

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

In the matter of the application of:  
**ASMA ESTATES INC (PLN240136)**  
**RESOLUTION NO. 25-010**

Resolution by the County of Monterey Zoning  
Administrator:

- 1) Finding that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval to allow the construction of a 2,133 square foot single family dwelling with an attached 516 square foot two-car garage.

[PLN240136, Asma Estates INC., 10361 Mc Dougall Street, Castroville Community Plan, North County Inland Area Plan (Assessor's Parcel Number 030-122-011-000)]

**The Asma Estates INC., application (PLN240136) came on for a public hearing before the County of Monterey Zoning Administrator on February 27, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**RECITALS**

**WHEREAS**, the proposed project [PLN240136], located at 10361 Mc Dougall Street, Castroville Community Plan and North County Area Plan (APN: 030-122-011-000), is consistent with the policies of the Monterey County 2010 General Plan, the North County Inland Area Plan, the Castroville Community Plan, and the Monterey County Zoning Ordinance (Title 21);

**WHEREAS**, the subject parcel is zoned Community Plan or “CP”, which refers to the community plan for land use, development standards and design guidelines. Therefore, the development is governed by the Castroville Community Plan (“CCP”) which designates the site as “Medium Density Residential – C” or “MDR-C” which allows for the first single-family residential dwelling unit per lot, subject to the granting of a Design Approval;

**WHEREAS**, as proposed, the project consists of construction of a 2,133 square foot single family dwelling with an attached 516 square foot two-car garage;

**WHEREAS**, as detailed in the attached plans, the proposed project meets all required development standards established in Table B-3 of the Castroville Community Plan;

**WHEREAS**, the proposed colors and materials include white stucco walls and a light and dark gray asphalt shingle roof. The proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

**WHEREAS**, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Castroville Community Plan;

**WHEREAS**, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report was prepared. The results of the Phase I pedestrian survey were negative and indicated that the proposed project will have no significant effect on archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County’s standard project condition (Condition No. 3), which requires the Applicant/Owner to enter into a contract with a registered Archaeologist for on-call services, and for the contractor to stop work if previously unidentified resources are discovered during construction;

**WHEREAS**, the subject property (0.2 acres) is identified in its current configuration and under separate ownership as Lot 11 of Block D in Volume 4, Book 30, Page 12 of the 1972 Assessors Parcel Map, and is therefore recognized by the County as legal lot of record;

**WHEREAS**, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

**WHEREAS**, the project was referred to the Castroville Land Use Advisory Committee on pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on January 7, 2025 voted 3-0 to support the project as proposed. Land Use Advisory Committee meeting minutes were not available prior to this hearing;

**WHEREAS**, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone. The project involves the construction of a single-family dwelling on a residentially zoned lot, and therefore, the proposed development is consistent with CEQA Guidelines Section 15303. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known resources of concern, including biological, historical or archaeological, are present. Therefore, the proposed development is consistent with CEQA Guidelines section 15303 and none of the exceptions under CEQA Guidelines section 15300.2 apply to this project; and

**WHEREAS**, pursuant to Title 21 section 21.44.070, the Board of Supervisors shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Board of Supervisors would be final and may not be appealed.

**NOW, THEREFORE BE IT RESOLVED**, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 2,133 square foot single family dwelling with an attached 516 square foot two-car garage.

**PASSED AND ADOPTED** this 27th day of February, 2025.

DocuSigned by:



9D45DC219AC247C...

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MARCH 10, 2025.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MARCH 20, 2025.

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.
2. 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.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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# County of Monterey HCD Planning

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

PLN240136

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval (PLN240136) allows the construction of a 2,133 square foot single family dwelling and attached 516 square foot two-car garage. The property is located at 10361 Mc Dougall St (Assessor's Parcel Number 030-122-011-000), North County Inland Land Use Plan, Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval (Resolution Number 25-010) was approved by the County of Monterey Zoning Administrator for Assessor's Parcel Number 030-122-011-000 on February 27, 2025. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. PW0005 – DRIVEWAY AND FRONTAGE IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct driveway connection(s), curb, gutter, and sidewalk to McDougall Street. The design and construction is subject to the approval of the HCD. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

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

**Responsible Department:** Planning

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

(HCD - Planning)

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

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

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

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TEMPER GLASS REQUIREMETNS

PER SEC R308.4.1  
HAZARDOUS LOCATION, GLASS LOCATED IN A DOOR  
THAT SWINGS, SLIDES, OR IS BIFOLDING, MUST BE OF  
TEMPERED GLASS.

PER SECTION R308.4.2  
WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER  
SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A  
CLOSED POSITION WHERE THE GLAZING IS ON A WALL  
LESS THAN 180 DEGREES FROM THE PLANE OF THE  
DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES  
OF THE HINGE SIDE OF AN IN-SWINGING DOOR

PER SEC R308.4.3  
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS  
LARGER THAN 9 SQUIRE FEET  
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18  
INCHES ABOVE THE FLOOR  
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36  
INCHES ABOVE THE FLOOR  
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36  
INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT  
LINE,OF THE GLAZING

PER SEC R308.4.5  
COVERS GLASS LOCATED IN OR NEAR WET LOCATIONS  
REQUIRED TO BE TEMPERED BOTTOM EDGE LOCATED  
LESS THAN 60" ABOVE STANDING SURFACE

RESIDENTIAL CODE 2022

R3113.3.1 FLOOR ELEVATIONS THE REQUIRED EGRESS DOORS  
LANDINGS OF FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN  
11/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A  
ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4" INCHES BELOW THE TOP OF THE  
THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS OTHER THAN THE REQUIRED  
EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES  
BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A  
STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE  
DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

PER ICC, R303.5.1 INTAKE OPENINGS.  
MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS  
THAN 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS,  
PLUMBING VENTS, STREETS ALLEYS, PARKING LOTS AND LOADING DOCKS.

FER ICC 4.303. PLUMBING FIXTURE & FITTINGS SHALL COMPLY W/ THE FOLLOWING:

- 4.303.1.1 WATER CLOSETS: < 1.28 GAL/FLUSH  
4. 303.1.2 URINALS: < 0.5 GAL/FLUSH  
4. 303.1.3.1 SINGLE SHOWER HEADS: < 1.8 GPM AT 80 PSI  
4. 303.1.4.1 RESIDENTIAL LAVATORY FAUCETS: < 1.5 GPM AT 60 PSI

P104.4.1 EGRESS WINDOW

BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY  
ESCAPE AND RESCUE OPENING.

THE EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND A MINIMUM NET  
CLEAR OPENING WIDTH OF 20 INCHES. THE EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING ARE OF  
5 SAURE FEET, AND A MAXIMUM SILL HEIGH OF 44 INCHES

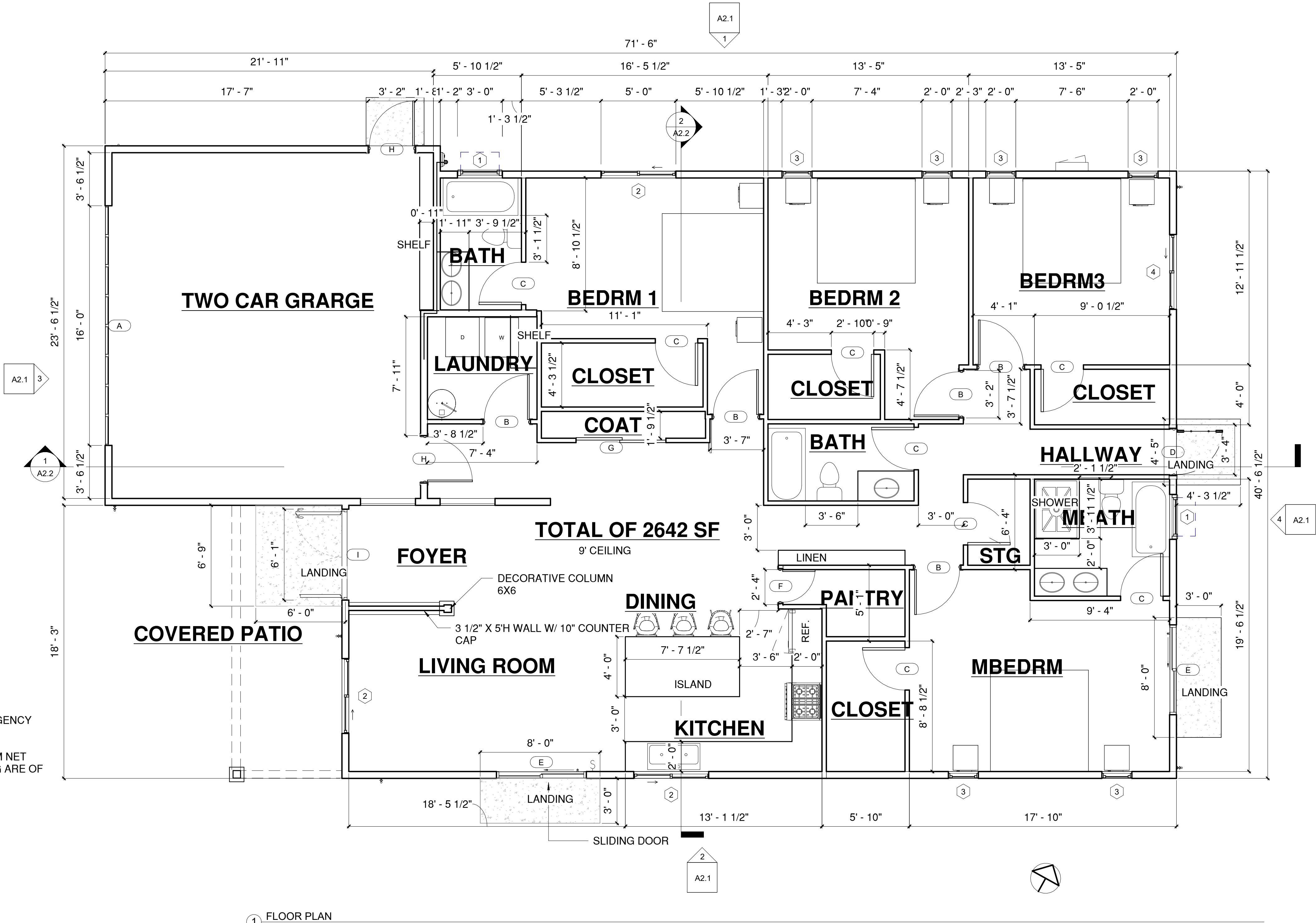
WALL LEGEND	
SYMBOL	DESCRIPTION
	TYPICAL 2 X 4 STUD INTERIOR WALL16" O/C, W/ 1/2" GYP BD. ON E.A
	TYPICAL 2 X 6 STUD EXTERIOR WALL16" O/C W/ 1/2" GYP BD. ON INTERIOR SIDE

WALL LEGEND  
1/4" = 1'-0"

DOOR SCHEDULE					
MARK	COUNT	HEIGHT	WIDTH	MATERIAL	REMARKS
A	1	7' - 0"	16' - 0"	25 GAUGE STEEL FRAME	GARAGE DOOR W/ WINDOWS
B	5	6' - 8"	3' - 0"	HOLLOW-CORE, COMPOSITE WOOD DOOR	INTERIOR DOOR, DURABLE,RESISTS TO WARPING
C	8	6' - 8"	2' - 10"	HOLLOW-CORE, COMPOSITE WOOD DOOR	INTERIOR DOOR, DURABLE,RESISTS TO WARPING
D	1	6' - 8"	3' - 0"	SOLID CORE, SOLID WOOD FINISH	EXTERIOR FRENCH DOOR W/ TEMPERED GLASS
E	2	6' - 8"	6' - 0"	WOOD FINISH	INTERIOR, SLIDING CLOSET DOOR
F	1	6' - 8"	2' - 2"	HOLLOW-CORE, COMPOSITE WOOD DOOR	WATER RESIISTANT, ENERGY STAR QUALIFIED
G	1	6' - 8"	6' - 0"	VINAL SLIDING DOOR	WATER RESIISTANT, ENERGY STAR QUALIFIED, TEMPER GLASS
H	2	6' - 8"	3' - 0"	SOLID-CORE, COMPOSITE WOOD DOOR	DURABLE,RESISTS TO WARPING AND 20 MINUTS ASSEMBLY
I	1	6' - 8"	6' - 0"	SOLID CORE, DOUBLE OUTSWING W/4LITE,BLACK FIBERGLASS, PREHUNG	TEMPER GLASS, EXTERIOR DOOR,
Grand total: 22					

NOTES:  
ELECTRCAL PANELS NEED TO BE INSTALLED 4' OFF THE GROUND WITH THE CENTER GRIP HANDLE OF THE HIGHEST  
CIRCUIT BREAKER IS NO MORE THAN 6' 7" HIGH TO BE NEC COMPLIANT. THE CLEARANCE AROUND THE ELECTRC  
PANEL MUST BE AT LEAST 30 INCHES WIDE WITH 3' OF FRONT WORKSPACE CLEARANCE. THE ELECTRIC PANEL DOOR  
MUST BE ABLE TO OPEN TO A 90 DEGREE ANGLE.

WINDOW SCHEDUAL					
TYPE MARK	COUNT	HEIGHT	WIDTH	MATERIAL	REMARKS
1	2	3' - 11 7/32"	2' - 11 7/32"	VINYL,OUTWARD OPENING, AWNING WINDOW	LOW E ENERGY EFFICIENT WINDOW
2	3	4' - 5"	5' - 0"	VINYL SLIDING WINDOW	LOW E ENERGY EFFICIENT WINDOW
3	6	4' - 5"	2' - 0"	VINYL DOUBLE HUNG	LOW E ENERGY EFFICIENT WINDOW
4	1	4' - 5"	5' - 0"	VINYL SLIDING WINDOW	LOW E ENERGY EFFICIENT WINDOW
Grand total: 12					



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



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INTERIOR ARCHITECTURE AND  
DESIGN

PROJECT

NEW SFD CONSTRUCTION

ABDUL ALTAHAN

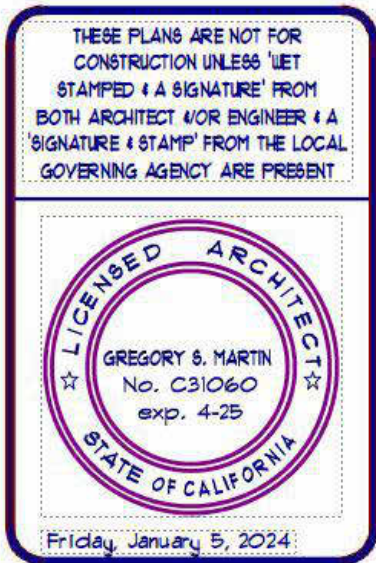
10361 MC DOUGALL ST.  
CASTROVILLE, CA 95012  
P: 9162903303

HONG QU

ARCHITECTURE DESIGNER  
/INTERIOR ARCHITECT  
P: 6614886711  
E: hong\_qu@quhstudio.com

COMMENTS

*B. Mast*



FLOOR PLAN

Project number 24-08  
Date 09/2/2024  
Drawn by HONG QU

A2.0

Scale 1/4" = 1'-0"





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INTERIOR ARCHITECTURE AND DESIGN

PROJECT

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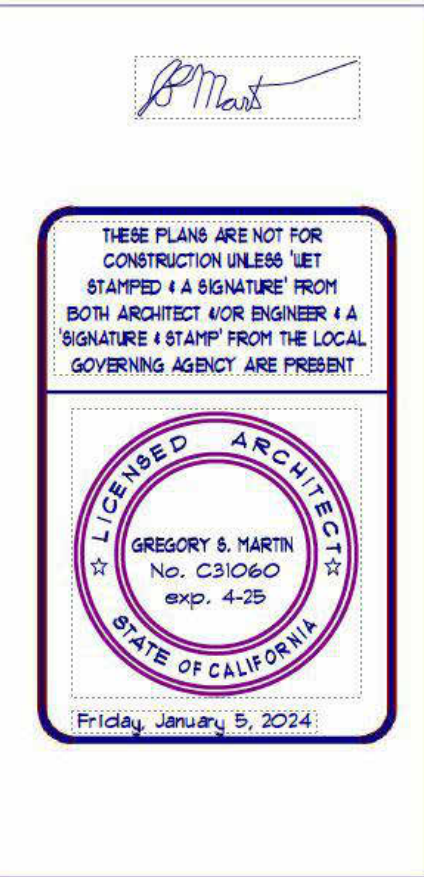
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CONTRACTOR

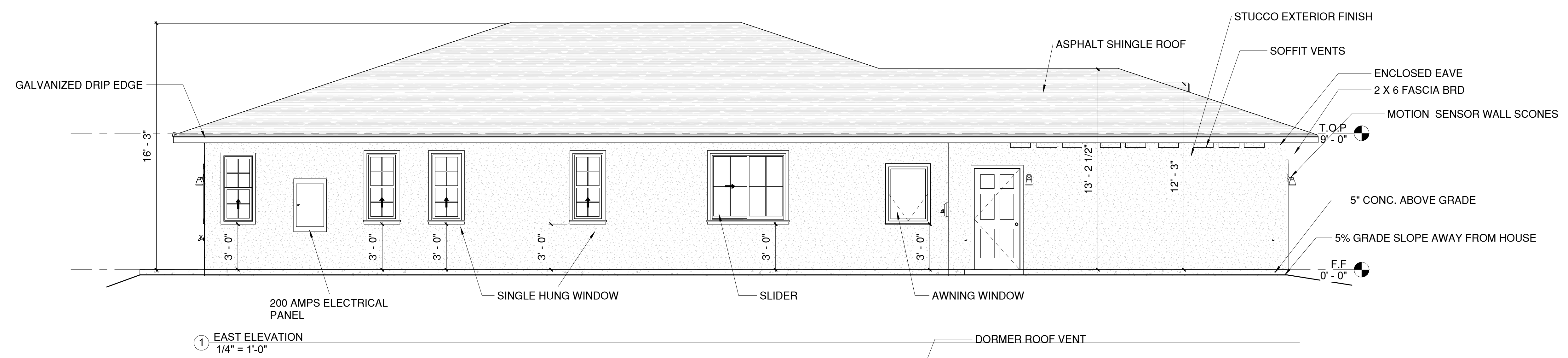


ELEVATIONS

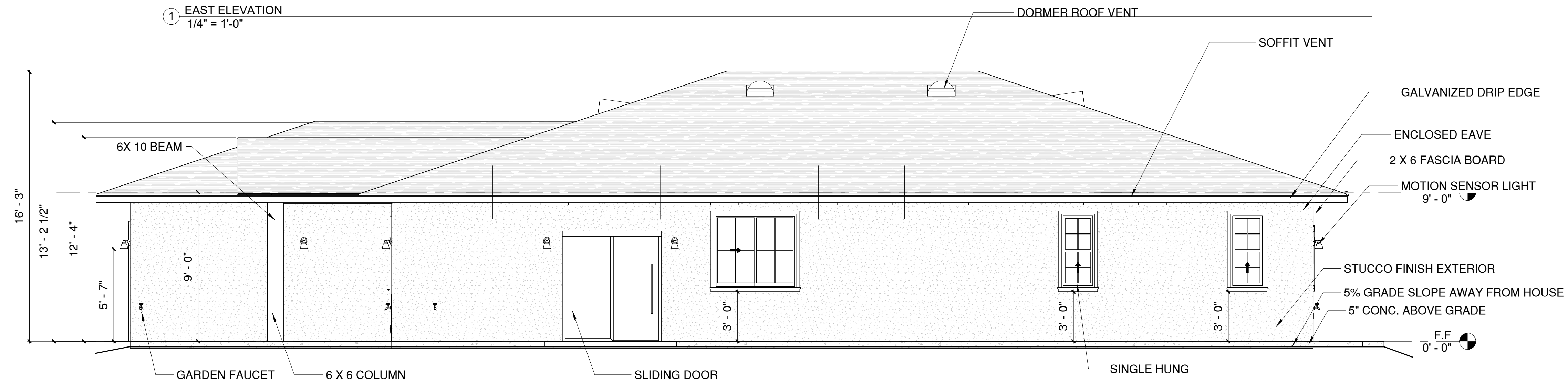
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Date 09/2/2024  
Drawn by HONG QU

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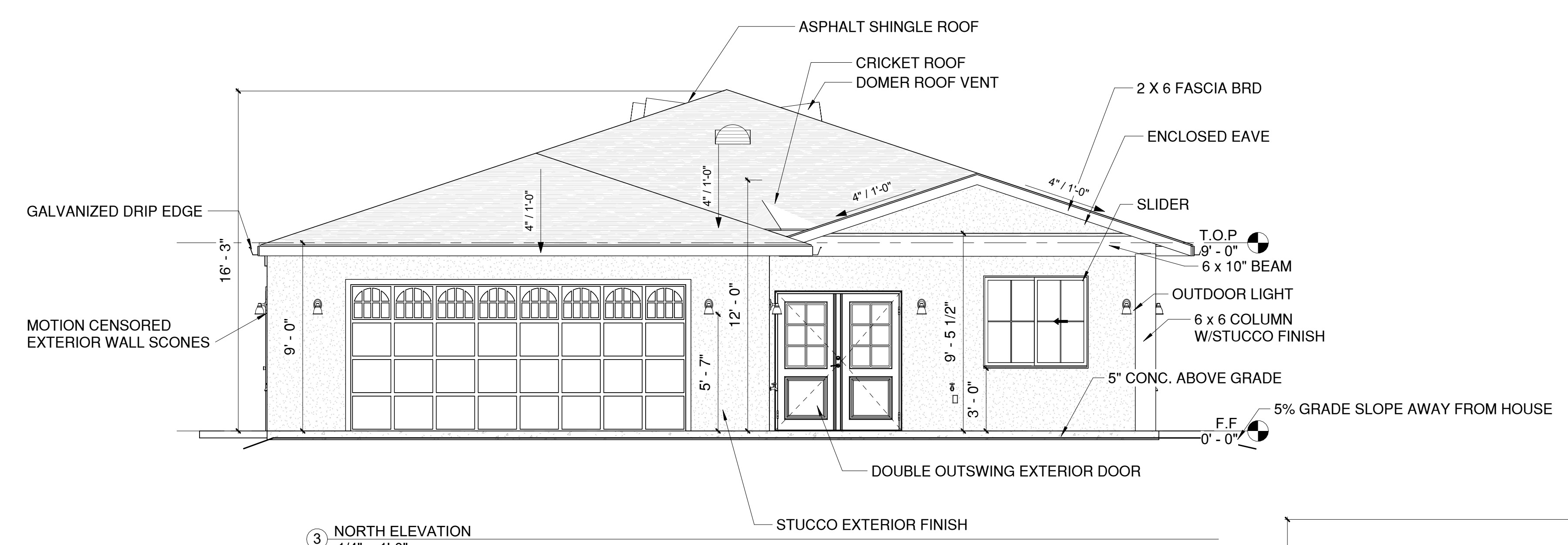
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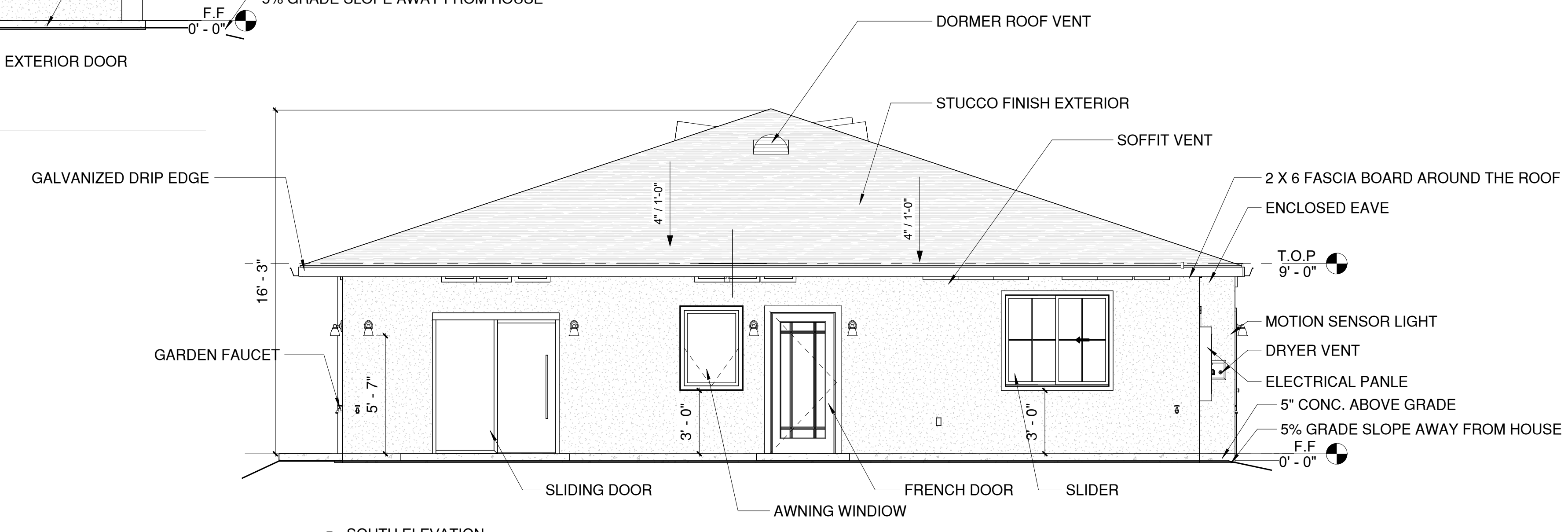
① EAST ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"



③ NORTH ELEVATION  
1/4" = 1'-0"



④ SOUTH ELEVATION  
1/4" = 1'-0"

### WALL LEGEND

SYMBOL	DESCRIPTION
	TYPICAL 2 X 4 STUD INTERIOR WALL 16" O/C, W/ 1/2" GYP BD. ON E.A
	TYPICAL 2 X 6 STUD EXTERIOR WALL 16" O/C W/ 1/2" GYP BD. ON INTERIOR SIDE

○ WALL LEGEND  
1/4" = 1'-0"





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INTERIOR ARCHITECTURE AND  
DESIGN

PROJECT

NEW SFD CONSTRUCTION

ABDUL ALTAHAN

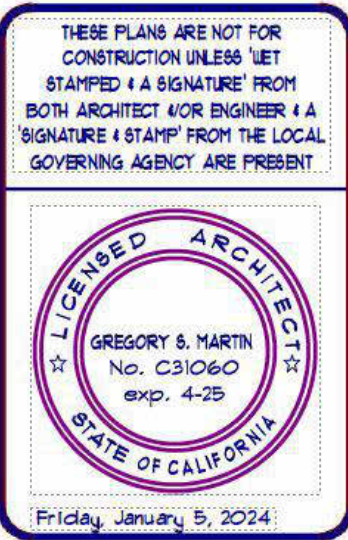
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CONTRACTOR

*Hong Qu*



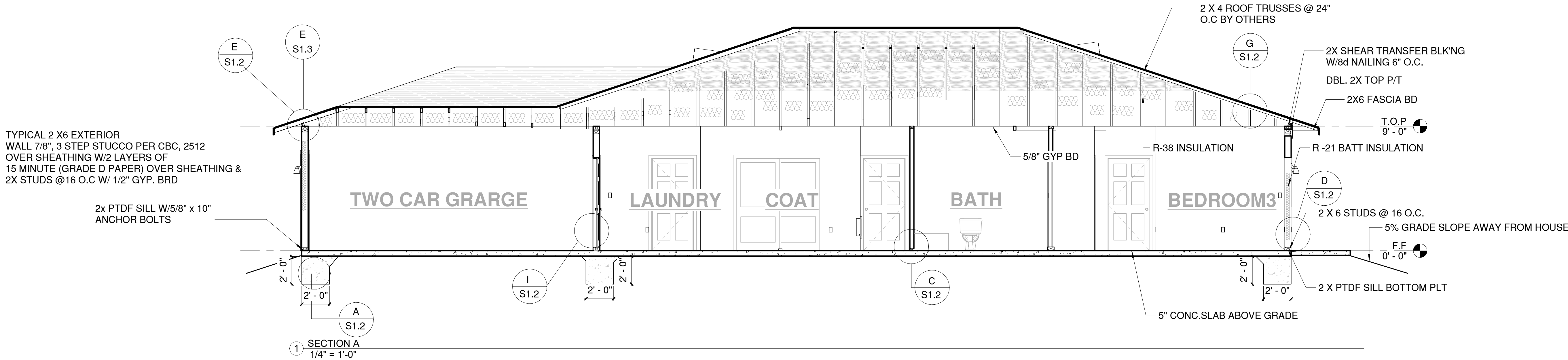
SECTIONS

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Date 09/2/2024  
Drawn by HONG QU

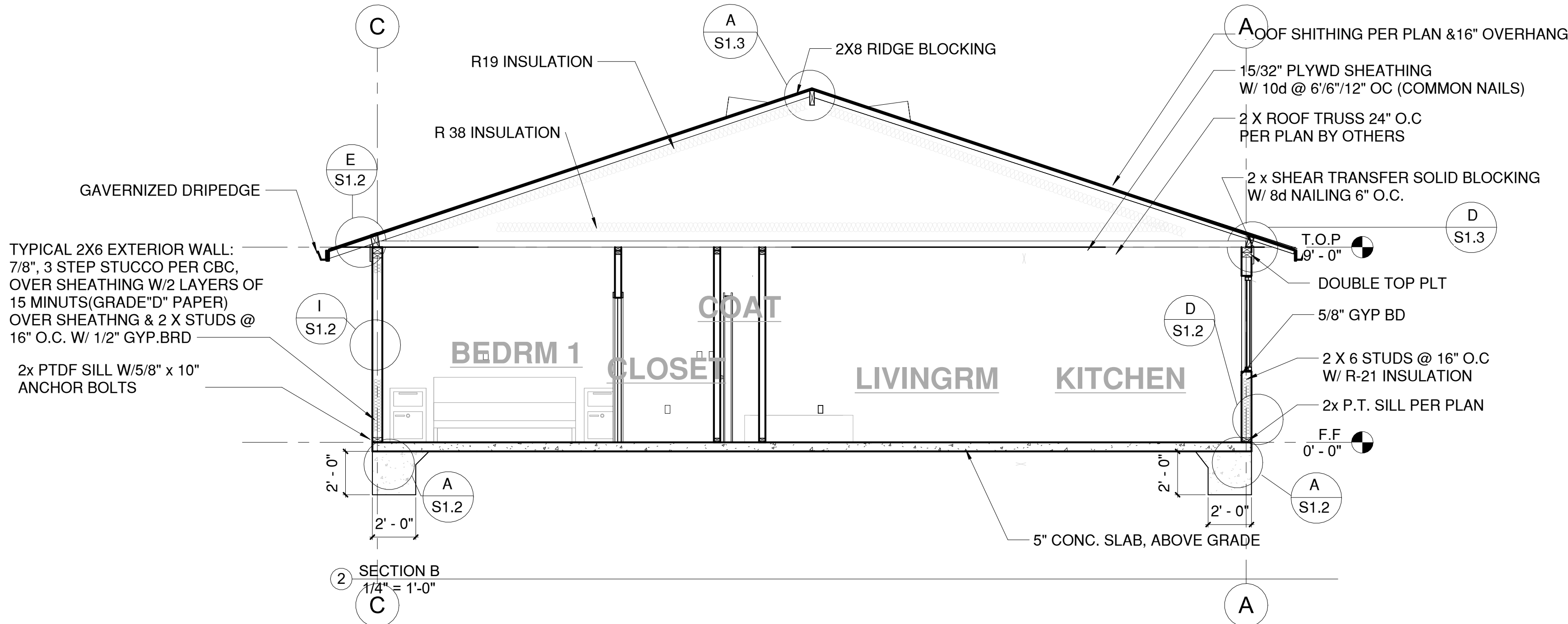
A2.2

Scale 1/4" = 1'-0"

TYPICAL TRUSSES ROOF:  
CLASS A FIBER GLASS COMP. SHINGLES OVER 30 LB FELT PER  
CBC 1507.2.8 ON 7/16 PYW STRUCT1 SHEATHING OF PRE-EGINNERED TRUSSES BY OTHERS  
@ 24" O.C W/2X BLOCKING @ TPL FOR SHEAR TRANSFER & R38 BATT INSULATION W/5/8  
GYP. BRD



TYPICAL TRUSSES ROOF DESIGN:  
CLASS A FBER GLASS COMP. SHINGLES OVER 30 LB FELT PER  
CBC 1507.2.8 ON 15/32" PYW STRUCT1 SHEATHING OF TRUSSES  
ROOF @ 24" O.C. W/2XBLOCKING @ PL FOR SEAR TRANSFER  
&R38 BATT INSULATON W/5/8" GYP.BRD.



### WALL LEGEND

SYMBOL	DESCRIPTION
	TYPICAL 2 X 4 STUD INTERIOR WALL16" O/C, W/ 1/2" GYP BD. ON E.A
	TYPICAL 2 X 6 STUD EXTERIOR WALL16" O/C W/ 1/2" GYP BD. ON INTERIOR SIDE

WALL LEGEND  
1/4" = 1'-0"

TABLE R 602.3(1) FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
WALL		
STUD TO STUD(NOT AT BRACED WALL PANELS)	10d	24" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS(AT BRACED WALL PANELS)	16d	12" O.C. FACE NAIL
BUILT-UP HEADER (2-INCH TO 2-INCH HEADER)	16d	16" O.C. EACHEDGE FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d	TOE NAIL
TOP PLATE TO TOP PLATE	10d	24" O.C. FACE NAIL
TOP PLATE TO TOP LATE, AT END JOINTS	8-16d	FACE NAIL ON EACH SIDE OF END JOINT(MIN 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING(NOT AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
BOTTOM PLATE TOJOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C. FACE NAIL
STUD TO BOTTOM PLATE	3-8d, OR 2-16d	TOE NAIL END NAIL
TOP OR BOTTOM PLATE TO STUD	2-16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS,	2-10d	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-8d, 2 staples,	FACE NAIL
1" X6" SHEATHING TO EACH BEARING	2-8d 2 STAPLES,	FACE NAIL
1"X8" AND WIDER SHEATHING TO EACH BEARING	2-8d 4staples,	FACE NAIL

WALL FASTENING SCHEDULE  
1/4" = 1'-0"





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HONG QU

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COMMENTS



## HVAC & PLUMBING PLANS

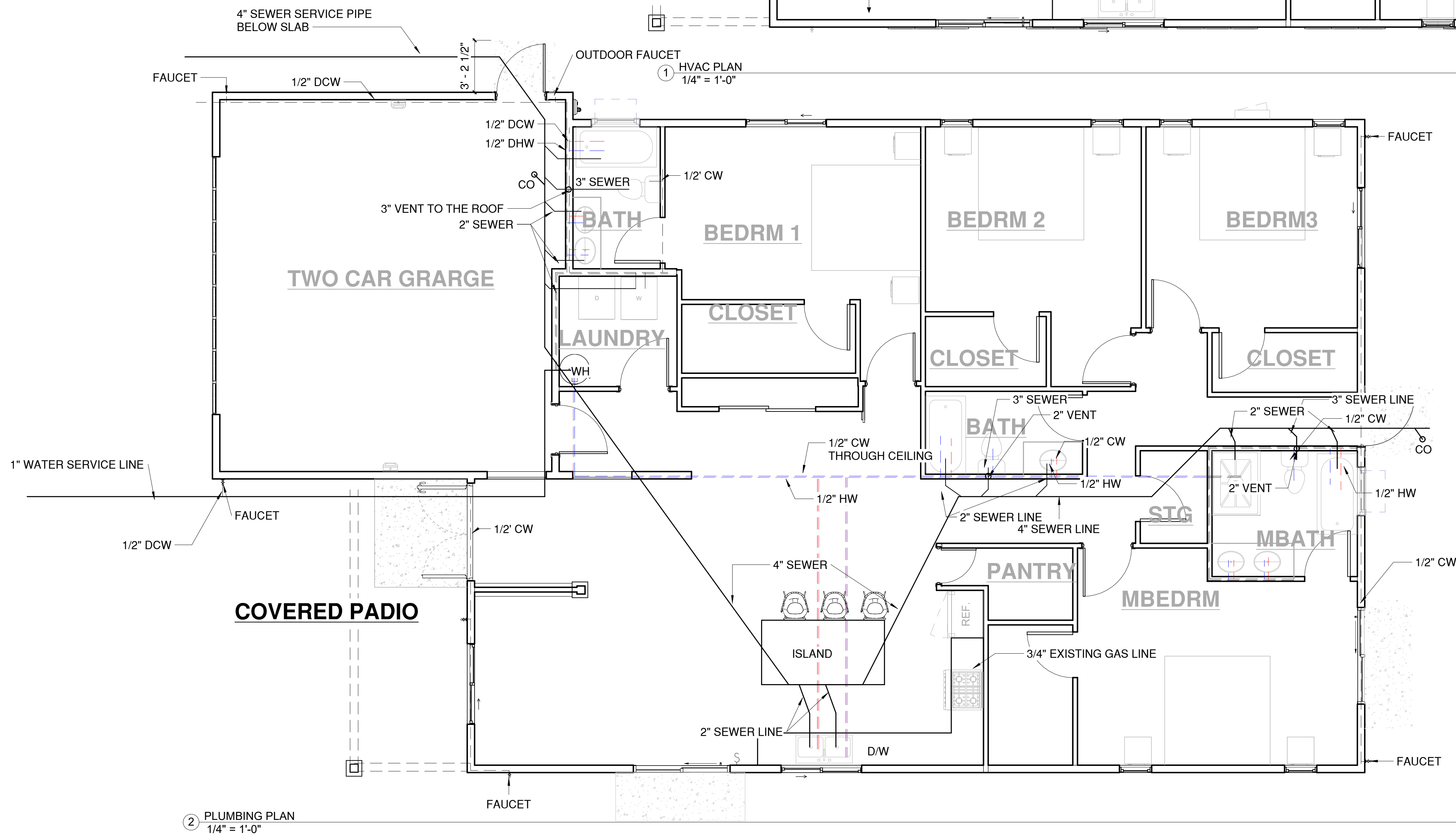
Project number 24-08  
Date 09/2/2024  
Drawn by Author

A2.3

Scale 1/4" = 1'-0"

### NOTES:

PER CEC 150.0(m)12, MECHANICAL SYSTEMS WITH DUCTWORK EXCEEDING 10 FEET IN LENGTH SHALL BE PROVIDED WITH AIR FILTER DEVICES.







3D CONCEPTUAL RENDERING



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INTERIOR ARCHITECTURE AND  
DESIGN

PROJECT

NEW SFD CONSTRUCTION

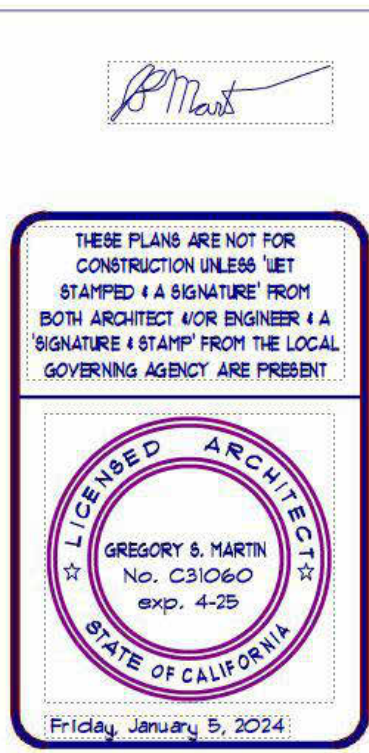
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CONTRACTOR



CONCEPTUAL  
RENDERING

Project number	24-08
Date	09/2/2024
Drawn by	HONG QU

C1.0

Scale





3D CONCEPTUAL RENDERING



QUH Studio

INTERIOR ARCHITECTURE AND  
DESIGN

PROJECT

NEW SFD CONSTRUCTION

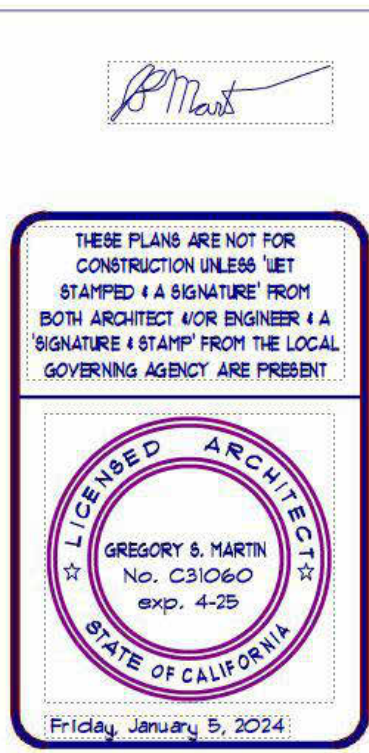
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CONTRACTOR



CONCEPTUAL  
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Scale