-2"	6'-8"	1 3/8"	CLOSET SWING DOOR	WOOD			NEW - INTERIOR
D09	1	6'-0"	6'-8"	1 3/8"	SLIDING DOOR	WOOD/GLASS			NEW - EXTERIOR

**PLAN NOTES**

- A. REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPENABLE AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED. SEE EXCEPTIONS FOR MECHANICAL VENTILATION. [CRC R303.1]
- B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. [CRC R303.1]
- C. NOTES FOR THE EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS: [CRC R310.1]
- C.A. MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- C.B. MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
- C.C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- C.D. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- D. A LANDING AT EACH GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- E. FLOOR SURFACES OF GARAGES AND CARPORTS SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. INDICATE ON PLAN THAT THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [CRC R309.1]
- F. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
- A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS. [CRC 717.2.3]
- C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CRC R302.11 #4.
- D) INSTALL AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTIONS. THE MATERIAL FILLING THE ANNULAR SPACE CAN BE OF COMBUSTIBLE MATERIAL.
- E) ALL CONCEALED SPACES IN FLOORS AND CEILINGS THAT CHIMNEYS PASS THROUGH, THE FIREBLOCKING MUST BE SELF-SUPPORTING OR SUPPORTED BY A NON-COMBUSTIBLE MATERIAL. [CRC R1003.19]
- G. ENVIRONMENTAL AIR DUCT EXHAUST [KITCHEN, BATHROOM, DRYERS] SHALL TERMINATE OUTSIDE THE BUILDING AND A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.1, 504.5 CMC]
- H. NOTES ON THE EXTERIOR ELEVATIONS AND SECTION DETAILS FOR EXTERIOR PLASTER/STUCCO:
- A) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CRC R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. [CRC R703.6]
- B) PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. [CRC R703.6.2]
- C) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
- F) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
- G) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. [CRC 703.6.2.1]

ELECTRICAL LEGEND			
	WALL SWITCH		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		WATER-PROOF, WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	WATERPROOF RECEPT. (20A-120V-DUPLEX GROUND) W/ GROUND FAULT CIRCUIT-INTERRUPTER		RECESSED INCANDESCENT LIGHT FIXTURE
	20A-120V-DUPLEX GROUND OUTLET W/ GROUND FAULT CIRCUIT-INTERRUPTER		GARAGE DOOR SWITCH
	GARAGE DOOR		SMOKE DETECTOR (110 V) W/ 9 VOLTS BATTERY BACKUP AND ALARM SYSTEM TO COMPLY WITH NFPA72.
	1'x4' RECESSED OR SURFACE-MOUNTED FLUORESCENT LIGHT FIXTURE WITH 32-T8 LAMPS AND ELECTRONIC BALLAST.		CARBON MONOXIDE ALARM

**ELECTRICAL NOTES**

- A. LOCATIONS OF THE RECEPTACLE OUTLETS SHALL BE LOCATED MAX 6' FROM EDGE OF THE WALLS, AND SPACED NOT MORE THAN 12' O.C.
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- D. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
- E. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE AFCI-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).
- F. RECESSED LIGHTS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 20FPM AT 75 PASCALS. PER CEC 150(K)12.
- G. VERIFY SMOKE DETECTORS ARE PROVIDED IN ALL EXISTING BEDROOMS, AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- H. VERIFY TO PROVIDE CARBON MONOXIDE ALARMS ARE PROVIDED AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- I. ELEMENTS OF APPLIANCES WHICH GENERATE A GLOW, SPARK, OR FLAME [SUCH AS WATER HEATER AND FURNACE] SHALL BE LOCATED A MINIMUM OF 18 INCHES ABOVE GARAGE FLOOR. [CMC 308.1, CPC 508.14.] IF THE APPLIANCES ARE LOCATED ON THE VEHICLE PATH OF TRAVEL BARRIERS SHALL BE INSTALLED. [CPC 508.14, CMC 308.1]
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- M. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.2 CMC]
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- P. LUMINARIES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS". [410.10(A)] PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT FRONT AND REAR OF DWELLING UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE. [CEC 210.52(E)] PROVIDE THE FOLLOWING AS A PLAN NOTE: 125- AND 250-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. [CEC 406.8 (B) (1)]

