

Exhibit D

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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:

DEAN & MARTHA MCBRIDE (PLN140684)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15301; and
- 2) Approving a Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning designation from 5% to 14.9%;
- 3) and Design Approval to allow a 943-square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Project also includes the demolition of an existing 1,600 square foot outbuilding (shed).

[PLN140684, Dean & Martha McBride, 325 River Road, Salinas, Toro Area Plan (APN: 139-061-005-000)]

The McBride Variance application (PLN140684) came on for public hearing before the Monterey County Zoning Administrator on May 25, 2017. 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 is a Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning designation from 5% to 14.9%, and Design Approval to allow a 943-square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Project also includes the demolition of an existing 1,600 square foot outbuilding (shed).

EVIDENCE: 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 File PLN140684.
- 2. FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this

area as appropriate for development. The site is physically suitable for the use proposed.

- 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;
 - Toro Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 325 River Road, Salinas, Toro Area Plan (Assessor's Parcel Number 139-061-005-000), Toro Area Plan. The parcel is zoned F/40-D or "Farmlands, 40-acre minimum with Design Control Overlay", which allows residential development accessory to the agricultural use of the project. The project site has existing residential development, which at the time of development was used in conjunction with agriculture on the site on a larger site. Since the initial time of development, the agricultural site has been split into three different parcels, of which this site is one of the three. Existing residential development remained on the site and is therefore considered "legal non-confirming" as to land use; and can be considered an allowed land use for this site.
 - c) The subject property includes a "D" (Design Control) zoning overlay, which requires that a Design Approval application be approved prior to issuance of building permit for the construction of any structures in the "D" district (MCC Section 21.44.030). The proposed project includes the construction of a second story addition; therefore, Design Approval application and approval is required. The project materials and colors will match the existing development/residence; therefore, the project is consistent with the neighborhood character of the surrounding area.
 - d) The project is consistent with the intent and purpose of the "D" district (MCC 21.44.010). Residential development within the neighborhood is a mix of one- and two-story residences. The project proposal involves the addition of habitable space to an existing residence and proposed materials and colors will match the existing development/residence.
 - e) Monterey County Code, Section 21.68.040, allows the "*enlargement, extension, reconstruction or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations (coverage), may be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located*". In other words, the existing site structure may be altered, only if the alteration/change results in the parcel conforming to all the regulations of the applicable zoning designation. Therefore, to allow the proposed residential addition (structural change) the site needs to come into compliance with the applicable coverage, height, and setback requirements, unless a Variance is approved. The proposed project involves the demolition of an existing 1,600 square foot accessory structure (shed) to allow the new 1,465 square feet of coverage; however, the overall site coverage will still be above the allowable coverage allotment (5%) and a

Variance to allow an increase in site coverage (14.9%) has been requested.

- f) The project planner conducted a site inspection on October 13, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, the project did warrant referral to the LUAC because the application involves a Variance to land use standards. The LUAC recommended approval of the project with an 8-0 (1 member absent) vote, and requested that a condition be added to the project to require removal of a 1,600-square foot structure. This request has been incorporated into the proposed project.
- h) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- i) 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 File PLN140684.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure 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 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 RMA - Planning, Monterey County Regional Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are currently available on-site through an existing private water well and septic system. No increase of either of these services is required to allow the proposed construction/additions to the existing residence.
- c) See preceding and following Findings and Evidence.

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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 13, 2014 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The subject parcel does not conform to applicable coverage restrictions in the Farmlands (“F”) Zoning designation, however, the existing development is legal, non-conforming, and is not considered to be a violation.

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 15301(e) categorically exempts additions to structures that constitute less than 50% of the floor area of the existing structures before the addition.
 - b) The project involves additions to an existing structure, which does not result in an addition of more than 50% of the existing square footage of the existing structure.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 13, 2014.
 - 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.

