

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

HIGUERA GARY (PLN240374)

RESOLUTION NO. 26-029

Resolution by the County of Monterey Planning
Commission:

- 1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements.

[PLN240374, Higuera Gary, 12525 Antonio Place,
Salinas, Greater Monterey Peninsula Area Plan
(APN: (173-111-009-000)]

The Higuera Gary application (PLN240374) came on for public hearing before the County of Monterey Chief of Planning on March 18, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey 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 Monterey Peninsula Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 12525 Antonio Place, Salinas (Assessor’s Parcel Number 173-111-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with Building Site 6 and Visual Sensitivity Overlays with a height limit of 20

feet or “RDR/B-6-VS (20’)”. RDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use. The Visual Sensitivity overlay requires the granting of a Design Approval for all structures and an Administrative Permit for all development that is determined to not have the potential to create a substantial adverse visual impact when viewed from a common public viewing area. The proposed project involves the construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements, including a 444 square foot covered patio, new septic system, driveway improvements, and 976 square feet of decks. Therefore, the project is an allowed use for this site.

- c) Lot Legality. The subject property is shown in its current configuration (126,324 square feet) as Lot 9 of Tract No.914 on a Final Map entitled “Laureles Estates in Rancho Laguna Seca”, recorded in June of 1980 (Volume 14, Cities & Towns, Page 49). A Scenic Easement is conveyed over the northern portion of the property, and no development, except leach fields, will be located within the easement. The leach fields are compatible with the allowances and purpose of the easement. Therefore, the County recognizes the subject properties as legal lots of record.
- d) Review of Development Standards. The project meets all required development standards for Rural Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.16.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.16.060.C, development within this district shall meet the required setbacks unless combined with a “B” district. Pursuant to Title 21 section 21.42.030.F, the required setbacks in the B-6 zoning overlay are 30 feet (front), 10 percent (side), and 20 feet (rear). The subject property is considered a flag lot, which is a lot set behind other lots with a portion that provides access to the main parcel from a public or private road right of way. For flag lots, the front setback is measured from the center line of the access portion of the lot to the main portion. In this case, the property is subject to two 30-foot front setbacks, one along the southern side of the lot from the existing access easement and one along the northern side of the lot from Los Laureles Grade. The proposed single-family dwelling will have setbacks of over 300 feet (front, north), 107 feet (front, south), 40 feet (west side), and 60 feet (east side). The subject property has a structure height limit of 20 feet noted on the zoning map, and the proposed single-family dwelling will have a height of 20 feet. The RDR zoning district allows a maximum building site coverage of 25%. The proposed project will have a building site coverage of 5,727 square feet or 4.5%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.46, the project parcels and surrounding area are designated as a Visual Sensitivity Zoning District (“VS” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Pursuant to Title 21 section 21.46.030.D, an Administrative Permit shall be required for all development within the VS zoning

district, which, after staking and flagging, and an onsite inspection, is determined to not create a substantial adverse visual impact when viewed from a common public viewing area. Accordingly, staking and flagging was installed, and staff conducted an on-site inspection on February 3, 2026 to determine the potential for adverse visual impacts. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being within the sensitive viewshed of Laureles Grade Road. Upon completion of the on-site inspection, it was determined that the project will not be visible from Laureles Grade and does not have the potential to create adverse visual impacts due to existing topography, screening vegetation, and design. The single-family dwelling will have a modern farmhouse architectural style, and exterior colors and materials consisting of dove grey painted stucco, natural stone, and a dark grey metal roof. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.

- f) Development on Slopes in Excess of 25%. Pursuant to 2010 General Plan Policy OS-3.5, development on slopes in excess of 25% which does not exceed ten percent, or 500 square feet of the total development footprint (whichever is less), a discretionary permit shall not be required. The project involves 394 square feet of development on slopes in excess of 25%, which is less than both 500 square feet and 10% of the total development footprint, and therefore does not require a discretionary permit.
- g) Land Use Advisory Committee. The project was not referred to the LUAC for review as it does not involve development requiring CEQA review, a lot line adjustment involving a conflict, a variance, or a Design Approval subject to a public hearing.
- h) 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 PLN240374.

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

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 on Geological Resources (soils). The following report has been prepared:

- “Geotechnical Investigation” (County of Monterey Library No. LIB250255), prepared by Yvette M. Wilson, Watsonville, CA, December 31st, 2024

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

- c) Staff conducted a site inspection on February 3, 2026 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN240374.

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, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided to the parcel by California-American Water who provided a Can and Will serve letter verifying water availability to the parcel. A new On-site Wastewater Treatment System is proposed and was reviewed and approved by the Environmental Health Bureau.
 - c) Staff conducted a site inspection on February 3rd, 2026 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 the County of Monterey HCD - Planning for the proposed development found in Project File PLN240374.

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 County of Monterey 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 February 3, 2026 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240374.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures including one single-family residence in a residential zone.
 - b) The proposed project involves the construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 3, 2026.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat; the property is visible from a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources as no trees are proposed for removal. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - 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 PLN240374.

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

- EVIDENCE:**
- a) Planning Commission. Section 21.80.040.A of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Planning Commission by any public agency or person aggrieved by a decision of the Chief of Planning.

DECISION

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve an Administrative Permit and Design Approval to allow the construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements.

All of which are in general conformance with the attached sketch and subject to the attached 8 conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of March 2026.

Melanie Beretti, AICP,
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

_____.

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

NOTES

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 Department office in Salinas.

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

County of Monterey HCD Planning

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

PLN240374

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240374) allows construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements. The property is located at 12525 Antonio Place, Salinas (Assessor's Parcel Number 173-111-009-000), Greater Monterey Peninsula 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 Administrative Permit and Design Approval (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 173-111-009-000 on March 18, 2026. The permit was granted subject to 7 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. EHSP01 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED RESTRICTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The property owner shall record a deed restriction with the Monterey County Recorder for Assessor's Parcel No. 173 – 111 – 009 – 000 which indicates that an alternative onsite wastewater treatment system ("OWTS") is installed on the property. The deed restriction shall include, but is not limited to, the following details:

- The alternative OWTS is subject to all future federal, state or local laws and ordinances regarding the permitting, operation and maintenance and/or monitoring of alternative OWTS
- The alternative OWTS is subject to an annual operating permit with applicable fees paid to the Environmental Health Bureau
- Property owner agrees to enter into and maintain a maintenance contract with an authorized service provider

The property owner will be responsible to pay cost recovery fees associated with Environmental Health Bureau staff time to prepare the deed restriction. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permit, the property owner(s) shall sign and notarize the deed restriction form obtained from the EHB and return to the EHB for approval to form by the EHB and County Counsel. Record the executed deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.



CONTACT INFO
OWNER / APPLICANT GARY HIGUERA 1316 BUENA VISTA AVE PACIFIC GROVE, CA 93950 garyhiguera@yahoo.com 831-601-3991
DESIGNER
MONTEREY BUILDING DESIGN PO BOX 222161 CARMEL, CA 93922 info@montereybuildingdesign.com 831-620-9170

PROJECT DESCRIPTION

OWNER PROPOSES TO CONSTRUCT A NEW 3,493 SQFT, TWO STORY, SINGLE FAMILY RESIDENCE WITH FOUR BEDROOMS, THREE BATHROOMS, AND A TWO CAR ATTACHED GARAGE.

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DEFERRED SUBMITTAL

- SPECIAL INSPECTION REQUIRED FOR EPOXY REBAR SETTING.
- OWNER SHALL SCHEDULE THE MANDATORY PRE-CONSTRUCTION SITE INSPECTION IF ISSUING THE PERMIT BETWEEN OCT 15 AND APRIL 15.

SITE DETAILS

ADDRESS:	12525 ANTONIO PL, SALINAS
APN:	AP# 173-111-009-000
OWNER/APPLICANT:	GARY HIGUERA
ZONING:	RDR/B-6-VS(20')
SITE AREA:	126,324 SQFT
WASTE:	SEPTIC
WATER:	COMMUNITY
ELECTRICITY/GAS:	PGE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3/U
FIRE SUPPRESSION:	YES

SITE AREA

LIVING AREA	EXISTING	PROPOSED
LOT SIZE	126,324 SQFT	126,324 SQFT
LOWER LIVING AREA	0 SQFT	847 SQFT
UPPER LIVING AREA	0 SQFT	2,646 SQFT
LIVING AREA	0 SQFT	3,493 SQFT
PERCENT OF LOT	0.0%	2.8%
TOTAL NEW LIVING AREA		3,773 SQFT

NOTES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING CODES-

- CALIFORNIA RESIDENTIAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
- CALIFORNIA BUILDING CODE 2022

SITE LOCATION

A01

VERSION: 1.5.2
DATE: 2/2/2026

HIGUERA- NEW RESIDENCE

LAYOUT / TITLE PAGE

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET

REV. #	DATE	NOTE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.

JEREMY MCCULLOUGH - DESIGNER
Jeremy McCullough



GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPARATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE. ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3. CONTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

- ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
- ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
- ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
- THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
- ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
- ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
- ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
- SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
- THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
- THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
- ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
- CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I.
- ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
- HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
- ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C. RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

- ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
- HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
- ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C. RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION AREAS TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION. DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES : SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ROT / DECAY RESISTANCE NOTES:

R317.1 LOCATION REQUIRED
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1:
1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS OR GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

R507.2.3 FASTENERS AND CONNECTORS
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3			
ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL SILICON BRONZE OR COPPER
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153 FOR 3/8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT ²	STAINLESS STEEL

CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD

FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOF AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

- EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
- LANDSCAPE IRRIGATION SYSTEMS.
- WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30–60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.

- REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER [1 1/2 INCH BY 7 1/4 INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. R327.1.1(2).
- WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. PLEASE SHOW ON PLANS. R327.1.1(3).
- SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. R327.1.1(4).
- BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM. R327.1.1(5).
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. R327.1.2.
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. R327.1.4.

GARAGE NOTES

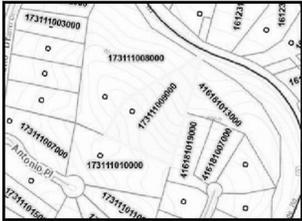
R309.1
THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.4 AUTOMATIC GARAGE DOOR OPENERS.
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. SEE HEALTH AND SAFETY CODE SECTIONS 19890, 19891 AND 19892 FOR ADDITIONAL PROVISIONS FOR RESIDENTIAL GARAGE DOOR OPENERS.

