

F O R S A L E

Silverstone
Commercial



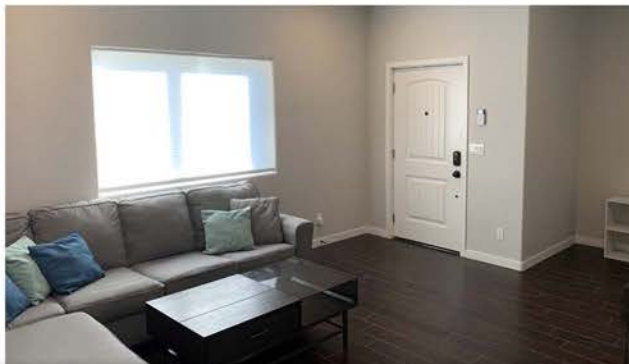
403 Romie Lane
Salinas, CA. 93901

APN: 002-622-002-000

FOR SALE

Lot: 7,050 sq ft
Year Built: 2020

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KEY DETAILS

- * Individual Electric Meters, Individual Gas Meters, Public Utilities
- * Master Water, Separate Electric, Separate Gas
- * Duplex with 2 stories

David Silberstein

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408-781-4954

BRE#001880860

www.silverstonecommercial.com

BRE#02085393

This information contained herein has been obtained from sources we deem reliable. We cannot, however, assume responsibility for its accuracy.

PROPERTY DESCRIPTION

403 Romie Lane
Salinas, CA. 93901

For Sale

Purchase Price: \$1,550,000

Total: 4,258 sq ft

Living Area: 3,286 sq ft

Garage: 972 sq ft

Lot: 7,050 sq ft

Year Built: 2020

Unit A

Size: 1,643+/- sq ft

3 bedroom / 2.5 Bath

2 Car Garage

Unit B

Size: 1,643+/- sq ft

3 bedroom / 2.5 Bath

2 Car Garage

New Construction, Extremely Rare Find, South Salinas Duplex! Perfect for investor or owner occupant, live in one and rent out the other. Units are spacious each offering 3 good size bedrooms, 2.5 baths, with an up stairs loft, laundry room, each unit has its own 2 car garage. For investors low maintenance for years to come, located in high demand rental area, close to Salinas Memorial Hospital and other Medical facilities.

Call agent for more information and to tour.



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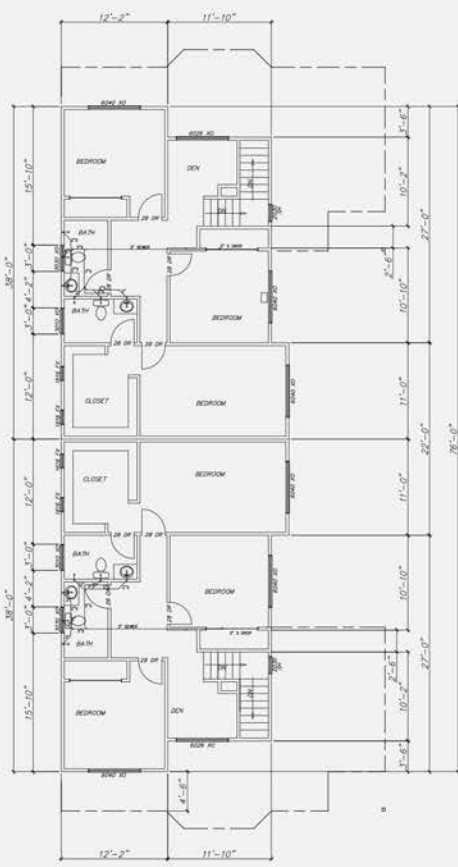
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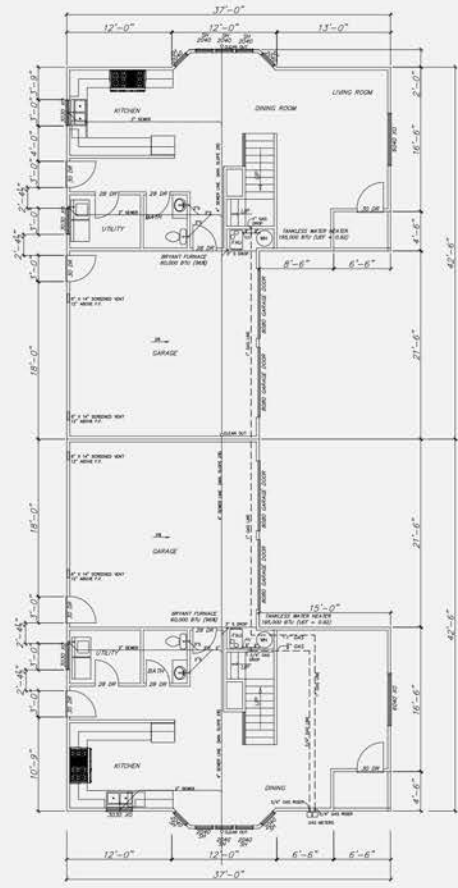
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UPPER LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"

LEGEND:
--- C.P. GAS LINE W/ VALVE
--- C.P. WATER LINE W/ VALVE



MAIN LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"

TABLE 508.311-40 SCHEDULE 40 METALLIC PIPE FOR NATURAL GAS

PIPE PRESSURE: LESS THAN 2 PSI
PRESSURE DROP: 0.5 IN W.C.
SPECIES GRAVITY: 0.90

NOMINAL SIZE	3"	4"	6"	8"	10"	12"
10	172	360	678	1300	2090	4060
12	198	247	468	817	1430	2760
14	95	189	374	768	1150	2230
16	85	170	320	637	950	1800
18	70	151	284	543	813	1680
20	60	128	237	488	719	1400
22	54	117	220	432	677	1300
24	48	110	207	424	635	1220
26	43	102	192	400	600	1160
28	39	95	178	375	562	1090
30	35	87	163	348	524	1020
32	32	81	151	322	482	928
34	29	74	134	275	412	794
36	26	67	124	264	385	754
38	24	62	116	244	350	697
40	22	58	108	221	321	638
42	20	54	101	203	300	597
44	18	49	92	186	273	548
46	17	46	86	172	255	517
48	15	42	81	158	237	484

PLUMBING NOTES:

1. THE USE OF PLUMBING UNITS AS AN ELECTRICAL GROUND IS PROHIBITED.
2. WATER CLOSURES SHALL HAVE A MAXIMUM OF 1/2 GALLONS PER MINUTE AT 80 PSI (CPC 4.303.1).
3. SHOWER HEAD FLOW SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI (CPC 4.303.1).
4. WATER PRESSURE REGULATION SHALL BE LIMITED TO 80 PSI.
5. NOT WATER REGULATION SYSTEM TO BE PROVIDED TO FAUCETS WHEN THERE IS MORE THAN 10 FEET OF PIPELINE BETWEEN THE FAUCET AND THE WATER HEATER.
6. THE PLUMBING CONTRACTOR SHALL PROVIDE A GAS LINE LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
7. THE USE OF SOLID CONTAINING MORE THAN 2-TENTHS OF 1 PERCENT OF LEAD OR WATER SUPPLY SYSTEMS IS PROHIBITED.
8. THE USE OF NON-LEAD WATER SUPPLY SYSTEMS IS PROHIBITED.
9. NON-REMOVABLE THE SHOWER DEVICES SHALL BE INSTALLED AT ALL SHOWER BATHS.
10. INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE SHALL BE PROVIDED AT SHOWERS AND SHOWER/FIB COMBINATIONS.
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBES.
12. LAVATORY FAUCET FLOW SHALL NOT EXCEED 1.0 GALLONS PER MINUTE AT 80 PSI.
13. KITCHEN FAUCET FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI.
14. ALL WATER HEATING SHALL BE LISTED IN THE CALIFORNIA ENERGY EFFICIENCY GUIDE OR APPROVED WATER HEATING EQUIPMENT LIST.
15. CONDENSATE FROM ALL WATER HEATING EQUIPMENT SHALL BE DRAINING LOCATED AT POINTS WITHIN THE UPPER 3/4 AND LOWER 3/4 OF ITS VERTICAL DIMENSION. THE LOWER TRAP SHALL BE LOCATED A MINIMUM OF 4" ABOVE THE CONTROLS (CPC 510.5).

REVISIONS

NO.	DATE	DESCRIPTION
1	04/09/24	ISSUED FOR PERMIT

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 295 SALINAS, CALIFORNIA 93902 831-344-0948

PLUMBING PLAN
NEW DUPLEX
403 EAST ROTHE LANE
SALINAS, CALIFORNIA 93901

DATE: 04/09/24
SCALE: AS SHOWN
DRAWN BY: JTB
JOB NO: 2024-03-003
APP. 2024-03-003
SHEET
P.I.
OF 5 SHEETS



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