NO. REVISIONS

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genimdaliva@gmail.com

RESIDENTIAL DEVELOPMENT

Project: Residential Development

Owner: HECTOR MONTEJANO

Address: 11450 POOLE ST  
CASTROVILLE CA 95012  
APN030-09E-001-000

Sheet: A-2.2

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

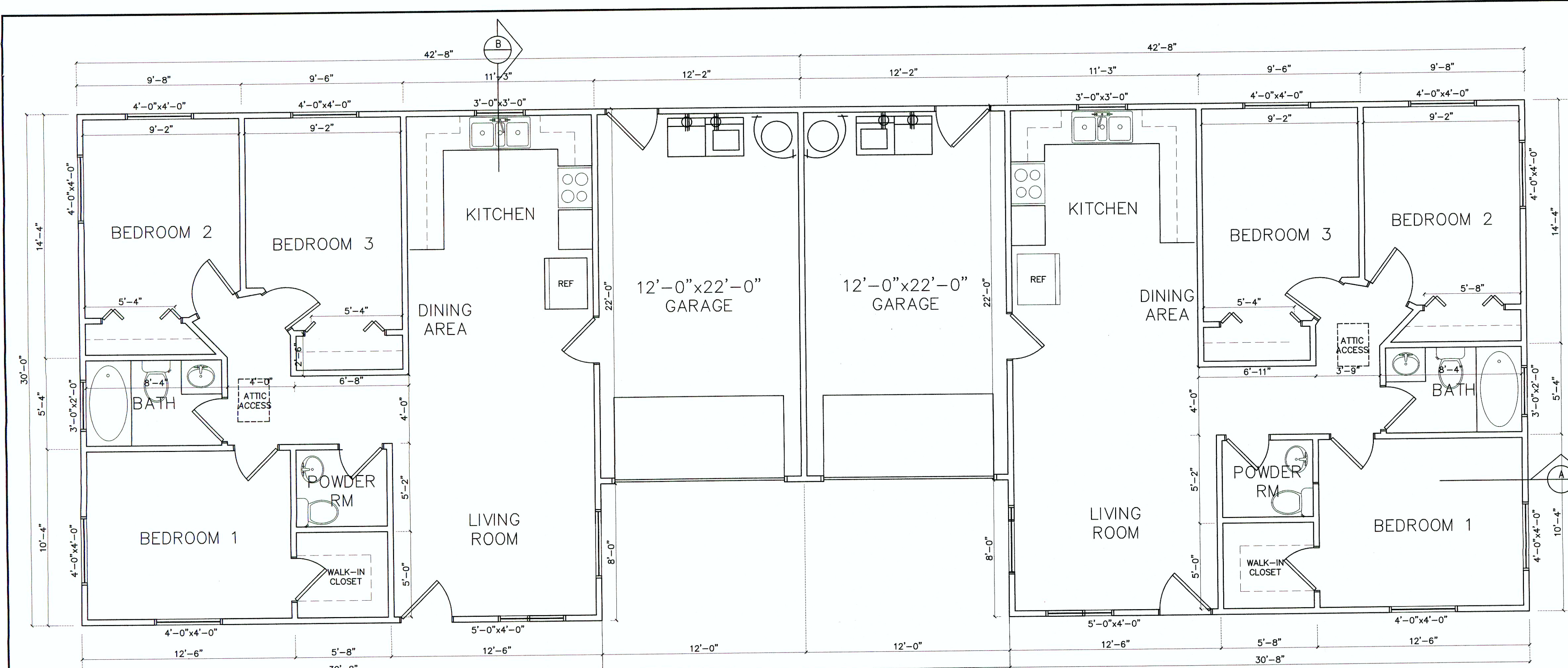
LOT B: Floor Plan & Electrical Plan

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

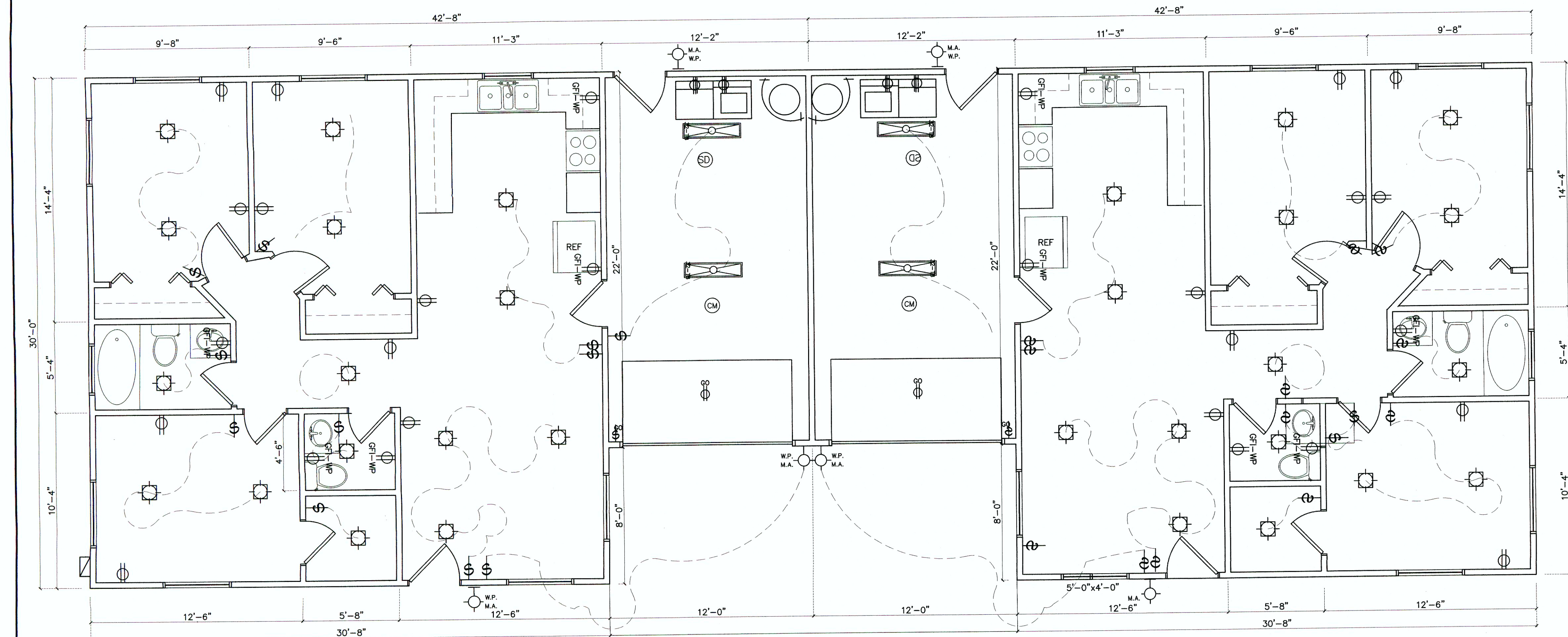
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JAN 03 2017  
MONTEREY COUNTY  
PLANNING DEPARTMENT

8





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











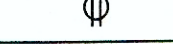



ELECTRICAL PLAN  
SCALE 1/4"=1'-0"

WINDOW SCHEDULE								
QTY	SIZE	HGT	R/O	WD	HGT	TYPE	MATERIAL	FINISH
W01	2	5'-0"	4'-0"	6'-3"	4'-3"	GLIDER	WOOD/GLASS	PAINT
W02	5	4'-0"	4'-0"	4'-3"	3'-3"	GLIDER	WOOD/GLASS	PAINT
W03	2	3'-0"	3'-0"	3'-3"	3'-3"	GLIDER	WOOD/GLASS	PAINT

DOOR SCHEDULE								
QTY	SIZE	HGT	THCK	TYPE	MATERIAL	FINISH	CODE	COMMENTS
D01	1	16'-0"	6'-8"	1 3/8"	GARAGE DOOR	WOOD/GLASS		NEW - EXTERIOR
D02	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD/GLASS		NEW - EXTERIOR
D03	1	3'-0"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - EXTERIOR
D04	1	2'-8"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - INTERIOR
D05	4	2'-6"	6'-8"	1 3/8"	SWING DOOR	WOOD		NEW - INTERIOR
D06	4	4'-0"	6'-8"	1 3/8"	DOUBLE BI-FOLD CLOSET DOOR	WOOD		NEW - INTERIOR
D07	2	2'-6"	6'-8"	1 3/8"	BATHROOM SWING DOOR	WOOD		NEW - INTERIOR
D08	3	2'-2"	6'-8"	1 3/8"	CLOSET SWING DOOR	WOOD		NEW - INTERIOR
D09	1	6'-0"	6'-8"	1 3/8"	SLIDING DOOR	WOOD/GLASS		NEW - EXTERIOR

- PLAN NOTES
- A. REQUIRED NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS WITH THE MINIMUM OPEN AREA BEING 4% OF THE FLOOR AREA BEING VENTILATED. SEE EXCEPTIONS FOR MECHANICAL VENTILATION. [CRC R303.1]
- B. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. [CRC R303.1]
- C. NOTES FOR THE EMERGENCY EGRESS REQUIREMENTS FROM SLEEPING ROOMS. [CRC R310.1]
- C.A. MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- C.B. MINIMUM NET CLEAR OPENING DIMENSION 20 INCHES IN WIDTH.
- C.C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- C.D. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.
- D. A LANDING AT EACH GRADE LEVEL EXIT THAT IS THE WIDTH OF THE DOOR AND A MINIMUM 36 INCHES IN THE DIRECTION OF TRAVEL. [CRC R311.3]
- E. FLOOR SURFACES OF GARAGES AND CARPORTS SHALL BE ON APPROVED NONCOMBUSTIBLE MATERIAL, INDICATE ON PLAN THAT THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. [CRC R309.1]
- F. FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
- A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
- VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING AND SIMILAR LOCATIONS. [CRC 717.2.3]
- C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL ALSO COMPLY WITH CRC R302.11 #4.
- D) INSTALL AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THE ANNULAR SPACE CAN BE OF COMBUSTIBLE MATERIAL.
- E) ALL CONCEALED SPACES IN FLOORS AND CEILINGS THAT CHIMNEYS PASS THROUGH, THE FIREBLOCKING MUST BE SELF-SUPPORTING OR SUPPORTED BY A NON-COMBUSTIBLE MATERIAL. [CRC R1003.19]
- G. ENVIRONMENTAL AIR DUCT EXHAUST (KITCHEN, BATHROOM, DRYERS) SHALL TERMINATE OUTSIDE THE BUILDING AND A MINIMUM OF THREE (3) FEET (914 MM) FROM PROPERTY LINE AND THREE (3) FEET (914 MM) FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.1, 504.5 CMG]
- H. NOTES ON THE EXTERIOR ELEVATIONS AND SECTION DETAILS FOR EXTERIOR PLASTER/STUCCO:
- A) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN CRC R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. [CRC R703.6]
- B) PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH. [CRC R703.6.2]
- C) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
- F) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
- G) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA. [CRC 703.6.2.1]

