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

In the matter of the application of:
Betty R Lee (PLN130545)
RESOLUTION NO. 14-016
Resolution by the Monterey County Hearing Body:

1) Finding the project Categorically Exempt pursuant to Sections 15303 (a) and 15333 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

[PLN130545, Betty R Lee, 21 Paradise Road, Castroville, North County Land Use Plan (APN: 131-131-009-000)]

The Betty R Lee application (PLN130545) came on for public hearing before the Monterey County Zoning Administrator on March 27, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.

   EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130545.

2. **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:
   - North County Land Use Plan
   - North County Coastal Implementation Plan (Part 2)
   - Monterey County Zoning Ordinance (Title 20)

   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 21 Paradise Road, Castroville (Assessor's Parcel Number 131-131-009-000), North County Land Use Plan. The parcel is zoned Low Density Residential, with a B-6 Building Site Zoning District Overlay within the Coastal Zone or "LDR/B-6 (CZ)", which allows the first single family dwelling per legal lot of record, subject to a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.

c) The parcel zoning includes a Building Site or "B-6" Zoning District overlay, which restricts any further subdivision of the parcel. The subject application does not involve a subdivision.

d) The proposed project is consistent with applicable policies of the North County Coastal Implementation and Land Use Plans. See Finding No. 7.

e) The subject parcel is a legal lot of record located within the Spanish Spur Subdivision. The map of the Spanish Spur Subdivision was recorded on August 16, 1974, and can be found in Volume 12, C&T, Page 66.

f) The project was not referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA, does not involve a lot line adjustment, is not a variance and does not require a Design Approval subject to the approval of the Zoning Administrator or Planning Commission.

g) The project planner conducted a site inspection on August 22, 2013 to verify that the project on the subject parcel conforms to the plans listed above.

h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130545.

3. **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: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Biological Resources. The following reports have been prepared:

- "Biological Survey" (LIB140095) prepared by Ed Mercurio, Salinas, CA, October 2, 2013.

The above-mentioned technical reports 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) See Finding No. 7.
d) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.
e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130545.

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

EVIDENCE:
a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
b) Necessary public facilities are available and will be provided. The Environmental Health Bureau reviewed the project application, and recommended conditions. All recommended conditions of approval have been incorporated. The Environmental Health Bureau determined there is adequate area for a primary and secondary septic system. A condition has been placed on the property for Onsite Wastewater Treatment System Design (See Condition No. 10). A source capacity test for onsite well was completed. A condition to collect a perchlorate sample prior to issuance of construction permit has been incorporated (See Condition No. 11).
c) See Finding Nos. 2, 3, and 5.
d) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.
e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130545.

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

EVIDENCE:
a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on August 22, 2013 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, plans and supporting materials submitted by the project

applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

6. **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 (a), Class 3, categorically exempts one single-family residence in a residential zone.

b) The project consist of the placement of a 1,760 square foot manufactured home, which is the first residence on the property, the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and related drainage improvements in a residentially zoned district. Therefore, the project is consistent with the parameters of the Class 3 categorical exemption.

c) California Environmental Quality Act (CEQA) Guidelines Section 15333, Class 33, categorically exempts projects not exceeding five acres in size that assure the maintenance, restoration, enhancement, or protection of habitat.

d) The subject property is 5 acres; the project is designed to avoid impacts to sensitive habitat, and a condition of approval which requires restoration of existing degraded riparian/drainage area has been incorporated (See Finding No. 7). Therefore, the project is consistent with the parameters of the Class 33 categorical exemption.

e) No adverse environmental effects were identified during staff review of the development application during a site visit on August 22, 2013.

f) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a historical resource, is not located on a scenic highway, and does not have a significant or cumulative impact on the environment.

g) Staff conducted a site inspection on August 22, 2013 to verify that the site is suitable for this use.

h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130545.

7. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development is required and the criteria to grant said permit have been met.

b) Pursuant to LUP Policy 2.3.2.1, the project avoids development within the identified ESHA areas. The existing access road will be improved to accommodate emergency response access. Pursuant to LUP Policy 2.3.3.A.4, the project design avoids development on and disturbance of oak woodland and slopes in excess of 25 percent.

c) Pursuant to LUP Policy 2.3.3.B.1, the applicant and staff have worked with the biologist to identify the best location for development, including the driveway and wastewater disposal system; however, site limitations do not allow for a fifty foot setback from an area of potential riparian vegetation. The project has been designed to maximally protect ESHA. Condition No.9 has been applied to require restoration of the degraded riparian/drainage area located along the northeastern property line of the subject parcel.

d) The driveway exists, entering from Paradise Canyon Road and crossing over the potential riparian vegetation to the non-native grassland area, in which the residence will be placed and the required access road will be improved to accommodate emergency response access. Based on the biological survey and staff review, it was determined that improving the existing driveway to accommodate emergency response access would be most appropriate to minimize possible impacts to the potential riparian vegetation.

e) The biological survey recommends the placement of a conservation easement extending from the edge of Paradise Canyon Road to at least fifty feet into the subject property; however, the indentified area is within an existing 75 foot wide drainage easement measuring from the edge of Paradise Canyon Road, and development is restricted within the easement area.

b) The project planner conducted a site inspection on August 22, 2013 to verify ESHA locations and potential project impacts to ESHA.

f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

8. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130545.

e) The project planner conducted a site inspection on August 22, 2013.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Section 20.86.030 of the Monterey County Zoning Ordinance states that

the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.80.A.2 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is within County jurisdiction and is located within 100 feet of a wetland.

DECISION

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

1. Find the project Categorically Exempt pursuant to Sections 15303 (a) and 15333 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the placement of a 1,760 square foot manufactured home, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements; and 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 0 3 2014.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 1 4 2014

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 the Monterey County Planning Department and Building Services Department office in Salinas.

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

Monterey County Planning Department

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

PLN130545

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN130545) allows the placement of a 1,760 square foot manufactured home on an existing vacant parcel, and the construction of a wastewater disposal system, a 120 foot long by 15 foot wide driveway, and drainage improvements. The property is located at 21 Paradise Road, Castroville(Assessor's Parcel Number 131-131-009-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 14-016) was approved by Zoning Administrator for Assessor's Parcel Number 131-131-009-000 on March 27, 2014. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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

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

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (Suggested Native Species Landscaping List - North County Coastal Zone) from RMA - Planning. (RMA - Planning)

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

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

Responsible Department: Planning Department

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

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

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

8. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Survey (Library No. LIB140095), was prepared by Ed Mercurio on October 2, 2013 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

9. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permit, the Owner/Applicant shall submit a draft restoration plan to RMA - Planning for review and approval.

