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

In the matter of the application of:
**AMBRIZ (PLN180082)**
**RESOLUTION NO. 18-027**
Resolution by the Monterey County Zoning Administrator:

1) Finding the project is for the reconstruction of a single-family dwelling, previously demolished, and for the construction of an accessory dwelling unit, which qualifies as a Class 2 and a Class 3, Categorical Exemption pursuant to Sections 15302 and 15303 of the CEQA Guidelines, and there are not exceptions pursuant to Section 15300.2 ; and
2) Approving a Design Approval for the construction of a 2,273 square foot two-story single family dwelling, a 513 square foot attached garage and a detached 1,152 square foot two-story accessory dwelling unit.

[PLN180082, Ambriz, 10441 Seymour Street, Castroville, Castroville Community Plan, North County Area Plan (APN: 030-051-051-000)]

**The Design Approval application (PLN180082) came on for public hearing before the Monterey County Zoning Administrator on May 10, 2018. 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 AND EVIDENCE

1. **FINDING:** **PROJECT DESCRIPTION –** The proposed project is a Design Approval to allow the construction of a 2,273 square foot two-story single family dwelling with an attached 513 square foot garage and for the construction of a detached 1,152 square foot two-story accessory dwelling unit sited behind the proposed single family dwelling. The construction consists of a Mediterranean/Spanish Eclectic architectural style. Materials of stucco and wood frame in "Crème de caramel" body color (butterscotch-tan color) and "Weathered White" wood trim color (off white color) with "Mahogany" composition asphalt roofing.

   **EVIDENCE:** 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 PLN180082.

2. **FINDING:** **CONSISTENCY / SITE SUITABILITY –** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the development and use proposed.

   **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;
- Castroville Community Plan; and the
- 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) The property is located at 10441 Seymour St, Castroville, (Assessor's Parcel Number APN 030-051-051-000), Castroville Community Plan, North County Area Plan. The parcel is zoned Medium Density Residential- Castroville Community Plan or MDR-C which allows a single-family dwelling and an accessory dwelling unit. Therefore, the project is an allowed land use for this site.

c) Review of Development Standards. All site development standards, such as height, lot coverage and setbacks are consistent with the MDR-C zoning district, including those for an accessory dwelling unit which allows these to be two-story and up to 1,200 square feet. According to the Castroville Community Plan, the subject parcel is considered a "Standard Lot Single Family" (Table B-3 of the Castroville Community Plan). Standard lots have a minimum lot size requirement of 5,000 square feet. The subject parcel is 7,000 square feet. The maximum lot coverage for a standard lot is 40 percent. The subject parcel is allowed a maximum allowed coverage of 2,800 square feet (7,000 square foot parcel x 40% = 2,800 sf). The proposal is at 2,798 square feet or at 40 percent. The minimum setback requirements for a single-family dwelling are: 20 feet for front yard setback; 5 feet for side yard setbacks; and 15 feet for rear. The proposed single family dwelling meets all the development standards. The minimum setback requirements for an accessory dwelling unit are: the accessory dwelling unit must be located behind the main structure (front yard setback requirement); 5 feet for side yard setbacks; and 5 feet for rear yard setbacks. The height maximum is 30 feet. The proposed single family dwelling meets all the development standards. The proposed accessory dwelling unit cannot be over 1,200 square feet in area and have a 10-foot setback from the main dwelling unit. The proposed accessory dwelling unit meets all the development standards.

d) The subject property is located within the boundaries the Castroville Community Plan. Policy 1.2 of this Plan requires that new development and redevelopment proposals shall be consistent with the Community Plan Design Guidelines to ensure that the design of new development enhances the vision for Castroville. The Design Guidelines emphasize that architectural themes in the context of a small historic Castroville community are an important element to the overall aesthetics. Appropriate architectural styles create a sense of place and adds visual interest to residential neighborhoods. The proposed single family residence is of a Mediterranean/Spanish Eclectic architectural style, which is an encouraged design in the Castroville Community Plan, promoting an appreciation of traditional architectural elements. In addition, the Castroville Community Plan encourages new buildings be

compatible in mass, scale, height and roof lines to surrounding buildings of similar use. the proposed residence and accessory dwelling unit is compatible in these categories with the surrounding residences and approved residential projects in the vicinity. See Finding 3.

e) Based on the adopted Land Use Advisory Committee (LUAC) guidelines, the project was required to go before the Castroville LUAC for review and recommendation to the appropriate authority. The LUAC guidelines require that applications not reviewed due to lack of quorum shall be continued to the next regular scheduled LUAC meeting and there shall be no further continuance unless requested by the applicant. Applications that are not reviewed at that continuance shall be returned to RMA-Planning without comment. The project was first referred to the Castroville LUAC at their April 16, 2018 meeting. At this meeting date there was no quorum. The project was then continued to the next available Castroville LUAC meeting on May 7, 2018. At this meeting date there was no quorum. The applicant did not request a further continuance, therefore the project application was returned to RMA-Planning without comment.

f) The project planner conducted a site inspection on April 9, 2018 to verify that the project on the subject parcel conforms to the plans listed above.

g) The subject parcel is located in a High Archaeological Sensitivity Zone per County's database maps. The 2010 Monterey County General Plan and MCC Section 21.66.050.C.1 (Zoning Ordinance) require the preparation of an archaeological report for high archeological sensitivity zones. An archaeological report (LIB180172) was prepared for the project by a County-approved consultant with negative results.

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 PLN180082.

3. **FINDING:** **DESIGN GUIDELINES (CASTROVILLE COMMUNITY PLAN)**
The design, size, configuration, materials and colors 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) Based on staff's analysis of the proposed project, the size of the proposed single- family dwelling and an accessory dwelling unit are consistent with the surrounding residences within the area. The proposed Mediterranean/Spanish Eclectic architectural style is an encouraged design in the Castroville Community Plan, promoting an appreciation of traditional architectural elements.

b) Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

c) Staff conducted a site inspection on April 9, 2018 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 Monterey County RMA - Planning for the

proposed development found in Project File PLN180082.

4. **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) The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines Section 15302 and 15303 categorically exempts replacement of existing structures and new construction of one single family dwelling, or a second dwelling unit. The project includes the reconstruction of a single-family dwelling (15302), after the original single family dwelling was demolished, and the construction of a new accessory dwelling unit (15303).

b) No adverse environmental effects were identified during staff review of the development application during a site visit on April 9, 2018.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. This section states that construction of the first single family dwelling within a residential zoning district is ordinarily insignificant in its impact on the environment. However, there may be potential impacts on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies due to the project's location. No such impact is identified in the project area. In addition, the project would not effect a scenic highway, hazardous waste site, or historical resource. No cumulative impacts or significant effects have been identified.

d) 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 PLN180082.

5. **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 pursuant to Section 21.80.

## DECISION

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

1) Find the project is for the reconstruction of a single-family dwelling, previously demolished, and for the construction of an accessory dwelling unit, which qualifies as a Class 2 and a Class 3, Categorical Exemption pursuant to Sections 15302 and 15303 of the CEQA Guidelines, and there are not exceptions pursuant to Section 15300.2 ; and
2) Approve a Design Approval for the construction of a 2,273 square foot two-story single family dwelling, a 513 square foot attached garage and a detached 1,152 square foot two-story accessory dwelling unit, in general conformance with the attached sketch being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 10th day of May 2018:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 11 2018

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: MAY 21 2018

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

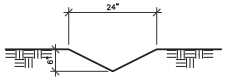
1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   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.

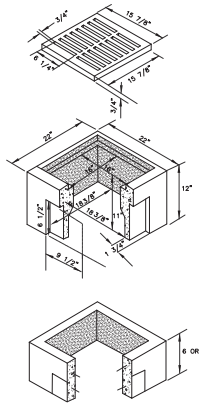
   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

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

NOTE:
KEEP FOOTING DRAIN LINE AND SITE DRAINAGE SEPARATE

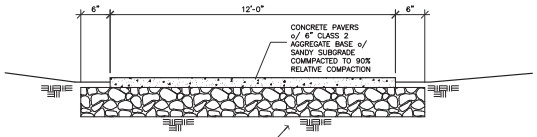



2 / A1.0 TYPICAL SWALE
NO SCALE




1 / A1.0 CHRISTY V64 DRAIN BOX
NO SCALE

NOTE: CONTRACTOR TO POUR 6" CONCRETE BASE BASE UNDER ALL CATCH BASINS. UNLESS SPECIFICALLY DETAILED OTHERWISE. OTHERWISE.



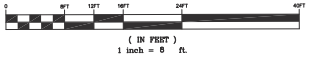

DRIVEWAY AND AREA OF GARAGE SLAB THAT DOES NOT OVERLAY THE BASEMENT SHOULD BE SUBEXCUVATED A DEPTH OF 3 TO 4 FEET -- THE ACTUAL DEPTH OF SUBEXCUVATION TO BE DETERMINED DY SOILS ENGINEER, IN THE FIELD AND BACKFILLED IN 8 INCH LOOSE LIFTS, COMPACTED TO 90 PERCENT REALATIVE COMPACTION. EXISTING TREE ROOTS AND OTHER VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SANDY SOIL USED FOR ENGINEERED BACKFILL.

3 / A1.0 DRIVEWAY CROSS-SECTION
NO SCALE

## SITE PLAN

SCALE: 1"=8'-0"

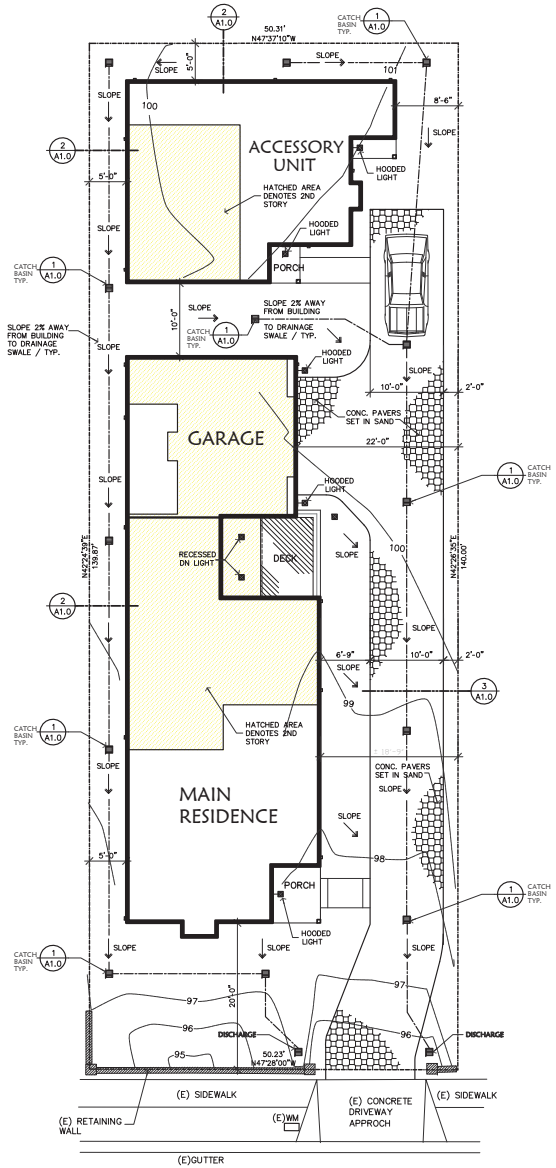
GRAPHIC SCALE




( IN FEET )
1 inch = 8 ft.

## SITE NOTES:

1. PROVIDE 2% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET.
2. NO ON-SITE WATER RETENTION.
3. NO DRAINAGE TO ADJACENT PROPERTY.
4. 0.5 PERCENT MINIMUM SLOPE FOR THE ENTIRE SITE




10441
Seymour Street

## VICINITY MAP

NO SCALE

## LOT AREA:

LOT AREA = 7,000 SQ.FT.

## ZONING:

MDR-C

## APN:

030-051-051-000

## ADDRESS

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

## FLOOR AREA

| | | |
|---|---|---|
| RESIDENCE | MAIN LEVEL | 1,281 SQ. FT. |
| | UPPER LEVEL | 992 SQ. FT. |
| | TOTAL | 2,273 SQ. FT. |
| GARAGE | | 513 SQ. FT. |
| ACCESSORY UNIT | MAIN LEVEL | 849 SQ. FT.9 |
| | UPPER LEVEL | 303 SQ. FT. |
| | TOTAL | 1,152 SQ. FT. |

## SITE COVERAGE

| | | |
|---|---|---|
| MAX. ALLOWED | 40% | 2,800 SQ. FT. |
| RESIDENCE - MAIN LEVEL | | 1,281 SQ. FT. |
| GARAGE | | 523 SQ. FT. |
| PORCH | | 50 SQ. FT. |
| PARTIAL COVERED DECK | | 59 SQ. FT. |
| ACCESSORY UNIT - MAIN LEVEL | | 849 SQ. FT. |
| PORCH | | 20 SQ. FT. |
| PORCH | | 16 SQ. FT. |
| TOTAL | 40% | 2,798 SQ. FT. |

## SHEET INDEX


A1.0 SITE PLAN
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 ROOF PLAN


# SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000


MANDURRAGO & ASSOCIATES
RESIDENTIAL DESIGN
P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net


Drawn By: MANDURRAGO
Drawing Date: 6-1-17
Project Number: 17-0701

Revisions:
REV. 8-12-17

Project / Owner
RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

Sheet Number:
A1.0

## WINDOW & DOOR SCHEDULE

◇ WINDOWS

* ALL WINDOWS TO BE DUAL GLAZED

| ID | LOCATION | SIZE | TYPE | | REMARKS |
|---|---|---|---|---|---|
| 1 | ENTRY | 3'-0" | WOOD | DOOR | |
| 2 | ENTRY | 1660 | VINYL | FIXED | TEMP. GLASS |
| 3 | KITCHEN | 5030 | VINYL | SLIDER | |
| 4 | BATH 2 | 1630 | VINYL | SING. HUNG | |
| 5 | LAUNDRY | 2030 | VINYL | CASEMENT | |
| 6 | STAIRS | (2) 2060 | VINYL | FIXED | TEMP. GLASS |
| 7 | HALL | 2'-8" | WOOD | DOOR | TEMP. GLASS |
| 8 | MASTER BEDROOM | (2) 3'-0" | WOOD | PR. DOOR | TEMP. GLASS |
| 9 | GARAGE | 2'-8" | S.C.WOOD | DOOR | 1 3/4" THK. w/ SELF CLOSER |
| 10 | GARAGE | 16'-0" | STEEL | ROLL UP | (5) PANEL |
| 11 | GARAGE | 3050 | VINYL | SING. HUNG | |
| 12 | GARAGE | 3050 | VINYL | SING. HUNG | |
| 13 | MASTER BATH | 1630 | VINYL | CASEMENT | |
| 14 | BEDROOM 2 | (2) 3050 | VINYL | CASEMENT | |
| 15 | DINING | (2) 3050 | VINYL | SING. HUNG | |
| 16 | LIVING | (2) 2650 | VINYL | SING. HUNG | |
| 17 | LIVING | (2) 2650 | VINYL | SING. HUNG | |
| 18 | LIVING | (2) 2650 | VINYL | SING. HUNG | |
| 19 | HALL | (3) 2630 | VINYL | FIXED | |
| 20 | FAMILY | (3) 2650 | VINYL | SING. HUNG | |
| 21 | BATH 4 | 2030 | VINYL | CASEMENT | TEMP. GLASS |
| 22 | BEDROOM 4 | (2) 2650 | VINYL | CASEMENT | |
| 23 | BEDROOM 3 | (2) 2650 | VINYL | CASEMENT | |
| 24 | BATH 4 | 2030 | VINYL | CASEMENT | TEMP. GLASS |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | | | | | |

## WINDOW & DOORS

RESIDENTIAL DOOR REQUIREMENTS:

A. TESTED AND LABELED TO COMPLY WITH THE AAMA REQUIREMENTS

B. SAFETY GLAZING TESTING AND LABELING PER CRC. SECTIONS 308.1 & 308.4

C. ENERGY TESTING AND CERTIFICATION PER CEnC, SECTION 110.6

## GENERAL NOTES:

1. REFER TO SHEET A4.0 FOR TYPICAL NOTES
2. FIELD VERIFY ALL DIMENSIONS
3. RANGE HOOD
   DUCTS USED FOR DOMESTIC RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES FLEXIBLE DUCT WORK IS PROHIBITED, CMC 504.2
4. EXHAUST DUCTS
   EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3 FT. FROM WHERE COULD ENTER BACK INTO BUILDING OR A PROPERTY LINE. CMC 504.5
5. APPLIANCES
   ALL NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES. CGBA 4.504
6. CONSTRUCTION WASTE
   A MINIMUM OF 50% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.408.1

## FIREPLACE

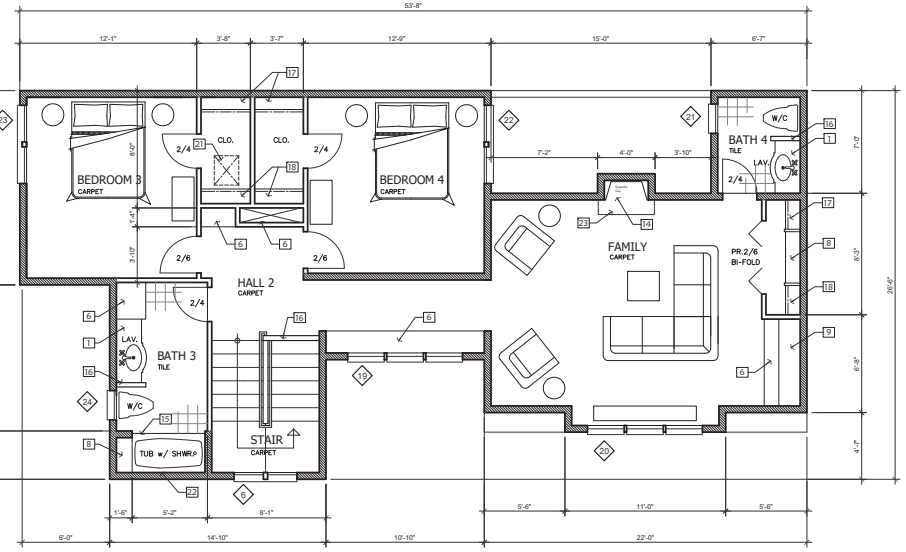
GAS FIREPLACE OR DECORATIVE GAS APPLIANCE WITH STANDING PIOLET SHALL COMPLY WITH TABLE 4-2 OF THE 2016 CEC.