R609.4 GARAGE DOORS.
GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE PASS/FAIL CRITERIA OF ANSIDASMA 108.

R609.4.1 GARAGE DOOR LABELING.
GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD.

County of Monterey
Housing and Community Development
1441 Schilling Place, 2nd Floor
Salinas, CA 93901 (831) 755-5025
www.co.monterey.ca.us/hcd



LCP Land Use Designation:

None

Potential Hazards

Fire Hazard Zone (SRA Setback):

Very High

Fire Hazard Zone (LRA Setback):

None

Seismic Hazard Zone:

IV/UNDETERMINED

FEMA Flood: X

Flowway: AREA OF MINIMAL FLOOD HAZARD

Erosion Hazard Rating: High

Liquefaction Susceptibility: Low

Landslide Susceptibility: Moderate

Slope > 25%: Yes

Active Potentially Active Faults (660' buffer): None

Historic Fires:

None

Historical Resources

Historical Site: None

Archaeological Sensitivity: moderate

Spredkels Historic District:

None

Planning

Pescadero Watershed: None

Del Monte Forest Sub-Planning Area:

None

Subdivision:

LAURELESTATES

2nd Unit Restricted Area:None

FORA Land Use:

None

Castroville Community Plan:

None

"Covered Area": None

CTCAC/HCD Opportunity: High Resource

Biology

Monterey Spineflower Critical Habitat: None

Snowy Plover Critical Habitat: None

Environmental Impact Reports:

None

Library Reports

Forestry Reports: None

Drainage Reports:None

Biology Reports: None

Historic Reports: None

Geology Reports: None

Others

NPDES Municipal General Permit Boundary:

None

TAMC Development Fee Area: Peninsula-South Coast

Traffic Fee Impact Area: None

Disclaimer

This GIS data is provided AS IS. The County of Monterey (COUNTY) makes no warranties, express or implied, including without limitation, any implied warranties of merchantability and/or fitness for a particular purpose, regarding the accuracy, completeness, value, quality, validity, merchantability, suitability, and/or condition, of the GIS data. Users of COUNTY'S GIS data are hereby notified that current public primary information sources should be consulted for verification of the data and information contained herein. Since the GIS data is dynamic, it may by its nature be inconsistent with the official COUNTY assessment roll file, surveys, maps and/or other documents produced by the County Office of the Assessor, the County Surveyor, and/or other relevant County Offices. Any use of COUNTY'S GIS data is done exclusively at the risk of the party making such use.

Assessor Parcel ID: 173-111-009-000

Parcel Size-Acres: 2.91509306

Address: 12525 ANTONIO PL

Community: SALINAS UNINCORPORATED

Planning Area: Greater Monterey Peninsula

Zoning: RDR/B-6-VS(20')

Land Use Designation:

Residential - Rural Density 5 Acres+Unit

Zoning Notes:

None

Land Use Advisory Committee:

Greater Monterey Peninsula Advisory Committee

Administrative Boundaries & Districts

City: None

County Service Area: CORRAL DE TIERRA OAKS #4

Recreation District:

None

North County Water Impact Area: None

Water Mngmnt Agency: MPWMD

MCWRA Zone 2C: None

Within a CCC Appeal Area: None

School District-Building Fees:

WASHINGTON UNION, SALINAS UNION HIGH

Fire District: Monterey County Regional FPD

CAL-AM Service Area: YES

Agricultural & Soil

Williamson Act Contract: None

Ag Conservation Easement: None

Important Farmlands:

Urban and Built-Up Land/Other Land

Soil Survey: SilE

Coastal Zone: None

Toro B-8 Zone: None

Vital Sensitivity: Highly Sensitive

Wine Corridor:

None

Rural Center: None

Community Area: None

Special Treatment Area:

None

Carnel Valley Alluvial Basin: None

Groundwater Basin:

SALINAS VALLEY - MONTEREY

2010 Census Urban Area Type:

None

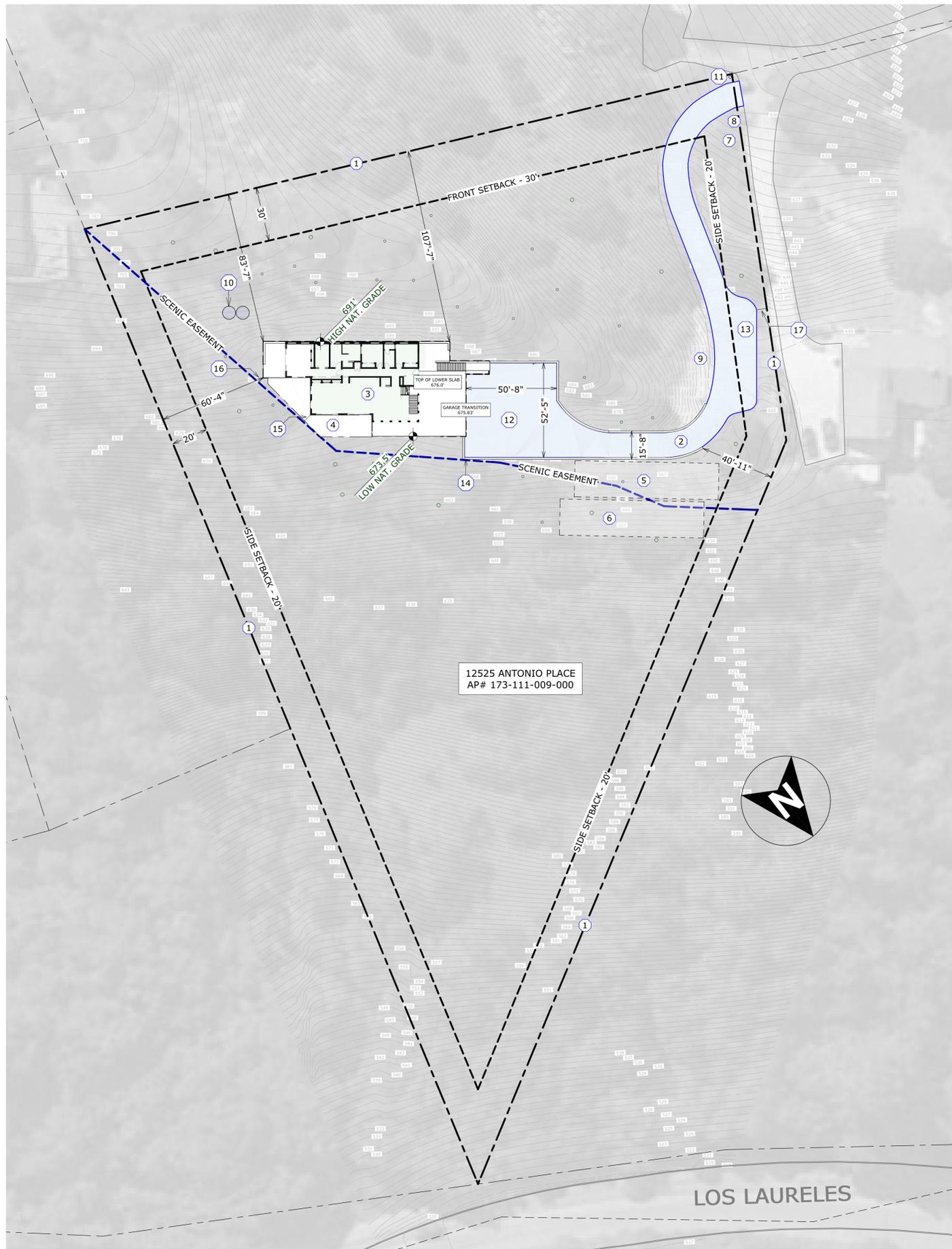
Western Arroyo Toad Critical Habitat: None

San Joaquin Kit Fox Distribution: None

Vegetation:

PROPERTY PLAN

SCALE 1"=32'



1	APPROXIMATE PROPERTY LINE	
2	DRIVE, +/- 350' LENGTH	12' WIDE MIN.
3	PROPOSED RESIDENCE	3,493 SQFT
4	UPPER AND LOWER DECKS	1,186 SQFT
5	PRIMARY LEACH FIELD	APPROX. LOCATION
6	RESERVE LEACH FIELD	APPROX. LOCATION
7	JOINT UTILITY TRENCH	+/- 320'
8	UTILITY CONNECTION	WATER, PWR, DATA, NAT. GAS
9	UTILITY CONNECTION, PULL BOX	WATER, PWR, DATA, NAT. GAS
10	WATER STORAGE	MIN 5,000 GAL
11	WOOD POST W/ ADDRESS SIGNAGE	6X6 POST, 4' TALL W/ CONTRASTING ADDRESS LETTERING
12	TURN AROUND AREA	MIN. 60' IN EACH DIRECTION, PER MCMC 18.09
13	TURNOUT AREA	PER MCMC 18.09
14	FOUNDATION TO SCENIC EASEMENT	0'-4"
15	FOUNDATION TO SCENIC EASEMENT	5'-4"
16	FOUNDATION TO SCENIC EASEMENT	3'-8"
17	DRIVEWAY TO PROPERTY LINE	6'-0"

BUILDING SITE COVERAGE	EXISTING	PROPOSED
LOT SIZE	126,324 SQFT	126,324 SQFT
LOWER LIVING AREA	0 SQFT	847 SQFT
UPPER LIVING AREA	0 SQFT	2,646 SQFT
COVERED PORCH	0 SQFT	444 SQFT
DECK > 2' ABV. GRADE	0 SQFT	976 SQFT
GARAGE	0 SQFT	814 SQFT
BUILDING COVERAGE	0 SQFT	5,727 SQFT
PERCENT OF LOT	0.0%	4.5%
ALLOWED MAX	25%	

LIVING AREA	EXISTING	PROPOSED
LOT SIZE	126,324 SQFT	126,324 SQFT
LOWER LIVING AREA	0 SQFT	847 SQFT
UPPER LIVING AREA	0 SQFT	2,646 SQFT
LIVING AREA	0 SQFT	3,493 SQFT
PERCENT OF LOT	0.0%	2.8%

TOTAL NEW LIVING AREA	3,034	SQFT
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A02

VERSION: 1.5.2
DATE: 2/2/2026

HIGUERA- NEW RESIDENCE

PLOT PLAN

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



REV. #	DATE	NOTE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.

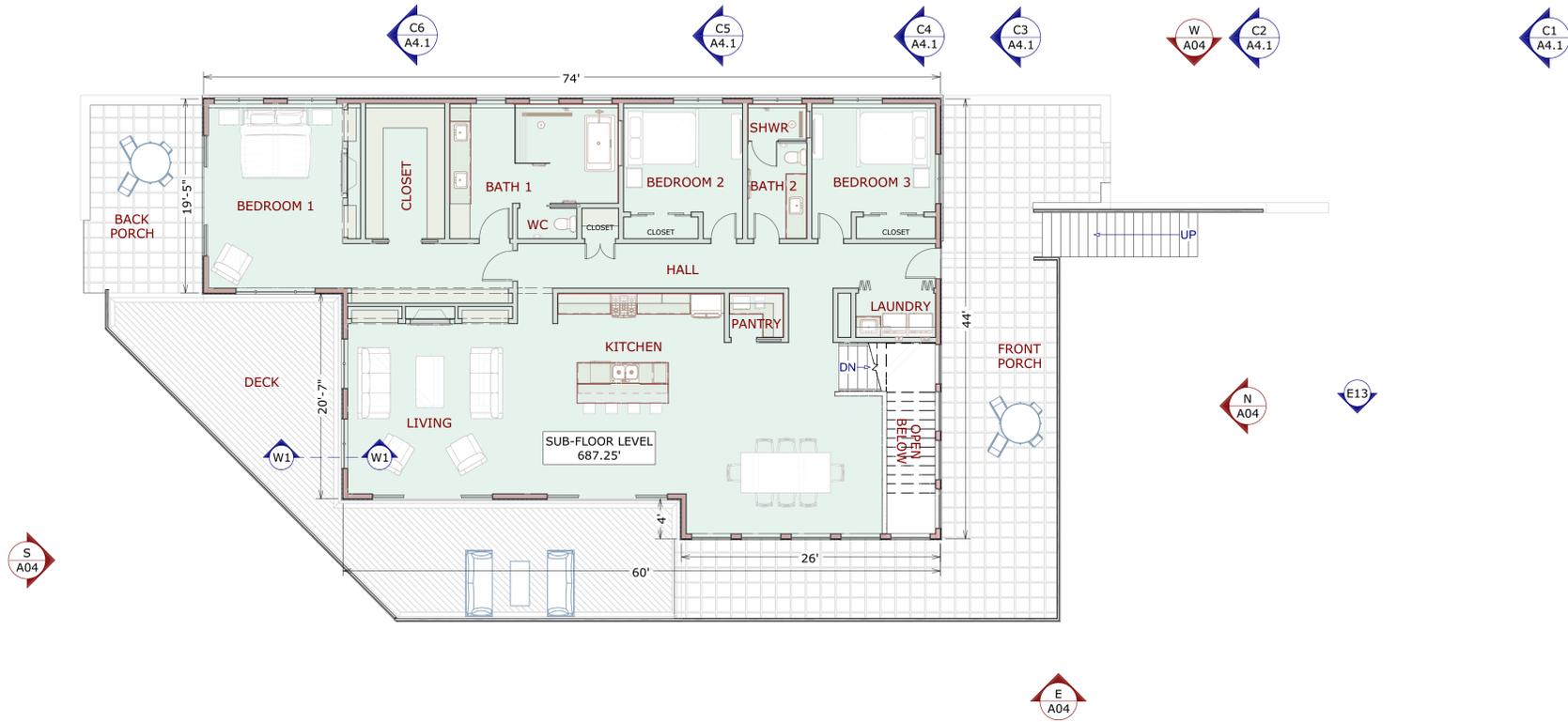
JEREMY MCCULLOUGH - DESIGNER



UPPER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/8"=1'



①	VENTILATED CRAWL SPACE		
②	VENTILATED STORAGE AREA		

FLOOR AREA	PROPOSED	
LOT SIZE	126,324	SQFT
LOWER LIVING AREA	847	SQFT
UPPER LIVING AREA	2,646	SQFT
GARAGE/UTILITY	814	SQFT
LIVING AREA TOTAL	3,493	SQFT
BASE FLOOR AREA TOTAL	4,307	SQFT
BASE FLOOR AREA RATIO	3.4%	

LOWER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/8"=1'



UNDERFLOOR VENTILATION

AREA	
	655 SQFT

FLOOR VENT TYPE	NET CLR/SQFT	PER	AMT.	TOTAL
8X16 FOUNDATION	0.62 EACH		8	4.96
ACCESS W/ SCREEN	0.8 EACH		0	0

REQ. VENT AREA	4.4 SQFT
VENT PROVIDED	5.0 SQFT

A03

VERSION: 1.5.2

DATE: 2/2/2026

HIGUERA- NEW RESIDENCE

FLOOR PLAN

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



REV. # DATE NOTE

REV. #	DATE	NOTE

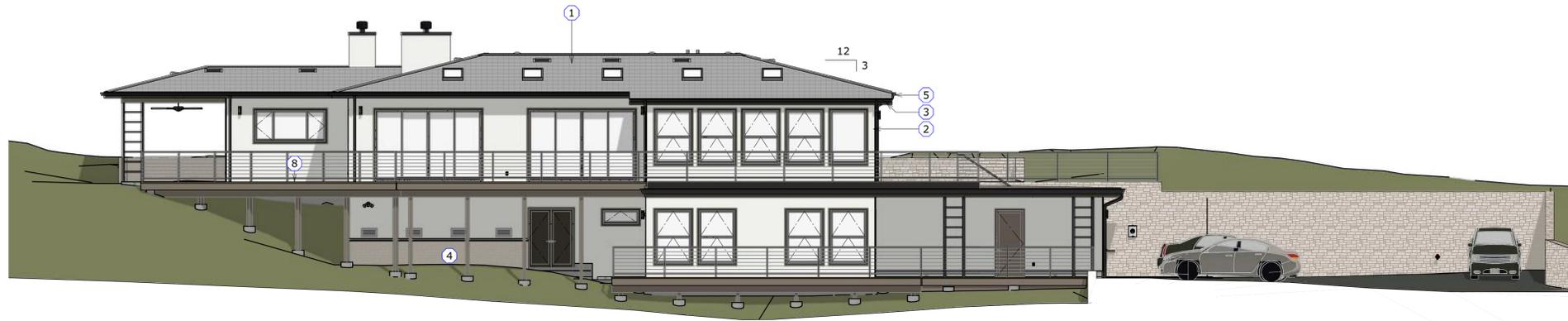
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JEREMY MCCULLOUGH - DESIGNER



EAST ELEVATION

SCALE 1/8"=1'



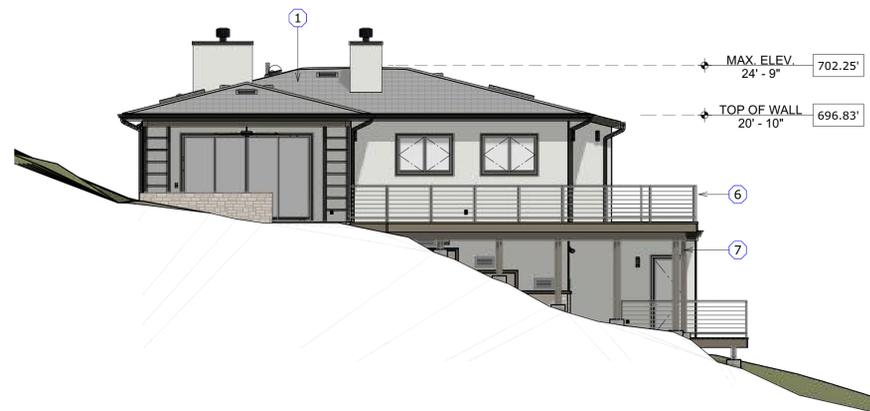
WEST ELEVATION

SCALE 1/8"=1'



SOUTH ELEVATION

SCALE 1/8"=1'

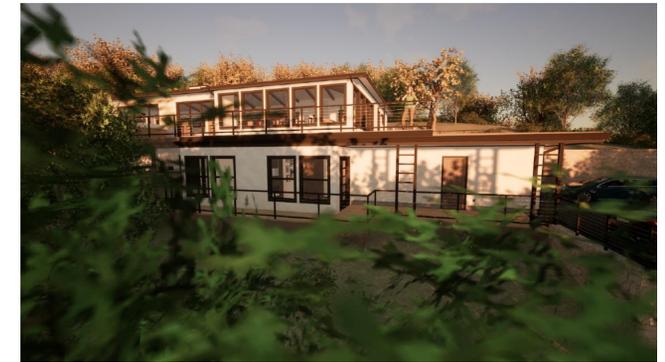


NORTH ELEVATION

SCALE 1/8"=1'



①	ASPHALT COMP. ROOFING, CLASS A FIRE RATED	GREY
②	STUCCO FINISH	SANTA BARBARA / DOVE GREY
③	PAINTED WOOD FASCIA, 2X8	BLACK
④	STONE FACING	CARMEL STONE OR SIMILAR
⑤	GUTTER & DOWNSPOUT	BLACK
⑥	METAL RAILING, 42" TALL, STEEL POSTS W/ S.S. CABLE	BLACK / S.S.
⑦	PT DECK FRAMING, PAINTED	BROWN
⑧	DECKING, COMPOSITE	TREX / BROWN



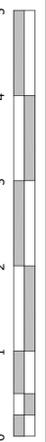
A04

VERSION: 1.5.2
DATE: 2/2/2026

HIGUERA- NEW RESIDENCE
EXTERIOR ELEVATIONS & SECTIONS

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



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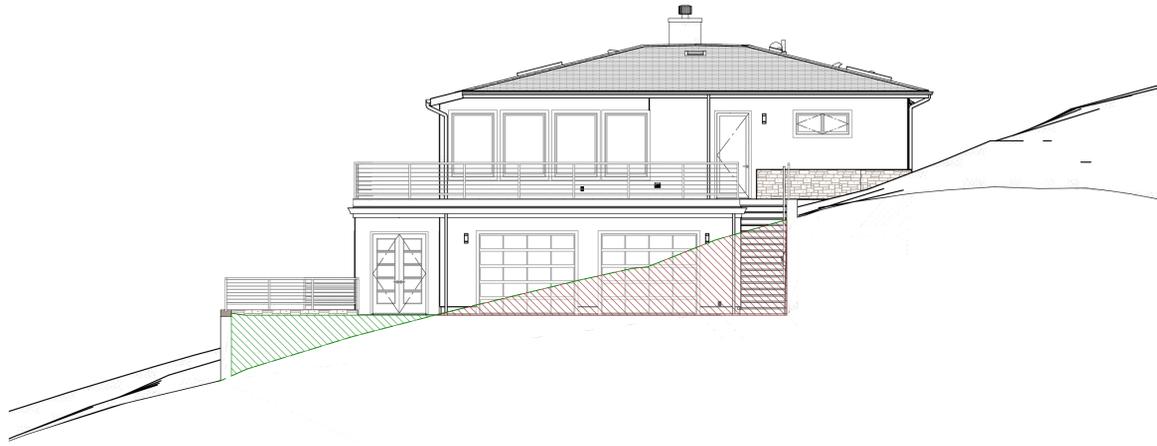
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JEREMY MCCULLOUGH - DESIGNER



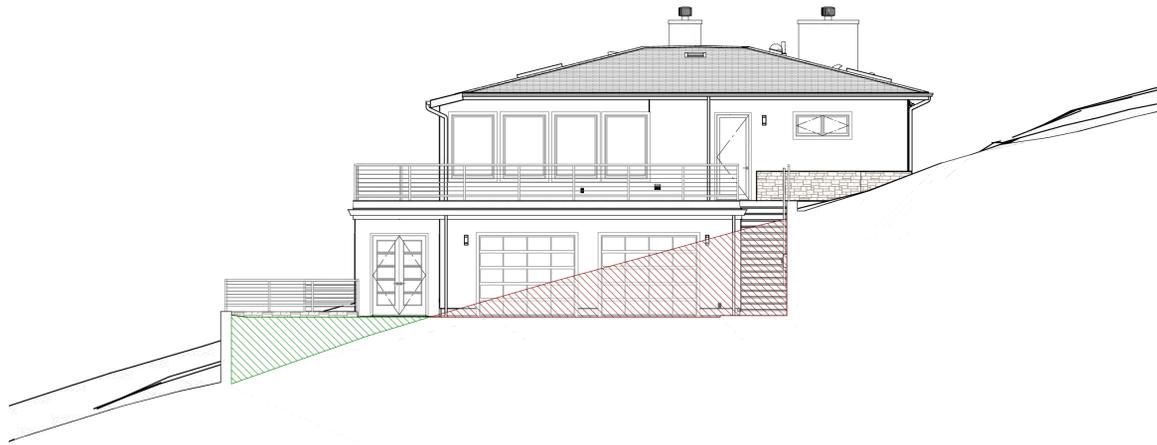
CROSS SECTION C1

SCALE 1/8"=1'



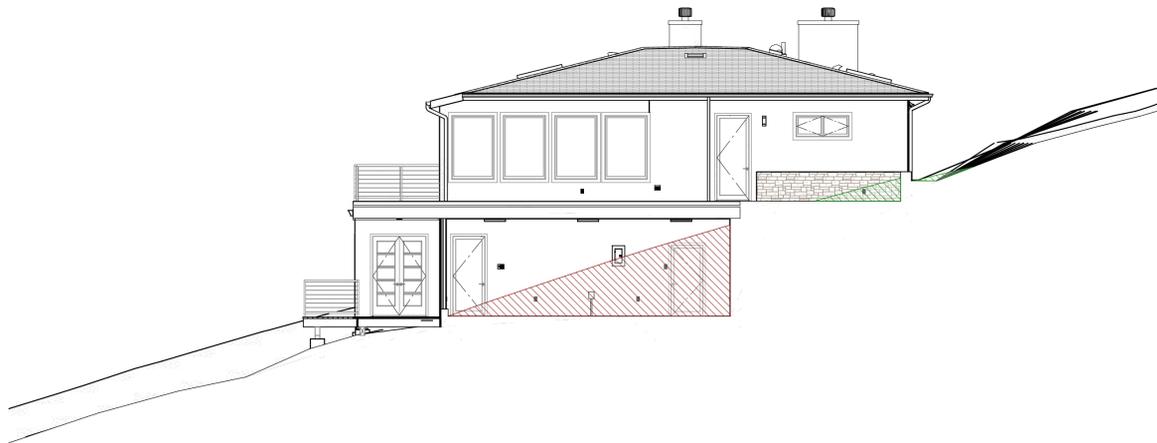
CROSS SECTION C2

SCALE 1/8"=1'



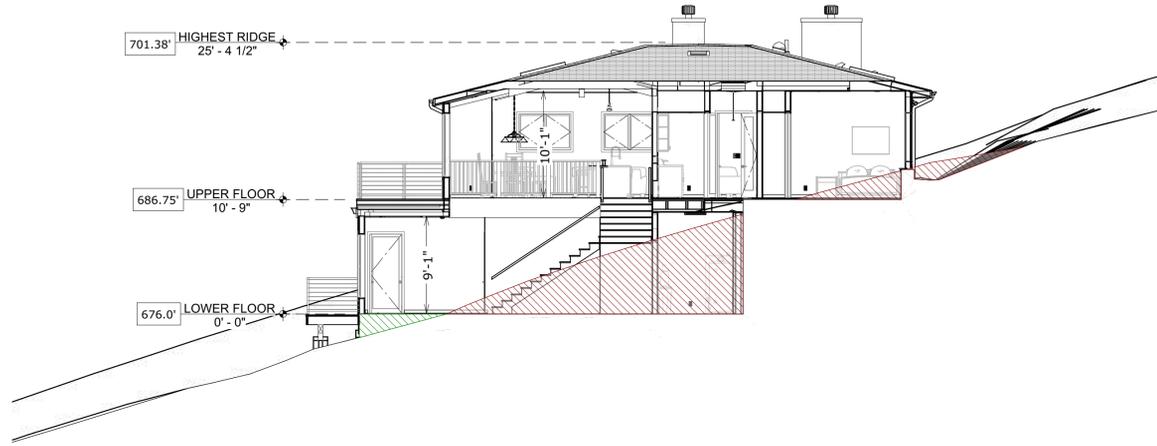
CROSS SECTION C3

SCALE 1/8"=1'



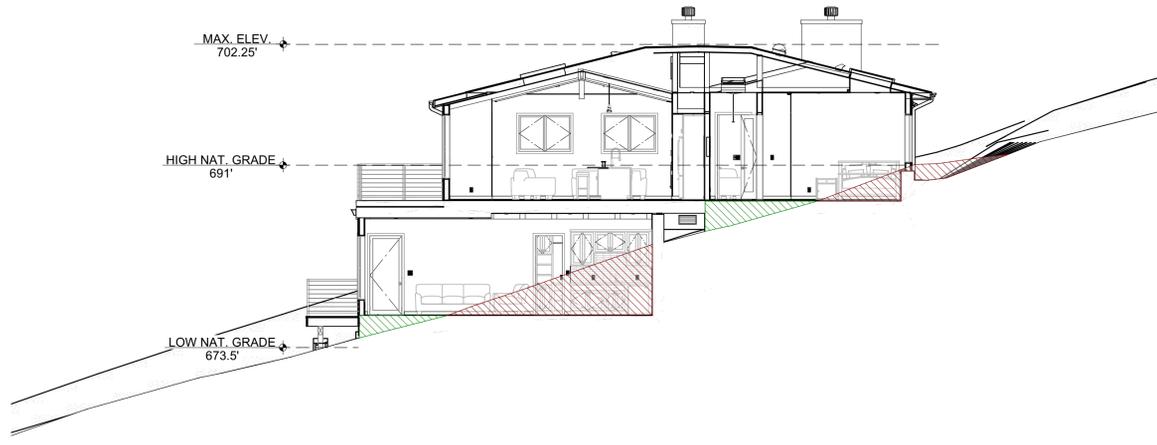
CROSS SECTION C4

SCALE 1/8"=1'



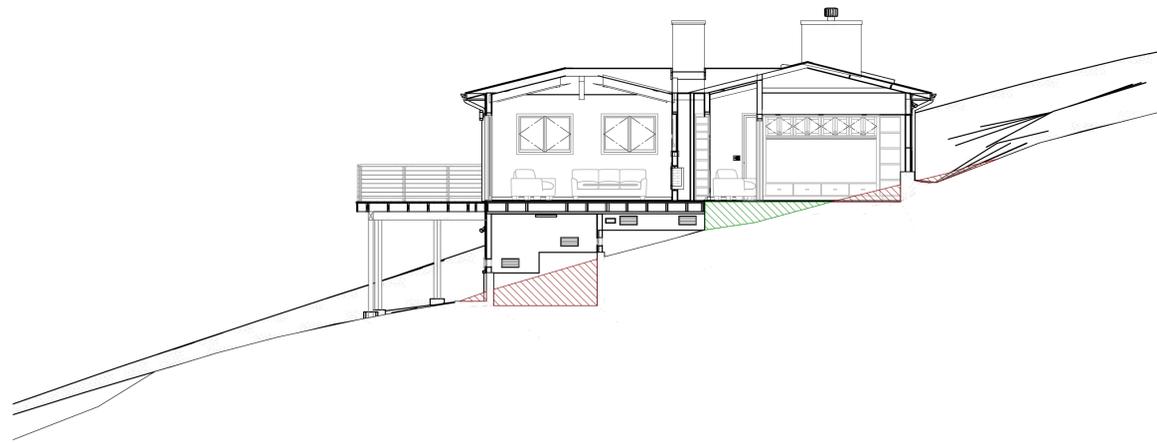
CROSS SECTION C5

SCALE 1/8"=1'



CROSS SECTION C6

SCALE 1/8"=1'



A4.1

VERSION: 1.5.2

DATE: 2/2/2026

HIGUERA- NEW RESIDENCE
EXTERIOR ELEVATIONS & SECTIONS

12525 ANTONIO PL
 SALINAS, CA 93908
 AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



REV. #	DATE	NOTE

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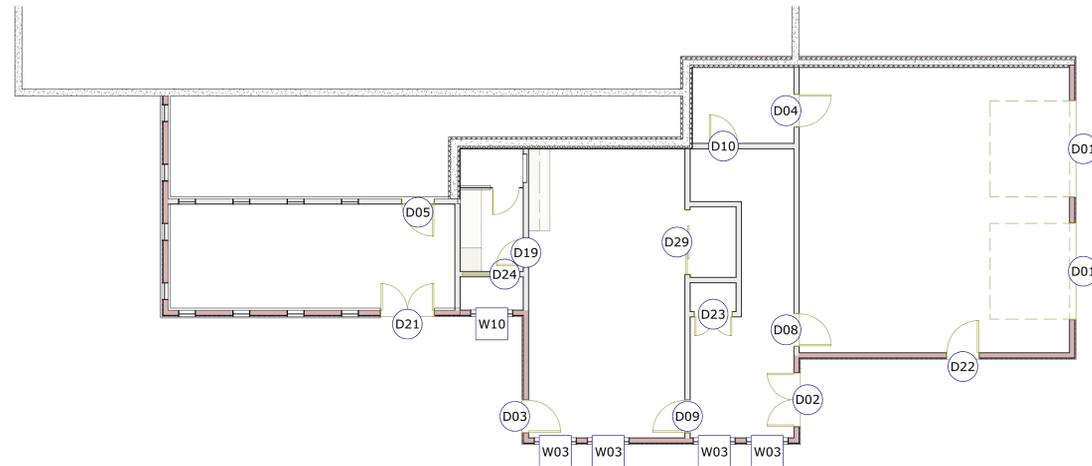
JEREMY MCCULLOUGH - DESIGNER



LOWER FLOOR DOOR/WINDOW PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

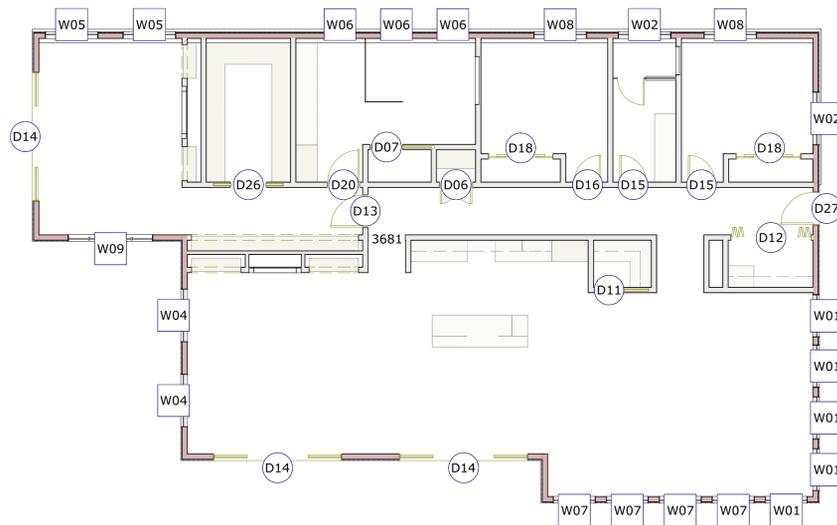
SCALE 1/8"=1'



UPPER FLOOR DOOR/WINDOW PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/8"=1'



2406.4.2 GLAZING ADJACENT TO DOORS
 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTIONS:
 1 DECORATIVE GLAZING.
 2 WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
 3 WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3.
 4 GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN ONE- AND TWO-FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN GROUP R-2.

2406.4.3 GLAZING IN WINDOWS
 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
 1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M2).
 2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 3 THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 4 ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

R308.3 HUMAN IMPACT LOADS
 INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS SUCH AS THOSE INDICATED AS DEFINED IN SECTION R308.4, SHALL PASS THE TEST REQUIREMENTS OF SECTION R308.3.1. EXCEPTIONS: 1. LOUVERED WINDOWS AND JALOUSIES SHALL COMPLY WITH SECTION R308.2. 2. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT. 3. GLASS UNIT MASONRY COMPLYING WITH SECTION R607.

R308.3.1 IMPACT TEST
 WHERE REQUIRED BY OTHER SECTIONS OF THE CODE, GLAZING SHALL BE TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201. GLAZING SHALL COMPLY WITH THE TEST CRITERIA FOR CATEGORY II UNLESS OTHERWISE INDICATED IN TABLE R308.3.1(1).

R310.2.1 MINIMUM OPENING AREA
 EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS
 THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M2) AND ONLY ACCESSED FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
 LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS
 OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

DOOR SCHEDULE

NUMBER	QTY	FLOOR	DESCRIPTION	SIZE	HINGE	WIDTH	HEIGHT	JAMB SIZE	THICKNESS	2D
D01	2	1	GARAGE-AVANTE 4 PANEL 18"	9076		108"	90"	3/4"x7 5/8"	1 3/4"	
D02	1	1	EXT. DOUBLE HINGED-DOOR F04	5076 L/R EX	L/R	60"	90"	3/4"x7 5/8"	1 3/4"	
D03	1	1	EXT. HINGED-GLASS PANEL	3076 R EX	R	36"	90"	3/4"x7 5/8"	1 3/4"	
D04	1	1	EXT. HINGED-PANEL	3068 L EX	L	36"	80"	3/4"x6 1/2"	1 3/4"	
D05	1	1	EXT. HINGED-SLAB	3030 L EX	L	36"	36"	3/4"x6"	1 3/4"	
D06	1	2	DOUBLE HINGED-PANEL	3080 L/R IN	L/R	36"	96"	3/4"x6 1/2"	1 3/4"	
D07	1	2	POCKET-PANEL	3076 R	R	36"	90"	3/4"x6 1/2"	1 3/4"	
D08	1	1	EXT. HINGED-PANEL	3076 R EX	R	36"	90"	3/4"x6 1/2"	1 3/4"	
D09	1	1	HINGED-PANEL	3076 L IN	L	36"	90"	3/4"x6 1/2"	1 3/4"	
D10	1	1	HINGED-PANEL	2868 L IN	L	32"	80"	3/4"x6 1/2"	1 3/4"	
D11	1	2	POCKET-PANEL	2676 R	R	30"	90"	3/4"x6 1/2"	1 3/4"	
D12	1	2	4+4 DR. BIFOLD-PANEL	7680 L/R	L/R	90"	96"	3/4"x6 1/2"	1 3/4"	
D13	1	2	HINGED-PANEL	3080 L IN	L	36"	96"	3/4"x6 1/2"	1 3/4"	
D14	3	2	EXT. QUAD SLIDER-GLASS PANEL	12080 L/R EX	L/R	144"	96"	3/4"x7 5/8"	1 3/4"	
D15	2	2	HINGED-PANEL	2680 L IN	L	30"	96"	3/4"x6 1/2"	1 3/4"	
D16	1	2	HINGED-PANEL	2680 R IN	R	30"	96"	3/4"x6 1/2"	1 3/4"	
D18	2	2	QUAD SLIDER-PANEL	6080 L/R IN	L/R	72"	96"	3/4"x6 1/2"	1 3/4"	
D19	1	1	HINGED-PANEL	2676 L IN	L	30"	90"	3/4"x6 1/2"	1 3/4"	
D20	1	2	HINGED-PANEL	3080 R IN	R	36"	96"	3/4"x6 1/2"	1 3/4"	
D21	1	1	EXT. DOUBLE HINGED-PANEL	5068 L/R EX	L/R	60"	80"	3/4"x7 1/8"	1 3/4"	
D22	1	1	EXT. HINGED-PANEL	3076 R EX	R	36"	90"	3/4"x7 5/8"	1 3/4"	
D23	1	1	DOUBLE HINGED-PANEL	3676 L/R IN	L/R	42"	90"	3/4"x6 1/2"	1 3/4"	
D24	1	1	POCKET-PANEL	2876 L	L	32"	90"	3/4"x6 1/2"	1 3/4"	
D25	2	1	EXT. DOUBLE HINGED-PANEL	50510 L/R EX	L/R	60"	70"		1 3/4"	
D26	1	2	DOUBLE POCKET-PANEL	3476 L/R	L/R	40"	90"	3/4"x6 1/2"	1 3/4"	
D27	1	2	EXT. HINGED-GLASS PANEL	3080 L EX	L	36"	96"	3/4"x7 5/8"	1 3/4"	
D28	1	1	EXT. DOUBLE HINGED-PANEL	60510 L/R EX	L/R	72"	70"		1 3/4"	
D29	1	1	SLIDER-PANEL	6076 L IN	L	72"	90"	3/4"x6 1/2"	1 3/4"	

WINDOW SCHEDULE

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	DESCRIPTION	TEMPERED	COMMENTS	2D
W01	5	2	48"	72"		FIXED GLASS	YES		
W02	2	2	60"	24"		DOUBLE CASEMENT-LHL/RHR	YES	OBSCURRED	
W03	4	1	48"	72"		DOUBLE AWNING-T/B	YES		
W04	2	2	60"	42"		DOUBLE CASEMENT-LHL/RHR	YES		
W05	2	2	60"	36"		DOUBLE CASEMENT-LHL/RHR	YES		
W06	3	2	36"	24"		SINGLE AWNING	YES	OBSCURRED	
W07	4	2	48"	72"		DOUBLE AWNING-T/B	YES		
W08	2	2	60"	54"		DOUBLE CASEMENT-LHL/RHR	YES	OBSCURRED	
W09	1	2	96"	42"		TRIPLE CASEMENT-LHL/RHR	YES		
W10	1	1	48"	18"		SINGLE AWNING	YES	OBSCURRED	

A05

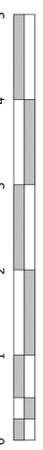
VERSION: 1.5.2
 DATE: 2/2/2026

HIGUERA- NEW RESIDENCE

DOOR / WINDOW PLAN

12525 ANTONIO PL
 SALINAS, CA 93908
 AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



REV. # DATE NOTE

REV. #	DATE	NOTE

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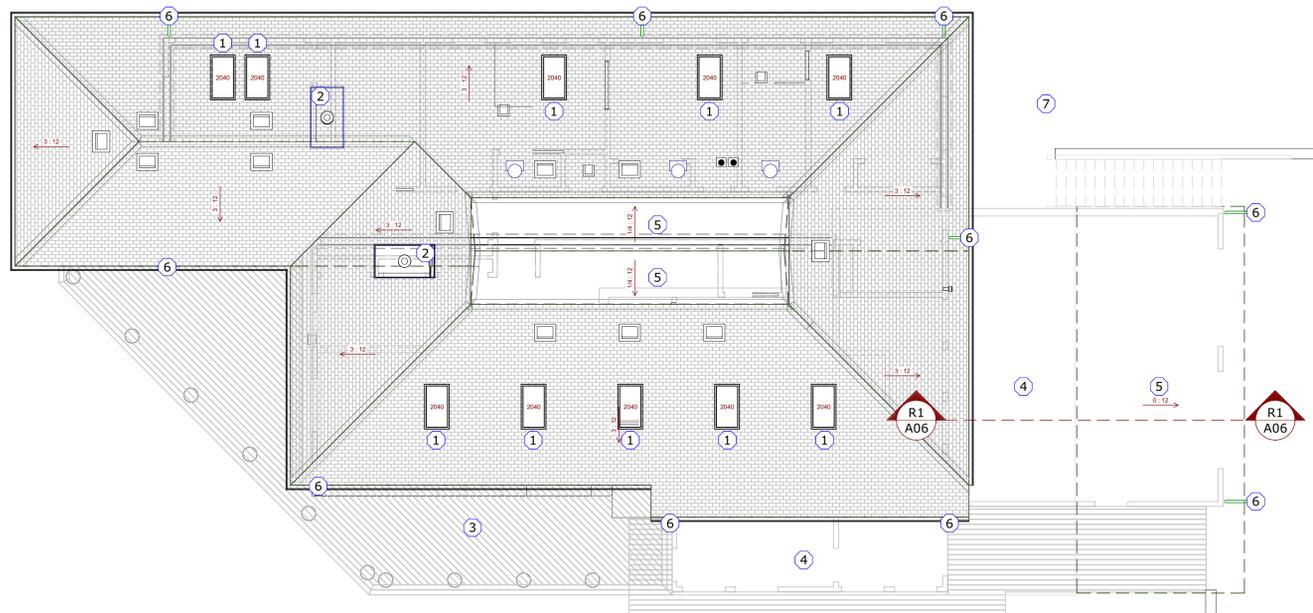
JEREMY MCCULLOUGH - DESIGNER



UPPER ROOF PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/8"=1'



ROOF VENTILATION

AREA	3,008 SQFT
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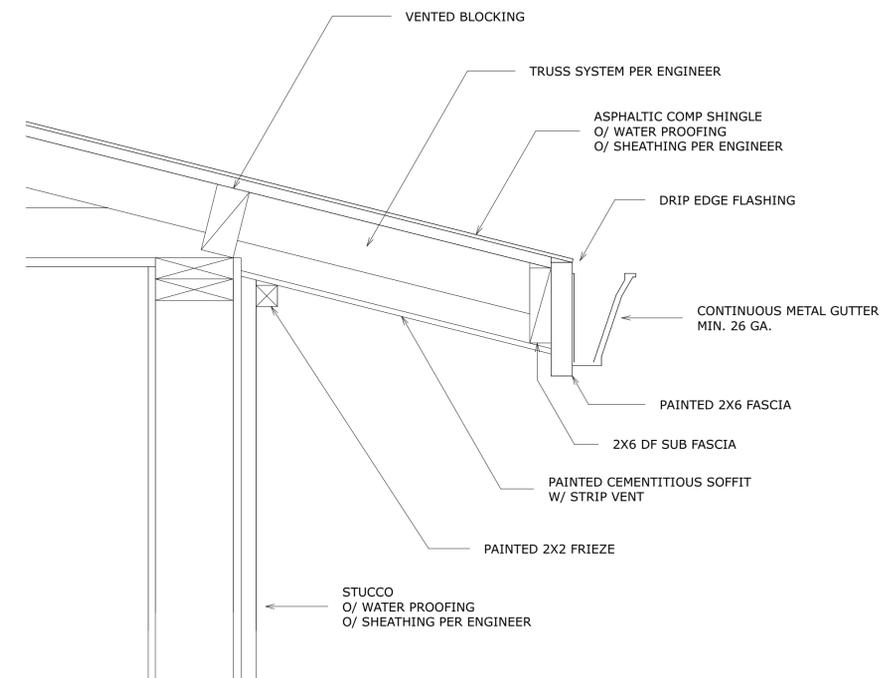
ROOF VENT TYPE	NET CLR/SQFT	PER	AMT.	TOTAL
BLOCKING VENT	0.06 LNFT	259	15.54	
EYEBROW VENT	0.56 EACH	12	6.72	
RIDGE VENT	0.07 LNFT	0	0	
GABLE VENT 14X20	1.52 EACH	0	0	

REQ. VENT AREA	20.1 SQFT
VENT PROVIDED	22.3 SQFT

1	SKYLIGHT	4'X4', TEMPERED
2	METAL CHIMNEY CAP	GAS FIREPLACE EXHAUST CAP
3	OPEN DECKING BELOW	
4	WATERPROOF LOW-SLOPE ROOF MEMBRANE	W/ TILE WALKING SURFACE
5	WATERPROOF LOW-SLOPE ROOF MEMBRANE	
6	DOWNSPOUT TO DRAINAGE SYSTEM	
7	PATIO	W/ TILE WALKING SURFACE

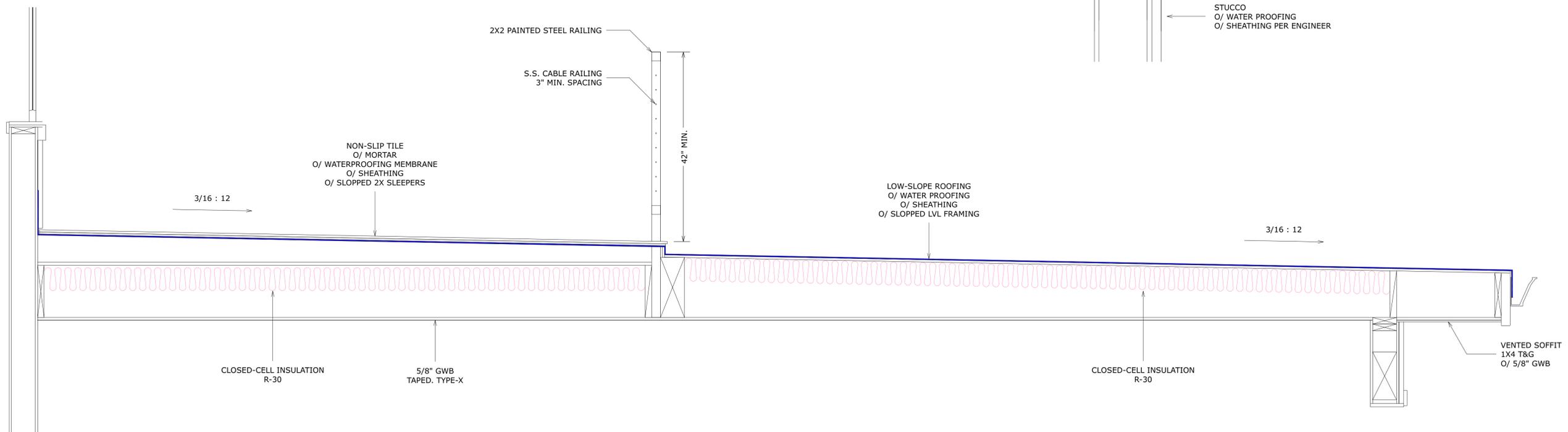
TYP. EAVE DETAIL

SCALE 2"=1'



GARAGE ROOF SECTION R1

SCALE 1"=1'



A06

VERSION: 1.5.2
DATE: 2/2/2026

HIGUERA- NEW RESIDENCE

ROOF PLAN

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



REV. #	DATE	NOTE

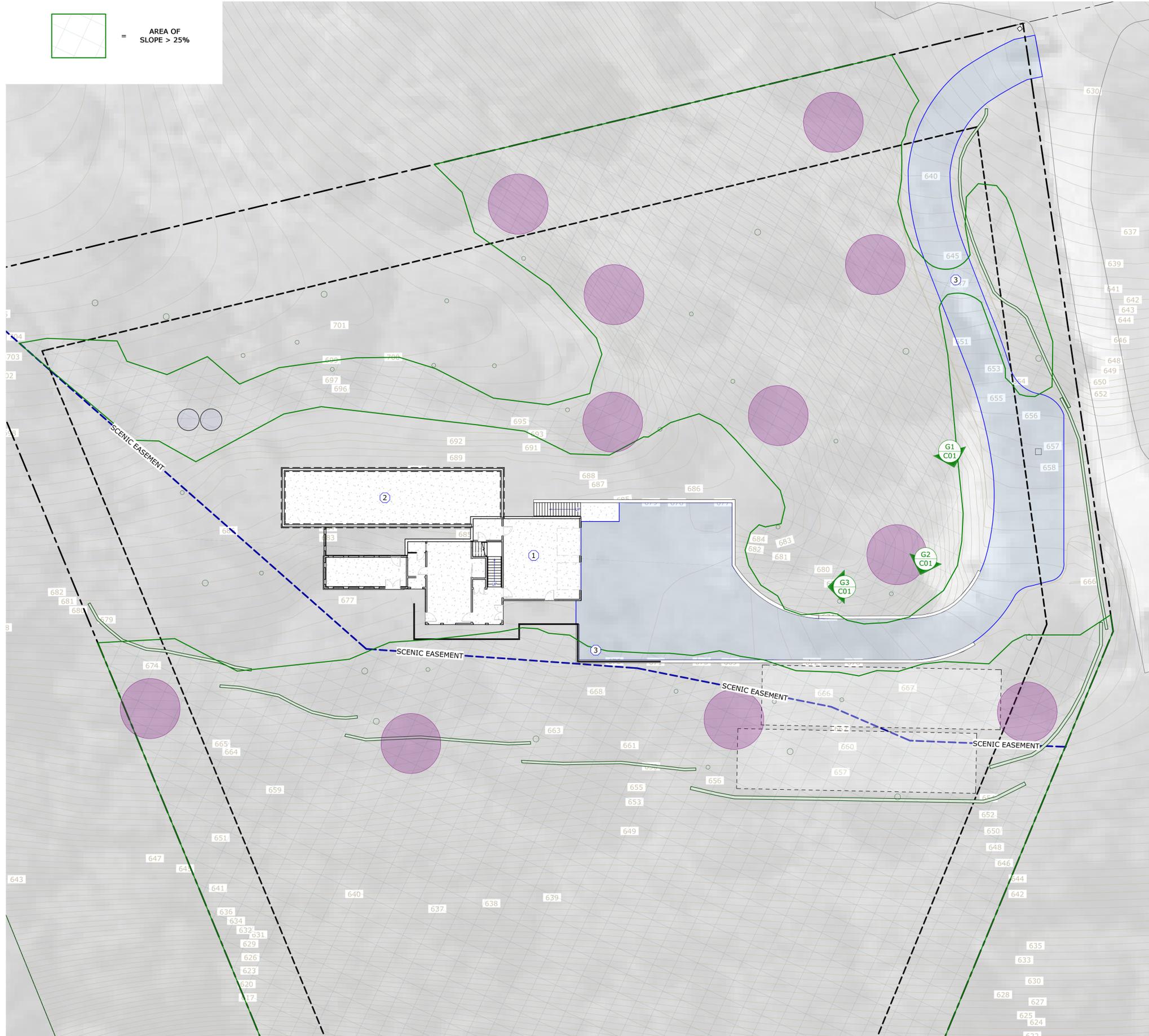
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JEREMY MCCULLOUGH - DESIGNER



PRELIMINARY GRADING PAN

SCALE 1"=16'



GRADING SCHEDULE		
①	LOWER FLOOR SLAB LEVEL	677.5'
②	UPPER FLOOR SLAB LEVEL	688.25'
③	AREA OF DRIVEWAY DEVELOPMENT IN SLOPE > 25%	394 SQFT

GRADING TOTALS		
TOTAL CUT	TOTAL FILL	DEVELOPMENT > 25%
404.7 CUVD	73.1 CUVD	394.0 SQFT

C01

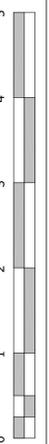
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HIGUERA- NEW RESIDENCE

GRADING PLAN

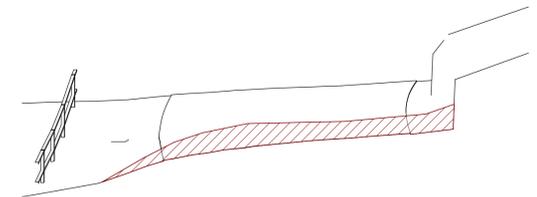
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PLANNING APPLICATION PLAN SET



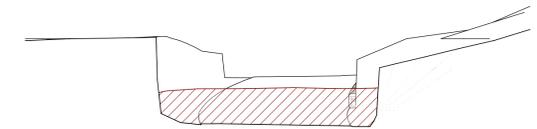
GRADING SECTION G1

SCALE 1"=8'



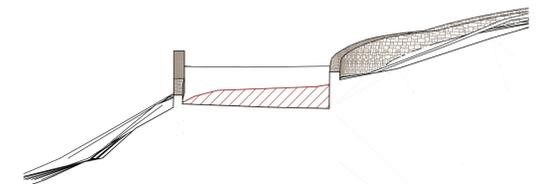
GRADING SECTION G1

SCALE 1"=8'



GRADING SECTION G1

SCALE 1"=8'



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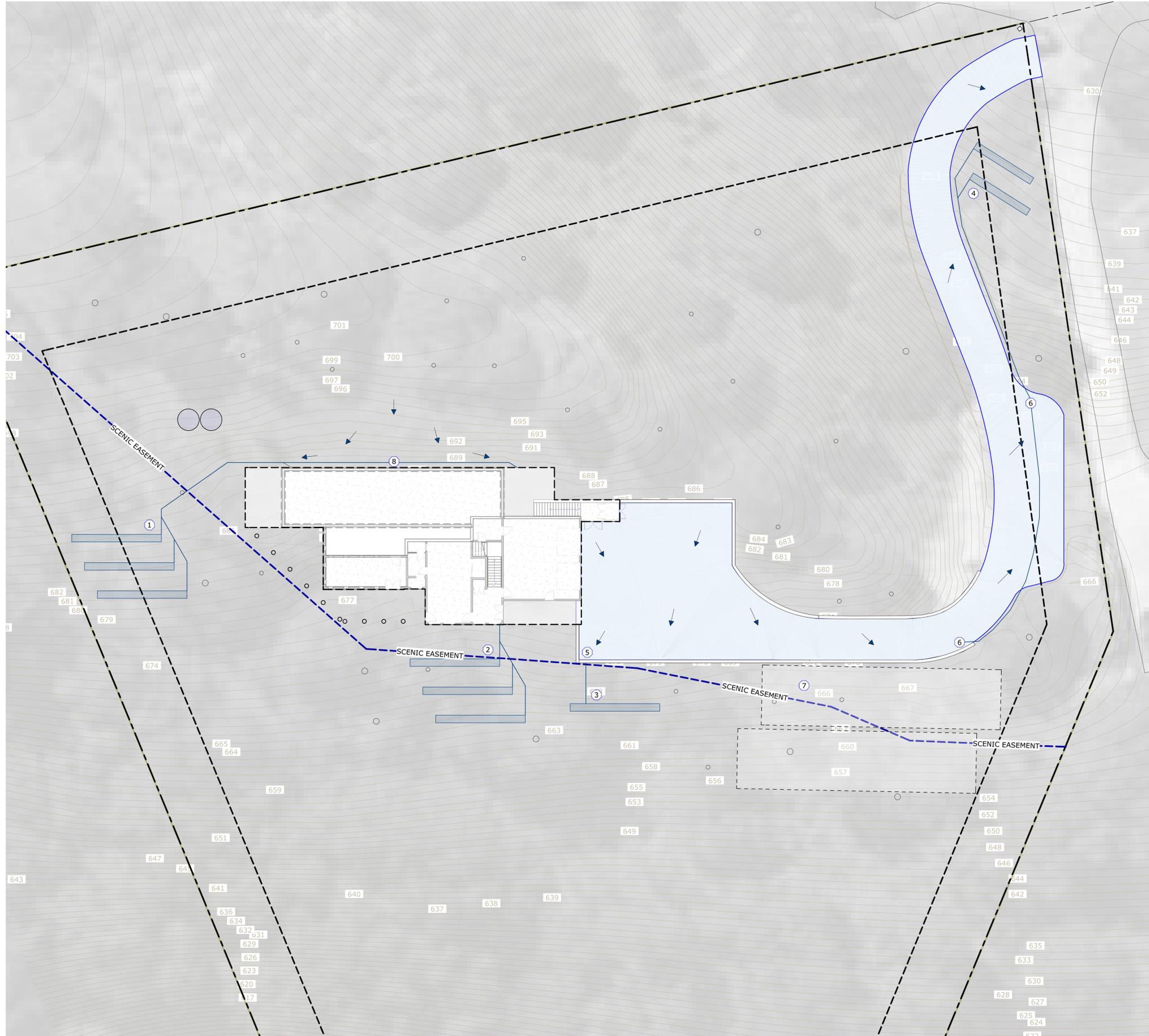
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JEREMY MCCULLOUGH - DESIGNER



DRAINAGE PLAN

SCALE 1"=16'



DRAINAGE SCHEDULE			
①	DRAINAGE DISPERSAL FIELD 1	CONNECT TO UPPER DOWNSPOUTS	
②	DRAINAGE DISPERSAL FIELD 2	CONNECT TO LOWER DOWNSPOUTS	
③	DRAINAGE DISPERSAL FIELD 3	CONNECT TO DRIVEWAY SURFACE DRAINAGE	
④	DRAINAGE DISPERSAL FIELD 4	CONNECT TO DRIVEWAY SURFACE DRAINAGE	
⑤	DRIVEWAY SCUPPER	CONNECT TO DISPERSAL FIELD 3	
⑥	DRIVEWAY SCUPPER	CONNECT TO DISPERSAL FIELD 4	
⑦	APPROXIMATE SEPTIC LEACH FIELD		
⑧	SURFACE SCUPPER	CONNECT TO DISPERSAL FIELD 1	

NOTE:
NATURAL VEGETATION TO REMAIN. NO LANDSCAPING IS PROPOSED.

C1.1

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DATE: 2/2/2026

HIGUERA- NEW RESIDENCE
DRAINAGE & LANDSCAPE PLAN

12525 ANTONIO PL
SALINAS, CA 93908
AP# 173-111-009-000

PLANNING APPLICATION PLAN SET



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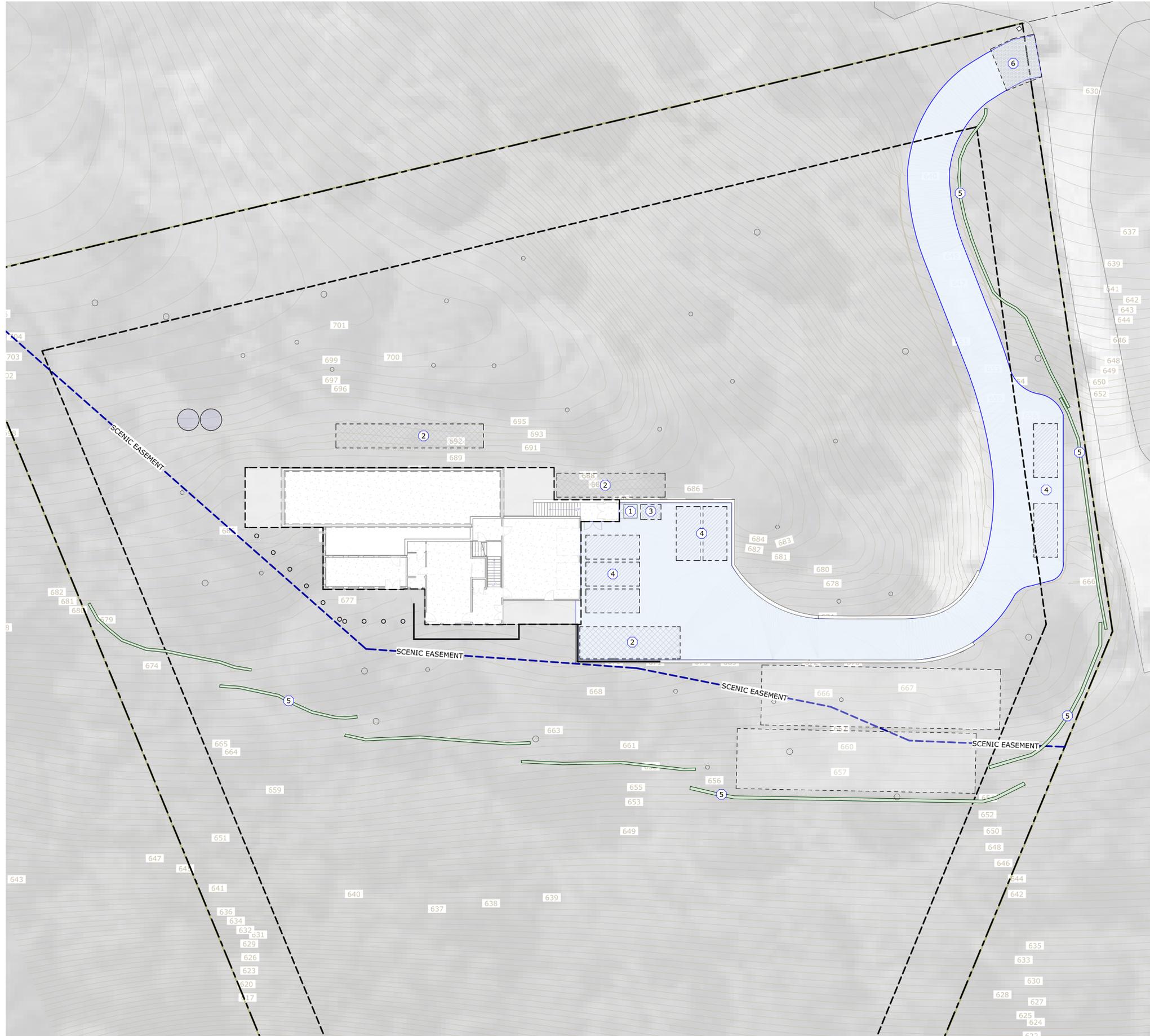
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JEREMY MCCULLOUGH - DESIGNER



CONSTRUCTION & EROSION CONTROL PLAN

SCALE 1"=16'

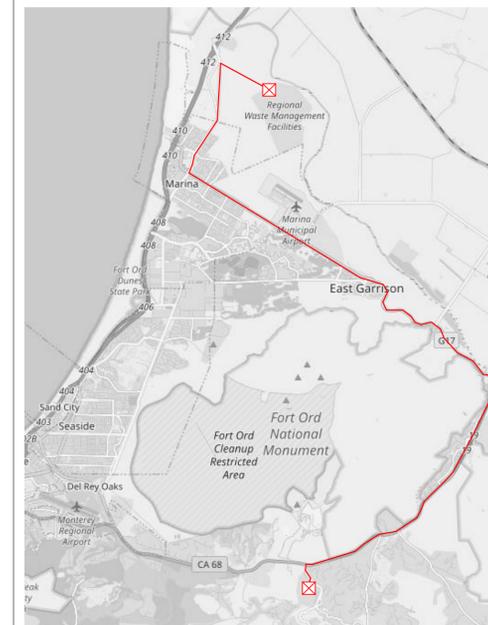


CONSTRUCTION SCHEDULE		
1	TEMPORARY CONSTRUCTION TOILET	
2	MATERIAL STORAGE	
3	CONCRETE WASHOUT AREA	
4	CONSTRUCTION PARKING	
5	WATTLE & SILT FENCE	
6	CONSTRUCTION ENTRANCE	TO BE MAINTAINED UNTIL ASPHALT PAVING +1-1/2" CRUSHED STONE

- BEST MANAGEMENT PRACTICES (BMPs)** AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
- WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
- EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE, INSTALL APPROPRIATE PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.
- EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.
- STOCKPILE MANAGEMENT** ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
- WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ON-SITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
- VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.
- DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.
- SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEP (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
- DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.
- STORMWATER MIXED WITH NON-STORMWATER** SHALL BE MANAGED AS NON-STORM WATER.

WASTE ROUTE MAP

SCALE NTS



CONSTRUCTION ACTIVITY	
CONSTRUCTION DURATION-	10 MONTHS FROM PERMIT ISSUANCE
CONSTRUCTION HOURS-	MONDAY-FRIDAY / 8AM - 5 PM
CONSTRUCTION WORKERS-	6-8
CONSTRUCTION VEHICLES PARKING-	6

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24 HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER AND QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES.) THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER, AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION IF NECESSARY WITHIN 24 HOURS OR RECEIPT OF THE COMPLAINT OR INQUIRY.

C1.2

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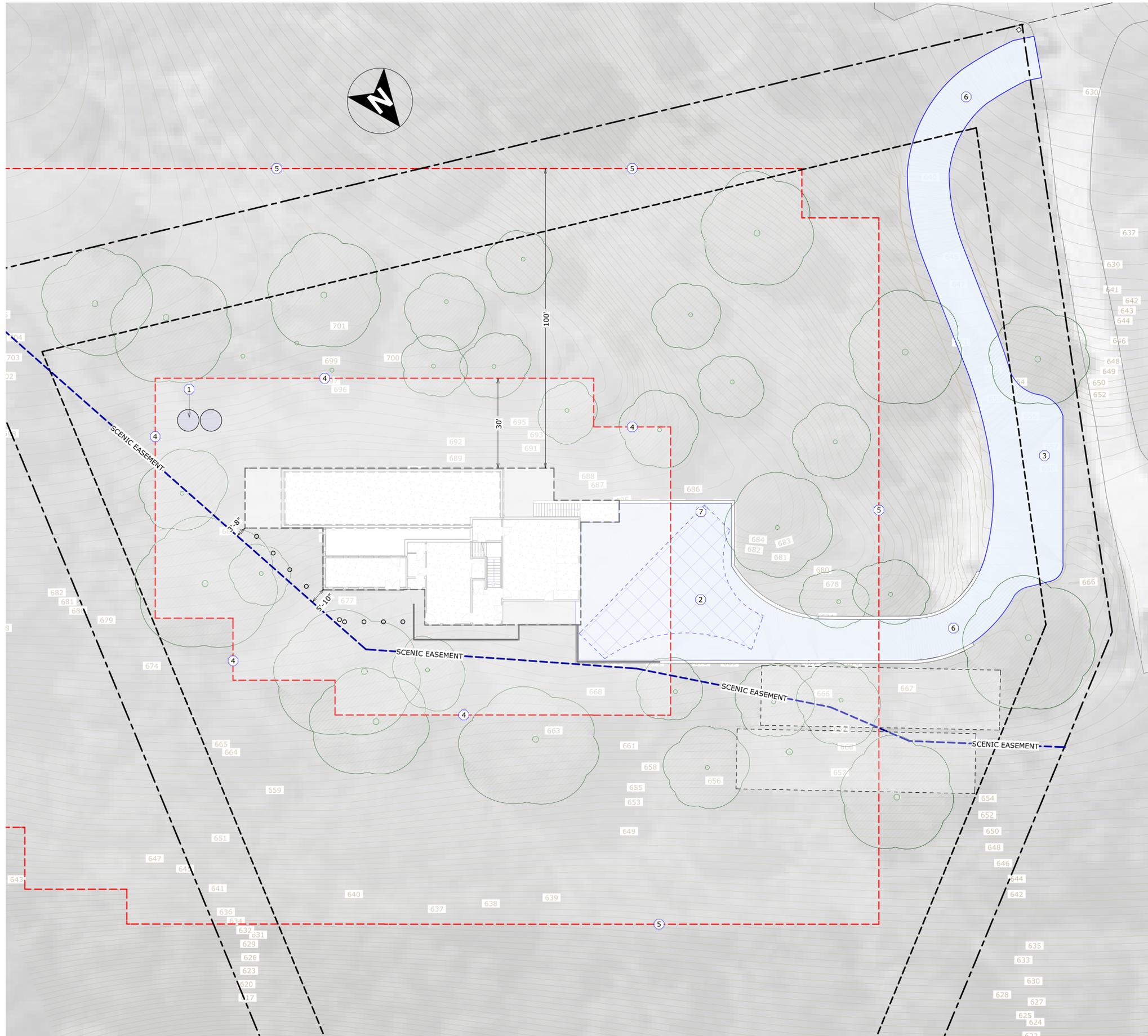
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FUEL MANAGEMENT PLAN

SCALE 1"=16'



WILDFIRE SCHEDULE			
1	WATER TANKS	TWO TANKS OF 3,000 GAL.	
2	TURN-AROUND AREA	MIN. 60' IN EACH DIRECTION	
3	TURN-OUT AREA	MIN. 60' X 15'	
4	ZONE-1 DEFENSIBLE SPACE	30' FROM BUILDING	
5	ZONE-2 DEFENSIBLE SPACE	30' TO 100' FROM BUILDING	
6	DRIVEWAY	ASPHALT, LESS THAN 15% GRADE	
7	FIRE WATER STANDPIPE	CONNECTED TO WATER TANKS	

- ZONE 1 EXTENDS 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.
- CLEAR ALL DEAD PLANTS, GRASS, AND WEEDS
 - REMOVE DEAD LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF, AND GUTTERS
 - TRIM OVERHANGING BRANCHES AND KEEP THEM 10 FEET FROM YOUR CHIMNEY
 - REGULARLY TRIM TREES TO MAINTAIN A 10-FOOT GAP FROM OTHERS
 - MOVE WOOD PILES TO ZONE 2
 - PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS
 - CLEAR FLAMMABLE VEGETATION AND ITEMS FROM UNDER DECKS, BALCONIES, AND STAIRS
 - MAINTAIN SPACE BETWEEN TREES, SHRUBS, AND FLAMMABLE ITEMS LIKE PATIO FURNITURE AND WOOD PILES
 - ENSURE OUTBUILDINGS AND LPG TANKS HAVE 10 FEET OF CLEAR SPACE TO BARE SOIL AND NO FLAMMABLE VEGETATION WITHIN AN ADDITIONAL 10 FEET AROUND THEM
- ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.
- TRIM ANNUAL GRASS TO A MAXIMUM HEIGHT OF 4 INCHES
 - SPACE OUT SHRUBS AND TREES HORIZONTALLY (SEE DIAGRAM)
 - ENSURE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES (SEE DIAGRAM)
 - REMOVE FALLEN LEAVES, NEEDLES, AND SMALL BRANCHES, BUT CAN LEAVE UP TO 3 INCHES
 - KEEP EXPOSED WOOD PILES AT LEAST 10 FEET CLEAR FROM SURROUNDINGS, DOWN TO THE SOIL
 - ENSURE OUTBUILDINGS AND LPG TANKS HAVE 10 FEET OF CLEAR SPACE TO BARE SOIL AND NO FLAMMABLE VEGETATION WITHIN AN ADDITIONAL 10 FEET AROUND THEM

C1.3

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