

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:

COFFEY (PLN190292)

RESOLUTION NO.

Resolution by the Monterey Zoning Administrator:

- 1) Finding the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Design Approval for the construction of a 2,353 square foot manufactured home including attached one-car garage.

[PLN190292 Coffey, 10841 McDougal St., Castroville, Castroville Community Plan (APN: 030-116-020-000)]

The Coffey application (PLN190292) came for a public hearing before the Zoning Administrator on November 14, 2019. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY/DESIGN** – The Project is consistent with the applicable plans and policies which designate this area as appropriate for development, and is consistent with design standards for the area.
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;
 - Castroville Community Plan;
 - 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 property is located at 10841 McDougal Street, Castroville (Assessor's Parcel Number 030-116-020-000), Castroville Community Plan. The proposed project is located on a 0.22 acre (9,690 square feet) lot created by a subdivision approved by the Chief of Planning in September, 2018 (Resolution No. 18-054). The project meets applicable development standards in the Castroville Community Plan. The parcel is currently a vacant lot,

zoned Medium Density Residential-Castroville (MDR-C) and is considered an “infill site.” Policy LU-2.21 of the 2010 General Plan designates Castroville as a “Community Area” and Policy LU-2.20 emphasizes Community Areas as the preferred location for growth in the unincorporated areas. A Community Plan has been adopted for the Castroville area which designates the site for Medium Density Residential use (MDR-C). The MDR-C zoning requires a minimum lot size of 5,000 square feet for standard lot single family; the subject parcel is 9,690 square feet in size. Pursuant to the Castroville Community Plan, setbacks in the MDR-C zone are 20 feet front, 5 feet sides, and 15 feet rear. The manufactured home and garage are planned to have 23 feet front, 6 feet and 13 feet sides, and 56 feet rear setbacks. The height limit for MDR-C is 30 feet, and the manufactured home and garage are 12 feet, 8 inches in height. The allowable lot coverage for MDR-C is 40%, and the project is 24.3%. The project has two parking spaces, which is the development standard for MDR-C.

Pursuant to the Castroville Community Plan, the Project site and

- c) surrounding area are designated as a Design Control District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Therefore, a Design Approval is required for the proposed development and the criteria to grant a Design Approval are met in this case. See Evidences e, f, g, and h below.

The applicant proposes a single family manufactured home with

- d) attached one-car garage that incorporates architectural aesthetics in the Colonial revival style. The proposed architectural style, while not one of the preferred styles of the Castroville Community Plan Design Guidelines, are consistent with the surrounding residential neighborhood character.

Material and Color Finishes. The applicant proposes exterior colors

- e) and materials that are consistent with the residential setting. The primary colors and materials include tan fiber cement lap siding, white wood trims and brown asphalt shingles. The proposed exterior finishes are consistent with the surrounding residential neighborhood character.

Based on the evidence described above, the proposed structures and

- f) uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). As proposed, the project is consistent with neighborhood character, and assures visual integrity.

The project was referred to the Castroville Land Use Advisory

- g) Committee (LUAC) for review on October 21, 2019. The members present voted to support design approval (4-0), 1 absent.

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 PLN190292.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:** a) In September 2018, the RMA Chief of Planning approved the subdivision of a 24,000-square foot parcel at the corner of Crane and McDougal, resulting in three parcels. The parcels were reviewed for site suitability by RMA Planning, RMA Public Works, RMA Environmental Services, North County Fire District, Environmental Health Bureau, and Water Resources Agency. RMA Planning identified potential impacts to archaeological resources and soils; two reports were prepared. “Preliminary Cultural Resources,” January 2018 (LIB180286) by Susan Morley, M.A., Registered Professional Archaeologist concluded that there were no cultural constraints that would indicate the site was not suitable for development. “Preliminary Geotechnical Investigation Report,” September 2018 by Grice Engineering, Inc., Salinas CA concluded that there were no physical or environmental constraints that would indicate the site was not suitable for development. The subdivision was consistent with the 2010 Monterey County General Plan, which specifies that Community Area districts are the top priority for development in the unincorporated areas of the County because they are planned population centers with adequate public facilities and services. The property has existing public sewer and water through the Castroville Community Services District.
- b) The project planner conducted a virtual site inspection on October 4, 2019 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190292.
3. **FINDING:** **HEALTH AND SAFETY** – Construction of this single family dwelling and garage 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 the RMA-Planning. The project planner has recommended four conditions 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) The project has sewer and water lines onsite, with service provided by Castroville Community Service District.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN190292.
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 RMA-Building Services records and is not aware of any violations existing on subject property.

b) See preceding and following findings and evidence.

5. **FINDING** **CEQA (Exempt):** - The project is a single family dwelling, which 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), Class 3 grants categorical exemption for construction of first residence on a vacant lot zoned for that purpose. The proposed project is consistent with the parameters of this Class 3 exemption.
- b) No adverse environmental effects were identified during staff review of the development application or during October 4, 2019 site review.
- c) 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.
- d) See preceding and following findings and evidence.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

- 1) Find the project includes construction of a single family dwelling in a residential area that qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval for the construction of a 2,353 square foot manufactured home including one-car garage, in general conformance with the attached plans and subject to the attached conditions which are both attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of November, 2019.

Mike Novo, Monterey County 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.

This permit expires 3 year 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

PLN190292

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval (PLN190292) to allow the installation of a new manufactured home and attached garage with a total square footage of 2,353. Materials and colors are tan harde plank exterior, white-painted wood trim, and brown asphalt shingles. The property is located at 10841 Mc Dougall Street, Castroville (Assessor's Parcel Number 030-116-020-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 030-116-020-000 on November 14, 2019. The permit was granted subject to 4 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 RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, two (2) copies of a landscaping plan shall be submitted to the RMA Chief of Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4. 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 two (2) 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 two 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.

Google

030112005000

Site

CRANE ST

WILCO ST

PHILLIPS ST

POND

McDougall Street

GENERAL NOTES:

Owner:	William Coffey
Address:	N/E Corner of Crane and McDougall Castroville, CA
Scope of work:	Install Manufactured Home
APN#:	030-116-020-000
Lot Area:	9690 sq./ft.
Total Building Area:	2353 sq/ft
Lot Coverage:	24.3%

SHEET INDEX:

Site plan, location map and general information	1
Floor plan	2
Elevations	3
Foundation Engineering Notes	4
Foundation Plans	5
Foundation Engineering Details	6
Pier Load points	7

SWPPP & BEST BUSINESS:

Covered under Excavation and Grading permit
Permit Number: 19CP00015
Date of Permit: 03/22/2019

DRAWN BY:
PAQUIN CONST.
448 RAMONA ST.
MONTEREY, CA 93940
831.915.2026
paquin37@yahoo.com

ENGINEER OF RECORD:

STRUCTURES ENG., INC.
1676 FREMONT BLVD. SUITE G
SEASIDE, CA 93955
831.393.4460
structures@structuresenginc.com

N/E Corner of Crane and McDougall

APN: 030-116-020-000

OWNER: _____

WILLIAM COFFEY

Project address:
McDougall and Crane St.
Castorville CA 95012
APN: 030-116-012

QT# 21845



ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

REDMAN  HOMES®
CHAMPION
840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: 09-CM-7623U

TITLE: **LITERATURE PLAN**

DRAWN BY: M. Soto

DATE: 9-17-18

APPLICABLE MODEL #	09-000
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SHEET:

L-101

0 BEDROOM, 0 BATH
NOMINAL SIZE: 00' x 00'
ACTUAL SIZE: 00'-0" x 00'-0"
TOTAL AREA: 0000 SQ. FT.

OWNER: WILLIAM COFFEY

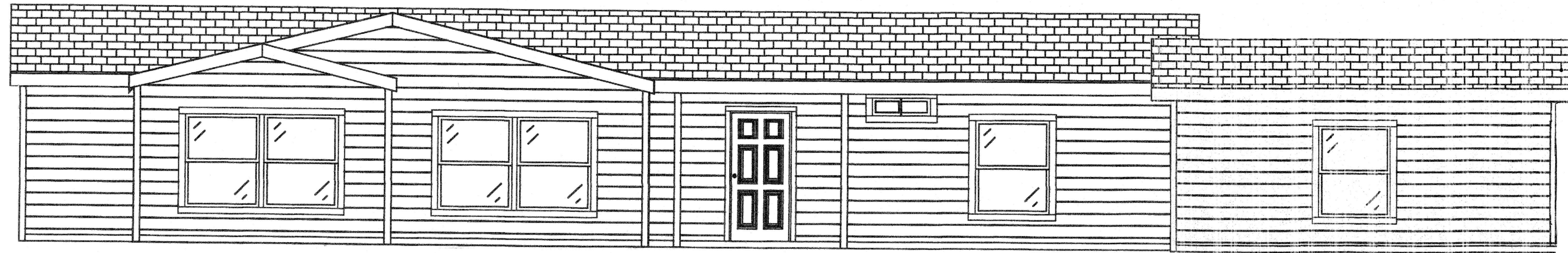
Project address:
McDougall and Crane St.
Castorville CA 95012
APN: 030-116-012