ELECTRICAL LEGEND			
	WALL SWITCH		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		WATER-PROOF, WALL MOUNTED INCANDESCENT LIGHT FIXTURE
 GFI-WP	WATERPROOF RECEPT. (20A-120V-DUPLEX GROUND) W/ GROUND FAULT CIRCUIT-INTERRUPTER		RECESSED INCANDESCENT LIGHT FIXTURE
	20A-120V-DUPLEX GROUND OUTLET W/ GROUND FAULT CIRCUIT-INTERRUPTER		GARAGE DOOR SWITCH
	GARAGE DOOR		SMOKE DETECTOR (110 V) W/ 9 VOLTS BATTERY BACKUP AND ALARM SYSTEM TO COMPLY WITH NFPA72.
	1'X4" RECESSED OR SURFACE-MOUNTED FLUORESCENT LIGHT FIXTURE WITH 32-T8 LAMPS AND ELECTRONIC BALLAST		CARBON MONOXIDE ALARM

- ELECTRICAL NOTES
- A. LOCATIONS OF THE RECEPTACLE OUTLETS SHALL BE LOCATED MAX 6' FROM EDGE OF THE WALLS, AND SPACED NOT MORE THAN 12' O.C.
- B. LIGHTS SHALL BE HIGH EFFICACY OR CONTROLLED BY DIMMER OR VACANCY SENSOR SWITCH.
- C. 100 AMP. ELECTRICAL PANEL SHALL BE INSTALLED.
- D. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CEC 406.11.
- E. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 210.12(B).
- F. RECESSED LIGHTS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 20CFM AT 75 PASCALS, PER CEC 150(K)12.
- G. VERIFY SMOKE DETECTORS ARE PROVIDED IN ALL EXISTING BEDROOMS, AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- H. VERIFY TO PROVIDE CARBON MONOXIDE ALARMS ARE PROVIDED AT AREA GIVING ACCESS TO THE BEDROOMS, AND AT LEAST ONE IN EACH LEVEL. PROVIDE AS REQUIRED.
- I. ELEMENTS OF APPLIANCES WHICH GENERATE A GLOW, SPARK, OR FLAME [SUCH AS WATER HEATER AND FURNACE] SHALL BE LOCATED A MINIMUM OF 18 INCHES ABOVE GARAGE FLOOR. [CMC 308.1, CPC 508.14] IF THE APPLIANCES ARE LOCATED ON THE VEHICLE PATH OF TRAVEL BARRIERS SHALL BE INSTALLED. [CPC 508.14, CMC 308.1]
- J. WATER HEATER STRAPPING: SEISMIC STRAPPING FOR WATER HEATERS SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF VERTICAL DIMENSION OF HEATER. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. [CPC 508.2]
- K. TUB SHOWER CONTROL VALVES: SHOWERS AND TUB-SHOWERS COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [418.0 CPC]
- L. SINGLE SHOWERHEADS HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI. (CPC 4.303.1.3)
- M. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED WITH BACK-DRAFT DAMPERS. [504.2 CMG]
- N. 923.0 REFRIGERATORS
- N.A. 923.1 CLEARANCE: REFRIGERATORS SHALL BE PROVIDED WITH CLEARANCES FOR VENTILATION AT THE TOP AND BACK IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, WHERE SUCH INSTRUCTIONS ARE NOT AVAILABLE, AT LEAST TWO (2) INCHES (50 MM) SHALL BE PROVIDED BETWEEN THE BACK OF THE REFRIGERATOR AND THE WALL AND AT LEAST TWELVE (12) INCHES (300 MM) ABOVE THE TOP.
- O. RECEPTABLES IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE INSTALLED AT EACH WALL COUNTERTOP SPACE THAT IS 12" OR WIDER. NO POINT ALONG A WALL LINE SHALL BE MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE 210-52(C) (1). AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 24" OR GREATER AND SHORT DIMENSION OF 12" OR GREATER 210-52(C) (2). AT LEAST ONE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER 210-52(C) (3). COUNTERTOP SPACES SEPARATED BY RANGE TOPS, SINKS ETC. SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES.
- P. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED "SUITABLE FOR WET/DAMP LOCATIONS". [410.10(A)] PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT FRONT AND REAR OF DWELLING UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE. [CEC 210.52(E)] PROVIDE THE FOLLOWING AS A PLAN NOTE: 125- AND 250-VOLT RECEPTABLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. [CEC 406.8 (B) (1)]

NO. REVISIONS

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Owner: HECTOR MONTEJANO

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APN#030-096-001-000

LOT C:

Floor Plan & Electrical Plan

RECEIVED

JAN 03 2017

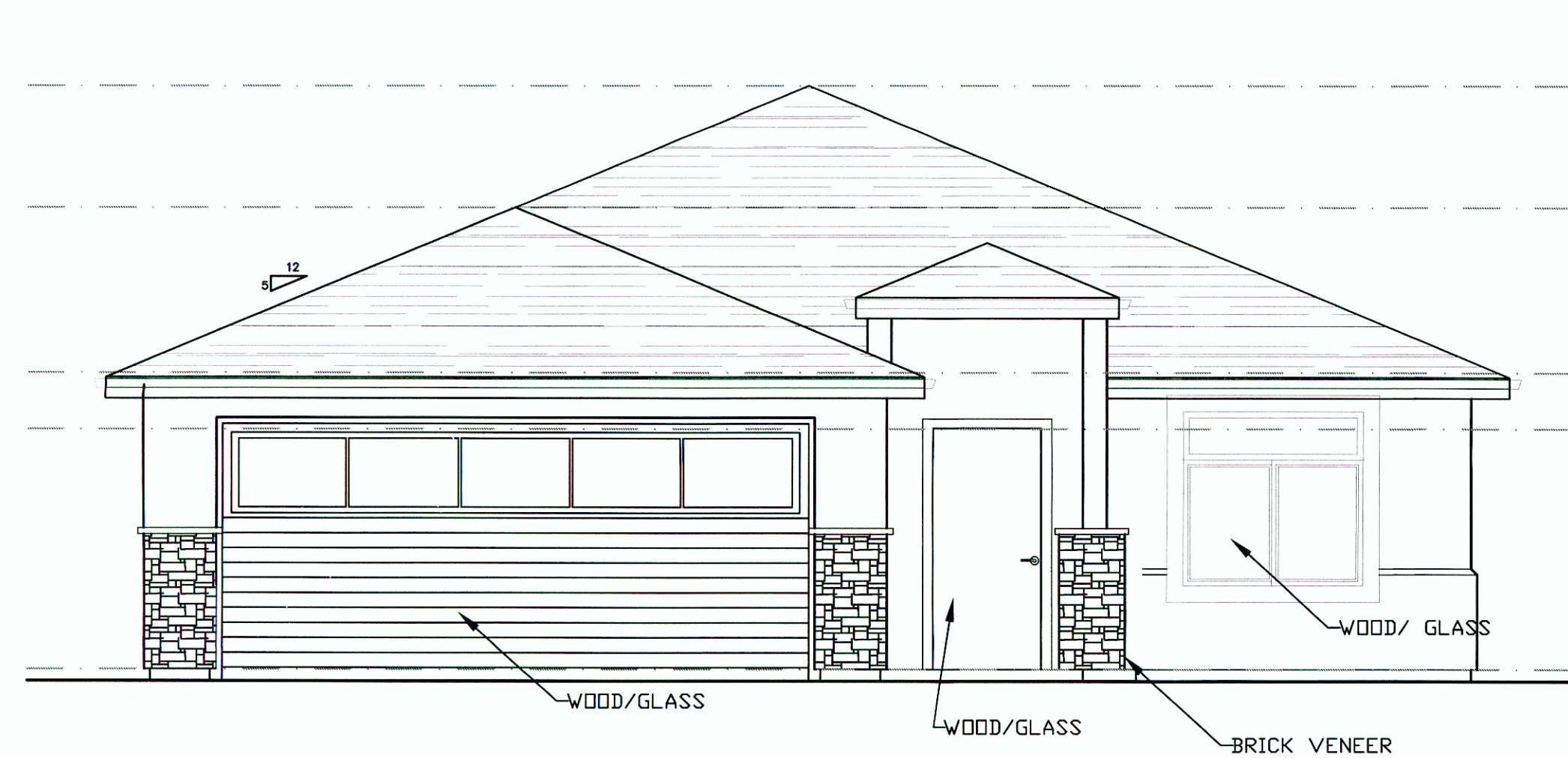
MONTEREY COUNTY  
PLANNING DEPARTMENT

Drawn: 8

A - 2.3

SHEET # OF

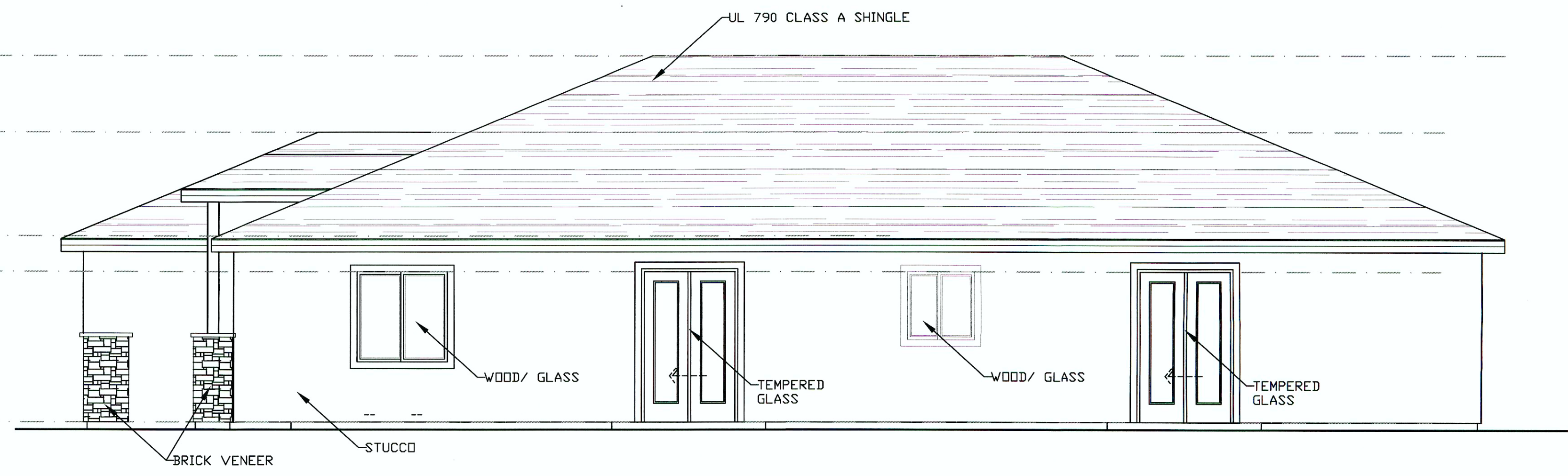




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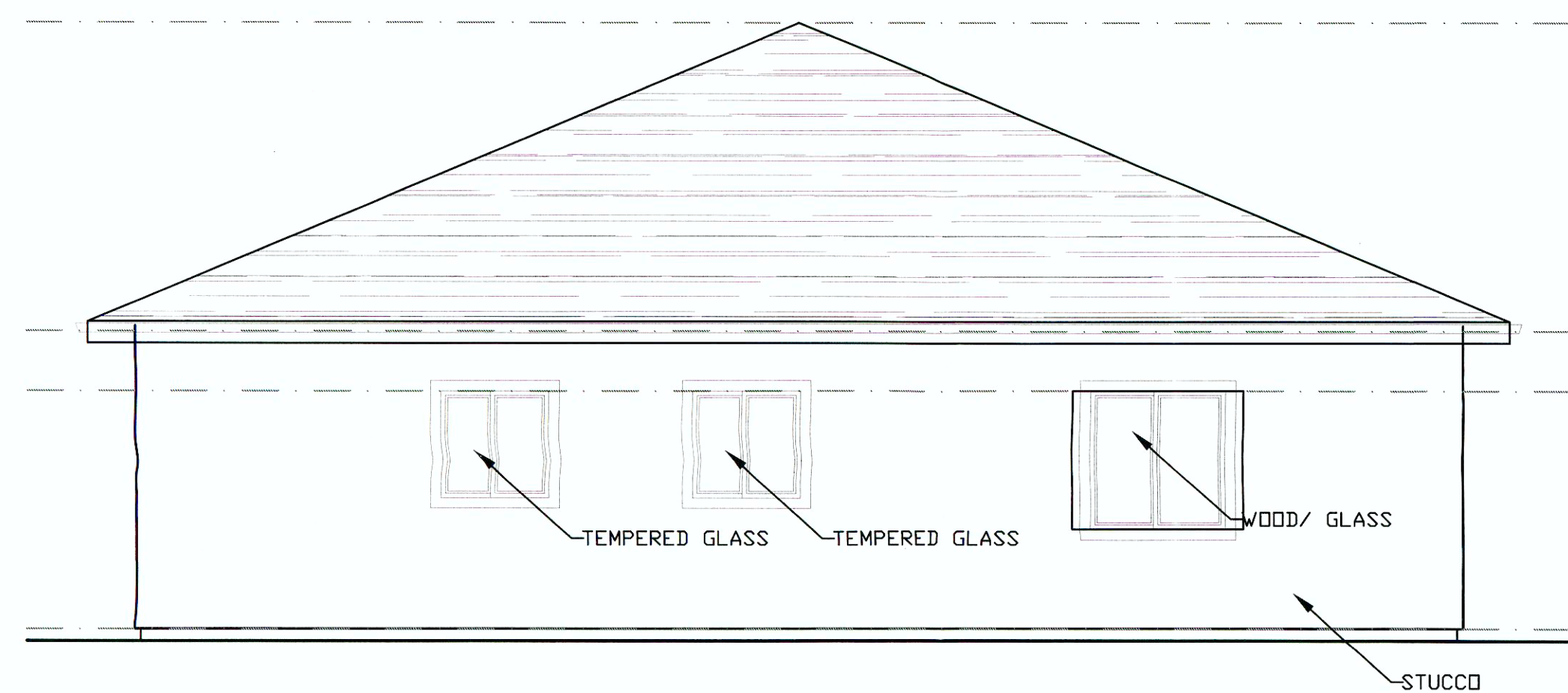
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- 16'-10" TOP OF RIDGE
- 12'-10" RIDGE HT.
- 8'-4" ENTRY HDR.
- 6'-8" WIN/DR HDR
- 0'-0" (+6" A.F.G.) FIN. FLR.



