

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of: **MIRCHANDANI VINOD LAL ET AL (PLN250021)**

RESOLUTION NO. ----

Resolution by the Monterey County Chief of
Planning:

- 1) Finding that the Administrative Permit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis. [7586 Paseo Vista, Monterey, Greater Monterey Peninsula (APN: 259-171-011-000)]

The MIRCHANDANI VINOD LAL ET AL application (PLN250021) came on for an administrative decision hearing before the Monterey County Chief of Planning on July 2, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Project. The proposed project consists of an Administrative Permit and Design Approval to allow the construction of a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill.
- c) Allowed Use. The property is located at 7586 Paseo Vista, Monterey, (Assessor' Parcel Number 259-171-011-000) Greater Monterey Peninsula. The parcel is zoned RDR/10-UR-VS, Rural Density Residential/10 acres per unit, Urban Reserve, Visually Sensitive, which allows the first single family dwelling. Therefore, the project is an allowed land use for this site.
- d) Lot Legality. The subject 1.139589-acre parcel (49,640 square feet) is identified in its current configuration in Monterra Ranch Phase 4 Subdivision (Volume 22 C&T PG 38, Tract No. 1401, Lot 78). Therefore, the county recognizes the subject property as a legal lot of record
- e) Design/Neighborhood and Community Character. The zoning of the subject property includes Visually Sensitive overlay "VS" which is intended to review development in those areas of the County of Monterey in which such development could potentially create adverse visual impacts when viewed from a common public viewing area. This would include regulating the location, size, configuration, materials, and colors of structures to ensure the protection of public viewshed, neighborhood character and the visual integrity of certain developments without imposing undue restrictions on private property. Proposed colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis which are consistent with the visually sensitive policies. The project staking and flagging was not visible from Highway 68, a designated Scenic Highway, and the project is not visible from a common public viewing area. The project, as designed and sited, assures the protection of the public viewshed, is consistent with the neighborhood character, blends in with the surrounding areas, and ensures visual integrity.
- f) Development Standards. As proposed, the project meets all required development standards. The development standards for the RDR/10-VS district are identified in the Monterey County Code Section 21.16.060. The minimum setbacks for the main structure in the RDR zoning district are 30 feet from the front, 20 feet from the side, and 20 feet from the rear. The maximum height allowed is 30 feet. The proposed project has a maximum height of 30 feet and the subject site is within an established building envelope. Therefore, setbacks are consistent with the minimum required and meet the height requirement for the zoning district in which it is located.

- g) CEQA. An Environmental Impact Report was prepared and adopted for this subdivision (Monterra Ranch Phase 4 Subdivision Volume 22 C&T PG 38, Tract No. 1401) and addressed all affected resources, creating building envelopes for future development. Therefore, the project is consistent with the General Plan and Greater Monterey Peninsula Area Plan.
- h) The project planner conducted a site inspection on May 23, 2025, to verify that the project on the subject parcel conforms to the plans listed above.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, HCD-Building, Environmental Health Bureau, and Fire District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. No Conditions are recommended to address site suitability related to impacts with this permit as all resources have been addressed in the previous Environmental Impact Report (EIR). A Permit Approval Notice will be required for recordation.
 - b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with all technical reports prepared for the EIR.
 - c) Staff conducted a site inspection on May 23, 2025, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Building, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Fire District. The respective agencies have reviewed the plans to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities will be provided. Canada Woods Mutual Water Company LLC will be providing water. Onsite Wastewater Treatment System will be serviced by Canada Woods as well.
- c) Staff conducted a site inspection on May 23, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 23, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

5. 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(a) categorically exempts the first single family dwelling.
 - b) The project qualifies for the exemption because it is for the construction of a new single-family residence and accessory structures within residential zoning.
 - c) The project consists of a 3,922 square foot new single-family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, decorative walls, trellis, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in significant effect, or development, that would result in a cumulatively significant impact.
 - e) No adverse environmental effects were identified during staff review of the development application during a site visit on May 23, 2025.
 - f) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250021.

6. FINDING: **APPEAL** –The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Pursuant to Title 21, section 21.80.040 of Monterey County Code, an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the Administrative Permit qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303.
2. Approve the Administrative Permit and Design Approval to allow the construction of a 3,922 square foot new single-family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, decorative walls, trellis, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill, all of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of July 2025.

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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 Monterey County Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN250021

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Permit (PLN250021) allows an Administrative Permit and Design Approval to construct a 3,922 square foot single family residence with a 922 square foot attached garage, 726 square foot entry patio, 780 square foot rear sun deck patio, 443 square foot hot tub patio, and associated site improvements including grading of approximately 180 cubic yards of cut & 125 cubic yards of fill. Colors and materials to consist of light beige stucco walls, brown rafter tail & beams, bronze color cladding, brown wood accents, custom blend Spanish clay tile roof, clad wood windows and doors, copper gutters, and wood trellis. The property is located at 7586 Paseo Vista (Assessor's Parcel Number 259-171-011-000), Greater Monterey Area 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.

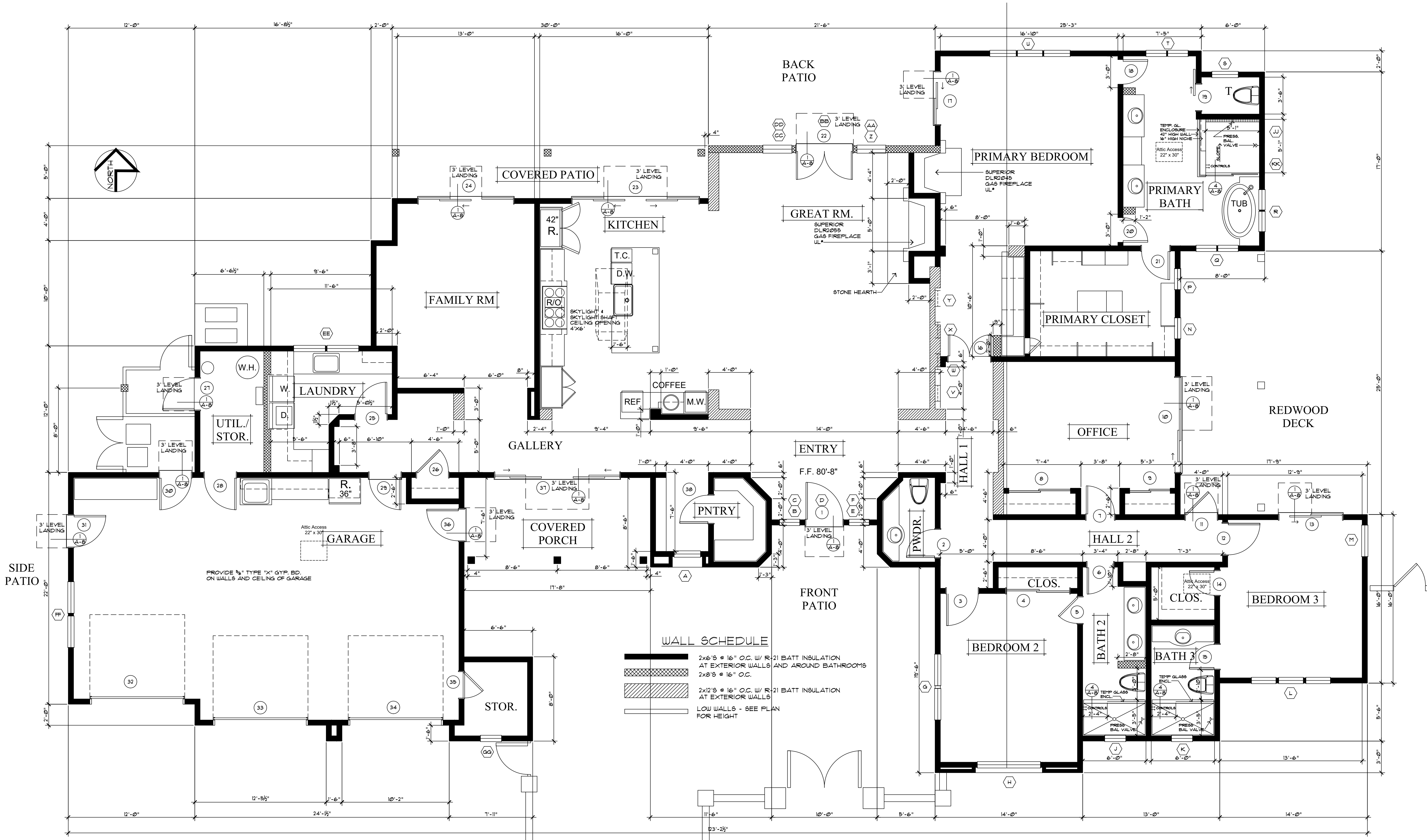
2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

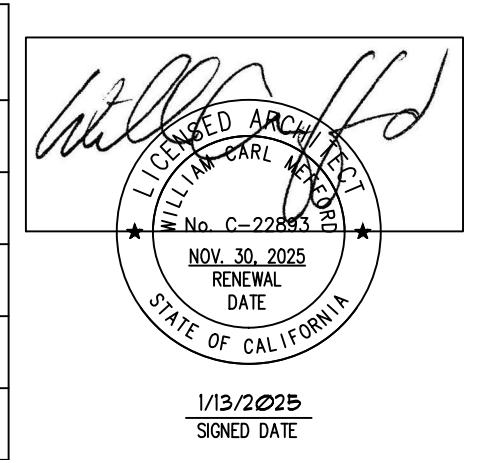
Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval Resolution Number _____) was approved by the HCD-Director of Planning for Assessor's Parcel Number 259-171-011-000 on July 2, 2025. The permit was granted subject to two 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.