ENGINEER OF RECORD: STB I C T I P E S E N C I N C

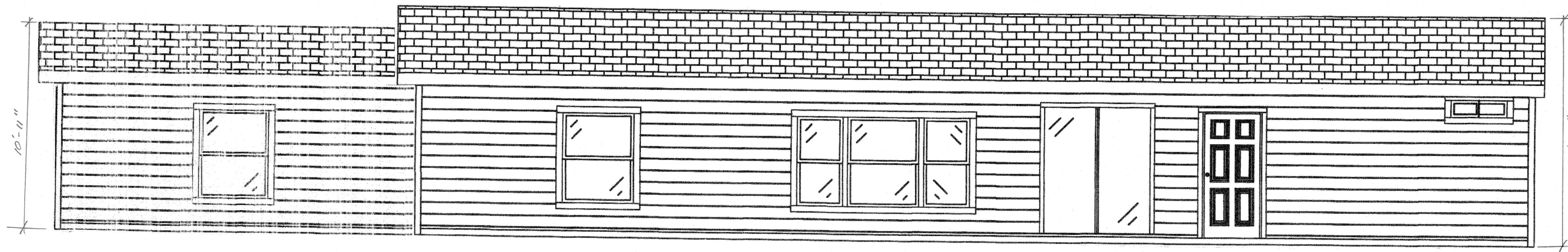
PAQUIN CONST.
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DRAWN BY:

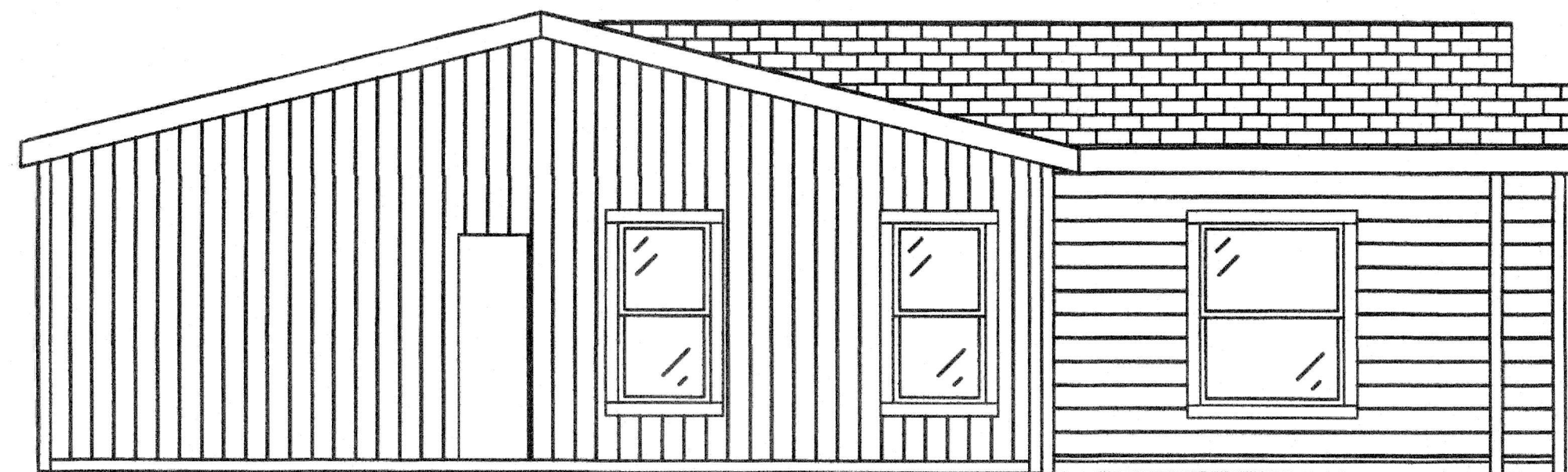
SHEET OF



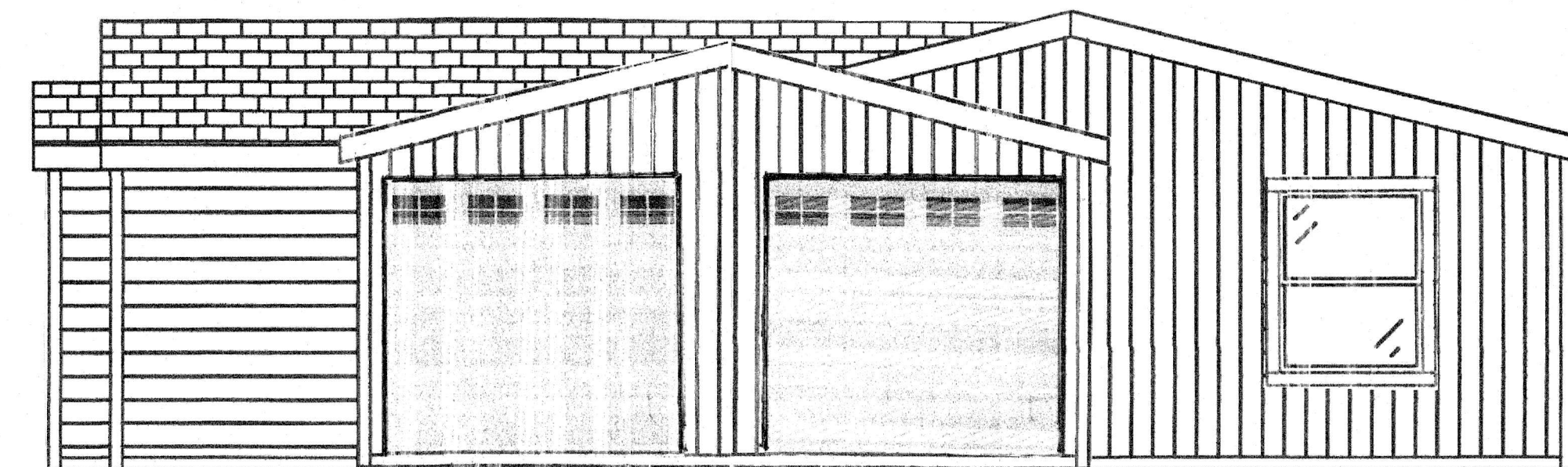
SOUTH ELEVATION



NORTH ELEVATION



REAR ELEVATION



McDOUGALL ELEVATION

DRAWN BY:
PAQUIN CONST.
448 RAMONA ST.
SAN JOSE, CA 95128
831.315.2026
paquin37@yahoo.com

ENGINEER OF RECORD:
STRUCTURES ENG., INC.
8976 FREMONT BLVD. SUITE G
SAN JOSE, CA 95128
831.393.4460
structures@structuresenginc.com

**10841 McDougall Street
Castroville, California**

APN: 030-116-020-000

OWNER:
WILLIAM COFFEY
Project address:
McDougall and Crane St.
Castroville CA 95012
APN: 030-116-012

GENERAL NOTES:

- DESIGN CODES, STANDARDS AND REFERENCES:
 - 2016 CALIFORNIA RESIDENTIAL CODE.
 - ASCE7-10
 - ACI 318-14
 - TITLE 25, DIV. 1, CHAPTER 2 MOBILE HOME PARKS ACT.
 - MOBILE HOME INSTALLATION GUIDE, STATE OF CALIFORNIA.
 - MANUFACTURED HOME SETUP AND INSTALLATION MANUAL, CHAMPION HOME BUILDERS CO.
- CROSS VENTILATION PER TITLE 25 1346(B), SHALL BE PROVIDED BY OPENINGS HAVING A NET AREA OF NOT LESS THAN ONE AND ONE-HALF (1.5) SQUARE FEET FOR EACH TWENTY-FIVE (25) LINEAR FEET OF THE MH-UNIT AND INCLUDING ALL SKIRTED STRUCTURES SUCH AS PORCHES. THE OPENINGS SHALL BE PROVIDED ON AT LEAST THE TWO (2) OPPOSITE SIDES ALONG THE GREATEST LENGTH OF THE UNIT AND SHALL BE INSTALLED AS CLOSE TO ALL THE CORNERS AS PRACTICAL. THE LOCATION AND QUANTITY OF VENTS SHOWN OF FOUNDATION PLAN ARE FOR "EXAMPLE ONLY". SEE DETAIL G FOR AN EXAMPLE OF VENT OPENING SIZE AND SPACING FOR A 14' X 60' EXAMPLE.
- CRAWL SPACE ACCESS HOLE SHALL BE 18" X 24". CONTRACTOR TO LOCATE OR DETERMINE ACTUAL LOCATION.
- FOUNDATION SYSTEM MAY BE GOVERNED BY LOCAL CODES AND MAY BE SUBJECT TO APPROVAL BY LOCAL BUILDING DEPARTMENTS. CHECK LOCAL SOIL CONDITIONS.
- CONTRACTOR TO VERIFY ALL AS-BUILT BUILDING DIMENSIONS AND CONDITIONS AT THE SITE.
- DESIGN LOADS SHALL BE CONSISTENT WITH THOSE ESTABLISHED FOR PERMANENT BUILDINGS WITHIN THE SPECIFIC LOCAL AREA.
- ALL DIMENSIONS (LENGTH AND WIDTH) OF FOUNDATION TO FIT SPECIFIC MODEL TO BE INSTALLED.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR CHASSIS RAIL SUPPORTS.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SIZE AND LOCATION OF RIDGE BEAM SUPPORTS. LOCATION TO FIT SPECIFIC MODEL.
- SEE MANUFACTURER'S SETUP AND INSTALLATION MANUAL FOR SPECIFIC SPACING AND LOAD REQUIREMENTS FOR MARRIAGE WALL SUPPORTS.
- THIS FOUNDATION SYSTEM SUPERCEDES ANY REQUIREMENT FOR TIE-DOWNS AND GROUND ANCHORS SPECIFIED IN THE MANUFACTURER'S SETUP AND INSTALLATION MANUAL.
- THIS FOUNDATION SYSTEM IS APPLICABLE TO ONE-STORY HOUSES WITH LIGHT FRAMING, BEARING WALLS AND SHEARWALL LATERAL FORCE RESISTING SYSTEMS ONLY.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
- NOT DESIGNED FOR USE IN FLOOD HAZARD AREA.
- THE GRADE UNDER THE HOME SHALL HAVE A 1% SLOPE TO A STORM DRAIN COLLECTION Point

CONCRETE NOTES:

- MATERIALS SPECIFICATIONS:
 - PORTLAND CEMENT: ASTM C150.
 - NORMAL WEIGHT AGGREGATES: ASTM C33.
 - MIXING WATER: ASTM C1602.
- FOR LOCATIONS WITH ALL THE FOLLOWING EXPOSURE CATEGORIES:
 - FO (CONCRETE NOT EXPOSED TO FREEZING AND THAWING CYCLES)
 - SO (WATER-SOLUBLE SULPHATES IN SOIL PERCENT BY MASS <0.1)
 - WO (CONCRETE DRY IN SERVICE OR IN CONTACT WITH WATER AND LOW PERMEABILITY IS NOT REQUIRED)
 - CO (CORROSION PROTECTION OF REINFORCEMENT: CONCRETE DRY OR PROTECTED FROM MOISTURE)THE CONCRETE MIX SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - MINIMUM CONCRETE $f_c' = 2500$ PSI @ 28 DAYS.
 - MAXIMUM WATER / CEMENT RATIO OF 0.5.
 - MAXIMUM SIZE OF AGGREGATES = 1 IN.
 - MAXIMUM WATER SOLUBLE CHLORIDE ION CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT = 1.00.FOR ALL OTHER EXPOSURE CATEGORIES, A LICENSED DESIGN PROFESSIONAL SHALL PROVIDE A CONCRETE MIX DESIGN.
- CONCRETE PLACEMENT AND CONSOLIDATION:
 - DEBRIS AND ICE SHALL BE REMOVED FROM SPACES TO BE OCCUPIED BY CONCRETE BEFORE PLACEMENT.
 - STANDING WATER SHALL BE REMOVED FROM PLACE OF DEPOSIT BEFORE CONCRETE IS PLACED UNLESS A TERMIE IS TO BE USED OR UNLESS OTHERWISE PERMITTED BY BOTH THE LICENSED DESIGN PROFESSIONAL AND THE BUILDING OFFICIAL.
 - MASONRY FILLER UNITS THAT WILL BE IN CONTACT WITH CONCRETE SHALL BE PREWETTED PRIOR TO PLACING CONCRETE.
 - EQUIPMENT USED TO CONVEY CONCRETE FROM THE MIXER TO THE LOCATION OF FINAL PLACEMENT SHALL HAVE CAPABILITIES TO ACHIEVE THE PLACEMENT REQUIREMENTS.
- CONCRETE PRODUCTION:
 - CEMENTITIOUS MATERIALS AND AGGREGATES SHALL BE STORED TO PREVENT DETERIORATION OR CONTAMINATION.
 - MATERIALS THAT HAVE BEEN DETERIORATED OR CONTAMINATED SHALL NOT BE USED IN CONCRETE.
 - EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL CONFORM TO ASTM C94 OR ASTM C 685.
 - READY-MIXED AND SITE-MIXED CONCRETE SHALL BE BATCHED, MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94 OR ASTM C 685.
 - CONCRETE SHALL NOT BE PUMPED THROUGH PIPE MADE OF ALUMINUM OR ALUMINUM ALLOYS
 - CONCRETE SHALL BE PLACED IN ACCORDANCE WITH (i) THROUGH (v):
 - AT A RATE TO PROVIDE AN ADEQUATE SUPPLY OF CONCRETE AT THE LOCATION OF PLACEMENT.
 - AT A RATE SO CONCRETE AT ALL TIMES HAS SUFFICIENT WORKABILITY SUCH THAT IT CAN BE CONSOLIDATED BY THE INTENDED METHODS.
 - WITHOUT SEGREGATION OR LOSS OF MATERIALS.
 - WITHOUT INTERRUPTIONS SUFFICIENT TO PERMIT LOSS OF WORKABILITY BETWEEN SUCCESSIVE PLACEMENTS THAT WILL RESULT IN COLD JOINTS.
 - DEPOSITED AS NEAR TO ITS FINAL LOCATION AS PRACTICABLE TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
 - CONCRETE THAT HAS BEEN CONTAMINATED OR HAS LOST ITS INITIAL WORKABILITY TO THE EXTENT THAT IT CAN NO LONGER BE CONSOLIDATED BY THE INTENDED METHODS SHALL NOT BE USED.
 - RETEMPERING CONCRETE IN ACCORDANCE WITH THE LIMITS OF ASTM C94 SHALL BE PERMITTED UNLESS OTHERWISE RESTRICTED BY THE LICENSED DESIGN PROFESSIONAL.
 - AFTER STARTING, CONCRETING SHALL BE CARRIED OUT AS A CONTINUOUS OPERATION UNTIL THE COMPLETION OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS.
 - CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE WORKED AROUND REINFORCEMENT AND EMBEDMENTS AND INTO CORNERS OF FORMS.
 - THE SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL
- CURING CONCRETE: CONCRETE OTHER THAN HIGH-ERLY-STRENGTH, SHALL BE MAINTAINED AT A TEMPERATURE OF AT LEAST 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, EXCEPT IF ACCELERATED CURING IS USED.
- CONCRETING IN COLD WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ASTM C94, ACI 306R AND ACI 301)
 - ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
 - FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
 - FORMS, FILLERS AND GROUND WITH WHICH CONCRETE IS TO COME IN CONTACT SHALL BE FREE FROM FROST AND ICE.
 - CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
- CONCRETING IN HOT WEATHER: (TEMPERATURE LIMITS AS SPECIFIED IN ACI 301 AND ACI 305.1)
 - CONCRETE MATERIALS AND PRODUCTION METHODS SHALL BE SELECTED SO THAT THE CONCRETE TEMPERATURE AT DELIVERY COMPLIES WITH THE SPECIFIED TEMPERATURE LIMITS.
 - HANDLING, PLACING, PROTECTION AND CURING PROCEDURES SHALL LIMIT CONCRETE TEMPERATURES OR WATER EVAPORATION THAT COULD REDUCE STRENGTH, SERVICEABILITY AND DURABILITY OF THE MEMBER OR STRUCTURE.