Prior to final inspection or commencement of use, the Owner/Applicant shall begin implementation of the approved plan.

Within one year of implementation, the Owner/Applicant shall submit evidence from a qualified biologist to RMA - Planning confirming completion of the resotration plan requirements.

The Owner/Applicant shall submit annual monitoring reports from a qualified biologist to RMA - Planning for a period of two years following completion of restoration plan requirements.

10. EHSP01- ONSITE WASTEWATER TREATMENT SYSTEM

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. Control Board.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

11. EHSP02- NEW DOMESTIC WELL WATER QUALITY ANALYSIS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. The water quality analysis collected on November 13, 2013 and reported by Soil Control Lab did not include the primary standard perchlorate. Perchlorate water quality analysis results shall be submitted to EHB for review and acceptance prior to issuance of a construction permit. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds the primary drinking water standard for perchlorate, a Point-of-Entry treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit perchlorate water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

• Prior to issuance of building permits, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.

•Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22,CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

12. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

13. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

14. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: Public Works Department

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

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

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

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 DPW.

16. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the County over those portions of the property where oak woodland and central maritime chaparral exist(s) in accordance with the procedures in Monterey County Code § 20.64.280.A. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by the Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits and/or final inspection. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval.

Prior to final inspection, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA – Planning.

FIRE DEPT. NOTES

1. FIRE007 - DRIVEWAYS
   DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17
2. FIRE011 - ADDRESSES FOR BUILDINGS
   ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER.
   ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)
   FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 8 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
4. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)
   REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
5. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)
   THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
6. FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)
   WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
7. FIRE028 - ROOF CONSTRUCTION (STANDARD)
   ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS B ROOF CONSTRUCTION.

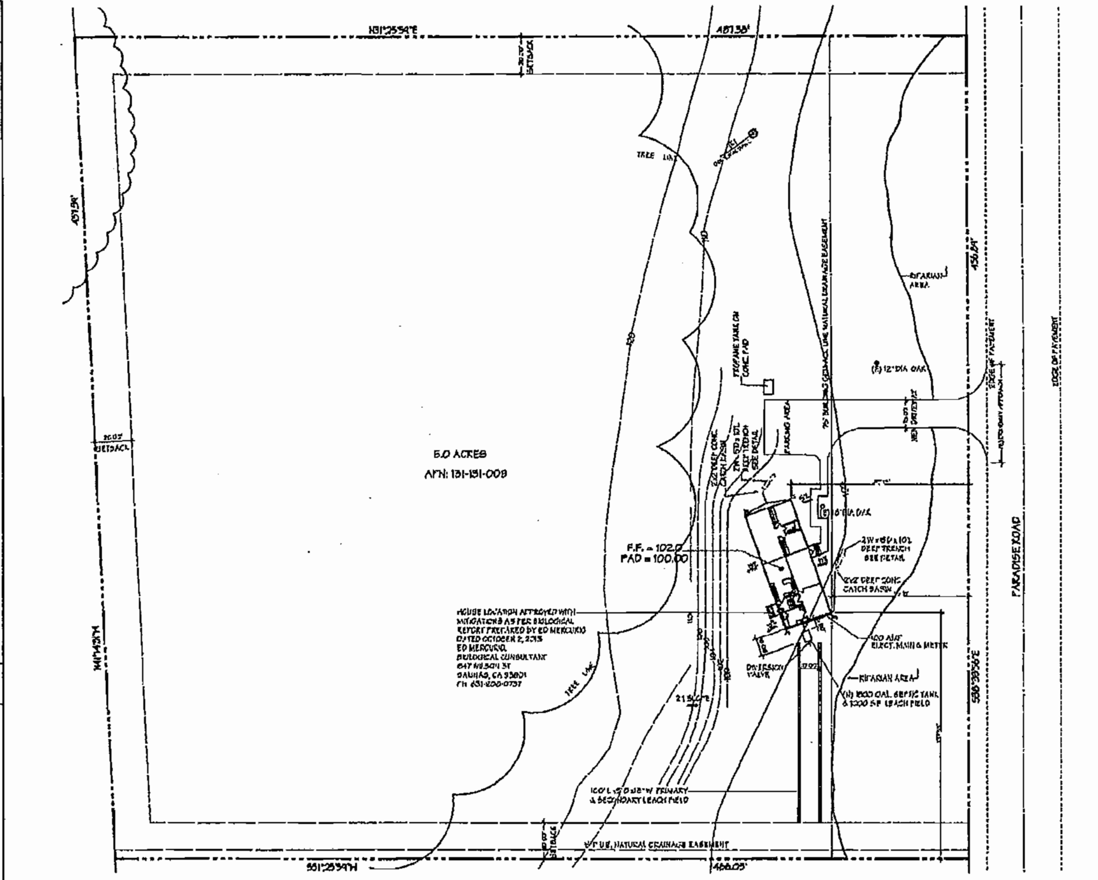
WATER CONSERVATION

ALL RESTRICTIONS REGARDING WATER USAGE SHALL BE MET IN ACCORDANCE WITH THE MONTEREY COUNTY WATER RESOURCES AGENCY, WATER CONSERVATION ORDINANCE NO. 3932 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

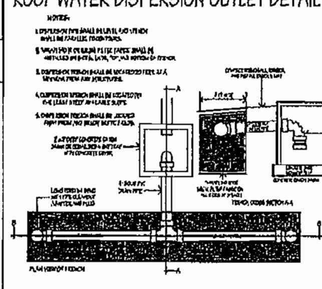
A. NO PERSON SHALL USE POTABLE WATER THROUGH A HOSE TO CLEAN ANY SIDEWALK, DRIVEWAY, ROADWAY, PARKING LOT, OR ANY OTHER OUTDOOR PAVED OR HARD SURFACED AREA, EXCEPT WHERE NECESSARY TO PROTECT PUBLIC HEALTH OR SAFETY. THE USE OF A BUCKET IS NOT PROHIBITED AT ANY TIME FOR CLEANING FOOD, GREASE, OIL, OR OTHER STAINS OR SPILLAGE FROM SURFACES.
B. ALL TOILETS SHALL BE ULTRA-LOW FLOW TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1-1/2 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2-1/2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS HAVING MORE THAN 10 FT OF PIPE BETWEEN THE WATER. WATER RECIRCULATING PUMP SYSTEM.
C. XERISCAPE PRINCIPALS SHALL BE APPLIED THROUGHOUT THE EXTERIOR LANDSCAPE DEVELOPMENT, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS, AND TIMING DEVICES.
D. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
E. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.

NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE APPLICANT/OWNER SHALL PROVIDE THE LOCATION OF A STATE OF CALIFORNIA LICENSED SURVEYOR'S OF CIVIL ENGINEER'S REFERENCE DATUM (INSTALLED PRIOR TO ANY GRADING) THAT SHALL BE USED TO ESTABLISH INDICATED ELEVATIONS ON SUBMITTED PLANS AND SHALL REMAIN IN PLACE UNDISTURBED THROUGHOUT THE ENTIRETY OF CONSTRUCTION WORK ON THIS PERMIT.
2. A) DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
   1) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   2) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
   3) RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
   4) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)

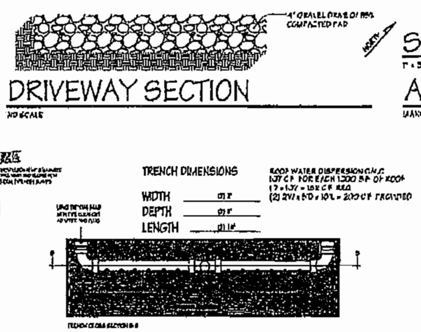


ROOF WATER DISPERSION OUTLET DETAIL



DRIVEWAY SECTION

NO SCALE



SITE PLAN

1" = 50'-0"

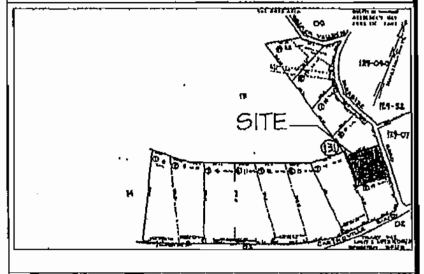
AREAS

MANUFACTURED HOME 1,700 S.F.

PROJECT DATA

LOT SIZE	5.0 AC.
LOT COVERAGE (TOTAL)	.06%
GRADING	70 CY. CUT
TREE REMOVAL	NONE
SOIL DISTURBANCE	2,706 S.F.

VICINITY MAP



SHEET INDEX

COVER, SITE PLAN	A-1
MANUFACTURED HOME & EXTERIOR ELEVATIONS	A-2
MANUFACTURED HOME FOUNDATION PLAN AND DETAILS	A-3
SPECIFICATIONS	A-4

STATISTICS

USE/SCOPE OF WORK: NEW MANUFACTURED HOME

A.P.N.: 131-151-008
ZONING: LDR/2.5 (CZ)
LOT AREA: 5.0 AC.

MANUFACTURED HOME	1,700 S.F.
TOTAL BUILDING AREA:	1,700 S.F.

CODE ANALYSIS

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
BUILDING AREA: 1,700 S.F. HOUSE
FIRE SPRINKLERS: INSTALLED PER N.F.P.A 13D
SEPARATE PERMIT REQUIRED BY FIRE DEPT.
ENERGY METHOD: 2010 STANDARDS
CODES: 2010 C.B.C., 2010 C.M.C., 2010 C.P.C., 2010 C.E.C., 2010 TITLE 24

OWNER

MISTY SHIELDS
929 HOLOVUITS COURT
MARINA, CA 93933
PHONE: 236-7153

GENERAL NOTES

1. THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK.
2. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
3. ALL NAILING SHALL BE PER C.B.C., CHAPTER 23.
4. ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
5. ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C., CHAPTER 25.
6. ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
7. POST ADDRESS PRIOR TO CONSTRUCTION (6" NUMERALS, 3/8" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
8. TOILETS SHALL BE LOW FLOW TOILETS (1.28 GALLONS/FLUSH), SHOWERHEADS (2.0 GPM), AND FAUCETS (2.2 GPM).

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Phone: (831) 422-1046 Fax: (831) 422-1952
e-mail: edrinehart@att.net

MANUFACTURED HOME FOR:

MISTY SHIELDS
21 PARADISE ROAD
CASTROVILLE - CALIFORNIA 95012

SHEET NO. **A-1** OF 4 SHEETS

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BY: ELR
DATE ISSUED: 07-22-2013

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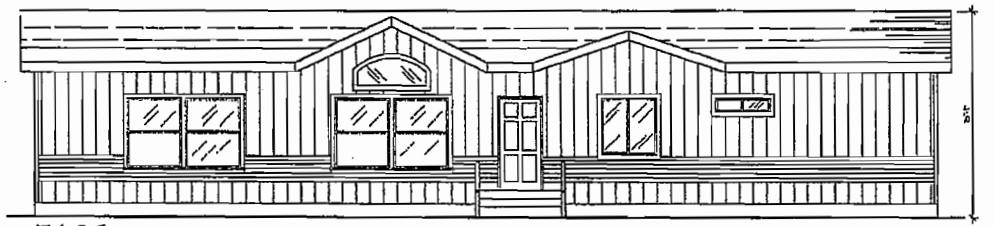
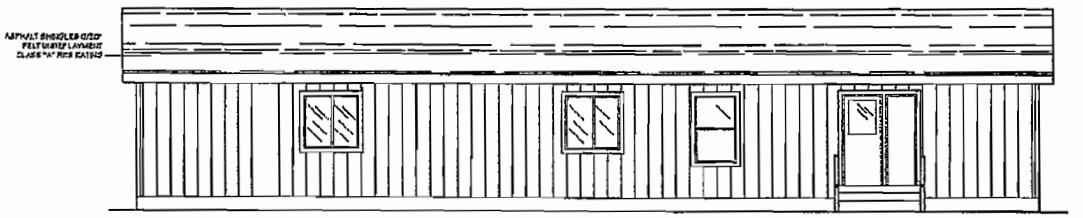


EAST

1/4" = 1'-0"



WEST

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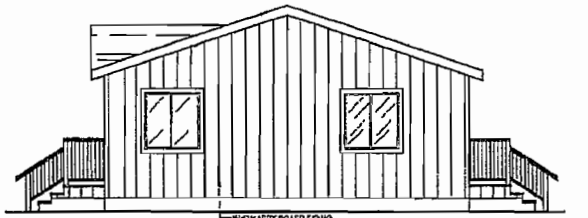

NORTH

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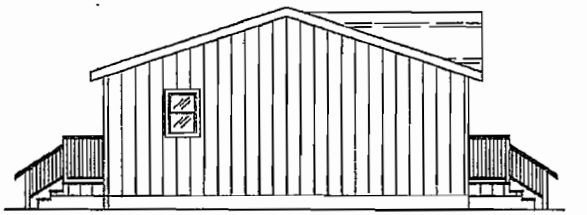
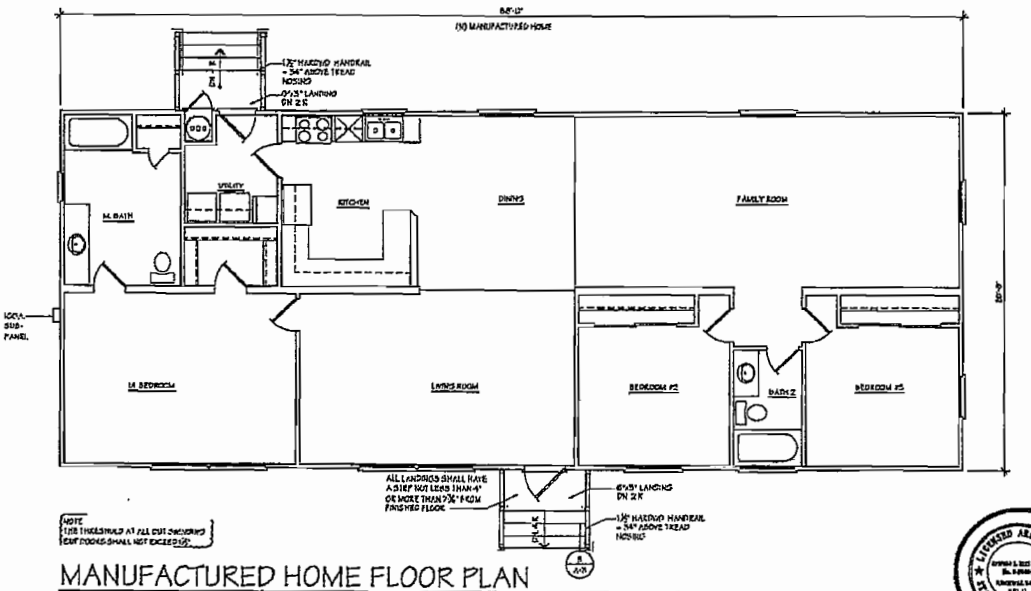


SOUTH

1/4" = 1'-0"



MANUFACTURED HOME FLOOR PLAN

1/4" = 1'-0"

FIRE NOTES

MANUFACTURED HOME TO COMPLY WITH THE WILDLAND-URBAN INTERFACE FIRE REQUIREMENTS PER SECTION 702A OF THE 2010 CBC

ROOFING

1 ROOF COVERING: IF THERE IS SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE FIRE STOPPED WITH APPROVED MATERIAL OR HAVE A LAYER OF NO. 72 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING (SEC 704A.1.2)

2 ROOF VALLEY: VALLEY FLASHING SHALL NOT BE LESS THAN .019 INCH (26 GAUGE) SHEET METAL CORROSION-RESISTANT METAL INSTALLED OVER A 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (SEC 704A.1.3)

3 ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (SEC 704A.1.4)

ATTIC VENTILATION

4 ATTIC VENTS: ATTIC VENTS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH OPENINGS (SEC 704A.2.1)

5 EAVE OR DORMER VENTS: VENTS SHALL NOT BE INSTALLED IN EAVES AND DORMERS UNLESS THEY RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA (SEC 704A.2.2)

6 EAVE PROTECTION: EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY CORROSION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (SEC 704A.2.3)

EXTERIOR WALLS

7 EXTERIOR WALL COVERINGS: EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. THE WALL SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARDS SFM 12-7A-1 (SEC 704A.3.1)

8 EXTERIOR WALL VENTS: VENTS OPENINGS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND THE STRUCTURE OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH OPENINGS (SEC 704A.3.2.1)

9 EXTERIOR GLAZING AND WINDOW WALLS: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE DOUBLE-PANE GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES (SEC 704A.3.2.2)

10 EXTERIOR DOOR ASSEMBLIES: EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/4 INCHES THICK WITH RAISED FIELD PANEL THICKNESS NOT LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES (SEC 704A.3.2.3)

11 ALL ACCESSORY BUILDINGS AND STRUCTURES SHALL COMPLY WITH THE PROVISION OF CHAPTER 7A (SEC 704A.1.1)

LICENSED ARCHITECT — EDWARD L. RINEHART, A.I.A. ARCHITECT — STATE OF CALIFORNIA

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MANUFACTURED HOME FOR:

MISTY SHIELDS
21 PARADISE ROAD
CASTROVILLE - CALIFORNIA 95012

SHEET NO. A-2 OF 4 SHEETS

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BY: JLR
DATE REVISED: 07-22-13

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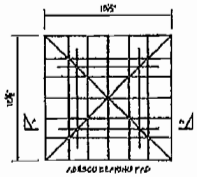

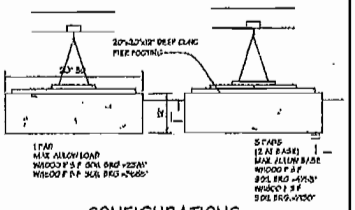

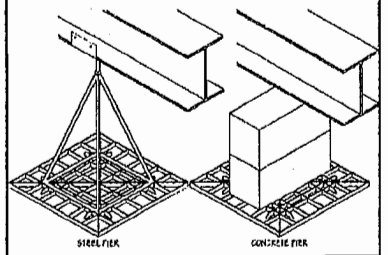

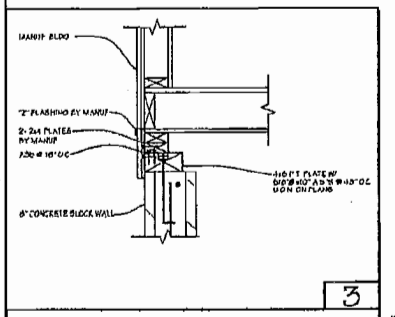

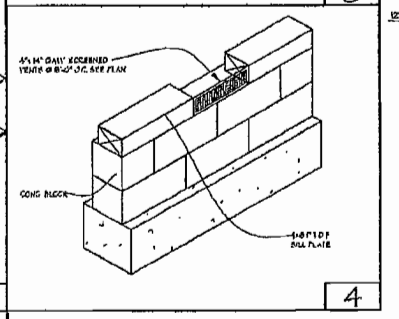

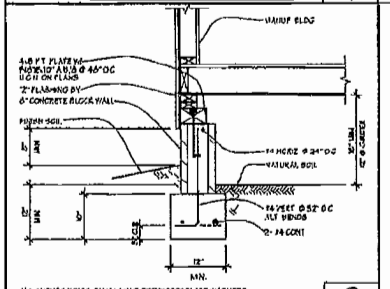

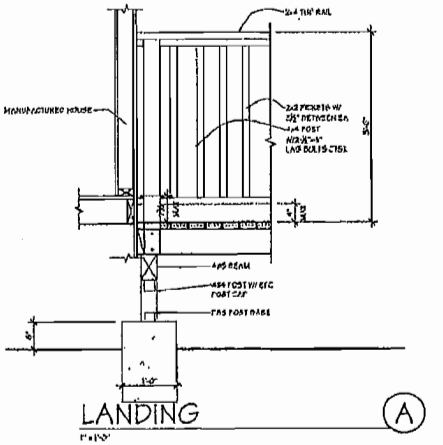

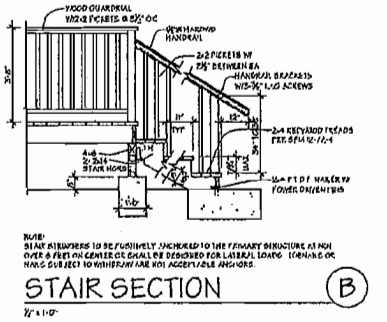

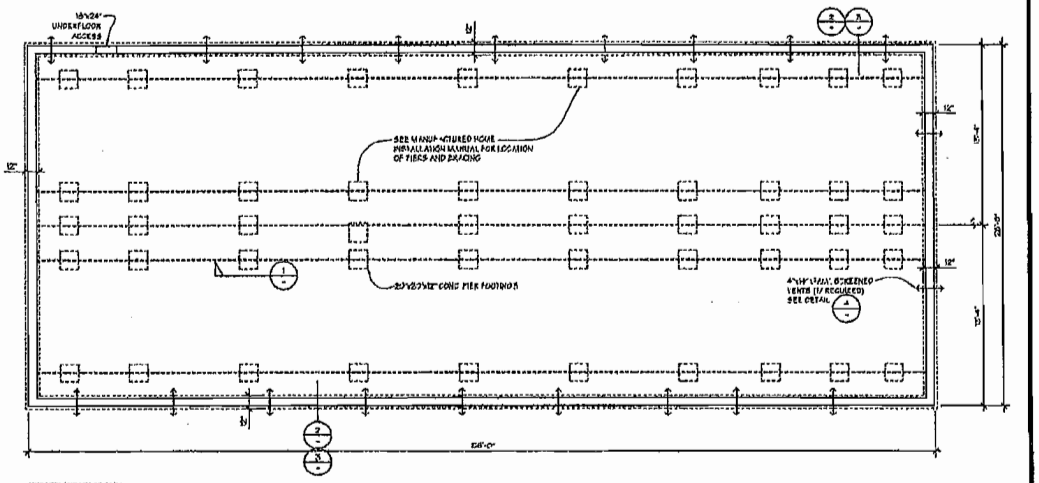

UNDERFLOOR VENTILATION
UNDERFLOOR VENTILATION REQUIRED
1/150 x 1560 = 10.4 S.F.
UNDERFLOOR VENTILATION PROVIDED
17-4"x14" MIN VENTS = 67 S.F.
TOTAL = 1000 S.F. IN 1 HR. = 11.0 S.F.

MANUFACTURED HOME FOUNDATION PLAN

1/4" = 1'-0"

SOIL INVESTIGATION REPORT BY:
GRICE ENGINEERING AND GEOLOGY INC
LAWRENCE E. GRICE
9614 BRUNKEN AVENUE
SALINAS, CA 93901
TEL (831) 422-9619
FILE NO. 0207-13-10

NOTES

1. THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING SERVICES DEPARTMENT FOUNDATION INSPECTION
2. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NUTS, SCREWS, ETC.) EXCLUDING INTERIOR WALLS, SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC COATED STEEL (CBC 2304.9.6).
4. PROVIDE FINAL SOILS REPORT (OR FINAL COMPACTION REPORT) TO BE FILED PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALL CERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT MUST BE WET STAMPED AND SIGNED BY THE SOIL ENGINEER
5. SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS
6. PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PLAN INSPECTION. A LETTER OF SAME SHALL BE SENT TO THE PLAN REVIEWER OR ENGINEER AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN AND NO DEVIATION FROM THE APPROVED PLANS

EDWARD L. RINEHART
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MANUFACTURED HOME FOR:
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SHEET NO. A-3 OF 4 SHEETS

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REVISIONS:

BY: ELR
DATE REVISED: 07-22-2010

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GENERAL

A. BUILDING CODES - All construction shall be per 2006 International Building Code (I.B.C.) and any amendments by the :

2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA ELECTRICAL CODE

B. SIMILAR CONDITIONS : Conditions not specifically detailed shall be built to conform with similar construction.

C. DISCREPANCIES : The Contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. any discrepancies shall be reported to the Architect prior to ordering materials and starting construction.

D. SHOP DRAWINGS : Prior to fabrication, the Contractor shall submit to the Architect/Engineer for approval shop drawings for all structural steel, reinforcing steel, glue laminated beams and prefabricated trusses. Shop drawings are not change orders but rather serve to demonstrate to the Engineer that the Contractor understands the requirements and design concepts of the plans, details and specifications.

E. CHANGE ORDERS : No verbal change orders shall become legal and binding until approved by writing by the Architect/Engineer.

F. CONSTRUCTION , BRACING AND SHORING : The Contractor shall be solely responsible for all bracing and shoring required during construction until all construction is complete. The Contractor shall not store construction materials or operate construction equipment in a manner such that the design live loads of the structure are exceeded. No construction material shall be overhanging framing.

F. SAFETY : The Contractor shall be solely responsible for safety on the jobsite and adhere to all Federal, Local State and O.S.H.A. safety regulations.

CONSULTANTS : All work shall be done in accordance to the plans and specifications of the following consultants ;

SOILS ENGINEER :

STRUCTURAL ENGINEER :

ENERGY CALCULATIONS :

LANDSCAPE ARCHITECT :

TIMBER

MATERIALS

A. GRADING : All lumber shall conform to the following tables unless otherwise noted on plans. Maximum moisture content of lumber shall be 19 %. All douglas fir lumber which is exposed to weather shall be pressure-treated or protected with an approved alternate method. All grading shall conform to the rules and regulations of a recognized grading agency.

ITEM	SPECIES	SURFACE	GRADE
Joists & Rafters	D.F.	S4S	No. 1 or better
Beams & Posts	D.F.	S4S	No. 1 or better
Studs	D.F.	S4S	Construction
Mud Sill	D.F.	S4S	Pressure-treated
Decking	Redwood	S4S	Commercial

B. PLYWOOD : Plywood shall conform to U.S. Product Standards PWS 1-74 with exterior glue, grade stamped A.P.A. See framing plans for additional specifications.

C. NAILS : Nails shall be common wire nails. Nails exposed to the weather shall be galvanized. All nailing shall conform to the following table ; TABLE 2304.9.1 C.B.C.

1.	Joist to sill or girder, toenail	3 - 8d
2.	Bridging to joist, toenail each end	2 - 8d
3.	1x6 subfloor or less to each joist, face nail	2 - 8d
4.	Wider than 1x6 subfloor to each joist, face nail	3 - 8d
5.	2" subfloor to joist or girder, blind and face nail	2 - 16d
6.	Sole plate to joist or blocking, face nail	16d @ 16" o.c.
7.	Top plate to stud, end nail	2 - 16d
8.	Stud to sole plate	4 - 8d TN or 2-16d end nail
9.	Double studs, face nail	16d @ 24" o.c.
10.	Double top plates , face nail	16d @ 16" o.c.
11.	Top plates, intersections, face nails	2 - 16d
12.	Continuous header, two piece, face nail	16d @ 16" o.c. , top & bottom
13.	Ceiling joist to plate, toenail	3 - 8d
14.	Continuous header to stud, toenail	4 - 8d
15.	Ceiling joists, laps over partitions, face nail	3 - 16d
16.	Ceiling joists to parallel rafters, face nail	3 - 16d
17.	Rafters to plate, toenail	3 - 8d
18.	1x - brace to each stud and plate, face nail	2 - 8d
19.	1x8 sheathing or less to each bearing, face nail	2 - 8d
20.	Wider than 1x8 sheathing to each bearing, face nail	3 - 8d
21.	Built-up corner studs, face nails	16d @ 24" o.c.

D. FRAMING HARDWARE : Framing hardware shall be Simpson Company or approved equal. All hardware exposed to the weather shall be galvanized or protected from corrosion by an approved alternate method

WORKMANSHIP

A. WOOD SILLS : Wood sills shall be set on a smooth, level foundation or on a continuous bed of cement grout, minimum 3/8" thick. See foundation plan for size and spacing of anchor bolts, minimum 2 bolts per plate.

B. CUTTING AND NOTCHING : No structural member shall be cut or notched unless specifically shown or noted on plans or approved in writing by the Architect/Engineer. Where there is a chance of splitting from nailing , holes shall be pre-drilled. All split lumber shall be replaced.

C. BOLT HOLES : Bolt holes shall be 1/16" oversized. Standard steel cut washers shall be used at all bearings or heads and nuts of bolts and lag screws. Bolts, nuts and washers exposed to the weather shall be galvanized. All nuts shall be tightened when placed and re-tightened at completion of project or immediately before finishing of construction which will make them inaccessible.

D. NAIL GUNS : The use of nail guns shall not be permitted unless approved by the Architect/Engineer.

E. FRAMING HARDWARE : All framing hardware shall be Simpson Company. An alternate manufacturer is permitted with written approval from the Architect/Engineer. Framing hardware shall be installed per manufacturer's recomendations. Where more than one size fastener is available, the fastener with the higher value (ie, more nails, larger bolts, etc.) shall be used.

CONCRETE

MATERIALS

A. GENERAL : All concrete used in this work shall be regular weight concrete (145 P.C.F.) unless otherwise noted. Concrete shall develop a minimum compressive strength at an age of 28 days as follows ;

FOOTINGS : .... 2,500 P.S.I.
SLAB ON GRADE : .... 2,500 P.S.I.

B. PORTLAND CEMENT : Portland Cement shall be type I and conform to A.S.T.M. C-150

C. AGGREGATE : Concrete aggregate shall be hardrock and conform to A.S./T.M. C-33 ; maximum size of aggregate shall be 3/4 inch.

D. WATER : Water in mixing concrete shall be potable and free from deleterious substances.

E. ADMIXTURES : Admixtures shall not be added to the concrete unless approved in writing by the Architect/Engineer.

F. REINFORCING : All reinforcing shall conform to A.S.T.M. A-615 Grade 40 unless otherwise noted on plans. deformations shall be in accordance to A.S.T.M. A-305
Reinforcement shall be free from any dirt, concrete, grease, rust or other foreign substance that may prevent proper bonding.

G. WELDED WIRE FABRIC : Welded wire fabric shall conform to A.S.T.M. A-185

WORKMANSHIP

A. CURING : Mix Operations shall conform to A.S.T.M. C-94 During mixing, placing and curing concrete shall be kept at a minimum temperature of 45° F and a maximum temperature of 90° F. Concrete shall be cured by keeping it continuously in a moist condition for a minimum of five days after placement.

B. PLACEMENT OF CONCRETE : Placement of concrete shall be in conformance with A.C.I. specification 301 . Concrete shall not be dropped through reinforcing steel so as to cause the segregation of aggregates. Use hoppers, chutes or tremies of varying lengths so that the free unconfined fall of concrete shall not exceed five feet, using a sufficient number to ensure the concrete being kept level at all times.

C. DEBRIS : All debris shall be removed from forms prior to placing of concrete.

D. SHORING : Contractor shall be solely responsible for design and construction of bracing and formwork. Contractor shall design shoring to include any construction loads and loads from shoring above where applicable. Shoring shall not be removed until concrete has reached design strength or if shoring is needed to support shoring above.

E. CONSTRUCTION JOINTS : Construction joints shall have the entire surface removed to expose clean aggregate solidly embeded. The Contractor shall obtain the Engineer's written approval for all construction joints not detailed on plans.

F. INSERTS : Inserts to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves and conduits shall be securely tied in the forms before placing the concrete to prevent their movement. Pipes, sleeves or chases except electrical conduits less than 1" in diameter shall not be embedded in the concrete except where specifically shown on plans or approved in writing by the Architect/Engineer. No conduit placed in a concrete slab shall have an outside diameter greater than one-third the thickness of the slab or be placed in a slab less than four inches thick. Minimum clear distance between conduits shall be six inches.

G. CORING : Coring shall not be permitted in any concrete unless approved in writing by the Engineer.

H. ARCHITECTURAL ITEMS : Contractor shall refer to Architectural Drawings for mold, grooves, ornaments, clips or grounds required to be cast into the concrete and for the extent of depressions, curbs, ramps and similar items.

I. SPLICES : Reinforcing shall be spliced as indicated in drawings. Where additional splices are needed, bars shall have a lap of 36 bar diameters and the splices shall be greater than five feet apart. Splice bars in walls beams, grade beams, etc. shall be as follows : top bars at centerline of support, bottom bars at the support. All reinforcing steel shall be securely wired in place and adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 160 bar diameters.

J. BENDS : All reinforcing bar bends are to be made cold. Field bending of bars greater than #5 shall not be allowed. All bars are to be bent one time only.

K. WELDING : No welding of reinforcing bars is permitted unless authorized in writing by the Architect/Engineer.

L. REBAR COVER : All dimensions showing the location of reinforcing steel not noted as clear, are to center of steel. All dimensions indicated as clear (CLR) shall be held at that dimension. Minimum coverage shall be as follows :

1. Cast against and permanent earth : .... 3 inch
2. Cast in forms but exposed to earth and weather : .... 2 inch
3. Slabs, walls and joists not exposed to earth and weather : ...... 3/4 inch
4. Beams, columns, ties, stirrups and spirals not exposed to earth and weather : .... 1-1/2 inch
5. Slabs on grade : .... 1-1/2 inch

M. WELDED WIRE FABRIC : Welded wire fabric shall be of gauge and mesh size as indicated on plans. WWF shall be lapped one mesh at all splices, six inches minimum. Fabric shall be raised to the center of the slab with hooks as the pour progresses and shall be visible at that depth at the free edge of the pour.

MASONRY

MATERIALS

CONCRETE MASONRY UNITS : Concrete masonry units shall be natural grey , hollow, open-end masonry units suitable for bearing wall construction. Units shall be Grade N-1 conforming to A.S.T.M. C-90 , with a minimum compressive strength Fm =1500 psi. The linear shrinkage from the saturated to the oven-dried condition shall not exceed 0.065% maximum. Masonry units shall have cured for not less than 28 days when placed in the structure. Chipped or cracked blocks shall not be used. If any such blocks are discovered in the finish wall, they shall be promptly removed and replaced with new blocks. Masonry units shall not be wet before being used.

MORTAR : Mortar shall be type S conforming to A.S.T.M. C-270 with a minimum compressive strength of 1800 psi in 28 days. Mortar shall be composed of one quart Portland Cement and four parts of sand based on dry loose volumes and not less than one-fourth nor more than one-half part lime putty or dry hydrated lime. The total clay content including that of in the sand shall not exceed two percent of the sand content or six percent of the cement content.

CEMENT : Cement shall be Portland Cement and conform to A.S.T.M. C-150 , type I or type II.

LIME : Hydrated lime shall be type S and conform to A.S.T.M. C-207

AGGREGATE : Aggregate for masonry grout shall conform to A.S.T.M. C-404 . maximum size shall be 3/8" . Sand used in mortar shall shall conform to A.S.T.M. C-144 , except that not less than five percent shall pass the No. 100 sieve.

WATER : All water used shall be potable, clean and free from injurious amounts of oil, acid, alkali, organic matter or any other harmful substance.

GROUT : Grout shall conform to A.S.T.M. C-476 and develop a minimum compressive strength of 2000 psi at age 28 days. Grout shall consist of one and one-fourth parts Portland Cement to no more than three parts sand and not less than one and one-fourth parts nor more than two parts pea gravel, maximum size 3/8 inch , based on dry, loose volume.

ADMIXTURES : Admixtures will not be permitted in mortar or grout unless substaining data has been submitted to and approved by the Architect/Engineer in writing.

REINFORCING : Reinforcement shall conform to A.S.T.M. A-615 grade 40 of size and spacing as indicated on the plans. All reinforcing steel shall be lapped as indicated. Where laps or splices are not indicated , they shall be a minimum of 40 bar diameters and well staggered. Use the lap length of the larger bar if bars of two different sizes are used.

WORKMANSHIP

GENERAL : Masonry shall be laid in running bond and shall be cured and dried before being used. Surfaces shall be clean and free from dirt when incorporated into the walls.
When cutting is necessary, all cuts shall be neat, regular and shall be gauged and ground to smooth surfaces. Masonry units shall be laid to true, straight lines with all surfaces plumb and corners square. Prior to laying masonry units, the Contractor shall carefully check elevations of the various offsets and predetermine the coursing of block work with that of other trades. No plumbing pipe, conduit or material of any other type shall be embedded unless their location has been detailed on the plans. No chases, recesses or openings of any type are allowed unless indicated on the plans.
Alignment of vertical cells ; all masonry units shall be built to preserve unobstructed vertical continuity of the cells to be filled. The vertical alignment shall be sufficient to maintain a clear , unobstructed vertical flue measuring not less than 3 inches by 3 inches, except where open-ended units are used.

MIXING : Mortar shall be thoroughly machine-mixed with the proportions specified. Water and sand shall be mixed first and then the cement and the lime are added in that order. Minimum mixing time shall be four minutes. Tempering shall shall only be performed by dropping water into a basin formed in the mortar and then thoroughly working the water into the mix. Tempering by splashing water over the mix is not permitted. Any mortar which is not used within the hour after initial mixing shall not be used.

CONSTRUCTION JOINTS : Construction joints shall be formed by stopping the grout pour for a minimum of one and one-half inches below the uppermost unit at all times when grouting is stopped for a period of one hour or longer. The top surface of the concrete foundation or other bed joints must be clean, smooth concrete with with aggregate exposed before start of laying.

LAYING : In placing mortar in horizontal joints, the bottom ends of the unit shall be completely covered with mortar. Solidly fill head joints. Raking shall be held to a minimum. No toothing shall be allowed. Any overhanging mortar shall be removed from the insides of the cells immediately. No tooling shall be allowed.

GROUTING : All cells shall be filled solid with grout, maximum height of grout pour shall be four feet per batch. Before grouting, all obstructions and debris shall be removed from the inside of the cells and from the reinforcing bars. Clean-out openings of sufficient size shall be provided at the bottom of all cells at each lift or pour of grout, except when such lift is four feet or less in height. The clean-outs shall be sealed after inspection and before grouting. No grout shall be poured unless mortar has been allowed to set for a period sufficient to prevent blowouts.
Reinforcing shall be fully embedded in grout and shall not be bedded in mortar or mortar joints. Any mortar droppings or any foreign material shall be immediately removed from reinforcing. All vertical bars shall be placed prior to laying wall. Horizontal reinforcing shall be tied to vertical bars using one course of deep cut, two and one-half minimum bond beam units. Vertical reinforcing shall be held in position at the top , bottom and intervals not exceeding 160 bar diameters.

F. INSERTS : Where inserts , anchorbolts, reinforcing, etc. protrude from the wall, the hole in the block shall be cut, drilled or chipped to specified size before being incorporated into the wall. Any block that cracks during fabrication of hole shall be discarded.

G. WALL CLEANING AND PROTECTION : Concrete scum and grout stains shall be removed from the wall immediately. After the wall is constructed, the wall shall not be saturated with water for curing or any other purpose. All joints shall be checked for tightness and where cracks are visible, chip out the mortar, tuck point and tool to match adjacent jointing.

H. SHORING : Contractor shall support walls as required for vertical and lateral loads until all masonry units, reinforcing and grout are in place and properly cured and walls are securely attached to surrounding framing.

GLUE LAMINATED TIMBER

A. GENERAL : All glued laminated timber shall conform to "Standard Specifications for Structural Glued Laminated Timber", A.I.T.C. 117-71 and U.S. Product Standard PS 56-73 . All beams shall have an allowable fiber stress in bending Fb = 2400 psi and have tension laminations top and bottom.

B. LAMINATIONS : All laminations shall be Douglas Fir. Maximum thickness of lamination shall be 1-1/2" net. All end joints shall be scarfed minimum 1:12, maximum 1:8 . Portions of scarfs in adjacent laminations shall separated by a minimum of 6" . Laminations shall be joint with exterior type glue. Maximum allowable moisture content shall be 16%

C. SHIPPING AND HANDLING : All beams shall be wrapped for shipping and furnished with a certificate of inspection for manufacture. Contractor shall keep beams wrapped and protected from the weather until they are incorporated into the structure.

D. CAMBER : All single span glulam beams shall be fabricated with standard camber. Glulam beams continuous over supports shall be fabricated with no camber.

STRUCTURAL STEEL

MATERIALS

A. STRUCTURAL STEEL : Structural steel and all miscellaneous steel shall conform to A.S.T.M. A-36

B. STUCTURAL TUBING : Structural tubing shall conform to A.S.T.M. A-500 grade B.

C. BOLTS : Bolts shall conform to A.S.T.M. A-307

WORKMANSHIP

A. FABRICATION : Fabrication and erection shall be in accordance with A.I.S.C. Specifications for Design, Fabrication and Erection of Structural Steel for Buildings. All steel fabrication shall be performed in a shop approved by the building department. Contractor shall submit shop drawings for approval by the Architect/Engineer prior to fabrication.

B. CORROSION PROTECTION : All steel shall receive one coat of shop paint unless embedded in concrete. All steel exposed to the weather shall be galvanized or protected from corrosion by an approved alternate method.

C. HOLES : All holes shall be 1/16" oversize, burning of holes is not permitted without written approval by the Architect/Engineer.

D. WELDING : All welding shall be performed with E-60 electrodes by welders certified for the welds to be made. All welding shall conform to the Structural Welding Code of the American Welding Society.

E. INSPECTION : Special inspection as required by section 1704 of the C.B.C. shall be provided.

ABBREVIATIONS

A.B.	Anchor Bolt	Flr.	Floor	Reinf.	Reinforcing
Alt.	Alternate	F.O.G.	Face of Grain	Req'd	Required
Approx.	Approximate	F.O.M.	Face of Masonry	Rdwd.	Redwood
Arch.	Architect	F.O.S.	Face of Stud	S.B.	Solid Blocking
Bd.	Board	Ftg.	Footing	S.O.G.	Slab on Grade
Bm.	Beam	Ga.	Gauge	Sched.	Schedule
Bot.	Bottom	Galv.	Galvanized	Sht.	Sheet
Btwn.	Between	Glu-Lam	Glue Laminated	Shtg.	Sheathing
Clr.	Clear	Grd.	Grade	Sim.	Similar
Col.	Column	Gyp. Bd.	Gypsum Board	Specs.	Specifications
Conc.	Concrete	Hdr.	Header	Sq.	Square
Conc. Blk.	Concrete block	Hgr.	Hanger	Std.	Standard
Conn.	Connection	Horiz.	Horizontal	Sym.	Symmetrical
Const.	Construction	Int.	Interior	T. & G.	Tongue & Groove
Cont.	Continuous	Jst.	Joist	T.N.	Toe Nail
Ctr.	Center	Jt.	Joint	T.O.C.	Top of Concrete
Csk.	Countersink	Max.	Maximum	T.O.W.	Top of Wall
D.F.	Douglas Fir	M.B.	Machine Bolt	T.S.	Tube Steel
Dbl.	Double	M.I.W.	Malleable Iron Washer	Typ.	Typical
Diam.	Diameter	Min.	Minimum	U.O.N.	Unless Otherwise Noted
Dwg.	Drawing	N.I.C.	Not In Contract	Vert.	Vertical
(E)	Existing	N.T.S.	Not to Scale	W/	With
E.N.	End Nailing	O/	Over	W/O	Without
Ea.	Each	O.C.	On Centers	W.W.M.	Welded Wire Mesh
Elev.	Elevation	O.H.	Opposite Hand		
Eq.	Equal	Opng.	Opening		
Exp.	Expansion	Pl.	Plate		
Ext.	Exterior	P.I.	Panel Index		
F.G.	Finish Grade	P.T.D.F.	Pressure Treated D.F.		
F.N.	Field Nailing	Plywd.	Plywood		
Fndn.	Foundation				

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