JEFF MAIN
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 060390

A. P. # 127-181-002-000

In the matter of the application of
Irene J. and Chantal M. Medzyk (PLN060390)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of an Administrative Permit to legalize an 850 square foot senior citizen unit and an Administrative Permit to legalize an 1,182 sq. ft. caretaker's unit which will clear violation CE050374. The property is located at 20 La Encina Drive, Salinas, Prunedale Area, North County Non-Coastal Zone, and came on regularly for meeting before the Zoning Administrator on September 13, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the proposed development.

   EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 20 La Encina Drive Salinas (Assessor's Parcel Number 127-181-002-000), North County Area Plan. The parcel is zoned Rural Density Residential, 5.1 acre minimum or ("RDR/5.1"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

   (c) The project planner conducted a site inspection on February 21, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

   (d) The project complies with the regulations for a caretaker unit in accordance with the Monterey County Zoning Ordinance (Title 21) Section 21.64.030.C. A condition has been incorporated requiring the applicant to record a caretaker unit deed restriction.

   (e) The project complies with the regulations for a senior citizen unit in accordance with the Monterey County Zoning Ordinance (Title 21) Section 21.64.010.C. A condition has been incorporated requiring the applicant to record a senior citizen unit deed restriction.

   (f) The Rolling Hills Ranchos Subdivision was approved by the Planning Commission on May 26, 1947; the subject parcel was created through the subject subdivision.

   (g) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project is exempt from CEQA per Section 15303.

(h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060390.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
(b) Staff conducted a site inspection on February 21, 2007 to verify that the site is suitable for this use.
(c) Materials in Project File PLN060390.

3. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small accessory structures.
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on February 21, 2007.
(c) See preceding and following findings and supporting evidence.

3. **FINDING:** **VIOLATIONS** – A Code Enforcement Case (CE050374) is open on the subject property for the construction of an 850 square foot senior citizen unit and a 1,182 square foot caretaker unit without the benefit of permits.
EVIDENCE: (a) The approval of this Combined Development Permit will clear the property of the existing violations (CE050374).

4. **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) Preceding findings and supporting evidence.

5. **FINDING:** **CARETAKER UNIT** – In order to grant the Administrative Permit for the proposed caretaker unit, the Zoning Administrator shall make the following findings:
1. That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. That the proposed caretaker unit complies with all of the applicable requirements of Section 21.64.030.C of this Title.
3. That the subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and that all zoning violation abatement costs, if any, have been paid.

4. That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Public Works Department, Environmental Health and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety and welfare of persons either residing or working in the neighborhood; or the county in general.

(b) The project for a caretaker unit is a use allowed subject to securing an Administrative Permit in accordance with the RDR zoning designation and is consistent with the development standards of Section 21.16.060 and the regulations for caretaker units as provided at Section 21.64.040.

(c) A Code Enforcement Case (CE050374) is open on the subject property for the construction of an 850 square foot senior citizen unit and a 1,182 square foot caretaker unit without the benefit of permits. Approval of this permit will abate the violation and the case will be closed.

(d) The minimum lot size for the establishment of a caretaker unit in areas not served by public sewers shall be two acres. The subject property is 58 acres. The division of Environmental Health has reviewed the application and related materials and recommended conditions as appropriate to assure that adequate sewage disposal and water supply exist on the site for the caretaker unit.

(e) Staff conducted a site inspection on February 21, 2007 to verify that the site is suitable for this use.

(f) Materials in Project File PLN060390.

(g) Preceding findings and supporting evidence.

6. **FINDING:** **SENIOR CITIZEN UNIT** – In order to grant the Administrative Permit for the proposed senior citizen unit, the Zoning Administrator shall make the following findings:

1. That the establishment of the senior citizen unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. That the proposed senior citizen unit complies with all applicable requirements of Section 21.64.010.C of this Title.
3. That adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.
4. That the proposed senior citizen unit will not adversely impact traffic conditions in the area.
5. That the subject property is in compliance with the rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any, have been paid.

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Public Works Department, Environmental Health and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety and welfare of persons either residing or working in the neighborhood; or the county in general.

(b) The project for a senior citizen unit is a use allowed subject to securing an Administrative Permit in accordance with the RDR zoning designation and is consistent with the development standards of Section 21.16.060 and the regulations for caretaker units as provided at Section 21.64.040.
(c) The minimum lot size for the establishment of a senior citizen unit in areas not served by public sewers shall be two acres. The subject property is 58 acres. The division of Environmental Health has reviewed the application and related materials and recommended conditions as appropriate to assure that adequate sewage disposal and water supply exist on the site for the senior citizen unit.
(d) The application and related materials were reviewed by the Public Works department and were found to have a less than significant impact on existing traffic conditions.
(e) A Code Enforcement Case (CE050374) is open on the subject property for the construction of an 850 square foot senior citizen unit and a 1,182 square foot caretaker unit without the benefit of permits. Approval of this permit will abate the violation and the case will be closed.
(f) Staff conducted a site inspection on February 21, 2007 to verify that the site is suitable for this use.
(g) Materials in Project File PLN060390.
(h) Preceding findings and supporting evidence.

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) states, "The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this title. The decision of the Planning Commission shall be final and may not be appealed, except as provided for in Section 21.70.040.C".

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 13th day of September, 2007.

JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON SEP 26 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT - 6 2007

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 the Monterey County Planning and Building Inspection Department office in Salinas.

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

Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Medzyk File No: PLN060390 APNs: 127-181-002-000 Approved by: Zoning Administrator Date: September 13, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
1.		**PD001 - SPECIFIC USES ONLY** This Combined Development permit (PLN060590) consists of an Administrative Permit to legalize an 850 square foot Senior Citizen Unit and an Administrative Permit to legalize a 1,182 square foot Caretaker Unit clearing CE050374. The property is located at 20 La Encina Drive, Salinas (Assessor's Parcel Number 127-181-002-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		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 Department)**				
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A permit (Resolution 060390) was approved by the (Zoning Administrator) for Assessor's Parcel Number 127-181-002-000 on September 13, 2007. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. **(RMA - Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commence-ment of use.	
3.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** 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 applicant shall submit 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	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

		to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. **(RMA – Planning Department)**				
4.		**PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND)** The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits	

		minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. **(RMA – Planning Department)**				
5.		**PD020(A) – DEED RESTRICTION – SENIOR CITIZEN UNIT (INLAND)** The applicant shall record a deed restriction stating the regulations applicable to a Senior Citizen Unit as follows: • An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet. • The senior citizen unit shall not be occupied by more than two persons, one of whom shall be sixty years of age or handicapped. • Not more than one senior citizen unit shall be permitted on any lot or parcel. • The senior citizen unit shall conform with all of the zoning and development standards of the zoning district which governs the lot.	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

		• The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • One usable and accessible parking space shall be provided in addition to the parking required for other uses on site. • In areas not served by public sewers, senior citizen units shall not be permitted on lots of less than two acres. • Senior citizen units are not permitted on any lot less than ten acres where a guesthouse or caretaker unit already exists. Such units may be converted to a senior citizen unit, subject to an Administrative Permit. Subsequent subdivisions which divide a main residence from the senior citizen unit shall not be permitted except where lots created meet the minimum lot size and density requirements of the existing zoning. **(RMA – Planning Department)**	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits	

6.		**FIRE007 - DRIVEWAYS** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **(North County F.P.D)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

7.		**FIRE011 - ADDRESSES FOR BUILDINGS** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. **(North County F.P.D)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