DESIGN SPECIFICATIONS :

- SOIL BEARING CAPACITY ASSUMED TO BE AT 1500 PSF MINIMUM.
- MASONRY UNITS TO CONFORM TO ASTM C - 90-14.
- ROOF LIVE LOAD MAY BE 20, 30, 40, 60 AND 80 PSF.
- WIND LOAD = 110 MPH (3-SECOND GUST) EXP C.
- SITE CLASS: D.
- SEISMIC DESIGN CATEGORY E. 75% REDUCTION FOR SNOW LOADS.
- (FOR LOCAL JURISDICTIONS REQUIRING 50% REDUCTION, USE ANCHOR BOLT SPACING FOR TWICE THE SNOW LOAD. SEE DETAIL H.)
- ROOF PITCH = 6:12 MAXIMUM. SIDEWALL HEIGHT = 108" MAXIMUM.
- TYPICAL REQUIREMENTS FOR SUPPORT SYSTEMS USING LUMBER, PLYWOOD, AND GRAVEL BASE :
 - THIS TYPE OF SUPPORT SYSTEM CONSISTS OF A WOOD PAD AND FOUNDATION PIER WITH GRAVEL BASE.
 - ALL LUMBER AND PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL COMPLY WITH THE TREATING, DRYING, RETENTION AND PENETRATION REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS BUREAU'S AWPB-FDN STANDARD.
 - EACH PIECE OF LUMBER OR PLYWOOD REQUIRED TO BE PRESERVATIVE TREATED SHALL BE IDENTIFIED AS FOLLOWS:
 - IDENTITY OF THE COMPANY DOING THE TREATING.
 - IDENTITY OF THE PLANT DOING THE TREATING.
 - DATE TREATED.
 - PRESERVATIVE IDENTIFICATION.
 - APPROVED QUALITY CONTROL AGENCY MARK.
 - GRADE MARK TO IDENTIFY LUMBER SPECIES AND GRADE.
 - THE LETTER "ISO" SPECIFYING TREATMENT AND SERVICE ONLY WHERE APPLICABLE.
 - WHERE PRESERVATIVE LUMBER IS CUT IN THE FIELD, THE CUT SURFACE SHALL BE TREATED WITH NOT LESS THAN 3% SOLUTION OF THE SAME PRESERVATIVE USED IN THE ORIGINAL TREATMENT.
 - COMPACTED CLASS 2 AGGREGATE WITH THE LEVEL TOP SURFACE EXTENDING A MINIMUM 12 INCHES BEYOND THE EDGE OF THE FOOTING.
 - FILLS FOR UNEVEN SURFACES EXCEEDING SIX (6) INCHES IN DEPTH SHALL BE MADE WITH POURED IN PLACE CONCRETE PER TITLE 25 1334(E) OR ALTERNATE ENGINEERED METHOD APPROVED BY ENFORCEMENT AGENCY. PER TITLE 25 1116(G), FILLS OVER 6" REQUIRE ADDITIONAL APPROVALS (SOILS TEST AND REPORT)
 - FASTENERS SHALL BE CORROSION RESISTANT AS FOLLOWS :
 - BELOW GRADE: TYPE 304 OR 316 STAINLESS STEEL
 - ABOVE GRADE: HOT DIPPED GALVANIZED OR HOT TUMBLED GALVANIZED NAILS, STAINLESS STEEL FASTENERS, SILICON BRONZE OR COPPER FASTENERS FOR PLYWOOD. LUMBER TO LUMBER FASTENER SHALL BE SAME AS BELOW GRADE.
 - FOOTINGS: WOOD FOOTINGS TO BE PLACED ON SURFACE OF THE GROUND-PLACED LEVEL ON CLEARED, FIRM UNDISTURBED SOIL OR COMPACTED FILL. CONCRETE FOOTINGS TO BE MINIMUM 6" THICK WITH DEPTH PER LOCAL FROST DEPTH. FOOTINGS ON UNEVEN SURFACES TO COMPLY WITH TITLE 25 1334.5 PER LOCAL JURISDICTION.
- MANUFACTURED LOAD BEARING SUPPORTS OR DEVICES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY.
- WHERE MINIMUM FOOTING WIDTH IS 12 INCHES, USE OF A SINGLE WYTHE OF SOLID OR FULLY GROUTED 12-INCH NOMINAL CONCRETE MASONARY UNITS IS PERMITTED.

REINFORCEMENT NOTES:

- REINFORCEMENT SPECIFICATION: (2016 CRC SECTION R403.1.3.5.1) STEEL REINFORCEMENT SHALL BE ASTM A615 OR A706 WITH MINIMUM YIELD STRENGTH OF 40,000 PSI (GRADE 40)
- CONCRETE COVER REQUIREMENTS: (2016 CRC SECTION R403.1.3.5.3)
 - 3" FOR CONCRETE CAST AGAINST THE EARTH
 - 1 1/2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR No. 5 AND SMALLER BARS.
 - 2" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL BE EXPOSED TO THE EARTH OR WEATHER FOR No. 6 AND LARGER BARS
 - 3/4" FOR CONCRETE CAST IN REMOVABLE FORMS THAT WILL NOT BE EXPOSED TO THE EARTH OR WEATHER AND FOR CONCRETE CAST IN STAY-IN-PLACE FORMS.
- REINFORCEMENT LAP SPLICES: (2016 CRC SECTION R403.1.3.5.4 AND TABLE R608.5.4(1))
 - 20" FOR No. 4 BARS GRADE 40 AND 30" No. 4 BARS GRADE 60
 - 25" FOR No. 5 BARS GRADE 40 AND 38" No. 5 BARS GRADE 60
 - 30" FOR No. 6 BARS GRADE 40 AND 45" No. 6 BARS GRADE 60MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS SHALL NOT EXCEED THE SMALLEST OF ONE-FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES.
- AT THE TIME CONCRETE IS PLACED, REINFORCEMENT SHALL BE CLEAN OF ICE, MUD, OIL, DELETERIOUS COATING THAT DECREASE BOND.

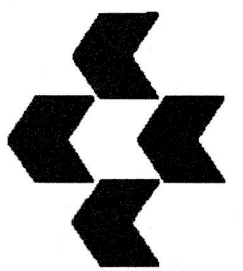
MANUFACTURED HOME/MOBILE HOME
FOUNDATION SYSTEM
HEALTH AND SAFETY CODE, SECTION 18551
APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY
OMISSIONS OR DEVIATION FROM REQUIREMENTS OF
APPLICABLE STATE LAWS AND REGULATIONS
State of California
Department of Housing and Community Development

DIVISION OF CODES AND STANDARDS
BY [Signature] DATE 9/5/18
SPA NO. 24-08 (signature)
This Plan Approval Expires 2/24/19



REDMAN
HOMES®
6420 W. ALLISON RD
CHANDLER, AZ 85226



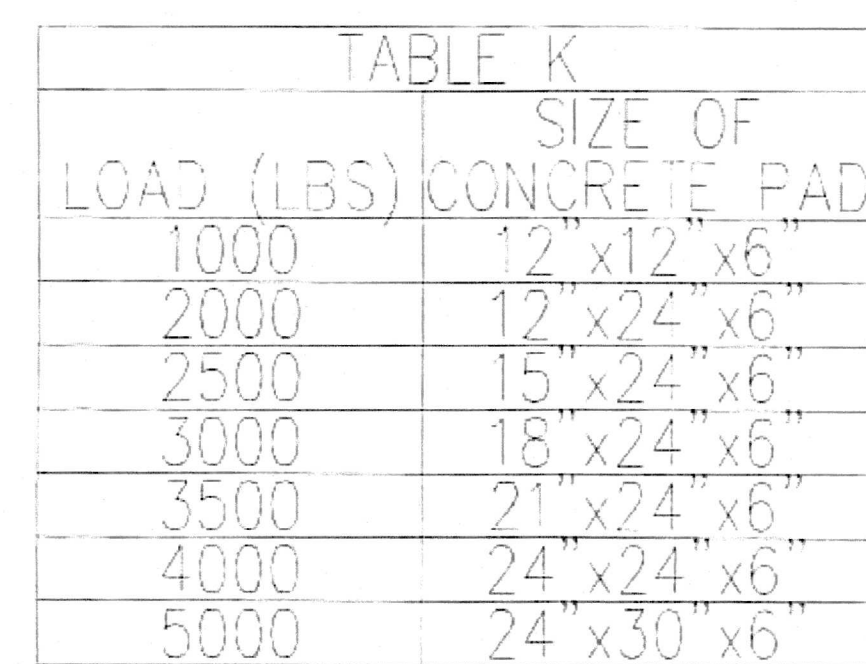
Silvercrest
CHAMPION HOME BUILDERS, INC.
299 N. Smith Ave., Corona CA 92880



MANUFACTURED
HOME
FOUNDATION
SYSTEM
QUADRUPLE
WIDE
ROOF LIVE
LOAD 20 PSF TO
100 PSF

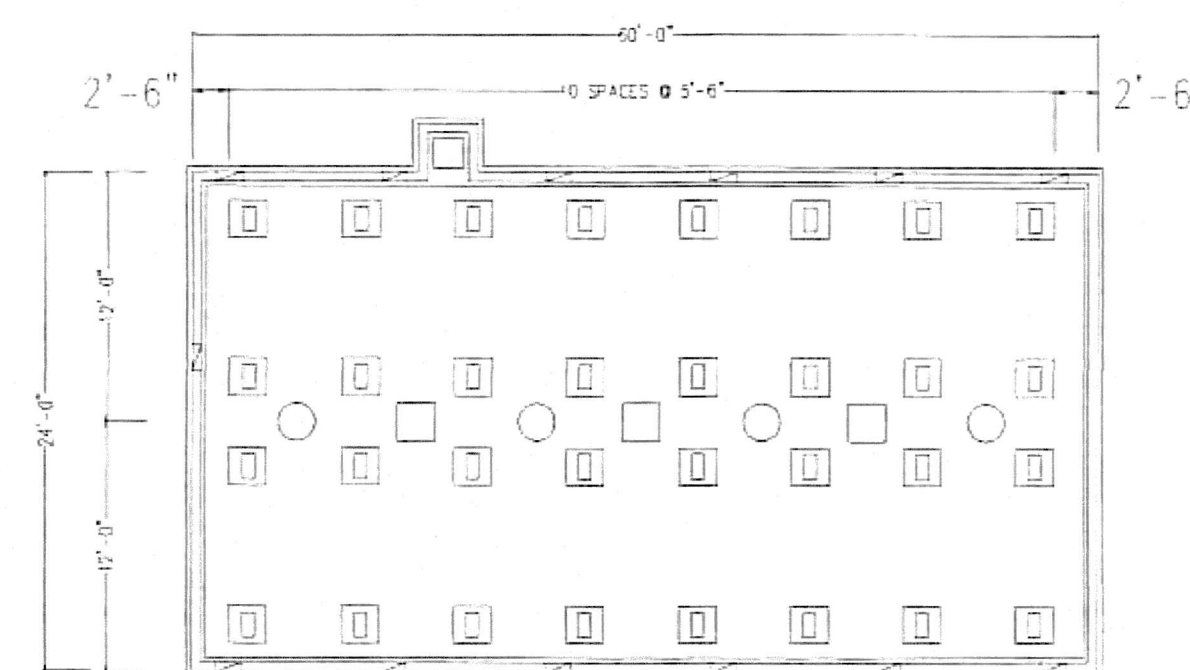
SPA 24-8F

DATE: 11/21/16
SCALE: N.T.S.
DRAWING No.: 1 OF 3
REVISIONS
11/21/16 2016 CRC
08/24/18 ADDING SCE



LOAD (LBS)	SIZE OF WOOD PADS (SQ. IN.)
1000	124
2000	288
2500	360
3000	432
3500	504
4000	576
5000	720

* LENGTH TO WIDTH RATIO SHALL NOT EXCEED 2.5 TO 1



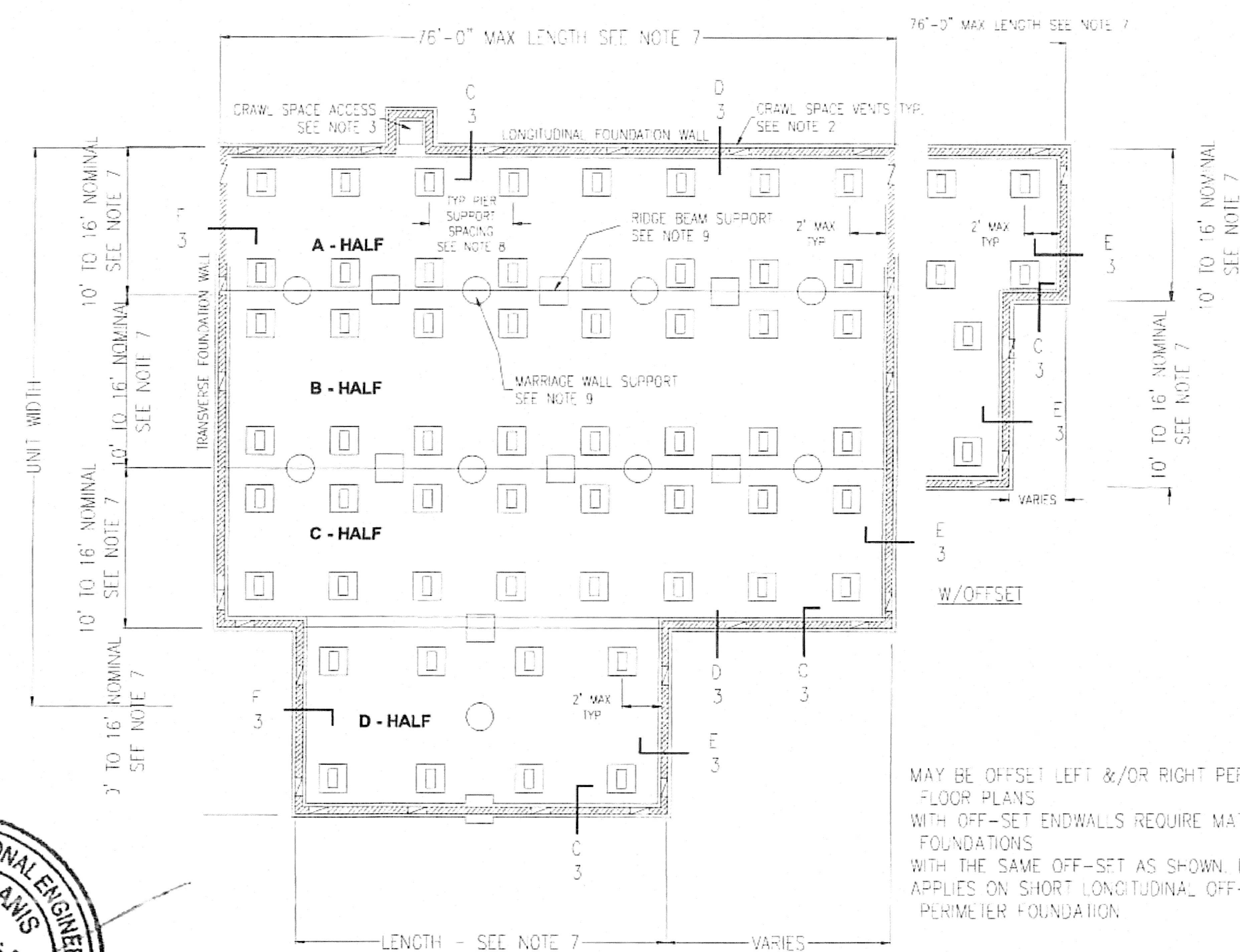
14" OPENING

MUDSILL

FINISHED GRADE

4 1/2" OPENING

A circular professional engineer seal for the State of California. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the name "MOHSEN M. AWI" at the top, the license number "C69482" in the middle, and the word "CIVIL" at the bottom. A diagonal line is drawn across the seal from the bottom left to the top right.



MAY BE OFFSET LEFT &/OR RIGHT PER PLAN
FLOOR PLANS
WITH OFF-SET ENDWALLS REQUIRE MATCHING
FOUNDATIONS
WITH THE SAME OFF-SET AS SHOWN. DETAIL C
APPLIES ON SHORT LONGITUDINAL OFF-SET
PERIMETER FOUNDATION.

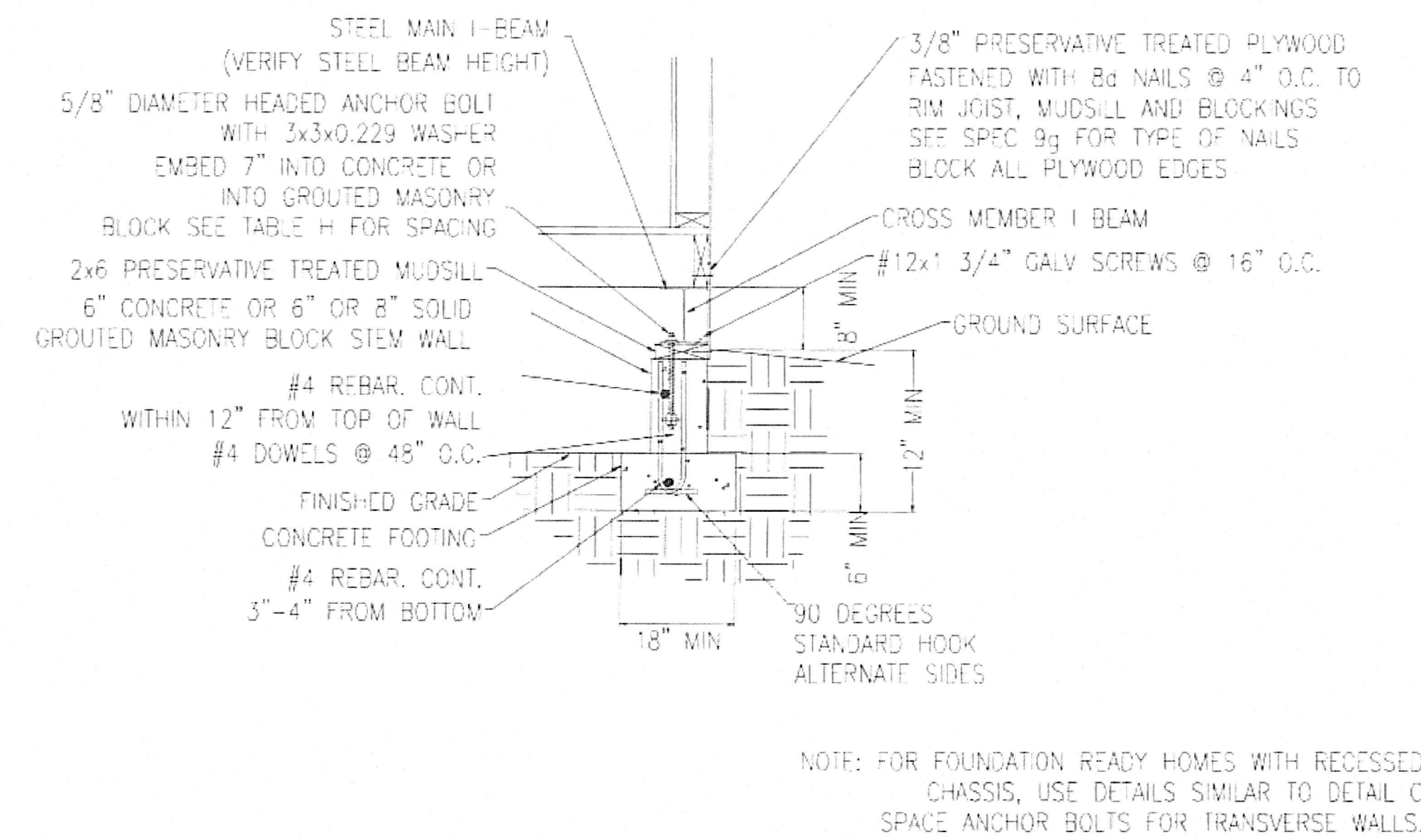
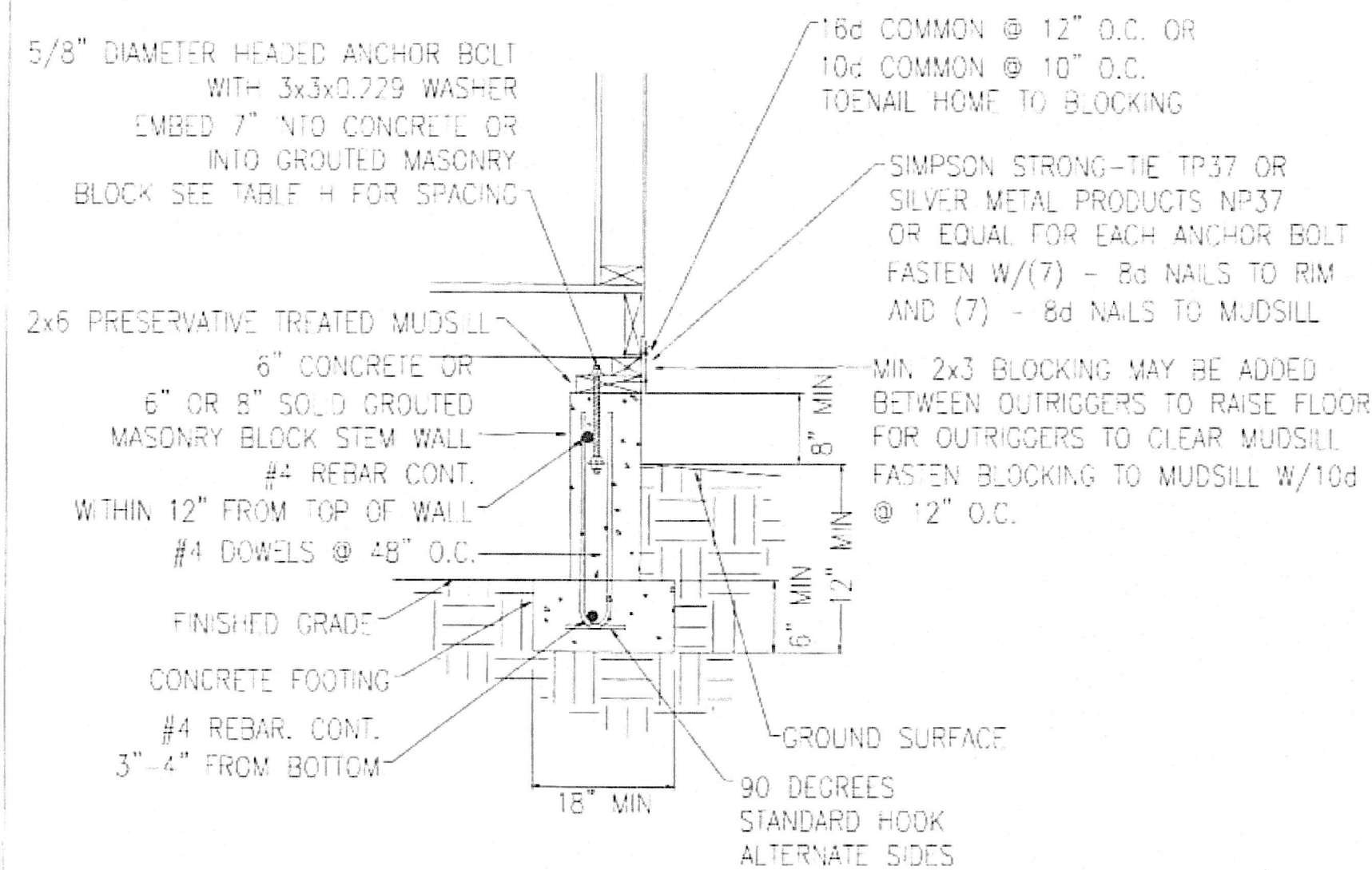
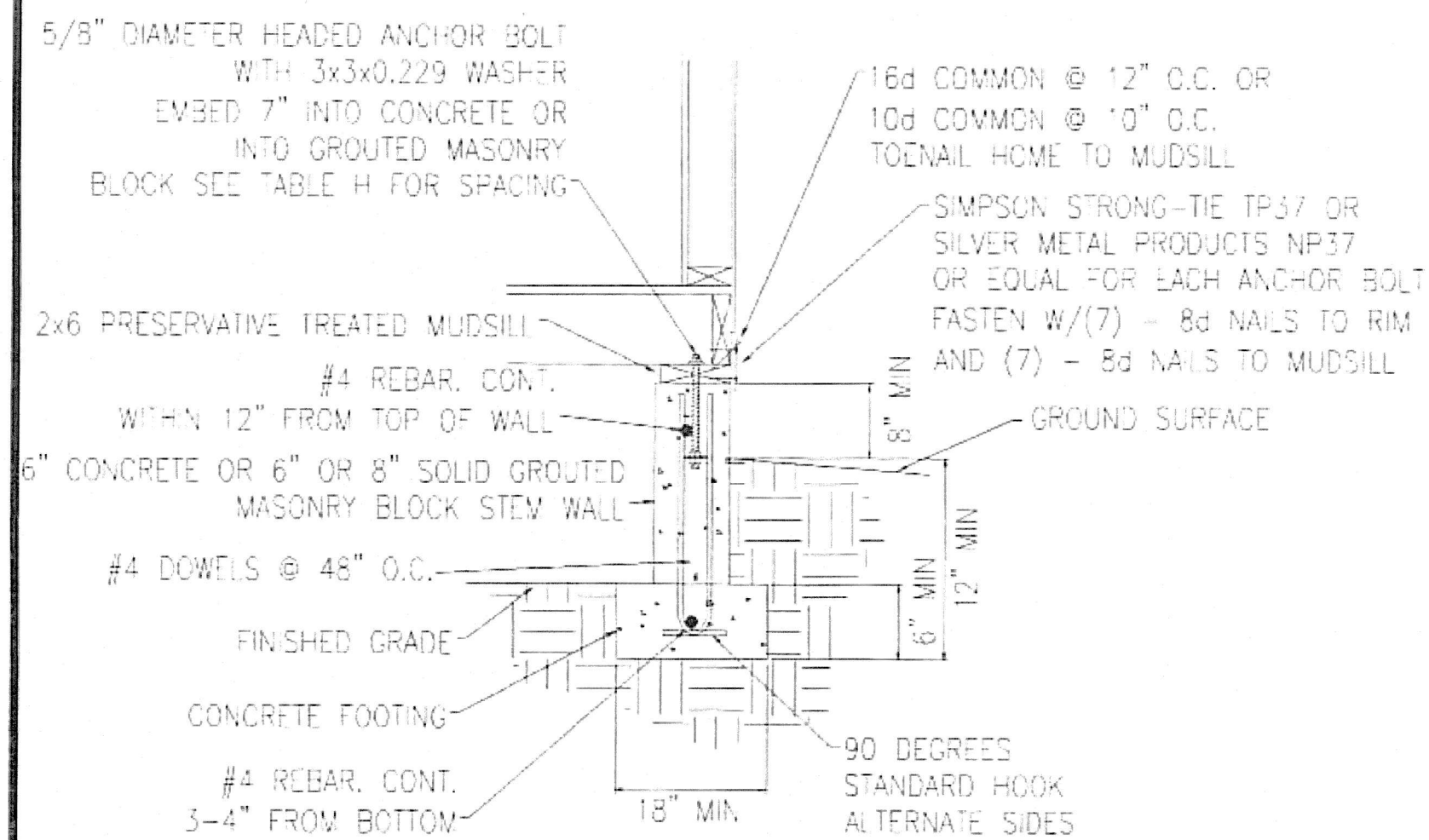
☐ MARRIAGE WALL SUPPORT
☐ RIDGE BEAM SUPPORT
☐ CHASSIS RAIL SUPPORT

BY [Signature] DATE 7/5/12

SPA NO. 24-25 (Signature)

This Plan Approval Expires 6/30/11

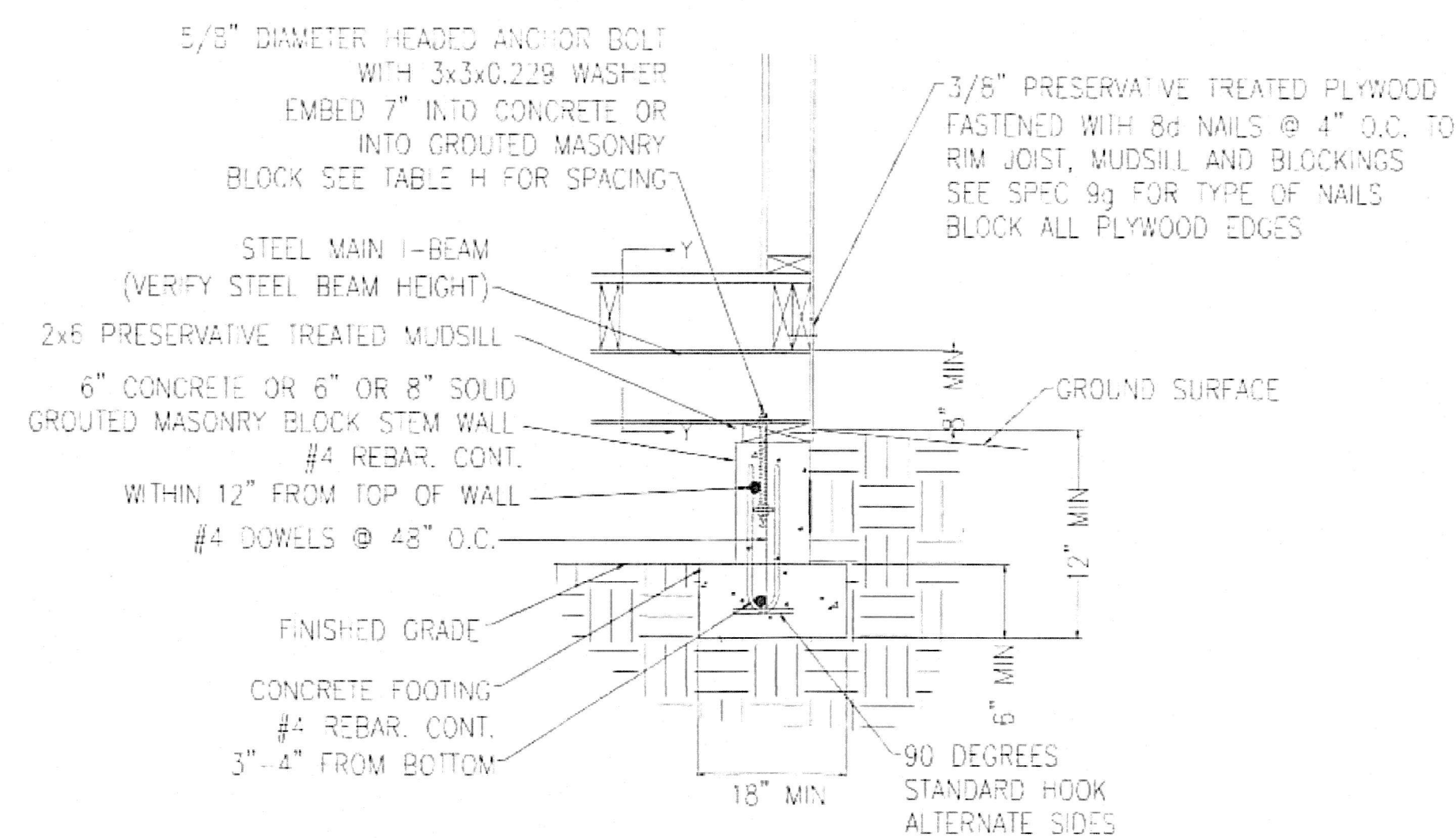
X	DETAIL
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C PERIMETER FOUNDATION @ LONGITUDINAL WALL