**RIGHT ELEVATION**

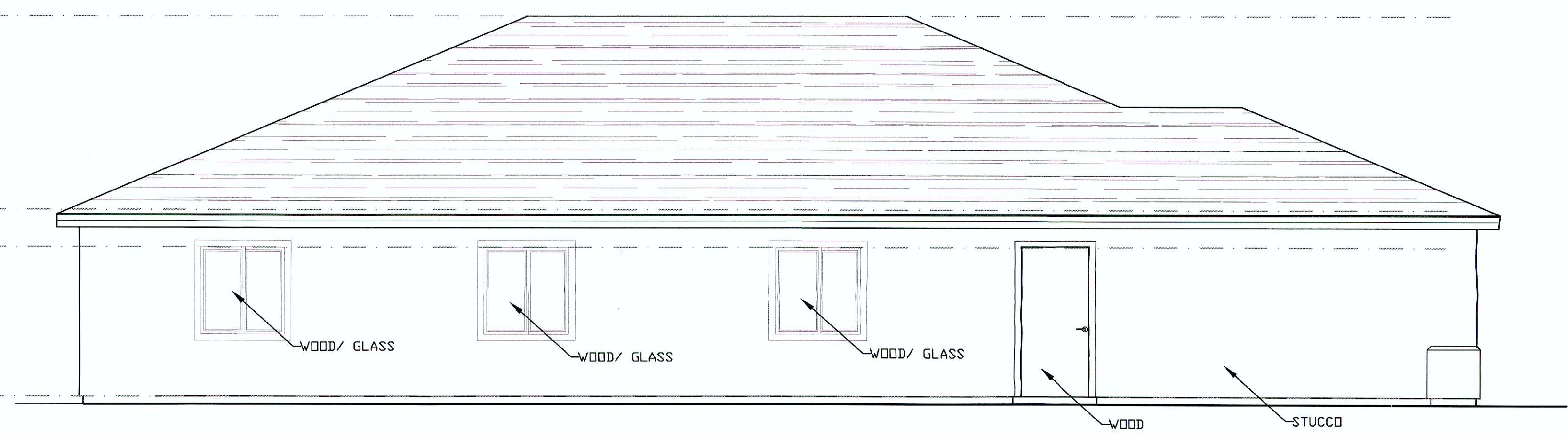
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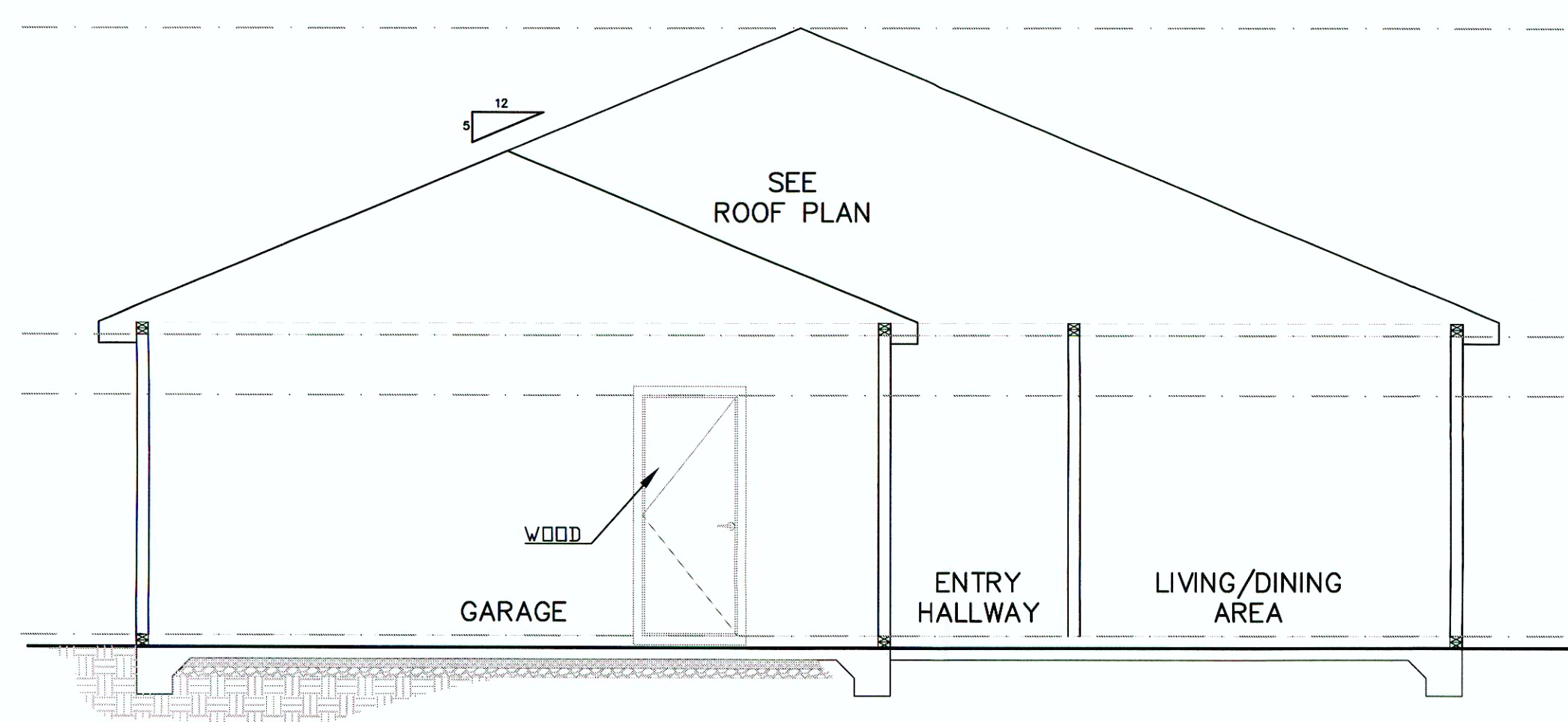
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- 6'-8" WIN/DR HDR
- 0'-0" (+6" A.F.G.) FIN. FLR.