REVISIONS	
NO.	DATE



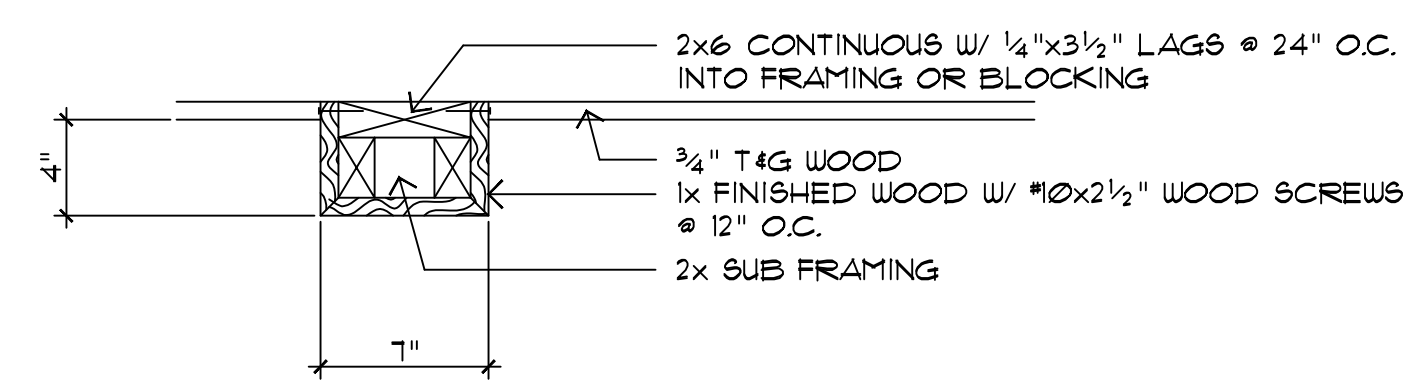
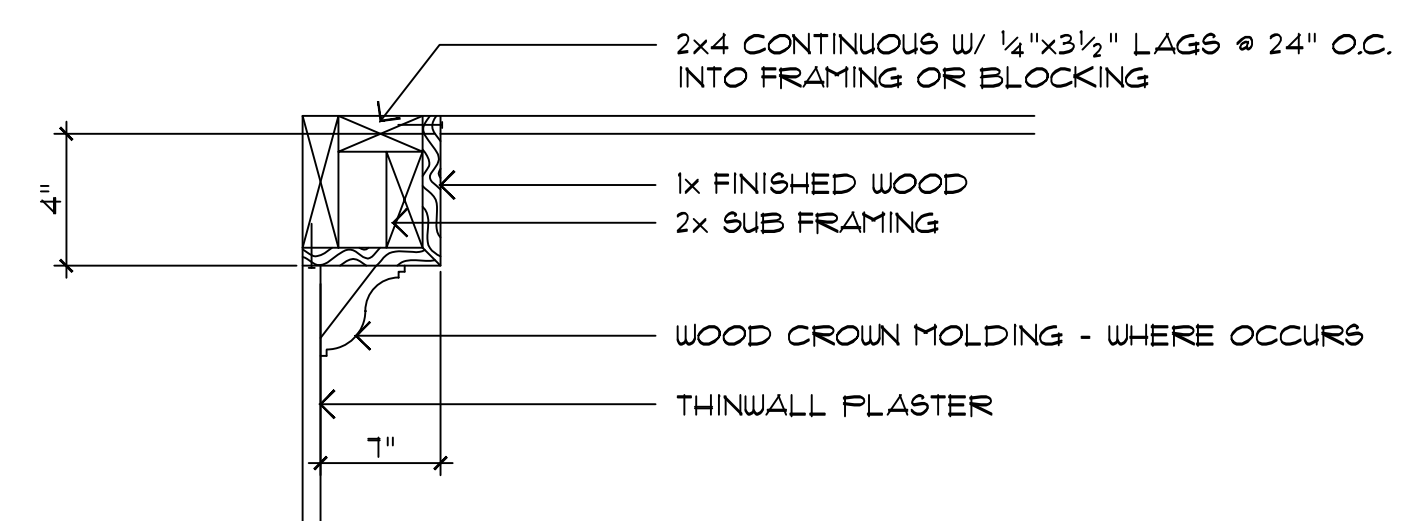
WILLIAM C. MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

CONSTRUCTION FLOOR PLAN

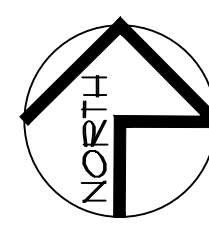
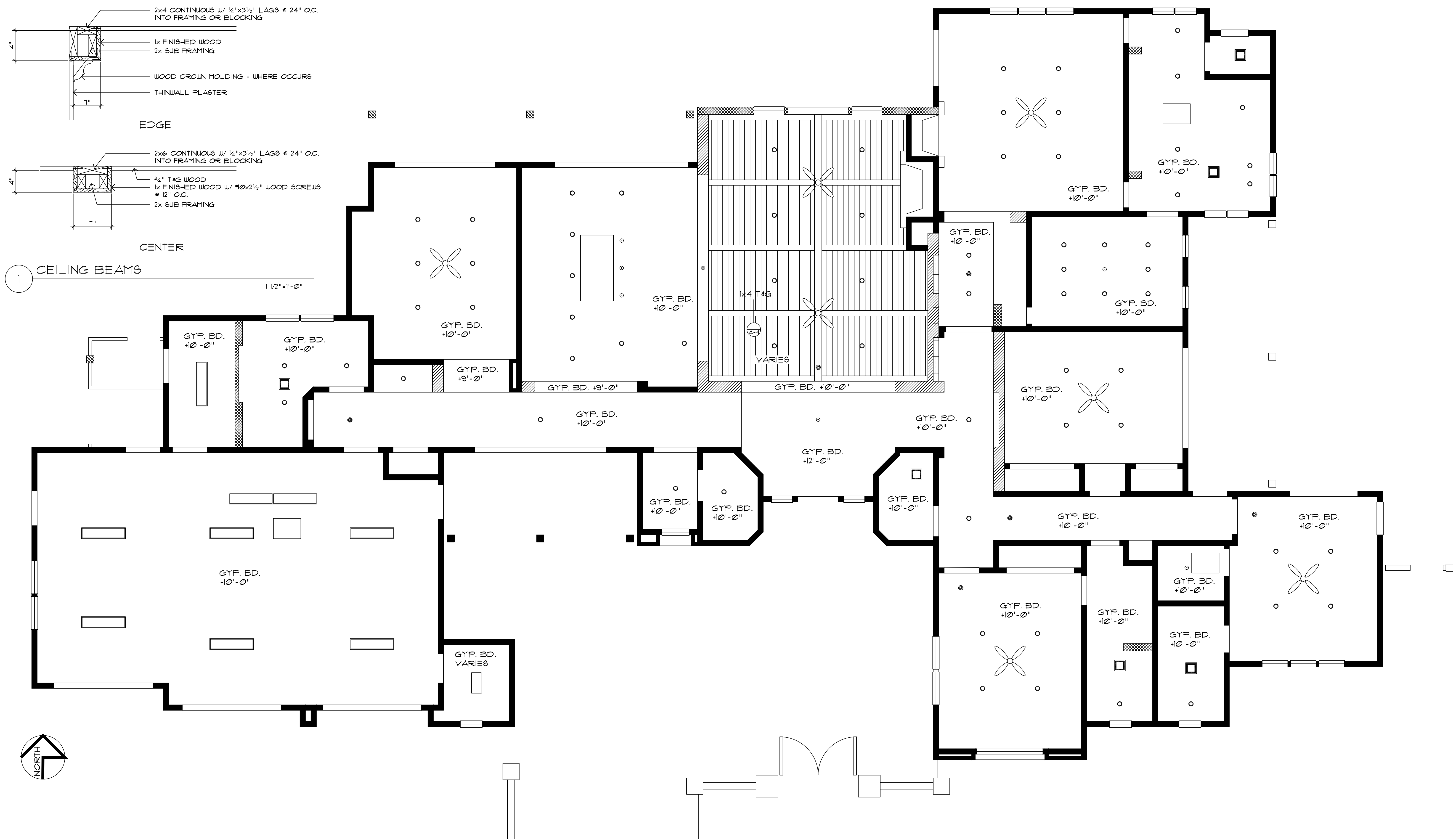
SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR:
Mr. & Mrs. Mirchandani
 1586 PASEO VISTA MONTEREY
 APN 259-111-011

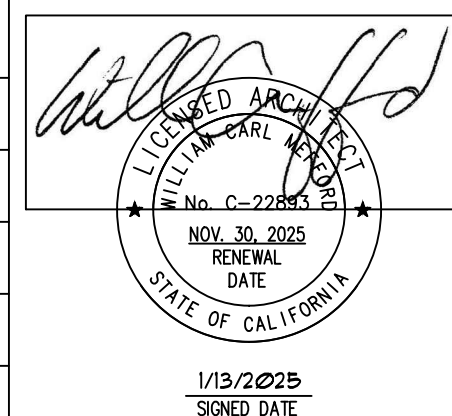
DATE:	1/13/2025	SHEET TITLE:	FLOOR PLAN
PROJECT NO.	23008	DRAWN BY:	
CHECKED BY:		SHEET NO.	A-3
			OF FORTY NINE SHEETS



1 CEILING BEAMS 1 1/2" = 1'-0"



REVISIONS	
NO.	DATE



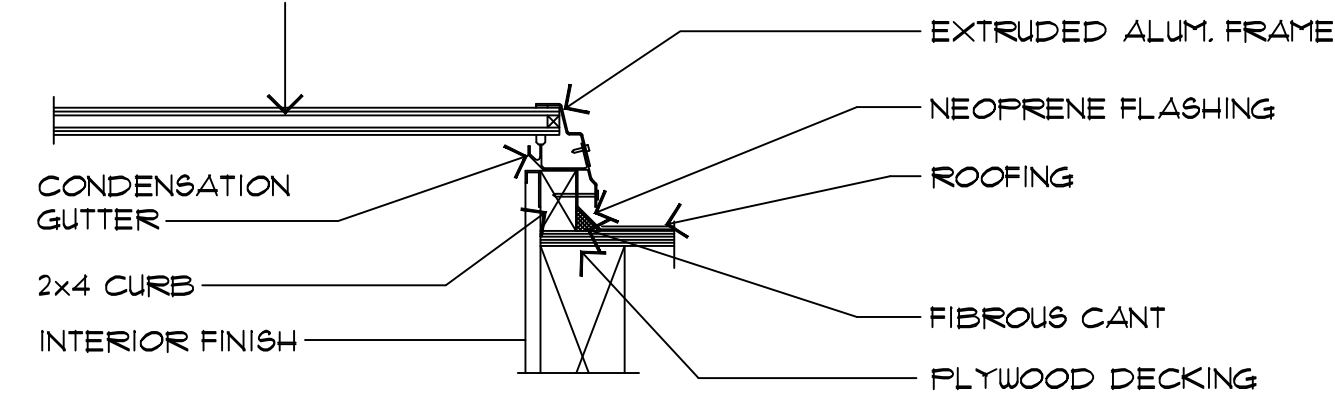
WILLIAM C MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893

REFLECTED
 CEILING PLAN
 SCALE: 1/4" = 1'-0"

NEW RESIDENCE FOR:
 Mr. & Mrs. Mirchandani
 1586 PASEO VISTA MONTEREY
 APN 259-111-011

DATE: 1/13/2025	SHEET TITLE: REFLECTED CEILING PLAN
PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-4 OF FORTY NINE SHEETS
CHECKED BY:	

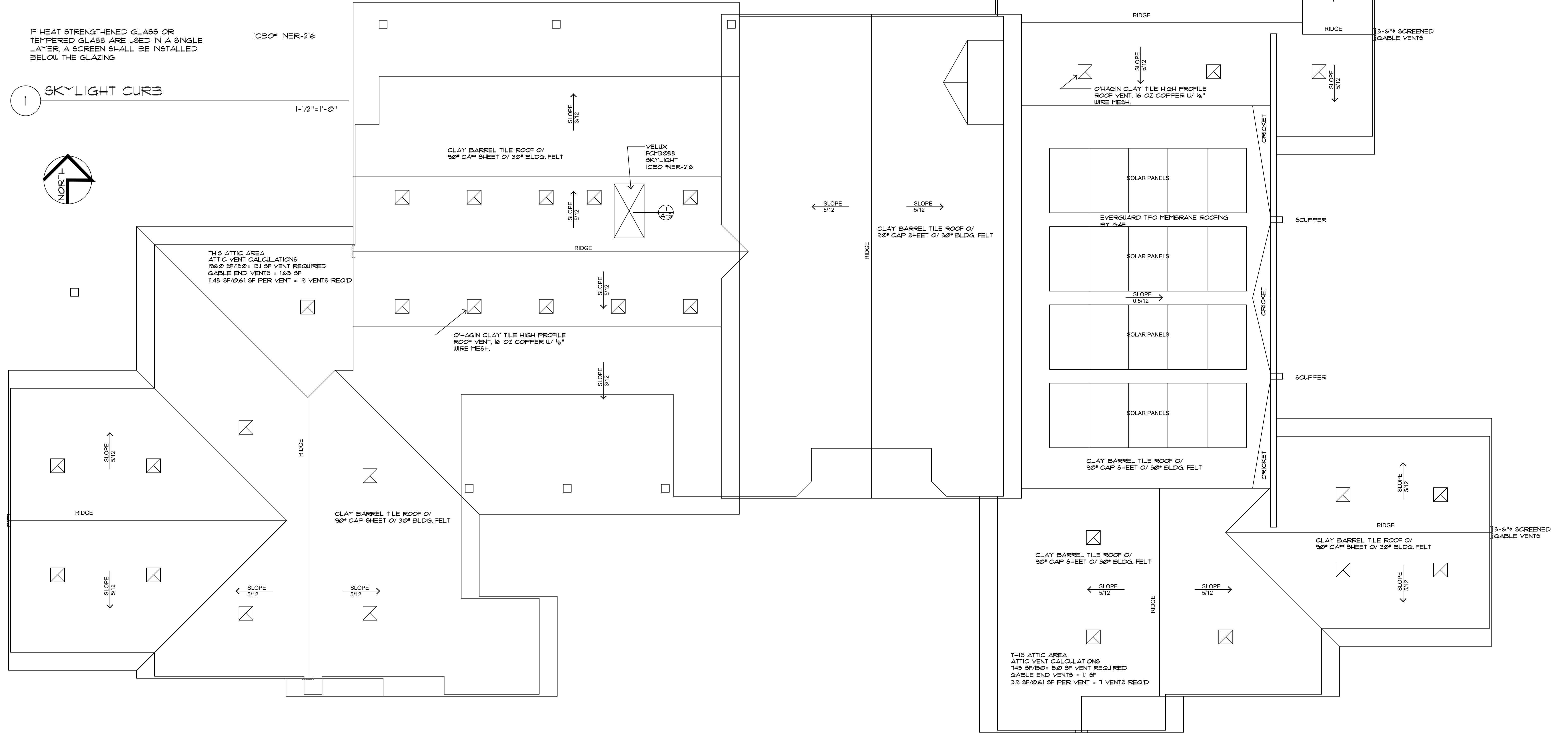
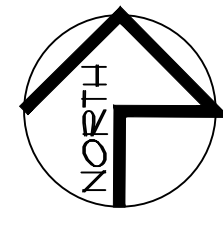
- FLAT GLAZING MATERIAL (OPTIONS)
1. LAMINATED GLASS WITH MIN. 30-MIL POLYVINYL BUTYRAL INTERLAYER
 2. WIRED GLASS
 3. APPROVED PLASTIC MATERIALS MEETING THE REQUIREMENTS OF SECTION 2610.1
 4. HEAT STRENGTHENED GLASS
 5. FULLY TEMPERED GLASS



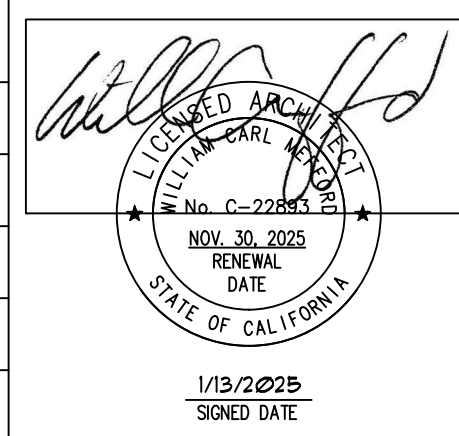
IF HEAT STRENGTHENED GLASS OR TEMPERED GLASS ARE USED IN A SINGLE LAYER, A SCREEN SHALL BE INSTALLED BELOW THE GLAZING

ICBO® NER-216

1 SKYLIGHT CURB
1-1/2" = 1'-0"



REVISIONS	
NO.	DATE



WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

CONSTRUCTION ROOF PLAN

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

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani
1586 PASEO VISTA MONTEREY
APN 253-111-011

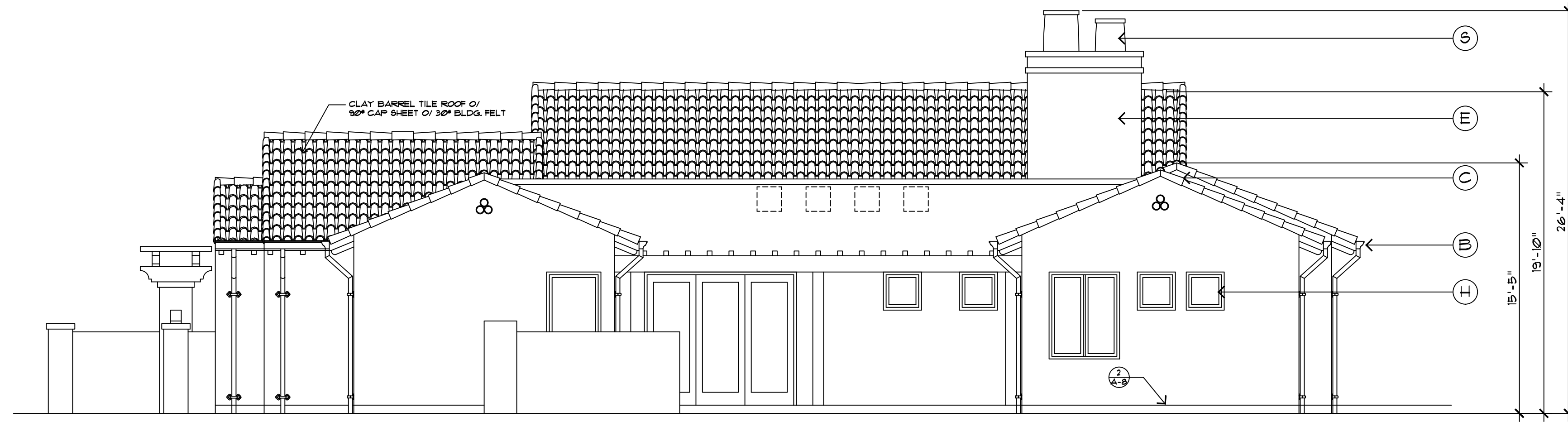
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PROJECT NO. 23008	
DRAWN BY:	SHEET NO. A-5 OF FORTY NINE SHEETS
CHECKED BY:	

EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH TWO-PIECE CLAY TILE	INSTALL PER MFG. REQUIREMENTS
(B)	GUTTER / FASCIA	5" COPPER 'OGEE' GUTTER O/ 2X8 FASCIA	
(C)	RAKED ROOF EDGE	BARREL ROOF TILE WRAPPED OVER EXTERIOR PLASTER	
(D)	DOWNSPOUT / SCUPPER	3" DIA. COPPER W/ 14" x 12" x 9" COPPER CONDUCTOR HEADS	CONDUCTOR HDS. WHERE SHOWN
(E)	WALL	EXTERIOR PLASTER SYSTEM W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE
(F)	GABLE END VENT	3 - 6" DIA. CLAY PIPE TO MATCH ROOF TILE	PROVIDE BIRD / INSECT SCREEN
(G)	TRELLIS / POSTS	HEAVY TIMBER WOOD	SEE DETAILS
(H)	WINDOWS / PATIO DOORS	ALUMINUM CLAD WOOD	SIERRA PACIFIC WINDOWS
(J)	EXPOSED RAFTER TAILS	SHAPED ROUGH SAWN 4X6 AT 24" O.C.	STAINED WOOD
(K)	NOT USED		
(L)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. PILASTER CAPS	CONCRETE DESIGNS, INC.
(M)	FINIAL / CAP	12" DIA. PRECAST CONCRETE (2 PIECE ASSEMBLY)	CONCRETE DESIGNS, INC.
(N)	GATES	RUSTIC WOOD PLANKS W/ BLACK IRON HARDWARE	STAINED WOOD
(O)	FENCE	RUSTIC WOOD PLANKS	STAINED WOOD
(P)	WALL SCONCE	30" TALL DECORATIVE LIGHT FIXTURES	
(Q)	WINDOW MOULDING	PRECAST STONE	NAPA VALLEY CAST STONE
(R)	GARAGE DOOR	██████████ CARRIAGE DOORS	STAINED WOOD
(S)	CHIMNEY POTS	CLAY	

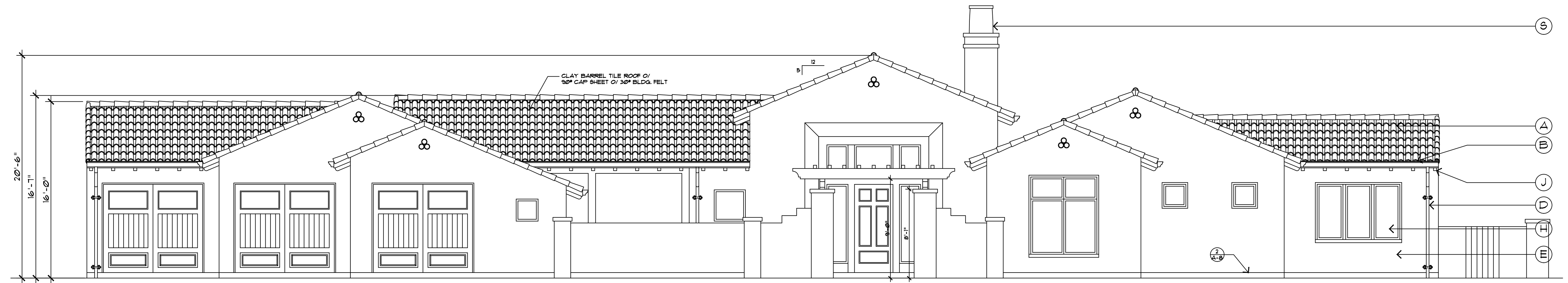
MCA CLAY ROOF TILE CLASSIC TAPERED MISSION BLEND

PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION

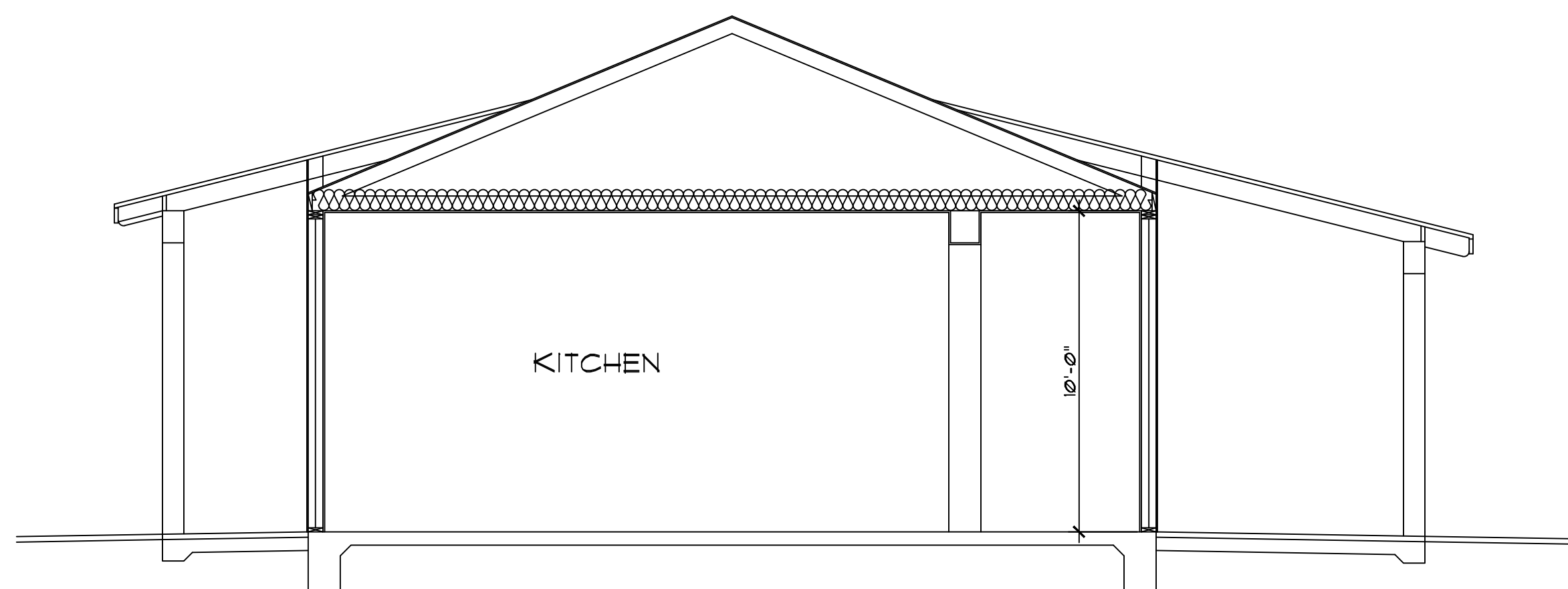
PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION



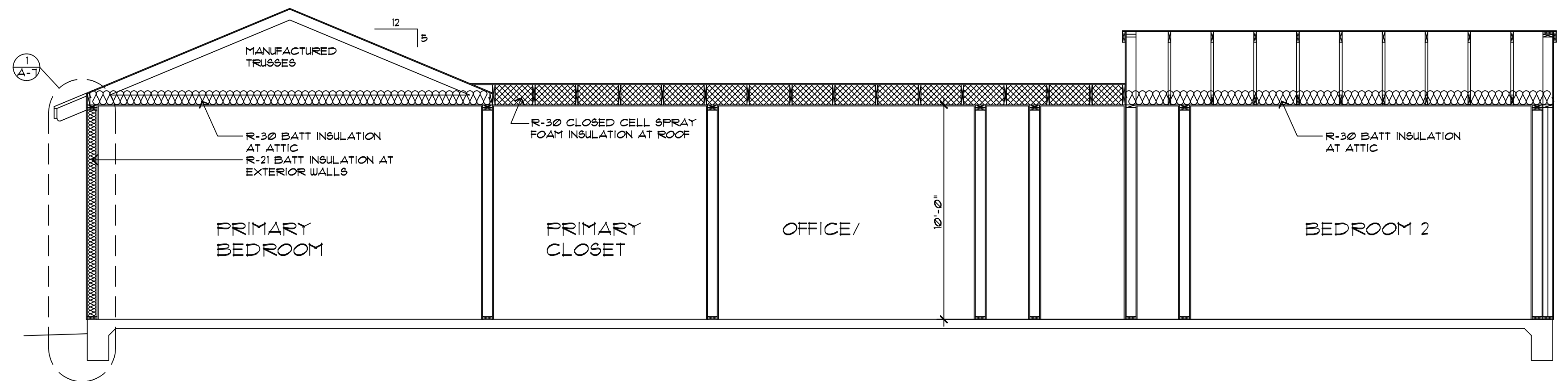
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

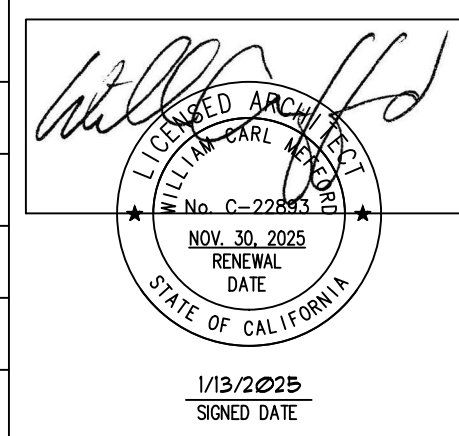


SECTION A
1/4" = 1'-0"



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

REVISIONS	
NO.	DATE



WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

NEW RESIDENCE FOR:

Mr. & Mrs. Mirchandani
1586 PASEO VISTA MONTEREY
APN 259-111-011

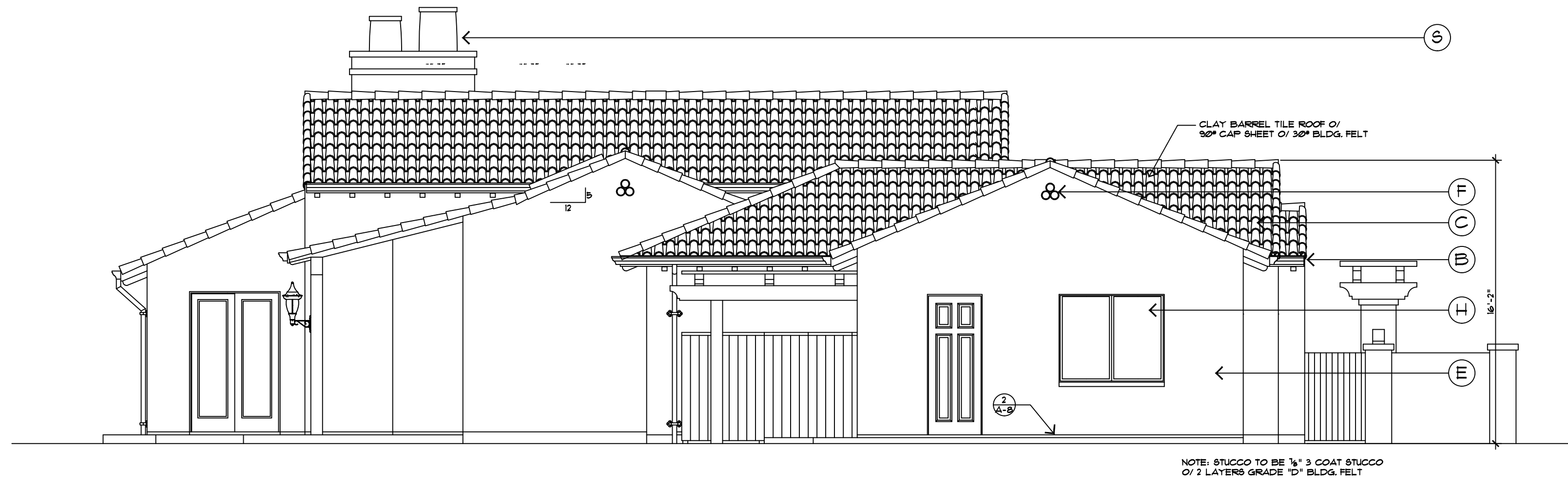
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PROJECT NO.	23008		
DRAWN BY:		SHEET NO.	A-6 OF FORTY NINE SHEETS
CHECKED BY:			

EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH TWO-PIECE CLAY TILE	INSTALL PER MFG. REQUIREMENTS
(B)	GUTTER / FASCIA	5" COPPER 'OGEE' GUTTER / 2X8 FASCIA	
(C)	RAKED ROOF EDGE	BARREL ROOF TILE WRAPPED OVER EXTERIOR PLASTER	
(D)	DOWNSPOUT / SCUPPER	3" DIA. COPPER W/ 14" x 12" x 9" COPPER CONDUCTOR HEADS	CONDUCTOR HDS. WHERE SHOWN
(E)	WALL	EXTERIOR PLASTER SYSTEM W/ ACRYLIC COLOR COAT	PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION
(F)	GABLE END VENT	3 - 6" DIA. CLAY PIPE TO MATCH ROOF TILE	PROVIDE BIRD / INSECT SCREEN
(G)	TRELLIS / POSTS	HEAVY TIMBER WOOD	SEE DETAILS
(H)	WINDOWS / PATIO DOORS	ALUMINUM CLAD WOOD	SIERRA PACIFIC WINDOWS
(J)	EXPOSED RAFTER TAILS	SHAPED ROUGH SAWN 4X6 AT 24" O.C.	STAINED WOOD
(K)	NOT USED		
(L)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. PILASTER CAPS	CONCRETE DESIGNS, INC.
(M)	FINIAL / CAP	12" DIA. PRECAST CONCRETE (2 PIECE ASSEMBLY)	CONCRETE DESIGNS, INC.
(N)	GATES	RUSTIC WOOD PLANKS W/ BLACK IRON HARDWARE	STAINED WOOD
(O)	FENCE	RUSTIC WOOD PLANKS	STAINED WOOD
(P)	WALL SCOSCE	30" TALL DECORATIVE LIGHT FIXURES	
(Q)	WINDOW MOULDING	PRECAST STONE	NAPA VALLEY CAST STONE
(R)	GARAGE DOOR	CARRIAGE DOORS	STAINED WOOD
(S)	CHIMNEY POTS	CLAY	

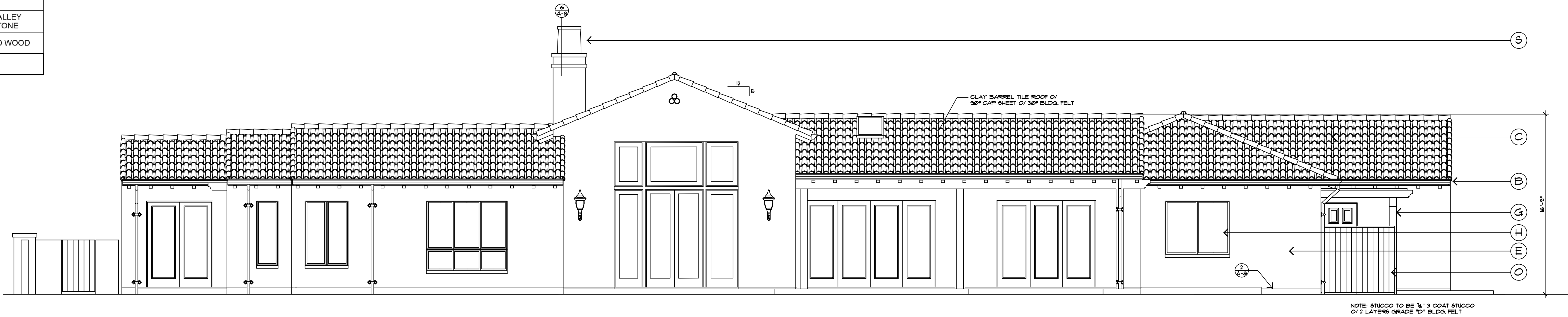
MCA CLAY ROOF TILE CLASSIC TAPERED MISSION BLEND

PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION

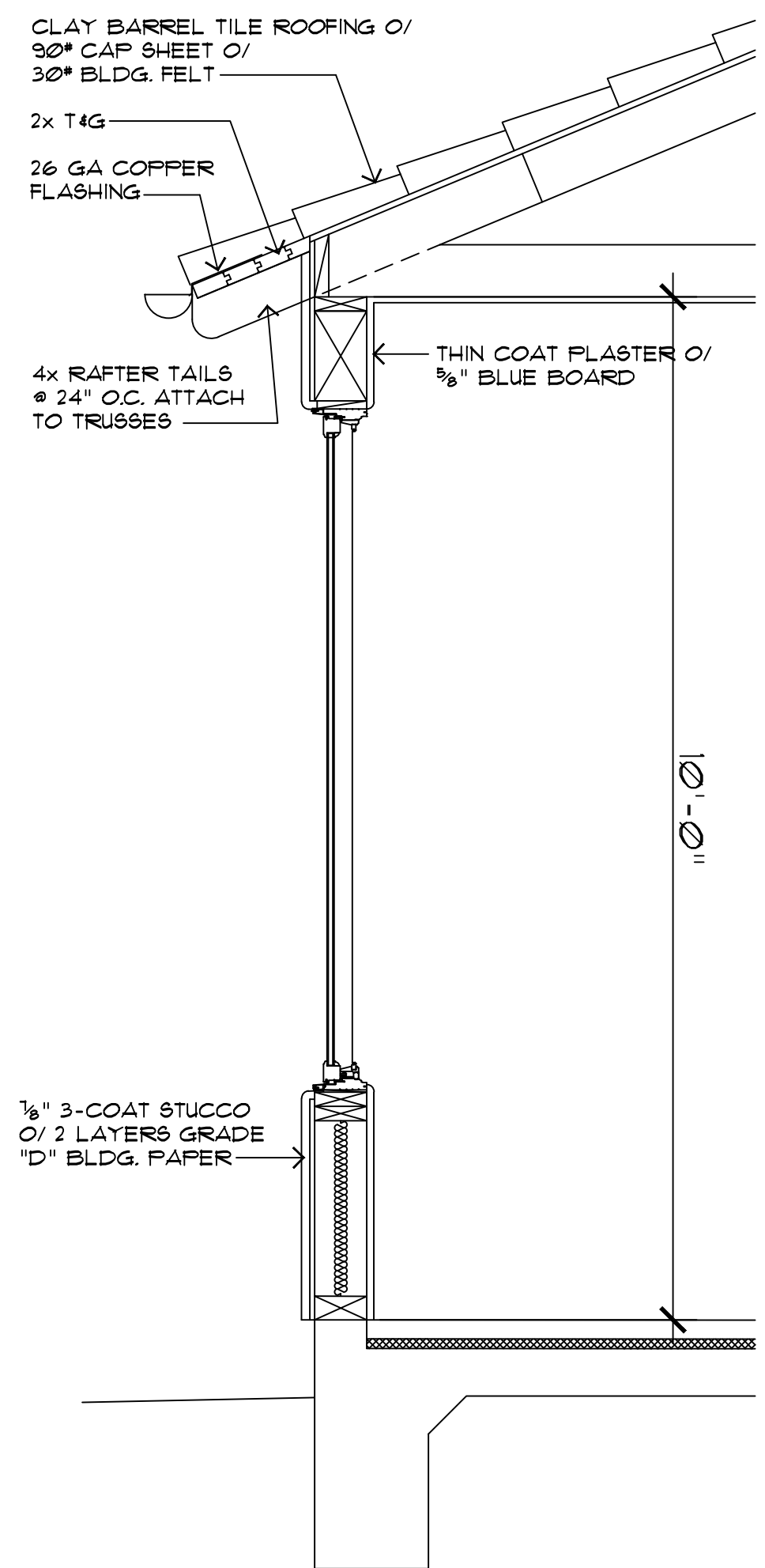
PERMA-FLEX STUCCO GRADE ACRYLIC FINISH - MISSION



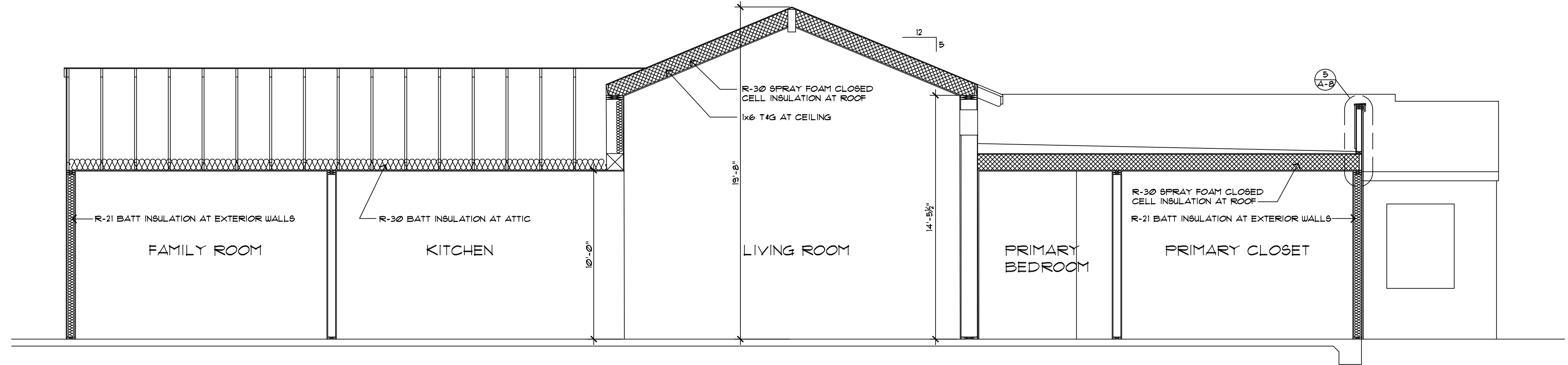
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION

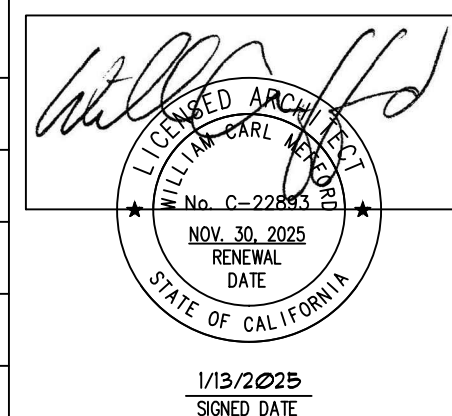


1 WALL SECTION
1/2" = 1'-0"



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

REVISIONS	
NO.	DATE



WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

NEW RESIDENCE FOR:
Mr. & Mrs. Mirchandani
1586 PASEO VISTA MONTEREY
APN 259-1711-011

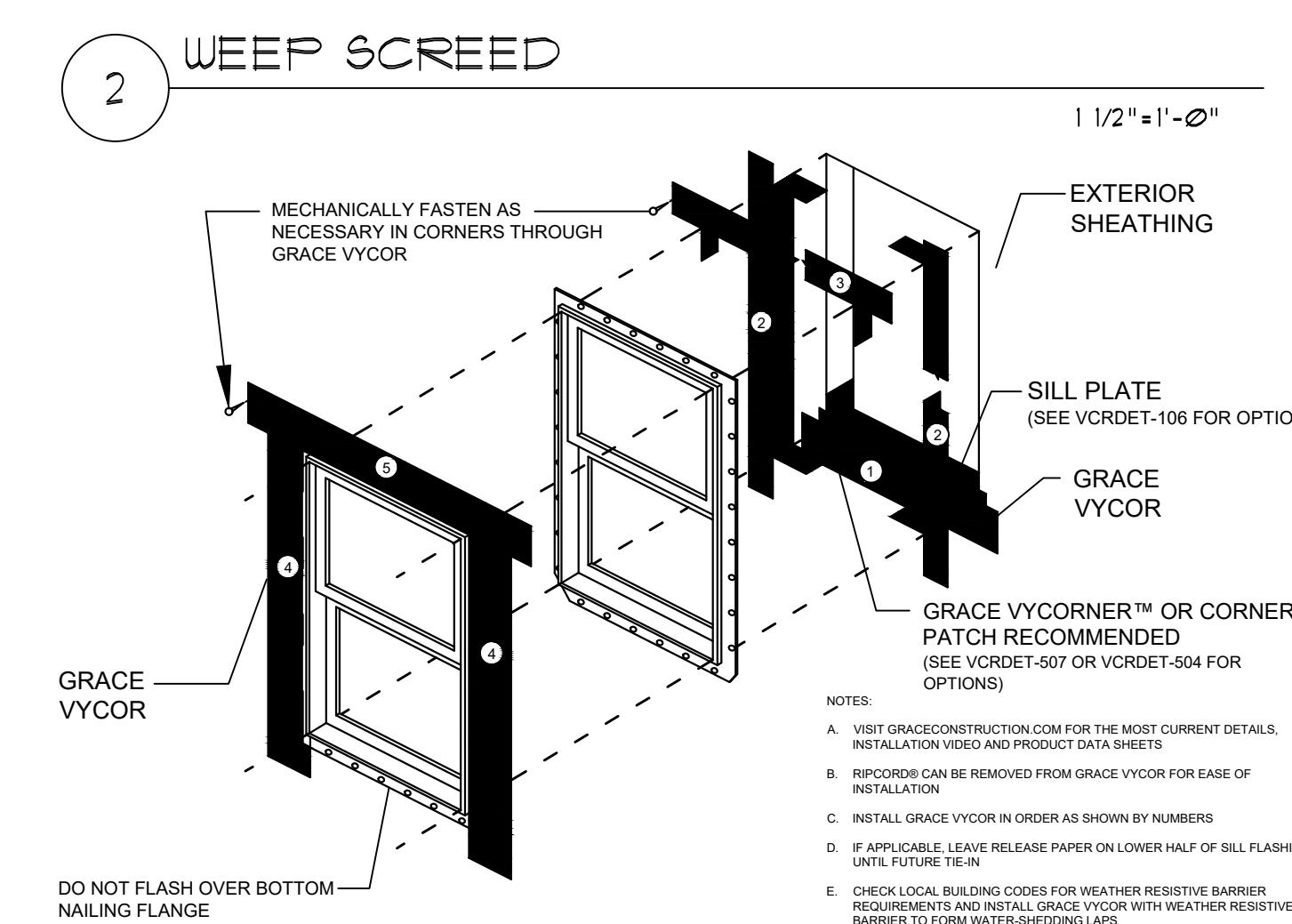
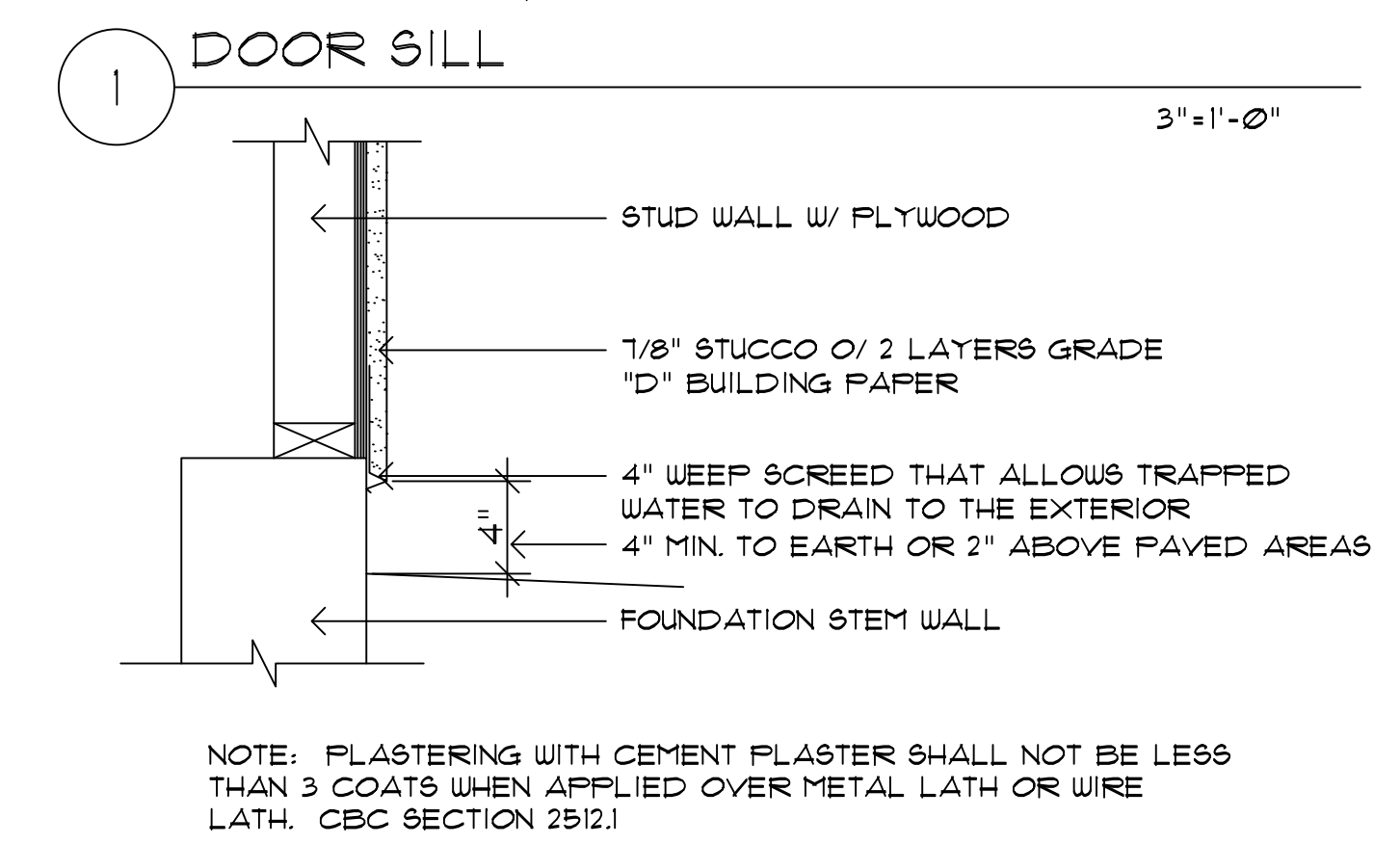
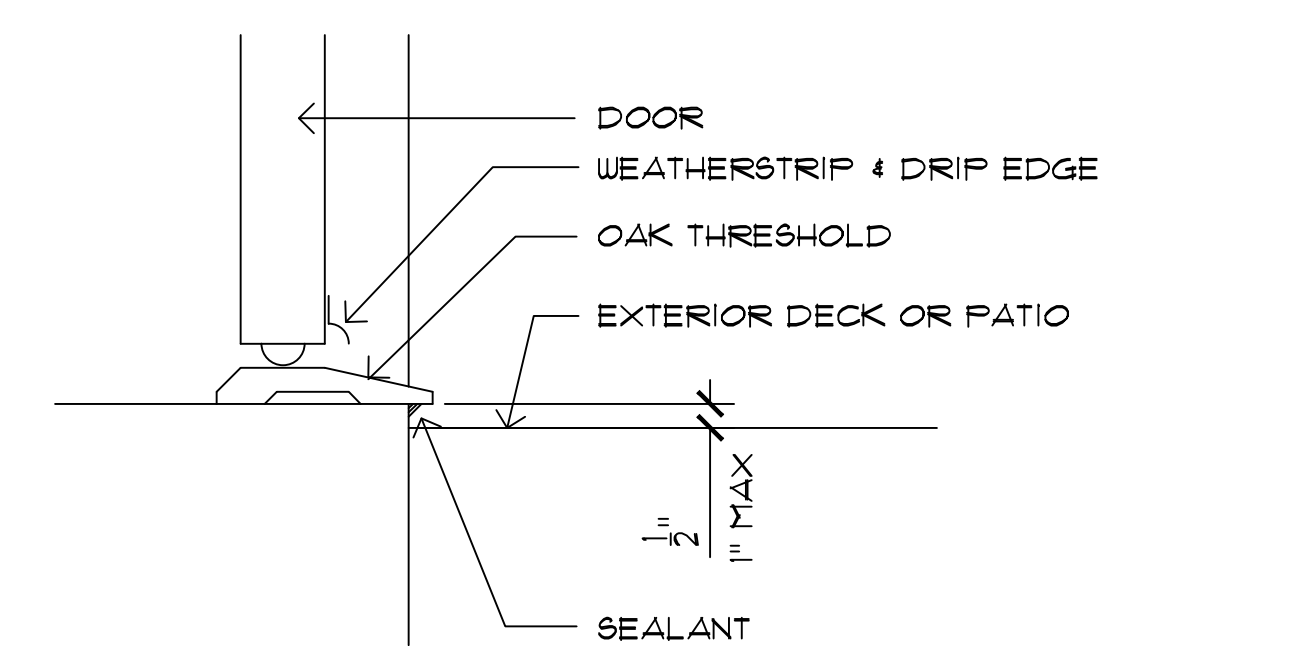
DATE: 1/13/2025	SHEET TITLE: EXTERIOR ELEVATIONS
PROJECT NO. 23008	SHEET NO. A-7
DRAWN BY:	OF FORTY NINE SHEETS
CHECKED BY:	

DOOR SCHEDULE								
MARK	SIZE	LOCATION	MATERIAL	CORE	TYPE	REMARKS	HARDWR	MODEL
1	3'-6" x 8'-0"	ENTRY	WOOD	WOOD	SWING		ENTRY	
2	2'-8" x 8'-0"	POWDER RM	WOOD	WOOD	SWING		BATH	
3	3'-0" x 8'-0"	BEDROOM 2	WOOD	WOOD	SWING		BED	
4	6'-0" x 8'-0"	BEDROOM 2	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
5	2'-6" x 8'-0"	BEDROOM 2	WOOD	WOOD	SWING		BATH	
6	2'-6" x 8'-0"	BATH 2	WOOD	WOOD	SWING		BATH	
7	2'-8" x 8'-0"	OFFICE	WOOD	WOOD	SWING		BED	
8	6'-0" x 8'-0"	OFFICE	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
9	4'-0" x 8'-0"	OFFICE	WOOD	WOOD	SLIDING	HEAVY DUTY HARDWARE	SLIDING	
10	9'-0" x 8'-0"	OFFICE	WOOD	WD/GLS	SLIDING	TEMP'D, TRIPLE SLIDING	ENTRY 2	
11	3'-0" x 8'-0"	HALL 2	WOOD	WD/GLS	SWING	SINGL. LITE FRENCH, TEMP	ENTRY 2	
12	3'-0" x 8'-0"	BEDROOM 3	WOOD	WOOD	SWING		BED	
13	6'-0" x 8'-0"	BEDROOM 3	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
14	2'-4" x 8'-0"	BED 3 CLOSET	WOOD	WOOD	SWING		CLOSET	
15	2'-4" x 8'-0"	BATH 3	WOOD	WOOD	SWING		BATH	
16	FR 2'-0" x 8'-0"	PRIMARY BED	WOOD	WOOD	SWING		BED	
17	6'-0" x 8'-0"	PRIMARY BED	WOOD	WD/GLS	SLIDING	TEMP'D	BATH	
18	2'-4" x 8'-0"	PRIMARY BATH	WOOD	WOOD	SWING		BATH	
19	2'-6" x 8'-0"	PRIMARY BATH	WOOD	WOOD	BARN	HEAVY DUTY HARDWARE	BATH	
20	2'-4" x 8'-0"	PRIMARY BATH	WOOD	WOOD	SWING		CLOSET	
21	2'-8" x 8'-0"	PRIMRY CLOS	WOOD	WOOD	SWING		BATH	
22	FR 2'-8" x 8'-0"	GREAT ROOM	WOOD	WD/GLS	SWING	SINGL. LITE FRENCH, TEMP	ENTRY 2	
23	12'-0" x 8'-0"	KITCHEN	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
24	9'-0" x 8'-0"	FAMILY ROOM	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
25	3'-0" x 8'-0"	LAUNDRY	WOOD	WOOD	SWING		BED	
26	3'-0" x 8'-0"	GALLERY CLO	WOOD	WOOD	SWING		CLOSET	
27	3'-0" x 8'-0"	UTIL/STOR	WOOD	WOOD	SWING	SINGL. LITE FRENCH, TEMP	ENTRY 2	
28	3'-0" x 8'-0"	UTIL/STOR	WOOD	WOOD	SWING	SOLID CORE, SELF CLOSING, SMOKE GASKETS	ENTRY 2	
29	3'-0" x 8'-0"	GARAGE	WOOD	WOOD	SWING	SOLID CORE, SELF CLOSING, SMOKE GASKETS	ENTRY 2	
30	3'-0" x 8'-0"	GARAGE	WOOD	WOOD	SWING		ENTRY 2	
31	3'-0" x 8'-0"	GARAGE	WOOD	WOOD	SWING		ENTRY 2	
32	9'-0" x 8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
33	9'-0" x 8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
34	9'-0" x 8'-0"	GARAGE	WOOD	WOOD	OVRHD		OVERHD	
35	2'-6" x 8'-0"	STORAGE	WOOD	WOOD	SWING		ENTRY 2	
36	3'-0" x 8'-0"	GARAGE	WOOD	WOOD	SWING	SINGL. LITE FRENCH, TEMP	ENTRY 2	
37	12'-0" x 8'-0"	GALLERY	WOOD	WD/GLS	SLIDING	TEMP'D	ENTRY 2	
38	2'-8" x 8'-0"	PANTRY	WOOD	WOOD	SWING		CLOSET	

- DOOR NOTES:
1. ALL GLAZING TO BE DOUBLE GLAZED, TEMP'D. U.ON.
 2. INTERIOR DOORS TO BE STAIN GRADE, CLEAR ALDER, U.ON.
 3. EXTERIOR PATIO DOORS AND SWINGING DOORS TO MATCH WINDOWS, U.ON.
 4. EXTERIOR GLAZED DOORS TO COMPLY WITH CBC SECTION 108A REQUIREMENTS.
 5. EXTERIOR DOORS TO COMPLY WITH CBC SECTION 108A3 REQUIREMENTS.

WINDOW SCHEDULE				
MARK	SIZE	LOCATION	TYPE	REMARKS
A	2'-8" x 2'-8"	PANTRY	CASEMENT	
B	2'-0" x 1'-0"	ENTRY	FIXED	TEMP'D
C	2'-0" x 3'-0"	ENTRY	FIXED	TEMP'D
D	3'-6" x 3'-0"	ENTRY	FIXED	TEMP'D
E	2'-0" x 1'-0"	ENTRY	FIXED	TEMP'D
F	2'-0" x 3'-0"	ENTRY	FIXED	TEMP'D
G	FR 3'-0" x 5'-0"	BEDROOM 2	CASEMENT	
H	FR 3'-0" x 5'-0"	BEDROOM 2	CASEMENT	W/ 3020 FIXED TEMP TRANSOM, EGRESS
J	2'-0" x 2'-0"	BATH 2	CASEMENT	TEMP'D
K	2'-0" x 2'-0"	BATH 3	CASEMENT	TEMP'D
L	3 2'-6" x 4'-6"	BEDROOM 3	TPL CSMT	XOX
M	3'-0" x 5'-0"	BEDROOM 3	CASEMENT	
N	2'-0" x 2'-0"	PRIMARY CLOSET	CASEMENT	
P	2'-0" x 2'-0"	PRIMARY CLOSET	CASEMENT	
Q	FR 2'-0" x 5'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
R	FR 2'-0" x 5'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
S	2'-0" x 6'-0"	PRIMARY BATH	CASEMENT	TEMP'D
T	FR 2'-0" x 6'-0"	PRIMARY BATH	DBL CSMT	TEMP'D
U	3 2'-6" x 4'-6"	PRIMARY BEDRM	TPL CSMT	W/ 3 2620 AWNING BELOW, XOX
V	1'-6" x 1'-6"	GREAT ROOM	FIXED	
W	1'-6" x 1'-6"	GREAT ROOM	FIXED	
X	1'-6" x 1'-6"	GREAT ROOM	FIXED	
Y	1'-6" x 1'-6"	GREAT ROOM	FIXED	
Z	2'-8" x 3'-0"	GREAT ROOM	FIXED	TEMP'D
AA	2'-8" x 4'-0"	GREAT ROOM	FIXED	TEMP'D
BB	5'-4" x 4'-0"	GREAT ROOM	FIXED	TEMP'D
CC	2'-8" x 3'-0"	GREAT ROOM	FIXED	TEMP'D
DD	2'-8" x 4'-0"	GREAT ROOM	FIXED	TEMP'D
EE	FR 3'-0" x 5'-0"	LAUNDRY	CASEMENT	
FF	FR 3'-0" x 5'-0"	GARAGE	CASEMENT	
GG	2'-0" x 2'-0"	STORAGE	CASEMENT	
HH	2'-6" x 4'-6"	KITCHEN	FIXED	SKYLIGHT, VELUX FCM3055
JJ	2'-0" x 2'-0"	PRIMARY BATH	CASEMENT	TEMP'D
KK	2'-0" x 2'-0"	PRIMARY BATH	CASEMENT	TEMP'D

- WINDOW NOTES:
1. ALL GLAZING TO BE DOUBLE GLAZED W/ TEMP'D EXTERIOR LITE. U.ON. TO MEET IUI STANDARDS (CBC 108A)
 2. ALL GLAZING TO BE LOW "E" GLASS
 3. PATIO AND EXTERIOR SWINGING DOORS TO MATCH SASH COLOR
 4. ALL DOORS AND WINDOWS TO HAVE A 2" NAILING FIN.

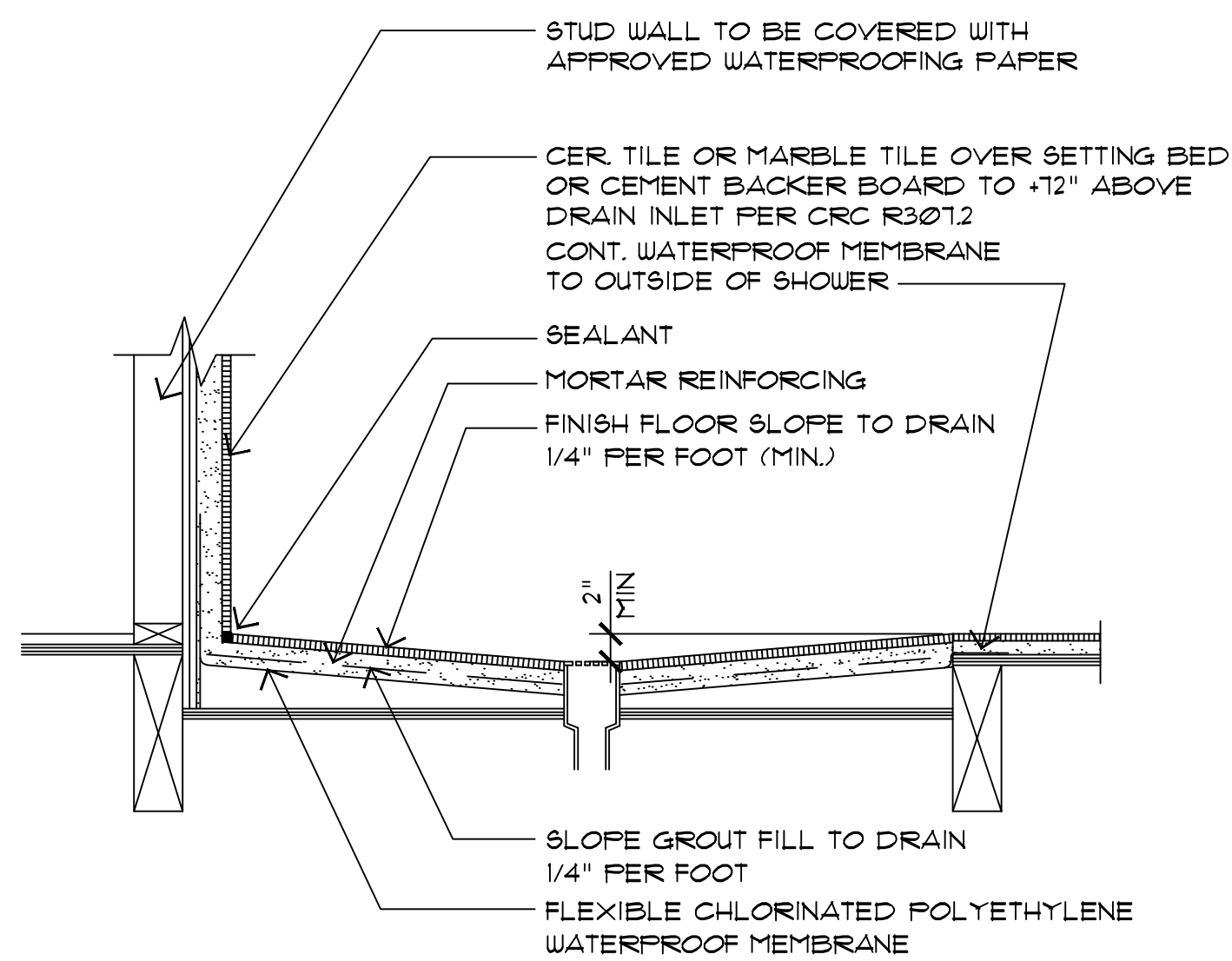


GRACE Construction Products
www.graceconstruction.com
toll free 866-333-726

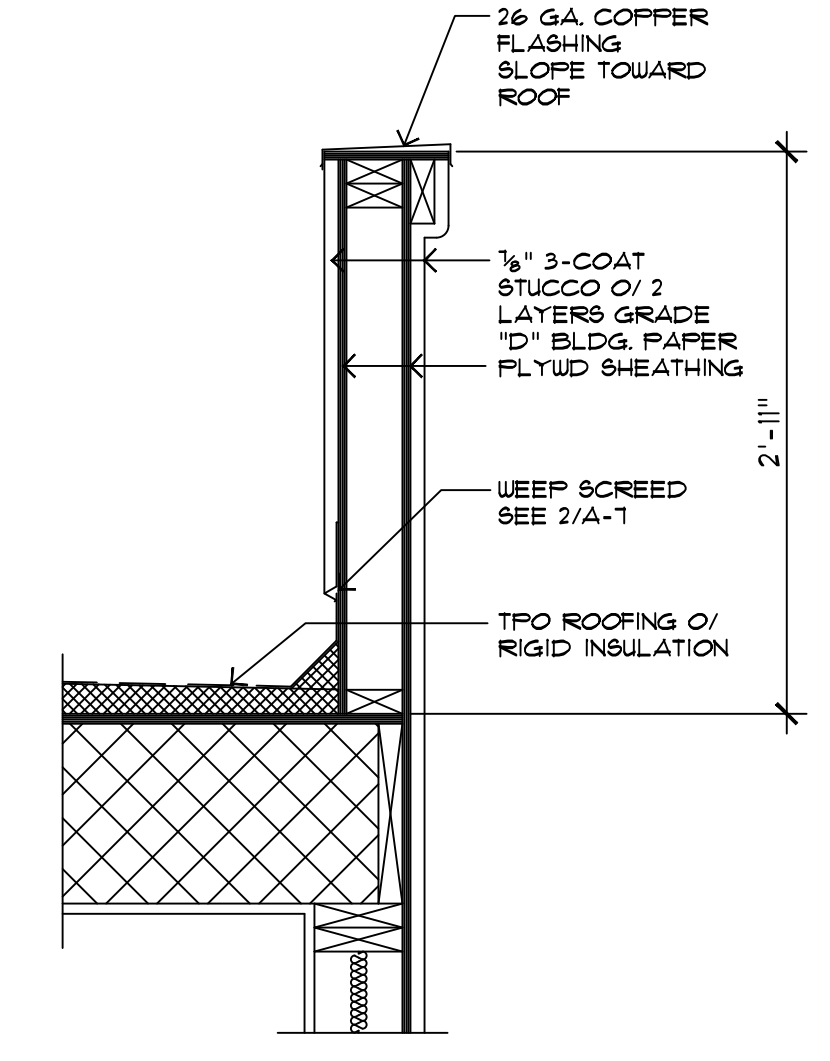
FLANGED WINDOW - OPTION 3
SEVERE EXPOSURE
GRACE VYCOR® SELF-ADHERED FLASHING

Drawing: VCRDET-103
Scale: Not to scale
Effective Date: 01/31/07
Supersedes: 09/01/05

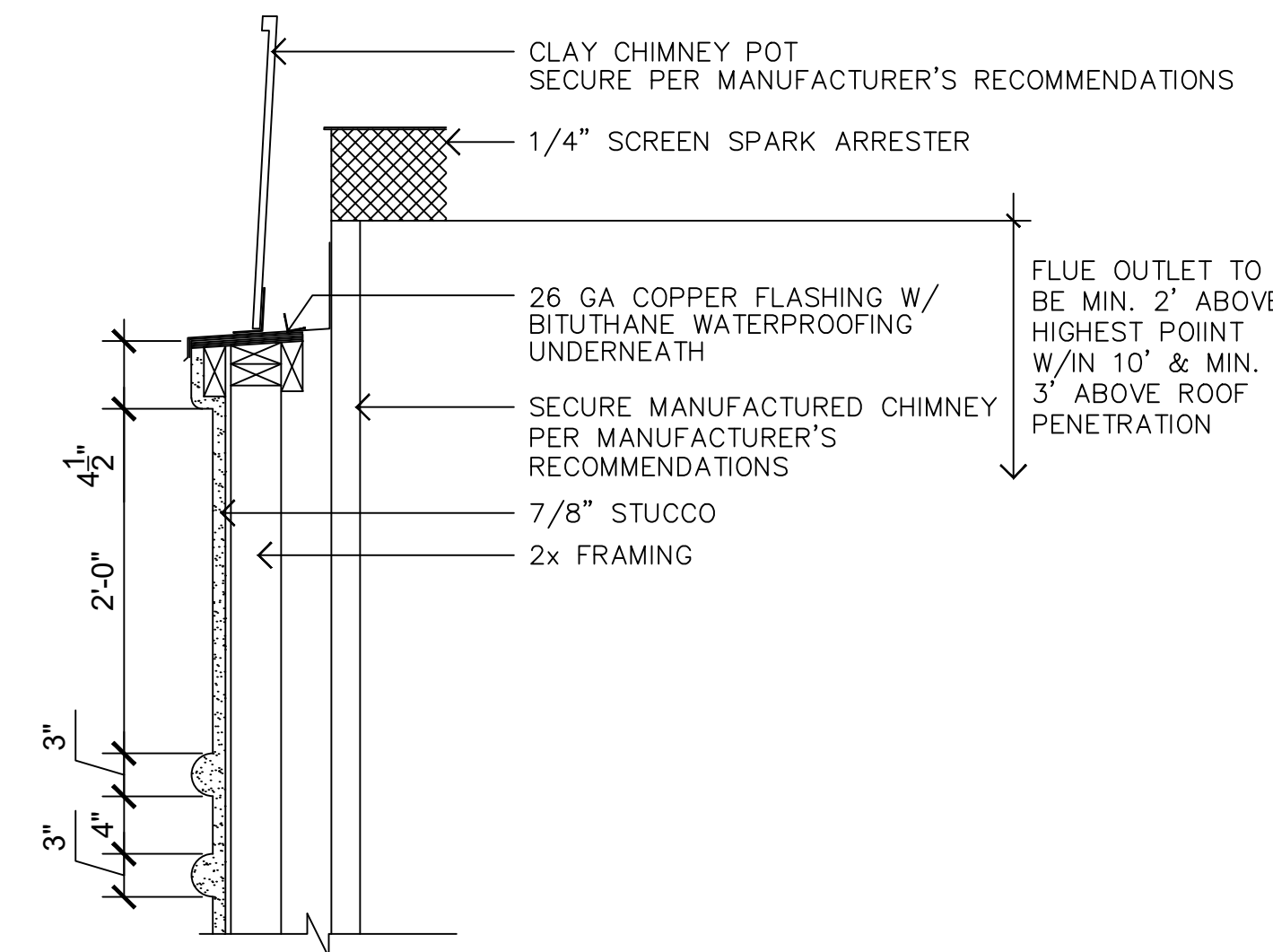
3 WINDOW FLASHING 1/2"=1'-0" NT5



4 SHOWER DETAIL 1"=1'-0"

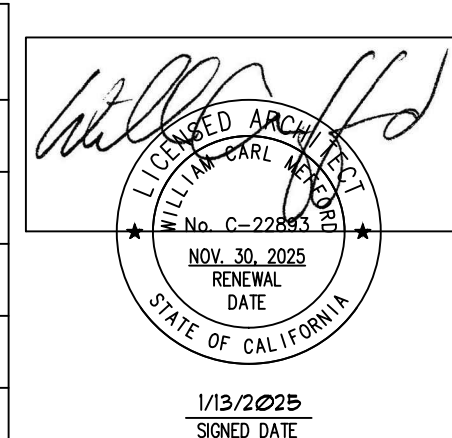


5 PARAPET NT5



6 CHIMNEY 1"=1'-0"

REVISIONS	
NO.	DATE



WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

DOOR & WINDOW SCHEDULES

NEW RESIDENCE FOR:
Mr. & Mrs. Mirchandani
1586 PASEO VISTA MONTEREY
APN 259-111-011

DATE: 1/13/2025	SHEET TITLE: SCHEDULES DETAILS
PROJECT NO. 23008	
DRAWN BY:	
CHECKED BY:	SHEET NO. A-8 OF FORTY NINE SHEETS

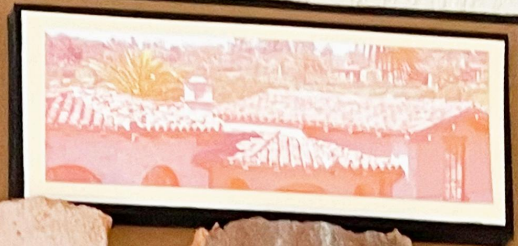
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rafter tail & beams



copper gutters-downspouts



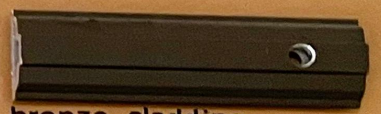
spanish clay tile roof custom blend



walls - mission finish



exterior spanish tile



bronze cladding

Casa Miramar
 7586 Paseo Vista Monterra
 APN 259-171-011



exterior doors & windows bronze

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