

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 06022

A. P. # 127-041-005-000

In the matter of the application of
John R. Dea (PLN050577)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Use Permit to allow the removal of 23 protected oak trees in order to allow the construction of a 1,688 square foot manufactured home with an attached 768 square foot garage, pumped septic system and 700 cubic yards of grading (400 cubic yards cut and 300 cubic yards fill), located at 7586 Langley Canyon Road, Salinas, across from Melva Avenue, North County Non-Coastal Area, came on regularly for hearing before the Planning Commission on April 12, 2006.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: CONSISTENCY AND SITE SUITABILITY – The Dea Use Permit Approval (PLN050577), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, the North Monterey Area Plan, and the Monterey County Zoning Ordinance (Title 21). The project is located at 7586 Langley Canyon Road, Salinas, across from Melva Avenue, North County Non-Coastal Area. (APN: 127-041-005-000) The parcel is zoned “LDR/1” (Low density Residential, 1 acre per unit). The site is physically suitable for the use proposed.

EVIDENCE: (a) The application and plans submitted for the Use Permit in project file PLN050577 at the Monterey County Planning and Building Inspection Department.

(b) The applicant provided the Monterey County Planning and Building Inspection Department with drawings and a statement of materials and colors to be used as shown on the plan elevations.

(c) The project planner conducted a site visit on October 21, 2005, to verify that the proposed project complies with regulations in Title 21 and the policies of the North County Area Plan. The proposed project will not have a significant adverse effect on the public viewshed, based on the planner site visit and the project plans.

(d) The project and the site have been reviewed by the Monterey County Planning and Building Inspection Department, North County Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

(e) A geotechnical investigation was prepared for the project by Rock Solid Engineering Inc. on June 15, 2005. This geotechnical investigation and concludes that the site was suitable if the recommendations are followed during construction.

(f) twenty three protected oak trees on the driveway and on the building site will be removed to allow the development. A forestry report was done by Matt Horowitz of Forest City Consulting, PMB #305, to assess these impacts and to protect the oaks in the immediate environs of the project. This issue is addressed in Recommended Condition of Approval numbers 6 and 9.

2. FINDING: CEQA – The proposed project as conditioned will not have a significant environmental impact.

EVIDENCE: (a) Section 15303(a) of the CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the project application.

3. FINDING: NO VIOLATIONS – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 21.14.020, and 21.64.260 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations now exist on subject property.

4. FINDING: **USE PERMIT FOR TREE REMOVAL** – The subject project minimizes tree removal and will not involve risk of adverse environmental impacts.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: (a) The application and plans dated November 13, 2005, submitted for the proposal in project file PLN050577 at the Monterey County Planning and Building Inspection Department.

(b) Title 21 Section 21.64.260 Preservation of Oak and Other Protected Trees.

- (c) A condition has been added that the applicant record a notice stating that a Forest Management Plan has been prepared and any tree removal be in accordance with the approved plan.
- (d) Forest Management Plan prepared by Forest City- Matt Horowitz, Forester and Environmental Consultant, dated October 3, 2005.
- (e) The 23 protected oak tree removals will be replaced on a one to one basis.

5. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, 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.

EVIDENCE: Preceding findings and supporting evidence.

6. FINDING: APPEALABILITY – The decision on this project is appealable to the Board of Supervisors.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 12th day of April, 2006 by the following vote:

AYES: Errea, Brown, Isakson, Salazar, Sanchez, Rochester, Wilmot
NOES: Vandevere, Padilla, Diehl
ABSENT: None



DALE ELLIS, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 16 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 26 2006

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 two years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: John and Christie Dea

File No: PLN050577 APNs: 127-041-005-000

Approval by: Planning Commission Date: April 12, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY The Dea Use Permit (PLN050577) allow the removal of 23 oak trees in order to allow the placement of a 1,688 square foot manufactured home with an attached 768 square foot garage, pumped septic system and 700 cubic yards of grading (400 cubic yards cut and 300 cubic yards fill). The project is located at 7586 Langley Canyon Road, Salinas (Assessor's Parcel Number 127-041-005-000), across from Melva Avenue, North County Non-Coastal Area. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 06022) was approved by the Planning Commission for Assessor's Parcel Number 127-041-005-000 on April 12, 2006. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBD030 - STOP WORK - RESOURCES FOUND 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	
4		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (Planning and Building Inspection)	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	

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5		PBD026 – NOTICE OF REPORT- GEOTECH Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Rock Solid Engineering, Inc, dated June 15, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No.LIB060040. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
6		PBD026 – NOTICE OF REPORT- FORESTRY Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Forest City Consulting, dated October 24, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060041. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
7		PBD026 – NOTICE OF REPORT- BIO Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A biological report has been prepared for this parcel by Jud Vandervere, dated January 15, 2006 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060174. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

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8		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
9		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
10		NON-STANDARD - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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		submittal. The landscaping plan shall include the replacement trees as addressed in the forestry report for this project. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and 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 Planning and Building Inspection Department. 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. (Planning and Building Inspection)	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.	Owner/ Applicant	Ongoing	
11		PBD041 – GRADING/EASEMENT STAKING The easement(s) and proposed grading shall be staked with 18” stakes at ten (10) feet intervals. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County Planning and Building Inspection Department. The staking shall be verified at the grading pre-site inspection by the grading inspector. (Planning and Building Inspection)	The easement(s) and proposed grading shall be staked with 18” stakes at ten (10) feet intervals. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County Planning and Building Inspection Department.	Owner/ Applicant	At presite insp. by the grading inspector	
12		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (Planning and Building Inspection)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

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13		<p>EH1 - WATER SYSTEM PERMIT</p> <p>Obtain a new or amended water system permit from the Division of Environmental Health. Applicant shall meet EH1 or EH8. (Environmental Health)</p>	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits or prior to filing final map	
14		<p>EH8 - WELL CONSTRUCTION PERMIT</p> <p>Obtain a water well drilling permit from the Division of Environmental Health and construct the well. Applicant shall meet EH1 or EH8. (Environmental Health)</p>	Submit the Well Completion Report to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of a building permit	
15		<p>EH11 - SEPTIC SYSTEM DESIGN</p> <p>Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)</p>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

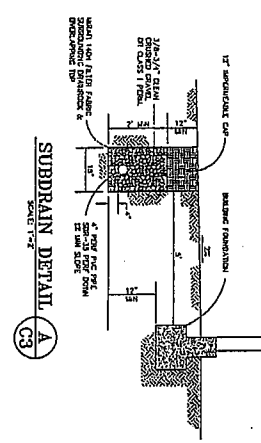
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16		<p>EH13 - DRAINAGE IMPROVEMENTS</p> <p>Submit plans for surface and subsurface drainage improvements for review and approval to the Director of Environmental Health to determine any potential septic system impacts. All improvements shall comply with the regulations found in Chapter 15.20 of the Monterey County Code, and <u>Prohibitions</u> of the Basin Plan, RWQCB. (Environmental Health)</p>	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map	
17		<p>WR3 - DRAINAGE PLAN - RETENTION DRAINAGE PLAN (NON-STANDARD WORDING)</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts incorporating the recommendations in the Geotechnical Investigation – Design Phase report, prepared by Rock Solid Engineering, Inc., dated June 15, 2005. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
18		<p>WR8 - COMPLETION CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

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19		<p>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:</p> <p>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.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	
20		<p>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</p>	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.	