**LEFT ELEVATION**

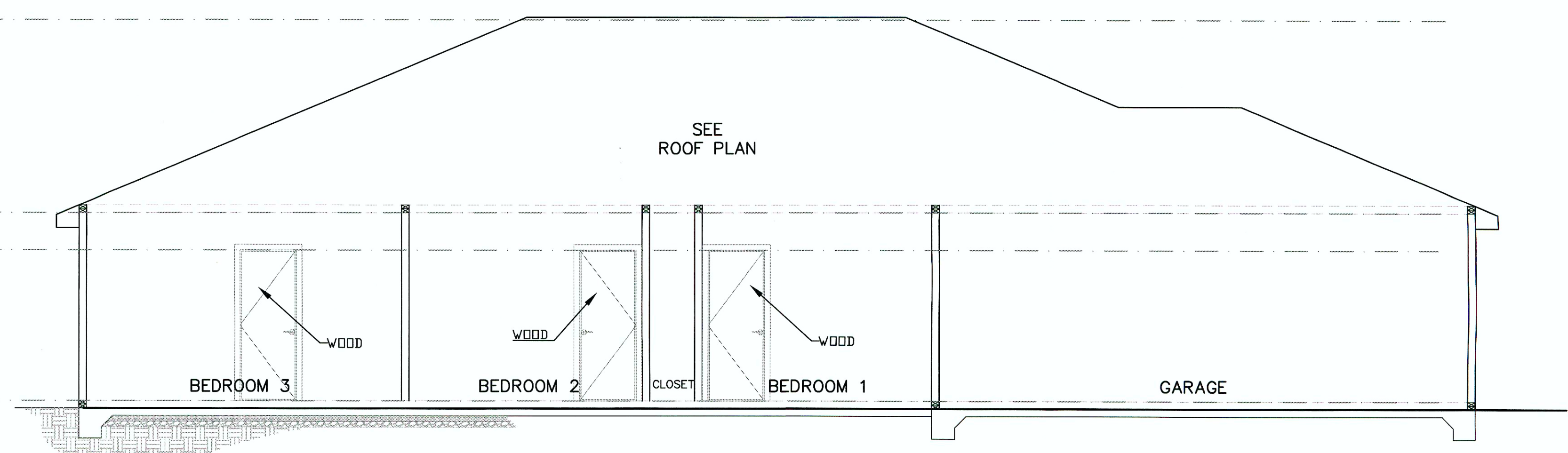
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**SECTION A-A**

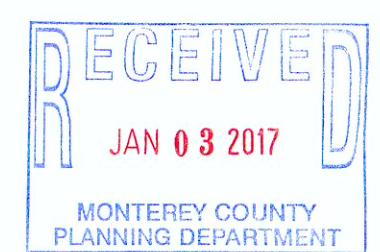
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- 0'-0" (+6" A.F.G.) FIN. FLR.



**SECTION B-B**

SCALE 1/4"=1'-0"



NO. REVISIONS



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Owner: HECTOR MONTEJANO

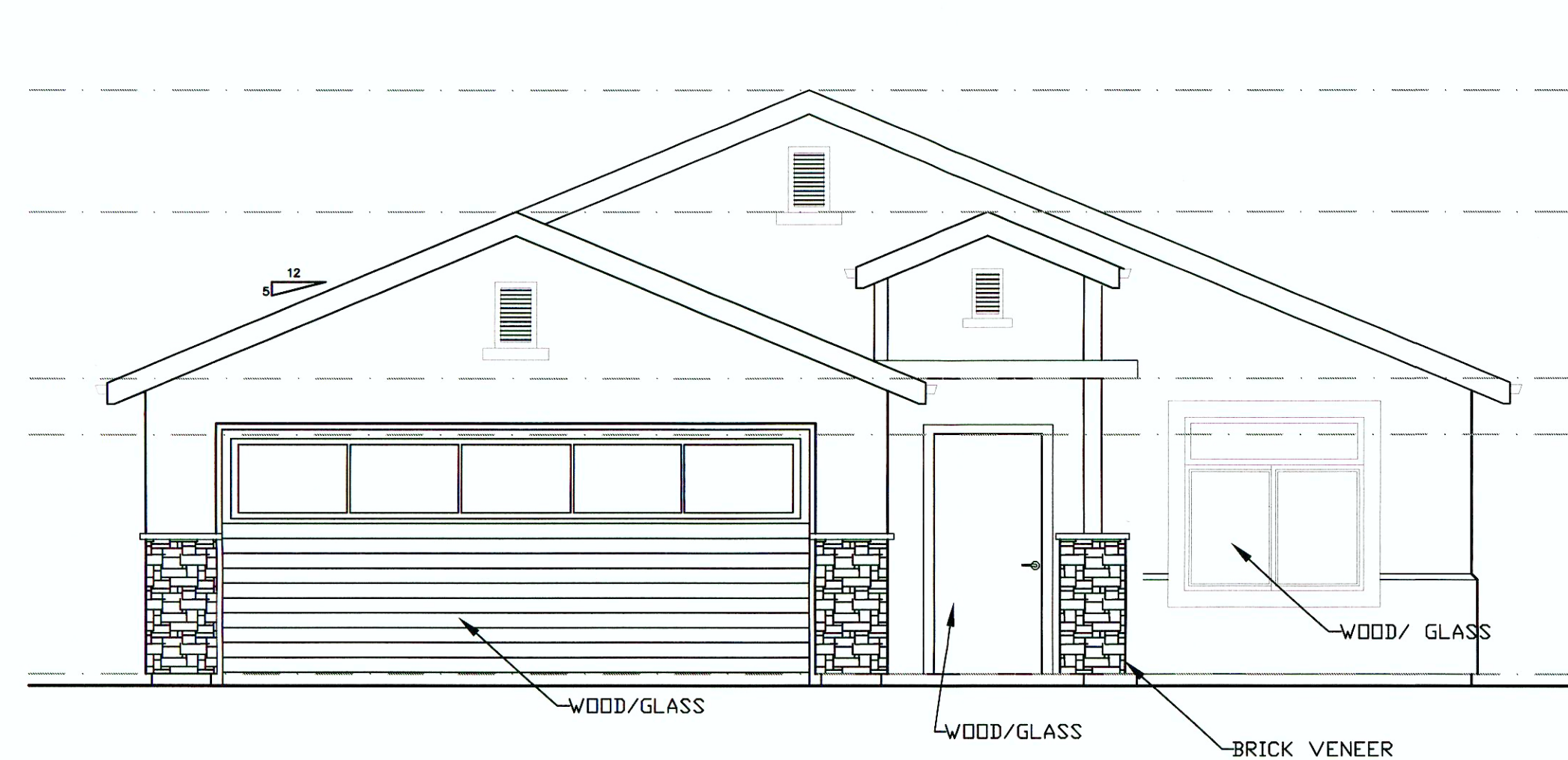
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Elevations & Sections