D PERIMETER FOUNDATION @ LONGITUDINAL WALL

E PERIMETER FOUNDATION @ TRANSVERSE WALL



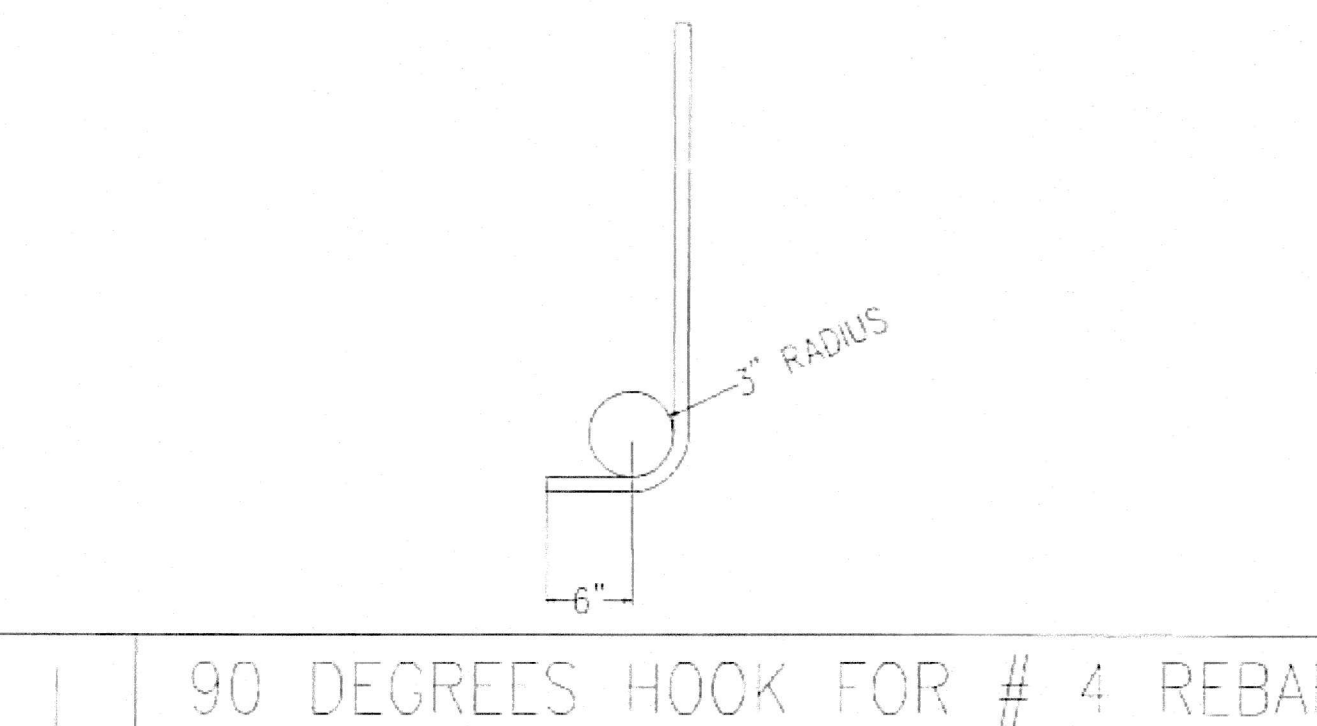
5/8 INCH DIAMETER ANCHOR BOLT SPACING (IN. O.C.) FOR 4:12 MAX. ROOF SLOPE							
MAX. LENGTH	FOR TRANSVERSE WALLS (END WALLS)						
WIDTH	20 PSF	30 PSF	40 PSF	50 PSF	60 PSF	80 PSF	100 PSF
10 ft	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.
12 ft	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.
14 ft	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.
16 ft	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.
18 ft	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.
20 ft	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.
22 ft	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.
24 ft	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.
26 ft	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.
28 ft	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.
30 ft	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.

5/8 INCH DIAMETER ANCHOR BOLT SPACING (IN. O.C.) FOR 4:12 MAX. ROOF SLOPE							
MAX. LENGTH	FOR TRANSVERSE WALLS (END WALLS)						
WIDTH	20 PSF	30 PSF	40 PSF	50 PSF	60 PSF	80 PSF	100 PSF
10 ft	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.
12 ft	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.
14 ft	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.
16 ft	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.
18 ft	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.
20 ft	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.
22 ft	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.
24 ft	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.
26 ft	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.
28 ft	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.
30 ft	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.

5/8 INCH DIAMETER ANCHOR BOLT SPACING (IN. O.C.) FOR 6:12 MAX. ROOF SLOPE							
MAX. LENGTH	FOR TRANSVERSE WALLS (END WALLS)						
WIDTH	20 PSF	30 PSF	40 PSF	50 PSF	60 PSF	80 PSF	100 PSF
10 ft	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.
12 ft	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.
14 ft	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.
16 ft	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.
18 ft	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.
20 ft	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.
22 ft	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.
24 ft	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.
26 ft	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.
28 ft	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.
30 ft	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.

5/8 INCH DIAMETER ANCHOR BOLT SPACING (IN. O.C.) FOR 6:12 MAX. ROOF SLOPE							
MAX. LENGTH	FOR TRANSVERSE WALLS (END WALLS)						
WIDTH	20 PSF	30 PSF	40 PSF	50 PSF	60 PSF	80 PSF	100 PSF
10 ft	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.
12 ft	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.
14 ft	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.
16 ft	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.
18 ft	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.
20 ft	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.
22 ft	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.
24 ft	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.
26 ft	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.
28 ft	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.
30 ft	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.

NOTES:
- BOLTS SHALL BE EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY.
- BOLTS SHALL BE SPACED NOT MORE THAN 6 FEET APART.
- 2 BOLTS MINIMUM PER SILL PLATE. LOCATE 12" MAX TO 4.5" MIN EACH END.
- 3" x 3" SQUARE WASHER 0.229" THICK REQUIRED ON EACH BOLT



5/8 INCH DIAMETER ANCHOR BOLT SPACING (IN. O.C.) FOR 6:12 MAX. ROOF SLOPE							
MAX. LENGTH	FOR TRANSVERSE WALLS (END WALLS)						
WIDTH	20 PSF	30 PSF	40 PSF	50 PSF	60 PSF	80 PSF	100 PSF
10 ft	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.	60 n.o.c.
12 ft	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.	64 n.o.c.
14 ft	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.	68 n.o.c.
16 ft	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.	72 n.o.c.
18 ft	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.	76 n.o.c.
20 ft	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.	80 n.o.c.
22 ft	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.	84 n.o.c.
24 ft	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.	88 n.o.c.
26 ft	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.	92 n.o.c.
28 ft	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.	96 n.o.c.
30 ft	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.	100 n.o.c.

MANUFACTURED HOME/MOBILE HOME
FOUNDATION SYSTEM
HEALTH AND SAFETY CODE, SECTION 18551
APPROVED

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY
OMISSIONS OR DEVIATION FROM REQUIREMENTS OF
APPLICABLE STATE LAWS AND REGULATIONS
State of California
Department of Housing and Community Development

DIVISION OF CODES AND STANDARDS
BY: DATE: 7/5/16
SPA NO: 24-8F (signature)
This Plan Approval Expires: 7/5/17

F PERIMETER FOUNDATION @ TRANSVERSE WALL

H ANCHOR BOLT SPACING

CHAMPION HOME BUILDERS CO.
840 PALM AVE., P.O. BOX 428, LINDSEY, CA 95947

REDMAN HOMES
6420 W. ALLISON RD
CHANDLER, AZ 85226

Silvercrest
CHAMPION QUADRUPLE WIDE HOMES, INC.
289 N. Smith Ave., Corona CA 92880

RADCO
A TRINITY COMPANY

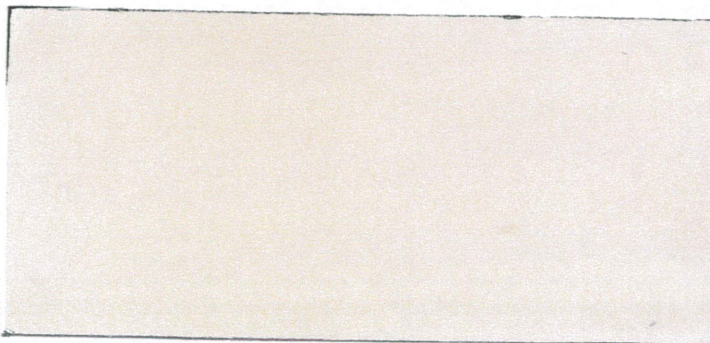
MANUFACTURED HOME FOUNDATION SYSTEM
QUADRUPLE WIDE
ROOF LIVE LOAD 20 PSF TO 100 PSF

TITLE:
SPA 24-8F
DATE: 11/21/16
SCALE: N.T.S.
DRAWING No: 3 OF 3
REVISIONS
11/21/16 2016 CRC

10841 N. Douglas St, CASTROVILLE

APN 030-116-020-000

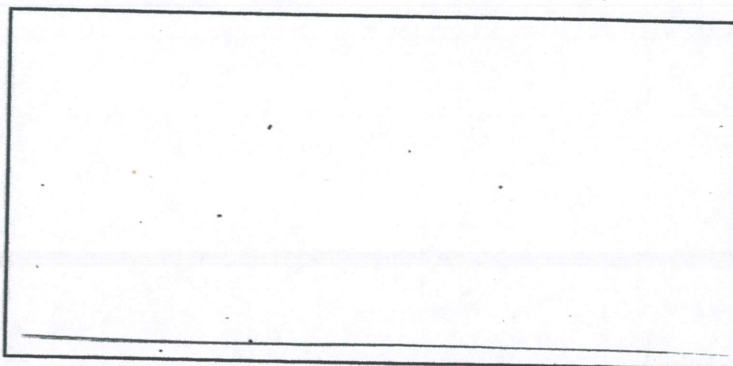
COLOR SAMPLES FOR PROJECT FILE NO. PUN190292



Materials: HARD PLANK

Colors: TAN

Description: EXTERIOR



Materials: WOOD

Colors: WHITE

Description: TRIM



Materials: TANKED ASPHALT SHINGLES

Colors: BROWN

Description: ROOF

Creekside Manor 7623U - Redman Homes | Redman Homes - California

Elevation



PCN19029Z

RECEIVED

SEP 05 2019

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY