Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
SILVA SERGIO E & CELIA A TRS (PLN250296)

RESOLUTION NO. 26-066

Resolution by the County of Monterey Chief of Planning:

1) Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and
2) Approving a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

[PLN250296, Sergio and Celia Silva, 2262 Alisal Road, Salinas, Greater Salinas Area Plan (APN: 153-011-059-000)]

The SILVA application (PLN250296) came on for administrative hearing before the County of Monterey Chief of Planning on August 19, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:
   - 2010 Monterey County General Plan;
   - Greater Salinas Area Plan; and
   - Monterey County Zoning Ordinance (Title 21).

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

b) The property is located at 2262 Alisal Road, Salinas (Assessor's Parcel Number 153-011-059-000), Greater Salinas Area Plan. The parcel is zoned Farmlands with a 40-acre per unit density, which allows for the construction of non-habitable accessory structures such as farm buildings, barns, and storage structures as principally allowed uses. However, commercial cannabis cultivation operations require the granting of an Administrative Permit. The subject parcel was approved for an Administrative Permit to allow the establishment of a commercial cannabis operation, consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse space, and storage within 2,085 square feet of existing warehouse space (Chief of Planning Resolution No. 23-031). This project includes an Amendment to allow construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis. This proposed work requires an Amendment to the previously approved Administrative Permit. Therefore, the project is an allowed land use for this site.

c) Development Standards. The proposed project complies with the site development standards for the "F" zoning district. The project proposes to construct an additional greenhouse and storage buildings for cannabis cultivation and nursery activities. The proposed square feet structural improvements include a new greenhouse and a new storage building (25,930 square feet and 4,133 square feet), which are allowed uses in the "F" zoning district. The proposed site coverage is approximately 46.8% (204,852 square feet), which meets the allowed site coverage of 50% for commercial greenhouse operations. Required setbacks in the "F" zoning district for main structures are 30 feet from the front property line and 20 feet from the side and rear property lines and the existing structures adhere to this setback criteria. None of the structures, existing and proposed, exceed the allowed height of 35 feet. Therefore, the proposed height and setbacks for both buildings are consistent with what is allowed under Farmlands zoning district.

d) Location. In accordance with Title 21 Section 21.67.050.B.4, and as demonstrated in Finding No. 7, the property is located more than 600 feet from the nearest school, public park, and drug recovery facility.

e) Parking. Adequate parking is provided for the anticipated 20 employees. Approximately 30 parking spaces are being proposed, including 2 ADA accessible parking spaces. Condition No. 6 has been applied and

requires that prior to issuance of construction permits, a Parking Plan be submitted for review and approval to assure conformance with County standards.

f) Unique Identifiers. In accordance with Title 21 Section 21.67.050.B.5, the Operation Plan describes how the applicant will implement a Unique Identifier program that is capable of tracking each batch or crop back to its source. The Unique Identifier program will be linked with the appropriate track and trace program. All cannabis will be entered into the track-and-trace system starting from seed.

g) Security. The Operation Plan provides a detailed description of security measures to be implemented in accordance with Title 21 Section 21.67.050.B.6. Entrance security with on-site security guards, limited access areas, secure and locked storage, security cameras, alarm systems are on-site to deter trespassing and theft of cannabis and cannabis products.

h) Pesticides and Fertilizers. In accordance with Title 21 Section 21.67.050.B.7, the Operation Plan includes measures taken to comply with the rules in place for the safety of use and storage.

i) Water conservation measures. Consistent with Title 21 Sections 21.67.050.B.8 and 21.67.050.C.4, the cultivation includes adequate measures to minimize the use of water for medical cannabis cultivation at the site by implementing moisture sensors, drip irrigation, and collection of runoff water in a lined pond for use in landscape irrigation and washdown. Water conservation is estimated to be at least 20 to 40 percent.

j) Energy Efficiency. The project is consistent with the requirement specified in accordance with Title 21 Sections 21.67.050.B.9 and 21.67.050.C.5. The commercial cannabis operations will require measures to increase the energy efficiency of the greenhouse operation. The Operation Plan, conservation measures, include software that links to the drying room HVAC system that will remove manual adjustments and automate on/off from temperature and humidity sensors, drying rooms with insulated metal panels to increase energy efficiency, and the implementation of a software system that will automate lighting usage as well as a user interface for monitoring and controlling accurate parameter adjustments to reduce unnecessary energy usage.

k) Visibility. In accordance with Title 21 Section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible from off-site. The property is enclosed with an 8-foot-tall chain link fence with privacy paneling and a barbed wire top.

l) Additional Permits and Licenses. Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code and Business License pursuant to Chapter 7.100 of the Monterey County Code. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be grounds for revocation of this permit.

m) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed above.

n) The project was not referred to a Land Use Advisory Committee (LUAC) for review because there is not one assigned to the Greater Salinas area. Furthermore, this application did not warrant referral since it does not involve any conflicts or raise significant land use issues that necessitate review by a LUAC prior to a public hearing.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soil/Slope Stability. The following report has been prepared:

- "Geotechnical Investigation" (County of Monterey Library No. LIB200212) prepared by Greg Bloom, Freedom, CA, June 14, 2019.

The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed this report and concurs with its conclusions.

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

EVIDENCE:

a) The project was reviewed by HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau, and Monterey County Regional 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) Domestic (potable) water is currently provided by Monterey Valley-Pride-Alisal Road Water System No. 3, which has the capacity to serve the project. Additionally, there is no increase in the number of employees, and therefore no increase in potable water use. Wastewater servicing the project site is provided by an existing on-site wastewater treatment system (OWTS) with a capacity that can serve up to 20 employees. The number of employees will not change and remain at 20 employees. The Environmental Health Bureau (EHB) has reviewed the project and has found it acceptable with no new added conditions as part of this project's approval.

c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).

d) The onsite Compliance Director will be responsible for ensuring the business maintains full compliance with both local and State regulations (See Operations Plan).

e) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

EVIDENCE:

a) Staff reviewed Monterey County HCD- Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on Google Earth and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

5. **FINDING:** **CEQA (Addendum to previously adopted Mitigated Negative Declaration and Addendum) –** An Addendum to a previously adopted Initial Study/Negative Declaration (IS/ND) and Addendum was prepared in accordance with CEQA Guidelines Section 15164 to reflect changes or additions in a project that do not cause substantial changes or new information that would require major revisions to the adopted IS/MND and Addendum.

EVIDENCE:

a) The Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2020060325, HCD-Planning File No. REF150048), adopted by the Board of Supervisors on December 1, 2020 (Board of

Supervisor Resolution No. 20-381), is herein incorporated by reference, evaluated potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings.

b) In March 2021, discretionary approvals of cannabis projects analyzed in the adopted IS/MND included an Addendum to the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration. The Addendum to the IS/MND modified Mitigation Measure TRA-1 to remove the responsibility of the County and the payment to the County for the improvements and construction necessary for the Old Stage/Spence Road and place the responsibility for off-site improvements upon the individual applicant, owner, and/or cannabis operator.

c) Adoption of Chief of Planning Resolution 23-031 approved a commercial cannabis operation on the subject property and incorporated Mitigation Measures TRA-1 (as amended and discussed in preceding Evidence "a" and "b"), TRA-2 and TRA-3 as Conditions of Approval 12, 13, and 14, respectively. The owner/applicant complied with these conditions in May 2023.

d) Pursuant to section 15168(c)(4) of the CEQA Guidelines, there is no new information of substantial importance that was not acknowledged when the IS/MND was adopted. Site #23 was identified to have a buildout of 177,695 square feet of structures for cultivation, 7,200 square feet of structures for processing and 3,123 square feet of structures for distribution. The project includes construction of an additional greenhouse and storage building for cannabis purposes, beyond what was identified in the adopted IS/MND and Addendum. The existing structures on the same site will continue to operate as cannabis cultivation and will not change the nature or intensity of the use. The existing structures include 179,742 square feet of greenhouse area for cannabis cultivation. The addition of the greenhouse allows the facility to propagate plants on site to support existing flowering areas. This enhances site efficiency and results in a net reduction in potential traffic impacts by eliminating the need for inbound shipments from third-party licensed nurseries and does not require additional employees. The additional square footage would not result in a change to the operational component of the project as analyzed in the adopted IS/MND. Additionally, regulations in place at the time of adoption of the IS/MND remain consistent with the regulations applicable to the proposed project. Based on these factors, the project would not result in a change of impact(s) or mitigation(s) already analyzed and identified. No substantial changes occur with respect to the circumstances under the IS/MND. According to the CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this resolution and incorporated herein by reference), no substantial changes occur with respect to the circumstances under the IS/MND. See Exhibit E of the August 19, 2026 Administrative Hearing staff report.

e) Pursuant to section 15162 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/MND and Addendum.

One of the modifications to the project has been with the associated Addendum, which merely changes the financial and project management responsibility of completing the traffic mitigation. The additional 25,930 square feet of greenhouse space will be used for nursey use, and allow the facility to propagate its own plants internally, which then supports existing flowering areas. By producing the plants on-site, the facility eliminates the need for inbound shipments from third-party licensed nurseries and enhances site efficiency, which results in a net reduction in potential traffic impacts. Additionally, the proposed development does not increase the need for additional staff. Condition Nos. 4 and 5 have been applied and require both the Regional Development Impact fee (RDIF) and the Countywide Traffic Fee to be paid prior to issuance of construction permits, pursuant to General Plan Policy C-1.8 and Title 12 Chapter 12.90. This Addendum does not involve new significant environmental effects or a substantial severity increase. The other modification is noted in the CEQA Consistency Checklist.

f) Pursuant to Section 15164 of the CEQA Guidelines, the Addendum was attached to the adopted negative declaration in December 2020, which is prior to decision on this project.

g) The HCD Chief of Planning considered the Addendum, along with the IS/MND and Addendum, prepared and adopted for the Multi-Site Cannabis Project (SCH No. 2020060325). The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

h) Staff conducted a site inspection on Google Earth to verify that the site and proposed project meet the criteria for an exemption.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

6. **FINDING:** **STATE AND COUNTY REQUIREMENTS –** As proposed, the applicant has demonstrated that they can and will comply with all of the requirements of the State and County for the cultivation of medical cannabis.

EVIDENCE:

a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in Title 21section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in MCC section 21.67.050D have been incorporated.

b) The owner and its licensees and permittees, operating on a site permitted pursuant to MCC section 21.67.050, and with a commercial cannabis permit required pursuant to MCC Chapter 7.90, shall ensure that the total canopy size of cannabis cultivation does not individually exceed the amounts authorized by County permits and state law.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

7. **FINDING:** **REQUIRED SETBACKS –** The cultivation will not be located within a six hundred-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or a drug recovery facility that is in existence at the time of approval of permits by the Appropriate Authority.

EVIDENCE:
a) The cultivation and manufacturing operation will be located at 2262 Alisal Road, Salinas.
b) The closest public park is Monte Bella Community Park, located approximately 13,000 feet north of the subject property.
c) The closest school is Bardin Elementary School, located over 11,000 feet northwest of the subject property.
d) The closest drug recovery facility is the California Department of Rehabilitation, located over 15,500 feet west of the subject property.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

8. **FINDING:** **QUALITY CONTROL –** Adequate measures are proposed to ensure that medical cannabis cultivated at the site meets industry standards.

EVIDENCE:
a) Quality Control Procedures will ensure that the applicant will comply with all applicable laws. Quality Control Procedures will include vendor criteria, batch and sample criteria, arranging for a licensed testing laboratory, testing samples, quality-assurance reviews, and packaging and labeling will comply with State Cannabis Regulations and Monterey County code.
b) The applicant shall maintain records relating to branding, packaging and labeling, inventory logs and records, transportation bills of lading and shipping manifests for completed transports and for cannabis goods in transit, vehicle and trailer ownership records, quality assurance records, records relating to destruction of cannabis products, laboratory-testing records, and warehouse receipts. Additionally, the onsite Compliance Director will be responsible for ensuring the business maintains full compliance with both local and State regulations (See Operations Plan).
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

9. **FINDING:** **FEDERAL COMPLIANCE –** The cultivation will provide adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that medical cannabis and medical cannabis products are supplied from permitted and licensed sources.

EVIDENCE:
a) Plans and materials contained in file PLN170185 and PLN250296 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion

requirements. On-site security is prohibited from carrying lethal weapons.

a) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.
b) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

EVIDENCE: Pursuant to Title 21 section 21.80.040(A), the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed

DECISION

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

1. Consider the Addendum together with the Multi-Site Cannabis Initial Study/Mitigated Negative Declaration and Addendum (HCD-Planning File No. REF150048, SCH No. 2020060325), in accordance CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and
2. Approve a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

PASSED AND ADOPTED this 19th day of August 2026:

_____

Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

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

County of Monterey HCD Planning

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

PLN250296

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Amendment permit (PLN250296) allows construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis. The property is located at 2262 Alisal Road, Salinas (Assessor's Parcel Number 153-011-059-000) Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment (Resolution Number 26-) was approved by HCD Chief of Planning for Assessor's Parcel Number 153-011-059-000 on August 5, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: 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 HCD - 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.
(HCD - 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 HCD - 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: 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 HCD-Engineering Services.

5. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: 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 HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

6. PDSP001-PARKING STANDARD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the HCD-Planning.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

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MONTEREY VALLEY PRIDE

2262 ALISAL ROAD - SALINAS, CA 93908

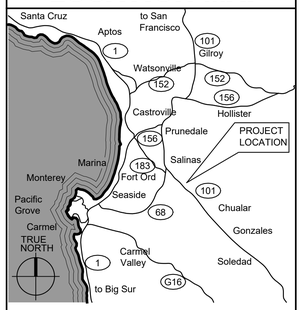
ABREVIATIONS

&	AND	JT.	JOINT
∠	ANGLE		
@	AT	KIT.	KITCHEN
℄	CENTERLINE		
Ø	DIAMETER OR ROUND	L.	LENGTH
⊥	PERPENDICULAR	LAM.	LAMINATE
℄	PROPERTY LINE	LAV.	LAVATORY
#	POUND OR NUMBER	LB.	LAG BOLT
		LOC.	LOCATE(ION)
A.B.	ANCHOR BOLT	L.V.L.	LAMINATED VENEER LUMBER
A.B.S.	ACRYLONITRILE BUTADIENE	L.W.	LIGHTWEIGHT
ABV.	ABOVE		
A.A.	ASPHALTIC CONCRETE	MAS.	MASONRY
A/C	AIR CONDITIONING	MAT.	MATERIAL(S)
ACOUS.	ACOUSTICAL	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.B.	MACHINE BOLT
A.F.F.	ABOVE FINISH FLOOR	M.C.	MEDICINE CABINET
AGGR.	AGGREGATE	M.H.	MAN HOLE
ALUM.	ALUMINUM	MECH.	MECHANICAL
ANOD.	ANODIZED	MEMB.	MEMBRANE
A.P.A	AMERICAN PLYWOOD ASSOCIATION	MEZZ.	MEZZANINE
		MFR.	MANUFACTURE(ER)
APPROX.	APPROXIMATE	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MIR.	MIRROR
A.S.	ADJUSTABLE SHELF	MISC.	MISCELLANEOUS
		MLDG.	MOLDING/MOULDING
BD.	BOARD	M.I.W.	MALLEABLE IRON WASHER
BIT.	BITUMINOUS	M.O.	MASONRY OPENING
BLDG.	BUILDING	MTD.	MOUNTED
BLK.	BLOCK	MET.	METAL
BLKG.	BLOCKING	MULL.	MULLION
BM.	BEAM		
B.M.	BENCH MARK	N.	NORTH
BOT.	BOTTOM	(N)	NEW
BRG.	BEARING	NAT.	NATURAL
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
B.U.R.	BUILD-UP ROOFING	NOM.	NOMINAL
B.W.	BOTH WAYS	N.T.S.	NOT TO SCALE
CAB.	CABINET	O/	OVER
C.B.	CATCH BASIN	OBS.	OBSCURE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER(S)
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CER.	CERAMIC	OFF.	OFFICE
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
C.F.	CUBIC FEET	OFOI.	OWNER FURNISHED, OWNER INSTALLED
C.I.	CAST IRON	O.H.	OVER HANG
C.J.	CONTROL JOINT	O.H.M.S.	OVALHEAD MACHINE SCREW
CL.	CLOSET	O.H.W.S.	OVALHEAD WOOD SCREW
CLG.	CEILING	OPNG.	OPENING
CLKG.	CAULKING	OPP.	OPPOSITE
CLR.	CLEAR(ANCE)		
C.M.U.	CONCRETE MASONRY UNIT	P.A.F.	POWDER ACTUATED FASTENER
COL.	COLUMN	P.B.	PANIC BAR
COMP.	COMPOSITION	PART. TBD.	PARTICLE BOARD
CONC.	CONCRETE	PCF.	POUNDS PER CUBIC FOOT
CONN.	CONNECTION	P.D.	POWDER DRIVEN
CONSTR.	CONSTRUCTION	P.G.	PAINT GRADE
CONT.	CONTINUOUS	PERF.	PERFORATE
COR.	CORRUGATED	PLF.	POUNDS PER LINEAR FOOT
C.O.T.G.	CLEAN-OUT TO GRADE	PLAS. LAM.	PLASTIC LAMINATE
CSMT.	CASEMENT	PLAS.	PLASTER
CSWK.	CASEWORK	PLYWD.	PLYWOOD
C.T.	CERAMIC TILE	PR.	PAIR
CTR.	COUNTER	PSF	POUNDS PER SQUARE FOOT
CTSK.	COUNTERSINK	PSI	POUNDS PER SQUARE INCH
C.Y.	CUBIC YARD	P.T.	PRESSURE TREATED
		PART.	PARTITION
DBL.	DOUBLE	P.T. DISP.	PAPER TOWEL DISPENSER
DEPT.	DEPARTMENT	P.V.C.	POLYVINYL CHLORIDE
DET.	DETAIL		
DF.	DRINKING FOUNTAIN	R.	RISER
D.F.	DOUGLAS FIR	R.A.	RETURN AIR
D.G.	DECOMPOSED GRANITE	RAD.	RADIUS
D.H.	DOUBLE HUNG	R.D.	ROOF DRAIN
DIAG.	DIAGONAL	REG.	REGISTER
DIA.	DIAMETER	REF.	REFRIGERATOR
DIMEN.	DIMENSION	REINF.	REINFORCED
DISP.	DISPENSER/DISPOSER	REQ'D.	REQUIRED
DN.	DOWN	REQMT.	REQUIREMENT
DR.	DOOR	RESIL.	RESILIENT
DRWG.	DRAWING	REV.	REVERSED
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	R.H.M.S.	ROUNDHEAD MACHINE SCREW
		R.H.W.S.	ROUNDHEAD WOOD SCREW
D.S.	DOWNSPOUT	RM.	ROOM
DWR.	DRAWER	R.O.	ROUGH OPENING
D.W.	DISH WASHER	R.O.W.	RIGHT OF WAY
		R.S.	RESAWN
E.	EAST	RUB.	RUBBER
EA.	EACH	RWD.	REDWOOD
E.J.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATION, ELEVATOR		
ELEC.	ELECTRIC(AL)	S.	SOUTH
EMER.	EMERGENCY	S.B.	SOLID BLOCKING
ENCL.	ENCLOSURE	S.C.	SOLID CORE
EQUIP.	EQUIPMENT N.I.C. W/ WITH	SCHED.	SCHEDULE
EWC.	ELECTRIC WATER COOLER	S.A.	STORM DRAIN
(E)	EXISTING	SECT.	SECTION
EXH.	EXHAUST	SERV.	SERVICE
EXP.	EXPOSED/EXPANSION	S.F.	SQUARE FOOT
EXT.	EXTERIOR	S.G.	STAIN GRADE
		SH.	SHELF/SHELVING
F.A.	FIRE ALARM	SHWR.	SHOWER
FAST.	FASTEN(ER)	SHT.	SHEET
F.A.	FLAT BAR	SHT'G.	SHEATHING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FEC.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL SERVICE SINK
F.F.	FINISH FLOOR		
F.G.	FINISH GRADE	S.S.D.	SEE STRUCTURAL DRAWINGS
FND.	FOUNDATION	S.M.	SHEET METAL
F.E.	FIRE EXTINGUISHER	S.M.S.	SHEET METAL SCREW
F.	FIBERGLASS	SPEC.	SPECIFICATION
FIN.	FINISH(ED)	SQ.	SQUARE
F.H.M.S.	FLATHEAD MECHANICAL SCREW	STL.	STEEL
		STD.	STANDARD
F.H.W.S.	FLATHEAD WOOD SCREW	STAG.	STAGGERED
FLASH.	FLASHING	STOR.	STORAGE
FLR.	FLOOR(ING)	STRUCT.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
F.O.	FACE OF	SYM.	SYMMETRY(ICAL)
F.O.B.	FACE OF BLOCK	SYS.	SYSTEM
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	T.	TREAD
F.O.M.	FACE OF MASONRY	T.B.	TOWEL BAR
F.O.S.	FACE OF STUD	T.B.D.	TO BE DETERMINED
F.P.	FIREPLACE	T.C.	TOP OF CURB
F.R.P.	FIBERGLASS REINF. PANEL	TEL.	TELEPHONE
F.S.	FULL SIZE	TEMP.	TEMPERED
FT.	FOOT/FEET	T.E.N.	TYPICAL EDGE NAILING
FTG.	FOOTING	T & G	TONGUE & GROOVE
FURR.	FURREDING)	THK.	THICK(NESS)
FUT.	FUTURE	THRESH.	THRESHOLD
		T.J.I.	TRUSS JOIST INTERNATIONAL
GA.	GAUGE/GAGE	T.O.	TOP OF
GALV.	GALVANIZED	T.P.H.	TOILET PAPER HOLDER
G.B.	GRAB BAR	T.Q.	TOP OF PAVEMENT
G.I.	GALVANIZED IRON	TV.	TELEVISION
GL.	GLASS/GLAZING	T.W.	TOP OF WALL
G.L.B.	GLUE-LAM BEAM	TYP.	TYPICAL
GR.	GRADE(ING)		
G.W.B.	GYPSUM WALLBOARD	U/L	UNDERWRITER'S LABORATORY
		U.N.O.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HBD.	HARDBOARD	UR.	URINAL
H.A.	HOLLOW CORE		
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HDWR.	HARDWARE		
H.M.	HOLLOW METAL	W.	WEST/WIDTH/WIDE
HORZ.	HORIZONTAL	W/	WITH
H.S.	HEAVY SHEET	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
HTG.	HEATING	WDW.	WINDOW
H.W.	HOT WATER	W.H.	WATER HEATER
HWD.	HARDWOOD	WI.	WOODWORK INSTITUTE
HVAC.	HEATING/VENTILATING/AIR CONDITIONING	W/O	WITHOUT
		W.P.	WATERPROOF(ING)
I.C.C.	INTERNATIONAL CODE COUNCIL	W.R.	WATER RESISTANT
		W.S.	WOOD SCREW
ID.	INSIDE DIAMETER	WSCT.	WAINSCOT
INCL.	INCLUDE(D) (ING)	WT.	WEIGHT
INSUL.	INSULATE(D) (ING)	W.W.M.	WELDED WIRE MESH
INT.	INTERIOR		
INV.	INVERT		
JAN.	JANITOR		
J.H.	JOIST HANGER		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

LOCATION MAP



SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- KEY TAG
- DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

PROJECT TEAM

OWNER

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
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Email: evan@systemusa.com
Evan Schivo

PROJECT INFORMATION

PROJECT: MONTEREY VALLEY PRIDE ZONING: F/40
LOCATION: 2262 ALISAL ROAD SALINAS, CA 93908
APN: 153-011-059-000
LOT SIZE: 437,640 S.F. (10.05 ACRES)
USE: CANNABIS CULTIVATION AND PROCESSING

APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*
~~2022 CALIFORNIA RESIDENTIAL CODE (CRC), CCR TITLE 24, PART 2.5~~
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE (CEnC), CCR TITLE 24, PART 6
PART 7 VACANT
2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8
2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9
~~2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10~~
2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12
CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
CIVIL	
C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
ARCHITECTURAL	
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A201	PROPOSED GREENHOUSE FLOOR PLAN
A401	GREENHOUSE EXTERIOR ELEVATION
A900	DOOR DETAILS
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MP0.1	SYMBOLS AND ABBREVIATIONS
MP2.0	SITE PLAN - EXISTING AND PROPOSED
MP2.1	GREENHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
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E0.1	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
E0.2	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL POWER PLAN
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METAL BUILDING	
1.1.1	GREENHOUSE POSITION PLAN PILES
1.1.2	GREENHOUSE DETAILS CONCRETE PILES
1.1.3	GREENHOUSE POSITION PLAN SLABS
1.3.1	GREENHOUSE ROOF & GUTTER LAY-OUT
1.4.1	GREENHOUSE GABLE VIEWS
1.5.1	GREENHOUSE VENTILATION SYSTEM
1.2.1	GREENHOUSE 3D STEEL CONSTRUCTION
1.2.2	GREENHOUSE OVERVIEW POSTS
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1.2.4	GREENHOUSE OVERVIEW PURLINS
1.2.5	OVERVIEW WIND BRACING
1.2.6	GREENHOUSE CROSS BRACING GABLE-END A
1.2.7	GREENHOUSE CROSS BRACING GABLE-END P
1.2.8	GREENHOUSE CROSS BRACING INNER CONSTRUCTION G + K
1.2.9	GREENHOUSE CROSS BRACING SIDE-WALL 01 + 11
1.2.10	GREENHOUSE SECTION VIEWS
1.2.11	GREENHOUSE DETAILS DOOR PORTAL 1 + 11
1.2.12	GREENHOUSE DETAILS CORNER 11 P
1.2.13	GREENHOUSE DETAILS CORNER 11 A
1.2.32	GREENHOUSE 3D OVERVIEW

SCOPE OF WORK

SCOPE OF WORK BUILDING 'J':

1. CONSTRUCTION OF NEW 25,930 S.F. METAL GREENHOUSE
   - ALL ELECTRICAL WORK SHALL BE APPROVED UNDER A SEPARATE PERMIT.
   - ALL MECHANICAL/PLUMBING AND VENTILATION WORK SHALL BE PROVIDED UNDER A SEPARATE PERMIT.

DEFERRED SUBMITTALS

GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWNG SUBMITTALS FOR REVIEW & APPROVAL BY ARCHITECT & BUILDING OFFICIAL PRIOR TO INSTALLATION:

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. THE CONTRACTOR SHALL OBTAIN AN 8-1-1 / DIG ALERT TICKET PRIOR TO ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE ON SITE FOR REFERENCE AT THE TIME OF COUNTY INSPECTIONS.
9. THE CONTRACTOR SHALL OBTAIN A WRITTEN CERTIFICATION FROM A STATE REGISTERED SURVEYOR VERIFYING THAT THE FOOTINGS / FOUNDATION IS LOCATED IN RELATION TO PROPERTY LINES AND SETBACK REQUIREMENTS IN ACCORDANCE WITH THE APPROVED PLANS; AND SHALL OBTAIN A WRITTEN CERTIFICATION THAT THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION OF THE FOOTING LOCATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FOOTING INSPECTION. CERTIFICATION OF THE ROOF HEIGHT SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE SHEATHING INSPECTION.

VICINITY MAP



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WR&D
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THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, 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 THESE RESTRICTIONS.

LICENSED ARCHITECT
JENNY PETER RUHNKE
No. C22266
RENEWAL 8/31/2027
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'J'

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: C.J.
SET ISSUED:

SHEET NAME: COVER SHEET
SHEET NO.: A001
FILE NAME: 21098-001

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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 HCD - 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

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

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

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

C. RUN-OFF 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.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

LAND SURFACES

IMPERVIOUS GREENHOUSE=25,930 SF
IMPERVIOUS WAREHOUSE=4,133 SF

TOTAL IMPERVIOUS=30,063 SF

LAND DISTURBANCE*

PROJECT SPECIFIC LAND DISTURBANCE ~42,700 SF

*NOT INCLUDING ON-GOING STOCK PILE OR POND MAINTENANCE AND AGRICULTURAL OPERATIONS

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 427 CY
FILL = 925 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM GRAVEL/PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

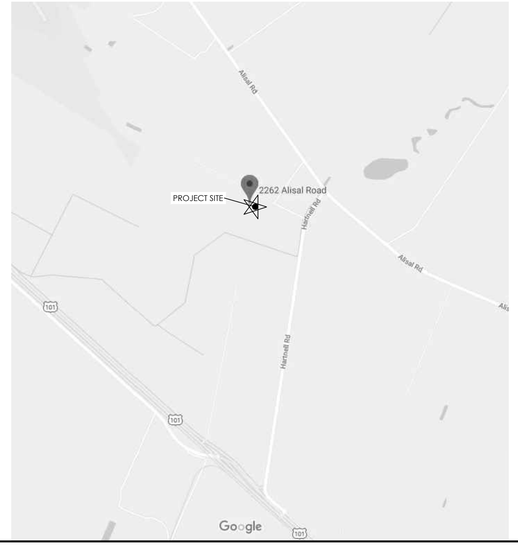
SHEET INDEX

C1 TITLE SHEET
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN

SCOPE OF WORK

THESE PLANS SHOW THE GRADING AND DRAINAGE MITIGATION FOR THE NEW IMPERVIOUS GREENHOUSE AND WAREHOUSE. GRADING SHOWN INVOLVES AREAS OF ON-GOING GRADING/MAINTENANCE OF STOCK PILE AREAS AND PONDS AS PART OF THE AGRICULTURAL OPERATION AND SHOULD NOT BE CONSIDERED PART OF THE PROJECT SPECIFIC DISTURBED AREA.

VICINITY MAP





A / C1 OVERALL GRADING PLAN
SCALE: 1"=60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
	BUILDING	
X	FENCE	X X
	STORM DRAIN LINE	SD
×105.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUSSELL
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	3 SHEETS
PROJECT#	121130

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Plotted: Sep 04, 2025 – 3:46pm

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Plotted: Sep 04, 2025 - 3:46pm

8" DOWNSPOUT COLLECTION LINE
L=340 LF S=0.5% MIN

NEW GREENHOUSE
AREA=25,930 SF
PAD=72.50
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED PER MANUFACTURERS RECOMENDATIONS)

8" DOWNSPOUT COLLECTION LINE
L=135 LF S=0.5% MIN

CONNECT NEW DOWNSPOUTS TO EXISTING/EXPANDED RETENTION POND.
8" STORM DRAIN (SDR 35)
L= 180 LF
S=1% MIN

INSTALL FLARED END SECTION PER MANUFACTURER'S RECOMMENDATIONS
INV=70.00

WAREHOUSE
PAD 74.00
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED)

FG 74.00 (x4)

CONNECT NEW WAREHOUSE DOWNSPOUTS TO EXISTING STORM DRAIN

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA (NEW GREENHOUSE BUILDING AND BATHROOM ADDITION).

-NEW IMPERVIOUS AREA=25,930 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(25,930 SF) * (3.57INCHES/12) = 7,714 CF

-VOLUME PROVIDED AS SHOWN IN EXPANDED RETENTION POND BELOW 70.00'=8,925 CF

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA.

-NEW IMPERVIOUS AREA=4,133 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(4,133 SF) * (3.57INCHES/12) = 1230 CF

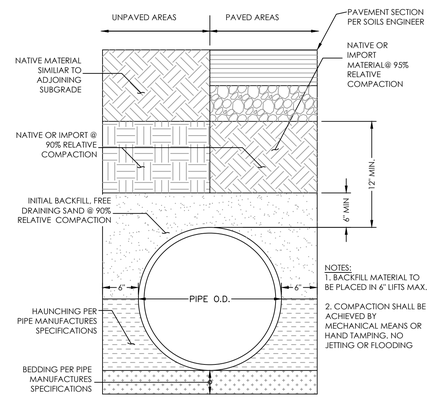
-EXISTING POND TO BE DUG OUT AND VOLUME INCREASED BY ~1,300 CF. ROOF DRAINS FROM NEW BUILDINGS ARE PLUMBED TO EXISTING (IMPROVED) POND.

LEGEND
CUT AREA*
FILL AREA*
*PORTIONS OF THIS GRADING ARE PART OF ON-GOING STOCKPILE REMOVAL AND POND MAINTENANCE.

N

30 0 15 30 60
GRAPHIC SCALE

A/C2 GRADING & DRAINAGE PLAN
SCALE: 1"=30'



B/C2 UTILITY TRENCH
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

C3 ENGINEERING INCORPORATED
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STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C2

OF 3 SHEETS

PROJECT# 121130

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Plotted: Sep 04, 2025 – 3:46pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS, ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

INSTALLATION

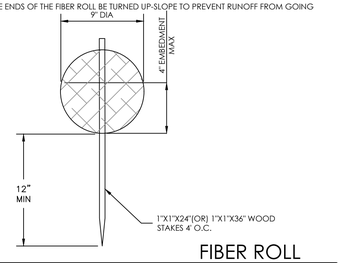
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

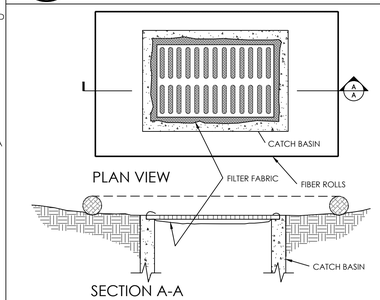
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

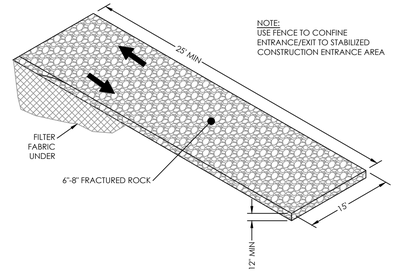
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



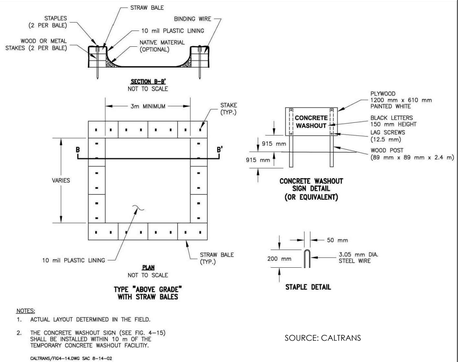
B C3 FIBER ROLL
NTS



C C3 INLET PROTECTION
NTS



D C3 CONSTRUCTION ENTRANCE
NTS



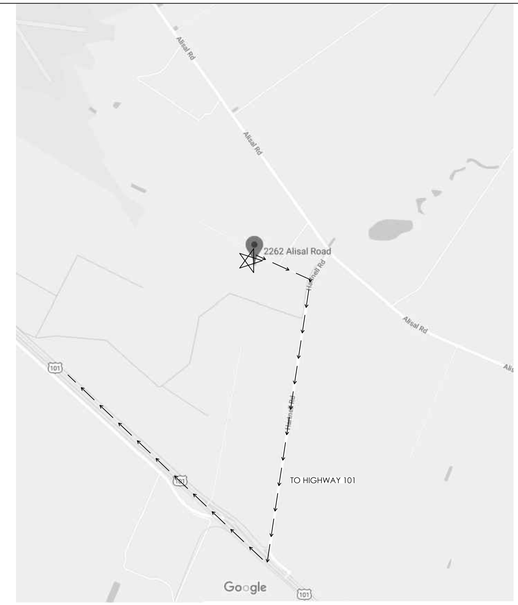
SOURCE: CALTRANS

E C3 CONCRETE WASHOUT
NTS



A C3 EROSION CONTROL PLAN
SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE



F C3 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

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mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLE
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF	3 SHEETS
PROJECT#	121130



SITE PLAN
SCALE: 1" = 40'-0"

EXISTING LOT COVERAGE

LOT SIZE:	10.05 ACRES = 437,640 S.F. (100%)	
LOT COVERAGE:	ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) :	**218,820 S.F. (50%)**
	ACTUAL GREENHOUSES COVERAGE:	179,746 S.F. (41.07%)
	ALLOWABLE NON-GREENHOUSE COVERAGE:	21,882 S.F. (5%)
	ACTUAL NON GREENHOUSE COVERAGE:	6,424 S.F. (1.47%)

BUILDING LEGEND

BLD'G.	DESCRIPTION	NOTES	FIRE SPRINKLED	(E) OCC. GROUP	PROPOSED OCC. GROUP	HEIGHT	STORIES	GROSS S.F.
A	BUILDING	EXISTING TO REMAIN	N/A	N/A	N/A	< 35'-0"	1	2,748 S.F.
C	CANNABIS DRYING	EXISTING TO REMAIN	N/A	F-1	F-1	< 35'-0"	1	3,814 S.F.
E	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,148 S.F.
F	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,102 S.F.
G	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,355 S.F.
H	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	8,137 S.F.
						TOTAL		186, 304 S.F.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. EXISTING POWER POLE TO REMAIN
2. EXISTING STORMWATER RETENTION POND TO REMAIN.
3. EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4. EXISTING CHAIN LINK FENCE TO REMAIN.
5. EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6. EXISTING WATER TANK TO REMAIN.
7. EXISTING OFFICE TRAILER TO REMAIN.
8. EXISTING LUNCH TENT TO REMAIN.

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LICENSED ARCHITECT
HENRY PETER RUHNKE
No. C27266
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD

A.P.N.: 153-011-059-000

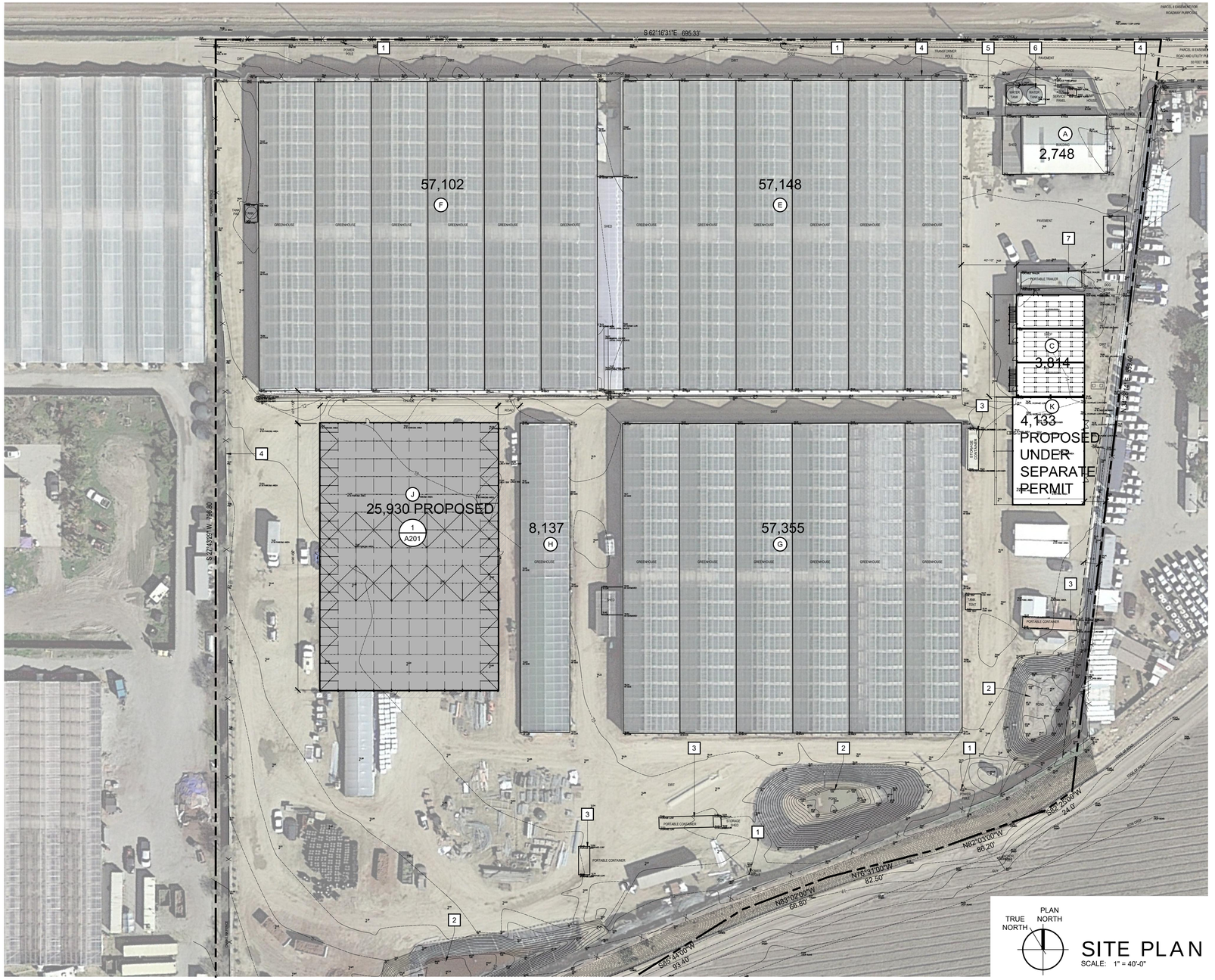
MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
EXISTING SITE PLAN

SHEET NO.:
A100

FILE NAME: 21098-A100-Greenhouse



BUILDING 'C' & 'K' CODE JUSTIFICATION

	BUILDING OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA (TABLE 506.2) SPRINKLERED	ALLOWABLE STORIES	ALLOWABLE HEIGHT
C K	F-1, B, S-1	TYPE VB	25,500 SQFT	2 (SPRINKLER)	60' (SPRINKLER)

BUILDING CODE JUSTIFICATION BASED ON THE MORE STRINGENT OCCUPANCY CLASSIFICATION 'F-1' BASED ON NONSEPARATED OCCUPANCIES C.B.C. 508.3.

C EXISTING BUILDING FOOTPRINT:
1ST FLOOR (W/ CATWALK ABOVE) = ± 3,814 SQFT

EXISTING BUILDING FLOORS = 1 STORY

K BUILDING ADDITION SQUARE FOOTAGE:
1ST FLOOR = ± 4,133 SQFT

BUILDING ADDITION FLOORS = 1 STORY

C K TOTAL BUILDING SQUARE FOOTAGE:
1ST FLOOR (W/ CATWALK ABOVE) = ± 7,947 SQFT

TOTAL BUILDING FLOORS = 1 STORY (W/ CATWALK ABOVE)

BUILDING ELEMENT	TYPE VB
Primary structural frame	non-rated
Interior walls	non-rated
Exterior walls	non-rated
Nonbearing walls and partitions; Exterior	non-rated
Nonbearing walls and partitions; Interior	non-rated
Floor construction and associated secondary members	non-rated
Roof construction and associated secondary members	non-rated

BUILDING 'J' CODE JUSTIFICATION

	BUILDING OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA (APPENDIX 'C' C102.2)	ALLOWABLE STORIES	ALLOWABLE HEIGHT	ALLOWABLE AREA W/ SPRINKLER INCREASE
J	U	TYPE VB	UNLIMITED	1	40'	**NOTE 'B'

J PROPOSED BUILDING FOOTPRINT = ±25,930 SQFT
PROPOSED BUILDING FLOORS = 1STORY

A) AUTOMATIC FIRE SPRINKLERS
NO SPRINKLERS REQUIRED

**B) UNLIMITED AREA APPENDIX 'C' C102.2, 60'-0" CLEAR
THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60'-0" IN WIDTH. PER MONTEREY COUNTY, PUBLIC WAYS OR YARDS NOT LESS THAN 30'-0" IN WIDTH ARE ALLOWED FOR UNLIMITED AREA GREENHOUSES WITHOUT SPRINKLERS WITH A REQUEST FOR CODE MODIFICATION.

C) FIRE SEPARATION
- FIRE SEPARATION DISTANCE TO BE BETWEEN 10-0" TO 30'-0" (BASED ON U OCC., VB CONSTRUCTION) FROM ROOF OVERHANG TO IMAGINARY LINE (ASSUMED PROPERTY LINE) PER CBC TABLE 602.

D) EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2

E) OCCUPANT LOAD:
25,930 S.F. / 500 = 51.86 OCCUPANTS

F) MAXIMUM TRAVEL DISTANCE:
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

PROPOSED LOT COVERAGE

LOT SIZE: 10.05 ACRES = 437,640 S.F. (100%)

LOT COVERAGE:
ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : **218,820 S.F. (50%)**
ACTUAL GREENHOUSES COVERAGE: 204,852 S.F. (46.80%)
ALLOWABLE NON-GREENHOUSE COVERAGE: 21,882 S.F. (5%)
ACTUAL NON GREENHOUSE COVERAGE: 12,562 S.F. (2.87%)

PLUMBING FIXTURE CALCULATIONS

B OCCUPANCY: 1,200 SQFT / 200 = 6
6 OCC. / 2 = 3 MEN 3 WOMEN

F OCCUPANC: 2,748 SQFT / 2000 = 1.37
1.37 OCC. / 2 = 0.68 MEN, 0.68 WOMEN

S OCCUPANCY 7,814 SQFT / 5,000 = 1.56
1.56 OCC. / 2 = 0.78 MEN, 0.78 WOMEN

PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A:

B OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-50	1: 1-15	1: 1-100	1: 1-75	1:1-50	1:1-150

F-1 OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-50	1: 1-50	N/A	1: 1-50	1:1-50	1:1-250

S-1 OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-100	1: 1-100	N/A	1: 1-200	1:1-200	1:1-250

	WC REQD	WC PROV	URINALS REQD	URINALS PROV	LAVATORIES REQD	LAVATORIES PROV	DRINKING FOUNTAINS REQD	DRINKING FOUNTAINS PROV
MEN	0	0	0	0	0	0	0	0
WOMEN	0	0	N/A	N/A	0	0		
UNISEX	1	2	0	0	1	2		

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER C.P.C. 415.2

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (C.P.C. 422.2 EXC 3).

PLUMBING NOTES:
ALL WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
ALL LAVATORY FAUCET: MAXIMUM 1.5 GPM AND KITCHEN FAUCETS MAXIMUM 1.8 GPM

PARKING ANALYSIS

BLD'G.	USE CLASSIFICATION	NET AREA (S.F.)	LOAD FACTOR	REQUIRED PARKING
A	TRIMMING	2,748	1 / 250	10.99
C	DRYING	3,814	1 / 500	7.62
K	DRYING	4,133	1 / 500	8.26
E F G H J	GREENHOUSES	204,852	N/A	0
			TOTAL PARKING SPACES REQUIRED	26.87
			TOTAL PARKING SPACES PROVIDED	30

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
STANDARD ACCESSIBLE SPACES	1	1
VAN ACCESSIBLE SPACES	1	1

BUILDING LEGEND

BLD'G.	DESCRIPTION	NOTES	FIRE SPRINKLED	(E) OCC. GROUP	PROPOSED OCC. GROUP	HEIGHT	STORIES	GROSS S.F.
A	BUILDING	EXISTING TO REMAIN	N/A	B, F-1	B, F-1	< 35'-0"	1	2,748 S.F.
C	CANNABIS DRYING	EXISTING TO REMAIN	N/A	S-1	S-1	< 35'-0"	1	3,814 S.F.
E	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,148 S.F.
F	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,102 S.F.
G	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,355 S.F.
H	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	8,137 S.F.
J	GREENHOUSE	NEW PROPOSED	N/A	N/A	U	< 35'-0"	1	25,930 S.F.
K	CANNABIS DRYING	NEW PROPOSED	N/A	N/A	F-1	< 35'-0"	1	4,133 S.F.
							TOTAL	214,727 S.F. (2,453 REMAINING)

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1 EXISTING POWER POLE TO REMAIN
2 EXISTING STORMWATER RETENTION POND TO REMAIN.
3 EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4 EXISTING CHAIN LINK FENCE TO REMAIN.
5 EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6 EXISTING WATER TANK TO REMAIN.
7 EXISTING OFFICE TRAILER TO REMAIN.

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LICENSED ARCHITECT
HENRY PETER RUHNKE
No. C27266
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2262 ALISAL ROAD
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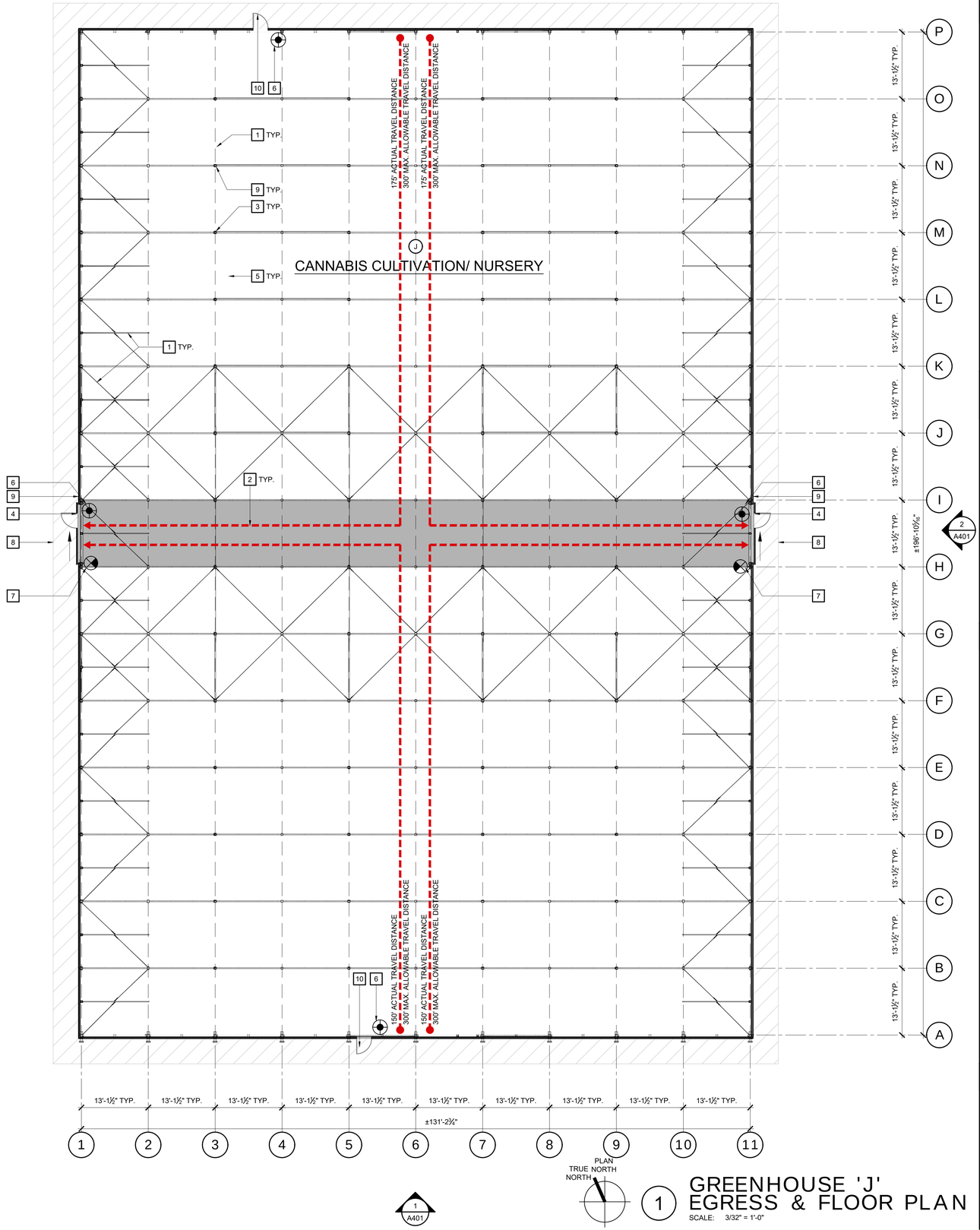
A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
PROPOSED SITE PLAN

SHEET NO.:
A101

FILE NAME: 21098-A101-Greenhouse



1 GREENHOUSE 'J' EGRESS & FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. GREENHOUSE STRUCTURAL FRAMING ABOVE, PER GREENHOUSE MANUFACTURER -TYPICAL
2. ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS
3. METAL COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL
4. 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. REFER TO SHEET A901 FOR ADDITIONAL DOOR DETAILS.
5. FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVIOUS SOIL -TYPICAL
6. WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.
7. INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL. (8 / A900)
8. A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6" OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
9. FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.
10. EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. (~ / A900)

BUILDING OCCUPANCY CALCULATIONS

BUILDING AREA: 37,268 s.f.

OCCUPANT LOAD:
25,930 / 500 = 51.86 OCCUPANTS

EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENT PER APPENDIX "C" C104.1 EXCEPTION 2

MAXIMUM TRAVEL DISTANCE:
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

ALLOWABLE AREA:
C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH TENANT AND/OR OWNER PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
9. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
10. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR (AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR).
11. CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO THE TENANT THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION SCHEDULE & HOURS OF CONSTRUCTION WITH FACILITIES MANAGER PRIOR TO WORK.
12. ALL CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.

LEGEND

WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.

FIRE EXTINGUISHER w/ MOUNTING BRACKET

ACTUAL / ALLOWED — PATH OF EGRESS TRAVEL

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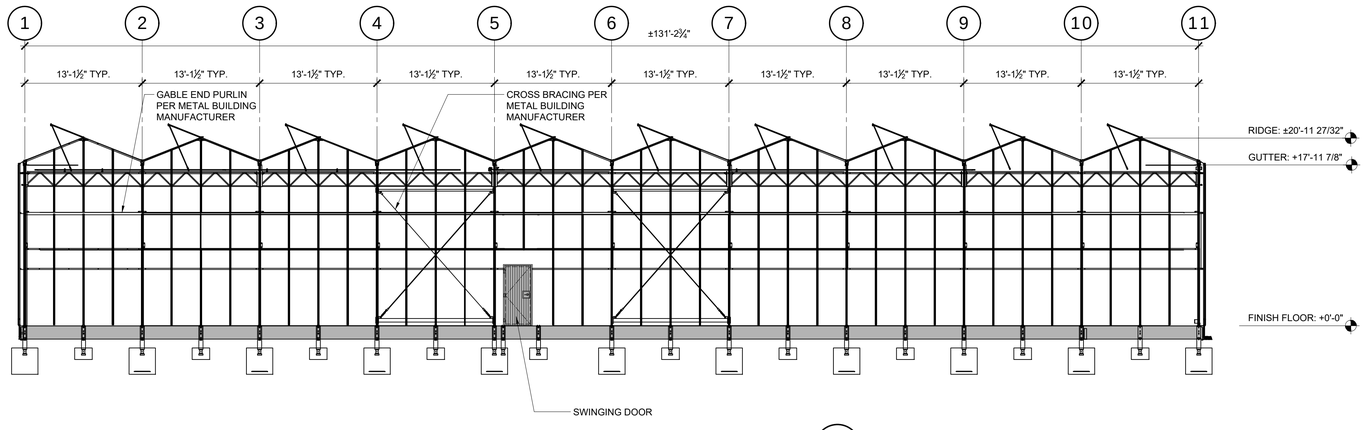
LICENSED ARCHITECT — HENRY PETER RUHNKE — No. C27266 — 9/30/26 — STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
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MONTEREY VALLEY PRIDE
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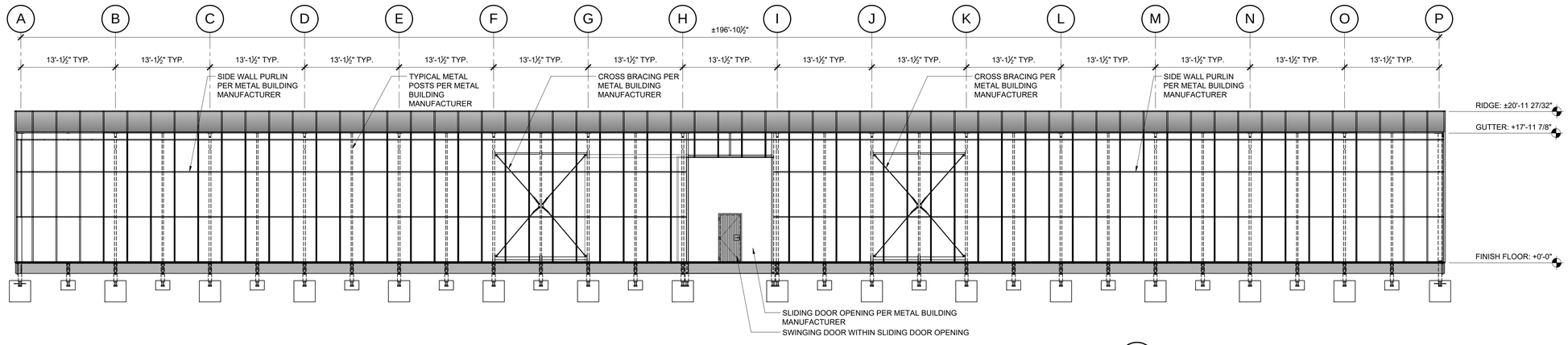
A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME: PROPOSED GREENHOUSE FLOOR PLAN
SHEET NO.: A201
FILE NAME: 21098-A201-Greenhouse



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



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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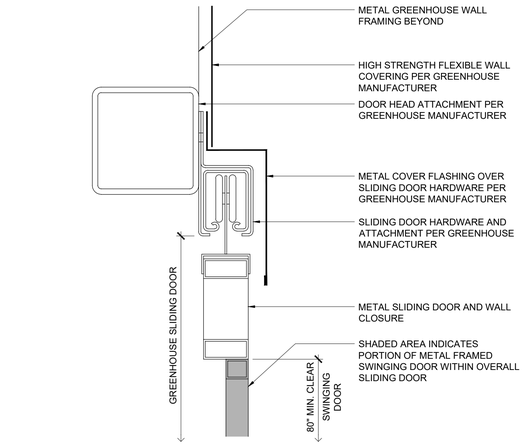
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JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME: GREENHOUSE EXTERIOR ELEVATION

SHEET NO.: A401

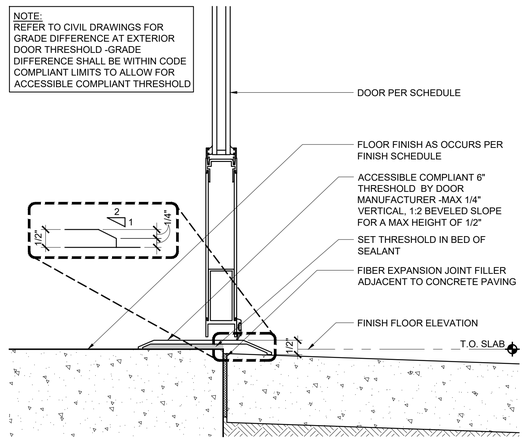
FILE NAME: 21098-A401-Greenhouse



10 SLIDING DOOR HEAD

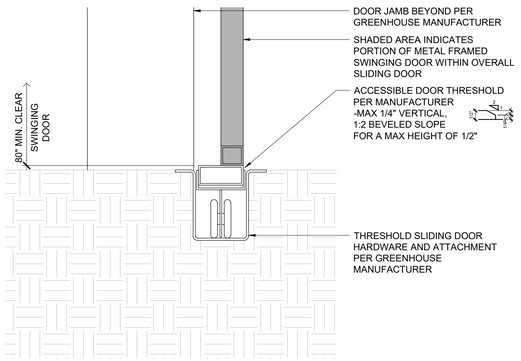
SCALE: 3" = 1'-0"

NOTE:
REFER TO CIVIL DRAWINGS FOR GRADE DIFFERENCE AT EXTERIOR DOOR THRESHOLD -GRADE DIFFERENCE SHALL BE WITHIN CODE COMPLIANT LIMITS TO ALLOW FOR ACCESSIBLE COMPLIANT THRESHOLD



7 ACCESSIBLE DOOR THRESHOLD

SCALE: 3" = 1'-0"



11 SLIDING DOOR THRESHOLD

SCALE: 3" = 1'-0"

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications where electrical power cannot be provided.

CONSTRUCTION — Tritium filled gas tubes require no electrical input.

Universal directional indicator knockouts and mounting (canopy included).

Letters 6" high with 3/4" stroke, with 100' viewing distance rating, based upon UL924 standard.

Completely-sealed lamp compartment.

Polycarbonate or aluminum frame with aluminum faceplate.

Explosion proof/hazardous location.

Suitable for wet locations.

Ideal for extreme temperatures -20°F – 150°F (-28°C – 65°C).

Tamperproof mounting hardware.

Optional vandal shield suitable for low-level applications.

OPTICS — Tritium filled gas tubes require no electrical input and are rated for 10 or 20-year life.

No energy consumption.

Self-Luminous signs are required to meet a minimum luminance of 0.06 foot lamberts per square meter. The initial brightness measurements are: 10 Year - 0.13 foot lamberts and 20 Year - 0.20 foot lamberts.

The light output of a tritium sign reduces over time due to decay.

The level of tritium in the exit is 7.5 Curies in a 10-year sign and 11.5 Curies in a 20-year sign (for double face the unit will have 2x the amount).

INSTALLATION — Universal (top, end or back) mounting.

Mounting hardware included.

LISTINGS — UL Listed. UL Listed for low-level applications with VR option. Meets UL 924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards, and State of Minnesota energy-efficiency legislation requiring less than 20W consumption.

AA option suitable for use in Class I, Div. I, Groups C & D.

WARRANTY — 3-year limited warranty (varies with luminous life option chosen). Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Self-Luminous Exits

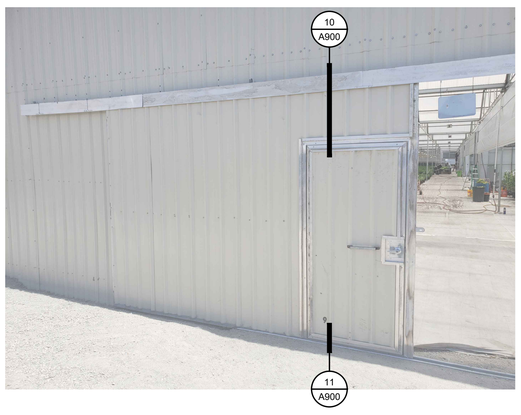
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TRITIUM



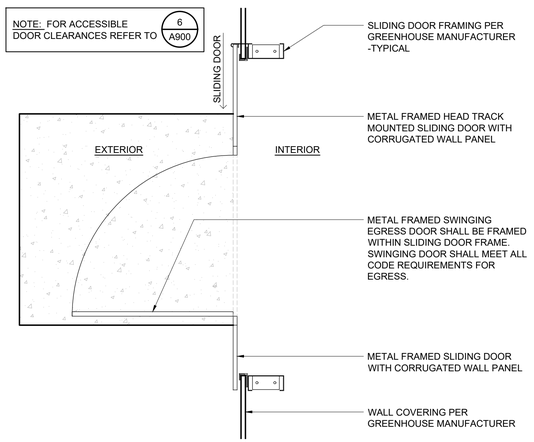
8 ILLUMINATED EXIT SIGN

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



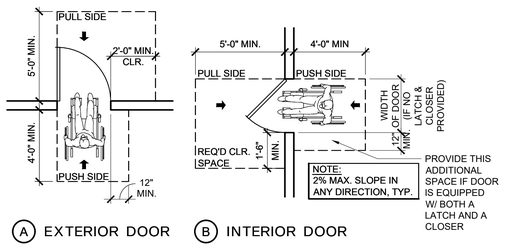
12 EGRESS DOOR, SIMILAR

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



9 GREENHOUSE EXIT DOOR AT SLIDING DOORS

SCALE: 3/4" = 1'-0"



A EXTERIOR DOOR B INTERIOR DOOR

6 DOOR CLEARANCES

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

ACCESSIBILITY NOTES

A. GENERAL

1. All dimensions and clearances within restroom areas shown on details are to be measured from finished surfaces.
2. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter.
3. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" diameter, with a ¼" thick triangle superimposed within the circle.
4. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be installed on the wall adjacent to the latch outside of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" max. above the finish floor or ground surface, measured from the baseline of the highest tactile character
5. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
6. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. No door shall encroach into this space for more than 12".
7. The water closet shall be located in a space 60" min. clear in width. The side shall provide a minimum of 17" and a maximum of 18" from the center line of the water closet to the adjacent wall. A minimum 48"x60" clear floor space shall be provided in front of the water closet. Provide a minimum 60"x56" clear floor space around water closet when toilet is wall mounted, and a 60" x 59" minimum clear floor space if water closet is floor mounted. No fixture (including sinks) shall obstruct this clear floor space at the water closet.
8. In other than dwelling units, toilet rooms floors shall have a smooth, hard, non-absorbant surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches. Walls within water closet compartments shall be similarly finished to a height of 48 inches.

B. SANITARY FACILITY FIXTURES & ACCESSORIES

1. A minimum of 30"x48" clear space is provided in front of lavatory allowing foward approach.
2. Lavatory faucets are lever type, push type or electronic control mechanisim valves that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. Self closing valves shall maintain a minimum of 10 second open flow of 5 lbs. maximum force required to activate controls.
3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18" to the center line of the fixture.
4. All lavatories that are designed to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29" reducing to 27" at a point located 8" back from edge. Toe clearance under lavatory is under 9" high, 30" wide and extends a minimum of 17" in depth from the front of the lavatory.
5. All piping under lavatories shall be configured, insulated or otherwise covered to prevent contact. There shall be no sharp or abrasive surfaces under lavatories.
6. Controls for water closet flush valves shall be mounted on the wide side of toilet areas and shall require 5 lbs. maximum pressure to operate flush valve.
7. Water closet and urinal flush valves controls and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
8. Mirrors shall be mounted with the bottom of the reflective surface no higher than 40" from the finished floor elevation.
9. Where towels, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.
10. Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used. Dispenser is to be located within 7"-9" of the front edge of the toilet seat to the centerline of the dispenser with 19" min. height from floor to center line of dispenser (below grab bar).
11. The top of the toilet seat 17" to 19" from floor surface measured to the top of a maximum 2" high toilet seat.

C. GRAB BARS

1. Grab bars shall be located on each side, or on one side and the back of the accessible toilet stall or compartment.
2. Grab bars at the side shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from rear wall with the front end positioned 24" minimum in front of the water closet..
3. Grab bars shall be securely attached in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the of the gripping surface.
4. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the clearance between the wall and the grab bars shall be 1-1/2".
5. No protruding objects shall be mounted 12" above the grab bar or 1-1/2" below the grab bar.
6. The rear wall grab bar shall be 36" min. and extend from the centerline of the water closet 12" minimum on one side and 24" min. no the other.

DOOR NOTES

DOOR HARDWARE AND OPERATION

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE PARTS SUCH AS DOOR HANDLES, PULLS, LATCHES AND LOCKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
3. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
6. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
   1) PLACES OF DETENTION OR RESTRAINT.
   2) IN BUILDINGS IN OCCUPANCY GROUP "A" HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
      2.1) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
      2.2) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND
      2.3) THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
7. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION, OTHER THAN:
   1) WHERE MANUALLY OPERATED BOLT LOCKS ARE PERMITTED
   2) DOORS WITH AUTOMATIC FLUSH BOLTS AS PERMITTED
8. DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6'-0" WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
9. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
   1) PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
   2) FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
   3) THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
   4) THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
10. THRESHOLD CHANGE IN HEIGHT BETWEEN FLOOR SURFACES ON EITHER SIDE OF DOOR SHALL NOT EXCEED 1/2".
11. LEVER TYPE LATCHSET AND LOCKSET HANDLES SHALL COMPLY WITH TITLE-24 ACCESSIBILITY REQUIREMENTS.
12. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

DOOR OPENING FORCE

13. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
14. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   1) INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
   2) SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
   3) REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
   4) EXTERIOR HINGED DOORS: 5 POUNDS MAX.
   EXCEPTION:
   1) EXTERIOR DOORS TO MACHINERY SPACES INCLUDING, BUT NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS

DOOR SWING

15. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

DOOR WIDTH AND HEIGHT

16. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN., THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80", DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MIN. ABOVE THE FINISH FLOOR OR GROUND.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 6"x6" DECAL TO BE LOCATED AT EACH PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR EXTERIOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT SHALL BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTERED AT STALL ENTRANCE RECOMMENDED)
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

3 ACCESSIBILITY SYMBOL

SCALE: 3/4"=1'-0"

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LICENSED ARCHITECT JERRY PETER RUHNKE No. C22266 RENEWAL 8/31/2026 STATE OF CALIFORNIA

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SET ISSUED:

SHEET NAME: DOOR DETAILS

SHEET NO.: A900

FILE NAME: 21098-A900-Greenhouse

GAS HEATER SCHEDULE

CODE	MFR	MODEL	FAN			ELECTRICAL			HTG MBH		HEIGHT	WEIGHT	COMMENTS
			CFM	ESP	HP	V/PH	MCA	MOCP	IN	OUT	(IN)	(LBS)	
GH-1	MODINE	BDP150	1,600	0.60	1/4	208/3	1.7	15.0	150	123	35.25	185	1
NOTES:	1. PROVIDE GPRV, SHUTOFF VALVE AND DIRT LEG AT GAS INLET. CONTROLLED BY THERMOSTAT.												

EXHAUST FAN SCHEDULE

CODE	MFR	MODEL	CFM	ESP (in)	AMPS	MOTOR	V/PH	HT. W/O	WEIGHT	AREAS SERVED	SONES	COMMENTS
						HP		ISOLATORS (IN)	(LBS)			
EF-1	MAXXAIR	IF24	4,100	NA	4.35	3/4	120/1	28	48	GREENHOUSE	NA	1
NOTES:	1. CONTROLLED BY LOCAL SWITCH W/ ONE MASTER SWITCH TO ENABLE ALL 6 FANS.											

NATURAL GAS CALCULATIONS

MARK	DESCRIPTION	CFH DEMAND	DISTANCE FROM METER	BRANCH PIPE SIZE
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING SMALL GREENHOUSE	300		
(E) BLDG	EXISTING BUILDING (FRONT)	120		
(E) BLDG	EXISTING WAREHOUSE	360		
(N) GH	NEW GREENHOUSE	1500	980	2"
(N) BLDG	NEW WAREHOUSE (IN SEPARATE PROJECT)	240	860	2"
	TOTAL GAS DEMAND:	13320		
	MAX. PIPING LENGTH:	980		
	GAS MAIN SIZE AT METER:	4"		

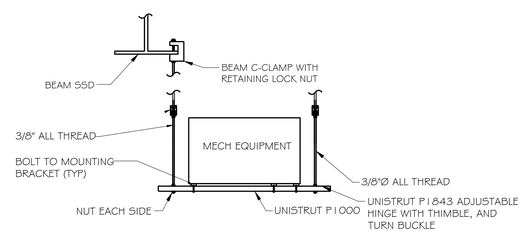
SYMBOLS & ABBREVIATIONS (MECHANICAL)

BT — BYPASS TIMER
℄ — CENTER LINE
CD — CONDENSATE DRAIN
Ø — DIAMETER
EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)
EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)
EXTENT OF DEMOLITION
EXHAUST DUCT UP, DOWN, PENE & DEMO
FIRE/SMOKE DAMPER
FIRE DAMPER
POINT OF CONNECTION
P/T PLUG
RETURN OR EXHAUST AIR
RETURN DUCT UP, DOWN, PENE & DEMO
S SPEED CONTROL SWITCH
X SPIN-IN EXTRACTOR/DAMPER
SUPPLY DUCT UP, DOWN, PENE & DEMO
SUPPLY OR OUTSIDE AIR
T THERMOSTAT at + 48"
X X X TO BE REMOVED
TRANSFER AIR
TURNING VANES
VOLUME DAMPER

AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AL	ACOUSTICALLY LINED
AP	ACCESS PANEL
BD	BALANCING DAMPER
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSE POWER
BJ	BETWEEN JOIST
BTU	BRITISH THERMAL UNIT
C.	CONDUIT
CA	COMBUSTION AIR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DL	DOOR LOUVER
(E)	EXISTING
EAD	EXHAUST AIR DUCT
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EOD	EXTENT OF DEMOLITION
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
FT.HD.	FEET HEAD
FTR	FLUE THRU ROOF
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
KW	KILOWATTS
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MBH	1,000 BTU/HR
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OBD	OPPOSED BLADE DAMPER
OSA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
PENE	PENETRATION
PD	PRESSURE DROP
PH	PHASE
POC	POINT OF CONNECTION
P/N	PART NUMBER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
P/T	PRESSURE / TEMPERATURE
RA	RETURN AIR
RAD	RETURN AIR DUCT
(RL)	RELOCATE
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SD	SUPPLY DIFFUSER
SP	STATIC PRESSURE
SS	STAINLESS STEEL
STD	STANDARD
TV	TURNING VANES
TYP	TYPICAL
UCD	UNDERCUT DOOR
UON	UNLESS OTHERWISE NOTED
V	VOLT
VD	VOLUME DAMPER
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER COLUMN
WT	WEIGHT
W/O	WITH OUT

GENERAL MECHANICAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
10. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
11. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
12. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO DRILLING.
15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE TEMPERATURE CONTROL AND ADEQUATE VENTILATION TO A NEW GREENHOUSE IN ACCORDANCE WITH THE 2022 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
19. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
20. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
21. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.



1 / MP0.1 MOUNTING DETAIL
NO SCALE

ZAL ENGINEERING
MECHANICAL CONSULTANTS
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TELEPHONE (831) 641-7739
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REGISTERED PROFESSIONAL ENGINEER — No. 37305 — MECHANICAL — STATE OF CALIFORNIA

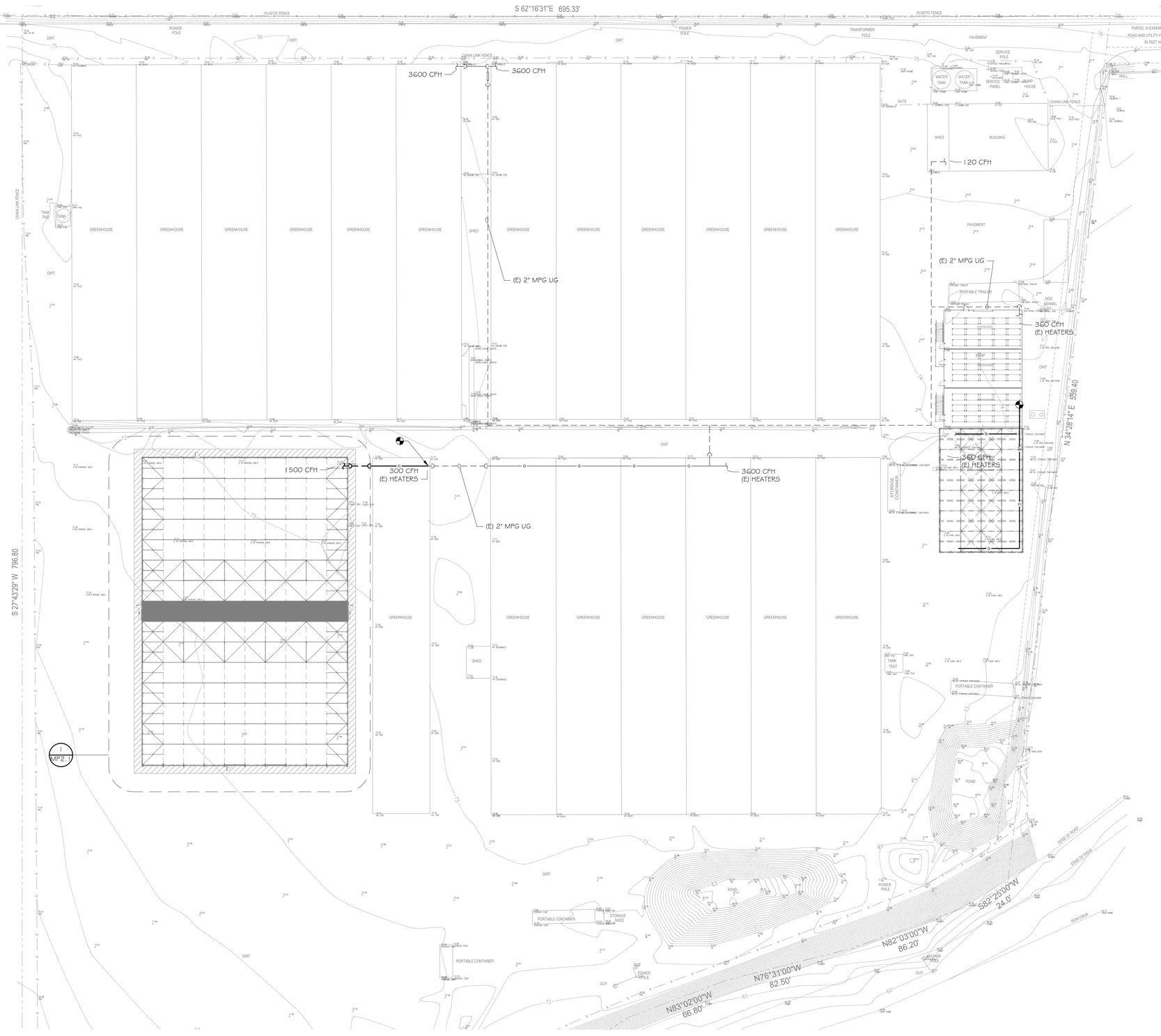
MONTEREY VALLEY PRIDE
GREENHOUSE
2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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5		

ENGINEER BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
MP0.1
SHEET OF

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1 MP2.0 SITE PLAN - EXISTING & PROPOSED

SCALE: 1/32" = 1'-0"

0 8 16 32 64

SCALE: 1/32" = 1'-0"

ZAL ENGINEERING

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REGISTERED PROFESSIONAL ENGINEER
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MECHANICAL
STATE OF CALIFORNIA

CONSTRUCTION

MONTEREY VALLEY PRIDE GREENHOUSE

2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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ENGINEER BY:

DRAWN BY:

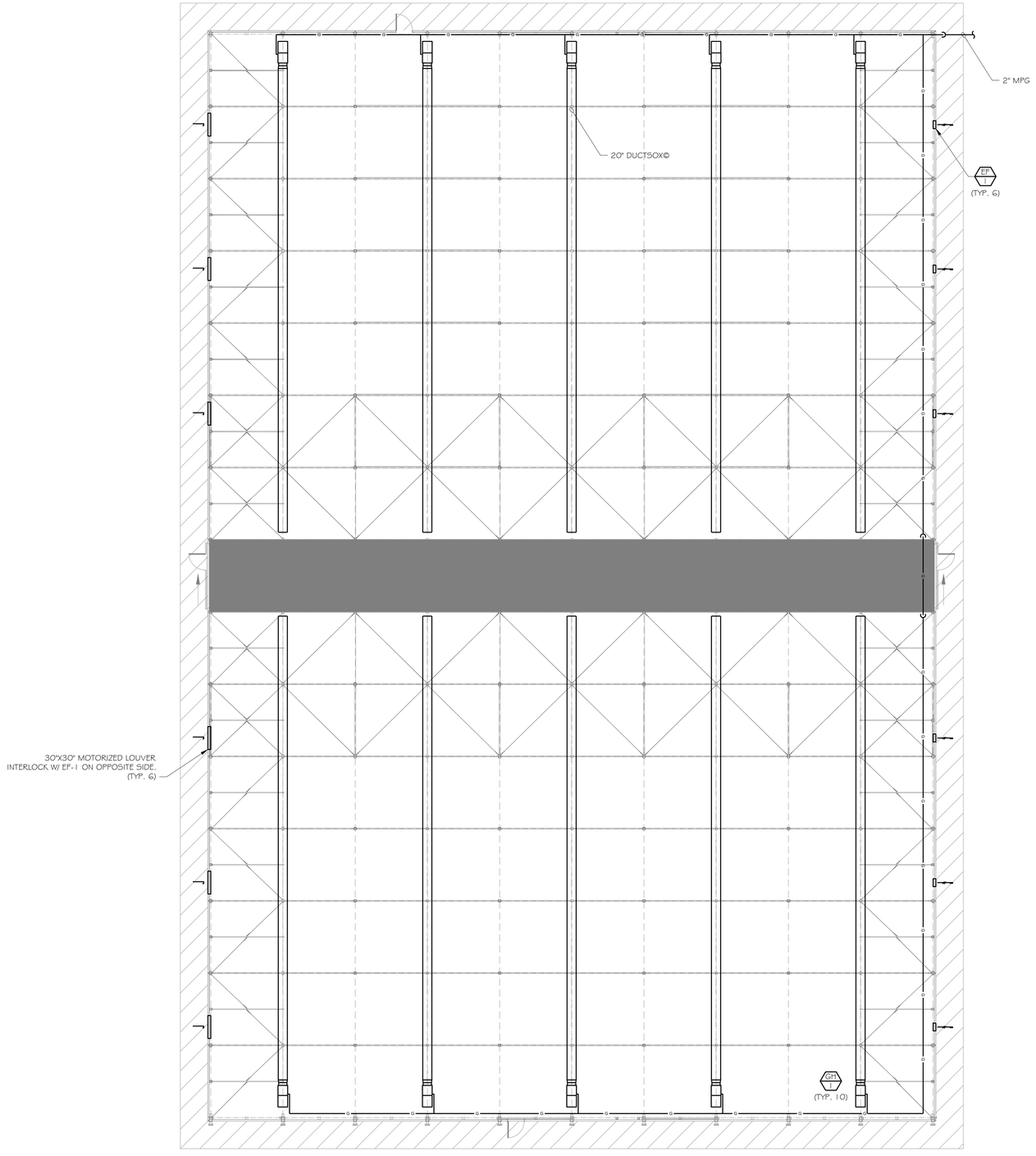
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1 MP2.1 GREENHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
SCALE: 3/32" = 1'-0"

0 3 6 12 24
SCALE: 3/32" = 1'-0"

ZAL ENGINEERING

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REGISTERED PROFESSIONAL ENGINEER No. 37308 MECHANICAL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

MONTEREY VALLEY PRIDE
GREENHOUSE
2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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ELECTRICAL SYMBOLS (NOT ALL SYMBOLS ARE APPLICABLE)

X	LOWER CASE LETTER = SWITCH LEG D = DIMMER SWITCH DL = DATALINE SWITCH K = KEY SWITCH M = MOTOR RATED SWITCH TS = DIGITAL TIMER SWITCH O = OCCUPANCY SENSOR SWITCH 3 = 3 WAY SWITCH, 4 = 4 WAY SWITCH
	PUSH BUTTON SWITCH
	POWER OUTLET SEE DRAWING FOR RATING & TYPE.(1PH)
	POWER OUTLET SEE DRAWING FOR RATING & TYPE.(3PH)
	RECEPTACLE, DUPLEX 20A, 120V, 2P, 3W, NEMA 5-20R
EVR	EV READY LOW POWER LEVEL 2 EV CHARGING RECEPTACLE
EVCS	EV CHARGER SYSTEM WITH LEVEL 2 EVSE
	QUAD RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER 20A, 120V,
TV	TV OUTLET, CONFIRM EXACT MOUNTING HEIGHT WITH ARCHITECTURAL PLAN
	FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE AND COMPARTMENT FOR 2-DATA OUTLETS.
C	6" DUPLEX ABOVE COUNTER RECEPTACLE WITH GFCI, 20A, 120V, 2P, 3W, NEMA 5-20R
	HALF-SWITCHED RECEPTACLE
	VERTICAL WIREMOLD RACEWAY, POWER POLE
	WIREMOLD RACEWAY.
	TRANSFORMER
	RECESSED PANELBOARD
	SURFACE PANELBOARD
	DISTRIBUTION PANELBOARD OR SWITCHBOARD
400/3	BREAKER IN NEMA 1 ENCLOSURE, SIZE AS SHOWN
MH	MAN HOLE
	JUNCTION OR OUTLET BOX WITH BLANK COVER - 4X UNLESS OTHERWISE NOTED
	OCCUPANCY SENSOR, CEILING OR WALL MOUNTED
OS OS	OCCUPANCY SENSOR, CEILING OR WALL MOUNTED WITH POWER PACK
PC	PHOTOCELL
PC	PHOTOCELL FOR EXTERIOR LIGHTS
LCP	LIGHTING CONTROL PANEL
	DOORBELL CHIME
	CEILING MOUNTED DATA/COMMUNICATION OUTLET IN 2 GANG BOX
	WALL MOUNTED TELEPHONE/DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX)
	WALL MOUNTED DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX)
SP	SPEAKER
	FIRE ALARM HORN & STROBE.
	FIRE ALARM STROBE LIGHT ONLY. WALL CEILING MOUNTED.
H S	WALL, CEILING-FIRE ALARM HORN/SPEAKER ONLY
F	MANUAL PULL STATION
TS PS	TAMPER/PRESSURE SWITCH
DSD	DUCT SMOKE DETECTOR WITH RELAYS
FSD	FIRE/SMOKE DAMPER
FACP	FIRE ALARM CONTROL PANEL
SD	SMOKE DETECTOR
HD , HD X	HEATER DETECTOR. COMBINATION RATE/RISE AND 190/200° FIXED TEMP. F IS 190/200° FIXED ONLY, R= RATE OF RISE
WH 1	MECHANICAL EQUIPMENT DESIGNATION
(#)	MOTOR, # DENOTES HORSEPOWER, CF/M = CIRCULATING FAN OR MOTOR
	ELECTRIC CONDUIT RUN EXPOSED OR CONCEALED IN WALLS, OR ABOVE CEILING WHERE WALLS AND CEILING PERMIT.
	LOW VOLTAGE WIRING (50V OR BELOW)
	GROUND GRID
	CONDUIT RUN BELOW GRADE OR FLOOR
	CONDUIT UP/DOWN
	CONDUIT STUBBED OUT AND CAPPED
	EYS EXPLOSION PROOF FITTING
	FLEX CONDUIT
P4-10	DESTINATION (PANEL-CIRCUIT NO.) CONDUIT (3/4" MIN. U.O.N.) GROUND CONDUCTOR, NEUTRAL CONDUCTOR, HOT CONDUCTORS: #12 WIRE U.O.N. NO HASH MARKS INDICATE 2#12 AND 1#12 GND.
3 15 30	DISCONNECT SWITCH (LOCKABLE), NON-FUSED/FUSED, 3-POLE, NEMA 1 U.O.N. FUSE SIZE, NF FOR NON-FUSE DISCONNECT RATING POLES
N 3 15 30	COMBINATION MOTOR STARTER WITH NON-FUSED/FUSED CIRCUIT BREAKER DISCONNECT (LOCKABLE) FUSE SIZE, NF FOR NON-FUSE N=CONTROLLER NEMA SIZE, UON DISCONNECT RATING POLES
M	METER
	COPPER GROUND ROD, ¾"Dx10'L
	P.O.C. (POINT OF CONNECTION)
	EXISTING TO REMAIN (LIGHT LINE WORK)
	NEW WORK (DARK LINE WORK)

GENERAL ELECTRICAL NOTES (NOT ALL NOTES APPLICABLE)

G1. ALL WORK SHALL COMPLY WITH THE NEC (LATEST ADOPTED VERSION OF THE STATE) OR LATEST EDITION OF THE ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHERE THE PLANS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN, BUT NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

G2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABORATORY LABEL (UL) AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

G3. LED FIXTURES/LAMPS SHALL BE LISTED ON DRAWINGS, CONSTANT POWER DRIVER, 0 TO 10V DIMMER. LED DRIVERS/DIMMERS THAT HAVE BEEN LISTED AS CERTIFIED BY THE STATE ENERGY COMMISSION.

G4. UNLESS OTHERWISE NOTED, ALL WIRE SHALL BE COPPER, STRANDED ONLY, UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN, NO. 12 AWG MINIMUM FOR POWER AND #14 AWG MINIMUM FOR CONTROL. USE XHHW TYPE FOR #6 OR LARGER.

G5. PROVIDE RGC UP TO 8' AFF WHERE EXPOSED AND INDOORS, EMT CONDUIT TYPE FOR ALL OTHER AREAS LOCATED INDOORS. IN ADDITION USE RGC FOR OUTDOORS ABOVE GRADE, AND PVC SCHEDULE 40 FOR OUTDOORS UNDERGROUND. IN ADDITION, OUTDOOR UNDERGROUND CONDUIT RISERS AND 90 DEG BENDS CONDUITS SHALL BE RGC. UNDERGROUND RGC SHALL BE WRAPPED WITH 20 MIL TAPE AND EXTEND 12" ABOVE GRADE FOR RISERS. USE MIN 3/4" CONDUIT, U.O.N.

G6. THE CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

G7. ALL CONDUIT CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE WITH SEALTIGHT FLEX CONDUIT. PROVIDE SUFFICIENT SLACK TO ELIMINATE VIBRATION. ARRANGE CONNECTIONS TO PREVENT THE ENTRANCE OF MOISTURE. PROVIDE FIRE STOP SEAL FOR WALL/FLOOR PENETRATION AND WATERPROOF SEAL FOR EXTERIOR WALL.

G8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES. ALL CONDUIT RUNS SHALL INCLUDE A CODE SIZED GROUND WIRE WHETHER OR NOT SO INDICATED.

G9. ALL BRANCH CIRCUITS SHALL INCLUDE A CODE SIZED GROUND WIRE. ISOLATED/DEDICATED BRANCH CIRCUITS SHALL INCLUDE A SEPARATE GROUND WIRE CONNECTED TO THE DESIGNATED SINGLE POINT GROUND FOR EACH DUPLEX OUTLET ON A CIRCUIT.

G10. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION, ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED. SHAVING OF CABLE STRAND NOT ALLOWED.

G11. ALL TERMINATION POINTS WILL HAVE SCREW-IN, CLAMP-TYPE CONNECTIONS, UNLESS OTHERWISE PRIOR APPROVAL IS GIVEN BY CLIENT'S FACILITIES REPRESENTATIVE.

G12. THE ENTIRE WIRING SYSTEM TO BE TESTED FOR SHORT CIRCUITS, GROUNDS, AND INSULATION RESISTANCE BETWEEN CONDUCTORS AND TO GROUND.

G13. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.

G14. PROVIDE A MANUAL DISCONNECTING MEANS, CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR ALL MOTORS NOT WITHIN SIGHT OF OR MORE THAN TWENTY-FIVE (25) FEET FROM ITS CONTROLLER.

G15. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED & NO LESS THAN THE WITHSTAND RATING OF THE BUS THEY ARE CONNECTED TO.

G16. PROVIDE A NAMEPLATE FOR EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER OR DISCONNECT SWITCH, ELECTRICAL PANELS, TRANSFORMERS, DISTRIBUTION BOARDS, ETC, PULL BOX, ARKTITE RECEPTACLE, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT AS FOLLOWS:

1 -- PROVIDE LAMINATED NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATION ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED. ORANGE FOR 480V.

2 -- ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POP-RIVETS TYPE ARE NOT ACCEPTABLE.

LABEL ALL RECEPTACLES, OUTLETS, JUNCTION BOXES, WITH DYMO-TYPE EMBOSSED TAPE AS FOLLOWS:

1 -- RECEPTACLES AND JUNCTION BOXES: PANEL AND CIRCUIT NUMBER.

2 -- USE BLACK TAPE FOR 240V AND LESS.

3 -- USE ORANGE TAPE FOR 277V AND ABOVE.

INDICATE ON THE DEVICE IF THE CIRCUIT IS DEDICATED OR ISOLATED.

G17. PROVIDE UPDATED, TYPED CIRCUIT BREAKER PANEL SCHEDULES THAT ACCURATELY REFLECT ALL CHANGES MADE.

G18. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES, AND EXPANSION FITTINGS REQUIRED TO MEET FIELD CONDITIONS. CONTRACTOR SHALL DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS.

G19. CONTRACTOR SHALL PROVIDE PULL LINE IN ALL EMPTY CONDUITS.

G20. FUNCTIONALLY TEST THE ELECTRICAL INSTALLATION FOR PROPER OPERATION AND ROTATION.

G21. FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES, LIGHT FIXTURES (WITH LAMPS), RECEPTACLES, SERVICE DEVICES, PANELBOARDS AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS AS REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.

G22. LOCATIONS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS SHALL TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS. REFER TO THE REFLECTED CEILING PLAN AND THE ARCHITECTURAL FLOOR PLANS FOR EXACT LOCATIONS OF DEVICES. REFER TO THE MECHANICAL DRAWINGS FOR LOCATIONS OF HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, PLUMBING, FIRE SUPPRESSION EQUIPMENT, ETC. VERIFY EXISTING SITE CONDITIONS, SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID.

G23. INDEPENDENTLY SUPPORT ALL CONDUIT ABOVE SUSPENDED CEILING. SEISMIC WIRES ARE NOT TO BE USED FOR SUPPORT.

G24. CONTRACTOR SHALL BE ALLOWED TO COMBINE CIRCUIT HOMERUNS. HOMERUNS SHALL NOT BE ALLOWED TO EXCEED MORE THAN THREE PHASE CONDUCTORS EXCEPT WHEN DERATING FACTORS ARE APPLIED.

G25. PROVIDE PHASE ROTATION SIGN AND PHASE COLOR CODE IDENTIFICATION FOR ALL WIRES INSIDE ALL 480/208V PANEL BOARDS.

G26. INSTALL THE FOLLOWING DEVICES ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

RECEPTACLES, POWER OUTLETS	18" TO ℄
VOICE, DATA, VOICE/DATA COMBINATION	18" TO ℄
LIGHT SWITCHES	48" TO ℄
CARD READERS & KEYPADS	48" TO ℄
DISCONNECT SWITCHES	60" AT HANDLE
TOP CIRCUIT BREAKER IN PANELBOARD	72"
WALL MOUNT OCCUPANCY SENSOR	96" TO ℄
RECEPTACLES SHOP LOCATIONS, COUNTERS OR DESKTOPS	42" OR 6" TO ℄ ABOVE SPLASHGUARD, COUNTER OR DESKTOP

G27. PROVIDE COLOR CODED AS SHOWN:
COLOR CODE WILL BE CARRIED THROUGHOUT ALL BRANCHES ON A SINGLE CIRCUIT.

	APPLICATION	COLOR CODING
1.	3-PHASE - 480/277 VOLT	A = BROWN B = ORANGE C = YELLOW NEUTRAL = GRAY GROUND = GREEN
2.	3-PHASE - 120/208 VOLT	A = BLACK B = RED C = BLUE NEUTRAL = WHITE GROUND = GREEN
3.	1-PHASE - 120 VOLT ISOLATED CIRCUIT (ORANGE RECEPTACLE ONLY)	HOT = ORANGE NEUTRAL = WHITE GROUND = GREEN
4.	1-PHASE - 120 VOLT CIRCUIT	HOT = BLACK, RED, OR BLUE DEPENDING ON PHASE NEUTRAL = WHITE
5.	DOOR SWITCHES	HOT = RED SWITCHED = BLUE
6.	FIRE CIRCUITS	RED

G28. IN FINISHED INTERIOR AREAS, RUN ALL CONDUITS CONCEALED, UNLESS OTHERWISE NOTED.

G29. PAINT ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.

G30. POWER AND LIGHTING BRANCH CIRCUITS SHALL HAVE A MINIMUM TWO (2) #12 AWG. AND ONE (1) #12 AWG. GROUND TYPE THWN/THHN. ALL POWER WIRING SHALL RUN IN CONDUIT. PROVIDE ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODES.

G31. SUBMIT TO THE ENGINEER SHOP DRAWINGS, MANUFACTURER'S DATA AND CERTIFICATES FOR EQUIPMENT, MATERIALS AND FINISH, AND PERTINENT DETAILS FOR EACH SYSTEM SPECIFIED. OBTAIN APPROVAL BEFORE PROCUREMENT, FABRICATION, OR DELIVERY OF THE ITEMS TO THE JOB SITE. PARTIAL SUBMITTALS ARE NOT ACCEPTABLE AND WILL BE RETURNED WITHOUT REVIEW.

G32. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF, MINIMUM OF NEMA 3R RATING. EXTERIOR CONDUIT RUNS INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING, UON.

G33. SIZE FUSES FOR ALL FUSED SWITCHES PER SUPPLIED EQUIPMENT MANUFACTURER'S RECOMMENDATION.

GROUNDING NOTES:

GD1. ALL GROUND GRID CONDUCTORS ARE #4/0 SOFT DRAWN BARE COPPER.

GD2. GROUND RODS SHALL BE MIN 10 FEET IN LENGTH, 3/4" DIAMETER, AND COPPER CLAD.

GD3. CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC TYPE. TEST WELL CONNECTIONS SHALL BE BOLTED TYPE.

GD4. THE CONTRACTOR SHALL MAKE GROUND RESISTANCE MEASUREMENTS AS REQUIRED BY THE LATEST EDITION OF NEC, DOCUMENT THE READINGS AND REPORT THEM TO THE ENGINEER.

GD5. MAJOR EQUIPMENT SHALL BE CONNECTED TO THE GROUND GRID BY TWO CONNECTIONS FROM DIFFERENT PARALLEL MAIN GRID CONDUCTORS.

GD6. WHEN AN EXPOSED GROUND CABLE IS RUN IN METAL CONDUIT OR PROTECTED BY A METAL GUARD; THE GROUND CABLE SHALL BE BONDED AT BOTH ENDS TO THE CONDUIT OR THE GUARD.

GD7. UNLESS OTHERWISE NOTED, BURIED GROUNDING CONDUCTORS SHALL HAVE A MINIMUM OF 2½" FEET OF COVER (30").

GD8. BURIED GROUNDING CONDUCTORS SHALL BE KEPT A MINIMUM OF 12 INCHES WHEN CROSSING METAL OBJECTS, SUCH AS BURIED PIPING OR STEEL.

GD9. WHERE GROUNDING CONDUCTOR IS BURIED PARALLEL TO UNDERGROUND METALLIC PIPING, THREE (3) FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE PIPING AND GROUND CONDUCTOR TO PREVENT POSSIBLE GALVANIC ACTION.

GD10. GROUND CONDUCTOR PIGTAIL "STUB-UPS" SHALL STUB-UP WITHIN SIX (12") INCHES OF THE EQUIPMENT WITH A THIRTY (36") INCH PIGTAIL ABOVE FINISHED FLOOR; IF THE EQUIPMENT HAS A GROUND PAD OR BUS, WITHIN SIX (12") INCHES OF THE POINT OF CONNECTION.

GD11. ALL GROUNDING CONDUCTOR JUNCTIONS BURIED IN THE EARTH SHALL BE MADE BY EITHER THE EXOTHERMIC PROCESS OR COMPRESSION METHOD.

GD12. ALL JUNCTIONS MADE ABOVE GROUND OR IN TEST WELLS SHALL BE BOLTED CONNECTIONS, EXCEPT THOSE AT BUILDING COLUMNS WHICH MAY BE EITHER BOLTED OR EXOTHERMIC TYPES.

ELECTRICAL ABBREVIATIONS

A	AMPERE	MH	MAN HOLE
AF/AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
AFF/AFG	ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE	MDF	MAIN DISTRIBUTION FRAME
AV	AUDIO VISUAL	MECH	MECHANICAL
ATS	AUTOMATIC TRANSFER SWITCH	MIN	MINIMUM
BLDG.	BUILDING	MLO	MAIN LUGS ONLY
C	CONDUIT	MSB	MAIN SWITCHBOARD
CAT	CATEGORY	MTD	MOUNTED
CATV	CATV	(N)	NEW
CB	CIRCUIT BREAKER	NE	NON ELECTRICAL
CKT	CIRCUIT	NEUT	NEUTRAL
CLG.	CEILING	NEC	NATIONAL ELECTRICAL CODE
CO	CONDUIT ONLY	NL	NIGHT LIGHT
COMM	COMMUNICATION	NFSS	NON FUSED SAFETY SWITCH
CU	COPPER	NTS	NOT TO SCALE
DIST	DISTRIBUTION	OC	ON CENTER
DWG	DRAWING	OS	OCCUPANCY SENSOR
(E)	EXISTING	P	POLE
(ERL)	EXISTING TO BE RELOCATED	PNL	PANEL
ELECT	ELECTRIC(AL)	PVC	POLYVINYL CHLORIDE
EMT	ELECTRIC METALLIC TUBING	RECEPT	RECEPTACLE
EP	EXPLOSION PROOF	REF	REFERENCE
(ER)	EXISTING TO REMAIN	(R)	RELOCATED
F	FUSED	RGC	RIGID GALVANIZED STEEL CONDUIT
FA	FIRE ALARM	REQ	REQUIRED
FACP	FIRE ALARM CONTROL PANEL	RM	ROOM
FIXT	FIXTURE	SC	SHORT CIRCUIT
FLA	FULL LOAD AMPERES	SM	MANUAL MOTOR SWITCH
FLEX	FLEXIBLE	SPC	SPACE
FSS	FUSED SAFETY SWITCH	SPEC	SPECIFICATION(S)
FT	FOOT OR FEET	SPR	SPARE
G; GND	GROUND(ED)	SWGR	SWITCHGEAR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SWBD	SWITCHBOARD
HH	HAND HOLE	TCP	TEMPERATURE CONTROL PANEL
HOA	HAND-OFF-AUTOMATIC	TEL	TELEPHONE
HP	HORSEPOWER	TTB	TELEPHONE TERMINAL BACKBOARD
HT	HEIGHT	TYP	TYPICAL
IMC	INTERMEDIATE METAL CONDUIT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
IDF	INTERMEDIATE DISTRIBUTION FRAME	UON	UNLESS OTHERWISE NOTED
JB	JUNCTION BOX	UPS	UNINTERRUPTIBLE POWER SUPPLY
KAIC	AMPERE INTERRUPTING CAPACITY, IN THOUSANDS	UTY	UTILITY
LCP	LIGHTING CONTROL PANEL	VFD	VARIABLE FREQUENCY DRIVE
LEL	LOWER EXPLOSION LEVEL	W/	WITH
LDA	LIGHTING DESIGN ALLIANCE	WP	WEATHERPROOF
LT(G)	LIGHT(ING)	XFMR/TR	TRANSFORMER

DRAWINGS LIST

E0.1	ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
E0.2	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL POWER PLAN
E3.0	ELECTRICAL LIGHTING PLAN
E4.1	ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS
E4.2	PANEL SCHEDULES
E5.0	ELECTRICAL DETAILS

SCOPE OF WORK

ELECTRICAL DESIGN FOR NEW GREENHOUSE BUILDING

LIST OF APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA BUILDING CODE (CBC)
ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS

CANNABIS PERMITS
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ELC ELECTRICAL CONSULTING
ELC ELECTRICAL CONSULTING, LLC
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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

E0.1

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SECTION 26000
ELECTRICAL GENERAL SPECIFICATION

PART 1 -- GENERAL

1.01 CONDITIONS AND REQUIREMENTS
A. Refer to the General Conditions, Supplementary General Conditions as required.

1.02 SCOPE OF WORK
A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in this specification and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation including all accessories and appurtenances required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation.
B. Definitions (Applicable to Drawings and Specifications):
1. Above Grade: Not buried in ground and not embedded in concrete slab on grade.
2. Below Grade: Buried in ground or embedded in concrete slab on grade.
3. Concealed: Inside building above grade and located within walls, furred spaces, crawl spaces, attics, above suspended ceilings, etc. In general, any item not visible or directly accessible.
4. Connect: Complete hookup of items with required services, including conduit, wires, plug, receptacle, and other accessories.
5. Exposed: Either visible or subject to mechanical or weather damage, indoors or outdoors, including areas such as mechanical and storage rooms. In general, any item that is directly accessible without removing panels, walls, ceilings, or other general, any item that is directly accessible without removing panels, walls, ceilings or other parts of structure.
6. Furnish: Supply and deliver complete.
7. Install: Place, secure, and connect as required to make fully operational.
8. Provide: Furnish and install as defined above, perform work.
9. Underground: Buried in ground, including under building slabs.
10. Use (Verb): Furnish and install as defined under "provide."
11. Wiring: Electrical raceway, conductors, and connections.

1.03 CODE COMPLIANCE
A. All work and materials shall comply with the latest rules, codes, and regulations, including, but not limited to the following:
1. Occupational Safety and Health Act Standards (OSHA).
2. National Electrical Code of latest version adopted by State.
3. International Building Code with Local Amendements.
4. NFPA #70: National Electrical Code (NEC).
5. NFPA #101: Life Safety Code.
6. Institute of Electrical and Electronics Engineers (IEEE).
7. National Electrical Testing Association (NETA):
8. Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems, Standard ATS.
9. National Electrical Manufacturers Association (NEMA).
10. All other applicable Federal, State, and Local laws and regulations.
B. Code compliance is mandatory. Nothing in these drawings and Specifications permits work not conforming to theses codes. Where work is shown to exceed minimum code requirements, comply with drawings and specifications.
C. No work shall be concealed until after inspection and approval by proper authorities. If work is concealed without inspection and approval, the Contractor shall be responsible for all work-required opening and restoring the concealed areas in addition to all required modifications.

1.04 LICENSE, FEES AND PERMITS
A. Arrange for required inspections and pay all license, permit, and inspection fees.

1.05 CONDITIONS AT SITE
A. Visit to site is required of all bidders prior to submission of bid. All bidders are required to familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.
B. Lines of other services that are damaged as result of this work shall promptly be repaired at no expense to the Owner to complete satisfaction of the Owner.

1.06 DRAWINGS AND SPECIFICATIONS
A. All drawings and all Divisions of these specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division.
B. Drawings are diagrammatically and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements do shall be governed by architectural, structural and, mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc. necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid.
C. Right is reserved to make changes of up to 10' in location of any outlet or equipment prior to rouging in without increasing contract cost.

1.07 SAFETY AND INDEMNITY
A. Safety: The Contractor shall be solely and completely responsible to conditions of the job site, including safety of all persons and property during performance of the work. These requirements will apply continuously and not be limited to normal working hours. No act, service, drawing review, or construction review by the Owner, the Architect/Engineer, or their Consultants, is intended to include review of the adequacy of the Contractor's safety measures, in, on, near the construction site.
B. Indemnity: The Contractor will hold harmless, indemnify, and defend the Owner, the Architect/Engineer, their Consultants, and each of their officers, employees and agents, from any and all liability claims, losses or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the Owner, the Architect/Engineer, and their Consultants, and each of their Officers, Employees and agents.

1.08 RECORD DRAWINGS
A. Contractor shall obtain a complete record set of reproducible drawings from the Architect/Engineer. This shall be corrected daily to show all changes from original contract drawings and shall be kept on the job. This set of reproducible, clearly and neatly marked, shall be delivered to the Architect/Engineer upon completion of the job.

1.09 GUARANTEE
A. Guarantee the installation free from defects of workmanship and materials for a period of one (1) year after Date of Certificate of Final Payment, and promptly remedy any defects developing during this period, without charge.

1.10 ACCEPTANCE DEMONSTRATION
A. Upon completion of the work, at a time to be designated by the owner, the Contractor shall demonstrate for the owner the operation of the electrical installation, including any and all special items installed by him or installed under his supervision.

1.11 SUBSTITUTIONS
A. Wherever possible, more than one manufacturer has been listed for various items of equipment, any one of which will be acceptable. Base the bid on use of materials specified. If, after award of the Contract, a substitute is proposed, the request for permission to substitute shall be accompanied with a statement of the amount of money to be returned to the contract if the substitution is permitted. The Owner's Architect/Engineer is the sole judge of acceptability of proffered substitutions. If a substitute item is permitted, and any redesign effort is thereby necessitated, the required redesign shall be at the Contractor's expense.

1.12 SHOP DRAWINGS
A. Submit shop drawings and product descriptive literature for review
B. All proposed deviations from specifications must be clearly listed under a prominent heading entitled "DEVIATIONS".
C. Purpose of review of submittals is for check of general compliance with information given in contract documents. Each review and/or addition of notations and comments does not relieve Contractor from compliance with requirements of project contract documents.
D. Contractor shall be responsible for conforming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction. Where dimensions of proposed equipment differ significantly from that shown on contract documents, Contractor shall submit sealed drawings showing proposed layout of equipment with shop drawing submittal.

1.13 WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS
A. Only quality workmanship will be accepted. Haphazard or poor installation practice will be cause for rejection of work.
B. Provide foreman to be in charge of this work at all times.

1.14 COORDINATION
A. Coordinate work with other trades to avoid conflict and to provide correct rough in and connection for equipment furnished under other trades that requires electrical connections. Inform Contractors of other trades of required access to and clearances around electrical equipment to maintain serviceability and code compliance.
B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without written authorization and an agreed price, shall be at Contractor's risk and expense.

1.15 CUTTING AND PATCHING
A. All cutting and patching required for work of this Division is included herein. Coordination with General Contractor and other trades is imperative. Contractor shall bear the responsibility for the added expense of adjusting for improper holes, supports, etc.

1.16 EXISTING UNDERGROUND UTILITIES AND SERVICES:
A. Locations of existing utilities, where shown, were established from best available information. Assume that this information is approximate. Contractor shall verify exact location and depths before starting work. Should, during the course of the work, conditions are found different than indicated, notify Architect/Engineer immediately. Use extreme caution so as not to damage or break lines that are in use. If breakage does occur, Contractor shall be responsible for all damage and repairs resulting therefrom. All unusual conditions with respect to existing facilities shall be brought to Architect/Engineer's attention immediately.

PART 2 -- PRODUCTS

2.01 MATERIAL APPROVAL
A. All materials must be new and bear Underwriters' Laboratories label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency.
B. Material not in accordance with these Specifications may be rejected either before or after installation.

2.02 CONDUITS AND OTHER RACEWAYS
A. Rigid Steel: Hot-dipped galvanized.
B. Intermediate Metal Conduit (IMC): Hot dipped galvanized.
C. Electrical metallic Tubing (EMT): Electro-galvanized.
D. Plastic: Schedule 40 PVC, approved for us as non-metallic raceway for 90 Deg C.
E. Wire way: Code gauge steel, with knockouts and hinged cover. Corrosion-resistant gray baked enamel finish.
F. Provide fittings and accessories approved for the purpose equal in all respects to the conduit or raceway. EMT connectors and couplings shall be steel compression type.
G. Manufacturer: Allied Tube, Western Tube, or approved equal.

2.03 MOTOR STARTERS
A. General:
1. Manufacturer: Starters shall be as manufactured by Square D, Eaton, General Electric or approved equal and shall be UL listed.
2. Material: The materials and equipment, used in the construction of the motor starters covered by this specification, shall be new, of the highest quality, and of the type recognized by the industry for use in this type of equipment.
B. Description:
1. Service: Starter operating voltage and phase shall be compatible for the motor ratings shown on the drawings.
2. Enclosures: Enclosures shall be suitable for the area in which they are located, as indicated on the drawings.
3. Heaters: Heaters for overhead relays shall be supplied with the starter and sized by the Contractor.
4. Manual Starters:
d. Manual starters for three-phase motors shall be of manually operated-type, with a cover mounted pushbutton. They shall have trip free overload protection and under-voltage protection.
e. Starters shall be full-voltage, non-reversing, reversing, two-speed, or as indicated on the drawings.
f. Starter size shall be applicable with the horsepower and voltage of the motor, as indicated on the drawings. Minimum size shall be NEMA 1. No half-sizes shall be allowed.
5. Three-Phase Magnetic Starters:
a. Motor starters shall be the magnetic-type, full voltage, non-reversing (except where noted on the drawings) and sized in accordance with NEMA Standards for Industrial Control.
b. Starters shall have three thermal overload relays complete with heaters, and manual reset button on the starter door.
c. Starter shall have a 120 volt AC, 60 hertz fused control transformer, secondary ground referenced and 120 Volt AC Coil.
d. Auxiliary contacts shall be provided as specified on the drawings. It shall be possible to field add two additional auxiliary contacts to each starter.
e. 500VA, 120V control transformer.
f. Each starter shall have a red indicating light mounted in the door. The light shall be a push-to-test transformer-type, with "motor on" legend plate. The door shall have a ground bonding jumper to the enclosure.
g. A three-position hand-off Auto-selector. Coordinate with mechanical drawings and specification for additional information.
h. Manufacturer shall be General Electric, Cutler-Hammer or Square D.
6. Combination Three-Phase Magnetic Starter:
a. Starters shall be as specified in Section 'Three-Phase Magnetic Starters'.
b. Starters shall be equipped with a three-pole, "Motor Circuit Protector MCP" breaker or fused disconnect.
c. Enclosure doors shall be equipped with the following devices:
1) Door operating handle indicating whether disconnect is on "ON" or "OFF position and sized for minimum of three padlocks.
2) Defeater bypass for opening door, when switch is "ON", by authorized personnel.
d. Combination magnetic starters shall have the symmetrical interrupting rating indicated on the drawings.
e. Manufacturer shall be General Electric, Eaton, or Square D.
7. Single Phase Manual Starter:
a. Starters for fractional horsepower 120 Volt motors shall be manual types, unless shown otherwise, equipped with built-in overload protection. Manufacturer shall be General Electric, Eaton, or Square D.

2.04 DISTRIBUTION PANELS
A. Dead-front, dead-rear, NEMA 1 of 3R gasketed, weatherproof) enclosure, as indicated, designed for use on a three-phase, four-wire 120/208 volt 277/480 volt system as required. See drawing for additional details.
B. Construction: Code gauge galvanized steel fully flanged for strength and rigidity. Door and trim shall be cold-rolled steel, code gauge. Provide concealed butt hinges and 3-point catch and lock. Provide separately hinged or bolted vertical access doors over lug and wiring spaces.
C. Finish: Finial all exposed parts with one coat rust inhibitor and two coats of light gray enamel.
D. Bus Bars: Shall be installed throughout and shall be hard-rolled, electrolytic copper of 98% conductivity designed for a maximum 1000 amperes per square inch. Bars shall be factory pre-dilled to accept future field installation of 2 or 3 pole circuit breakers or fused switches in any combination, and shall run full length of breaker of switch space. Brace all bus bars for maximum short circuit rating of circuit breakers, but in no case less than 25,000 Amperes symmetrical.
E. Provide ⅓ capacity ground bus with terminal lugs for each feeder shown.
F. Circuit Breaker Type: Thermal magnetic trip, molded case type breakers. Unless otherwise stated on the Drawings, the minimum interrupting capacity shall be 25,000 Amperes symmetrical.
G. Fused Switch Type: Switch shall be provided with rejection type fuse holders and current limiting fuses, class "RK1", except class "L" in ratings 800 Amperes and over. Use class "RK1" time delay type fuses for all motor circuit.
H. Provide handle locking devices for all circuit breakers and fused switches.
I. Provide engraved bakelite nameplates with minimum ¼" high letter screwed on to a panel front and for each circuit protective device in panel ADHESIVES NOT PERMITTED.
J. Installation;
1. Provide all necessary blocking, channels, and other hardware for securing panel boards to wall, column, or other parts of building structure.
K. Manufacturer: Square D I-line or approved equal.

2.10 DISCONNECT SWITCH
A. General:
1. Disconnect switches shall be manufactured by Square D, Eaton, General Electric, or approved equal.
B. TYPE
1. Disconnects (Motor: Non-Fused/Fused)
a. Lockable disconnect switches shall be provided and located at all motors.
b. Switches for three-phase motors shall be heavy-duty, three-pole, and fused/non-fused as shown on drawings.
c. Switches containing more than three poles shall be as specified on the drawings.
d. Switches for single-phase, fractional horsepower motors shall be lockable in the off position, toggle type, without overload protection and shall be horsepower rated.
e. Switches shall be horsepower rated.
2. Disconnects (Circuit: non-Fused/Fused)
C. a Heavy-duty switches shall be type (number of poles) and rating (amperage and voltage), as indicated on the drawings.

PART 3 -- EXECUTION

3.01 GENERAL
A. Electrical system layouts indicated on the drawings are generally diagrammatic, but shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served.
B. Consult all other drawings. Verify scales and report any dimensional discrepancies or other conflicts to the Owner before submitting bid.
C. All homeruns to panel boards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as though the routes were completely indicated. Terminate homeruns of signal, alarm, and communications systems in a similar manner.
D. Avoid cutting and boring holes through structure or structural members whenever possible. Obtain prior approval of ARCHITECT/ENGINEER and conform to all structural requirements when cutting or boring the structure is necessary and permitted.
E. Furnish and install all necessary hardware, hangers, blocking, brackets, bracing, runners, etc. required for equipment specified under this section.
F. Provide necessary backing required insuring rigid mounting of outlet boxes.

3.02 WIRING METHOD
A. Install all wiring in raceway, unless specifically shown otherwise.
B. Conduit shall be rigid steel, IMC, EMT, or plastic as follows:
1. Above ground: Use rigid steel, IMC, EMT.
a. Wet locations: Rigid steel or IMC only.
b. Hazardous locations: Rigid steel conforming to NEC and local code requirements.
c. Locations subject to mechanical injury: Rigid steel or IMC only.
2. Underground: Use rigid steel wrapped with tape and ½" overlap or use plastic.
a. Rigid steel conduit shall be encased in 3" minimum concrete enveloped and may be used for all services.
b. Plastic conduit size 2" or larger shall be encased in 3" minimum concrete envelope.
c. Plastic conduit size 1-1/2" and smaller shall be installed on 2" sand backfill. In planting areas provide 2" concrete cap. Multiple runs shall maintain 3" minimum separation between runs. Maintain 12" minimum of separation between power and signal conduits. Maintain 12" minimum of separation between medium voltage and low voltage power conduits.
3. Under building or building slabs: Use rigid steel wrapped with tape and ½" overlap or plastic conduit.
a. Encase rigid steel conduit wrapped with tape and ½" overlap in 3" minimum, concrete envelope.
b. Encase plastic conduit size 2" and larger in 3" minimum concrete envelop.
c. Install plastic conduit size 1-1/2" and small on 2" sand base and cover with 2" and backfill. Maintain 3" minimum separation between runs. Do not install plastic conduit in rock base.
d. Make all risers to grade with rigid steel conduit and rigid steel elbow fittings only. Concrete encases underground portion of steel conduit or fittings.
e. Burial depth of conduits shall be as follows:
1) Concrete encased: 24" minimum for 600 volt or lower systems to top of concrete encasement.
2) Concrete capped: 24" minimum to top of conduit.
3) Conduits without concrete encasement or cap: 24" minimum to top of conduit.
4) When installed under buildings the above minimum depth shall be 18" below bottom of floor slab.
C. Use flexible conduits in the followings applications:
1. Recessed lighting fixtures.
2. Motor connections.
3. Connection between fan plenum and structure.
4. At expansion joints.
5. At transformers and other equipment which produces vibration.
6. At wet locations, the flexible conduit shall be liquid tight type.

3.03 INSTALLATION OF CONDUITS
A. General:
1. Run all conduits concealed unless otherwise noted or shown.
2. Run exposed conduit parallel to or at right angles to centerlines of columns and beams.
3. Run no conduit in concrete slabs or floors except at point of penetration. All penetrations shall be at right angles to slab surfaces.
4. Install conduits above ceilings to avoid obstructing removal of ceiling tiles, lighting fixtures, air diffusers, etc.
5. Conduits shall not cross any duct shaft or area designated as future duct shaft horizontally. Conduit risers when allowed in duct shaft must be coordinated with Mechanical work to avoid any conflict.
B. Conduit Supports:
1. Support conduit with UL's listed steel conduit supports at intervals required by the NEC. Wires or sheet metal strips are not acceptable for conduit support. Use conduit hangers for all conduits not directly fastened to structure and for all multiple conduit runs.
2. Individual conduits sizes ½" and ¾" may be supported from ceiling support wires with Caddy clips only if acceptable to local code. No conduit is permitted to be attached to any ceiling support wire.
3. Avoid attaching conduit to fan plenums. When it is necessary to support conduit from fan plenum, provide a length of flexible conduit between portion attached fan plenum and portion attached to the building to minimize transmission of vibration to the building structure.
C. Conduit penetrations of roof, walls, floors and ceilings shall be sealed to preserve the integrity of waterproofing, fire rating and soundproofing, for when the roof, wall, floor, or ceiling is designed. Materials and methods used shall conform to that specified under Architect/Engineer sections.
D. All underground conduits and ducts size 2" and larger shall be proven clear by pulling through a mandrel ¼" smaller than the inside diameter.
E. Where flush branch circuit panel boards are shown on walls, stub a minimum of three 1" empty conduits into overhead ceiling spaces and three 1" conduits into space below floors (if any) in addition to conduits required for circuit wiring.

3.04 CONCRETE DUCT BANK CONSTRUCTION
A. Provide plastic spacers at maximum 5'-0" centers to maintain 3" spacing between conduits. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour. When installed under roadways, provide reinforcing bars as required as shown on drawings.

3.05 INSTALLATION OF WIRES
A. Pull no wire into any portion of the conduit system until all construction work, which might damage the wire, has been completed.
B. Install all wire continuous from outlet to outlet or terminal to terminal. Splices in cables when required shall be made in handholes, pull boxes, or junction boxes. Make branch circuit splices in outlet boxes with 8" of correctly color-coded tails left in the box.
C. Splices in wires and cables shall be made utilizing materials and methods described herein before.
D. All cables and wires passing through manholes and handholes shall be full looped inside the manhole and handhole and supported on fiberglass racks.
E. Make all ground, neutral and line connections to receptacle and wiring device terminals as recommended by manufacturer. Provide ground jumper from outlet box to ground terminal of devices when the device is not approved for grounding through the mounting screws.
F. Provide Bray wire markers where number of conductors in a box exceeds four.

3.06 WIRE COLOR CODE
A. Colors code all conductors. Wire sizes s#8 AWG and smaller shall have integral color-coded insulation. Wire sizes #6 AWG and larger may have black insulation, but identified by color coded electrical tape at all junction, splice, pull or termination points. Color tape shall be approved ½ lap to least 6" of the conductor.
B. Color Code wires as follows:

Conductors	208/120V	480/277V
Phase A	Black	Brown
Phase B	Red	Orange
Phase C	Blue	Yellow
Neutral	White	Gray
Ground	Green	Green
Isolated GND	Green w/ yellow stripes	Green w/ yellow stripes

3.07 CONNECTIONS TO EQUIPMENT
A. General
1. Furnish and install required power supply conduit and wiring to all equipment. See below for other wiring required.
2. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless that motor appliance is located adjacent and within sight of the serving panel board, circuit breaker or switch. Verify all equipment nameplate current ratings prior to installation.
3. Mount all motor starters and provide all power wiring to them, indicating those furnished under other section of specifications.
4. Install all rough-in work for equipment from approved shop drawings to suit the specific requirements of the equipment.
5. Furnish and install all magnetic motor starters that are shown on the electrical drawings or specified under other divisions to be furnished under this Division of work. Verify equipment nameplate ratings prior to installation and furnish adequately rated starters for the loads.
6. Furnish and install manual thermal protection for all motors not integrally equipped with thermal protection
7. Furnish 120 Volt power to each control panel and time switch requiring a source of power to operate.
B. Heating, Ventilation and Air-Conditioning Equipment:
1. Line and low voltage temperature control and interlock wiring and conduit and required connections thereto are part of other Division sunless specifically shown or noted on the electrical drawings as to be furnished under this section.
2. Provide 120 Volt power supply to temperature control panels furnished and installed under over Divisions of work.
C. Plumbing and other Contract-Furnished and Owner Furnished Equipment:
1. All required power and control conduit, wiring and connections are included under this section of the work. Control sensing and alarm devices will be furnished under the respective section of the contract supplying the equipment unless noted otherwise. Where these are located in pipes, ducts, vessels, tanks, etc. they will be mounted in place by the Contractor furnishing the devices. All others shall be mounted under this section of work.
2. Control panels for packaged equipment will be furnished under the respective section of the contract supplying the equipment unless otherwise noted. Installation and connection of the control panels are under this section of the work.

3.08 IDENTIFICATION
A. Provide engraved, lamacoid name plates for switch gear, panels, motor starters, disconnect switches and all similar devices.
B. Provide dymo labels on all lighting switches and convenience and special purpose receptacles to show panel and circuit number to which the device is connected.
C. Provide label on all motors: "CAUTION. AUTOMATIC EQUIPMENT. MAY START AT ANY TIME."

3.09 GROUNDING
A. Electrical service and separately derived alternating current systems shall be grounded in accordance with NEC Article 250, inclusive.
B. Ground non-current carrying metal parts of electrical equipment enclosures, frames, conductor raceways or cable trays to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying metal parts together. Equipment ground conductor shall be electrically and mechanically continuous from the electrical circuit source to the equipment to be grounded.
C. Size grounding/bonding conductors per NEC Article 250-122 unless larger conductors are shown on drawings.
D. Size Grounding Electrodes/Service Entrance conductors per NEC article 250-66 unless larger conductors are shown on drawings.
E. Grounding conductors shall be identified with green insulation. Where green insulation is not available on larger sizes, black insulation shall be used and suitable identified with green tape at each junction box or device enclosure.

3.10 LIGHTING
A. General
1. Provide and install all fixtures, complete, including, lamps, and ready for service.
2. Verify ceiling type and conditions and other fixture for proper application required by the type of ceiling installed.
3. Architectural ceiling plans and/or elevations shall be used to determine exact locations of lighting fixtures.
4. Install fixtures in such a manner as to avoid obstructions and to give proper illumination result. Verify layouts with Architect.
B. Installation of Recessed Lighting Fixtures:
1. All recessed lighting fixtures shall be wired from adjacent junction boxes utilizing flexible metal conduit to permit future fixture relocation.
2. Support for fixtures shall conform to NEC 410-30 and 410-36.
3. Seismic Restraints: When installed in grid type ceilings a slack #12 gauge galvanized steel tie wire permanently attached to the structure shall be provided at two diagonal corners of each four foot long fixture.
4. Coordinate with ceiling installation contractor for recessed fixtures in fire rated ceilings.
C. Outlet Boxes:
1. Outlet box for surface or stem mounted fixtures shall be provided with fixture stud as well tapped and drilled canopy covers.
2. Flush outlet box shall be provided with fixture stud and plaster ring.
D. Installation of Fixtures:
1. All fixtures shall e supported from the building structural members or from bridging attached to the structural members. Provide all necessary blocking and hardware to that fixtures hand true, square, plumb, and in proper alignment.
2. Fixtures installed suspended below grid type ceilings shall be supported independently of the grid system a minimum of one points per four foot long fixture.
3. Minimum mounting provisions for close-ceiling (surface) mounted fluorescent lighting fixtures in ceiling other than grid type shall be as follows:
a. By a pair of 3/16" machine bolts separated by a maximum distance possible and located four inches in from each end of fixture, and no more than 48" apart along length of fixture.

3.11 Occupancy Sensors:
A. It shall be the contractor's responsibility to locate and aim sensor in the correct location required for complete and proper volumetric coverage within the range of coverage(s) of controlled areas per the manufacturer's recommendations. Rooms shall have ninety (90) to one hundred (100) percent coverage to completely cover the controlled area to accommodate all occupancy habits of single or multiple occupants at any location within the room(s). The locations and quantities of sensors shown on the drawings are diagrammatic and indicate only the rooms that are to be provided with sensors. The contractor shall provide additional sensors if required to properly and completely cover the respective room.
B. It is the contractor's responsibility to arrange a pre-installation meeting with the manufacturer's factory authorized representative, at the owner's facility, to verify placement of sensors and installation criteria.
C. Proper judgment must be exercised in executing the installation so as to ensure the best possible installation in the available space and to overcome local difficulties due to space limitations or interference of structural components.
D. Power packs located in exposed areas are to be in boxes.
E. All exposed wiring shall be installed in conduit.

3.12 Testing and Commissioning:
A. General Scope:
1. It is the intent of these tests to assure that all electrical equipment, both Contractor and Owner-supplied, is operational within industry and manufacturer's tolerances and is installed in accordance with design specifications.
B. Grounding
1. Conduct ground resistance tests using a ground resistance tester with a scale reading of 25 ohms maximum.
2. Test methods shall conform to IEEE Standard 81 using the three electrode method. Conduct test only after a period of not less than 48 hours of dry weather.
3. Take resistance readings for each ground rod individually and for each system as a whole without benefit of chemical treatment or other artificial means. Ground resistance readings shall not exceed 5 ohms. If the readings are over 5 ohms, provide lengthened or additional ground rods (maximum of three additional rods).
4. Submit a test report with recorded data of each ground rod location and each system the Engineer for Review.
C. Low Voltage Cable Tests:
1. Insulation Resistance Tests: Megger and record insulation resistances of all 600 volt insulated conductors using a 500 volt megger with a scale reading not less than 100 megaohms for one minute. Make tests with circuits isolated from source and load. The insulation resistance shall be 2 megaohms or more.
a. Submit a report to the Engineer certifying test.
2. Continuity Test of Wire: Test each wire for continuity and accuracy of the identifying tags at both ends and at all locations marked.
a. Submit a report to the Engineer certifying test.
D. Phase Rotation:
1. The contractor shall test and verify that the phase rotation of all new three-phase services, feeders and branch circuits matches the phase rotation of the existing circuits being replaced.
E. Equipment Testing:
1. Panelboards, switchboards, transformers, circuit breakers, and etc. Testing shall be in accordance with the Acceptance Testing Specification issued by National Electrical Testing Associate (NETA/ATS).

END OF SECTION 26000

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

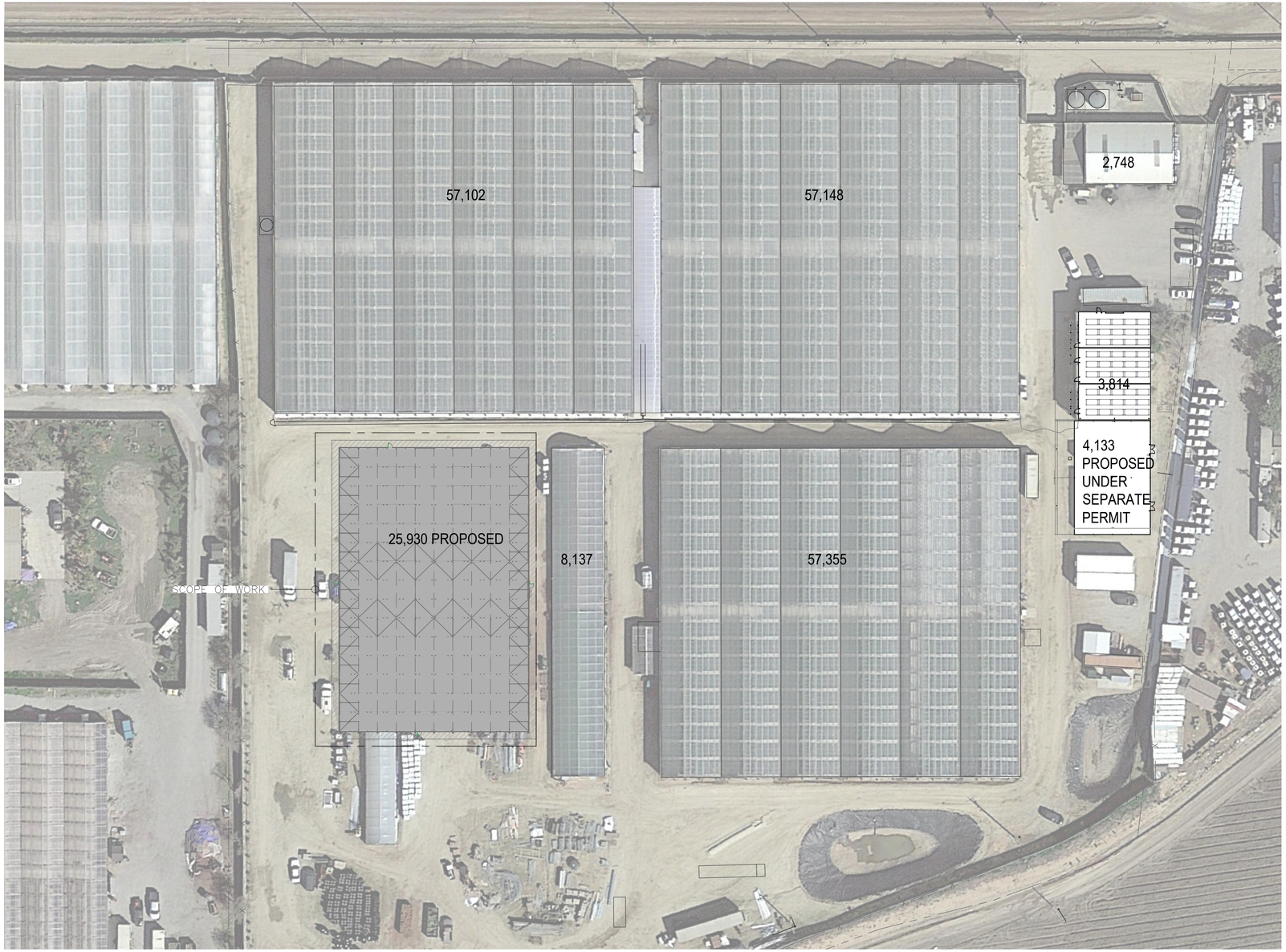
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

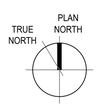
ELECTRICAL SPECIFICATIONS

E0.2

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1 ELECTRICAL SITE PLAN
1" = 40'-0"



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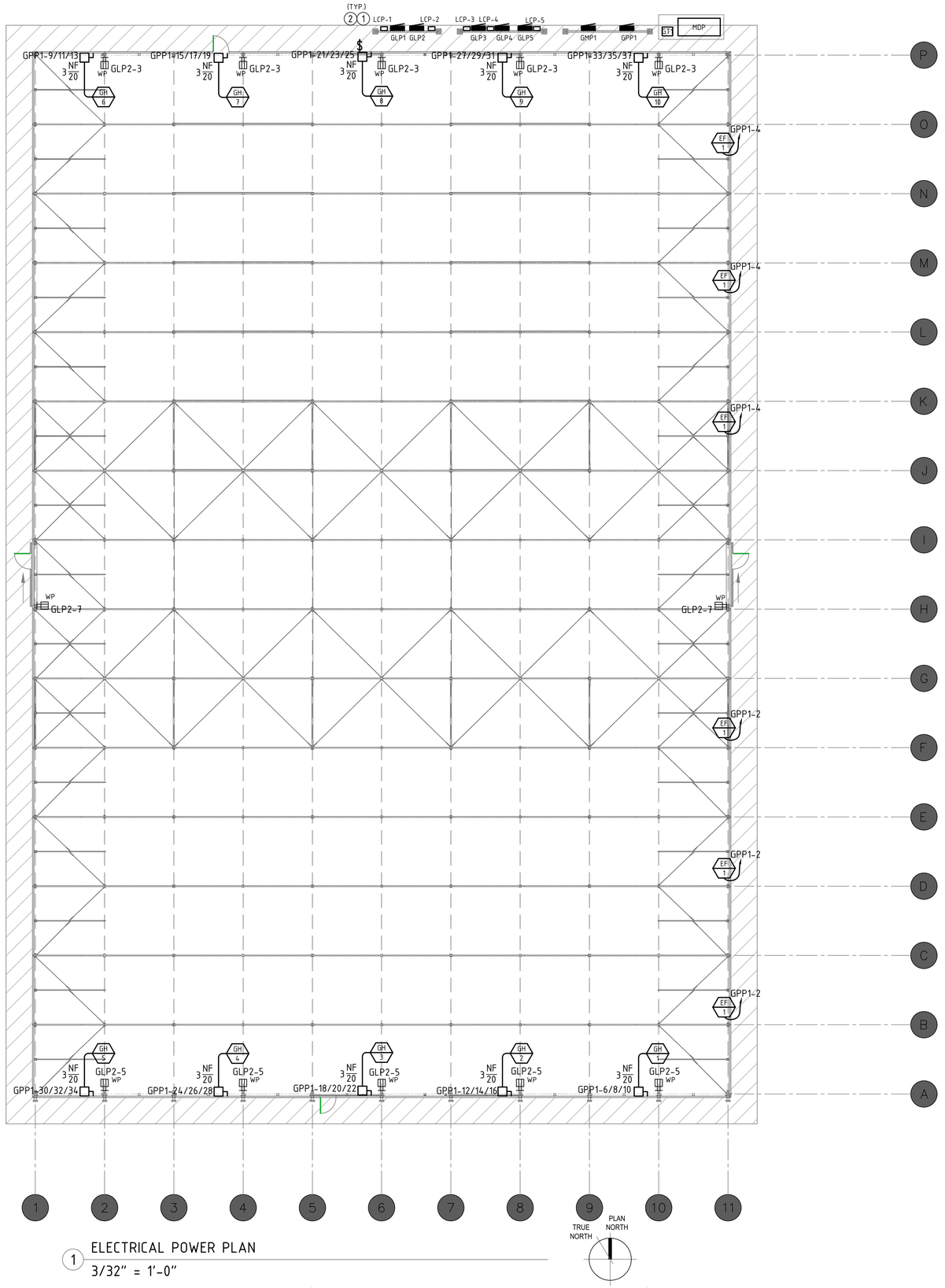
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL
SITE PLAN

E1.0

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1 ELECTRICAL POWER PLAN

3/32" = 1'-0"

GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.

B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.

C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.

D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.

E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.

F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.

G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.

H. ELECTRICAL CONTRACTOR TO PROVIDE WORKING CLEARANCE PER NEC 110.26 FOR ALL NEW ELECTRICAL EQUIPMENT.

DRAWING NOTES:

1. PROVIDE LOW-VOLTAGE CONTROL WIRING FROM MANUAL SWITCHES TO LCP. EXACT WIRING AND ROUTING BY CONTRACTOR.

2. LIGHTING CONTROL PANEL (LCP) WITH INTEGRAL TIMECLOCK, RELAYS/CONTACTORS, AND MASTER OFF. COORDINATE ALL CONTROL REQUIREMENTS WITH MANUFACTURER. COORDINATE EXACT LOCATION IN FIELD. PROVIDE NEMA 4X ENCLOSURE.

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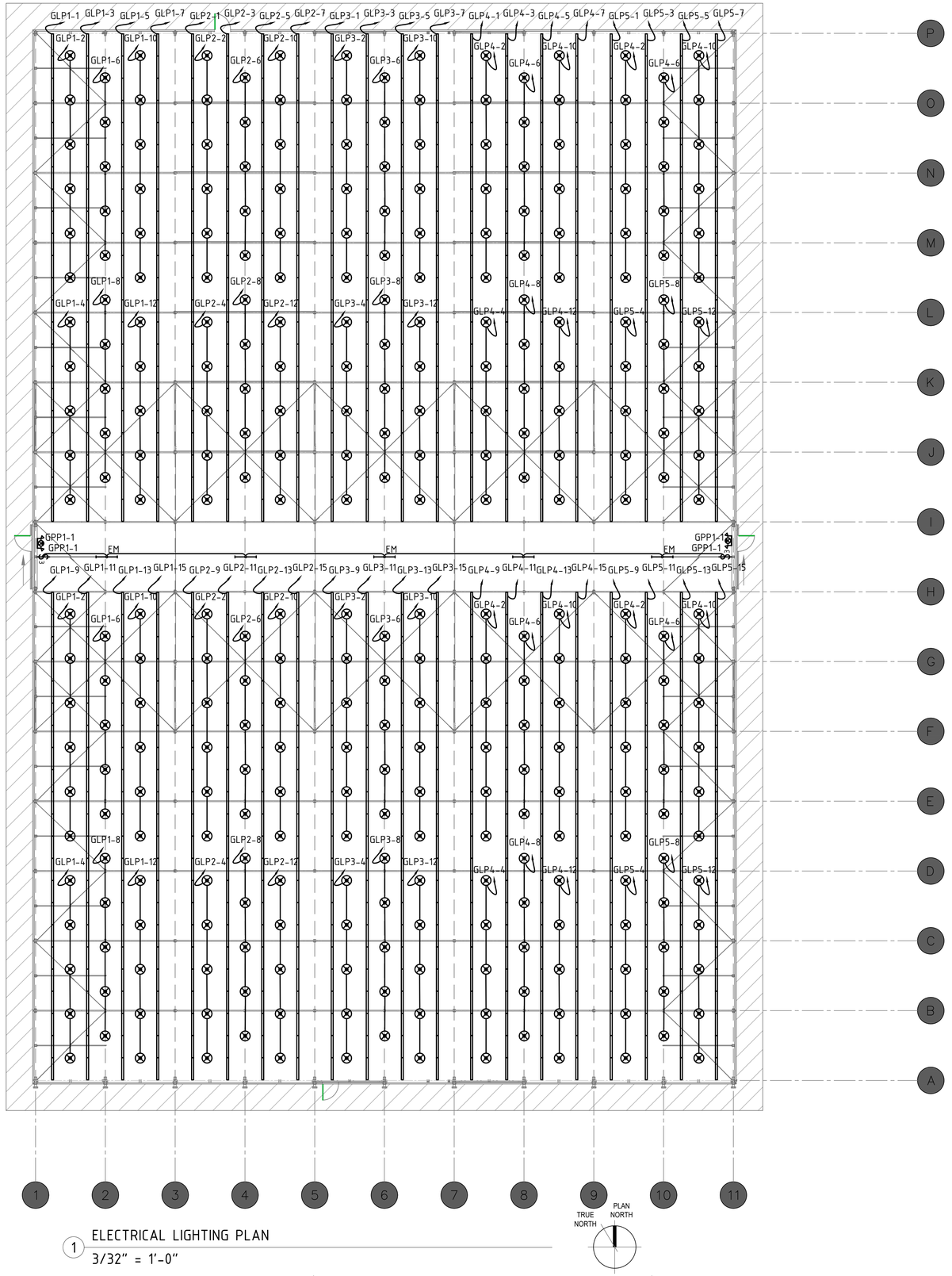
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL
POWER PLAN

E2.0

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1 ELECTRICAL LIGHTING PLAN
3/32" = 1'-0"

GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.

LIGHTING FIXTURE SCHEDULE

SYMBOL	LIGHTING TYPE	WATTS
	PHILIPS GREENPOWER LED LIGHTING PHILIPS TLL 800 DRW_MB 277-400V 2.3	238
⊗	HPS LIGHT	1100
	VAPOR TIGHT LED	50
EM	VAPOR TIGHT LED, WITH EMERGENCY BACKUP	50
	EMERGENCY/EXIT LIGHT COMBO	5

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MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL LIGHTING PLAN

E3.0

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ELECTRICAL LOAD ESTIMATE

PROJECT INFORMATION

Project Name	2262 Alisal Road - Greenhouse	Performed By	RP	**SYSTEM**	
Job No.	25186	Date Started	08/12/2025	Voltage	**480** Volts
Project Type	New Construction	Date Modified	08/12/2025	Phase	**3**

POWER

						Demand				Notes
Description	**Area, SF**	**kVA/SF**				**Normal**	**kVA**	**StandBy**	**kVA**	
General Area Power and Lighting	25930.0	1.0				Y	25.93	N	0.00	
Total							**25.93**		**0.00**	

LIGHTING & EQUIPMENT

			Power									Demand			
Load ID	**Type**	**ton**	**Qty**	**kW**	**Eff.**	**PF**	**Volts**	**FLA**	**Phase**	**kVA**	**Factor**	**Normal**	**kVA**	**StandBy**	**kVA**	**Notes**
Grow Lighting	Power		880	0.24	-	0.9	277		1	0.27	1.00	Y	234.67	N	0.00	
HPS lights	Power		320	1.10	-	0.9	277		1	1.29	1.00	Y	414.12	N	0.00	
Exhaust Fan	Current		6		-	0.9	120	4.4	1	0.52	0.80	Y	2.51	N	0.00	
Gas Heater	Current		10		-	0.9	208	1.7	3	0.61	0.80	Y	4.90	N	0.00	
Irrigation pumps (assumed)	Power		2	15.00	-	0.9	480		3	16.67	0.80	Y	26.67	N	0.00	
Total													**708.79**		**0.00**	

Total Demand Load, kVA	**734.72**
Service Current, Amp	**883.73**

ELECTRICAL LOAD SUMMARY

Existing Demand Load	1011.2	x	125%	=	1264 kVA
(N) Greenhouse Load					735 kVA
(N) Warehouse Load (under separate permit)					42 kVA
				Total Demand Load, kVA	**2041**
				Service Current, Amp	**2455**
				Service OCPD, Amp	**4000**

RISER DIAGRAM GENERAL NOTES:

A. ALL ELECTRICAL SERVICE ENTRANCE EQUIPMENT SHALL BE NEMA-3R RATED IF INSTALLED OUTDOORS.

B. ALL ELECTRICAL EQUIPMENT AND WIRE RATED @ 75ºC CONTINUOUS DUTY UNLESS SPECIFIED.

C. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:

a. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
b. COORDINATE THE ELECTRICAL SERVICE WITH UTILITY COMPANY REPRESENTATIVE.
c. NOTIFY THE ENGINEER OF ANY CHANGES REQUIERED TO COMPLETE NEW CONSTRUCTION.

D. ANY NEW ELECTRICAL EQUIPMENT SHALL MATCH EXISTING A.I.C. RATING.

E. OVERCURRENT DEVICES OF ENTIRE DISTRIBUTION SYSTEM SHALL MEET STATED FAULT CURRENT VALUES WITH FULLY RATED EQUIPMENT. REFER TO SWITCHBOARD SCHEDULES AND DISTRIBUTION PANEL SCHEDULES FOR ADDITIONAL REQUIREMENTS.

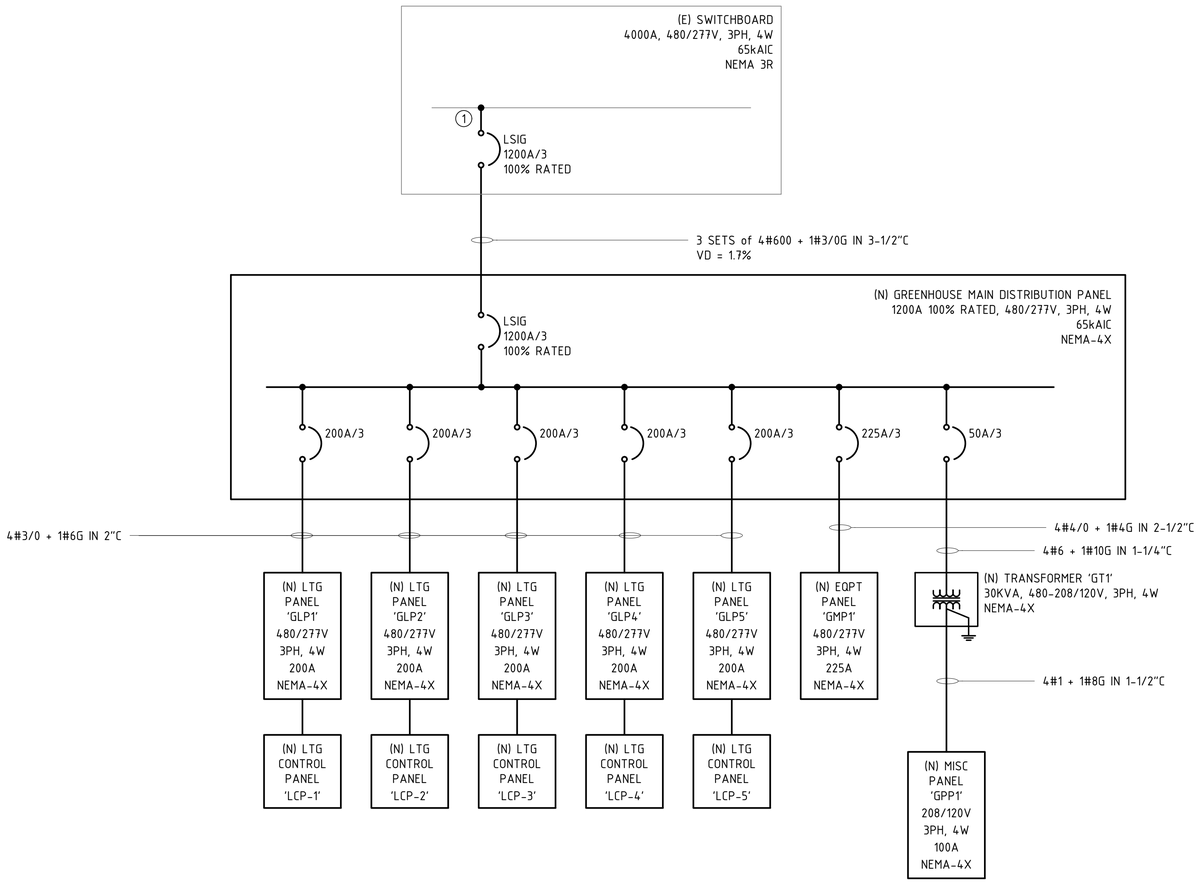
F. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

G. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN.

H. (N) CIRCUIT BREAKER SHALL MATCH (E) SWITCHBOARD IN ALL PARAMETERS INCLUDING VOLTAGE AND KAIC RATING

DRAWING NOTES:

(1) PROVIDE NEW 1200A CIRCUIT BREAKER WITH LSIG TRIP UNIT AND SUITABLE ENCLOSURE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.



1 ELECTRICAL SINGLE LINE DIAGRAM
NTS

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STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS

E4.1

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GLP1

PANELBOARD IDENTIFICATION: **GLP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
GROW LIGHTS	5236			30	1	L	1				2	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	3				4	L	30	1		5500		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	5				6	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	7				8	L	30	1	5500			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	9				10	L	30	1		6600		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	11				12	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	13				14	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	15				16	L	30	1		5500		HPS LIGHTS
SPACE							17				18	L	30	1			5500	HPS LIGHTS
SPACE							19				20	L	30	1	5500			HPS LIGHTS
SPACE							21				22	L	30	1		6600		HPS LIGHTS
SPACE							23				24	L	30	1			5500	HPS LIGHTS
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**15708**	**15708**	**10472**	(ODD)
	24200	**24200**	**22000**	(EVEN)
SUBTOTALS:	**39908**	**39908**	**32472**	
PHASE AMPS:	**144**	**144**	**117**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	112,288.00	1.00	112.29	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	112,288.00		**112.29**	**KVA**
				135.10	**AMP**

GLP4

PANELBOARD IDENTIFICATION: **GLP4** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
GROW LIGHTS	5236			30	1	L	1				2	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	3				4	L	30	1		5500		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	5				6	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	7				8	L	30	1	5500			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	9				10	L	30	1		6600		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	11				12	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	13				14	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	15				16	L	30	1		5500		HPS LIGHTS
SPACE							17				18	L	30	1			5500	HPS LIGHTS
SPACE							19				20	L	30	1	5500			HPS LIGHTS
SPACE							21				22	L	30	1		6600		HPS LIGHTS
SPACE							23				24	L	30	1			5500	HPS LIGHTS
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**15708**	**15708**	**10472**	(ODD)
	24200	**24200**	**22000**	(EVEN)
SUBTOTALS:	**39908**	**39908**	**32472**	
PHASE AMPS:	**144**	**144**	**117**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	112,288.00	1.00	112.29	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	112,288.00		**112.29**	**KVA**
				135.10	**AMP**

GPP1

PANELBOARD IDENTIFICATION: **GPP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **MLO** BUS: **100A** VOLTS: **208 /120V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **10000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
WALKWAY LIGHTS	260			20	1	L	1				2	M	20	1	1566			EF-1
RECEPTACLES		900		20	1	R	3				4	M	20	1		1566		EF-1
RECEPTACLES			900	20	1	R	5				6	H	15	1			612	GH-1
RECEPTACLES	360			20	1	R	7				8	H	15	1	612			--
GH-6		612				H	9				10	H				612		--
--			612	15	1	H	11				12	H					612	GH-2
--	612					H	13				14	H	15	1	612			--
GH-7		612				H	15				16	H				612		--
--			612	15	1	H	17				18	H					612	GH-3
--	612					H	19				20	H	15	1	612			--
GH-8		612				H	21				22	H				612		--
--			612	15	1	H	23				24	H					612	GH-4
--	612					H	25				26	H	15	1	612			--
GH-9		612				H	27				28	H				612		--
--			612	15	1	H	29				30	H					612	GH-5
--	612					H	31				32	H	15	1	612			--
GH-10		612				H	33				34	H				612		--
--			612	15	1	H	35				36							SPACE
--	612					H	37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**3682**	**3982**	**3962**	(ODD)
	4628	**4628**	**3962**	(EVEN)
SUBTOTALS:	**8310**	**8590**	**7024**	
PHASE AMPS:	**69**	**72**	**59**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	200.00	1.00	0.20	KVA
R	RECEPTACLE	2,060.00	10kVA + 50%	2.06	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	18,373.06	1.00	18.37	KVA
M	MISCELLANEOUS	3,132.00	1.00	3.13	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	23,825.06		**23.83**	**KVA**
				66.10	**AMP**

GLP2

PANELBOARD IDENTIFICATION: **GLP2** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
GROW LIGHTS	5236			30	1	L	1				2	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	3				4	L	30	1		5500		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	5				6	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	7				8	L	30	1	5500			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	9				10	L	30	1		6600		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	11				12	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	13				14	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	15				16	L	30	1		5500		HPS LIGHTS
SPACE							17				18	L	30	1			5500	HPS LIGHTS
SPACE							19				20	L	30	1	5500			HPS LIGHTS
SPACE							21				22	L	30	1		6600		HPS LIGHTS
SPACE							23				24	L	30	1			5500	HPS LIGHTS
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**15708**	**15708**	**10472**	(ODD)
	24200	**24200**	**22000**	(EVEN)
SUBTOTALS:	**39908**	**39908**	**32472**	
PHASE AMPS:	**144**	**144**	**117**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	112,288.00	1.00	112.29	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	112,288.00		**112.29**	**KVA**
				135.10	**AMP**

GLP5

PANELBOARD IDENTIFICATION: **GLP5** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
GROW LIGHTS	5236			30	1	L	1				2	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	3				4	L	30	1		5500		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	5				6	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	7				8	L	30	1	5500			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	9				10	L	30	1		6600		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	11				12	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	13				14	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	15				16	L	30	1		5500		HPS LIGHTS
SPACE							17				18	L	30	1			5500	HPS LIGHTS
SPACE							19				20	L	30	1	5500			HPS LIGHTS
SPACE							21				22	L	30	1		6600		HPS LIGHTS
SPACE							23				24	L	30	1			5500	HPS LIGHTS
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**15708**	**15708**	**10472**	(ODD)
	24200	**24200**	**22000**	(EVEN)
SUBTOTALS:	**39908**	**39908**	**32472**	
PHASE AMPS:	**144**	**144**	**117**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	112,288.00	1.00	112.29	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	112,288.00		**112.29**	**KVA**
				135.10	**AMP**

GLP3

PANELBOARD IDENTIFICATION: **GLP3** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
GROW LIGHTS	5236			30	1	L	1				2	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	3				4	L	30	1		5500		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	5				6	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	7				8	L	30	1	5500			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	9				10	L	30	1		6600		HPS LIGHTS
GROW LIGHTS			5236	30	1	L	11				12	L	30	1			5500	HPS LIGHTS
GROW LIGHTS	5236			30	1	L	13				14	L	30	1	6600			HPS LIGHTS
GROW LIGHTS		5236		30	1	L	15				16	L	30	1		5500		HPS LIGHTS
SPACE							17				18	L	30	1			5500	HPS LIGHTS
SPACE							19				20	L	30	1	5500			HPS LIGHTS
SPACE							21				22	L	30	1		6600		HPS LIGHTS
SPACE							23				24	L	30	1			5500	HPS LIGHTS
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**15708**	**15708**	**10472**	(ODD)
	24200	**24200**	**22000**	(EVEN)
SUBTOTALS:	**39908**	**39908**	**32472**	
PHASE AMPS:	**144**	**144**	**117**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	112,288.00	1.00	112.29	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	112,288.00		**112.29**	**KVA**
				135.10	**AMP**

GMP1

PANELBOARD IDENTIFICATION: **GMP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **225A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR./ POLE #	A	B	C	CIR./ POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
Provision for Irrigation Pumps	5000			30	3	M	1				2	M	30	3	5000			Provision for Irrigation Pumps
--		5000				M	3				4	M				5000		--
--			5000			M	5				6	M					5000	--
SPACE							7				8							SPACE
SPACE							9				10							SPACE
SPACE							11				12							SPACE
SPACE							13				14							SPACE
SPACE							15				16							SPACE
SPACE							17				18							SPACE
SPACE							19				20							SPACE
SPACE							21				22							SPACE
SPACE							23				24							SPACE
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES

	BUS A:	BUS B:	BUS C:	
TOTAL:	**5000**	**5000**	**5000**	(ODD)
	5000	**5000**	**5000**	(EVEN)
SUBTOTALS:	**10000**	**10000**	**10000**	
PHASE AMPS:	**36**	**36**	**36**	

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	-	1.00	-	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	30,000.00	1.00	30.00	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	30,000.00		**30.00**	**KVA**
				36.10	**AMP**

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISIN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

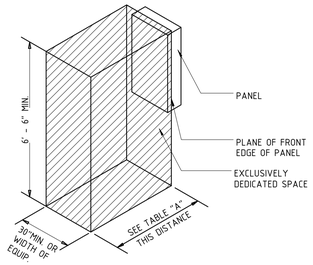
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

PANEL SCHEDULES

E4.2

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NOTE:

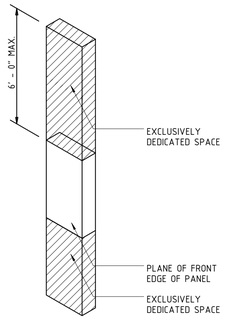
THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE PANELBOARD REQUIRED BY SECTION 110-16 OF THE NATIONAL ELECTRICAL CODE.

TABLE 110-16(A)	WORKING CLEARANCES		
VOLTAGE TO GROUND, NOMINAL	MINIMUM CLEAR DISTANCE (FEET) CONDITION: 1	2	3
0-150	3	3	3
151-600	3	3 1/2	4

NOTE:

NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED, IN ENTER OR PASS THROUGH THE DEDICATED SPACES SHOWN ABOVE.

1 ELECTRICAL EQUIPMENT DEDICATED SPACE DETAIL
NTS

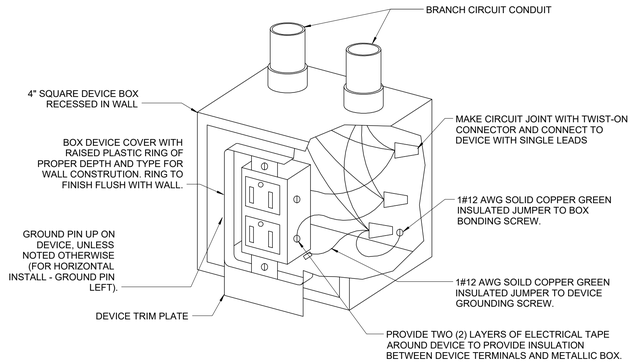


NOTE:

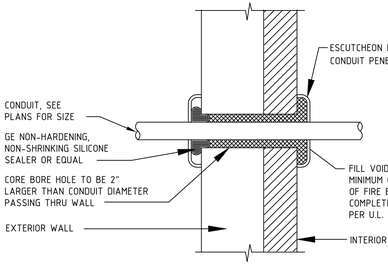
THIS FIGURE ILLUSTRATES THE ADDITIONAL EXCLUSIVELY DEDICATED SPACE REQUIRED OVER AND UNDER THE PANELBOARD FOR THE CABLES, RACEWAYS, ETC. TO AND FROM THE PANELBOARD REQUIRED BY SECTION 110-26 OF THE NATIONAL ELECTICAL CODE.

WHERE THE "CONDITIONS" ARE AS FOLLOWS:

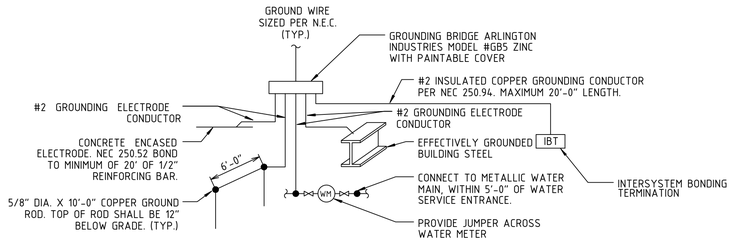
1. EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUND PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR OTHER INSULATING MATERIALS. INSULATED WIRE OR INSULATE BUSBARS OPERATING AT NOT OVER 300 VOLTS SHALL NOT BE CONSIDERED LIVE PARTS.
2. EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.
3. EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.



2 TYPICAL RECEPTACLE WIRING DETAIL
NTS



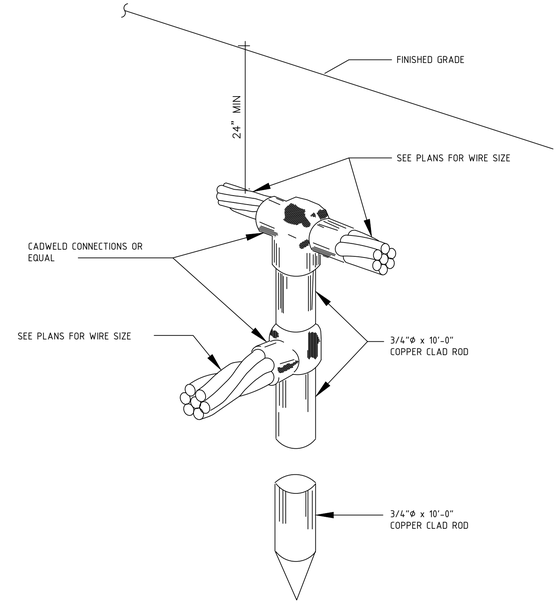
3 CONDUIT PENETRATION THROUGH WALL
NTS



NOTES:

1. GROUNDING ELECTRODE BONDING JUMPERS SHALL BE CONNECTED TO THE INTERIOR METAL WATER PIPE NOT MORE THAN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING OR SHALL BE CONNECTED TO THE STRUCTURAL FRAME OF A BUILDING THAT IS DIRECTLY CONNECTED TO A GROUNDING ELECTRODE.

4 TYPICAL GROUNDING DETAILS
NTS



5 TYPICAL GROUND ROD CONNECTION DETAIL
NTS

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

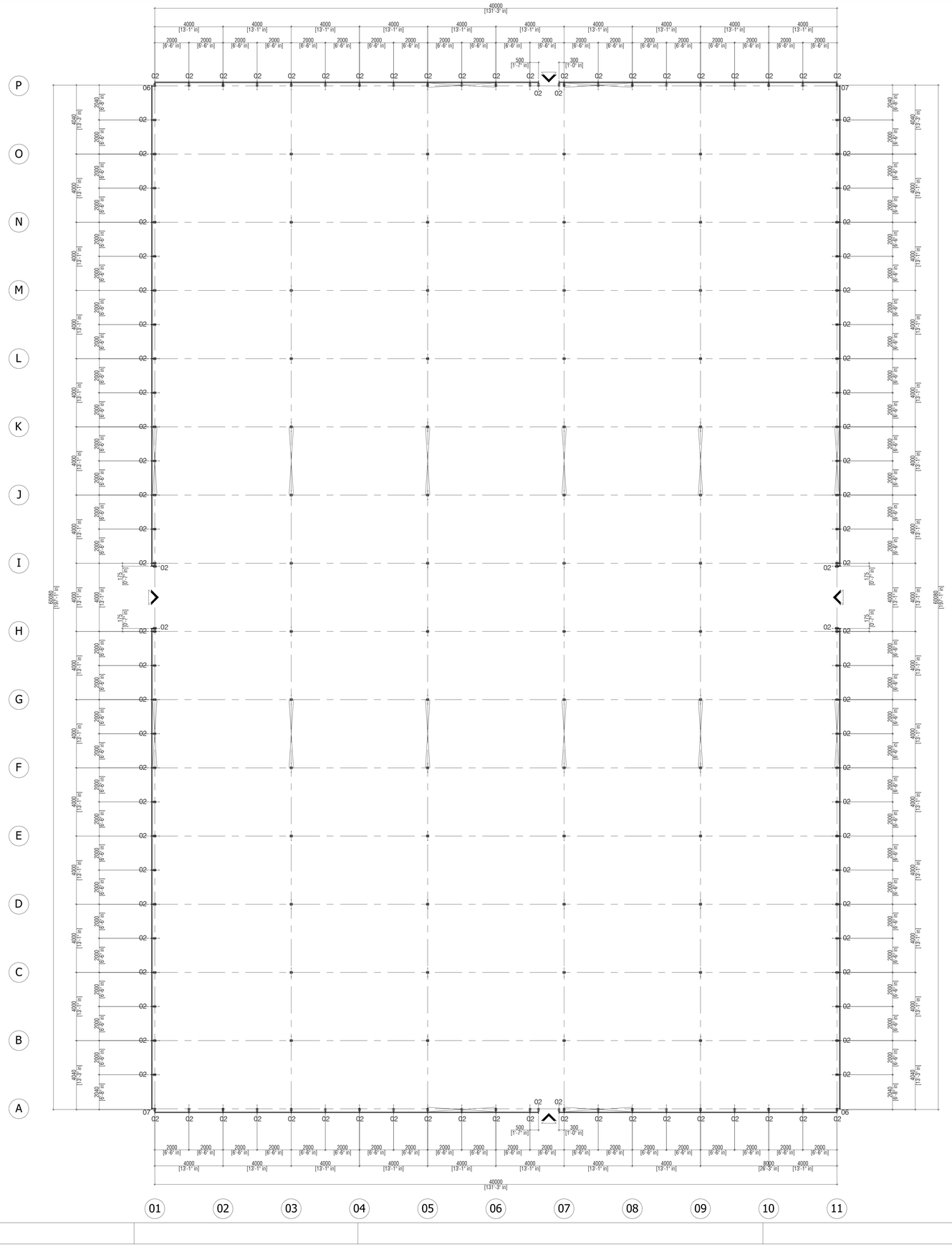
2262 Alisal Road
Salinas, CA 93908

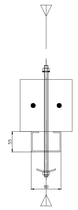
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

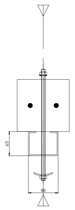
ELECTRICAL DETAILS

E5.0

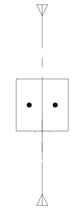




02
C 20-55-80-55-20



03
C 20-65-80-65-20



Concrete pile

Partlist foundation				5
Description / Size	Code	AE code	Quantity/greenhouse	Total all greenhouses
C 20x35x80x35x20x3	01	AE0041614	0	0
C 20x55x80x55x20x3	02	AE0041615	102	510
C 20x65x80x65x20x3	03	AE0041618	4	20
Foundation U 40x80x40x4	04	AE0041619	0	0
Foundation U 40x80x40x4	05	AE0041627	0	0
Foundation U 40x80x40x4	06	AE0041628	2	10
Foundation U 40x80x40x4	07	AE0041636	2	10
Steel Anchor pile HEA 180	08	AE0041638	0	0
Concrete pile			162	810

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
STRUCTURAL
STATE OF CALIFORNIA

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Client
Valley Pride Flowers
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Project
Greenhouse
Valley Pride
-

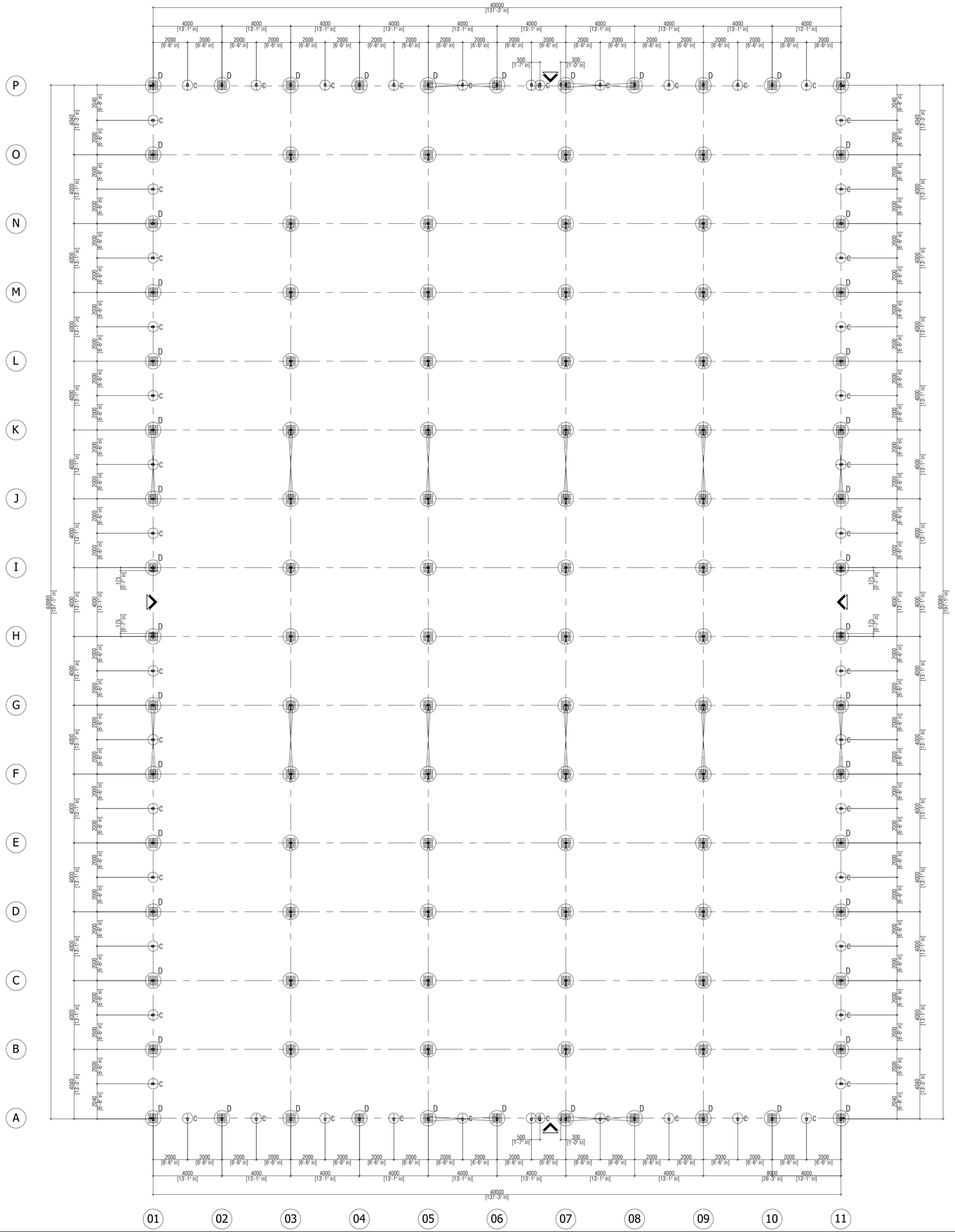
Drawing
Positionplan piles

Revision

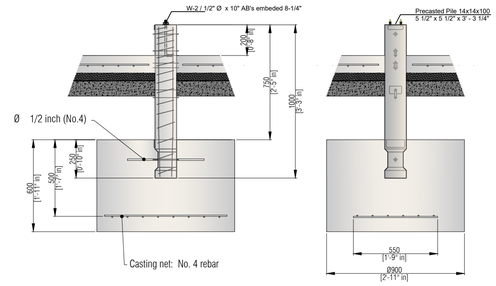
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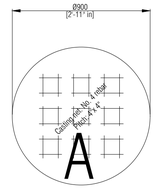
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T. Schoeber	L. Wijnen	1:125	35522
Initial date (D-M-YYYY)	Units	Sheet size	Sheet No.
8-5-2025	mm	A1	1.1.1

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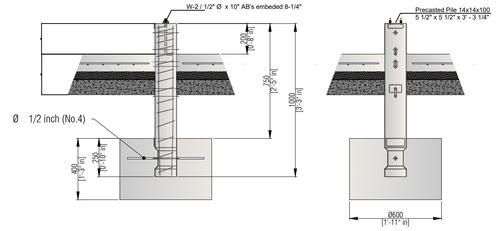


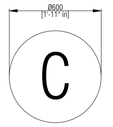
Pile A



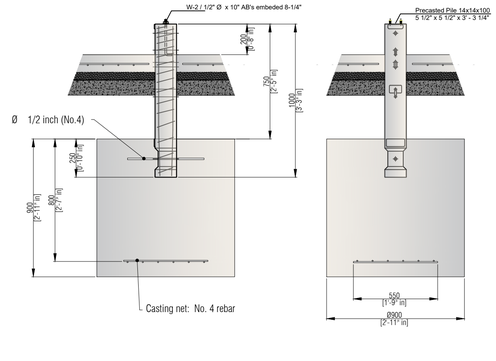


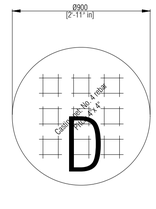
Pile C





Pile D





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YUTAKA UYEDA
NO. S-3871
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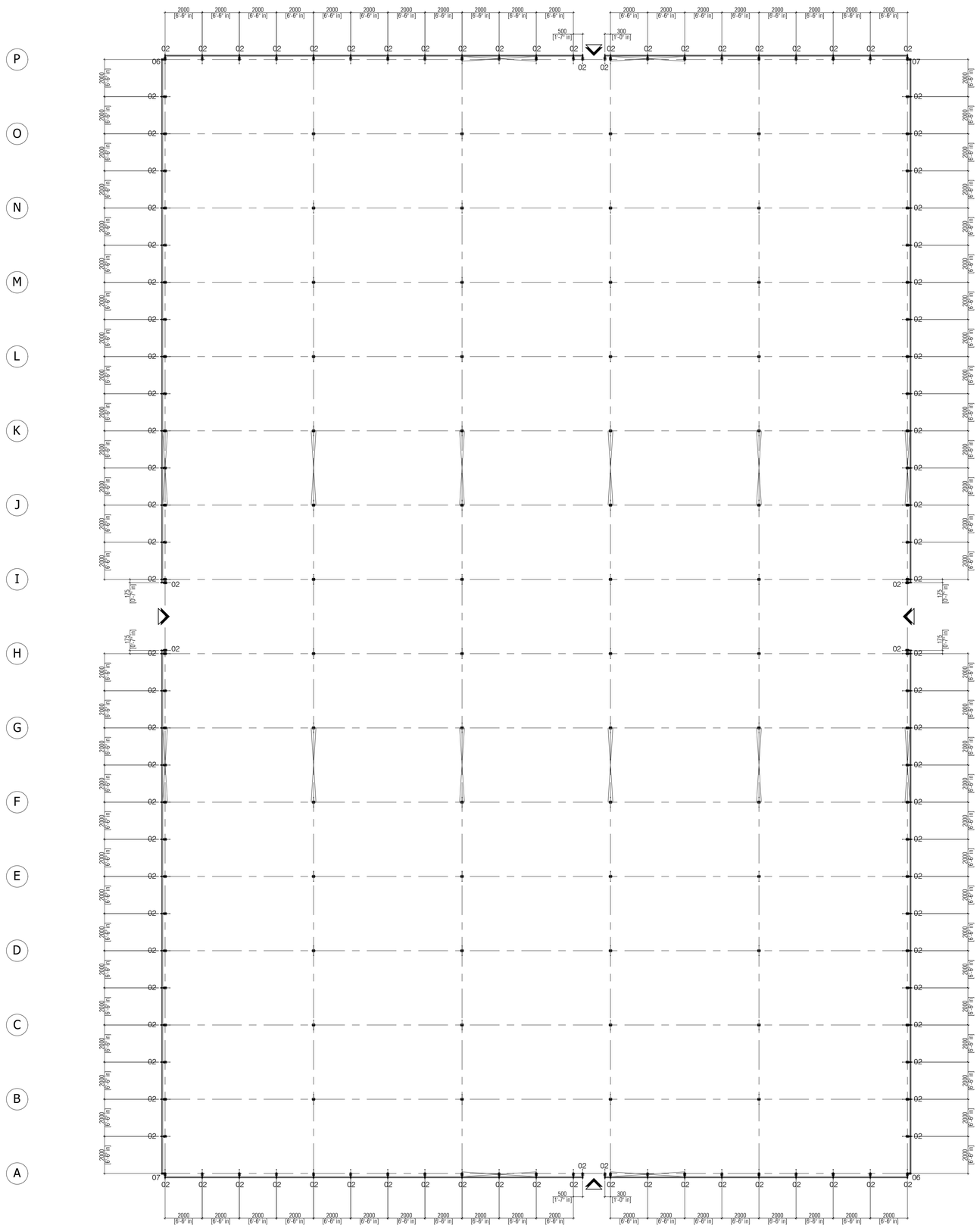
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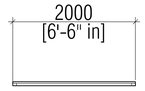
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride -

Drawing	Revision	Revision date (D-M-YYYY)
Details concrete piles		

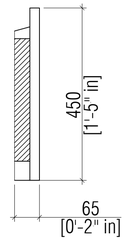
Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:125	35522
Initial date (D-M-YYYY)	Units	Sheet size	Sheet No.
8-5-2025	mm	A1	1.1.2

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Insulated slabs (65mm)



Partlist slabs			
Description	length	height	Quantity/greenhouse
Insulated slabs	6' - 6"	1' - 5"	94

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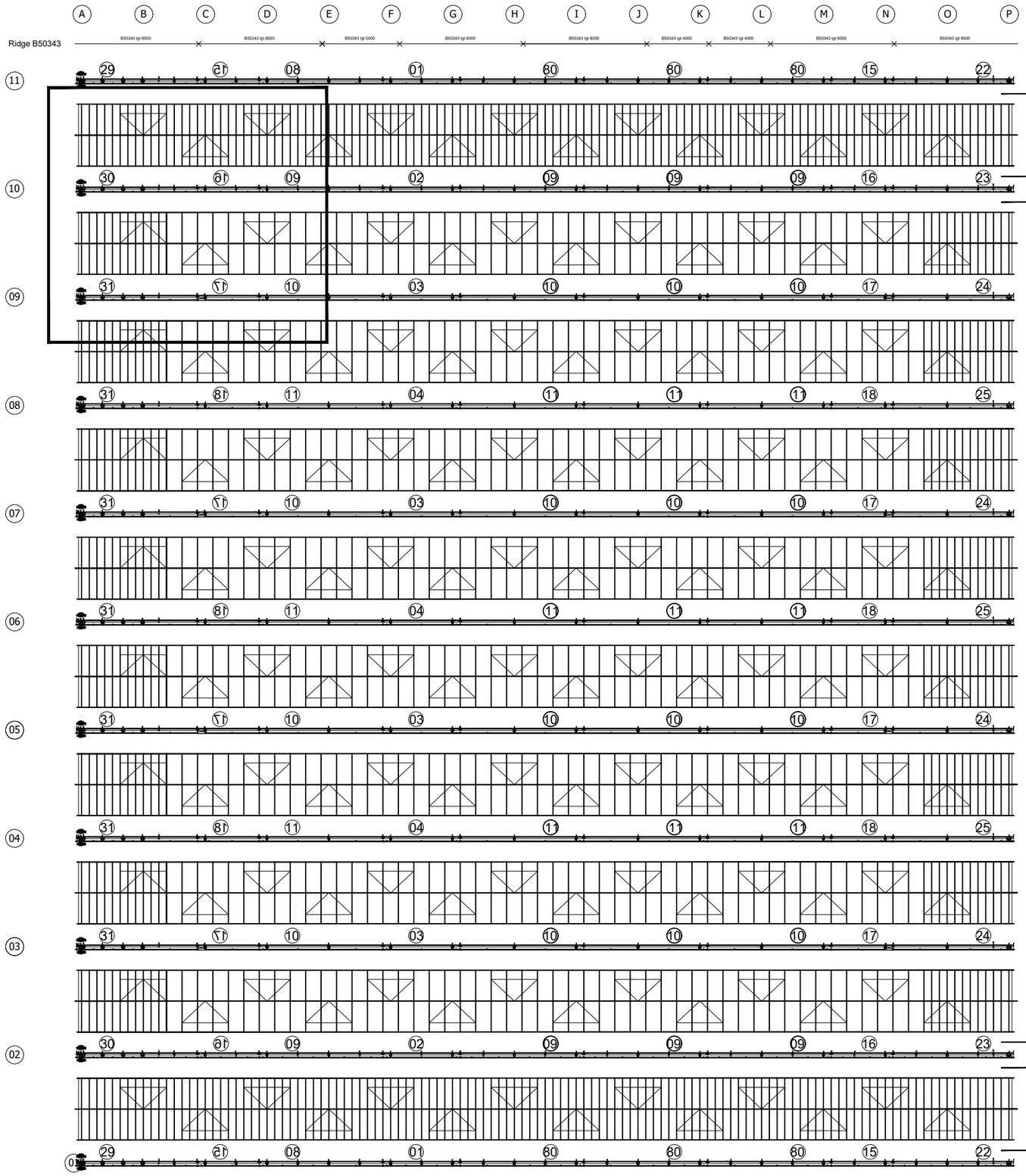
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride -

Drawing	Revision	Revision date (D-M-YYYY)
Position plan slabs		

Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:125	35522
Initial date (D-M-YYYY)	Units	Sheet size	Sheet No.
8-5-2025	mm	A1	1.1.3

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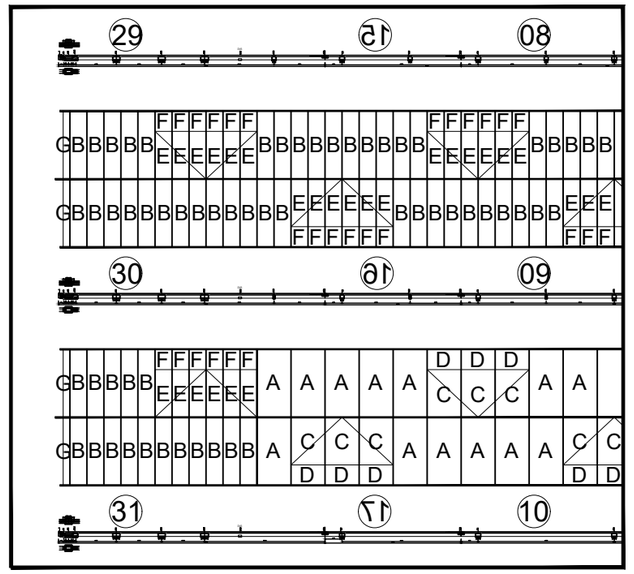
Glass Specification total roof		
Description / Size	Code	Quantity per greenhouse
1/1 pane 995x2113	A	496
1/2 pane 496x2113	B	568
1/1 air vent. 987x1200	C	288
1/1 under air vent. 995x939	D	288
1/2 air vent. 487x1200	E	216
1/2 under air vent. 496x939	F	216
End pane 180x2113	G	40

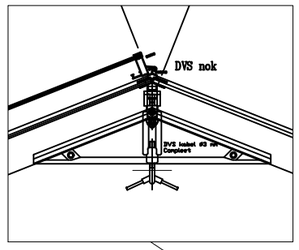
Glass Specification 1st Sidewall roof			1
Description / Size	Code	Quantity per bay	Sub-total
1/1 pane 995x2113	A	0	0
1/2 pane 496x2113	B	156	156
1/1 ventilation pane 987x1200	C	0	0
1/1 under ventilation pane 995x939	D	0	0
1/2 ventilation pane 487x1200	E	84	84
1/2 under ventilation pane 496x939	F	84	84
Pane 180x2113	G	4	4

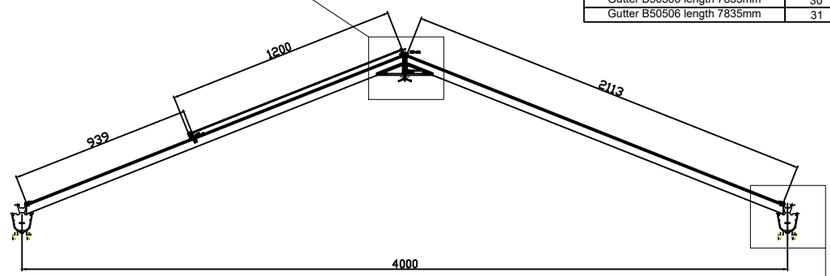
Roofbars		1
Profile No.	Quantity per section	Sub-total
B51101 D-PVC	242	242

Glass Specification Middle roof			8
Description / Size	Code	Quantity per bay	Sub-total
1/1 pane 995x2113	A	62	496
1/2 pane 496x2113	B	32	256
1/1 ventilation pane 987x1200	C	36	288
1/1 under ventilation pane 995x939	D	36	288
1/2 ventilation pane 487x1200	E	6	48
1/2 under ventilation pane 496x939	F	6	48
Pane 180x2113	G	4	32

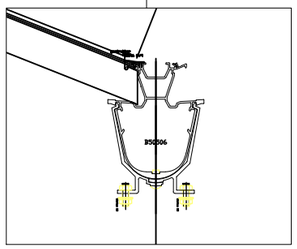
Roofbars		8
Profile No.	Quantity per section	Sub-total
B51007 D-PVC I	120	960







Specification Gutters		
Description / Size	Code	Quantity per greenhouse
Gutter B50506 length 5000mm	01	2
Gutter B50506 length 5000mm	02	2
Gutter B50506 length 5000mm	03	4
Gutter B50506 length 5000mm	04	3
Gutter B50506 length 8000mm	08	8
Gutter B50506 length 8000mm	09	8
Gutter B50506 length 8000mm	10	16
Gutter B50506 length 8000mm	11	12
Gutter B50506 length 4000mm	15	4
Gutter B50506 length 4000mm	16	4
Gutter B50506 length 4000mm	17	8
Gutter B50506 length 4000mm	18	6
Gutter B50506 length 7800mm	22	2
Gutter B50506 length 7800mm	23	2
Gutter B50506 length 7800mm	24	4
Gutter B50506 length 7800mm	25	3
Gutter B50506 length 7835mm	29	2
Gutter B50506 length 7835mm	30	2
Gutter B50506 length 7835mm	31	7



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For more details of mounting alu system see building manual BOAL

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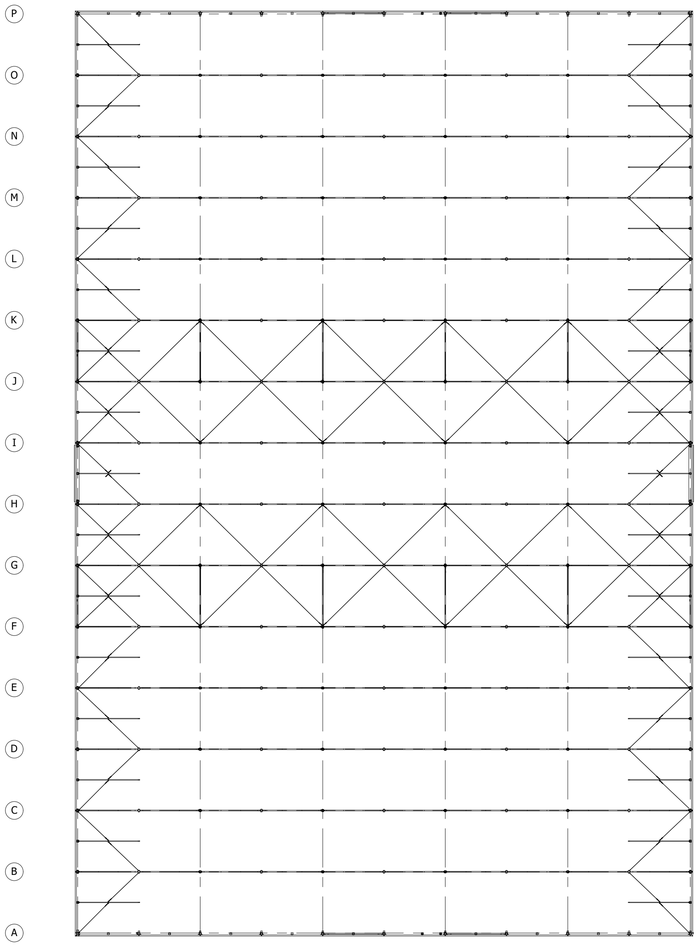
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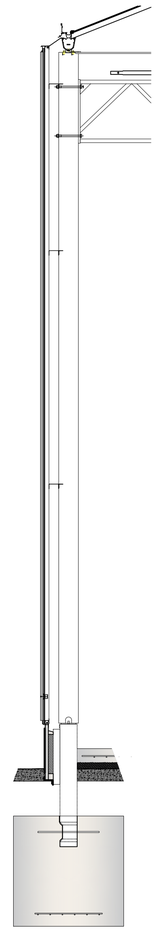
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride -
Drawing	**Revision** / **Revision date** (D-M-YYYY)
Roof & gutter layout	

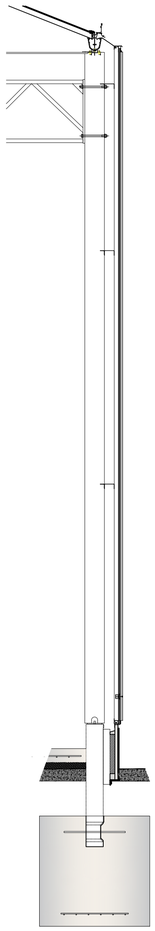
Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:50	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet No.**
8-5-2025	mm	A1	1.3.1

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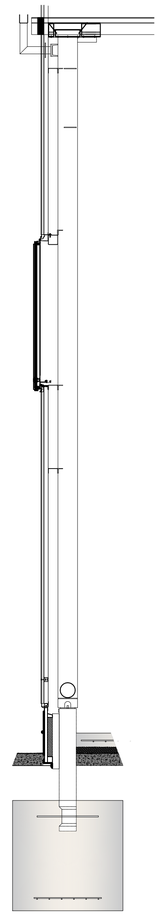




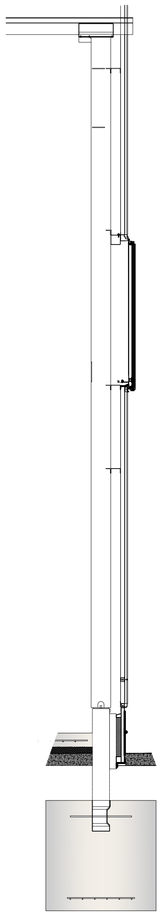
Detail A



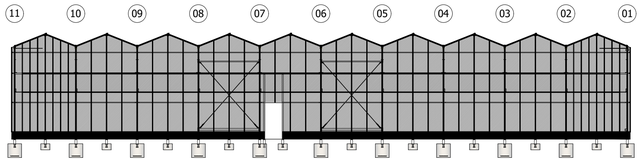
Detail B

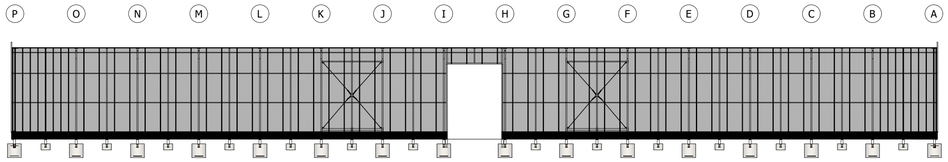


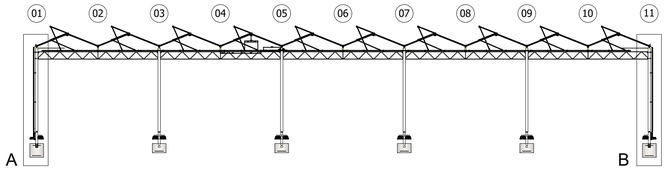
Detail C

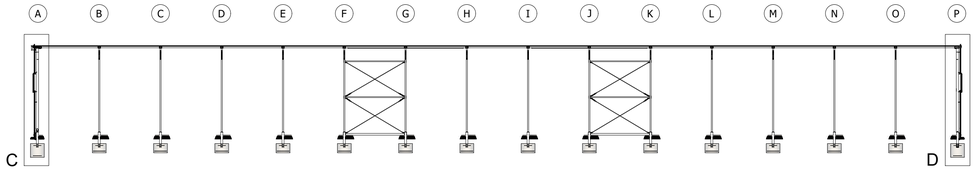


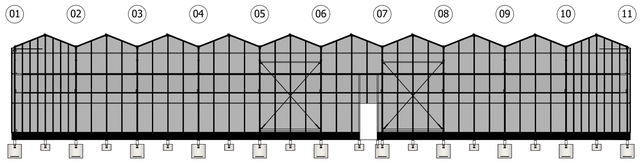
Detail D

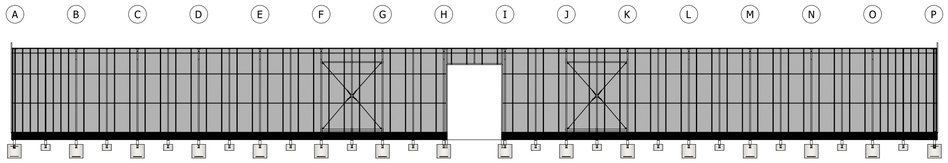














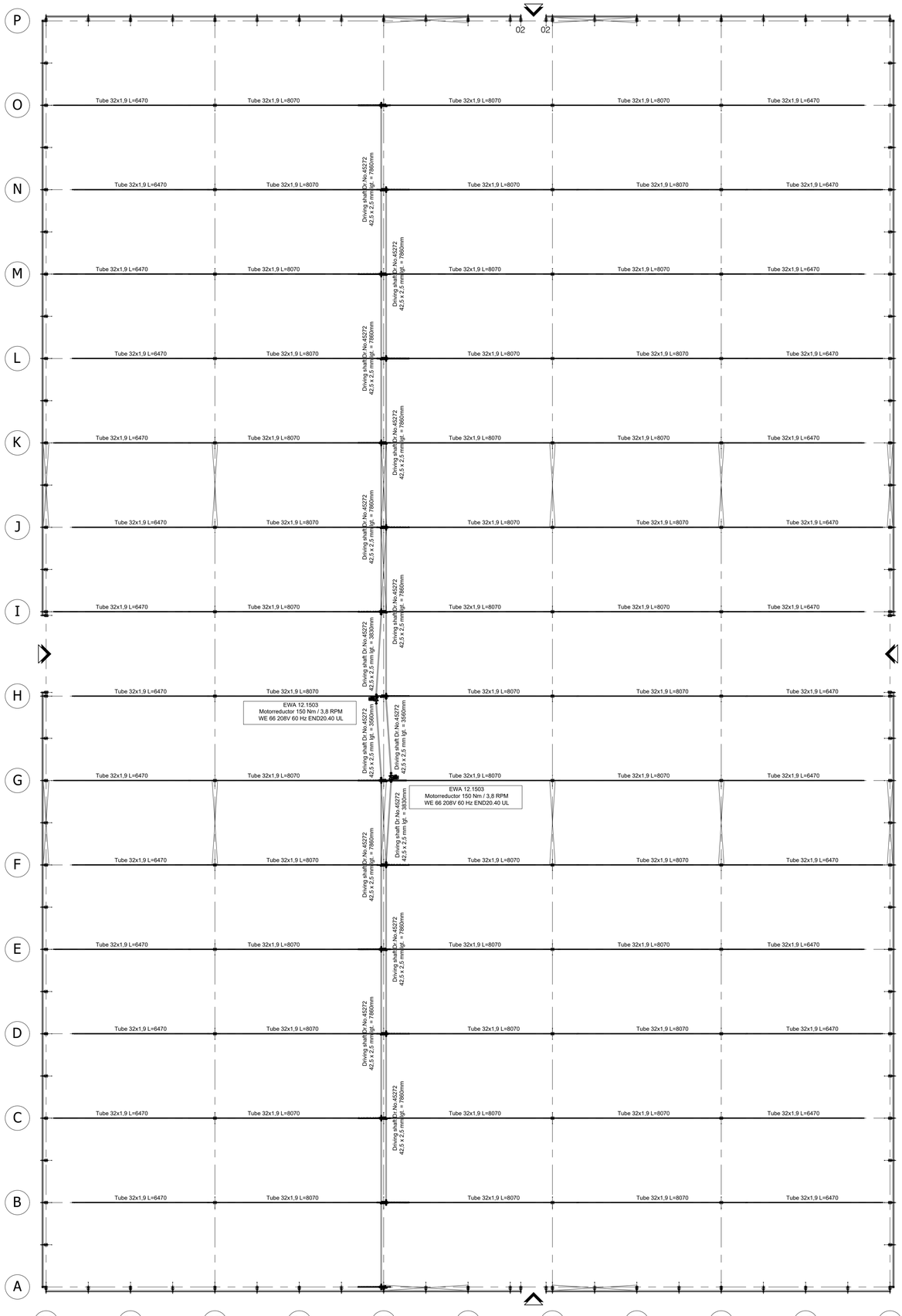
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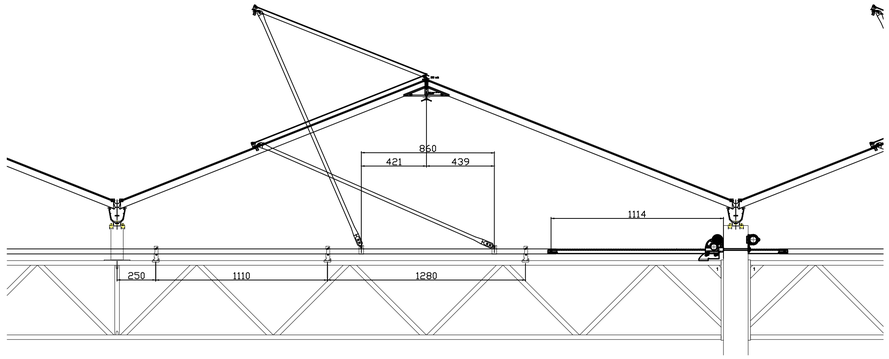
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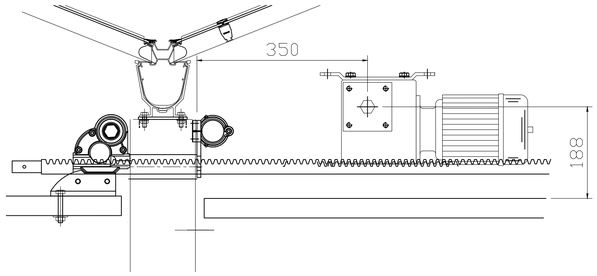
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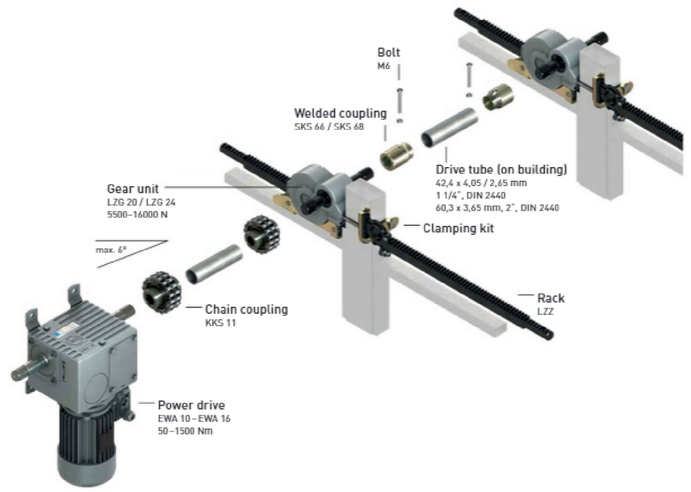
Client	Project		
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride -		
Drawing	Revision	Revision date (D-M-YYYY)	
Gable views			
Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:100	35522
Initial date (D-M-YYYY)	Units	Sheet size	Sheet No.
8-5-2025	mm	A1	1.4.1

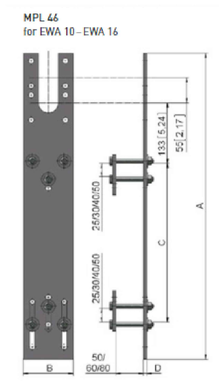
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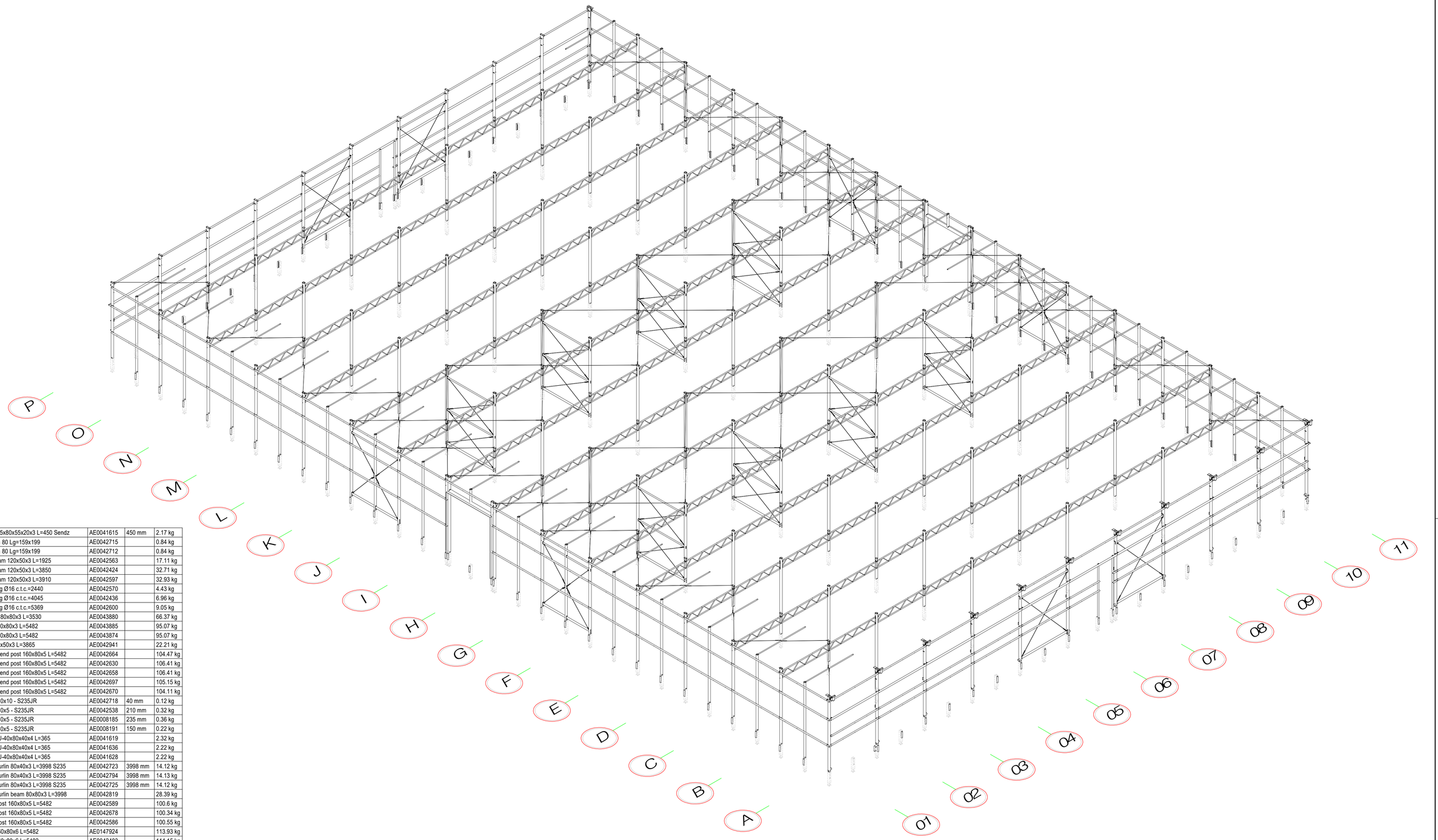
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride -

Drawing	Revision	Revision date (D-M-YYYY)
Ventilation system		

Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:100	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet No.**
8-5-2025	mm	A1	1.5.1

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	99	C-profil 20x55x80x55x20x3 L=450 Sendz	AE0041615	450 mm	2.17 kg
	4	Corner purlin 80 Lg=159x199	AE0042715		0.84 kg
	6	Corner purlin 80 Lg=159x199	AE0042712		0.84 kg
	8	Coupling beam 120x50x3 L=1925	AE0042563		17.11 kg
	8	Coupling beam 120x50x3 L=3850	AE0042424		32.71 kg
	2	Coupling beam 120x50x3 L=3910	AE0042597		32.93 kg
	16	Cross bracing Ø16 c.t.c.=2440	AE0042570		4.43 kg
	32	Cross bracing Ø16 c.t.c.=4045	AE0042436		6.96 kg
	8	Cross bracing Ø16 c.t.c.=5369	AE0042600		9.05 kg
	2	Door beam 180x80x3 L=3530	AE0043880		66.37 kg
97	2	Door post 180x80x3 L=5482	AE0043885		95.07 kg
96	2	Door post 180x80x3 L=5482	AE0043874		95.07 kg
98	4	Door post 80x50x3 L=3865	AE0042941		22.21 kg
81	5	Drain Gable-end post 160x80x5 L=5482	AE0042664		104.47 kg
82	2	Drain Gable-end post 160x80x5 L=5482	AE0042630		106.41 kg
83	2	Drain Gable-end post 160x80x5 L=5482	AE0042658		106.41 kg
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
84	2	Drain Gable-end post 160x80x5 L=5482	AE0042670		104.11 kg
	90	Flat profile 40x10 - S235JR	AE0042718	40 mm	0.12 kg
	12	Flat profile 40x5 - S235JR	AE0042538	210 mm	0.32 kg
	16	Flat profile 40x5 - S235JR	AE0008185	235 mm	0.36 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
	1	Foundation U-40x80x40x4 L=365	AE0041619		2.32 kg
	1	Foundation U-40x80x40x4 L=365	AE0041636		2.22 kg
	1	Foundation U-40x80x40x4 L=365	AE0041628		2.22 kg
	6	Gable end purlin 80x40x3 L=3998 S235	AE0042723	3998 mm	14.12 kg
	2	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
	52	Gable end purlin 80x40x3 L=3998 S235	AE0042725	3998 mm	14.12 kg
	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
61	5	Gable-end post 160x80x5 L=5482	AE0042589		100.6 kg
63	1	Gable-end post 160x80x5 L=5482	AE0042678		100.34 kg
62	4	Gable-end post 160x80x5 L=5482	AE0042586		100.55 kg
1	32	Inner post 160x80x6 L=5482	AE0147924		113.93 kg
2	8	Inner post 160x80x6 L=5482	AE0042403		114.15 kg
3	16	Inner post 160x80x6 L=5482	AE0042398		114.09 kg
52	4	Intermediate side-wall post 140x60x3 L=5482	AE0042566		52.76 kg
51	26	Intermediate side-wall post 140x60x3 L=5482	AE0042573		49.66 kg
	30	Pressure beam 40x40x2 L=3979	AE0002729		9.36 kg
	8	Pressure beam 60x60x3 L=1930	AE0042559		12.04 kg
	12	Pressure beam 60x60x3 L=3920	AE0042421		23.13 kg
	8	Pressure beam 60x60x3 L=3920	AE0042400		24.66 kg
	2	Rectangular box profile 120x50x3 - S235JRH	AE0042662	3910 mm	29.62 kg
11	20	Side wall post 160x80x6 L=5482	AE0042553		114.93 kg
12	8	Side wall post 160x80x6 L=5482	AE0042547		114.87 kg
	30	Side wall purlin 80x40x2 L=3914 S235	AE0042731	3914 mm	9.42 kg
	1	Side wall purlin 80x40x2 L=3956 S235	AE0042738	3956 mm	9.52 kg
	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg
	36	Support post 80x60x3 L=227	AE0017436		2.1 kg
	34	Support post 80x60x3 L=227 wind	AE0017438		2.32 kg
	11	Support roof washer 120x60x3	AE0017554		7.06 kg
1	70	Trellis girder H=510 L=7840	AE0042329		75.46 kg
	108	Turn buckles M10 L - R (lenght about 204mm)	M106353		0.3 kg
	56	Turn buckles M16 L - R	M106187		1.01 kg
	76	Wind bracing Ø10 c.t.c.=2497	AE0042577		1.71 kg
	32	Wind bracing Ø10 c.t.c.=5278	AE0042440		3.43 kg
Code	Qty	Description	Part number	Length	Weight



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sales@systemusa.com
www.systemusa.com

Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

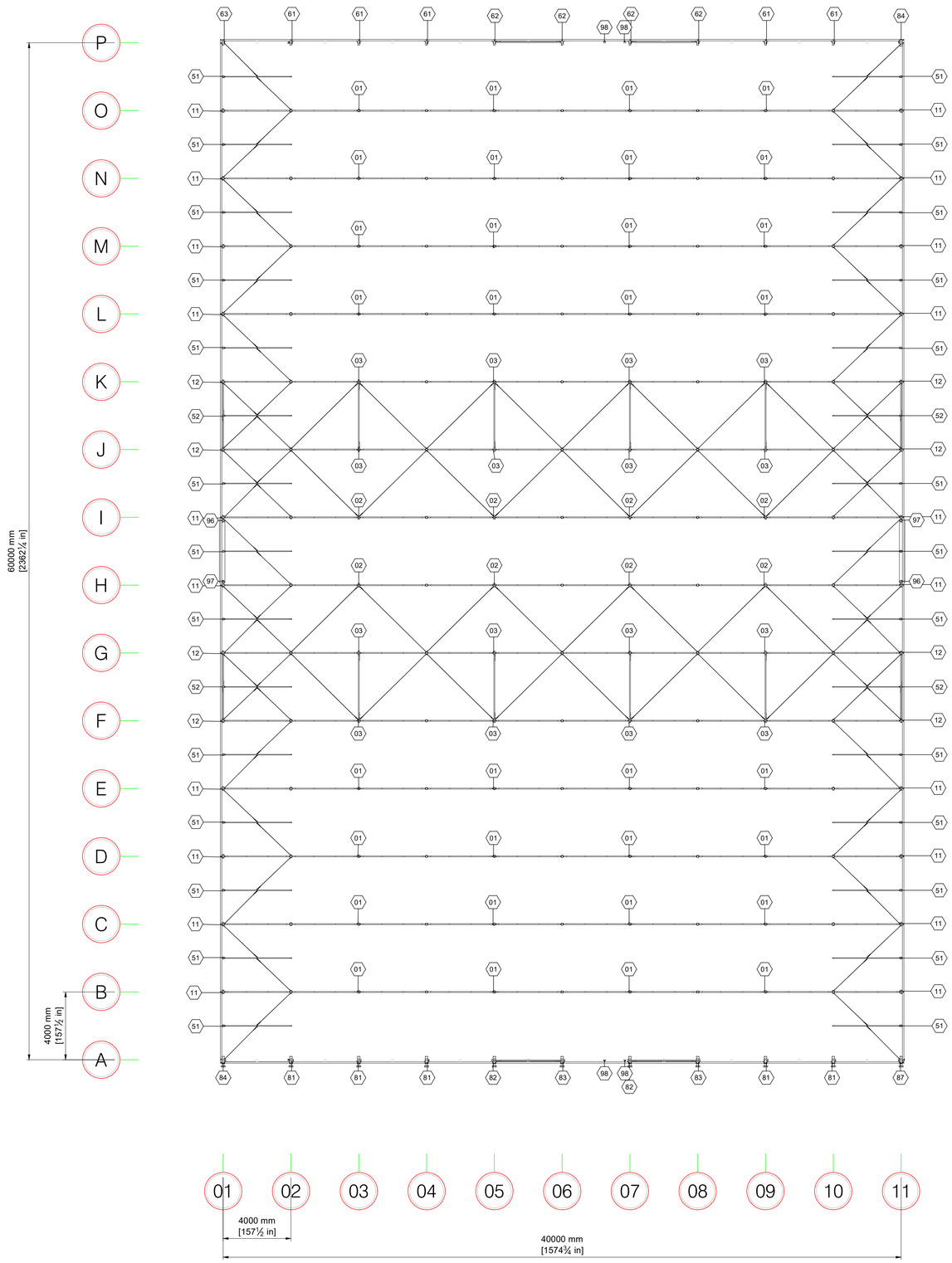
Project
Greenhouse
Valley Pride

Drawing
Greenhouse 3D Steel Construction

Revision
-

Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 110	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.1



Code	Qty	Description	Part number	Length	Weight
98	4	Door post 80x50x3 L=3865	AE0042941		22.21 kg
97	2	Door post 180x80x3 L=5482	AE0043885		95.07 kg
96	2	Door post 180x80x3 L=5482	AE0043874		95.07 kg
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
84	2	Drain Gable-end post 160x80x5 L=5482	AE0042670		104.11 kg
83	2	Drain Gable-end post 160x80x5 L=5482	AE0042658		106.41 kg
82	2	Drain Gable-end post 160x80x5 L=5482	AE0042630		106.41 kg
81	5	Drain Gable-end post 160x80x5 L=5482	AE0042664		104.47 kg
63	1	Gable-end post 160x80x5 L=5482	AE0042678		100.34 kg
62	4	Gable-end post 160x80x5 L=5482	AE0042586		100.55 kg
61	5	Gable-end post 160x80x5 L=5482	AE0042589		100.6 kg
52	4	Intermediate side-wall post 140x60x3 L=5482	AE0042566		52.76 kg
51	26	Intermediate side-wall post 140x60x3 L=5482	AE0042573		49.66 kg
12	8	Side wall post 160x80x6 L=5482	AE0042547		114.87 kg
11	20	Side wall post 160x80x6 L=5482	AE0042553		114.93 kg
03	16	Inner post 160x80x6 L=5482	AE0042398		114.09 kg
02	8	Inner post 160x80x6 L=5482	AE0042403		114.15 kg
01	32	Inner post 160x80x6 L=5482	AE0147924		113.93 kg

REGISTERED PROFESSIONAL ENGINEER
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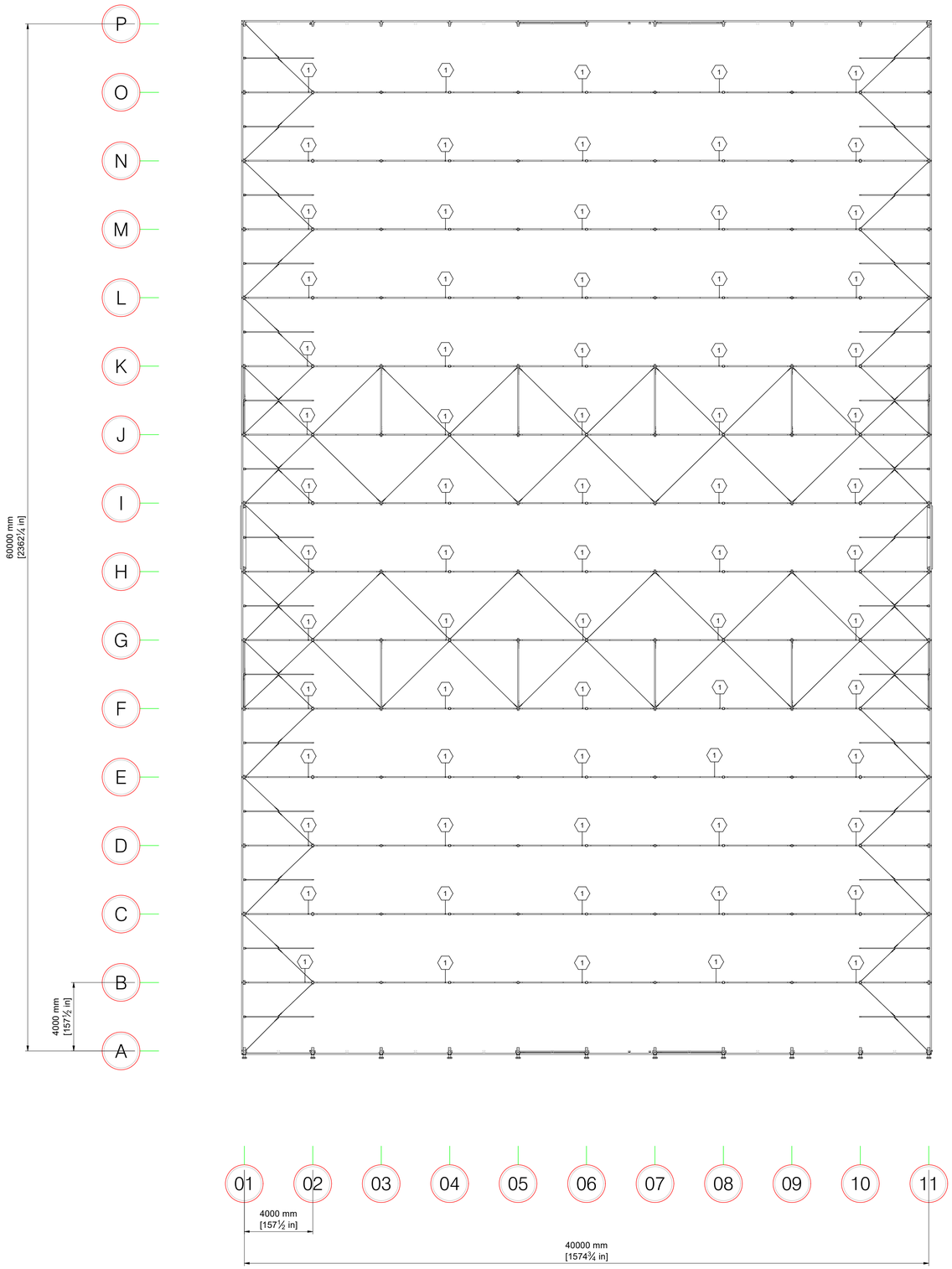
Project
Greenhouse
Valley Pride

Drawing
Greenhouse Overview posts

Revision
-

Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 150	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.2



Code	Qty	Description	Part number	Length	Weight
1	70	Trellis girder H=510 L=7840	AE0042329		75.46 kg

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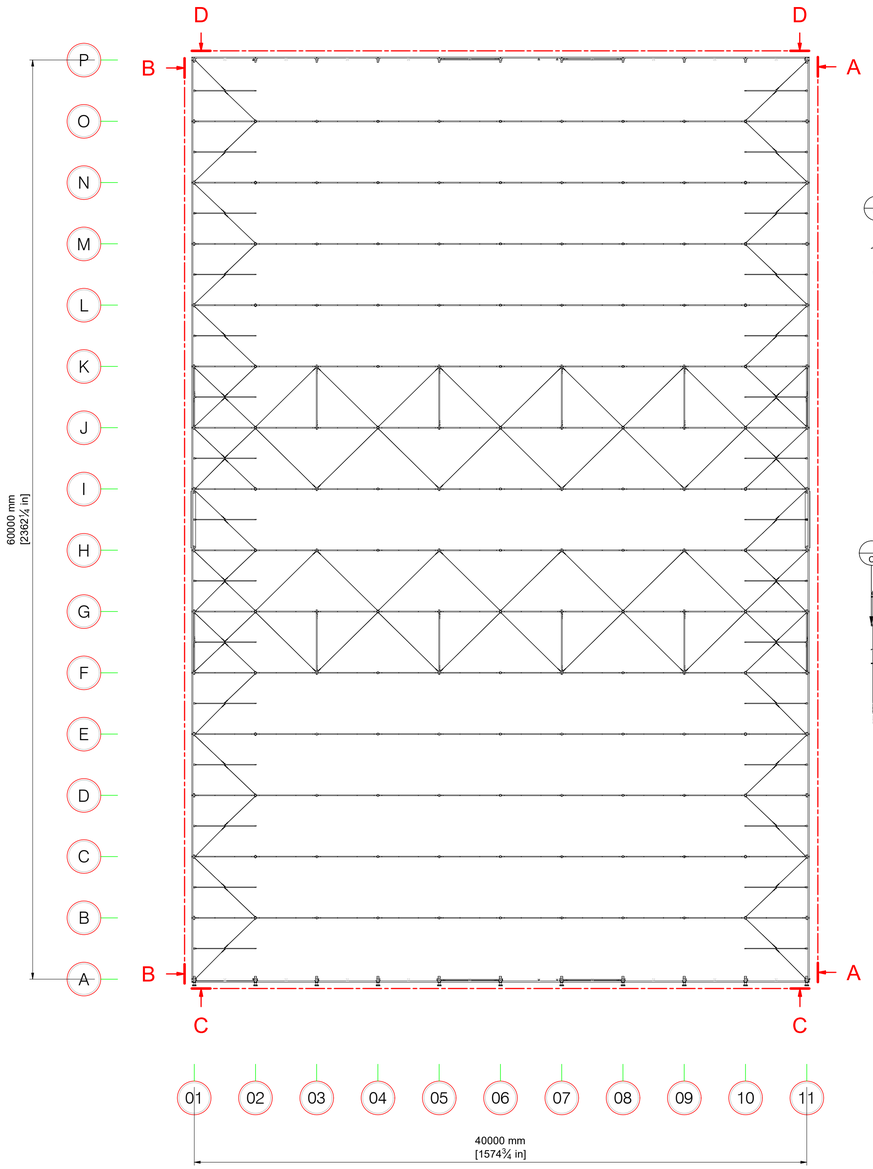
Project
Greenhouse
Valley Pride

Drawing
Greenhouse Overview trusses

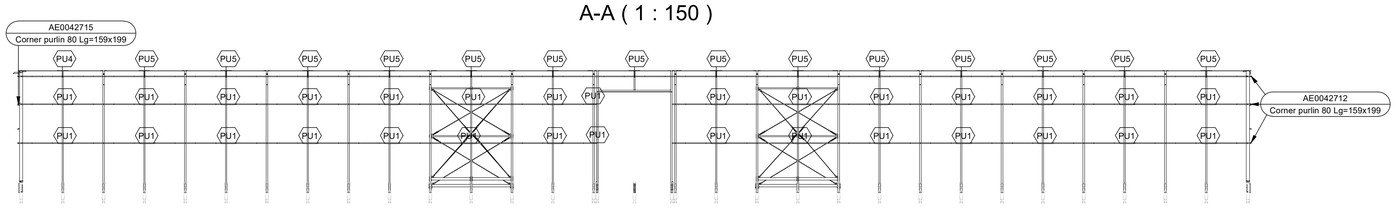
Revision
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Revision date
(D-M-YYYY)

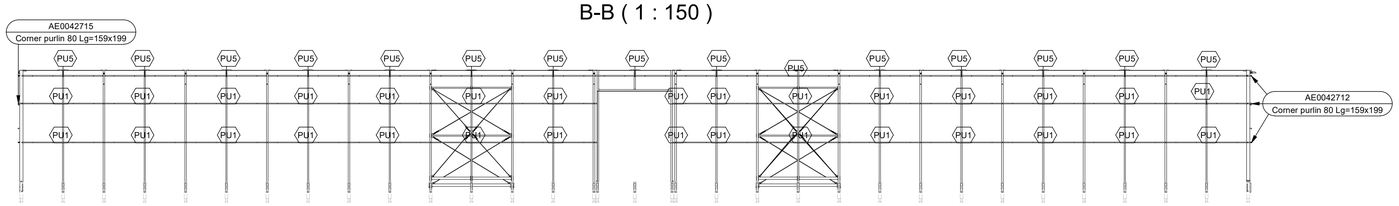
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K. Vaessen	L.Wijnen	1 : 150	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
30-4-2025 (D-M-YYYY)	mm	A1	1.2.3



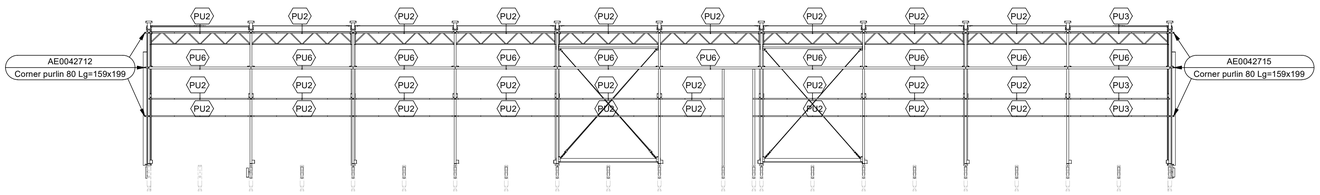
A-A (1 : 150)



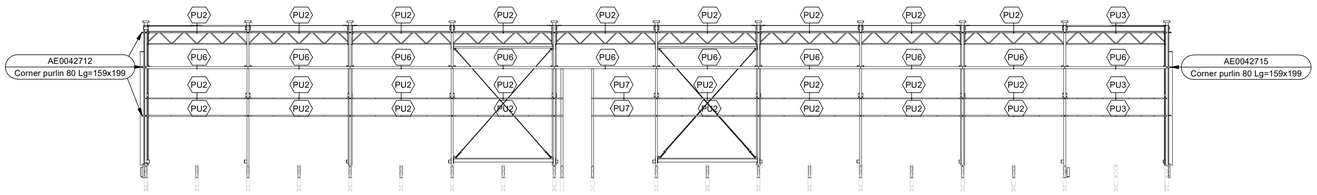
B-B (1 : 150)



C-C (1 : 120)



D-D (1 : 120)



Code	Qty	Description	Part number	Length	Weight
PU7	2	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
PU6	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
PU5	30	Side wall purlin 80x40x2 L=3914 S235	AE0042731	3914 mm	9.42 kg
PU4	1	Side wall purlin 80x40x2 L=3956 S235	AE0042738	3956 mm	9.52 kg
PU3	6	Gable end purlin 80x40x3 L=3998 S235	AE0042723	3998 mm	14.12 kg
PU2	52	Gable end purlin 80x40x3 L=3998 S235	AE0042725	3998 mm	14.12 kg
PU1	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg
	6	Corner purlin 80 Lg=159x199	AE0042712		0.84 kg
	4	Corner purlin 80 Lg=159x199	AE0042715		0.84 kg

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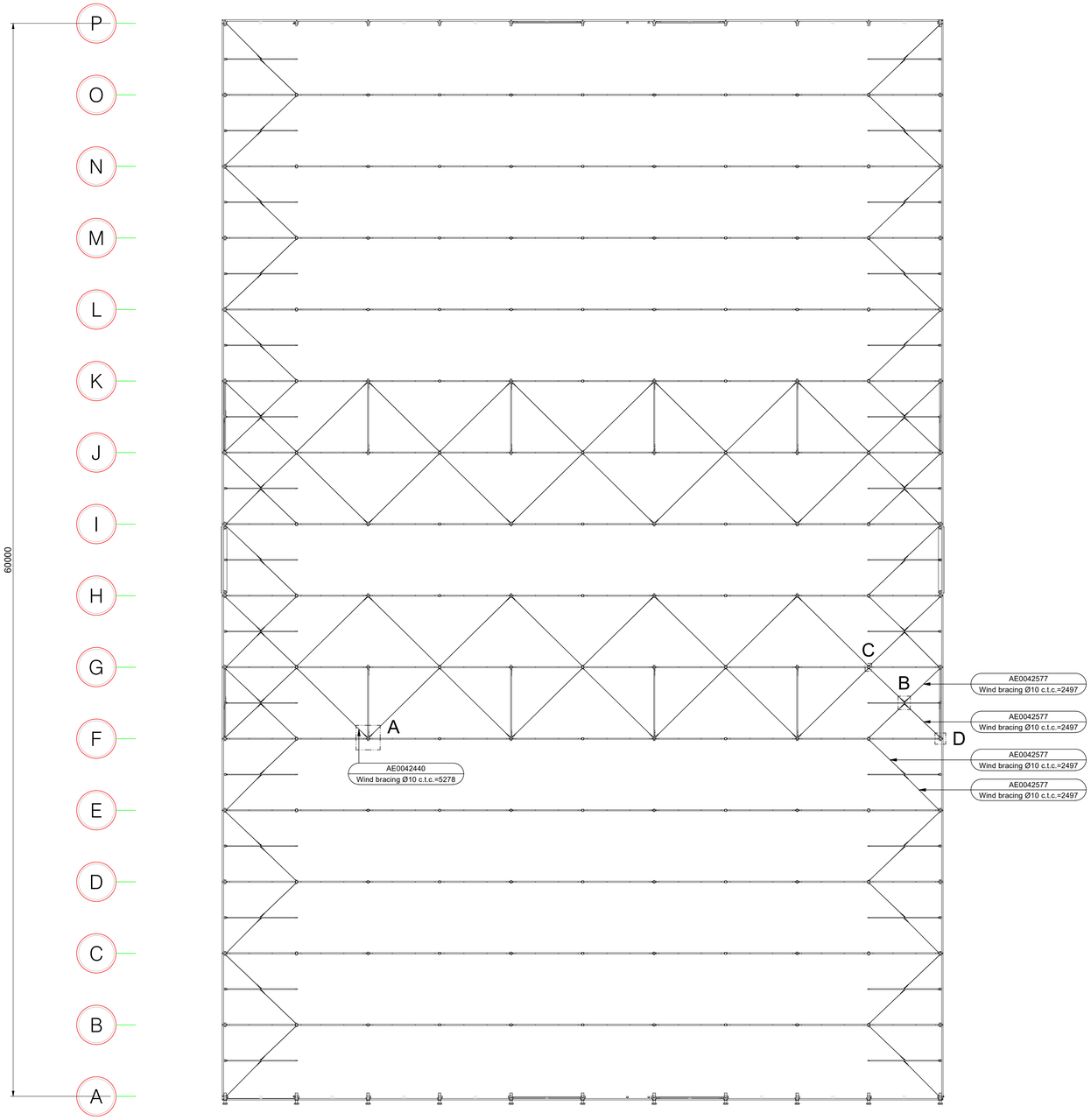
Project
Greenhouse
Valley Pride

Drawing
Greenhouse Overview purlins

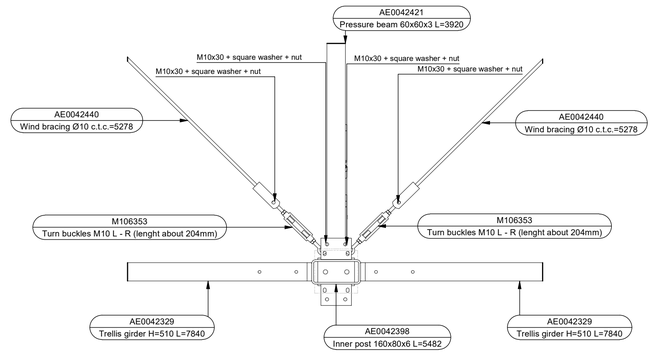
Revision
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Revision date
(D-M-YYYY)

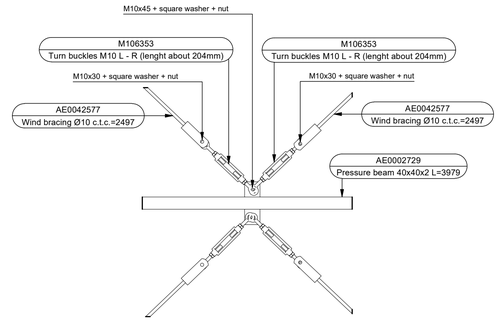
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K. Vaessen	L.Wijnen	1 : 200	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.4



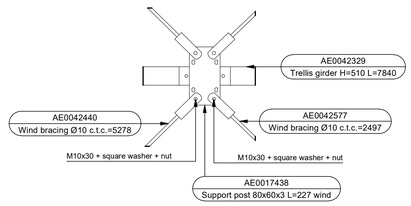
A (1 : 10)



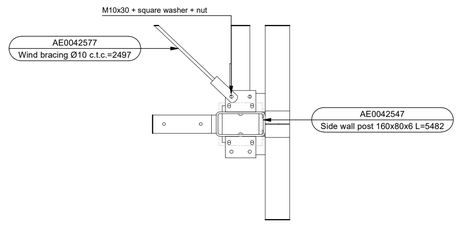
B (1 : 10)



C (1 : 10)



D (1 : 10)



Code	Qty	Description	Part number	Length	Weight
	108	Turn buckles M10 L - R (lenght about 204mm)	M106353		0.3 kg
	32	Wind bracing Ø10 c.t.c.=5278	AE0042440		3.43 kg
	76	Wind bracing Ø10 c.t.c.=2497	AE0042577		1.71 kg

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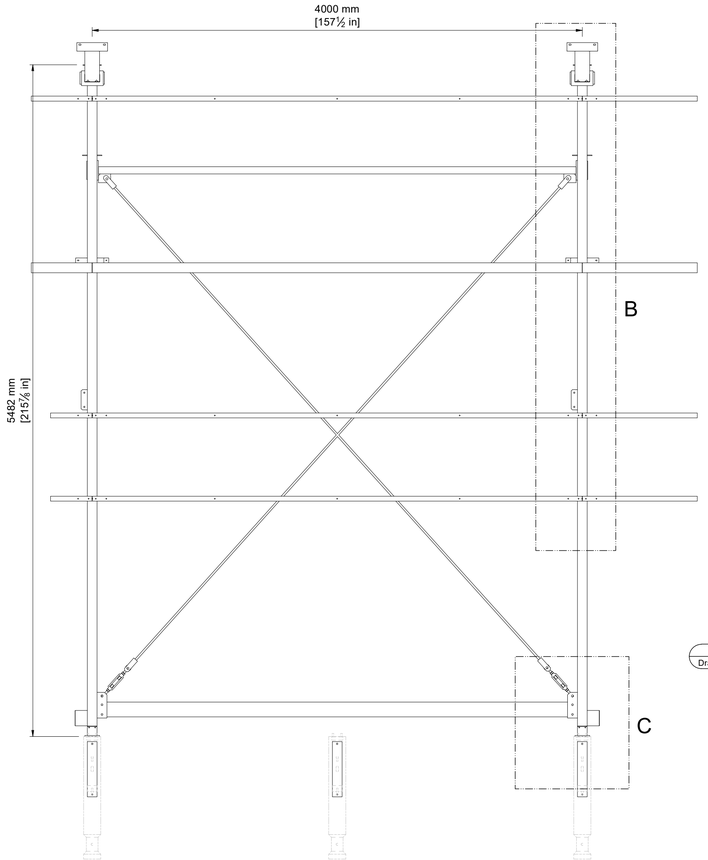
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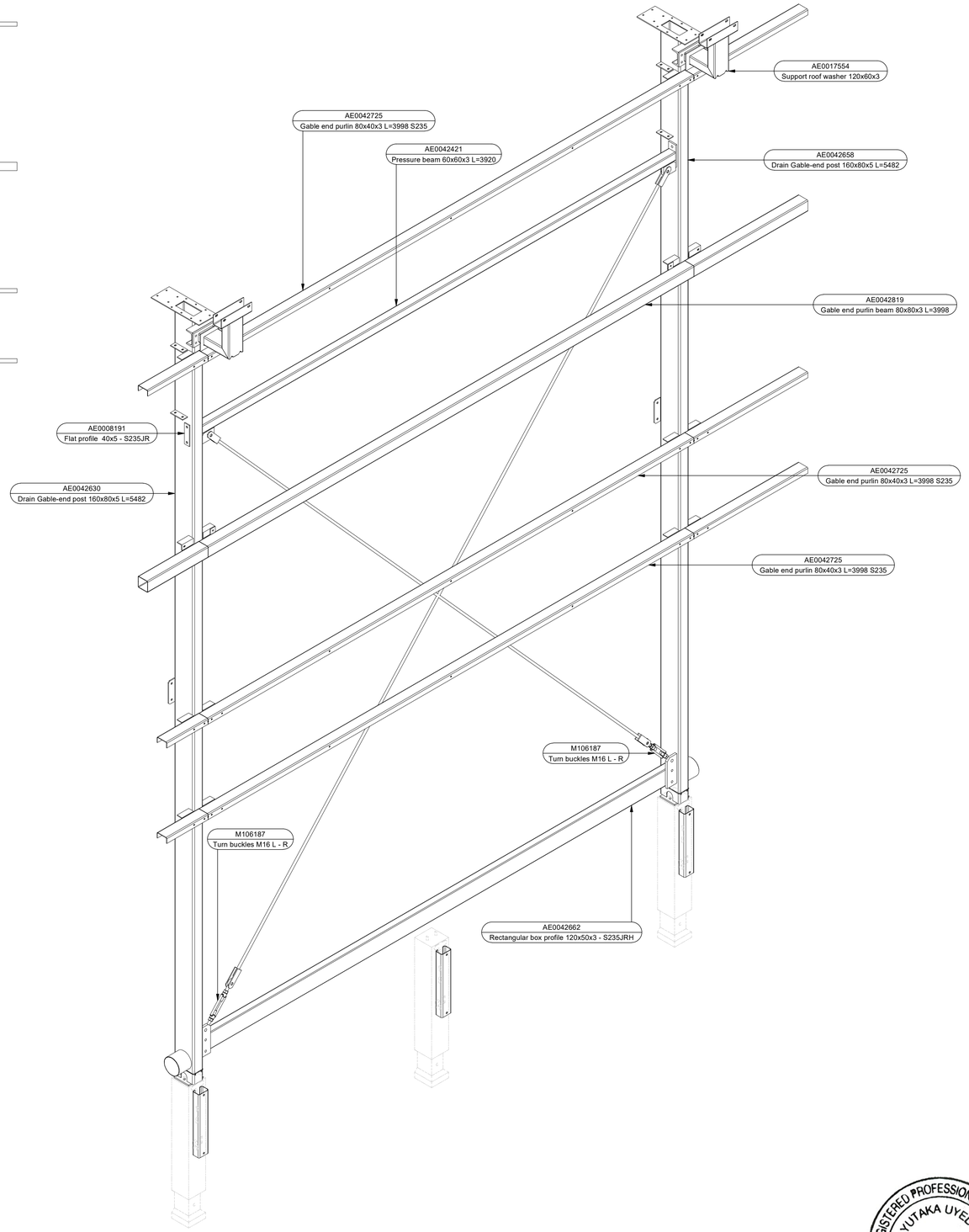
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride

Drawing	Revision	Revision date
Greenhouse Overview wind bracing	-	(D-M-YYYY)

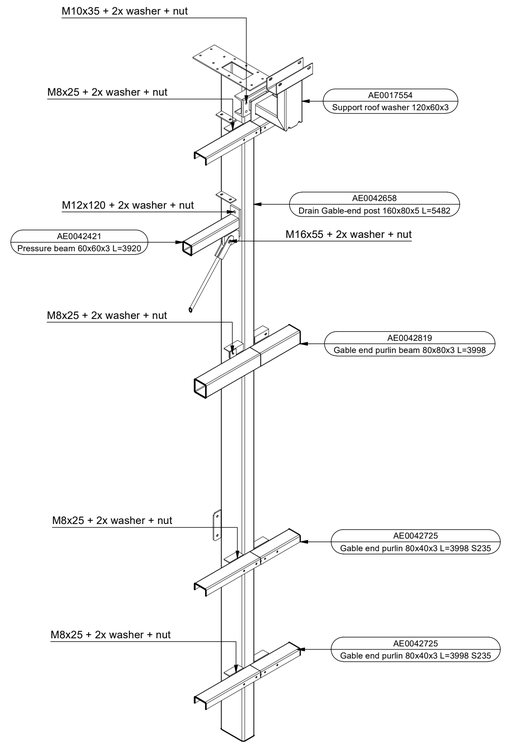
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 :150	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.5

A-A (1 : 25)

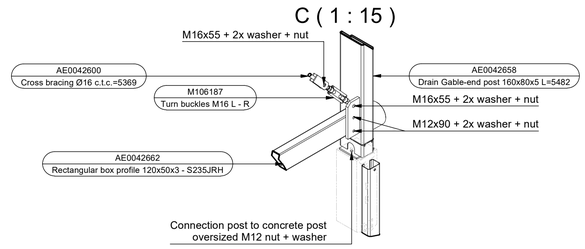


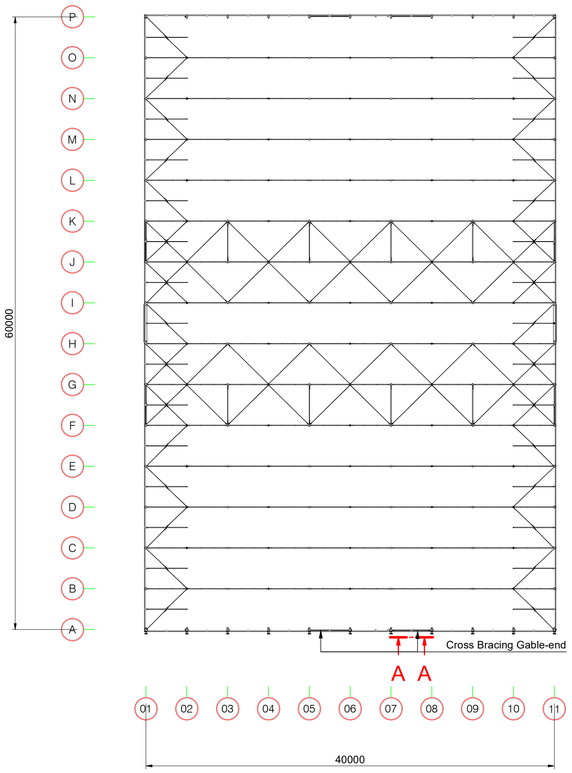


B (1 : 15)



C (1 : 15)





	56	Turn buckles M16 L - R	M106187		1.01 kg
	11	Support roof washer 120x60x3	AE0017554		7.06 kg
	2	Rectangular box profile 120x50x3 - S235JRH	AE0042662	3910 mm	29.62 kg
	12	Pressure beam 60x60x3 L=3920	AE0042421		23.13 kg
	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	52	Gable end purlin 80x40x3 L=3998 S235	AE0042725	3998 mm	14.12 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
83	2	Drain Gable-end post 160x80x5 L=5482	AE0042658		106.41 kg
82	2	Drain Gable-end post 160x80x5 L=5482	AE0042630		106.41 kg
	8	Cross bracing Ø16 c.t.c.=5369	AE0042600		9.05 kg
Code	Qty	Description	Part number	Length	Weight

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

Project
Greenhouse
Valley Pride

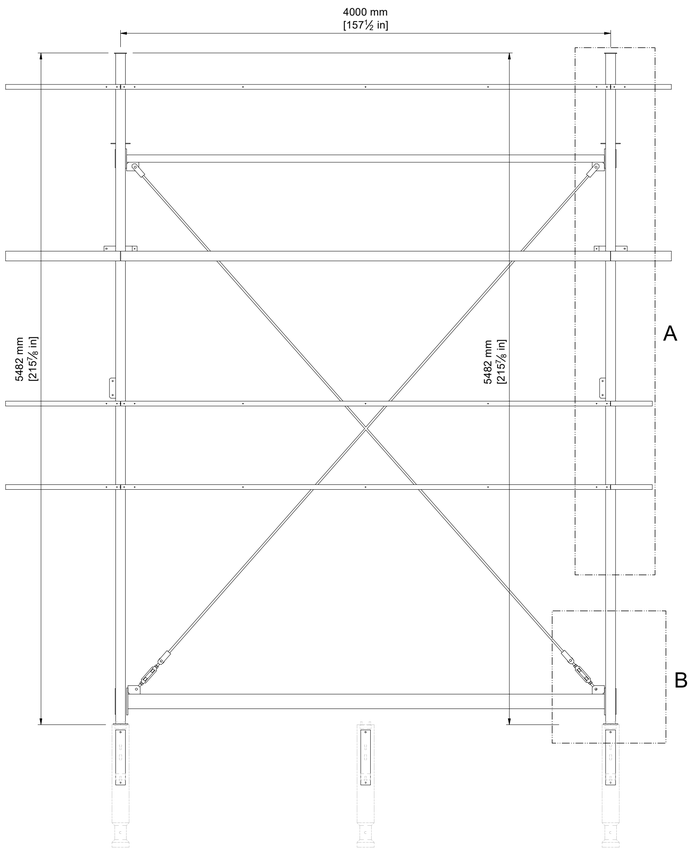
Drawing
Greenhouse Cross Bracing Gable-end A

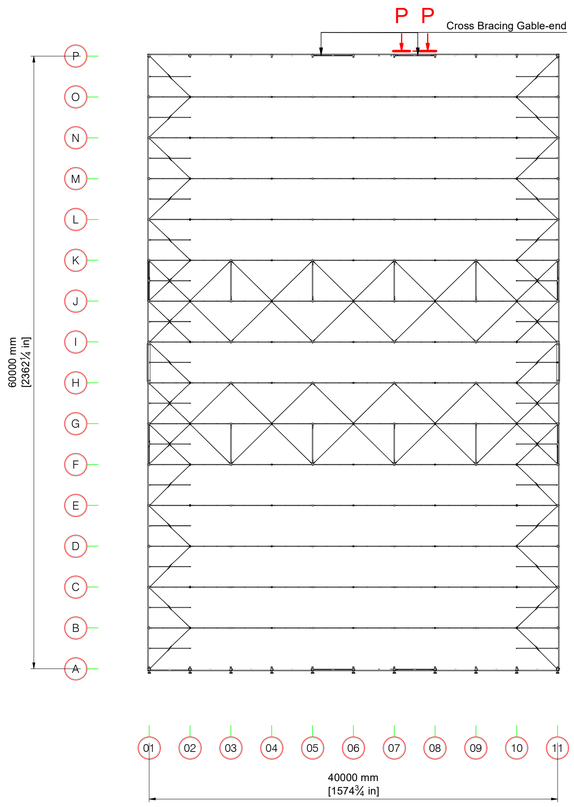
Revision
-

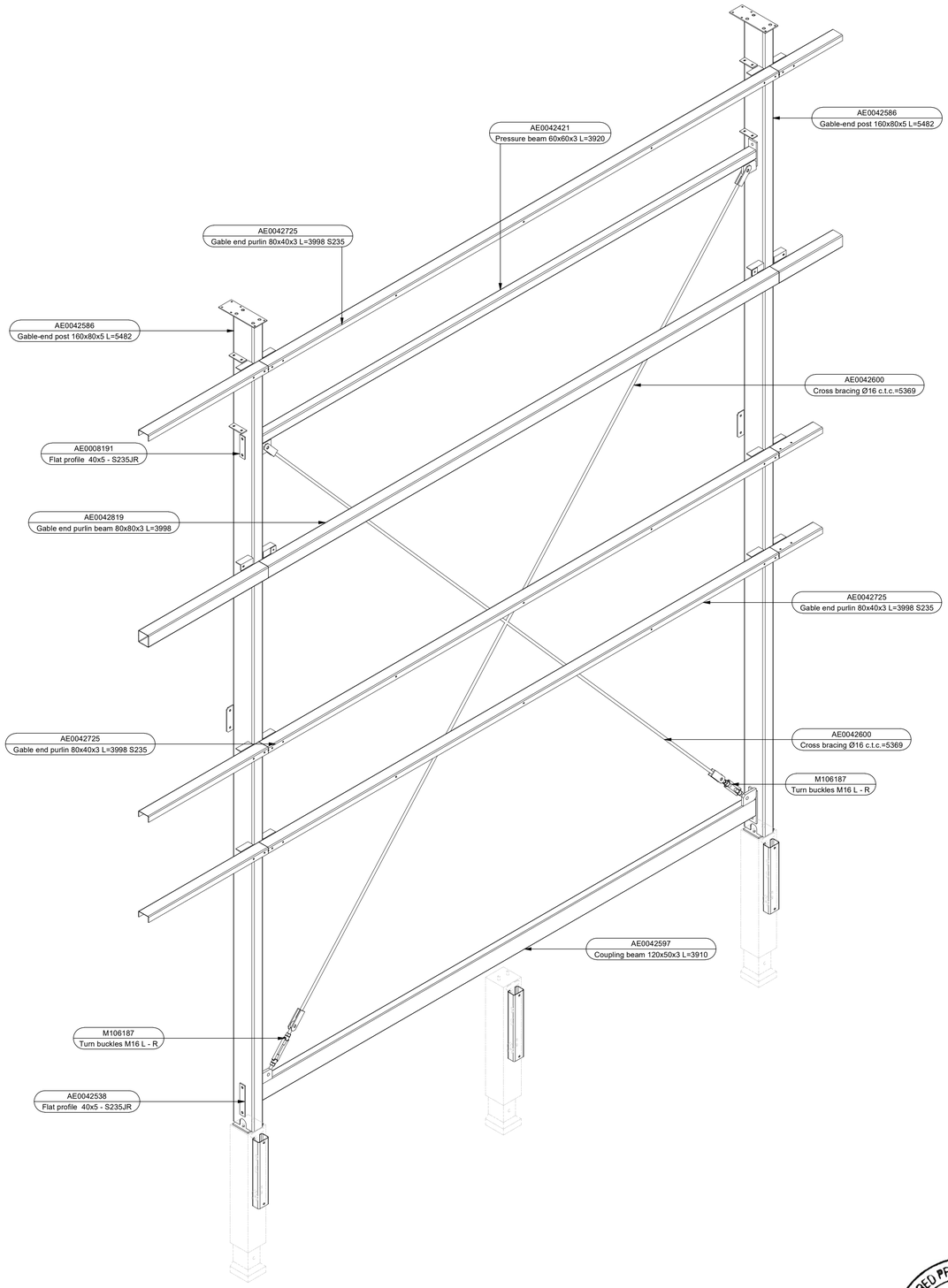
Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.6

P-P (1 : 25)

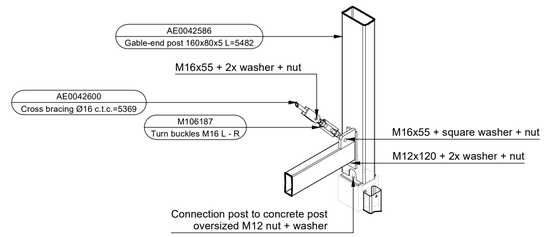






A (1 : 15)

B (1 : 15)



	56	Turn buckles M16 L - R	M106187		1.01 kg
	12	Pressure beam 60x60x3 L=3920	AE0042421		23.13 kg
62	4	Gable-end post 160x80x5 L=5482	AE0042586		100.55 kg
	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	52	Gable end purlin 80x40x3 L=3998 S235	AE0042725	3998 mm	14.12 kg
	12	Flat profile 40x5 - S235JR	AE0042538	210 mm	0.32 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
	8	Cross bracing Ø16 c.t.c.=5369	AE0042600		9.05 kg
	2	Coupling beam 120x50x3 L=3910	AE0042597		32.93 kg
Code	Qty	Description	Part number	Length	Weight

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Project
Greenhouse
Valley Pride

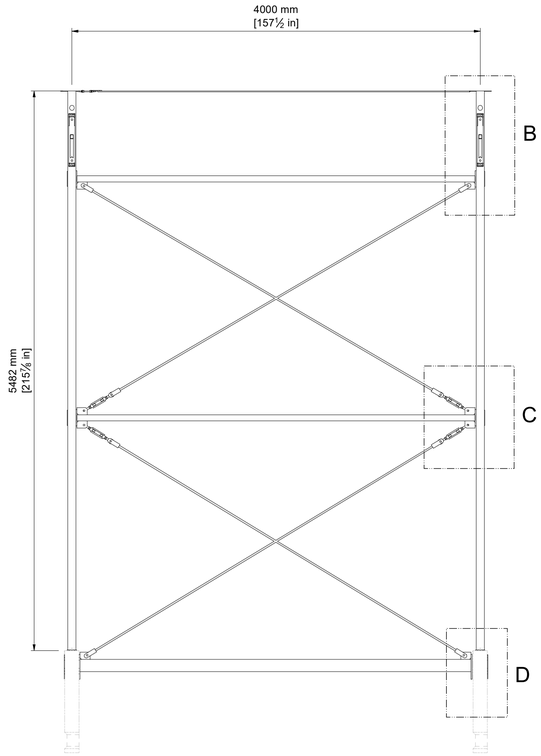
Drawing
Greenhouse Cross Bracing Gable-end P

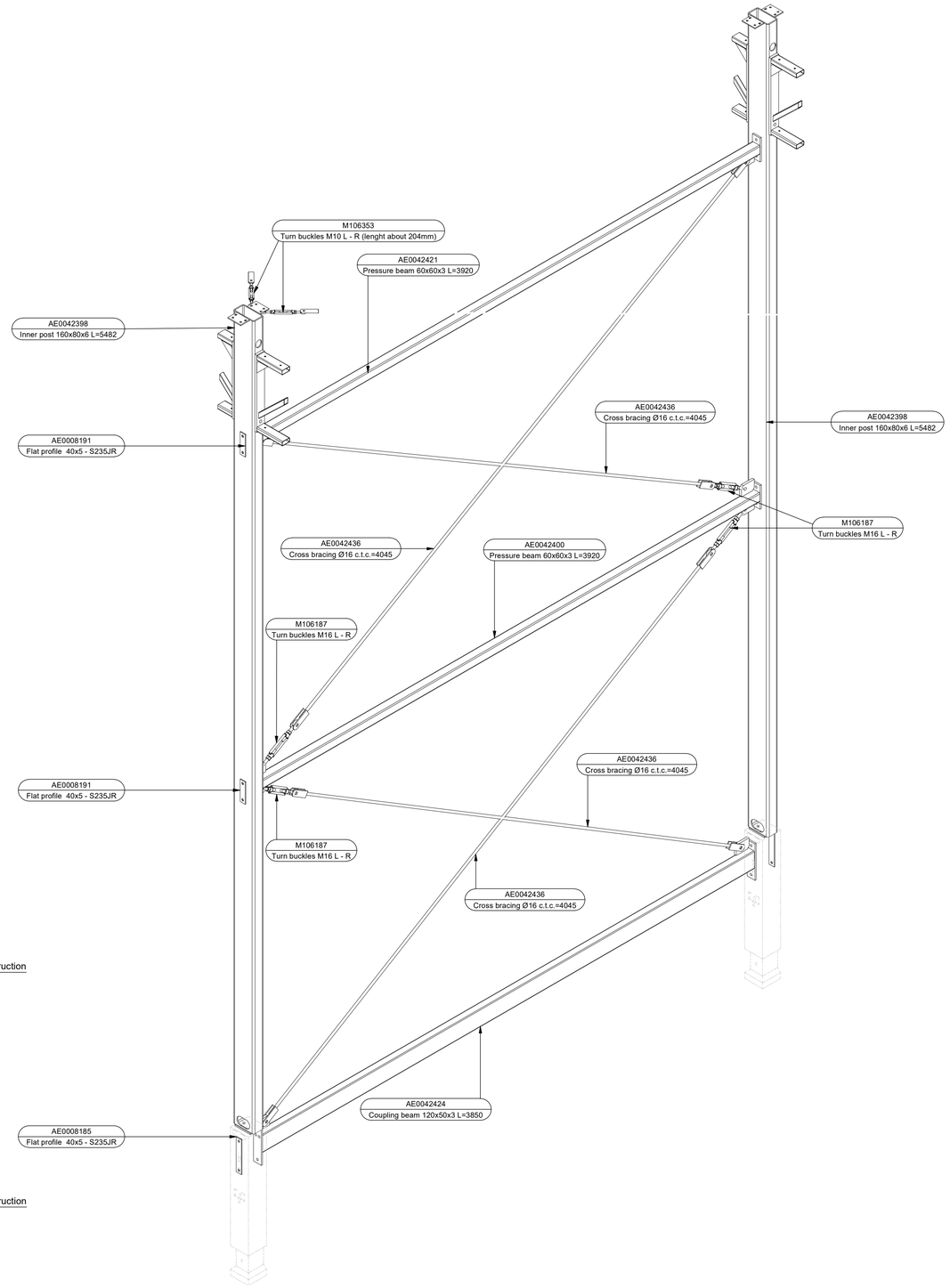
Revision
-

Revision date
(D-M-YYYY)

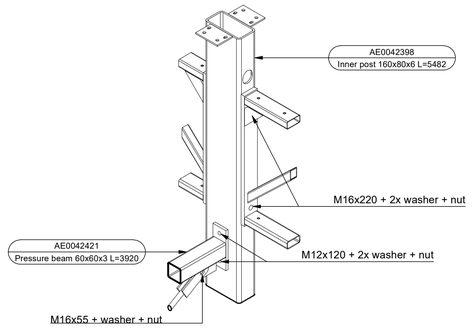
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.7

3-3 (1 : 30)

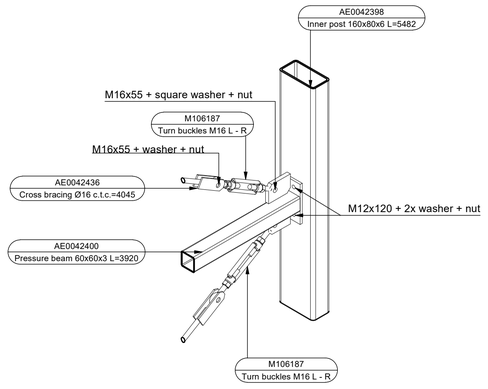




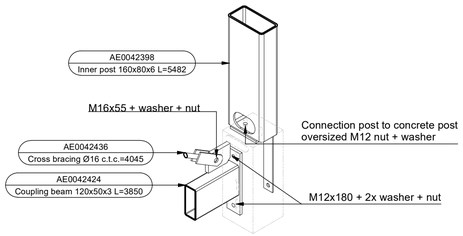
B (1 : 10)

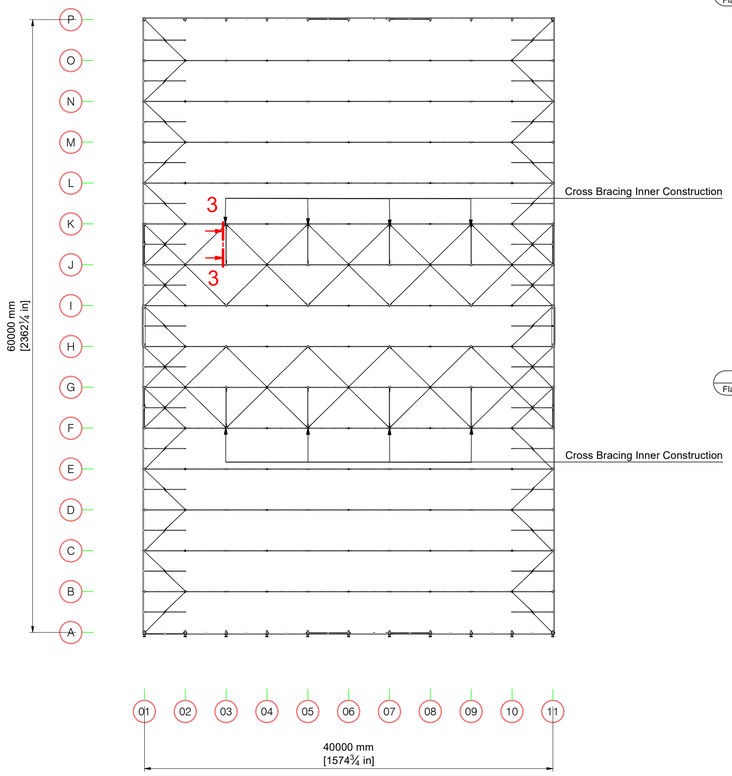


C (1 : 10)



D (1 : 10)





	56	Turn buckles M16 L - R	M106187		1.01 kg
	108	Turn buckles M10 L - R (lenght about 204mm)	M106353		0.3 kg
	8	Pressure beam 60x60x3 L=3920	AE0042400		24.66 kg
	12	Pressure beam 60x60x3 L=3920	AE0042421		23.13 kg
3	16	Inner post 160x80x6 L=5482	AE0042398		114.09 kg
	16	Flat profile 40x5 - S235JR	AE0008185	235 mm	0.36 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
	32	Cross bracing Ø16 c.t.c.=4045	AE0042436		6.96 kg
	8	Coupling beam 120x50x3 L=3850	AE0042424		32.71 kg
Code	Qty	Description	Part number	Length	Weight

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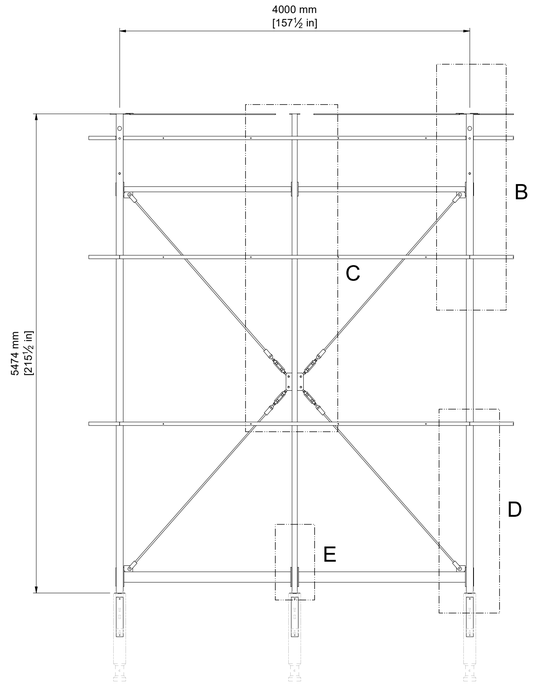
Project
Greenhouse
Valley Pride

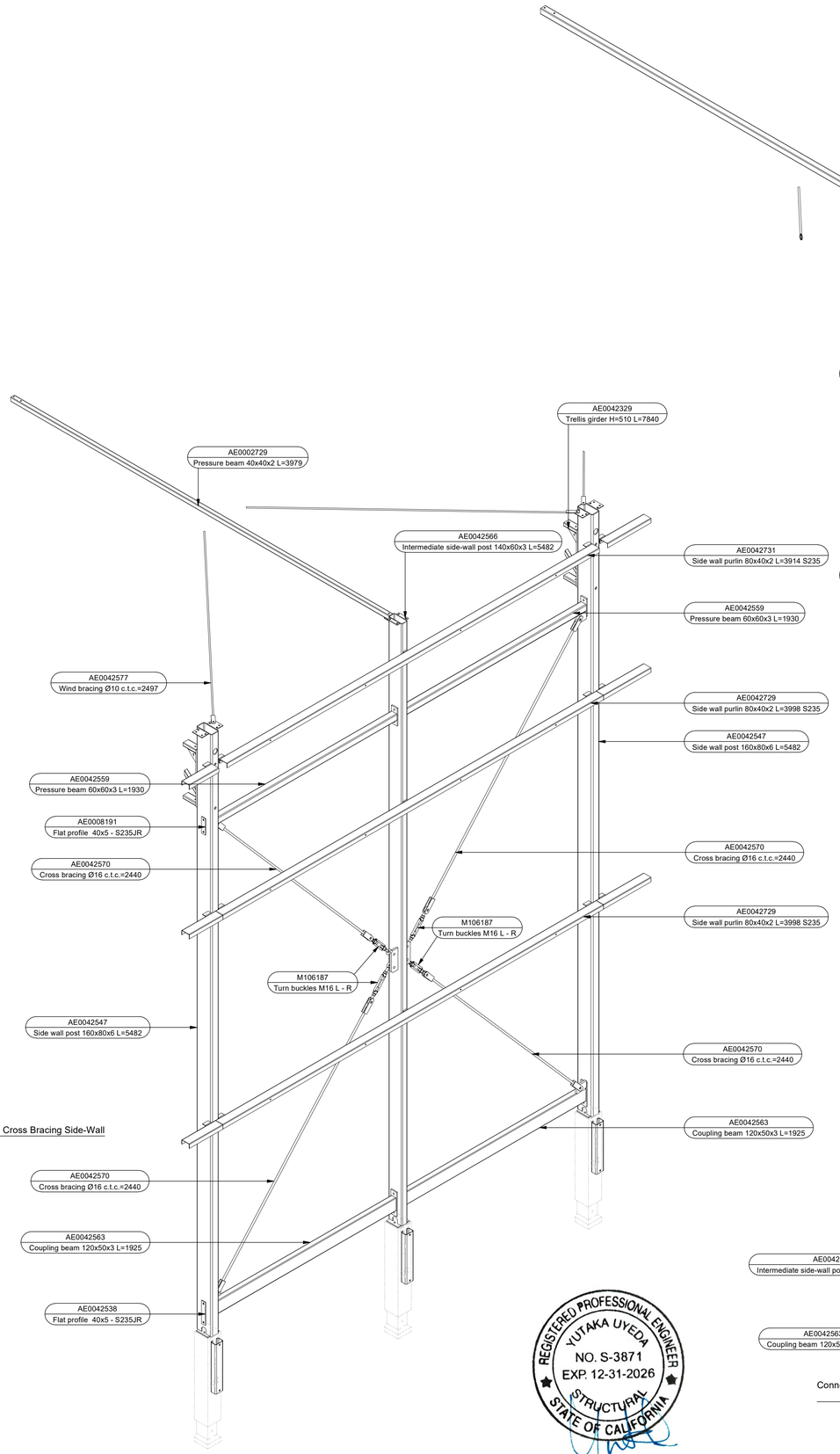
Drawing
Greenhouse Cross Bracing Inner Constrcution G + K

Revision
-

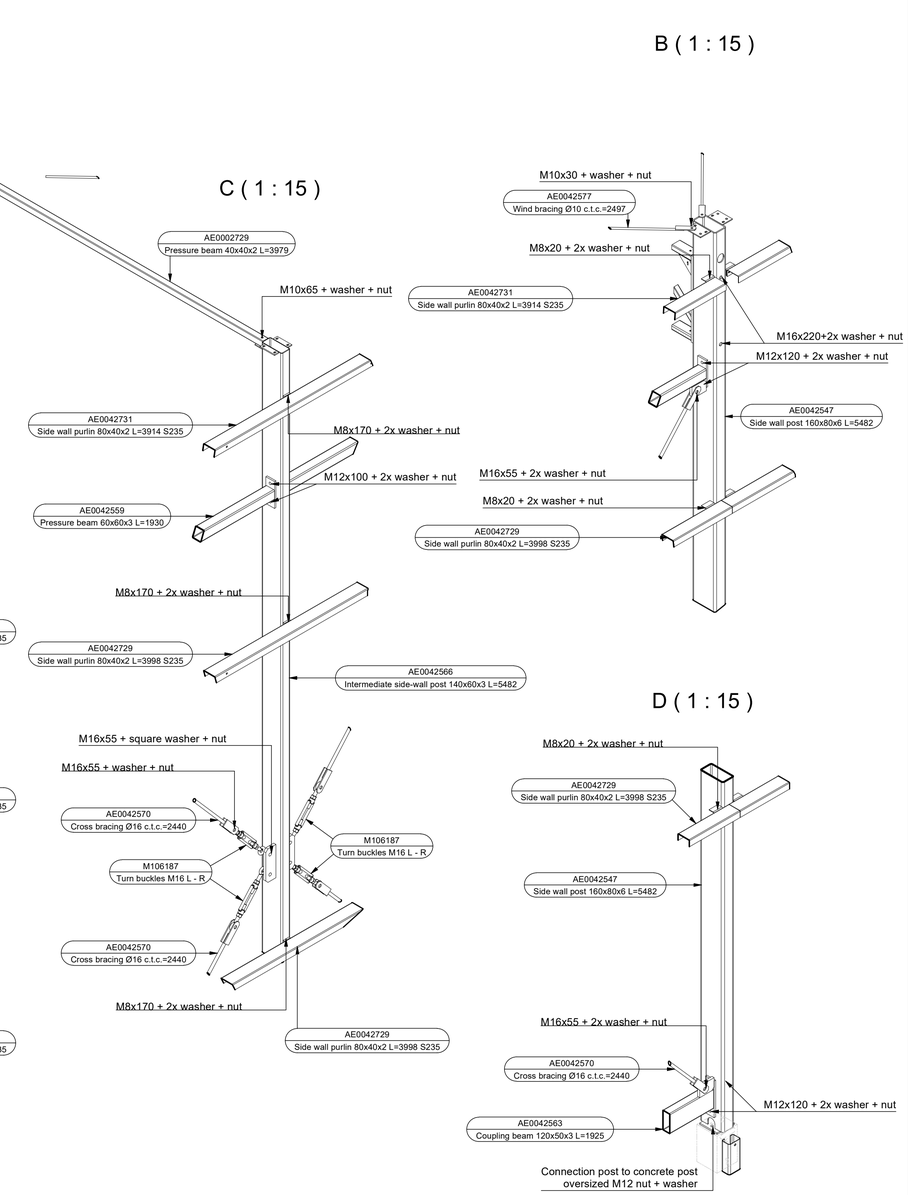
Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.8

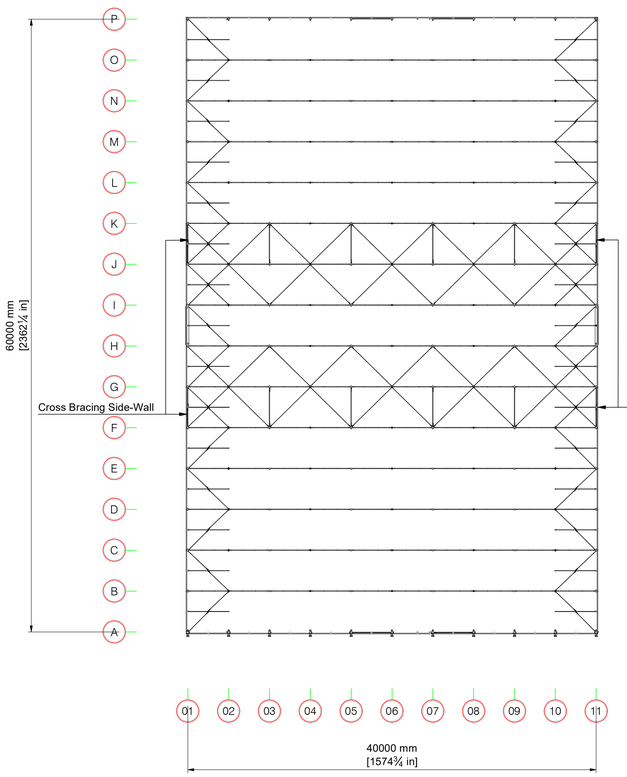




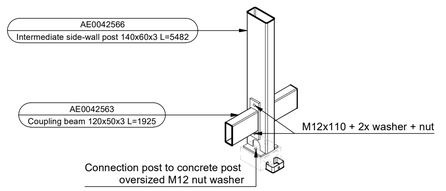
B (1 : 15)



D (1 : 15)



E (1 : 15)





	8	Coupling beam 120x50x3 L=1925	AE0042563		17.11 kg
	16	Cross bracing Ø16 c.t.c.=2440	AE0042570		4.43 kg
	12	Flat profile 40x5 - S235JR	AE0042538	210 mm	0.32 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
52	4	Intermediate side-wall post 140x60x3 L=5482	AE0042566		52.76 kg
	30	Pressure beam 40x40x2 L=3979	AE0002729		9.36 kg
	8	Pressure beam 60x60x3 L=1930	AE0042559		12.04 kg
12	8	Side wall post 160x80x6 L=5482	AE0042547		114.87 kg
	30	Side wall purlin 80x40x2 L=3914 S235	AE0042731	3914 mm	9.42 kg
	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg
1	70	Trellis girder H=510 L=7840	AE0042329		75.46 kg
	56	Turn buckles M16 L - R	M106187		1.01 kg
	76	Wind bracing Ø10 c.t.c.=2497	AE0042577		1.71 kg
Code	Qty	Description	Part number	Length	Weight

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

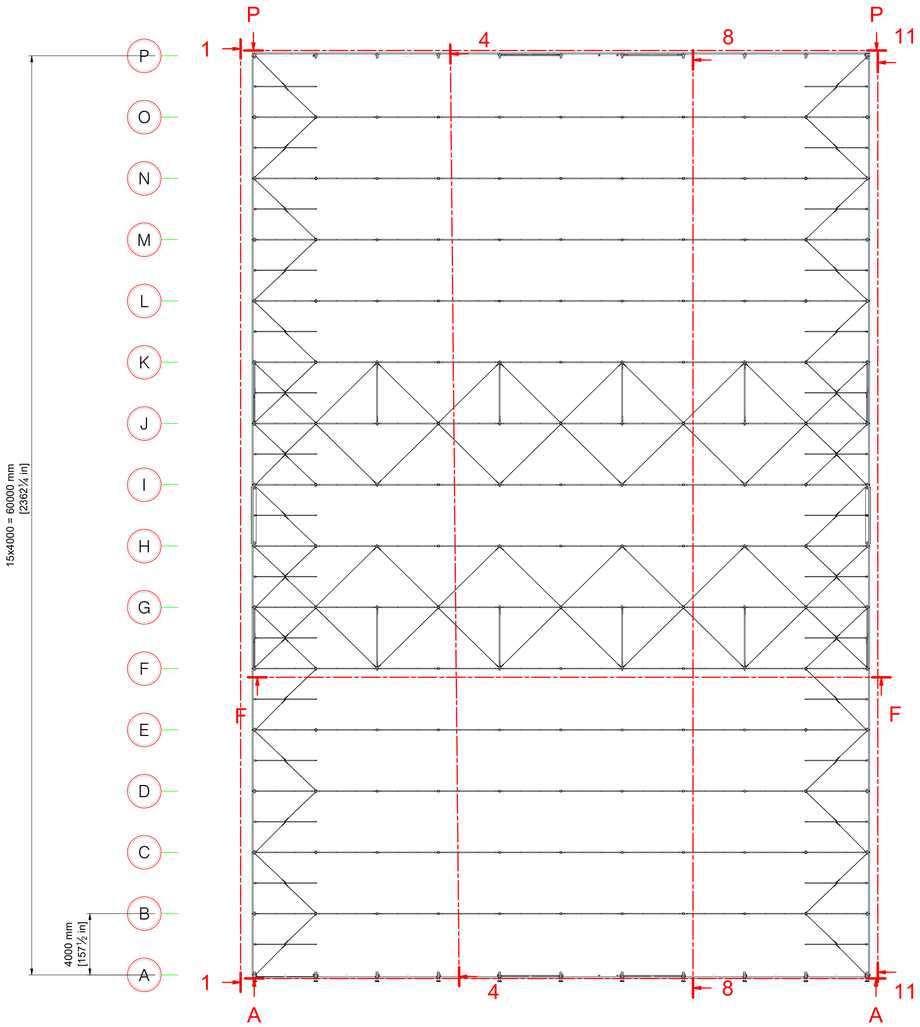
Project
Greenhouse
Valley Pride

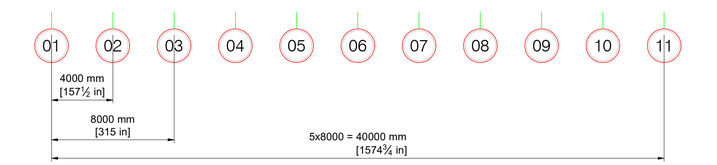
Drawing
Greenhouse Cross Bracing Side-Wall 01 + 11

Revision
-

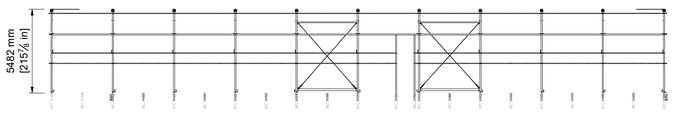
Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
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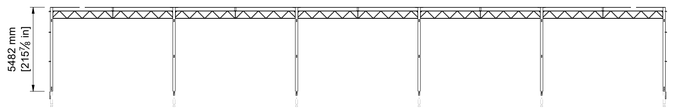




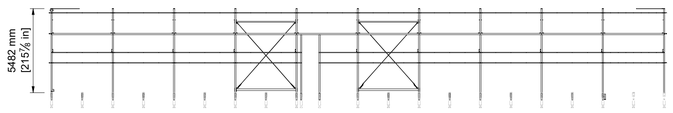
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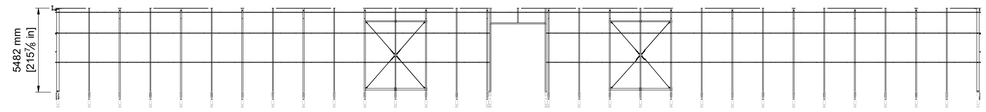
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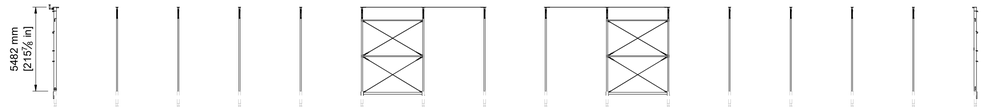
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11-11 (1 : 200)



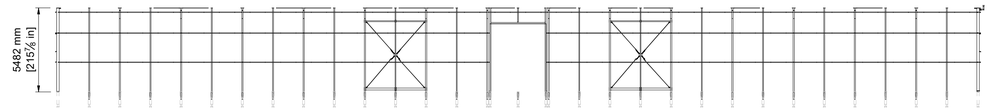
8-8 (1 : 200)



4-4 (1 : 200)



1-1 (1 : 200)





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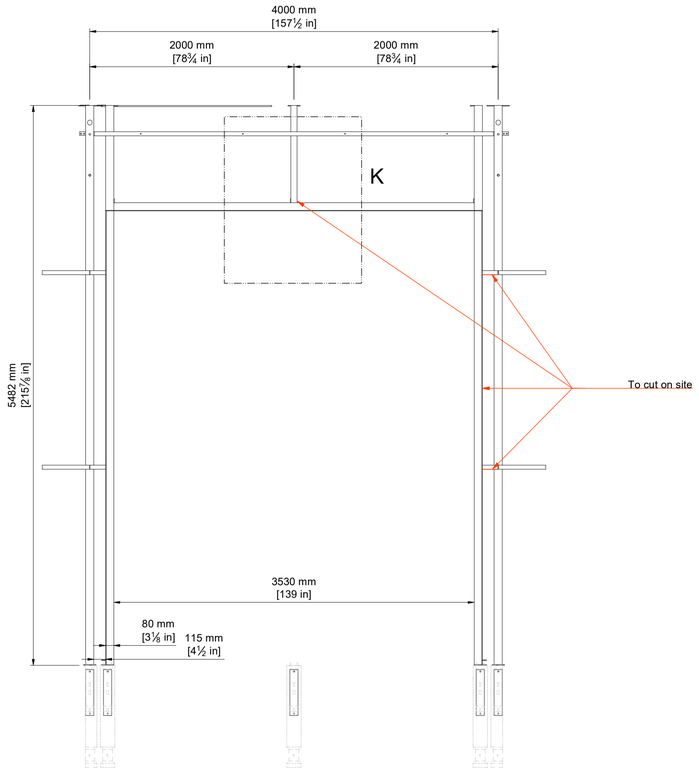
System USA inc.
512 Casserly Rd. Watsonville
California 95077

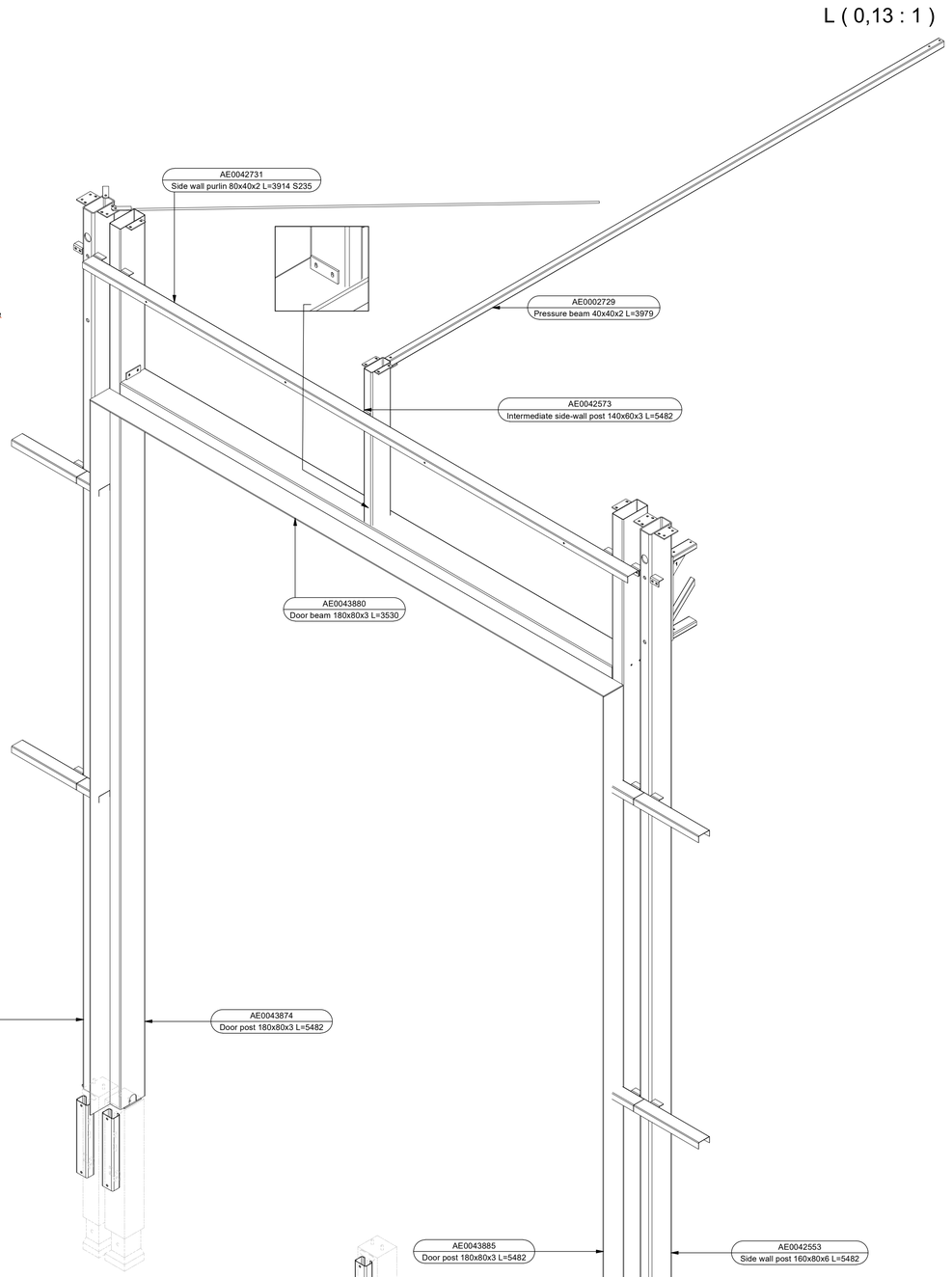
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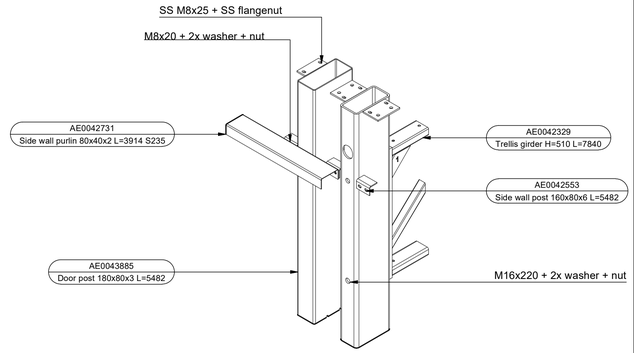
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Greenhouse Valley Pride

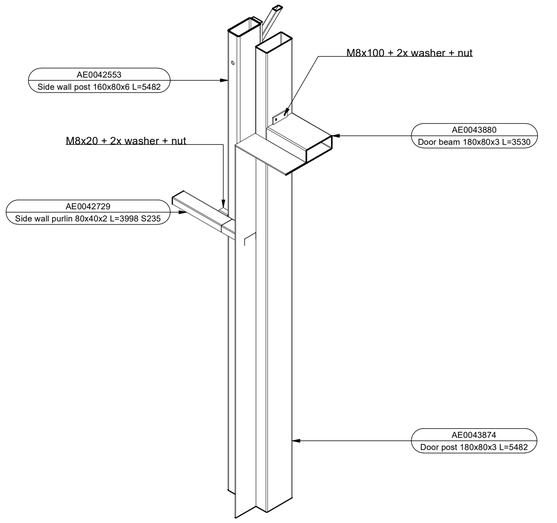
Drawing	Revision	Revision date
Greenhouse Section Views	-	(D-M-YYYY)

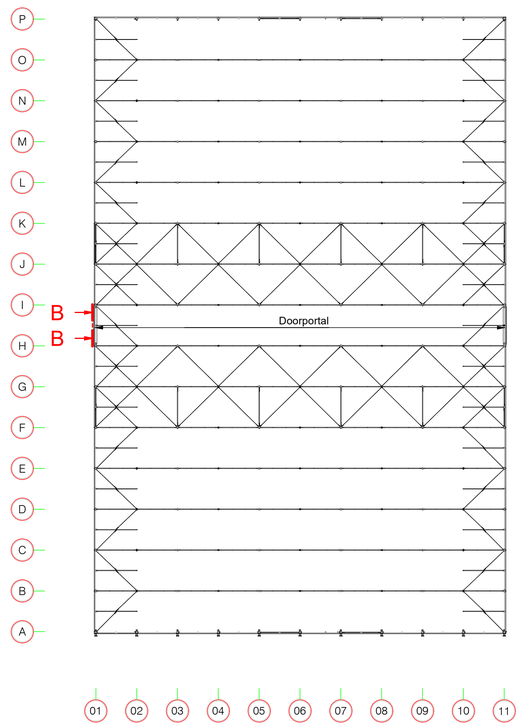
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 200	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
30-4-2025 (D-M-YYYY)	mm	A1	1.2.10

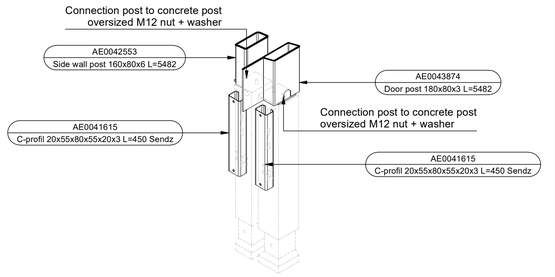












	99	C-profil 20x55x80x55x20x3 L=450 Sendz	AE0041615	450 mm	2.17 kg
	2	Door beam 180x80x3 L=3530	AE0043880		66.37 kg
97	2	Door post 180x80x3 L=5482	AE0043885		95.07 kg
96	2	Door post 180x80x3 L=5482	AE0043874		95.07 kg
1	32	Inner post 160x80x6 L=5482	AE0147924		113.93 kg
51	26	Intermediate side-wall post 140x60x3 L=5482	AE0042573		49.66 kg
11	20	Side wall post 160x80x6 L=5482	AE0042553		114.93 kg
	30	Side wall purlin 80x40x2 L=3914 S235	AE0042731	3914 mm	9.42 kg
	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg
1	70	Trellis girder H=510 L=7840	AE0042329		75.46 kg
Code	Qty	Description	Part number	Length	Weight

REGISTERED PROFESSIONAL ENGINEER
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Client
Valley Pride Flowers
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Salinas, CA 93908

Project
Greenhouse
Valley Pride

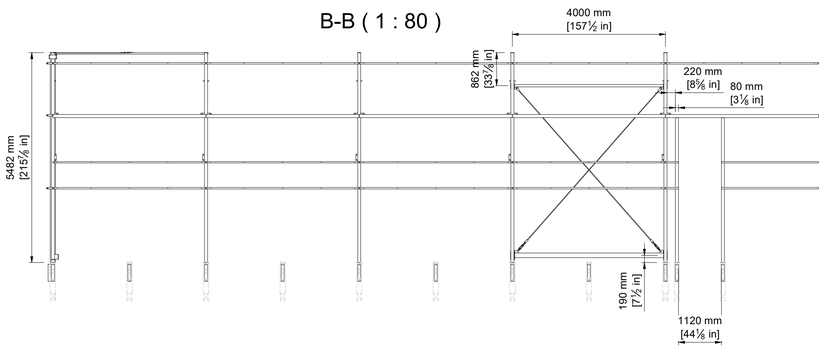
Drawing
Greenhouse Details Door Portal 1 + 11

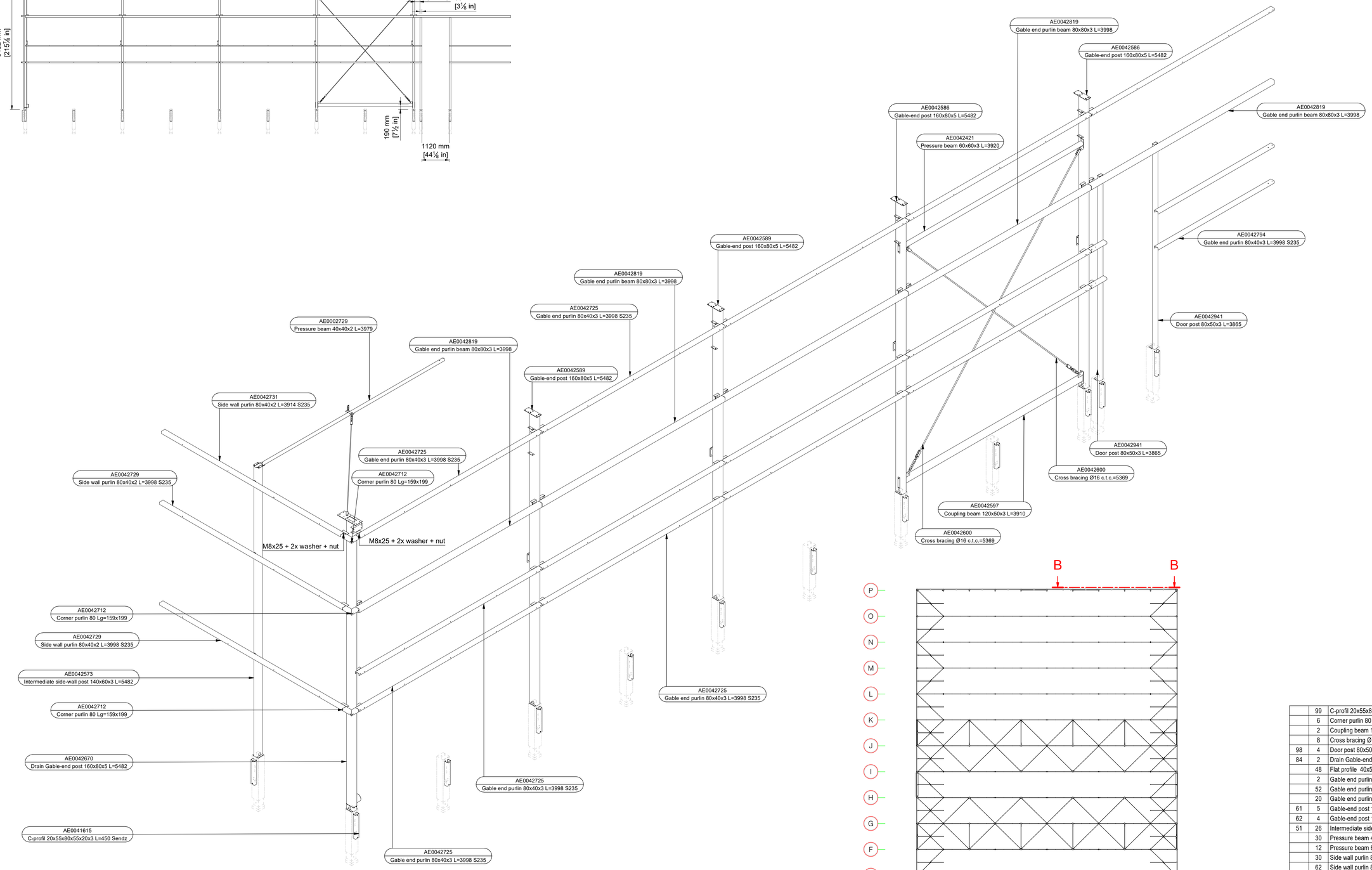
Revision
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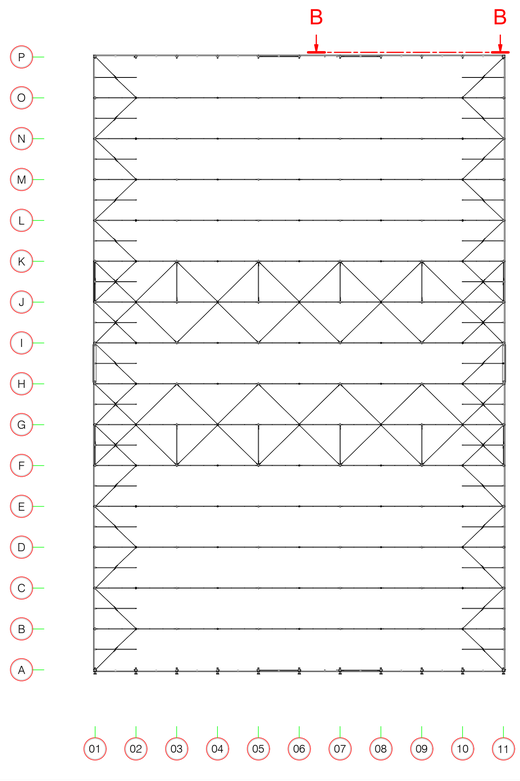
Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.11

B-B (1 : 80)







REGISTERED PROFESSIONAL ENGINEER
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NO. S-3871
EXP. 12-31-2026
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STATE OF CALIFORNIA

	Qty	Description	Part number	Length	Weight
	99	C-profil 20x55x80x55x20x3 L=450 Sendz	AE0041615	450 mm	2.17 kg
	6	Corner purlin 80 Lg=159x199	AE0042712		0.84 kg
	2	Coupling beam 120x50x3 L=3910	AE0042597		32.93 kg
	8	Cross bracing Ø16 c.t.c.=5369	AE0042600		9.05 kg
98	4	Door post 80x50x3 L=3865	AE0042941		22.21 kg
84	2	Drain Gable-end post 160x80x5 L=5482	AE0042670		104.11 kg
	48	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
	2	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
	52	Gable end purlin 80x40x3 L=3998 S235	AE0042725	3998 mm	14.12 kg
	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
61	5	Gable-end post 160x80x5 L=5482	AE0042589		100.6 kg
62	4	Gable-end post 160x80x5 L=5482	AE0042586		100.55 kg
51	26	Intermediate side-wall post 140x60x3 L=5482	AE0042573		49.66 kg
	30	Pressure beam 40x40x2 L=3979	AE0002729		9.36 kg
	12	Pressure beam 60x60x3 L=3920	AE0042421		23.13 kg
	30	Side wall purlin 80x40x2 L=3914 S235	AE0042731	3914 mm	9.42 kg
	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg

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Client
Valley Pride Flowers
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Salinas, CA 93908

Project
Greenhouse
Valley Pride

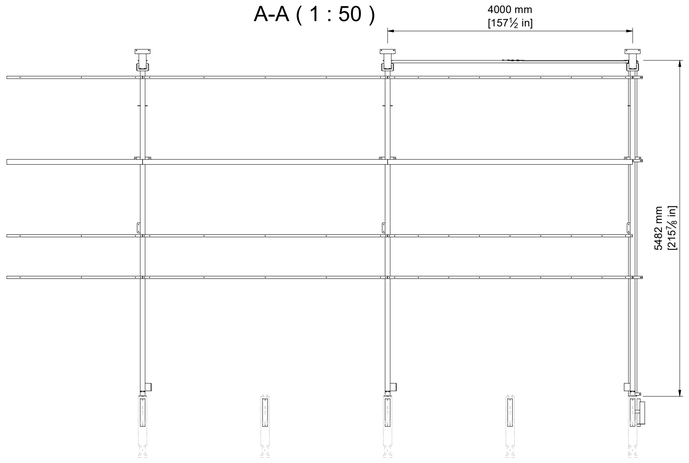
Drawing
Greenhouse Details Corner 11 P

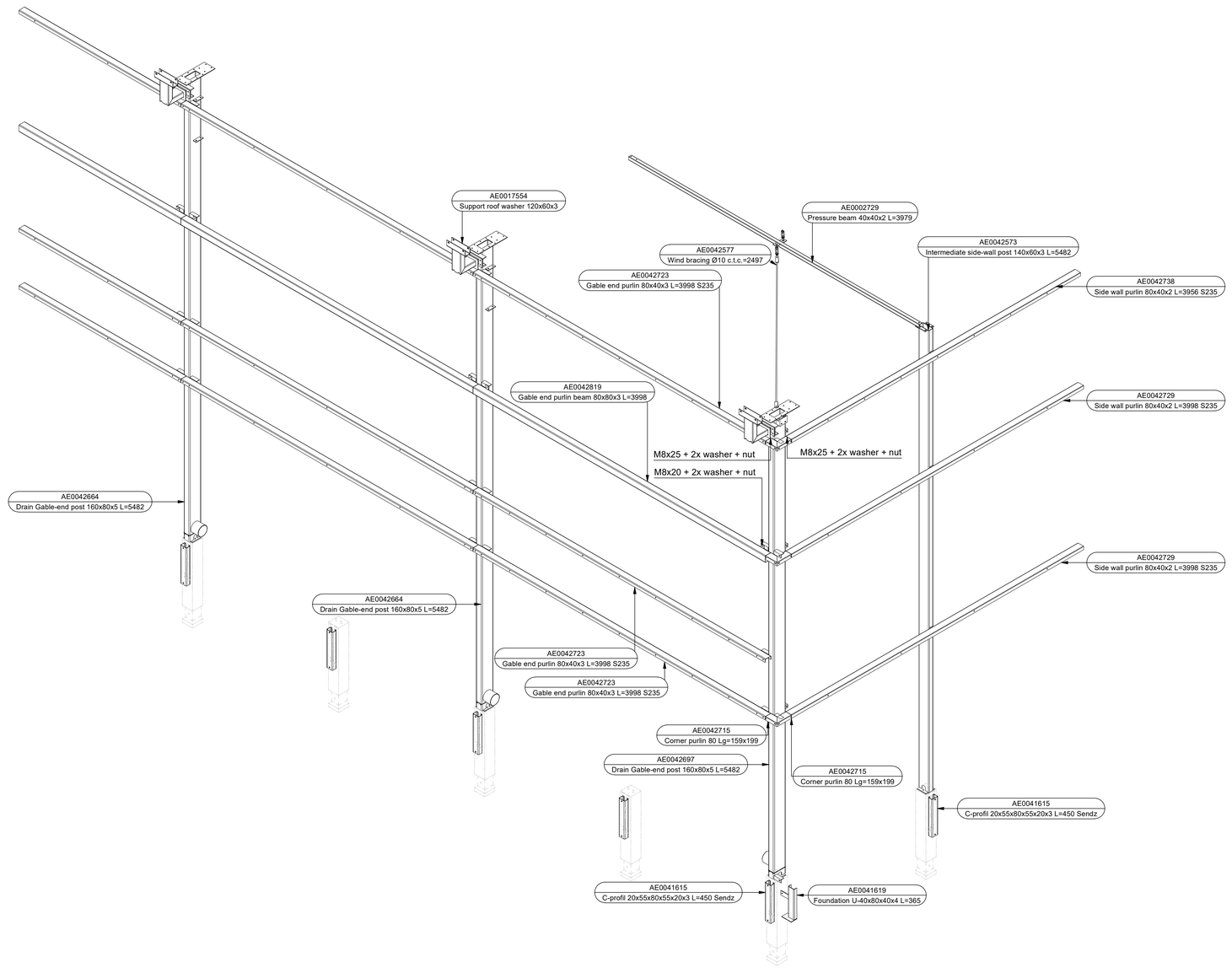
Revision
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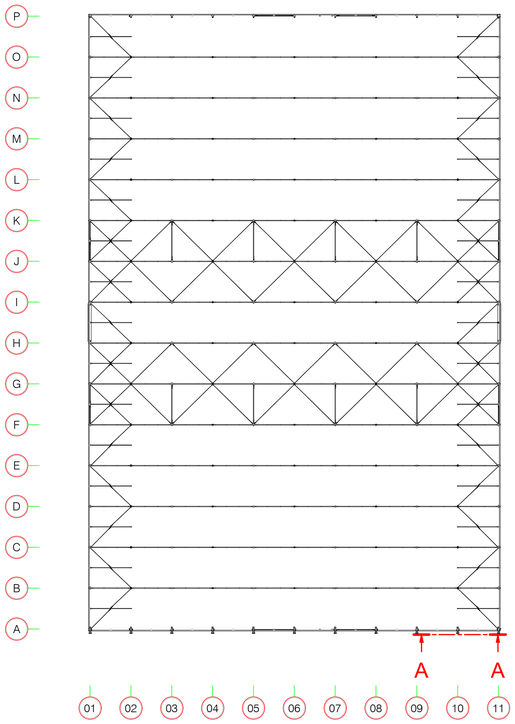
Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.12

A-A (1 : 50)







	11	Support roof washer 120x60x3	AE0017554		7.06 kg
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
81	5	Drain Gable-end post 160x80x5 L=5482	AE0042664		104.47 kg
	1	Foundation U-40x80x40x4 L=365	AE0041619		2.32 kg
	99	C-profil 20x55x80x55x20x3 L=450 Sendz	AE0041615	450 mm	2.17 kg
	76	Wind bracing Ø10 c.t.c.=2497	AE0042577		1.71 kg
	30	Pressure beam 40x40x2 L=3979	AE0002729		9.36 kg
51	26	Intermediate side-wall post 140x60x3 L=5482	AE0042573		49.66 kg
	4	Corner purlin 80 Lg=159x199	AE0042715		0.84 kg
	20	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	1	Side wall purlin 80x40x2 L=3956 S235	AE0042738	3956 mm	9.52 kg
	6	Gable end purlin 80x40x3 L=3998 S235	AE0042723	3998 mm	14.12 kg
	62	Side wall purlin 80x40x2 L=3998 S235	AE0042729	3998 mm	9.62 kg
Code	Qty	Description	Part number	Length	Weight

REGISTERED PROFESSIONAL ENGINEER
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Client
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Salinas, CA 93908

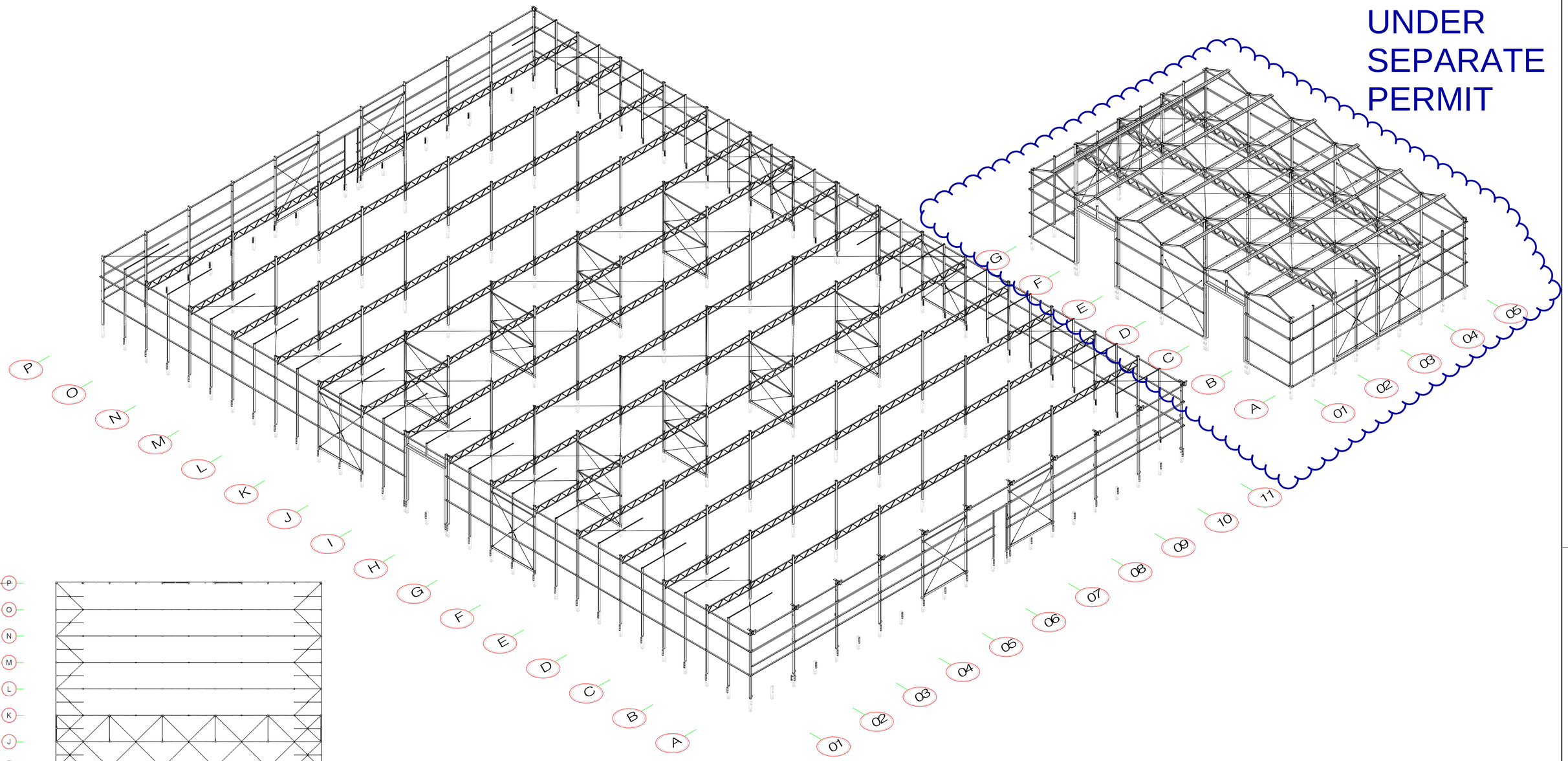
Project
Greenhouse
Valley Pride

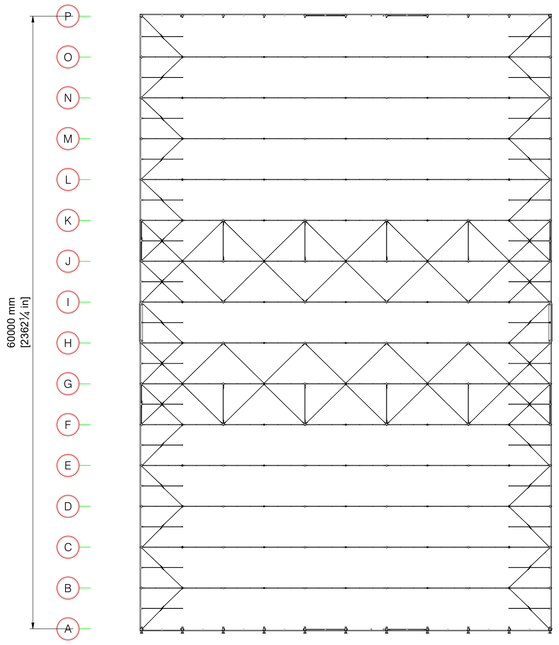
Drawing
Greenhouse Details Corner 11 A

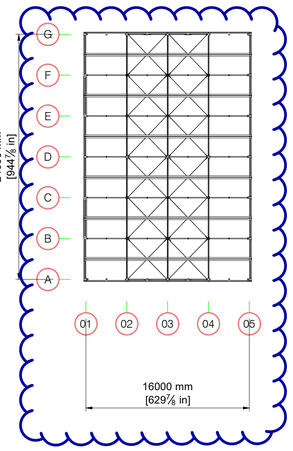
Revision
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Revision date
(D-M-YYYY)

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K. Vaessen	L.Wijnen	1 : 300	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
30-4-2025	mm	A1	1.2.13







UNDER SEPARATE PERMIT

REGISTERED PROFESSIONAL ENGINEER
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Client	Project	
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----	
Drawing	**Revision**	**Revision date**
Greenhouse + Warehouse 3D Overview	-	(D-M-YYYY)
Engineer	**Checked**	**Scale**
K. Vaessen	L.Wijnen	1 : 130
Initial date	**Units**	**Sheet size**
5-5-2025 (D-M-YYYY)	mm	A1
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		1.2.32

MONTEREY VALLEY PRIDE

2262 ALISAL ROAD - SALINAS, CA 93908

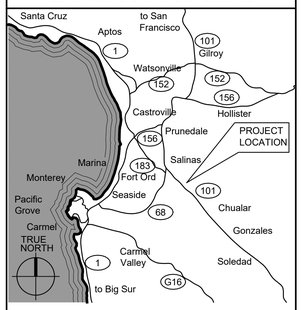
ABREVIATIONS

&	AND	JT.	JOINT
∠	ANGLE		
@	AT	KIT.	KITCHEN
℄	CENTERLINE		
Ø	DIAMETER OR ROUND	L.	LENGTH
⊥	PERPENDICULAR	LAM.	LAMINATE
℔	PROPERTY LINE	LAV.	LAVATORY
#	POUND OR NUMBER	LB.	LAG BOLT
		LOC.	LOCATE(ION)
A.B.	ANCHOR BOLT	L.V.L.	LAMINATED VENEER LUMBER
A.B.S.	ACRYLONITRILE BUTADIENE	L.W.	LIGHTWEIGHT
ABV.	ABOVE		
A.A.	ASPHALTIC CONCRETE	MAS.	MASONRY
A/C	AIR CONDITIONING	MAT.	MATERIAL(S)
ACOUS.	ACOUSTICAL	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.B.	MACHINE BOLT
A.F.F.	ABOVE FINISH FLOOR	M.C.	MEDICINE CABINET
AGGR.	AGGREGATE	M.H.	MAN HOLE
ALUM.	ALUMINUM	MECH.	MECHANICAL
ANOD.	ANODIZED	MEMB.	MEMBRANE
A.P.A	AMERICAN PLYWOOD ASSOCIATION	MEZZ.	MEZZANINE
		MFR.	MANUFACTURE(ER)
APPROX.	APPROXIMATE	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	MIR.	MIRROR
A.S.	ADJUSTABLE SHELF	MISC.	MISCELLANEOUS
		MLDG.	MOLDING/MOULDING
BD.	BOARD	M.I.W.	MALLEABLE IRON WASHER
BIT.	BITUMINOUS	M.O.	MASONRY OPENING
BLDG.	BUILDING	MTD.	MOUNTED
BLK.	BLOCK	MET.	METAL
BLKG.	BLOCKING	MULL.	MULLION
BM.	BEAM		
B.M.	BENCH MARK	N.	NORTH
BOT.	BOTTOM	(N)	NEW
BRG.	BEARING	NAT.	NATURAL
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
B.U.R.	BUILD-UP ROOFING	NOM.	NOMINAL
B.W.	BOTH WAYS	N.T.S.	NOT TO SCALE
CAB.	CABINET	O/	OVER
C.B.	CATCH BASIN	OBS.	OBSCURE
CBC	CALIFORNIA BUILDING CODE	O.C.	ON CENTER(S)
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER
CER.	CERAMIC	OFF.	OFFICE
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
C.F.	CUBIC FEET	OFOI.	OWNER FURNISHED, OWNER INSTALLED
C.I.	CAST IRON	O.H.	OVER HANG
C.J.	CONTROL JOINT	O.H.M.S.	OVALHEAD MACHINE SCREW
CL.	CLOSET	O.H.W.S.	OVALHEAD WOOD SCREW
CLG.	CEILING	OPNG.	OPENING
CLKG.	CAULKING	OPP.	OPPOSITE
CLR.	CLEAR(ANCE)		
C.M.U.	CONCRETE MASONRY UNIT	P.A.F.	POWDER ACTUATED FASTENER
COL.	COLUMN	P.B.	PANIC BAR
COMP.	COMPOSITION	PART. TBD.	PARTICLE BOARD
CONC.	CONCRETE	PCF.	POUNDS PER CUBIC FOOT
CONN.	CONNECTION	P.D.	POWDER DRIVEN
CONSTR.	CONSTRUCTION	P.G.	PAINT GRADE
CONT.	CONTINUOUS	PERF.	PERFORATE
COR.	CORRUGATED	PLF.	POUNDS PER LINEAR FOOT
C.O.T.G.	CLEAN-OUT TO GRADE	PLAS. LAM.	PLASTIC LAMINATE
CSMT.	CASEMENT	PLAS.	PLASTER
CSWK.	CASEWORK	PLYWD.	PLYWOOD
C.T.	CERAMIC TILE	PR.	PAIR
CTR.	COUNTER	PSF	POUNDS PER SQUARE FOOT
CTSK.	COUNTERSINK	PSI	POUNDS PER SQUARE INCH
C.Y.	CUBIC YARD	P.T.	PRESSURE TREATED
		PART.	PARTITION
DBL.	DOUBLE	P.T. DISP.	PAPER TOWEL DISPENSER
DEPT.	DEPARTMENT	P.V.C.	POLYVINYL CHLORIDE
DET.	DETAIL		
DF.	DRINKING FOUNTAIN	R.	RISER
D.F.	DOUGLAS FIR	R.A.	RETURN AIR
D.G.	DECOMPOSED GRANITE	RAD.	RADIUS
D.H.	DOUBLE HUNG	R.D.	ROOF DRAIN
DIAG.	DIAGONAL	REG.	REGISTER
DIA.	DIAMETER	REF.	REFRIGERATOR
DIMEN.	DIMENSION	REINF.	REINFORCED
DISP.	DISPENSER/DISPOSER	REQ'D.	REQUIRED
DN.	DOWN	REQMT.	REQUIREMENT
DR.	DOOR	RESIL.	RESILIENT
DRWG.	DRAWING	REV.	REVERSED
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	R.H.M.S.	ROUNDHEAD MACHINE SCREW
		R.H.W.S.	ROUNDHEAD WOOD SCREW
D.S.	DOWNSPOUT	RM.	ROOM
DWR.	DRAWER	R.O.	ROUGH OPENING
D.W.	DISH WASHER	R.O.W.	RIGHT OF WAY
		R.S.	RESAWN
E.	EAST	RUB.	RUBBER
EA.	EACH	RWD.	REDWOOD
E.J.	EXPANSION JOINT	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATION, ELEVATOR		
ELEC.	ELECTRIC(AL)	S.	SOUTH
EMER.	EMERGENCY	S.B.	SOLID BLOCKING
ENCL.	ENCLOSURE	S.C.	SOLID CORE
EQUIP.	EQUIPMENT N.I.C. W/ WITH	SCHED.	SCHEDULE
EWC.	ELECTRIC WATER COOLER	S.A.	STORM DRAIN
(E)	EXISTING	SECT.	SECTION
EXH.	EXHAUST	SERV.	SERVICE
EXP.	EXPOSED/EXPANSION	S.F.	SQUARE FOOT
EXT.	EXTERIOR	S.G.	STAIN GRADE
		SH.	SHELF/SHELVING
F.A.	FIRE ALARM	SHWR.	SHOWER
FAST.	FASTEN(ER)	SHT.	SHEET
F.A.	FLAT BAR	SHT'G.	SHEATHING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FEC.	FIRE EXTINGUISHER CABINET	S.S.	STAINLESS STEEL SERVICE SINK
F.F.	FINISH FLOOR		
F.G.	FINISH GRADE	S.S.D.	SEE STRUCTURAL DRAWINGS
FND.	FOUNDATION	S.M.	SHEET METAL
F.E.	FIRE EXTINGUISHER	S.M.S.	SHEET METAL SCREW
F.	FIBERGLASS	SPEC.	SPECIFICATION
FIN.	FINISH(ED)	SQ.	SQUARE
F.H.M.S.	FLATHEAD MECHANICAL SCREW	STL.	STEEL
		STD.	STANDARD
F.H.W.S.	FLATHEAD WOOD SCREW	STAG.	STAGGERED
FLASH.	FLASHING	STOR.	STORAGE
FLR.	FLOOR(ING)	STRUCT.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
F.O.	FACE OF	SYM.	SYMMETRY(ICAL)
F.O.B.	FACE OF BLOCK	SYS.	SYSTEM
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	T.	TREAD
F.O.M.	FACE OF MASONRY	T.B.	TOWEL BAR
F.O.S.	FACE OF STUD	T.B.D.	TO BE DETERMINED
F.P.	FIREPLACE	T.C.	TOP OF CURB
F.R.P.	FIBERGLASS REINF. PANEL	TEL.	TELEPHONE
F.S.	FULL SIZE	TEMP.	TEMPERED
FT.	FOOT/FEET	T.E.N.	TYPICAL EDGE NAILING
FTG.	FOOTING	T & G	TONGUE & GROOVE
FURR.	FURREDING)	THK.	THICK(NESS)
FUT.	FUTURE	THRESH.	THRESHOLD
		T.J.I.	TRUSS JOIST INTERNATIONAL
GA.	GAUGE/GAGE	T.O.	TOP OF
GALV.	GALVANIZED	T.P.H.	TOILET PAPER HOLDER
G.B.	GRAB BAR	T.Q.	TOP OF PAVEMENT
G.I.	GALVANIZED IRON	TV.	TELEVISION
GL.	GLASS/GLAZING	T.W.	TOP OF WALL
G.L.B.	GLUE-LAM BEAM	TYP.	TYPICAL
GR.	GRADE(ING)		
G.W.B.	GYPSUM WALLBOARD	U/L	UNDERWRITER'S LABORATORY
		U.N.O.	UNLESS NOTED OTHERWISE
H.B.	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HBD.	HARDBOARD	UR.	URINAL
H.A.	HOLLOW CORE		
HDR	HEADER	V.I.F.	VERIFY IN FIELD
HDWR.	HARDWARE		
H.M.	HOLLOW METAL	W.	WEST/WIDTH/WIDE
HORZ.	HORIZONTAL	W/	WITH
H.S.	HEAVY SHEET	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
HTG.	HEATING	WDW.	WINDOW
H.W.	HOT WATER	W.H.	WATER HEATER
HWD.	HARDWOOD	WI.	WOODWORK INSTITUTE
HVAC.	HEATING/VENTILATING/AIR CONDITIONING	W/O	WITHOUT
		W.P.	WATERPROOF(ING)
I.C.C.	INTERNATIONAL CODE COUNCIL	W.R.	WATER RESISTANT
		W.S.	WOOD SCREW
ID.	INSIDE DIAMETER	WSCT.	WAINSCOT
INCL.	INCLUDE(D) (ING)	WT.	WEIGHT
INSUL.	INSULATE(D) (ING)	W.W.M.	WELDED WIRE MESH
INT.	INTERIOR		
INV.	INVERT		
JAN.	JANITOR		
J.H.	JOIST HANGER		

LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

LOCATION MAP



SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- KEY TAG
- DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

PROJECT TEAM

OWNER

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Email: evan@systemusa.com
Evan Schivo

PROJECT INFORMATION

PROJECT: MONTEREY VALLEY PRIDE ZONING: F/40
LOCATION: 2262 ALISAL ROAD SALINAS, CA 93908
APN: 153-011-059-000
LOT SIZE: 437,640 S.F. (10.05 ACRES)
USE: CANNABIS CULTIVATION AND PROCESSING

APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*
~~2022 CALIFORNIA RESIDENTIAL CODE (CRC), CCR TITLE 24, PART 2.5~~
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE (CEnC), CCR TITLE 24, PART 6
PART 7 VACANT
2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8
2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9
~~2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10~~
2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12
CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SHEET INDEX

SHT. #	SHEET TITLE
TITLE	
A001	COVER SHEET
G010	CALIFORNIA GREEN CHECK LIST
G011	CALIFORNIA GREEN CHECK LIST
G012	CALIFORNIA GREEN CHECK LIST
CIVIL	
C1	TITLE SHEET
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
ARCHITECTURAL	
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A201	PROPOSED GREENHOUSE FLOOR PLAN
A401	GREENHOUSE EXTERIOR ELEVATION
A900	DOOR DETAILS
MECHANICAL	
MP0.1	SYMBOLS AND ABBREVIATIONS
MP2.0	SITE PLAN - EXISTING AND PROPOSED
MP2.1	WAREHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
ELECTRICAL	
E0.1	GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
E0.2	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL POWER PLAN
E3.0	ELECTRICAL LIGHTING PLAN
E4.0	ELECTRICAL SINGLE LINE DIAGRAM & CALCULATIONS
METAL BUILDING	
1.2.21	WAREHOUSE 3D STEEL CONSTRUCTION
1.2.22	WAREHOUSE OVERVIEW POSTS
1.2.23	WAREHOUSE OVERVIEW TRUSSES
1.2.24	WAREHOUSE OVERVIEW PURLINS
1.2.25	WAREHOUSE WIND BRACING
1.2.26	WAREHOUSE CROSS BRACING SIDE-WALL A + G
1.2.27	WAREHOUSE SECTION VIEWS
1.2.28	WAREHOUSE DETAILS DOOR PORTAL 1
1.2.29	WAREHOUSE DETAILS CORNER 5 A
1.2.30	WAREHOUSE DETAILS CORNER 1 G
1.2.31	WAREHOUSE DETAILS CORNER 5 G
1.2.32	WAREHOUSE 3D OVERVIEW
1.3.1	WAREHOUSE POSITION PLAN PILES
1.3.2	WAREHOUSE DETAILS CONCRETE PILES
1.3.3	WAREHOUSE POSITION PLAN SLABS
1.3.4	WAREHOUSE ROOF AND GUTTER LAYOUT
1.3.5	WAREHOUSE GABLE VIEWS

SCOPE OF WORK

SCOPE OF WORK BUILDING 'K':

1. CONSTRUCTION OF NEW 4,133 S.F. METAL BUILDING.
   - ALL ELECTRICAL WORK SHALL BE APPROVED UNDER A SEPARATE PERMIT.
   - ALL MECHANICAL/PLUMBING AND VENTILATION WORK SHALL BE PROVIDED UNDER A SEPARATE PERMIT.

DEFERRED SUBMITTALS

GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWNG SUBMITTALS FOR REVIEW & APPROVAL BY ARCHITECT & BUILDING OFFICIAL PRIOR TO INSTALLATION:

1. FIRE SPRINKLERS.
   DESIGN DRAWINGS, SPECIFICATIONS, AND SUPPORTING CALCULATIONS IN ACCORDANCE WITH NFPA 13 TO BE SUBMITTED FOR REVIEW.
2. FIRE ALARM.
   DESIGN DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH NFPA 72.

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. THE CONTRACTOR SHALL OBTAIN AN 8-1-1 / DIG ALERT TICKET PRIOR TO ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE ON SITE FOR REFERENCE AT THE TIME OF COUNTY INSPECTIONS.
9. THE CONTRACTOR SHALL OBTAIN A WRITTEN CERTIFICATION FROM A STATE REGISTERED SURVEYOR VERIFYING THAT THE FOOTINGS / FOUNDATION IS LOCATED IN RELATION TO PROPERTY LINES AND SETBACK REQUIREMENTS IN ACCORDANCE WITH THE APPROVED PLANS; AND SHALL OBTAIN A WRITTEN CERTIFICATION THAT THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION OF THE FOOTING LOCATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FOOTING INSPECTION. CERTIFICATION OF THE ROOF HEIGHT SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE SHEATHING INSPECTION.

VICINITY MAP



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WR&D
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THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, 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 THESE RESTRICTIONS.

LICENSED ARCHITECT
CASEY PETER RUHNKE
No. C-22266
9/30/25
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: C.J.
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K' COVER SHEET

SHEET NO.:
A001

FILE NAME: 21098-001

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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 HCD - 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

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

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

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

C. RUN-OFF 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.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect and test Keyway/Subexcavation/overexcavation:	1)Prior to backfilling	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect and Test Building Pad Subgrade:	Prior to excavation footings or placement of slab-on-grade materials	Soils Engineer		
Inspect Slab-on-grade installation:	Prior to concrete placement	Soils Engineer		
Inspect Foundation and/or retaining wall footing excavations:	Prior to reinforcement placement	Soils Engineer		
Inspect and Test Retaining wall backfill:	During backfill placement – ongoing	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Baserock Placement:	1)During fill placement	Soils Engineer		
	2)Subgrade, prior to baserock placement	Soils Engineer		
	3)Baserock prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	1)After pipe placement, prior to backfill placement	Soils Engineer		
	2)During backfill placement – ongoing	Soils Engineer		
Inspect site stripping and clearing	After clearing complete	Soils Engineer		
Inspect utility trench compaction	After utility trench backfill	Soils Engineer		

LAND SURFACES

IMPERVIOUS GREENHOUSE=25,930 SF
IMPERVIOUS WAREHOUSE=4,133 SF

TOTAL IMPERVIOUS=30,063 SF

LAND DISTURBANCE*

PROJECT SPECIFIC LAND DISTURBANCE ~42,700 SF

*NOT INCLUDING ON-GOING STOCK PILE OR POND MAINTENANCE AND AGRICULTURAL OPERATIONS

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 427 CY
FILL = 925 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM GRAVEL/PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

ABBREVIATIONS

(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

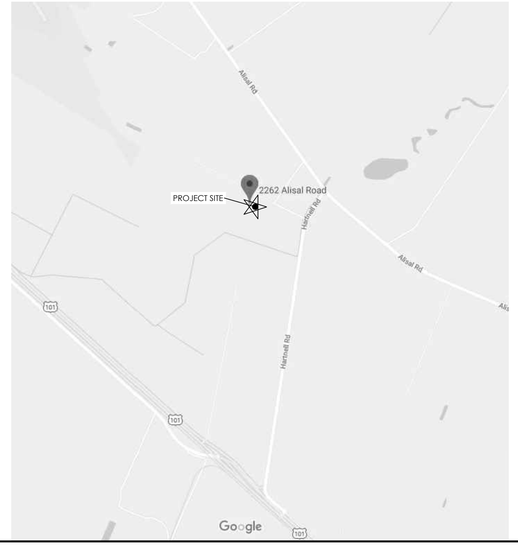
SHEET INDEX

C1 TITLE SHEET
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN

SCOPE OF WORK

THESE PLANS SHOW THE GRADING AND DRAINAGE MITIGATION FOR THE NEW IMPERVIOUS GREENHOUSE AND WAREHOUSE. GRADING SHOWN INVOLVES AREAS OF ON-GOING GRADING/MAINTENANCE OF STOCK PILE AREAS AND PONDS AS PART OF THE AGRICULTURAL OPERATION AND SHOULD NOT BE CONSIDERED PART OF THE PROJECT SPECIFIC DISTURBED AREA.

VICINITY MAP





A / C1 OVERALL GRADING PLAN
SCALE: 1"=60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	
50	MAJOR CONTOUR	50
49	MINOR CONTOUR	49
	BUILDING	
X	FENCE	X X
	STORM DRAIN LINE	SD
×105.46	SPOT ELEVATION	TC 49.99
	DRAINAGE FLOW	

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUSSELL
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF	3 SHEETS
PROJECT#	121130

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Plotted: Sep 04, 2025 – 3:46pm

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Plotted: Sep 04, 2025 - 3:46pm

8" DOWNSPOUT COLLECTION LINE
L=340 LF S=0.5% MIN

NEW GREENHOUSE
AREA=25,930 SF
PAD=72.50
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED PER MANUFACTURERS RECOMENDATIONS)

8" DOWNSPOUT COLLECTION LINE
L=135 LF S=0.5% MIN

CONNECT NEW DOWNSPOUTS TO EXISTING/EXPANDED RETENTION POND.
8" STORM DRAIN (SDR 35)
L= 180 LF
S=1% MIN

INSTALL FLARED END SECTION PER MANUFACTURER'S RECOMMENDATIONS
INV=70.00

WAREHOUSE
PAD 74.00
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED)

FG 74.00 (x4)

CONNECT NEW WAREHOUSE DOWNSPOUTS TO EXISTING STORM DRAIN

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA (NEW GREENHOUSE BUILDING AND BATHROOM ADDITION).

-NEW IMPERVIOUS AREA=25,930 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(25,930 SF) * (3.57INCHES/12) = 7,714 CF

-VOLUME PROVIDED AS SHOWN IN EXPANDED RETENTION POND BELOW 70.00'=8,925 CF

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA.

-NEW IMPERVIOUS AREA=4,133 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(4,133 SF) * (3.57INCHES/12) = 1230 CF

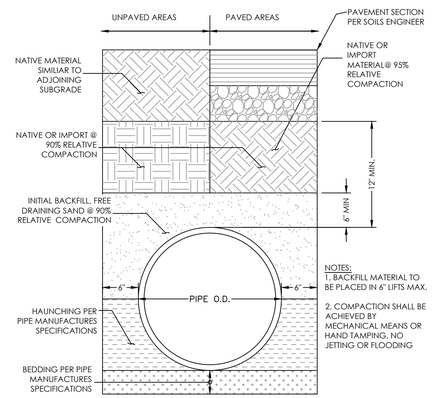
-EXISTING POND TO BE DUG OUT AND VOLUME INCREASED BY ~1,300 CF. ROOF DRAINS FROM NEW BUILDINGS ARE PLUMBED TO EXISTING (IMPROVED) POND.

LEGEND
CUT AREA*
FILL AREA*
*PORTIONS OF THIS GRADING ARE PART OF ON-GOING STOCKPILE REMOVAL AND POND MAINTENANCE.

N

30 0 15 30 60
GRAPHIC SCALE

A/C2 GRADING & DRAINAGE PLAN
SCALE: 1"=30'



B/C2 UTILITY TRENCH
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

C3 ENGINEERING INCORPORATED
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STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	

SHEET NUMBER: C2

OF 3 SHEETS

PROJECT# 121130

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Plotted: Sep 04, 2025 – 3:46pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS, ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

INSTALLATION

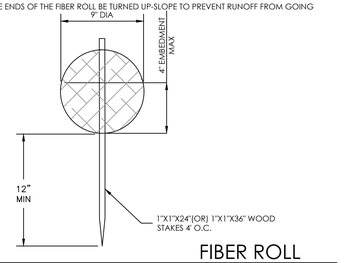
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

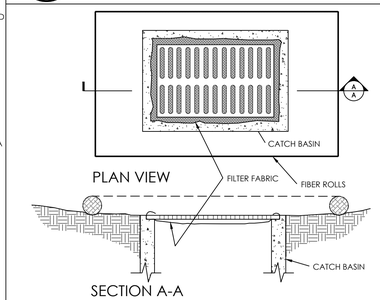
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

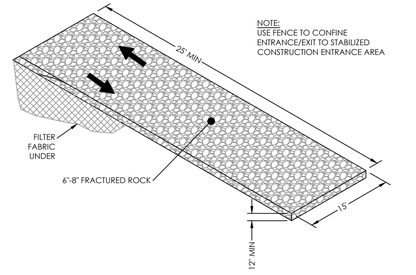
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



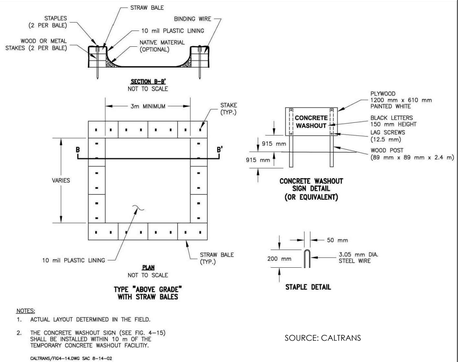
B C3 FIBER ROLL
NTS



C C3 INLET PROTECTION
NTS



D C3 CONSTRUCTION ENTRANCE
NTS



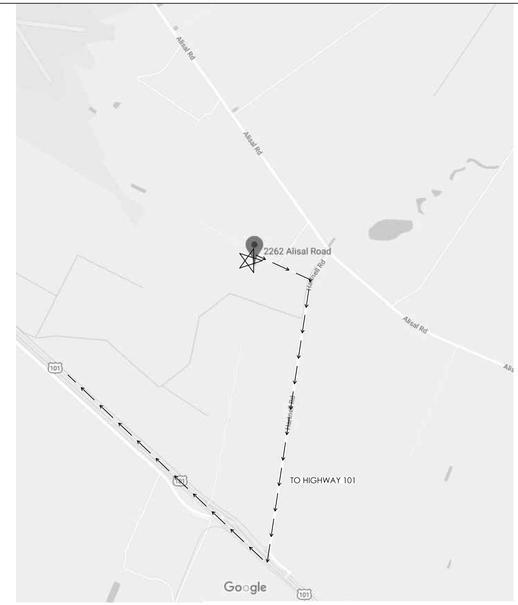
SOURCE: CALTRANS

E C3 CONCRETE WASHOUT
NTS



A C3 EROSION CONTROL PLAN
SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE



F C3 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLE
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

SCALE:	AS NOTED
DATE:	7/24/2025
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF	3 SHEETS
PROJECT#	121130



EXISTING LOT COVERAGE

LOT SIZE:	10.05 ACRES = 437,640 S.F. (100%)	
LOT COVERAGE:	ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) :	**218,820 S.F. (50%)**
	ACTUAL GREENHOUSES COVERAGE:	179,746 S.F. (41.07%)
	ALLOWABLE NON-GREENHOUSE COVERAGE:	21,882 S.F. (5%)
	ACTUAL NON GREENHOUSE COVERAGE:	6,424 S.F. (1.47%)

BUILDING LEGEND

BLD'G.	DESCRIPTION	NOTES	FIRE SPRINKLED	(E) OCC. GROUP	PROPOSED OCC. GROUP	HEIGHT	STORIES	GROSS S.F.
A	BUILDING	EXISTING TO REMAIN	N/A	N/A	N/A	< 35'-0"	1	2,748 S.F.
C	CANNABIS DRYING	EXISTING TO REMAIN	N/A	F-1	F-1	< 35'-0"	1	3,814 S.F.
E	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,148 S.F.
F	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,102 S.F.
G	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,355 S.F.
H	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	8,137 S.F.
						TOTAL		186, 304 S.F.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. EXISTING POWER POLE TO REMAIN
2. EXISTING STORMWATER RETENTION POND TO REMAIN.
3. EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4. EXISTING CHAIN LINK FENCE TO REMAIN.
5. EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6. EXISTING WATER TANK TO REMAIN.
7. EXISTING OFFICE TRAILER TO REMAIN.
8. EXISTING LUNCH TENT TO REMAIN.

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LICENSED ARCHITECT
JERRY PETER RUHNKE
No. C27266
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

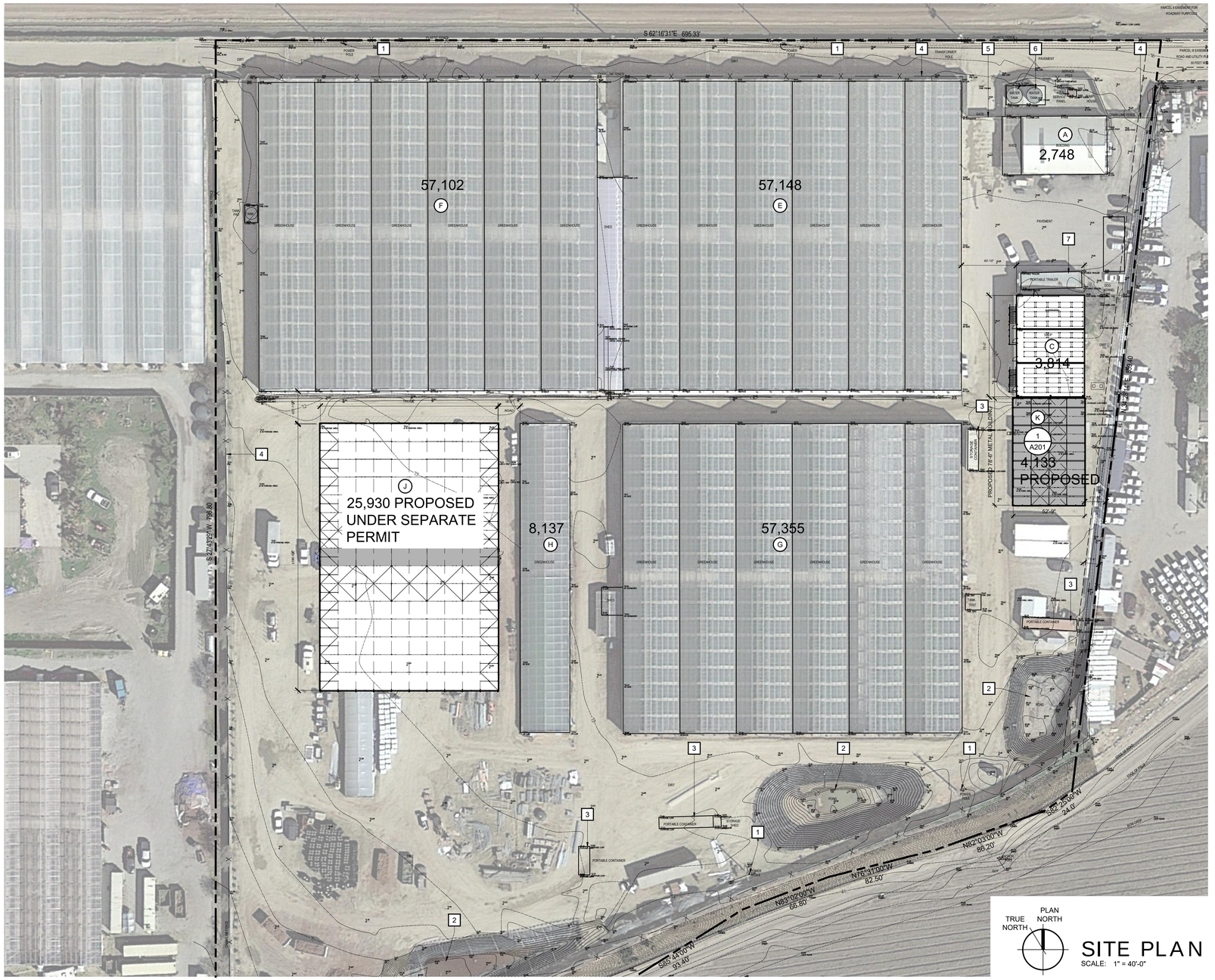
A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K'
EXISTING
SITE PLAN

SHEET NO.:
A100

FILE NAME: 21098-A100-Warehouse



SITE PLAN

SCALE: 1" = 40'-0"

BUILDING 'C' & 'K' CODE JUSTIFICATION

	BUILDING OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA (TABLE 506.2) SPRINKLERED	ALLOWABLE STORIES	ALLOWABLE HEIGHT
C K	F-1, B, S-1	TYPE VB	25,500 SQFT	2 (SPRINKLER)	60' (SPRINKLER)

BUILDING CODE JUSTIFICATION BASED ON THE MORE STRINGENT OCCUPANCY CLASSIFICATION 'F-1' BASED ON NONSEPARATED OCCUPANCIES C.B.C. 508.3.

C EXISTING BUILDING FOOTPRINT:
1ST FLOOR (W/ CATWALK ABOVE) = ± 3,814 SQFT

EXISTING BUILDING FLOORS = 1 STORY

K PROPOSED BUILDING ADDITION SQUARE FOOTAGE:
1ST FLOOR = ± 4,133 SQFT

PROPOSED BUILDING ADDITION FLOORS = 1 STORY

C K TOTAL BUILDING SQUARE FOOTAGE:
1ST FLOOR (W/ CATWALK ABOVE) = ± 7,947 SQFT

TOTAL BUILDING FLOORS = 1 STORY (W/ CATWALK ABOVE)

BUILDING ELEMENT	TYPE VB
Primary structural frame	non-rated
Interior walls	non-rated
Exterior walls	non-rated
Nonbearing walls and partitions; Exterior	non-rated
Nonbearing walls and partitions; Interior	non-rated
Floor construction and associated secondary members	non-rated
Roof construction and associated secondary members	non-rated

BUILDING 'J' CODE JUSTIFICATION

	BUILDING OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA (APPENDIX 'C' C102.2)	ALLOWABLE STORIES	ALLOWABLE HEIGHT	ALLOWABLE AREA W/ SPRINKLER INCREASE
J	U	TYPE VB	UNLIMITED	1	40'	**NOTE 'B'

J BUILDING FOOTPRINT = ±25,930 SQFT
BUILDING FLOORS = 1STORY

A) AUTOMATIC FIRE SPRINKLERS
NO SPRINKLERS REQUIRED

**B) UNLIMITED AREA APPENDIX 'C' C102.2, 60'-0" CLEAR
THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60'-0" IN WIDTH. PER MONTEREY COUNTY, PUBLIC WAYS OR YARDS NOT LESS THAN 30'-0" IN WIDTH ARE ALLOWED FOR UNLIMITED AREA GREENHOUSES WITHOUT SPRINKLERS WITH A REQUEST FOR CODE MODIFICATION.

C) FIRE SEPARATION
- FIRE SEPARATION DISTANCE TO BE BETWEEN 10-0" TO 30'-0" (BASED ON U OCC., VB CONSTRUCTION) FROM ROOF OVERHANG TO IMAGINARY LINE (ASSUMED PROPERTY LINE) PER CBC TABLE 602.

D) EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2

E) OCCUPANT LOAD:
25,930 S.F. / 500 = 51.86 OCCUPANTS

F) MAXIMUM TRAVEL DISTANCE:
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

PROPOSED LOT COVERAGE

LOT SIZE: 10.05 ACRES = 437,640 S.F. (100%)

LOT COVERAGE:
ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : **218,820 S.F. (50%)**
ACTUAL GREENHOUSES COVERAGE: 204,852 S.F. (46.80%)
ALLOWABLE NON-GREENHOUSE COVERAGE: 21,882 S.F. (5%)
ACTUAL NON GREENHOUSE COVERAGE: 12,562 S.F. (2.87%)

PLUMBING FIXTURE CALCULATIONS

B OCCUPANCY: 1,200 SQFT / 200 = 6
6 OCC. / 2 = 3 MEN 3 WOMEN

F OCCUPANC: 2,748 SQFT / 2000 = 1.37
1.37 OCC. / 2 = 0.68 MEN, 0.68 WOMEN

S OCCUPANCY 7,814 SQFT / 5,000 = 1.56
1.56 OCC. / 2 = 0.78 MEN, 0.78 WOMEN

PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A:

B OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-50	1: 1-15	1: 1-100	1: 1-75	1:1-50	1:1-150

F-1 OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-50	1: 1-50	N/A	1: 1-50	1:1-50	1:1-250

S-1 OCCUPANCY (TABLE 422.1)

WATER CLOSETS MALE	WATER CLOSETS WOMEN	URINALS MEN	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS
1: 1-100	1: 1-100	N/A	1: 1-200	1:1-200	1:1-250

	WC REQD	WC PROV	URINALS REQD	URINALS PROV	LAVATORIES REQD	LAVATORIES PROV	DRINKING FOUNTAINS REQD	DRINKING FOUNTAINS PROV
MEN	0	0	0	0	0	0	0	0
WOMEN	0	0	N/A	N/A	0	0		
UNISEX	1	2	0	0	1	2		

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (C.P.C. 422.2 EXC 3).

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER C.P.C. 415.2

PLUMBING NOTES:
ALL WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
ALL LAVATORY FAUCET: MAXIMUM 1.5 GPM AND KITCHEN FAUCETS MAXIMUM 1.8 GPM

PARKING ANALYSIS

BLD'G.	USE CLASSIFICATION	NET AREA (S.F.)	LOAD FACTOR	REQUIRED PARKING
A	TRIMMING	2,748	1 / 250	10.99
C	DRYING	3,814	1 / 500	7.62
K	DRYING	4,133	1 / 500	8.26
E F G H J	GREENHOUSES	204,852	N/A	0
			TOTAL PARKING SPACES REQUIRED	26.87
			TOTAL PARKING SPACES PROVIDED	30

ACCESSIBLE PARKING SPACES	REQUIRED	PROVIDED
STANDARD ACCESSIBLE SPACES	1	1
VAN ACCESSIBLE SPACES	1	1

BUILDING LEGEND

BLD'G.	DESCRIPTION	NOTES	FIRE SPRINKLED	(E) OCC. GROUP	PROPOSED OCC. GROUP	HEIGHT	STORIES	GROSS S.F.
A	BUILDING	EXISTING TO REMAIN	N/A	B, F-1	B, F-1	< 35'-0"	1	2,748 S.F.
C	CANNABIS DRYING	EXISTING TO REMAIN	N/A	S-1	S-1	< 35'-0"	1	3,814 S.F.
E	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,148 S.F.
F	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,102 S.F.
G	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	57,355 S.F.
H	GREENHOUSE	EXISTING TO REMAIN	N/A	U	U	< 35'-0"	1	8,137 S.F.
J	GREENHOUSE	NEW PROPOSED	N/A	N/A	U	< 35'-0"	1	25,930 S.F.
K	CANNABIS DRYING	NEW PROPOSED	N/A	N/A	F-1	< 35'-0"	1	4,133 S.F.
							TOTAL	214,727 S.F. (2,453 REMAINING)

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1 EXISTING POWER POLE TO REMAIN
2 EXISTING STORMWATER RETENTION POND TO REMAIN.
3 EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4 EXISTING CHAIN LINK FENCE TO REMAIN.
5 EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6 EXISTING WATER TANK TO REMAIN.
7 EXISTING OFFICE TRAILER TO REMAIN.

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LICENSED ARCHITECT
HENRY PETER RUHNKE
No. C27266
9/30/25
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

MONTEREY VALLEY PRIDE
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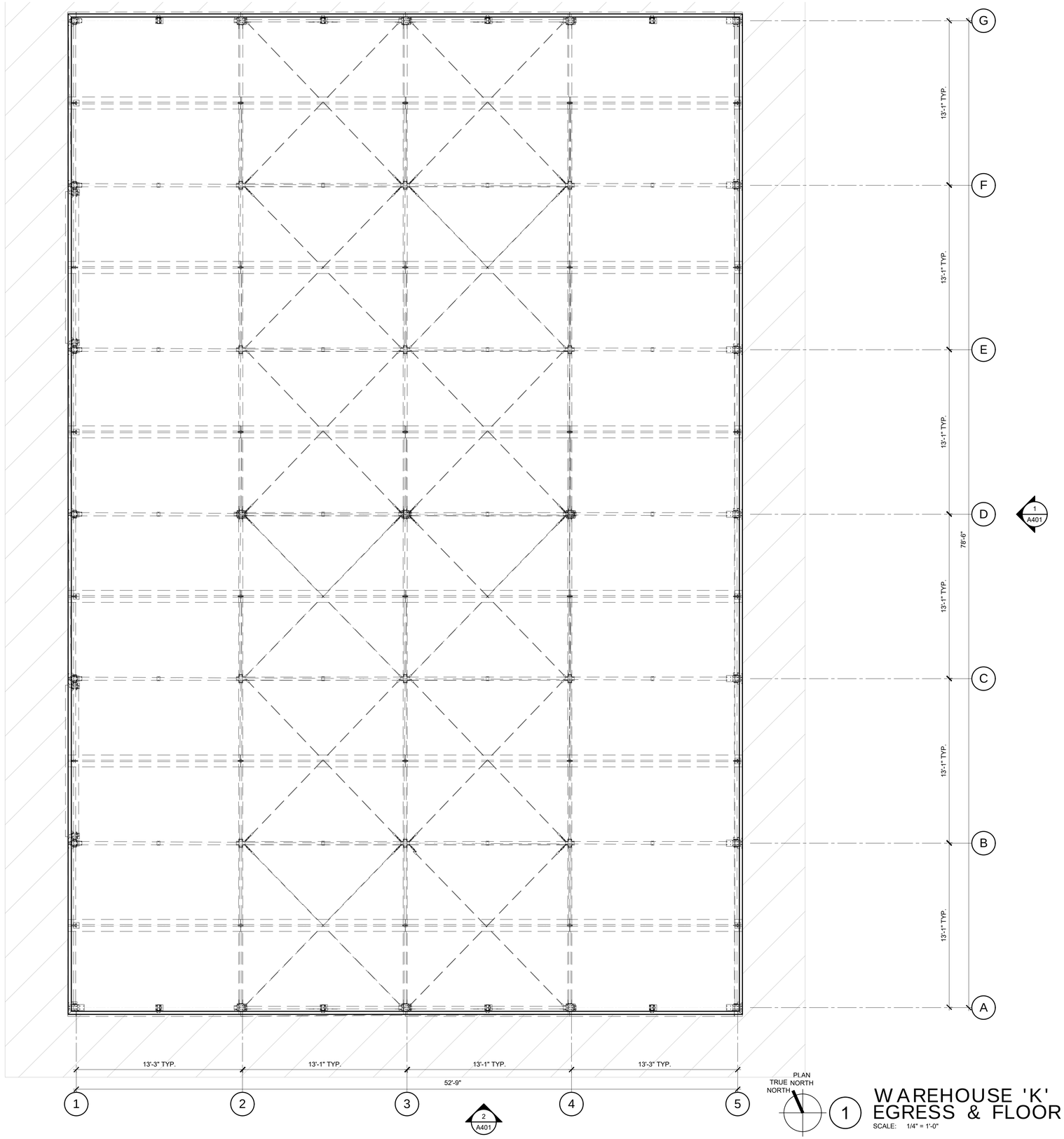
A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K' PROPOSED SITE PLAN

SHEET NO.:
A101

FILE NAME: 21098-A101-Warehouse



1 WAREHOUSE 'K' EGRESS & FLOOR PLAN

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

PLAN NORTH
TRUE NORTH

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. GREENHOUSE STRUCTURAL FRAMING ABOVE, PER GREENHOUSE MANUFACTURER -TYPICAL
2. ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS
3. METAL COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL
4. 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. REFER TO SHEET A901 FOR ADDITIONAL DOOR DETAILS.
5. FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVIOUS SOIL -TYPICAL
6. WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.
7. INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL. (8 / A900)
8. A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6" OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
9. FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.
10. EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. (~ / A900)

BUILDING OCCUPANCY CALCULATIONS

BUILDING AREA: 37,268 s.f.

OCCUPANT LOAD:
25,930 / 500 = 51.86 OCCUPANTS

EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENT PER APPENDIX "C" C104.1 EXCEPTION 2

MAXIMUM TRAVEL DISTANCE:
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

ALLOWABLE AREA:
C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH TENANT AND/OR OWNER PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
9. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
10. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR (AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR).
11. CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO THE TENANT THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION SCHEDULE & HOURS OF CONSTRUCTION WITH FACILITIES MANAGER PRIOR TO WORK.
12. ALL CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.

LEGEND

WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.

FIRE EXTINGUISHER w/ MOUNTING BRACKET

ACTUAL / ALLOWED — PATH OF EGRESS TRAVEL

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LICENSED ARCHITECT — HENRY PETER RUHNKE — No. C27266 — 9/30/26 — STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

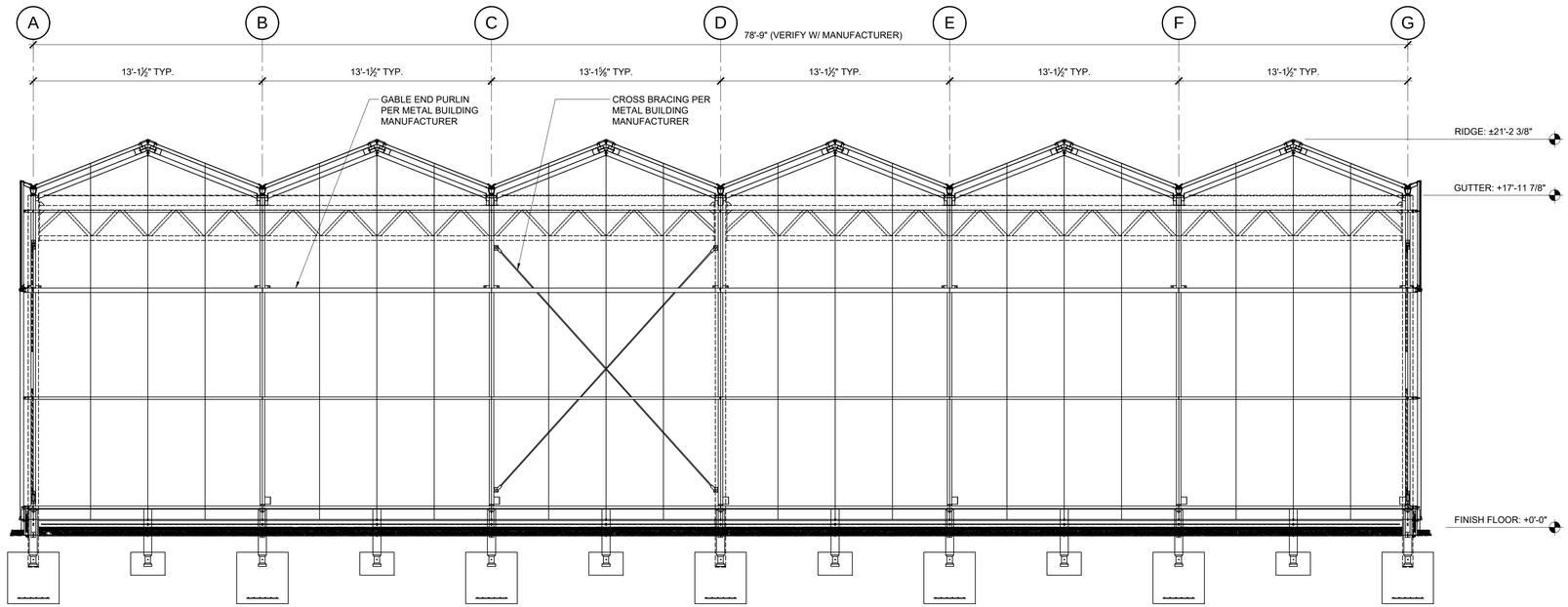
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JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
PROPOSED WAREHOUSE 'K' FLOOR PLAN

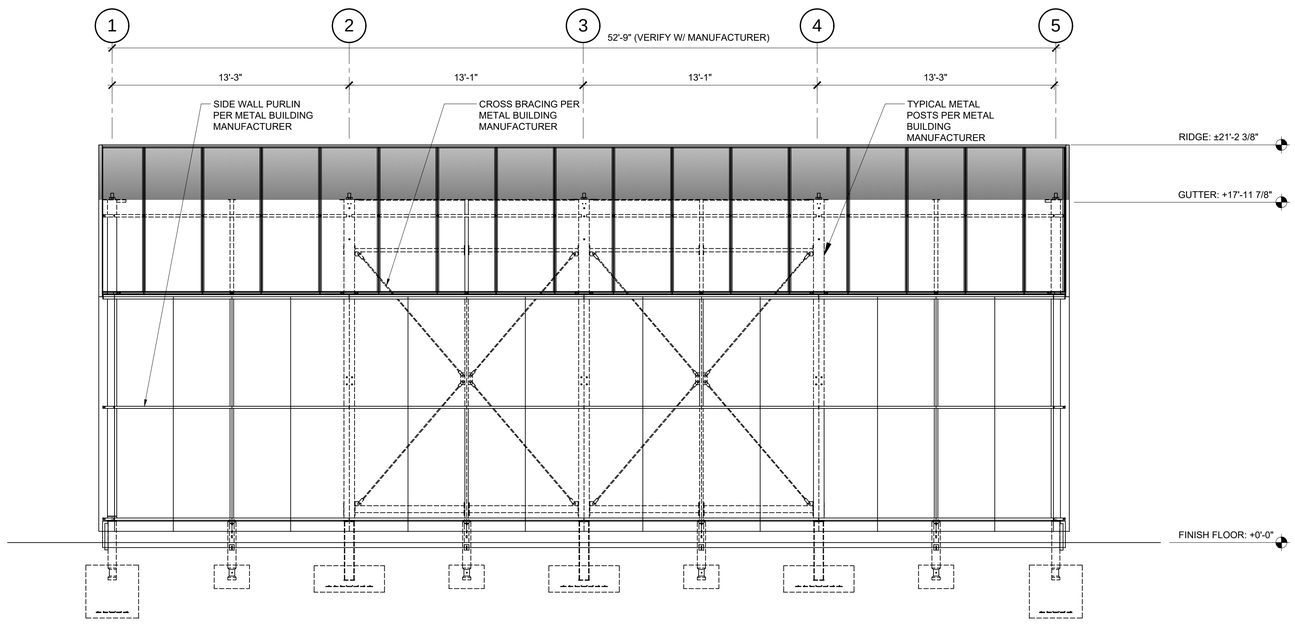
SHEET NO.:
A201

FILE NAME: 21098-A201-Warehouse



1 WAREHOUSE 'K' EXTERIOR ELEVATION

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



2 WAREHOUSE 'K' EXTERIOR ELEVATION

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

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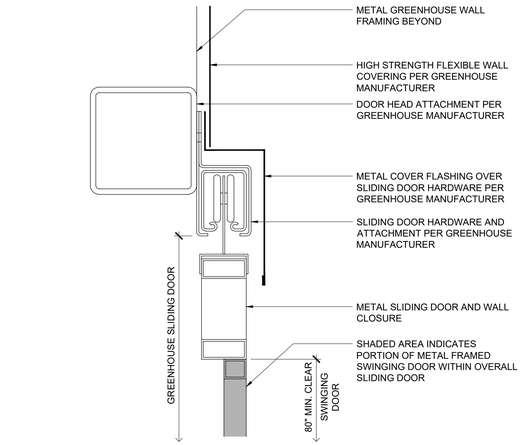
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SET ISSUED:

SHEET NAME: WAREHOUSE 'K' EXTERIOR ELEVATION

SHEET NO.: A401

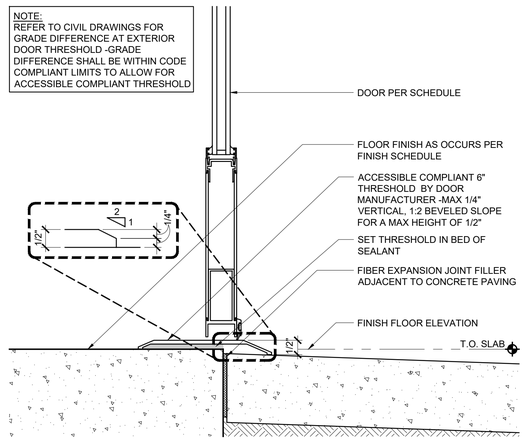
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10 SLIDING DOOR HEAD

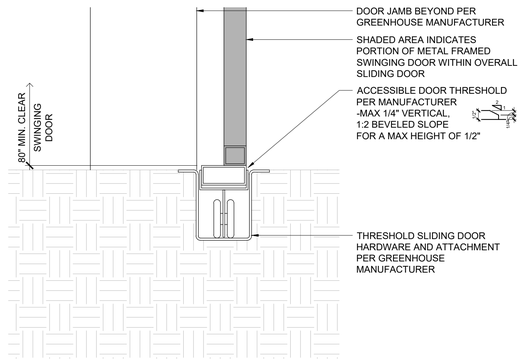
SCALE: 3" = 1'-0"

NOTE:
REFER TO CIVIL DRAWINGS FOR GRADE DIFFERENCE AT EXTERIOR DOOR THRESHOLD -GRADE DIFFERENCE SHALL BE WITHIN CODE COMPLIANT LIMITS TO ALLOW FOR ACCESSIBLE COMPLIANT THRESHOLD



7 ACCESSIBLE DOOR THRESHOLD

SCALE: 3" = 1'-0"



11 SLIDING DOOR THRESHOLD

SCALE: 3" = 1'-0"

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications where electrical power cannot be provided.

CONSTRUCTION — Tritium filled gas tubes require no electrical input.

Universal directional indicator knockouts and mounting (canopy included).

Letters 6" high with 3/4" stroke, with 100' viewing distance rating, based upon UL924 standard.

Completely-sealed lamp compartment.

Polycarbonate or aluminum frame with aluminum faceplate.

Explosion proof/hazardous location.

Suitable for wet locations.

Ideal for extreme temperatures -20°F – 150°F (-28°C – 65°C).

Tamperproof mounting hardware.

Optional vandal shield suitable for low-level applications.

OPTICS — Tritium filled gas tubes require no electrical input and are rated for 10 or 20-year life.

No energy consumption.

Self-Luminous signs are required to meet a minimum luminance of 0.06 foot lamberts per square meter. The initial brightness measurements are: 10 Year - 0.13 foot lamberts and 20 Year - 0.20 foot lamberts.

The light output of a tritium sign reduces over time due to decay.

The level of tritium in the exit is 7.5 Curies in a 10-year sign and 11.5 Curies in a 20-year sign (for double face the unit will have 2x the amount).

INSTALLATION — Universal (top, end or back) mounting.

Mounting hardware included.

LISTINGS — UL Listed. UL Listed for low-level applications with VR option. Meets UL 924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards, and State of Minnesota energy-efficiency legislation requiring less than 20W consumption.

AA option suitable for use in Class I, Div. I, Groups C & D.

WARRANTY — 3-year limited warranty (varies with luminous life option chosen). Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

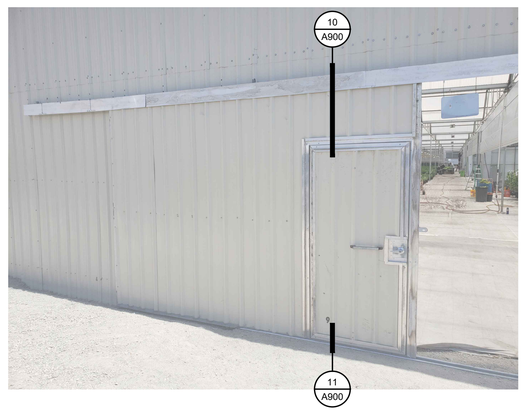
All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



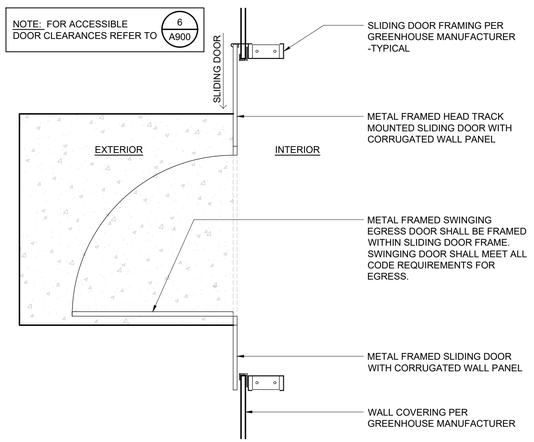
8 ILLUMINATED EXIT SIGN

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



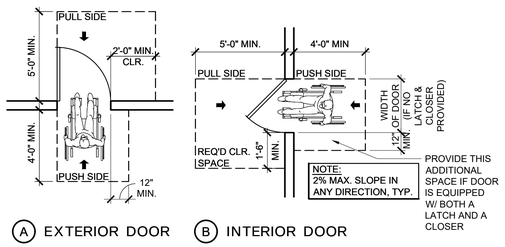
12 EGRESS DOOR, SIMILAR

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



9 GREENHOUSE EXIT DOOR AT SLIDING DOORS

SCALE: 3/4" = 1'-0"



A EXTERIOR DOOR B INTERIOR DOOR

6 DOOR CLEARANCES

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

ACCESSIBILITY NOTES

A. GENERAL

1. All dimensions and clearances within restroom areas shown on details are to be measured from finished surfaces.
2. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter.
3. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" diameter, with a ¼" thick triangle superimposed within the circle.
4. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be installed on the wall adjacent to the latch outside of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" max. above the finish floor or ground surface, measured from the baseline of the highest tactile character
5. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
6. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. No door shall encroach into this space for more than 12".
7. The water closet shall be located in a space 60" min. clear in width. The side shall provide a minimum of 17" and a maximum of 18" from the center line of the water closet to the adjacent wall. A minimum 48"x60" clear floor space shall be provided in front of the water closet. Provide a minimum 60"x56" clear floor space around water closet when toilet is wall mounted, and a 60" x 59" minimum clear floor space if water closet is floor mounted. No fixture (including sinks) shall obstruct this clear floor space at the water closet.
8. In other than dwelling units, toilet rooms floors shall have a smooth, hard, non-absorbant surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches. Walls within water closet compartments shall be similarly finished to a height of 48 inches.

B. SANITARY FACILITY FIXTURES & ACCESSORIES

1. A minimum of 30"x48" clear space is provided in front of lavatory allowing foward approach.
2. Lavatory faucets are lever type, push type or electronic control mechanisim valves that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. Self closing valves shall maintain a minimum of 10 second open flow of 5 lbs. maximum force required to activate controls.
3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18" to the center line of the fixture.
4. All lavatories that are designed to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29" reducing to 27" at a point located 8" back from edge. Toe clearance under lavatory is under 9" high, 30" wide and extends a minimum of 17" in depth from the front of the lavatory.
5. All piping under lavatories shall be configured, insulated or otherwise covered to prevent contact. There shall be no sharp or abrasive surfaces under lavatories.
6. Controls for water closet flush valves shall be mounted on the wide side of toilet areas and shall require 5 lbs. maximum pressure to operate flush valve.
7. Water closet and urinal flush valves controls and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
8. Mirrors shall be mounted with the bottom of the reflective surface no higher than 40" from the finished floor elevation.
9. Where towels, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.
10. Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used. Dispenser is to be located within 7"-9" of the front edge of the toilet seat to the centerline of the dispenser with 19" min. height from floor to center line of dispenser (below grab bar).
11. The top of the toilet seat 17" to 19" from floor surface measured to the top of a maximum 2" high toilet seat.

C. GRAB BARS

1. Grab bars shall be located on each side, or on one side and the back of the accessible toilet stall or compartment.
2. Grab bars at the side shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from rear wall with the front end positioned 24" minimum in front of the water closet..
3. Grab bars shall be securely attached in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the of the gripping surface.
4. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the clearance between the wall and the grab bars shall be 1-1/2".
5. No protruding objects shall be mounted 12" above the grab bar or 1-1/2" below the grab bar.
6. The rear wall grab bar shall be 36" min. and extend from the centerline of the water closet 12" minimum on one side and 24" min. no the other.

DOOR NOTES

DOOR HARDWARE AND OPERATION

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE PARTS SUCH AS DOOR HANDLES, PULLS, LATCHES AND LOCKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
3. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
6. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
   1) PLACES OF DETENTION OR RESTRAINT.
   2) IN BUILDINGS IN OCCUPANCY GROUP "A" HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
      2.1) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
      2.2) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND
      2.3) THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
7. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION, OTHER THAN:
   1) WHERE MANUALLY OPERATED BOLT LOCKS ARE PERMITTED
   2) DOORS WITH AUTOMATIC FLUSH BOLTS AS PERMITTED
8. DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6'-0" WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
9. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
   1) PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
   2) FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
   3) THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
   4) THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
10. THRESHOLD CHANGE IN HEIGHT BETWEEN FLOOR SURFACES ON EITHER SIDE OF DOOR SHALL NOT EXCEED 1/2".
11. LEVER TYPE LATCHSET AND LOCKSET HANDLES SHALL COMPLY WITH TITLE-24 ACCESSIBILITY REQUIREMENTS.
12. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

DOOR OPENING FORCE

13. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
14. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   1) INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
   2) SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
   3) REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
   4) EXTERIOR HINGED DOORS: 5 POUNDS MAX.
   EXCEPTION:
   1) EXTERIOR DOORS TO MACHINERY SPACES INCLUDING, BUT NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS

DOOR SWING

15. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

DOOR WIDTH AND HEIGHT

16. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN., THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80", DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MIN. ABOVE THE FINISH FLOOR OR GROUND.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

1. MINIMUM 6"x6" DECAL TO BE LOCATED AT EACH PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR EXTERIOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT SHALL BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTERED AT STALL ENTRANCE RECOMMENDED)
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

3 ACCESSIBILITY SYMBOL

SCALE: 3/4"=1'-0"

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DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME: DOOR DETAILS

SHEET NO.: A900

FILE NAME: 21098-A900-Warehouse

GAS HEATER SCHEDULE

CODE	MFR	MODEL	FAN			ELECTRICAL			HTG MBH		HEIGHT	WEIGHT	COMMENTS
			CFM	ESP	HP	V/PH	MCA	MOCP	IN	OUT			
GH-1	MODINE	HDB60	990	0.60	1/4	208/3	1.7	15.0	60	49.2	19	92	1
NOTES:	1. PROVIDE GPRV, SHUTOFF VALVE AND DIRT LEG AT GAS INLET. CONTROLLED BY THERMOSTAT.												

EXHAUST FAN SCHEDULE

CODE	MFR	MODEL	CFM	ESP (in)	AMPS	MOTOR	V/PH	HT. W/O	WEIGHT	AREAS SERVED	SONES	COMMENTS
						HP		ISOLATORS (IN)	(LBS)			
EF-1	MAXXAIR	IF24	4,100	NA	4.35	3/4	120/1	28	48	WAREHOUSE	NA	1
NOTES:	1. CONTROLLED BY TIMECLOCK TO RUN CONTINUOUSLY DURING OCCUPIED HOURS.											

NATURAL GAS CALCULATIONS

MARK	DESCRIPTION	CFH DEMAND	DISTANCE FROM METER	BRANCH PIPE SIZE
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING GREENHOUSE	3600		
(E) GH	EXISTING SMALL GREENHOUSE	300		
(E) BLDG	EXISTING BUILDING (FRONT)	120		
(E) BLDG	EXISTING WAREHOUSE	360		
(N) GH	NEW GREENHOUSE (IN SEPARATE PROJECT)	1500	980	2"
(N) BLDG	NEW WAREHOUSE	240	860	2"
	TOTAL GAS DEMAND:	13320		
	MAX. PIPING LENGTH:	980		
	GAS MAIN SIZE:	4"		

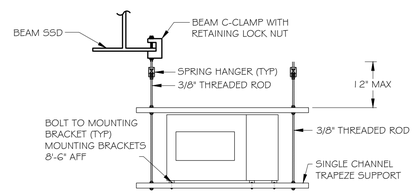
SYMBOLS & ABBREVIATIONS (MECHANICAL)

BT	BYPASS TIMER
℄	CENTER LINE
CD	CONDENSATE DRAIN
Ø	DIAMETER
	EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)
	EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)
	EXTENT OF DEMOLITION
	EXHAUST DUCT UP, DOWN, PENE & DEMO
	FIRE/SMOKE DAMPER
	FIRE DAMPER
	POINT OF CONNECTION
	P/T PLUG
	RETURN OR EXHAUST AIR
	RETURN DUCT UP, DOWN, PENE & DEMO
S	SPEED CONTROL SWITCH
X	SPIN-IN EXTRACTOR/DAMPER
	SUPPLY DUCT UP, DOWN, PENE & DEMO
	SUPPLY OR OUTSIDE AIR
T	THERMOSTAT at + 48"
X X X	TO BE REMOVED
	TRANSFER AIR
	TURNING VANES
	VOLUME DAMPER

AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AL	ACOUSTICALLY LINED
AP	ACCESS PANEL
BD	BALANCING DAMPER
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSE POWER
BJ	BETWEEN JOIST
BTU	BRITISH THERMAL UNIT
C.	CONDUIT
CA	COMBUSTION AIR
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
DEMO	DEMOLITION
DL	DOOR LOUVER
(E)	EXISTING
EAD	EXHAUST AIR DUCT
EC	ELECTRICAL CONTRACTOR
EDB	ENTERING DRY BULB
EOD	EXTENT OF DEMOLITION
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
°F	DEGREES FAHRENHEIT
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FSD	FIRE SMOKE DAMPER
FT.HD.	FEET HEAD
FTR	FLUE THRU ROOF
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
HP	HORSE POWER
KW	KILOWATTS
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MBH	1,000 BTU/HR
MC	MECHANICAL CONTRACTOR
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OBD	OPPOSED BLADE DAMPER
OSA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
PENE	PENETRATION
PD	PRESSURE DROP
PH	PHASE
POC	POINT OF CONNECTION
P/N	PART NUMBER
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
P/T	PRESSURE / TEMPERATURE
RA	RETURN AIR
RAD	RETURN AIR DUCT
(RL)	RELOCATE
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SUPPLY AIR DUCT
SD	SUPPLY DIFFUSER
SP	STATIC PRESSURE
SS	STAINLESS STEEL
STD	STANDARD
TV	TURNING VANES
TYP	TYPICAL
UCD	UNDERCUT DOOR
UON	UNLESS OTHERWISE NOTED
V	VOLT
VD	VOLUME DAMPER
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER COLUMN
WT	WEIGHT
W/O	WITH OUT

GENERAL MECHANICAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
10. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
11. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
12. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO DRILLING.
15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO RECONSTRUCT THE HOSPITAL IN ACCORDANCE WITH THE 2022 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
19. ROOFTOP UNIT ANCHORAGE: PROVIDE 3/8" DIA. EYEBOLTS THROUGH ROOFCURB WITH 1/8" DIA. STAINLESS STEEL AIRCRAFT CABLE LOOPS THROUGH RTU LIFTING LUGS. PROVIDE 1/8" SLACK IN LOOP. MIN. 4 PER UNIT.
20. DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
21. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
22. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 118 CEC.
23. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 118, 123, 124 CEC. AND TABLE E 503.7.1 (9)(10)(11) OF MECHANICAL CODE.
24. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
25. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.
26. MC SHALL PROVIDE CONCRETE INSERTS FOR HANGING EQUIPMENT, COORD. W. GC.



1 / MP0.1 GAS HEATER MOUNTING DETAIL
NO SCALE

ZAL ENGINEERING
MECHANICAL CONSULTANTS
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MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 25025.00

REGISTERED PROFESSIONAL ENGINEER No. 37305 MECHANICAL STATE OF CALIFORNIA
CONSTRUCTION

MONTEREY VALLEY PRODUCE WAREHOUSE
2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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ENGINEER BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
MP0.1

SHEET OF

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1 MP2.0 SITE PLAN - EXISTING & PROPOSED

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

0 8 16 32 64

SCALE: 1/32" = 1'-0"

N

ZAL ENGINEERING

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REGISTERED PROFESSIONAL ENGINEER No. 37306 MECHANICAL STATE OF CALIFORNIA

CONSTRUCTION

MONTEREY VALLEY PRIDE WAREHOUSE

2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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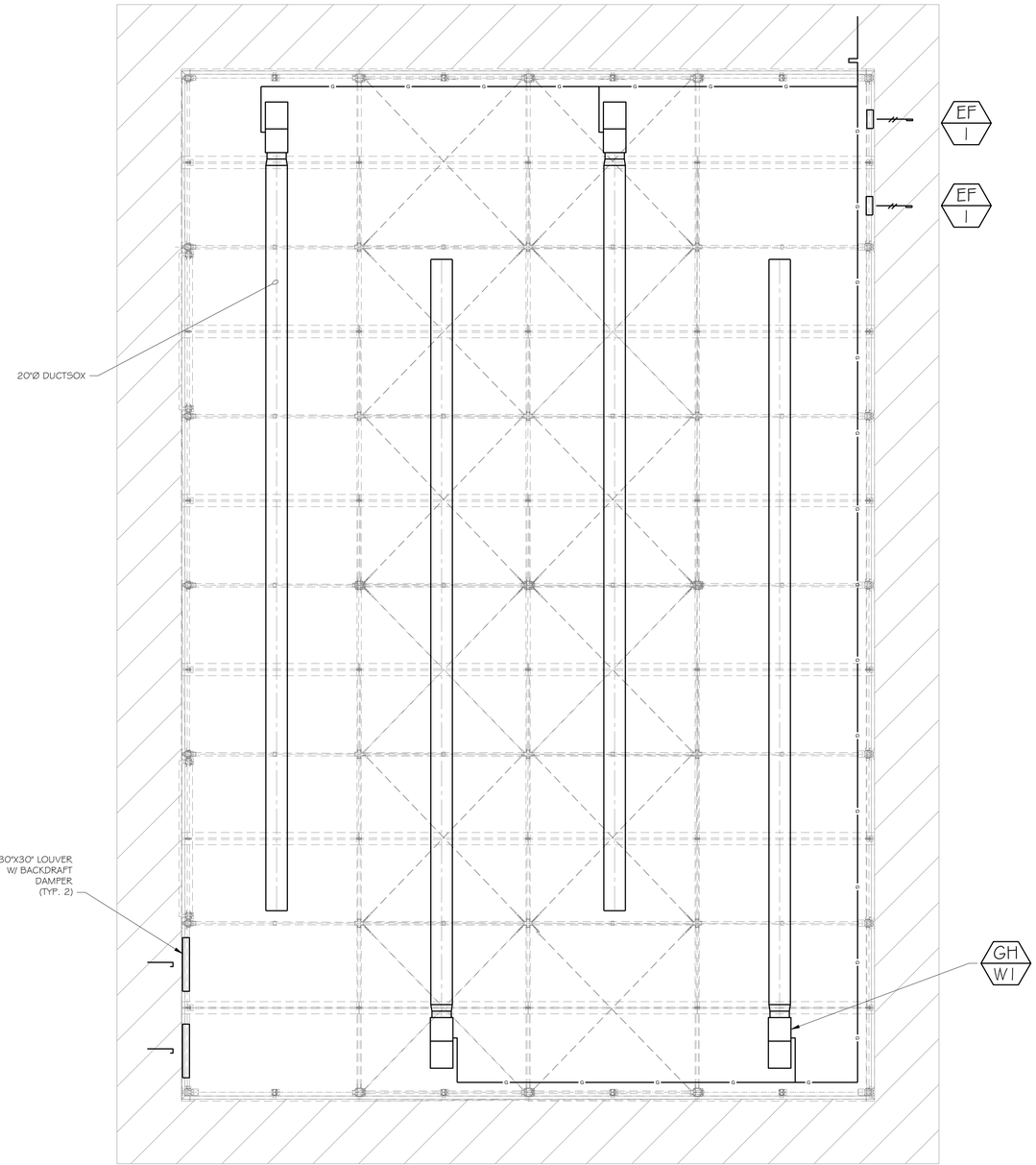
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1 MP2.1 WAREHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
SCALE: 3/16" = 1'-0"

0 2 4 6 12
SCALE: 3/16" = 1'-0"

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JOB NO. 25025.00

REGISTERED PROFESSIONAL ENGINEER No. 37308 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

MONTEREY VALLEY PRIDE
WAREHOUSE
2262 ALISAL RD
SALINAS, CA 93908

NO.	DESCRIPTION	DATE
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ENGINEER BY:
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ELECTRICAL SYMBOLS (NOT ALL SYMBOLS ARE APPLICABLE)

X	LOWER CASE LETTER = SWITCH LEG D = DIMMER SWITCH DL = DATALINE SWITCH K = KEY SWITCH M = MOTOR RATED SWITCH TS = DIGITAL TIMER SWITCH O = OCCUPANCY SENSOR SWITCH 3 = 3 WAY SWITCH, 4 = 4 WAY SWITCH
	PUSH BUTTON SWITCH
	POWER OUTLET SEE DRAWING FOR RATING & TYPE.(1PH)
	POWER OUTLET SEE DRAWING FOR RATING & TYPE.(3PH)
	RECEPTACLE, DUPLEX 20A, 120V, 2P, 3W, NEMA 5-20R
EVR	EV READY LOW POWER LEVEL 2 EV CHARGING RECEPTACLE
EVCS	EV CHARGER SYSTEM WITH LEVEL 2 EVSE
	QUAD RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER 20A, 120V,
TV	TV OUTLET, CONFIRM EXACT MOUNTING HEIGHT WITH ARCHITECTURAL PLAN
	FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE AND COMPARTMENT FOR 2-DATA OUTLETS.
C	6" DUPLEX ABOVE COUNTER RECEPTACLE WITH GFCI, 20A, 120V, 2P, 3W, NEMA 5-20R
	HALF-SWITCHED RECEPTACLE
	VERTICAL WIREMOLD RACEWAY, POWER POLE
	WIREMOLD RACEWAY.
	TRANSFORMER
	RECESSED PANELBOARD
	SURFACE PANELBOARD
	DISTRIBUTION PANELBOARD OR SWITCHBOARD
400/3	BREAKER IN NEMA 1 ENCLOSURE, SIZE AS SHOWN
MH	MAN HOLE
	JUNCTION OR OUTLET BOX WITH BLANK COVER - 4X UNLESS OTHERWISE NOTED
	OCCUPANCY SENSOR, CEILING OR WALL MOUNTED
OS OS	OCCUPANCY SENSOR, CEILING OR WALL MOUNTED WITH POWER PACK
PC	PHOTOCELL
PC	PHOTOCELL FOR EXTERIOR LIGHTS
LCP	LIGHTING CONTROL PANEL
	DOORBELL CHIME
	CEILING MOUNTED DATA/COMMUNICATION OUTLET IN 2 GANG BOX
	WALL MOUNTED TELEPHONE/DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX)
	WALL MOUNTED DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX)
SP	SPEAKER
	FIRE ALARM HORN & STROBE.
	FIRE ALARM STROBE LIGHT ONLY. WALL CEILING MOUNTED.
H S	WALL, CEILING-FIRE ALARM HORN/SPEAKER ONLY
F	MANUAL PULL STATION
TS PS	TAMPER/PRESSURE SWITCH
DSD	DUCT SMOKE DETECTOR WITH RELAYS
FSD	FIRE/SMOKE DAMPER
FACP	FIRE ALARM CONTROL PANEL
SD	SMOKE DETECTOR
HD , HD X	HEATER DETECTOR. COMBINATION RATE/RISE AND 190/200° FIXED TEMP. F IS 190/200° FIXED ONLY, R= RATE OF RISE
WH 1	MECHANICAL EQUIPMENT DESIGNATION
(#)	MOTOR, # DENOTES HORSEPOWER, CF/M = CIRCULATING FAN OR MOTOR
	ELECTRIC CONDUIT RUN EXPOSED OR CONCEALED IN WALLS, OR ABOVE CEILING WHERE WALLS AND CEILING PERMIT.
	LOW VOLTAGE WIRING (50V OR BELOW)
	GROUND GRID
	CONDUIT RUN BELOW GRADE OR FLOOR
	CONDUIT UP/DOWN
	CONDUIT STUBBED OUT AND CAPPED
	EYS EXPLOSION PROOF FITTING
	FLEX CONDUIT
P4-10	DESTINATION (PANEL-CIRCUIT NO.) CONDUIT (3/4" MIN. U.O.N.) GROUND CONDUCTOR, NEUTRAL CONDUCTOR, HOT CONDUCTORS: #12 WIRE U.O.N. NO HASH MARKS INDICATE #12 AND 1#12 GND.
3 15 30	DISCONNECT SWITCH (LOCKABLE), NON-FUSED/FUSED, 3-POLE, NEMA 1 U.O.N. FUSE SIZE, NF FOR NON-FUSE DISCONNECT RATING POLES
N 3 15 30	COMBINATION MOTOR STARTER WITH NON-FUSED/FUSED CIRCUIT BREAKER DISCONNECT (LOCKABLE) FUSE SIZE, NF FOR NON-FUSE N=CONTROLLER NEMA SIZE, UON DISCONNECT RATING POLES
M	METER
	COPPER GROUND ROD, ¾"Dx10'L
	P.O.C. (POINT OF CONNECTION)
	EXISTING TO REMAIN (LIGHT LINE WORK)
	NEW WORK (DARK LINE WORK)

GENERAL ELECTRICAL NOTES (NOT ALL NOTES APPLICABLE)

G1. ALL WORK SHALL COMPLY WITH THE NEC (LATEST ADOPTED VERSION OF THE STATE) OR LATEST EDITION OF THE ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHERE THE PLANS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN, BUT NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

G2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABORATORY LABEL (UL) AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

G3. LED FIXTURES/LAMPS SHALL BE LISTED ON DRAWINGS, CONSTANT POWER DRIVER, 0 TO 10V DIMMER. LED DRIVERS/DIMMERS THAT HAVE BEEN LISTED AS CERTIFIED BY THE STATE ENERGY COMMISSION.

G4. UNLESS OTHERWISE NOTED, ALL WIRE SHALL BE COPPER, STRANDED ONLY, UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN, NO. 12 AWG MINIMUM FOR POWER AND #14 AWG MINIMUM FOR CONTROL. USE XHHW TYPE FOR #6 OR LARGER.

G5. PROVIDE RGC UP TO 8' AFF WHERE EXPOSED AND INDOORS, EMT CONDUIT TYPE FOR ALL OTHER AREAS LOCATED INDOORS. IN ADDITION USE RGC FOR OUTDOORS ABOVE GRADE, AND PVC SCHEDULE 40 FOR OUTDOORS UNDERGROUND. IN ADDITION, OUTDOOR UNDERGROUND CONDUIT RISERS AND 90 DEG BENDS CONDUITS SHALL BE RGC. UNDERGROUND RGC SHALL BE WRAPPED WITH 20 MIL TAPE AND EXTEND 12" ABOVE GRADE FOR RISERS. USE MIN 3/4" CONDUIT, U.O.N.

G6. THE CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

G7. ALL CONDUIT CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE WITH SEALTIGHT FLEX CONDUIT. PROVIDE SUFFICIENT SLACK TO ELIMINATE VIBRATION. ARRANGE CONNECTIONS TO PREVENT THE ENTRANCE OF MOISTURE. PROVIDE FIRE STOP SEAL FOR WALL/FLOOR PENETRATION AND WATERPROOF SEAL FOR EXTERIOR WALL.

G8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES. ALL CONDUIT RUNS SHALL INCLUDE A CODE SIZED GROUND WIRE WHETHER OR NOT SO INDICATED.

G9. ALL BRANCH CIRCUITS SHALL INCLUDE A CODE SIZED GROUND WIRE. ISOLATED/DEDICATED BRANCH CIRCUITS SHALL INCLUDE A SEPARATE GROUND WIRE CONNECTED TO THE DESIGNATED SINGLE POINT GROUND FOR EACH DUPLEX OUTLET ON A CIRCUIT.

G10. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION, ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED. SHAVING OF CABLE STRAND NOT ALLOWED.

G11. ALL TERMINATION POINTS WILL HAVE SCREW-IN, CLAMP-TYPE CONNECTIONS, UNLESS OTHERWISE PRIOR APPROVAL IS GIVEN BY CLIENT'S FACILITIES REPRESENTATIVE.

G12. THE ENTIRE WIRING SYSTEM TO BE TESTED FOR SHORT CIRCUITS, GROUNDS, AND INSULATION RESISTANCE BETWEEN CONDUCTORS AND TO GROUND.

G13. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.

G14. PROVIDE A MANUAL DISCONNECTING MEANS, CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR ALL MOTORS NOT WITHIN SIGHT OF OR MORE THAN TWENTY-FIVE (25) FEET FROM ITS CONTROLLER.

G15. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED & NO LESS THAN THE WITHSTAND RATING OF THE BUS THEY ARE CONNECTED TO.

G16. PROVIDE A NAMEPLATE FOR EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER OR DISCONNECT SWITCH, ELECTRICAL PANELS, TRANSFORMERS, DISTRIBUTION BOARDS, ETC, PULL BOX, ARKTITE RECEPTACLE, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT AS FOLLOWS:

1 -- PROVIDE LAMINATED NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATION ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED. ORANGE FOR 480V.

2 -- ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POP-RIVETS TYPE ARE NOT ACCEPTABLE.

LABEL ALL RECEPTACLES, OUTLETS, JUNCTION BOXES, WITH DYMO-TYPE EMBOSSED TAPE AS FOLLOWS:

1 -- RECEPTACLES AND JUNCTION BOXES: PANEL AND CIRCUIT NUMBER.

2 -- USE BLACK TAPE FOR 240V AND LESS.

3 -- USE ORANGE TAPE FOR 277V AND ABOVE.

INDICATE ON THE DEVICE IF THE CIRCUIT IS DEDICATED OR ISOLATED.

G17. PROVIDE UPDATED, TYPED CIRCUIT BREAKER PANEL SCHEDULES THAT ACCURATELY REFLECT ALL CHANGES MADE.

G18. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES, AND EXPANSION FITTINGS REQUIRED TO MEET FIELD CONDITIONS. CONTRACTOR SHALL DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS.

G19. CONTRACTOR SHALL PROVIDE PULL LINE IN ALL EMPTY CONDUITS.

G20. FUNCTIONALLY TEST THE ELECTRICAL INSTALLATION FOR PROPER OPERATION AND ROTATION.

G21. FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES, LIGHT FIXTURES (WITH LAMPS), RECEPTACLES, SERVICE DEVICES, PANELBOARDS AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS AS REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.

G22. LOCATIONS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS SHALL TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS. REFER TO THE REFLECTED CEILING PLAN AND THE ARCHITECTURAL FLOOR PLANS FOR EXACT LOCATIONS OF DEVICES. REFER TO THE MECHANICAL DRAWINGS FOR LOCATIONS OF HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, PLUMBING, FIRE SUPPRESSION EQUIPMENT, ETC. VERIFY EXISTING SITE CONDITIONS, SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID.

G23. INDEPENDENTLY SUPPORT ALL CONDUIT ABOVE SUSPENDED CEILING. SEISMIC WIRES ARE NOT TO BE USED FOR SUPPORT.

G24. CONTRACTOR SHALL BE ALLOWED TO COMBINE CIRCUIT HOMERUNS. HOMERUNS SHALL NOT BE ALLOWED TO EXCEED MORE THAN THREE PHASE CONDUCTORS EXCEPT WHEN DERATING FACTORS ARE APPLIED.

G25. PROVIDE PHASE ROTATION SIGN AND PHASE COLOR CODE IDENTIFICATION FOR ALL WIRES INSIDE ALL 480/208V PANEL BOARDS.

G26. INSTALL THE FOLLOWING DEVICES ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

RECEPTACLES, POWER OUTLETS	18" TO ℄
VOICE, DATA, VOICE/DATA COMBINATION	18" TO ℄
LIGHT SWITCHES	48" TO ℄
CARD READERS & KEYPADS	48" TO ℄
DISCONNECT SWITCHES	60" AT HANDLE
TOP CIRCUIT BREAKER IN PANELBOARD	72"
WALL MOUNT OCCUPANCY SENSOR	96" TO ℄
RECEPTACLES SHOP LOCATIONS, COUNTERS OR DESKTOPS	42" OR 6" TO ℄ ABOVE SPLASHGUARD, COUNTER OR DESKTOP

G27. PROVIDE COLOR CODED AS SHOWN:
COLOR CODE WILL BE CARRIED THROUGHOUT ALL BRANCHES ON A SINGLE CIRCUIT.

	APPLICATION	COLOR CODING
1.	3-PHASE - 480/277 VOLT	A = BROWN B = ORANGE C = YELLOW NEUTRAL = GRAY GROUND = GREEN
2.	3-PHASE - 120/208 VOLT	A = BLACK B = RED C = BLUE NEUTRAL = WHITE GROUND = GREEN
3.	1-PHASE - 120 VOLT ISOLATED CIRCUIT (ORANGE RECEPTACLE ONLY)	HOT = ORANGE NEUTRAL = WHITE GROUND = GREEN
4.	1-PHASE - 120 VOLT CIRCUIT	HOT = BLACK, RED, OR BLUE DEPENDING ON PHASE NEUTRAL = WHITE
5.	DOOR SWITCHES	HOT = RED SWITCHED = BLUE
6.	FIRE CIRCUITS	RED

G28. IN FINISHED INTERIOR AREAS, RUN ALL CONDUITS CONCEALED, UNLESS OTHERWISE NOTED.

G29. PAINT ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.

G30. POWER AND LIGHTING BRANCH CIRCUITS SHALL HAVE A MINIMUM TWO (2) #12 AWG. AND ONE (1) #12 AWG. GROUND TYPE THWN/THHN. ALL POWER WIRING SHALL RUN IN CONDUIT. PROVIDE ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODES.

G31. SUBMIT TO THE ENGINEER SHOP DRAWINGS, MANUFACTURER'S DATA AND CERTIFICATES FOR EQUIPMENT, MATERIALS AND FINISH, AND PERTINENT DETAILS FOR EACH SYSTEM SPECIFIED. OBTAIN APPROVAL BEFORE PROCUREMENT, FABRICATION, OR DELIVERY OF THE ITEMS TO THE JOB SITE. PARTIAL SUBMITTALS ARE NOT ACCEPTABLE AND WILL BE RETURNED WITHOUT REVIEW.

G32. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF, MINIMUM OF NEMA 3R RATING. EXTERIOR CONDUIT RUNS INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING, UON.

G33. SIZE FUSES FOR ALL FUSED SWITCHES PER SUPPLIED EQUIPMENT MANUFACTURER'S RECOMMENDATION.

GROUNDING NOTES:

GD1. ALL GROUND GRID CONDUCTORS ARE #4/0 SOFT DRAWN BARE COPPER.

GD2. GROUND RODS SHALL BE MIN 10 FEET IN LENGTH, 3/4" DIAMETER, AND COPPER CLAD.

GD3. CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC TYPE. TEST WELL CONNECTIONS SHALL BE BOLTED TYPE.

GD4. THE CONTRACTOR SHALL MAKE GROUND RESISTANCE MEASUREMENTS AS REQUIRED BY THE LATEST EDITION OF NEC, DOCUMENT THE READINGS AND REPORT THEM TO THE ENGINEER.

GD5. MAJOR EQUIPMENT SHALL BE CONNECTED TO THE GROUND GRID BY TWO CONNECTIONS FROM DIFFERENT PARALLEL MAIN GRID CONDUCTORS.

GD6. WHEN AN EXPOSED GROUND CABLE IS RUN IN METAL CONDUIT OR PROTECTED BY A METAL GUARD; THE GROUND CABLE SHALL BE BONDED AT BOTH ENDS TO THE CONDUIT OR THE GUARD.

GD7. UNLESS OTHERWISE NOTED, BURIED GROUNDING CONDUCTORS SHALL HAVE A MINIMUM OF 2½" FEET OF COVER (30").

GD8. BURIED GROUNDING CONDUCTORS SHALL BE KEPT A MINIMUM OF 12 INCHES WHEN CROSSING METAL OBJECTS, SUCH AS BURIED PIPING OR STEEL.

GD9. WHERE GROUNDING CONDUCTOR IS BURIED PARALLEL TO UNDERGROUND METALLIC PIPING, THREE (3) FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE PIPING AND GROUND CONDUCTOR TO PREVENT POSSIBLE GALVANIC ACTION.

GD10. GROUND CONDUCTOR PIGTAIL "STUB-UPS" SHALL STUB-UP WITHIN SIX (12") INCHES OF THE EQUIPMENT WITH A THIRTY (36") INCH PIGTAIL ABOVE FINISHED FLOOR; IF THE EQUIPMENT HAS A GROUND PAD OR BUS, WITHIN SIX (12") INCHES OF THE POINT OF CONNECTION.

GD11. ALL GROUNDING CONDUCTOR JUNCTIONS BURIED IN THE EARTH SHALL BE MADE BY EITHER THE EXOTHERMIC PROCESS OR COMPRESSION METHOD.

GD12. ALL JUNCTIONS MADE ABOVE GROUND OR IN TEST WELLS SHALL BE BOLTED CONNECTIONS, EXCEPT THOSE AT BUILDING COLUMNS WHICH MAY BE EITHER BOLTED OR EXOTHERMIC TYPES.

ELECTRICAL ABBREVIATIONS

A	AMPERE	MH	MAN HOLE
AF/AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCB	MAIN CIRCUIT BREAKER
AFF/AFG	ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE	MDF	MAIN DISTRIBUTION FRAME
AV	AUDIO VISUAL	MECH	MECHANICAL
ATS	AUTOMATIC TRANSFER SWITCH	MIN	MINIMUM
BLDG.	BUILDING	MLO	MAIN LUGS ONLY
C	CONDUIT	MSB	MAIN SWITCHBOARD
CAT	CATEGORY	MTD	MOUNTED
CATV	CATV	(N)	NEW
CB	CIRCUIT BREAKER	NE	NON ELECTRICAL
CKT	CIRCUIT	NEUT	NEUTRAL
CLG.	CEILING	NEC	NATIONAL ELECTRICAL CODE
CO	CONDUIT ONLY	NL	NIGHT LIGHT
COMM	COMMUNICATION	NFSS	NON FUSED SAFETY SWITCH
CU	COPPER	NTS	NOT TO SCALE
DIST	DISTRIBUTION	OC	ON CENTER
DWG	DRAWING	OS	OCCUPANCY SENSOR
(E)	EXISTING	P	POLE
(ERL)	EXISTING TO BE RELOCATED	PNL	PANEL
ELECT	ELECTRIC(AL)	PVC	POLYVINYL CHLORIDE
EMT	ELECTRIC METALLIC TUBING	RECEPT	RECEPTACLE
EP	EXPLOSION PROOF	REF	REFERENCE
(ER)	EXISTING TO REMAIN	(R)	RELOCATED
F	FUSED	RGC	RIGID GALVANIZED STEEL CONDUIT
FA	FIRE ALARM	REQ	REQUIRED
FACP	FIRE ALARM CONTROL PANEL	RM	ROOM
FIXT	FIXTURE	SC	SHORT CIRCUIT
FLA	FULL LOAD AMPERES	SM	MANUAL MOTOR SWITCH
FLEX	FLEXIBLE	SPC	SPACE
FSS	FUSED SAFETY SWITCH	SPEC	SPECIFICATION(S)
FT	FOOT OR FEET	SPR	SPARE
G; GND	GROUND(ED)	SWGR	SWITCHGEAR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SWBD	SWITCHBOARD
HH	HAND HOLE	TCP	TEMPERATURE CONTROL PANEL
HOA	HAND-OFF-AUTOMATIC	TEL	TELEPHONE
HP	HORSEPOWER	TTB	TELEPHONE TERMINAL BACKBOARD
HT	HEIGHT	TYP	TYPICAL
IMC	INTERMEDIATE METAL CONDUIT	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
IDF	INTERMEDIATE DISTRIBUTION FRAME	UON	UNLESS OTHERWISE NOTED
JB	JUNCTION BOX	UPS	UNINTERRUPTIBLE POWER SUPPLY
KAIC	AMPERE INTERRUPTING CAPACITY, IN THOUSANDS	UTY	UTILITY
LCP	LIGHTING CONTROL PANEL	VFD	VARIABLE FREQUENCY DRIVE
LEL	LOWER EXPLOSION LEVEL	W/	WITH
LDA	LIGHTING DESIGN ALLIANCE	WP	WEATHERPROOF
LT(G)	LIGHT(ING)	XFMR/TR	TRANSFORMER

DRAWINGS LIST

E0.1	ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
E0.2	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL SITE PLAN
E2.0	ELECTRICAL POWER PLAN
E3.0	ELECTRICAL LIGHTING PLAN
E4.0	ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS
E5.0	ELECTRICAL DETAILS

SCOPE OF WORK

ELECTRICAL DESIGN FOR NEW WAREHOUSE BUILDING

LIST OF APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA BUILDING CODE (CBC)
ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS

CANNABIS PERMITS
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ELC ELECTRICAL CONSULTING

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISAN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

E0.1

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SECTION 26000
ELECTRICAL GENERAL SPECIFICATION

PART 1 -- GENERAL

1.01 CONDITIONS AND REQUIREMENTS
A. Refer to the General Conditions, Supplementary General Conditions as required.

1.02 SCOPE OF WORK
A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in this specification and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation including all accessories and appurtenances required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation.
B. Definitions (Applicable to Drawings and Specifications):
1. Above Grade: Not buried in ground and not embedded in concrete slab on grade.
2. Below Grade: Buried in ground or embedded in concrete slab on grade.
3. Concealed: Inside building above grade and located within walls, furred spaces, crawl spaces, attics, above suspended ceilings, etc. In general, any item not visible or directly accessible.
4. Connect: Complete hookup of items with required services, including conduit, wires, plug, receptacle, and other accessories.
5. Exposed: Either visible or subject to mechanical or weather damage, indoors or outdoors, including areas such as mechanical and storage rooms. In general, any item that is directly accessible without removing panels, walls, ceilings, or other general, any item that is directly accessible without removing panels, walls, ceilings or other parts of structure.
6. Furnish: Supply and deliver complete.
7. Install: Place, secure, and connect as required to make fully operational.
8. Provide: Furnish and install as defined above, perform work.
9. Underground: Buried in ground, including under building slabs.
10. Use (Verb): Furnish and install as defined under "provide."
11. Wiring: Electrical raceway, conductors, and connections.

1.03 CODE COMPLIANCE
A. All work and materials shall comply with the latest rules, codes, and regulations, including, but not limited to the following:
1. Occupational Safety and Health Act Standards (OSHA).
2. National Electrical Code of latest version adopted by State.
3. International Building Code with Local Amendements.
4. NFPA #70: National Electrical Code (NEC).
5. NFPA #101: Life Safety Code.
6. Institute of Electrical and Electronics Engineers (IEEE).
7. National Electrical Testing Association (NETA):
8. Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems, Standard ATS.
9. National Electrical Manufacturers Association (NEMA).
10. All other applicable Federal, State, and Local laws and regulations.
B. Code compliance is mandatory. Nothing in these drawings and Specifications permits work not conforming to theses codes. Where work is shown to exceed minimum code requirements, comply with drawings and specifications.
C. No work shall be concealed until after inspection and approval by proper authorities. If work is concealed without inspection and approval, the Contractor shall be responsible for all work-required opening and restoring the concealed areas in addition to all required modifications.

1.04 LICENSE, FEES AND PERMITS
A. Arrange for required inspections and pay all license, permit, and inspection fees.

1.05 CONDITIONS AT SITE
A. Visit to site is required of all bidders prior to submission of bid. All bidders are required to familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.
B. Lines of other services that are damaged as result of this work shall promptly be repaired at no expense to the Owner to complete satisfaction of the Owner.

1.06 DRAWINGS AND SPECIFICATIONS
A. All drawings and all Divisions of these specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division.
B. Drawings are diagrammatically and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements do shall be governed by architectural, structural and, mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc. necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid.
C. Right is reserved to make changes of up to 10' in location of any outlet or equipment prior to rouging in without increasing contract cost.

1.07 SAFETY AND INDEMNITY
A. Safety: The Contractor shall be solely and completely responsible to conditions of the job site, including safety of all persons and property during performance of the work. These requirements will apply continuously and not be limited to normal working hours. No act, service, drawing review, or construction review by the Owner, the Architect/Engineer, or their Consultants, is intended to include review of the adequacy of the Contractor's safety measures, in, on, near the construction site.
B. Indemnity: The Contractor will hold harmless, indemnify, and defend the Owner, the Architect/Engineer, their Consultants, and each of their officers, employees and agents, from any and all liability claims, losses or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the Owner, the Architect/Engineer, and their Consultants, and each of their Officers, Employees and agents.

1.08 RECORD DRAWINGS
A. Contractor shall obtain a complete record set of reproducible drawings from the Architect/Engineer. This shall be corrected daily to show all changes from original contract drawings and shall be kept on the job. This set of reproducible, clearly and neatly marked, shall be delivered to the Architect/Engineer upon completion of the job.

1.09 GUARANTEE
A. Guarantee the installation free from defects of workmanship and materials for a period of one (1) year after Date of Certificate of Final Payment, and promptly remedy any defects developing during this period, without charge.

1.10 ACCEPTANCE DEMONSTRATION
A. Upon completion of the work, at a time to be designated by the owner, the Contractor shall demonstrate for the owner the operation of the electrical installation, including any and all special items installed by him or installed under his supervision.

1.11 SUBSTITUTIONS
A. Wherever possible, more than one manufacturer has been listed for various items of equipment, any one of which will be acceptable. Base the bid on use of materials specified. If, after award of the Contract, a substitute is proposed, the request for permission to substitute shall be accompanied with a statement of the amount of money to be returned to the contract if the substitution is permitted. The Owner's Architect/Engineer is the sole judge of acceptability of proffered substitutions. If a substitute item is permitted, and any redesign effort is thereby necessitated, the required redesign shall be at the Contractor's expense.

1.12 SHOP DRAWINGS
A. Submit shop drawings and product descriptive literature for review
B. All proposed deviations from specifications must be clearly listed under a prominent heading entitled "DEVIATIONS".
C. Purpose of review of submittals is for check of general compliance with information given in contract documents. Each review and/or addition of notations and comments does not relieve Contractor from compliance with requirements of project contract documents.
D. Contractor shall be responsible for conforming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction. Where dimensions of proposed equipment differ significantly from that shown on contract documents, Contractor shall submit sealed drawings showing proposed layout of equipment with shop drawing submittal.

1.13 WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS
A. Only quality workmanship will be accepted. Haphazard or poor installation practice will be cause for rejection of work.
B. Provide foreman to be in charge of this work at all times.

1.14 COORDINATION
A. Coordinate work with other trades to avoid conflict and to provide correct rough in and connection for equipment furnished under other trades that requires electrical connections. Inform Contractors of other trades of required access to and clearances around electrical equipment to maintain serviceability and code compliance.
B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without written authorization and an agreed price, shall be at Contractor's risk and expense.

1.15 CUTTING AND PATCHING
A. All cutting and patching required for work of this Division is included herein. Coordination with General Contractor and other trades is imperative. Contractor shall bear the responsibility for the added expense of adjusting for improper holes, supports, etc.

1.16 EXISTING UNDERGROUND UTILITIES AND SERVICES:
A. Locations of existing utilities, where shown, were established from best available information. Assume that this information is approximate. Contractor shall verify exact location and depths before starting work. Should, during the course of the work, conditions are found different than indicated, notify Architect/Engineer immediately. Use extreme caution so as not to damage or break lines that are in use. If breakage does occur, Contractor shall be responsible for all damage and repairs resulting therefrom. All unusual conditions with respect to existing facilities shall be brought to Architect/Engineer's attention immediately.

PART 2 -- PRODUCTS

2.01 MATERIAL APPROVAL
A. All materials must be new and bear Underwriters' Laboratories label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency.
B. Material not in accordance with these Specifications may be rejected either before or after installation.

2.02 CONDUITS AND OTHER RACEWAYS
A. Rigid Steel: Hot-dipped galvanized.
B. Intermediate Metal Conduit (IMC): Hot dipped galvanized.
C. Electrical metallic Tubing (EMT): Electro-galvanized.
D. Plastic: Schedule 40 PVC, approved for us as non-metallic raceway for 90 Deg C.
E. Wire way: Code gauge steel, with knockouts and hinged cover. Corrosion-resistant gray baked enamel finish.
F. Provide fittings and accessories approved for the purpose equal in all respects to the conduit or raceway. EMT connectors and couplings shall be steel compression type.
G. Manufacturer: Allied Tube, Western Tube, or approved equal.

2.03 MOTOR STARTERS
A. General:
1. Manufacturer: Starters shall be as manufactured by Square D, Eaton, General Electric or approved equal and shall be UL listed.
2. Material: The materials and equipment, used in the construction of the motor starters covered by this specification, shall be new, of the highest quality, and of the type recognized by the industry for use in this type of equipment.
B. Description:
1. Service: Starter operating voltage and phase shall be compatible for the motor ratings shown on the drawings.
2. Enclosures: Enclosures shall be suitable for the area in which they are located, as indicated on the drawings.
3. Heaters: Heaters for overhead relays shall be supplied with the starter and sized by the Contractor.
4. Manual Starters:
d. Manual starters for three-phase motors shall be of manually operated-type, with a cover mounted pushbutton. They shall have trip free overload protection and under-voltage protection.
e. Starters shall be full-voltage, non-reversing, reversing, two-speed, or as indicated on the drawings.
f. Starter size shall be applicable with the horsepower and voltage of the motor, as indicated on the drawings. Minimum size shall be NEMA 1. No half-sizes shall be allowed.
5. Three-Phase Magnetic Starters:
a. Motor starters shall be the magnetic-type, full voltage, non-reversing (except where noted on the drawings) and sized in accordance with NEMA Standards for Industrial Control.
b. Starters shall have three thermal overload relays complete with heaters, and manual reset button on the starter door.
c. Starter shall have a 120 volt AC, 60 hertz fused control transformer, secondary ground referenced and 120 Volt AC Coil.
d. Auxiliary contacts shall be provided as specified on the drawings. It shall be possible to field add two additional auxiliary contacts to each starter.
e. 500VA, 120V control transformer.
f. Each starter shall have a red indicating light mounted in the door. The light shall be a push-to-test transformer-type, with "motor on" legend plate. The door shall have a ground bonding jumper to the enclosure.
g. A three-position hand-off Auto-selector. Coordinate with mechanical drawings and specification for additional information.
h. Manufacturer shall be General Electric, Cutler-Hammer or Square D.
6. Combination Three-Phase Magnetic Starter:
a. Starters shall be as specified in Section 'Three-Phase Magnetic Starters'.
b. Starters shall be equipped with a three-pole, "Motor Circuit Protector MCP" breaker or fused disconnect.
c. Enclosure doors shall be equipped with the following devices:
1) Door operating handle indicating whether disconnect is on "ON" or "OFF position and sized for minimum of three padlocks.
2) Defeater bypass for opening door, when switch is "ON", by authorized personnel.
d. Combination magnetic starters shall have the symmetrical interrupting rating indicated on the drawings.
e. Manufacturer shall be General Electric, Eaton, or Square D.
7. Single Phase Manual Starter:
a. Starters for fractional horsepower 120 Volt motors shall be manual types, unless shown otherwise, equipped with built-in overload protection. Manufacturer shall be General Electric, Eaton, or Square D.

2.04 DISTRIBUTION PANELS
A. Dead-front, dead-rear, NEMA 1 of 3R gasketed, weatherproof) enclosure, as indicated, designed for use on a three-phase, four-wire 120/208 volt 277/480 volt system as required. See drawing for additional details.
B. Construction: Code gauge galvanized steel fully flanged for strength and rigidity. Door and trim shall be cold-rolled steel, code gauge. Provide concealed butt hinges and 3-point catch and lock. Provide separately hinged or bolted vertical access doors over lug and wiring spaces.
C. Finish: Finial all exposed parts with one coat rust inhibitor and two coats of light gray enamel.
D. Bus Bars: Shall be installed throughout and shall be hard-rolled, electrolytic copper of 98% conductivity designed for a maximum 1000 amperes per square inch. Bars shall be factory pre-dilled to accept future field installation of 2 or 3 pole circuit breakers or fused switches in any combination, and shall run full length of breaker of switch space. Brace all bus bars for maximum short circuit rating of circuit breakers, but in no case less than 25,000 Amperes symmetrical.
E. Provide ⅓ capacity ground bus with terminal lugs for each feeder shown.
F. Circuit Breaker Type: Thermal magnetic trip, molded case type breakers. Unless otherwise stated on the Drawings, the minimum interrupting capacity shall be 25,000 Amperes symmetrical.
G. Fused Switch Type: Switch shall be provided with rejection type fuse holders and current limiting fuses, class "RK1", except class "L" in ratings 800 Amperes and over. Use class "RK1" time delay type fuses for all motor circuit.
H. Provide handle locking devices for all circuit breakers and fused switches.
I. Provide engraved bakelite nameplates with minimum ¼" high letter screwed on to a panel front and for each circuit protective device in panel ADHESIVES NOT PERMITTED.
J. Installation;
1. Provide all necessary blocking, channels, and other hardware for securing panel boards to wall, column, or other parts of building structure.
K. Manufacturer: Square D I-line or approved equal.

2.10 DISCONNECT SWITCH
A. General:
1. Disconnect switches shall be manufactured by Square D, Eaton, General Electric, or approved equal.
B. TYPE
1. Disconnects (Motor: Non-Fused/Fused)
a. Lockable disconnect switches shall be provided and located at all motors.
b. Switches for three-phase motors shall be heavy-duty, three-pole, and fused/non-fused as shown on drawings.
c. Switches containing more than three poles shall be as specified on the drawings.
d. Switches for single-phase, fractional horsepower motors shall be lockable in the off position, toggle type, without overload protection and shall be horsepower rated.
e. Switches shall be horsepower rated.
2. Disconnects (Circuit: non-Fused/Fused)
C. a Heavy-duty switches shall be type (number of poles) and rating (amperage and voltage), as indicated on the drawings.

PART 3 -- EXECUTION

3.01 GENERAL
A. Electrical system layouts indicated on the drawings are generally diagrammatic, but shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served.
B. Consult all other drawings. Verify scales and report any dimensional discrepancies or other conflicts to the Owner before submitting bid.
C. All homeruns to panel boards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as though the routes were completely indicated. Terminate homeruns of signal, alarm, and communications systems in a similar manner.
D. Avoid cutting and boring holes through structure or structural members whenever possible. Obtain prior approval of ARCHITECT/ENGINEER and conform to all structural requirements when cutting or boring the structure is necessary and permitted.
E. Furnish and install all necessary hardware, hangers, blocking, brackets, bracing, runners, etc. required for equipment specified under this section.
F. Provide necessary backing required insuring rigid mounting of outlet boxes.

3.02 WIRING METHOD
A. Install all wiring in raceway, unless specifically shown otherwise.
B. Conduit shall be rigid steel, IMC, EMT, or plastic as follows:
1. Above ground: Use rigid steel, IMC, EMT.
a. Wet locations: Rigid steel or IMC only.
b. Hazardous locations: Rigid steel conforming to NEC and local code requirements.
c. Locations subject to mechanical injury: Rigid steel or IMC only.
2. Underground: Use rigid steel wrapped with tape and ½" overlap or use plastic.
a. Rigid steel conduit shall be encased in 3" minimum concrete enveloped and may be used for all services.
b. Plastic conduit size 2" or larger shall be encased in 3" minimum concrete envelope.
c. Plastic conduit size 1-1/2" and smaller shall be installed on 2" sand backfill. In planting areas provide 2" concrete cap. Multiple runs shall maintain 3" minimum separation between runs. Maintain 12" minimum of separation between power and signal conduits. Maintain 12" minimum of separation between medium voltage and low voltage power conduits.
3. Under building or building slabs: Use rigid steel wrapped with tape and ½" overlap or plastic conduit.
a. Encase rigid steel conduit wrapped with tape and ½" overlap in 3" minimum, concrete envelope.
b. Encase plastic conduit size 2" and larger in 3" minimum concrete envelop.
c. Install plastic conduit size 1-1/2" and small on 2" sand base and cover with 2" and backfill. Maintain 3" minimum separation between runs. Do not install plastic conduit in rock base.
d. Make all risers to grade with rigid steel conduit and rigid steel elbow fittings only. Concrete encases underground portion of steel conduit or fittings.
e. Burial depth of conduits shall be as follows:
1) Concrete encased: 24" minimum for 600 volt or lower systems to top of concrete encasement.
2) Concrete capped: 24" minimum to top of conduit.
3) Conduits without concrete encasement or cap: 24" minimum to top of conduit.
4) When installed under buildings the above minimum depth shall be 18" below bottom of floor slab.
C. Use flexible conduits in the followings applications:
1. Recessed lighting fixtures.
2. Motor connections.
3. Connection between fan plenum and structure.
4. At expansion joints.
5. At transformers and other equipment which produces vibration.
6. At wet locations, the flexible conduit shall be liquid tight type.

3.03 INSTALLATION OF CONDUITS
A. General:
1. Run all conduits concealed unless otherwise noted or shown.
2. Run exposed conduit parallel to or at right angles to centerlines of columns and beams.
3. Run no conduit in concrete slabs or floors except at point of penetration. All penetrations shall be at right angles to slab surfaces.
4. Install conduits above ceilings to avoid obstructing removal of ceiling tiles, lighting fixtures, air diffusers, etc.
5. Conduits shall not cross any duct shaft or area designated as future duct shaft horizontally. Conduit risers when allowed in duct shaft must be coordinated with Mechanical work to avoid any conflict.
B. Conduit Supports:
1. Support conduit with UL's listed steel conduit supports at intervals required by the NEC. Wires or sheet metal strips are not acceptable for conduit support. Use conduit hangers for all conduits not directly fastened to structure and for all multiple conduit runs.
2. Individual conduits sizes ½" and ¾" may be supported from ceiling support wires with Caddy clips only if acceptable to local code. No conduit is permitted to be attached to any ceiling support wire.
3. Avoid attaching conduit to fan plenums. When it is necessary to support conduit from fan plenum, provide a length of flexible conduit between portion attached fan plenum and portion attached to the building to minimize transmission of vibration to the building structure.
C. Conduit penetrations of roof, walls, floors and ceilings shall be sealed to preserve the integrity of waterproofing, fire rating and soundproofing, for when the roof, wall, floor, or ceiling is designed. Materials and methods used shall conform to that specified under Architect/Engineer sections.
D. All underground conduits and ducts size 2" and larger shall be proven clear by pulling through a mandrel ¼" smaller than the inside diameter.
E. Where flush branch circuit panel boards are shown on walls, stub a minimum of three 1" empty conduits into overhead ceiling spaces and three 1" conduits into space below floors (if any) in addition to conduits required for circuit wiring.

3.04 CONCRETE DUCT BANK CONSTRUCTION
A. Provide plastic spacers at maximum 5'-0" centers to maintain 3" spacing between conduits. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour. When installed under roadways, provide reinforcing bars as required as shown on drawings.

3.05 INSTALLATION OF WIRES
A. Pull no wire into any portion of the conduit system until all construction work, which might damage the wire, has been completed.
B. Install all wire continuous from outlet to outlet or terminal to terminal. Splices in cables when required shall be made in handholes, pull boxes, or junction boxes. Make branch circuit splices in outlet boxes with 8" of correctly color-coded tails left in the box.
C. Splices in wires and cables shall be made utilizing materials and methods described herein before.
D. All cables and wires passing through manholes and handholes shall be full looped inside the manhole and handhole and supported on fiberglass racks.
E. Make all ground, neutral and line connections to receptacle and wiring device terminals as recommended by manufacturer. Provide ground jumper from outlet box to ground terminal of devices when the device is not approved for grounding through the mounting screws.
F. Provide Bray wire markers where number of conductors in a box exceeds four.

3.06 WIRE COLOR CODE
A. Colors code all conductors. Wire sizes s#8 AWG and smaller shall have integral color-coded insulation. Wire sizes #6 AWG and larger may have black insulation, but identified by color coded electrical tape at all junction, splice, pull or termination points. Color tape shall be approved ½ lap to least 6" of the conductor.
B. Color Code wires as follows:

Conductors	208/120V	480/277V
Phase A	Black	Brown
Phase B	Red	Orange
Phase C	Blue	Yellow
Neutral	White	Gray
Ground	Green	Green
Isolated GND	Green w/ yellow stripes	Green w/ yellow stripes

3.07 CONNECTIONS TO EQUIPMENT
A. General
1. Furnish and install required power supply conduit and wiring to all equipment. See below for other wiring required.
2. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless that motor appliance is located adjacent and within sight of the serving panel board, circuit breaker or switch. Verify all equipment nameplate current ratings prior to installation.
3. Mount all motor starters and provide all power wiring to them, indicating those furnished under other section of specifications.
4. Install all rough-in work for equipment from approved shop drawings to suit the specific requirements of the equipment.
5. Furnish and install all magnetic motor starters that are shown on the electrical drawings or specified under other divisions to be furnished under this Division of work. Verify equipment nameplate ratings prior to installation and furnish adequately rated starters for the loads.
6. Furnish and install manual thermal protection for all motors not integrally equipped with thermal protection
7. Furnish 120 Volt power to each control panel and time switch requiring a source of power to operate.
B. Heating, Ventilation and Air-Conditioning Equipment:
1. Line and low voltage temperature control and interlock wiring and conduit and required connections thereto are part of other Division sunless specifically shown or noted on the electrical drawings as to be furnished under this section.
2. Provide 120 Volt power supply to temperature control panels furnished and installed under other Divisions of work.
C. Plumbing and other Contract-Furnished and Owner Furnished Equipment:
1. All required power and control conduit, wiring and connections are included under this section of the work. Control sensing and alarm devices will be furnished under the respective section of the contract supplying the equipment unless noted otherwise. Where these are located in pipes, ducts, vessels, tanks, etc. they will be mounted in place by the Contractor furnishing the devices. All others shall be mounted under this section of work.
2. Control panels for packaged equipment will be furnished under the respective section of the contract supplying the equipment unless otherwise noted. Installation and connection of the control panels are under this section of the work.

3.08 IDENTIFICATION
A. Provide engraved, lamacoid name plates for switch gear, panels, motor starters, disconnect switches and all similar devices.
B. Provide dymo labels on all lighting switches and convenience and special purpose receptacles to show panel and circuit number to which the device is connected.
C. Provide label on all motors: "CAUTION. AUTOMATIC EQUIPMENT. MAY START AT ANY TIME."

3.09 GROUNDING
A. Electrical service and separately derived alternating current systems shall be grounded in accordance with NEC Article 250, inclusive.
B. Ground non-current carrying metal parts of electrical equipment enclosures, frames, conductor raceways or cable trays to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying metal parts together. Equipment ground conductor shall be electrically and mechanically continuous from the electrical circuit source to the equipment to be grounded.
C. Size grounding/bonding conductors per NEC Article 250-122 unless larger conductors are shown on drawings.
D. Size Grounding Electrodes/Service Entrance conductors per NEC article 250-66 unless larger conductors are shown on drawings.
E. Grounding conductors shall be identified with green insulation. Where green insulation is not available on larger sizes, black insulation shall be used and suitable identified with green tape at each junction box or device enclosure.

3.10 LIGHTING
A. General
1. Provide and install all fixtures, complete, including, lamps, and ready for service.
2. Verify ceiling type and conditions and other fixture for proper application required by the type of ceiling installed.
3. Architectural ceiling plans and/or elevations shall be used to determine exact locations of lighting fixtures.
4. Install fixtures in such a manner as to avoid obstructions and to give proper illumination result. Verify layouts with Architect.
B. Installation of Recessed Lighting Fixtures:
1. All recessed lighting fixtures shall be wired from adjacent junction boxes utilizing flexible metal conduit to permit future fixture relocation.
2. Support for fixtures shall conform to NEC 410-30 and 410-36.
3. Seismic Restraints: When installed in grid type ceilings a slack #12 gauge galvanized steel tie wire permanently attached to the structure shall be provided at two diagonal corners of each four foot long fixture.
4. Coordinate with ceiling installation contractor for recessed fixtures in fire rated ceilings.
C. Outlet Boxes:
1. Outlet box for surface or stem mounted fixtures shall be provided with fixture stud as well tapped and drilled canopy covers.
2. Flush outlet box shall be provided with fixture stud and plaster ring.
D. Installation of Fixtures:
1. All fixtures shall e supported from the building structural members or from bridging attached to the structural members. Provide all necessary blocking and hardware to that fixtures hand true, square, plumb, and in proper alignment.
2. Fixtures installed suspended below grid type ceilings shall be supported independently of the grid system a minimum of one points per four foot long fixture.
3. Minimum mounting provisions for close-ceiling (surface) mounted fluorescent lighting fixtures in ceiling other than grid type shall be as follows:
a. By a pair of 3/16" machine bolts separated by a maximum distance possible and located four inches in from each end of fixture, and no more than 48" apart along length of fixture.

3.11 Occupancy Sensors:
A. It shall be the contractor's responsibility to locate and aim sensor in the correct location required for complete and proper volumetric coverage within the range of coverage(s) of controlled areas per the manufacturer's recommendations. Rooms shall have ninety (90) to one hundred (100) percent coverage to completely cover the controlled area to accommodate all occupancy habits of single or multiple occupants at any location within the room(s). The locations and quantities of sensors shown on the drawings are diagrammatic and indicate only the rooms that are to be provided with sensors. The contractor shall provide additional sensors if required to properly and completely cover the respective room.
B. It is the contractor's responsibility to arrange a pre-installation meeting with the manufacturer's factory authorized representative, at the owner's facility, to verify placement of sensors and installation criteria.
C. Proper judgment must be exercised in executing the installation so as to ensure the best possible installation in the available space and to overcome local difficulties due to space limitations or interference of structural components.
D. Power packs located in exposed areas are to be in boxes.
E. All exposed wiring shall be installed in conduit.

3.12 Testing and Commissioning:
A. General Scope:
1. It is the intent of these tests to assure that all electrical equipment, both Contractor and Owner-supplied, is operational within industry and manufacturer's tolerances and is installed in accordance with design specifications.
B. Grounding
1. Conduct ground resistance tests using a ground resistance tester with a scale reading of 25 ohms maximum.
2. Test methods shall conform to IEEE Standard 81 using the three electrode method. Conduct test only after a period of not less than 48 hours of dry weather.
3. Take resistance readings for each ground rod individually and for each system as a whole without benefit of chemical treatment or other artificial means. Ground resistance readings shall not exceed 5 ohms. If the readings are over 5 ohms, provide lengthened or additional ground rods (maximum of three additional rods).
4. Submit a test report with recorded data of each ground rod location and each system the Engineer for Review.
C. Low Voltage Cable Tests:
1. Insulation Resistance Tests: Megger and record insulation resistances of all 600 volt insulated conductors using a 500 volt megger with a scale reading not less than 100 megaohms for one minute. Make tests with circuits isolated from source and load. The insulation resistance shall be 2 megaohms or more.
a. Submit a report to the Engineer certifying test.
2. Continuity Test of Wire: Test each wire for continuity and accuracy of the identifying tags at both ends and at all locations marked.
a. Submit a report to the Engineer certifying test.
D. Phase Rotation:
1. The contractor shall test and verify that the phase rotation of all new three-phase services, feeders and branch circuits matches the phase rotation of the existing circuits being replaced.
E. Equipment Testing:
1. Panelboards, switchboards, transformers, circuit breakers, and etc. Testing shall be in accordance with the Acceptance Testing Specification issued by National Electrical Testing Associate (NETA/ATS).

END OF SECTION 26000

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ALEKSEJ ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

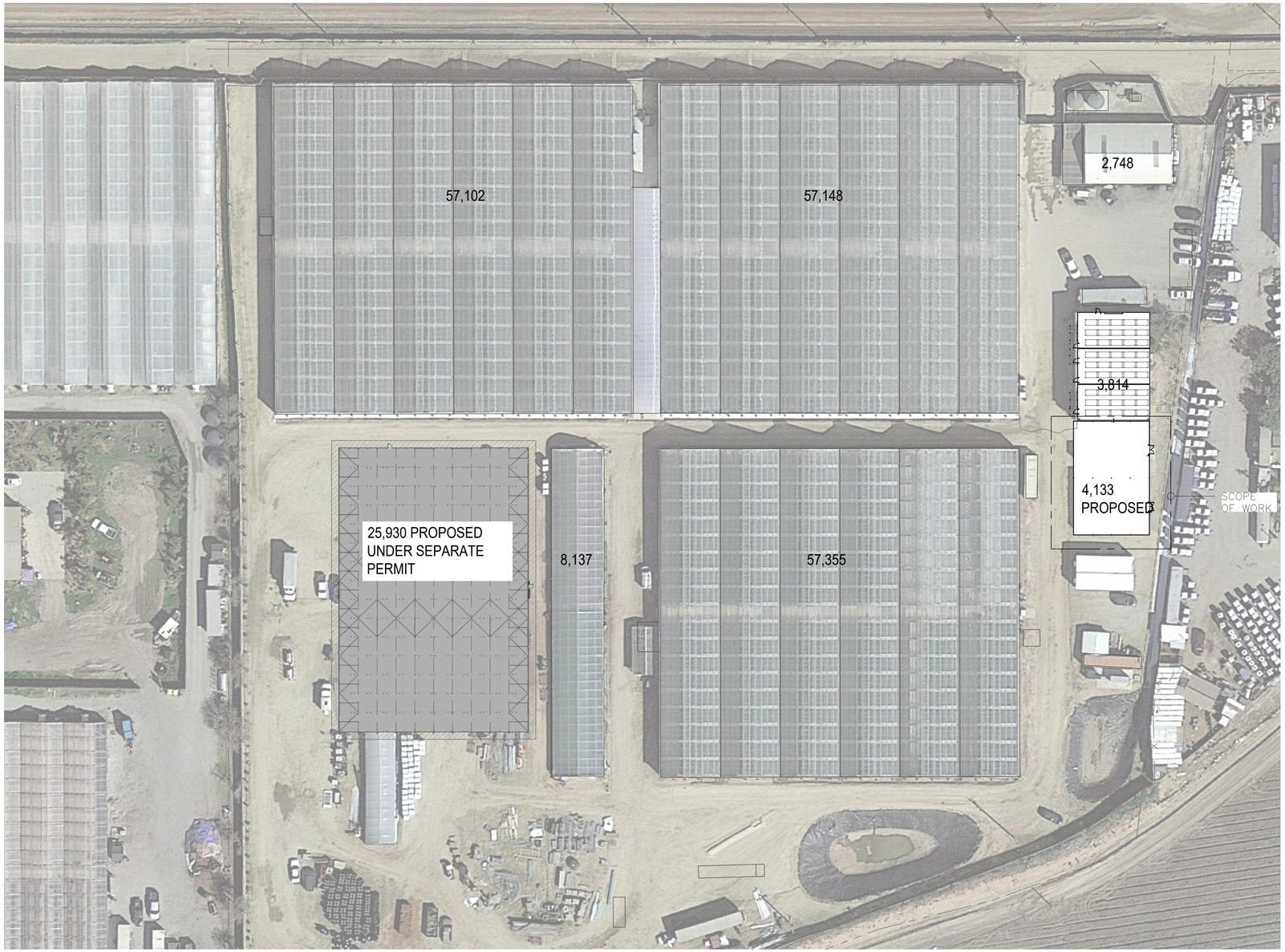
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SPECIFICATIONS

E0.2

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1 ELECTRICAL SITE PLAN
1" = 40'-0"

TRUE NORTH
PLAN NORTH

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MONTEREY VALLEY
PRIDE
GREENHOUSE

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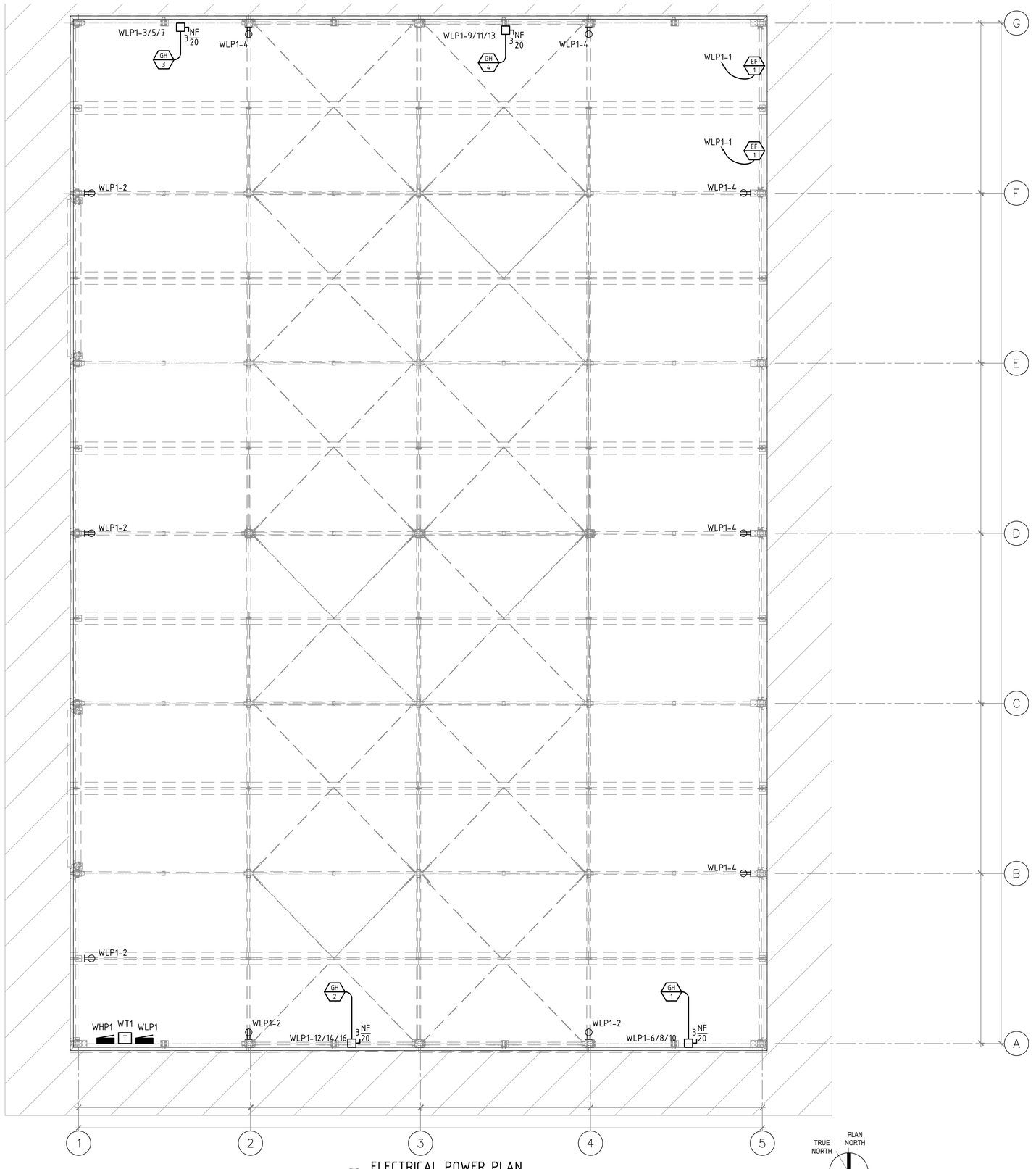
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

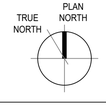
ELECTRICAL
SITE PLAN

E1.0

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1 ELECTRICAL POWER PLAN
1/4" = 1'-0"



GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.
H. ELECTRICAL CONTRACTOR TO PROVIDE WORKING CLEARANCE PER NEC 110.26 FOR ALL NEW ELECTRICAL EQUIPMENT.

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MONTEREY VALLEY PRIDE GREENHOUSE

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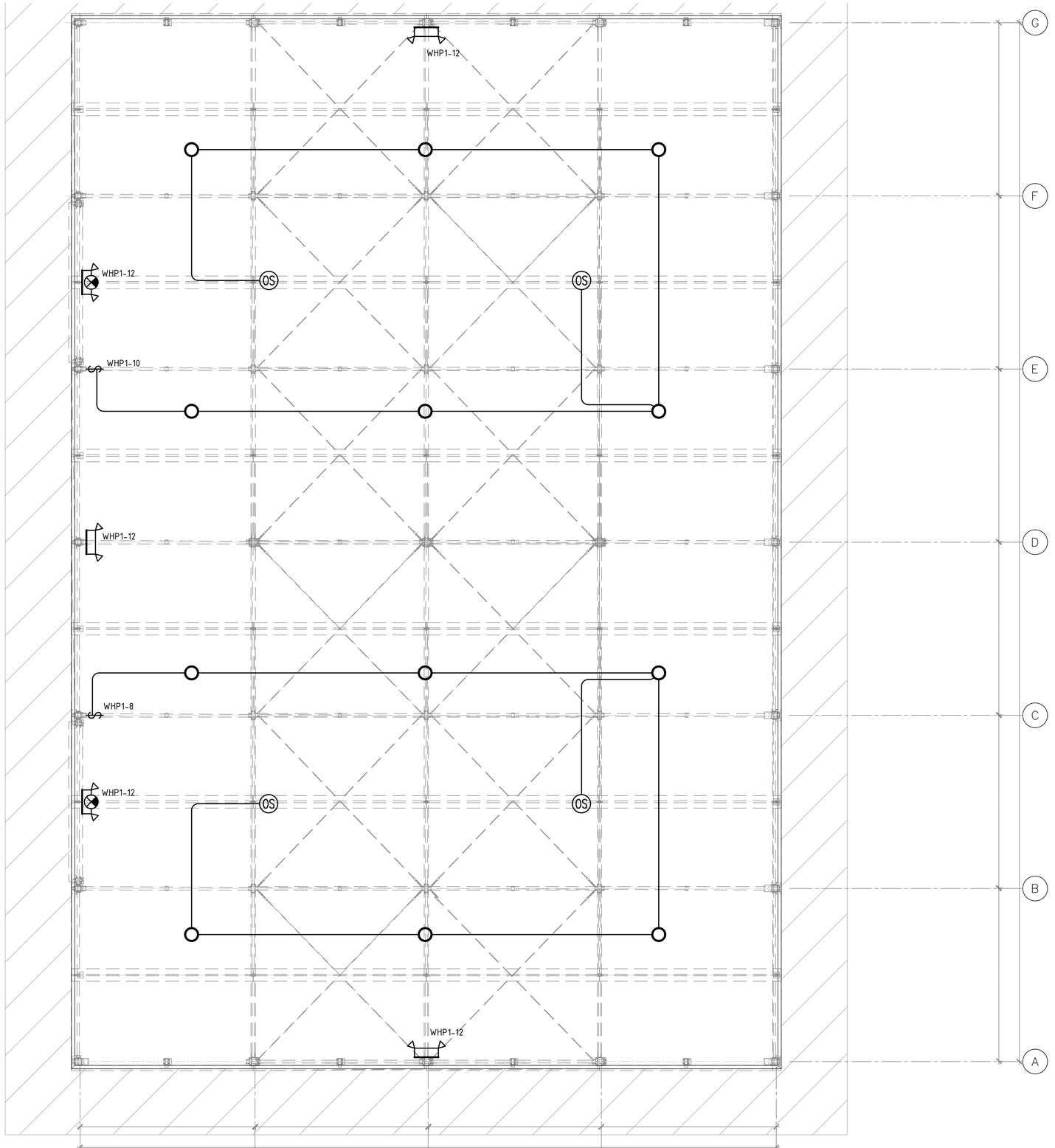
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PROJECT NUMBER: 25186
SCALE: AS INDICATED

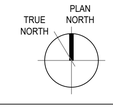
ELECTRICAL POWER PLAN

E2.0

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1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"



GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.

LIGHTING FIXTURE SCHEDULE		
SYMBOL	LIGHTING TYPE	WATTS
○	HIGH BAY LIGHT	150
⏢	EMERGENCY BUG-EYE LIGHT	5
⋈	EXIT LIGHT	5

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ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL LIGHTING PLAN

E3.0

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PANELBOARD IDENTIFICATION: **WHP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN **100A** BUS **100A** VOLTS **480 /277V** PHASE **3** WIRE **4**

PROTECTIVE DEVICES: **65000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR / POLE #	A	B	C	CIR / POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
HVAC placeholder	833					A	1				2	M			10000			TRANSFORMER 'WT1'
--		833		20	3	A	3				4	M	100	3		10000		--
--			833			A	5				6	M					10000	--
HVAC placeholder	833					A	7				8	L	1	20	900			HIGH BAY LIGHTING
--		833		20	3	A	9				10	L	1	20		900		HIGH BAY LIGHTING
--			833			A	11				12	L	1	20			50	EMERGENCY/EXIT LIGHTS
Provision for Miscellaneous Equipment	1000					M	13				14							SPACE
--		1000		20	3	M	15				16							SPACE
--			1000			M	17				18							SPACE
SPACE							19				20							SPACE
SPACE							21				22							SPACE
SPACE							23				24							SPACE
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES — TOTAL: BUS A: **2667** BUS B: **2667** BUS C: **2667** (ODD); **10900** **10900** **10050** (EVEN); SUBTOTALS: **13567** **13567** **12717**

PHASE AMPS: **49** **49** **46**

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	1,850.00	1.00	1.85	KVA
R	RECEPTACLE	-	10kVA + 50%	-	KVA
A	AIR CONDITIONING	5,000.00	1.00	5.00	KVA
H	HEATING	-	1.00	-	KVA
M	MISCELLANEOUS	33,000.00	1.00	33.00	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	39,850.00		**39.85**	**KVA**
				47.90	**AMP**

PANELBOARD IDENTIFICATION: **WLP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN **100A** BUS **100A** VOLTS **208 /120V** PHASE **3** WIRE **4**

PROTECTIVE DEVICES: **10000**

DESCRIPTION	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	BREAKER AMP	BREAKER POLE	LOAD TYPE	CIR / POLE #	A	B	C	CIR / POLE #	LOAD TYPE	BREAKER AMP	BREAKER POLE	VOLT-AMP A	VOLT-AMP B	VOLT-AMP C	DESCRIPTION
EXHAUST FAN	1044			20	1	L	1				2	R	20	1	900			RECEPTACLES
GH-3		204				H	3				4	R	20	1		900		RECEPTACLES
--			204	15	3	H	5				6	H					204	GH-1
--	204					H	7				8	H	15	3	204			--
GH-4		204				H	9				10	H				204		--
--			204	15	3	H	11				12	H					204	GH-2
--	204					H	13				14	H	15	3	204			--
SPACE							15				16	H				204		--
SPACE							17				18							SPACE
SPACE							19				20							SPACE
SPACE							21				22							SPACE
SPACE							23				24							SPACE
SPACE							25				26							SPACE
SPACE							27				28							SPACE
SPACE							29				30							SPACE
SPACE							31				32							SPACE
SPACE							33				34							SPACE
SPACE							35				36							SPACE
SPACE							37				38							SPACE
SPACE							39				40							SPACE
SPACE							41				42							SPACE

VOLT-AMPERES — TOTAL: BUS A: **1452** BUS B: **408** BUS C: **408** (ODD); **1308** **1308** **408** (EVEN); SUBTOTALS: **2761** **1717** **817**

PHASE AMPS: **23** **14** **7**

TYPE	DESCRIPTION	CONNECTED VA	DF	DEMAND LOAD	
L	LIGHTING	1,044.00	1.00	1.04	KVA
R	RECEPTACLE	900.00	10kVA + 50%	0.90	KVA
A	AIR CONDITIONING	-	1.00	-	KVA
H	HEATING	2,449.74	1.00	2.45	KVA
M	MISCELLANEOUS	-	1.00	-	KVA
C	CONTINUOUS	-	1.25	-	KVA
K	KITCHEN	-	1.00	-	KVA
	TOTAL	4,393.74		**4.39**	**KVA**
				12.20	**AMP**

RISER DIAGRAM GENERAL NOTES:

A. ALL ELECTRICAL SERVICE ENTRANCE EQUIPMENT SHALL BE NEMA-3R RATED IF INSTALLED OUTDOORS.

B. ALL ELECTRICAL EQUIPMENT AND WIRE RATED @ 75ºC CONTINUOUS DUTY UNLESS SPECIFIED.

C. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:

a. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
b. COORDINATE THE ELECTRICAL SERVICE WITH UTILITY COMPANY REPRESENTATIVE.
c. NOTIFY THE ENGINEER OF ANY CHANGES REQUIERED TO COMPLETE NEW CONSTRUCTION.

D. ANY NEW ELECTRICAL EQUIPMENT SHALL MATCH EXISTING A.I.C. RATING.

E. OVERCURRENT DEVICES OF ENTIRE DISTRIBUTION SYSTEM SHALL MEET STATED FAULT CURRENT VALUES WITH FULLY RATED EQUIPMENT. REFER TO SWITCHBOARD SCHEDULES AND DISTRIBUTION PANEL SCHEDULES FOR ADDITIONAL REQUIREMENTS.

F. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

G. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN.

H. (N) CIRCUIT BREAKER SHALL MATCH (E) SWITCHBOARD IN ALL PARAMETERS INCLUDING VOLTAGE AND KAIC RATING

PROJECT INFORMATION

Project Name	2262 Alisal Road - Warehouse	Performed By	RP
Job No.	25186	Date Started	08/21/2025
Project Type	New Construction	Date Modified	08/21/2025

SYSTEM

Voltage	**480** Volts
Phase	**3**

POWER

Description		Area, SF	kVA/SF			Demand Normal	Demand kVA	Demand StandBy	Demand kVA	Notes
General Area Power and Lighting		4133.0	3.0			Y	12.40	N	0.00	
Total							**12.40**		**0.00**	

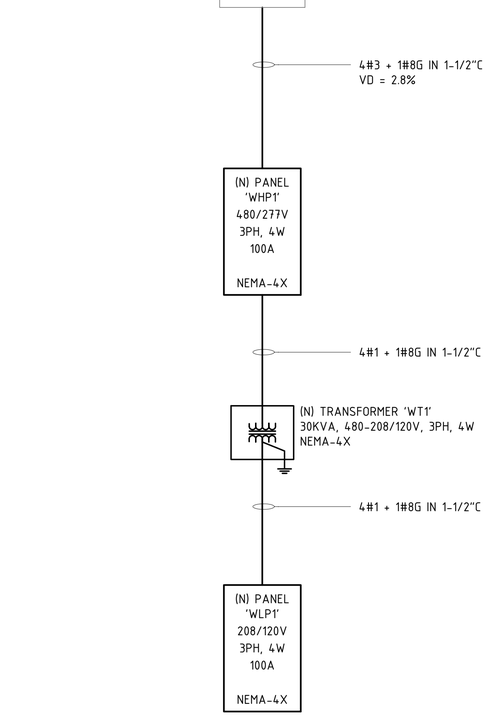
FIXED APPLIANCES & EQUIPMENT

Load ID	Type	ton	Qty	kW	Eff.	PF	Volts	FLA	Phase	kVA	Factor	Demand Normal	Demand kVA	Demand StandBy	Demand kVA	Notes
Gas Heater	Current		4		-	0.9	208	1.7	3	0.61	1.00	Y	2.45	N	0.00	
Miscellaneous	Power		1	10.00	-	0.9	480		3	11.76	1.00	Y	11.76	N	0.00	
Total													**26.61**		**0.00**	

Total Demand Load, kVA	**39.01**
Service Current, Amp	**46.92**
Minimum Service OCPD, Amp	**58.66**

ELECTRICAL LOAD SUMMARY

Existing Demand Load	1011.2	x 125%	=	1264 kVA
(N) Greenhouse Load	(under separate permit)			735 kVA
(N) Warehouse Load				42 kVA
		Total Demand Load, kVA		**2041**
		Service Current, Amp		**2455**
		Service OCPD, Amp		**4000**



1 ELECTRICAL SINGLE LINE DIAGRAM
NTS

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LICENSED PROFESSIONAL ENGINEER — ALEKSEI ISEN — E 23717 — EXP: 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

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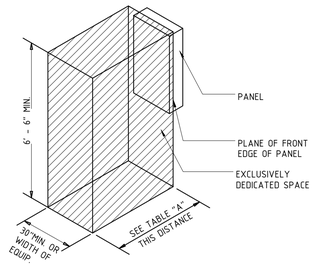
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS

E4.0

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NOTE:

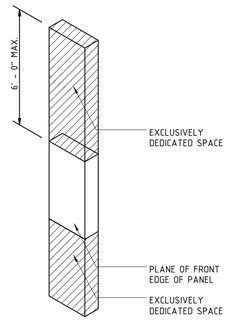
THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE PANELBOARD REQUIRED BY SECTION 110-16 OF THE NATIONAL ELECTRICAL CODE.

TABLE 110-16(A)	WORKING CLEARANCES		
VOLTAGE TO GROUND, NOMINAL	MINIMUM CLEAR DISTANCE (FEET) CONDITION: 1	2	3
0-150	3	3	3
151-600	3	3 1/2	4

NOTE:

NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED, IN ENTER OR PASS THROUGH THE DEDICATED SPACES SHOWN ABOVE.

1 ELECTRICAL EQUIPMENT DEDICATED SPACE DETAIL
NTS

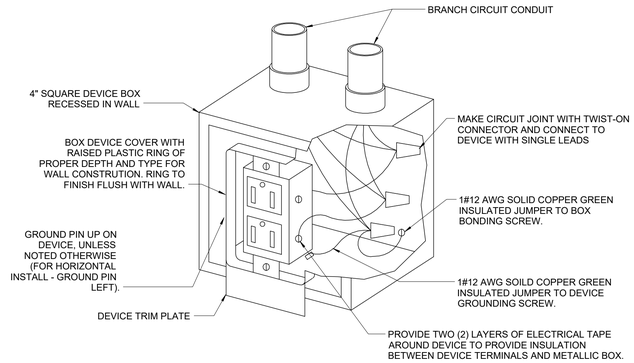


NOTE:

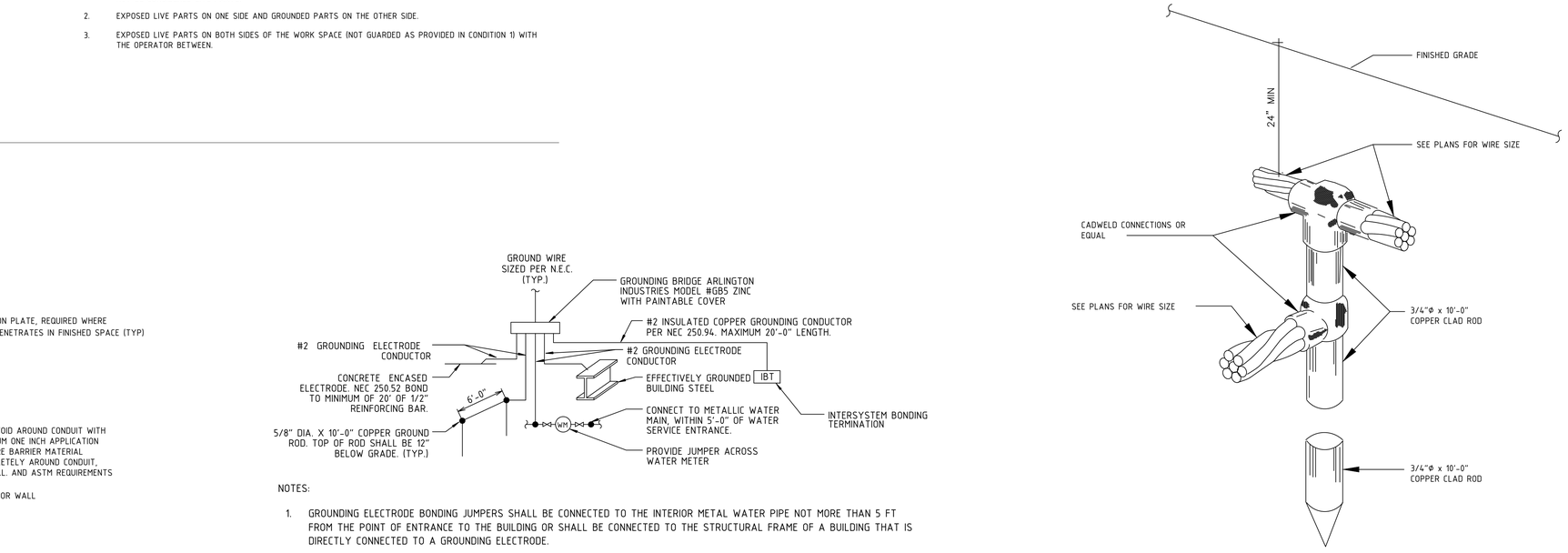
THIS FIGURE ILLUSTRATES THE ADDITIONAL EXCLUSIVELY DEDICATED SPACE REQUIRED OVER AND UNDER THE PANELBOARD FOR THE CABLES, RACEWAYS, ETC. TO AND FROM THE PANELBOARD REQUIRED BY SECTION 110-26 OF THE NATIONAL ELECTICAL CODE.

WHERE THE "CONDITIONS" ARE AS FOLLOWS:

1. EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUND PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR OTHER INSULATING MATERIALS. INSULATED WIRE OR INSULATE BUSBARS OPERATING AT NOT OVER 300 VOLTS SHALL NOT BE CONSIDERED LIVE PARTS.
2. EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.
3. EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.



2 TYPICAL RECEPTACLE WIRING DETAIL
NTS



3 CONDUIT PENETRATION THROUGH WALL
NTS

NOTES:

1. GROUNDING ELECTRODE BONDING JUMPERS SHALL BE CONNECTED TO THE INTERIOR METAL WATER PIPE NOT MORE THAN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING OR SHALL BE CONNECTED TO THE STRUCTURAL FRAME OF A BUILDING THAT IS DIRECTLY CONNECTED TO A GROUNDING ELECTRODE.

4 TYPICAL GROUNDING DETAILS
NTS

5 TYPICAL GROUND ROD CONNECTION DETAIL
NTS

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ELC ELECTRICAL CONSULTING, LLC
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STE 715 PMB 1484
MIAMI, FL 33131

LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
A	09/11/25	ISSUED FOR PERMIT

MONTEREY VALLEY PRIDE GREENHOUSE

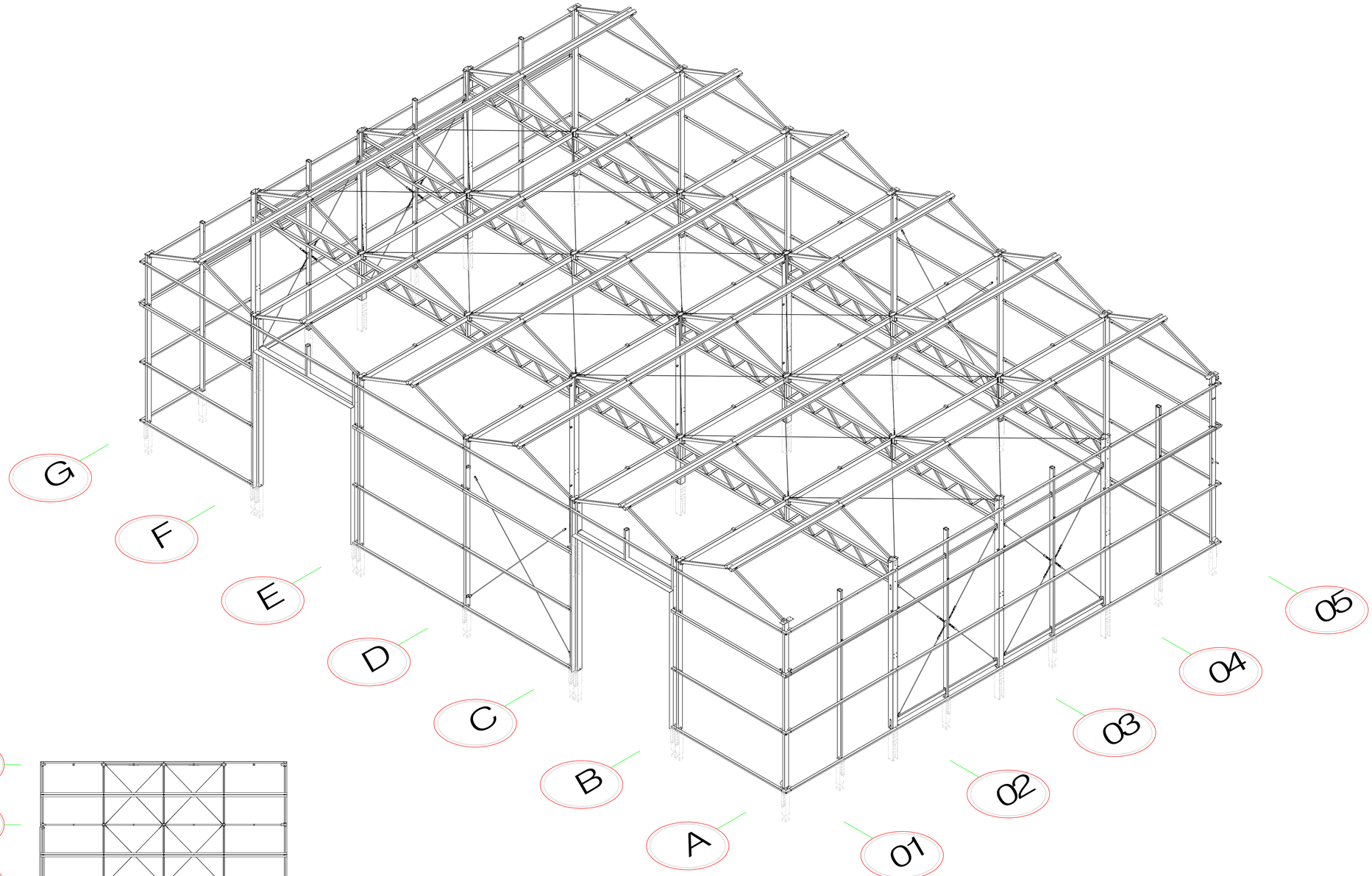
2262 Alisal Road
Salinas, CA 93908

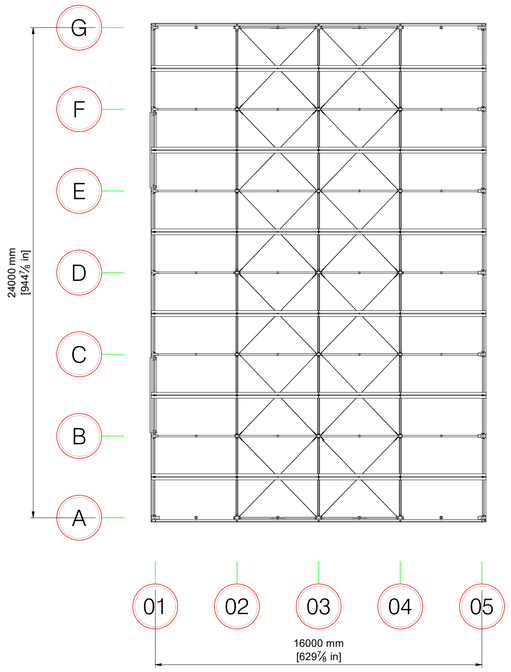
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
RP	AI	AI	AI

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL DETAILS

E5.0





	6	Corner purlin 80 Lg=169x199	AE0042809		0.87 kg
	6	Corner purlin 80 Lg=169x199	AE0042812		0.87 kg
	2	Corner purlin beam 80 Lg=169x199	AE0042833		2.58 kg
	2	Corner purlin beam 80 Lg=169x199	AE0042841		2.58 kg
	4	Coupling beam 120x50x3 L=1875	AE0042775		16.73 kg
	4	Coupling beam 120x50x3 L=1875	AE0042778		16.73 kg
	16	Cross bracing Ø16 c.t.c.=2402	AE0042780		4.37 kg
	4	Cross bracing Ø16 c.t.c.=5369	AE0042600		9.05 kg
	2	Door beam 180x80x3 L=3530	AE0043880		66.37 kg
96	2	Door post 180x80x3 L=5482	AE0043874		95.07 kg
97	2	Door post 180x80x3 L=5482	AE0043885		95.07 kg
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
85	5	Drain Gable-end post 160x80x5 L=5482	AE0042740		102.92 kg
86	2	Drain Gable-end post 160x80x5 L=5482	AE0042758		102.96 kg
	8	Equilateral Angle Profile 80x80x15 - S235 L=80	AE0148857	80 mm	1.22 kg
	68	Flat profile 40x10 - S235JR	AE0042718	40 mm	0.12 kg
	8	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
	8	Flat profile 40x5 - S235JR	AE0042538	210 mm	0.32 kg
	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
65	1	Gable-end post 160x80x5 L=5482	AE0042760		101.19 kg
64	5	Gable-end post 160x80x5 L=5482	AE0042750		101.32 kg
	10	Gutter beam 140x80x4 Lg=3884	AE0042844		50.76 kg
	10	Gutter beam 140x80x4 Lg=3894	AE0042849		50.89 kg
42	4	Intermediate side-wall post 140x60x3 L=5482	AE0042769		52.66 kg
41	7	Intermediate side-wall post 140x60x3 L=5482	AE0042788		49.56 kg
	4	Pressure beam 60x60x3 L=1880	AE0042774		11.78 kg
	4	Pressure beam 60x60x3 L=1880	AE0042770		11.78 kg
1	60	Ridge beam 80x80x2 Lg=1900	AE0042859		9.73 kg
22	6	Side wall post 180x180x5 L=5482	AE0042762		150.6 kg
32	3	Side wall post 180x180x5 L=5482	AE0042520		150.77 kg
	4	Side wall purlin 80x40x2 L=3914 S235	AE0042797	3914 mm	9.42 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042806	3956 mm	9.52 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042804	3956 mm	9.52 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042808	3998 mm	9.63 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042802	3998 mm	9.63 kg
	8	Side wall purlin 80x40x2 L=3998 S235	AE0042799	3998 mm	9.63 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042827		34.79 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042830		34.79 kg
	4	Side wall purlin beam 80x80x3 L=3998	AE0042823		34.79 kg
	24	Square box profile 100x100x3 - S235JRH	AE0042880	4199 mm	37.59 kg
	24	Square box profile 100x100x3 - S235JRH	AE0042882	3998 mm	35.79 kg
	15	Support post 180x80x3 lg=177 wind	AE0042543		3.79 kg
3	6	Trellis girder H=610 L=11820	AE0042347		336.89 kg
	24	Turn buckles M10 L - R (lenght about 204mm)	M106353		0.3 kg
	16	Turn buckles M16 L - R	M106187		1.01 kg
	24	Wind bracing Ø10 c.t.c.=5238	AE0042445		3.4 kg
Code	Qty	Description	Part number	Length	Weight

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Client
Valley Pride Flowers
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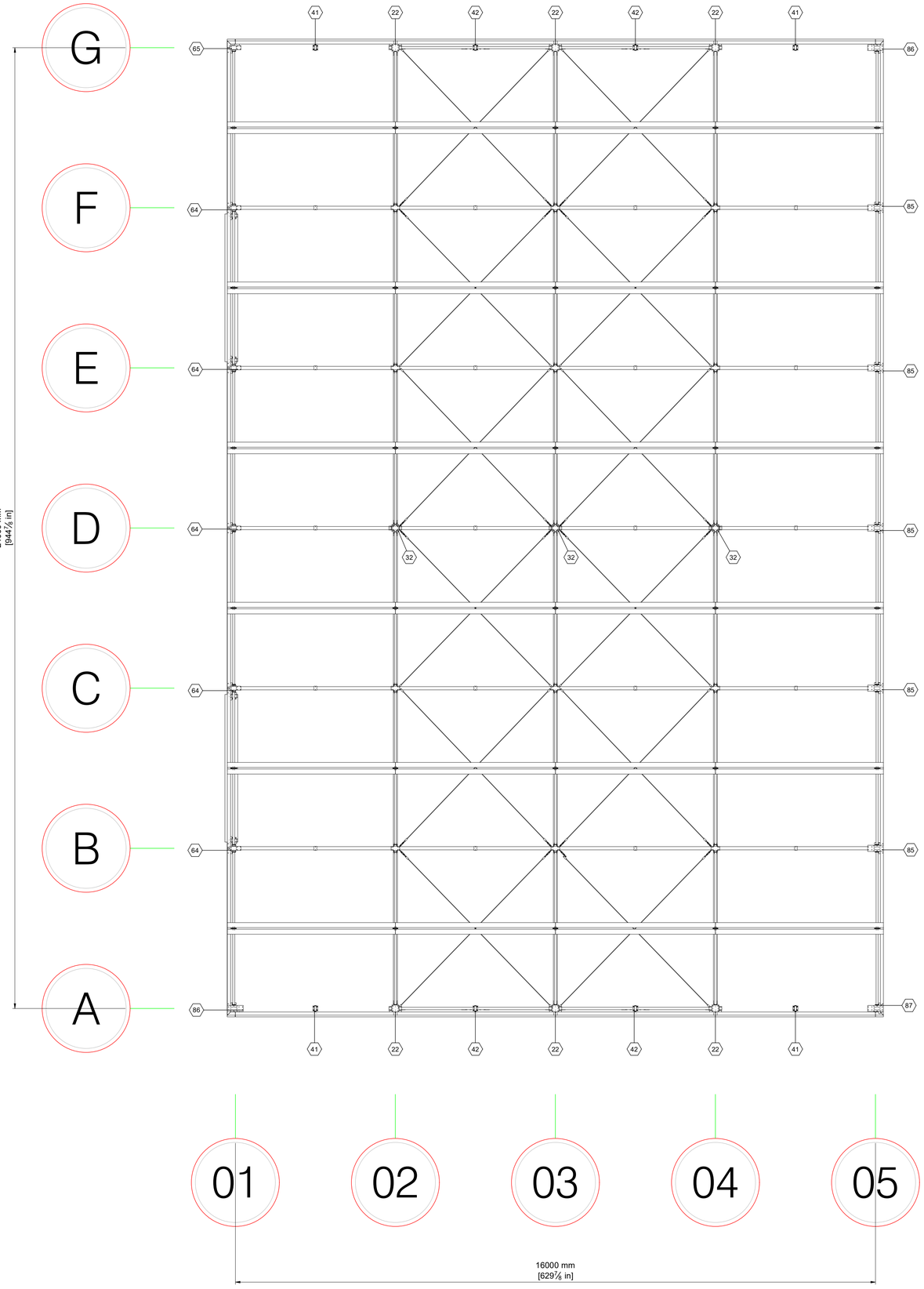
Project
Warehouse
Valley Pride

Drawing
Warehouse 3D Steel Construction

Revision
-

Revision date
(D-M-YYYY)

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K. Vaessen	L.Wijnen	1 : 60	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.21



Code	Qty	Description	Part number	Length	Weight
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
86	2	Drain Gable-end post 160x80x5 L=5482	AE0042758		102.96 kg
85	5	Drain Gable-end post 160x80x5 L=5482	AE0042740		102.92 kg
65	1	Gable-end post 160x80x5 L=5482	AE0042760		101.19 kg
64	5	Gable-end post 160x80x5 L=5482	AE0042750		101.32 kg
42	4	Intermediate side-wall post 140x60x3 L=5482	AE0042769		52.66 kg
41	7	Intermediate side-wall post 140x60x3 L=5482	AE0042788		49.56 kg
32	3	Side wall post 180x180x5 L=5482	AE0042520		150.77 kg
22	6	Side wall post 180x180x5 L=5482	AE0042762		150.6 kg

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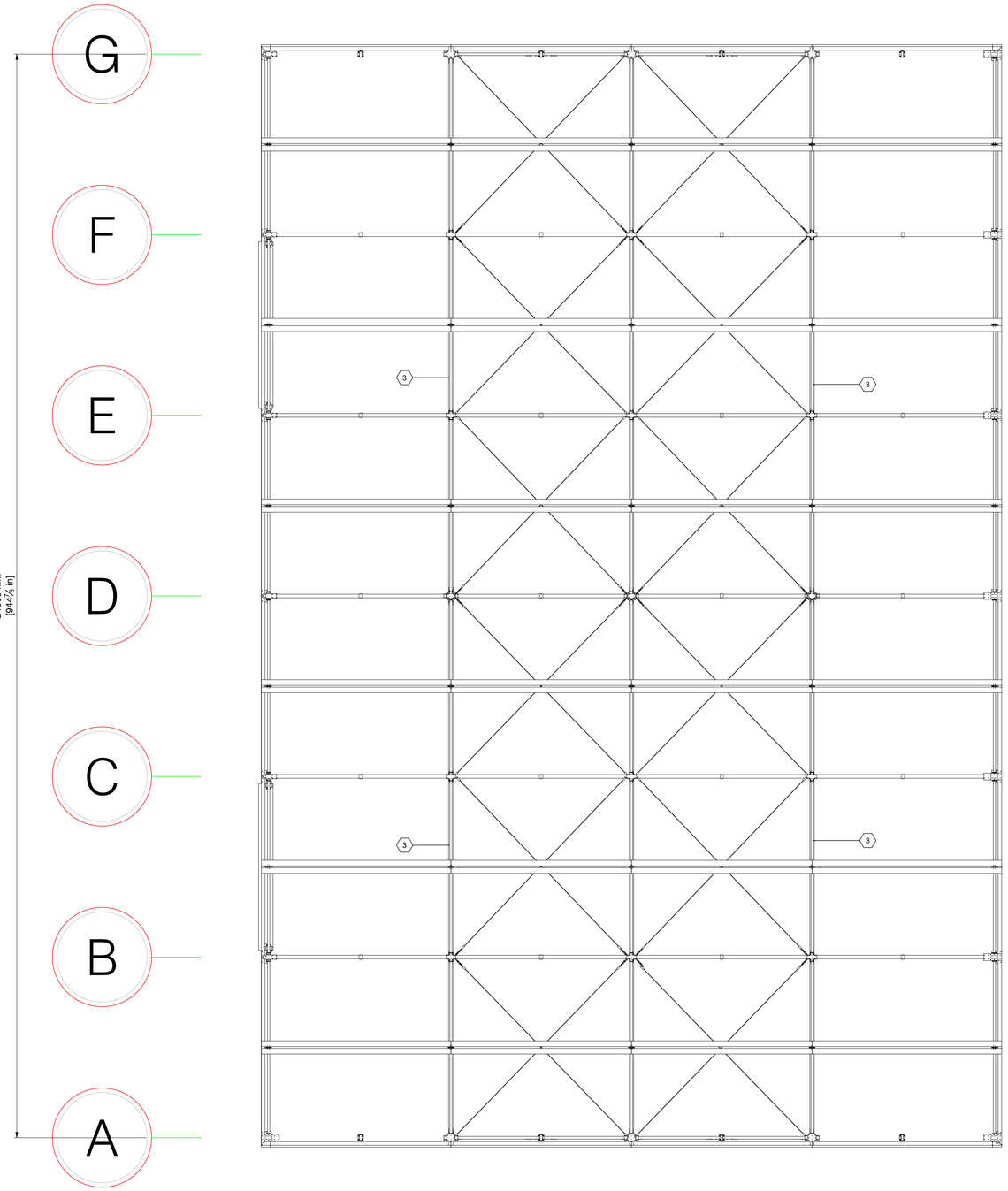
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

Drawing	Revision	Revision date
Warehouse Overview posts	-	(D-M-YYYY)

Engineer	Checked	Scale	Project no.
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5-5-2025 (D-M-YYYY)	mm	A1	1.2.22



Code	Qty	Description	Part number	Length	Weight
3	6	Trellis girder H=610 L=11820	AE0042347		336.89 kg

REGISTERED PROFESSIONAL ENGINEER
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Client
Valley Pride Flowers
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Salinas, CA 93908

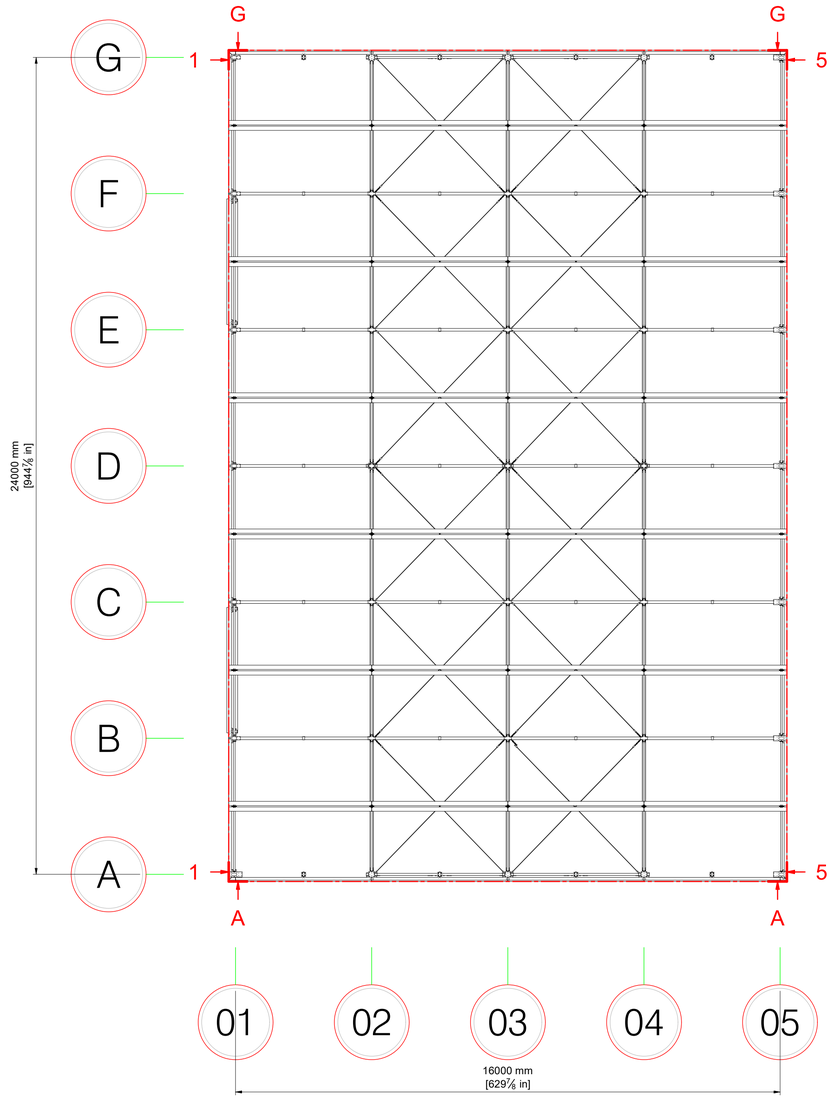
Project
Warehouse
Valley Pride

Drawing
Warehouse Overview trusses

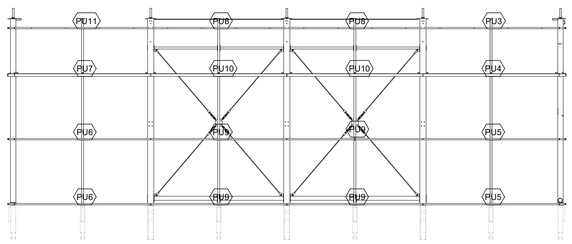
Revision
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Revision date
(D-M-YYYY)

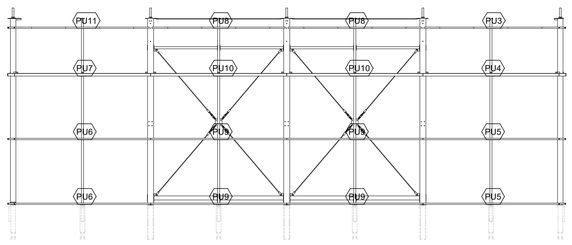
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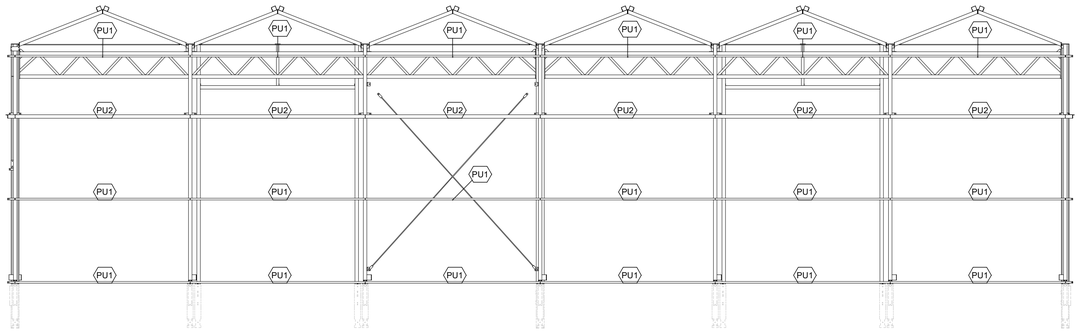
A-A (1 : 90)



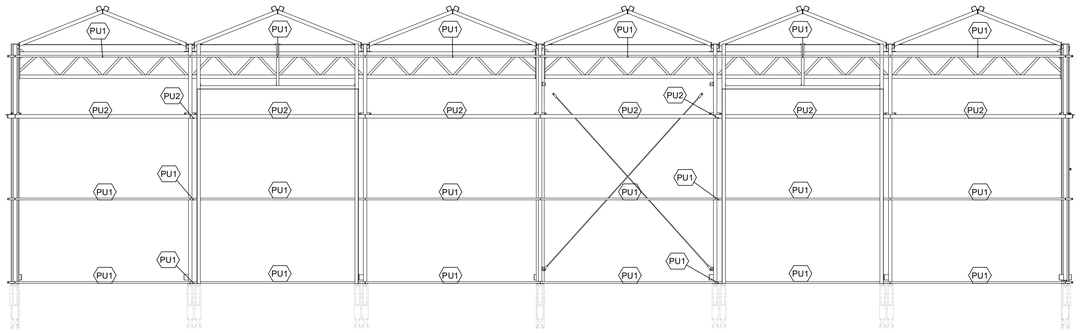
G-G (1 : 90)



5-5 (1 : 70)



1-1 (1 : 70)



Code	Qty	Description	Part number	Length	Weight
PU11	2	Side wall purlin 80x40x2 L=3956 S235	AE0042804	3956 mm	9.52 kg
PU10	4	Side wall purlin beam 80x80x3 L=3998	AE0042823		34.79 kg
PU9	8	Side wall purlin 80x40x2 L=3998 S235	AE0042799	3998 mm	9.63 kg
PU8	4	Side wall purlin 80x40x2 L=3914 S235	AE0042797	3914 mm	9.42 kg
PU7	2	Side wall purlin beam 80x80x3 L=3998	AE0042827		34.79 kg
PU6	4	Side wall purlin 80x40x2 L=3998 S235	AE0042802	3998 mm	9.63 kg
PU5	4	Side wall purlin 80x40x2 L=3998 S235	AE0042808	3998 mm	9.63 kg
PU4	2	Side wall purlin beam 80x80x3 L=3998	AE0042830		34.79 kg
PU3	2	Side wall purlin 80x40x2 L=3956 S235	AE0042806	3956 mm	9.52 kg
PU2	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
PU1	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg

REGISTERED PROFESSIONAL ENGINEER
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Client
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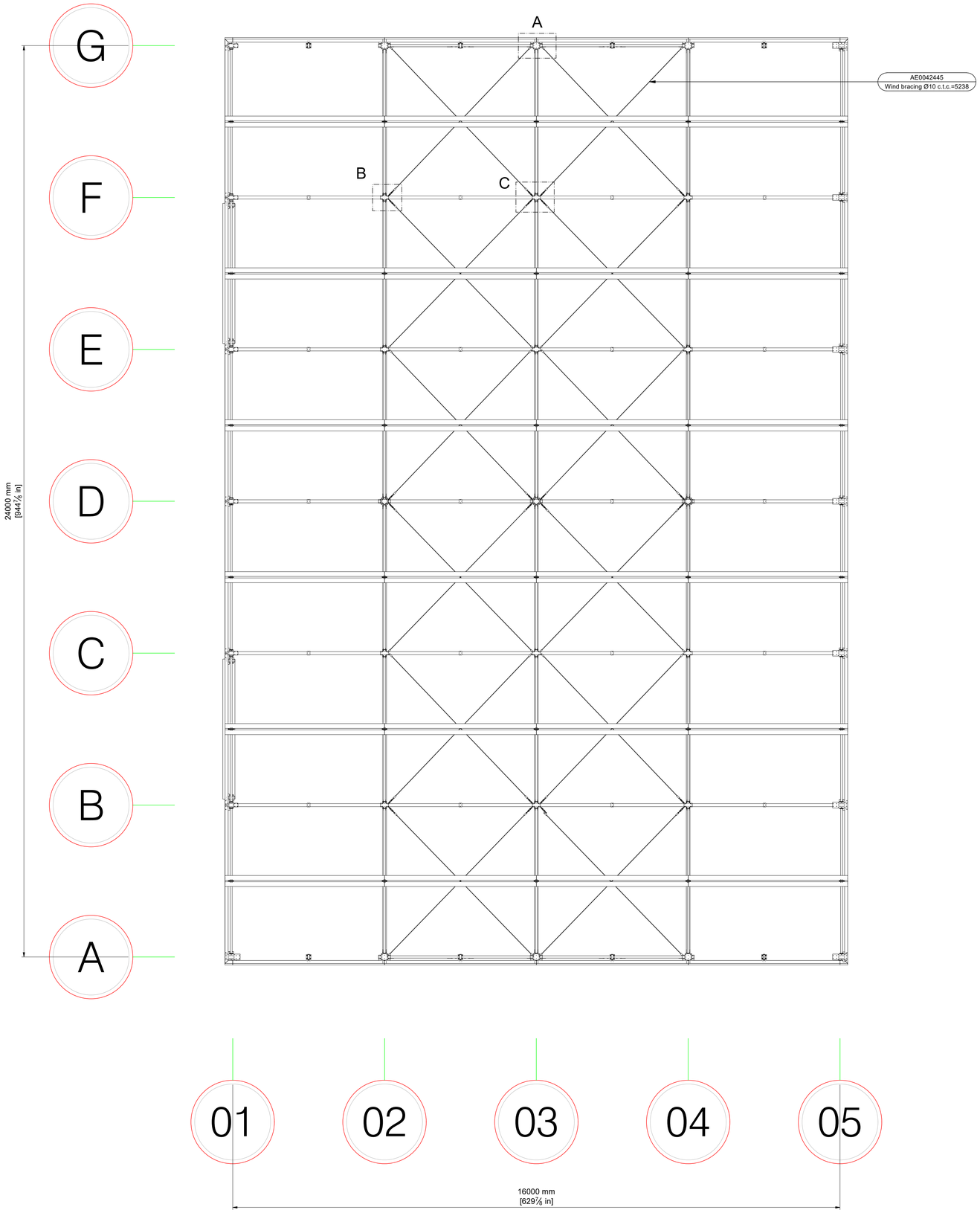
Project
Warehouse
Valley Pride

Drawing
Warehouse Overview purlins

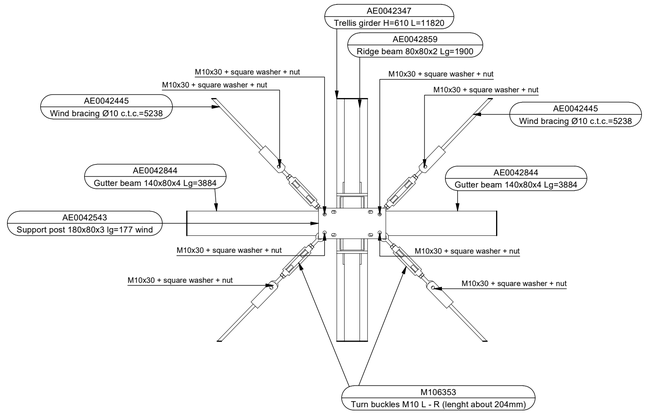
Revision
-

Revision date
(D-M-YYYY)

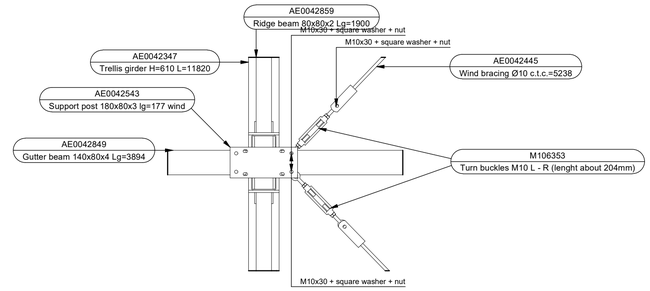
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K. Vaessen	L.Wijnen	1 : 90	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
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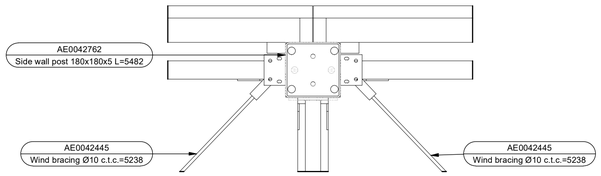
C (1 : 10)



B (1 : 10)



A (1 : 10)



	24	Turn buckles M10 L - R (lenght about 204mm)	M106353		0.3 kg
	24	Wind bracing Ø10 c.t.c.=5238	AE0042445		3.4 kg
Code	Qty	Description	Part number	Length	Weight

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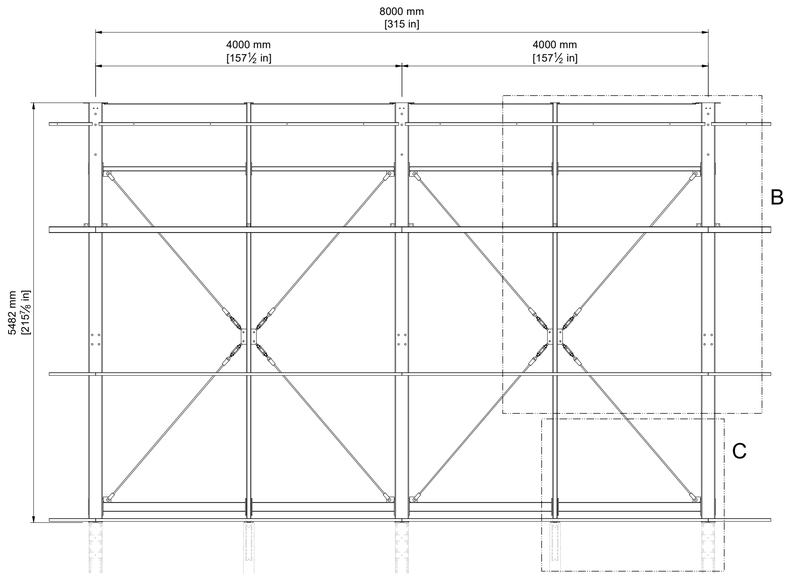
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sales@systemusa.com
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

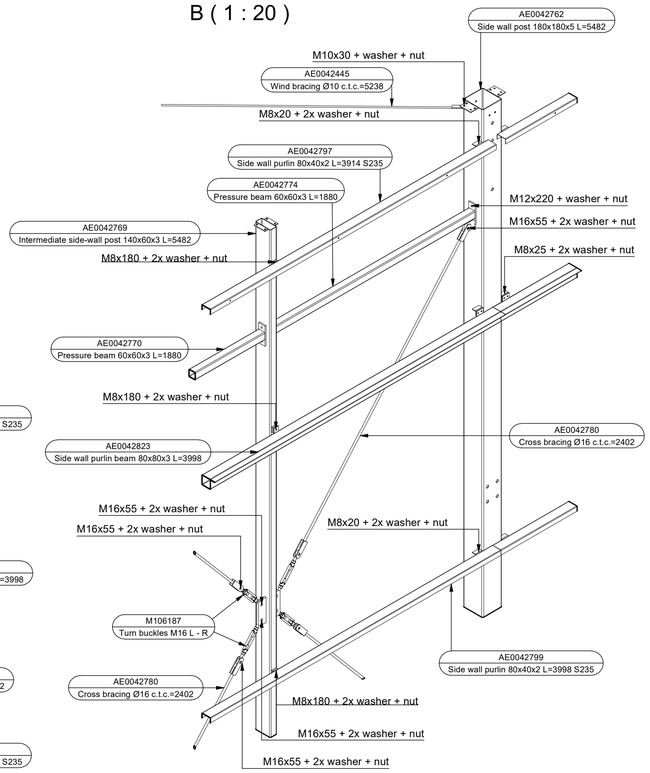
Drawing	Revision	Revision date
Warehouse Wind Bracing	-	(D-M-YYYY)

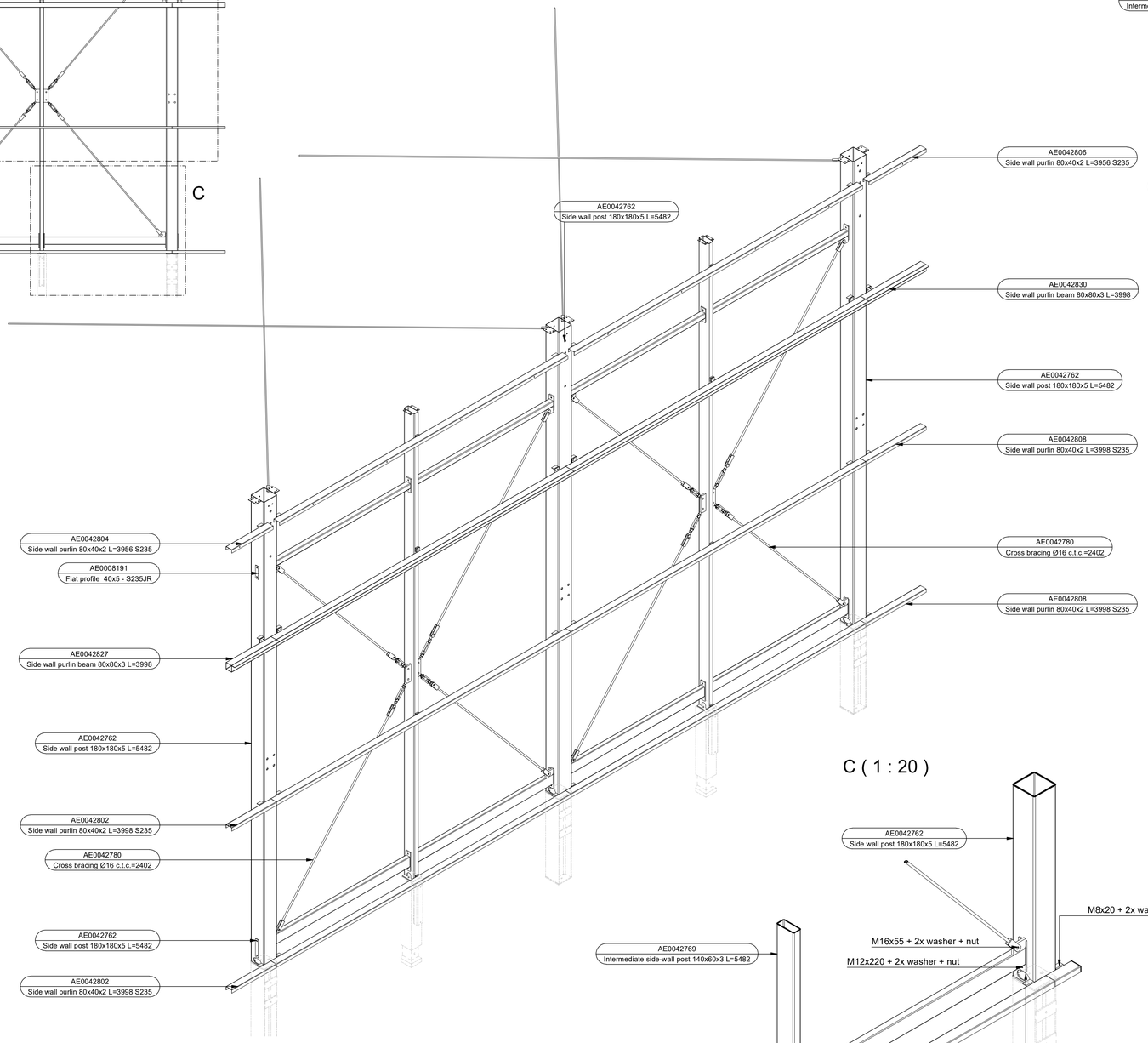
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 60	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.25

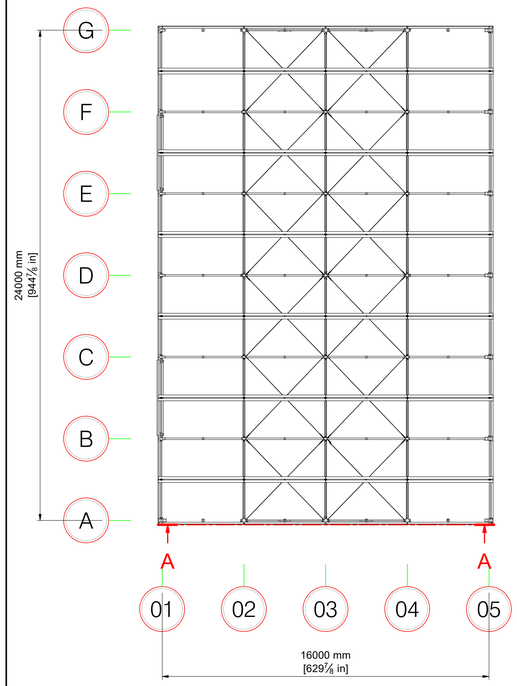
A-A (1 : 40)



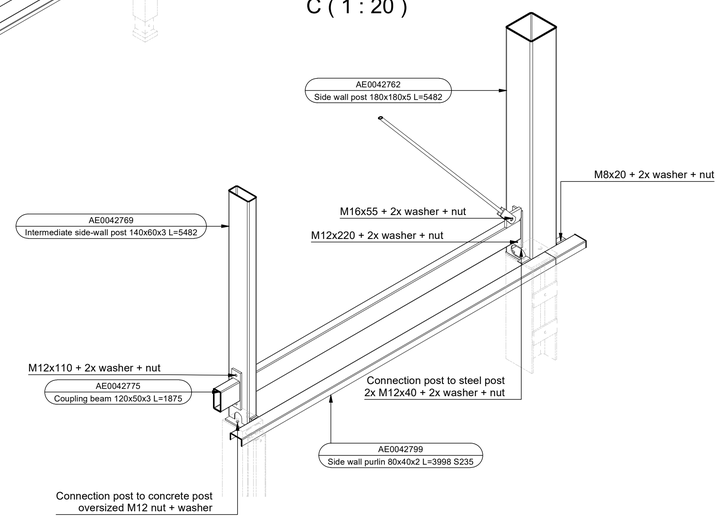
B (1 : 20)







C (1 : 20)





	Qty	Description	Part number	Length	Weight
	4	Coupling beam 120x50x3 L=1875	AE0042775		16.73 kg
	16	Cross bracing Ø16 c.t.c.=2402	AE0042780		4.37 kg
	8	Flat profile 40x5 - S235JR	AE0008191	150 mm	0.22 kg
42	4	Intermediate side-wall post 140x60x3 L=5482	AE0042769		52.66 kg
	4	Pressure beam 60x60x3 L=1880	AE0042774		11.78 kg
	4	Pressure beam 60x60x3 L=1880	AE0042770		11.78 kg
22	6	Side wall post 180x180x5 L=5482	AE0042762		150.6 kg
	4	Side wall purlin 80x40x2 L=3914 S235	AE0042797	3914 mm	9.42 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042804	3956 mm	9.52 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042806	3956 mm	9.52 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042808	3998 mm	9.63 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042802	3998 mm	9.63 kg
	8	Side wall purlin 80x40x2 L=3998 S235	AE0042799	3998 mm	9.63 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042830		34.79 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042827		34.79 kg
	4	Side wall purlin beam 80x80x3 L=3998	AE0042823		34.79 kg
	16	Turn buckles M16 L - R	M106187		1.01 kg
	24	Wind bracing Ø10 c.t.c.=5238	AE0042445		3.4 kg

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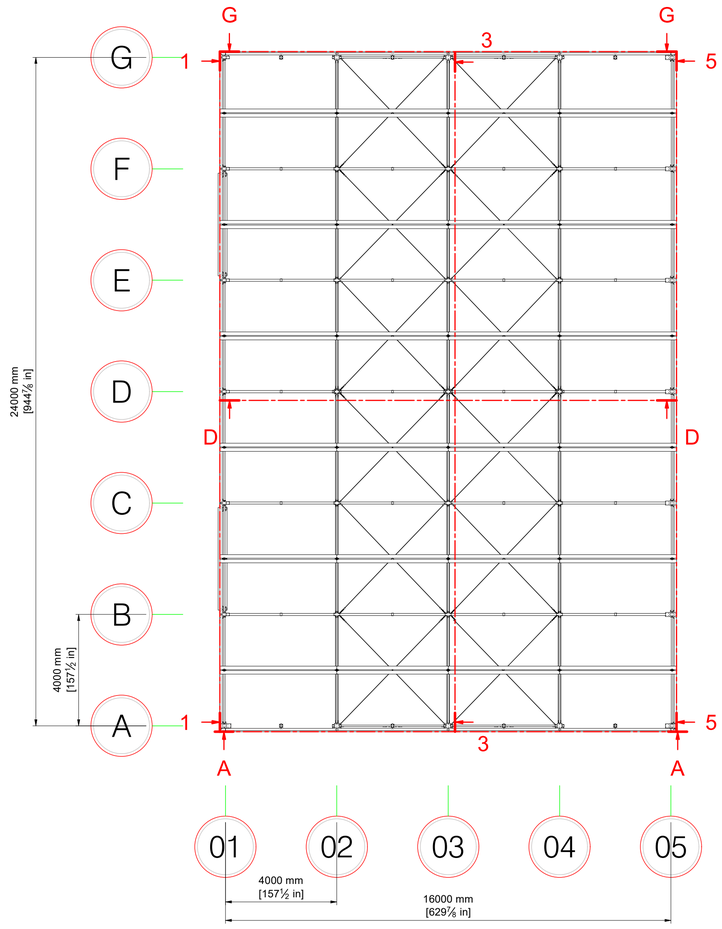
Project
Warehouse
Valley Pride

Drawing
Warehouse Cross Bracing Side-Wall A + G

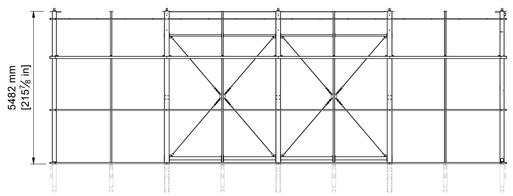
Revision
-

Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 150	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.26



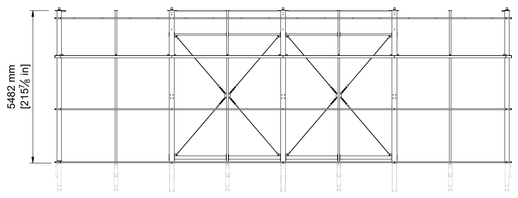
A-A (1 : 110)



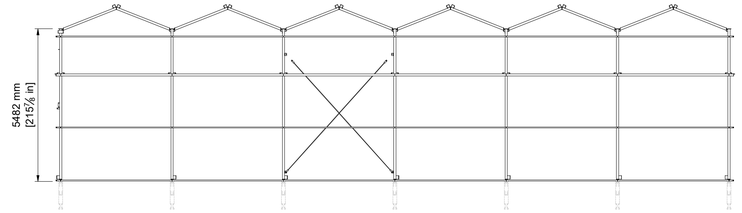
D-D (1 : 110)



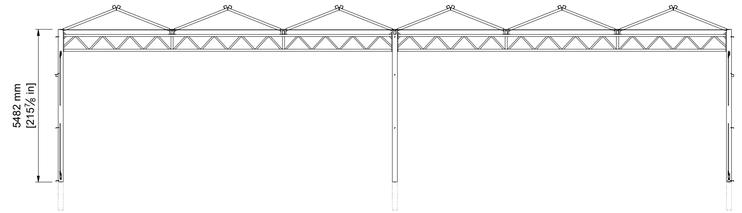
G-G (1 : 110)



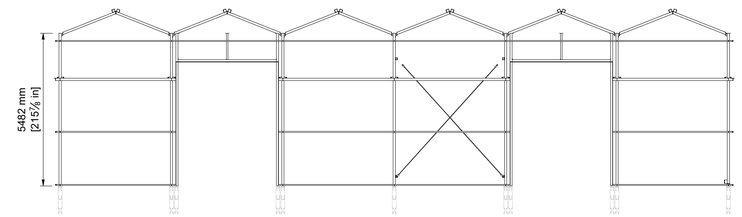
5-5 (1 : 110)



3-3 (1 : 110)



1-1 (1 : 110)



REGISTERED PROFESSIONAL ENGINEER
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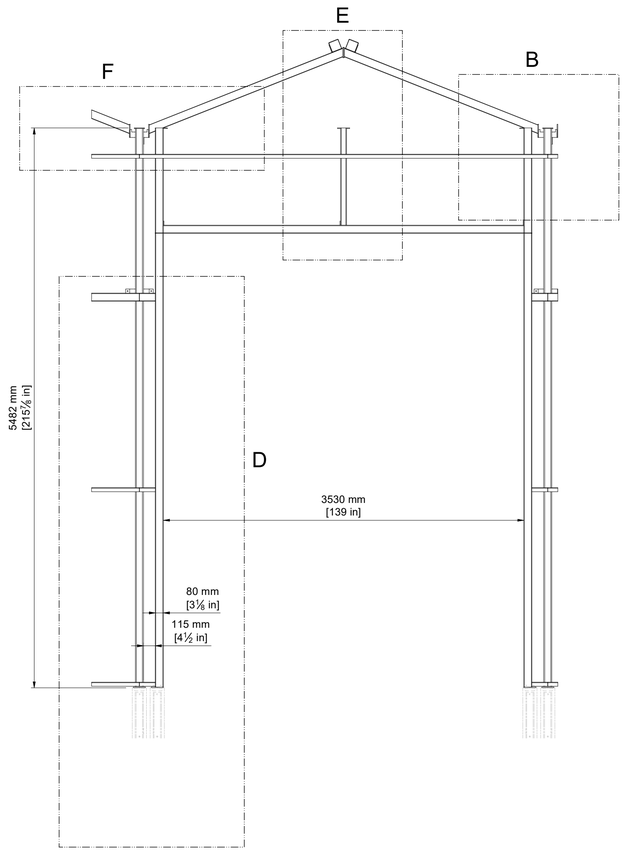
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sales@systemusa.com
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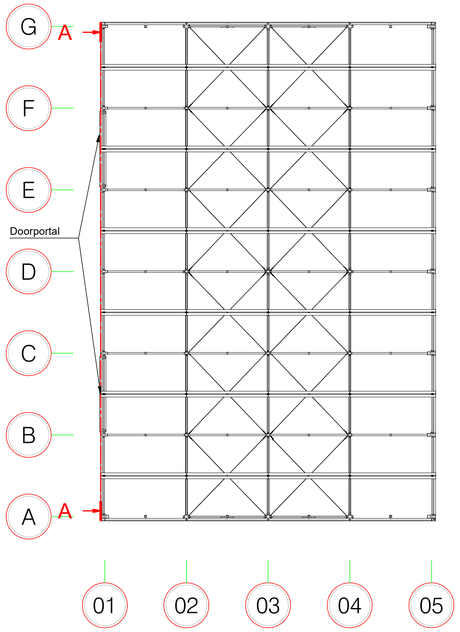
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

Drawing	Revision	Revision date
Warehouse Section Views	-	(D-M-YYYY)

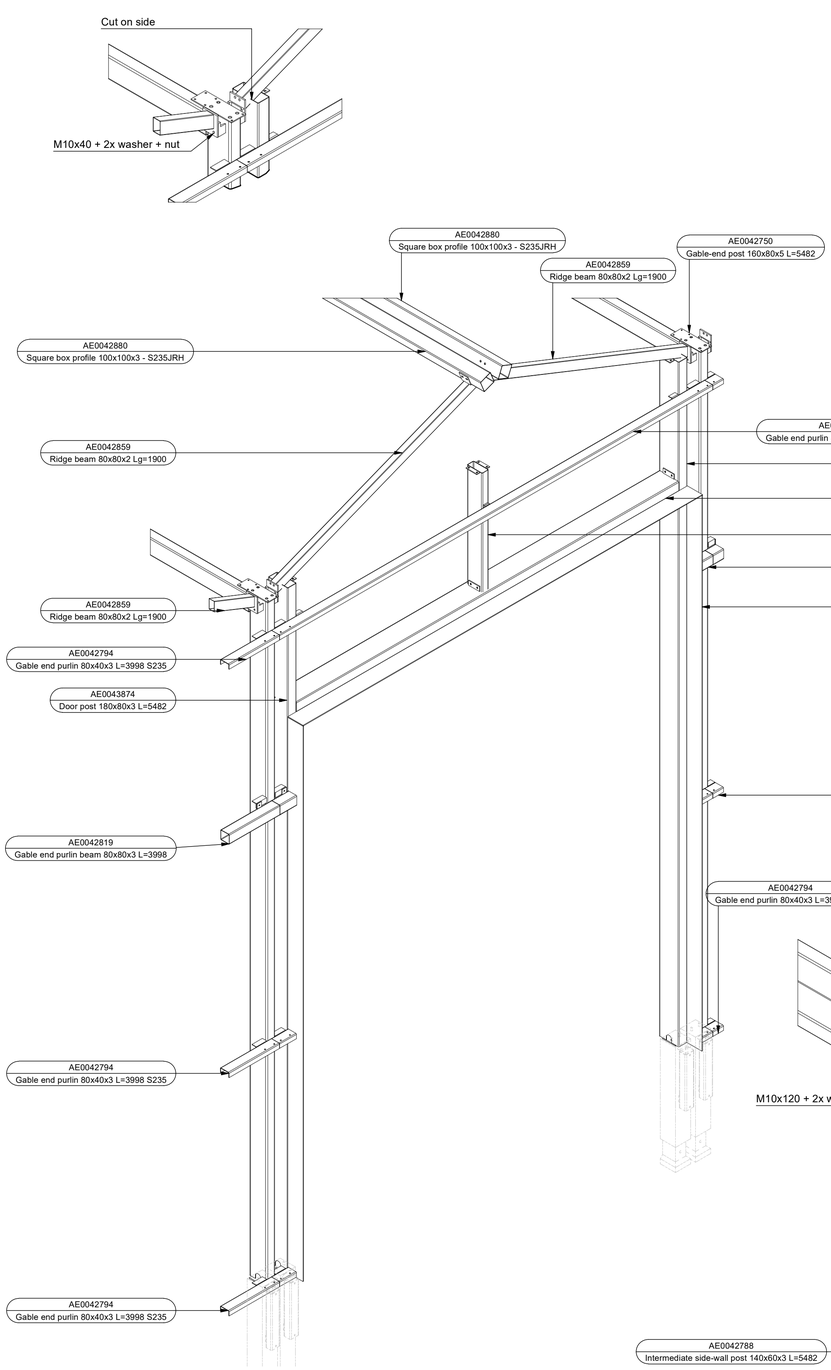
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K. Vaessen	L.Wijnen	1 : 110	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.27

A-A (1 : 30)

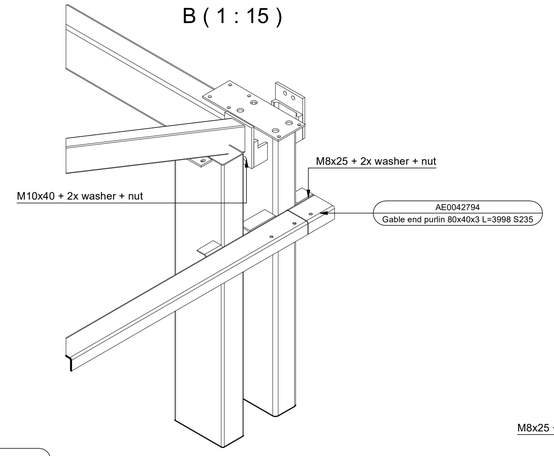




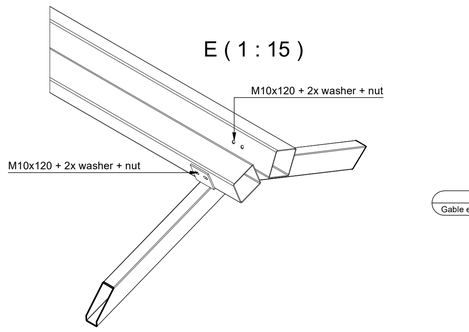
F (1 : 15)

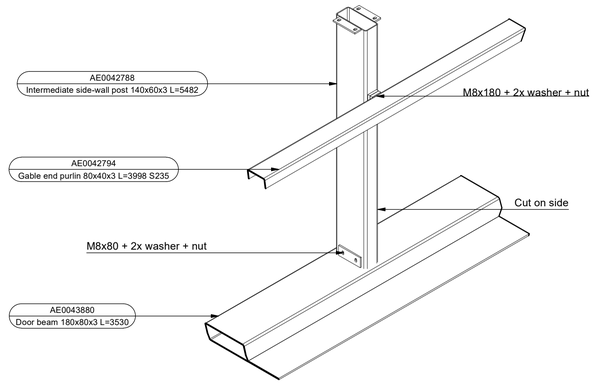


B (1 : 15)

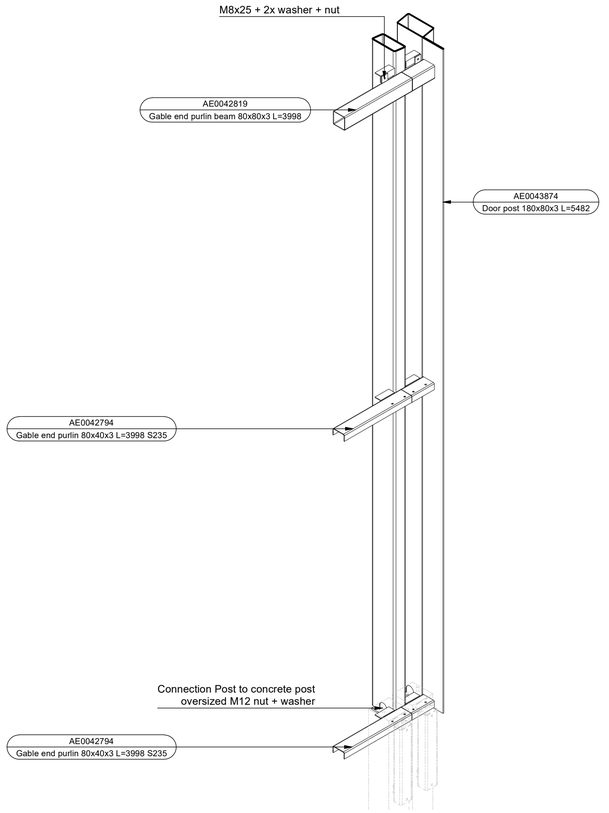


E (1 : 15)





D (1 : 15)



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Code	Qty	Description	Part number	Length	Weight
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
64	5	Gable-end post 160x80x5 L=5482	AE0042750		101.32 kg
96	2	Door post 180x80x3 L=5482	AE0043874		95.07 kg
	2	Door beam 180x80x3 L=3530	AE0043880		66.37 kg
97	2	Door post 180x80x3 L=5482	AE0043885		95.07 kg
	24	Square box profile 100x100x3 - S235JRH	AE0042880	4199 mm	37.59 kg
1	60	Ridge beam 80x80x2 Lg=1900	AE0042859		9.73 kg
	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
41	7	Intermediate side-wall post 140x60x3 L=5482	AE0042788		49.56 kg
85	5	Drain Gable-end post 160x80x5 L=5482	AE0042740		102.92 kg

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

Project
Warehouse
Valley Pride

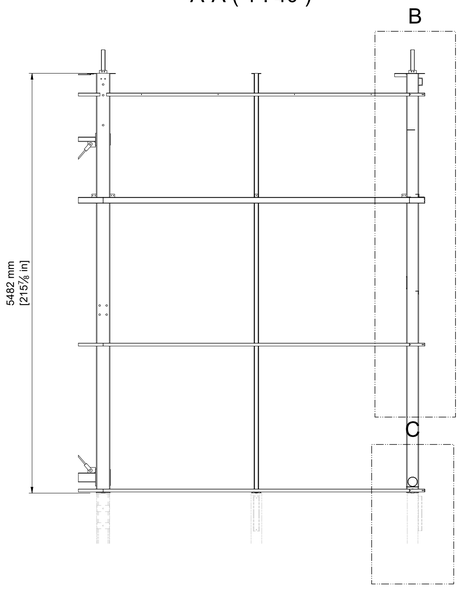
Drawing
Warehouse Details Door Portal 1

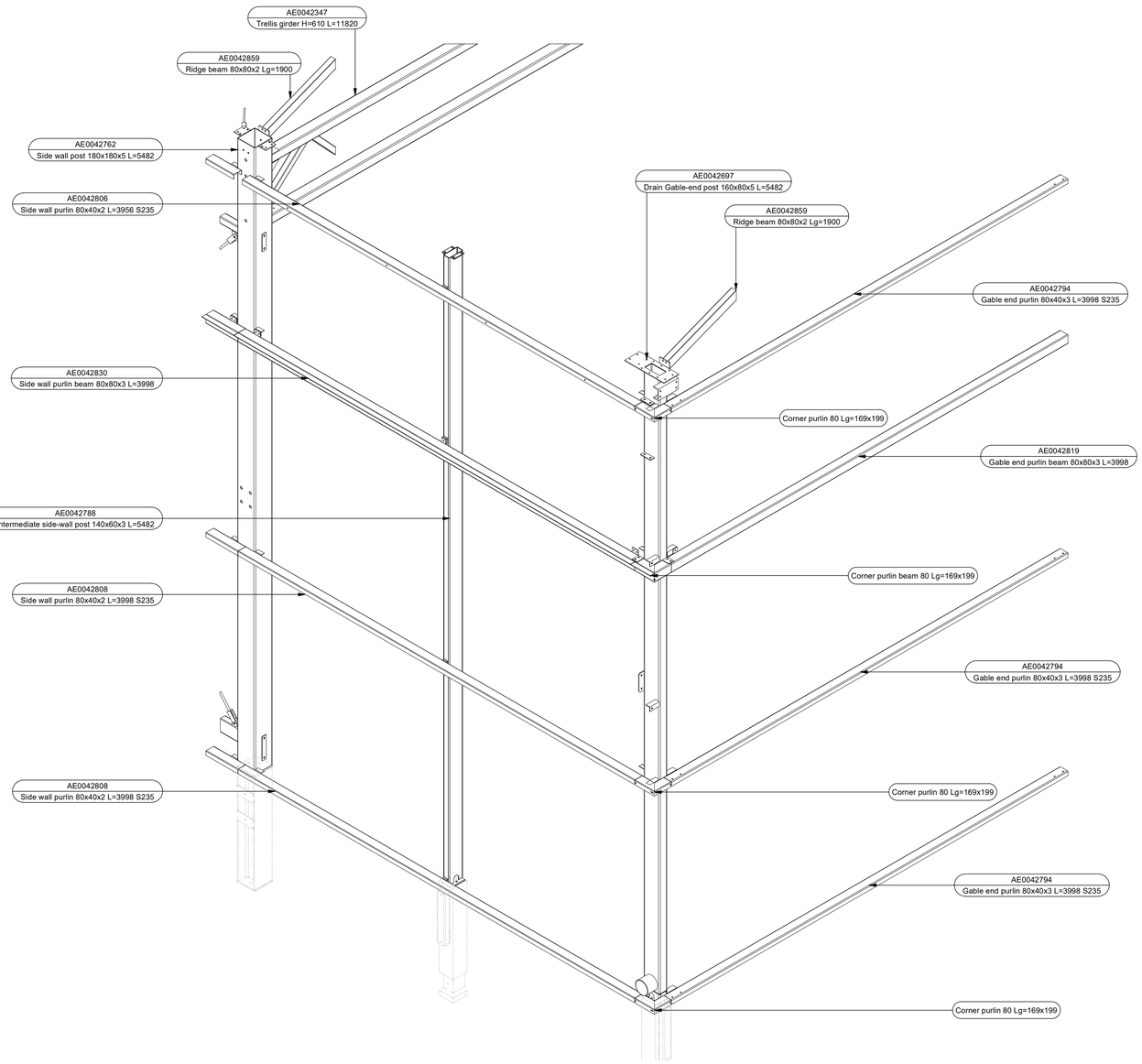
Revision
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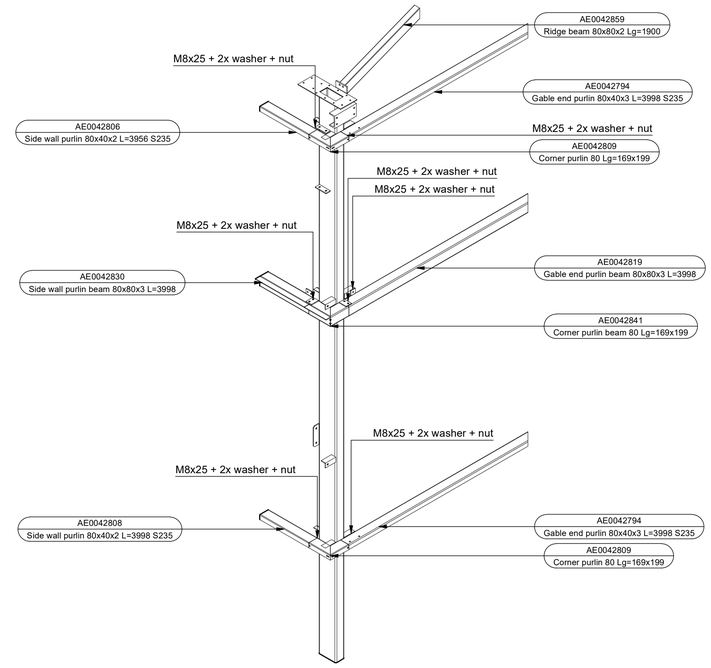
Revision date
(D-M-YYYY)

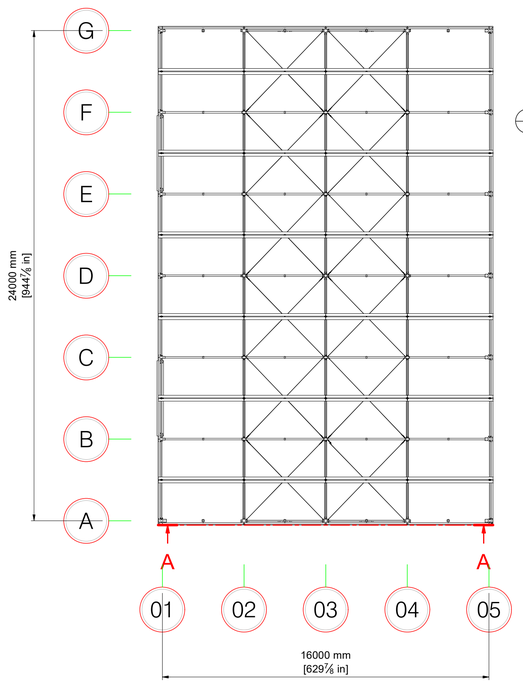
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 150	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet no.**
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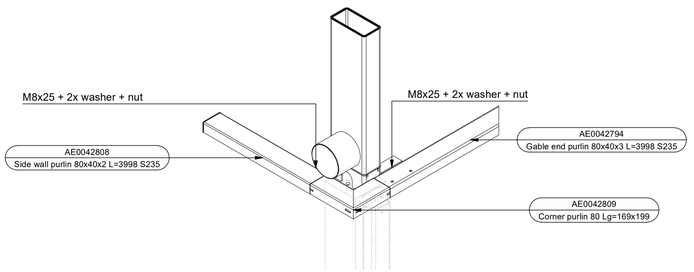
A-A (1 : 40)











Code	Qty	Description	Part number	Length	Weight
87	1	Drain Gable-end post 160x80x5 L=5482	AE0042697		105.15 kg
22	6	Side wall post 180x180x5 L=5482	AE0042762		150.6 kg
	2	Corner purlin beam 80 Lg=169x199	AE0042841		2.58 kg
	6	Corner purlin 80 Lg=169x199	AE0042809		0.87 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042808	3998 mm	9.63 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042830		34.79 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042806	3956 mm	9.52 kg
	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
41	7	Intermediate side-wall post 140x60x3 L=5482	AE0042788		49.56 kg
3	6	Trellis girder H=610 L=11820	AE0042347		336.89 kg

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

Project
Warehouse
Valley Pride

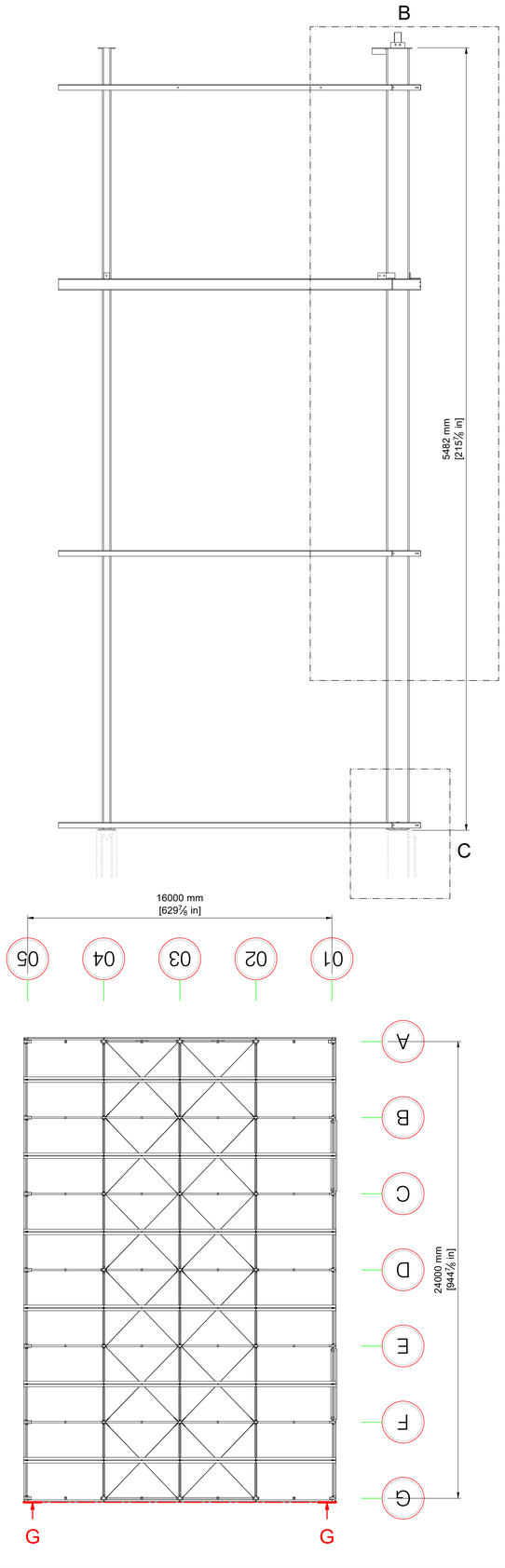
Drawing
Warehouse Details Corner 5 A

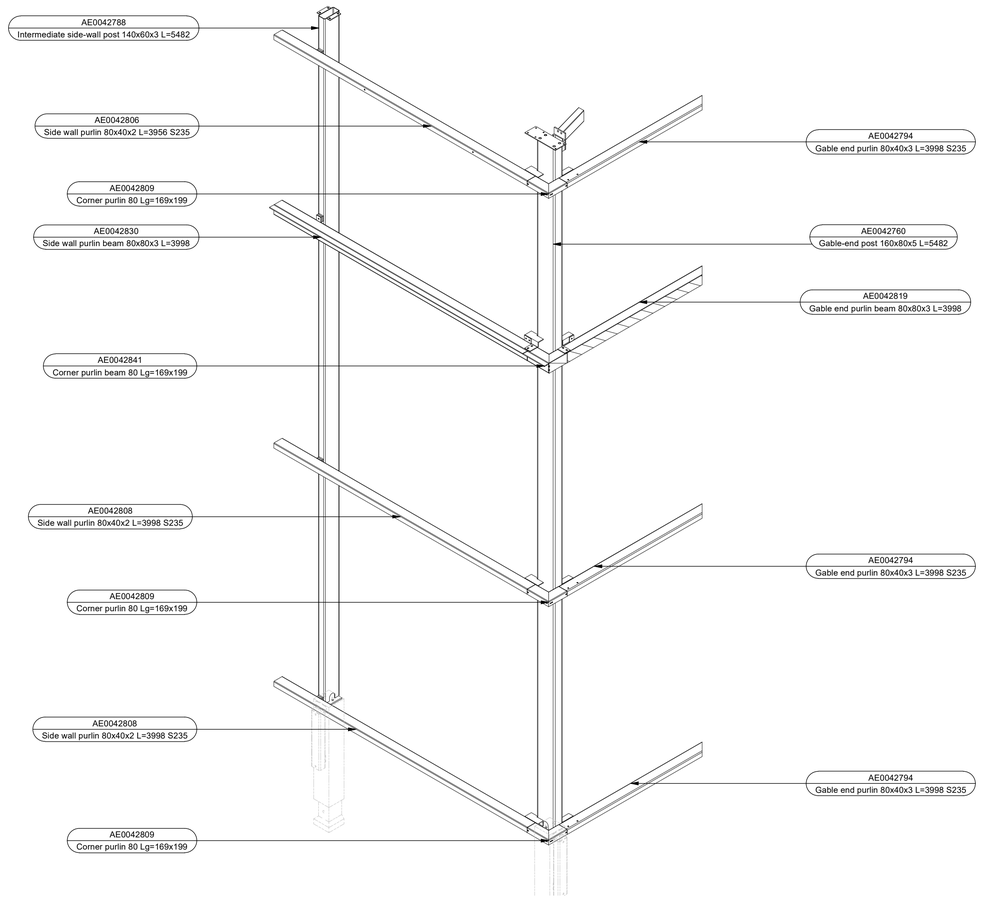
Revision
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Revision date (D-M-YYYY)

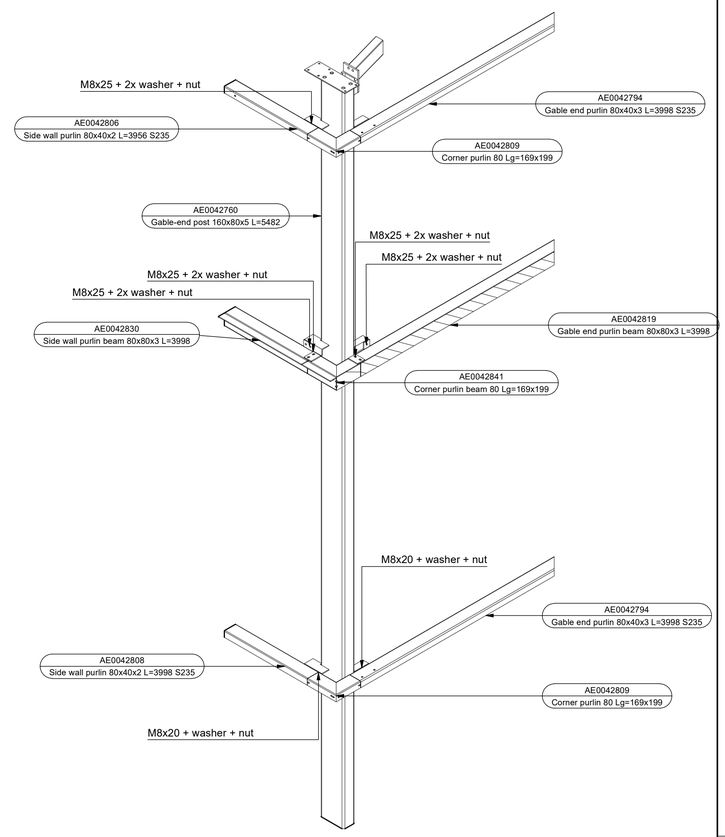
Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 150	35522
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G-G (1 : 20)

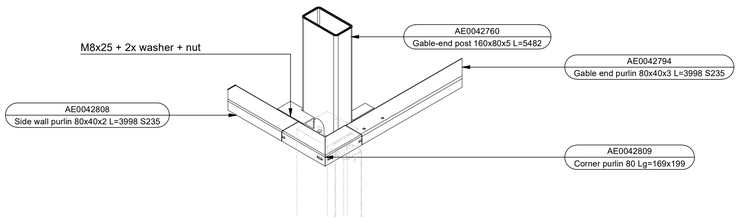




B (1 : 15)



C (1 : 10)



	6	Corner purlin 80 Lg=169x199	AE0042809		0.87 kg
	2	Corner purlin beam 80 Lg=169x199	AE0042841		2.58 kg
	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
65	1	Gable-end post 160x80x5 L=5482	AE0042760		101.19 kg
41	7	Intermediate side-wall post 140x60x3 L=5482	AE0042788		49.56 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042806	3956 mm	9.52 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042808	3998 mm	9.63 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042830		34.79 kg
Code	Qty	Description	Part number	Length	Weight

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

Project
Warehouse
Valley Pride

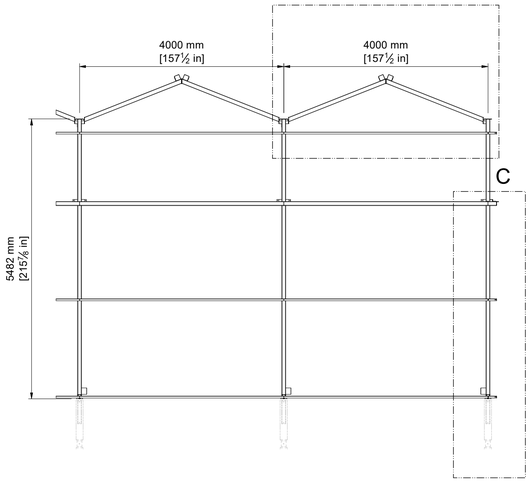
Drawing
Warehouse Details Corner 1 G

Revision
-

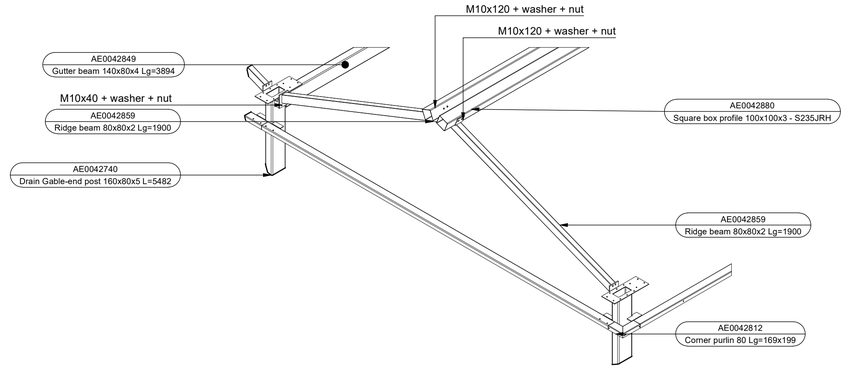
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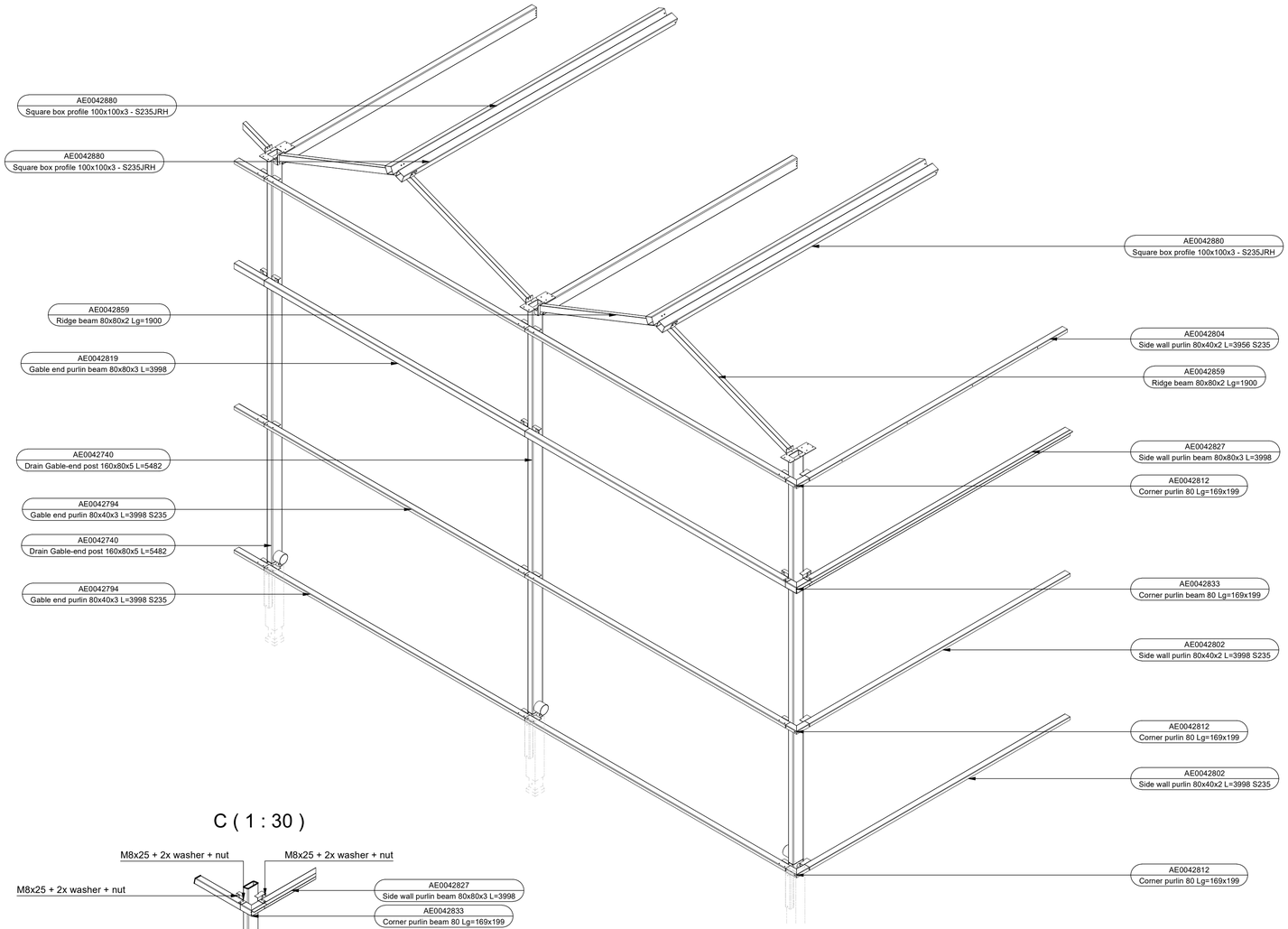
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K. Vaessen	L.Wijnen	1 : 150	35522
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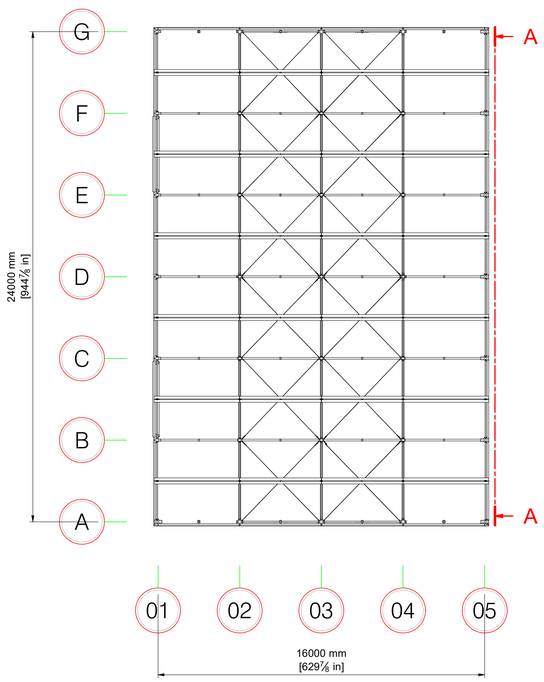
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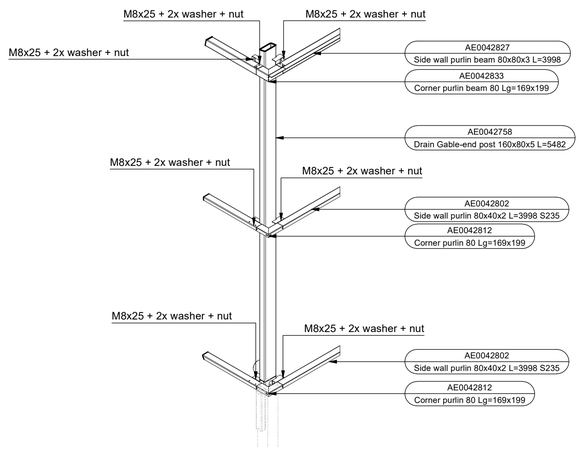
B (1 : 30)







C (1 : 30)



	6	Corner purlin 80 Lg=169x199	AE0042812		0.87 kg
	2	Corner purlin beam 80 Lg=169x199	AE0042833		2.58 kg
86	2	Drain Gable-end post 160x80x5 L=5482	AE0042758		102.96 kg
85	5	Drain Gable-end post 160x80x5 L=5482	AE0042740		102.92 kg
	36	Gable end purlin 80x40x3 L=3998 S235	AE0042794	3998 mm	14.13 kg
	12	Gable end purlin beam 80x80x3 L=3998	AE0042819		28.39 kg
	10	Gutter beam 140x80x4 Lg=3894	AE0042849		50.89 kg
1	60	Ridge beam 80x80x2 Lg=1900	AE0042859		9.73 kg
	2	Side wall purlin 80x40x2 L=3956 S235	AE0042804	3956 mm	9.52 kg
	4	Side wall purlin 80x40x2 L=3998 S235	AE0042802	3998 mm	9.63 kg
	2	Side wall purlin beam 80x80x3 L=3998	AE0042827		34.79 kg
	24	Square box profile 100x100x3 - S235JRH	AE0042880	4199 mm	37.59 kg
Code	Qty	Description	Part number	Length	Weight

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

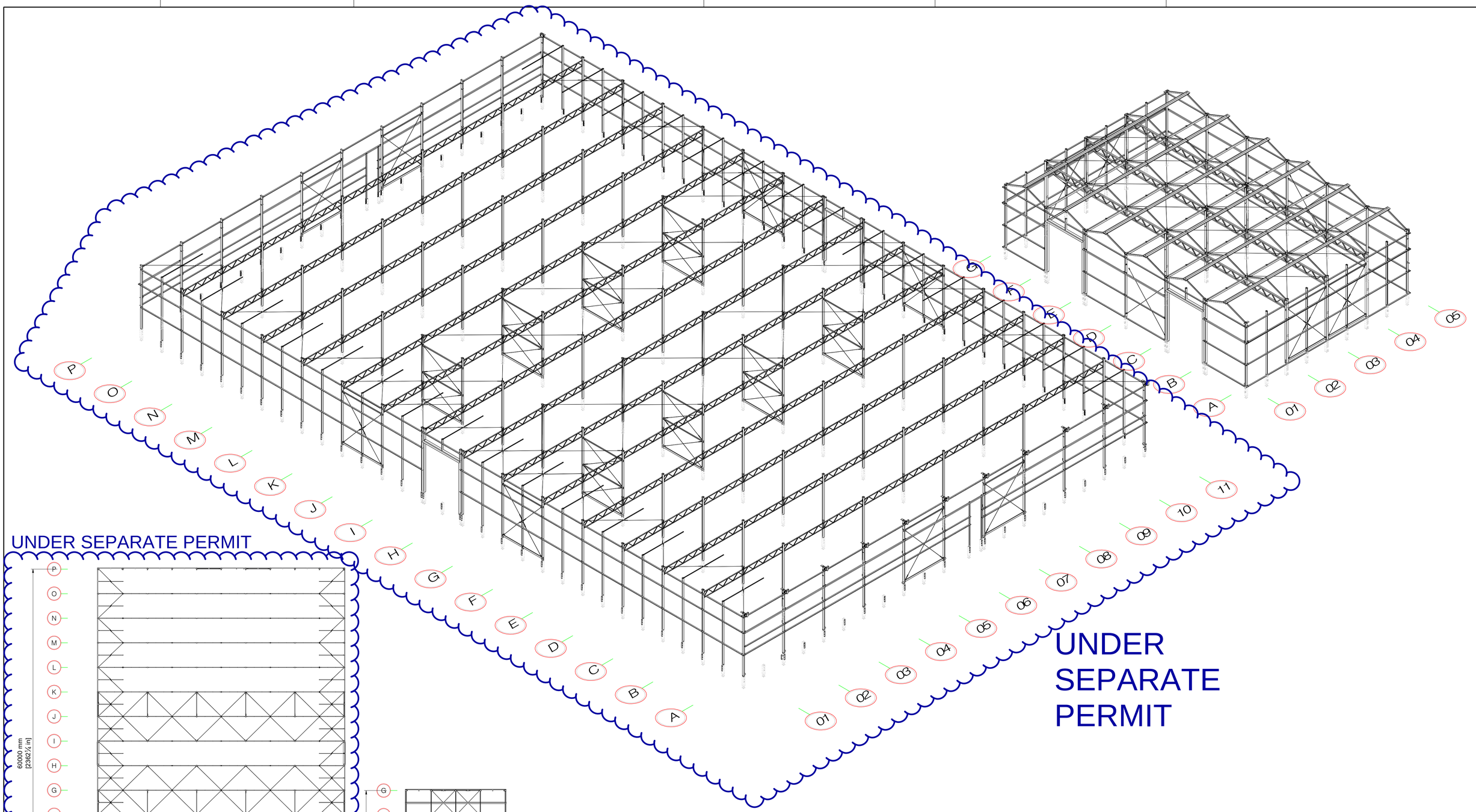
Project
Warehouse
Valley Pride

Drawing
Warehouse Details Corner 5 G

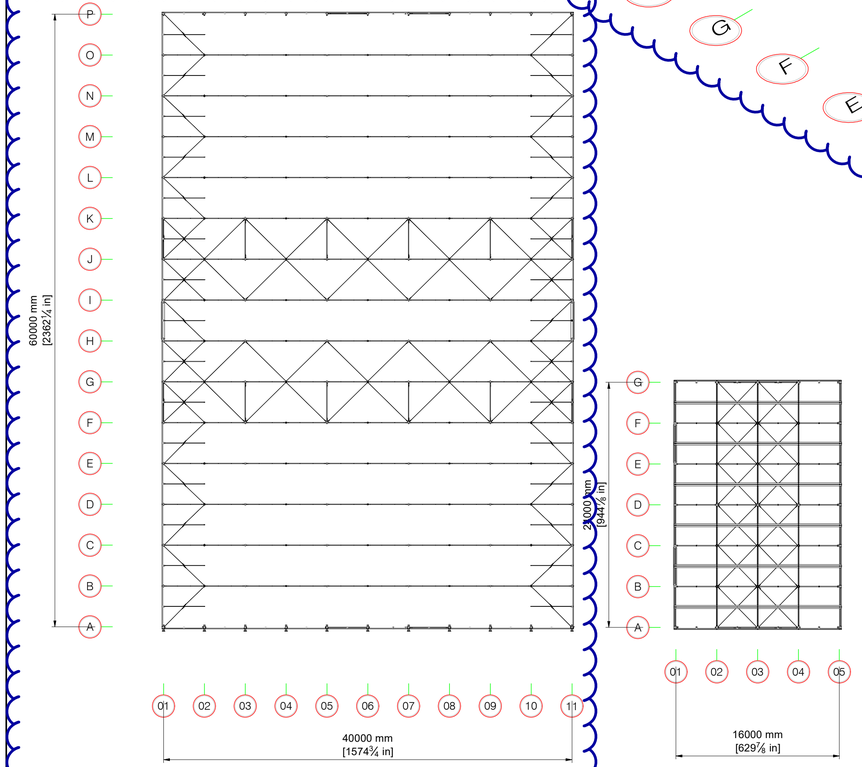
Revision
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Revision date
(D-M-YYYY)

Engineer	Checked	Scale	Project no.
K. Vaessen	L.Wijnen	1 : 150	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.31



UNDER SEPARATE PERMIT



UNDER SEPARATE PERMIT

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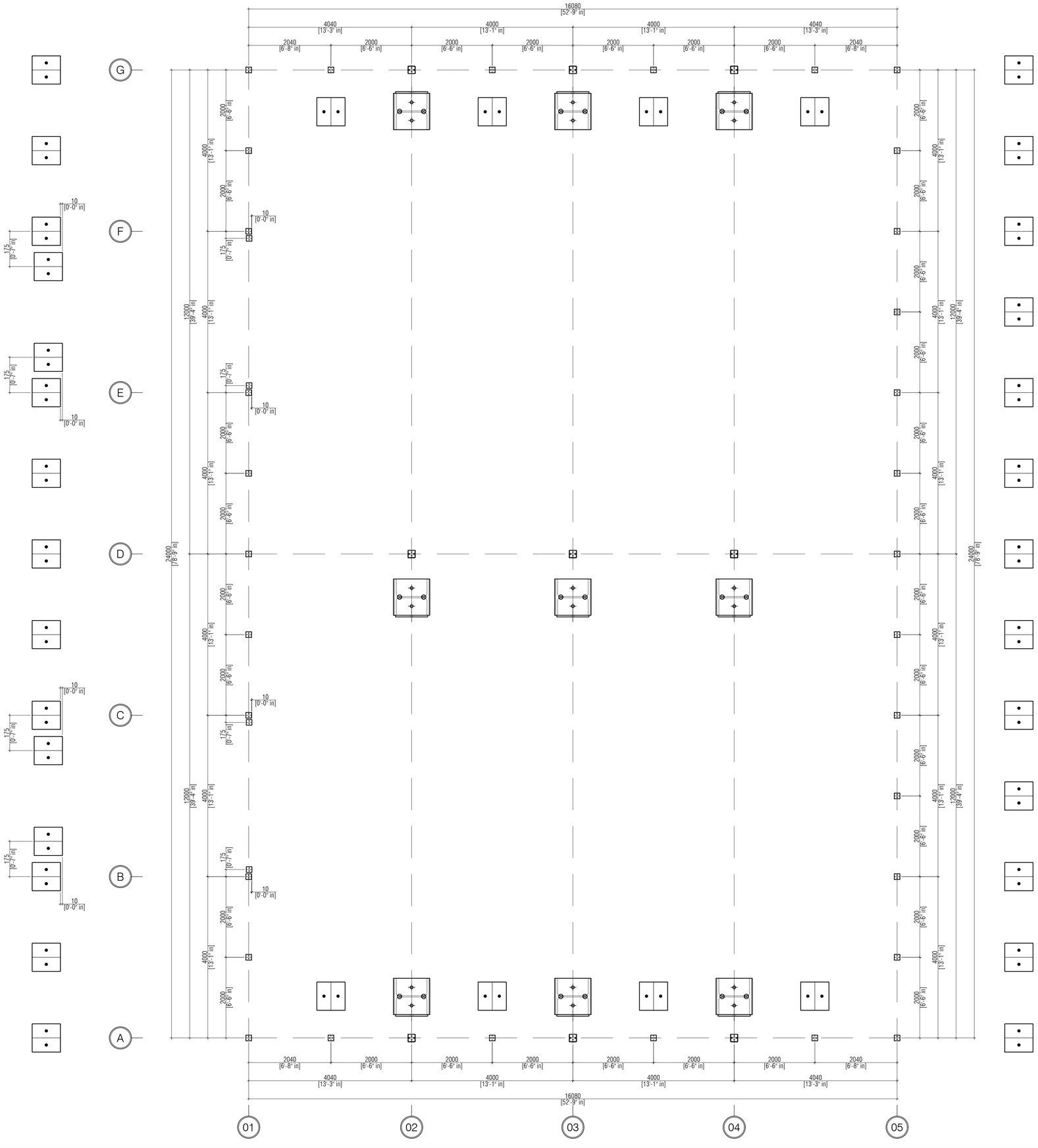
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California 95077

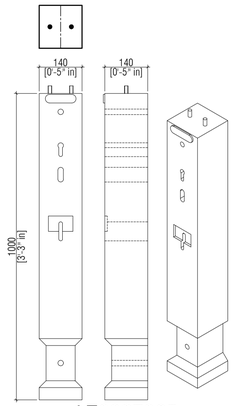
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

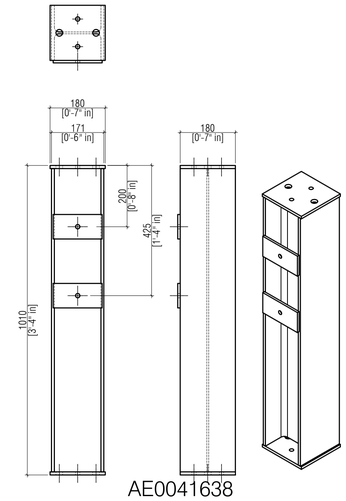
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Greenhouse + Warehouse 3D Overview	-	(D-M-YYYY)

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K. Vaessen	L.Wijnen	1 : 130	35522
Initial date	**Units**	**Sheet size**	**Sheet no.**
5-5-2025 (D-M-YYYY)	mm	A1	1.2.32





AE0027965



AE0041638

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
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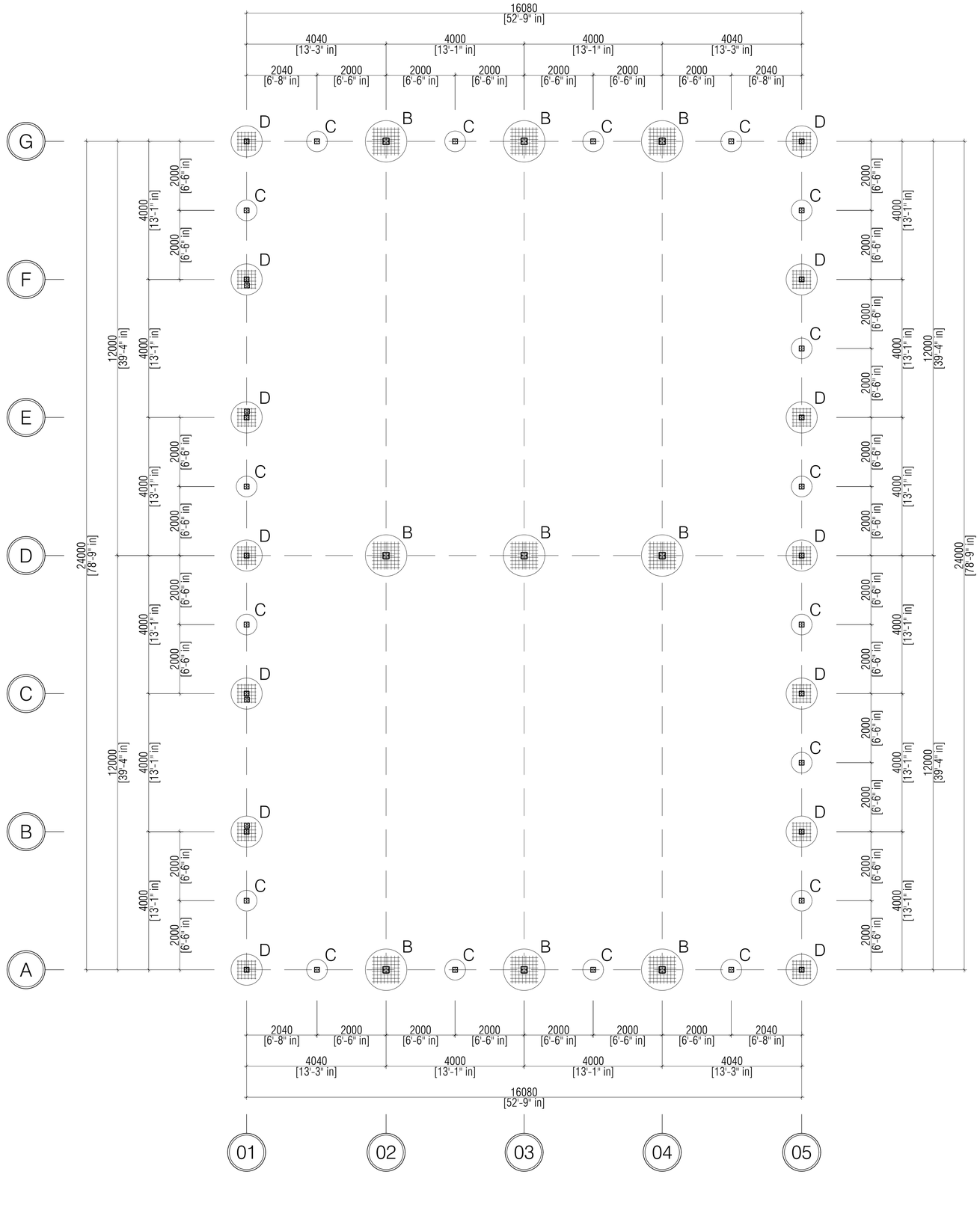
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

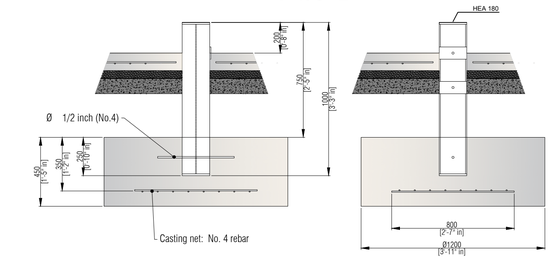
Drawing	Revision	Revision date (D-M-YYYY)
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Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:50	35522
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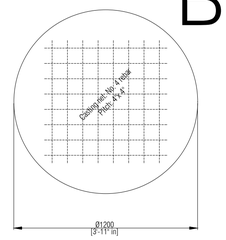
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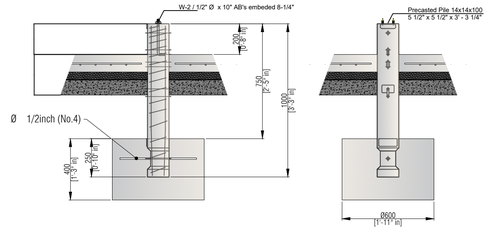
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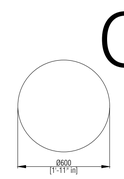
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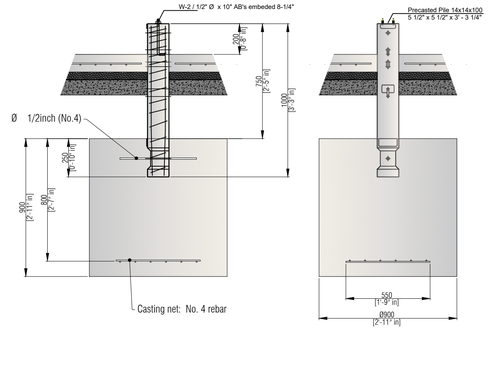
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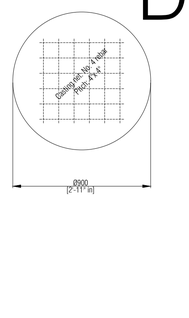
C



Pile D



D



REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
STRUCTURAL
STATE OF CALIFORNIA

SYSTEM USA inc.
GREENHOUSES

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512 Casserly Rd. Watsonville
California 95077

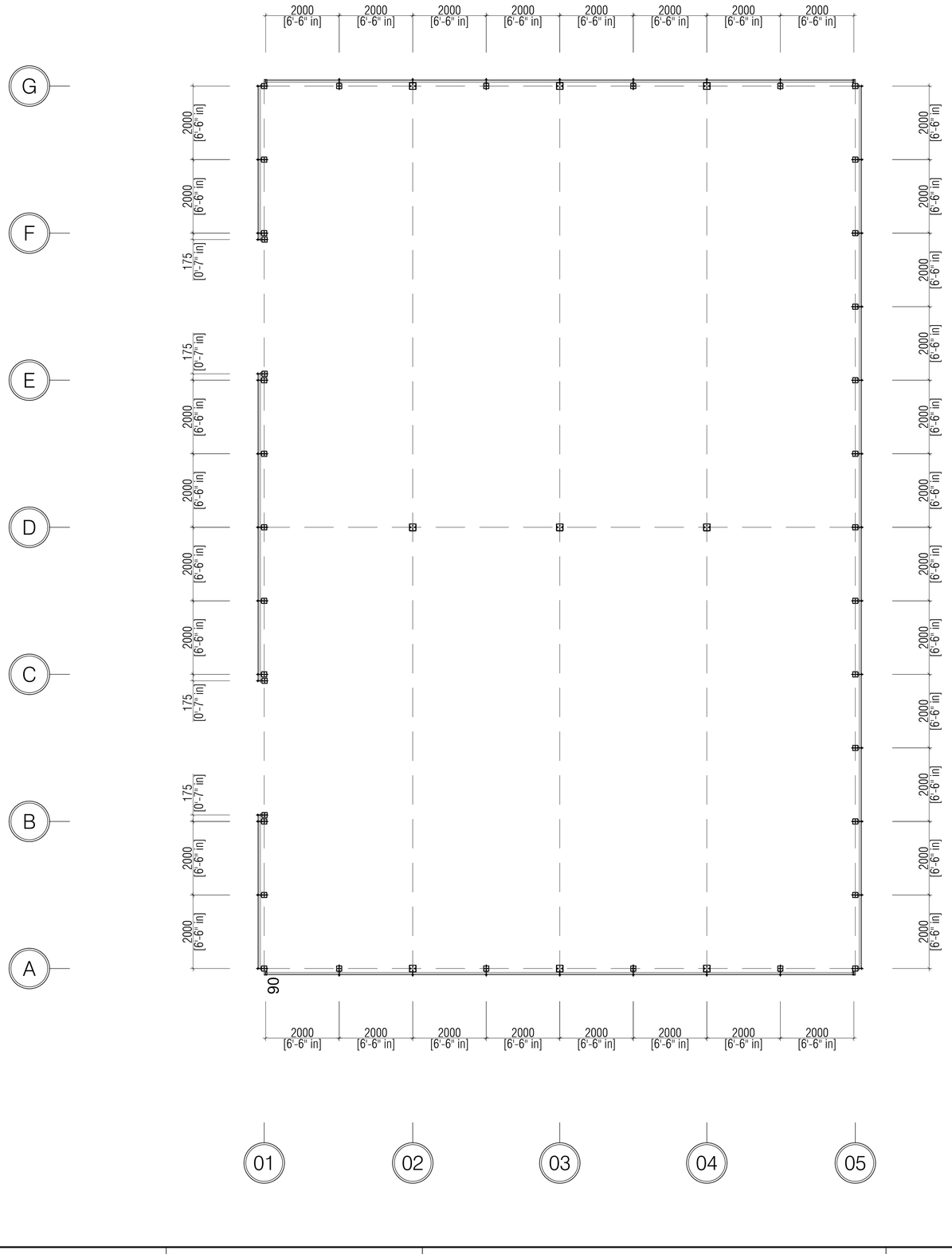
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sales@systemusa.com
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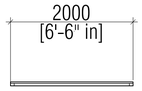
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

Drawing	Revision	Revision date (D-M-YYYY)
Details concrete piles		

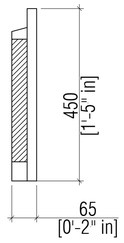
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T. Schoeber	L. Wijnen	1:50	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet No.**
14-5-2025	mm	A1	1.3.2

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Insulated slabs (65mm)



Partlist slabs			
Description	length	height	Quantity/greenhouse
Insulated slabs	6' - 6"	1' - 5"	37

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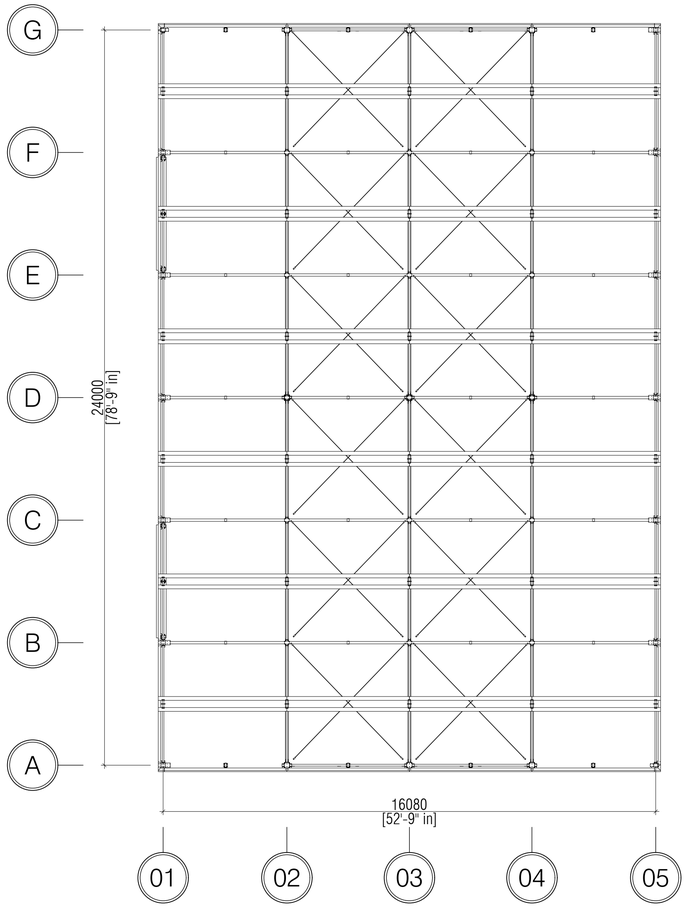
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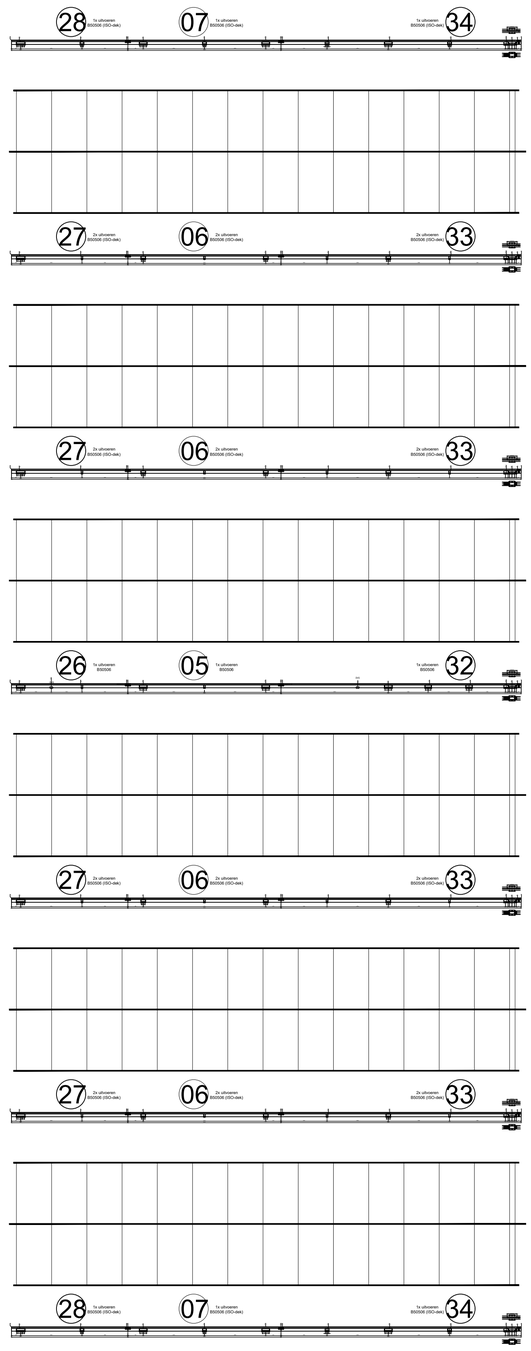
Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

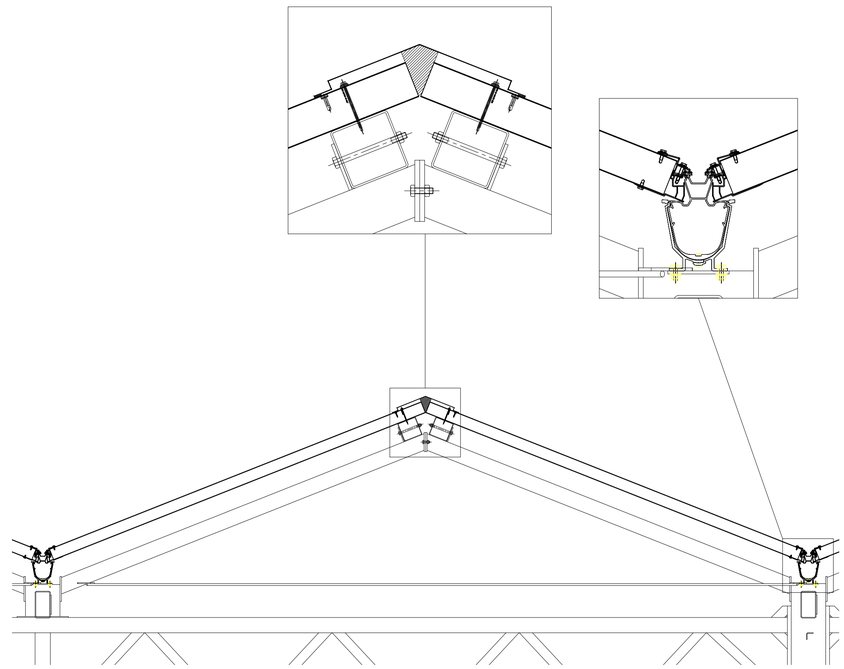
Drawing	Revision	Revision date (D-M-YYYY)
Position plan slabs		

Engineer	Checked	Scale	Project No.
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Initial date (D-M-YYYY)	Units	Sheet size	Sheet No.
14-5-2025	mm	A1	1.3.3

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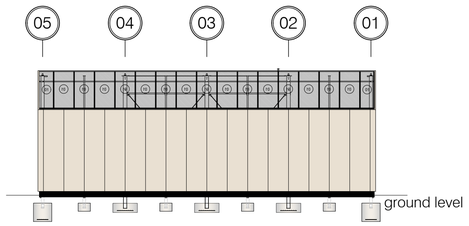
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Client	Project
Valley Pride Flowers 20400 Spence Rd Salinas, CA 93908	Warehouse Valley Pride ----

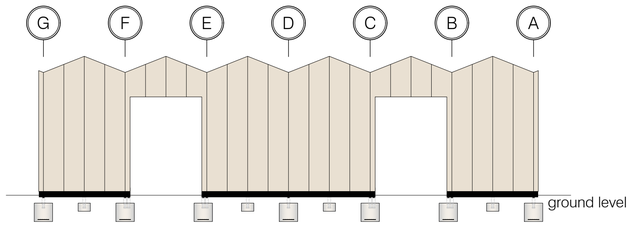
Drawing	Revision	Revision date (D-M-YYYY)
Roof and gutter layout		

Engineer	Checked	Scale	Project No.
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Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet No.**
14-5-2025	mm	A1	1.3.4

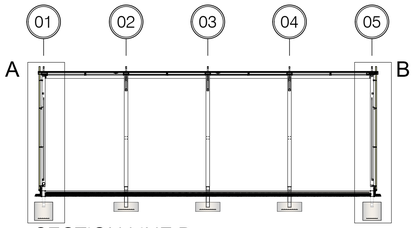
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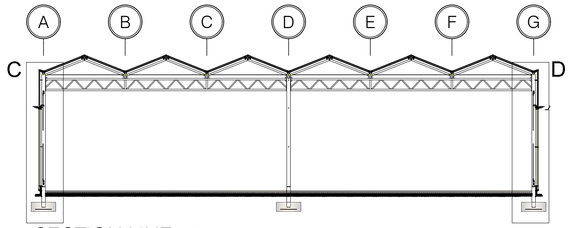
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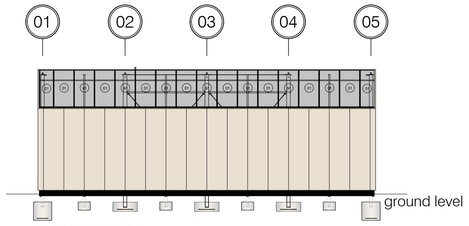
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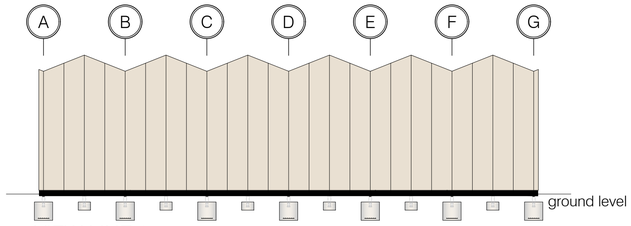
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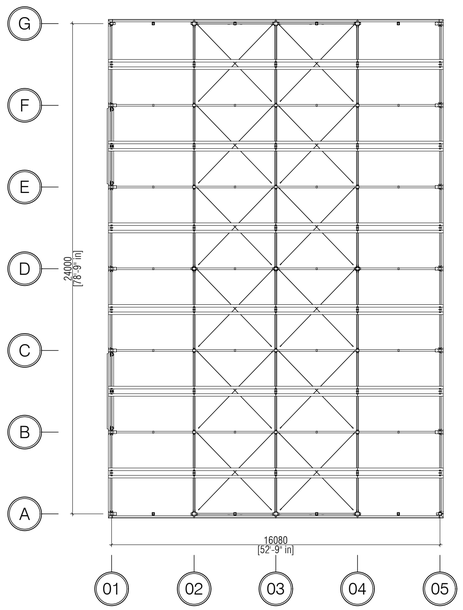
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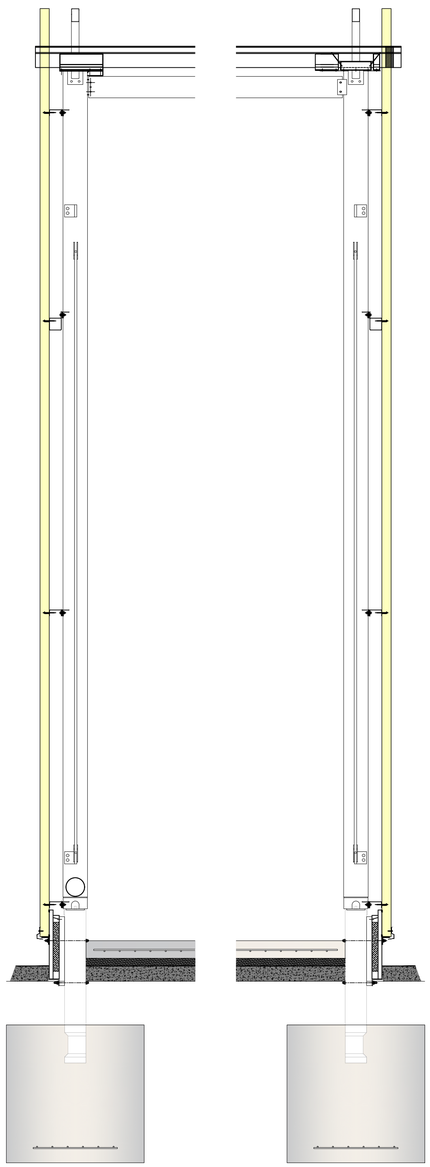


VIEW LINE A



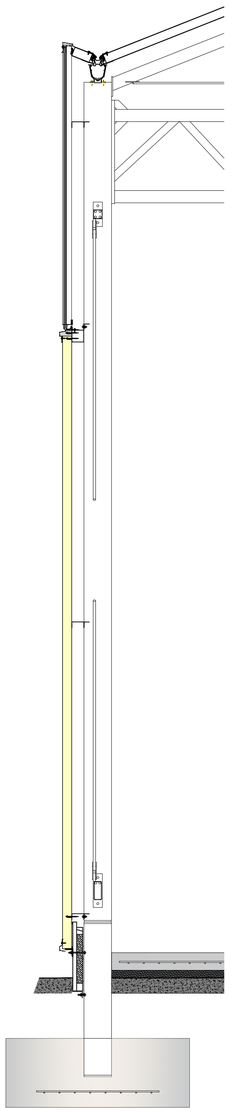
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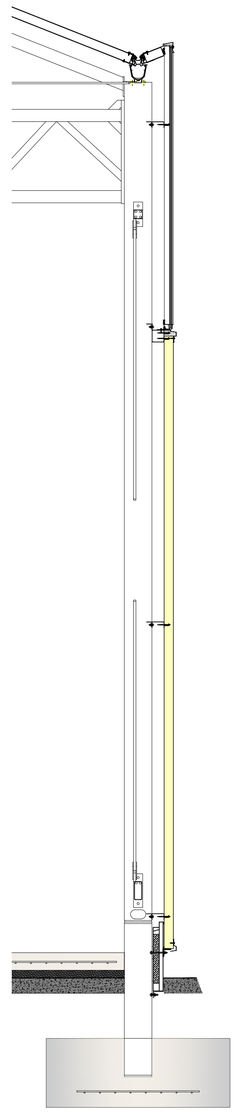


DETAIL A

DETAIL B



DETAIL C



DETAIL D

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Drawing	**Revision** / **Revision date** (D-M-YYYY)
Gable views	

Engineer	Checked	Scale	Project No.
T. Schoeber	L. Wijnen	1:50	35522
Initial date (D-M-YYYY)	**Units**	**Sheet size**	**Sheet No.**
14-5-2025	mm	A1	1.3.5

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