Drawn: 60

**A - 3.1**

SHEET # OF

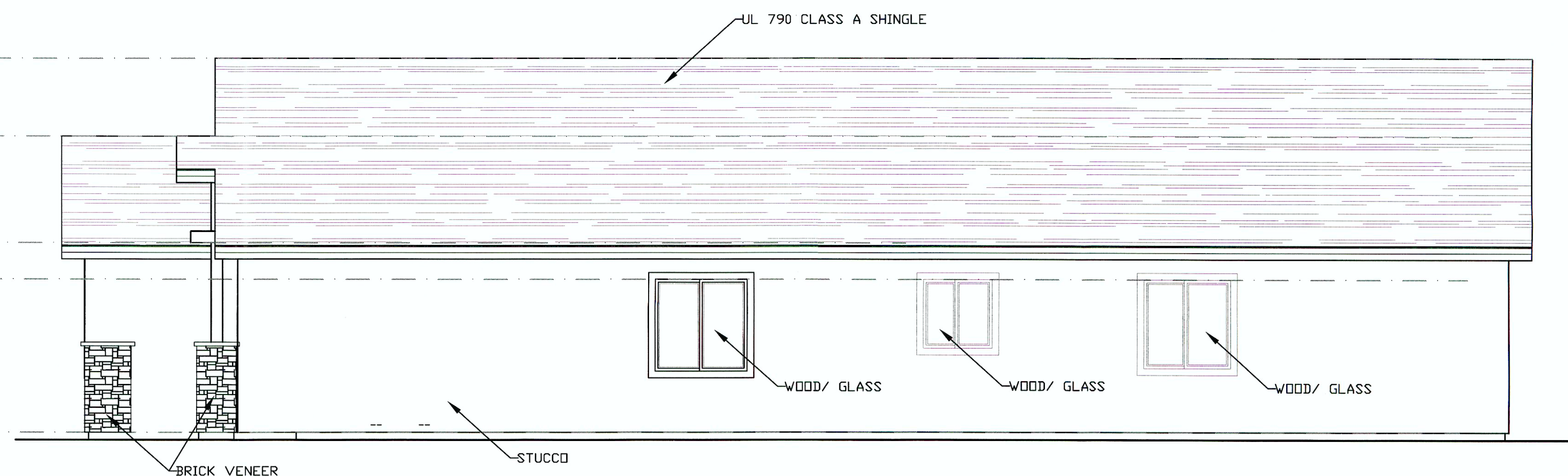




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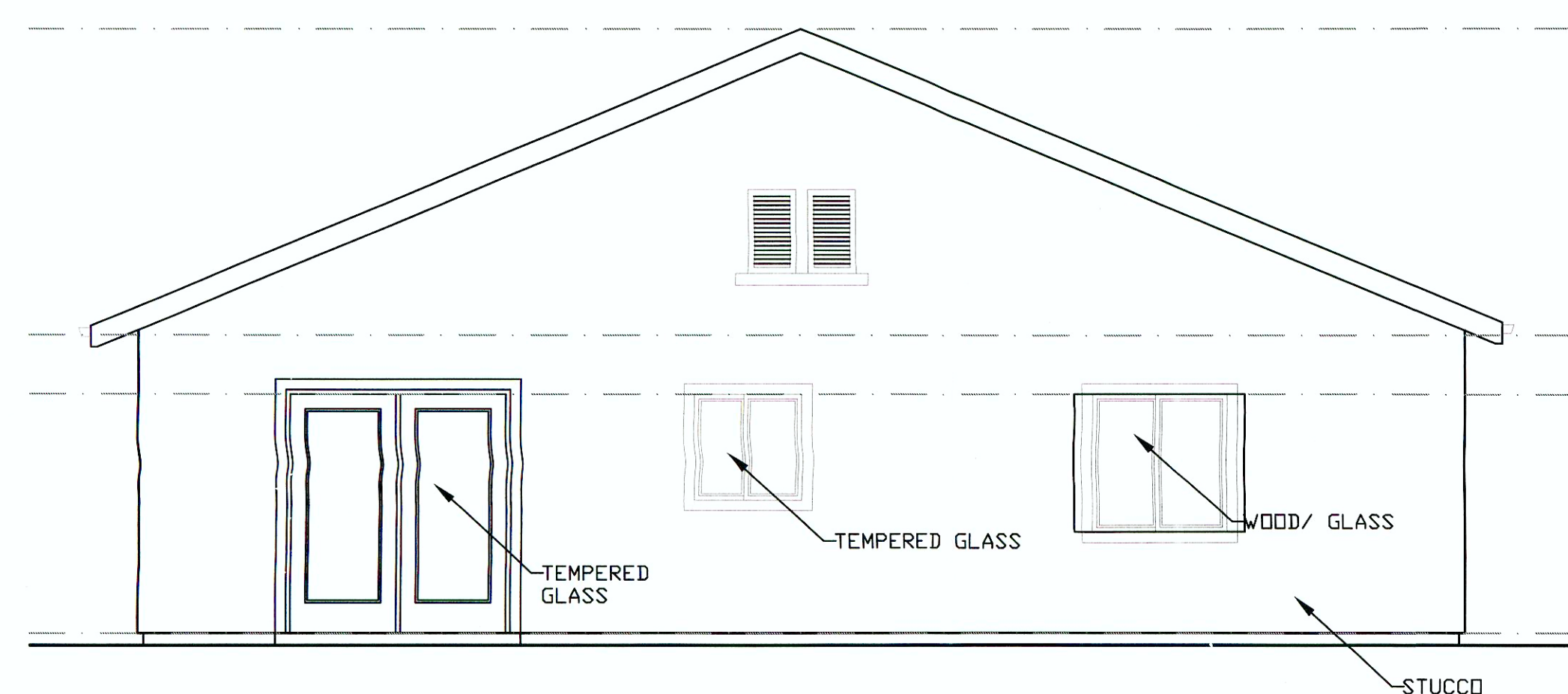
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- 16'-10" TOP OF RIDGE
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**RIGHT ELEVATION**