6. **FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – The variance shall not be granted, as no special circumstances related to the subject property, including size, shape, topography, location or surroundings apply to the subject property. The strict application of development standards in the Monterey County Codes is not found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under an identical zoning classification.

- EVIDENCE:**
- a) The subject parcel is undersized (1.46 acres) for the Farmlands zoning designation, as it is not 40 acres in size. However, residential development within the “F” zoning designation is allowed only if it is accessory to the agricultural use of the property, and that development is limited to 5% coverage.
 - b) The current property owner purchased a parcel (2009) in a Farmland zone with agriculturally related buildings, which were associated with the past agricultural use of the property, and development on the site is “legal non-conforming”, which can be considered a special circumstance. The proposed project will involve the removal of one 1,600-square foot outbuilding in exchange for approximately 1,465 square feet of additions to the existing residence; therefore, the overall site development will decrease from 15.15% to the requested 14.9%.

Due to the existing onsite “legal-conforming” development the granting of a Variance on the project site is supportable.

7. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance not be granted, as it would constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
- EVIDENCE:** a) The site contains legal nonconforming development, which was originally constructed and used to support the production of eggs; therefore, the on-site development was constructed accessory to the agricultural use of the property. After the initial development, the larger agricultural site was split into separate lots and existing development was retained on the project site.
- b) Two other Variances (ZA093040 and PLN010572) have been issued within the immediate vicinity to allow an increase in allowable coverage. One of these Variances (ZA093040 – 9.25%; 8,744 square feet total) is situated immediately adjacent to the project site, at 327 River Road, while the other (PLN010572 – 9.22%; 2,582 square feet total) is located at 285 River Road. Both Variances were issued for either an increase in on-site storage and/or to allow residential construction/additions. Therefore, the granting of a Variance on the project site would not constitute a special privilege inconsistent with the limitations placed upon other properties in the vicinity.
8. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
- EVIDENCE:** The Farmlands Designation allows residential development only if is accessory to the agricultural use of the property. The site contains legal nonconforming development, which was originally constructed and used to support the production of eggs; therefore, it was constructed accessory to the historical agricultural use of the property. Continued residential use of the project site is therefore an allowed use of the property.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.080.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project Categorically Exempt per CEQA Section 15301;
2. Approve a Variance to increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning designation from 5% to 14.9%;
3. Approve a Design Approval to allow a 964-square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling; and demolition of an existing 1,600 square foot outbuilding (shed), in

general conformance with the attached sketch and subject to the attached 13 conditions of approval, all incorporated herein by reference.

PASSED AND ADOPTED this 25th day of May, 2017:

Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 COMMISSION 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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN140684

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Variance (PLN140684) allows an increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning designation from 5% to 14.9%, and Design Approval to allow a 943 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Project also includes the demolition of an existing 1,600 square foot outbuilding (shed). The property is located at 325 River Road, Salinas (Assessor's Parcel Number 139-061-005-000), Toro 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. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Variance and Design Approval (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 139-061-005-000 on May 25, 2017. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 RMA - 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.
(RMA - Planning)

Compliance or The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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 RMA - 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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

Responsible Department: RMA-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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on May 25, 2020 unless use of the property or actual construction has begun within this period.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

7. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

8. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

9. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, The applicant shall schedule an inspection with RMA-Environmental Services.

10. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

11. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

12. NON-STANDARD CONDITION - NEW FIRE SPRINKLER SYSTEM IN EXISTING BUILDING

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The existing and new portions of the building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or California Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection.

Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

13. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to River Road.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

FIRE DEPT. NOTES

1. 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 5 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17.

2. 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 THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

3. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 5 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITIONAL TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.

4. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

REMOVE COMBUSTIBLE VEGETATION FORM 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.

5. 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.

6. FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)

WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE STATION SMOKE ALARMS REQUIRED BY THE UNITED BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

7. 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.

WATER CONSERVATION

ALL RESTRICTIONS REGARDING WATER USAGE SHALL BE MET IN , ACCORDANCE WITH THE MONTEREY COUNTY WATER RESOURCES AGENCY. WATER CONSERVATION ORDINANCE NO. 3539 INCLUDING BUT NOT LIMITED TO THE FOLLOWING :

A. NO PERSON SHALL USE POTABLE WATER THROUGH A HOSE TO CLEAN ANY SIDEWALK, DRIVEWAY, ROADWAY, PARKING LOT, OR ANY OTHER OUTDOOR PAVED OR HARD SURFACED AREA, EXCEPT WHERE NECESSARY TO PROTECT PUBLIC HEALTH OR SAFETY. THE USE OF A BUCKET IS NOT PROHIBITED AT ANY TIME FOR CLEANING FOOD, GRASS, OIL, OR OTHER STAINS OR SPILLAGE FROM SURFACES.

B. ALL TOILETS SHALL BE ULTRA-LOW FLOW TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1-1/2 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2-1/2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS HAVING MORE THAN 10 FT OF PIPE BETWEEN THE WATER WATER REGULATORING PUMP SYSTEM.

C. XERISCAPE PRINCIPALS SHALL BE APPLIED THROUGHOUT THE EXTERIOR LANDSCAPE DEVELOPMENT, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS, AND TIMING DEVICES.

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

E. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.

NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.

2. a) DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

1) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

2) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

3) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

4) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090.

THE GEOTECHNICAL REPORT SHALL BE ON SITE AND READILY AVAILABLE TO FIELD INSPECTOR AND BUILDER.

A.P.N. 139-061-005

SITE PLAN

1" = 30.00'

SHEET INDEX

COVER, SITE PLAN

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BASEMENT, FIRST LEVEL, & SECOND LEVEL FLOOR PLANS

A-2

EXTERIOR ELEVATIONS

A-3

BASEMENT FOUNDATION PLAN & FOUNDATION PLAN

A-4

FLOOR/ROOF FRAMING PLAN & ROOF FRAMING PLAN

A-5

STRUCTURAL DETAILS

A-6

STRUCTURAL DETAILS

A-7

SPECIFICATIONS

A-8

TITLE 24

T-1

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK.

2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER

3. ALL NAILING SHALL BE PER C.B.C., CHAPTER 23

4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.

5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C., CHAPTER 25

6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.

7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.

8. TOILETS SHALL BE LOW FLOW TOILETS (128 GALLON/FLUSH), SHOWERHEADS (2.5 GPM), AND FAUCETS (2.2 GPM).

VICINITY MAP

AREAS & STATISTICS

USE/SCOPE OF WORK : NEW ADDITION TO AN EXISTING HOME CONSISTING OF:

- A WORKSHOP & MECH. RM. ADDITION AT BASEMENT LEVEL.

- LIVING RM., KITCHEN, BATH, UTILITY RM., AND GARAGE ADDITION AT FIRST LEVEL.

- BATH RM. ADDITION AT SECOND LEVEL.

- CEMENT PLASTER ENTIRE HOME.

- REMOVE EXISTING SHED (1,600 S.F.).

A.P.N. : 139-061-005

ZONING : F/40-D

LOT AREA : 1.46 AC

(E) SHED (TO BE REMOVED) : 1,600 S.F.

(E) MECH. RM. /STORAGE-BASEMENT: 640 S.F.

(N) WORKSHOP/MECH. RM. ADDITION-BASEMENT : 387 S.F.

(E) HOME-FIRST FLOOR: 1,195 S.F.

(N) LIV. RM. ADDITION-FIRST FLOOR: 114 S.F.

(N) KITCHEN ADDITION-FIRST FLOOR: 108 S.F.

(N) BATH/UTILITY ADDITION-FIRST FLOOR: 268 S.F.

(N) ATTACHED GARAGE ADDITION: 408 S.F.

(N) DECK: 180 S.F.

(E) HOME-SECOND FLOOR: 532 S.F.

(N) BATH ADDITION-SECOND FLOOR: 66 S.F.

(E) SHED: 150 S.F.

(E) WORK SHOP: 297 S.F.

(E) WORK SHOP: 720 S.F.

(E) WORK SHOP: 2,292 S.F.

(E) WORK SHOP: 1,878 S.F.

(E) WORK SHOP: 864 S.F.

CODE ANALYSIS

OCCUPANCY GROUP : R-3

CONSTRUCTION TYPE : V-B

BUILDING AREA :

(E) MECH. RM. /STORAGE-BASEMENT: 640 S.F.

(N) WORKSHOP/MECH. RM. ADDITION-BASEMENT : 387 S.F.

TOTAL-BASEMENT : 1,027 S.F.

(E) HOME-FIRST FLOOR: 1,195 S.F.

(N) LIV. RM. ADDITION-FIRST FLOOR: 114 S.F.

(N) KITCHEN ADDITION-FIRST FLOOR: 108 S.F.

(N) BATH/UTILITY ADDITION-FIRST FLOOR: 268 S.F.

(N) ATTACHED GARAGE ADDITION: 408 S.F.

(N) DECK: 180 S.F.

TOTAL-FIRST FLOOR: 2,035 S.F.

TOTAL-FIRST FLOOR (LIVING AREA): 1,685 S.F.

(E) HOME-SECOND FLOOR: 532 S.F.

(N) BATH ADDITION-SECOND FLOOR: 66 S.F.

TOTAL-SECOND FLOOR: 598 S.F.

TOTAL-BUILDING AREA: 3,719 S.F.

TOTAL-FIRST & SECOND FLOOR (LIVING AREA): 2,283 S.F.

FIRE SPRINKLERS : NONE

ENERGY METHOD : 2010 STANDARDS

CODES : 2013 C.B.C., 2013 C.M.C., 2013 C.P.C., 2013 C.E.C., 2010 TITLE 24

OWNER

DEAN McBRIDE

325 RIVER ROAD

SALINAS, CA 93908

PHONE: 449-1664

NEW ADDITION FOR :
MR. DEAN McBRIDE
325 RIVER ROAD
SALINAS - CALIFORNIA 93908

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3.

4.

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PRIOR TO RECEIVING A BUILDING PLAN, A COMPLETED COPY OF THIS-6K FORM SHALL BE GIVEN TO THE OWNER AND TO THE BUILDING INSPECTOR. (2008 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 10-102 (a))

2. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-REGULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM OF 1" (75%) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESSER THAN OR EQUAL TO 10 INCHES OR 15" (1" FOR HOT/COLD WATER PIPES WITH A DIAMETER GREATER THAN 15 INCHES).

3. THE BUILDING CONTRACTOR SHALL PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6K INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION. (SECTION 2.3 OF THE 2008 RESIDENTIAL COMPLIANCE MANUAL)

4. 125 AND 250 VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN EARTH GROUNDING SYSTEM THAT IS WATERPROOF WHETHER OR NOT THE ATTACHMENT LUG CAP IS INSERTED. (SECTION 610.11 (B)(1))

5. WHERE AIR DUCTS PENETRATE THE GARAGE RESIDENCE FIRE SEPARATION, THEY SHALL BE OF 26 GAUGE STEEL WITH NO OPENINGS IN THE GARAGE.

6. AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE BE INSTALLED 50 AS TO MAINTAIN A VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FOR ALL PORTIONS OF THE DUCT THAT WOULD OBSTRUCT ACCESS TO ANY PART OF THE CRAWL SPACE. (CMC 604.1)

7. (a) THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL, BATHWATER FILLER SHALL BE LIMITED TO 120 DEGREES FARENHEIT. (b) THE WATER TEMPERATURE CONTROLLER SHALL BE DESIGNED FOR CONTROL FOR MEETING THIS PROVISION. (CFC 445.4 & 4.8.0)

8. (a) VENTING FOR INLAND FIXTURES (VEGETABLE SINK) SHALL BE CONSIDERED PERMITTED FOR UP TO 1000 CALIFORNIA CUBIC FEET OF SPACE.

9. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LAMINATES) INSTALLED IN MAIN COURSES, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, PENS, BEDROOMS, SUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER UNDER 10% PROTECTION OF THE ENTIRE CIRCUIT SUPPLYING THE OUTLET.

10. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE SHOWERER CAN ADJUST VALVES PRIOR TO STEPPING INTO THE SHOWER SPAY. (CFC 419.10)

11. THE EXHAUST FANS IN HALF BATH & LAUNDRY ROOM WILL BE HARD WIRED TO RUN CONTINUOUS FOR WHOLE HOUSE VENTILATION PERATE 4-7. 100 CFM REQ. 160 CFM PROVIDED.

12. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING QUARTERS WHICH HAVE FUEL-BURNING APPLIANCES OR HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING QUARTER AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING MAINS WHERE SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE ALARM IS ACTIVATED, THE ALARM SHALL BE INTERCONNECTED SO THAT THE SOUND OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

13. SINGLE AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

14. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE. FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN THE MOISTURE CONTENT EXCEEDS 19%.

15. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHOD.

16. BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:

A. SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.

B. FANS TO BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 90%.

17. ALL 125VOLT AND 250VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.



FLOOR AREA = 2,283 S.F. GLASS AREA = 147= 7.0% OHTM= 463

HEAT LOSS :

$$q = \text{OHTM} \times \text{FLOOR AREA} \times \frac{\Delta T}{36} - \text{FLOOR AREA} \times \frac{\Delta T}{36}$$
$$463 \times 2,283 \times 36 - \frac{2,283 \times 36}{36} = 37,884 \text{ BTU/HR}$$

FURNACE SIZE:

1.3 x q = 1.0 BTU/HR, S.F. x FLOOR AREA

1.3 x 37,884 = (102,283) = 72,079 BTU/HR.

FURNACE IN (N) MECH. RM. @ BASEMENT ADDITION
USE RUJLD MOD @ UGPHONKHAUER
67,500 BTU INPUT - 54,500 BTU OUTPUT
HT. 80.0% EER R-8.0 DUCTS GAS FIRED
1,200 CFM.

WATER HEATER:

(N) 40 SMITH #PGC 50 - 50 GAL. GAS FIRED TIME CONTROLLED
RECIRCULATING PUMP

IT IS THE CONTRACTORS RESPONSIBILITY TO PROPERLY SIZE
HEATING EQUIPMENT TO MEET THE REQUIREMENTS OF CBC 3001.

WALLS ADDED:
(BASEMENT LEVEL) 10 + (FIRST LEVEL) 189 + (SECOND LEVEL) 128 = 362 LF

WALLS REMOVED:
(FIRST LEVEL) 38 LF. - 38/566 = 6.7% WALLS BEING REMOVED



WALL SCHEDULE

== == == == ==	(E) 2x STUDS @ 16" O.C. TO BE REMOVED
=====	(E) 2x STUDS @ 16" O.C.
////	(E) CONC. BLOCK WALL
////	(N) CONC. BLOCK WALL
=====	(N) 2x STUDS @ 16" O.C.



