

Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

MONTEJANO LAURA (PLN190327)

RESOLUTION NO. 25--

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage, and a detached 1,002 square foot garage with a 1,002 square foot second-story accessory dwelling unit (ADU). Materials and colors consist of beige stucco exterior, natural brown stone veneer, white vinyl windows and doors, beige trim, and brown composition roofing; and
 - b. A Coastal Development Permit to allow development within a Resource Conservation, Coastal Zone.

[PLN190327, MONTEJANO LAURA, 12749 Via Linda, Castroville, Castroville Community Plan area in the North County Area Plan and North County Land Use Plan area (APN: 030-011-023-000)]

The MONTEJANO LAURA application (PLN190327) came on for hearing before the Monterey County Zoning Administrator on March 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The 2010 Monterey County General Plan;
 - North County Land Use Plan;
 - North County Area Plan;
 - Castroville Community Plan;
 - Coastal Implementation Plan Part 2 of Title 20; and
 - Monterey County Zoning Ordinances (Title 20 and 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) Project. The proposed project includes construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage and a detached 1,002 square foot garage with a 1,002 square foot second-story accessory dwelling unit (ADU). Associated site improvements include a new permeable driveway within the Coastal Zone and permeable auto court and ornamental landscaping.
- c) Allowed Use. The subject property is a 14,984 square foot lot located on an undeveloped parcel at 12749 Via Linda, Castroville, within the Castroville Community Plan area in the North County Area Plan and a small portion of the parcel is located in the North County Land Use Plan, Coastal Zone, (Assessor's Parcel Number: 030-011-023-000). The subject parcel is split-zoned: Community Plan or "CP" (Inland) and Resource Conservation or "RC/CZ" (Coastal Zone). The majority of the proposed development is within the Low Density Residential (Inland) zone, except the permeable driveway that is proposed to be located within a portion of the Resource Conservation "RC/CZ" (Coastal Zone). Therefore, the development is governed by the Castroville Community Plan ("CCP") which designates the site as "Low Density Residential – C" or "LDR-C". CCP Appendix B – Development Standards states that a Design Approval is required for most development projects in the CCP area to ensure that Community Plan goals and objectives are realized and followed by new individual development projects and to protect and enhance the neighborhood character and image of Castroville. Development of single-family dwellings and accessory dwelling units are principally allowed uses pursuant to CCP Table B-2 of the Castroville Community Plan and the project involves the granting of a Design Approval. The Zoning Map shows that a portion of the property has a zoning classification of Resource Conservation in the Coastal Zone, which is intended to protect, preserve, enhance, and restore sensitive resource areas. This project as proposed does not cause adverse effects to the resources of the site area. As proposed, the development is an allowed use for this site.
- d) Lot Legality. The subject property (0.344 acres) is identified as Lot 2 in a Record of Survey dated October 2013 (Volume 32, Page 75, Survey Maps) illustrating a lot line adjusted approved by Minor Subdivision Committee Resolution No. 11-010. Additionally, Certificate of Compliance (Instrument No. 2014039159) was recorded on August 20, 2014, illustrating the subject property in its current configuration and

under separate ownership. Therefore, the County recognizes the subject property as a legal lot of record.

- e) Access Easement. The subject property is accessed via an unimproved dirt driveway across a 60-foot wide access easement on the adjacent north neighboring property. The use of easement as private access for the subject property and adjacent property was established through approval of a previous Lot Line Adjustment (Minor Subdivision Committee Resolution No. 11-0101). The Lot Line Adjustment contemplated the subject property and adjacent properties using this easement but did not involve improving this access easement. Even though the use of the access easement is already established, the project involves necessary improvements to ensure adequate access exists. As proposed, minor grading and installation of pervious pavers will occur to ensure the subject property has adequate access (driveway) to the access easement. This meets the definition of Development per section 20.06.310 and therefore a Combined Development Permit is required. No improvements to the access easement are proposed at this time. Directly off the access easement, the subject property is accessed from the northern portion of the property that sits on a portion of the Resource Conservation Designation. The Resource Conservation (RC-C) designation is applied in areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. In this proposal, the improvements within the Resource Conservation, Coastal Zone are low intensity permeable driveway improvements strategically situated on the property to have minimal impact to coastal resources. The designer worked with planning staff to study different schemes of placement of the structures. The southern placement of the proposed structures allow this development to be completely within the Low Density Residential zone to avoid further need of improvements on resource conservation zone and accessing the subject property through the north.
- f) Design/Visual Resources/Neighborhood Character. As stated in Evidence “c” above, the establishment of the residences requires the granting of a Design Approval. In accordance with Title 20 Chapter 20, the purpose of the design review is to regulate the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. Pursuant to North County Inland Area Plan (NCAP) Policy 3-1, within areas designated as “sensitive” or “highly sensitive” on the Scenic Highway Corridors and Visual Sensitivity Map (Figure 15), landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted. Figure 15 of the NCAP identifies two existing scenic corridors and various sensitive or highly sensitive areas. A portion of Highway 156, which runs through Castroville, is identified as a scenic corridor. The subject property is approximately 0.7 miles northwest of this portion of Highway 156 and will not be visible due to topography and intervening development and vegetation. No other scenic corridor or sensitive or highly sensitive area is located within proximity to the subject project

site. The subject site is adjacent to vacant residential lots (west), developed residential lots (east), agriculture (north), and the North Monterey County Middle School (south). CCP Appendix A – Design Guidelines Section 6 provides Residential Design guidelines and standards which requires that accessory structures are architecturally compatible with the main structure, roof forms be compatible with neighboring existing development, and encourages two-story balconies and covered awnings or porches. The neighboring residences along Via Linda primarily consist of two-story craftsman-style homes with pitched roofs and exterior colors that include blue, green, orange, and tan. As proposed, the exterior colors and materials for the single-family dwellings, garages, and ADU will consist of beige stucco exterior, natural brown stone veneer, white vinyl windows and doors, beige trim, and brown composition roofing. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- g) Site Development Standards. The proposed development is consistent per Table B-3 of the Castroville Community Plan required setbacks for main structures on standard single family lots (over 5,000 square feet) are 20 feet (front), 15 feet (rear), and 5 feet (side), while accessory dwellings units must be located behind the main residence and at least 5 feet from the side and rear property lines. The subject property is bound by an access easement on the north side of the property. Castroville Community Plan Policy 3.2.1(f) requires that the entry to primary residences be directly accessible from the street, or in this case, an access easement. As designed, the proposed residences are directly accessible via a driveway connecting to the northern access easement. The main dwelling units are setback approximately between 20'-6" and 30 feet from the edge of the northern access easement, 5'-1" from the west side, 5'-6" from the east side, and between 25 feet and 34 feet the rear (south). The proposed ADU over the garage is situated toward the southern rear of the property generally between the two main residences and has an approximate 12-foot rear setback. Therefore, the proposed project complies with the required site development standards relative to setbacks.

Per Table B-2 of the Castroville Community Plan and Policy 3.2.1(e), single family dwellings and ADUs above garages shall be constructed to a maximum height of 30 feet and limited to two stories. As proposed, the two-story single-family dwellings have approximate heights of 25 feet 5 inches and the proposed second-story ADU over the garage has a height of 25 feet 8 inches. The allowed maximum site coverage is 40 percent. The subject property is 14,924 square feet, which allows site coverage of 5,970 square feet. The proposed development will result in a total site coverage of 4,292 square feet. Therefore, the proposed project complies with the required site development standards relative to height and site coverage.

- h) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity. An archaeological report dated July 2022 was prepared for the project site by Achasta

Archaeological Services and concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- i) The project was referred for review because this parcel is located within the LUAC boundaries and voted 2-0 (2 ayes, 0 nays) and with one member absent to recommend approval of the project as proposed. per the Castroville Community Plan Land Use Advisory Committee (LUAC) on December 3, 2024.
- j) The Project Planner conducted a site inspection on November 4, 2024 to verify that the project on the subject parcel conforms to the plans and regulations listed above.
- k) The application, project plans, staking & flagging photos, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

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

- EVIDENCE:**
- a) The project includes construction of two single-family dwellings and an ADU above a garage on a residential lot.
 - b) The project was reviewed by HCD-Planning, HCD Environmental Health Bureau, HCD Engineering Services, HCD Environmental Services, California Coastal Commission and North County Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - c) The following technical reports have been prepared:
 - “Phase I Preliminary Archaeological Assessment” prepared by Susan Morely, Marina, CA, dated July 1, 2022.
 - “Soil Investigation Report (Design Phase)” prepared by GMD Engineers, Salinas, CA dated July 1, 2021.

Upon independent review, staff concurs with the conclusions of the reports. There are no physical or environmental constraints that render the site unsuitable for the use proposed.

- d) The Project Planner conducted a site inspection on November 4, 2024 to verify the site is suitable for the proposed use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning and Environmental Health Bureau, and conditions have been recommended, 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) Potable domestic water service and public sewer shall be provided by the Castroville Community Services District. A ‘Can and Will Serve’ letter, dated August 18, 2023, confirmed that the property will be approved for connection to the District’s water and sewer main provided certain conditions are adhered to, including obtaining a building permit from HCD-Building Services, connection fees are paid, meeting fire protection requirements, and complying with the Castroville Community Plan Water Use.
 - c) The Environmental Health Bureau reviewed the project application, and raised no concerns.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.
- 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 Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.
- 5. FINDING:** **CEQA** – 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 of two single-family dwellings and accessory structures on residential properties.
 - b) The proposed project involves the construction of two 2,575-square-foot single-family dwellings each with an attached 441-square-foot garage and a detached 1,002 square-foot garage with a 1,002 square-foot second-story accessory dwelling unit. Therefore, the project meets these exceptions.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact with any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources were found in the reports which may cause a substantial adverse change in the

significance of a historical resource. It is not visible from an officially designated scenic highway.

- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN190327.

6. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the North County Coastal Implementation Plan can be demonstrated
 - b) The subject property is not described in an area where the Local Coastal Program requires public access (Figure 4 of the North County Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN190327.

7. FINDING: APPEALABILITY – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030.A, the Board of Supervisors is the appropriate appeal authority to consider discretionary decision of the Zoning Administrator.
 - b) Pursuant to Title 20 section 20.86.080, the project may be appealed to/by the California Coastal Commission because the project involves development on submerged land.

DECISION

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

- 1) Find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of two 2,689 square foot single-family dwellings each with an attached 441 square foot garage, and a detached 1,002 square foot garage with a 1,002 square foot second-story accessory dwelling unit (ADU). Materials and colors consist of beige stucco exterior, natural brown stone veneer, white vinyl windows and doors, beige trim, and brown composition roofing; and
 - b. A Coastal Development Permit to allow development within a coastal zone.

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 27th day of March, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING 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

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 Planning Commission 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 HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN190327

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN190327) allows two (2) 2,689 square foot two-story single family dwellings with a first story 441 square foot attached garage and a 80 square foot porch, a 1,002 square foot second story accessory dwelling unit with a 1,002 square foot first floor garage; and 2) Coastal Development Permit to allow development within a coastal zone. The property is located at 12749 Via Linda, Castroville (Assessor's Parcel Number 030-011-023-000), Castroville Community Plan, North County Area Plan and a small portion of the parcel is located in the North County Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: 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 Monterey County Zoning Administrator for Assessor's Parcel Number 030-011-023-000 on March 27, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD- Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

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

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

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

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

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. 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. (Public Works)

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

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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.

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.

NEW SINGLE FAMILY DWELLINGS FOR: MONTEJANO DEVELOPMENT

12749 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-023-000

VICINITY MAP N.T.S.



SHEET INDEX

- A0. GENERAL PLAN
- A1. SITE PLAN
- A2. FLOOR PLAN #A
- A3. ELEVATIONS #A
- A4. ROOF PLAN #A
- A5. FLOOR PLAN #B
- A6. ELEVATIONS #B
- A7. ROOF PLAN #B
- A8. FLOOR PLAN #C
- A9. ELEVATIONS #C
- A10. ROOF PLAN #C

E & L

BUILDING
DESIGN STUDIO
150 CAYUGA ST.
SUITE 1
SALINAS, CA. 93901
D: (831) 250-8069

e_ldesigns@hotmail.com

REVISION
DATE:
BY: 0



1 FRONT ELEVATION
SCALE: N.T.S.

SCOPE OF WORK

- 2 NEW TWO STORY 2,689 S.F. SINGLE FAMILY RESIDENCE CONSISTING OF:

4 BEDROOMS, 1 STUDY, 4 FULL BATHROOM, LIVING, FAMILY, DINING, KITCHEN, LOFT, WET BAR, LAUNDRY CLOSET

- W/ 441 S.F. ATTACHED GARAGE

- 1 NEW TWO STORY 1,002 S.F. A.D.U. RESIDENCE CONSISTING OF:

3 BEDROOMS, 1 FULL BATHROOM, FAMILY, DINING, AND KITCHEN

- W/ 1002 S.F. ATTACHED 3 CAR GARAGE BELOW UNIT W/ LAUNDRY AND FULL BATH

DATA

JURISDICTION:	MONTEREY COUNTY
BUILDING CODE:	RESIDENTIAL :2022 C.R.C.
CALIFORNIA GREEN BUILDING STANDARDS CODE: 2022 C.G.B.S.C.	ELECTRICAL :2022 C.E.C. MECHANICAL :2022 C.M.C. PLUMBING :2022 C.P.C.
MONTEREY COUNTY MUNICIPAL CODE:	FIRE :2022 C.F.C. ENERGY CODE :2022 C.En.C.

ZONING:	MDR-C
ASSESSORS PARCEL NO:	030-096-001-000
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
OCCUPANCY GROUP:	RESIDENCE R-3/U
NUMBER OF STORY:	2 STORY BUILDING
CONSTRUCTION TYPE:	V-B
AUTOMATIC FIRE SPRINKLERS SYSTEMS:	YES
LANDSCAPE:	499 S.F.
LOT SIZE:	100%

PROPOSED HABITABLE FLOOR AREA

MAIN DWELLING #A	2,689 S.F.	
MAIN DWELLING #B	2,689 S.F.	
A.D.U. #C	1,002 S.F.	
TOTAL	6,380 S.F.	
ACCESSORY STRUCTURES		
MAIN DWELLING #A GARAGE	441 S.F.	
MAIN DWELLING #B GARAGE	441 S.F.	
A.D.U. #C GARAGE	1,002 S.F.	
TOTAL	1,884 S.F.	

PROJECT TEAM

OWNER:
JAVIER MONTEJANO
11450 POOLE STREET
CASTROVILLE, CA. 95012
(831) 794-5926

DESIGNER:
E & L BUILDING
DESIGN STUDIO
150 CAYUGA STREET
SUITE 1
SALINAS, CA. 93901
O: (831) 250-8069
e_ldesigns@hotmail.com

CONSULTANT:
GMD
ENGINEERS & DESIGNS
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ABBREVIATIONS

1. NOT ALL ABBREVIATIONS WILL APPLY TO THIS PROJECT.

AT	CONC	CONCRETE	GL	GLUE LAMINATED LUMBER	PL	PLATE	
#	DBL	DOUBLE	HORIZ	HORIZONTAL	REIN	REINFORCING	
AB	ANCHOR BOLTS	DEPR	DEPRESSED	HSB	HIGH STRENGTH BOLT	REQ'D	REQUIRED
AC	ASPHALTIC CONCRETE	DF	DOUGLAS FIR	ID	INSIDE DIAMETER	SAD	SEE ARCHITECTURAL DRAWINGS
ADDNL	ADDITIONAL	DIA. (Ø)	DIAMETER	IN (")	INCH		
AFF	ABOVE FINISH FLOOR	DIAG	DIAGONAL	INT	INTERIOR	SIM	SIMILAR
AGG	AGGREGATE	DN	DOWN	JST	JOIST	SJ	SHRINKAGE JOINT
ALT	ALTERNATE	DWG	DRAWING	JH	JOIST HANGER	SLV	SHORT LEG VERTICAL
ALUM	ALUMINUM	(E)	EXISTING	LLH	LONG LEG HORIZONTAL	SM	SHEET METAL
APPROX	APPROXIMATE	EA	EACH	LLV	LONG LEG VERTICAL	SOG	SLAB ON GRADE
ARCH	ARCHITECTURAL	EF	EACH FACE	LS	LAG SCREW	SQ	SQUARE
BLDG	BUILDING	EN	EDGE NAILING	LT WT	LIGHT WEIGHT	SS	STAINLESS STEEL
BLK	BLOCK	EW	EACH WAY	LG	LONG	STD	STANDARD
BLKG	BLOCKING	EJ	EXPANSION JOINT	LWC	LIGHT WEIGHT CONCRETE	STL	STEEL
BM	BEAM	EL	ELEVATION	MAX	MAXIMUM	SWS	SHEAR WALL SCHEDULE
BN	BOUNDARY NAILING	EQS	EDGE OF SLAB	MB	MACHINE BOLT	SYM	SYMMETRICAL
BOC	BOTTOM OF CONCRETE	EQ	EQUAL	MCJ	MASONRY CONTROL JOINT	T 24	TITLE 24 CALIFORNIA CODE
BOF	BOTTOM OF FOOTING	EXP B	EXPANSION BOLT	MECH	MECHANICAL	TEN	TYPICAL EDGE NAILING
BOT	BOTTOM	EXT	EXTERIOR	MEZZ	MEZZANINE	THK	THICK
BRP	BEARING	F.E.C	FIRE EXTINGUISHER CABINET	MIB	MINIMUM	THK	TOP OF CONCRETE
BRG PL	BEARING PLATE	FF	FINISH FLOOR	MISC	MISCELLANEOUS	TOF	TOP OF FOOTING
BTW	BETWEEN	FG	FINISH GRADE	MW	MALLEABLE IRON WASHER	T.O.SLAB	TOP OF SLAB
CC	CRACK CONTROL JOINT	FN	FIELD NAILING	MTL	METAL	TOS	TOP OF STEEL
CCJ	CENTER TO CENTER	FWHS	FLAT HEAD WOOD SCREW	NC	NOT IN CONTRACT	TOW	TOP OF WALL
CJ	CAST IN PLACE	FND	FOUNDATION	NOM	NOMINAL	TS	TUBE STEEL
CJP	CONSTRUCTION JOINT	FNC	FACE OF CONCRETE	NTS	NOT TO SCALE	TYP	TYPICAL
CL	CENTER	FOM	FACE OF MASONRY	(N)	NEW	TOB	TOP AND BOTTOM
CLR	CLEAR	FOS	FACE OF STUD	OC	ON CENTER	TOE	TOE NAIL
CLG	CEILING	FT (")	FOOT/FEET	OD	OUTSIDE DIAMETER	UND	UNDISTURBED NATURAL GRADE
CLR	CLEAR	FTG	FOOTING	OPG	OPENING	UNLESS	UNLESS OTHERWISE NOTED
CMU	CONCRETE MASONRY UNIT	GA	GALVE	OPH	OPPOSITE HAND	UON	UNLESS OTHERWISE NOTED
COL	COLUMN	GALV	GALVANIZED	PCC	PRECAST CONCRETE	WWF	WELDED WIRE FABRIC
				PERP	PERPENDICULAR	W/	WITH

GENERAL NOTES

1. ALL CONSTRUCTION, DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE: 2022 , CRC, CEC, CMC, CPC, CFC, CGC, CGBC; MONTEREY COUNTY MUNICIPAL CODE, AND MOST CURRENT NFPA STANDARDS REQUIRED BY CURRENTLY ADOPTED CODES AND LATEST EDITIONS OF THE UMC, UPC, & NEC.
2. GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FOR COMPLETION DATE.
3. JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SITE OF DEBRIS AND MATERIALS DEMOLISHED AND CLEANUP BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
6. THE PROJECT DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWING AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
9. PLANS FOR ANY (N) GAS LINE SIZING AND APPLICABLE BTUI INPUTS WILL BE PROVIDED TO THE BUILDING INSPECTION OFFICE BY THE CONTRACTOR BEFORE INSPECTION.
10. ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION. PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.
11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
12. THE USE OF FIRE HYDRANTS FOR OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.)
13. THE GRADE ADJACENT TO ALL STRUCTURES SHALL SLOPE A MINIMUM OF 2 PERCENT AWAY FROM THE AID IS PROHIBITED (UNLESS APPROVED IN ADVANCED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.)
14. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
15. CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.
16. EXCAVATION: EXCAVATE FOR UTILITY TRENCHES, SEWER, DRAIN LINES AND FOOTINGS. SLOPE UTILITY TRENCHES UNIFORMLY. BACK FILL OF FOOTING AND UTILITY TRENCHES SHALL BE COMPROMISED OF CLEAN SAND, MECHANICALLY COMPACTED IN 6" LIFTS TO A MINIMUM OF 95 REST ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
17. SURFACE WATER SHALL BE DRAINED TO AN APPROVED POINT OF COLLECTION THAT DOES NOT CEATE A HAZARD. INDICATE THAT GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (EXCEPTION: WHERE LOT LINES AND/OR PHYSICAL BARRIERS PROHIBIT THE FALL, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE). IMPERVIOUS SURFACES WITHIN 10' SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
18. EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION
19. APPROVED ADDRESS NUMBERS AND/OR LETTERS, WITH CONTRASTING BACKGROUND, SHALL BE PLACED ON BUILDING(S) TO BE VISIBLE FROM THE STREET. APPROVED ADDRESSES MUST BE CLEARLY IDENTIFIED WITH REFLECTIVE AND/OR ILLUMINATED NUMBERS AND/OR LETTERS A MINIMUM OF 4" HIGH AND 1/2" STROKE
20. DISPOSAL, WASHOFF, OR WASHDOWN OF ANY AND ALL MATERIALS SUCH AS MORTAR, CONCRETE, PAINT, GREASE, GLUE, ETC. ON PROPERTY, INCLUDING THE STORM DRAIN SYSTEM, IS STRICTLY PROHIBITED UNLESS SPECIFICALLY AND INDIVIDUALLY APPROVED BY PUBLIC WORKS DIRECTOR. VIOLATORS WILL BE CITED AND ASSESSED OF ALL CLEANING COSTS.
21. CONTRACTOR MUST ENSURE THAT ALL VENTING BE DONE IN ACCORDANCE WITH CURRENT BUILDING CODES. (RANGE HOOD VENT, BATHROOM VENTS ETC.)
22. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
23. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
24. BUILDINGS THAT UNDERGO CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33- FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

DEFERRED SUBMITTAL

1. CONSTRUCTION WASTE MANAGEMENT PLAN TO BE SUBMITTED WHEN CONTRACTOR IS CHOSEN
SUBMITTED TO: MONTEREY COUNTY
2. FIRE SPRINKLER DESIGN

SYMBOLS

SECTION REFERENCE		SECTION NUMBER
		SHEET NUMBER
DETAIL REFERENCE		DETAIL NUMBER
		SHEET NUMBER
REVISION REFERENCE		REVISION NUMBER
		CLEAR DIM.

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GENERAL PLAN

11/22/23

JOB NUMBER:
18-30

PAGE:
A0

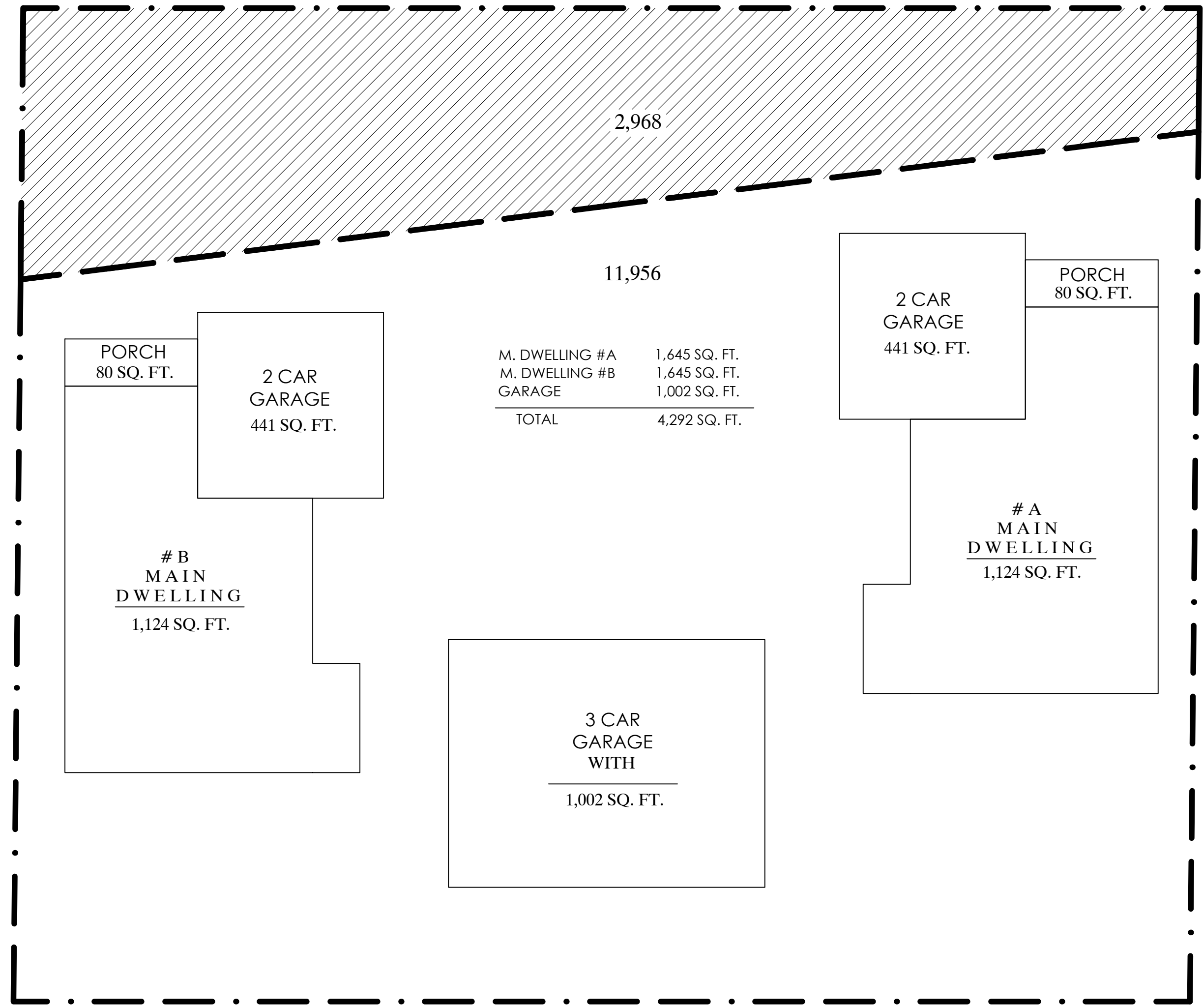
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VIA LINDA

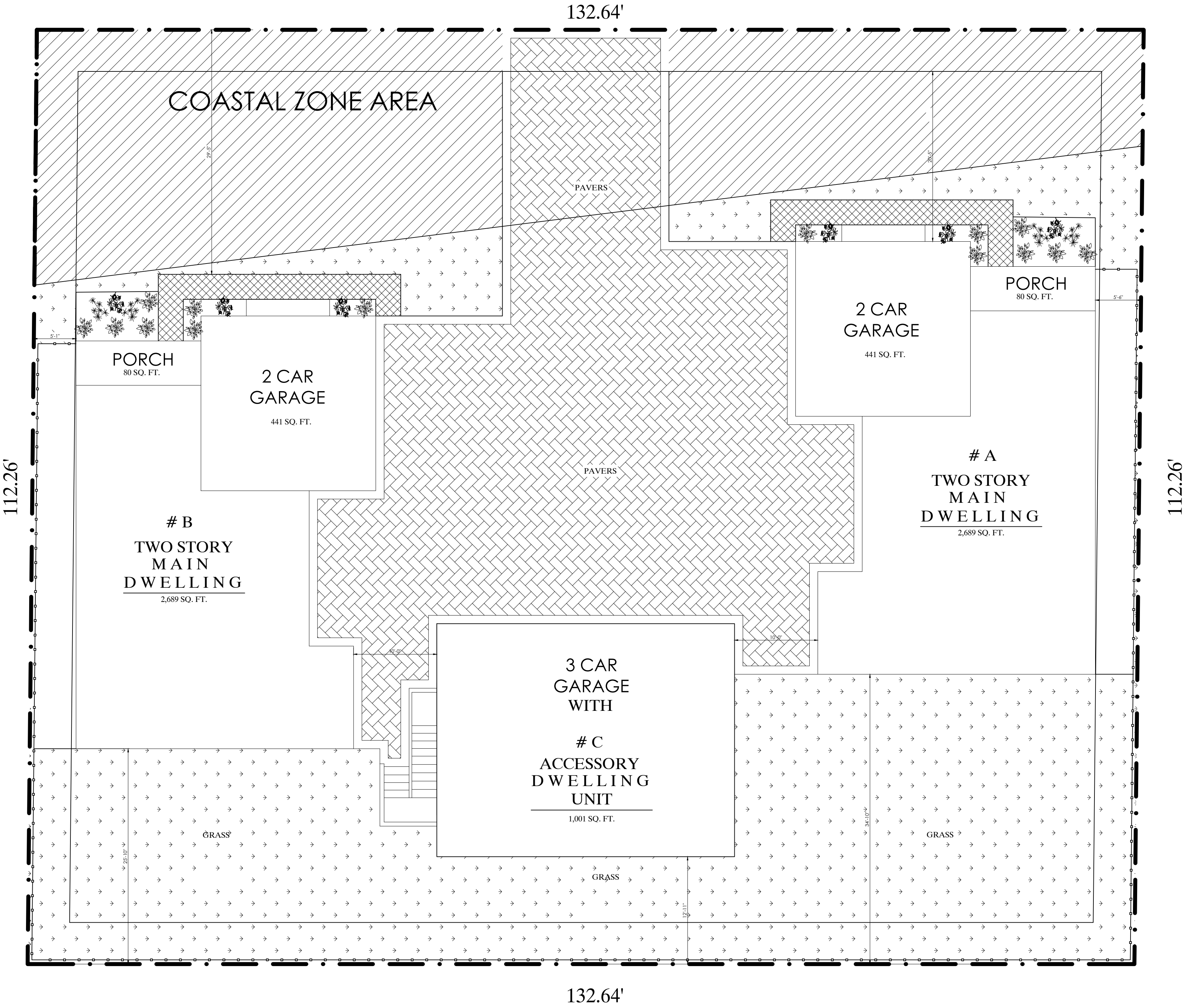
LEGEND

- PROPERTY LINE
- 6' WOODEN FENCE
- COSTAL ZONE AREA
- GRASS AREA
- CONCRETE AREA
- GRAVEL
- PAVERS
- LANDSCAPE AREA
- TREES

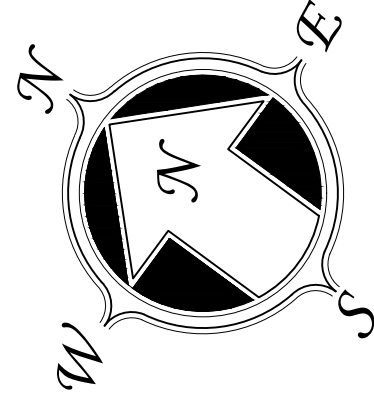
Lot Size 14,924 S.F.
 40% 5,970 S.F.
 Lot coverage 4,292 S.F. **OK**



M. DWELLING #A	1,645 SQ. FT.
M. DWELLING #B	1,645 SQ. FT.
GARAGE	1,002 SQ. FT.
TOTAL	4,292 SQ. FT.



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





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 D: (831) 250-8069
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 e_ladesigns@hotmail.com

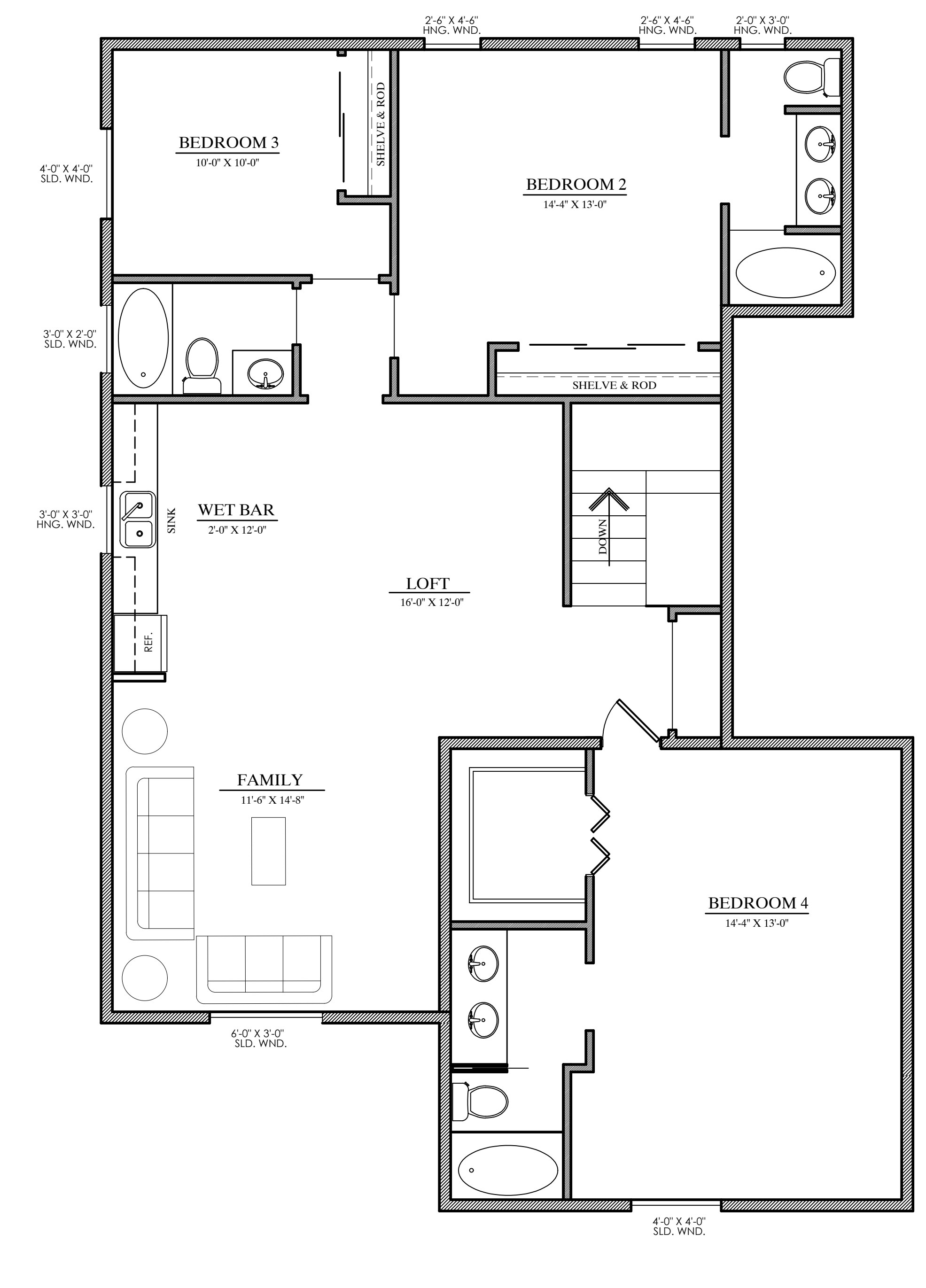
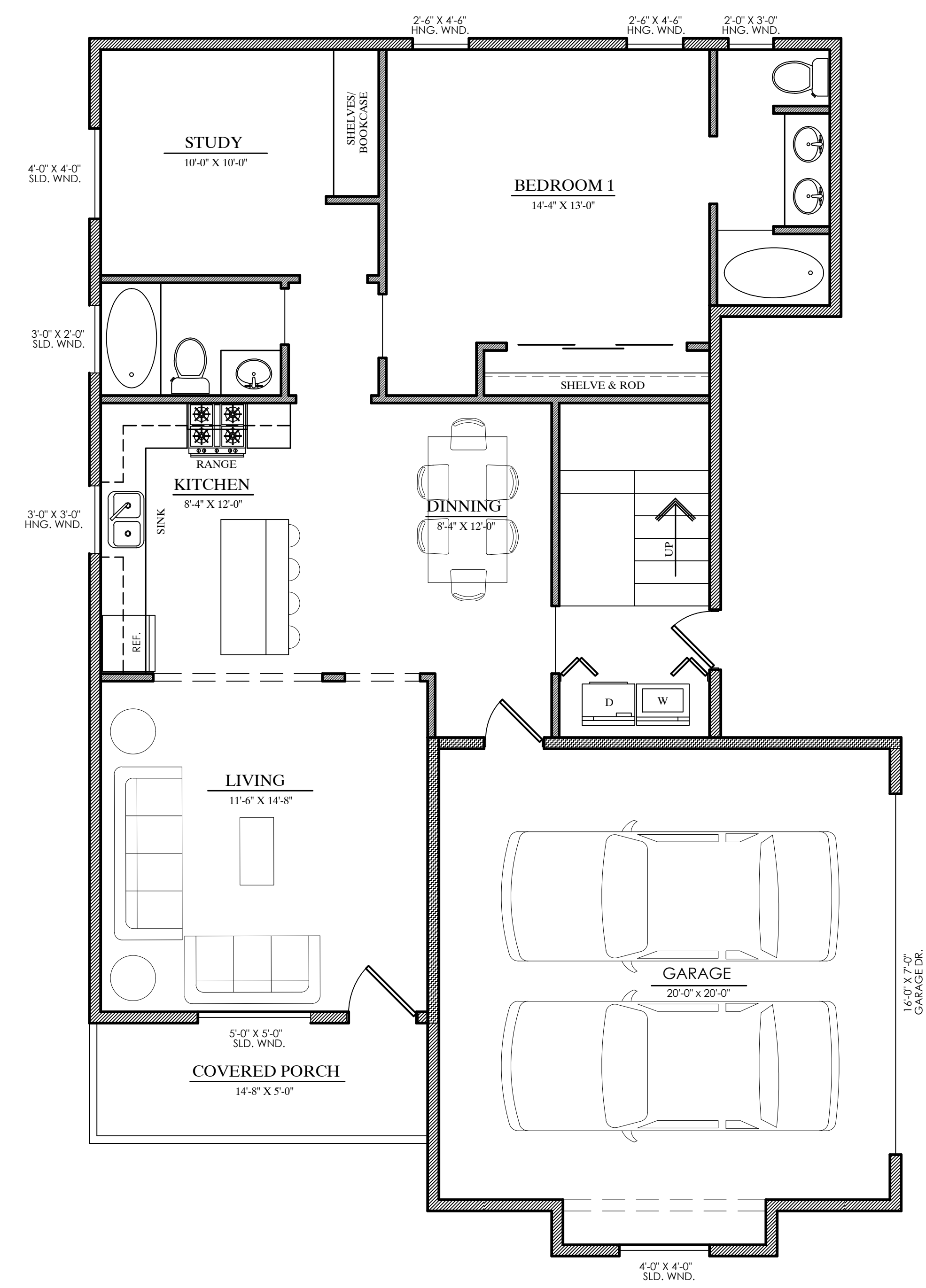
REVISION
 DATE:
 BY:

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 CASTROVILLE, CA. 95012
 A.P.N.: 030-011-023-000

SITE PLAN

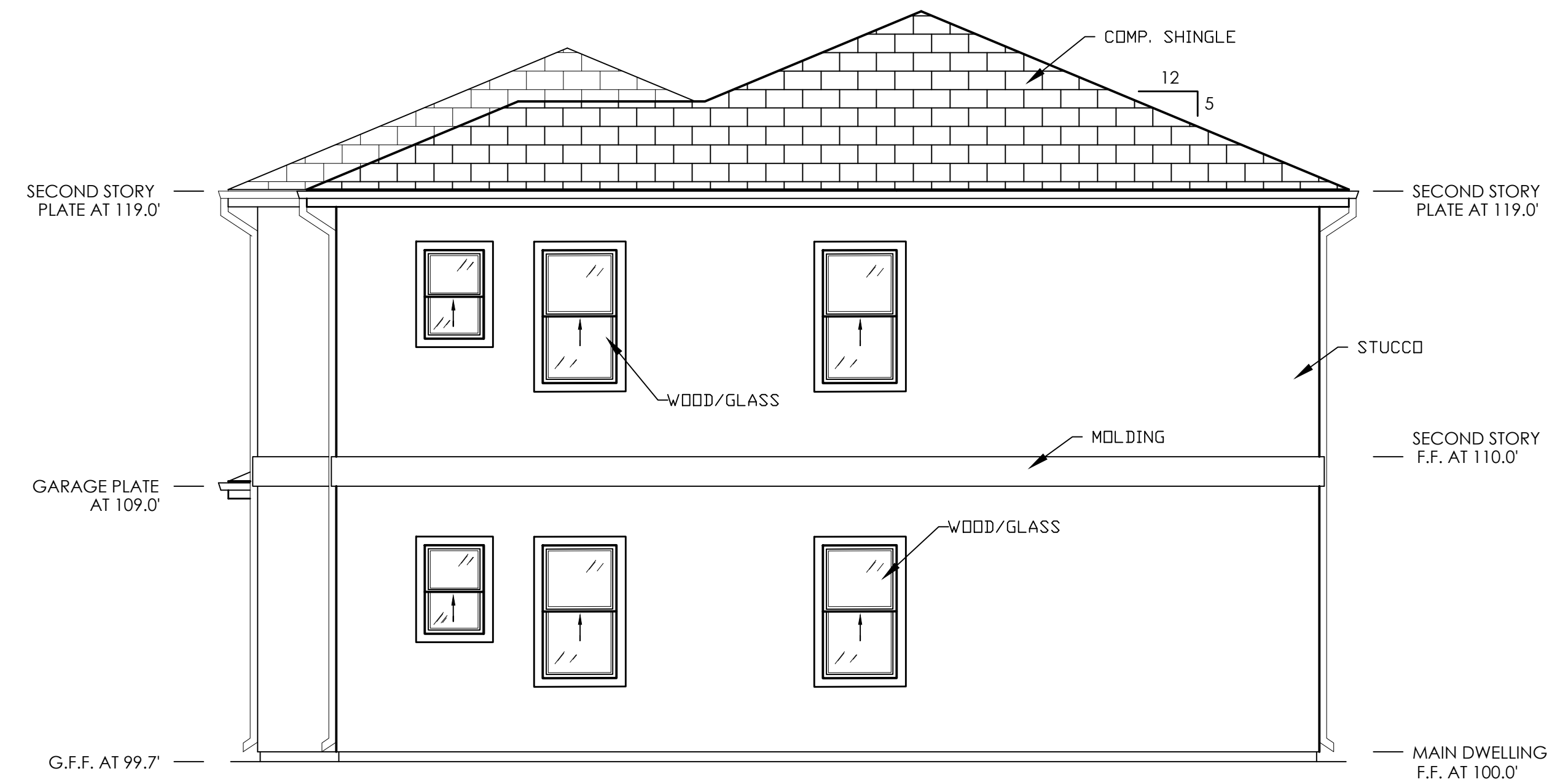
11/22/23
 JOB NUMBER:
18-30
 PAGE:
A1

LEGEND	
	NEW 2X4 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE "X" 5/8" GYP. BRD. WALL





4 WEST ELEVATION (LEFT ELEVATION)
SCALE: 1/4"=1'-0"



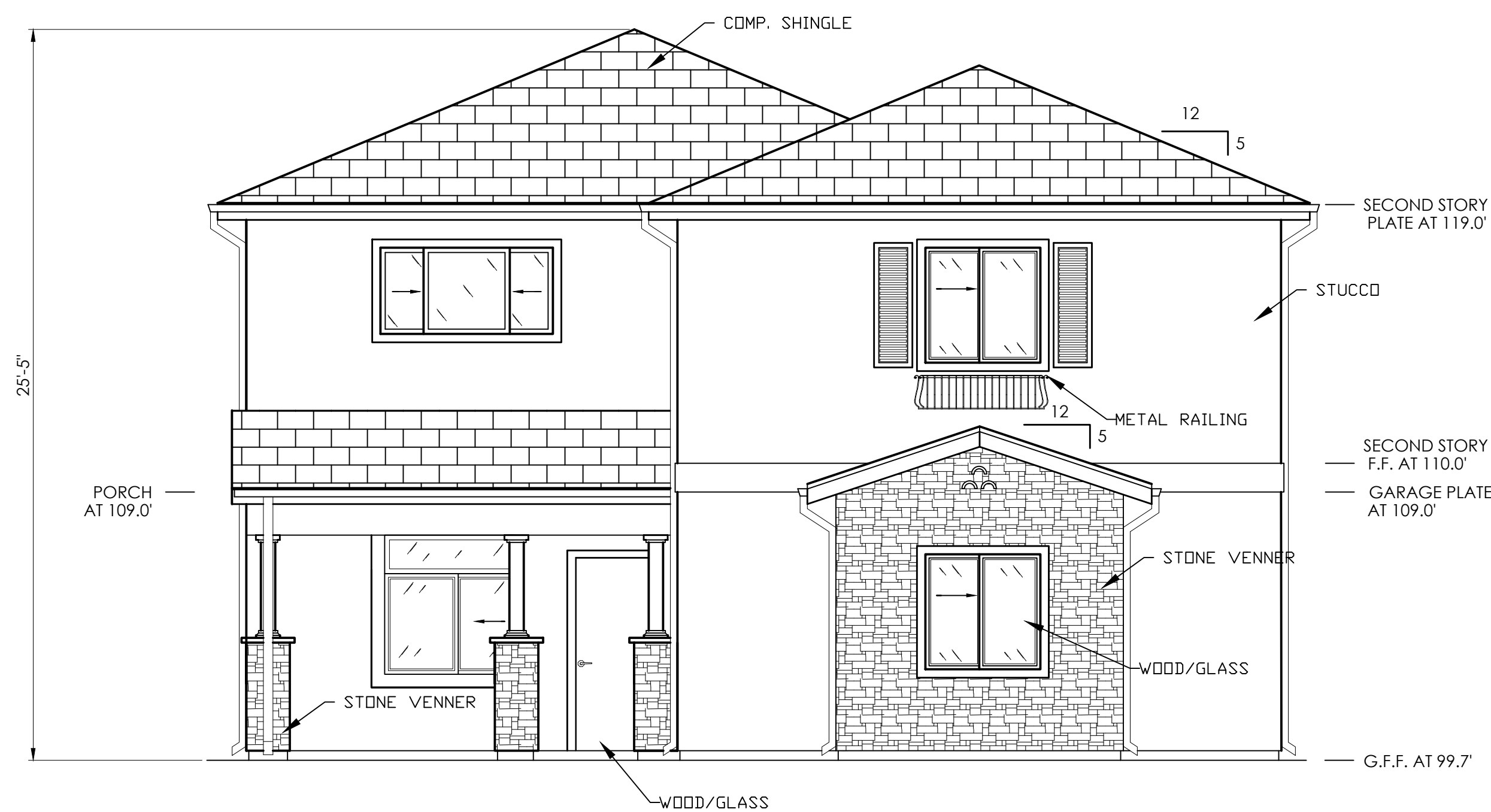
3 SOUTH ELEVATION (BACK ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

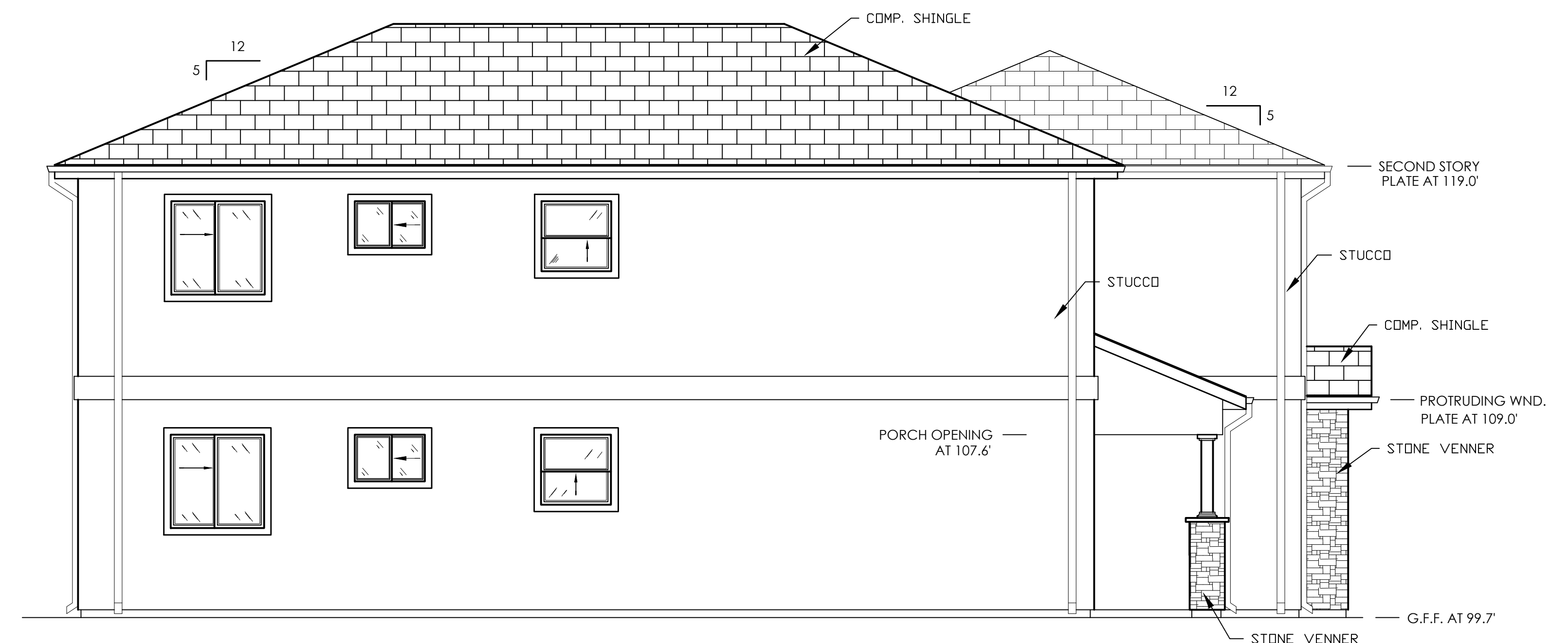
- ROOF: ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) 1/2" THK. PLYWOOD SHEATING.
- ROOF PITCH: 5:12 HIP ROOF
- FASCIA/RAKE: 2X6 PRIMED SPRUCE
- OVERHANG: 1'-0" OVERHANG
- GUTTER/ DOWNSPOUTS: 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
- WALL: 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
- WINDOWS: (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO: BONE
- ROOF SHINGLE: BROWN
- WINDOW: WHITE



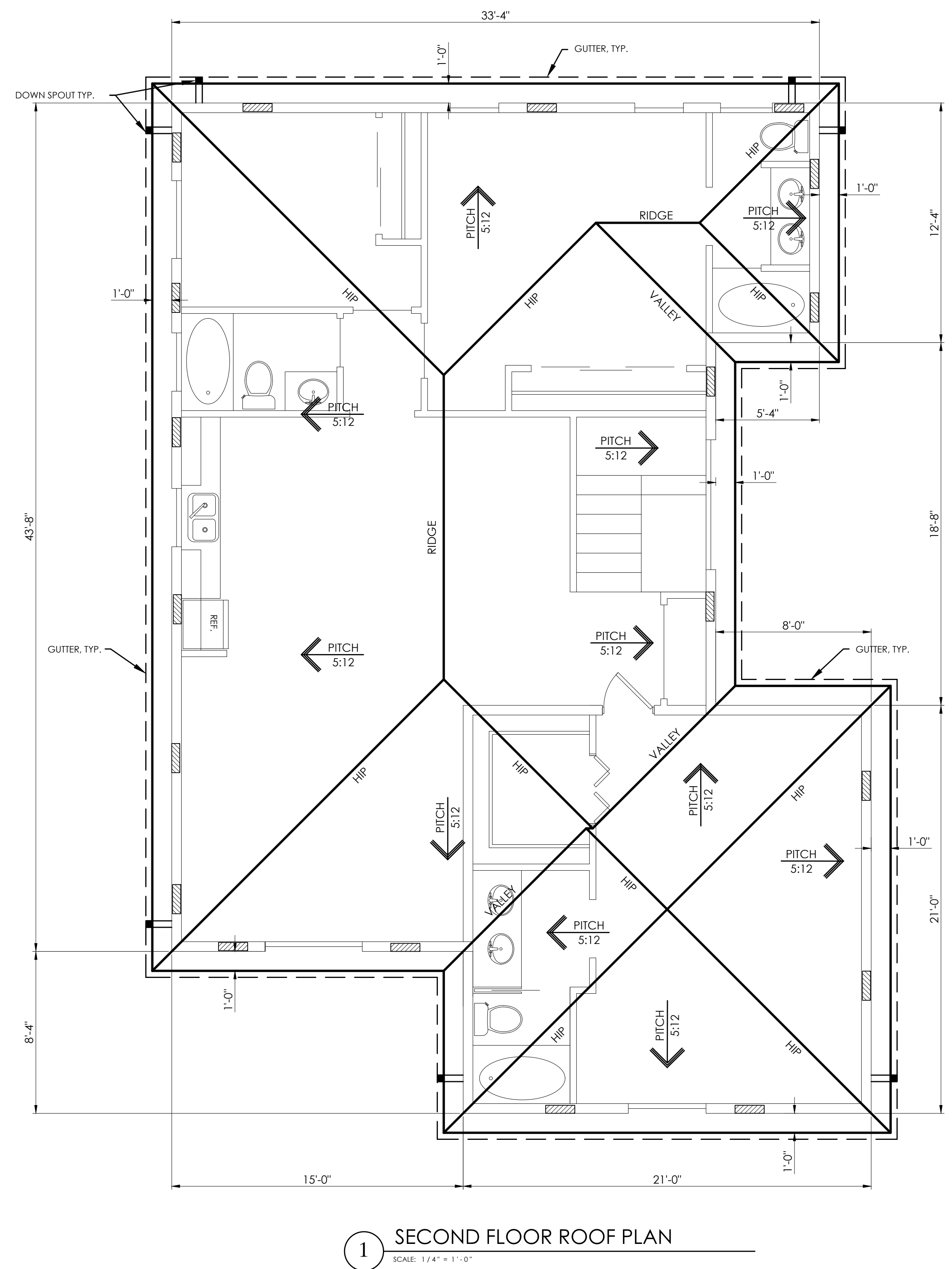
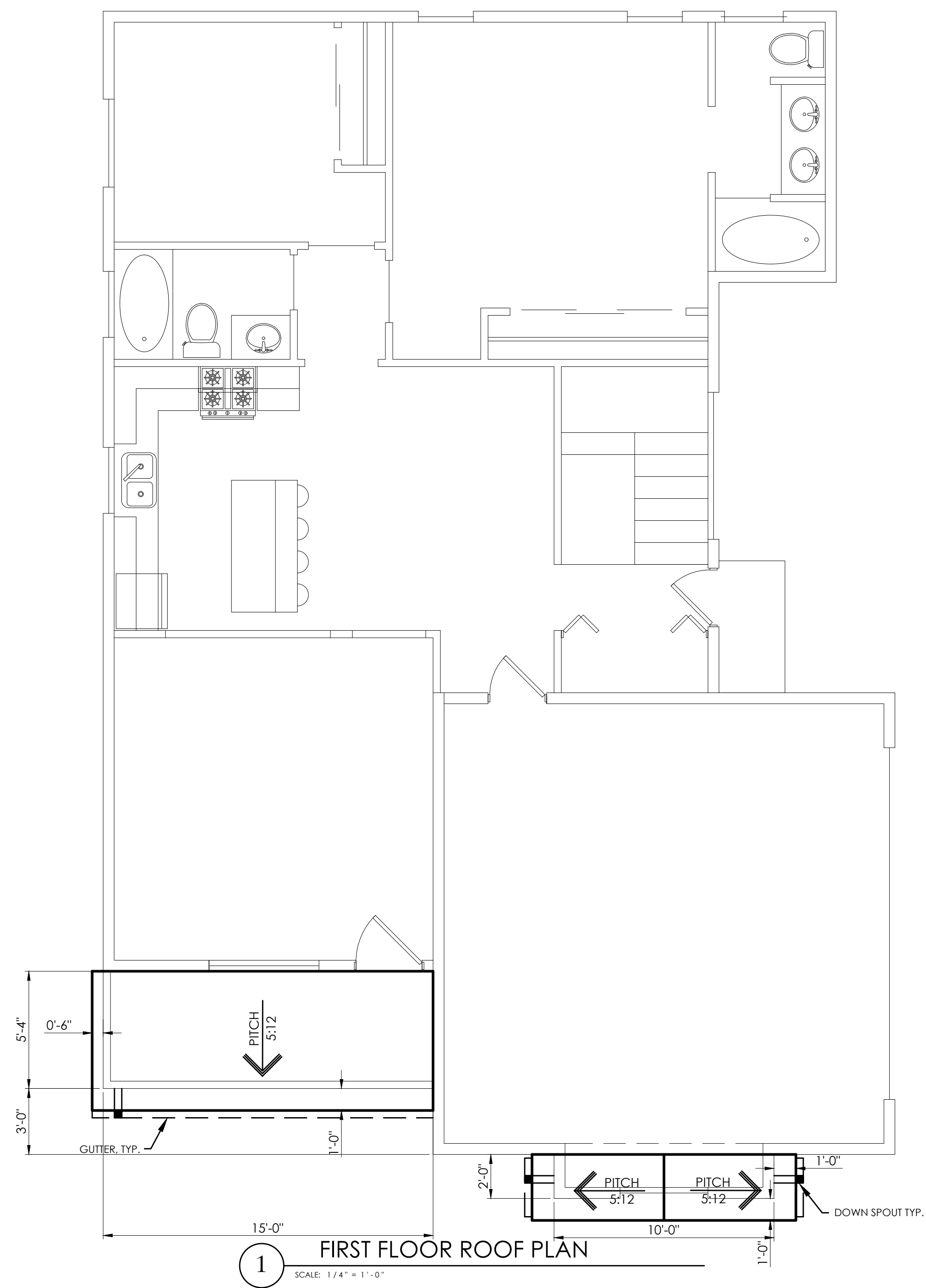
2 NORTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4"=1'-0"



1 EAST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

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LEGEND	
	GUTTERS
	DOWNSPOUTS WITH SPALSH BLOCKS
	SLOPE DIRECTION ARROW
	ROOF LINE



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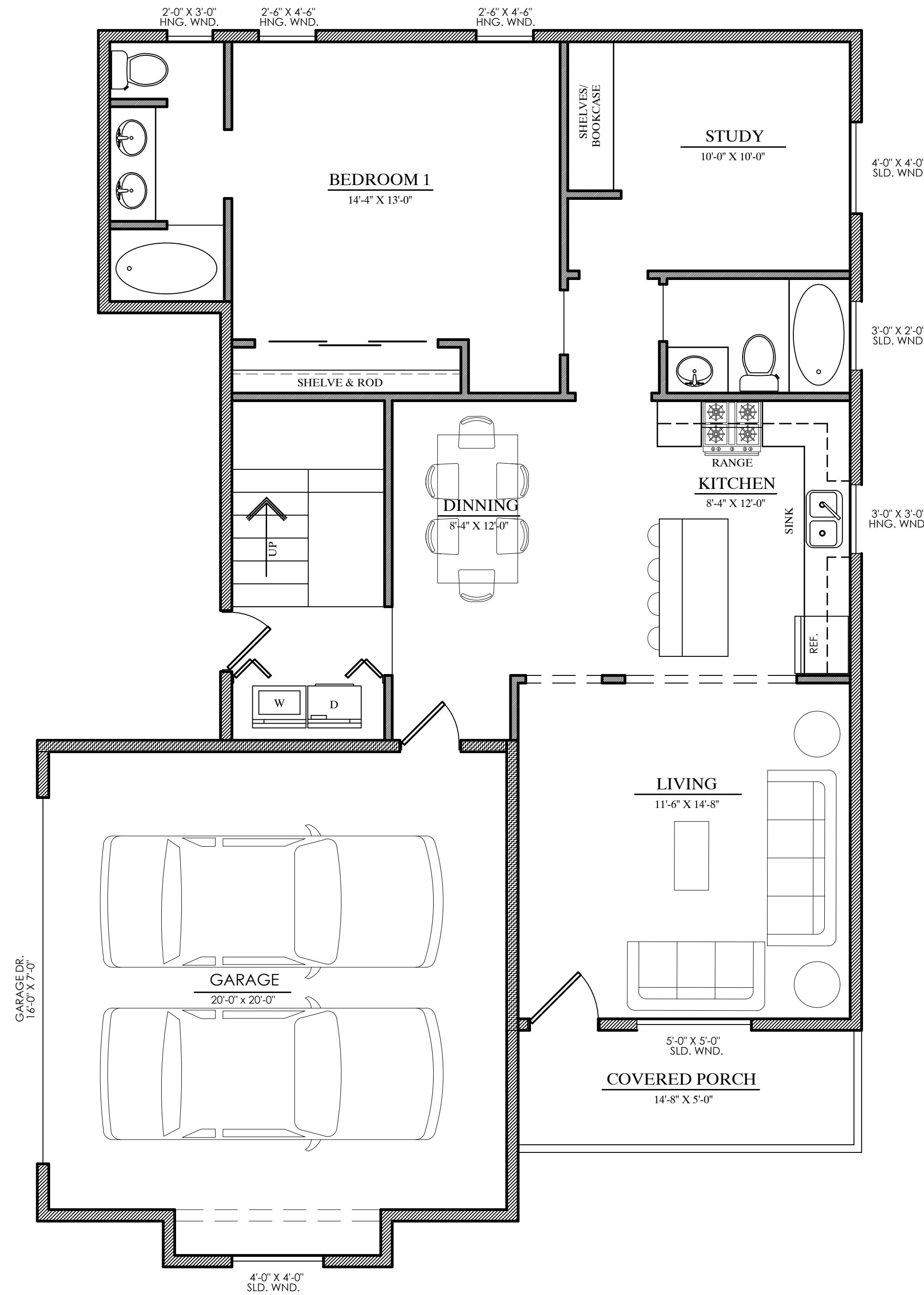
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ROOF PLAN # A

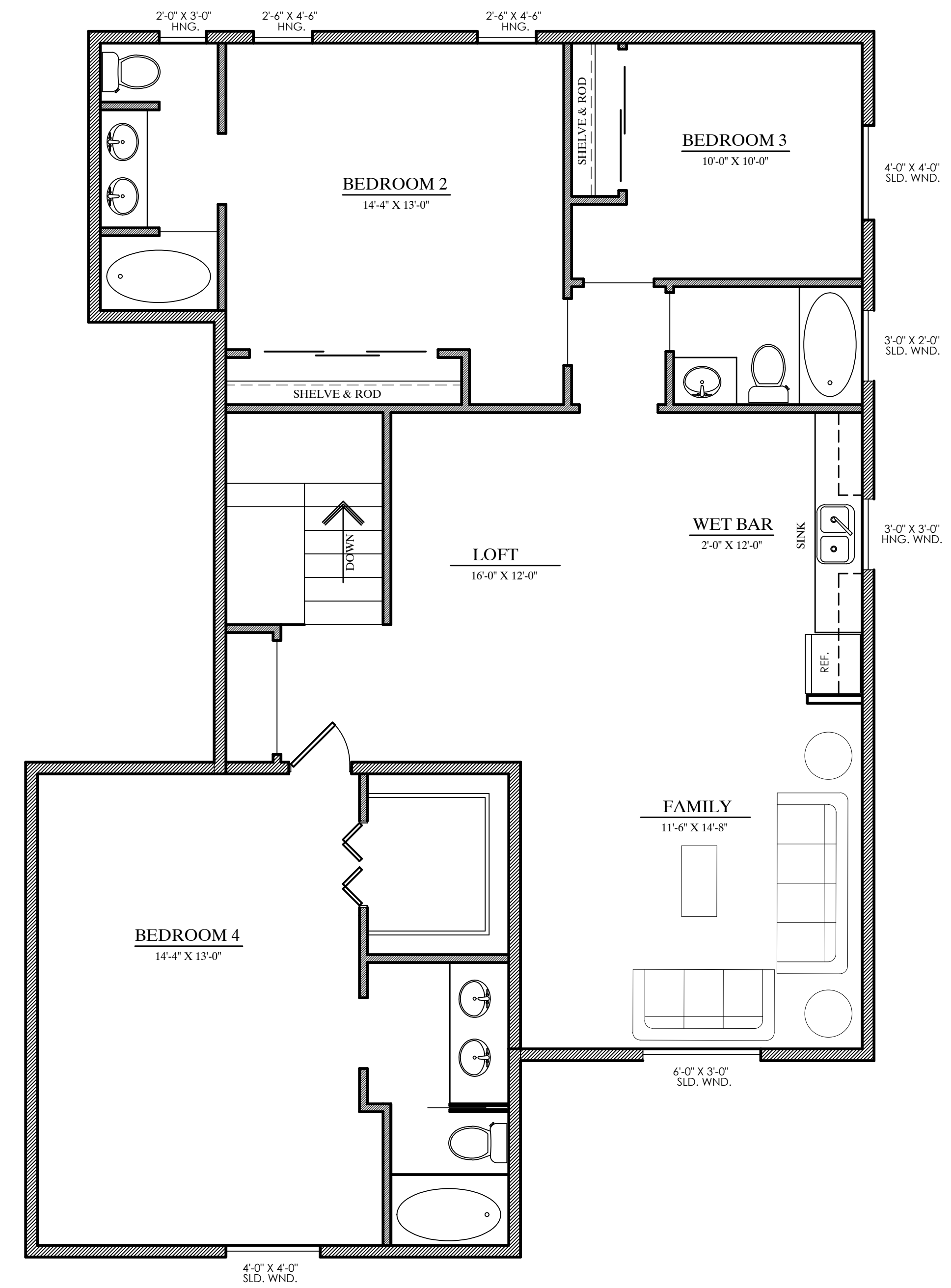
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JOB NUMBER: 18-30
PAGE: A4

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LEGEND	
	NEW 2X4 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE "X" 5/8" GYP. BRD. WALL

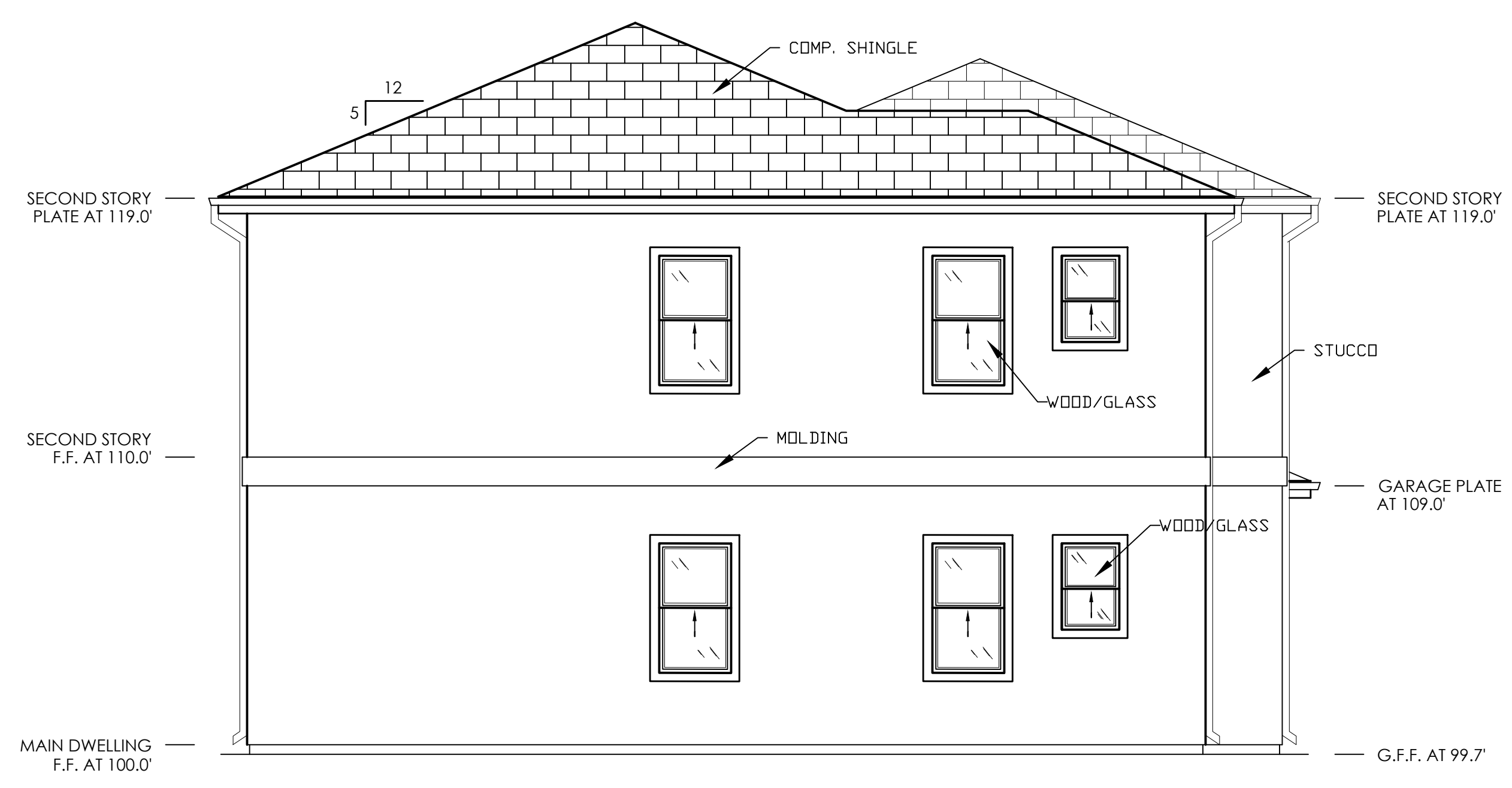


1 FIRST FLOOR - PLAN B
SCALE: 1/4" = 1'-0"

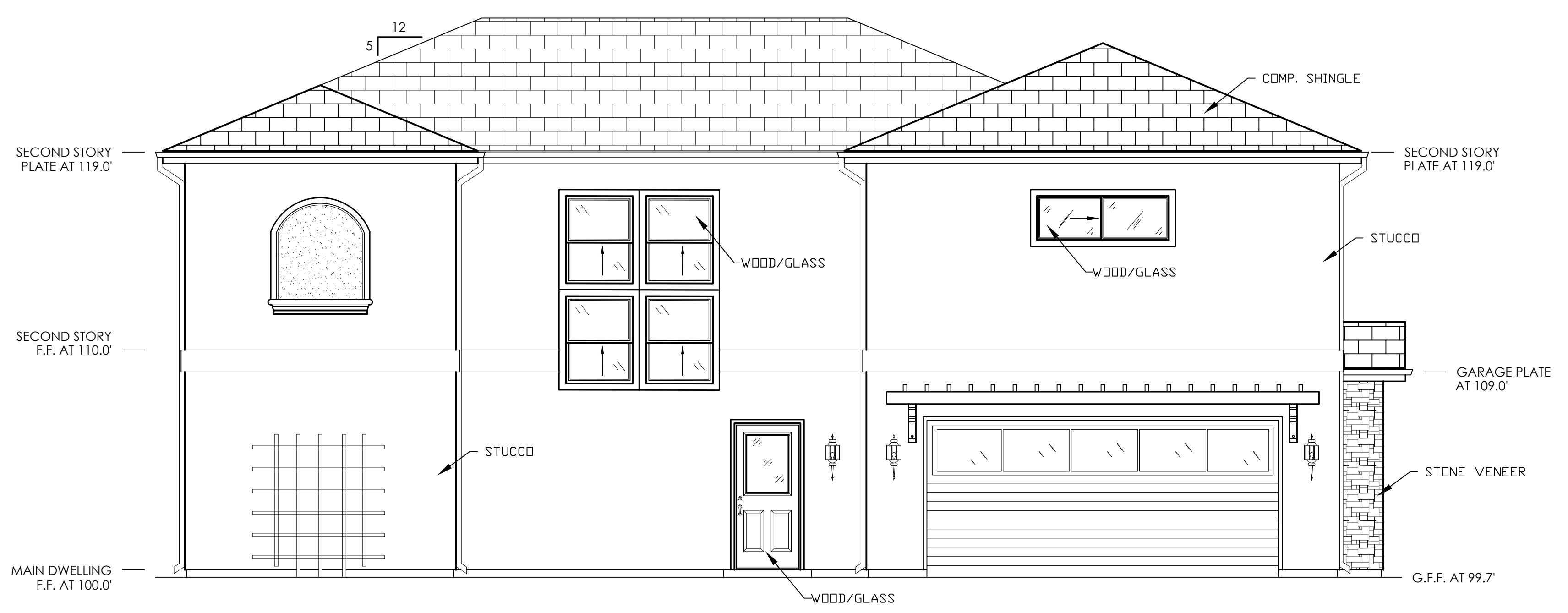


1 SECOND FLOOR - PLAN B
SCALE: 1/4" = 1'-0"

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4 WEST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"



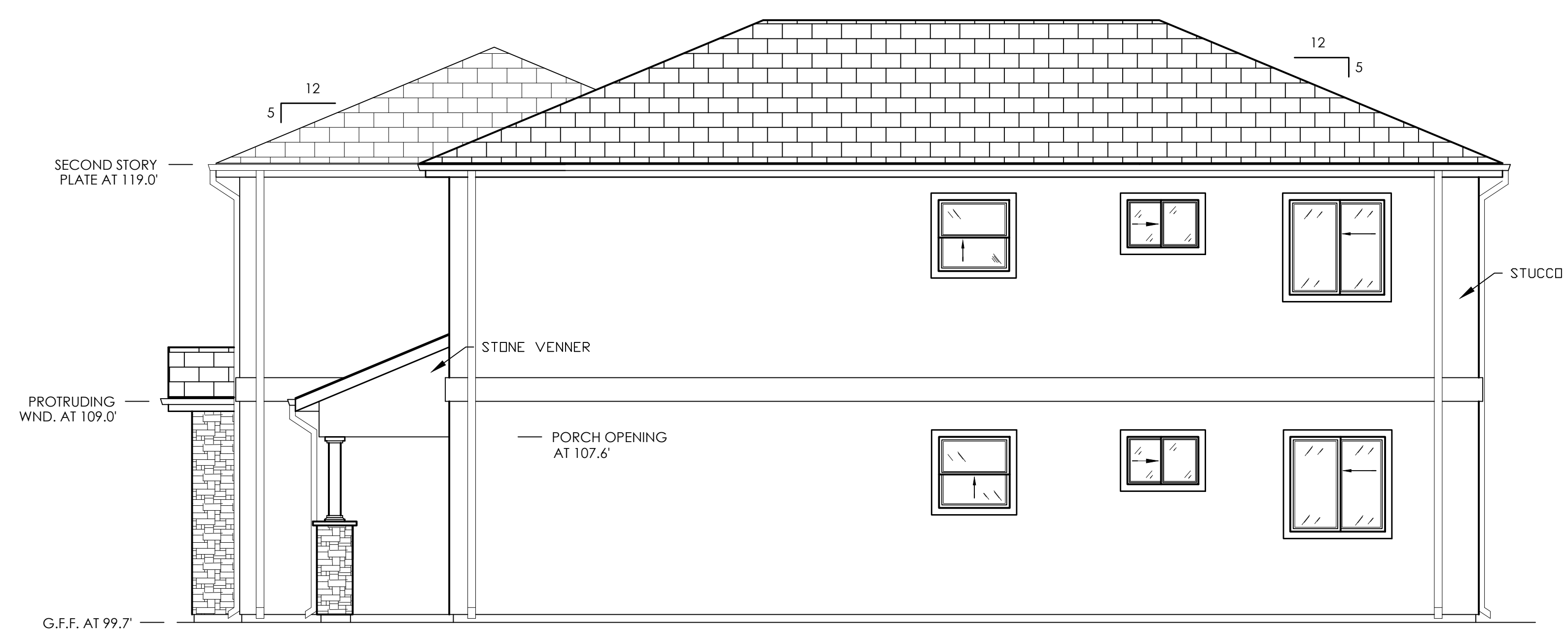
3 SOUTH ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

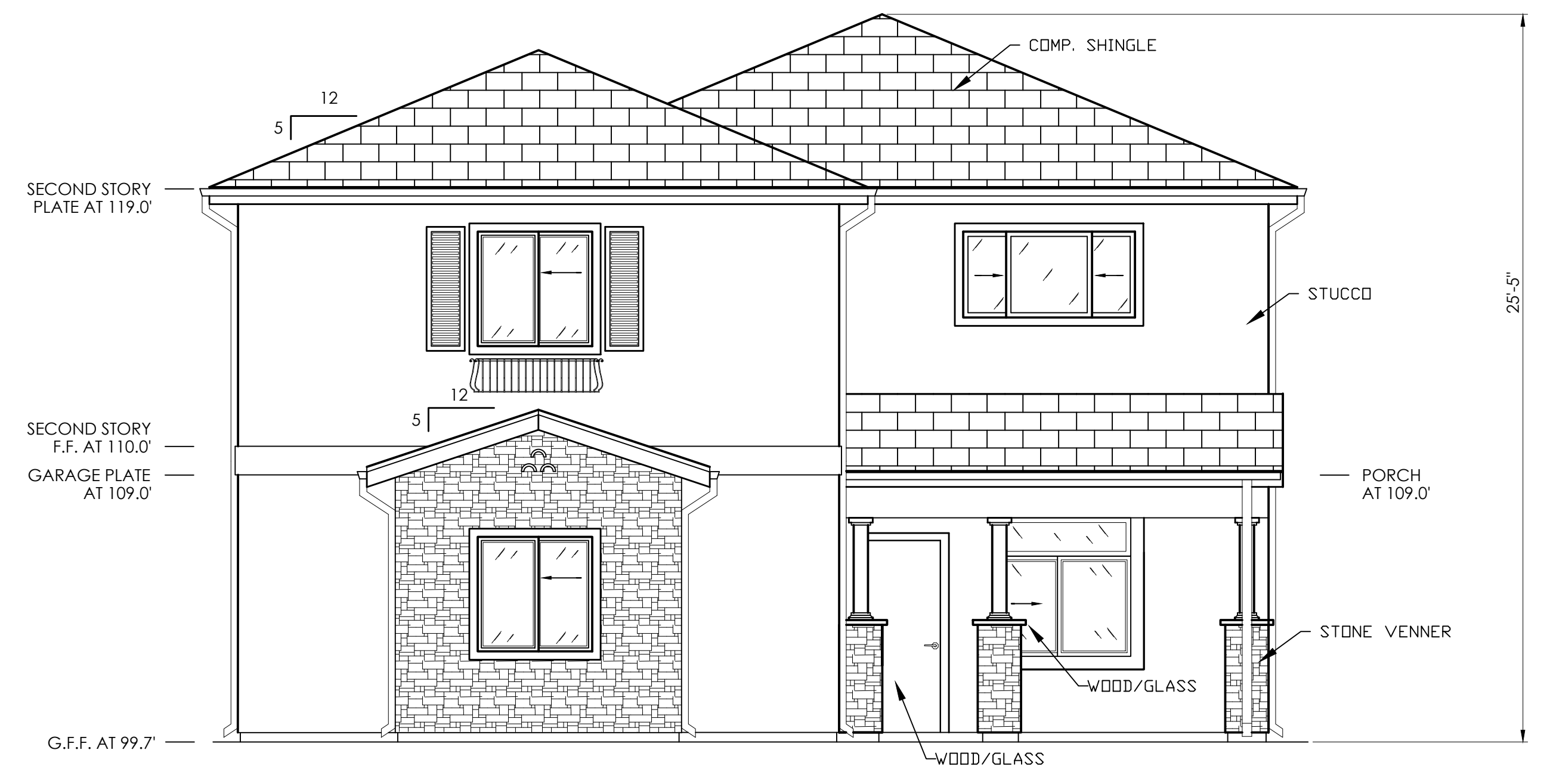
- ROOF:** ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) 1/2" THK. PLYWOOD SHEATING.
- ROOF PITCH:** 5:12 HIP ROOF
- FASCIA/RAKE:** 2X6 PRIMED SPRUCE
- OVERHANG:** 1'-0" OVERHANG
- GUTTER/DOWNSPOUTS:** 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
- WALL:** 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
- WINDOWS:** (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO:** BONE
- ROOF SHINGLE:** BROWN
- WINDOW:** WHITE



2 NORTH ELEVATION (LEFT ELEVATION)
SCALE: 1/4"=1'-0"



1 EAST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

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e_designs@hotmail.com

REVISION
DATE: 0
BY:

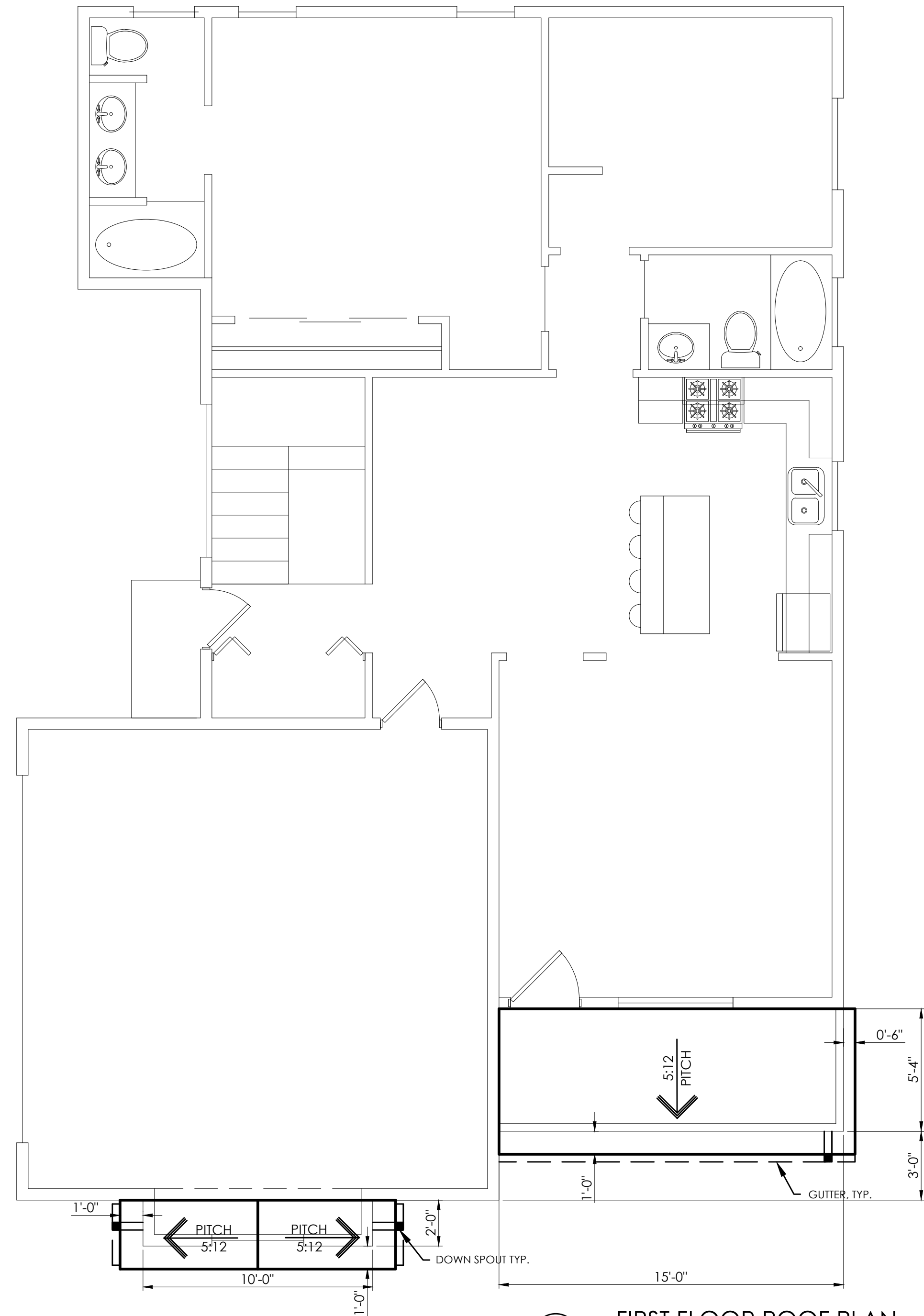
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ELEVATION PLAN #B

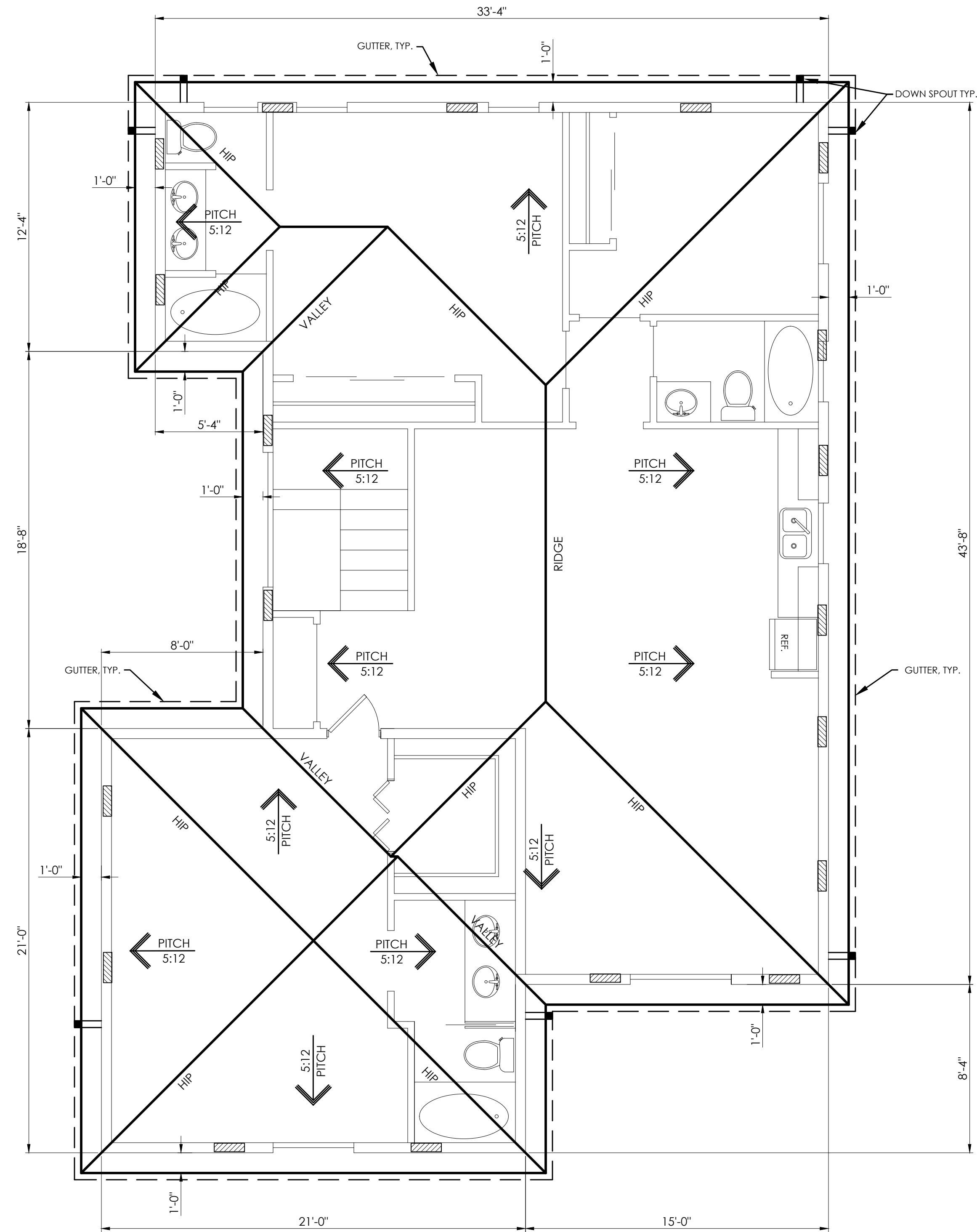
11/22/23

JOB NUMBER:
18-30

PAGE:
A6



1 FIRST FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
---	GUTTERS
▣	DOWNSPOUTS WITH SPALSH BLOCKS
→	SLOPE DIRECTION ARROW
▭	ROOF LINE

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ROOF PLAN # B

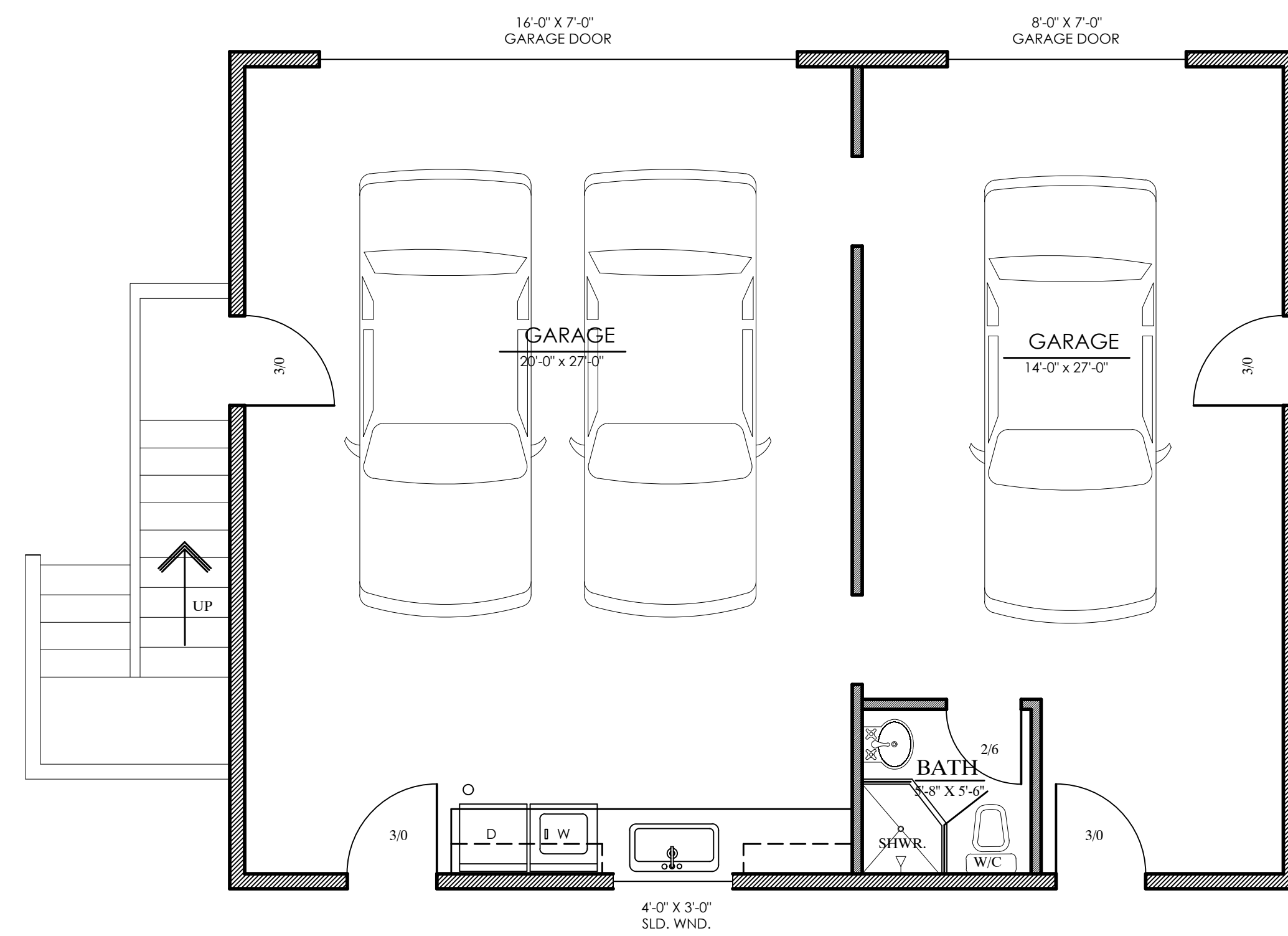
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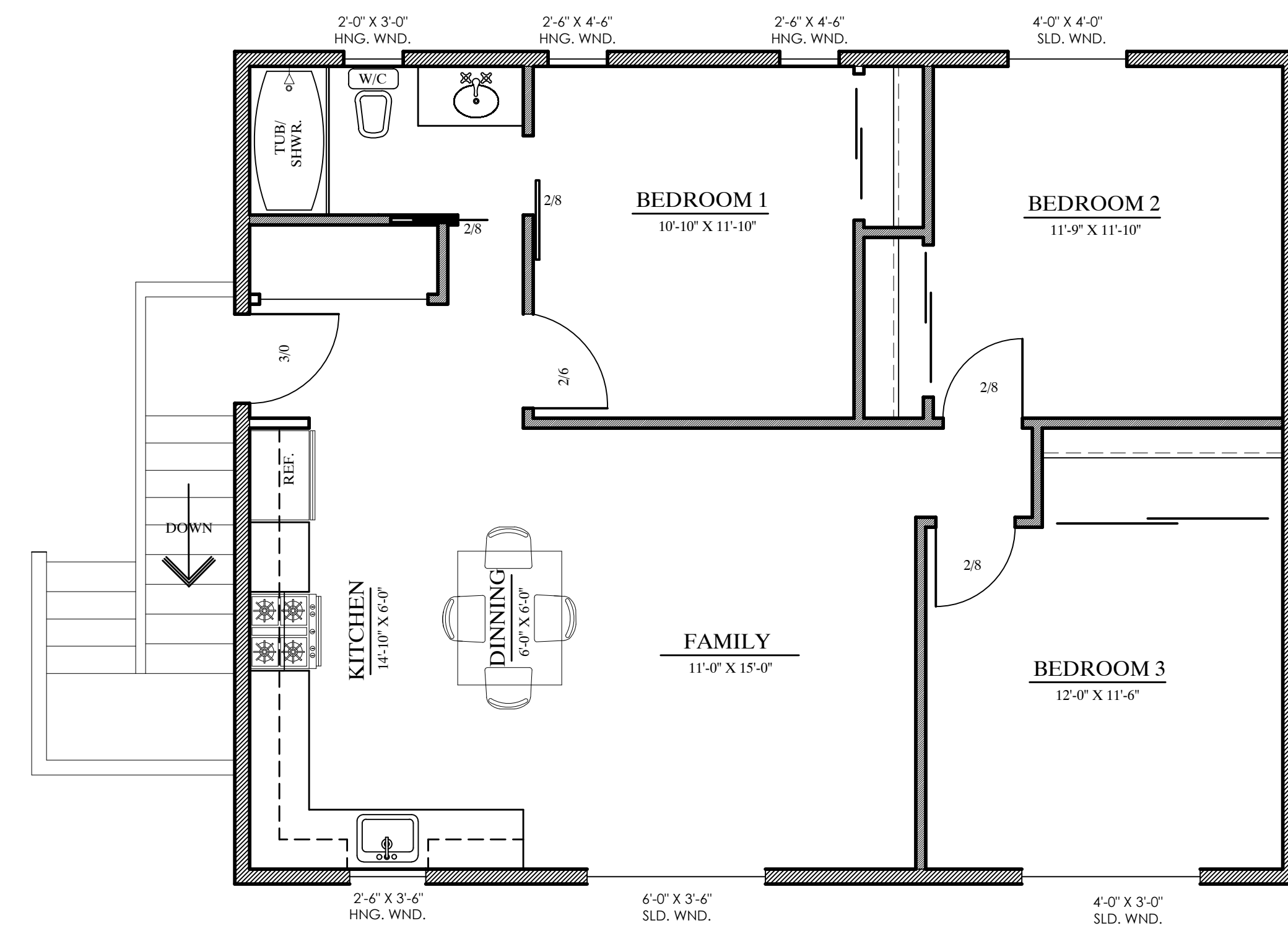
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LEGEND	
	NEW 2X6 EXTERIOR WALLS
	NEW 2X4 INTERIOR WALLS
	NEW TYPE 'X' 5/8" GYP. BRD. WALL



1 FIRST FLOOR - PLAN C
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR - PLAN C
SCALE: 1/4" = 1'-0"

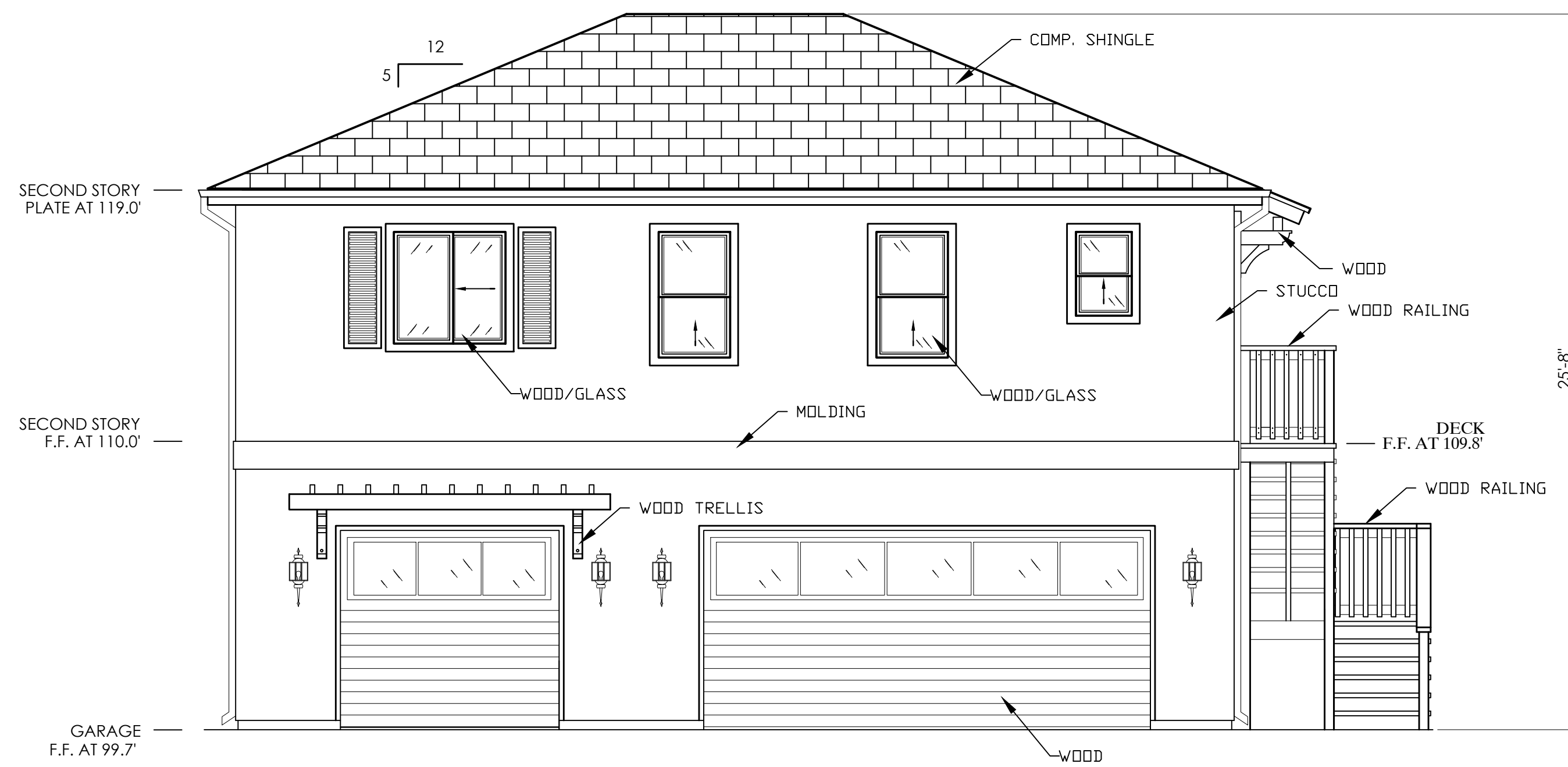
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FLOOR PLAN # C

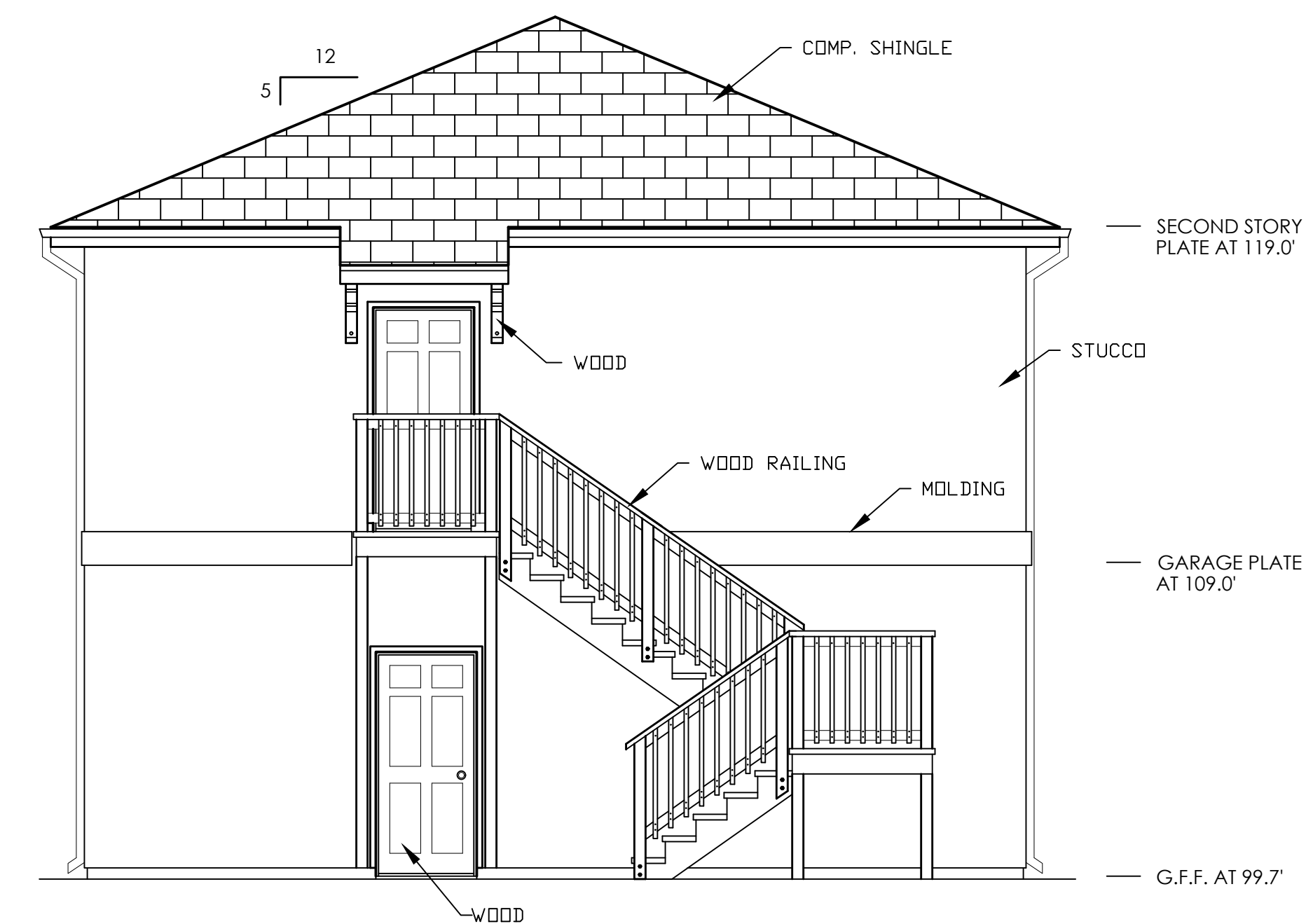
08/28/19

JOB NUMBER:
18-30

PAGE:
A8



4 NORTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4"=1'-0"



3 WEST ELEVATION (LEFT ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES

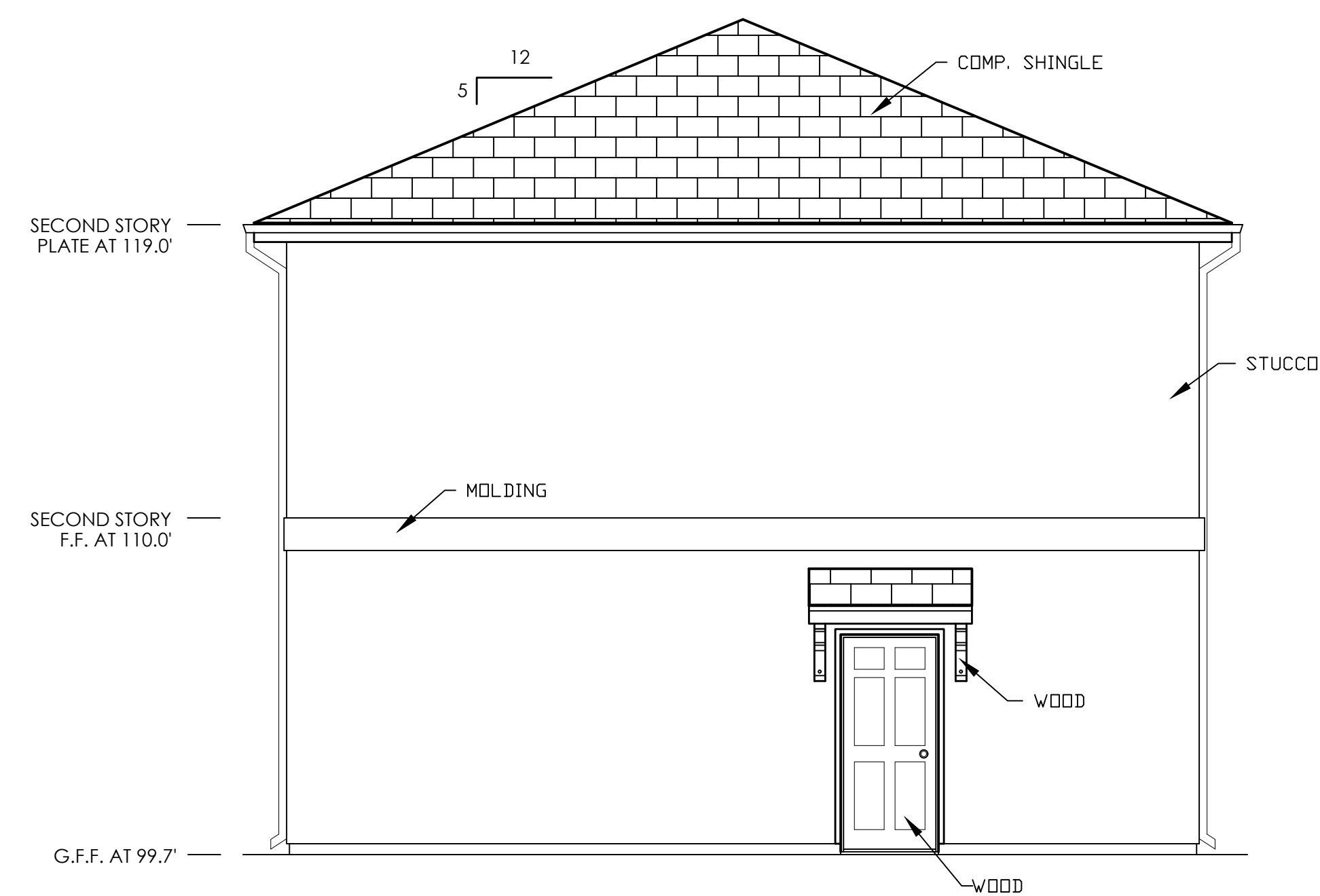
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- WINDOWS: (N) WHITE VINYL DOUBLE PANE

EXTERIOR COLORS:

- STUCCO: BONE
- ROOF SHINGLE: BROWN
- WINDOW: WHITE



2 SOUTH ELEVATION (BACK ELEVATION)
SCALE: 1/4"=1'-0"



1 EAST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

E & L

BUILDING DESIGN STUDIO
21 W. ALISAL ST. SUITE 115
SALINAS, CA. 93901
D: (831) 250-8069

[Signature]
e_ldesigns@hotmail.com

REVISION DATE: BY: **0**

RESIDENTIAL DEVELOPMENT
JAVIER MONTEJANO
12749 VIA LINDA
CASTROVILLE, CA. 95012
A.P.N.: 030-011-023-000

ELEVATIONS PLAN # C

08/28/19

JOB NUMBER:
18-30

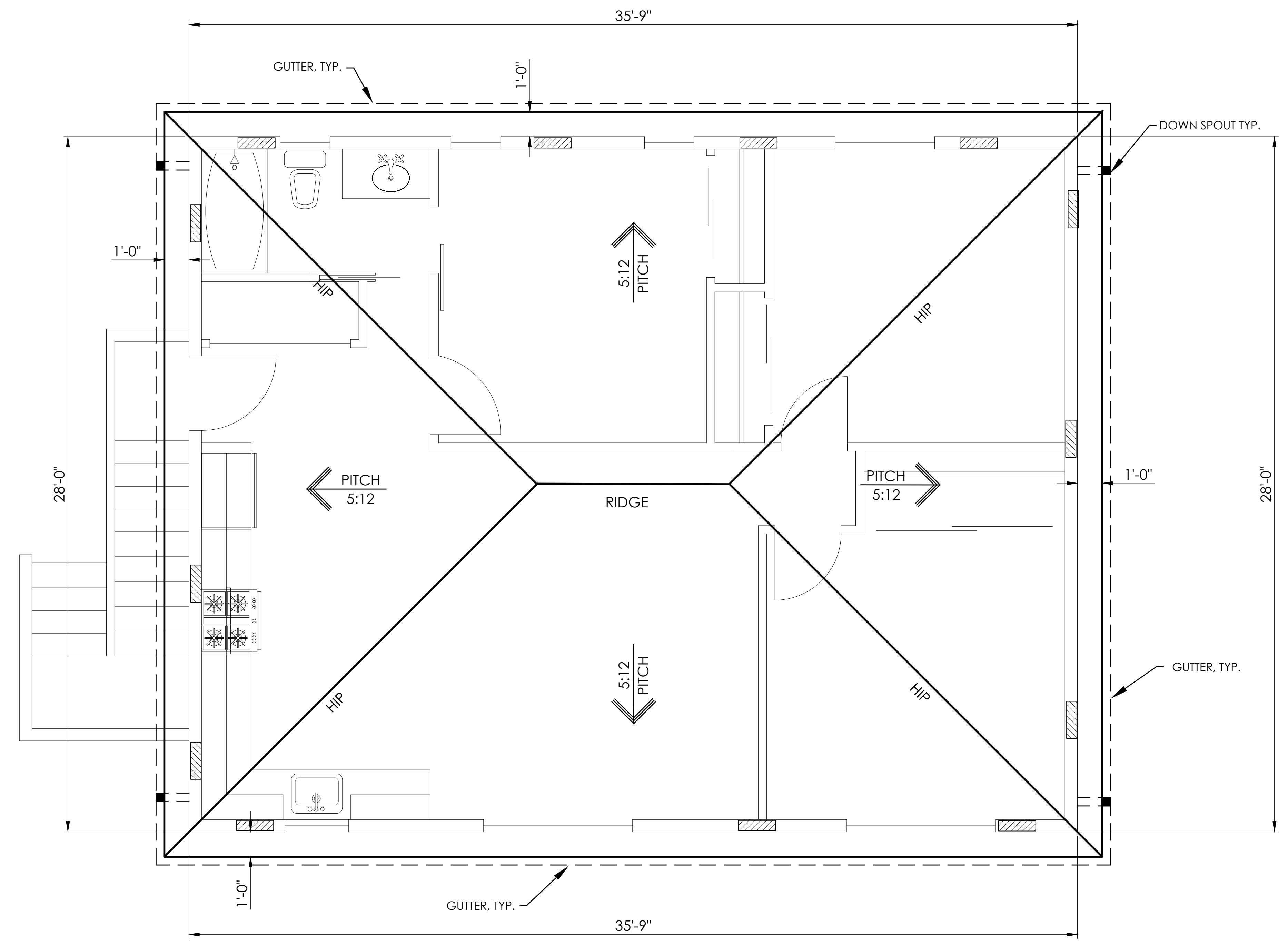
PAGE:
A9

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LEGEND

- GUTTERS
- ▣ ▣ DOWNSPOUTS WITH SPALSH BLOCKS
- SLOPE DIRECTION ARROW
- ▭ ROOF LINE



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

E & L
B U I L D I N G
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ROOF PLAN # G

08/28/19

JOB NUMBER:
18-30

PAGE:
A10