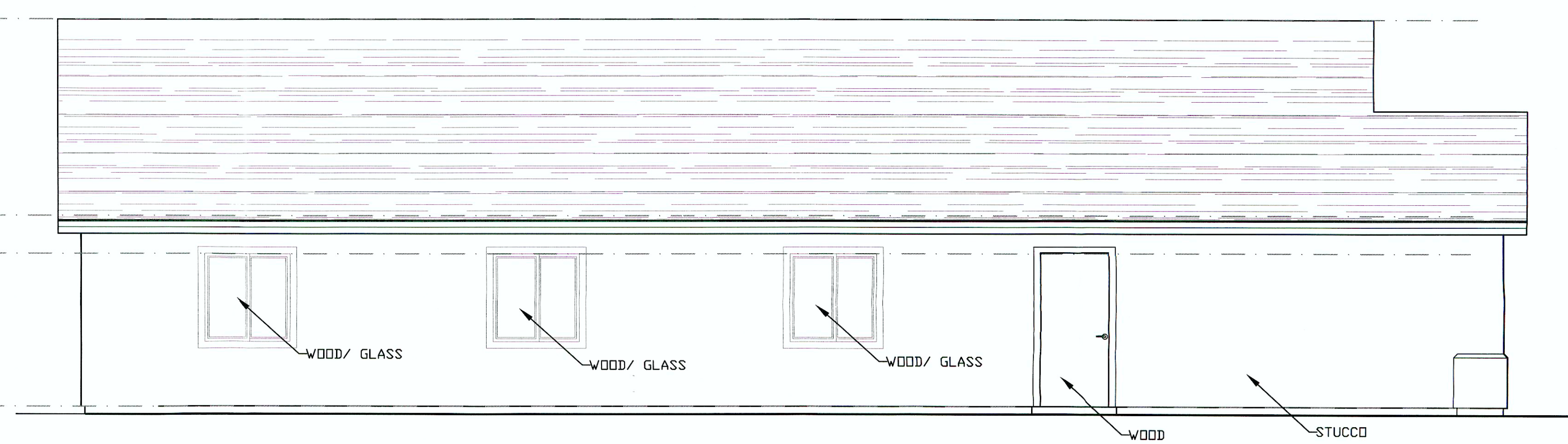
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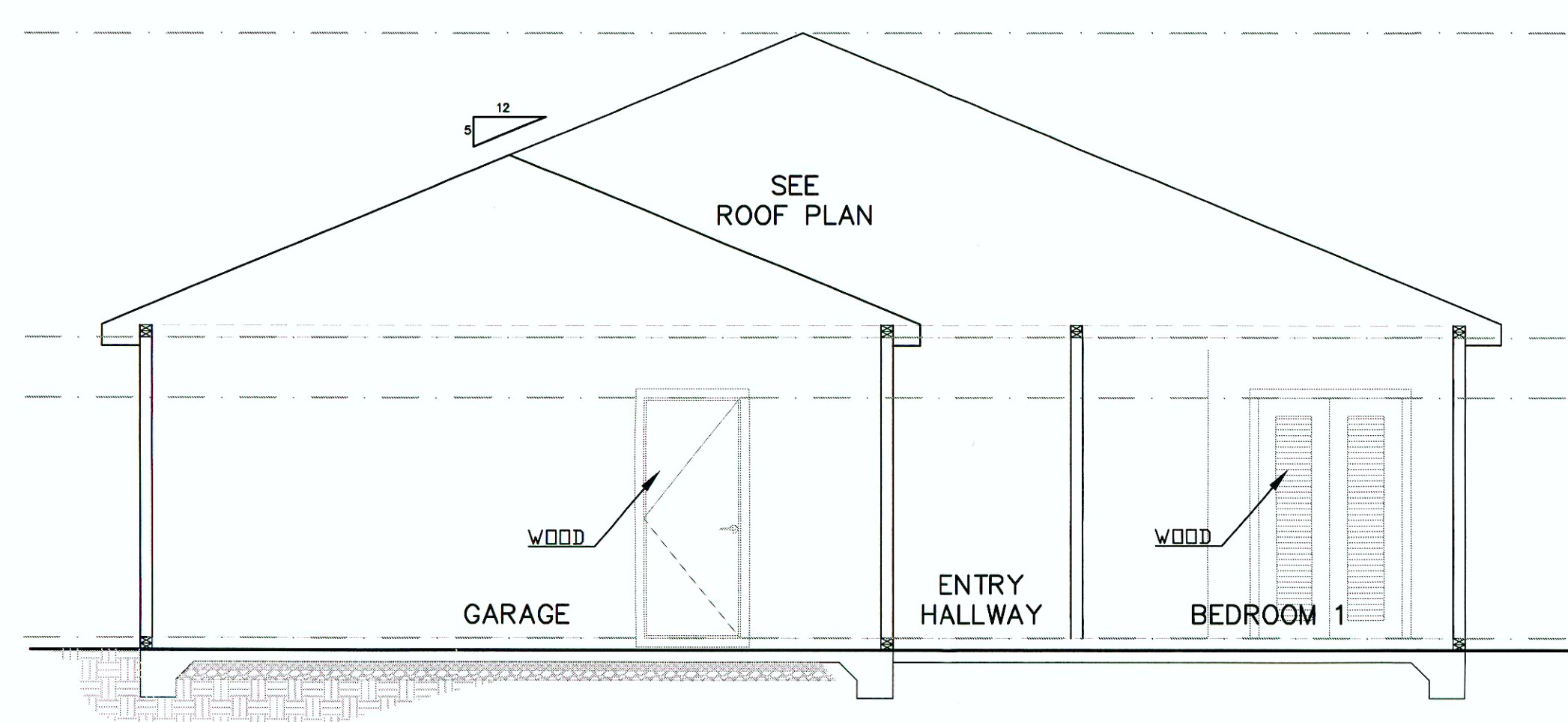
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- 8'-4" PLATE HT.
- 6'-8" WIN/DR HDR
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**LEFT ELEVATION**

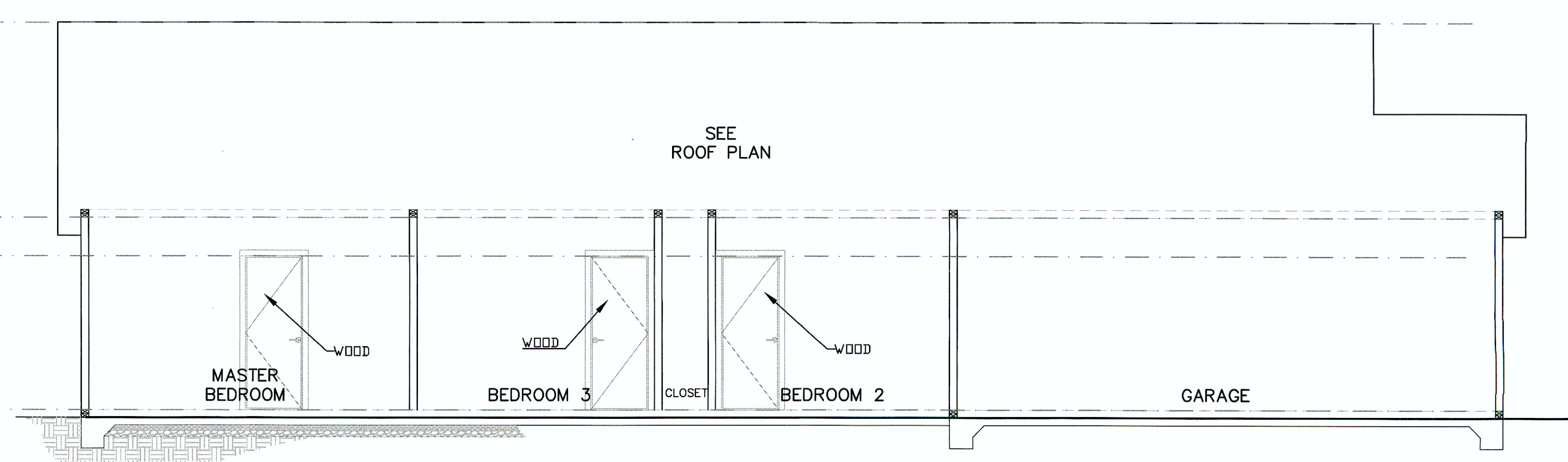
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**SECTION A-A**

SCALE 1/4"=1'-0"

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- 8'-4" PLATE HT.
- 6'-8" WIN/DR HDR
- 0'-0" (+6" A.F.G.) FIN. FLR.



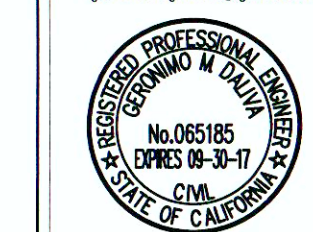
**SECTION B-B**

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**LOT B:**  
Elevations & Sections

Drawn: 60

**A - 3.2**

SHEET # OF







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Sheet Content: LOT C:  
Elevations & Sections

Drawn: GD

A - 3.3  
SHEET # OF