NEW ADDITION FOR :
MR. DEAN McBRIDE
 325 RIVER ROAD
 SALINAS - CALIFORNIA 93908

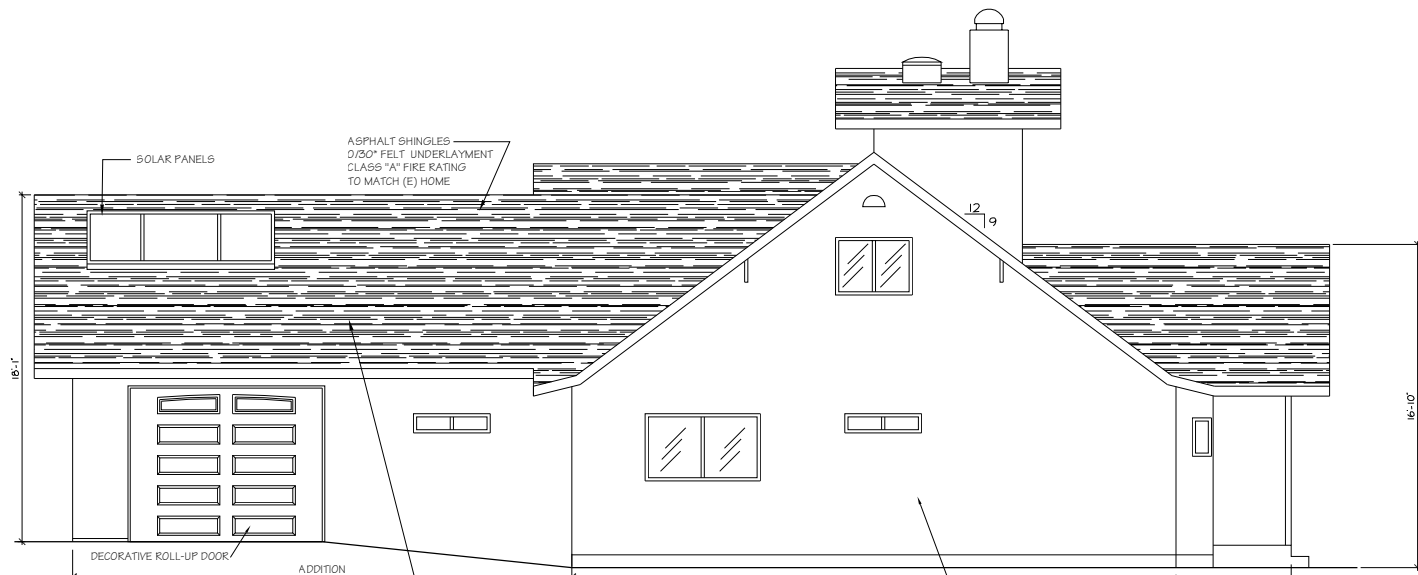
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SOUTH ELEVATION

1/8" = 1'-0"

ASHPALT SHINGLES : Hickory (To match existing)



BODY : DEC 758 (Cashmere)



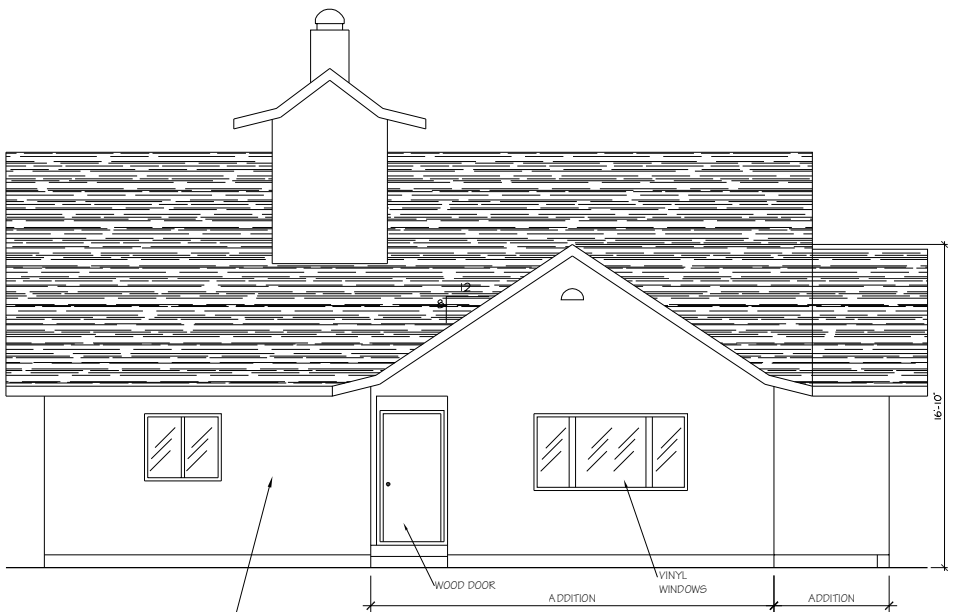
TRIM : DE 5650 (Green Bayou)



