

# Revised Exhibit B

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## **DRAFT RESOLUTION**

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

In the matter of the application of:

**CHAPIN (PLN160206, PLN160207, PLN160208, and PLN160209)**

#### **RESOLUTION NO. 16 -**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving Design Approvals to allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing.

[11681, 11683, 11685, and 11687 Preston Street, Castroville, North County; Castroville Community Plan (APNs: 030-011-015/16/17/18-000)]

**The Chapin application (PLN160206/PLN160207/PLN160208/PLN160209) came on for public hearing before the Monterey County Zoning Administrator on May 26, 2016.**

**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:**

#### **FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project involves Design Approvals to allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. Colors and materials include dark brown asphalt composition roofing tiles; off white and dark green or brown exterior accent paint; and taupe, tan, dark green, and reddish brown exterior paint with a stucco finish. The residences will have similar, but not identical, color schemes.  
**EVIDENCE:** a) Applications for four Design Approvals were submitted on March 14, 2016.  
b) The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville (Assessor's Parcel Numbers 030-011-015/16/17/18-000), Castroville Community Plan, North County Area Plan. Related to PLN080039. The parcels are zoned CP-HDR (Castroville Community Plan - High Density Residential), which allows single-family dwellings with the issuance of a Design Approval. Therefore, the project is an allowed land use for this site.  
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

2. **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;
  - North County Area Plan;
  - Castroville Community Plan; and
  - Monterey County Zoning Ordinance (Title 21).
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
- c) The projects were scheduled before the Castroville Land Use Advisory Committee (LUAC) at a duly noticed public meeting on April 18, 2016; however, the LUAC did not meet due to lack of a quorum. Given the minor nature of the proposed development (i.e., single-family residences on infill lots), and the lack of public concern as evidenced by no public involvement at the noticed LUAC, the applications were not rescheduled for further LUAC consideration.
- d) The current configuration and legality of the lots has been confirmed via Board of Supervisors Resolution No. 09-185, adopted March 17, 2009, and the Axtell Street Properties Final Map at Volume 24, Cities and Towns, Page 31, recorded August 23, 2011.
- e) The project planner conducted a site inspection on April 18, 2016, to verify that the project on the subject parcel conforms to the plans listed above.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.
3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
- EVIDENCE:** a) The applicant proposes a single-family dwelling with attached garage on each of four residential, infill lots in the Castroville Community. The surrounding parcels support a mix of single-family dwellings and apartments. The proposed one-story single-family dwellings are also of comparable size to the one-story single-family dwellings in the adjacent neighborhood area. The colors and materials are consistent with other dwellings in the neighborhood, which include a combination of tan, brown, green, blue, and off-white colors. The colors and materials of the proposed single-family dwellings would also match a recently-completed apartment complex on an adjacent parcel. In addition, the proposed structures comply with the Castroville Community Plan

Design Guidelines with regard to style, compatibility, and architectural elements. The proposed development is not visible from Merritt Street nor from any common public viewing area; therefore, the proposed structures would not have an impact on a public viewshed. As proposed, the projects assure protection of the public viewshed, are consistent with neighborhood character, and assure visual integrity.

- b) The project planner conducted a site inspection on April 18, 2016, to verify that the project on the subject parcel conforms to the plans listed above and will not adversely impact the neighborhood character.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of new structures, including the first single-family dwelling per lot.
  - b) The project involves the construction of four separate single-family dwellings with an attached garage on four separate parcels, or one dwelling per parcel. Therefore, the project conforms to the categorical exemption identified in Evidence a) above.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 18, 2016.
  - 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN160206, PLN160207, PLN160208, and PLN160209.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the projects Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approves the Design Approvals, in general conformance with the attached plans, colors, and materials and subject to the attached two (2) conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of May 2016:

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Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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 TO THE BOARD 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

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 RMA-Planning and RMA-Building Services office in Salinas.

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation

### Monitoring and Reporting Plan

PLN160206/PLN160207/PLN160208/PLN160209

#### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** These Design Approvals (PLN160206, PLN160207, PLN160208, and PLN160209) allow the construction of four (4) 1,348 square foot one-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville (Assessor's Parcel Numbers 030-011-015/016/017/018-000), Castroville Community Plan, North County 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

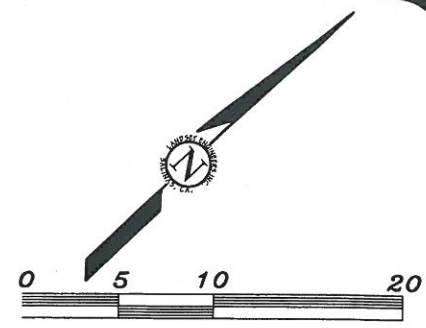
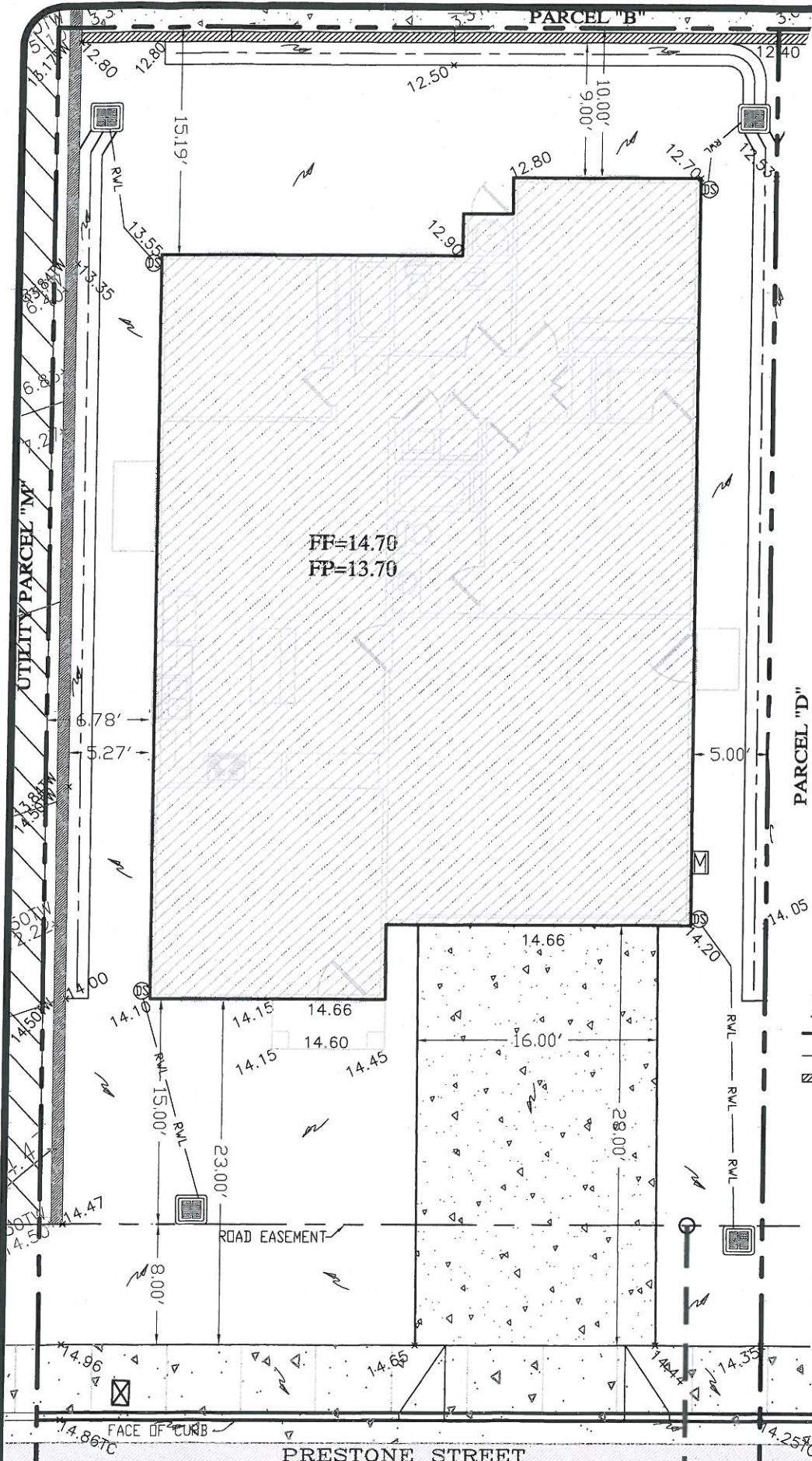
**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

#### 2. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.



DEVELOPER:  
**THE DON CHAPIN COMPANY**  
 SALINAS, CALIFORNIA

APN: 030-011-015  
 LOT AREA: 5,434.7 SQ.FT.  
 LOT COVERAGE: 1,694.44 SQ.FT.  
 COVERAGE PERCENTAGE: 31.2%



*8/2/14*  
**GUY R. GIRARDO** R.C.E No. 56569

**LEGEND:**

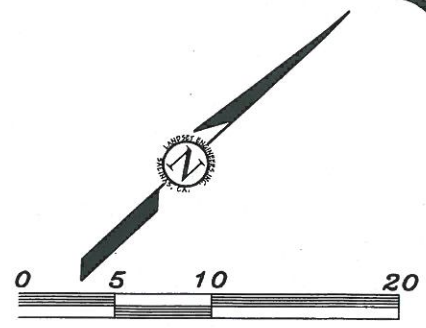
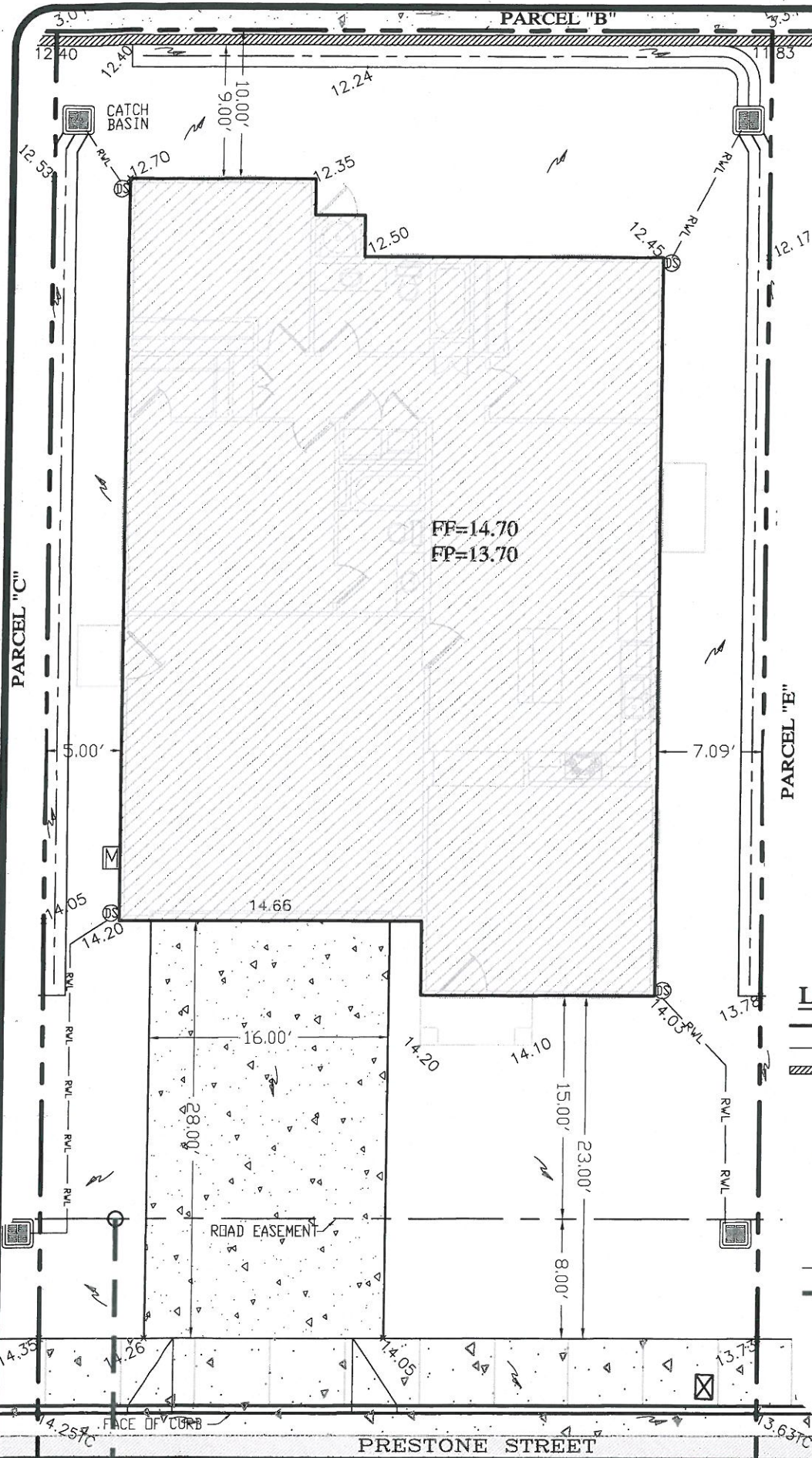
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- RIGHT-OF-WAY EASEMENT LINE
- RETAINING WALL W/BOARD FENCE
- PORTLAND CEMENT CONCRETE SURFACE
- ASPHALT CONCRETE SURFACE
- x 14.44 FINISH GRADE ELEVATION @ CROSS
- ~ FLOW DIRECTION
- ⊙ ROOF DOWNSPOUT
- RVL --- RAIN WATER LEADER
- SANITARY SEWER LATERAL
- ⊗ WATER / ELEC.-GAS METER
- ⊠ CATCH BASIN
- FF FP FINISH FLOOR, FINISH PAD,
- TC TW TOP OF CURB, TOP OF WALL