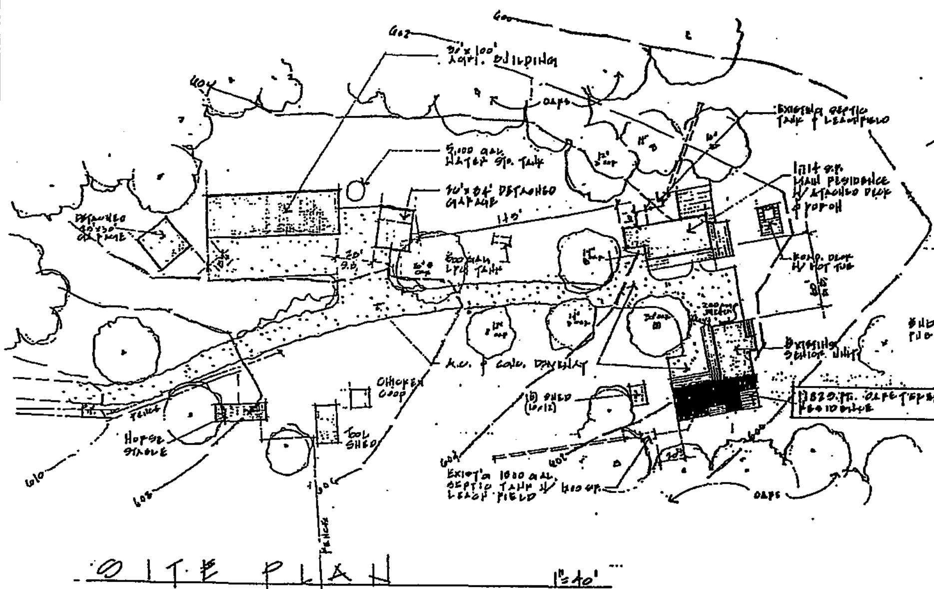
8.		**FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS** The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. **(North County F.P.D)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of permit	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspect-ion	
9.		**FIRE015 - FIRE HYDRANTS/FIRE VALVES** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	

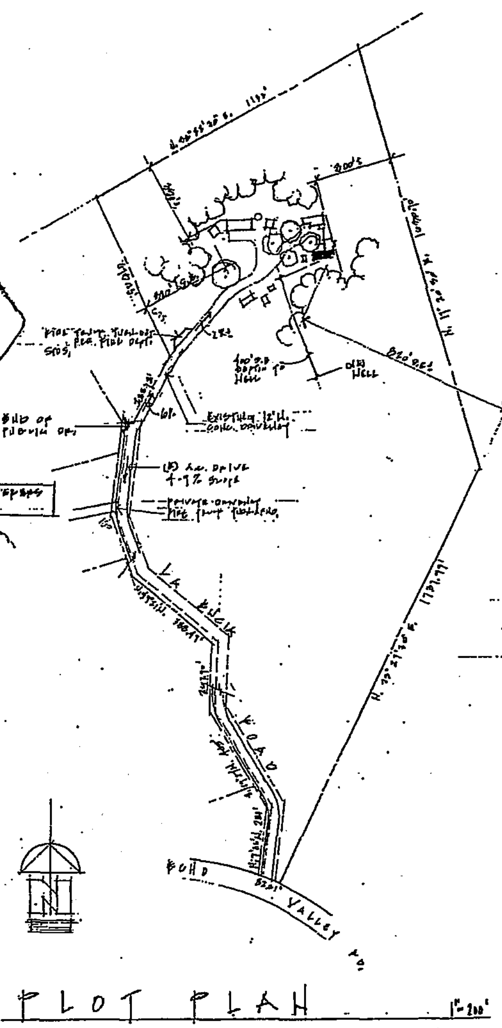
		More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible **(North County F.P.D)**	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
10.		**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. **(North County F.P.D)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

11.		**FIRE026 - ROOF CONSTRUCTION (STANDARD)** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. **(North County F.P.D.)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
12.		**WR40 - WATER CONSERVATION MEASURES** The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	

13.		**WR – WELL INFORMATION (NON-STANDARD)** Prior to commencement of use, the applicant shall provide Water Resource Agency information on the proposed well including a map showing the well location and any available well logs/e-logs. **(Water Resources Agency)**	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to commencement of use.	
14.		**PD000- NON STANDARD – INTERNAL CIRCULATION PROHIBITED** At no point shall there be internal circulation between the senior citizen unit and the caretaker unit. The units shall remain barricaded by a solid wall with no access ways including but not limited to doors and windows.	Submit photographic evidence to the Planning Department demonstrating that the units are separated by a solid wall with no internal circulation between the two.	Owner	Prior to issuance of building permit	

END OF CONDITIONS





BUILDING ENVELOPE:

(PERTAINS TO NEW CONSTRUCTION & ASSEMBLIES ONLY)

- BUILDING THERMAL INSULATION TO BE POLYURETHANE RIGID SPRAY-FOAM (ICYNENE OR APPROVED EQUAL) or FIBERGLAS BATTS BACKED w/ APPROVED VAPOR BARRIER, MEETING C.E.C. STANDARDS, SIZE / R-VALUE AS NOTED ON PLANS & SECTIONS, CUT AS REQ'D TO FIT WITHIN FRAMING MEMBERS. ALL INSULATING MATERIALS & METHODS SHALL COMPLY W THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF U.B.C. SECTIONS
- THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED WHERE REQUIRED FOR THERMAL OR FIRE-RATED CONSTRUCT. ASSEMBLIES:
  - JOINTS AROUND EXTERIOR DOOR & WINDOW FRAMES,
  - JOINT BETWEEN EXTERIOR WALL SOLE PLATE & FLOOR SHEATHING,
  - BUILDING ENVELOPE PENETRATIONS FOR GAS, PLUMBING, & WIRING AT FLOORS, CEILINGS, & EXTERIOR WALLS.
- DOORS, WINDOWS, & SKYLIGHTS LEADING TO UNCONDITIONED AREAS SHALL BE CERTIFIED & LABELED FOR U-VALUE AND INFILTRATION, AND SHALL BE FULLY WEATHERSTRIPPED. SITE-CONSTRUCTED DOORS, WINDOWS, & SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT THE BUILDING, AND SHALL BE WEATHERSTRIPPED.

SAFETY GLAZING:

APPROVED SAFETY GLAZING MATERIALS SHALL BE UTILIZED IN AREAS SUBJECT TO HUMAN IMPACT, SUCH AS THE FOLLOWING:

- OPERABLE DOORS (FRENCH, PATIO, ETC.) EXCEPT JALOUSIES, or
- FIXED DOORS OR WINDOWS WHERE EXPOSED EDGE IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF OPERABLE DOOR IN CLOSED POSITION & BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE ADJACENT WALKING, or
- FIXED OR OPERABLE WINDOWS WHERE THE EXPOSED GLAZING AREA EXCEEDS 9 SQ. FT. AND THE EXPOSED BOTTOM EDGE GLAZING IS LESS THAN 18" ABOVE THE FLOOR AND THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR AND THERE IS AT LEAST ONE WALKING SURFACE WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING, or
- GLAZING IN ALL RAILINGS ADJACENT TO WALKING SURFACE, REGARDLESS OF HEIGHT ABOVE SAID SURFACE, or
- GLAZING IN DOORS OR ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, & SHOWERS WHERE EXPOSED BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE THE ADJACENT STANDING SURFACE and/or DRAIN INLET, or
- WHERE SPECIFICALLY NOTED OR DESIGNATED "T" ON THE FLOOR PLANS.

PROJECT DATA:

A.P.N. # — 127-181-006-000
OWNERS: — STEVE/CHANTAL MEDZYK
30 LA ENCINA RD.
SALINAS, CA. 93907
LOT AREA — 28.32 AC.
ZONING — RDR/5
OCCUPANCIES: — 1st RES. – R3; GARAGE – R3; DET. GAR. – U1; SHEDS – U1; AG. BLDG. – U3
SIZE — F-1
TYPE CONST. — VN (NOT SPRINKLERED)

BUILDING AREAS:

MAIN RESIDENCE — 1,314 S.F.
COVERED PORCH — 300 S.F.
ATTACHED DECK — 154 S.F.
CARETAKERS — 1,152 S.F. (THIS APPLICATION)
COVERED PORCH — 230 S.F.
DECKS — 192 S.F.
SENIOR CITIZENS — 850 S.F.
COVERED PORCH — 530 S.F.