NORTH ELEVATION

1/8" = 1'-0"

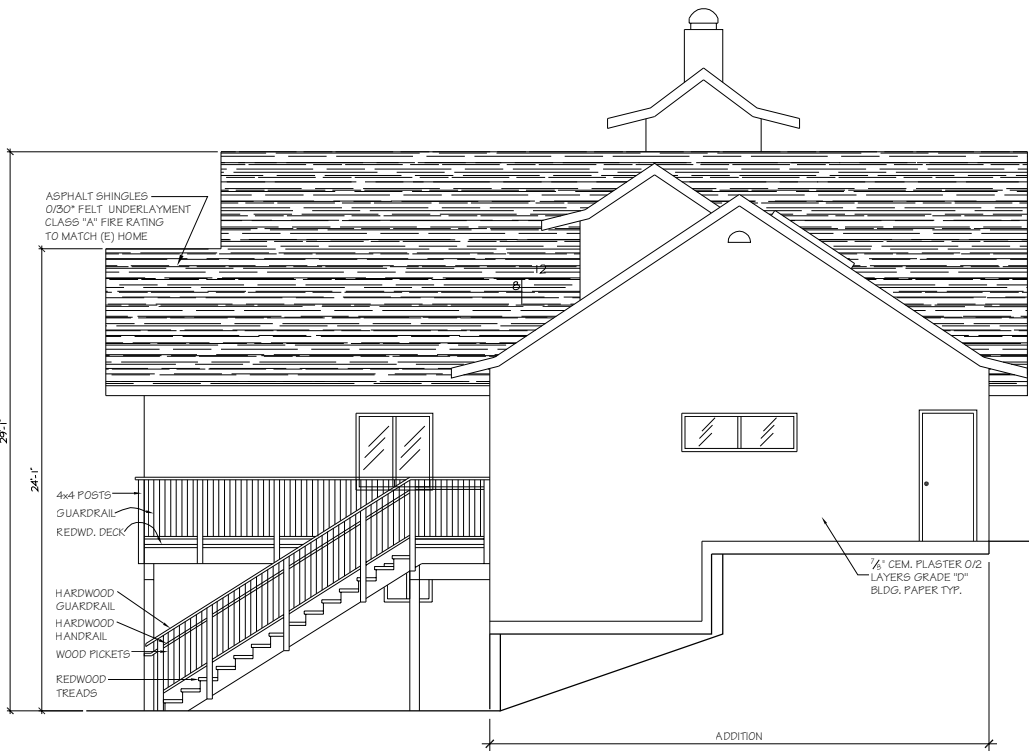
ALL COLORS BY DUNN-EDWARDS
ROOF BY GAF ROOFING PRODUCTS



EAST ELEVATION

1/8" = 1'-0"

(N) 3/4" CEM. PLASTER 0/2 LAYERS GRADE 10" BLDG. PAPER TYP. 0(E) SHIPLAP SIDING AT (E) HOME



WEST ELEVATION

1/8" = 1'-0"



EDWARD L. RINEHART
A.I.A. ARCHITECT

NEW ADDITION FOR :
MR. DEAN MCBRIDE
325 RIVER ROAD
SALINAS - CALIFORNIA 93908

SHEET NO.

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