**LANDSET**  
 ENGINEERS, INC.  
 ENGINEERING - LAND PLANNING  
 SURVEYING - ENVIRONMENTAL CONSULTING  
 520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

**PLOT PLAN PARCEL "C"**  
 11681 PRESTON STREET, CASTROVILLE, CA  
 PRESTON STREET PROPERTIES  
 MONTEREY COUNTY, CALIFORNIA

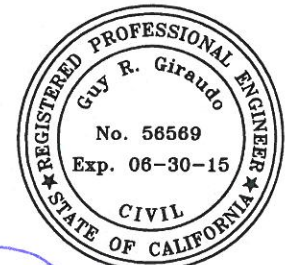
1 08/18/14 AMS MO.CO. PLAN REVIEW  
 SCALE: 1"=10'  
 DATE: FEBRUARY, 2013  
 PROJECT 1037-04





DEVELOPER:  
**THE DON CHAPIN COMPANY**  
 SALINAS, CALIFORNIA

APN: 030-011-016  
 LOT AREA: 5,434.7 SQ.FT.  
 LOT COVERAGE: 1,694.44 SQ.FT.  
 COVERAGE PERCENTAGE: 31.2%



*[Signature]* 8/2/14  
**GUY R. GIRAUDO** R.C.E No. 56569

**LEGEND:**

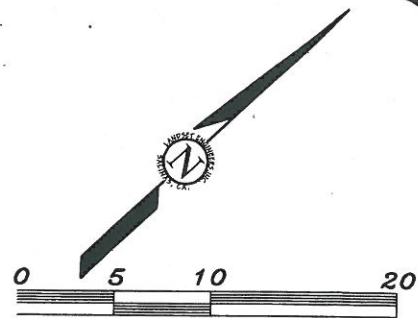
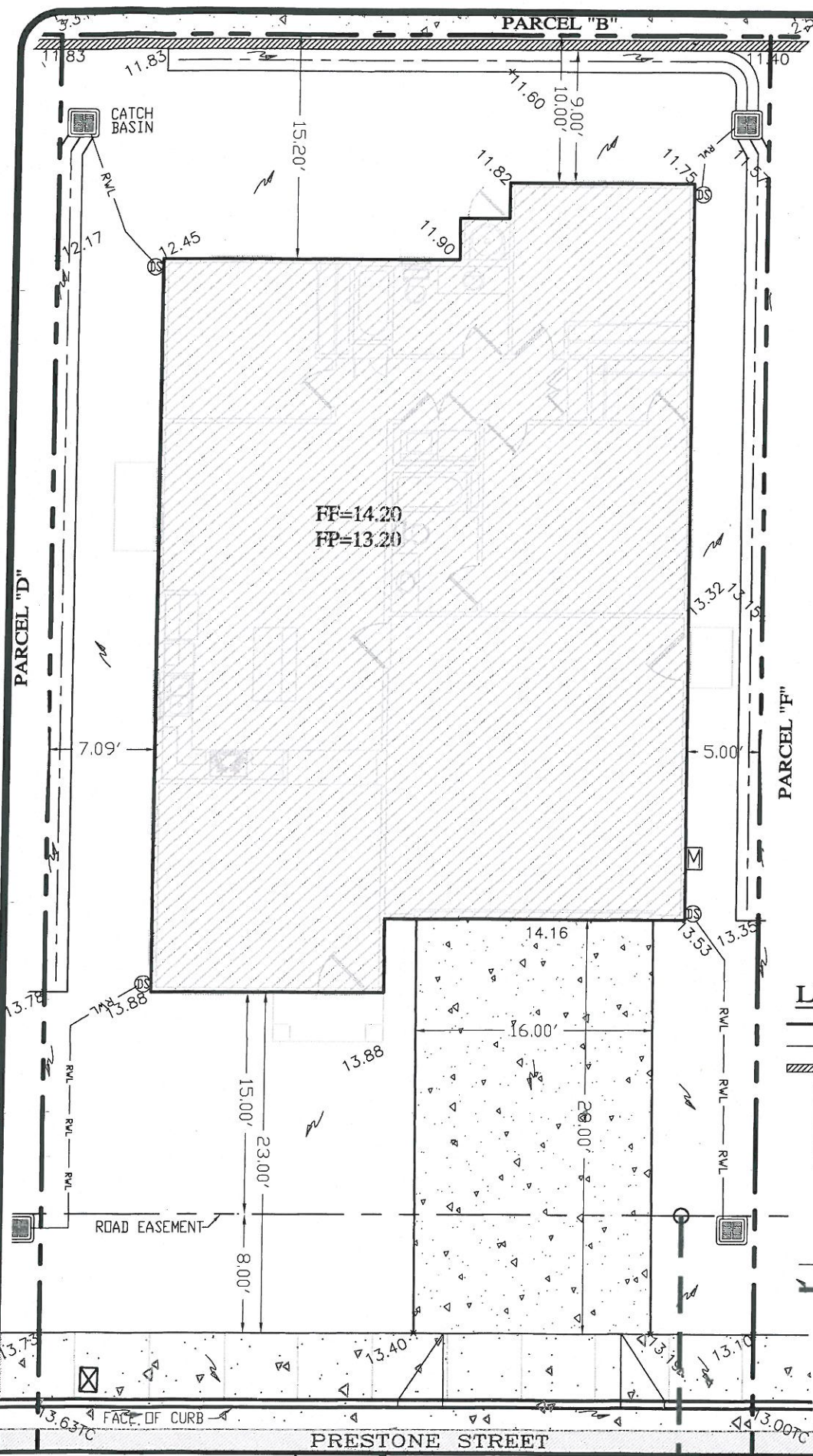
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- - - RIGHT-OF-WAY EASEMENT LINE
- ▨ RETAINING WALL W/BOARD FENCE
- ▨ PORTLAND CEMENT CONCRETE SURFACE
- ▨ ASPHALT CONCRETE SURFACE
- x 14.44 FINISH GRADE ELEVATION @ CROSS
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- ⊙ ROOF DOWNSPOUT
- RVL --- RAIN WATER LEADER
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- ⊗ M WATER / ELEC.-GAS METER
- ⊠ CATCH BASIN
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- TC TW TOP OF CURB, TOP OF WALL

**LANDSET**  
 ENGINEERS, INC.  
 ENGINEERING - LAND PLANNING  
 SURVEYING - ENVIRONMENTAL CONSULTING  
 520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

**PLOT PLAN PARCEL "D"**  
 11683 PRESTON STREET, CASTROVILLE, CA  
 PRESTON STREET PROPERTIES  
 MONTEREY COUNTY, CALIFORNIA

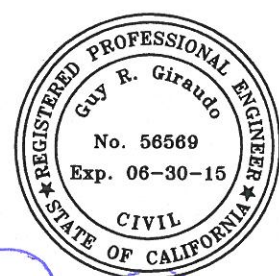
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SCALE: 1"=10'			
DATE: FEBRUARY, 2013			
PROJECT 1037-04			





DEVELOPER:  
THE DON CHAPIN COMPANY  
SALINAS, CALIFORNIA

APN: 030-011-017  
LOT AREA: 5,434.7 SQ.FT.  
LOT COVERAGE: 1,694.44 SQ.FT.  
COVERAGE PERCENTAGE: 31.2%



*[Signature]* 6/2/14  
GUY R. GIRAUDO R.C.E No. 56569

**LEGEND:**

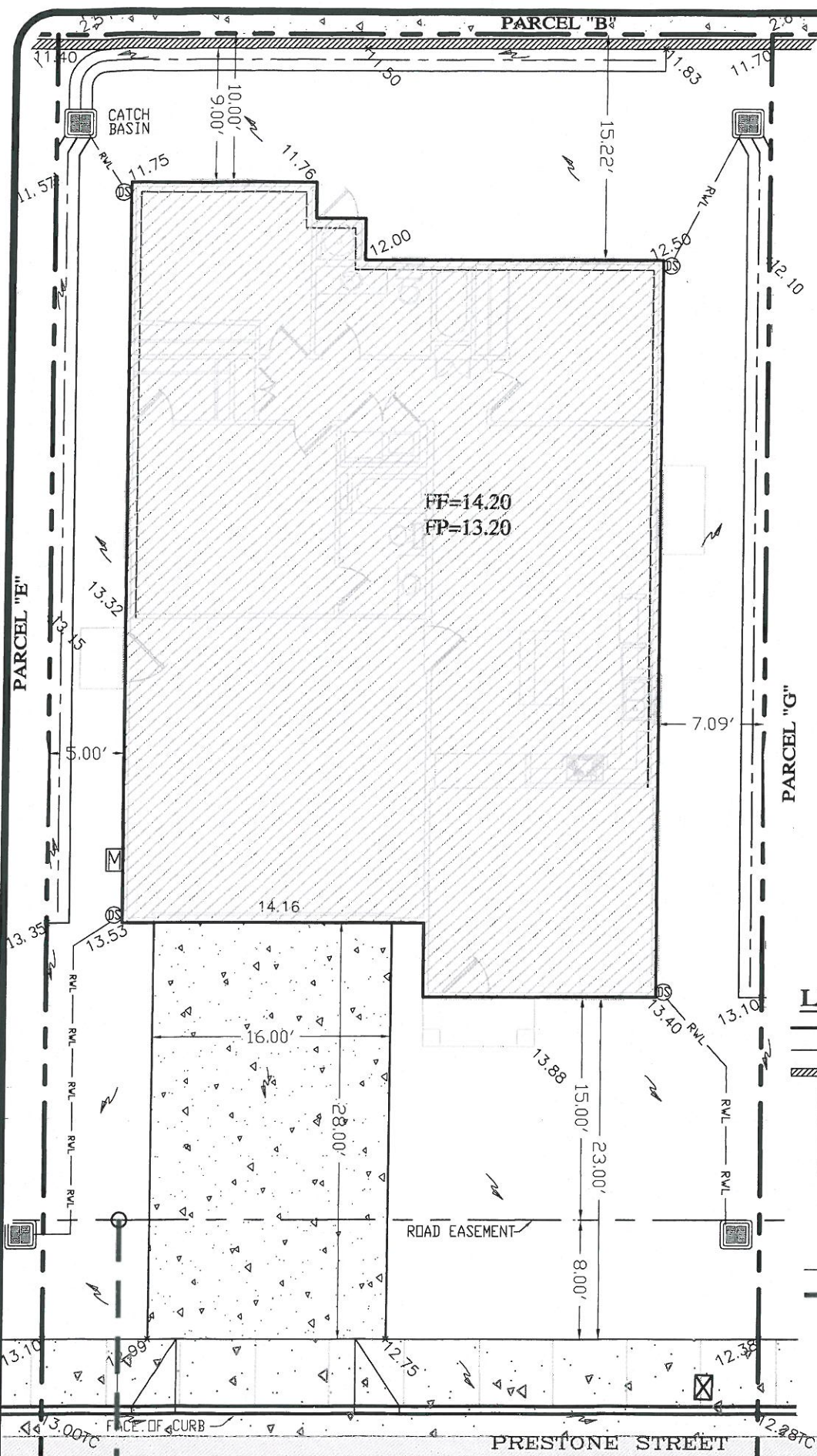
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- [Pattern] PORTLAND CEMENT CONCRETE SURFACE
- [Pattern] ASPHALT CONCRETE SURFACE
- x14.44 FINISH GRADE ELEVATION @ CROSS
- ~ FLOW DIRECTION
- DS ROOF DOWNSPOUT
- RWL --- RAIN WATER LEADER
- SANITARY SEWER LATERAL
- [Box] [Box] WATER / ELEC.-GAS METER
- [Box] CATCH BASIN
- FF FP FINISH FLOOR, FINISH PAD,
- TC TW TOP OF CURB, TOP OF WALL

**LANDSET**  
ENGINEERS, INC.  
ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING  
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

**PLOT PLAN PARCEL "E"**  
11685 PRESTON STREET, CASTROVILLE, CA  
PRESTON STREET PROPERTIES  
MONTEREY COUNTY, CALIFORNIA

1	08/18/14	AMS	MO.CO. PLAN REVIEW
SCALE: 1"=10'			
DATE: FEBRUARY, 2013			
PROJECT 1037-04			





PARCEL "B"

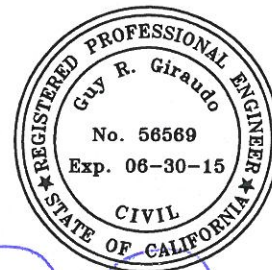
PARCEL "E"

PARCEL "G"

FF=14.20  
FP=13.20

DEVELOPER:  
**THE DON CHAPIN COMPANY**  
SALINAS, CALIFORNIA

APN: 030-011-018  
LOT AREA: 5,434.7 SQ.FT.  
LOT COVERAGE: 1,694.44 SQ.FT.  
COVERAGE PERCENTAGE: 31.2%



GUY R. GIRAUDO R.C.E No. 56569

**LEGEND:**

- PROPERTY LINE
- - - RIGHT-OF-WAY EASEMENT LINE
- /// RETAINING WALL W/BOARD FENCE
- PORTLAND CEMENT CONCRETE SURFACE
- ASPHALT CONCRETE SURFACE
- x 14.44 FINISH GRADE ELEVATION @ CROSS
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- - - SANITARY SEWER LATERAL
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- FF FP FINISH FLOOR, FINISH PAD,
- TC TW TOP OF CURB, TOP OF WALL

**LANDSET**  
ENGINEERS, INC.  
ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING  
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

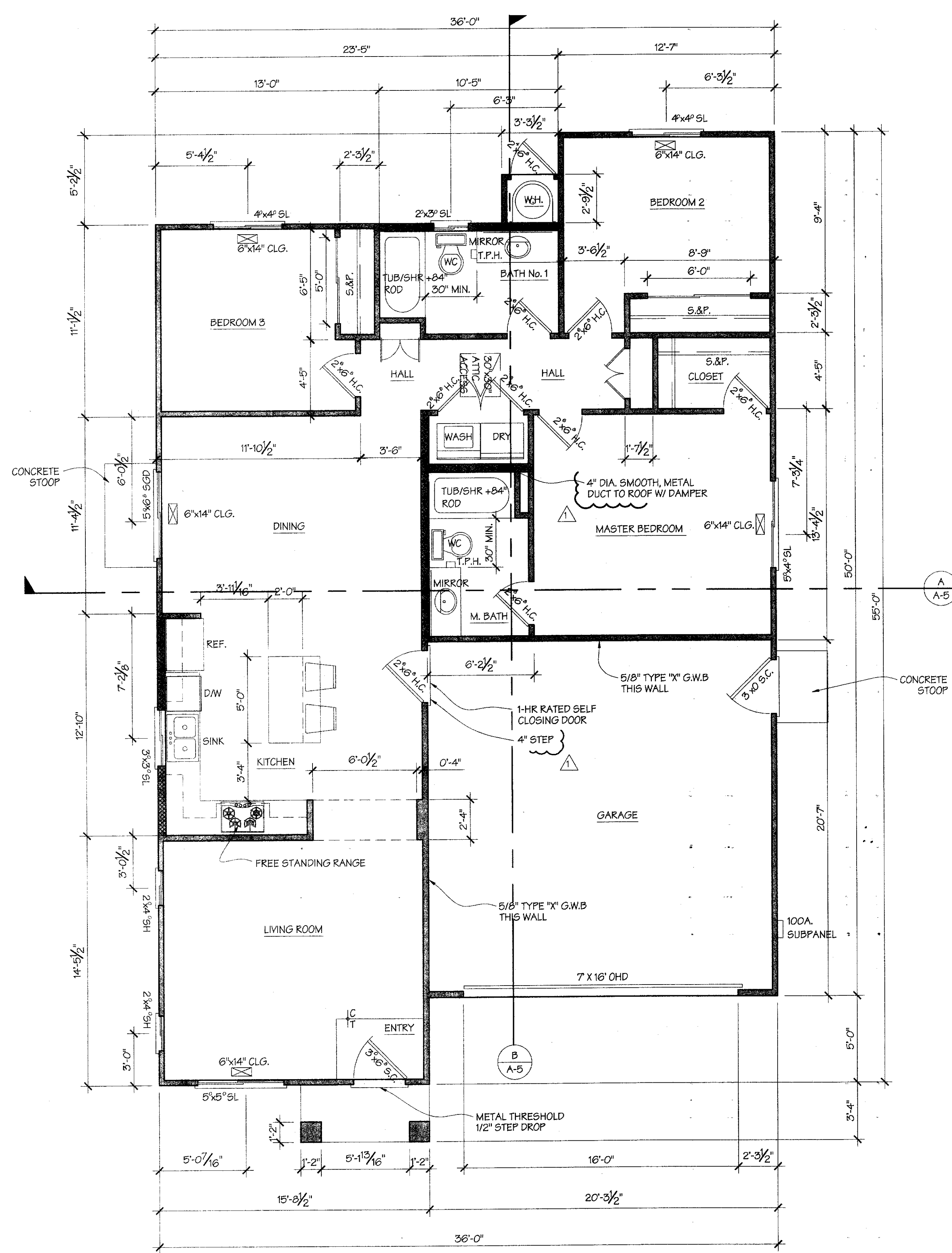
**PLOT PLAN PARCEL "F"**  
11687 PRESTON STREET, CASTROVILLE, CA  
PRESTON STREET PROPERTIES  
MONTEREY COUNTY, CALIFORNIA

1 08/18/14 AMS MO.CO. PLAN REVIEW

SCALE: 1"=10'

DATE: FEBRUARY, 2013  
PROJECT 1037-04





FLOOR PLAN

(PARCELS C & E)

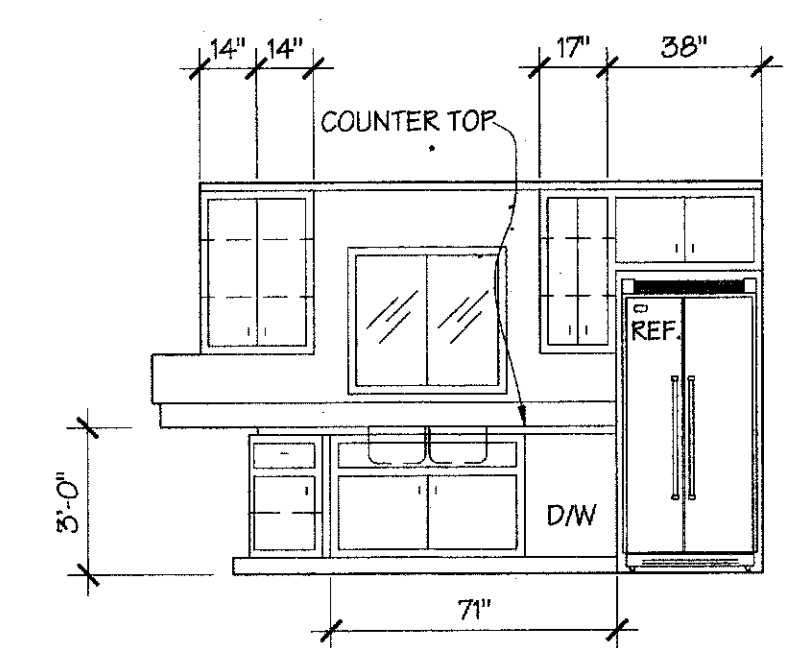
1/4" = 1'-0"

WALL SCHEDULE	
	(N) 2x6 STUDS @ 16" O.C.
	(N) 2x4 STUDS @ 16" O.C.

GENERAL NOTE  
1. ALL ROOM HEIGHTS UNLESS OTHERWISE NOTED ARE 8'-0"

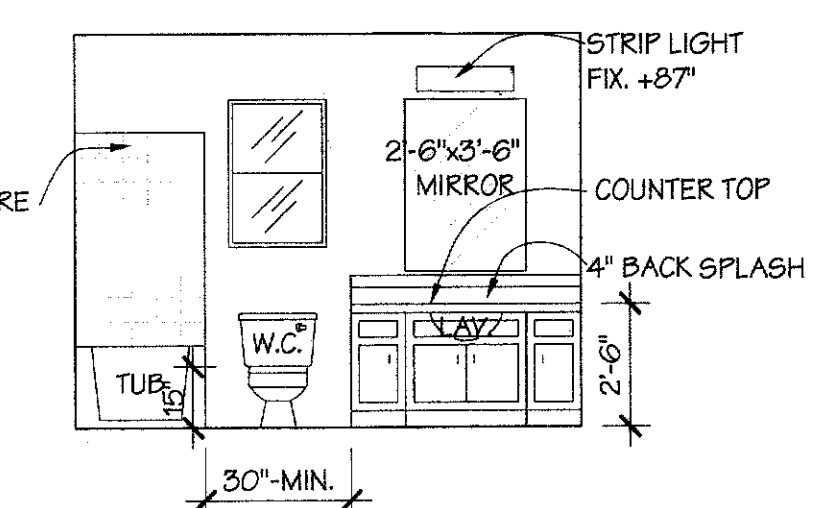
### HEAT-LOSS CALCS.

FLOOR AREA= 1,348 S.F. GLASS AREA= 138 S.F. = 10.2% OHTM= 447  
HEAT LOSS :  
 $q = OHTM \times FLOOR AREA \times \Delta T - FLOOR AREA \times \Delta T$   
 $477 \times 1,348 \times 38 - \frac{1,348 \times 38}{38} = 23,085 BTU/HR$   
FURNACE SIZE:  
 $1.3 \times q + 10 BTU/HR/S.F. \times FLOOR AREA$   
 $1.3 \times 23,085 + (10 \times 1,348) = 43,490 BTU/HR$   
FURNACE IN ATTIC  
YORK OR EQUAL  
67,500 BTU INPUT - 54,500 BTU OUTPUT  
HTR. 80.0% EER R-8.0 DUCTS GAS FIRED  
1,200 C.F.M.  
WATER HEATER:  
A.O. SMITH 40 GALLON WATER HEATER  
IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY SIZE HEATING EQUIPMENT TO MEET THE REQUIREMENTS OF CBC 310.11



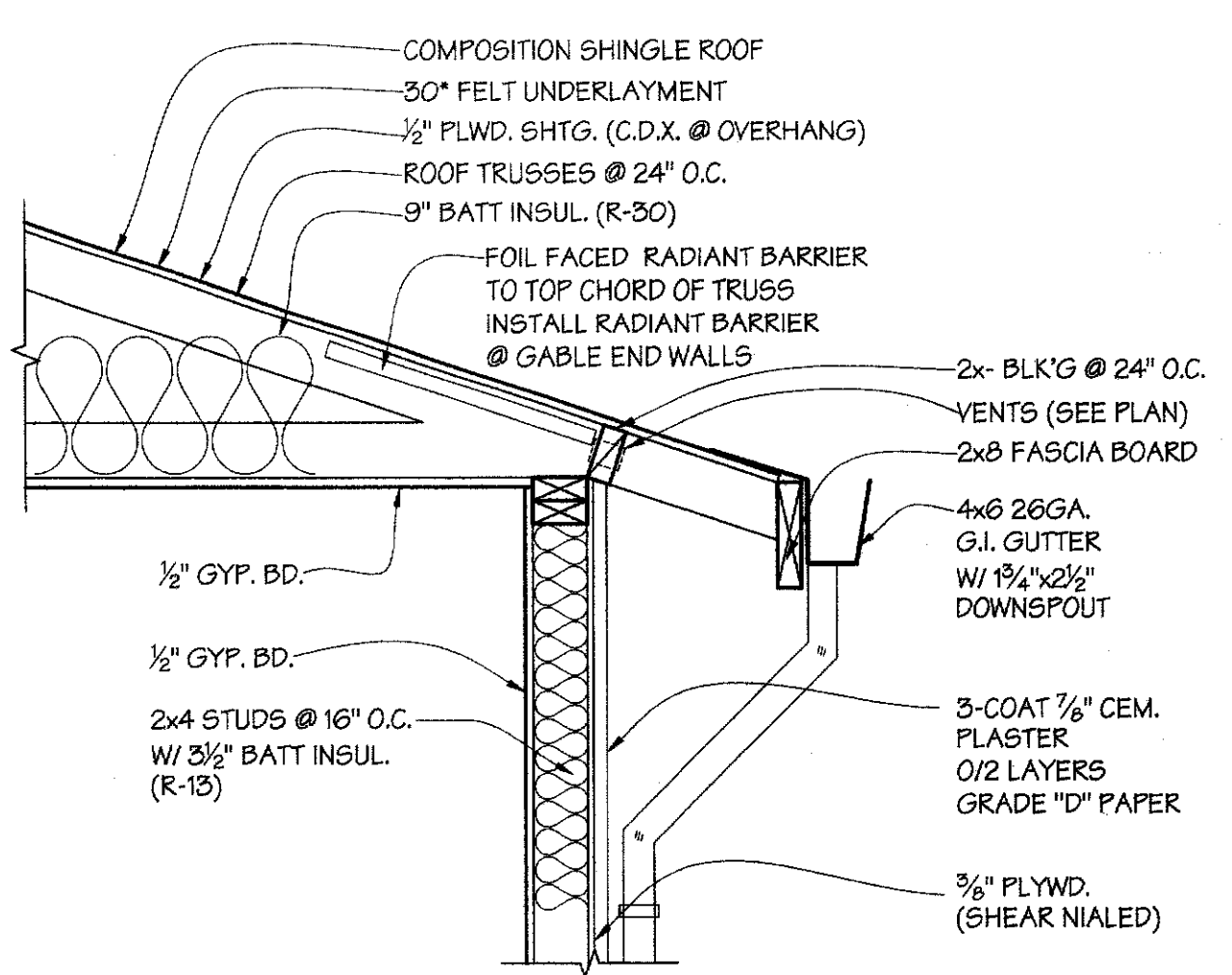
KITCHEN ELEVATIONS

1/4" = 1'-0"  
CABINET ELEVATION DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. CABINET DOOR AND DRAWER WIDTH MODULES ARE NOT NECESSARILY DRAWN TO SCALE AND OVERALL DIMENSIONS SHOULD BE ADAPTED TO ROOM SIZES WHICH ARE MEASURED PER THE FLOOR PLAN DIMENSIONS.



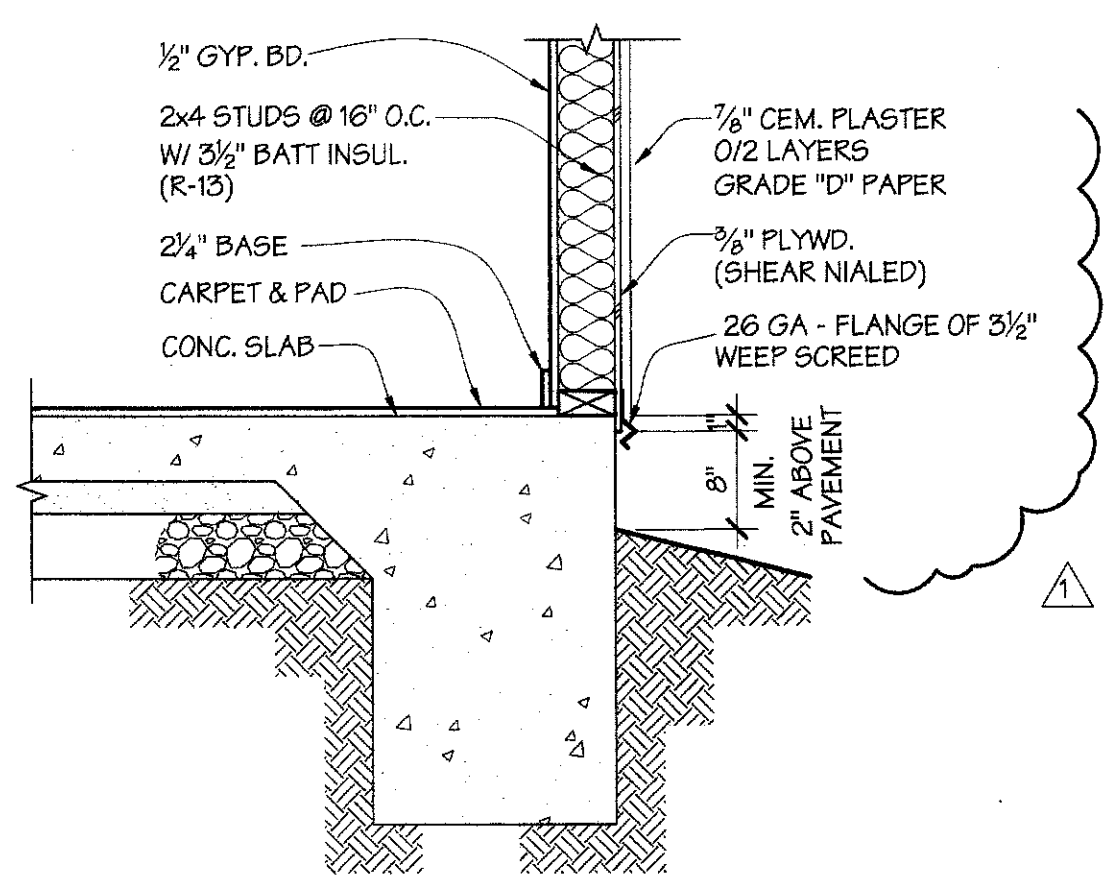
BATH No.1 ELEV.

1/4" = 1'-0"



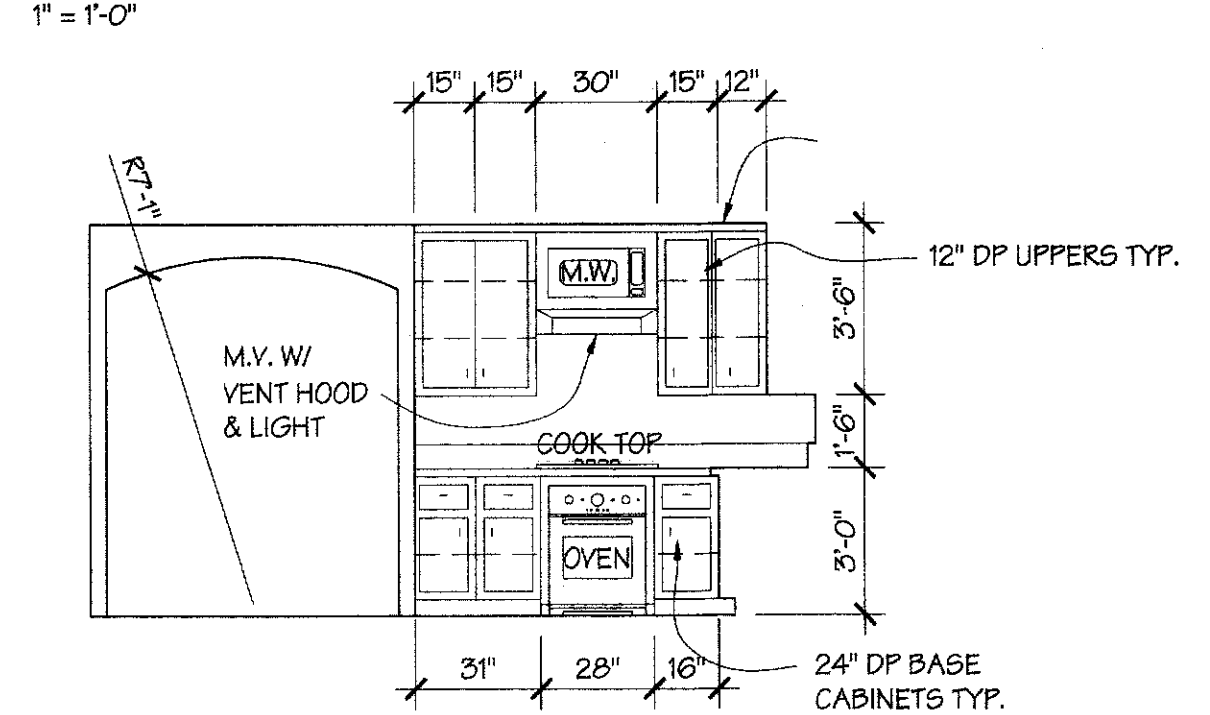
TYP. EAVE DETAIL

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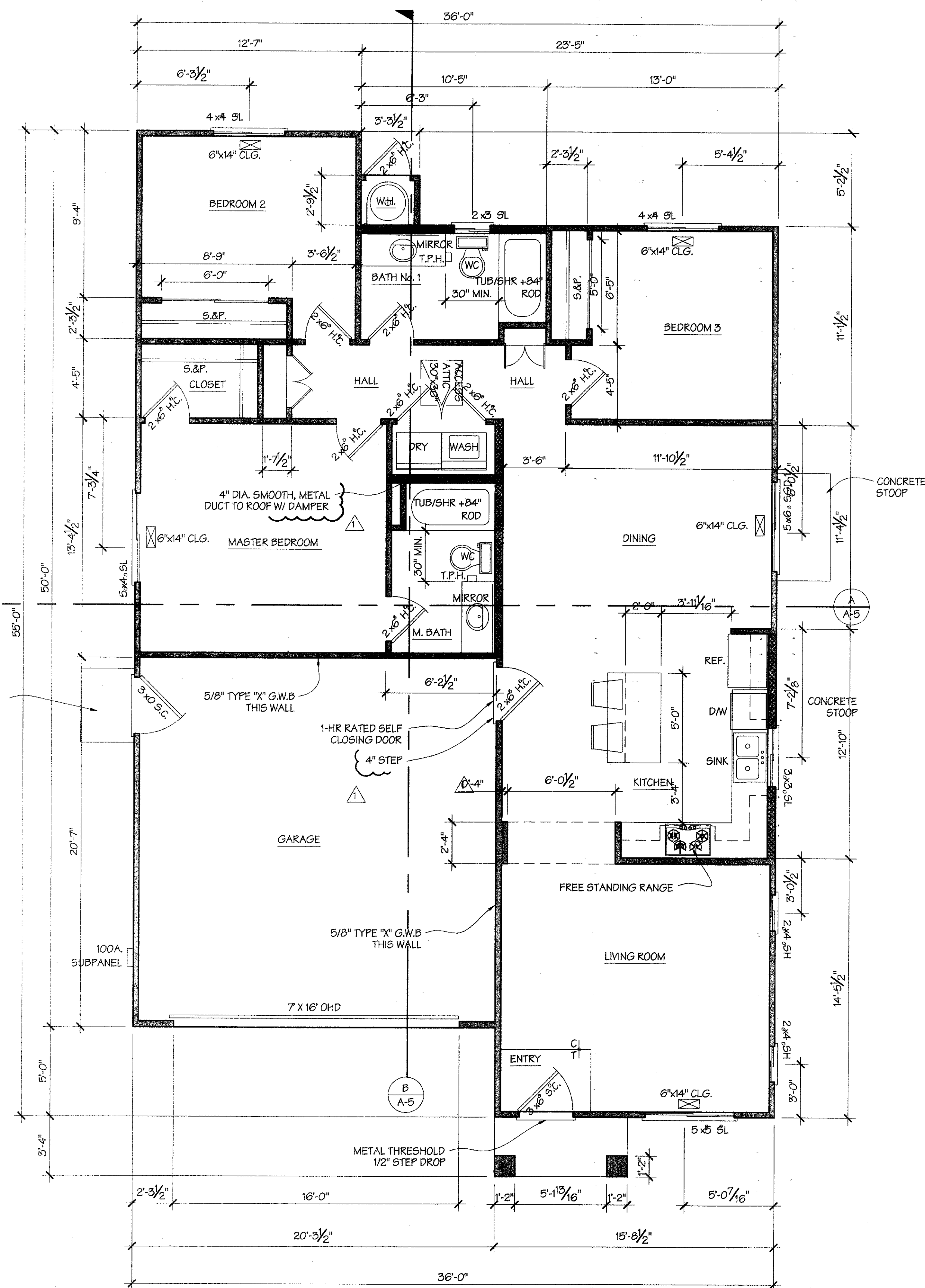
TYP. FOOTING DETAIL

2



MASTER BATH ELEV.

1/4" = 1'-0"



## REVERSE FLOOR PLAN (PARCELS D & F)

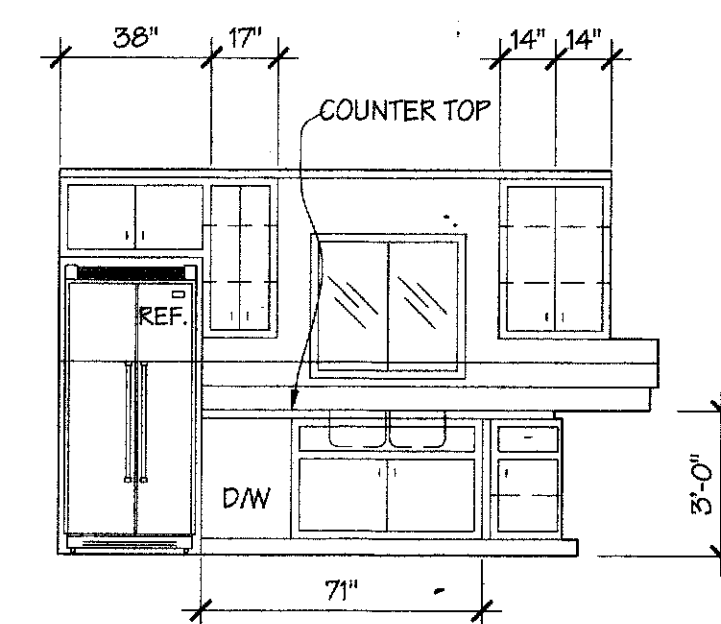
1/4" = 1'-0"

### WALL SCHEDULE

- (N) 2x6 STUDS @ 16" O.C.
- (N) 2x4 STUDS @ 16" O.C.

