

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

In the matter of the application of:

**DURAN (PLN190077)**

**RESOLUTION NO. 20-031**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Find the project is an addition to an existing structure which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- 2) Approve a General Development Plan and Amendment to a previously approved Use Permit (ZA92008) to allow a 7,000 square foot addition to an existing 7,410 square foot agricultural support facility (strawberry cooler) and a 1,452 square foot new office building; and
- 3) Approve a Variance to increase the maximum allowable building site coverage from 5% to 13%.

135 Allison Road, Pajaro, North County Area Plan  
(APN: 117-402-003-000)

**The Duran application (PLN190077) came on for a public hearing before the Monterey County Zoning Administrator on July 30, 2020. 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-** The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, North County Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.  
**EVIDENCE:**
  - a) The project has been reviewed for consistency with the text, policies, and regulations in:
    - The 2010 Monterey County General Plan;
    - North County Area Plan; and
    - Monterey County Zoning Ordinance (Title 21)
  - b) 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 the applicable documents.
  - c) The property is located at 135 Allison Road in Pajaro (Assessor's Parcel Number 117-402-003-000), North County Area Plan. The parcel is zoned Farmlands – 40 Acre Minimum (F/40). Amendments are governed by Monterey County Code (MCC) Section 21.74.120.B,

and agricultural support facilities are an allowed use in the F zone pursuant to Section 21.30.

- d) This project is an amendment to a previously approved Use Permit (ZA92008) which allowed the construction of a 2,800 square foot strawberry cooler on a 3.37 acre parcel. This amendment would allow the construction of a 7,000 square foot addition to the cooler along with a 1,452 square foot office space.
- e) Review of Development Standards. The applicable development standards for this project are captured under in the Farmlands (F) zoning district under Title 21.30.060 of the Monterey County Code. An agricultural processing/support facility is a Use Allowed in the Farmlands district subject to a Use Permit. The F zoning designation allows a maximum height of 35 feet and a maximum building site coverage of 5% unless accompanied with a variance. The proposed structure would be 25 feet tall, and the total building site coverage in combination with existing buildings onsite would be 18,612 square feet, or 13% of 3.33 acres, which requires a Variance to be approved. No landscaping nor parking improvements are proposed as part of this application with an adequate number of spaces available for the increase in employees.
- f) Variance. Approval of the proposed development would require a variance to increase the maximum allowable building site coverage from 5% to 13%. See Finding 4 with supporting evidence.
- g) General Development Plan. A General Development Plan was prepared by the applicant for the proposed cooler expansion. It outlines the purpose of this project is to provide cooling services for strawberry farmers around the Salinas Valley. The current cooler is 7,410 square feet and the proposed addition would nearly double its size. Typical business hours are 7:00 am to 8:00pm during non-peak months, and 7:00 am to 10:00 pm during peak production months (typically April through June) when the coolers are at full capacity. Similarly, about four to six full-time employees are on site during off-peak season, while six to ten employees work during harvest months. With the proposed office space, this project would expand the use of the original permit while increasing the number of onsite employees by three.
- h) Archaeological Resources. The project site has been identified as an area of high archaeological sensitivity, and a cultural resources assessment for this parcel has been included as part of project analysis. The archaeologist concluded potential development has low sensitivity for the presence of significant precontact and/or historical archaeological resources due to its unfavorable environmental setting, past cultivation, the intensive development of the parcel with industrial buildings, and negative results of previous cultural resource studies and the pedestrian survey of the Project Area. Therefore, it is unlikely that the proposed site is sensitive for significant below-grade cultural resources. A standard condition has been included in the project that requires work to stop and that the County and a qualified archaeologist be notified if previously unidentified resources are discovered during construction.

- i) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN190077.

2. **FINDING:** **SITE SUITABILITY** - The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, the Environmental Health Bureau, and the North County Fire Protection District. No conflicts were found to exist, and recommendations have been incorporated into this project as conditions of approval.
  - b) Surrounding Land Uses. The project site is surrounded by similar land uses. The project site is surrounded by Farmlands zoning on all sides of the parcel. It lies directly across a lot on San Juan Road with similar agricultural support facilities. The project site is otherwise surrounded by row crops and farms. The proposed extension of its current use is appropriate for this location.
  - c) Traffic. The project site is located directly off San Juan Road. The project as proposed would expand the current building coverage for additional storage of the current business operation. The project does propose additional workspace areas for an increase of up to three additional employees and a potential increase in number of truck trips to the project site. However, this project was evaluated and analyzed by RMA Public Works and was found this project would not cause a significant impact to traffic. Upon review of the project, RMA-Public Works recommended payment of a county-wide traffic fee to off-set potential impacts to traffic, which has been incorporated into this project as a condition of approval.
  - d) The following technical report has been prepared:
    - Traffic Assessment for the Duran Storage Expansion Project (LIB200128) prepared by Pinnacle Traffic Engineering, Hollister, California, March 2020.
    - Cultural Resources Survey for 135 Allison Road in Royal Oaks (LIB180376), prepared by EBI Consulting, York, Pennsylvania, February 2018.

RMA Public Works requested a traffic assessment to evaluate the potential impacts associated with the proposed project. The traffic assessment scope was developed in consultation with County staff and focuses on peak hour traffic operations and access at the San Juan Road / Allison Road intersection. The report recommends traffic safety improvements to accommodate for the increased development. Although the proposed development would not have any impacts to levels of service, the project has been conditioned by RMA Public Works to include safety enhancements due to the expanded use including a left turn lane at the intersection, a sight distance plan as recommended by the traffic assessment, and payment of traffic impact fees. Staff has independently reviewed these reports and agrees with their conclusions.

- e) The proposed storage facility would be constructed on a concrete slab on north western section of the site directly adjacent to the existing

- business structure. The existing topography of the site is flat, so a negligible amount of grading is proposed as part of this project.
- f) Necessary public facilities are available, and with conditions incorporated the proposed development would not create additional impacts to water supply nor wastewater disposal. The property has two agriculture wells that are used to water plants and trees in the property, which are not used for domestic water. The proposed commercial operation will receive domestic water service from the Pajaro Sunny Mesa Community Services District. The Environmental Health Bureau (EHB) is recommending two conditions of approval for a cross connection control survey, and alternative onsite wastewater treatment system permit. In order to prevent backflow of water utilized for activities related to the agricultural support facility operation into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections.
  - g) EHB determined it will be challenging to site a conventional onsite wastewater treatment system (“OWTS” or septic system”) on the property that will meet the minimum standards specified by the Monterey County Code, Chapter 15.20, and the Monterey County Local Agency Management Program (LAMP); specifically, an onsite well, shallow groundwater and extensive impervious surfaces are likely to restrict the use of a conventional septic tank and rock-filled dispersal trench. Therefore, the applicant shall obtain a permit from EHB to install the onsite wastewater treatment system. EHB is satisfied that adequate area exists to accommodate an alternative OWTS with supplemental treatment, and the project has been conditioned to ensure the applicant submits an onsite wastewater treatment system plan designed by a professional engineer review and approval by the EHB.
  - h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN190077.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by RMA-Planning, RMA-Public Works, RMA-Environmental Services, the Environmental Health Bureau, and the North County Fire Protection District. 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) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA -

4. **FINDING:**

**VARIANCE** – This project and proposed development meets the applicable County findings and policies necessary for granting a Variance to increase maximum building site coverage from 5% to 13%.

- a) Under Title 21.72.040 of the Zoning Ordinance, three findings must be made in order to grant a variance, which are:

Because of special circumstances applicable to the subject property, the strict application of the Zoning Ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification;

The Variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

The Variance shall not be granted for a use or activity which in not otherwise expressly authorized by the zone regulation governing the parcel of property.

Further, under the Zoning Code and the Agricultural section of the General Plan, County policies support agricultural uses, including support facilities, on areas designated for farming.

- b) Because of special circumstances applicable to the subject property, the strict application of the Zoning Ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. This is a three-acre parcel in a zoning designation of 40 acres minimum per unit, so special circumstances limit the property owner's ability to have enough building site coverage for as much storage capacity as a neighboring 40-acre parcel unit. This unique circumstance would deprive the applicant of the same use as other larger parcels around them in the same zoning district.
- c) The Variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located. Strawberry storage cooling facilities are a use allowed in the Farmlands district subject to a discretionary permit. The proposed development continues the use of an existing business that provides storage capacity to local farmers in the community. The applicant has indicated that due to the changing nature of the strawberry industry, farmers must harvest more berries with a variety that yields twice as much fruit as it had in years prior. The increased production levels of fruit have not allowed local farmers the opportunity to store their harvests in coolers which would expand the shelf life of their product. Reduced shelf life causes rotted fruit and loss of revenue. The variance would not constitute a grant of special privileges because it is continuing a current use of the property, while benefitting the local community.

- d) 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. The site is zoned Farmlands (F) which principally ensures land be utilized for harvesting purposes. However, agricultural policies in the General Plan also encourages agricultural support facilities such as coolers, cold storage, and warehouses (AG-1.4 and AG-2.1). This project site has long been used to support agricultural purposes for nearby fields as a cooler, and the expansion is necessary to accommodate the increased production of strawberries from nearby farms.
5. **FINDING:** **NO VIOLATIONS** - The subject properties are 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) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and there are no outstanding violations on subject property.
  - b) There are no known violations on the subject parcel.
  - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN190077.
6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

  - a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts minor alterations to existing structures.
  - b) The project involves the addition of a combined 8,452 square foot agricultural support buildings to an existing facility, which are a use allowed in the Farmlands zoning district. Therefore, the proposed development is consistent with the parameters of Section 15301.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway.
  - d) No adverse environmental effects were identified during staff review of the development application.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

**EVIDENCE:**

  - a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

## DECISION

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

- A. Find the project is an addition to an existing structure which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
- B. Approve a General Development Plan and Amendment to a previously approved Use Permit (ZA92008) to allow a 7,000 square foot addition to an existing 7,410 square foot agricultural support facility (strawberry cooler) and a 1,452 square foot new office building; and
- C. Approve a Variance to increase the maximum allowable building site coverage from 5% to 13%.

In general conformance with the attached plans and subject to the attached conditions, which are incorporated herein by reference.

**PASSED AND ADOPTED** this 30th day of July, 2020.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 24 2020.

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 SEP 03 2020.

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

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

PLN190077

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This General Development Plan, Amendment, and Variance (PLN190077) allows: 1) a 7,000 square foot addition to an existing 7,410 square foot agricultural support facility (strawberry cooler) and a 1,452 square foot office building; and 2) a Variance to increase the maximum building site coverage to 13%. The property is located at 135 Allison Road in Pajaro (Assessor's Parcel Number 117-402-003-000), 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. 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 General Development Plan, Amendment and Variance (Resolution Number 20-031) was approved by the Zoning Administrator for Assessor's Parcel Number 117-402-003-000 on July 30, 2020. The permit was granted subject to nine (9) 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 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 grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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 Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County 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. EHSP02: ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The existing septic system was designed for a single-family home with three bedrooms. The project scope includes adding a trailer with a restroom.

The Monterey County Health Department, Environmental Health Bureau (EHB), has received approval of the Local Agency Management Program (LAMP) for Onsite Wastewater Treatment Systems (OWTS, also called septic systems). The LAMP details new regulations and site evaluation requirements that will be applied to any OWTS (septic system) permit issued on or after May 11, 2018. As such the following items are required to evaluate the OWTS proposal for this site:

1. OWTS Feasibility Report (see section 5.9 Site Evaluation and Soil Characteristics) at a minimum the report shall include:
  - A minimum of one deep groundwater monitoring boring per lot. (see section 5.9.1 Soil Depth and Characteristics)
  - A site evaluation, soil profile analysis and percolation testing shall be completed for each of the areas proposed to accommodate the required dispersal systems: primary dispersal field area and expansion area(s). (see section 5.9.2 Percolation Testing)
  - The soil application rate shall be determined by Table 5-4.
2. Once the Feasibility Report has been completed contact EHB to set up a site visit to discuss the report findings and site constraints.
3. Submit an OWTS design from a Qualified designer for review and approval. This item may be deferred to prior to issuance of a construction permit. However, a conceptual design shall be submitted indicating that the minimum sizing of the dispersal system, based on the Soil Application Rate, can be installed onsite for both primary and secondary systems.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a construction permit, submit an onsite wastewater treatment system plan designed and wet-stamped by a CA Registered Engineer for review and approval by the EHB. The applicant shall obtain a permit from EHB to install the onsite wastewater treatment system.

#### 5. EHSP01-CROSS CONNECTION CONTROL SURVEY

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The proposed commercial operation will receive domestic water service from the Pajaro Sunny Mesa Community Services District. In order to prevent backflow of water utilized for activities related to the agricultural support facility operation into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- a detailed site plan, specifying any and all equipment that will receive water from or be connected to the domestic water supply; and
- a narrative description of the proposed agricultural support facility operation.

As determined necessary by EHB, a cross-connection control report prepared by a qualified professional shall be submitted to the Environmental Health Bureau for review and acceptance.

## 6. PW0002a – ROAD IMPROVEMENTS (LEFT TURN LANES AND SIGHT DISTANCE)

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct required offsite road improvements (left turn lanes and sight distance improvement). The design and construction is subject to the approval of the RMA-Public Work and Facilities. Encroachment Permits are required for all work within the public right-of-way.

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

## 7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the RMA-Public Works and Facilities.

## 8. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to RMA-Public Works and Facilities.

## 9. PWSP001 – SIGHT DISTANCE

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The project applicant shall follow the sight distance improvement plan at the San Juan Road/Allison Road intersection as proposed in the Duran Cold Storage Expansion Project (PLN190077) Traffic Assessment prepared by Pinnacle Traffic Engineering and dated March 2, 2020. The corner of the existing fence shall be relocated south to improve the line-of-sight looking west from Allison Road. The design of all intersection improvements shall be subject to review and approval by the County of Monterey RMA-Public Works and Facilities.

**Compliance or Monitoring Action to be Performed:**

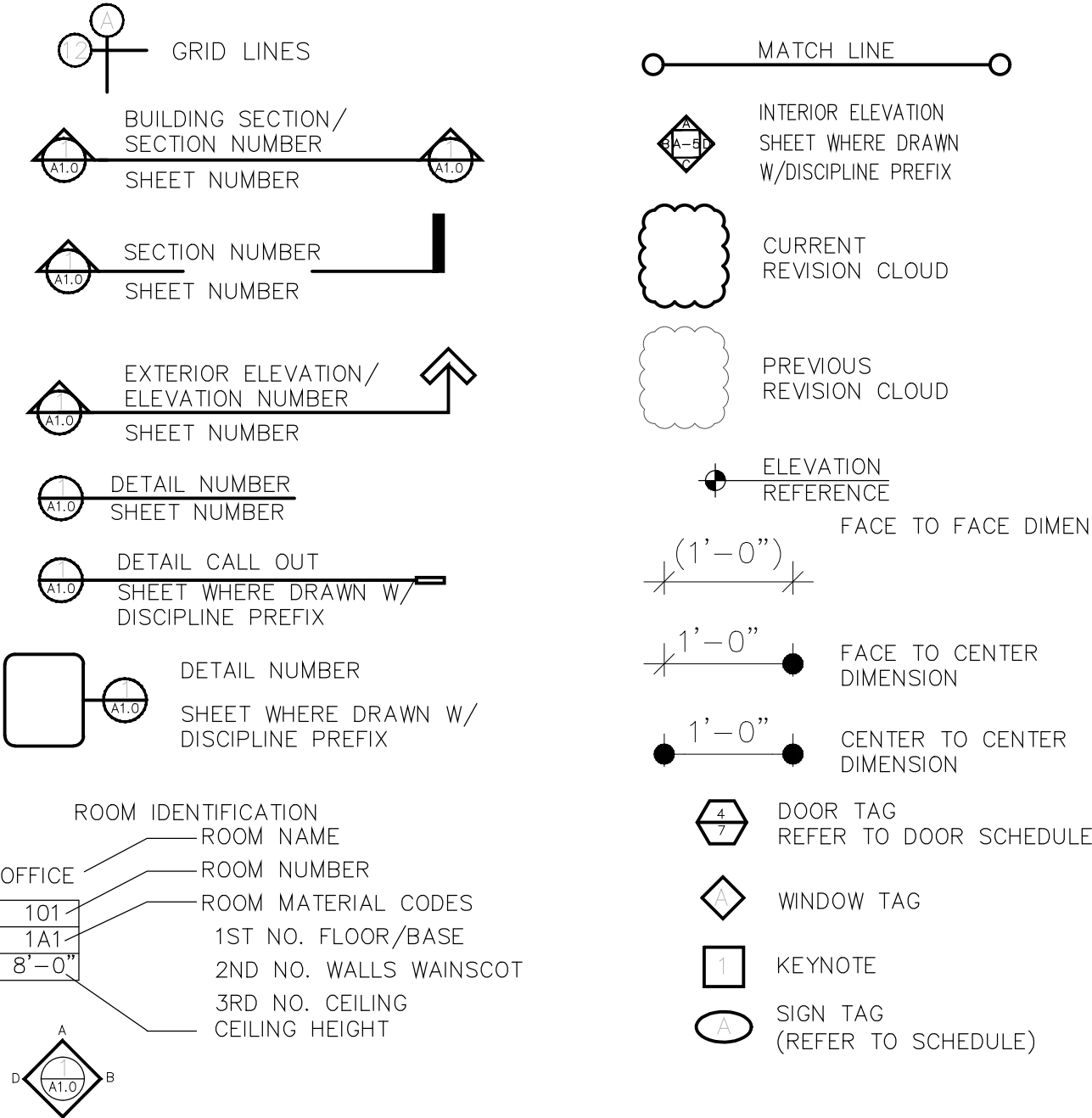
- 1.- Prior to issuance of building permit, the Project Applicant shall obtain approval of sight distance improvement plan from the RMA- Public Works and Facilities.
- 2.- Prior to occupancy or commencement of use, the Project Applicant shall implement site distance improvement plan in accordance with approved plan.