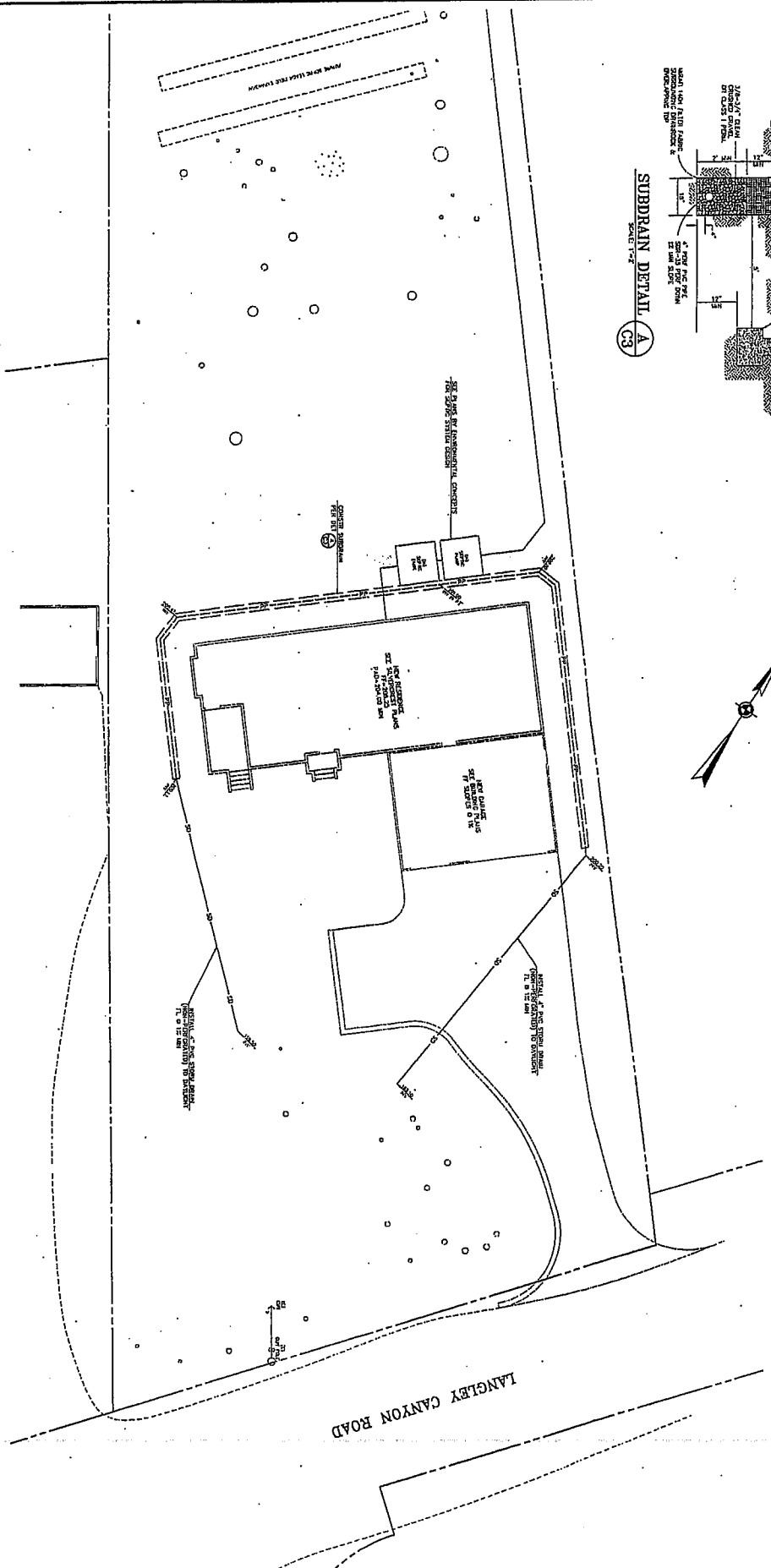
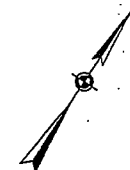
	<p>exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 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 Fire District.)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
21	<p>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 Fire District.)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
		<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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22		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire District.)	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	
23		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 Fire District.)	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	

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24		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 Fire District.)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		END OF CONDITIONS				



SUBRAIN DETAIL A
 SCALE: 1" = 2'



UTILITY PLAN
 SCALE: 1" = 10'

LEGEND
 --- NEW PROPOSED PIPE
 --- EXISTING PIPE
 --- SEE SHEET C-1 FOR ADJUSTMENTS

C3
 3 SHEETS

**NEW RESIDENCE FOR
 CHRISTI & JOHN DEA**
 LANGLEY CANYON ROAD APN 127-041-005
UTILITY PLAN

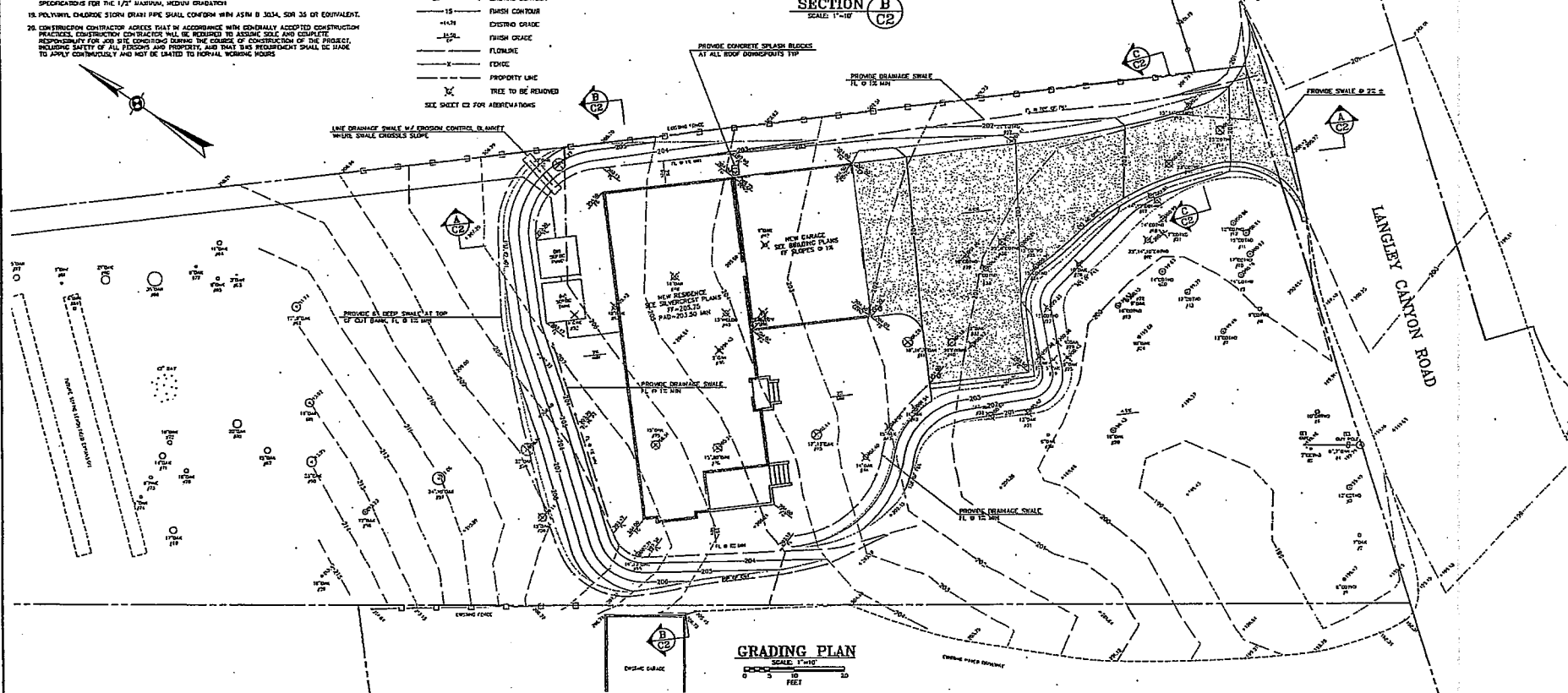
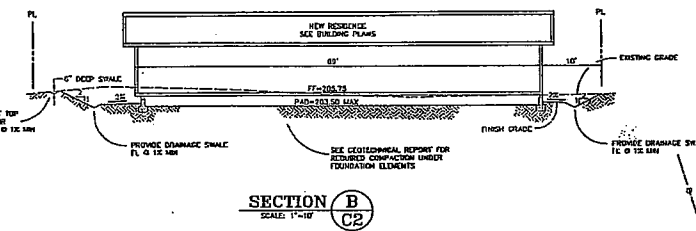
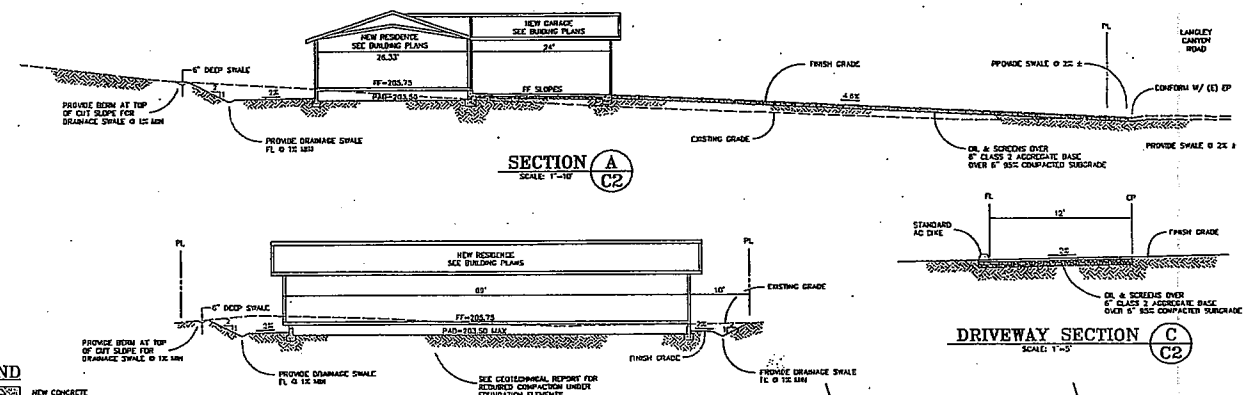
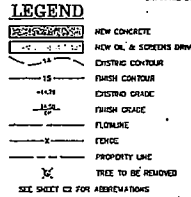


ROPER ENGINEERING
 CIVIL ENGINEERING & LAND SURVEYING
 444 AIRPORT BLVD, SUITE 206 WATSONVILLE, CA 95076
 (831) 724-5300 PHONE (831) 724-5509 FAX jeff@roperengineering.com



GRADING & EROSION CONTROL NOTES

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY ROCK SOLID ENGINEERING FOR JOHN DEA DATED JUNE 15, 2005 PROJECT NO. 05022 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.
2. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO COMMENCING CONSTRUCTION SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 800-472-2144 TO HAVE UTILITIES LOCATED AND MARKED.
3. VEGETATION, ROOTS AND DELECTORIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
4. ESTIMATED EARTHWORK (NOT FOR CONTRACTOR BIDDING PURPOSES)
 STEPPICES: 100 ± C.Y.
 EXCAVATION: 100 ± C.Y.
 FILL: 500 ± C.Y.
 DRAINAGE: 50 ± C.Y.
5. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETEMINED BY THE ENGINEER.
6. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
7. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED.
8. AFTER GRADING, SPREAD TOPSOIL FROM STEPPICES ON SLOPES AND LANDSCAPED AREAS 3" TO 4" DEEP.
9. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRES) AND MULCHED WITH COMPOST.
10. EXPOSED EARTH SHALL BE LANDSCAPED FOR EROSION CONTROL. PRIOR TO THE RAINY SEASON, IF LANDSCAPING IS NOT ESTABLISHED PRIOR TO THE RAINY SEASON, SLOPES AND SHOULDS SHALL BE SEEDD WITH ANNUAL RYE GRASS (40 LBS/ACRES) AND MULCHED WITH A 2" LAYER OF STRAW, WOOD CHIPS OR COMPOST.
11. SURFACE DRAINAGE SHALL BE CONTROLLED SO CONCENTRATED RUNOFF WILL NOT FLOW DOWN SLOPES, BUT WILL DISCHARGE INTO A DRAINAGE SWALE AS SHOWN ON THE PLAN.
12. EROSION CONTROL BARRIERS SHALL BE C-125 AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUIVALENT AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
13. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.
14. ALL GRADING SHALL CONFORM TO THE HIGHTSLEY COUNTY GRADING ORDINANCE #2333 AND EROSION CONTROL ORDINANCE #2395.
15. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.
16. THE UPPER 6 INCHES OF SUBGRADE IN PAVEMENT AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
17. AGGREGATE BASE SHALL BE CLASS 3 B1 CONFORMANCE WITH SECTION 24 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
18. ASPHALT CONCRETE SHALL BE TYPE 2 AND SHALL CONFORM TO THE PROVISIONS IN SECTION 23 OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 20-202 OF THE STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM NOMINAL SIZE.
19. POLYETHYLENE CHAINLINK STORM DRAIN PIPE SHALL CONFORM WITH ASTM B 3034, SDR 35 OR EQUIVALENT.
20. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE HELD TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONCERNING DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT NO REQUIREMENT SHALL BE MADE TO APPLY CONFINEMENT AND NOT BE LIMITED TO NORMAL WORKING HOURS.



ROPER ENGINEERING
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NEW RESIDENCE FOR
 CHRISTI & JOHN DEA
 LANGLEY CANYON ROAD APR 127-041-005
 GRADING PLAN

SCALE:	AS NOTED
DRAWN BY:	JR
DATE:	OCT. 5, 2005
REVISION:	DEC. 8, 2005
SHEET:	05022

C2
 OF 3 SHEETS



ROPER ENGINEERING
 CIVIL ENGINEERING & LAND SURVEYING
 444 AIRPORT BLVD, SUITE 208 WATSONVILLE, CA 95076
 (831) 724-5500 PHONE (831) 724-5508 FAX info@roperengineering.com

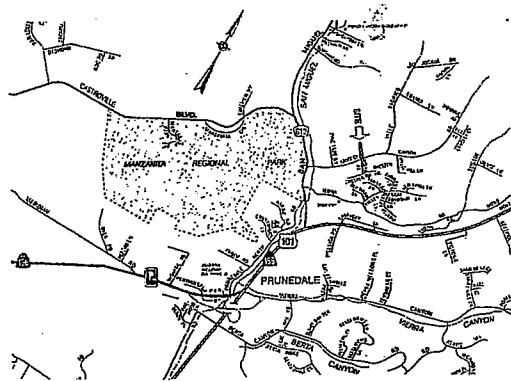


NEW RESIDENCE FOR
CHRISTI & JOHN DEA
 LANGLEY CANYON ROAD APR 127-041-005

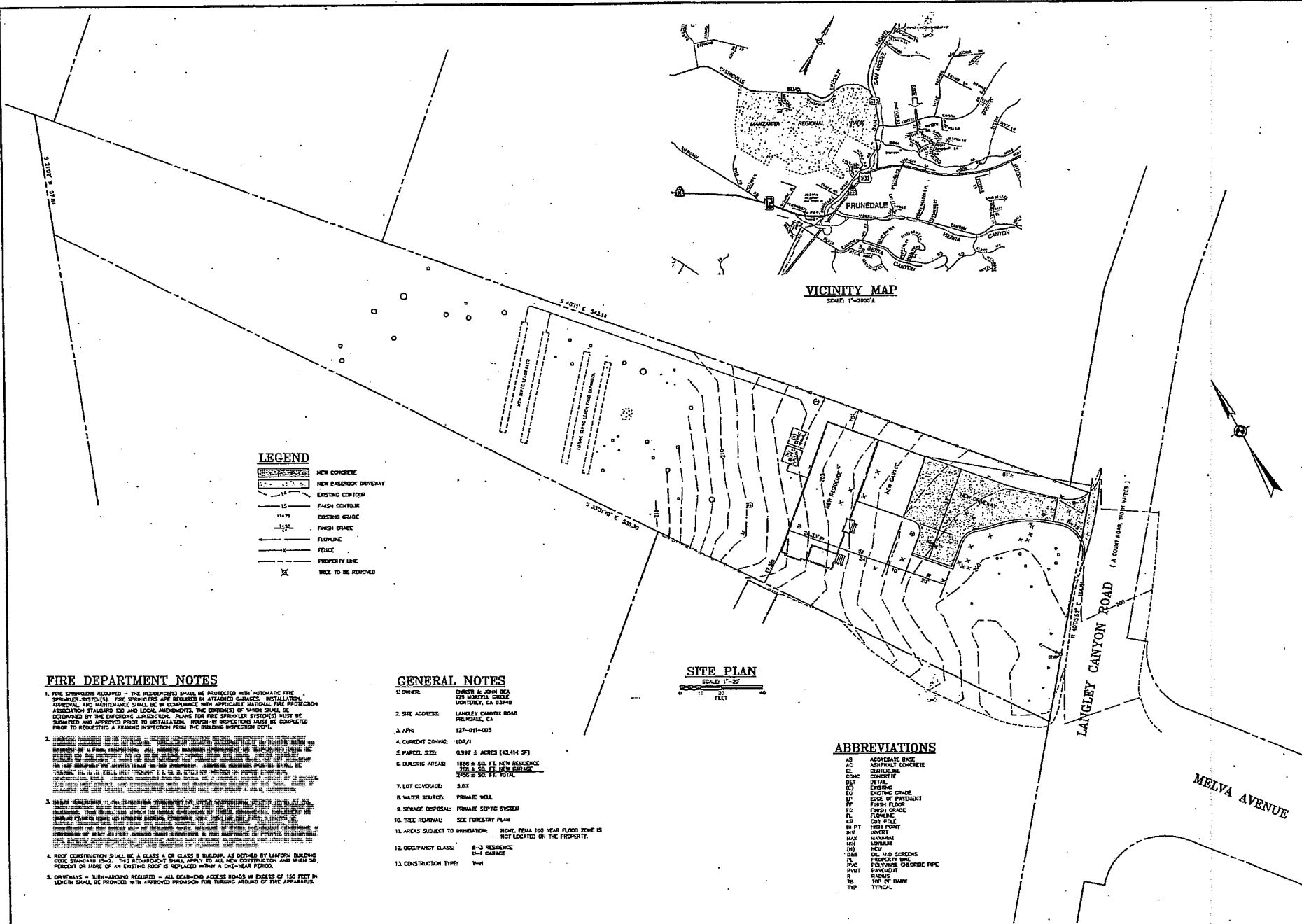
SITE PLAN

SCALE: AS NOTED
 DESIGNED BY: JR
 DRAWN BY: DJL/SSOC
 DATE: OCT. 6, 2005
 REVISION: DEC. 6, 2005
 JOB NO.: 05026
 SHEET:

C1



VICINITY MAP
 SCALE: 1"=2000'



LEGEND

- NEW CONCRETE
- NEW PAVED/ASPHALT DRIVEWAY
- EXISTING CONTOUR
- FRESH CONTOUR
- EXISTING GRADE
- FRESH GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE
- TREE TO BE REMOVED

FIRE DEPARTMENT NOTES

1. FIRE SPRINKLERS REQUIRED - THE RESIDENCE SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND LOCAL ORDINANCES. THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE EMPLOYING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPT.
2. HAZARDOUS MATERIALS TO BE REMOVED - HAZARDOUS MATERIALS MUST BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3. SLOPE INDICATIONS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
4. ROOF CONSTRUCTION SHALL BE A CLASS A OR CLASS B BUILDING, AS DEFINED BY UNIFORM BUILDING CODE CHAPTER 12-2. THE EXISTING ROOF SHALL BE REPLACED WITH A ONE-YEAR PERIOD.
5. OPENINGS - 1800-MINIMUM REQUIRED - ALL REAR-FIRE EXITS SHALL BE EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISION FOR TURNING AROUND OF FIRE APPARATUS.

GENERAL NOTES

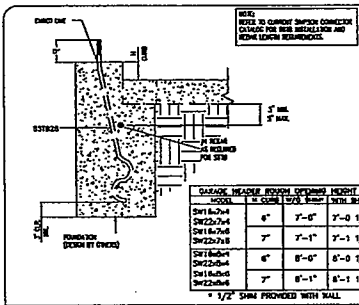
1. OWNER: CHRISTI & JOHN DEA
129 MORDELL CIRCLE
WATSONVILLE, CA 95076
2. SITE ADDRESS: LANGLEY CANYON ROAD
PRUNEDALE, CA
3. APN: 127-011-025
4. CURRENT ZONING: LDR/J
5. PARCEL SIZE: 0.997 ± ACRES (43,414 SF)
6. BUILDING AREA: 1086 ± SQ. FT. NEW RESIDENCE
789 ± SQ. FT. NEW GARAGE
297 ± SQ. FT. TOTAL
7. LOT ELEVATION: 5.62
8. WATER SERVICE: PRIVATE WELL
9. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEM
10. TREE REMOVAL: SEE FORESTRY PLAN
11. AREAS SUBJECT TO WHIMPERION: NONE. FEMA 100 YEAR FLOOD ZONE IS NOT LOCATED ON THE PROPERTY.
12. OCCUPANCY CLASS: R-3 RESIDENCE
U-1 GARAGE
13. CONSTRUCTION TYPE: W-W

SITE PLAN

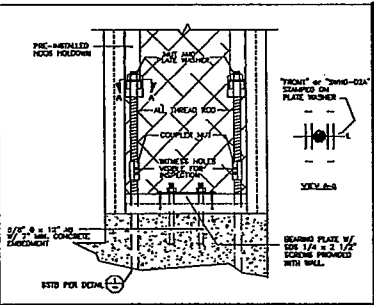
SCALE: 1"=20'

ABBREVIATIONS

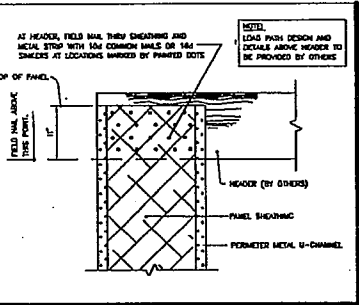
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- CH CENTERLINE
- CMC CENTERLINE
- DET DETAIL
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FF FRESH FLOOR
- FG FRESH GRADE
- FL FLOWLINE
- OP CUT FILL
- HP HOLE POINT
- INT INTERSECTION
- MAC MANHOLE
- NO NOT
- OR OPEN
- PL PLANTING
- PCV POLYETHYLENE GLYCOLIC PIPE
- PKT PAVEMENT
- RM ROAD
- TS TOP OF BANK
- TOP TOP



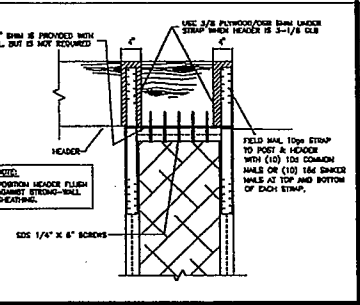
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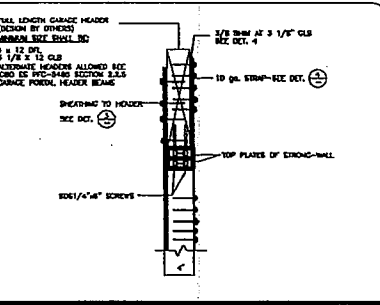
PORTAL WALL SILL 2



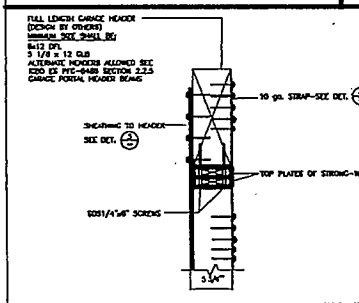
TOP OF WALL CONNECTION 3



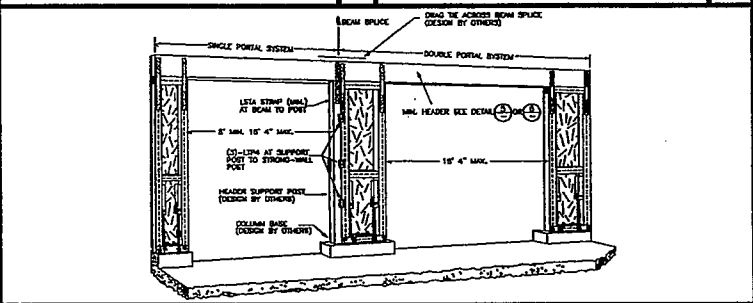
TOP OF WALL CONNECTION 4



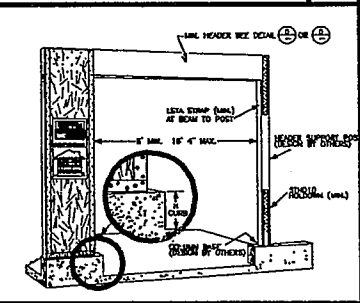
4' PORTAL WALL SECTION 5



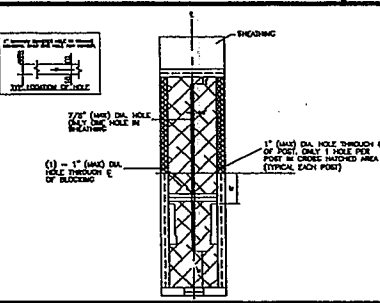
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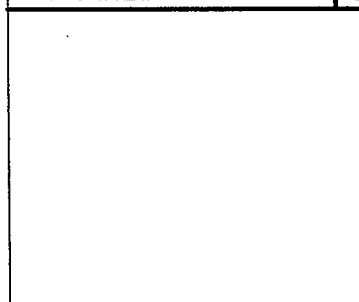
SINGLE + DOUBLE PORTAL ASSEMBLY 7



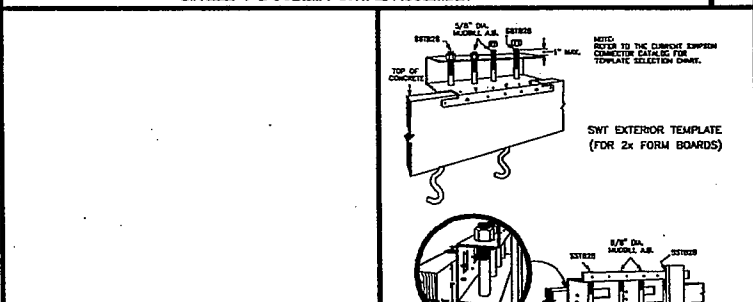
SINGLE PORTAL ASSEMBLY 8



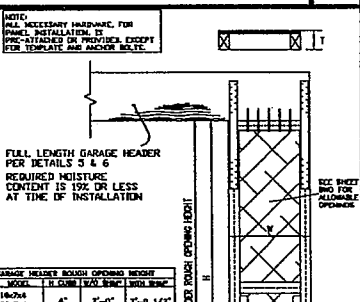
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57 1/2\"/>



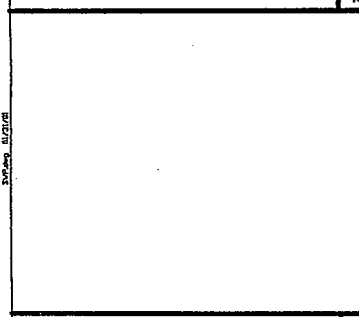
STRONG-WALL TEMPLATES 11



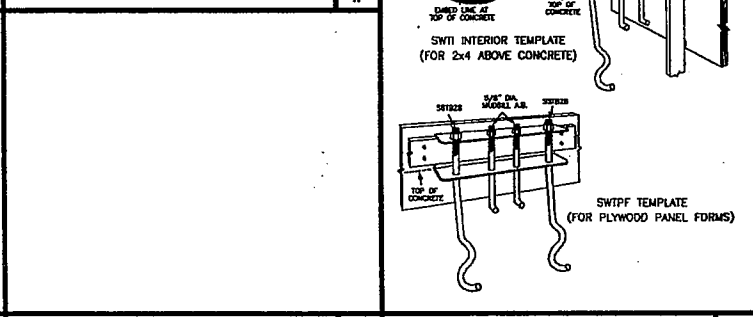
STRONG-WALL SPECIFICATIONS 12

1. STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY SIMPSON STRONG-WALL COMPANY, INC. HOME OFFICE: 4120 DUBLIN BLVD., #400 DUBLIN, CA 94568. TEL: (925) 998-5099. FAX: (925) 927-0528. SIMPSON STRONG-WALL COMPANY, INC. IS AN ISO 9001 REGISTERED COMPANY.
2. INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THESE DRAWINGS AND THE STRONG-WALL INSTALLATION GUIDE. MODIFICATIONS TO THIS PRODUCT AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO U.G.C.D. PFD-3415 FOR FURTHER INFORMATION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
5. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
6. THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
7. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
8. SIMPSON STRONG-WALL COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
9. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-WALL.

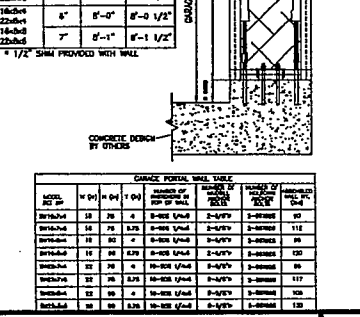
NOTES 13



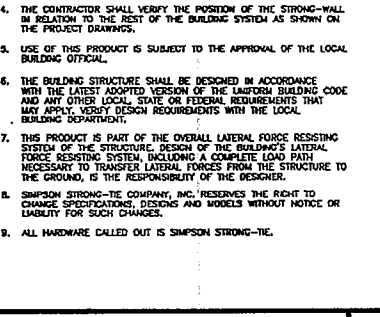
STRONG-WALL TEMPLATES 14



PORTAL WALL SPECIFICATIONS 15



NOTES 16



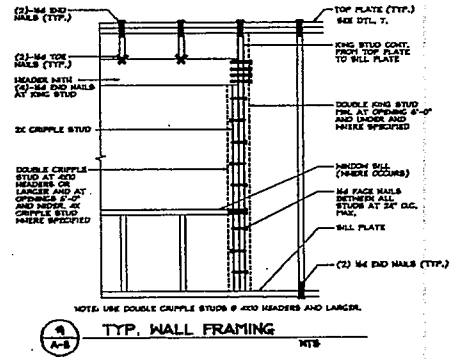
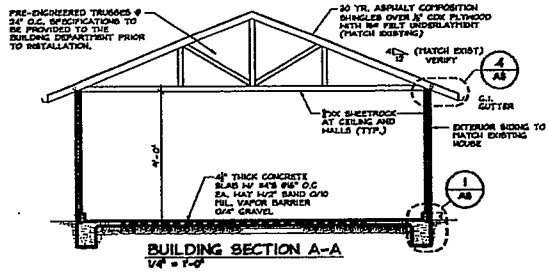
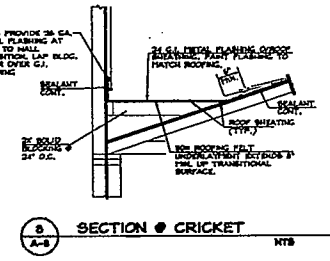
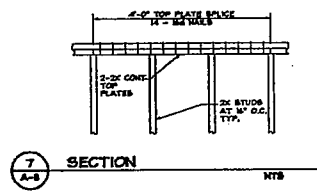
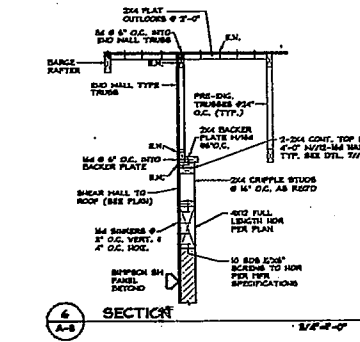
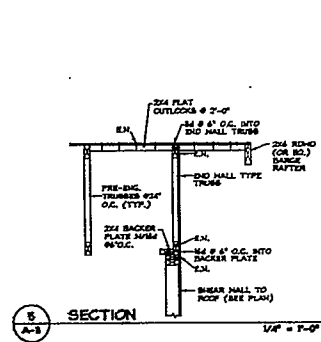
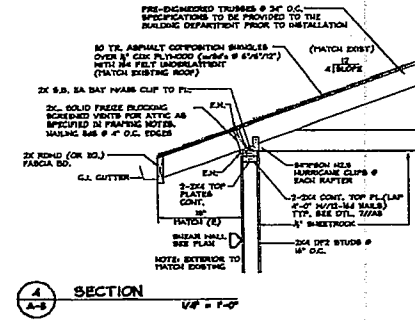
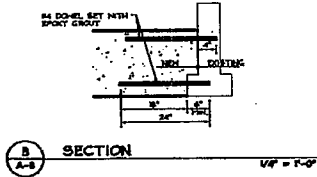
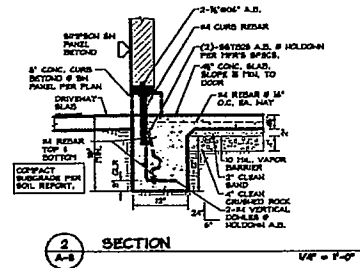
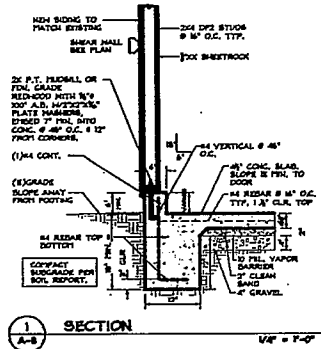
NOTES 17

NO.	DATE	REVISIONS
1	11/27/90	

SIMPSON STRONG-WALL COMPANY, INC.
 HOME OFFICE: 4120 DUBLIN BLVD., #400 DUBLIN, CA 94568
 TEL: (925) 998-5099 FAX: (925) 927-0528
 SIMPSON STRONG-WALL COMPANY, INC. IS AN ISO 9001 REGISTERED COMPANY.

STRONG-WALL™
PORTAL WALLS

NAME: E.H.
 DATE: 8/31/01
 SCALE: NO SCALE
 CHECKED: R.A., J.C.
 PROJECT: SWP
 JOB NO.

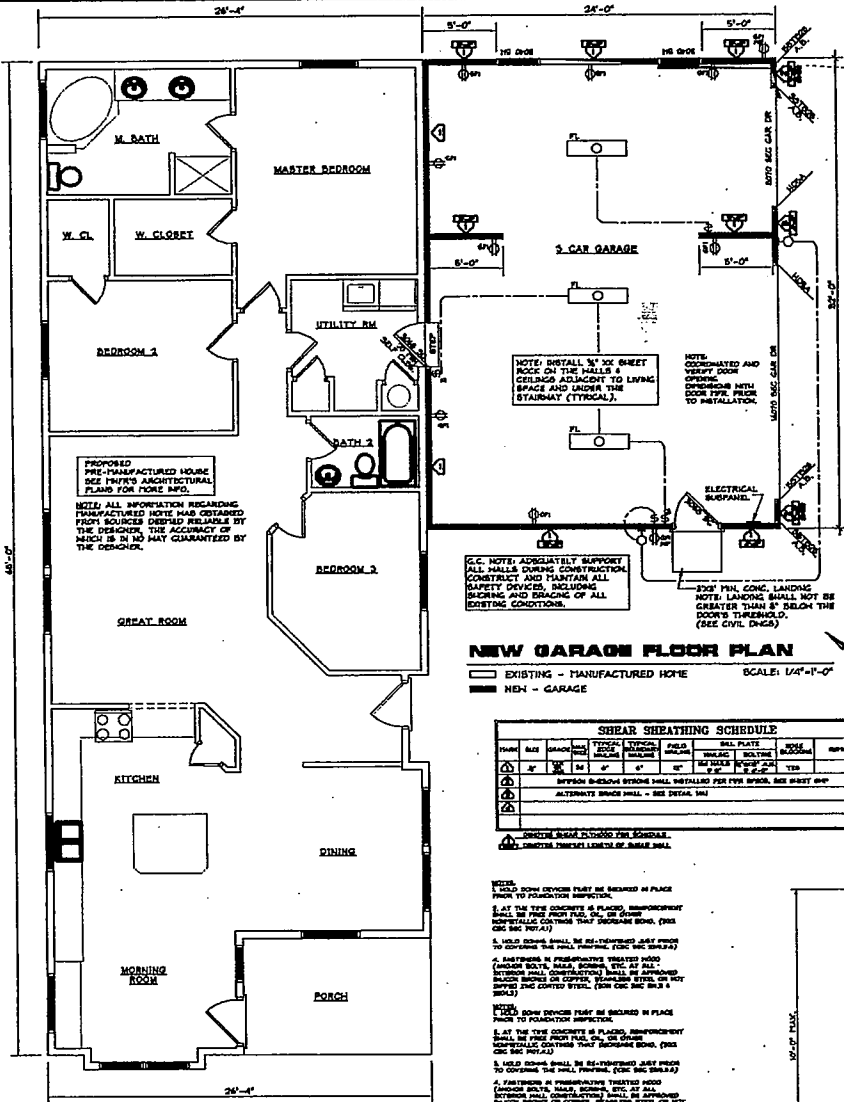


JD DESIGN AND DRAFTING
 P.O. BOX 1798 MATSONVILLE CA. 95077
 PHONE: (916)748-1646 FAX: (916)748-9740

NEW RESIDENCE FOR
 CHRISTI AND JOHN DEAN
 LANGLEY CANYON ROAD PRINEDALE CA. APRIL 27-04-06

SECTIONS
 BUILDING SECTION

CHRISTI DEAN
 0526
 A3

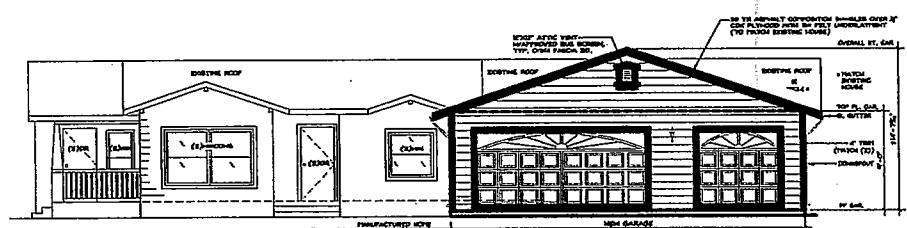
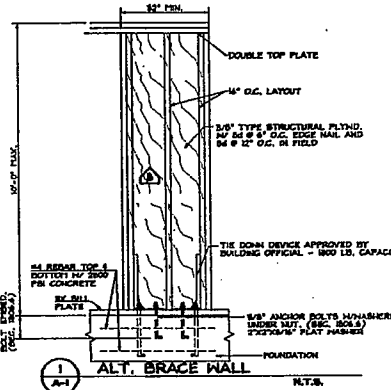


NEW GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

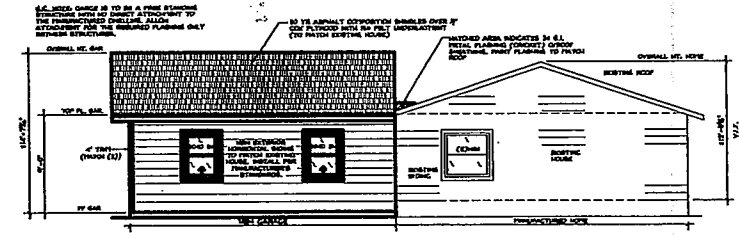
EXISTING - MANUFACTURED HOME
NEW - GARAGE

TYPE	SIZE	MANUFACTURER	TYPICAL SPECIFICATION	FIELD SPECIFICATION	SILL PLATE	ROSE BLOCKS	REMARKS
1	4" x 4"	3M	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	SEE DETAIL 101
2	4" x 4"	3M	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	SEE DETAIL 101

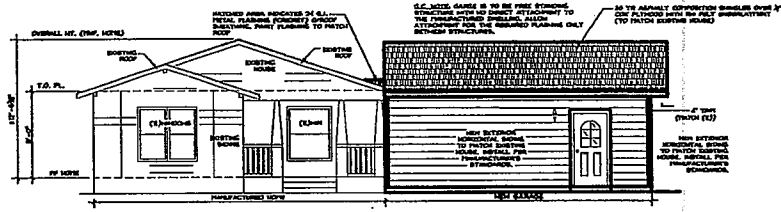
- NOTES:**
- DOWN DEVICE SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION REPAIRS.
 - AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE FREE FROM OIL, GREASE, OR OTHER NON-ADHESIVE CONTAMINANTS THAT WEAKEN BOND. (SEE CIVIL SPEC 707.4.1)
 - FIELD BOLDS SHALL BE RE-INFORCED JUST PRIOR TO COUPLING THE FIELD BOLDS. (SEE CIVIL SPEC 707.4.1)
 - A REINFORCED CONCRETE BRACE SHALL BE INSTALLED UNDER EACH COLUMN. BRACE SHALL BE 4" x 4" x 1/2" GALV. STEEL OR 2" x 2" x 1/2" GALV. STEEL. (SEE CIVIL SPEC 707.4.1)
 - DOWN DEVICE SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION REPAIRS.
 - AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE FREE FROM OIL, GREASE, OR OTHER NON-ADHESIVE CONTAMINANTS THAT WEAKEN BOND. (SEE CIVIL SPEC 707.4.1)
 - FIELD BOLDS SHALL BE RE-INFORCED JUST PRIOR TO COUPLING THE FIELD BOLDS. (SEE CIVIL SPEC 707.4.1)
 - ANCHORS IN FOUNDATION TIE-BACKS (ANCHOR BOLTS, NAILS, BOLTS, ETC.) AT ALL INTERIOR WALL CONNECTIONS SHALL BE INSTALLED USING THE CORRECT STEEL. (SEE CIVIL SPEC 707.4.1)



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"

- ARCHITECTURAL NOTES:**
- PROVIDE 1" x 6" FINISH SOLID CORE DOOR OR LAMINATED FIBER-BASED DOOR OF NOT LESS THAN 20 POUNDS WITH SELF CLOSER AT SEPARATION BETWEEN GARAGE AND RESIDENCE. (CCG 302.4)
 - PROVIDE GUARDRAILS AT LOCATIONS MORE THAN 60" ABOVE GRADE WITH INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. (CCG 304.1)
 - PROVIDE 22"x30" HANDED ATTIC ACCESS HABLES INDICATED ON DRAWINGS.
 - ALL GLAZING SHALL COMPLY WITH THE MANUFACTURER'S BUILDING CODE AND LOCAL ORDINANCES.
 - ALL EXTERIOR DOORS OF CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
 - DO NOT SCALE DRAWINGS. HATCHED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - UNFINISHED REVISIONS: PROVIDE 1/2" TYPE STRUCTURAL PLYAD, 1/2" O.C. IN FIELD.
 - ALL EXTERIOR DOORS OF CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
 - DO NOT SCALE DRAWINGS. HATCHED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - UNFINISHED REVISIONS: PROVIDE 1/2" TYPE STRUCTURAL PLYAD, 1/2" O.C. IN FIELD.
 - PROVIDE WATERPROOF OUTLET COVERS ON ALL EXTERIOR RECEPTACLES. (CCG 40-17).

GENERAL NOTES:

- ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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NEW RESIDENCE FOR
CHRISTI AND JOHN DEA

FLOOR PLAN
EXTERIOR ELEVATIONS

0625

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JD DESIGN AND DRAFTING
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