### GENERAL NOTE

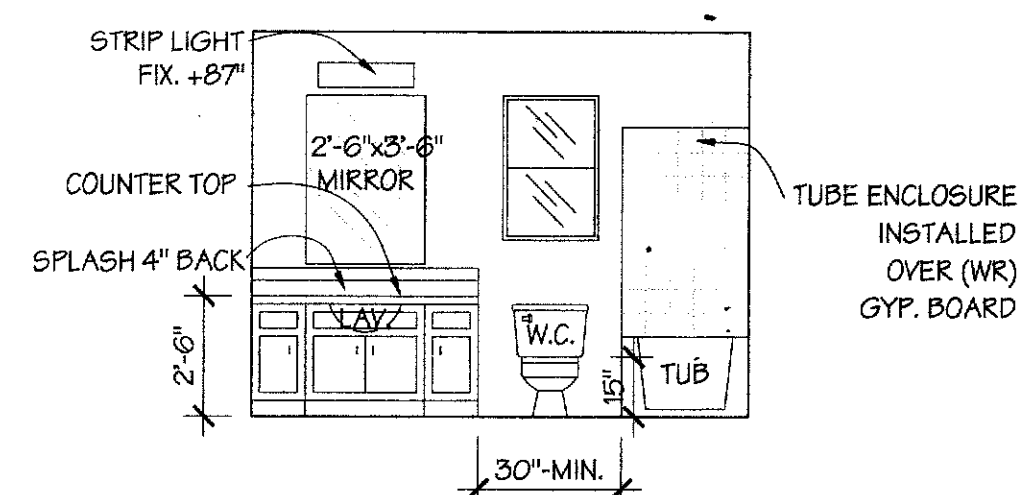
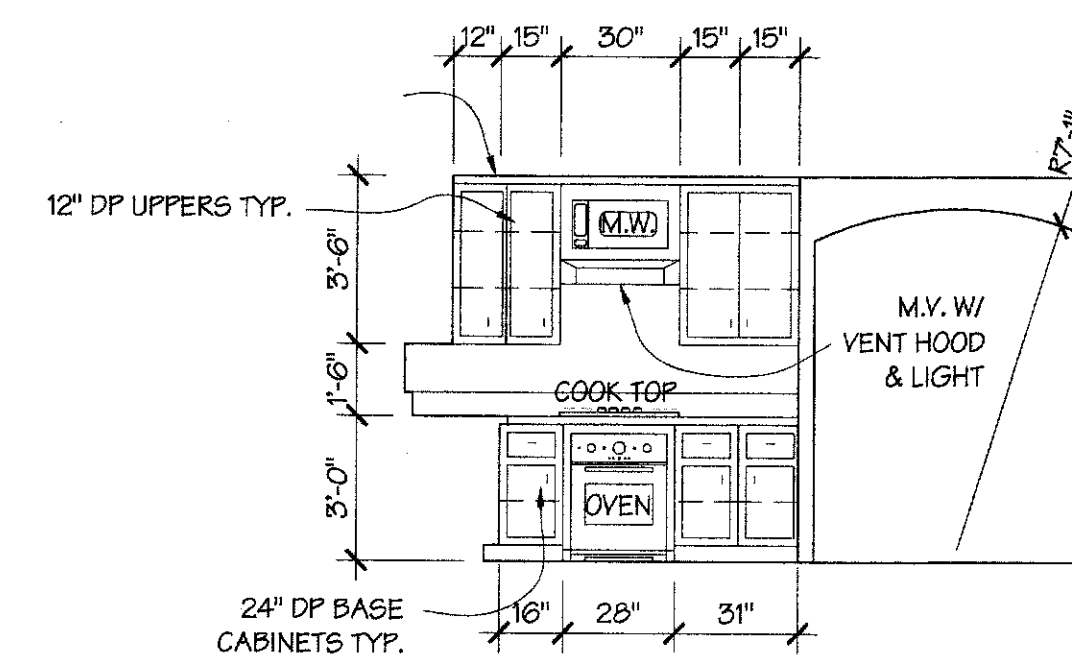
1. ALL ROOM HEIGHTS UNLESS OTHERWISE NOTED ARE 8'-0"



## KITCHEN ELEVATIONS

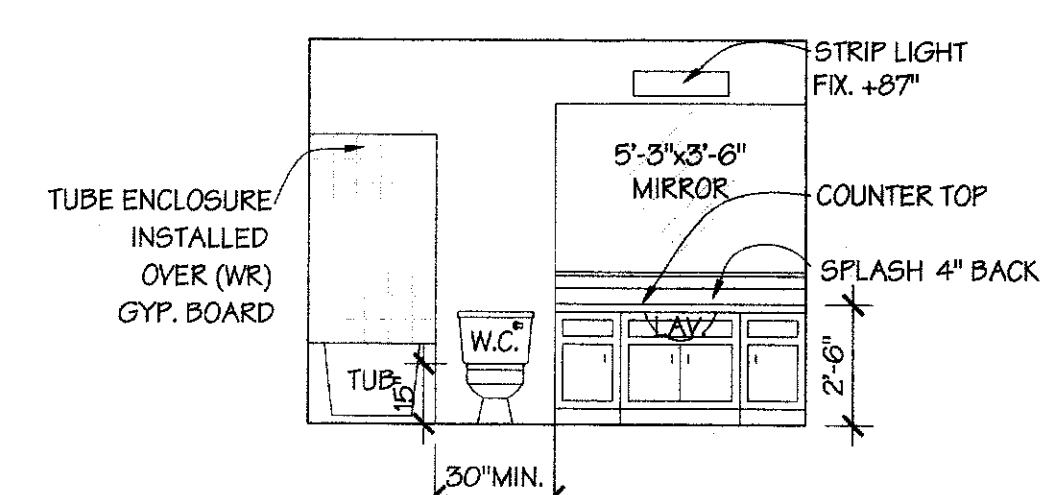
1/4" = 1'-0"

CABINET ELEVATION DRAWINGS ARE FOR GRAPHIC REPRESENTATION ONLY. CABINET DOOR AND DRAWER WIDTH MODULES ARE NOT NECESSARILY DRAWN TO SCALE AND OVERALL DIMENSIONS SHOULD BE ADAPTED TO ROOM SIZES WHICH ARE MEASURED PER THE FLOOR PLAN DIMENSIONS.



## BATH No.1 ELEV.

1/4" = 1'-0"



## MASTER BATH ELEV.

1/4" = 1'-0"

REVISIONS	BY
5/15/14	

**TISC DESIGN**  
109 B CENTRAL AVENUE  
SALINAS, CA 93901  
Phone : (831) 320-1536

**PARCELS D & F**  
**REVERSE FLOOR PLAN**  
**DETAILS**

**PROJECT NAME**  
**TEMBLADERO HOMES**  
PRESTON STREET  
CASTROVILLE, CALIFORNIA 95012

**PROJECT CLIENT:**  
**CHAPIN**  
CRAZY HORSE CANYON ROAD  
SALINAS, CALIFORNIA 93907

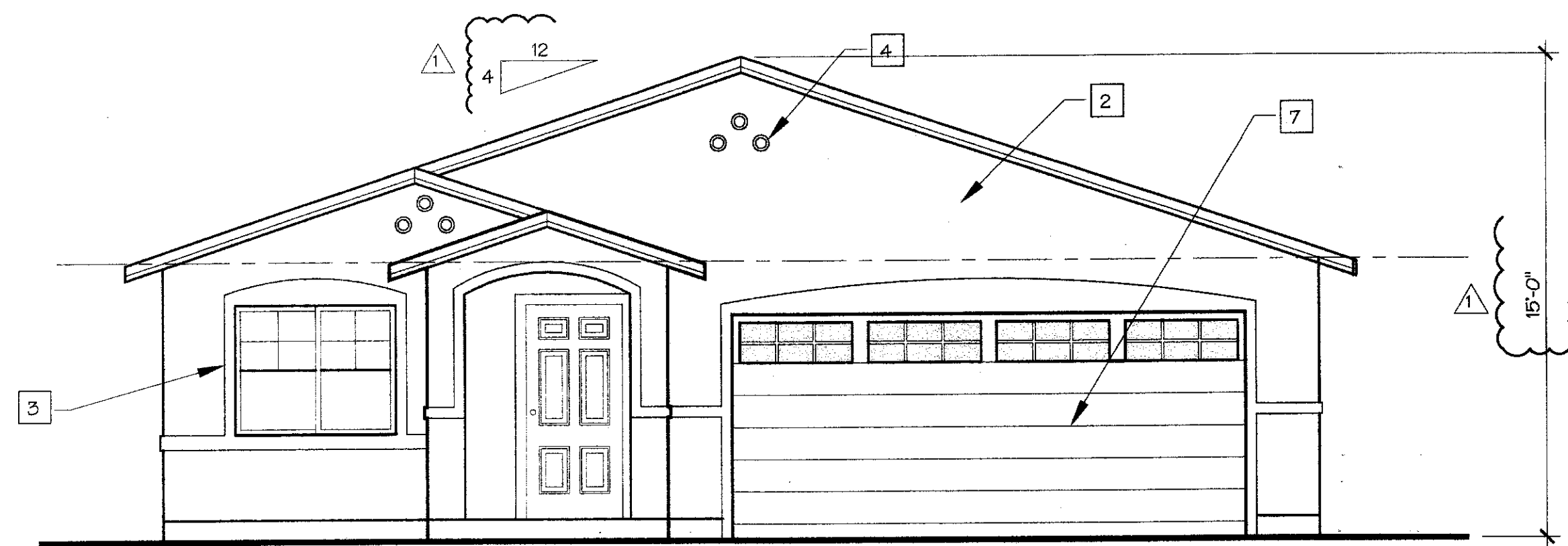
**DATE:** JUNE 6, 2013

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

**DRAWN:** BT

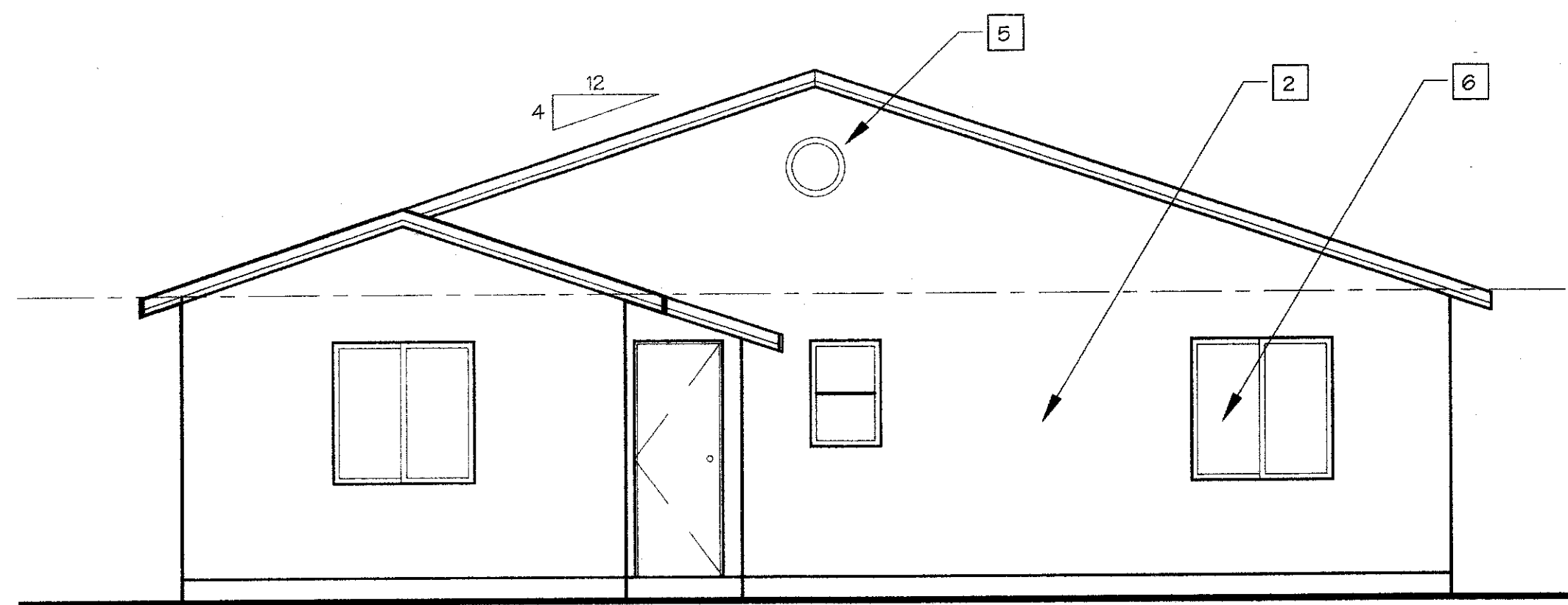
**SHEET NO.**

**A-1.1**



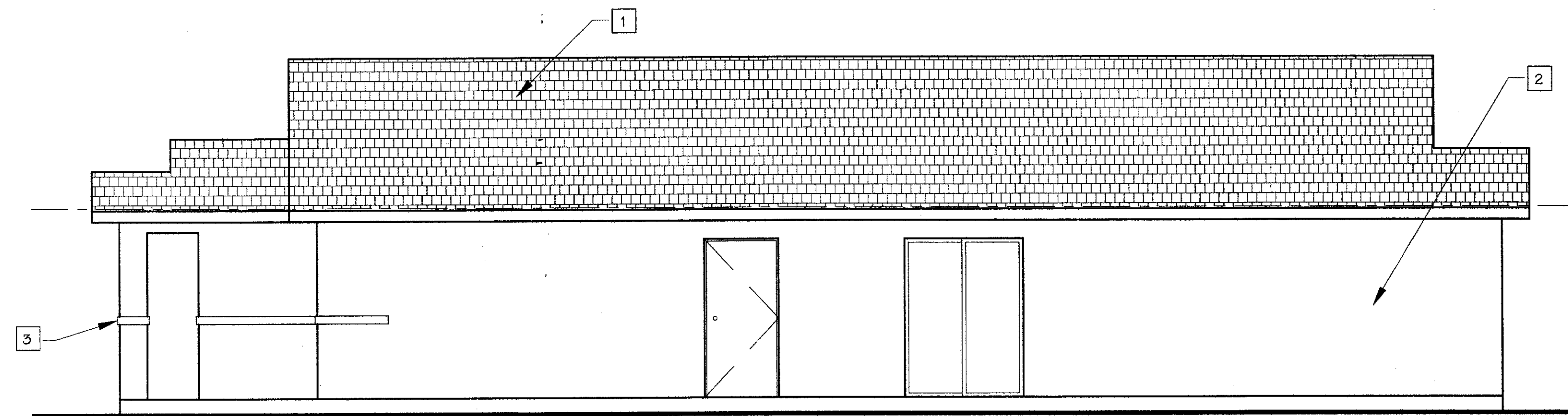
FRONT ELEVATION "A"

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



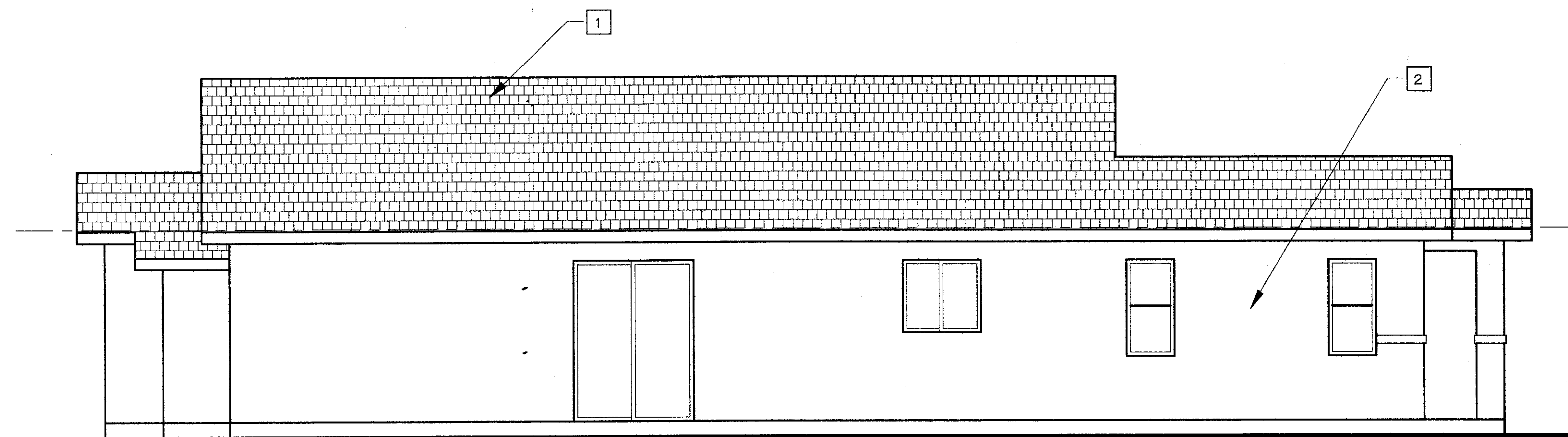
REAR ELEVATION "A"

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



RIGHT ELEVATION "A"

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



LEFT ELEVATION "A"

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

KEYED NOTES

- 1 COMPOSITION SHINGLES
- 2 PLASTER FINISH
- 3 FOAM TRIM
- 4 CLAY SCUPPER
- 5 18" LOUVERED VENT
- 6 VINYL WINDOW
- 7 METAL OVER HEAD DOOR
- 7 O'HAGIN ROOF VENTS

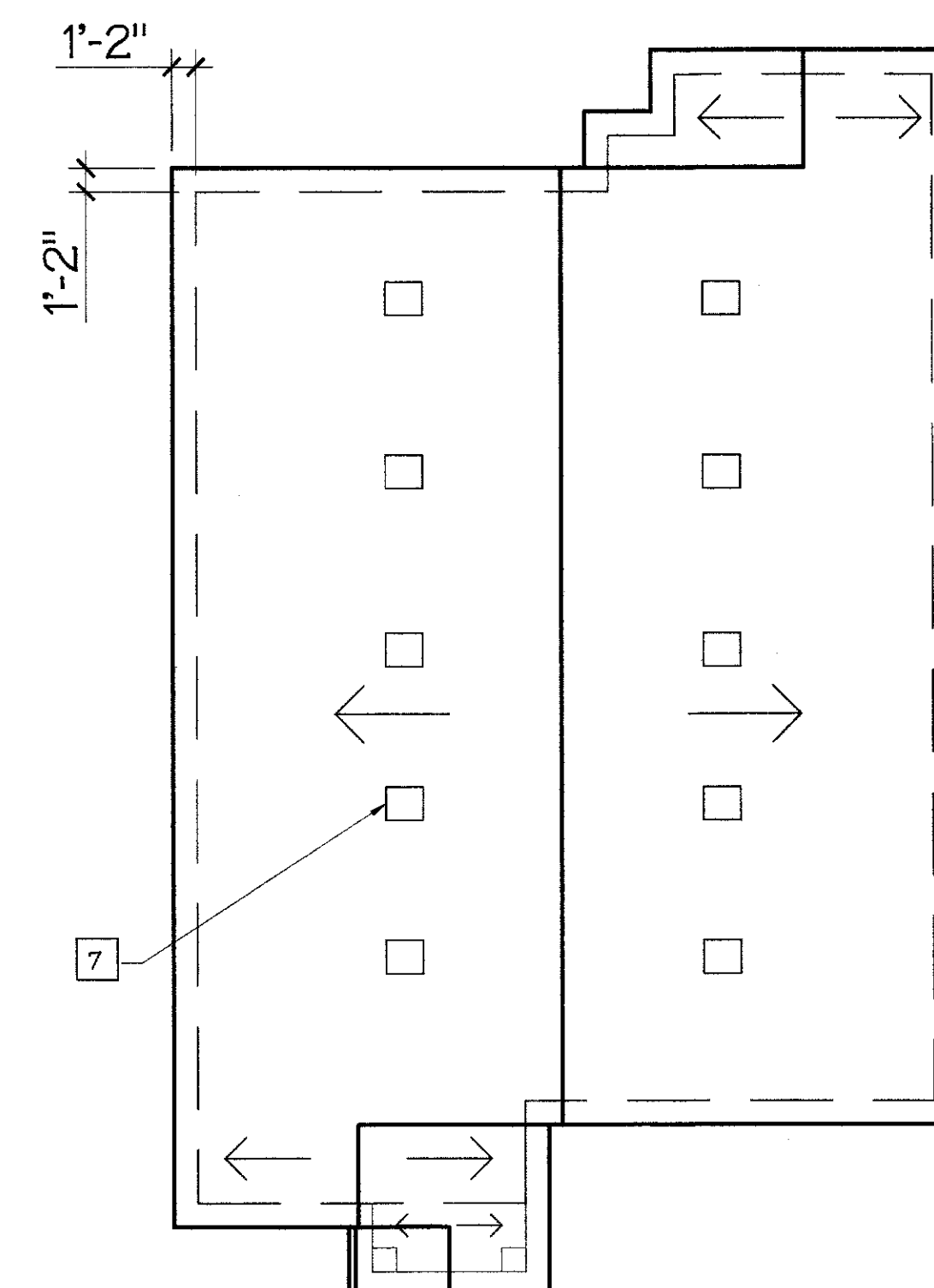
ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1,765 S.F./150 = 11.76 S.F.  
11.76 S.F. = 1,694.4 SQ.IN. REQUIRED

VENTS PROVIDED:

(N) 10 - O'HAGIN ROOF VENTS = 97.5/VENT = 975 SQ. IN.  
(N) 3"x16" x 20 EAVE VENTS = 48/VENT = 960 SQ.IN.

TOTAL VENTILATION PROVIDED = 1,935 SQ. IN.



ROOF PLAN "A"

SCALE: 1/8" = 1'-0"

REVISIONS	BY
5/15/14	BT

TISC DESIGN  
109 B CENTRAL AVENUE  
SALINAS, CA 93901  
Phone : (831) 350-1536

SHEET TITLE:  
ELEVATIONS  
FLOOR PLAN "A"

PROJECT NAME:  
TEMBLADERO HOMES  
PRESTON STREET  
CASTROVILLE, CALIFORNIA 95012

PROJECT CLIENT:  
CHAPIN  
CRAZY HORSE CANYON ROAD  
SALINAS, CALIFORNIA 93907

DATE: JUNE 6, 2013

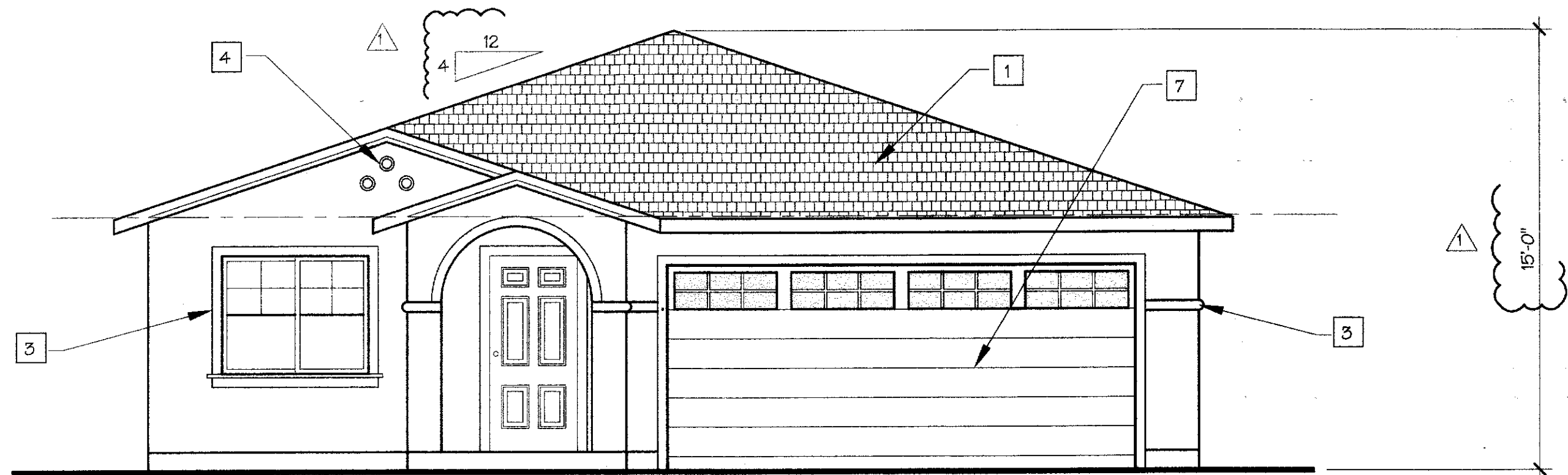
SCALE: SHOWN

DRAWN: BT

SHEET NO.

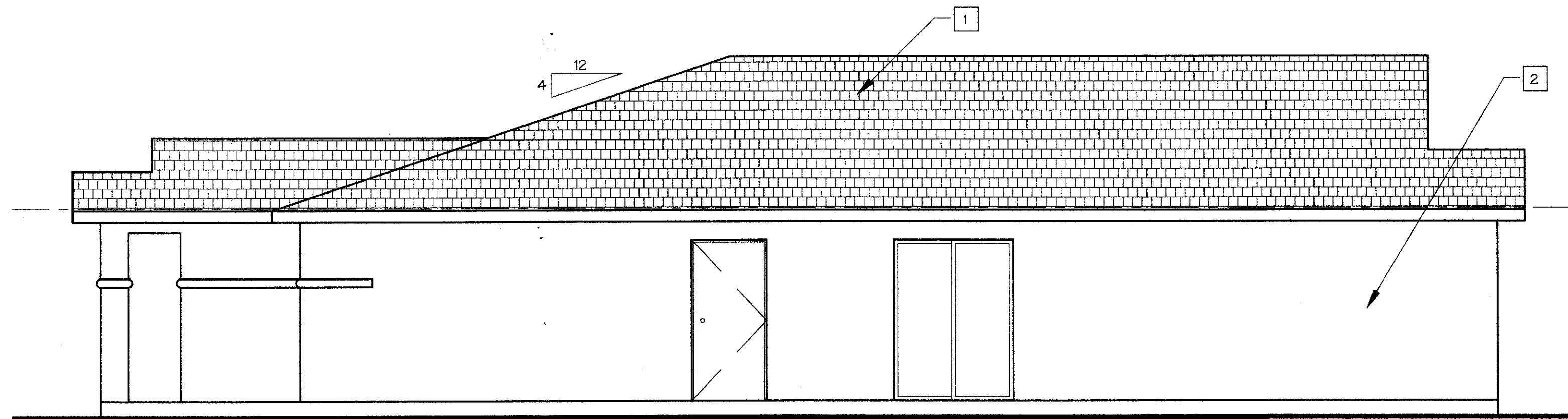
A-7





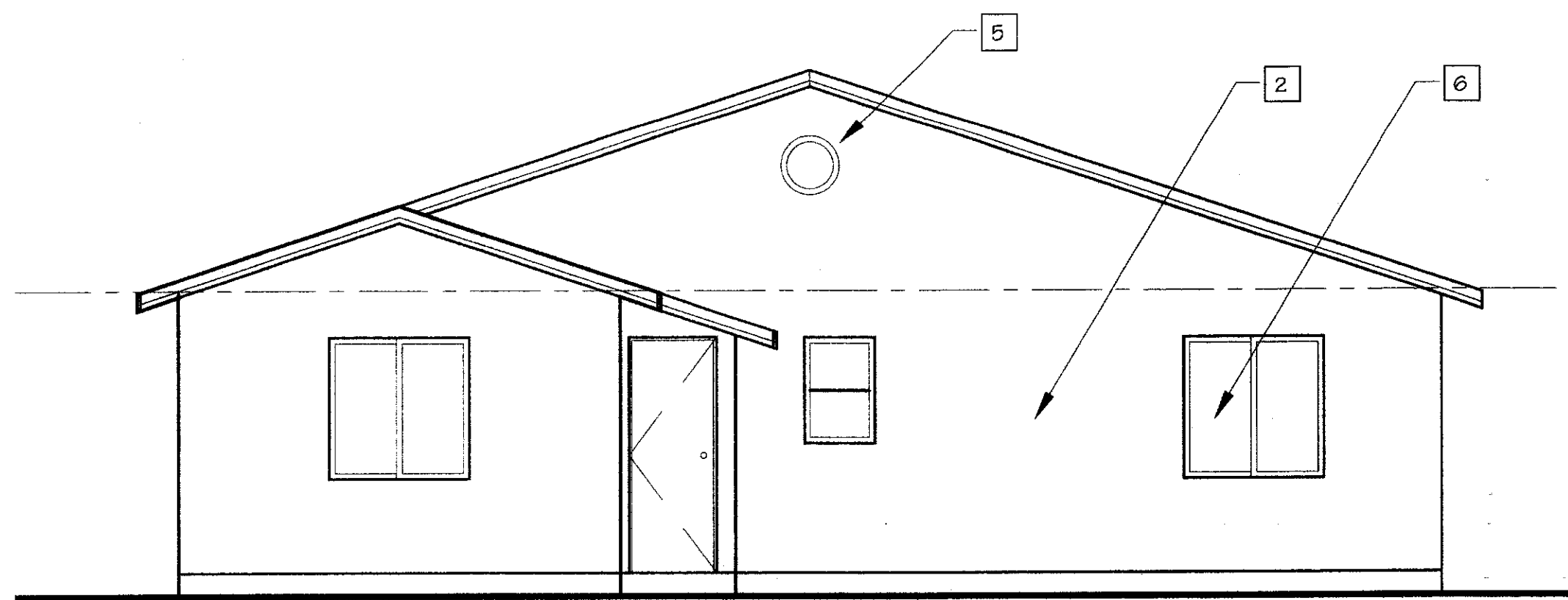
FRONT ELEVATION "B"

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



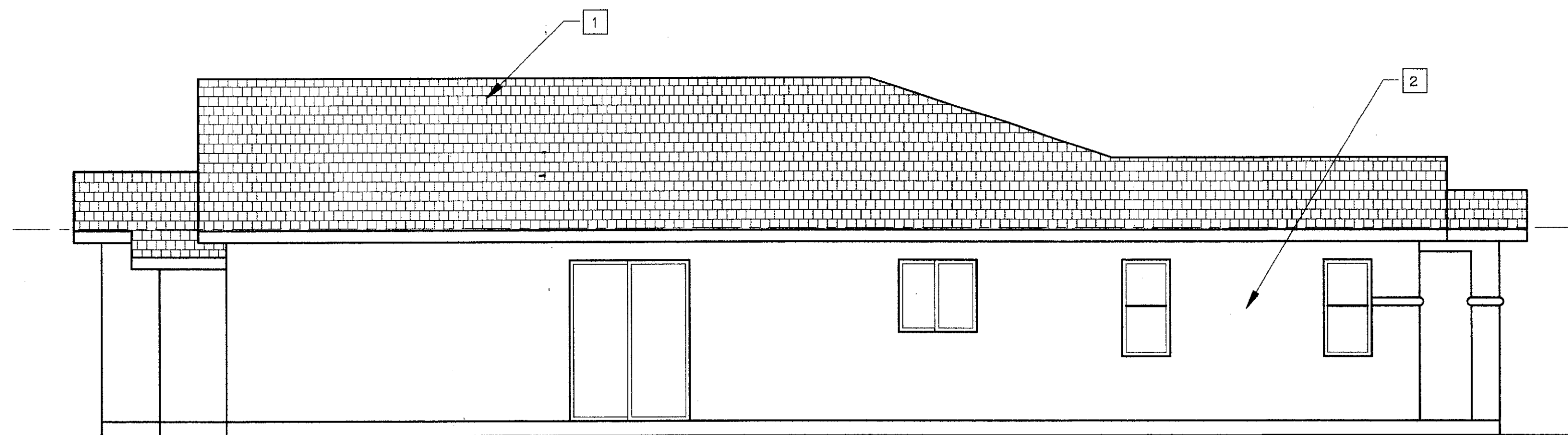
RIGHT ELEVATION "B"

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



REAR ELEVATION "B"

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



LEFT ELEVATION "B"

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

SYMBOL LEGEND

- 1 COMPOSITION SHINGLES
- 2 PLASTER FINISH
- 3 FOAM TRIM
- 4 CLAY SCUPPER
- 5 18" LOUVERED VENT
- 6 VINYL WINDOW
- 7 METAL OVER HEAD DOOR

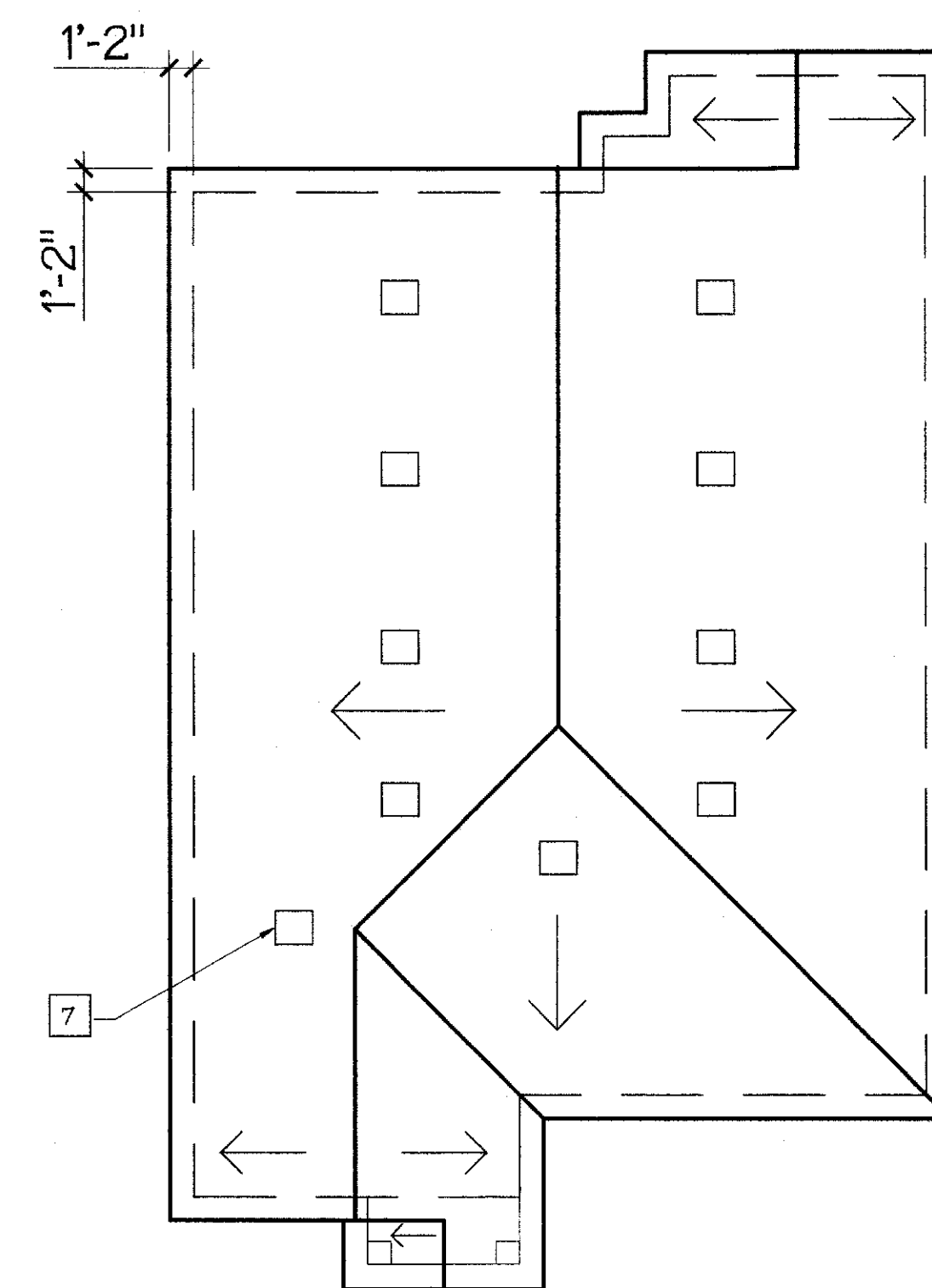
ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1,765 S.F./150 = 11.76 S.F.  
11.76 S.F. = 1,694.4 SQ.IN. REQUIRED

VENTS PROVIDED:

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(N) 3"x16" x 20 EAVE VENTS = 48/VENT = 960 SQ.IN.

TOTAL VENTILATION PROVIDED = 1,935 SQ. IN.

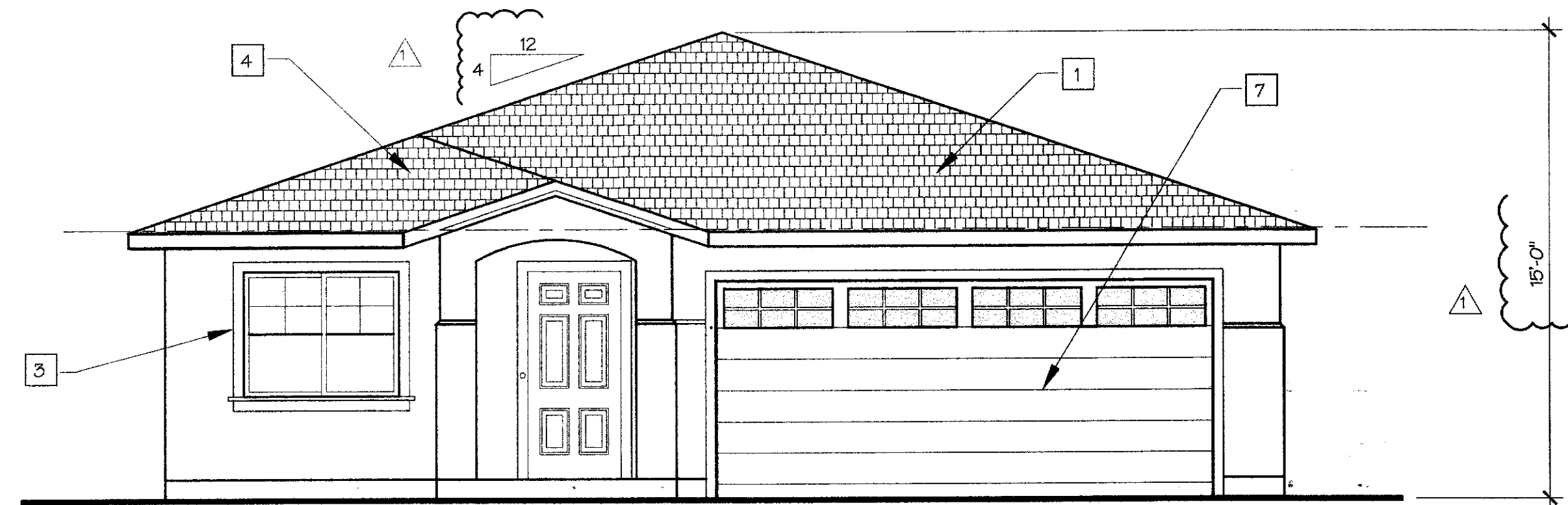


ROOF PLAN "B"

SCALE: 1/8" = 1' - 0"

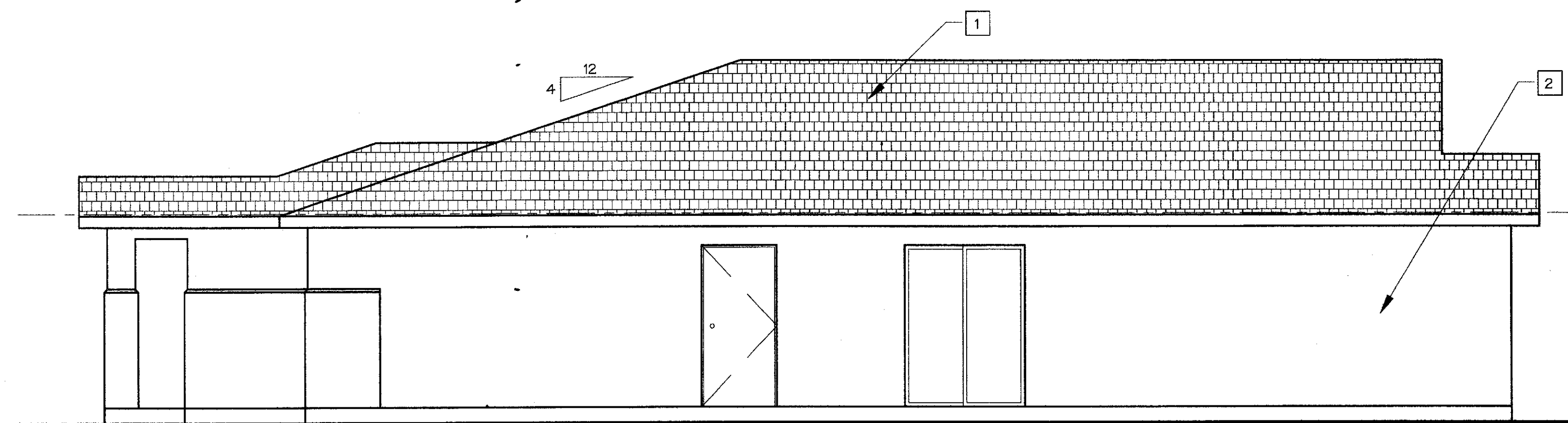
FLOOR PLAN "B"

REVISIONS	BY
5/15/14	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831)-320-1336	
SHEET TITLE: ELEVATIONS FLOOR PLAN "B"	
PROJECT NAME: TEMLADERO HOMES PRESTON STREET CASTROVILLE, CALIFORNIA 95012	
PROJECT CLIENT: CHAPIN CRAZY HORSE CANYON ROAD SALINAS, CALIFORNIA 93907	
DATE: JUNE 6, 2013	
SCALE: SHOWN	
DRAWN: BT	
SHEET NO. A-8	



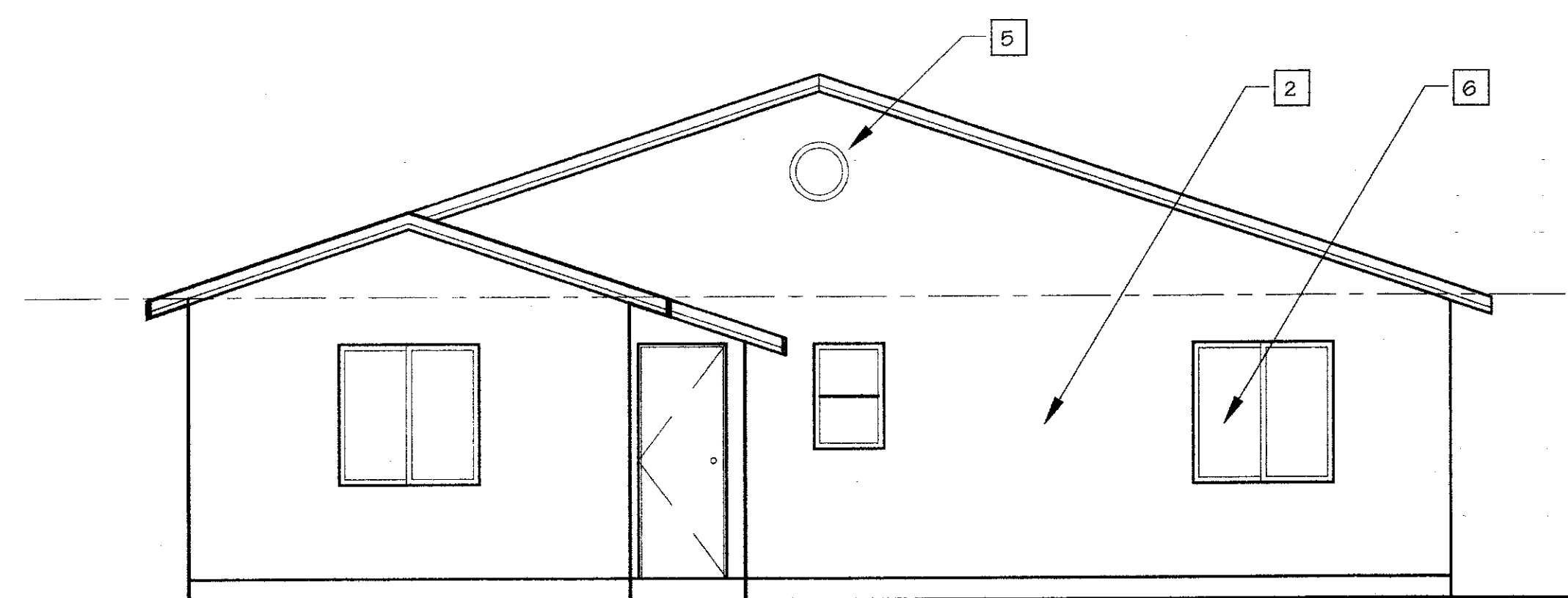
FRONT ELEVATION "C"

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



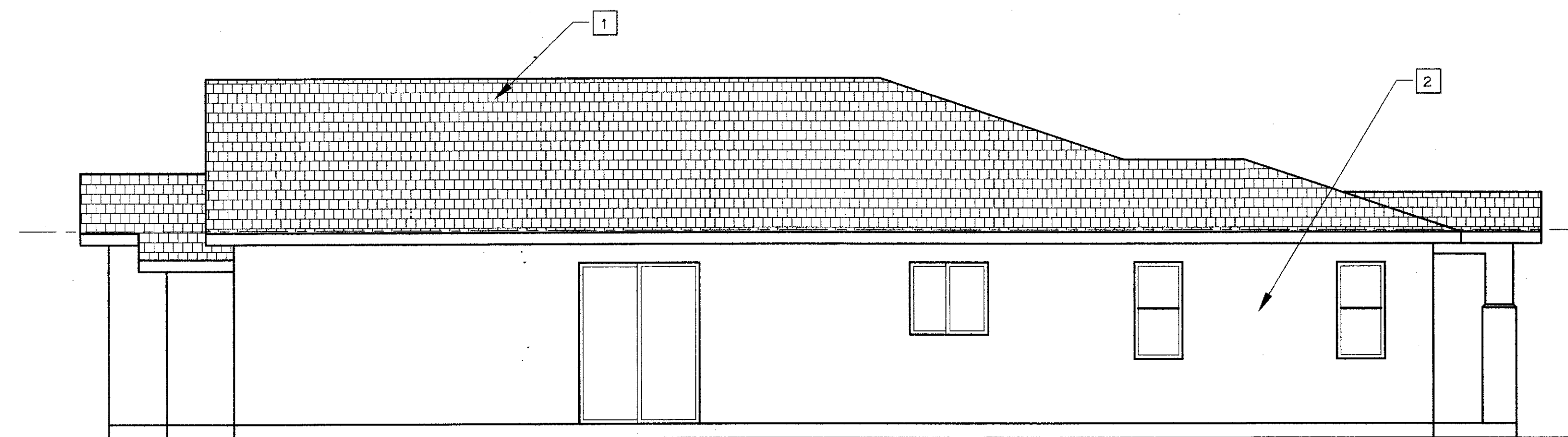
RIGHT ELEVATION "C"

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



REAR ELEVATION "C"

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



LEFT ELEVATION "C"

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

KEYED NOTES

- 1 COMPOSITION SHINGLES
- 2 PLASTER FINISH
- 3 FOAM TRIM
- 4 CLAY SCUPPER
- 5 18" LOUVERED VENT
- 6 VINYL WINDOW
- 7 METAL OVER HEAD DOOR

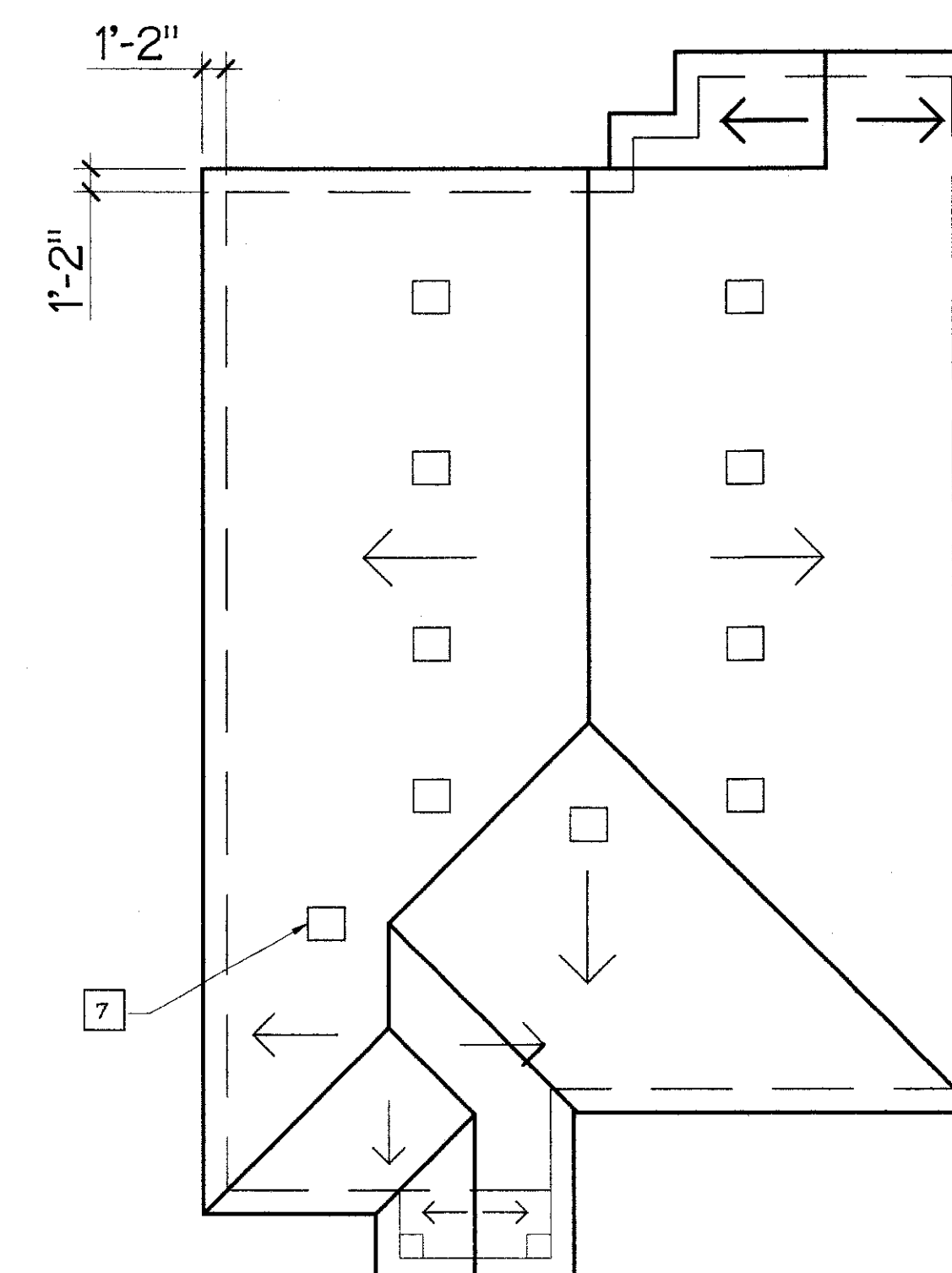
ROOF VENTILATION CALCULATIONS:

ROOF AREA = 1,765 S.F./150 = 11.76 S.F.  
11.76 S.F. = 1,694.4 SQ.IN. REQUIRED

VENTS PROVIDED:

(N) 10 -0'HAGIN ROOF VENTS = 97.5/VENT = 975 SQ. IN.  
(N) 3"x16" x 20 EAVE VENTS = 48/VENT = 960 SQ.IN.

TOTAL VENTILATION PROVIDED = 1,935 SQ. IN.



ROOF PLAN "C"

SCALE: 1/8" = 1' - 0"

REVISIONS	BY
5/15/14	BT
TISC DESIGN 109 B CENTRAL AVENUE SALINAS, CA 93901 Phone : (831) 320-1536	
SHEET TITLE: ELEVATIONS FLOOR PLAN "C"	
PROJECT NAME: TEMBLADERO HOMES PRESTON STREET CASTROVILLE, CALIFORNIA 95012	
PROJECT CLIENT: CHAPIN CRAZY HORSE CANYON ROAD SALINAS, CALIFORNIA 93907	
DATE: JUNE 6, 2013	
SCALE: SHOWN	
DRAWN: BT	
SHEET NO.	
A-9	