ABBREVIATIONS:

AC.	ACQUSTIC	LT.	LIGHT
ADD.	ADDENDUM	L.W.C.	L.T. WGT. CONC.
ADDN.	ADDITION	LVR.	LOUVER
ABC	AGG. BASE COURSE	JAN.	JANITOR
A.F.F.	ABOVE FINISH FLOOR	JOINT	JOINT
A.M.F.	ABOVE MALL FLOOR	J.F.D.	JOIST
AGG	AGGREGATE	K.P.	KICK PLATE
A/C	AIR CONDITIONING	MB.	MACHINE BOLT
AL.	ALUMINUM	M.C.	MECHANICAL
ALT.	ALTERNATE	M.C.B.	MTL. CORNER BEAD
AGMD.	AIR QUALITY	M.O.	MASONRY OPENING
A.B.	ANCHOR BOLT	MATL.	MATERIAL
arch.	ARCHITECT	MFR.	MANUFACTURER
ASP.	ASPHALT	MAX.	MAXIMUM
⊙	AT	MECH.	MECHANICAL
&	AND	MET.	METAL
BSMT.	BASEMENT	M.L.	METAL LATH
B.M.	BEAM	M.	METER
BLKG.	BLOCKING	MIN.	MINIMUM
BD.	BOARD	MDG.	MOLDING
BOTT.	BOTTOM	MULL.	MULLION
BLDG.	BUILDING	N/A	NOT APPLICABLE
B.N.	BOUNDARY NAILING	N.G.	NOMINAL
CABT.	CABINET	NOM.	NOMINAL GRADE
C.I.P.	CAS-T-N-PLACE	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	N.T.S.	NOT TO SCALE
CLG	CEILING	NO.	NUMBER
CEM.	CEMENT	OBSC.	OBSCURE
C.L.	CENTER LINE	O.C.	ON CENTER
CER.	CERAMIC	OPNG.	OPENING
chan	CERAMIC TILE	O.A.	OVERALL
C.L.R.	CHANNEL	O.D.	OUTSIDE DIAMETER
C.L.O.	CLEAR	O.F.S.	OVERFLOW SCUPPER
C.O.	CLEAN OUT	O.F.D.	OVERFLOW DRAIN
CLQS.	CLOSET	O.F.G.I.	OWNER FURNISHED, GENERAL CONTRACTOR INSTALLED.
COL.	COLUMN	PTD.	PAINTED
CONC.	CONCRETE	PG.	PAGE
COND.	CONDITION	PR.	PAIR
CONN.	CONNECTION	PHL.	PANEL
CONST.	CONST.	PTN.	PARTITION
C.J.	CONTROL JOINT	PL	PENNY
CONT.	CONTINUOUS	PLBG.	PLUMBING
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
COR.G	CORRUGATED	POINT	POINT OF CONNECTION
CTR.	COUNTER	P.O.C.	POINT OF CONNECTION
CTSK.	COUNTERSUNK	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
C.M.U.	CONC. MASONRY UNIT	P.S.I.	POUNDS PER SQ. IN.
D.G.	DECOMPOSED GRANITE	P.S.F.	POUNDS PER SQ. FT.
D.P.	DAMP PROOFING	P.C.	PLUMBING CONTRACTOR
DB.	DEGBEL	P.L.	PROPERTY LINE
D.F.	DOUGLAS FIR	P.R.	RETURN AIR
DIAG.	DIAGONAL	RAD.	RADIUS
DIA.	DIAMETER	REG.	REGISTER
DIM.	DIMENSION	REQD.	REQUIRED
DISP.	DISPENSER	REV.	REVISION
DNL.	DOWEL	REC.	RECOMMENDATION
D.S.	DOWN SPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	RFG.	ROOFING
EA.	EACH	RM.	ROOM
E.C.	ELECTRIC CONTRACTOR	RUGH.	ROUGH
EL.	ELECTRIC	RND.	ROUND
E.W.C.	ELEC. WATER COOLER	S.A.	SUPPLY AIR
E.N.	EDGE NAILING	SECT.	SECTION
EQ.	EQUAL	SECT.	SELECT
EQUIP.	EQUIPMENT	SHEET	SHEET
EXH.	EXHAUST	SDG.	SLIDING
EXPAN.	EXPANSION JOINT	SIM.	SIMILAR
E.J.	EXISTING	SLDG.	SLIDING
EXT.	EXTERIOR	SM.	SMOOTH
FT.	FEET	SPEC.	SPECIFICATION
FIN.	FINISH	SPL.	SPLASH
F.N.	FACE NAILING	STD.	STANDARD
FIX.	FIXTURE	ST. STL.	STAINLESS STEEL
FLG.	FLASHING	STRUC.	STRUCTURE
FLR.	FLOOR	SUSP.	SUSPENDED
F.D.	FLOOR DRAIN	SW. B.D.	SWITCHBOARD
FLOOR.	FLOURESCENT	TAB	TOP & BOTTOM
FTG.	FOOTING	TELCO	TELEPHONE COMPANY
FND.	FOUNDATION	T.G.	TEMPERED GLASS
FR.	FRAME	T.C.	TOP OF CURB
F.H.C.	FIRE HOSE CABINET	T.O.	TOP OF
F.S.E.C.	FOOD SERVICE	T.O.P.	TOP OF PARAPET
GA.	GAUGE	T.S.D.	TOP OF STEEL DECK
G.I.	GALVANIZED IRON	T.T.P.	TOP OF TAPERED PLYWD.
GL.	GLASS	TYP.	TYPICAL
GR.	GRADE	U.O.N.	UNLESS OTHERWISE NOTED
GR.L.	GRILLE	U.T.R.	UP THROUGH ROOF
GRD.	GROUND	V.	VENT
GYP.	GYP-SUM	VERT.	VERTICAL
GEN.	CONTRACTOR G.C.	V.G.	VERTICAL GAIN
HR.	HAND RAIL	VEST.	VESTIBULE
HDW.	HARDENER	V.C.T.	VINYL COMPOSITION TILE
HDWR.	HARDWARE	VCP.	VITREOUS CLAY PIPE
HTR.	HARDWOOD	W.C.	WELDED WIRE MESH
HT.	HEATER	W.C.	WATER CLOSET
H.P.	HIGH POINT	W.H.	WATER HEATER
H.M.	HOLLOW METAL	W.F.	WIDE FLANGE
HORIZ.	HORIZONTAL	W/O	WITH
H.B.	HOSE BIB	W/O	WITHOUT
H.W.	HOT WATER	WOW.	WOOD
IN.	INCH	W.P.	WATER RESISTANT
I.D.	INSIDE DIAMETER		WATER PROOF
SUL.	INSULATION IN		
INT.	INTERIOR		
INV.	INVERT		
LAM.	LAMINATED		
LDG.	LANDING		
LTH.	LATH		
LAV.	LAVATORY		
LG	LENGTH		
L.O.R.	LANDLORD OF RECORD		

SYMBOL LEGEND:



GENERAL NOTES:

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2016 EDITION C.B.C., AND ANY OTHER GOVERNING CODE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS AND SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
- THE DESIGNER AND ENGINEER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
- SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER STRUCTURAL NOTES AND TYPICAL DETAILS.
- WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICTS OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL BRACINGS AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
- JOB SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR THE SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, LOCATION OF NONBEARING PARTITIONS, ROOF AN FLOOR ELEVATIONS, ROOF SLOPES, ARCHITECTURAL FINISHES, AND OTHER RELATED INFORMATION NOT INDICATED ON THE STRUCTURAL DRAWINGS.
- SEE MECHANICAL, ELECTRICAL AND/OR ARCHITECTURAL DRAWING FOR THE SIZE AND LOCATION OF PIPES, CONDUITS, FLOOR DRAINS, VENTS, DUCTS, AND OTHER SIMILAR PENETRATIONS NOT INDICATED ON THE STRUCTURAL DRAWINGS. FIRE SPRINKLERS- PROVIDE SPRINKLER DRAWINGS TO THE FIRE MARSHAL FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
- EPOXY AND ANCHOR BOLTS: ESPECIAL INSPECTION REQUIRED FOR EPOXY SET ANCHOR BOLTS.
- THE GRADE SHALL SLOPE AT LEAST 5% AWAY AND WITHIN 10 FEET OF FOUNDATION, EXCEPT @ PAVEMENT. (SEE ACCESSIBLE NOTES BELOW)

GENERAL NOTES:

This project shall comply with the following codes as applicable:

- 2016 CALIFORNIA BUILDING CODE
  - 2016 CALIFORNIA PLUMBING CODE
  - 2016 CALIFORNIA MECHANICAL CODE
  - 2016 CALIFORNIA ELECTRICAL CODE
  - 2016 CALIFORNIA FIRE CODE
  - 2016 CALIFORNIA ENERGY CODE
  - CURRENT LOCAL CITY OR COUNTY ORDINANCE.
- During winter operations (between October 15 and April 15), the following measures must be taken:
    - Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.
    - All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on the downhill properties.
    - 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.
    - 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)
  - Prior to the start of construction the applicant/owner shall provide the location of a State of California licensed Surveyor's or 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.
  - A minimum 5% grade slope away from foundation for a minimum distance of 10 feet measured perpendicular to the face of the wall. (Sec 1803.3). If building site does not allow 10 feet of slope, provide a minimum 5% grade slope to an approved diversion structure OR provide a swales or impervious surfaces within 10 feet of the foundation with a minimum 2% slope away from the building.

**DRAINAGE NOTES:**  
ALL SITE AND RUNOFF SHALL BE DIRECTED ONTO PRIVATE PROPERTY AND FILTERED THROUGH SEEPAGE PITS OR FRENCH DRAINS WHERE POSSIBLE. ANY RUNOFF WATERS FROM THE SITE THAT MAY BE DIRECTED ONTO THE PUBLIC RIGHT-OF-WAY AND/OR CITY STORM DRAIN SYSTEM MUST PASS THROUGH AN OIL SEPARATOR FILTERING SYSTEM INSTALLED IN ACCORDANCE WITH CEGA COASTAL AND STATE STANDARDS. RUNOFF WATERS MUST BE CONTROLLED DURING CONSTRUCTION.  
A SEPARATE DRAINAGE PLAN MUST BE SUBMITTED AND APPROVED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE FINAL INSPECTION OF THE PROJECT.  
\*\*THE DUMPING OF ANY LIQUID MATERIAL OR PRODUCT INTO OR ONTO THE EARTH/DIRT IS PROHIBITED. ALL EXCESS WASTE LIQUID MATERIAL SHALL BE REMOVED FROM THE SITE IN PROPER CONTAINERS AND DISPOSED OF IN A MANNER MEETING STATE LAW. VIOLATORS WILL BE CITED AND THE PERMIT FOR THE PROJECT SUSPENDED PENDING A HEARING BY THE PLANNING COMMISSION TO REVOKE THE LICENCE OF ANY CONTRACTOR(S) INVOLVED IN THE VIOLATION.

EROSION CONTROL NOTES:

AT ALL TIMES, THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERNES, SWALES, SILTING BASINS, CHECK DAMS, SILT FENCES, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES. IN ADDITION, ALL EROSION CONTROL MEASURES SHALL BE PLACED AT THE END OF EACH WORKING DAY.

- SILT FENCE:**
- SILT FENCES SHALL BE INSTALLED ON LEVEL CONTOURS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE SILT FENCE SHALL BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RU-OFF FROM FLOWING AROUND THE FENCE.
  - SUFFICIENT AREA SHALL EXIST BEHIND THE FENCE TO ALLOW POUNDING WITHOUT FLOODING OR OVER TOPPING THE FENCE.
  - SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.
  - SILT FENCES SHALL NOT BE USED FOR CONCENTRATED FLOW.

- GRAVEL BAG BARRIERS:**
- GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
  - GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
  - GRAVEL BAGS SHALL BE INSTALLED ON ALL INSET INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

- FIBER ROLL:**
- FIBER ROLL SHALL BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH CONSTRUCTION AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
  - THE ENDS OF THE FIBER ROLLS SHALL BE TURNED UPHILL TO PREVENT SEDIMENT LADEN RUN-OFF FROM FLOWING AROUND THE ROLL.
  - FIBER ROLL BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE ROLL.

PROJECT DATA:

ADDRESS: 135 ALLISON LN, WATSONVILLE, CA 95076

APN:	117-402-003-000
ZONING:	COMMERCIAL F/40-FARMLAND
LOT SIZE:	3.33 AC OR 145,054.80 S.F
CONSTRUCTION TYPE:	V-B
ALLOWABLE BUILDING HEIGHT:	
ALLOWABLE SITE COVERAGE:	
LANDSCAPE AREA (10%):	10% (19,755.23 SF)
PROPOSED SITE COVERAGE:	15.5% (21,758.22 SF)
ALLOW COVERAGE:	

APPLICABLE CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS APPLICABLE:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
CURRENT LOCAL CITY OR COUNTY ORDINANCE.

EXISTING/PROPOSED AREA DATA :

BUILDING 'A' (RESIDENCE) NO WORK IN THIS BUILDING  
OCCUPANCY: R EXISTING AREA:  
(E) RESIDENCE 2,750.00 SF

BUILDING 'B' (E) COLD STORAGE BUILDING  
OCCUPANCY: S1-52 EXISTING AREA:  
(E) COLD STORAGE 7,410.00 SF

BUILDING 'C' (N) COLD STORAGE BUILDING  
OCCUPANCY: S1-52 PROPOSED AREA:  
(N) PROPOSED COLD STORAGE 7,000.00 SF

BUILDING 'D' (N) OFFICE BUILDING  
OCCUPANCY: B PROPOSED AREA:  
(N) OFFICES 1,452.00 SF

SHEET INDEX:

T 1.0 GENERAL INFORMATION AND COVER SHEET  
G 1.0 A.P.N LOCATION  
G 1.1 A.P.N LOCATION

ARCHITECTURAL

A1.0 SITE PLAN  
A2.0 PROPOSED FLOOR PLAN  
A3.0 NEW EXTERIOR ELEVATIONS  
A4.0 PROPOSED NEW OFFICES FLOOR PLAN  
A4.1 NEW ELEVATION & SECTIONS OFFICE  
A4.2 PROPOSED (N) CEILING & ROOF PLAN  
A5.0 DETAILS

PROJECT TEAM:

OWNER:

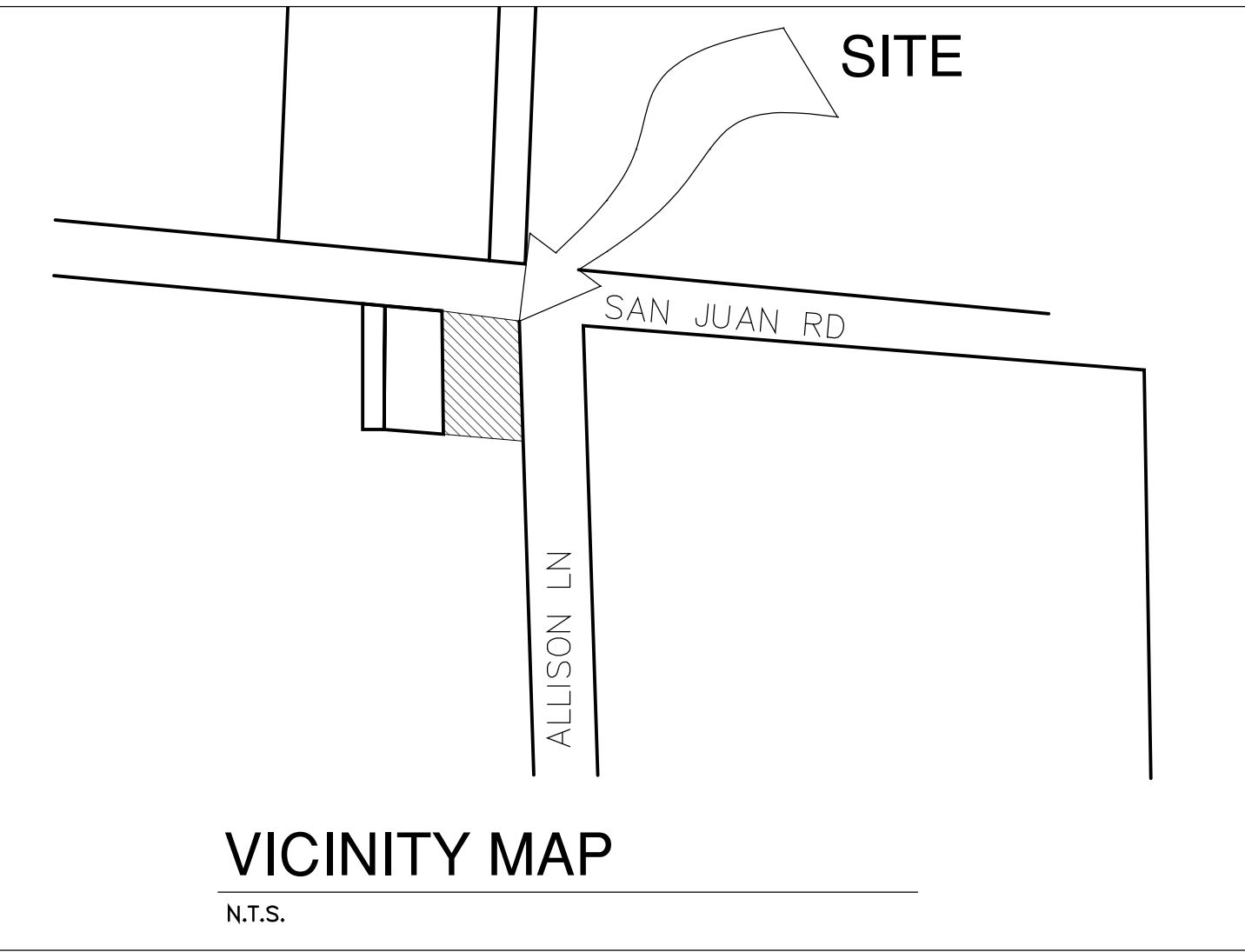
NAME: EDMUNDO DURAN  
ADDRESS: 135 ALLISON LN.  
WATSONVILLE, CA. 95076  
PHONE: (831)763-2904  
EMAIL:

ARCHITECT:

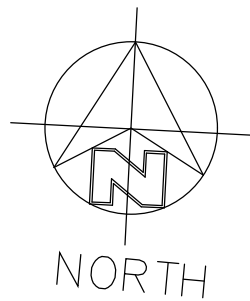
NAME: SAAVADOR MUNOZ  
ADDRESS: 320 CAPITOL ST.  
SALINAS, CA. 93901  
PHONE: 831-771-2802

SCOPE OF WORK:

ADD NEW EXPANSION COOLER AND CORPORATE OFFICES .  
VARIANCE TO INCREASE THE MAXIMUM BUILDING SITE COVERAGE FROM 5% TO 15.5%  
THE PROPERTY IS LOCATED AT 135 ALLISON LANE, PAJARO (ASSESSOR'S PARCEL NUMBER 117-402-003-000), NORTH COUNTY AREA PLAN.



SITE PLAN  
N.T.S.



JOB No:

DESCRIPTION:	DATE:	REV:

APN:  
117-402-003-000

NEW COLD STORAGE EXPANSION  
135 ALLISON LANE  
ROYAL OAKS, CA. 95076

Sheet Title:  
GENERAL INFORMATION AND COVER

MUNOZ and ASSOCIATES  
ARCHITECTS  
220 Capitol Street  
Salinas, Ca. 93901  
saavador.munoz@munozarchitects.com  
(831)520-0498

Copyright Notice:



10



JOB No:

REV:	DATE:	DESCRIPTION:

APN:  
117-402-003-000

NEW COLD STORAGE EXPANSION

135 ALLISON LANE  
ROYAL OAKS, CA. 95076

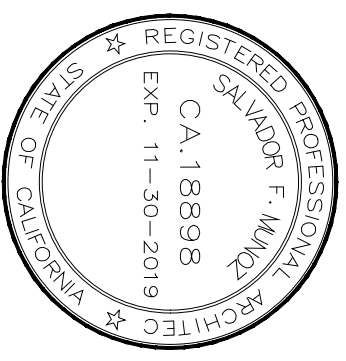
Sheet Title:  
SITE PLAN



MUNOZ and ASSOCIATES  
ARCHITECTS

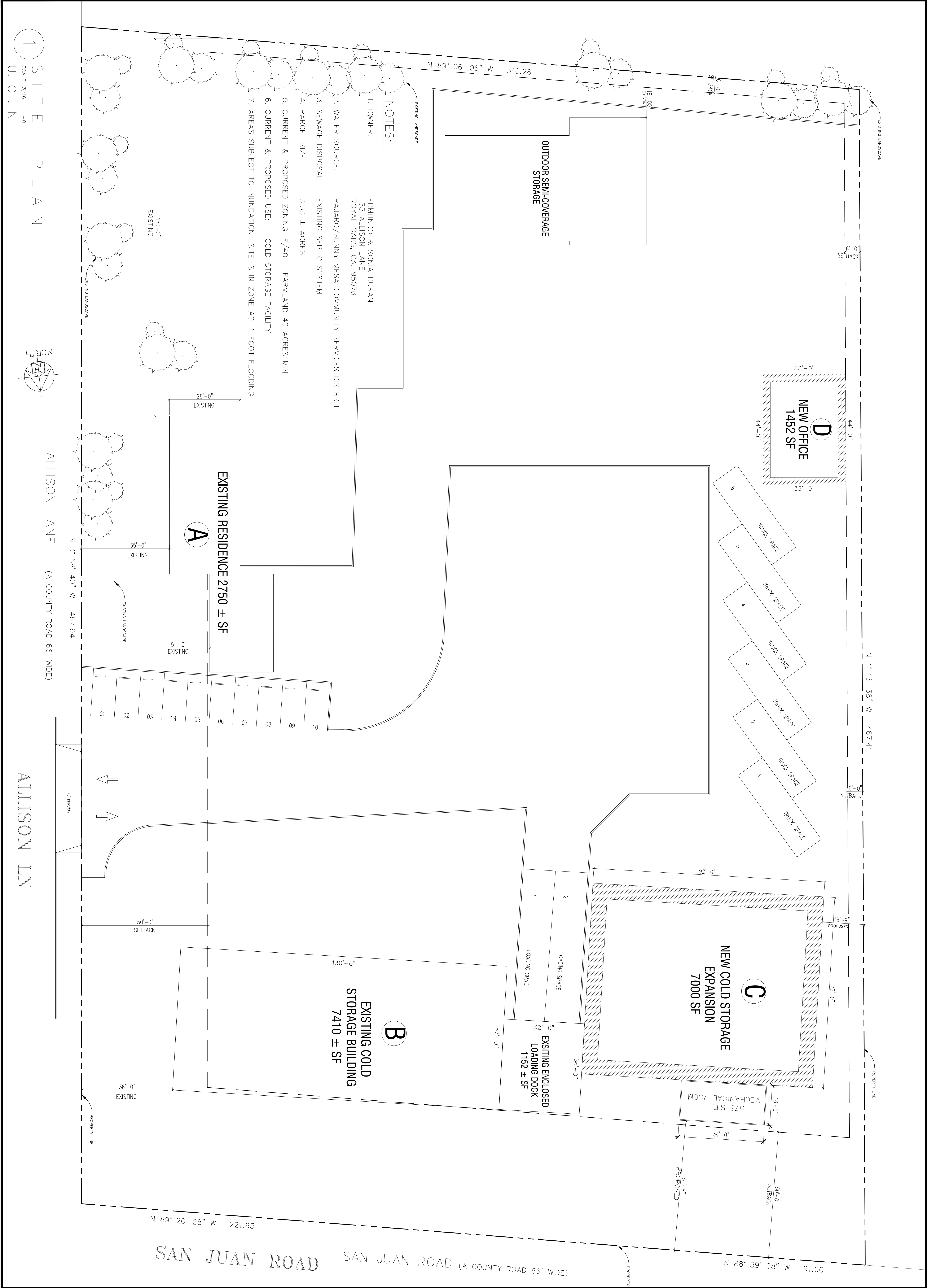
230 Capital Street  
Salinas, Ca. 95001  
salvador.munoz@smunozarchitects.com  
www.smunozarchitects.com  
(831)320-0498

Copyright Notice:



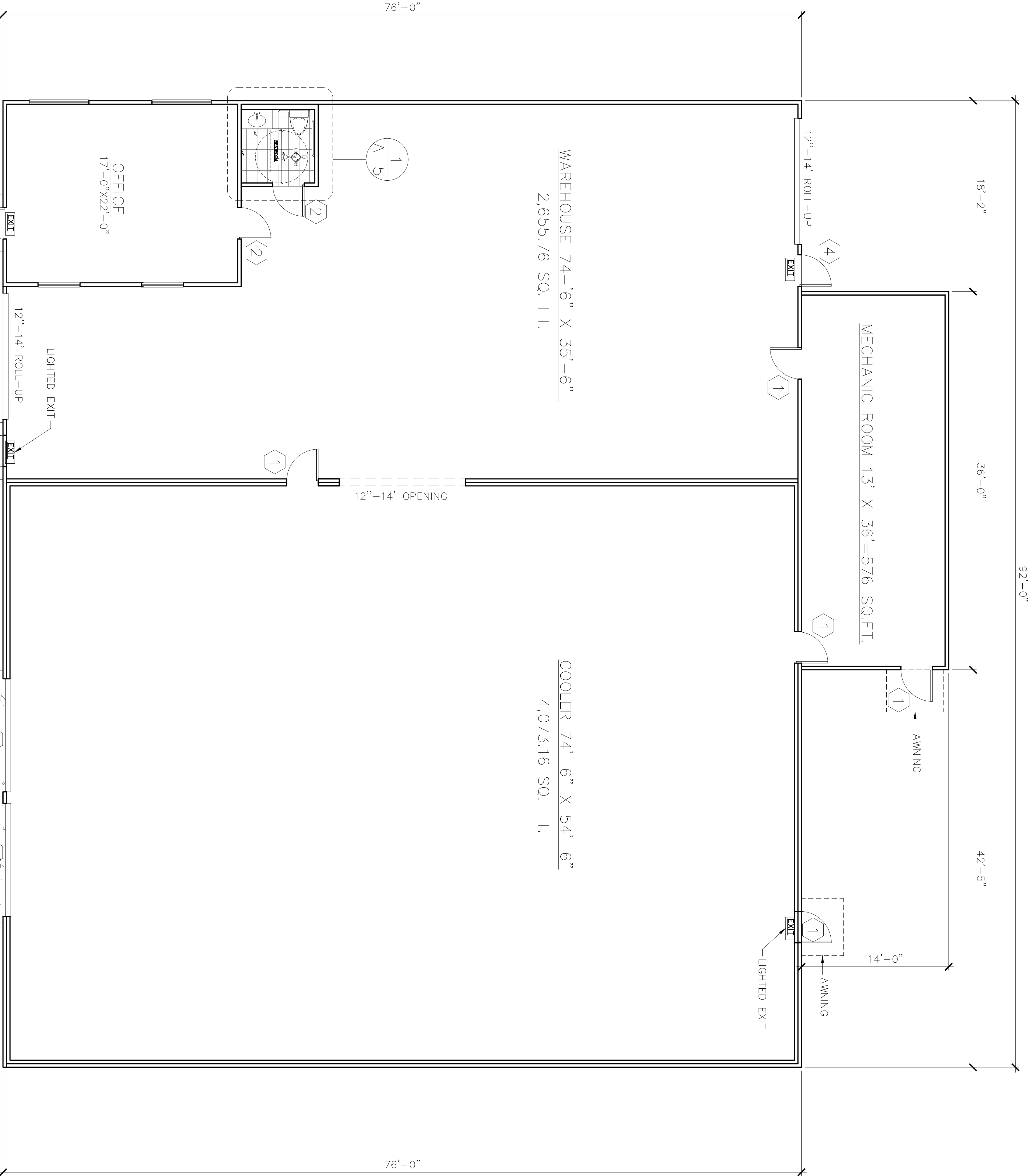
A

1.0



DOOR SCHEDULE						
DESCRIPTION	QUANTITY	TYPE SEE NOTE 2	THICKNESS SEE NOTE 3	CONSTRUCTION SEE NOTE 4	FACING & FINISH SEE NOTE 5	GLASS SEE NOTE 6
OPENING						
1	3'-0"x7'-0"	A	2"	SC	T	H.M.
2	3'-0"x 7'-0"	C	1 3/4	SC		6
3	10'-0"x12'-0"	D			WD	2
4	12'-0"x12'-0"	D				2
REMARKS	HARDWARE GROUP	COMMENTS				

DOOR NOTES	
1. ✓ SHOWN ON SCHEDULE INDICATES TYPICAL	
2. DOOR TYPES	
A	B
C	D
3. ALL DOORS 1-3/4" UNLESS OTHERWISE NOTED	
4. DOOR CONSTRUCTION	
AL. = ALUMINUM	O.H. = OVERHEAD COILING DOOR
C.S. = COUNTER SHUTTER	S.C. = SOLID CORE
H.C. = HOLLOW CORE	STL. = STEEL
H.M. = HOLLOW METAL	WD. = WOOD
MTL. = METAL	
5. GLASS TYPE	
C = CLEAR	TIN. = TINTED
T = TEMPERED	PL. = PLASTIC
W = WIRE	LAM. = LAMINATED
6. SEE ATTACHED SPEC. SECTION 08710-FINISH HARDWARE	
8. ONE HOUR FIRE RATED DOOR	
9. NOTE: SIGN @ TOP OF DOOR ACCORDING TO SECTION 1003.3.1.8 "THIS DOOR TO REMAIN UNLOCKED DURING BUSSINESS HOURS"	
10. ALL DOORS ARE NEW U.O.N.	
11. NO HARDWARE	
12. SEE DETAIL A-5/#1	



1 PROPOSED FLOOR PLAN  
SCALE: 3/16"=1'-0"

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

JOB No:

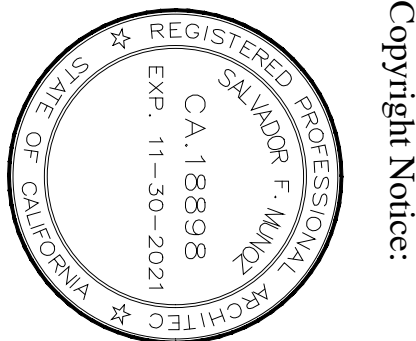
REV:	DATE:	DESCRIPTION:

APN:  
117-402-003-000

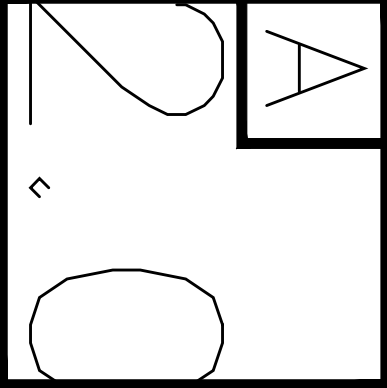
NEW COLD STORAGE EXPANSION  
135 ALLISON LANE  
ROYAL OAKS, CA. 95076

Sheet Title:  
PROPOSED FLOOR PLAN

MUNOZ and ASSOCIATES  
ARCHITECTS  
230 Capitol Street  
Salinas, Ca. 93901  
salvador.munoz@smunozarchitects.com  
www.smunozarchitects.com  
(831)520-0496



Copyright Notice:



REV:	DATE:	DESCRIPTION:

APN: 17-402-003-000
------------------------

NEW COLD STORAGE EXPANSION

135 ALLISON LANE  
ROYAL OAKS, CA. 95076

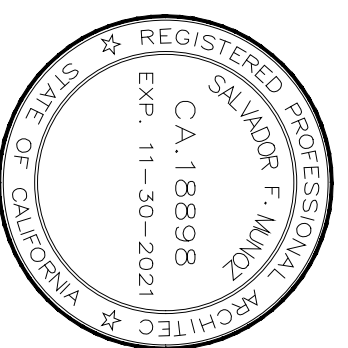
Sheet Title:  
NEW EXTERIOR ELEVATIONS



MUNOZ and ASSOCIATES  
ARCHITECTS

230 Capitol Street  
Salinas, Ca. 93901  
salvador.munoz@smunozarchitects.com  
www.smunozarchitects.com  
(831)520-0496

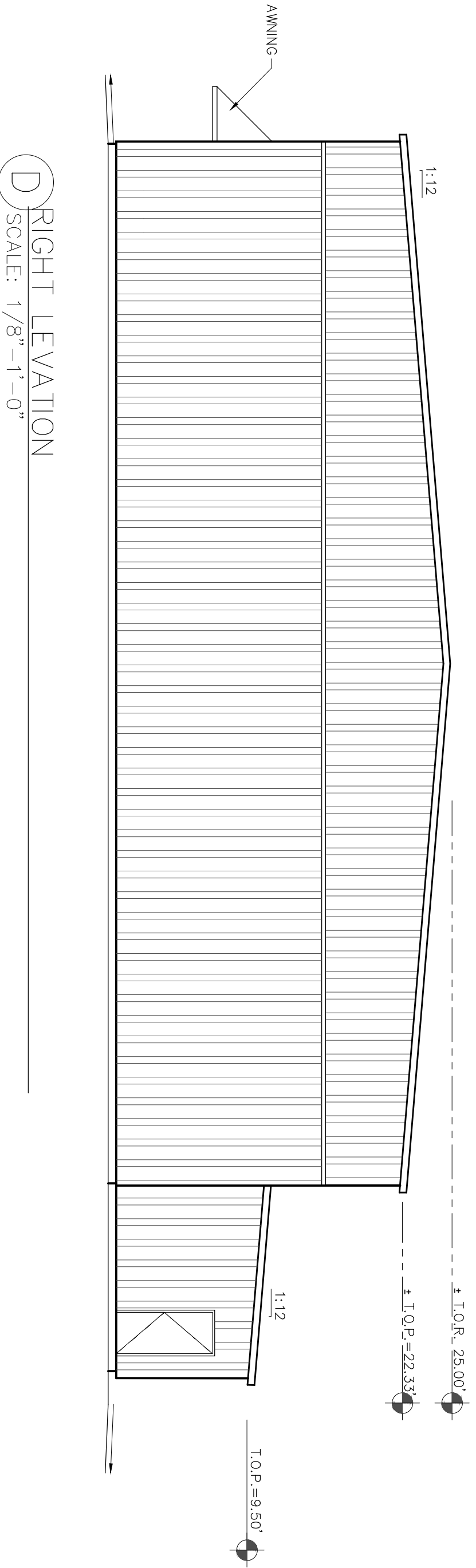
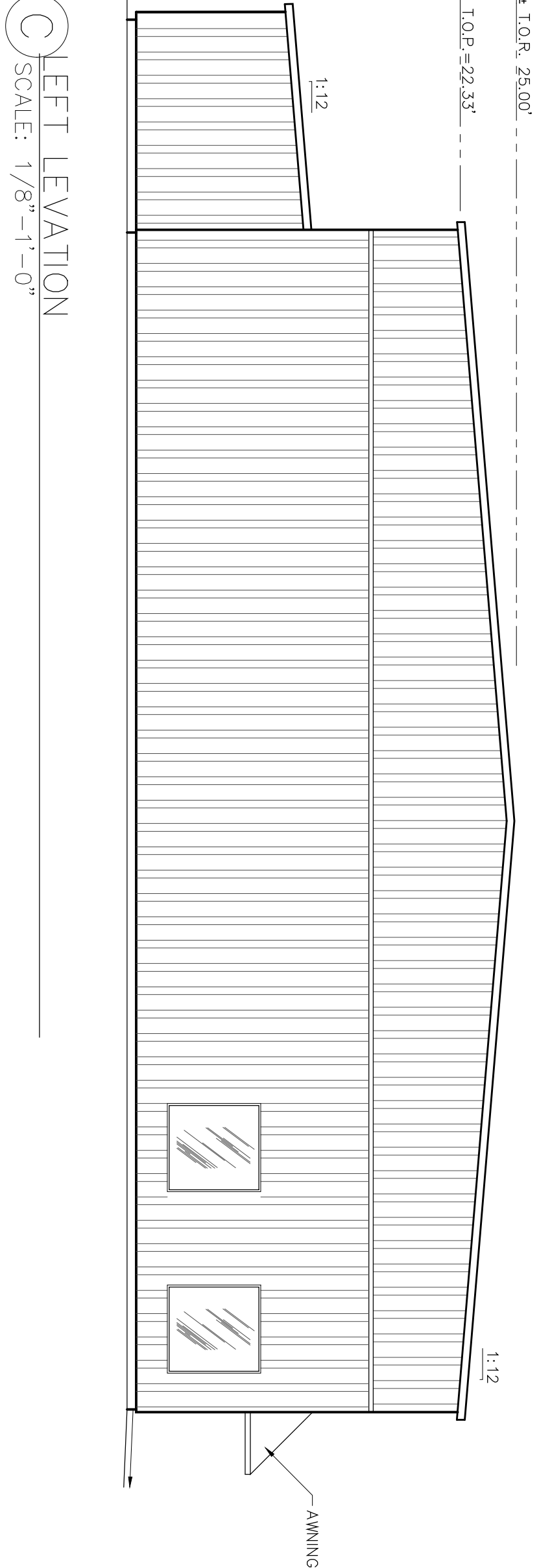
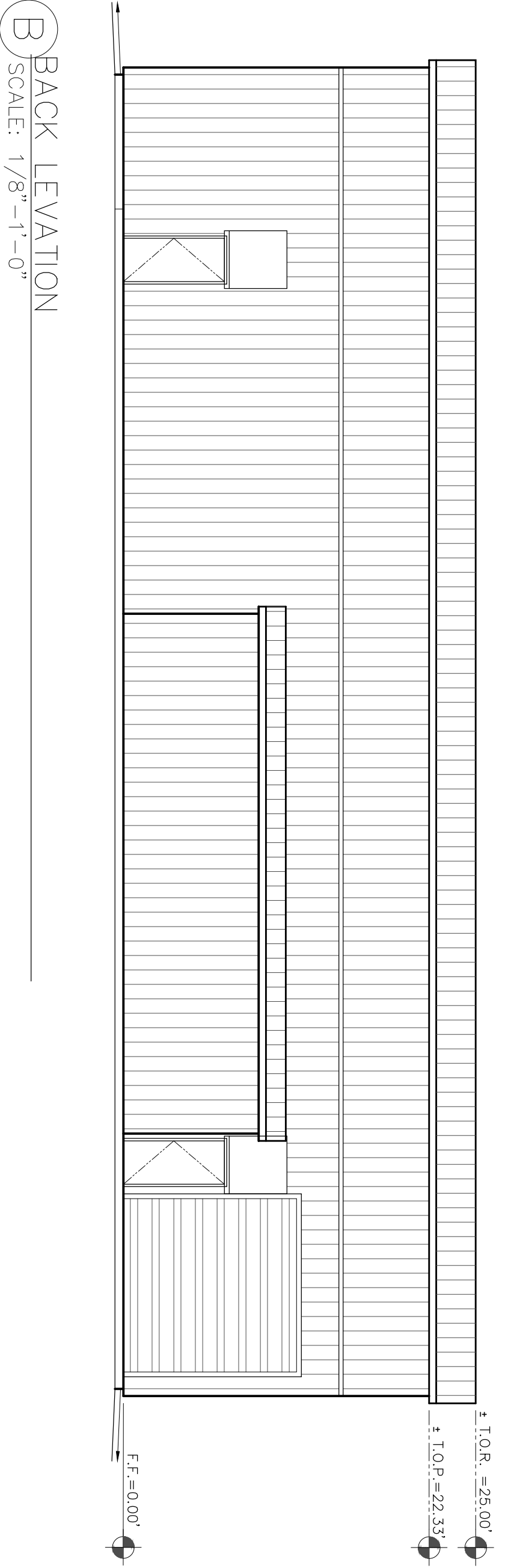
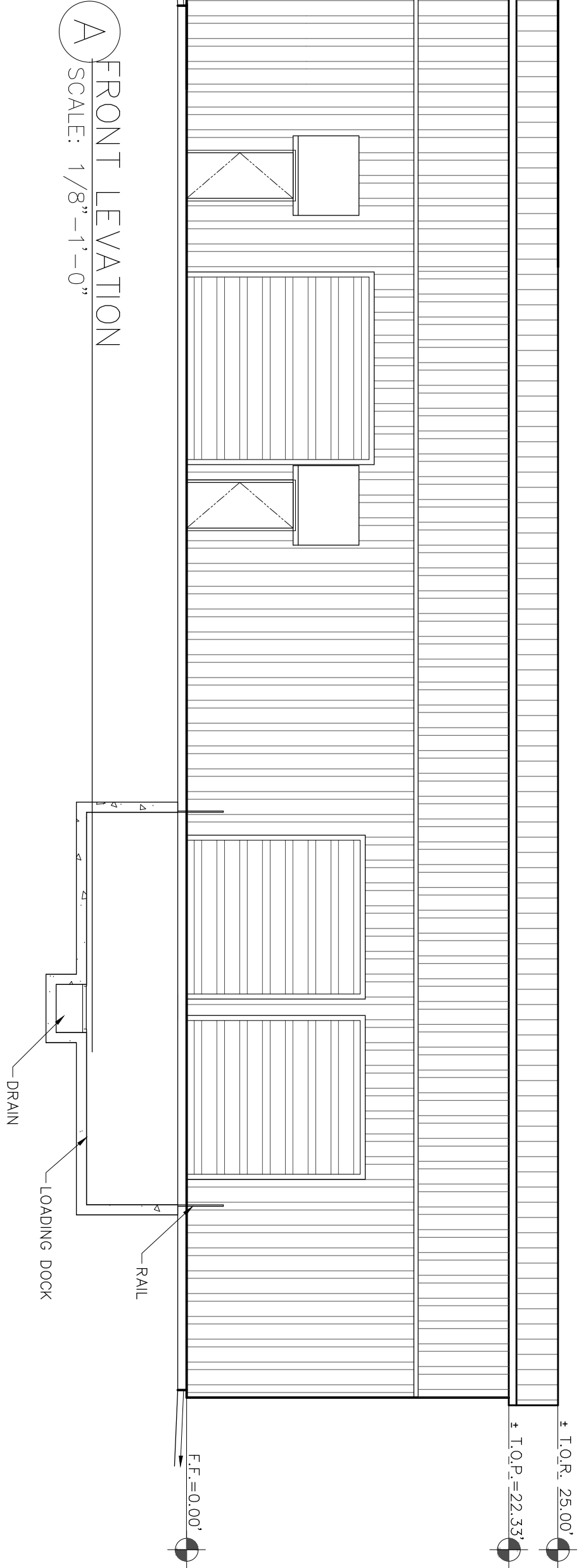
Copyright Notice:



A

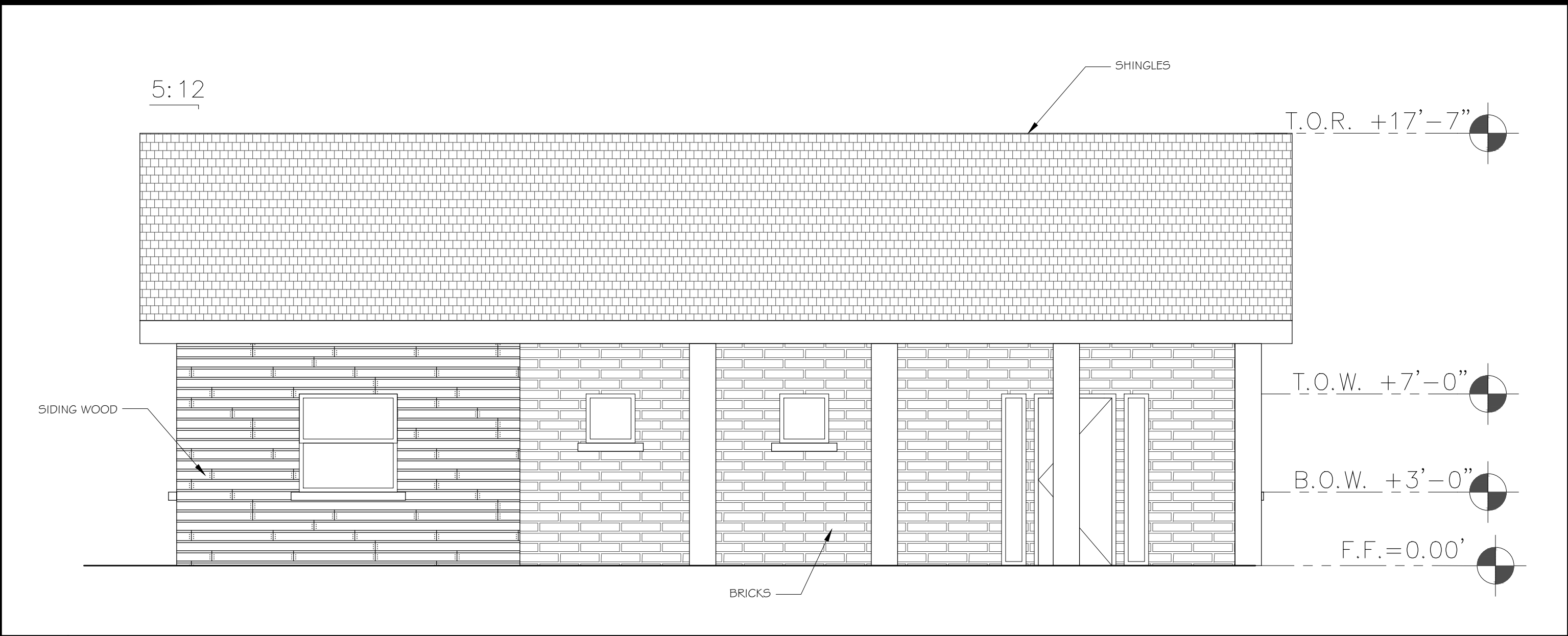
3

0

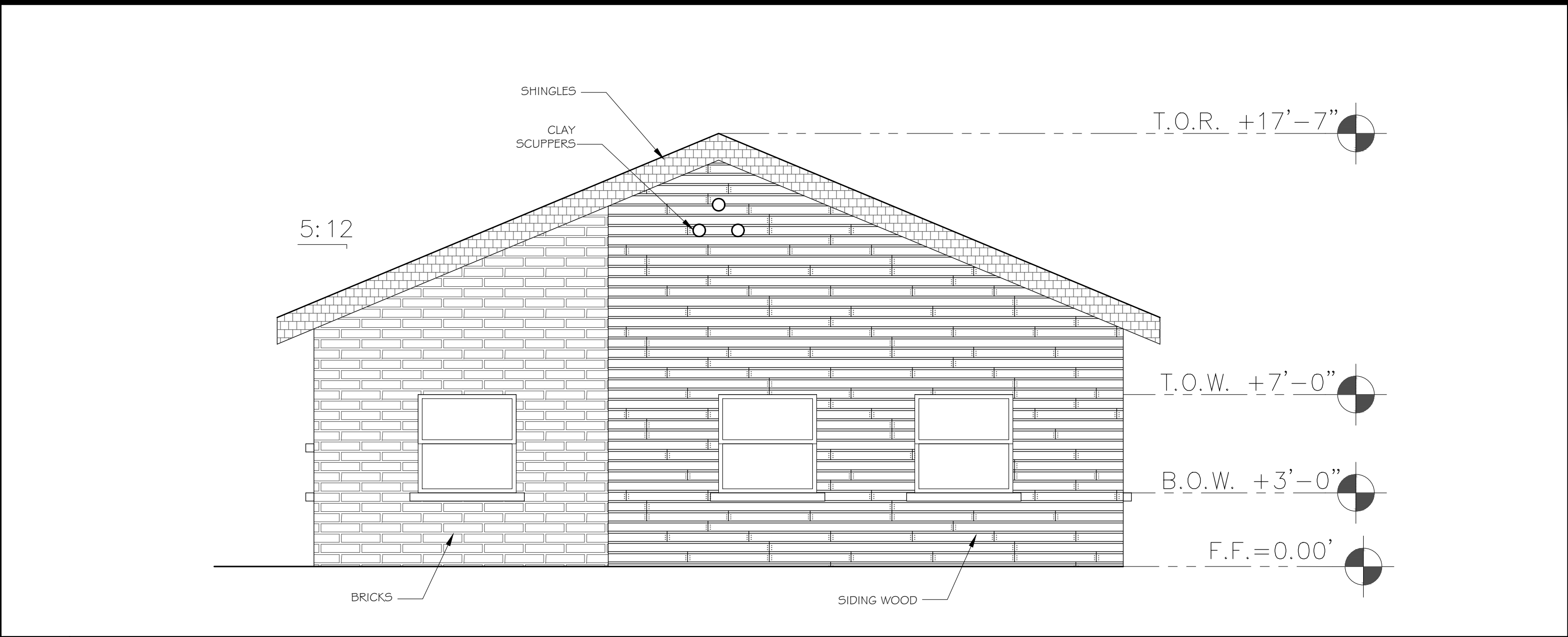




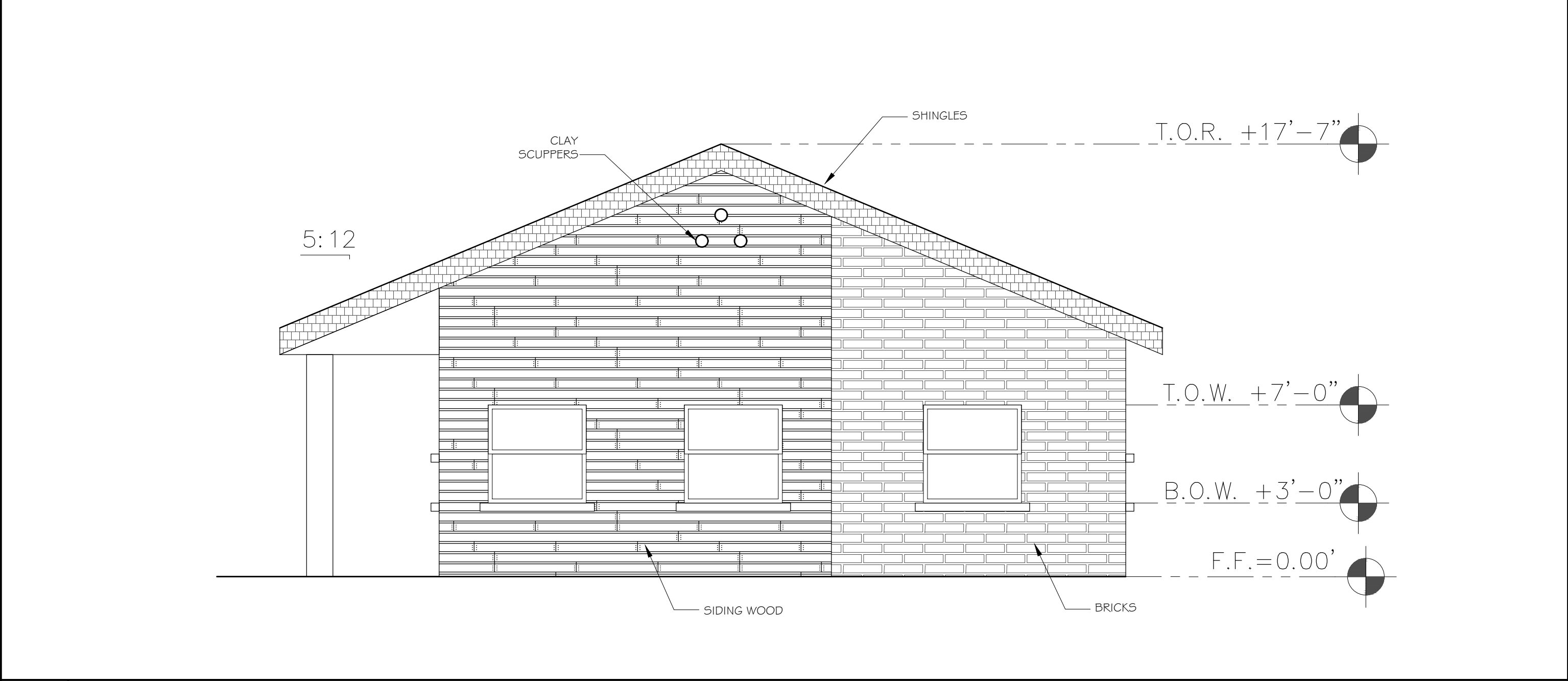




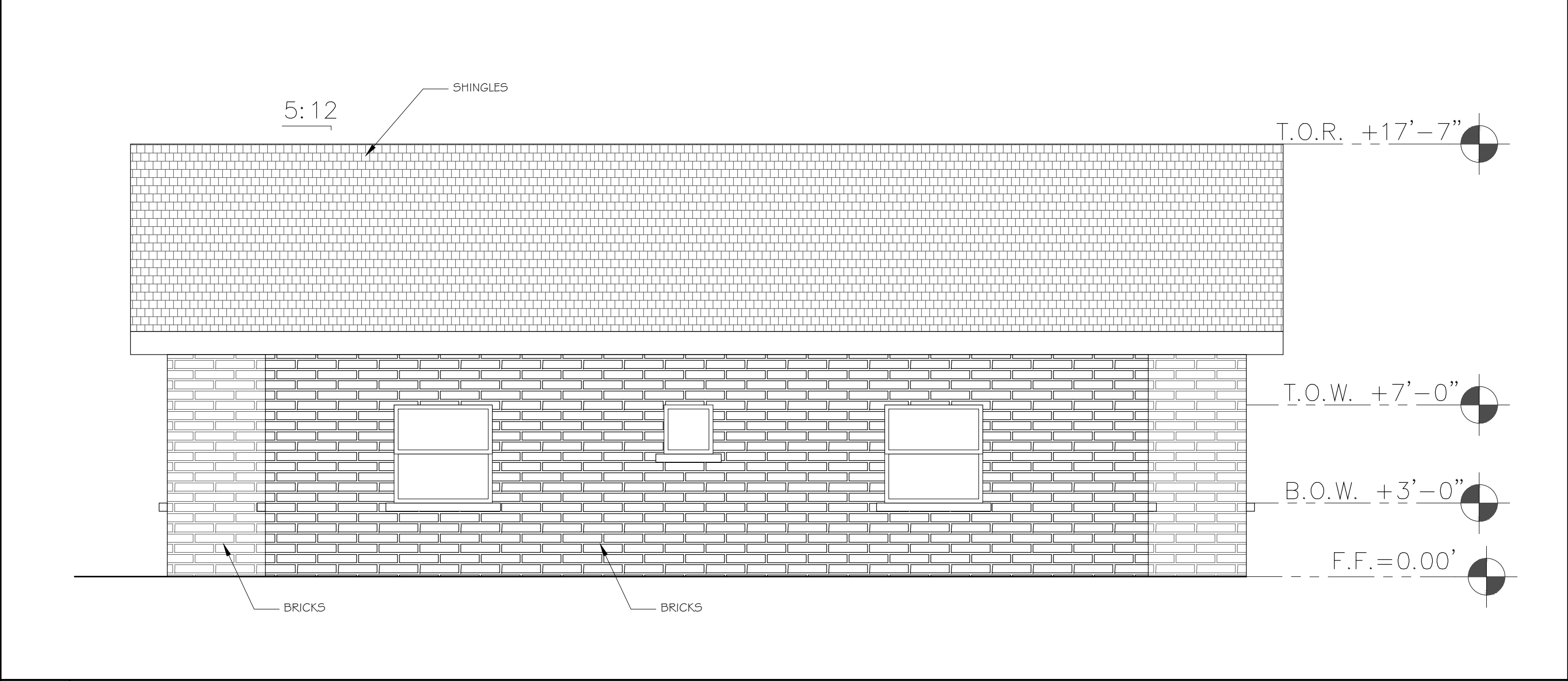
1 NORTH EXTERIOR ELEVATION SCALE : 1/4" 1'-0"



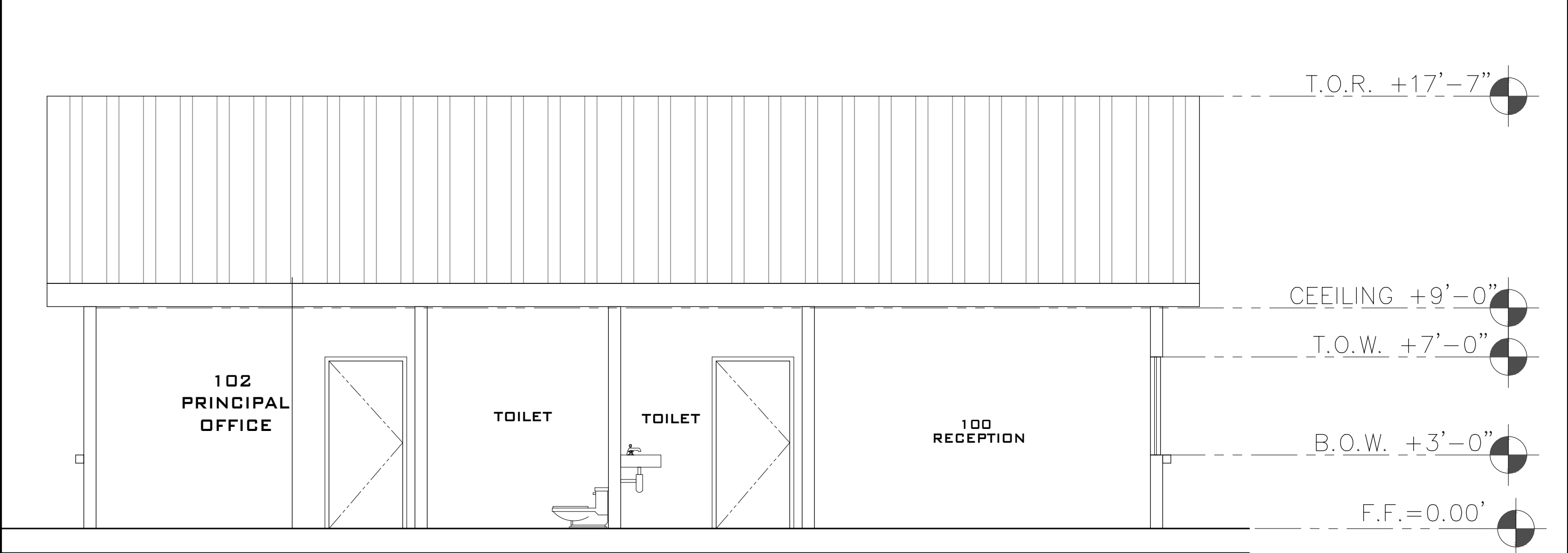
2 WEST EXTERIOR ELEVATION SCALE : 1/4" 1'-0"



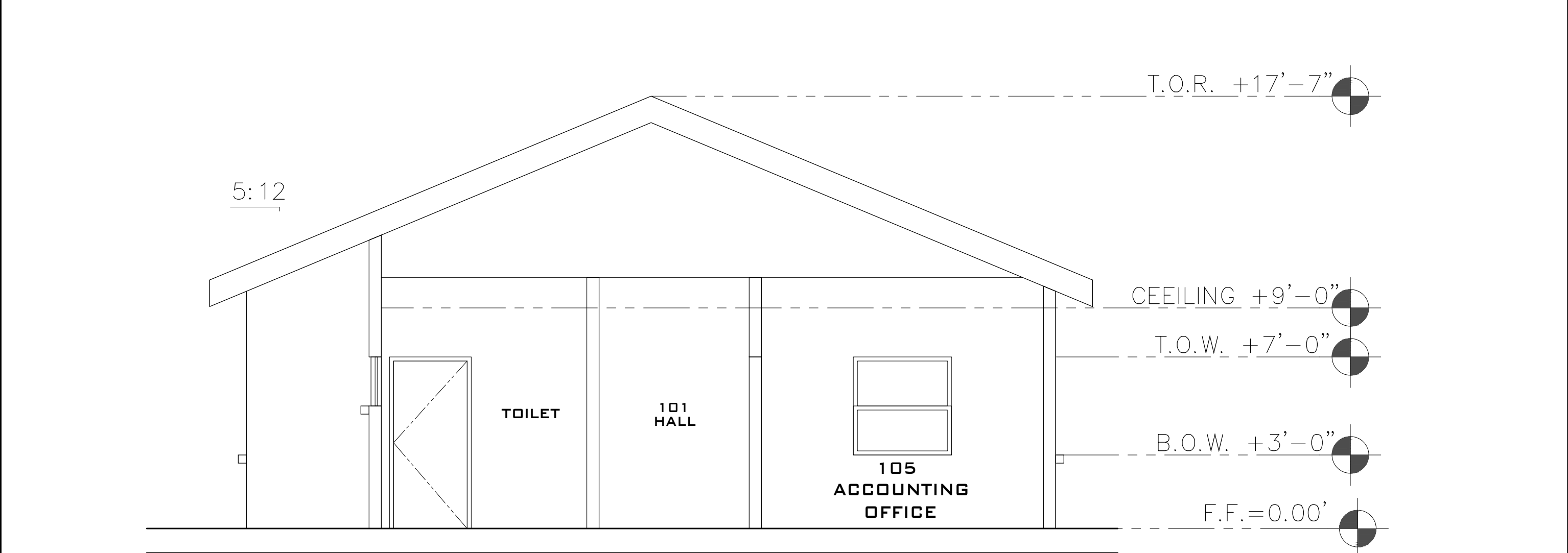
3 EAST EXTERIOR ELEVATION SCALE : 1/4" 1'-0"



4 SOUTH EXTERIOR ELEVATION SCALE : 1/4" 1'-0"



5 OFFICE SECTION SCALE : 1/4" 1'-0"

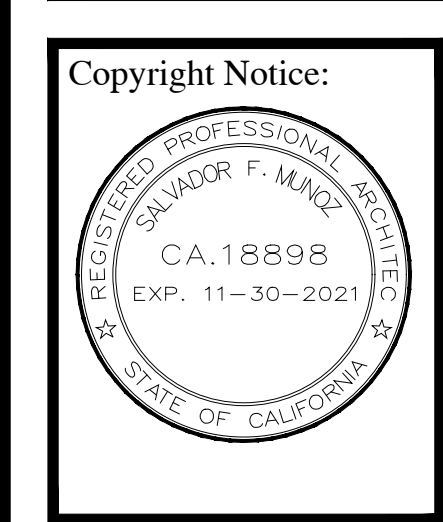


6 OFFICE SECTION SCALE : 1/4" 1'-0"

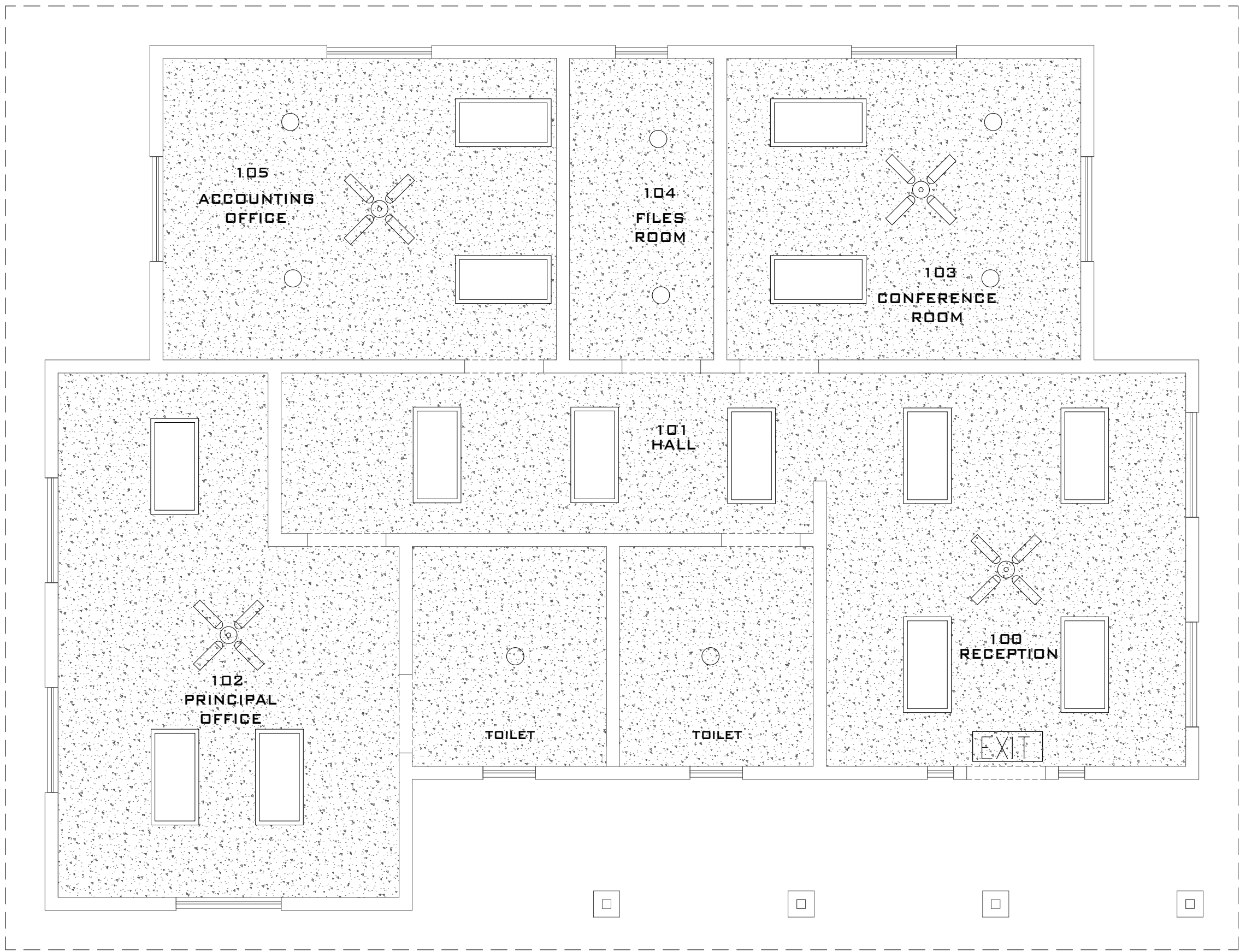
JOB No:	
DESCRIPTION:	
DATE:	
REV:	
APN:	117-402-003-000

NEW COLD STORAGE EXPANSION  
135 ALLISON LANE  
ROYAL OAKS, CA. 95076

Sheet Title:  
NEW ELEVATION & SECTIONS OFFICE



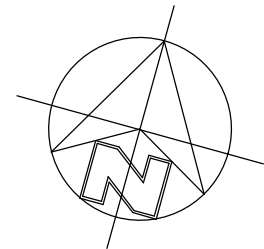
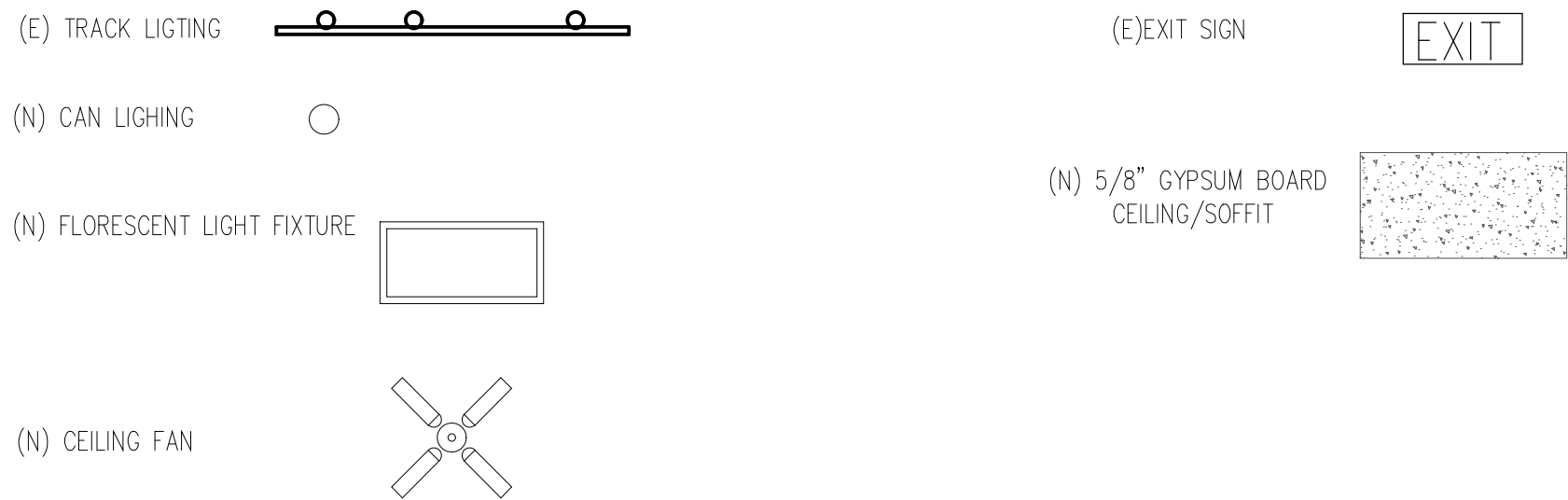
A  
4  
1



### 3 (N) REFLECTING CEILING PLAN

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

NOTE: ALL EXISTING U.O.N.  
NO SITE WORK PROPOSED



## GENERAL CONSTRUCTION NOTES

- NOT ALL NOTES AND SYMBOLS IN THE ELECTRICAL LEGEND ARE NECESSARILY USED FOR THIS PROJECT.
- ELECTRICIAN TO CONDUCT AN ON-SITE WALK THROUGH WITH THE CITY ENGINEER TO DETERMINE FINAL LOCATIONS FOR RECEPTACLE.
- PLUMBING PIPELINES UTILIZED AS AN ELECTRICAL GROUND ARE PROHIBITED.
- MIN. SEPARATION (24 INCHES)-HORIZONTAL FOR ELECTRICAL BOXES (BEHIND IT) ON OPPOSITE SIDE OF FIRE WALL (OUTLET BOXES) PER CBC 709.7
- RECEPTACLE OUTLETS PER CEC 210.52  
A. @ 12-FT O.C. MAX. & 6 FT. FROM END OF WALLS. B. @ ANY WALL SPACE 2 FT. OR MORE WIDE.
- VERIFY LOCATION OF ALL OUTLETS WITH CITY ENGINEER PRIOR TO ROUGH-IN.
- GROUPS OF OUTLETS (RECEPTACLES) SHOULD BE CLUSTERED TOGETHER-PROVIDE BLOCKING AS REQUIRED.
- STAGGER ALL OUTLETS SHOWN BACK-TO-BACK: THRU WALL OR OUTLETS AREA NOT PERMITTED, U.O.N.
- PRIOR TO INSTALLING ANY ELECTRICAL MATERIAL WORK, MATERIAL AND WIRING SHALL COMPLY FULLY WITH ALL THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, CITY ELECTRICAL CODE, STATE REGULATIONS, AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
- THE ELECTRICAL CONTRACTOR SHALL ARRANGE FOR INSPECTIONS, TESTS AND GIVE REQUIRED NOTICES TO UTILITY REPRESENTATIVES AND CITY BUILDING INSPECTORS RELATIN TO ELECTRICAL WORK. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A CERTIFICATION OF APPROVAL AS REQUIRED BY THE CITY BUILDING DEPARTMENT AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION AND SUBMIT TO THE CITY ENGINEER, BEFORE FINAL ACCEPTANCE OF THE ELECTRICAL WORK.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY AQUAINT HIMSELF/ HERSELF WITH EXISTING PROJECT CONDITIONS AND VERIFY SERVICES CONNECTIONS INCLUDING ALL NECESSARY PULL BOXES THAT MAY BE REQUIRED BY CODE TO ACHIEVE THE DESIRED ARRANGEMENT OF DRAWING OR ELECTRICAL PLANS, BUT REQUIRED TO MAKE A COMPLETE FUNCTIONAL INSTALLATION.
- ELECTRICAL DRAWINGS ARE DIAGRAMATIC AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT WITH THE CIRCUIT ARRANGEMENT OF THE REQUIRED WIRING AND THOUGH NOT NECESSARILY INDICATING THE ACTUAL ROUTES OF CONDUITS, THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND THE AVAILABLE SPACE AS PERMITTED.
- CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHERS. PRIOR TO FINISHING HIS/HER WORK, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER FOR THE PROPER ROUTES OF CONDUITS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE AND MAINTAIN USE OF THE ELECTRICAL SYSTEM FOR OTHER PARTS OF THE BUILDING.
- SITE SHALL BE SWEEP BROOM CLEAN AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL OBTAIN ELECTRICAL DRAWINGS AND VERIFY ALL WORK REQUIRED FOR POWER AND CONTROL OF ELECTRICAL EQUIPMENT, FURNISH AND INSTALL LINE AND LOW VOLTAGE WIRING, MAGNETIC STARTERS, RELAYS, DISCONNECT SWITCHES, TIME CLOCKS, AND OTHER MATERIAL AND EQUIPMENT REQUIRED TO PROVIDE COMPLETE INTERLOCKING AND OPERATION OF THE ELECTRICAL SYSTEM.
- ALL ELECTRICAL MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE REQUIREMENTS OF AND BE LISTED BY UNDERWRITERS LABORATORIES INC. WHERE SUCH LISTING IS APPLICABLE.

### WIRING DEVICES:

- CONNECTORS TO WIRING DEVICES SHALL BE MADE BY EITHER INSERTING THE WIRE IN THE APPROVED OPENING AND SECURING BY TIGHTENING OF A SCREW, OR CURLING THE WIRE AROUND THE SCREW AND TIGHTENING. SPRING PRESSURE HELD "SNAP-IN" CONNECTIONS ARE NOT ACCEPTABLE.
- BANK OF SWITCHES SHALL BE GROUNDED TOGETHER UNDER COMMON MULTI-GANG DEVICES PLATE. BARRIERS SHALL BE PROVIDED BETWEEN ADJACENT SWITCHES WHEN SUCH SWITCHES ARE NOT FED BY THE SAME CIRCUIT.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. NON CURRENT CARRYING METAL PARTS OF ALL ELECTRICAL EQUIPMENT SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED. CONTINUITY OF GROUND SHALL BE MAINTAINED THROUGHOUT THE CONDUIT SYSTEM. GROUND BUSHING AND JUMPERS SHALL BE USED WHENEVER CONDUIT TERMINATION DOES NOT INSURE CONTINUITY GROUND.

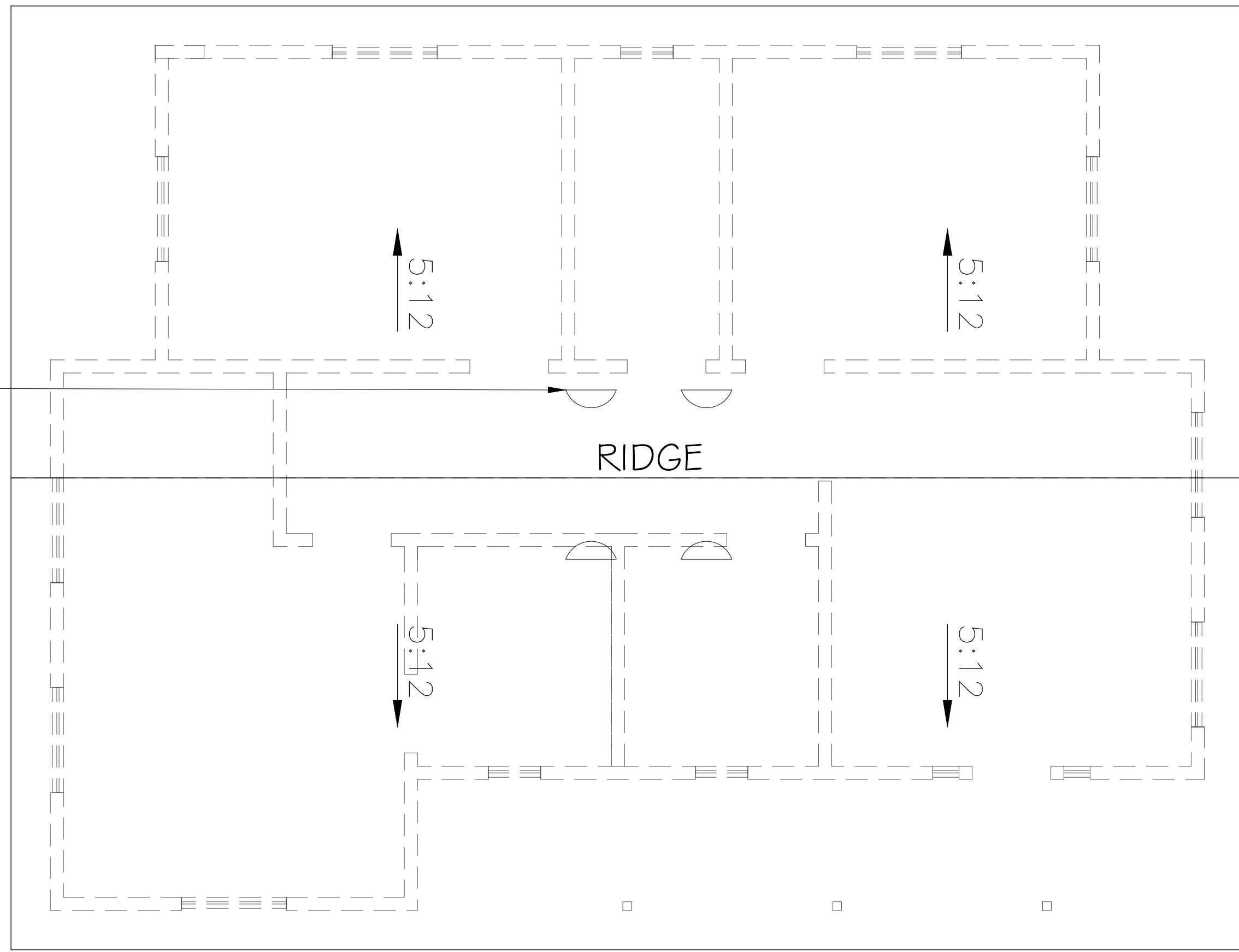
### EMPTY CONDUITS/STUB-OUTS:

- PROVIDE NYLON PULL LINES IN ALL EMPTY CONDUITS STUBS & TAG AS THE USAGE (I.E. TELEPHONE", ETC.)

### CONDUIT INSTALLATION:

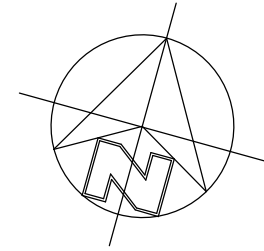
- ALL NEW CONDUIT SHALL BE RUN CONSEALED IN EXISTING OR NEW WALLS AND CEILINGS, U.O.N
- EXISTING CONCEALED CONDUITS WHICH ARE TO BE ABANDONED-IN-PLACE MAY BE REUSED FOR NEW WIRING INSTALLATIONS WHERE PRACTICAL.
- FOR NEW WORK IN EXISTING WALLS, FLEXIBLE METAL CONDUIT (WITH CODE SIZED GROUND WIRE) MAY BE USED IN LIEU OF SPECIFIED EMT WHERE "FISHING SHALL REDUCE CUTTING AND PATCHING.

ROOF MOUNTED  
VENTS FOR ATTIC  
EATER (2 SQ. FT.)



### 4 (N) ROOF PLAN

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



ATTIC VENTILATION:
1. PROVIDE ET FREE VENTILATION NOT LESS THAN 1/ 150' OF ATTIC AREA 2. AT ENCLOSED CEILINGS A READILY ACCESSIBLE ATTIC ACCESS MINIMUM 22 INCH BY 30 INCH, LOCATED WHERE AT LEAST 30 INCHES OF UNOBSTRUCTED HEADROOM OCCURS. (CRC R306.2)
ROOF AREA 1,692 S.F./150 = 11.28 S.F. = 135.36 SQ.IN.

- LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE PROVIDED WHERE RIGID CONDUIT TERMINATES AT EQUIPMENT OR DEVICES SUBJECT TO MOVEMENT FROM VIBRATION.
- WHEREVER CONDUITS PENETRATE ANY WATERPROOFING, REQUIRED TO MAINTAIN THE INTEGRITY OF THE WATERPROOFING.

### CUTTING AND PATCHING:

- ALL CUTTING AND PATCHING FOR ELECTRICAL WORK (INSTALLATION FOR NEW AND DEMOLITION OF EXISTING) IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- HOLES IN EXISTING SURFACES SHALL BE HELD TO THE MINIMUM REQUIRED FOR WORK TO BE INSTALLED OR REMOVED.
- PATCHING SHALL BE AS REQUIRED TO MATCH EXISTING ADJACENT SURFACES. ALL JOINTS SHALL BE TIGHT, EVEN, AND SMOOTH. FINISH ON PATCHING (PANELING, PAPERING, PAINTING, THIN COAT PLASTER, ETC.)

### WIRING:

- ALL NEW WIRING SHALL BE INSTALLED, CONCEALED WITHIN WALL, OR AS APPROVED BY THE CITY ENGINEER.
- WHERE (E) OUTLET BOXES AND/OR CONDUITS ARE TO BE ABANDONED-IN-PLACE THEY MAY BE REUSED (IN PLACE), WHERE PRACTICAL, FOR THE INSTALLATION OF THE NEW DEVICES & WIRING PROVIDED SUCH BOXES & CONDUIT COMPLY WITH THE SPECIFICATIONS FOR THE NEW WORK. A CODE SIZED GROUND WIRE SHALL BE INSTALLED IN ALL (E) REUSED CONDUITS.
- WHERE NEW CONCEALED RACEWAYS CANNOT BE INSTALLED AND (E) CONCEALED CONDUITS ARE NOT AVAILABLE FOR REUSE, NEW WIRING SHALL BE INSTALLED IN NEW SURFACE METAL RACEWAY, WIREMOLD #500 OR #100 SYSTEM (AS REQ'D) OR APPROVED EQUAL, COMBINATION OF (E) CONCEALED RACEWAYS & (N) SURFACE METAL RACEWAY ARE PERMITTED.
- ALL NEW CONDUCTORS SHALL BE COPPER WITH 98 INSULATION RATED AT 600 VOLTS UNLESS NOTED OTHERWISE, AND "OKOLON"
- ALL WIRING SHALL BE INSTALLED IN APPROVED CONDUITS OR RACEWAYS. CONDUITS AND RACEWAYS SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE INDEPENDENT OF OTHER SYSTEM.
- AN EQUIPMENT GROUNDING CONDUCTOR SIZED PER THE NATIONAL ELECTRICAL CODE SHALL BE INSTALLED IN ALL CONDUITS.

### RECESSED FIXTURES

- COORDINATE INSTALLATION OF ALL RECESSED LIGHT FIXTURES WITH THE CEILING STRUCTURE AND EQUIPMENT OF OTHER TRADES.
- INSTALL BLOCKING FOR FIXTURE SUPPORTS WHERE REQUIRED, WHERE CONFLICT WITH JOINS PATTERN OCCURS, COORDINATE WITH GENERAL CONTRACTOR THE HEAD OFF JOISTS AS REQUIRED.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT WHERE CONFLICTS WITH CEILING DEPTHS OR PIPING, DUCT WORK, ETC. OCCURS.

