



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: May 6, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Ashley Nakamura (831) 755-5892 *dh*
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; Ashley Nakamura, Planner; John Ford, RMA Services Manager; Montecristo Capital Inc., Property Owner; Sergio Carrillo, Agent/Representative; The Open Monterey Project; LandWatch; The Open Monterey Project; LandWatch; Project File PLN130902

Re: Montecristo Capital Inc. (PLN130902)

Location: Assessor's Parcel Number: 030-104-010-000
11299 Pomber Street, Castroville
Castroville Community Plan

The project consists of a Design Approval to allow the construction of a one-story, 1,197 square foot single family dwelling with an attached 440 square foot garage and 78 square foot covered entry. Exterior colors to consist of neutral beige tones with white trim.

The property is located within the Castroville Community Plan. The Castroville Community Plan designates the property as Medium Density Residential, which allows for single-family attached or detached dwellings.

The subject parcel is approximately 15,000 square feet. The applicant intends to subdivide the parcel into three lots of approximately 5,000 square feet each. However, the application for the subdivision is being processed and is not yet complete. In the meantime, the applicant would like to start construction of the first single-family dwelling and in the future plans to construct two more residences once the subdivision application is approved. The subject request would be consistent with the future subdivision of this property.

The parcel will be provided sewer and water connections through the Castroville Community Services District.

The parcel is located within a high archaeological sensitivity zone; therefore an archaeological report was prepared (LIB140002). The report concluded that there is no evidence of resources in the parcel. A condition of approval has been incorporated, which states that if during the course of construction resources are discovered, work shall immediately stop until a qualified professional archaeologist can evaluate the find.

The proposed project was not reviewed by the North County Non-Coastal Land Use advisory Committee (LUAC) due to the LUAC not having a quorum for the entire month of May 2014.

Staff conducted a site visit on May 6, 2014 to verify that the project plan is consistent with the plans submitted.

The proposed project (PLN130902) as described is consistent with the plans, policies, and regulations of the 2010 Monterey County General Plan, the Title 21 Zoning Ordinance, and the Castroville Community Plan.

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B.**

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

This report was reviewed by John Ford, RMA Services Manager.

A handwritten signature in blue ink, appearing to be 'JF', is written over the text 'This report was reviewed by John Ford, RMA Services Manager.'

EXHIBIT A

Project Information for PLN130902

Application Name: Montecristo Capital Inc
Location: 11299 Pomber St, Castroville
Applicable Plan: North County
Primary APN: 030-104-010-000
Advisory Committee: North County Non-Coastal Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884):
Environmental Status: Categorical Exemption
Zoning: CP
Land Use Designation: Castroville Community Plan

Project Site Data:

Lot Size: 15495	Coverage Allowed: 6198
Existing Structures (sf): 0	Coverage Proposed: 1715
Proposed Structures (sf): 1715	Height Allowed: 30
Total Sq. Ft.: 1715	Height Proposed: 18
Special Setbacks on Parcel:	FAR Allowed:
	FAR Proposed:

Resource Zones and Reports:

Seismic Hazard Zone: VI	Soils Report #: LIB140001
Erosion Hazard Zone: Moderate	Biological Report #: NA
Fire Hazard Zone:	Forest Management Rpt. #: NA
Flood Hazard Zone: X (shaded)	Geologic Report #: NA
Archaeological Sensitivity: high	Archaeological Report #: LIB140002
Visual Sensitivity: None	Traffic Report #: NA

Other Information:

Water Source: Castroville Community Services	Grading (cubic yds.): 83
Water Purveyor: Castroville Community Services Distr	Sewage Disposal (method): Sewer
Fire District: North County FPD	Sewer District Name: Castroville Community Services District
Tree Removal: 0	

Monterey County RMA Planning

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

PLN130902

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN130902) allows a single family residence. The property is located at 11299 Pomber Street, Castroville (Assessor's Parcel Number 030-104-010-000), 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.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 030-104-010-000 on May 29, 2014. The permit was granted subject to 6 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 building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-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 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.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

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

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Geotechnical Investigation (Library No. LIB140001), was prepared by Butano Geotechnical Engineering, Inc in May 2013, and a Preliminary Archaeological Reconnaissance (Library No. LIB140002), was prepared by Archaeological Consulting on December 3, 2013, and are on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

(RMA - Planning)

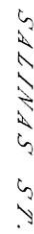
Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

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The *Journal of the American Academy of Child and Adolescent Psychiatry* is a peer-reviewed journal of child and adolescent psychiatry. It is published by the American Academy of Child and Adolescent Psychiatry, 1000 17th Street, NW, Washington, DC 20036. The journal is published quarterly. The *Journal of the American Academy of Child and Adolescent Psychiatry* is a peer-reviewed journal of child and adolescent psychiatry. It is published by the American Academy of Child and Adolescent Psychiatry, 1000 17th Street, NW, Washington, DC 20036. The journal is published quarterly.

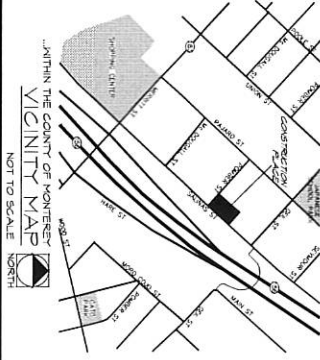
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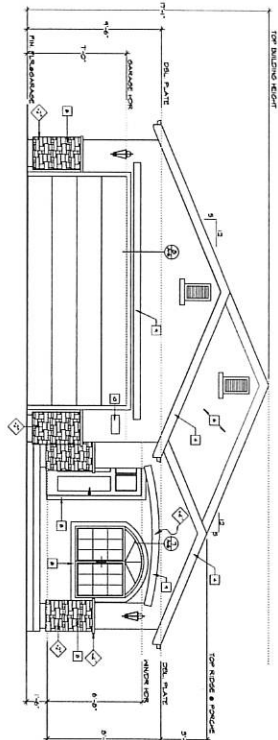
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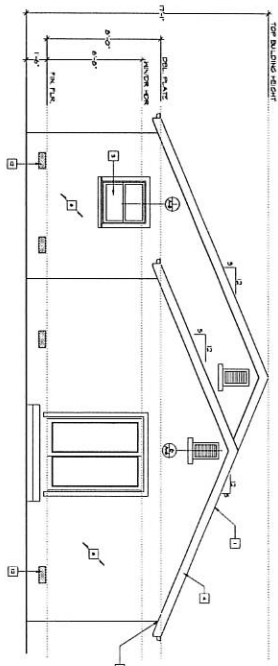
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A1	STANDARD PLAN
A2	POWER PLAN
A3	LEVATIONS
A4	RELEVATIONS
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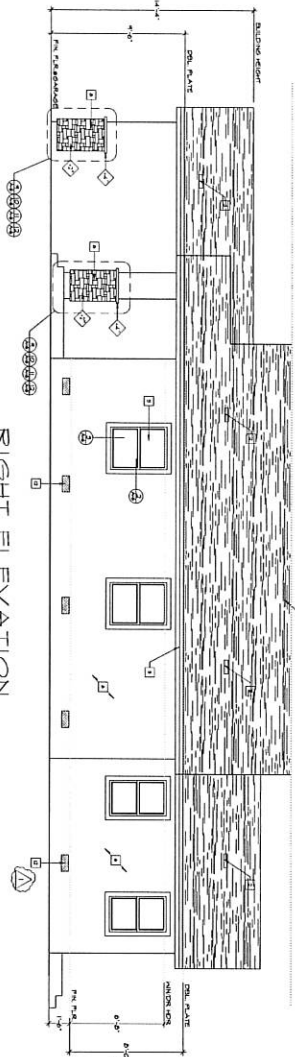
SHEET TITLE: PROPOSED SITE PLAN	PROJECT: <u>SINGLE RESIDENCE</u> AT 11299 POMBER STREET CASTROVILLE, CA 95012 APN# 030-04-010-000	PLANS FOR: PEDRO MORALES AT 11299 POMBER STREET CASTROVILLE, CA 95012 (831) 402-7015	
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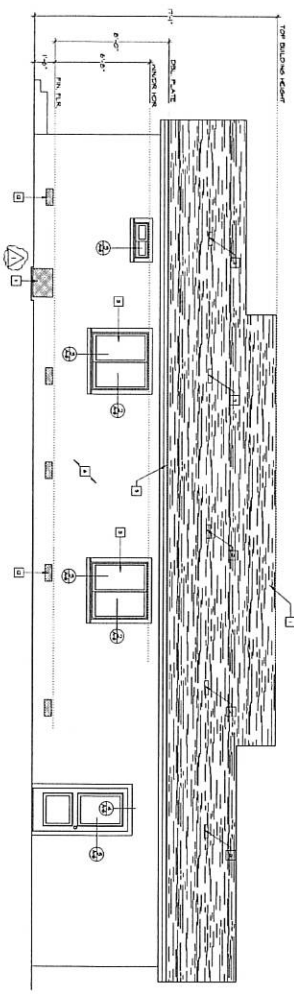
FRONT ELEVATION
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RIGHT ELEVATION
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ELEVATION PLAN NOTES

1. MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE ELEVATION PLAN UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL WINDOWS AND DOORS ARE TO BE SHOWN FOR CLIMATE. SEE REAR PLAN FOR WINDOW SIZES.
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ELEVATION NOTES

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SPECIFICATIONS FOR ROOF SERIES WINDOW
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ATTIC VENTILATION CALC. FOR ROOF
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FOUNDATION VENTILATION CALCULATIONS
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REVISIONS

NO.	DATE	BY	DESCRIPTION
1	1/2/21	JD	ISSUED

SHEET TITLE:

ELEVATIONS
MODEL "A"

PROJECT:

SINGLE RESIDENCE
AT
11249 POMBER STREET
CASTROVILLE, CA 95012
APN 030-104-010-000

PLANS FOR:

PEDRO MORALES
AT
11249 POMBER STREET
CASTROVILLE, CA 95012
(831) 402-7015

DATE:

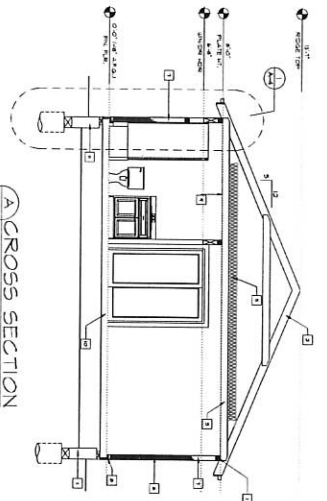
1/2/21

BY:

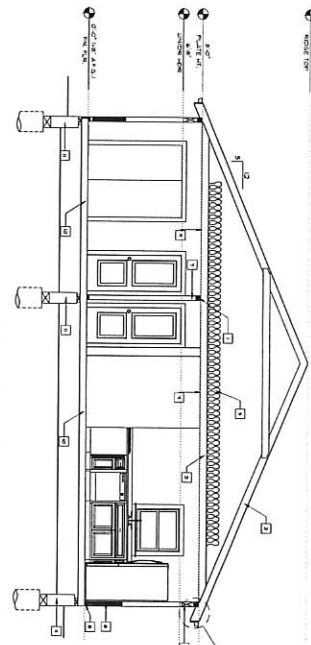
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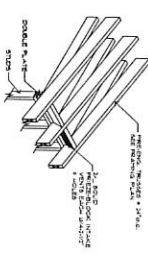


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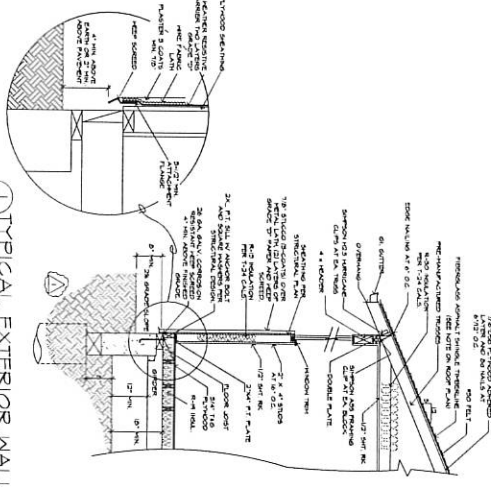


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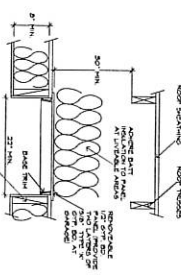
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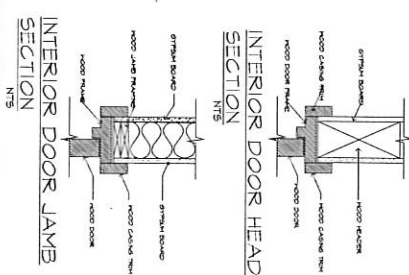
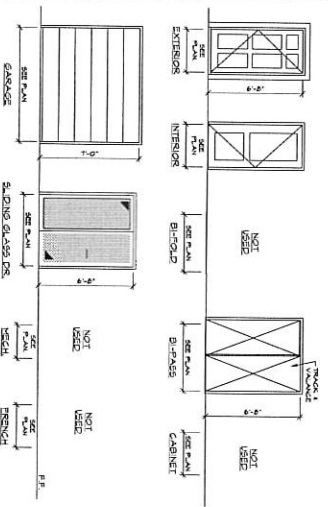


A-4 TYPICAL EXTERIOR WALL
SCALE 1/4\"/>



A-5 ATTIC ACCESS PLATFORM
SCALE 1/4\"/>

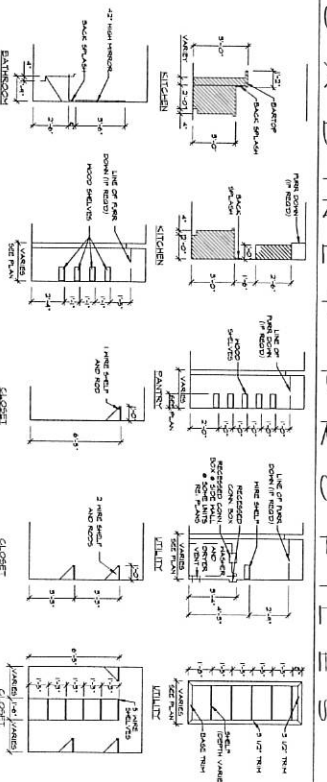
DOOR TYPES

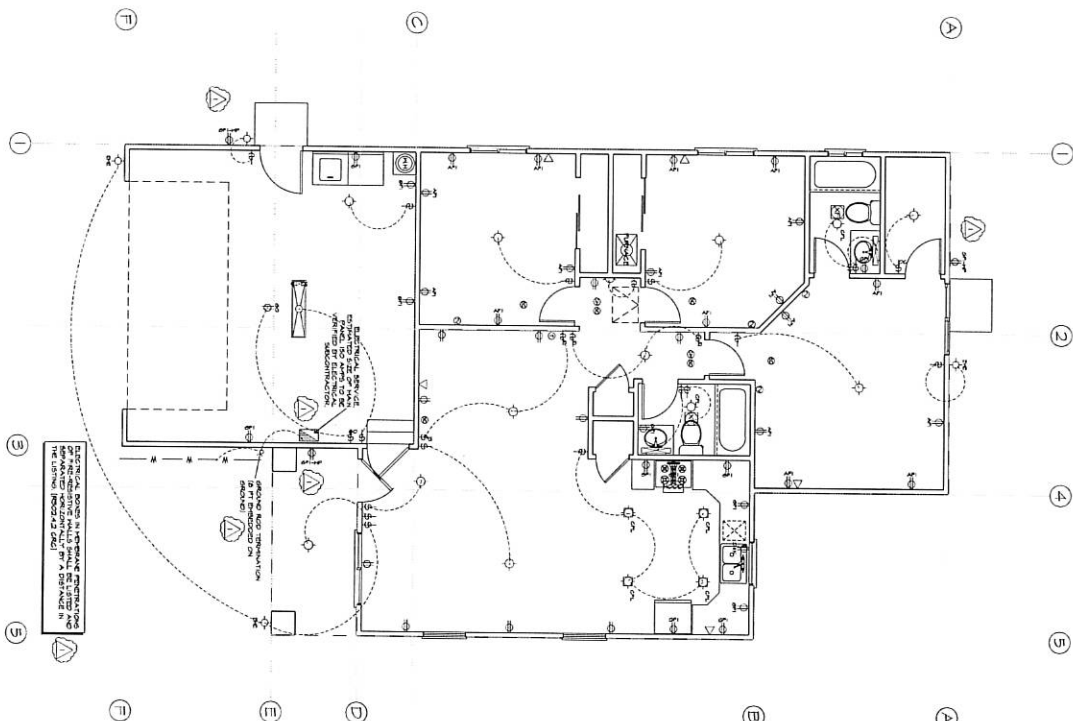


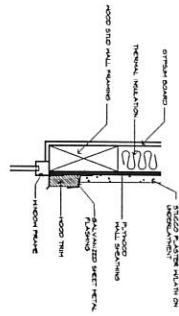
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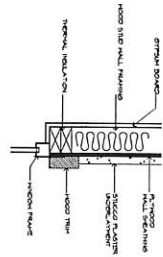
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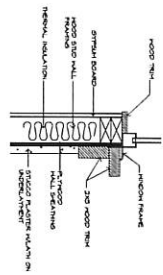
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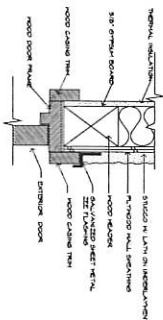
1 WINDOW HEAD
SECTION @ STUCCO
N.T.S.



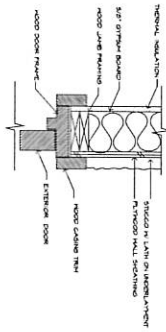
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SECTION @ STUCCO
N.T.S.



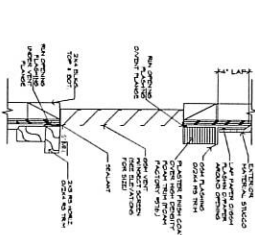
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N.T.S.



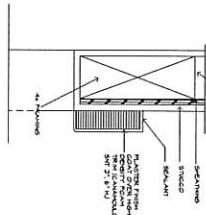
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SECTION @ STUCCO
N.T.S.



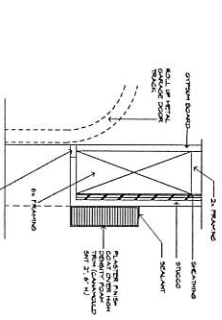
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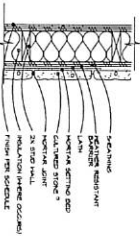
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SECTION @ STUCCO
N.T.S.



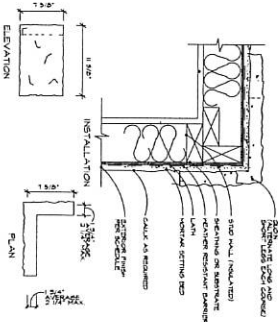
7 COVER ENTRY HEADER
SECTION @ STUCCO
N.T.S.



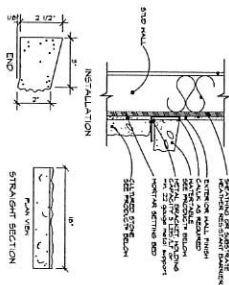
8 GARAGE DOOR HEADER
SECTION @ STUCCO
N.T.S.



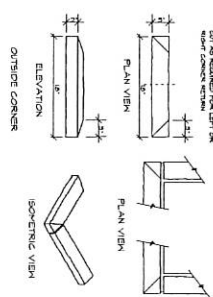
9 INSTALLATION OVER SHEATHING
N.T.S.



10 QUOINS - ROCKFACED
N.T.S.



11 WATERTABLE @ MAINSCOT
N.T.S.



12 QUOINS - ROCKFACED
N.T.S.

REVISIONS
BY
DATE



SEAL OF PEDRO MORALES
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
LICENSE NO. 053185
EXPIRATION DATE 12/31/2024

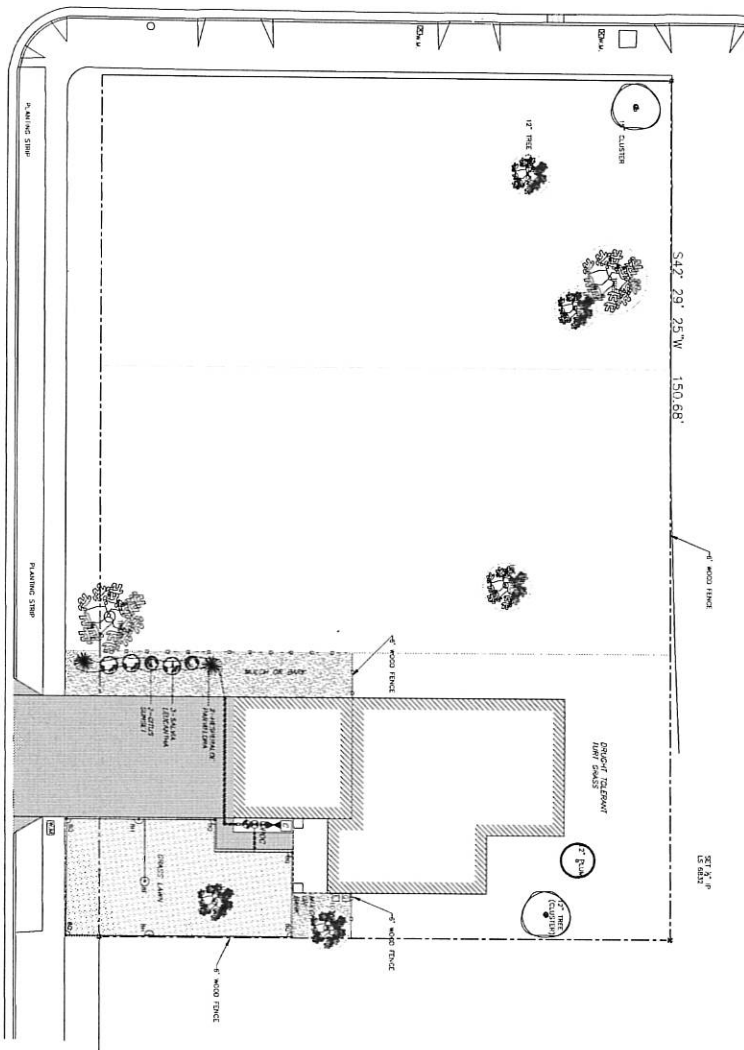
PLANS FOR:
PEDRO MORALES
AT
11249 POMBER STREET
CASTROVILLE, CA 95012
(831) 402-1015

PROJECT:
SINGLE RESIDENCE
AT
11249 POMBER STREET
CASTROVILLE, CA 95012
APN# 030-104-010-000

SHEET TITLE:
ARCHITECTURAL
DETAILS

BY: BOBEN
DATE: 3/25/21 (1/20)
CHECKED: A.S. MORIS
JOB NO.:
SHEET NUMBER:
A-6

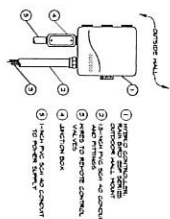
POMBER STREET (66' WIDE)



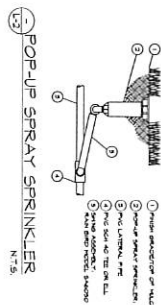
SALINAS STREET (80' WIDE)

LANDSCAPE & IRRIGATION

SCALE 1"=10'-0"



DUAL PROGRAM HYBRID CONTROLLER
L-3 ESP MODULAR SERIES
N.T.S.



POP-UP SPRAY SPRINKLER
N.F.S.
1-53

[illegible]

IRRIGATION LEGEND

REVIEWS	BY	
APC 1-6-14		



GERALD M. DAVIS
 ENGINEER & DESIGNER
 8 HAWK LANE, SUITE 225
 SANFORD, CA 95070
 Tel. (925) 835-0044

PLANS FOR:
PEDRO MORALES
AT
11299 POMBER STREET
CASTROVILLE, CA 95012
(831) 402-7015

PROJECT:
MINOR SUBDIVISION
W/SINGLE RESIDENCE
AT

11299 POMBER STREET
CASTROVILLE, CA 95012
APN# 030-104-010-000

EST TITLE:
LANDSCAPE
&
IRRIGATION
PLAN

DATE	3/25/13 (11:00)
CHECKED BY	SCAS
AS NOTED	
JOB NO.	
FIELD NAME	
OR	

PLN130902

**Color scheme schedule for three new residences at 11299 Pomer street
in Castroville, CA**

- 1.- Roofing [http://www.gaf.com/GAF Timberline](http://www.gaf.com/GAF%20Timberline)
Natural Shadow Hickory**

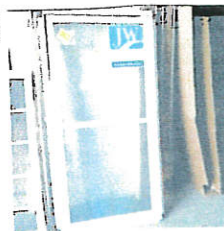


- 2.- Siding (color: amber leaf ECC-24-1 behr)**

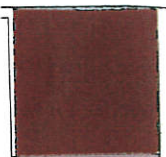


- 3.- fascia gutters (color: eastern wind ECC-24-2 behr)**

- 4.- windows and sliding doors (color: white vinyl)**



- 5.- front door (color: autumn hills ECC-24-3 behr)**



- 6.- Trim (color: eastern wind ECC-24-2 behr)**