PROVIDE MANUFACTURE;S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.

PROPANE LOG LIGHTERS ARE NOT ALLOWED.

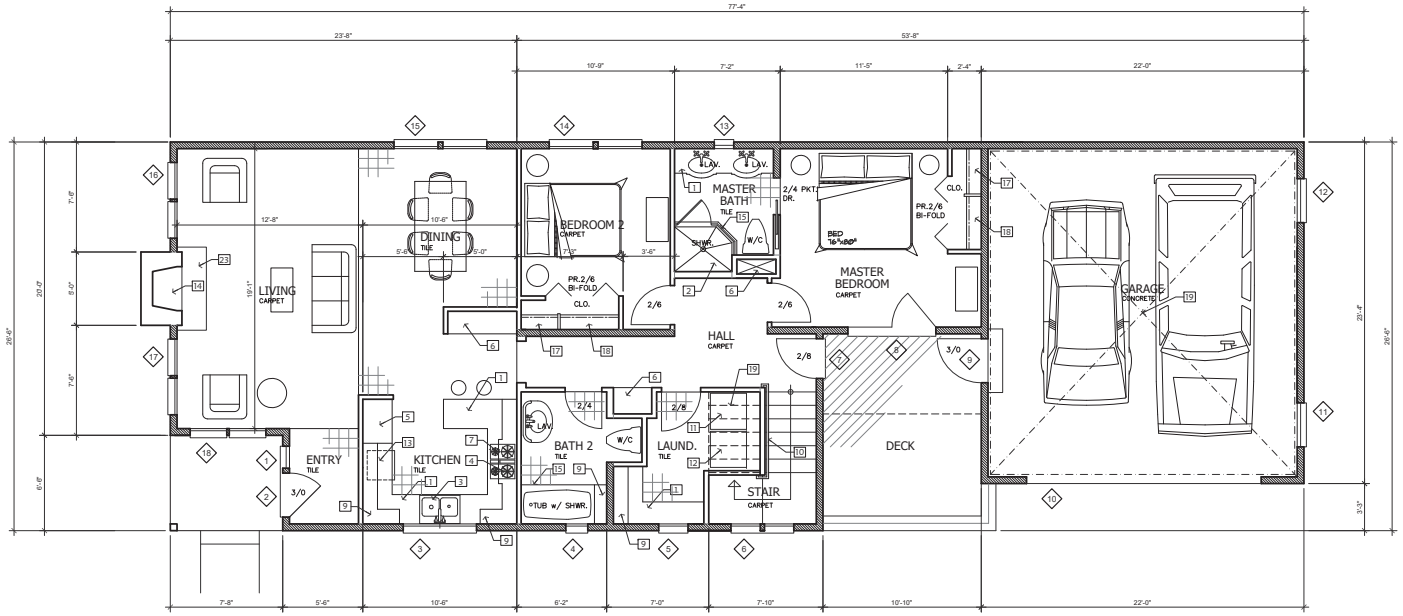
## FLOOR PLAN KEYNOTES

1. GRANITE TOP & SPLASH
2. GRANITE FLOOR & WALLS TO 7'-0"
3. DBL. SINK w/ DISP.
4. GAS RANGE & OVEN
5. REFRIGERATOR
6. BUILT-IN CABINET
7. HOOD w/ V.T.R.
8. SHELVES
9. UPPER CABINET
10. HANDRAIL (1/A)
11. WASHER
12. DRYER w/ VENT TO EXTERIOR (2/A)
13. DISHWASHER
14. GAS FIREPLACE (APPLIANCE)
15. SAFTEY GLASS ENCLOSURE
16. 42" HIGH WALL
17. 1 SHELF & 1 POLE
18. 1 SHELF & 2 POLE
19. PROVIDE 5/8" THK. TYPE "X" GYP. BRD. AT ALL WALLS, CEILINGS AND UNDER STAIR DUCTS PENTRATING WALLS OR CEILINGS TO BE MIN. 26 GA SHEET STEEL AND SHALL NOT HAVE OPENINGS IN GARAGE
20. RAISED AREA o/ STAIR
21. 20"x22" ATTIC ACCESS
22. GRANITE TILE WALLS TO 7'-0"
23. STONE TILE HEARTH
24. DUCT SHAFT




## SECOND FLOOR PLAN

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




## FIRST FLOOR PLAN

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

WALL LEGEND

2x6 STUDS @ 16"o.c.

2x4 STUDS @ 16"o.c.

MAIN RESIDENCE

# SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000


MANDURRAGO & ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net


Drawn By: MANDURRAGO

Drawing Date: 6-1-17

Project Number: 17-0701

Revisions:

Project / Owner

RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

Sheet Number:

A2.0

## WINDOW & DOOR SCHEDULE

◇ WINDOWS

* ALL WINDOWS TO BE DUAL GLAZED

| ID | LOCATION | SIZE | TYPE | | REMARKS |
|---|---|---|---|---|---|
| 30 | ENTRY | 3'-0" | WOOD | DOOR | |
| 31 | LIVING | (2)2650 | VINYL | SING. HUNG | TEMP. GLASS |
| 32 | LIVING | 2650 | VINYL | SING. HUNG | |
| 33 | LAUNDRY | 3'-0" | WOOD | DOOR | TEMP. GLASS |
| 34 | LAUNDRY | 2050 | VINYL | SING. HUNG | |
| 35 | DINING | (2)2650 | VINYL | SING. HUNG | |
| 36 | KITCHEN | 4030 | WOOD | SLIDING | |
| 37 | BEDROOM 3 | (2)2650 | VINYL | CASEMENT | |
| 38 | BATH | 1630 | VINYL | SING. HUNG | TEMP. GLASS |
| 39 | BEDROOM 2 | (2)2650 | VINYL | CASEMENT | |
| 40 | STAIR | (3)3014 | VINYL | FIXED | TEMP. GLASS |
| 41 | MASTER BATH | 2050 | VINYL | SING. HUNG | TEMP. GLASS |
| 42 | MASTER BEDROOM | (2)2650 | VINYL | CASEMENT | |
| 43 | | | | | |
| 45 | | | | | |
| 46 | | | | | |

## WINDOW & DOORS

RESIDENTIAL DOOR REQUIREMENTS:

A. TESTED AND LABELED TO COMPLY WITH THE AAMA REQUIREMENTS

B. SAFETY GLAZING TESTING AND LABELING PER CRC. SECTIONS 308.1 & 308.4

C. ENERGY TESTING AND CERTIFICATION PER CEnC, SECTION 110.6

## GENERAL NOTES:

1. REFER TO SHEET A4.0 FOR TYPICAL NOTES
2. FIELD VERIFY ALL DIMENSIONS
3. RANGE HOOD
   DUCTS USED FOR DOMESTIC RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES FLEXIBLE DUCT WORK IS PROHIBITED, CMC 504.2
4. EXHAUST DUCTS
   EXHAUST DUCTS SHALL TERMINATE A MINIMUM OF 3 FT. FROM WHERE COULD ENTER BACK INTO BUILDING OR A PROPERTY LINE. CMC 504.5
5. APPLIANCES
   ALL NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES. CGBA 4.504
6. CONSTRUCTION WASTE
   A MINIMUM OF 50% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.408.1

## FIREPLACE

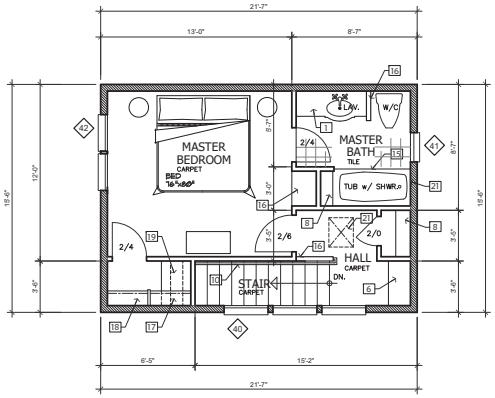
GAS FIREPLACE OR DECORATIVE GAS APPLIANCE WITH STANDING PIOLET SHALL COMPLY WITH TABLE 4-2 OF THE 2016 CEC.

PROVIDE MANUFACTURE;S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/WOODSTOVE.

PROPANE LOG LIGHTERS ARE NOT ALLOWED.

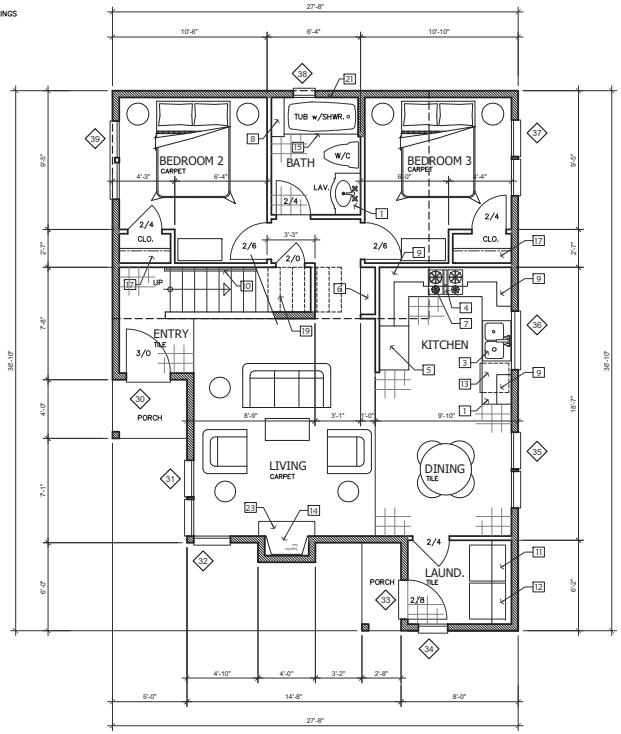
## FLOOR PLAN KEYNOTES

1. GRANITE TOP & SPLASH
2. GRAINTE FLOOR & WALLS TO 7'-0"
3. DBL. SINK w/ DISP.
4. GAS RANGE & OVEN
5. REFRIGERATOR
6. BUILT-IN CABINET
7. HOOD w/ V.T.R.
8. SHELVES
9. UPPER CABINET
10. HANDRAIL (1/A)
11. WASHER
12. DRYER w/ VENT TO EXTERIOR (2/A)
13. DISHWASHER
14. GAS FIREPLACE (APPLIANCE)
15. SAFTEY GLASS ENCLOSURE
16. 42" HIGH WALL
17. 1 SHELF & 1 POLE
18. 1 SHELF & 2 POLE
19. PROVIDE 5/8" THK. TYPE "X" GYP. BRD. AT ALL WALLS, CEILINGS AND UNDER STAIR DUCTS PENTRATING WALLS OR CEILINGS TO BE MIN. 26 GA SHEET STEEL AND SHALL NOT HAVE OPENINGS IN GARAGE
20. RAISED AREA o/ STAIR
21. 20"x22" ATTIC ACCESS
22. GRANITE TILE WALLS TO 7'-0"




## SECOND FLOOR PLAN

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




## FIRST FLOOR PLAN

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

WALL LEGEND

2x6 STUDS @ 16"o.c.

2x4 STUDS @ 16"o.c.

ACCESSORY UNIT

# SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000


MANDURRAGO & ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net


Drawn By: MANDURRAGO

Drawing Date: 6-1-17

Project Number: 17-0701

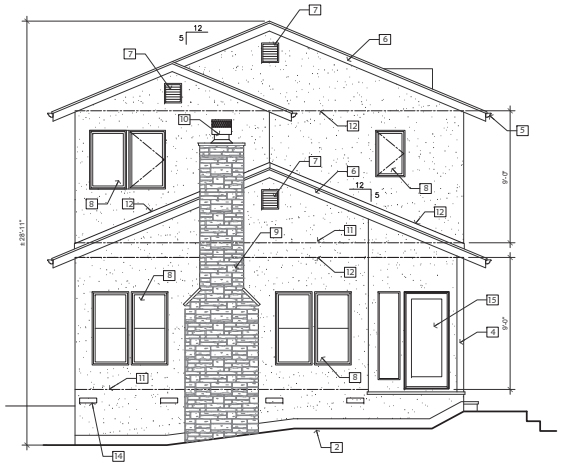
Revisions:

Project / Owner

RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

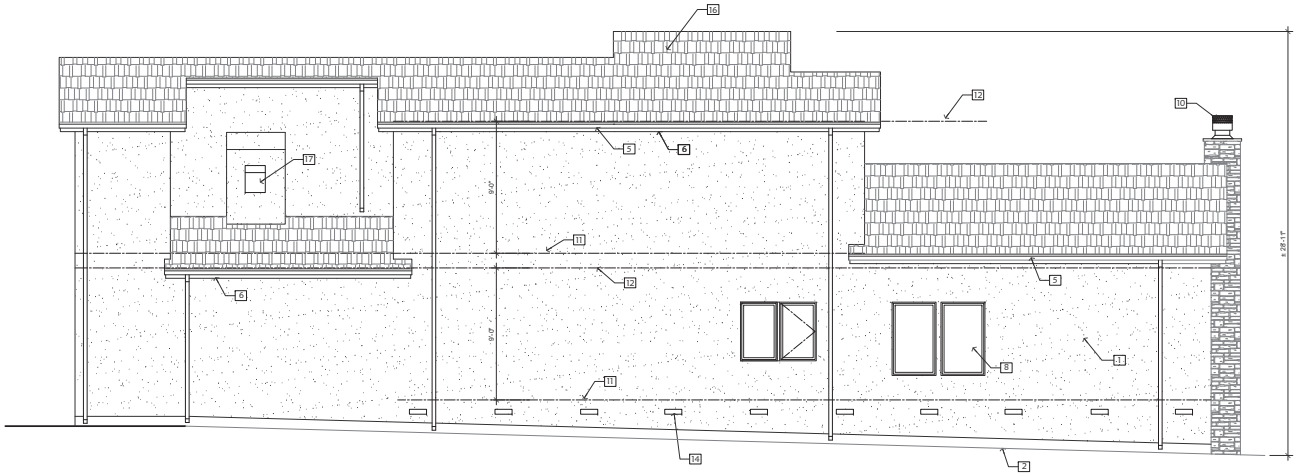
Sheet Number:

A2.1

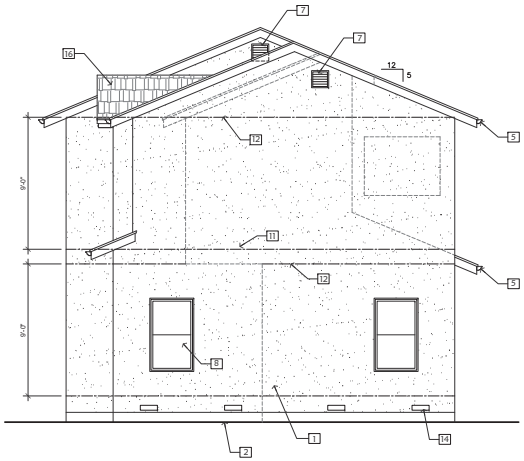


SOUTH

EAST



WEST



NORTH

ELEVATION KEYNOTES

| | | | | | |
|---|---|---|---|---|---|
| 1 | (3) COAT 7/8 " THK. CEM. PLAS. O/ 2 LAYERS OF GRADE D WATER-RESISTIVE BARRIER BACKED WIRE LATH | 6 | 2x WOOD FASCIA | 12 | TOP PLATE |
| 2 | EXISTING GRADE | 7 | 12x14 GABLE END VENT | 13 | FLASHING |
| 3 | GARAGE DOOR | 8 | VINYL WINDOW | 14 | FOUNDATION VENT |
| 4 | WOOD POST / SEE STRUCTURAL | 9 | MANUFACTURED STONE VENEER | 15 | WOOD DOOR |
| 5 | CONTIN. GUTTER & DOWNSPOUT | 10 | FIREPLACE CAP | 16 | COPOSITION ASPHALT ROOFING OVER 30 LB. FELT |
| | | 11 | FINISHED FLOOR | 17 | FIREPLACE WALL TERMINATION CAP |

# EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000


MANDURRAGO & ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net


Drawn By: MANDURRAGO

Drawing Date: 6-1-17

Project Number: 17-0701

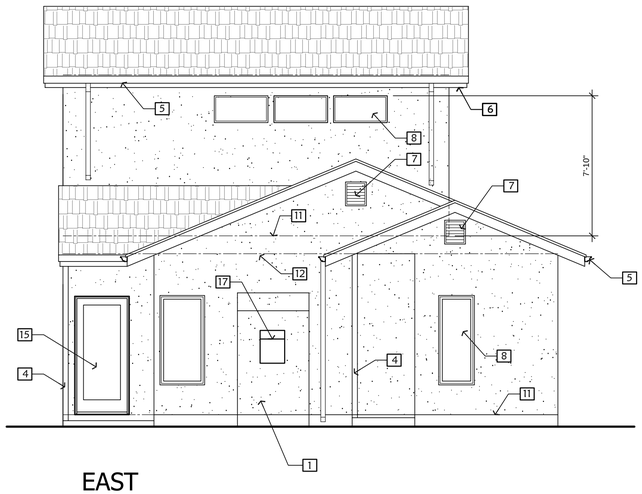
Revisions:

Project / Owner

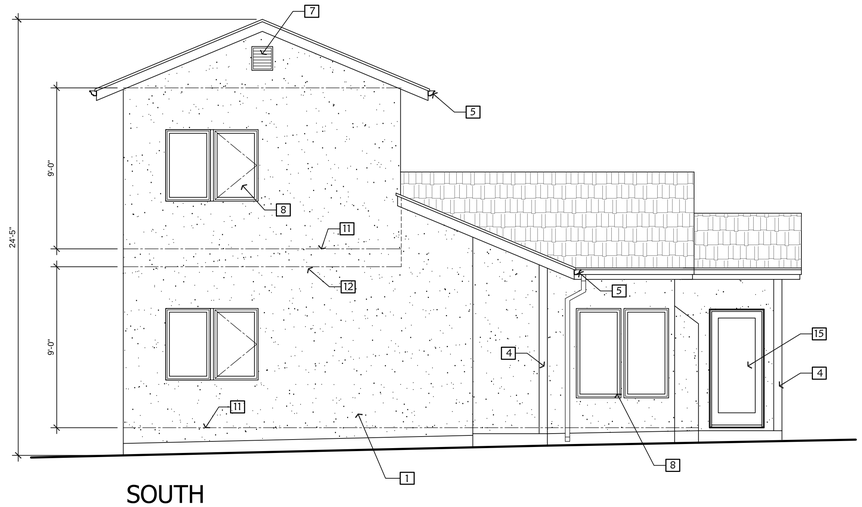
RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

Sheet Number:

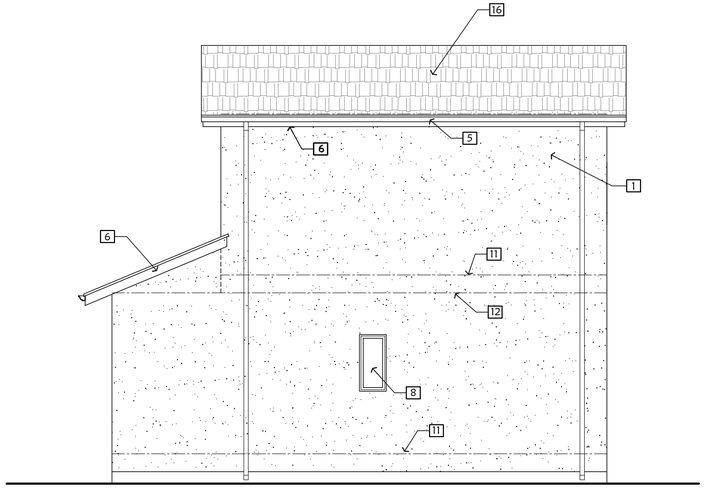
A3.0



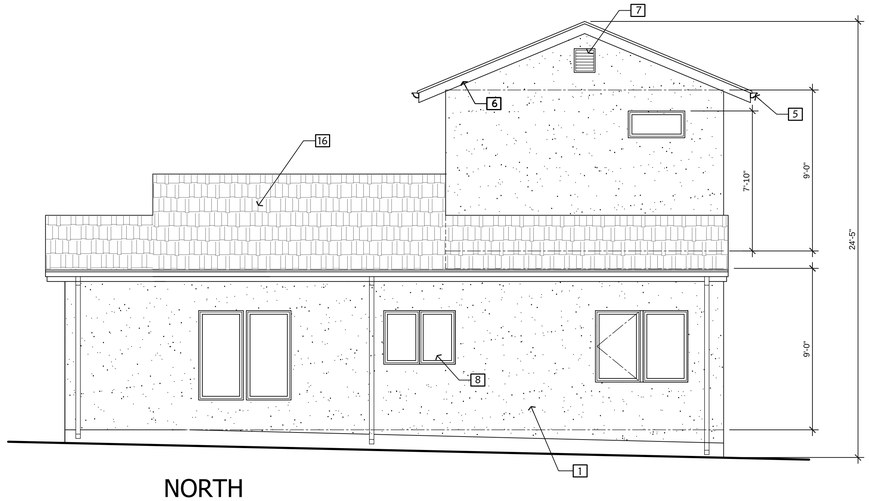

EAST




SOUTH




WEST




NORTH

ELEVATION KEYNOTES

| | | | | | |
|---|---|---|---|---|---|
| 1 | (3) COAT 7/8 " THK. CEM. PLAS. O/ 2 LAYERS OF GRADE D WATER-RESISTIVE BARRIER BACKED WIRE LATH | 6 | 2x WOOD FASCIA | 12 | TOP PLATE |
| 2 | EXISTING GRADE | 7 | 12x14 GABLE END VENT | 13 | FLASHING |
| 3 | GARAGE DOOR | 8 | VINYL WINDOW | 14 | FOUNDATION VENT |
| 4 | WOOD POST / SEE STRUCTURAL | 9 | MANUFACTURED STONE VENEER | 15 | WOOD DOOR |
| 5 | CONTIN. GUTTER & DOWNSPOUT | 10 | FIREPLACE CAP | 16 | COPOSITION ASPHALT ROOFING OVER 30 LB. FELT |
| | | 11 | FINISHED FLOOR | 17 | FIREPLACE WALL TERMINATION CAP |

# EXTERIOR ELEVATIONS

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

ACCESSORY UNIT

SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000

MANDURRAGO
& ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net

Drawn By: MANDURRAGO

Drawing Date: 6-1-17

Project Number: 17-0701

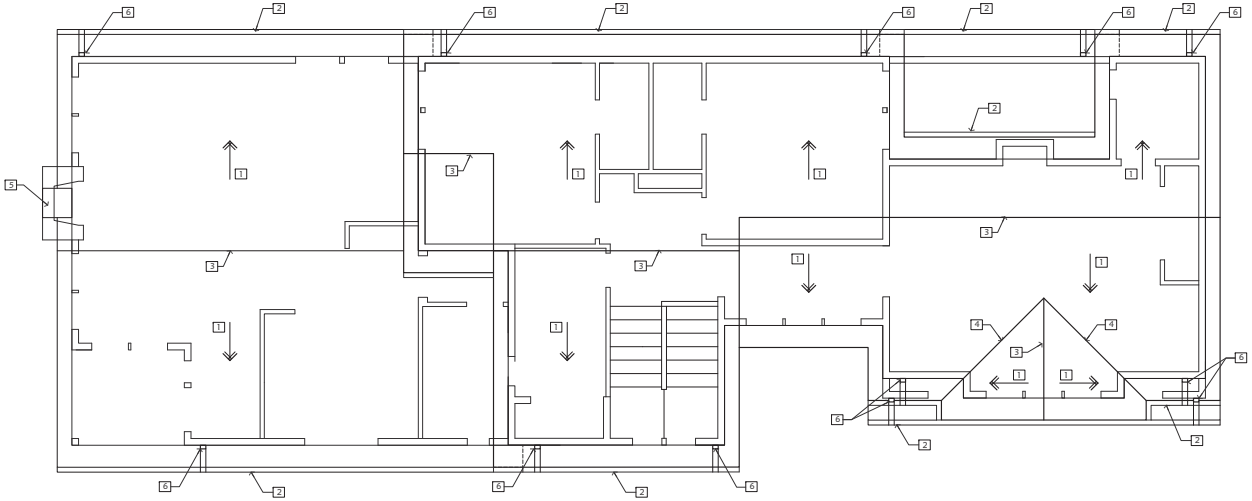
Revisions:

Project / Owner

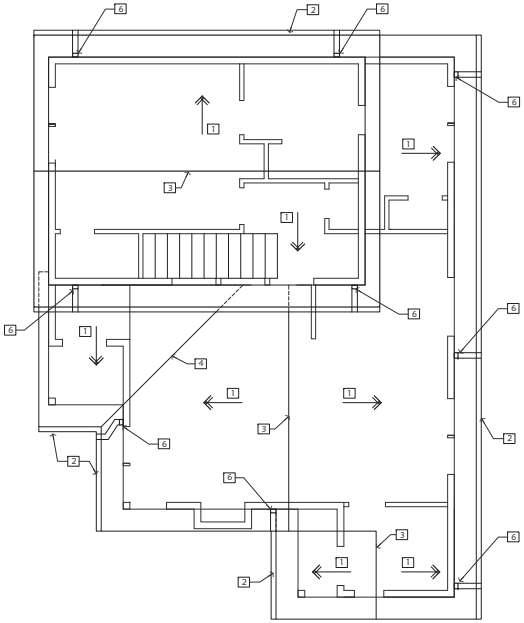
RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

Sheet Number:

A3.1



MAIN RESIDENCE



ACCESSORY UNIT

ROOF KEYNOTES

1. COMPOSITION ASPHALT ROOFING OVER 30 LB. FELT 4:12 PITCH
2. CONTIN. GUTTER
3. RIDGE
4. VALLEY
5. FIREPLACE STACK
6. DOWNSPOUT

# ROOF PLAN

SCALE: 1/8" = 1'-0"

SEYMOUR STREET RESIDENCE

10441 SEYMOUR STREET
CASTROVILLE, CA. 95012

A.P.N. 030-051-051-000


MANDURRAGO & ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net


Drawn By: MANDURRAGO

Drawing Date: 6-1-17

Project Number: 17-0701

Revisions:

Project / Owner

RAFAEL GONZALEZ
P.O. BOX 50
CASTROVILLE, CA 95012

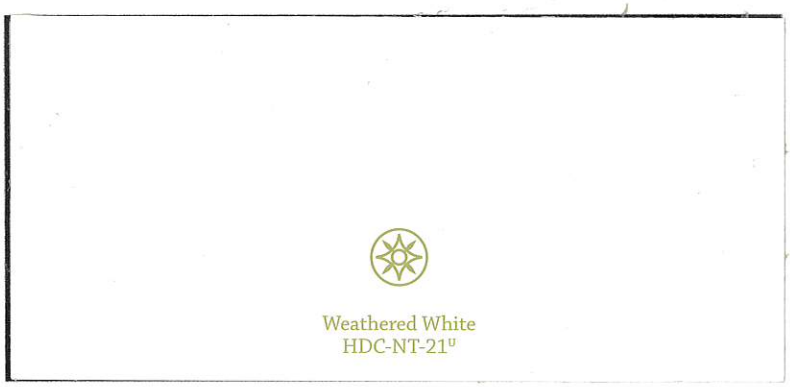
Sheet Number:

A4.0

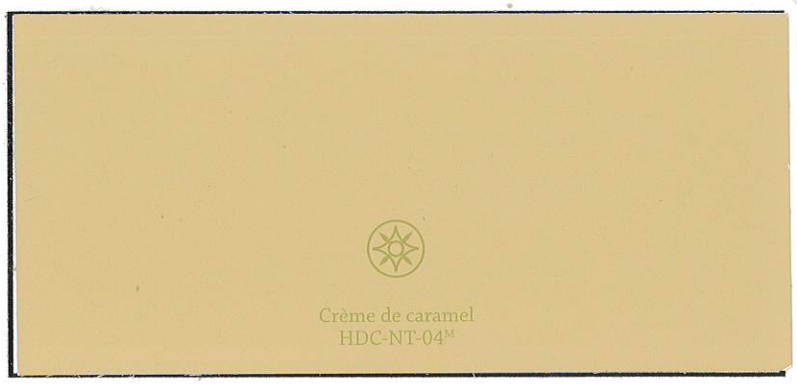
# COLOR SAMPLES FOR PROJECT FILE NO. PLN180082

RECEIVED
JAN 31 2018
MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

Materials: COMPOSITION ASPHALT Colors: MAHOGONY
Description: ROOFING




Materials: PAINT Colors: ~~[illegible]~~ BEHR HDC-NT-21
Description: WOOD TRIM




Materials: STUCCO Colors: BMI PRODUCTS - #6011
Description: EXTERIOR FINISH