DETACHED GARAGE — 504 S.F.
DETACHED GAR. #2 — 750 S.F.
AGRI. BLDG. — 3,000 S.F.
MISC. ACCESSORY BUILDINGS — 528 S.F.
HORSE STABLE, CHICKEN COOP, TOOL SHED
TOTAL LOT COV. — 12,810 S.F. or .45%

APPLICABLE CODES:

CA. BUILDING CODE, CA. MECHANICAL & PLUMBING CODE, 2001 W/ AMENDMENTS; 2001 CA. FIRE CODE; 2004 CA. ELECTRICAL CODE (1999 NEC) W/ AMENDMENTS & 2005 CA. ENERGY CODE, TITLE 24 ENERGY CODES.

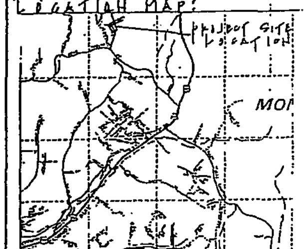
SETBACK REQ'S.

FRONT — 30'
REAR — 20'
SIDE — 10% MINIMUM/20'
HEIGHT — 30'

PROJECT DESCRIPTION:

CONSTRUCT 1152 SQ. FT. CARETAKERS QUARTERS ATTACHED TO (E) SENIOR UNIT.
NO GRADING REQUIRED & NO TREES TO BE REMOVED

LOCATION MAP:



HEALTH DEPARTMENT:

1. ALL HOSES USED IN CONJUNCTION 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.
2. 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.
3. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.

FIRE PREVENTION:

1. ROOF CONSTRUCTION SHALL BE OF CLASS "A" OR CLASS "B" RATING, TYPE AS NOTED ON PLANS.
2. ACCESS DRIVEWAY SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (22 TONS), NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, A MINIMUM OF 13'-6" VERTICAL CLEARANCE, AND A MAXIMUM OF 15% GRADE.
3. FLAMMABLE VEGETATION SHALL BE REMOVED FROM WITHIN 30 FEET OF STRUCTURES. TRIM TREES 6 FEET UP FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
4. ADDRESS SHALL BE POSTED AT DRIVEWAY ENTRANCE TO STREET PRIOR TO CONSTRUCTION (3 INCH NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) SO AS TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. PERMANENT ADDRESS SHALL BE POSTED FOR FINAL CLEARANCE.
5. THE BUILDING HAS NO SPRINKLER SYSTEM.

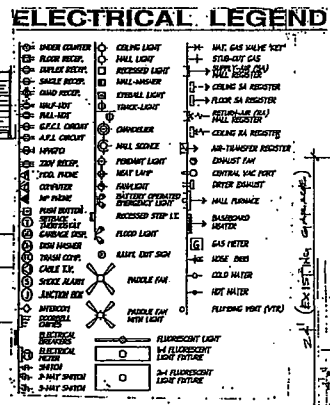
MEDZYK HOME RANCH SITE PLAN

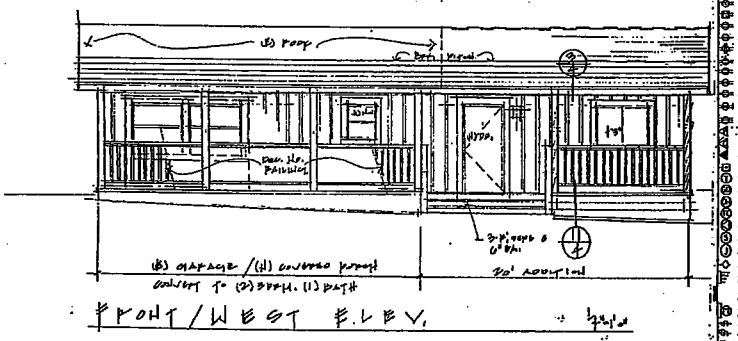
30 LA ENCINA ROAD, SALINAS CA. 93907
CARETAKERS RESIDENCE

REVISIONS	BY

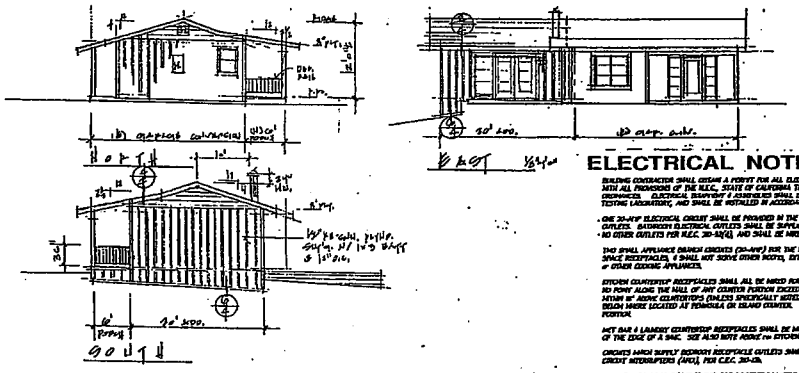
Date 04-11-10
Scale
Drawn J.H.V.
Job 06-HER
Sheet 1 of 5 Sheets

ELECTRICAL LEGEND





FRONT/WEST ELEV. 1/4"=1'-0"



REAR 1/4"=1'-0"

ELECTRICAL NOTES

BUILDING CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL ELECTRICAL WORK TO BE PERFORMED, AND SHALL COMPLY WITH ALL PROVISIONS OF THE N.E.C., STATE OF CALIFORNIA TITLE 24 PART 6, AND ANY APPLICABLE LOCAL CODES / ORDINANCES. ELECTRICAL EQUIPMENT & ASSEMBLIES SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY, AND SHALL BE INSTALLED IN ACCORDANCE W/ SAID LISTING / LABELING.

- ONE 20-AMP ELECTRICAL CIRCUIT SHALL BE PROVIDED IN THE LAUNDRY AREA PER N.E.C. 220-4(c). SERVING NO OTHER OUTLETS. BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT, SERVING NO OTHER OUTLETS PER N.E.C. 210-52(d), AND SHALL BE MIXED FOR GFCI PROTECTION.

TWO SMALL APPLIANCE BRANCH CIRCUITS (20-AMP) FOR THE KITCHEN SHALL BE DEDICATED TO ONLY WALL & COUNTER SPACE RECEPTACLES, & SHALL NOT SERVE OTHER ROOMS, EXTERIOR RECEPTACLES, RANGE HOOD, DISPOSAL, MICROWAVE or OTHER COOKING APPLIANCES.

KITCHEN COUNTERTOP RECEPTACLES SHALL ALL BE MIXED FOR GFCI PROTECTION & BE SPACED MAX. 48"o.c. SUCH THAT NO POINT ALONG THE WALL OF ANY COUNTER PORTION EXCEEDS 24" FROM AN OUTLET. OUTLETS SHALL BE LOCATED MINIMUM 18" ABOVE COUNTERTOPS (UNLESS SPECIALLY NOTED OTHERWISE FOR DEDICATED EQUIPMENT), or MINIMUM 12" BELOW WHERE LOCATED AT PENINSULA OR ISLAND COUNTER. NO COUNTER OUTLET SHALL BE POSITIONED IN A FACE-UP POSITION.

WET BAR & LAUNDRY COUNTERTOP RECEPTACLES SHALL BE MIXED FOR GFCI PROTECTION WHERE LOCATED WITHIN 6'-0" OF THE EDGE OF A SINK. SEE ALSO NOTE ABOVE FOR KITCHEN COUNTERS.

CIRCUITS WHICH SUPPLY BEDROOM RECEPTACLE OUTLETS SHALL BE PROTECTED AT THE PANEL BOARD W/ ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), PER C.E.C. 210-12b.

RECEPTACLES SHALL BE MIXED FOR GFCI PROTECTION WHERE LOCATED AT THE BUILDING EXTERIOR, UNDER FLOOR CRAWL SPACE, UNFINISHED BASEMENT, AND IN GARAGES, WORKSHOPS, GARAGE STORAGE, & NON-HABITABLE PORTIONS OF ACCESSORY BUILDINGS WHERE THE FLOOR IS AT OR BELOW GRADE-LEVEL.

THE ALARM FLOW SWITCH (WHERE THE HOME IS WIRED FOR A FIRE ALARM) & HARDWIRED SMOKE ALARMS SHALL BE WIRED ON A DEDICATED CIRCUIT WHICH SHALL ALSO INCLUDE THE KITCHEN REFRIGERATOR, AND SHALL BE CLEARLY LABELED SUCH ON THE BREAKER PANEL.

CONDUCTOR WIRED WITH AN INSULATED NEUTRAL & A FOUR-PRONG OUTLET ARE REQUIRED FOR ALL ELECTRICALLY-POWERED (NON-GAS FIRED) COOKING APPLIANCES & DRYERS.

SMOKE DETECTORS / ALARMS SHALL BE INSTALLED IN ALL ACCESS CORRIDORS LEADING TO SLEEPING ROOMS AND IN EACH BEDROOM. SMOKE DETECTORS / ALARMS SHALL BE HARDWIRED & EQUIPPED WITH A BATTERY BACKUP (PER U.B.C. 310.9.1.1), AND INTERCONNECTED SO AS TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS WHEN ONE DETECTOR IS ACTIVATED. SMOKE ALARMS NOT INSTALLED IN THE IMMEDIATE BEDROOM AREA THAT BE BATTERY OPERATED.

ALL LIGHTING IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE FLUORESCENT (or HIGH-EFFICACY) EXCEPT:
- 0.1. IN KITCHENS 50% OF THE TOTAL LIGHTING THAT BE INCANDESCENT PROVIDED EACH LIGHTING TYPE IS ON A SEPARATE SWITCH.
- 0.2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS THAT BE INCANDESCENT PROVIDED THEY ARE CONTROLLED BY AN OCCUPANT SENSOR THAT CAN WILL BE TURNED ON AUTOMATICALLY, or HAVING AN OVERRIDE ALLOWING LIGHTS TO CONTINUALLY BE 'ON'.

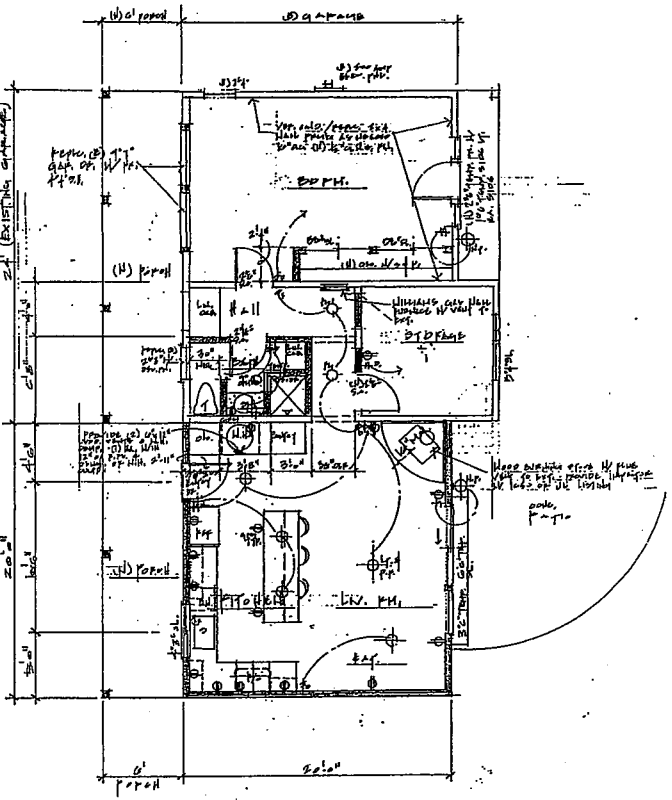
IN ALL OTHER ROOMS LIGHTING IS TO BE FLUORESCENT (or HIGH-EFFICACY). EXCEPTIONS ARE AS FOLLOWS:
- 1.1. MUST BE CONTROLLED BY A DIMMER SWITCH OR,
- 1.2. MUST BE CONTROLLED BY AN OCCUPANT SENSOR THAT CAN WILL BE TURNED ON AUTOMATICALLY, or HAVING AN OVERRIDE ALLOWING LIGHTS TO CONTINUALLY BE 'ON'.
- 1.3. IN A CLOSET LESS THAN 70 SQ. FT.

RECESSED LIGHTING IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER, and SHALL INCLUDE A LABEL CERTIFYING 'SUB-TITE' or SIMILAR DESIGNATION SHOWING AIR-LEAKAGE AS LESS THAN 2.0 cfm @ 75 PASCAL, and SHALL BE SEALED w/ A GASKET or CAULKED BY THE HOUSING & THE CEILING. RECESSED FIXTURES THAT ARE LABELED FOR CONTACT WITH INSULATION, TYPE IC, SHALL BE INSTALLED WHERE INSULATION IS INSTALLED PER CEC 150-6(J)(10). THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN 3 INCHES OF A RECESSED FIXTURE UNLESS IT IS IDENTIFIED AS SUCH PER CEC 410-66(b).

SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS TOO BE LOCATED AWAY FROM STORAGE AREAS & SHELVING, 12 INCHES FOR INCANDESCENT FIXTURES AND 6 INCHES FOR FLUORESCENT & RECESSED FIXTURES.

EXTERIOR LIGHTING PERMANENTLY MOUNTED ON BUILDING(S) SHALL BE HIGH-EFFICACY. NON HIGH-EFFICACY FIXTURES ARE PERMITTED WHERE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL. PERMANENTLY MOUNTED LIGHTING IN and AROUND SWIMMING POOLS, WATER FEATURES, and OTHER LOCATIONS SUBJECT TO ARTICLE 680 NEED NOT BE 'HIGH-EFFICACY'.

ALL EXTERIOR LIGHTING SHALL MEET N.E.C. STANDARDS AND SHALL BE UNOBTRUSIVE, MAINTENANCE WITH THE LOCAL AREA AND CONSTRUCTED, LOCATED, OR CHANNELED SHIELDED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE / SKYWARD GLARE IS FULLY CONTROLLED.



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

(B) GARAGE CONVERSION ——— 388 S.F.
10 1:DRM/1BA. (9TA AREA: 182 S.F.)
ADDITION ——— 200 S.F.
TOTAL LIV. AREA - 388 S.F.

REVISIONS | BY

Date
Scale
Drawn JKC
Job 06-1160
Sheet 2
of 5 Sheets

SECTION 1 HOME PLAN
FLOOR PLAN & ELEVATIONS

PLUMBING NOTES

PLUMBING / VENTILATION WORK PERFORMED SHALL COMPLY w/ REQUIREMENTS SET FORTH IN THE U.P.C.&M.H.

NEW PLUMBING FIXTURES TO BE: TYPE, MANUF., "AMERICAN STANDARD, OR OWNER-APPROVED ALTERNATE, PORCELAIN ENAMEL FINISH, TYPE # SIZE / COLOR AS SELECTED BY OWNER. PLUMBING FAUCETS & HARDWARE TO BE "DELTA", "KOHLER", OR OWNER-APPROVED ALTERNATE, TYPE # SIZE / FINISH / COLOR AS REQ.

APPLIANCE TYPE / SIZE / FINISH / COLOR TO BE AS REQ., FURNISHED & INSTALLED BY CONTRACTOR.

TOILETS SHALL BE ULTRA LOW-FLOW UNITS, MAXIMUM 1.6 GALLONS TANK SIZE OR FLUSH CAPACITY (TYPICAL REQUIREMENT). SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE (G.P.M.). LAVATORY & SINK FAUCETS SHALL HAVE A MAX. FLOW CAPACITY OF 2.2 G.P.M.

SHOWERS & TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH MECHANICAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC FLOW VALVE TYPE, ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM FIXED WATER SETTING OF 120° F (49°C). WALL FRAMING IN WHICH SAID VALVE IS LOCATED SHALL BE 2x4 STUDS MINIMUM REGARDLESS OF WALL SIZE OR CLEARANCES.

NEW WATER LINES TO BE TYPE 'L' COPPER. SOLDERED LOCO IN MAKING JOINTS ON ONE WATER SUPPLY SYSTEM SHALL CONTAIN NOT MORE THAN 15.0 TONTHS OF 1 PERCENT (0.2%) LEAD.

ALTERNATIVELY, NON-WATER LINES MAY BE OF NSF-CERTIFIED "PEX" PIPING (CROSS-LINKED POLYETHYLENE, PEX) / "BLUE PEX" (MANUFACTURER) WHERE PERMITTED BY THE LOCAL BUILDING OFFICIAL / ORDINANCE, INSTALLED w/ BRASS FITTINGS, CRIMP-RINGS, & MANUFACTURER RECOMMENDED CRIMPING TOOLS / FITTINGS APPROVED / STIPULATED BY THE PIPE MANUFACTURER. "PEX" PIPING SHALL BE SUPPORTED USING APPROVED CLIPS, HANGERS, & STRAPS, AND PROTECTED USING APPROVED SLEEVES, GROMMETS, & STEEL PROTECTOR PLATES. "PEX" & "PEX" (Gray Color) COMPONENTS SHALL NOT BE USED IN COMBINATION.

FAUCETS DISPENSING HOT WATER MORE THAN TEN FEET OF PIPING DISTANCE FROM THE FAUCET & THE WATER-HEATER SERVING SAID FAUCET SHALL BE EQUIPPED w/ A HOT WATER RECIRCULATING SYSTEM.

PROVIDE AN ACCESS PANEL (MINIMUM 12" x 12") OR A UTILITY SPACE FOR ANY PLUMBING FIXTURE(S) UTILIZING CONCEALED SLIP-JOINT CONNECTIONS.

EXTERIOR HOSE BIBS SHALL HAVE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE. WATER HEATER(S) SHALL BE EQUIPPED WITH A PRESSURE RELIEF VALVE WITH A DRAIN TO OUTSIDE- VERIFY EXISTING / INSTALL NEW.

PLUMBING PIPES SHALL NOT BE USED AS AN ELECTRICAL GROUND. PROVIDE "CODE" GROUND TO FOUNDATION STEEL. ELECTRICAL SYSTEM TO INCLUDE AN INSULATED COPPER GROUNDING CONDUCTOR, PER NEC 250.4.

WHERE PER ROSSELL, CEMENT PLASTER WORK, EXHAUST FAN HOODS, OR EXHAUST FLUES IN ATTIC SPACE TO PENETRATING ROOF SURFACES. ROOF VENTS, BOOTS, JACKS / FLASHING, ETC. TO BE PAINTED OUT TO BLEND w/ COLOR OF ADJACENT ROOFING.

PLUMBING PLANS FOR AUTOMATIC GAS PIPING, INCLUDING MATERIALS, SIZES, AND SPECIFICATIONS, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE CONTRACTOR PRIOR TO INSPECTION. INFORMATION ON SAID PLANS SHALL INCLUDE APPLIANCES, THEIR B.T.U. INPUT, AND GAS DEMAND IN C.F.H.

INSTALL GAS REGULATORS AS INDICATED ON PLAN. ALL OUTDOOR EARTHING CONDITIONED AIR TO BE INSULATED PER U.M.C. CHAPTER 12. SUPPLY REGISTERS TO BE ADJUSTABLE w/ DAMPER. VOLUME DAMPERS.

EXHAUST FANS SHALL BE EQUIPPED WITH AN INTEGRATED BACKDRAFT DAMPER.

DRYER EXHAUST VENT SHALL BE SMOOTH METAL DUCTING WITH MAXIMUM 12 DIAMETER (THAT 14'-0" LENGTH) w/ BACKDRAFT DAMPER.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (I.E. DOORS, BOOM 2 UTILITY LINES, ETC. THAT BE 3 FEET AWAY FROM DOORS, WINDOWS, ATTIC VENTS).

DUCTWORK(S), EXCEPT DUCTS CONTROLLING HEAT PUMPS, SHALL BE EQUIPPED w/ AN AUTOMATIC DAMPER. GAS-FIRED FAN-TYPE FURNACES TO BE EQUIPPED w/ AN INTERRUPTION CONTROL DEVICE. ALL HEATING, VENTILATION, AIR-CONDITIONING, AND WATER HEATING EQUIPMENT SHALL MEET ALL THE REQUIREMENTS OF THE "APPLIANCE EFFICIENCY STANDARDS" AND SHALL BE CERTIFIED BY THE "CALIFORNIA ENERGY COMMISSION". EQUIPMENT WHICH REQUIRES PREVENTATIVE MAINTENANCE TO MAINTAIN EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY PREVENTENANCE INFORMATION.

ELECTRICAL - MECHANICAL LEGEND

WALL SWITCH	CEILING LIGHT	WALL GAS HEATER "WH"	
DUPLEX RECEPT.	WALL SCONCE	STUB-OUT GAS (LPG)	
SINGLE RECEPT.	RECESSED LIGHT	SUPPLY AIR (SA) WALL REGISTER	
220V RECEPT.	WALL-WASHER		
SMOKE DETECTOR	SYDEWALL LIGHT	CEILING SA REGISTER	
3-WAY SWITCH	TRACK-LIGHT	FLOOR SA REGISTER	
DIMMER SWITCH		RETURN-AIR (RA) WALL REGISTER	
FLUORESCENT	CHANDELIER	CEILING RA REGISTER	
T.V. OUTLET	WALL SCONCE	AIR-TRANSFER REGISTER	
TELEPHONE	FOUNTAIN LIGHT	EXHAUST FAN	
DOOR BELL	HOSE BIBB	CENTRAL VAC POINT	
THERMOSTAT	EXHAUST	EXHAUST DAMPER	
3Φ PHASE	BATTERY OPERATED EMERGENCY LIGHT	WALL FURNACE	

ABBREVIATIONS

NEC	NATIONAL ELECTRIC CODE
LV	LOW-VOLTAGE
HID	HIGH INTENSITY DISCHARGE
FS	FULL SPECTRUM
DP	DRIP-PROOF RATED
WP	WEATHER-PROOF RATED
FS	FULL-SPECTRUM
MS	MERCURY-VAPOR
FX	FIXTURE-ELECTRIC
PIR	PASSIVE INFRARED SENSOR SWITCH
MTS	MICROWAVE-TYPE MOTION SENSOR SWITCH
AFCI	ARC-FAULT CIRCUIT INTERRUPTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTOR
FL	FLUORESCENT
HP	HIGH EFFICACY LAMP

ELECTRICAL NOTES

1. BUILDING CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL ELECTRICAL WORK TO BE PERFORMED, AND SHALL COMPLY WITH ALL PROVISIONS OF THE N.E.C., STATE OF CALIFORNIA TITLE 24 PARTS 3, AND ANY APPLICABLE LOCAL CODES / ORDINANCES. ELECTRICAL EQUIPMENT, ASSEMBLIES SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY, AND SHALL BE INSTALLED IN ACCORDANCE W/ SAID LISTING / LABELING.

2. BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT, SERVING NO OTHER OUTLETS PER N.E.C. 210-52(d), AND SHALL BE WIRED FOR GFCI PROTECTION.

3. RECEPTACLES SHALL BE WIRED FOR GFCI PROTECTION WHERE LOCATED AT THE BUILDING EXTERIOR, LAUNDRY/DOOR CRAWL SPACE, UNFINISHED BASEMENT, AND IN GARAGES, WORKSHOPS, GARAGE STORAGE, & NON-HABITABLE PORTIONS OF ACCESSORY BUILDINGS WHERE THE FLOOR IS AT OR BELOW GRADE-LEVEL.

4. THE ALARM FLOW SWITCH (WHERE THE HOME IS WIRED FOR A FIRE ALARM) & HARD-WIRED SMOKE ALARMS SHALL BE WIRED ON A DEDICATED CIRCUIT WHICH SHALL ALSO MONITOR THE KITCHEN REFRIGERATOR, AND SHALL BE CLEARLY MARKED AS SUCH ON THE BREAKER PANEL.

5. MOUNTING HEIGHTS OF ALL OUTLETS, RECEPTACLES, & CONTROLS SHALL BE AS FOLLOWS:
   - RECEPTACLES FOR ELECTRICAL CLOCK, TELEPHONE / FAX / COMPUTER, AND CABLE TV SHALL BE LOCATED FOR 18" ABOVE FINISHED FLOOR (TOP OF OUTLET BOX).
   - ALL TYPES OF OUTLETS ABOVE COUNTERS SHALL BE LOCATED FOR 44" ABOVE FINISH FLOOR, UNLESS SPECIFICALLY NOTED OTHERWISE FOR DEDICATED EQUIPMENT.
   - SWITCHES, THERMOSTATS, AND WALL-MOUNTED CONTROLS SHALL BE LOCATED FOR 44" (TOP OF OUTLET BOX) ABOVE FINISHED FLOOR (ADDRESS NO CONTACTS BELOW THAT UNDERS ACCESSABILITY).

6. PANELBOARD CIRCUITS SHALL BE LEGIBLY LABELED TO CORRESPOND TO BOOTH 1 ACCU RATED INDICATED ON FLOOR PLANS, INCLUDING CIRCUITS DEDICATED TO SPECIFIC EQUIPMENT / LIGHTING. MAIN SERVICE PANEL TO BE GROUNDED w/ 1/2" DIA. COPPER GROUND, CONCRETE-ENCASED ELECTRODE (PER N.E.C. 250-50(c)).

7. SMOKE DETECTORS / ALARMS SHALL BE INSTALLED IN ALL ACCESS CORRIDORS LEADING TO SLEEPING ROOMS AND IN EACH BEDROOM (THAT BE BATTERY OPERATED IN EXISTING CONSTRUCTION WHERE NO RETROFITTING OCCURS). SMOKE DETECTORS / ALARMS IN AREAS OF NEW CONSTRUCTION SHALL BE HARD-WIRED / EQUIPPED WITH A BATTERY BACKUP (PER U.B.C. 310 V.I.), AND INTERCONNECTED SO AS TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS WHEN ONE DETECTOR IS ACTIVATED.

8. ALL LIGHTING IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE FLUORESCENT (w/ HIGH-EFFICACY) EXCEPT:
   - 8.1. IN KITCHENS 50% OF THE TOTAL LIGHTING THAT BE INCANDESCENT PROVIDED EACH LIGHTING TYPE IS ON A SEPARATE SWITCH.
   - 8.2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS THAT BE INCANDESCENT PROVIDED THEY ARE CONTROLLED BY AN OCCUPANT SENSOR THAT CAN BEE BE TURNED ON AUTOMATICALLY, w/ HAVING AN OVERIDE ALLOWING LIGHTS TO CONTINUALLY BE "ON".

9. IN ALL OTHER ROOMS LIGHTING IS TO BE FLUORESCENT (w/ HIGH-EFFICACY). EXCEPTIONS ARE AS FOLLOWS:
   - 9.1. THAT BE CONTROLLED BY A DIMMER SWITCH OR,
   - 9.2. THAT BE CONTROLLED BY AN OCCUPANT SENSOR THAT CAN BEE BE TURNED ON AUTOMATICALLY, w/ HAVING AN OVERIDE ALLOWING LIGHTS TO CONTINUALLY BE "ON".
   - 9.3. IN A CLOSET LESS THAN 70 SQ. FT.

10. RECESSED FIXTURES THAT ARE IDENTIFIED FOR CONTACT WITH INSULATION, TYPE IC, SHALL BE INSTALLED WHERE INSULATION IS REQUIRED PER CEC 40-1(d)3(2). THERMAL INSULATION SHALL NOT BE INSTALLED ABOVE OR WITHIN 3 INCHES OF A RECESSED FIXTURE, UNLESS IT IS IDENTIFIED AS A TYPE IC FIXTURE PER CEC 40-1(d)3.

11. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS TO BE 12 INCHES FROM STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 6 INCHES FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 6 INCHES AWAY.

12. ALL EXTERIOR LIGHTING SHALL MEET N.E.C. STANDARDS AND SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA AND CONSTRUCTED, LOCATED, OR OTHERWISE SHIELDED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE / SKYWARD GLARE IS FULLY CONTROLLED.

13. OUTDOOR LIGHTING MIXED ON PHOTO-ELECTRIC (P.E.) SENSOR SHALL ALSO BE WIRED TO MANUAL SWITCH(ES) LOCATED AT A CENTRAL LOCATION, APPROPRIATELY LABELED.

14. SPECIFIC LIGHTING FIXTURE TYPE(S) & LAYOUT(S) DEPICTED HEREIN ARE GENERAL DESIGN RECOMMENDATIONS. BUILDING CONTRACTOR MUST CO-ORDINATE FIXTURE SELECTION, PLACEMENT, & INSTALLATION w/ THE OWNER.

15. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION, & TO THE BUILDING OWNER UPON PROJECT COMPLETION.

GENERAL NOTES

WINDOWS TO BE DOUBLE GLAZED VINYL FRAMED UNITS APPROVED BY OWNER, INSTALLED w/ CAULKED & "BAUCHAFT" FLASHING PER MANUFACTURER'S INSTRUCTIONS. OPERABLE WINDOWS SHALL BE EQUIPPED w/ LOCKING HARDWARE & CORROSION-RESISTANT INSECT SCREEN IN REMOVABLE FRAME.

WHERE (E) WINDOWS ARE NOTED TO BE REPLACED w/ NEW UNITS, THE (E) WINDOW(S) SHALL BE REMOVED w/ MINIMAL DEMO TO ADJACENT MATERIALS & FINISHES. NEW WINDOWS SHALL BE INSERTED w/ THE REQUIRED FLASHING PAPER INTERLEAVED w/ (E) H.P. BUILDING PAPER & FELT & FULLY CAULKED / SEALED TO PREVENT MOISTURE INTRUSION. ADJACENT FINISH MATERIALS TO PATCH / BLEND w/ (E) SURFACES.

AFTER DOOR & WINDOW INSTALLATION, THE CONTRACTOR SHALL ADEQUATELY PROTECT EXPOSED PORTIONS OF WINDOW FRAME & GLASS SURFACES FROM DAMAGE BY FOLLOWING CONFORMAL, LIME, ACID, CEMENT, OR OTHER CONTAMINANTS / ABRASIVES DURING THE BEHAVIOR OF PROJECT.

DOOR HARDWARE TO BE "SCHLAGE, TYPE & FINISH AS SELECTED BY OWNER THROUGHOUT ENTRY SETS w/ KEYED ESCUTCHEON & DEADBOLTS. INTERIOR DOOR LATCHSETS w/ ESCUTCHEONS FOR PASS DOORS & w/ PRIVACY SETS FOR BATHS & BEDROOMS. PROVIDE DUMMY NOTED AS ADJUSTABLE INSTALL w/ POLISHED METAL PASS IN PRE-DRILLED HOLES, 3- EA. SIDE, SPACED 3"±. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL.

INTERIOR DOOR TYPES TO BE PRE-HUNG 1/8 PANEL-GRADE B.P. FRAME, INSTALLED w/ PAINT-GRADE WOOD CASING. (MATCH EXISTING AS DIRECTED BY OWNER).

A LANDING WITH THRESHOLD 36" LENGTH IN DIRECTION OF TRAVEL, SHALL BE PROVIDED EACH SIDE OF DOORS. EXTERIOR DOOR THRESHOLDS SHALL NOT EXCEED 1" IN HEIGHT, EXCEPT WHERE THE DOOR SWEEP NOT SHALL TOWARD THE LANDING, SAID LANDING THAT BE STEPPED THAT 7-3/4" BELOW ADJACENT FLOOR LEVEL. (C.B.C. 1003.3.1.4.3a).

BUILT-IN CABINETRY TO BE CONSTRUCTED OF SOLID WOOD & STEAM-GRADE VENEER PLYWOOD, FACING & DOORS w/ RAISED-PANEL DESIGN (UNLESS NOTED OTHERWISE). WOOD VENEER SHALL HAVE FINISHED w/ WOOD GRAINS. UNLESS OTHERWISE NOTED AS ADJUSTABLE INSTALL w/ POLISHED METAL PASS IN PRE-DRILLED HOLES, 3- EA. SIDE, SPACED 3"±. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL.

WOOD CABINET SURFACES TO BE PREPARED, STAINED & FINISHED w/ FINE 3-COATS VARNISH. CONTRACTOR TO SUBMIT SAMPLES / MOCK-UPS FOR OWNER APPROVAL.

FINISH HARDWARE TO BE SELECTED BY OWNER, INSTALLED BY CONTRACTOR. PROVIDE SOLID 2x BACKING / BLOCKING IN WALLS FOR FASTENING ALL CABINETS, ACCESSORIES, GRAB BARS, TOWEL BARS, SHELVES, RACKS, ETC.

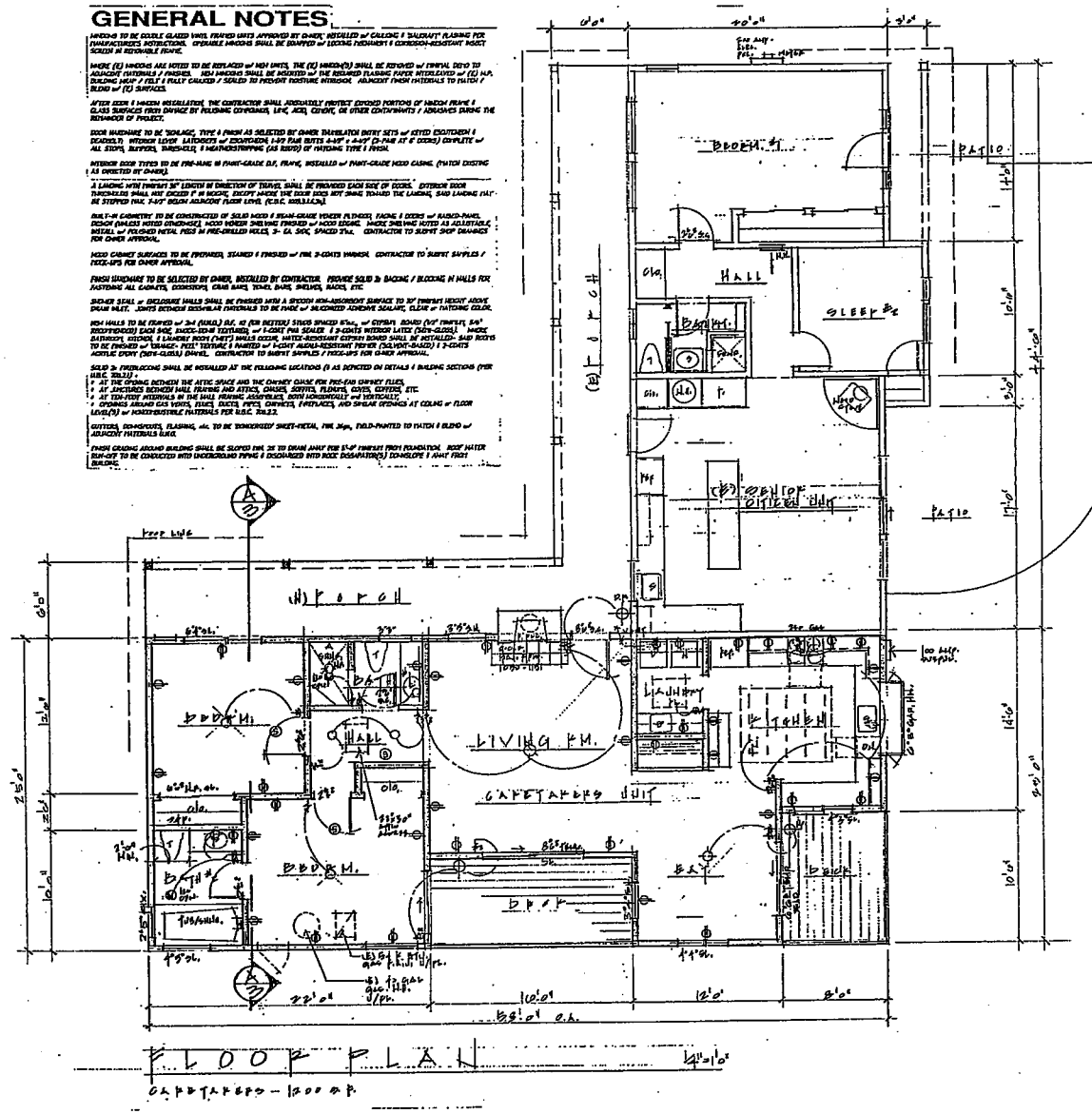
SHOWER SEPAR. or ENCLOSURE WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO 70" MINIMUM HEIGHT ABOVE DRAIN INLET. JOINTS BETWEEN BOUNDARY PANELS TO BE MADE w/ MILDEWPROOF ACRYLIC SEALANT, CLEAR or MATCHING COLOR.

NEW WALLS TO BE FINISHED w/ 3/4 (MIN.) GYP. BD. (OR EQUIV.) STUDS SPACED 16"o.c. w/ GYPSUM BOARD (1/2" THICK), 5/8" RECESSED EDGE (TAPED & TEXTURED), w/ SMOOTH FINE SPRAY FINISH. (CONSULT PAINT SPECIFICATIONS). WHERE BATHROOM, KITCHEN, & LAUNDRY ROOM (WET) WALLS OCCUR, MOISTURE-RESISTANT GYPSUM BOARD SHALL BE INSTALLED. BAD BOARDS TO BE PAINTED w/ "GRANEX" PRIMER. TEXTURE & PAINTED w/ MOISTURE-RESISTANT PAINT (SEMI-GLOSS) FINISH.

SOLID 2x FIRE-BLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS (& AS DETAILED ON DETAILS & BUILDING SECTIONS (PER U.B.C. 708.2.1):
- AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR PRE-FAB CHIMNEY FLUES,
- AT JUNCTURES BETWEEN WALL FURRING AND ATTICS, CHASES, SOFFITS, FLOORS, COVES, CORNICES, ETC.
- AT 10'-0" INTERVALS IN ANY WALL FURRING ASSEMBLIES, BOTH HORIZONTALLY & VERTICALLY.
- OPENINGS AROUND GAS VENTS, FLUES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS AT CEILING & FLOOR LEVEL(S) w/ NONCOMBUSTIBLE MATERIALS PER U.B.C. 708.2.2.

GUTTERS, DOWNSPOUTS, FLASHING, etc. TO BE "BONDERIZED" SHEET-METAL, FINE 24ga, FIELD-PAINTED TO MATCH & BLEND w/ ADJACENT MATERIALS (U.N.O.).

FINISH GRADING AROUND BUILDING SHALL BE SLOPED FOR 2% TO DRAIN AWAY FOR 5'-0" MINIMUM FROM FOUNDATION. ROOF WATER RUN-OFF TO BE CONDUCTED INTO UNDERGROUND PIPING & DISCHARGED INTO ROCK DISSAPATOR(S), DOWNSPOUTS 1 AWAY FROM BUILDING.



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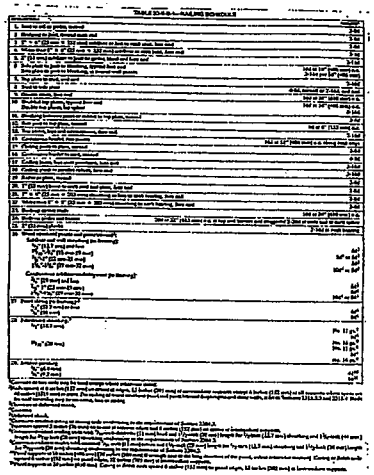
MEDZYK RANCH
CARPETAREAS RESIDENCE

FLOOR PLAN

Date 01-10-06
Scale
Drawn JLC
Job 06-1182
Sheet 2
Of 5 Sheets



FLOOR FRAMING

FLOOR FRAMING IN GENERAL SHALL BE 2x8 D.F.#1 JOISTS SPACED 16"o.c. (U.N.O.) AS SHOWN ON FRAMING PLAN. INSTALLED W/ SOLID 2x STRUCTURAL BLOCKING & FINISH MATERIALS BACKING AS DEPICTED ON DETAILS, AND AS REQD BY U.B.C. CHAPTER 23.

W-FILL & 1ST. FLOOR FRAMING SHALL BE 2x6 D.F. #1 JOISTS SPACED 16"o.c. (U.N.O. ON PLANS), SHEAR SCARS & HEADERS SHALL BE 4x or 6x D.F.#1 U.N.O.

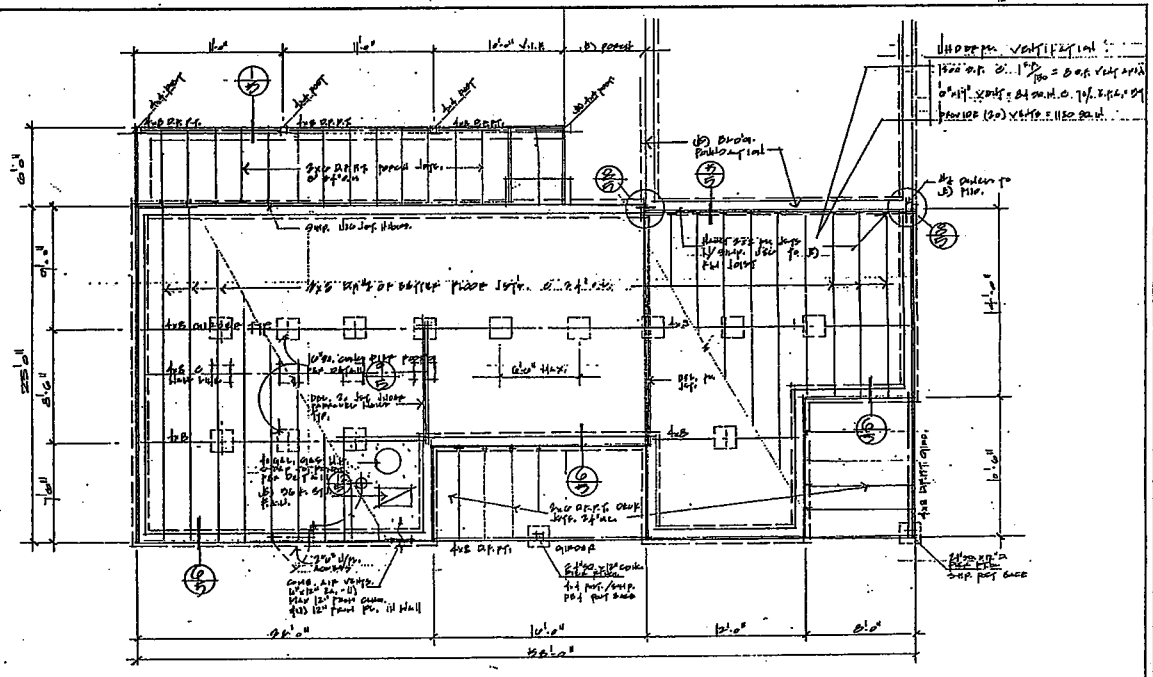
FLOOR SHEATHING TO BE 3/4" STRUCT-I-FLOOR T&G PLYWOOD GLUED DOWN AND SCREWED w/ ROOT LONG 'GRABBER' SCREWS @ 6" O/C ON SHEAR WALLS, PANEL EDGES SPACED 4"o.c. EA. 2 SHEETS.

FLOOR FRAMING CAVITIES TO BE INSULATED w/ 6" R-19 (U.N.O.) FIBERGLASS BATTS, HELD IN PLACE w/ DRYWALL CEILING w/ STRONG 2 WIRE RETAINERS.

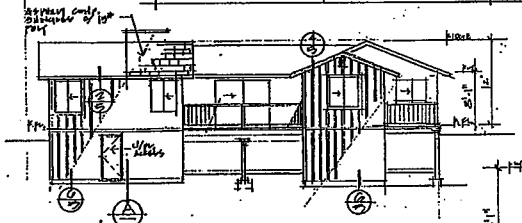
FOUNDATION NOTES

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi @ 28 DAYS. FOOTINGS TO BE POURED AGAINST COMPACTED SOIL OR UNDISTURBED SUBGRADE. ALL DEBRIS OR UNCONSOLIDATED SOIL REMOVED PRIOR THERETO.

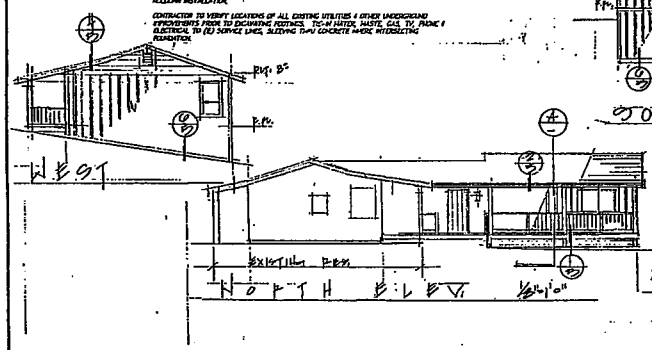
CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES & OTHER UNDERGROUND STRUCTURES PRIOR TO EXCAVATING FOOTINGS. TYP. OF WATER, WASTE, GAS, TV, PHONE & ELECTRICAL TO (E) SERVICE LINES, SLEEVING THRU CONCRETE WHERE INTERSECTING FOUNDATION.



FOUNDATION PLAN 1/4"=1'-0"

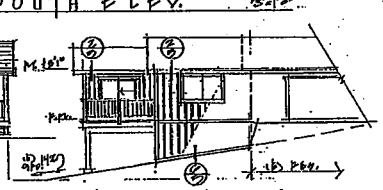


SOUTH ELEV. 1/4"=1'-0"

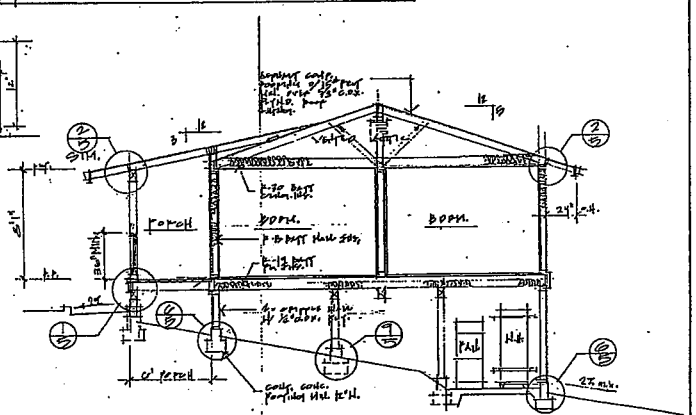


WEST

NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



CROSS SECTION 1/4"=1'-0"

REVISIONS	BY

HOLLYWOOD HILLS RESIDENCE

Date 01-15-06
Scale
Drawn J.L.C.
Job 06-1150
Sheet 3
of 5 Sheets

PLANNER: NICHOLSON