### ELECTRICAL NOTES

- LIGHT FIXTURES INSTALLED IN WET OR DAMP LOCATIONS (BATHTUB, SHOWER, EXTERIOR, ETC.) SHALL BE LABELED. LIGHTS IN CLOTHES CLOSETS TO COMPLY WITH ARTICLE 410-8, NEC FOR CLEARANCES.
- PROVIDE A PERMANENT 100 W LIGHT FIXTURE AT OR NEAR FURNACE AND WATER HEATER LOCATIONS CONTROLLED BY A SWITCH AT PASSAGEWAY OPENING OR ACCESS DOOR. HVAC EQUIPMENT TO BE SERVED BY A DEDICATED AND INDIVIDUAL BRANCH AIR UNIT.
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. ART. 210-52, CEC. AT KITCHEN, PROVIDE 2 SEPARATE 20 AMP CIRCUITS FOR KITCHEN APPLIANCES WITH AS OTHER OUTLETS ON THE CIRCUITS. PROVIDE ONE MINIMUM 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

JOB No:

DESCRIPTION:

DATE:

REV:

APN:

117-402-003-000

NEW COLD STORAGE EXPANSION

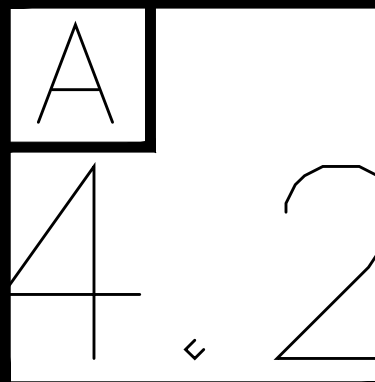
135 ALLISON LANE  
ROYAL OAKS, CA. 95076

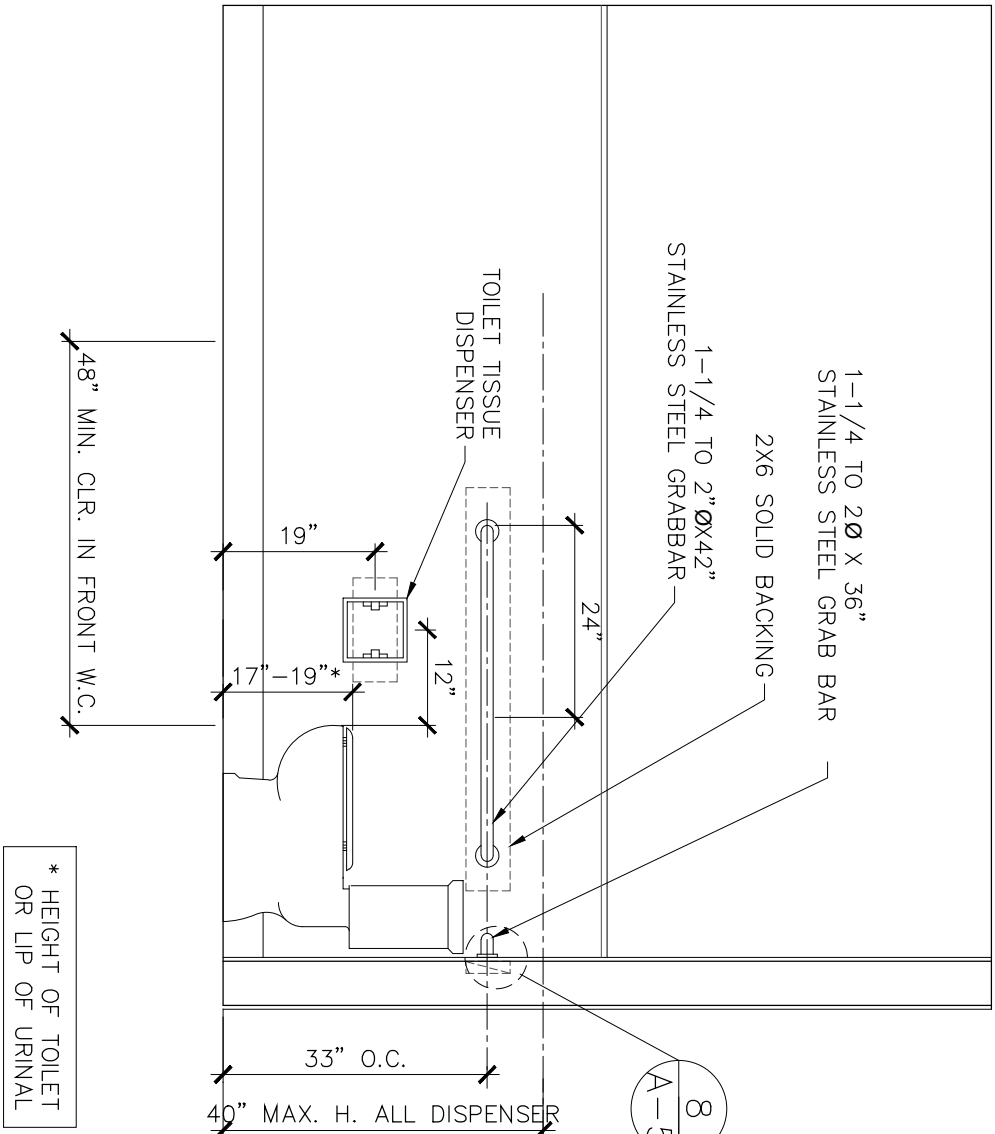
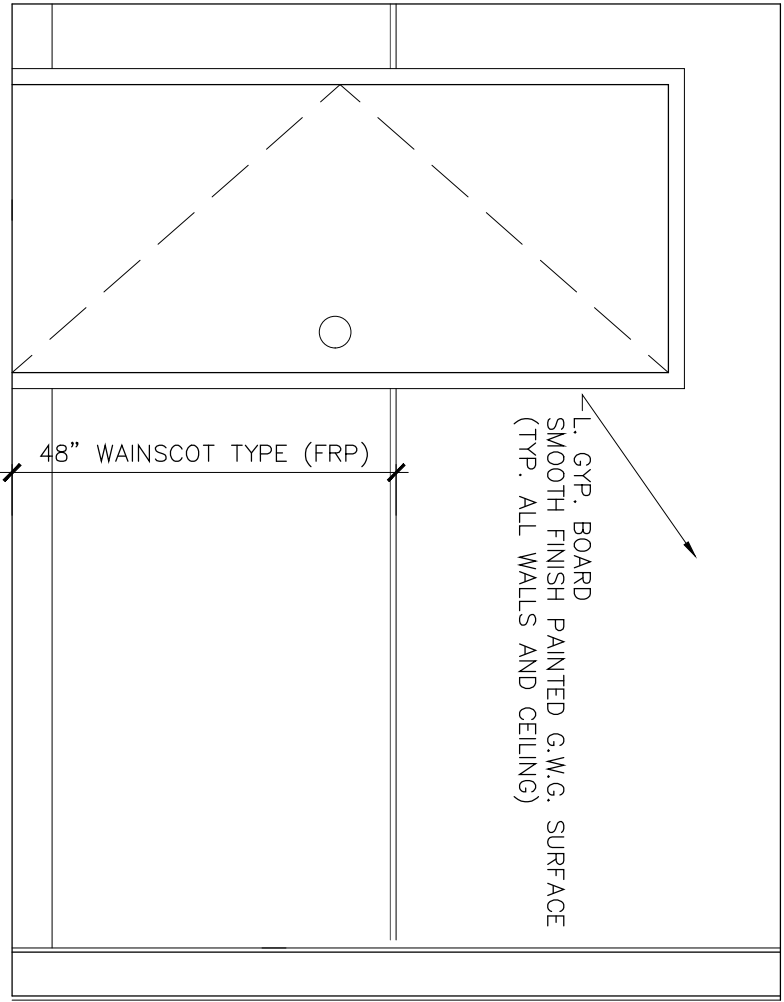
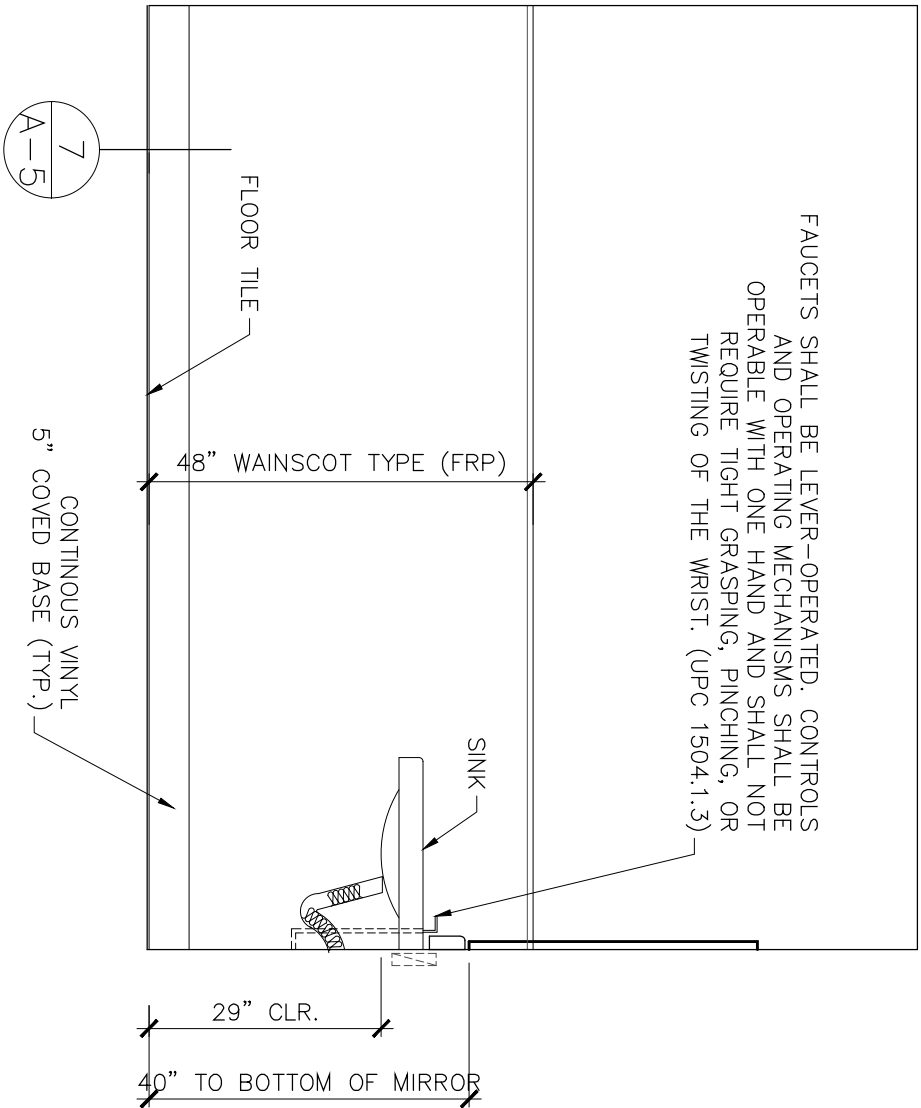
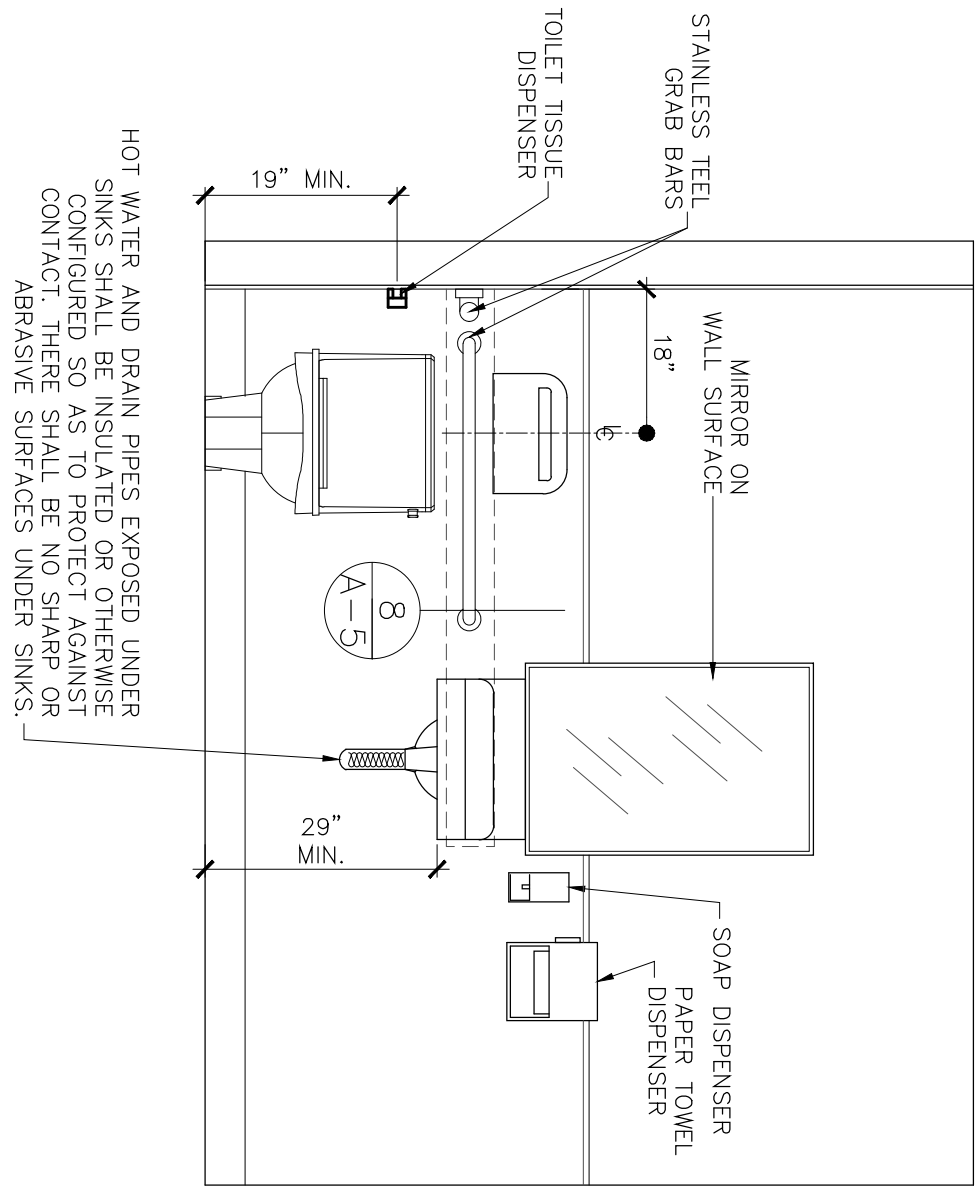
Sheet Title:  
PROPOSED (N) CEILING & ROOF PLAN



220 Capital Street  
Salinas, Ca. 95051  
salvador.munoz@munozarchitects.com  
(831)520-0498

Copyright Notice:



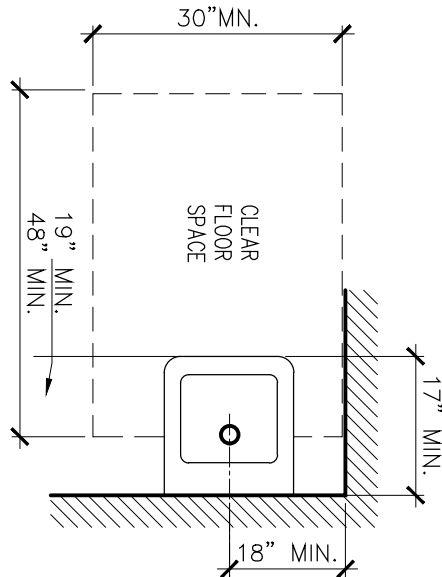
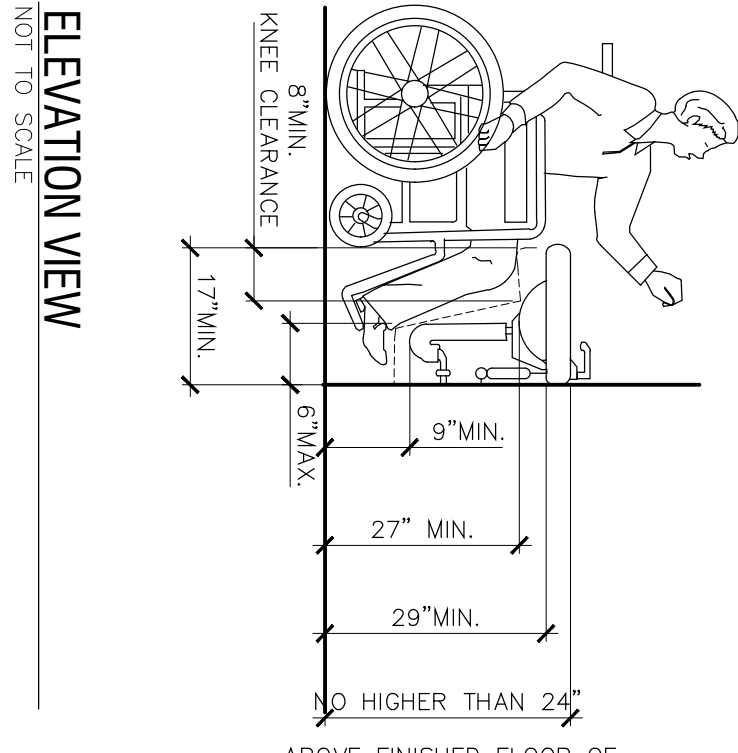
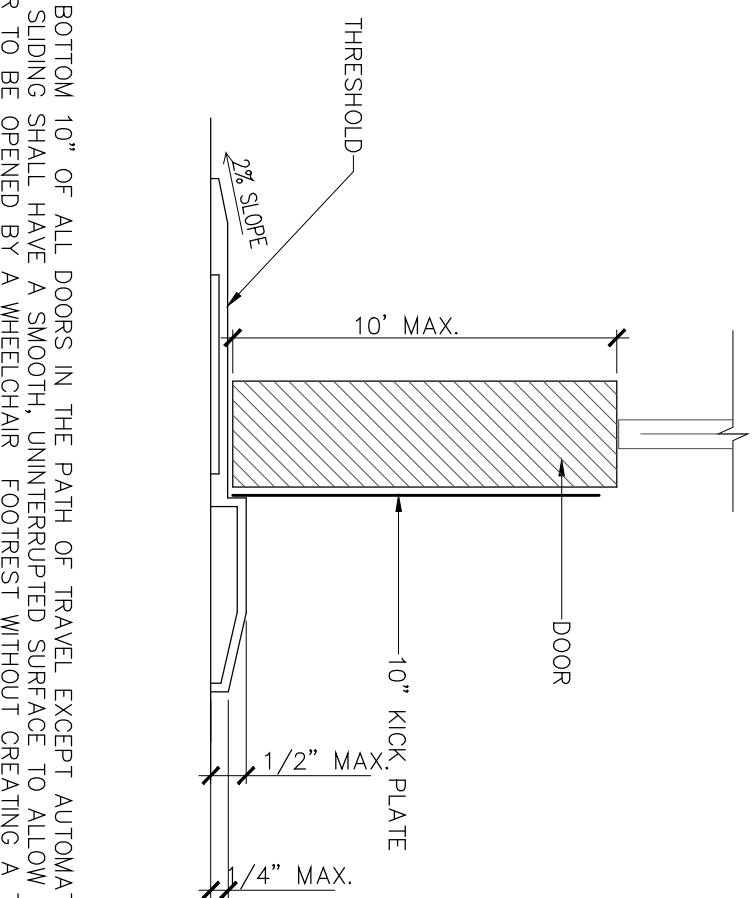
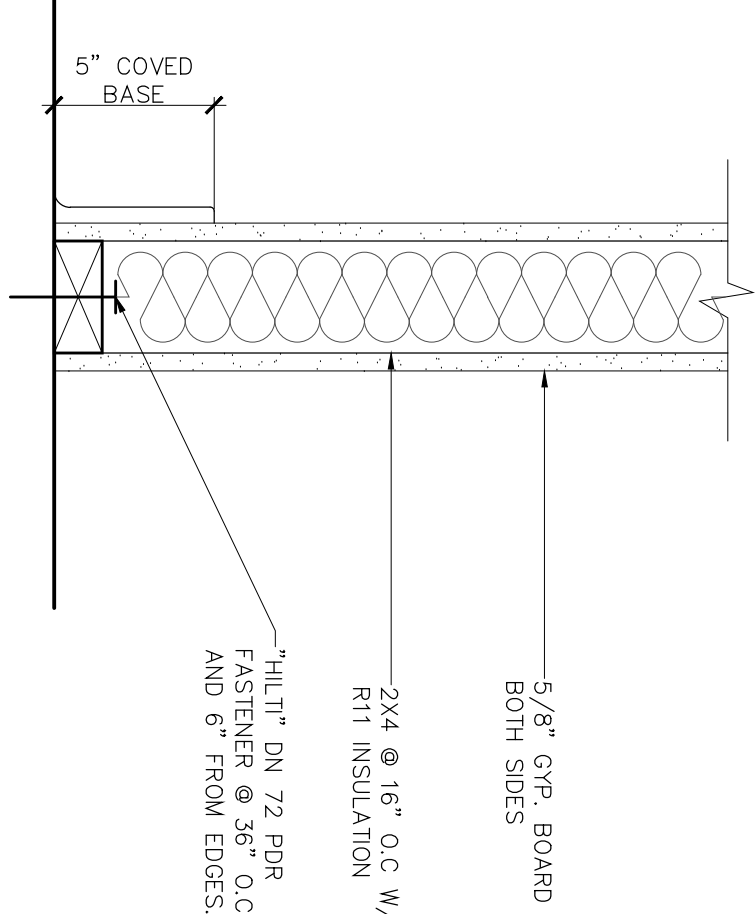
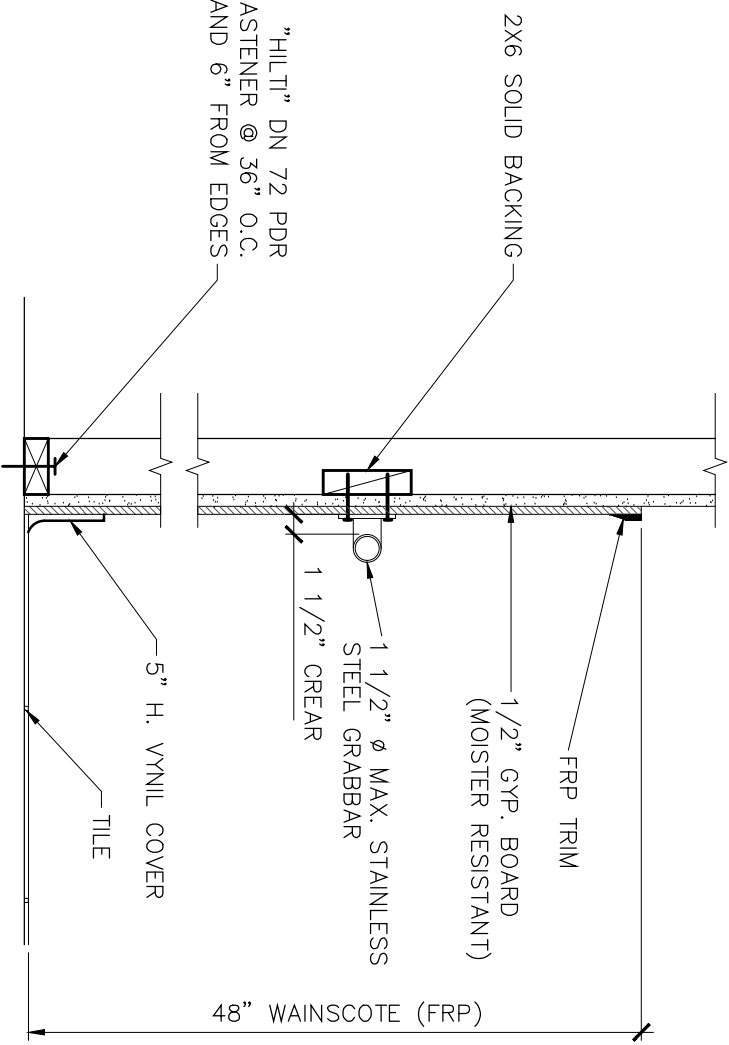


C ELEVATION  
SCALE: 1/2"=1'-0"

A ELEVATION  
SCALE: 1/2"=1'-0"

B ELEVATION  
SCALE: 1/2"=1'-0"

A ELEVATION  
SCALE: 1/2"=1'-0"



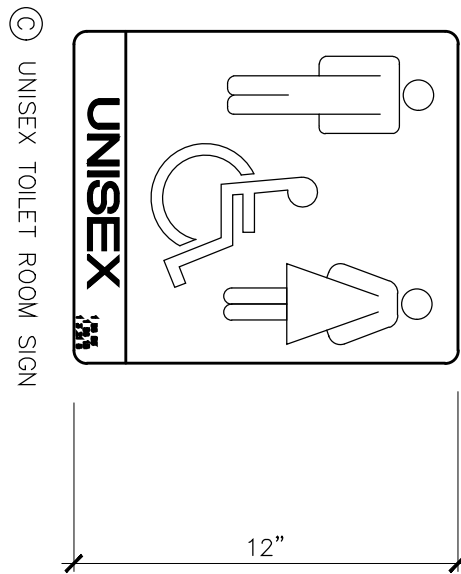
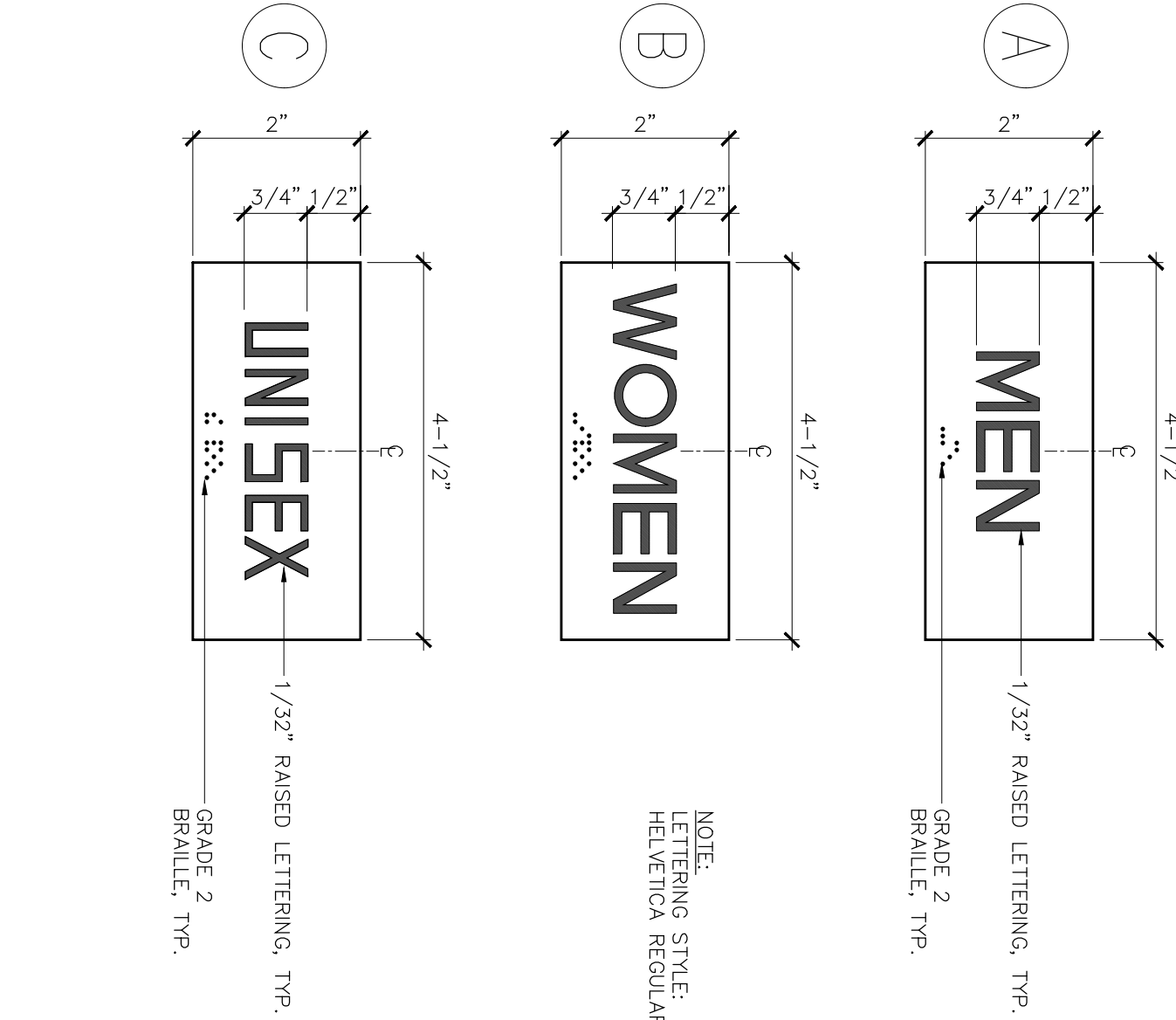
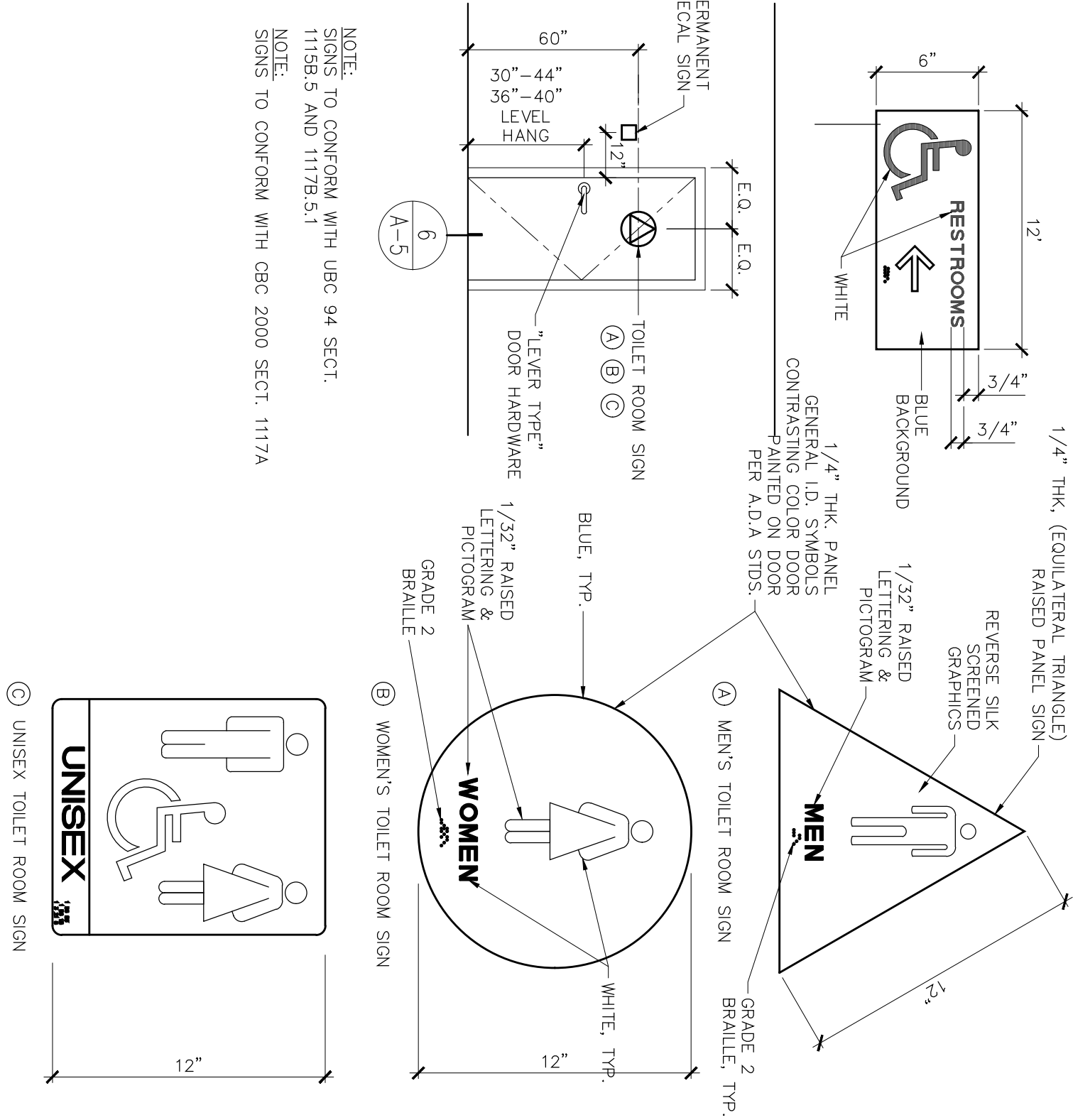
8 WALL ACCESSORY BACKING SCALE: 1"=1'-0"

7 NEW WALL-INTERIOR NON-BEARING 1/2"=1'-0"

6 THRESHOLD DETAIL 4"=1'-0"

ELEVATION VIEW  
NOT TO SCALE

PLAN VIEW  
NOT TO SCALE



4 ACCESSIBLE SIGN N.T.S.

3 TOILET ROOM SIGNS N.T.S.

2 N.T.S.

1 FLOOR PLAN 1/2"=1'-0"

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

REV:	DATE:	DESCRIPTION: