



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, May 24, 2023
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM MAY 10, 2023

RECOMMENDATION: Approve the minutes as presented.

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-23-03: JERRY BAKER, PROPERTY OWNER, AND ARYA ROVIRA, APPLICANT, REQUEST USE PERMIT APPROVAL FOR CALI DENTAL, A DENTISTRY PRACTICE/MEDICAL SERVICES – CLINIC, URGENT CARE FACILITY, IN A COMMERCIAL SHOPPING CENTER LOCATED AT 1957 FREMONT BOULEVARD (APN: 011-102-030) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RECOMMENDATION: The purpose of this item is to review the project for a Use Permit for a Dentistry Practice/Medical Services – Clinic, Urgent Care Facility in accordance with the regulations of the Seaside Municipal Code (SMC).

Staff recommends approval of UP-23-03.

B. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-07: PAULA MERINO,

PROPERTY OWNER, AND CHRISTINA ANDRESS AND MICHAEL MERINO, APPLICANTS, REQUEST ARCHITECTURAL REVIEW APPROVAL TO UPDATE THE FACADE FOR THE COMMERCIAL PROPERTY LOCATED AT 1351 FREMONT BLVD (APN 011-332-011) IN THE COMMUNITY COMMERCIAL ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

RECOMMENDATION: The purpose of this item is to consider the Architectural Review application to allow for the installation of lights and new awnings of a different color on the exterior of the mixed-use building in accordance with Seaside Municipal Code (SMC) Section 17.62.030.B.8.

- C. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-01: TERRY REAM, PROPERTY OWNER, AND WILLIAM MEFFORD, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A 3,804 SQUARE FOOT (SF) TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 590 SF ATTACHED TWO-CAR GARAGE. THE EXISTING 10,863 SF PARCEL IS LOCATED AT 1535 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-017). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

RECOMMENDATION: The purpose of this item is to review the Architectural Review application to allow for the proposed construction of a second-story addition in accordance with Seaside Municipal Code Section (SMC) 17.62.030.

- D. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-05: MARIKO SKARDON, PROPERTY OWNER, AND ERIC WYNKOOP, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL TO ALLOW ADDING A SECOND-STORY DECK AND CHANGING SECOND-STORY WINDOWS FOR A SINGLE-FAMILY DWELLING LOCATED AT 1959 LUZERN ST (APN 011-083-028) IN THE RS-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION 15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

RECOMMENDATION: The purpose of this item is to review the Architectural Review application AR-23-05 to allow for the proposed construction of a second-story deck and second-story windows above an existing kitchen in accordance with Seaside Municipal Code Section 17.62.230.B.2.

Staff recommends approval of the Architectural Review.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

A. SPECIAL MEETING SCHEDULED FOR JUNE 21, 2023

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
June 7, 2023
June 21, 2023 Special Meeting
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: May 24, 2023

SUBJECT: USE PERMIT APPLICATION NO. UP-23-03: JERRY BAKER, PROPERTY OWNER, AND ARYA ROVIRA, APPLICANT, REQUEST USE PERMIT APPROVAL FOR CALI DENTAL, A DENTISTRY PRACTICE/MEDICAL SERVICES – CLINIC, URGENT CARE FACILITY, IN A COMMERCIAL SHOPPING CENTER LOCATED AT 1957 FREMONT BOULEVARD (APN: 011-102-030) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PURPOSE & RECOMMENDATION

The purpose of this item is to review the project for a Use Permit for a Dentistry Practice/Medical Services – Clinic, Urgent Care Facility in accordance with the regulations of the Seaside Municipal Code (SMC).

Staff recommends approval of UP-23-03.

BACKGROUND

The commercial shopping center located at 1957 Fremont Boulevard was established in 2003. It consists of three buildings and five tenant spaces: Cost Plus is the anchor tenant (18750 sf), The Vitamin Shoppe and Panda Express (6300 sf), and Wing Stop and the proposed Cali Dental office (1563 sf and 3437 sf, respectively). The shopping center provides 122 off-street parking spaces.

Neighboring uses include a liquor store and recycling center to the south across Playa Ave, a pizzeria, insurance office, and plant nursery across Fremont Blvd to the east, a vacant parcel to the west, and miscellaneous commercial uses to the north.

PROJECT DESCRIPTION

Cali Dental is proposing a 10 room, 3437 sf *Dentistry Practice/Medical Services – Clinic, Urgent Care Facility* to provide general and specialty dentistry serves such as orthodontics, pediatrics, and oral surgery, with operating hours from Monday thru Saturday, 8:00AM to 5:00PM. The proposed dentistry practice would be built out to include ten dental exam rooms, a waiting and reception area, and functional accessory spaces such as a lab area, restrooms, and a mechanical room. The building is located in an existing commercial shopping center, which was established in 2003 and consists of three buildings and five tenant spaces: Cost Plus is the anchor tenant (18750 sf), The Vitamin Shoppe and Panda Express (6300 sf), and Wing Stop and the proposed Cali Dental office (1563 sf and 3437 sf, respectively). The shopping center provides 122 off-street parking spaces.

The applicant provided a project description that specifies details of the dental group practice (Attachment 2), which has over 25 doctors, with five named who would be working from this office:

1. Dr. Farnam Ahmadi, Licensed general dentist specializing in implantology and oral surgery
2. Dr. Patrick Miyamasu, Licensed general dentist
3. Dr. Koushan Azad, Licensed general dentist
4. Dr. Elena Bedilo, Board certified pediatric dentist
5. Dr. Jessica Liu, Board certified orthodontist

Additional staff on-site could include up to seven full-time employees and two to three part-time employees.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301. Class 1 consists of projects involving negligible or no expansion of use, including licensing.

Evidence: The proposed dentist office would be created in an existing tenant space through a tenant improvement.

STAFF ANALYSIS

Use Permit and Findings:

Per SMC 17.14.030, Table 2-4 – Allowed Land Uses and Permit Requirements for Commercial Zones a Use Permit is required for *Medical Services – Clinic, Urgent Care*, which is defined as:

A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- *medical offices with four or more licensed practitioners and/or medical specialties*
- *urgent care facilities*
- *out-patient care facilities*
- *other allied health services*

Parking:

The shopping center provides 122 off-street parking spaces for all tenants, which was determined to be sufficient during the entitlement process based on the parking requirements for specific uses. The parking requirements outlined in SMC 17.34.040, Table 3-8 specify three primary categories and parking ratios, ranging from one space per 200 sf, 300sf, and 500 sf.

Under the current code, the proposed and existing uses would require 95 spaces, as outlined below:

Cost Plus: 38 spaces (18750 sf @ 1 space per 500 sf)

The Vitamin Shoppe and Panda Express: 32 spaces (6,300 sf @ 1 space per 200 sf)

Wing Stop: 8 spaces (1563 sf @ 1 space per 200 sf)

Cali Dental: 17 spaces (3437 sf @ 1 space per 200 sf)

With 122 parking spaces available and 95 required, there is a buffer of 27 parking spaces on site. The proposed dental office is in compliance with the parking requirements of SMC 17.34.040, *Table 3-8 Parking Requirements by Land Use*.

Use Permit findings (SMC 17.62.070.F):

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: The proposed use can be allowed with approval of a Use Permit by the Planning Commission, as the proposed dentistry practice is defined in the SMC as "Medical Services Clinic, Urgent Care," which requires a Use Permit in the CRG Zone.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: The General Plan defines the Regional Commercial (RGC) designation as: *large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market*. The proposed location is in a retail commercial development known as the Cost Plus Shopping Center. Cost Plus is an anchor tenant (18750sqft) and other businesses include: The Vitamin Shoppe and Panda Express (6300sqft), and Wing Stop (1563sqft).

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed dentistry practice will be located in an existing commercial tenant space of 3,437 square feet, which would be built out to include ten dental exam rooms, a waiting and reception area, and functional accessory spaces such as a lab area, restrooms, and a mechanical room. The dental office would have the following hours of operation: Mon-Sat 8:00am to 5:00pm.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The commercial shopping center is physically suitable for the proposed dentistry practice, including access, utilities, and 122 parking spaces.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: Granting the Use Permit would not have any detrimental impacts to the community, as a dental practice would provide a medical service to the community.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A to Attachment 1 Project Plans
-

RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-23-03 TO ALLOW FOR CALI DENTAL, A DENTISTRY PRACTICE/MEDICAL SERVICES – CLINIC, URGENT CARE FACILITY, IN A COMMERCIAL SHOPPING CENTER LOCATED AT 1957 FREMONT BOULEVARD (APN: 011-102-030) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT

WHEREAS, Jerry Baker, property owner, and Arya Rovira, applicant, are requesting approval of a Use Permit to allow for Cali Dental to establish a dentistry practice/Medical Services – Clinic, Urgent Care Facility at 1957 Fremont Boulevard in the Regional Commercial (CRG) zoning district; and

WHEREAS, the proposed project requires Use Permit approval by the Planning Commission per Seaside Municipal Code 17.62.070; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following, approving Use Permit Application No. UP-23-03:

CEQA Exemption

The proposed use is Categorically Exempt Class 1, Section 15301(A) from the California Environmental Quality Act.

Evidence: The proposed dentist office would be created in an existing tenant space through a tenant improvement, whereby it can be seen with certainty would not result in any impact on the environment.

Use Permit Findings

In accordance with the requirements of SMCS 17.62.070.F, the Planning Commission is required to make all of the following findings in order to grant approval of the Use Permit application.

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: The proposed use can be allowed with approval of a Use Permit by the Planning Commission, as the proposed dentistry practice is defined in the SMC as “Medical Services Clinic, Urgent Care,” which requires a Use Permit in the CRG Zone.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: The General Plan defines the Regional Commercial (RGC) designation as: *large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market.* The proposed location is in a retail commercial development known as the Cost Plus Shopping Center. Cost Plus is an anchor tenant (18750sqft) and other businesses include: The Vitamin Shoppe and Panda Express (6300sqft), and Wing Stop (1563sqft).

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed dentistry practice will be located in an existing commercial tenant space of 3,437 square feet, which would be built out to include ten dental exam rooms, a waiting and reception area, and functional accessory spaces such as a lab area, restrooms, and a mechanical room. The dental office would have the following hours of operation: Mon-Sat 8:00am to 5:00pm.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The commercial shopping center is physically suitable for the proposed dentistry practice, including access, utilities, and 122 parking spaces.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: Granting the Use Permit would not have any detrimental impacts to the community, as a dental practice would provide a medical service to the community.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit Application No. 23-03 subject to the following terms and conditions:

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under

this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and dining room seats.
4. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
5. Water conservation fixtures shall be provided in the proposed project.
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. Use Permit approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 24th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION NO. UP-23-03
RESOLUTION No. 23-xx

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

DENTAL OFFICE - SEASIDE, CA

INTERIOR TENANT IMPROVEMENT

1957 FREMONT BLVD., SEASIDE, CA 93955

CALI DENTAL

OWNER

FORMA, INC.

ARCHITECT

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS, CODES AND ORDINANCES.
2. CONTRACTORS ARE REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING BID TO VERIFY ALL EXISTING CONDITIONS AND PROMPTLY NOTIFY ARCHITECT OF ANY AND ALL DEVIATIONS FROM CONTRACT DOCUMENTS AND SPECIFICATIONS TO ENSURE COMPLETE UNDERSTANDING OF THE TOTAL SCOPE OF THE WORK.
3. ALL SUBCONTRACTORS MUST ESTABLISH BID PRICES ACCORDING TO COMPLETE SET OF CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL BID PRICES MUST BE ESTABLISHED BY VERIFYING ALL EXISTING BUILDING CONDITIONS. NO ADDITIONAL MONETARY COMPENSATION WILL BE CONSIDERED FOR FAILURE TO EXAMINE AND VERIFY EXISTING CONDITIONS IN ORDER TO COMPLETE THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
4. IF THE SUBCONTRACTORS REQUIRE WORK NOT ADDRESSED IN THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ADDENDA, WHICH IS NECESSARY TO PRODUCE THE INTENDED COMPLETED JOB, SUCH WORK SHALL BE REPORTED TO THE ARCHITECT PRIOR TO SUBMITTING BID. OTHERWISE, SUCH WORK (WITH THE EXCEPTION OF WORK REQUIRED BY CONCEALED EXISTING CONDITIONS) SHALL BE CONSIDERED INCLUDED IN THE BID.
5. CONTRACTORS SHALL INCLUDE IN THE BASE BID ALL PATCHING AND REPAIR OF ALL EXISTING CONSTRUCTION AFFECTED BY THE NEW CONSTRUCTION AND THE REVISIONS TO THE EXISTING CONSTRUCTION.
6. THE CONTRACT AMOUNT SHALL PROVIDE FOR A COMPLETED JOB, IF THERE IS ANY QUESTION ABOUT WHETHER AN ITEM IS TO BE INCLUDED IN THE CONTRACT, THE ARCHITECT SHALL BE CONSULTED PRIOR TO BID SUBMITTAL.
7. THE CONTRACTORS SHALL PROVIDE CODE COMPLIANT, COMPLETE WORKING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS COMMENSURATE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS SHALL SCHEDULE AND PERFORM A PRE-ROUGH IN WALK THRU WITH THE ARCHITECT TO CONFIRM ALL LIGHTING, RECEPTACLE, FIXTURE AND VENT LOCATIONS.
8. CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF ALL MODIFICATIONS TO EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNER AND ADJACENT PROPERTY OWNERS.
9. THE CONTRACTORS SHALL PROVIDE THE OWNER WITH CERTIFICATES OF COMPREHENSIVE AND LIABILITY INSURANCE COVERAGE APPROPRIATE TO THE SCOPE FO THE PROJECT.
10. THE CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTIONS MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THIS CONTRACT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST CONSTRUCTION INDUSTRY STANDARDS.
11. CONTRACTORS SHALL PROVIDE FOR ALL SITE DEMOLITIONS AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES, AND THE ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY.
12. ALL MATERIALS, WORKMANSHIP AND LABOR SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE DATE OF OWNER ACCEPTANCE OF THE COMPLETED WORK.
13. THE CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR ALL FABRICATED ITEMS FOR THE ARCHITECT'S APPROVAL, IN THE FORM OF 3 BLACKLINES. THE ARCHITECT SHALL RETURN SAID SUBMITTAL WITHIN 2 WEEKS AFTER RECEIPT.
14. ALL INTERIOR DIMENSIONS ARE FROM THE FACE OF GYPSUM BOARD TO THE FACE OF GYPSUM BOARD, UNLESS NOTED OTHERWISE, DO NOT SCALE DRAWINGS.
15. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WORK SHOWN OR CALLED OUT IN ONE AND NOT THE OTHER IS TO BE EXECUTED AS IF IT WERE IN BOTH. IN CASE OF CONFLICT IN DRAWINGS AND/OR SPECIFICATIONS, THE MORE EXPENSIVE CONDITION SHALL GOVERN FOR PRICING PURPOSES, AND THE ARCHITECT SHALL BE NOTIFIED TO RESOLVE THE DISCREPANCY BEFORE CONTRACTS ARE AWARDED.
16. NO CHANGE ORDERS WILL BE EXECUTED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
17. CONTRACTORS SHALL COMPLY WITH ALL LAWS, ORDINANCES AND CODES GOVERNING THEIR WORK. CONTRACTORS SHALL PAY ALL SALES TAX.
18. THE CONTRACTORS SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK.
19. CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK AND SHALL MAINTAIN FIRE RATES OF THE PENETRATED ASSEMBLIES.
20. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS RUBBISH FROM THE JOB SITE.
21. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK NECESSARY ON ACCOUNT OF FAILURES OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.
22. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL.
23. ALL DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO SIMILAR SITUATIONS ON THE PROJECT UNLESS A DIFFERENT DETAIL OR SECTION IS SHOWN.
24. THE CONTRACTORS SHALL CONSTRUCT 6-FT. CHAIN LINK FENCE AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY, AND NORMAL OPERATION OF THE ADJACENT FACILITIES.
25. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE LAY-OUT OF THEIR WORK AS COORDINATED BY THE GENERAL CONTRACTOR. CONFIRM ALL LAYOUTS WITH THE ARCHITECT. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
26. ALL WORK UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH **CITY OF SEASIDE BUILDING CODE; WITH ALL ADDENDA AND CITY OF SEASIDE ZONING CODE AND ARCHITECT'S GENERAL CONDITIONS, AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201** INCLUDING ALL ADDENDA, REVISIONS OR UPDATED ISSUES AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS.
27. FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQUIRED BY THE CODE.
28. CONTRACTORS SHALL ENCLOSE, BEHIND FINISHED WALL SURFACES, ALL PLUMBING, MECHANICAL DUCTWORK, ELECTRICAL WIRING AND CONDUITS IN ALL LIVING SPACES AND HABITABLE ROOMS.
29. SHORE EXISTING STRUCTURES AS REQUIRED DURING ALL WORK.
30. DO NOT PERFORM ANY EXCAVATION AT THE SITE BEFORE CALLING JULIE DIG AT 1-800-892-0123 OR APPROVED BY EQUAL.
31. A COPY OF APPROVED PLANS SHALL BE KEPT AT THE SITE OF THE BUILDING OR WORK AT THE TIME OF THE INSPECTION.

CONTRACTOR'S NOTES

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE CONTRACTOR(S) SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK AND SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT, OR MAKE NO WARRANTY OR IMPLY ON THESE CONSTRUCTION DOCUMENTS. ALL CHANGES WITH REGARD TO THE SCOPE OF THESE DOCUMENTS SHALL BE FINALIZED WITH THE ARCHITECT AND OWNER AND COMMUNICATED IN WRITING TO THE CONTRACTOR(S).

THE AGREEMENT BETWEEN THE ARCHITECT AND ANY OTHER PARTY INVOLVED WITH THIS STRUCTURE DOES NOT INCLUDE ON-SITE INSPECTIONS AND OBSERVATION, AND DUE TO THE FACT THAT THE ARCHITECT HAS COMPLETED ONLY WORKING DRAWINGS FOR THIS STRUCTURE, THE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR CONSTRUCTION, CONSTRUCTION METHODS, OR SAFETY PRECAUTIONS USED BY CONTRACTOR(S).

GENERAL CONTRACTOR SHALL ENSURE THAT ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FINISH CONSTRUCTION METHODS & MATERIALS CONFORM TO THE STANDARDS SET FORTH BY THE LANDLORD. GENERAL CONTRACTOR SHALL ENSURE THAT ALL EXISTING BUILDING WARRANTIES ARE MAINTAINED BY USING LANDLORD APPROVED CONTRACTORS WHERE REQUIRED.

FIRE PREVENTION NOTES

VERIFY THAT AT LEAST ONE (1) RAPID ENTRY KEY BOX FOR THIS TENANT SPACE IS PRESENT. IF NOT, LANDLORD SHALL PROVIDE ONE MOUNTED NO HIGHER THAN 6'-0" ABOVE FINISHED FLOOR IN A LOCATION TO BE DETERMINED BY THE LOCAL FIRE PREVENTION BUREAU.

GENERAL CONTRACTOR SHALL INSTALL A MINIMUM OF TWO (2) FIRE EXTINGUISHERS WITHIN THIS TENANT SPACE. THE SIZE, TYPE, QUANTITY, LOCATION, AND MOUNTING REQUIREMENTS FOR FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE PREVENTION BUREAU IN FIELD. SEE LOCATIONS SHOWN IN ELECTRICAL DRAWINGS.

ALL PENETRATIONS THROUGH FLOORS/WALLS TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, IN, 46992 OR OTHER APPROVED EQUAL.

PERMIT NOTES

- 1.0 NOTE THAT THIS IS AN INTERIOR BUILD OUT IN EXISTING BUILDING AND THERE IS NO ALTERATION TO ANY STRUCTURAL OR BEARING MEMBERS OF THE BUILDING, THERE IS NO SPECIAL INSPECTIONS REQUIRED PER CBC SECTIONS 1704.2 AND 1705.
- 2.0 PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.3 & 714.4.
- 3.0 ADDITIONS AND ALTERATIONS TO AN EXISTING BUILDING OR FACILITIES SHALL COMPLY WITH THE FOLLOWING:
- THE AREA ALTERATION OR ADDITION MUST FULLY COMPLY.
 - A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL FROM ACCESSIBLE PARKING AND FROM THE PUBLIC WAY TO THE SPECIFIC AREA OF ALTERATION OR ADDITION MUST FULLY COMPLY.
 - SANITARY FACILITIES AND, WHEN PROVIDED, DRINKING FOUNTAINS AND PUBLIC TELEPHONES, SERVING THE ALTERATION OR ADDITION MUST FULLY COMPLY.
 - 4.0 ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF 11B DIVISION 4.
 - 5.0 CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE GREATER THAN 1/2" HIGH SHALL BE RAMPED AND COMPLY WITH THE REQUIREMENTS FOR RAMPS OR CURB RAMPS.
 - 6.0 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING 36" WIDE MINIMUM AND COMPLY WITH 11B-705.1.1
 - 7.0 ALL EXISTING BUILDING AND FACILITIES WHERE NOT ALL ENTRANCES COMPLY WITH 11B-404, ENTRANCES COMPLYING WITH 11B-703.5, THAT INDICATE THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT ENTRANCES THAT DO NOT COMPLY WITH 11B-404.
 - 8.0 THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR, THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN A CLOSED POSITION.
 - 9.0 MEDICAL GAS TO BE STORED IN 1 HR RATED CLOSET, SEE PLANS.
 - 10.0 NOTE: 506.1 KNOX BOX. ALL NEW COMMERCIAL OCCUPANCIES SHALL HAVE A KNOX BRAND KEY BOX (OR SUBSTANTIALLY SIMILAR AS DETERMINED BY THE FIRE CHIEF) INSTALLED AS DIRECTED BY THE FIRE CODE OFFICIAL. EXISTING COMMERCIAL OCCUPANCIES SHALL INSTALL A KNOX KEY BOX (OR SUBSTANTIALLY SIMILAR AS DETERMINED BY THE FIRE CHIEF), AS DIRECTED BY THE FIRE CODE OFFICIAL WHEN A BUILDING PERMIT IS OBTAINED FOR ANY WORK. THE KEY BOX SHALL CONTAIN KEYS THAT WILL ALLOW THE FIRE DEPARTMENT ACCESS TO ALL PORTIONS OF THE BUILDING. THE KEYS SHALL HAVE TAGS AFFIXED IDENTIFYING THEIR PURPOSE. THE NOMINAL HEIGHT OF KNOX BOX INSTALLATION SHALL BE FIVE 60" A.F.F. ABOVE GRADE.
 - 11.0 CONTACT THE SEASIDE FIRE DEPARTMENT AT 1-831-896-6790.
 - 12.0 A LABELED KEY IS REQUIRED AT END OF THE PROJECT THAT CAN BE PLACED IN THE KNOX BOX FOR ACCESS TO THE STRUCTURE BY THE SEASIDE FIRE DEPARTMENT IN THE EVENT OF AN EMERGENCY AFTER HOURS.
 - 13.0 ANY PROPOSED MODIFICATIONS TO EXISTING ROOFTOP HVAC UNITS WILL NOT BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY OR SCREENED VISIBLE.
 - 14.0 ANY NEW SIGNAGE WILL BE SUBMITTED UNDER A SEPERATE BUILDING PERMIT AND WILL NEED TO BE IN COMPLIANCE WITH SEASIDE BUILDING AND ZONING ORDINANCES.
 - 15.0 NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLES 307.1(1) AND 307.1(2).
 - 16.0 AT RESTROOMS, PROVIDED HARD, NON-ABSORBENT WALL AND FLOOR FINISHES WITHIN 2FT OF WC, URINALS, SINKS, PER CBC SECTIONS 1209.2.2 AND 11B-302, MIN. CERAMIC TILE FINISH SHALL BE 4FT.

SEASIDE BUILDING CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SEASIDE ZONING ORDINANCE

ZONING CODE : CRG - REGIONAL COMMERCIAL

CBC CODE ANALYSIS - EXISTING BUILDING

TENANT SPACE WITH PROPOSED BUSINESS GROUP-B

TENANT SPACE 3437SF INCLUDES DENTAL OFFICE OCCUPANCY LOAD PER EACH ROOM WITH TOTAL OF 50 OCCUPANTS PER CBC TABLE 1004.5 (SEE OCCUPANCY LOAD TABLE SHT A2.0)

SECTION 506 ALLOWABLE AREA ANALYSIS:

THIS IS SINGLE STORY BUILDING AT VB CONSTRUCTION, PER TABLE 506.2 BUSINESS OCCUPANCY IS ALLOWED WITH SPRINKLER SYSTEM 36,000 SF AND MERCANTILE WITH SPRINKLER IS ALLOWED 36,000SF.

TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. VB	
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 1006.3.2	2 EXITS PROVIDED	LESS THAN 500 OCCUPANTS
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1017.2	300 FT.	OCCUPANCY TYPE B WITH SPRINKLER SYSTEM
MINIMUM WIDTH OF EXITS	SECTION 1024.2	36" DOOR 44" MIN PASSAGEWAYS	SEE PLANS
SWING OF EXITS	SECTION 1010.1.2.1	SWING WITH DIRECTION OF EGRESS (OUT)	SEE PLANS

OCCUPANT LOAD EXCEED 50, THE REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1 BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM), EXCEPT THAT EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN WIDTH. THE MINIMUM WIDTH OR REQUIRED CAPACITY OF EXIT PASSAGEWAYS SHALL BE UNOBSTRUCTED, CBC 1024.2

2019 CALIFORNIA PLUMBING CODE

BUSINESS OCCUPANTS: 3437SF DENTAL OFFICE, PER CPC TABLE 422.1, TABLE A, (OCCUPANT LOAD TABLE) IN OFFICE OCCUPANCY - 200SQFT/PERSON = 3437SF/200SF = 17.2 OCCUPANTS

17.2 OCCUPANTS, PER CPC TABLE 422.1, TABLE A

TOTAL OF 9 MALE AND 9 FEMALE OCCUPANTS

	CODE REQUIRED	BUILDING PROVIDED
WC	1(MALE), 1(FEMALE)	2 WC (MALE)(FEMALE)
URINALS	1(MALE)	1 URINALS PROVIDED
LAVATORIES	1(MALE), 1(FEMALE)	2 LAV (MALE)(FEMALE)
SHOWER	NOT REQUIRED	
DRINKING FOUN.	1 PER 100 OCC.	2 DRINKING FOUNTAINS
SERVICE SINK	1 SERVICE SINK FLOOR	1 PROVIDED

NOTE : PER SECTION 415.2, DRINKING FOUNTAINS ARE NOT REQUIRED FOR OCCUPANCIES BELOW 30

OSHPD COMPLIANCE IS NOT REQUIRED, THIS IS A MEDICAL OFFICE BUILDING ONLY.

GREEN BUILDING NOTES

- 1.0 THE MANDATORY PROVISIONS OF THE GREEN BUILDING STANDARDS CODE SHALL APPLY TO NEW BUILDINGS, BUILDING ADDITIONS OF 1,000 SQ. FT. OR GREATER AND/OR ALTERATIONS WITH A PERMIT VALUATION OF \$200,000 OR ABOVE.
- 2.0 ADDITIONS/ALTERATIONS TO A BUILDING OR TENANT SPACE SHALL PROVIDE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST, MERCURY CONTAINING THERMOSTATS, AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS, SEE LIST OF PROHIBITED UNIVERSAL WASTE SHT, D1.0.
- 3.0 CONFIRM TO COVER DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION PER SECTION 5,504.3 CGBC.
- 4.0 GC CONFIRM TO COMPLY WITH MATERIAL POLLUTION CONTROL PER SECTION 5,504.4CGBC.
- 5.0 PER CALGREEN SECTION 5,303.3.4.1, LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.
- 6.0 PER CALGREEN SECTION 5,303.3.4.2, KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.

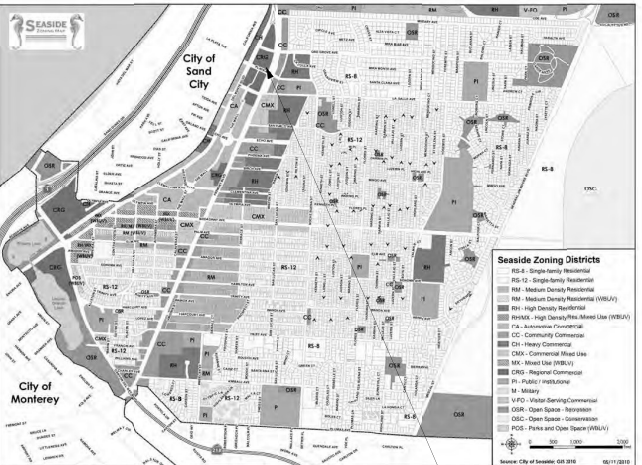


BUILDING EXTERIOR



1957 FREMONT BLVD., SEASIDE, CA 93955

SITE MAP



1957 FREMONT BLVD., SEASIDE, CA 93955

ZONING DISTRICT : CRG - REGIONAL COMMERCIAL

ZONING MAP

INDEX TO DRAWING LIST

SHEET NUMBER	SHEET NAME
T1.0	COVER PAGE, CODE REVIEW, GENERAL NOTES
T1.1	STRUCTURAL AND MATERIAL GENERAL NOTES AND SPECIFICATIONS, ADA SIGNAGE
T1.2	GREEN BUILDING MEASURES
T1.3	CONSTRUCTION WASTE MANAGEMENT FORMS
D1.0	DEMOLITION FLOOR PLAN, DEMOLITION NOTES
A1.0	SITE PLAN EXHIBIT
A1.1	SITE DETAILS
A2.0	FLOOR PLAN, FLOOR PLAN NOTES
A2.1	CEILING PLAN, CEILING PLAN NOTES
A3.0	ELEVATIONS, DOOR SCHEDULE, ENLARGED PLANS
A3.1	VIEWS, ROOM FINISH SCHEDULE, GLAZING SCHEDULE, PARTITION NOTES, DETAILS
A3.2	SUSPENDED ACOUSTIC CEILING DETAILS, LADDER DETAIL
A3.3	WOOD FRAMED SUPPORTED ACOUSTICAL CEILING SYSTEM
M1.0	VENTILATION SCHEDULE, EXHAUST FAN SCHEDULE, ROOFTOP UNIT SCHEDULE
M2.0	MECHANICAL PLAN, MECHANICAL NOTES
M3.0	MECHANICAL DETAILS
P1.0	PLUMBING PLAN - SANITARY, PLUMBING NOTES
P1.1	PLUMBING PLAN - DOMESTIC WATER, PLUMBING NOTES
P1.2	DENTAL VACUUM AND AIR, EQUIPMENT SCHEDULE
P2.0	SANITARY PIPING ISOMETRIC, DRAINAGE FIXTURE UNIT COUNTS
P2.1	DOMESTIC WATER PIPING ISOMETRIC, WATER FIXTURE UNIT COUNTS
P3.0	PLUMBING DETAILS
P3.1	PLUMBING DETAILS
E1.0	LIGHTING FIXTURE SCHEDULE, ELECTRICAL SINGLE LINE
E2.0	ELECTRICAL LIGHTING PLAN, ELECTRICAL NOTES
E3.0	ELECTRICAL POWER PLAN, ELECTRICAL POWER NOTES, PANEL SCHEDULES
E4.0	ELECTRICAL ROOF POWER PLAN, ELECTRICAL ROOF KEYED NOTES
E-T24	INDOOR LIGHTING COMPLIANCE

SCOPE OF WORK

- 1.0 DEMOLITION OF EXISTING FINISHES AS SHOWN ON THE DEMOLITION PLAN.
- 2.0 INTERIOR TENANT IMPROVEMENT OF COMMERCIAL LEASE SPACE ON GRADE LEVEL.
- 3.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE (10) TEN DENTAL EXAM ROOMS, (2) TWO NEW TOILET ROOMS, AND SUPPORT SPACES, NEW MECHANICAL DIFFUSERS, NEW ELECTRICAL, AND NEW PLUMBING FIXTURES WILL BE ADDED, ALL TIED TO EXISTING SERVICE, NEW FURNITURE AND MILLWORK TO BE APPROVED BY TENANT.
- 4.0 EXISTING ELECTRICAL PANELS TO REMAIN, NEW ELECTRICAL LAYOUT WITH NEW LIGHT FIXTURES TO BE TIED TO PANELS, SEE ELECTRICAL DRAWINGS FOR DETAILS.
- 5.0 THE PLUMBING SERVICE TO THE SUITE IS TO REMAIN EXISTING, (10) TEN NEW DENTAL SINKS AND TWO (2) NEW TOILET ROOM ARE TO BE ADDED IN SUITE AREA, EXISTING WATER LINE TO THE SUITE WILL REMAIN AND TIED OVERHEAD TO MAIN WATER LINE IN THE CEILING, SEE PLUMBING DRAWINGS FOR DETAILS.
- 6.0 THE EXISTING HVAC SYSTEM IS TO REMAIN WITH EXISTING ROOF TOP UNITS, NEW DIFFUSERS AND DUCTWORK TO BE ADDED TO FIT NEW OFFICE LAYOUT, SEE MECHANICAL DRAWINGS FOR DETAILS.

MATERIAL LEGEND

	EARTH		EXISTING MASONRY
	GRANULAR FILL		STEEL
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	C.M.U.		GYPSUM BOARD

SYMBOL LEGEND

	ELEVATION MARKING		ELEVATION - SEE SHEET A8.1
	REVISION		PARTITION TYPE - SEE SHEET A8.0
	LARGE SCALE DETAIL		DOOR MARK - SEE DOOR SCHEDULE
	DETAIL		WINDOW MARK - SEE WINDOW SCHEDULE
	SHEET NUMBER		DEMOLITION KEYNOTE
	SECTION		LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
	SHEET NUMBER		SMOKE DETECTOR
	WALL SECTION		CARBON MONOXIDE DETECTOR
	SHEET NUMBER		

DATE: 02-03-23

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL REQUIREMENTS & BUILDING CODE SEASIDE, CALIFORNIA

COPYRIGHT 2023 BY FORMA, INC

INTERIOR TENANT IMPROVEMENTS
CALI DENTAL - SEASIDE

CALIFORNIA ARCHITECT
JIMMY L. POWERS
LICENSE NUMBER C43347

ISSUED FOR
PERMIT
C043923
JOB #

22044

COVER PAGE, CODE REVIEW,
GENERAL NOTES, SCOPE OF
WORK, DRAWING INDEX

T1.0

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

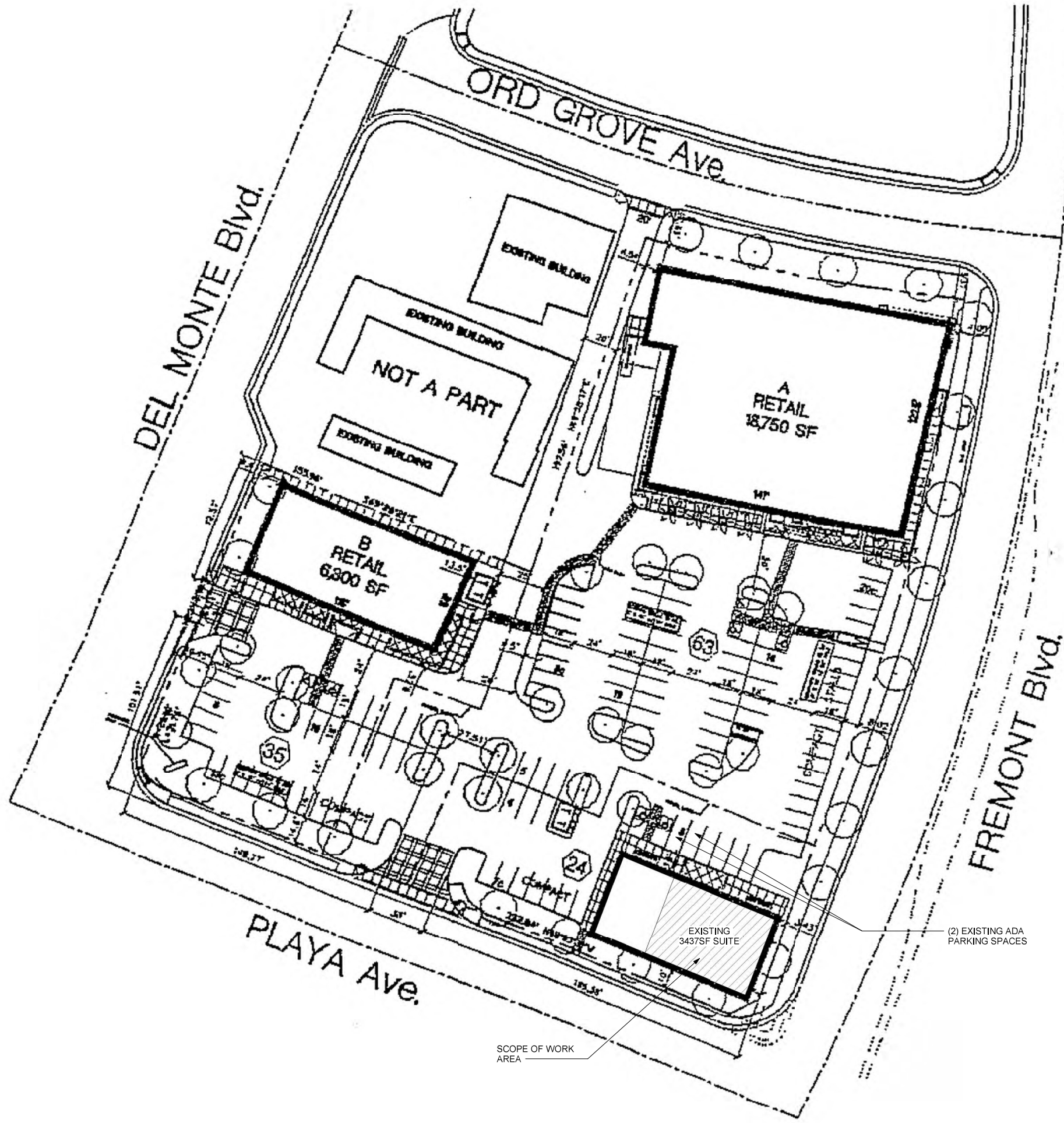
FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.
designed, prepared the drawings
for construction of the project shown in
these plans. These plans are not to be
reproduced, copied, or used in any form
without the prior written consent of
the architect. The project is subject to
change.

FORMA, Inc.<



SITE PLAN PERMIT NOTES

1.0 ACCESSIBLE PATH TO BE MINIMUM 4 FEET WITH A CROSS SLOPE OF MAXIMUM 2.08% (1:48) AND RUNNING SLOPE OF MAXIMUM 5% (1:20) PER CBC 11B-502.3 AND 502.5

2.0 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH 11B-705 AND 11B-406.

3.0 ACCESSIBLE PARKING SPACE AND ACCESS AISLE TO HAVE SLOPE OF NOT MORE THAN 2% IN ANY DIRECTION.

4.0 A CURB OR WHEEL STOP MUST BE PROVIDED IF REQUIRED TO PREVENT ENCRoACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES PER 11B-502.7.2

5.0 ACCESSIBLE PARKING LOADING-UNLOADING ACCESS AISLE SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINE SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.

6.0 THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY PER CBC 11B-502.3.3.

7.0 ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND, THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE PER CBC 11B-502.6.

8.0 AN ADDITIONAL LANGUAGE OR SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST BE PROVIDED STATING "MINIMUM FINE \$250" PER 11B-502.6.2.

9.0 VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL LANGUAGE STATING "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY PER 11B-502.6..

10.0 EACH ACCESSIBLE CAR AND VAN SPACE MUST HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER CBC 11B-502.6.4.1 OR 11B-502.6.4.2. PLEASE CLEARLY PROVIDE DETAIL OF THIS IDENTIFICATION.

11. PROVIDE ADDITIONAL SIGN REQUIRED AT EITHER 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. THE SIGN SHALL NOT BE LESS THAN 17" WIDE X 22" HIGH IN LETTERS WITH A MINIMUM HEIGHT OF 1" STATING "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____" PER CBC 11B-502.8.

EXISTING SITE PLAN EXHIBIT



INTERIOR TENANT IMPROVEMENTS
CALI DENTAL - SEASIDE

1967 FREMONT BLVD., SEASIDE, CA 93955

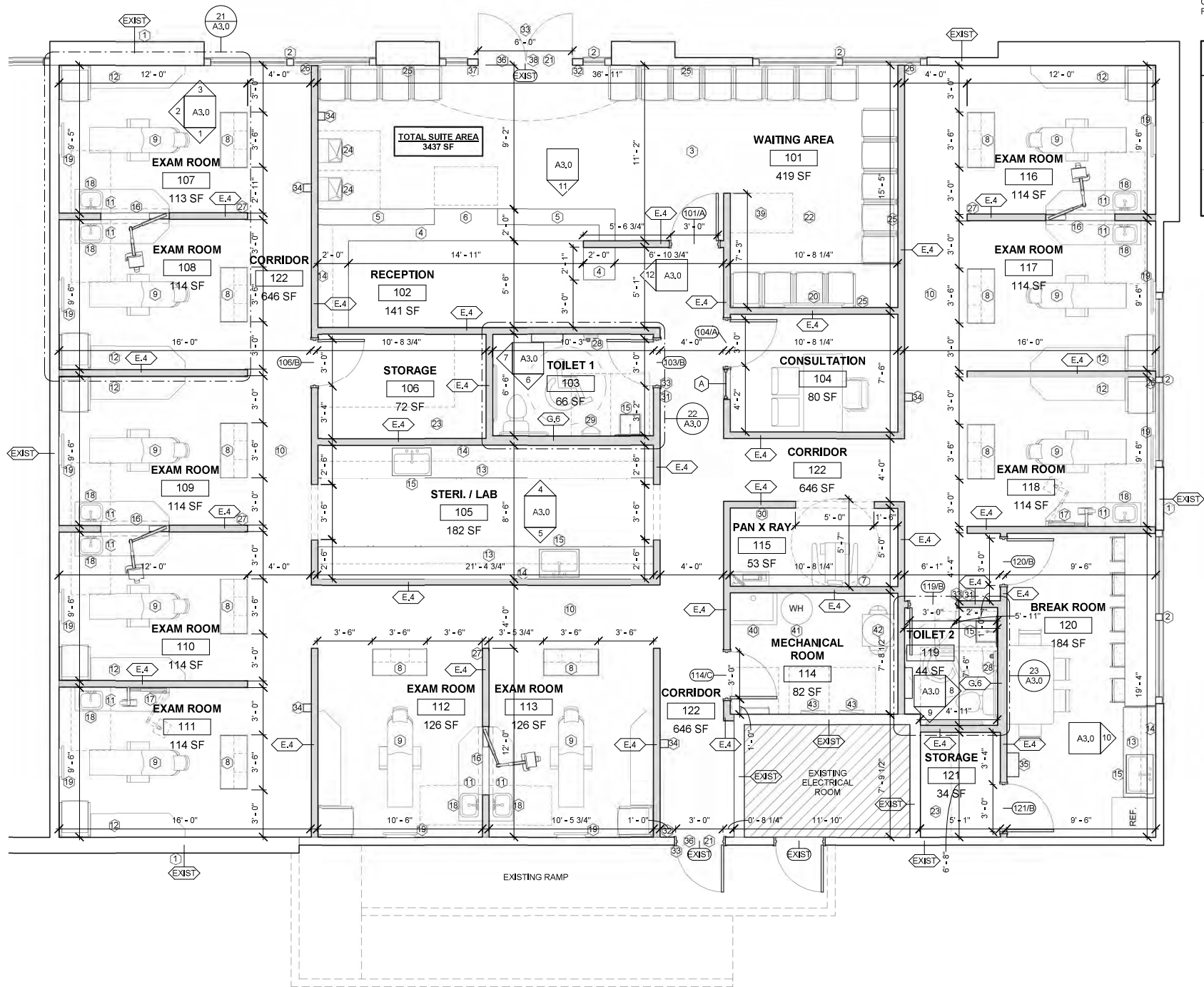


ISSUED FOR PERMIT
02/09/23
JOB #
22044
SITE PLAN

A1.0

COPYRIGHT 2023 BY FORMA, INC. ©

OCCUPANT LOAD CHART (PER 2019 CBC TABLE 1004.5)							OCCUPANT LOAD CHART (PER 2019 CBC TABLE 1004.5)						
ROOM #	ROOM NAME	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	ROOM AREA	TOTAL LOAD PER ROOM	REMARKS	ROOM #	ROOM NAME	OCCUPANCY TYPE	OCCUPANT LOAD FACTOR	ROOM AREA	TOTAL LOAD PER ROOM	REMARKS
101	WAITING AREA	WAITING AREA	15 NET	419	21	PER SEC. 1004.4 THE ROOM COUNT IS BASED ON FIXED CHAIR COUNT	113	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	126	1.3	
102	RECEPTION	BUSINESS AREA	100 GROSS	141	1.4		114	MECH. ROOM	ACCESSORY STOR.	300 GROSS	82	0.3	
103	TOILET 1			66			115	PAN X RAY	OUTPATIENT AREAS	100 GROSS	53	0.5	
104	CONSULTATION	BUSINESS AREA	100 GROSS	80	0.8		116	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1	
105	STERIL/LAB	OUTPATIENT AREAS	100 GROSS	182	1.8		117	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1	
106	STORAGE	ACCESSORY STOR.	300 GROSS	72	0.2		118	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1	
107	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	113	1.1		119	TOILET 2			44		
108	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1		120	BREAK ROOM	ASSEMBLY	15 GROSS	184	12.3	
109	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1		121	STORAGE	ACCESSORY STOR.	300 GROSS	34	0.1	
110	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1		122	CORRIDOR			646		
111	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	114	1.1								
112	EXAM ROOM	OUTPATIENT AREAS	100 GROSS	126	1.3								
TOTAL SUITE OCCUPANT LOAD							50 OCCUPANTS						



1 FLOOR PLAN
1/4" = 1'-0"

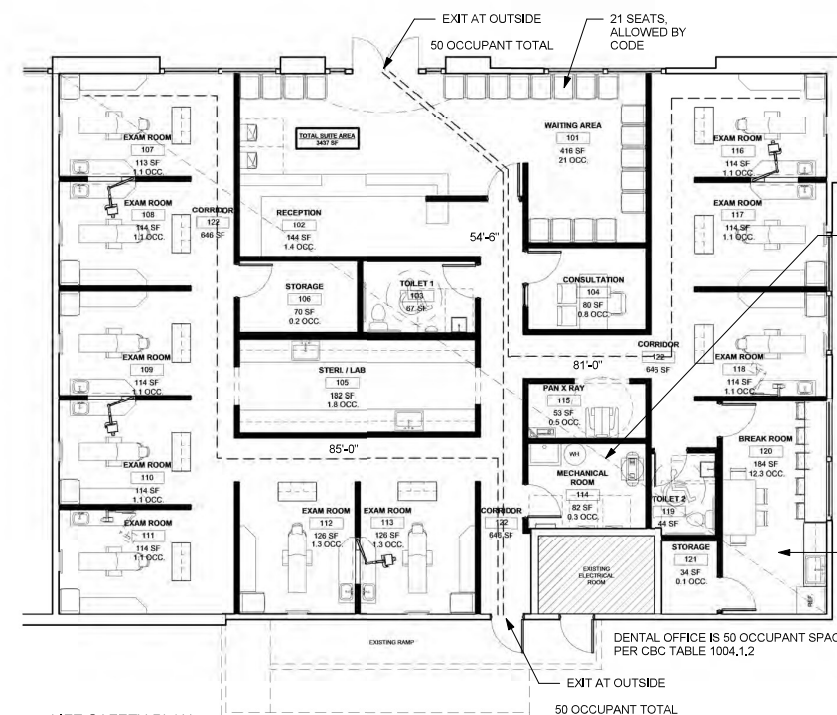
FLOOR PLAN NOTES

TEMPERED GLASS IN ALL DOORS AND SIDELITES AND AS REQUIRED BY CODE.
 PROVIDE KEYLESS HARDWARE IN DIRECTION OF EGRESS.
 INTERIOR FINISHED SHALL BE CLASS 1, Q-25 FSR.
 THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS AND ADA/ADAAG REQUIREMENTS PER CBC CH 11B.
 ALL DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOOR REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, CBC 1010.1.3.2 & 11B-404.2.7.
 ALL THRESHOLDS AT DOORS SHALL BE 1/2" HIGH MAXIMUM WITH SLOPE.
 DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM, CBC 11B-404.2.8.1.
 MAXIMUM WATER TEMPERATURE TO BE 110 F AND ALL EXPOSED PIPES AND SURFACES SHALL BE WRAPPED WHEN A HEAT HAZARD EXISTS.
 PROVIDE SIGNAGE PER CBC 11B-703 AT ALL ACCESSIBLE TOILET ROOMS AND/OR EXITS AS REQUIRED.
 GRAB BARS (1 1/2" DIA.) SHALL BE CAPABLE OF SUSTAINING A 250 LBS FORCE AT ANY POINT.
 TOILET SEATS SHALL BE OPEN FRONT AND SHALL BE MADE OF ANTIMICROBEAL PLASTIC MATERIAL.
 PROVIDE WOOD BLOCKING IN ALL WALLS TO RECEIVE MILLWORK, RESTROOM, AND OTHER ACCESSORIES.
 GC, CONFIRM TO ADD IN WALL BLOCKING/BACKING FOR SERVER RACKS, XRAY UNITS, PAN-CEPH TV'S, CHECK OUT MONITORS, RESTROOM SINKS AND WALL MOUNTED SINKS, CABINETS AND WALL CABINETS, HAND DRYERS, PLUMBING FIXTURES AS NEEDED, TYP.

WALL TYPE LEGEND : SEE FULL WALL TYPE DESCRIPTIONS ON SHT. A3.1	
B.4	PARTITION (NON-RATED) METAL STUD WIDTH 3-5/8" (5/8" TYPE 'X' DRYWALL)- OVERALL DIM 4-7/8"
E.4	PARTITION (NON-RATED) METAL STUD WIDTH 3-5/8" (5/8" TYPE 'X' DRYWALL)- OVERALL DIM 4-7/8"
G.6	PARTITION (NON-RATED) PLUMBING METAL STUD WIDTH 6"- (5/8" TYPE 'GREEN' DRYWALL)- OVERALL DIM 7-1/4"

KEYNOTES - FLOOR PLAN

- CONFIRM EXISTING EXTERIOR WALL IS NOT DAMAGED. REPAIR AS NEEDED, APPROVED BY OWNER.
- EXISTING ALUMINUM STOREFRONT WINDOWS AND DOORS TO REMAIN UNLESS OTHERWISE NOTED, CONFIRM PROPER FUNCTION, TYP.
- ELECTRICAL AND LOW-VOLTAGE CONTRACTORS SHALL VERIFY ALL REQUIREMENTS WITH TENANT AND DENTAL EQUIPMENT SUPPLIER PRIOR TO BID AND ROUGH-IN. THIS SHALL INCLUDE BUT NOT BE LIMITED TO RECEPTACLE LOCATIONS AND MOUNTING HEIGHTS, INDEPENDENT GROUNDING REQUIREMENTS, DEDICATED CIRCUIT LOCATIONS, DATAPHONE CONNECTIONS AND TV CONNECTIONS.
- PLASTIC LAMINATE COUNTERTOP @ 30" A.F.F. MAX.
- PLASTIC LAMINATE TRANSACTION COUNTER @ 42" A.F.F. WITH WALL COVERING ON WAITING AREA SIDE OF KNEE WALL. VERIFY COLORS AND ALLOWANCE WITH OWNER PRIOR TO SUBMITTING BID.
- PROVIDE ACCESSIBLE TRANSACTION COUNTER @ 30" A.F.F. MAINTAIN A MINIMUM WIDTH OF 36" AND CLEAR WHEELCHAIR AREA OF 30" WIDE X 48" DEEP.
- PROVIDE IN-WALL BLOCKING AT THIS LOCATION FOR INSTALLATION OF WALL-MOUNTED PAN-CEPH UNIT BY BELRAY OR EQUAL, G.C. COORDINATE WITH MANUFACTURER ADDITIONAL WALL BLOCKING, CONFIRM LOCATION AND MOUNTING HEIGHT WITH TENANT. CONFIRM TO PROVIDE 3/4" WALL PLYWOOD SHEATHING AT ENTIRE WALL. SEE DETAIL 4/A2.1 FOR BLOCKING DETAIL. SEE ELECTRICAL DRAWINGS.
- DENTAL REAR DELIVERY UNIT WITH AIR AND VACUUM LINES. PROVIDE DATA AND ELECTRIC, BY GC OR APPROVED EQUAL. SEE MPE DRAWINGS.
- DENTAL SEAT SYSTEM WITH UNDER SLAB POWER SUPPLY TO BE PROVIDED BY MID-MARK DENTAL OR APPROVED EQUAL BY TENANT. ADJUSTABLE AND ROTATING DENTAL CHAIR.
- 1-1/2" VACUUM & 1/2" AIR LINES BELOW SLAB. PROVIDE STONE BACKFILL. SEE VACUUM PLANS FOR EXACT PIPE SIZES.
- BASE CABINET WITH PLASTIC LAMINATE COUNTERTOP AND STAINLESS STEEL SINK AT 33" A.F.F. MAXIMUM. SEE PLUMBING DRAWINGS.
- PLASTIC LAMINATE COUNTER WITH BASE & WALL CABINETS. T/COUNTER @ 33" A.F.F.
- PLASTIC LAMINATE COUNTER AND STEEL SINK WITH BASE AND WALL CABINETS, T/COUNTER @ 34" A.F.F. MAX. AND T/WALL CABINETS @ 7'-0" A.F.F.
- WALL MOUNTED CABINETS, CONFIRM TO PROVIDE IN-WALL BLOCKING.
- PROVIDE ADA-APPROVED COVERING ON ALL EXPOSED PIPES.
- PROVIDE 52-1/2" HIGH AND 50-1/2" WIDE ROUGH OPENING FOR X-RAY CABINET @ 42" A.F.F. VERIFY X-RAY EQUIPMENT ROUGH-IN AND INSTALLATION REQUIREMENT WITH EQUIPMENT SUPPLIER. SUPPLIER TO CONFIRM LOCATION AND MOUNTING HEIGHTS WITH TENANT. PROVIDE MFR. REQUIRED IN WALL BLOCKING, TYP.
- X-RAY EQUIPMENT MOUNTED @ 42" A.F.F. PROVIDE IN WALL BLOCKING AT X-RAY LOCATION. VERIFY X-RAY EQUIPMENT ROUGH-IN AND INSTALLATION REQUIREMENT WITH EQUIPMENT SUPPLIER. SUPPLIER TO CONFIRM LOCATION AND MOUNTING HEIGHTS WITH TENANT.
- PROVIDE A CLEAR FLOOR SPACE 30" BY 48" POSITIONED FOR A FORWARD APPROACH PROVIDING KNEE AND TOE CLEARANCES AT ALL SINKS IN EXAM ROOMS.
- WALL-MOUNTED TELEVISION @ 72" A.F.F. OR AS APPROVED BY TENANT, T.V. AND BRACKET PROVIDED BY TENANT, BACKING AND BRACKET INSTALLATION BY GENERAL CONTRACTOR. RECEPTACLE, CABLE, AND DATA CONNECTIONS BY ELECTRICAL AND LOW-VOLTAGE CONTRACTORS. VERIFY EXACT QUANTITIES AND LOCATIONS IN THE FIELD. SEE ELECTRICAL DRAWINGS.
- WALL-MOUNTED TELEVISION @ 96" A.F.F. OR AS APPROVED BY TENANT, T.V. AND BRACKET PROVIDED BY TENANT, BACKING AND BRACKET INSTALLATION BY GENERAL CONTRACTOR. RECEPTACLE, CABLE, AND DATA CONNECTIONS BY ELECTRICAL AND LOW-VOLTAGE CONTRACTORS. VERIFY EXACT QUANTITIES AND LOCATIONS IN THE FIELD. SEE ELECTRICAL DRAWINGS.
- ALL EXISTING DOORS TO BE VERIFIED FOR PROPER HARDWARE FUNCTION. DOOR FINISH SHALL MATCH THE REST OF THE DOORS.
- WAITING AREA FIXED SEATING, 21 SEATS SHALL BE ATTACHED TO FLOOR.
- PROVIDE FIVE (5) LEVELS OF SHELVING @ 2'-0" DEPTH IN STORAGE ROOMS 106 & 121. SHELVING BUILT OUT OF 2X4 FRAMING WITH PLYWOOD AND PAINTED.
- NEW OR RELOCATED HIGH AND LOW WATER FOUNTAIN AT THIS LOCATION. THE LOW DRINKING FOUNTAIN SPOUT OUTLET SHALL BE AT 34" A.F.F. AND THE HIGH DRINKING FOUNTAIN SHALL BE BETWEEN 38" TO 42" A.F.F. PER CBC SECTION 11B-602 AND FIGURE 11B-602.5. SEE PLUMBING DRAWINGS. CONFIRM TO PROVIDE 30"x48" CLEAR ACCESSIBLE AREA. SEE DETAIL 7/A3.2. EXISTING DRINKING FOUNTAINS FROM THE REAR AREA CAN BE REUSED IF THEY WORK PROPERLY. ARE NOT DAMAGED AND NEED TO MEET ACCESSIBILITY REQUIREMENTS. SEE DETAIL 7/A3.2.
- WAITING AREA WALLS TO RECEIVE CHAIR RAILS MOUNTED AT 30" A.F.F.
- CONFIRM TO PROVIDE END WALL ALUMINUM CAP AT AREA FACING WINDOWS STOREFRONT, TYP.
- E.4 WALL TYPE AT X-RAY WALL TO BRACE TO STRUCTURE ABOVE. SEE SHT. A3.1
- WALL-MOUNTED HAND DRYER AT 40" A.F.F. SEE ELECTRICAL DRAWINGS.
- WALL-MOUNTED URINAL WITH IN-WALL BACKING MIN 16GA" WIDE. SEE PLUMBING DRAWINGS.
- PROVIDE (2) HOOKS AT 48" A.F.F. FOR LEAD APRON, 16" O.C. WITH 16GA 6" WIDE IN-WALL BACKING, TYP.
- PROVIDE ACCESSIBLE SIGNAGE FOR PROPOSED SINGLE USE TOILET ROOMS. SEE DETAILS SHT. T1.1
- PROVIDE TACTILE EXIT SIGNS AT ALL GRADE LEVEL EXTERIOR EXIT DOORS. THE "EXIT" TACTILE SIGN SHALL BE MOUNTED AT 48" A.F.F. AND 9" OFF DOOR LATCH SIDE ON SIGN CENTER, TYP. SEE TACTILE SIGN DETAIL ON SHEET T1.1
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- PROVIDE FIRE EXTINGUISHER - MIN 10 LB TYPE UL RATING, 4A:60BC, LOCATE MAX 75 FT APART.
- DESIGNATED RECYCLING AREA TO COMPLY WITH 2019 CALGREEN BUILDING STANDARD SECTION 5.410.1, SEE SHEET G1002
- PROVIDE MIN. 60" CLEAR LEVEL LANDING AT PRIMARY ENTRY AND EXIT DOORS.
- ENTRANCE SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. CBC 11B-206.4 & 11B-703.7.2.1
- MAIN EXIT DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. HOWEVER, IF THE MAIN EXTERIOR DOOR IS EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE: (A) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; (B) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" INCH HIGH ON A CONTRASTING BACKGROUND. CBC 1010.1.3.3
- (1) WHEEL CHAIR SPACE 30" X 48" PER 5% OF PROPOSED 21 CHAIRS, CBC 11B-805.3.1
- NEW MOP SINK. SEE PLUMBING DRAWINGS.
- NEW WATER HEATER. SEE PLUMBING DRAWINGS FOR SPECS AND STRAPPING DETAILS.
- AIR COMPRESSOR SYSTEM BY MID-MARK DENTAL OR APPROVED EQUAL BY OWNER. VACUUM PUMP WITH FILTER AMALGAM SEPARATOR CONNECTION FOR DENTAL DRY VACUUM SYSTEM BY MID-MARK DENTAL OR APPROVED EQUAL BY OWNER STACKED ABOVE COMPRESSOR. SEE MPE DRAWINGS.
- EXISTING ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS. CONFIRM TO PROVIDE MIN. 36"x36" CLEAR SPACE TO ACCESS PANEL.



PER CBC 1007.1.1 THE DIAGONAL DIMENSION OF THE SUITE IS 65'-6", WITH SPRINKLER SYSTEM, ALLOWED MINIMUM EXIT SEPARATION IS 42'-0". THIS SUITE HAS SPRINKLER SYSTEM PROVIDED. THE ACTUAL EXITS ARE SEPARATED BY 54'-6" DISTANCE

DENTAL OFFICE IS 50 OCCUPANT SPACE. PER CBC TABLE 1004.1.2

INTERIOR TENANT IMPROVEMENTS CALI DENTAL - SEASIDE

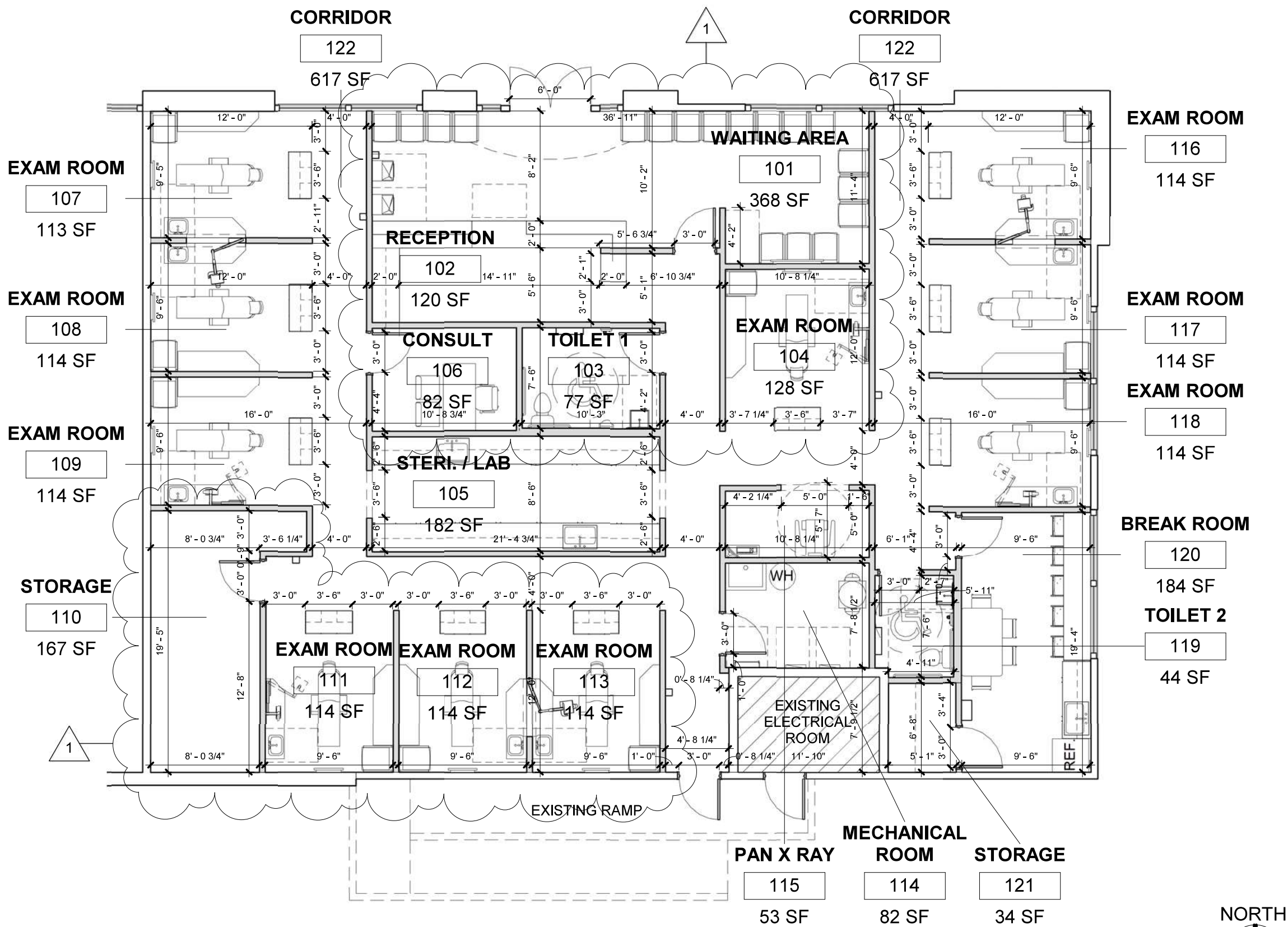
1967 FREMONT BLVD., SEASIDE, CA 93955



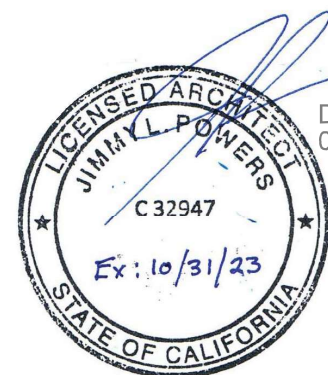
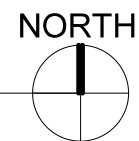
ISSUED FOR PERMIT 004923 JOB # 22044 FLOOR PLAN, FLOOR PLAN NOTES

A2.0

COPYRIGHT 2023 BY FORMA, INC. ©



① FLOOR PLAN (11X17)
1/8" = 1'-0"



INTERIOR TENANT
IMPROVEMENT
1957 FREMONT BLVD.,
SEASIDE, CA 93955

CALIFORNIA ARCHITECT
JIMMY L. POWERS
LICENSE NUMBER
C-32947

ISSUED WITH
OWNER'S CHANGES
02-28-23

JOB #
22044

ASK-01



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: May 24, 2023

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. AR-23-07: PAULA MERINO, PROPERTY OWNER, AND CHRISTINA ANDRESS AND MICHAEL MERINO, APPLICANTS, REQUEST ARCHITECTURAL REVIEW APPROVAL TO UPDATE THE FACADE FOR THE COMMERCIAL PROPERTY LOCATED AT 1351 FREMONT BLVD (APN 011-332-011) IN THE COMMUNITY COMMERCIAL ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PURPOSE & RECOMMENDATION

The purpose of this item is to consider the Architectural Review application to allow for the installation of lights and new awnings of a different color on the exterior of the mixed-use building in accordance with Seaside Municipal Code (SMC) Section 17.62.030.B.8.

BACKGROUND

Built in 1936 on a 4250 square foot (sf.) lot, the building at 1351 Fremont is 2260 sf. in area and is both a commercial building and a legal nonconforming residence. The commercial portion, the subject of this Architectural Review, fronts both Fremont Boulevard and Hamilton Avenue.

Located in the Community Commercial (CC) zone, the immediate surrounding uses are all commercial and in the same zone. To the north is 7-Eleven, to the west is Monterey Halal Market, and to the south is Rooter King and Ink Press Studios. East across Fremont Boulevard is a mix of commercial uses. To the west, beyond the Monterey Halal Market, the RS-12 Single Family Residential zone begins. Attachment 2 Location Map shows the relative location.

ARCHITECTUREAL REVIEW REQUIRED

Approved October 7th, 2009, BAR-09-14 involved creating a new façade appearance, including decorative wall lighting and black fabric awnings among other improvements. The current project modifies the awnings to a substantially different color and as such cannot be approved by the Director via SMC 17.64.090.C. Therefore, the request has been referred to the original review authority, Architectural Review, for review and final action.

Project Description

The proposed project installs new awnings and replacement lights, both already installed. The new awnings are striped yellow. Two types of lights are proposed: under-awning lights and up-down decorative lights. Both the awnings and the lights are shown in Attachment 3 Daytime Photos. Attachment 4 Nighttime Photos shows the light throw of the up-down decorative lights.

Analysis

The bright yellow of the awnings provides a pleasing contrast to the painted-black parapet and white stucco walls, while the existing stacked stone veneer provides visual ballast to ground the entire appearance.

The lights are a like-for-like replacement according to the electrician's letter in Exhibit A. However, as shown in Attachment 4, the upward field of light extends past the parapet to shine into the night sky.

SMC 17.30.070.C states:

Position of light fixtures. All lighting fixtures shall be properly directed, recessed, and fully shielded (e.g., downward and away from adjoining properties) to reduce light bleed and glare onto adjacent properties or public rights-of-way, by:

1. Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and
2. Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.

Therefore, the upwards shining lights must be shielded or confined to the subject site. Per Attachment 4 Nighttime Photos, the fields of light are not fully captured by the overhanging parapet. Staff recommends conditioning approval on one of the following options: adjusting or shielding the light, capping or otherwise disabling the upward-shining light, or requiring the up-down lights be extinguished after 10 PM.

Conditions of Approval

1. Prior to issuance of Building Permits or Electrical Permits, the applicant shall submit in writing a plan with any necessary supporting documents to comply with one of the

three following conditions:

- a. Adjust the upward facing lights or install shielding to confine the light to the property.
- b. Cap or otherwise disable the upward facing light.
- c. Extinguish the up-down lights after 10 PM.

ATTACHMENTS

- 1. Attachment 1 Draft Resolution
 - 2. Exhibit A Electrician's Letter
 - 3. Attachment 2 Location Map
 - 4. Attachment 3 Daytime Photos
 - 5. Attachment 4 Nighttime Photos
 - 6. Attachment 5 BAR-09-14 Staff Report
 - 7. Attachment 6 Board of Architectural Review Minutes October 07, 2009
-

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPROVAL TO ALLOW UPDATING THE FACADE FOR THE MIXED-USE PROPERTY LOCATED AT 1351 FREMONT BOULEVARD (APN 011-332-011) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, Paula Merino, property owner, and Christina Andress and Michael Merino, applicants, are requesting approval of Architectural Review Application AR-23-07 to allow for the installation of new awnings and replacement lights for the mixed-use property located at 1351 Fremont Boulevard (APN 011-332-011) in the Community Commercial (CC) zoning district; and

WHEREAS, the proposed project requires Planning Commission approval of Architectural Review pursuant to Seaside Municipal Code 17.64.090.C; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following, approving Architectural Review Application AR-23-07:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301(A) (Existing Facilities) of the CEQA Guidelines.

Evidence: The proposed project would add no floor area.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Architectural Review No. AR-23-07 subject to the following terms and conditions:

Project Specific:

1. Prior to issuance of Building Permits or Electrical Permits, the applicant shall submit in writing a plan with any necessary supporting documents to comply with one of the three following conditions:
 - a. Adjust the upward facing lights or install shielding to confine the light to the property,
 - b. Cap or otherwise disable the upward facing light, or
 - c. Extinguish the up-down lights after 10 PM.

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 24th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

ARCHITECTURAL REVIEW APPLICATION No. AR-23-07

PC RESOLUTION No. ____

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside.

Applicant's Signature

Date

Property Owner's Signature

Date

Balthrop electric

Lic # 828400

831-917-1899 cell

P.O. Box 7008

Spreckels cal 93962

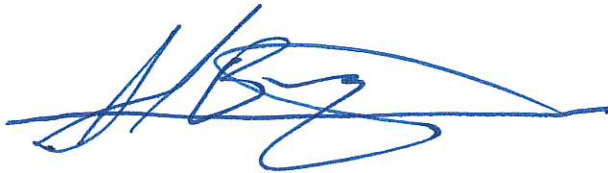
To. City of seaside. In regards to 1351. North Fremont st. Upper and lower. Exterior light. Job.

I only. Changed out. Upper lights. With. New. Similar lights. The new lights are high efficiency led. Lights 10 watt. Exhibit. A. Type. The old lights. We're. Same type up and down light throw.

But they were 50 watt. Quarts. Light same color as. New ones. 3000 k. The Wiring was there already. Just swapped out light for light. 9 total. On exterior of building. You can see there is no new conduit work. Anywhere.

The. Lower lights under awnings. We're 4 ft. 3000 k. 64 watt flouresent. Type. Old. Weathered lights. I changed out. All of them to exhibit b. Type. Led. Wall washer type. High efficiency type led. Weatherproof. Leds are up inside light. So. There's no. Polluting. Light. To meet the dark sky anicaitive And. I changed. A couple gfcı outlets that were bad under. Awnings. The supplied. The lights power. I did no new Wiring. Just fixture replacement. To led. High efficiency type lights. Energy savings type. 36 watt. 3000k. Same color as. Old lamps. Half the wattage.

Hope this helps. You understand what was done exactly to exterior of bldg.
thank you. Jerod. Balthrop. Owner.



owner

4-5-23
date

exhibit (A)

**Tempered Glass Cover,
Airtight Lighting,
Water Resistant to Mosquitoes**



Intertek



**IP65
Waterproof**



**Luminous flux
700lm**



**10W
replaces up to 60W**



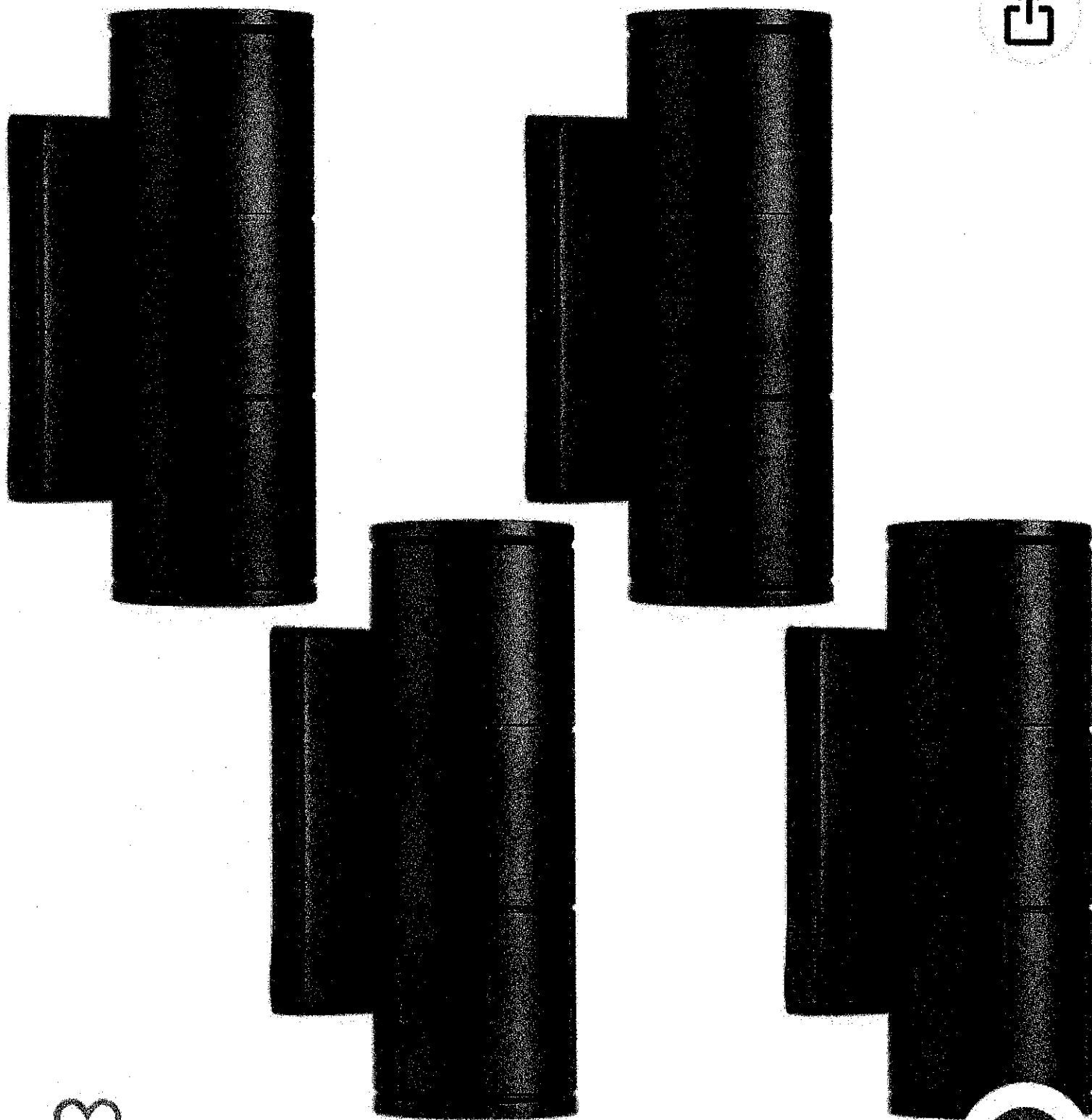
**100-277V Input Voltage
for Commercial & Residential**



Visit the LEONLITE Store

★★★★★ 309

LEONLITE Integrated LED Cylinder Up Down Wall Light
Outdoor, 100V-277V Aluminum Waterproof High-end Wall
Sconce in 2 Lights, ETL-Listed 10W 700lm, Exterior Front
Door Porch Light Fixtures, Pack of 4



Wide Application & Night Security Guard

Use this lamp indoors and outdoors, it can be placed in the garage, garden, corridor, patio, hallway, balcony or walkway. It lights up the dark and is also a nice decorative piece with an elegant appearance, making it a great choice!

Not just decoration; this light also prevents animals from visiting your home, which means it can be your "security guard" at night. In addition, with its good waterproof performance, the wall mount lamp is suitable for use in wet locations.

Specifications

Wattage: 10W

Voltage: 100-277V 50/60hz

Luminous flux: 700lm

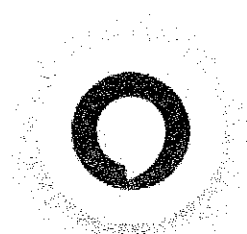
CRI>80

Lifespan: 50,000hrs

CCT: 3000K

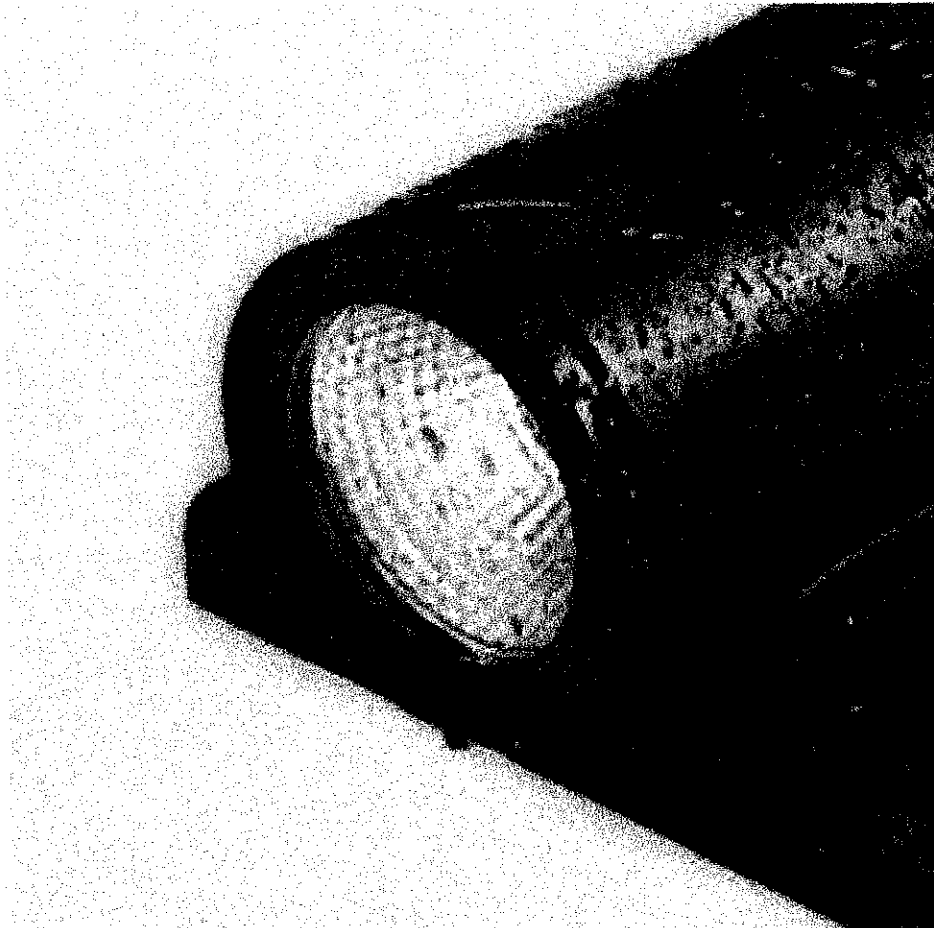
Dimmable: No

Working temp: -4°F-104°F



Household & Commercial Use

LEONLITE cylinder up down wall light has a voltage rating from 100V to 277V, making it perfect for household and commercial lighting.



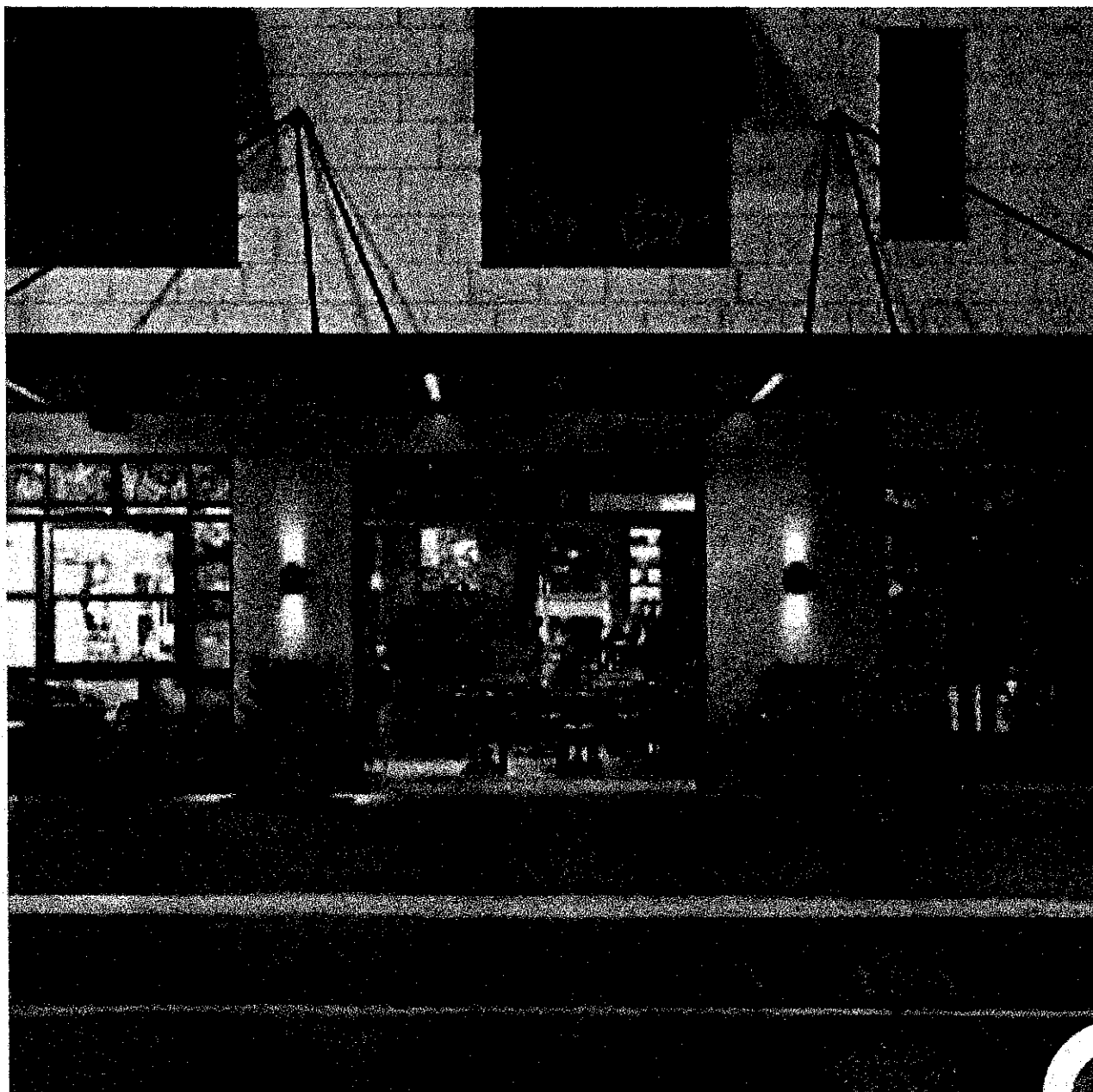
Strong waterproof rating

Built-in waterproof gasket protects the light, which greatly prevents the lamp body from water ingress and shortens the light's life. Suitable for both residential and commercial applications



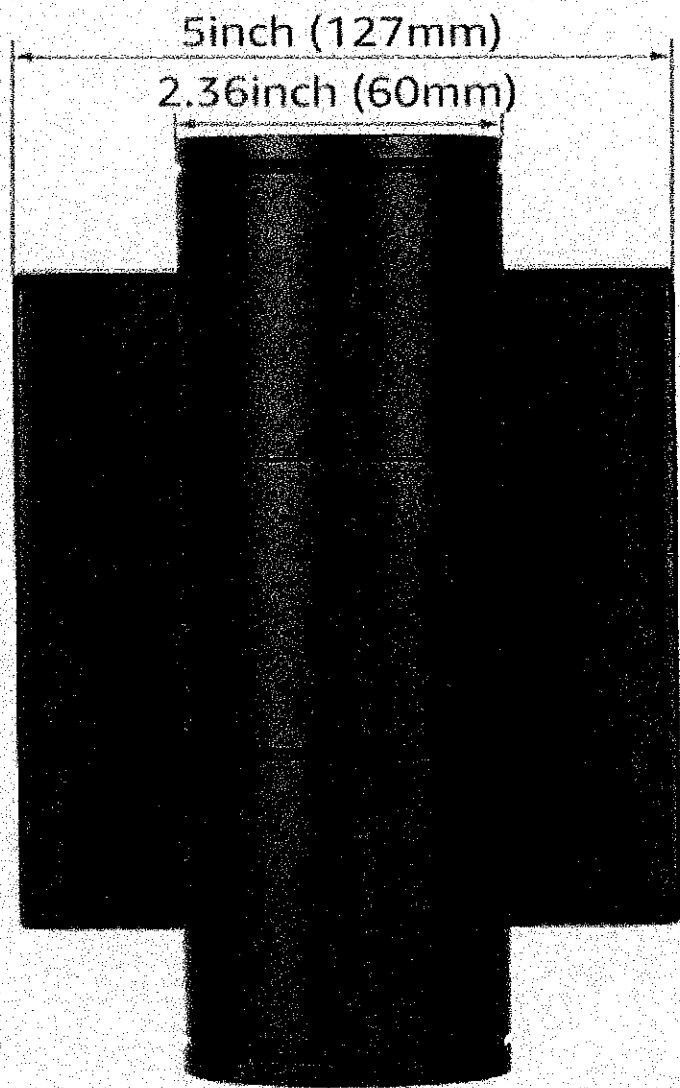
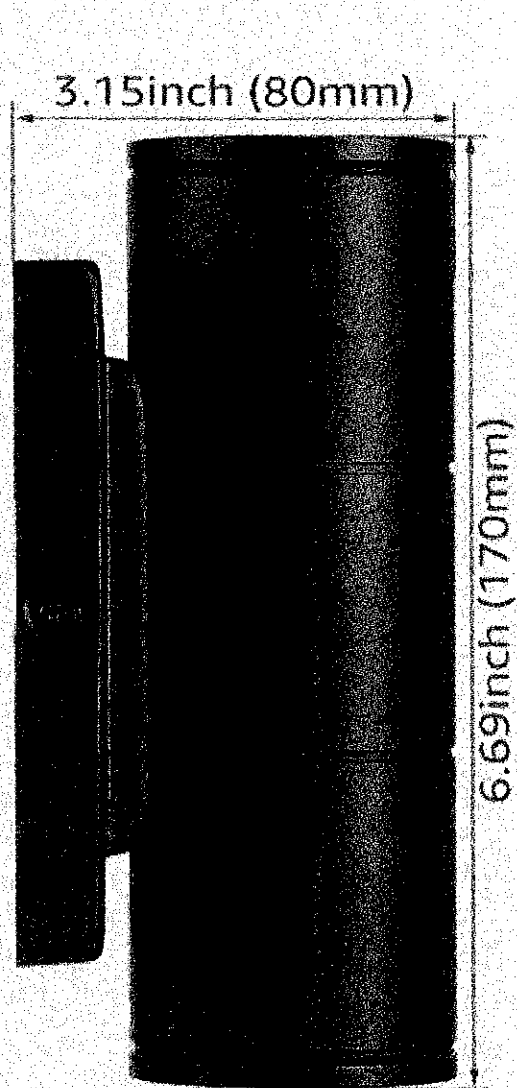
Reducing Light Pollution

LEONLITE offers two kinds of wall lights, 20W-1400LM and 10W-700LM. You can choose the right wattage according to personal needs and community requirements, avoiding more light pollution to better protect the environment



Household & Commercial Use

LEONLITE cylinder up down wall light



Compare with similar items



***Light up and down,
super deep reflective cup, no glare***
It won't blinds you when you pull into your driveway



3.15inch (80mm)

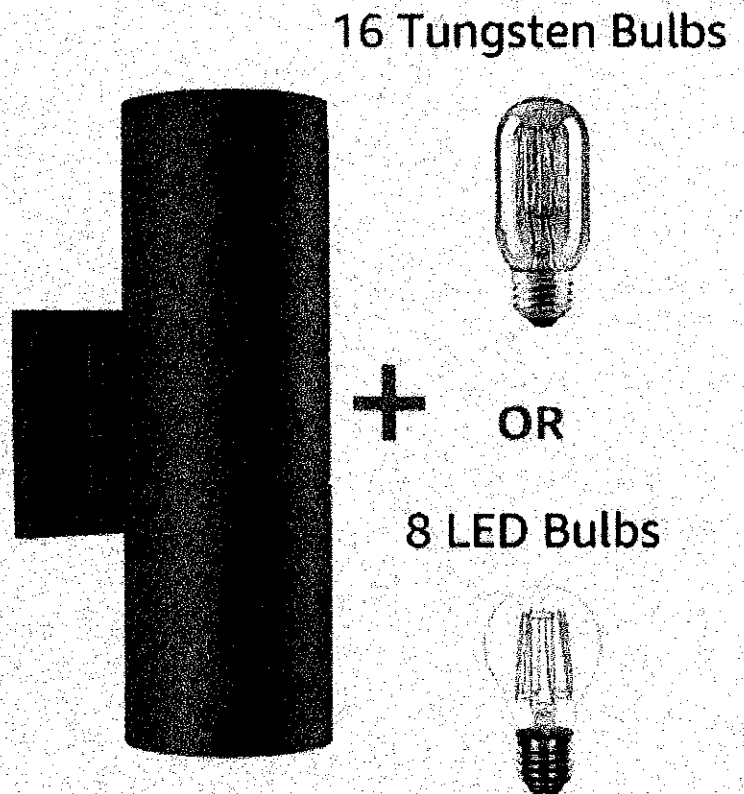
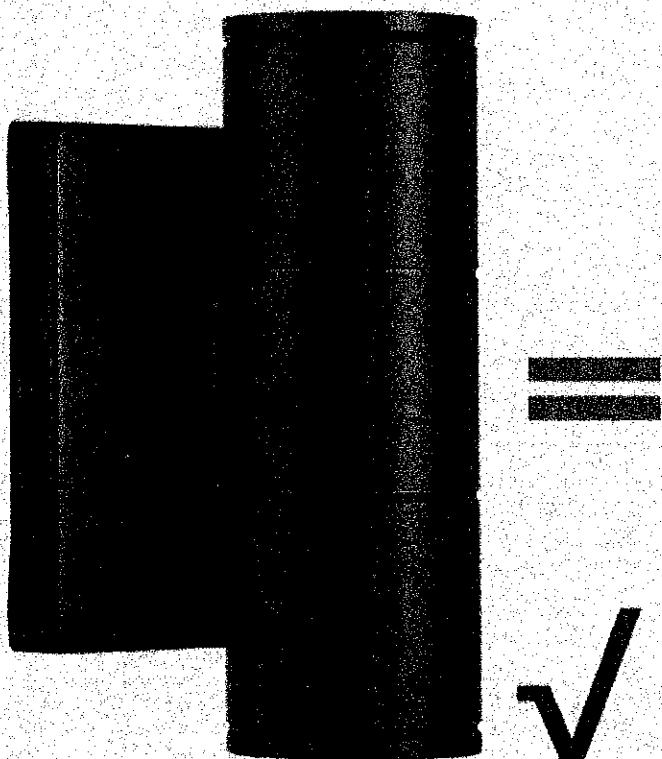
5inch (127mm)

2.36inch (60mm)

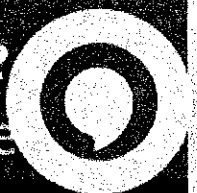
LEONLITE LED Cylinder Wall Sconce Better Budget Saving Option

Integrated LED Saves the Cost of Buying Bulbs. 50,000hrs Lifespan is Times than Normal Bulb

NON-Integrated LED Requires a Separate Bulb, Needs Frequent Replacement and Costs More

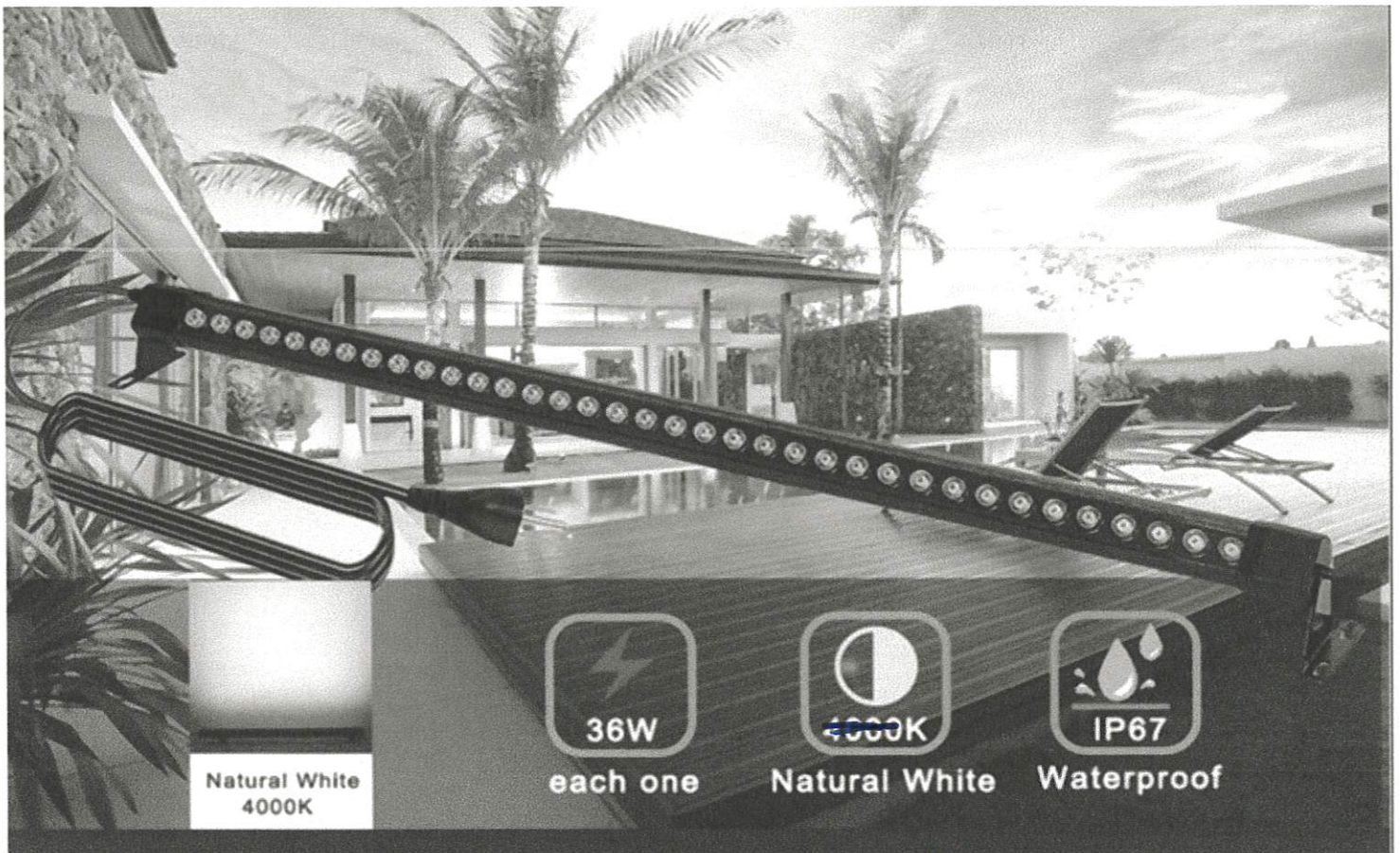


*Light up and down,
super deep reflective cup, no glare*
It won't blinds you when you pull into your drive



Product description

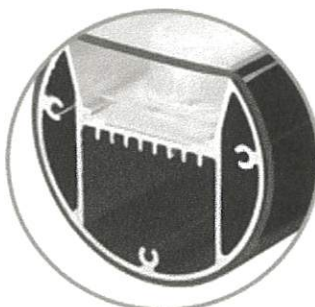
36W White (~~4000K~~ ^{3000K}) LED Wall Washer Light(2pack) *exhibit (B)*



3000K

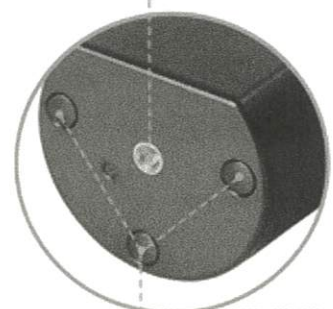


150° Adjust
Mounting Bracket



Heavy Aluminium and
PC Clear Cover Fit Each Other

Stainless Steel M6 Nut



Waterproof Stopp



NAHZGLED wall washer light is widely used in outdoor indoor lighting projects, such as garden, hotel, landscape lighting, billboard and etc.

Specifications

Lamp Size: L*W*H(4ft*0.2ft*0.35ft)

Power:36*1W

Voltage:100-240VAC

Weight:12.5lb(2pcs 4Ft LED Washer lights/box)

Material: Aluminium Alloy+PC Clear Cover

IP Rating:IP67

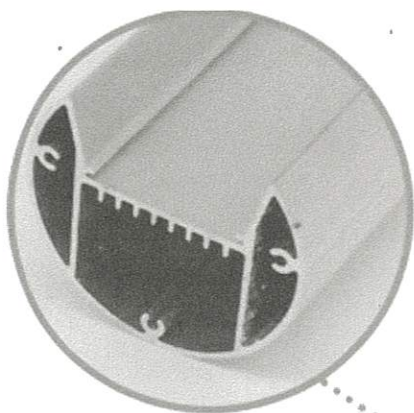
CCT: White:~~3000~4000K~~
3000K

Operating Temperature:-20°C-40°C

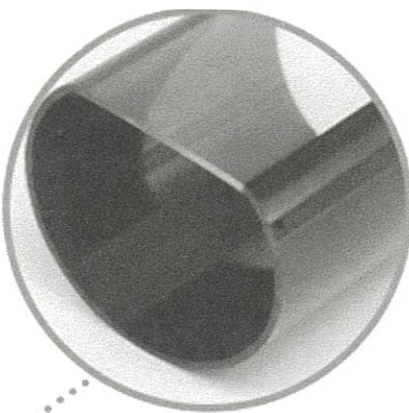
Package

2*36W led Linear bar lights with US plugs
and 2sets brackets and screws.





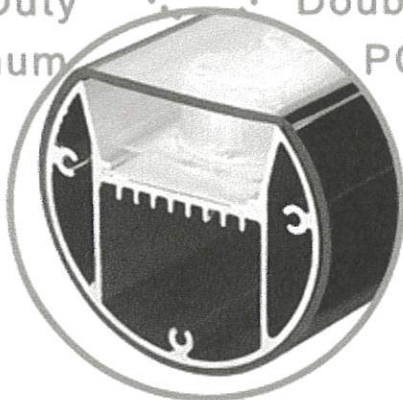
Heavy Duty
Aluminum



Double Colors
PC Tube



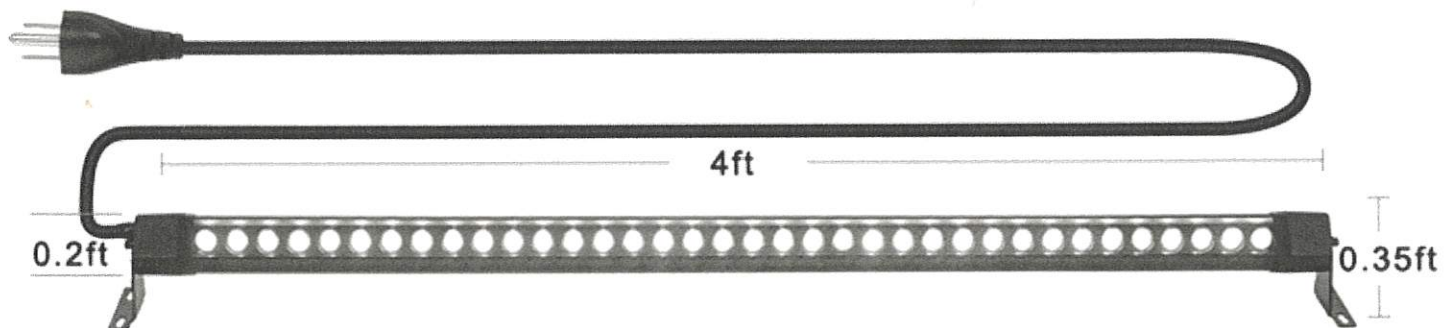
Waterproof PG7
Nema5-15 Plug



Product Section

Product Details

Cable length: 5ft



Specifications:

Power: 36W

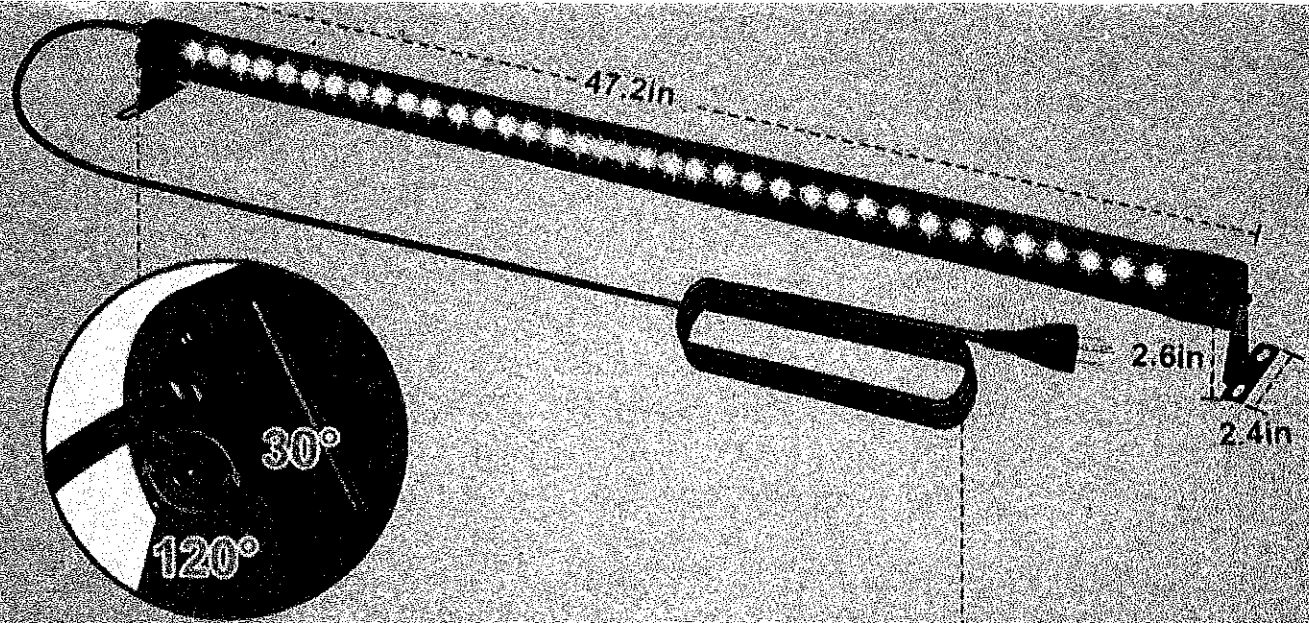
Voltage: 100-240VAC

Waterproof Grade: IP67

CCT: Natural White: ~~3500~4000K~~ 3000 K

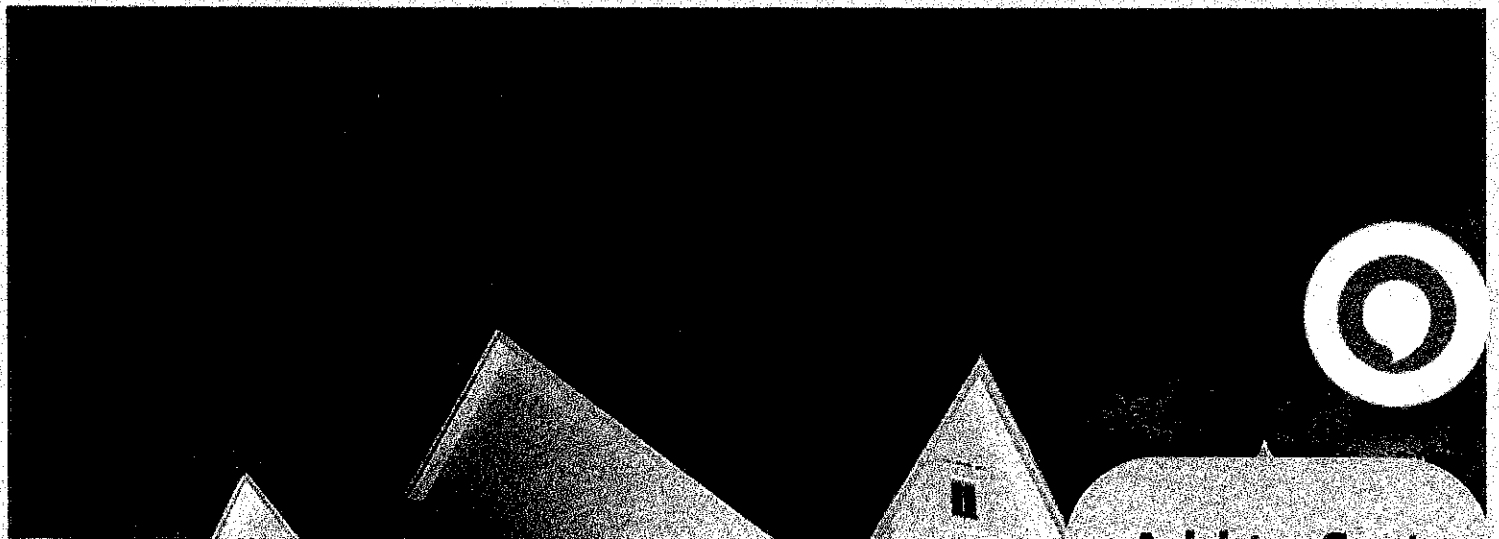
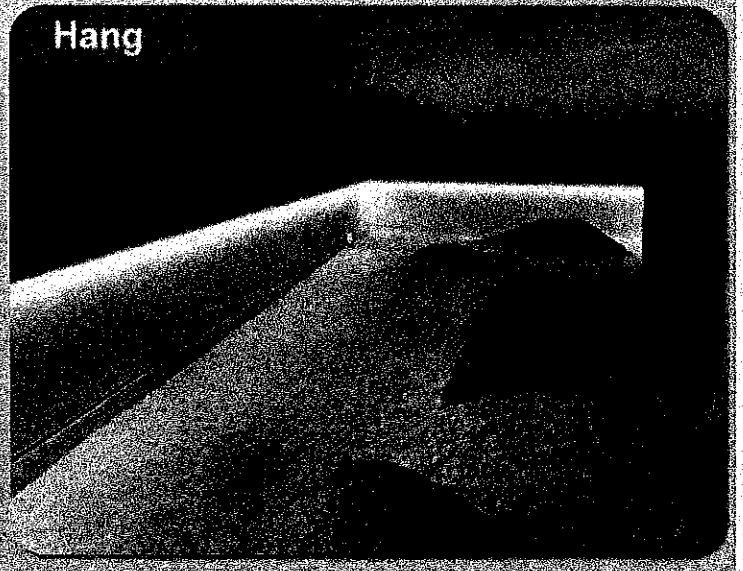
Product Size : 4ft*0.2ft*0.35ft



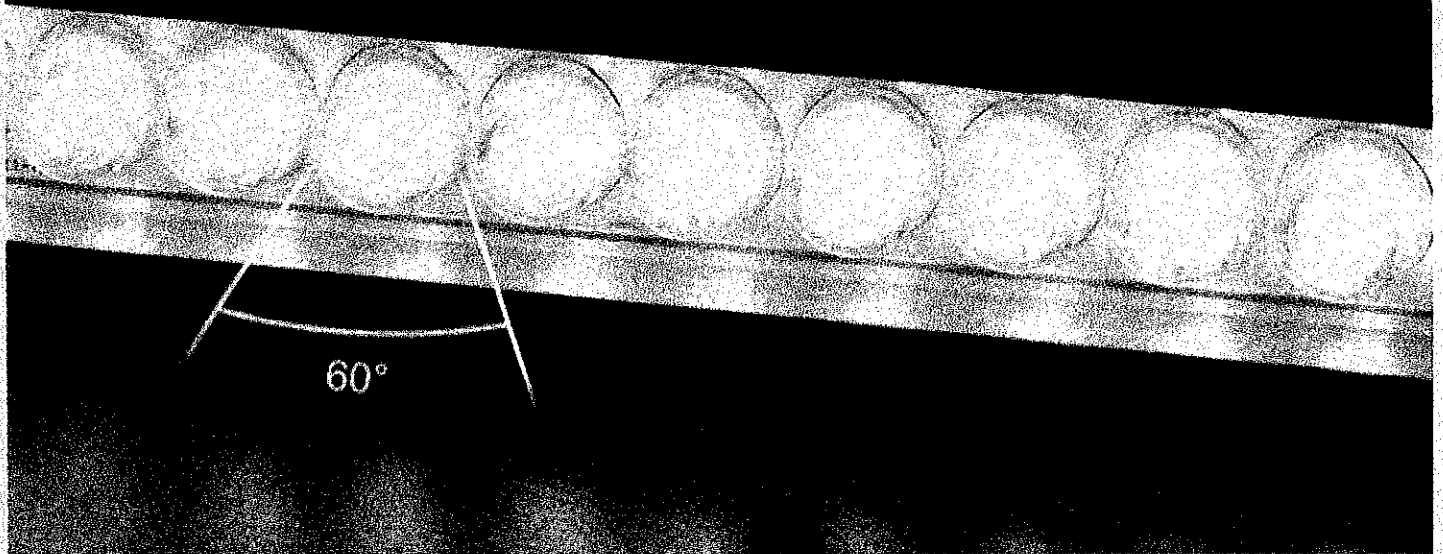


150° Adjust Mounting Bracket

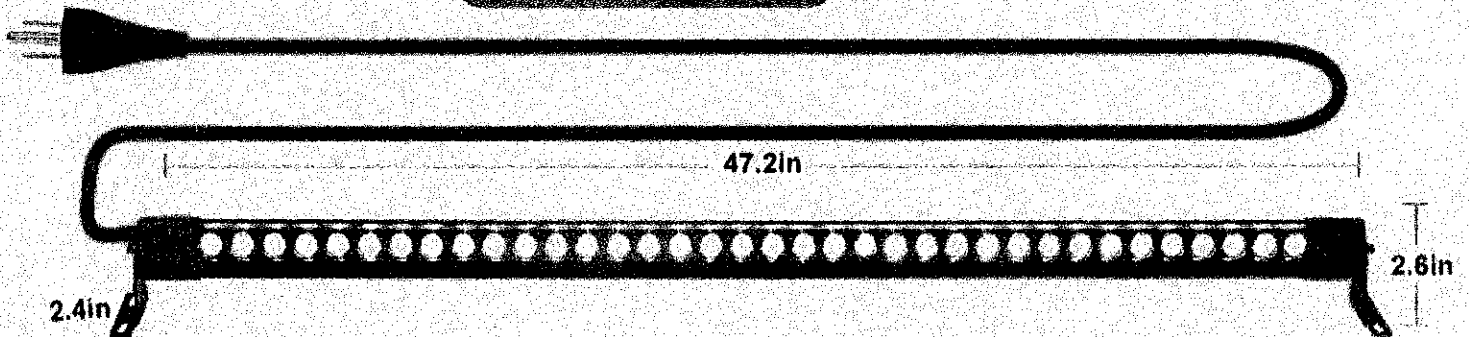
Cable length: 5ft



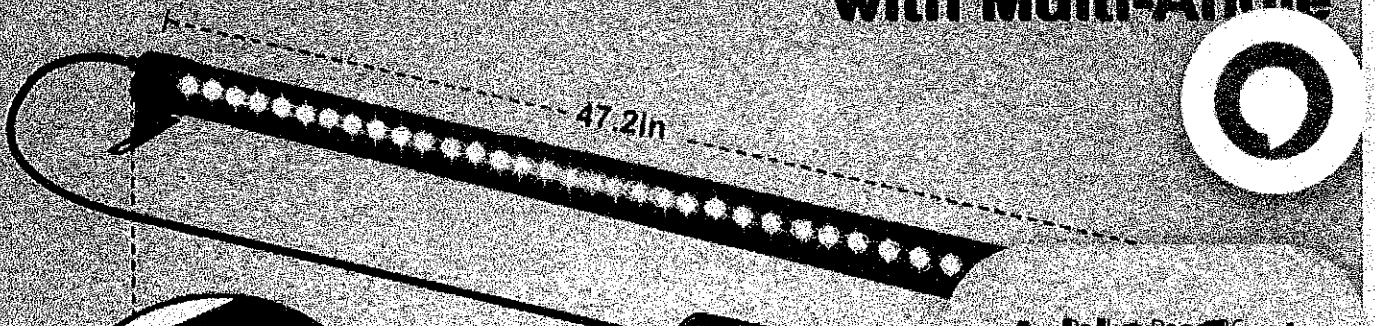
SIZE



Cable length: 5ft



Two Adjustable Mounting Brackets
with Multi-Angle



Two Adjustable Mounting Brackets with Multi-Angle

Attachment 2: Location Map



Attachment 3: Daytime Photos



Photo 1. Overview of façade.



Photo 2. South façade facing Hamilton Avenue.



Photo 3. East façade facing Fremont Boulevard, from the south.



Photo 4. East façade facing Fremont Boulevard, from the north.

Attachment 4: Nighttime Photos



Photo 1. Front entrance.



Photo 2. Facade facing Fremont Boulevard from the north.



Photo 3. Close-up of uplighting.

**CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

TO: Board of Architectural Review

FROM: Diana Ingersoll, Deputy City Manager – Resource Management Services
Barbara Nelson, Planning Services Manager

BY: Clark Larson, Associate Planner

DATE: October 7, 2009

ITEM: **Board of Architectural Review Application No. BAR-09-14.** Katherine Adams (Applicant and Property Owner) requests approval for a commercial façade improvement at 1351 Fremont Boulevard, located in the Community Commercial (CC) Zoning District. [Continued from September 16, 2009]

RECOMMENDATION

Staff recommends approval of Board of Architectural Review Application No. BAR-09-14 for a commercial façade improvement subject to the findings, evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

BACKGROUND

On September 16, 2009, the Board of Architectural Review acted to continue this item in order for the applicant's designer to provide additional detailing on two missing elevations, stone veneer cap and finish, window trim, jam, and sill elements, and the concealment of the existing roof. The designer was also requested to be in attendance in order respond to any outstanding questions the Board may have on the continued item.

The Applicant has provided revised plans in response to the Board's request. A summary of the revisions are as follows:

- ❑ A revised site plan with the full extent of the proposed parapet roof extension indicated as a shaded border to the existing structure as Sheet A-1;
- ❑ Revised elevation and section drawings showing additional detail for the proposed parapet roof extension and existing roof pitch as requested by the Board as Sheet A-2 and A-3;
- ❑ Proposed landscaping in front of the existing concrete block wall facing Fremont Boulevard revised as wall-mounted hanging planter boxes. The applicant will consult with the Board as to the recommended plant species to be installed;
- ❑ Additional window trim, stone veneer, and parapet framing and flashing details as Sheet A-3, A-4, and S-1;
- ❑ A separate roof plan with existing roof pitches and parapet roof extensions as Sheet A-4

SITE LOCATION AND DESCRIPTION

The project site is located at the northwest corner of Fremont Boulevard and Hamilton Avenue and is approximately 3,750 square feet in lot area. The project site is situated along one of the City's main commercial corridors of Fremont Boulevard. Adjacent land uses are primarily commercial in nature, including a convenience store (7-Eleven) to the north and a small food market (Mediterranean Market) to the west along Hamilton Avenue (see Figure 1 and Location and Aerial Maps included as Exhibit B).

Figure 1: Project Site Adjacent Land Uses

NW	N			NE
	Convenience Store	Convenience Store	Fremont Blvd	
W	Food Market	Project Site	Fremont Blvd	E
	Hamilton Ave	Hamilton Ave	Fremont Blvd	
SW	S			SE

The existing structure has a floor area of approximately 2,260 square feet with a street frontage of approximately 30 feet along Hamilton Avenue and approximately 68 feet along Fremont Boulevard. The existing building height is approximately 10 feet with a variation of roof styles including a partial gabled roof and partial low parapet wall.

The project site is a legal non-conforming residential dwelling with a small commercial room accessible from the Fremont Boulevard entrance. The residence takes public access from the corner of Hamilton Avenue and Fremont Boulevard, in addition to a private entry from the concrete patio to the north of the structure.

PROJECT DESCRIPTION

The proposed project consists of a façade improvement along the Hamilton Avenue and Fremont Boulevard building frontages.

The proposed project would include the following:

- Construction of a new parapet wall and parapet wall extensions with a height of approximately 9-feet, 4-inches with two parapet height projections above each of the existing two exterior doorways up to height of approximately 14 feet;
- Installation of new stacked stone veneer (Pagosa Springs by Eldorado Stone) up to a height of 3 feet from the base of the wall along both building frontages;
- Installation of one (1) new exterior light fixture above each of the exterior doorways (Sign Star Style "E" by B-K Lighting Co.) and on the existing concrete wall to the north of the structure (decorative wall lighting – Core Drill Step Star by B-K Lighting Co. and wall column lighting – 1-Light Square Post Lantern by Hampton Bay);
- Replacement of existing window and door awnings with new black fabric awnings (Charcoal Tweed by Sunbrella);
- Installation of new landscaping elements along the Fremont Boulevard street frontage consisting of brick pavers and two planter boxes mounted on the existing concrete wall;
- Installation of new roof shingles (Aged Oak by Country Mansion) located behind the proposed new parapet wall.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301: Existing Facilities. Class 1 categorical exemptions include the minor alteration of existing structures involving negligible or no expansion of the use beyond that existing at the time of the agency's determination.

Evidence: The proposed project consists of the addition of a new parapet wall and other decorative features to the building façade. There would be no expansion of the structure footprint and the use of the structure would remain unchanged.

STAFF ANALYSIS

While the existing structure is considered a legal non-conforming residential dwelling, staff finds that the proposed façade improvements would improve the existing structure's appearance and compatibility with the commercial character and contemporary design styles found along the Fremont Boulevard corridor.

Architectural Considerations

The proposed new parapet wall design would contribute to a consistent roof line along both street frontages with accentuated parapet height projections located above the two existing exterior doorways. Additionally, proposed base stone veneer along the full building frontage would complement the contemporary façade details applied in recent commercial development projects in the City such as the City Center Shopping Center. The proposed stucco wall finish would be applied to match the existing concrete block wall to the north of the structure with a lighter accent color applied along the parapet wall top cap and window trim. Staff finds that the proposed scale and architectural relationship of the proposed project is compatible with other commercial buildings located along Fremont Boulevard in the project's immediate vicinity.

Landscape Considerations

The existing building is built primarily up to the property line along Hamilton Avenue and Fremont Boulevard, significantly restricting the ability to provide landscaping along either street frontage. The Applicant's designer indicated to staff that 'soft' landscaping installed in front of the existing concrete wall along Fremont Boulevard has the potential to suffer from abuse and vandalism. Therefore, staff supports the Applicant's proposed 'hard' landscaping of earth-tone brick pavers at the northern front entry and existing concrete block wall with two wall-mounted planter boxes centered on the wall faces as acceptable landscaping on the Fremont Boulevard the street frontage. Existing landscaping within the project site includes an existing grass lawn and concrete patio between the structure and concrete driveway.

Lighting Considerations

Proposed new exterior light fixtures would be of a black finish to match the black façade accent color of the proposed new window and door awnings. Staff finds that the proposed light fixtures would be compatible with the overall design and aesthetic of the building and would provide adequate safety lighting and decorative illumination on the building façade.

ATTACHMENTS

Exhibit A:	Conditions of Approval
Attachment 1:	Reduced Project Plans
Attachment 2:	Colors and Materials Board
Exhibit B:	Project Location Map and Aerial Photo

Conditions of Approval
File No. BAR-09-14
October 7, 2009

Project Specific:

Building:

1. Applicant shall apply for a building permit from the Seaside Building Division prior to initiating any work approved under this project application.
2. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Moreno Residence" stamped as received on October 1, 2009 and as approved on October 7, 2009.
3. Plans submitted for a building permit shall indicate the vertical clearance of all door and window awnings that project over the property line and into the public right-of-way as measured from the ground immediately below each appurtenance. Per Building Code Section 3202.2.3, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7-feet minimum.

Fire:

1. Prior to final building inspection approval, the Applicant, or his/her designee, shall install one (1) 2A 10BC fire extinguisher in the room utilized for the commercial use.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify

the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
7. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-09-14

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

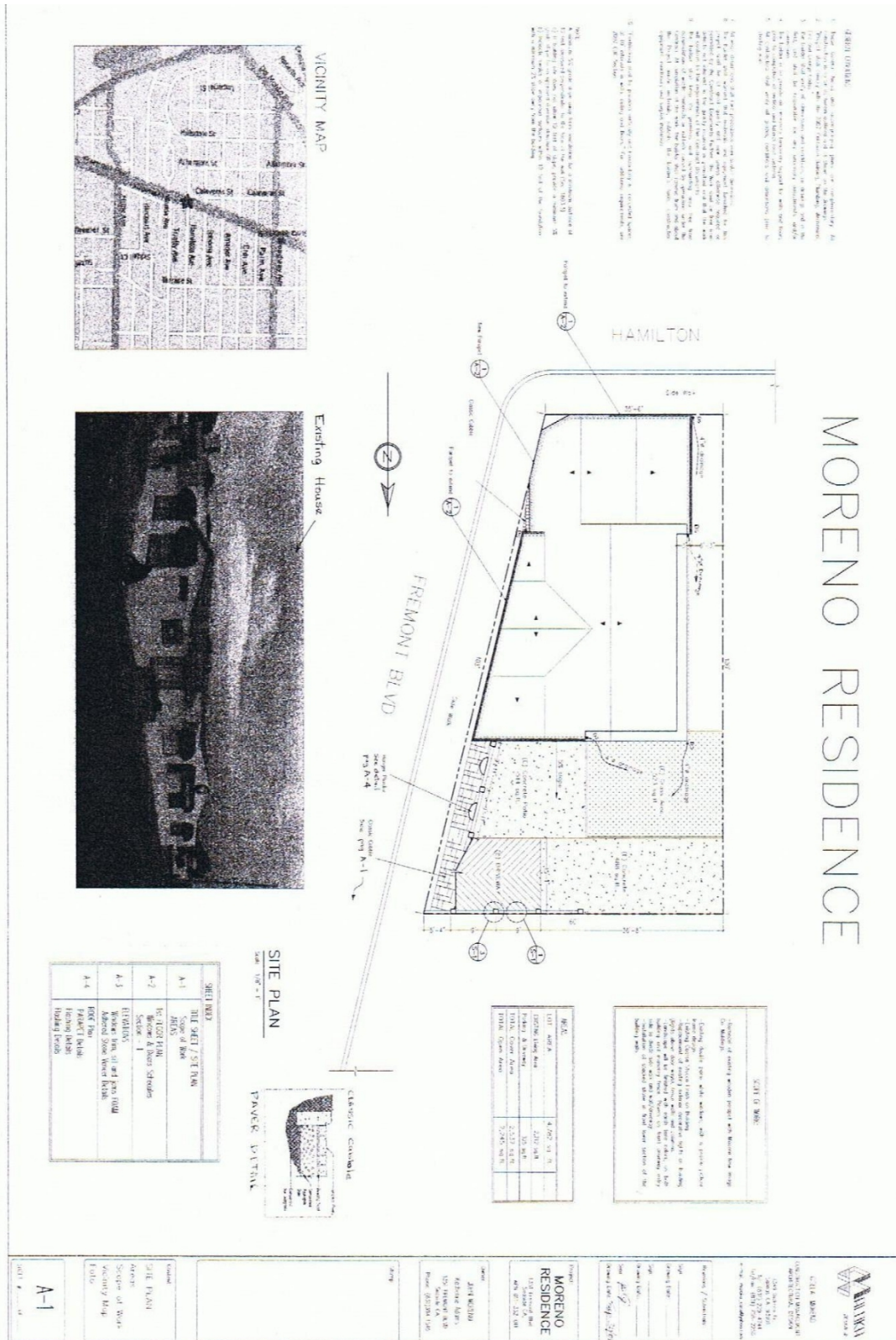
Applicant's Signature

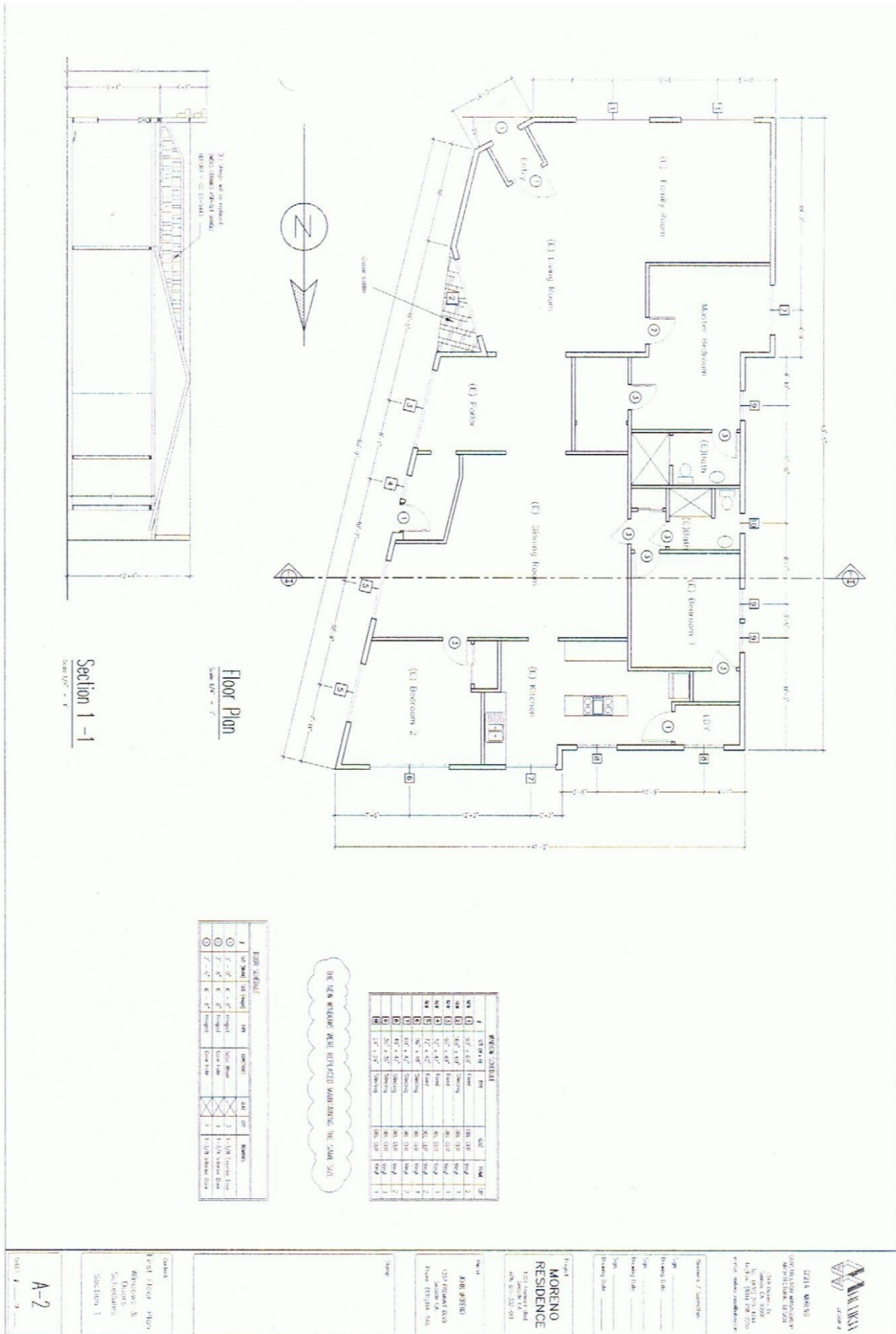
Date

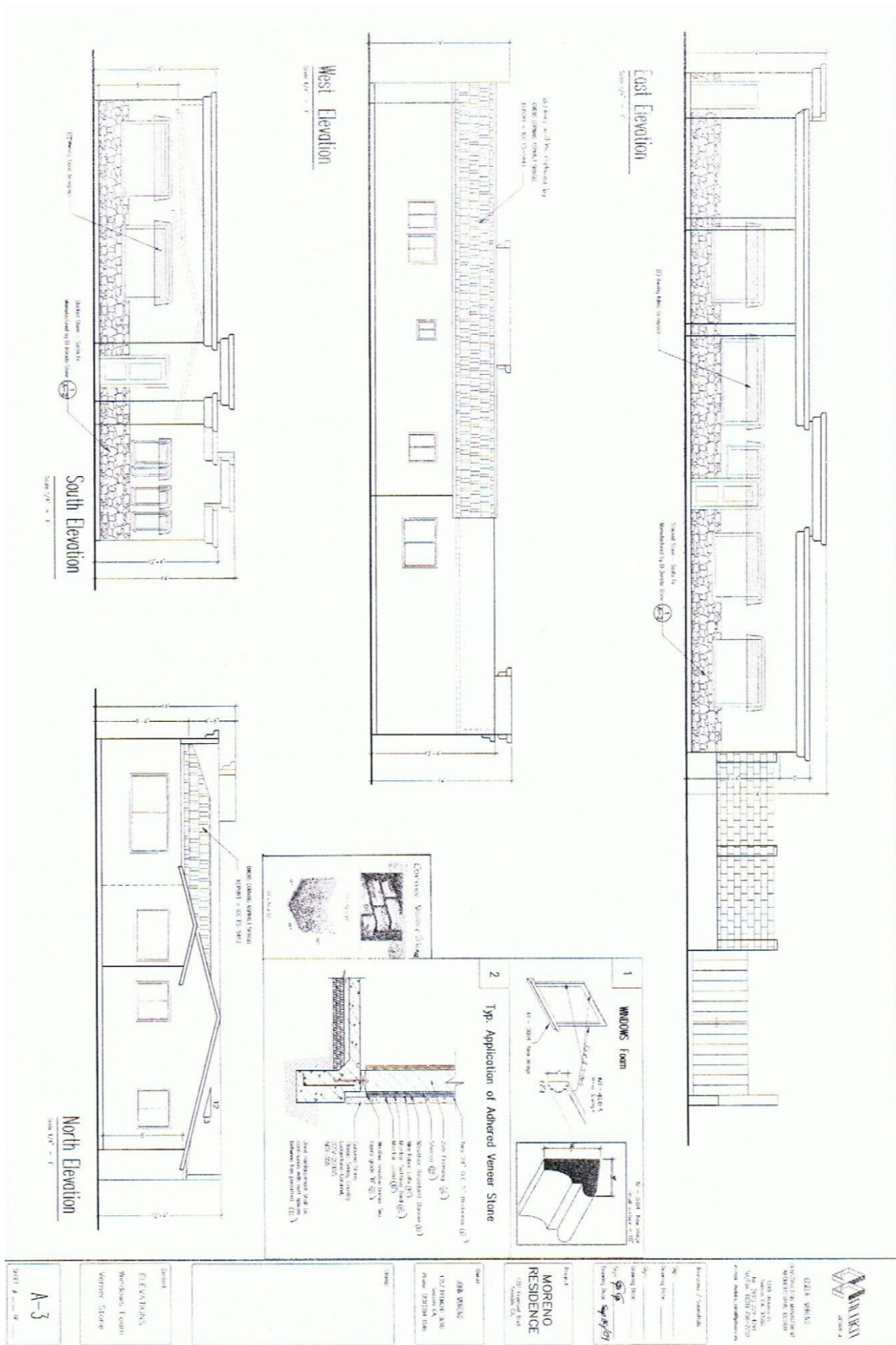
Property Owner's Signature

Date

REDUCED PLANS



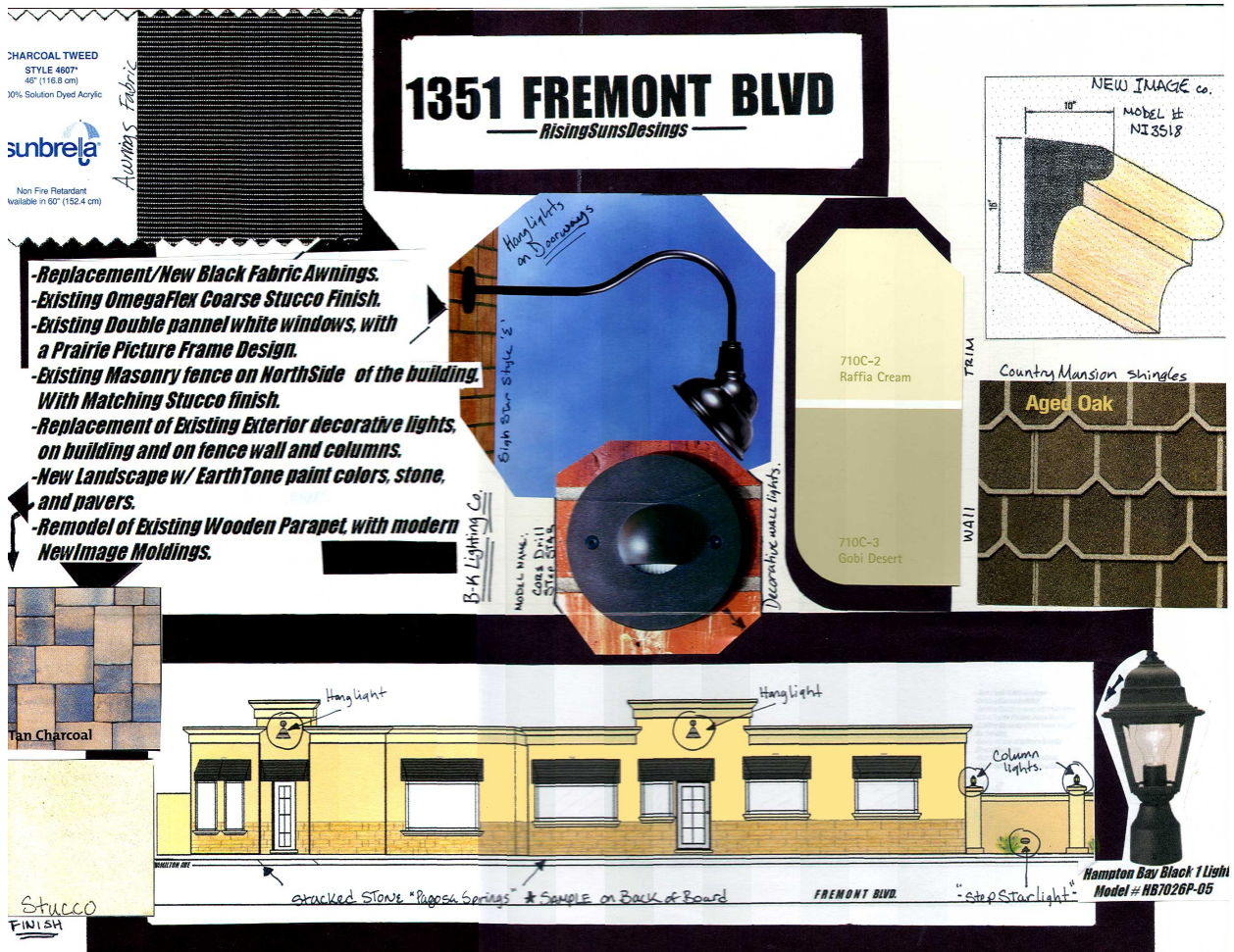






Packet Page 59

COLORS AND MATERIALS



LOCATION MAP



AERIAL PHOTO



1351 Fremont Boulevard

Source: City of Seaside GIS 2009; Nov. 2007 aerial

**CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW**

Minutes

Regular Meeting
440 Harcourt Avenue
City Hall Council Chambers
Seaside, California
(831) 899-6737

October 7, 2009
5:31 P.M.

1. **CALL TO ORDER**

2. **ROLL CALL**

Boardmembers:

- ☒ Ken Rudisill (Chairperson)
- ☐ Wendell Montes
- ☒ Mitsugu Mori
- ☒ Cynthia Spellacy
- ☒ Kathleen Ventimiglia (arrived at 5:34 p.m.)

Staff:

- ☐ Diana Ingersoll, Deputy City Manager/Resource Management Services
- ☒ Barbara Nelson, Planning Services Manager
- ☒ Rick Medina, Senior Planner
- ☒ Diana Hurlbert, Senior Planner
- ☒ Clark Larson, Associate Planner
- ☒ Other staff in attendance: None

3. **APPROVAL OF MINUTES**

On a motion by Spellacy-Mori, the **Board voted 3-0 to approve the minutes of the September 16, 2009 meeting.**

4. **PUBLIC COMMENT: (none)**

5. **OLD BUSINESS:**

- A. **Board of Architectural Review Application No. BAR-09-01.** Ashok Chand (Applicant and Property Owner) requests design approval for an Architectural Review application filed on March 9, 2009 consisting of a second-story addition to an existing single-story single-family residential dwelling. The subject property is located at 1594 La Salle Avenue in the RS-12 (Single Family Residential) Zoning District (APN: 012-854-020). (Continued from the September 16, 2009 Meeting).

Clark Larson, Associate Planner, presented the staff report.

Chairperson Rudisill opened the public hearing.

- Jim Vocelka, Project Architect, spoke in support of the project and responded to questions from the Board.
- Louis Church, resident, spoke in opposition to the project.
- Robin Garnett, resident, spoke in opposition to the project.
- Lawrence F. Cuellar, resident, spoke in opposition to the project.

Chairperson Rudisill clarified the purpose and jurisdiction of the Board for the public.

Chairperson Rudisill closed the public hearing.

On a motion by Spellacy-Ventimiglia, **the Board voted 4-0 to continue the item to the October 21, 2009 Board of Architectural Review meeting to revise the project to the Board of Architectural Review's comments regarding the reduction of building mass and to subdue the exterior color palette.**

- B. **Board of Architectural Review Application No. BAR-09-14.** Katherine Adams (Applicant and Property Owner) requests approval for a commercial façade improvement at 1351 Fremont Boulevard, located in the Community Commercial (CC) Zoning District. (Continued from the September 16, 2009 Meeting).

Clark Larson, Associate Planner, presented the staff report.

Chairperson Rudisill opened the public hearing.

- Arai Martinez, Project Designer, spoke in support of the project and responded to questions from the Board.

Seeing no other speakers, Chairperson Rudisill closed the public hearing.

On a motion by Spellacy-Mori, **the Board voted 4-0 to approve Board of Architectural Review Application No. BAR-09-14 approving a commercial façade improvement at 1351 Fremont Boulevard.**

6. **NEW BUSINESS:**

- A. **Master Sign Program Application No. MSP-09-01.** Val Chao Wu (Applicant and Property Owner) is requesting approval of a Master Sign Program for a multi-tenant property located at 1257-1291 Fremont Boulevard, in the Community Commercial (CC) Zoning District.

Diana Hurlbert, Senior Planner, presented the staff report.

Chairperson Rudisill opened the public hearing.

Seeing no other speakers, Chairperson Rudisill closed the public hearing.

On a motion by Ventimiglia-Spellacy, **the Board voted 4-0 to approve Master Sign Program Application No. MSP-09-01.**

- B. **Board of Architectural Review Application No. BAR-09-09.** Lori Van Meter (Applicant and Property Owner) requests design approval for a second story addition to an existing single story residence. The subject property is located at 1767 Flores Street in the RS-12 (Single Family Residential – 12 units per acre) Zoning District.

Diana Hurlbert, Senior Planner, presented the staff report.

Chairperson Rudisill opened the public hearing.

- Lori Van Meter, Property Owner, spoke in support of the project.
- Jim Tullis, Project Designer, spoke in support of the project and responded to questions from the Board.
- Nancy Mosely, resident, spoke in opposition to the project based on concerns regarding loss of view and incompatibility with neighborhood context.
- Jimmy Smith, resident, spoke in opposition to the project.
- Barbara Nelson, Planning Services Manager, responded to a question from the Board and clarified procedures.

Chairperson Rudisill closed the public hearing.

Chairperson Rudisill noted that the scope of Board of Architectural Review is limited to design elements.

During deliberation, the Board Members discussed the effect of lowering roof pitch as it relates to building mass.

On a motion by Mori-Ventimiglia, **the Board voted 4-0 to continue Board of Architectural Review Application No. BAR-09-09 to the October 21, 2009 Board of Architectural Review meeting to allow the applicant to revise the project to address the Board's comments regarding building mass.**

7. **REPORTS FROM STAFF:** Barbara Nelson, Planning Services Manager provided the Board with an agenda forecast and reported that Board Member Montes would not be in attendance at Board of Architectural Review meetings through the end of December due to employment related coursework, additionally stressing the importance of Board Member attendance at future meetings.

8. **ADJOURNMENT**

There being no further business, the Chair adjourned the meeting at 6:39 p.m.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: May 24, 2023

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. AR-23-01: TERRY REAM, PROPERTY OWNER, AND WILLIAM MEFFORD, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A 3,804 SQUARE FOOT (SF) TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 590 SF ATTACHED TWO-CAR GARAGE. THE EXISTING 10,863 SF PARCEL IS LOCATED AT 1535 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-017). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

PURPOSE & RECOMMENDATION

The purpose of this item is to review the Architectural Review application to allow for the proposed construction of a second-story addition in accordance with Seaside Municipal Code Section (SMC) 17.62.030.

BACKGROUND

The subject site consists of a 10863 sf parcel located at 1535 Ord Grove that is developed with a three bedroom, two bath 1572 sf single story residence and 291 sf single car garage. The adjoining parcels consist of one story single-family dwellings.

PROJECT DESCRIPTION

The existing three bedroom, two bath 1572 sf residence and 291 sf single car garage are proposed for an extensive renovation, including: demolition, reconstruction of the first floor area to 1740 sf and an attached 590 sf two car garage; and a proposed second story addition of 1474 sf. The resulting home would be a three bedroom, three

bath, 3804 sf, with an attached two-car garage. Additionally, a new concrete driveway will be installed in the front and a concrete slab on-grade deck at the rear, off the kitchen.

Project plans are provided as Exhibit A to Attachment 1.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(a): One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Evidence: The proposed new construction will result in one new single-family dwelling.

STAFF ANALYSIS

Per SMC 17.62.030.B.2 the project requires Architectural Review because it proposes a new second-story.

Zoning Compliance:

The proposed project complies with the RS-8 development standards, as outlined in SMC 17.12.050, Table 2-3: Residential Zone Development Standards, summarized below:

Development Standard	Regulation	Proposed
Maximum floor area ratio (FAR)	0.45, 4888sf	0.30, 3364sf (excluding 440sf of garage area per SMC 17.12.050, footnote 3)
Maximum coverage	65%, 7060sf	34.7%, 3770sf
Height	24'	24' (SMC 17.30.030.D.1 Height limitations shall not apply to chimneys)
Parking	2 covered spaces	2 covered spaces
Setbacks	Front: 15 Side: 5' Rear: 15'	Front: 26'+ Side: 10'10" and 44' + Rear: 17'-6"+

The proposed chimney projects beyond the 24' height limit, as permitted by SMC 17.30.030.D.1. *Exceptions to Height Limits.*

Architectural Review:

In accordance with SMC 17.62.030.D Staking and flagging is required to be erected for

new residential construction and addition(s) to existing structure(s) over 18 feet in height, to demonstrate the dimensions and heights of the ridge lines at the highest peak of each roof line and perimeter. Staking and flagging was installed on May 8, 2023 and is documented with the photographs in Attachment 2.

In accordance with SMC 17.62.030.E. Architectural Review approval requires the following to be evaluated:

1. Architectural considerations including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances; and
2. Lighting considerations including proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

Building Color and Materials

The building façade will consist of an exterior stucco smooth finish, Color Kelly Moore "Dazzle Me." Black framed aluminum windows and doors will be installed throughout, including a black metal and glass garage door. The front door will be finished with a mahogany stain.

Character, Quality and Scale

The proposed contemporary two-story residence would be a transformation of the existing outdated and nondescript single-story home. The second story is proposed to be setback from that of the first story along the west, east and south elevations, creating façade modulations that reduce the appearance of bulk. The quality of the project is largely dictated by the color and materials that would create a clean, sleek appearance with the combination of wood doors, black metal window frames and black metal light fixtures, and near-white paint over a smooth stucco finish. The scale of the proposed residence is appropriate to the neighborhood and a permitted maximum height of 24 ft. The large parcel size of 10863 sf is not being developed to the maximum FAR of 45% and lot coverage of 65%, but a rather modest proposal of 30% FAR and 34.7% coverage and a mid-range scale of development.

Proposed Light Fixtures

Three styles of exterior LED fixture are proposed and would be mounted at the side door (Fixture A), on the sides of the front door and the garage door (Fixture B), at the rear doors to the proposed deck (Fixture B), and down lighting the front entrance (Fixture C):

Fixture A: Maxim 4.75" W x 13.75" H x 2.75" Ext, Qty. 1

Fixture B: Maxim 7" W x 21" H x 2.75" Ext, Qty. 6

Fixture C: Maxim 5" downlight, Qty. 1

The fixture design and materials of black aluminum and bubble glass in a contemporary style would complement the proposed materials and style of the residence.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A to Attachment 1 Plans and Materials
 3. Attachment 2 Staking and Flagging Photographs
-

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW NO. AR-23-01 TO ALLOW FOR A 3,804 SQUARE FOOT (SF) TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 590 SF ATTACHED TWO-CAR GARAGE LOCATED AT 1535 ORD GROVE AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 011-043-017).

WHEREAS, Terry Ream, Property Owner, And William Mefford, Applicant, request Architectural Review approval to allow for a 3,804 square foot (sf) two-story single family residence and a 590 sf attached two-car garage located at 1535 Ord Grove Avenue in the RS-8 (Single Family Residential) Zoning District (APN 011-043-017); and

WHEREAS, the proposed project requires Architectural Review approval by the Planning Commission per Seaside Municipal Code 17.62.030; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following, approving Architectural Review Application AR-23-01:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures). Evidence: The proposed project would establish a new single-family dwelling.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Architectural Review No. AR-23-01 subject to the following terms and conditions:

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 24th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

ARCHITECTURAL REVIEW APPLICATION No. AR-23-01

PC RESOLUTION No. 23-__

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

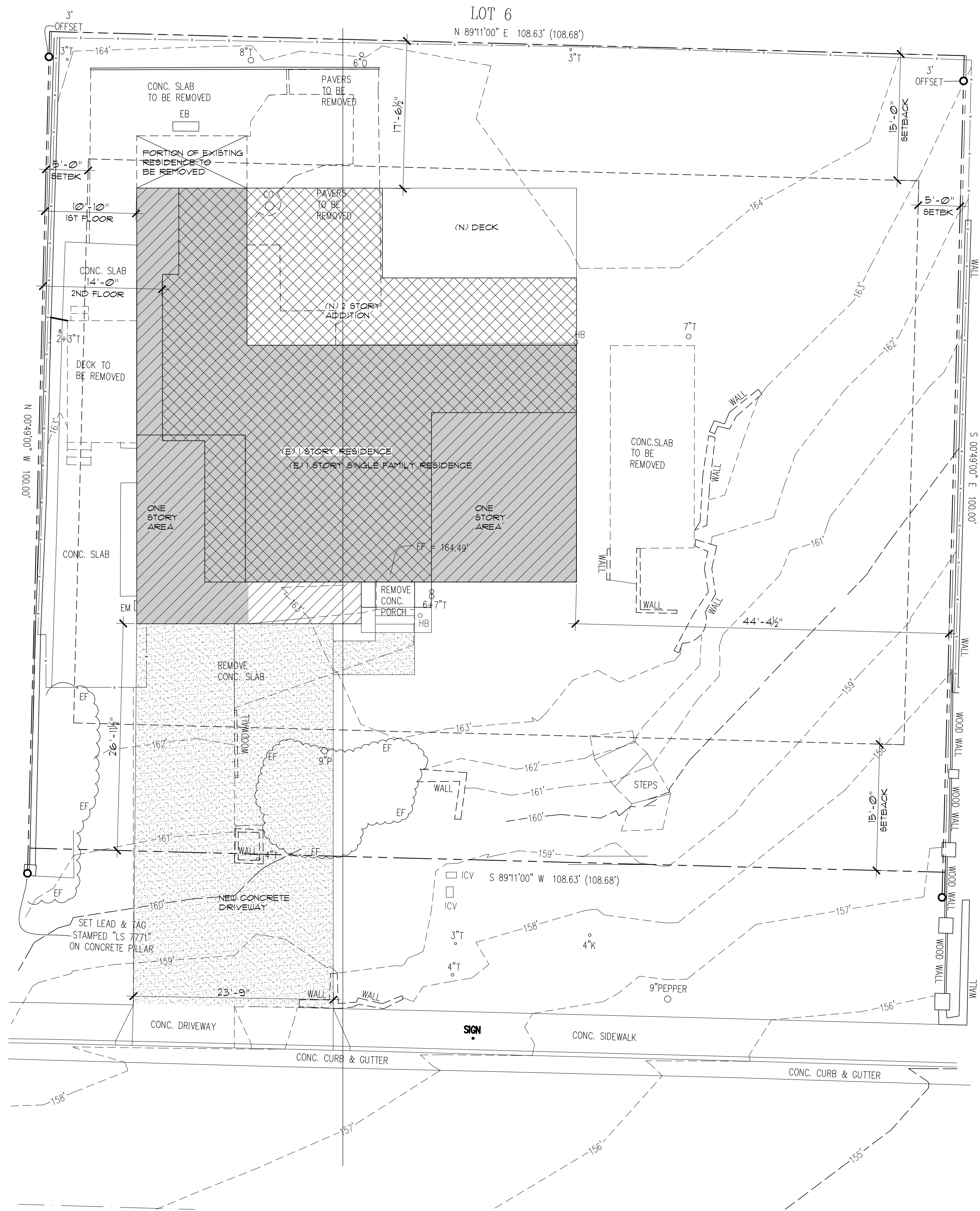
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside.

Applicant's Signature

Date

Property Owner's Signature

Date



SITE PLAN

1/8" = 1'-0"



NOTE: LANDSCAPE PLAN TO BE DEFERRED SUBMITTAL

PROJECT DATA

OWNER: MR. & MRS. TERRY REAM
1506 ORD GROVE AVE.
SEASIDE, CA 93955
(831) 321-0113
terry@reamteam71.com

SITE ADDRESS: 1535 ORD GROVE AVE.
SEASIDE, CA

APN: 011-043-011

SITE AREA: 10,868 SF

ZONING: RS-8

CONSTRUCTION TYPE: VB

SPRINKLERS: YES

CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CFC, 2022 CEC, 2022 CENC
2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE

OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)

STORIES: 2

PROJECT SCOPE: ADD 1642 SF TO EXISTING SINGLE FAMILY RESIDENCE AND 299 SF TO EXISTING GARAGE. ADDITION TO BE 168 SF AT GROUND FLOOR AND 1414 SF AT 2ND FLOOR. RECONFIGURE ENTIRE EXISTING RESIDENCE.

TREE REMOVAL: NONE

DRAWING INDEX

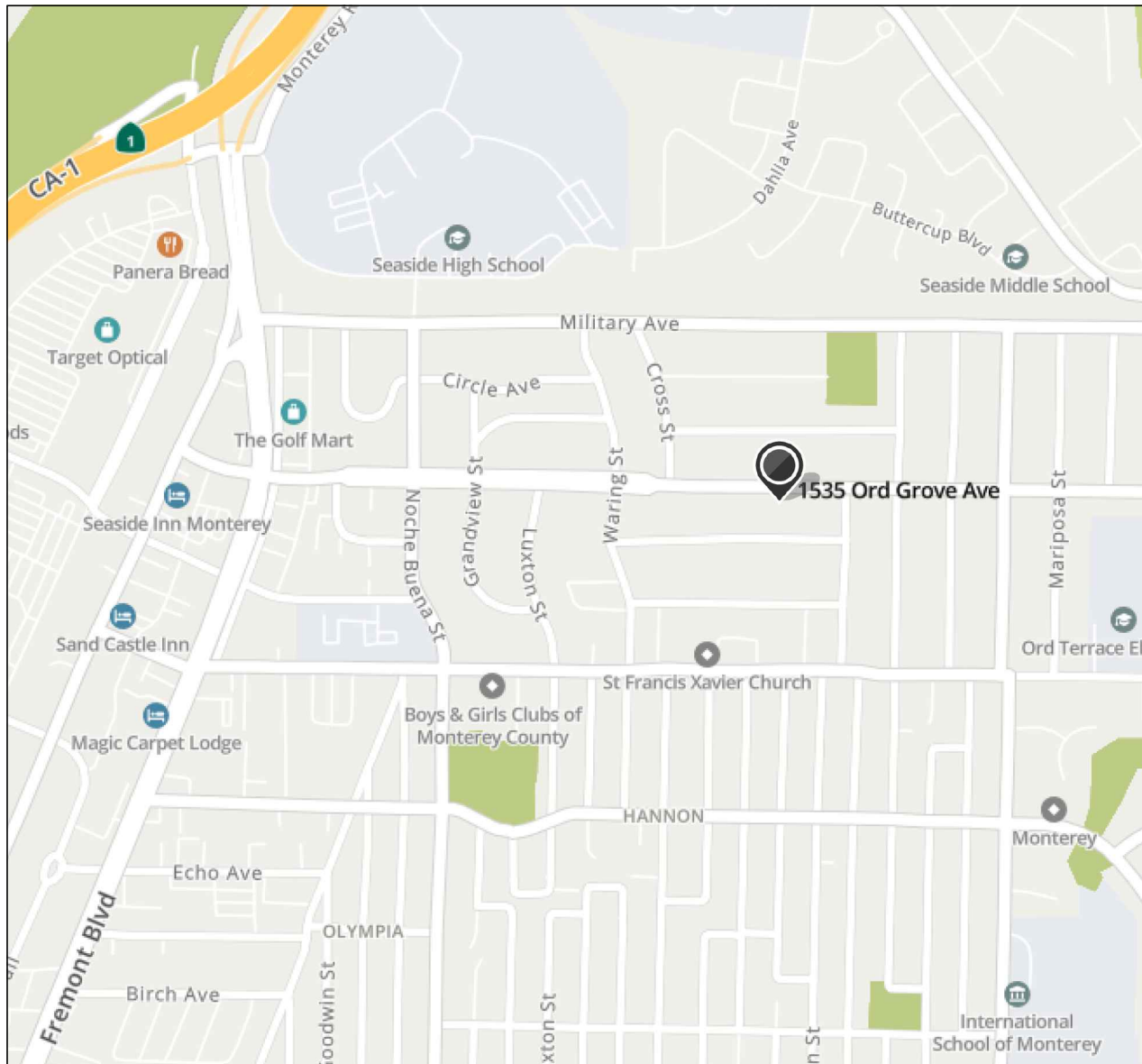
- A-1 SITEPLAN, PROJECT DATA, VICINITY MAP
- A-2 EXISTING/DEMO PLAN, PROPOSED ROOF PLAN
- A-3 PROPOSED UPPER AND LOWER FLOOR PLANS
- A-4 ROOF PLAN
- A-5 EXTERIOR ELEVATIONS, SITE SECTION
- A-6 EXTERIOR ELEVATIONS

FLOOR AREA

	EXIST	PROP
1ST FLOOR	1512 SF	1740 SF
GARAGE	291 SF	590 SF
2ND FLOOR	—	1414 SF
TOTAL FLOOR AREA	1803 SF	3804 SF
FLOOR AREA RATIO		35%

SITE COVERAGE

	EXIST	PROP
BUILDING	1860 SF	2330 SF
CONC. DRIVEWAY	324 SF	640 SF
CONC. WALKWAYS	167 SF	68 SF
CONC. SLABS	699 SF	461 SF
PAVER PATIO	478 SF	—
COVERED PORCH	—	25 SF
AT GRADE DECK	—	246 SF
TOTALS	3528 SF	3710 SF
		34.1%



VICINITY MAP

NTS



REVISIONS

NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADUREMODEL FOR:

Mr. & Mrs. Terry Ream
1535 ORD GROVE AVE
SEASIDE, CA

APN 011-043-011

DATE: 11/9/2022

PROJECT NO. 22026

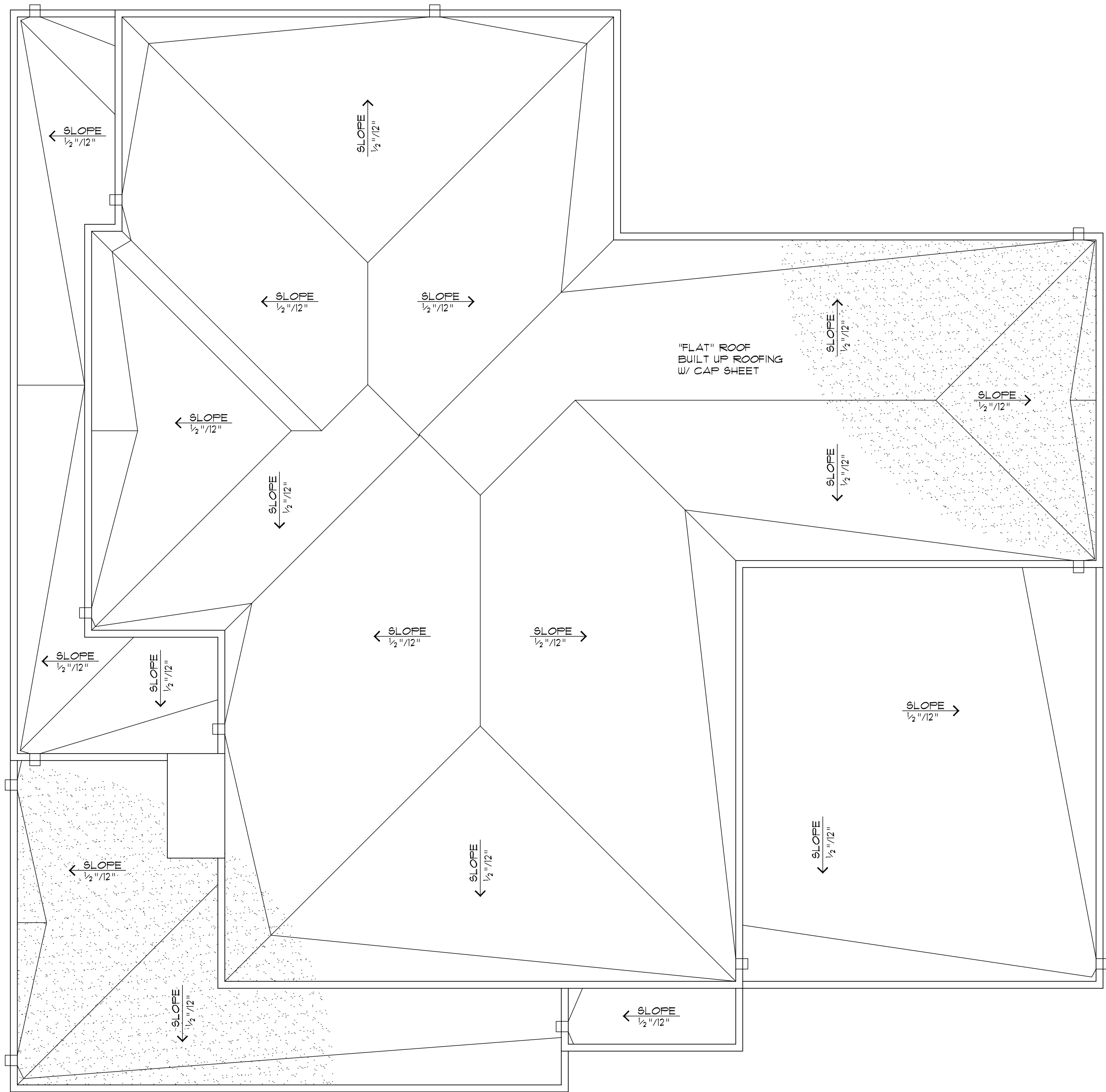
DRAWN BY:

CHECKED BY:

SHEET TITLE:
SITE PLAN

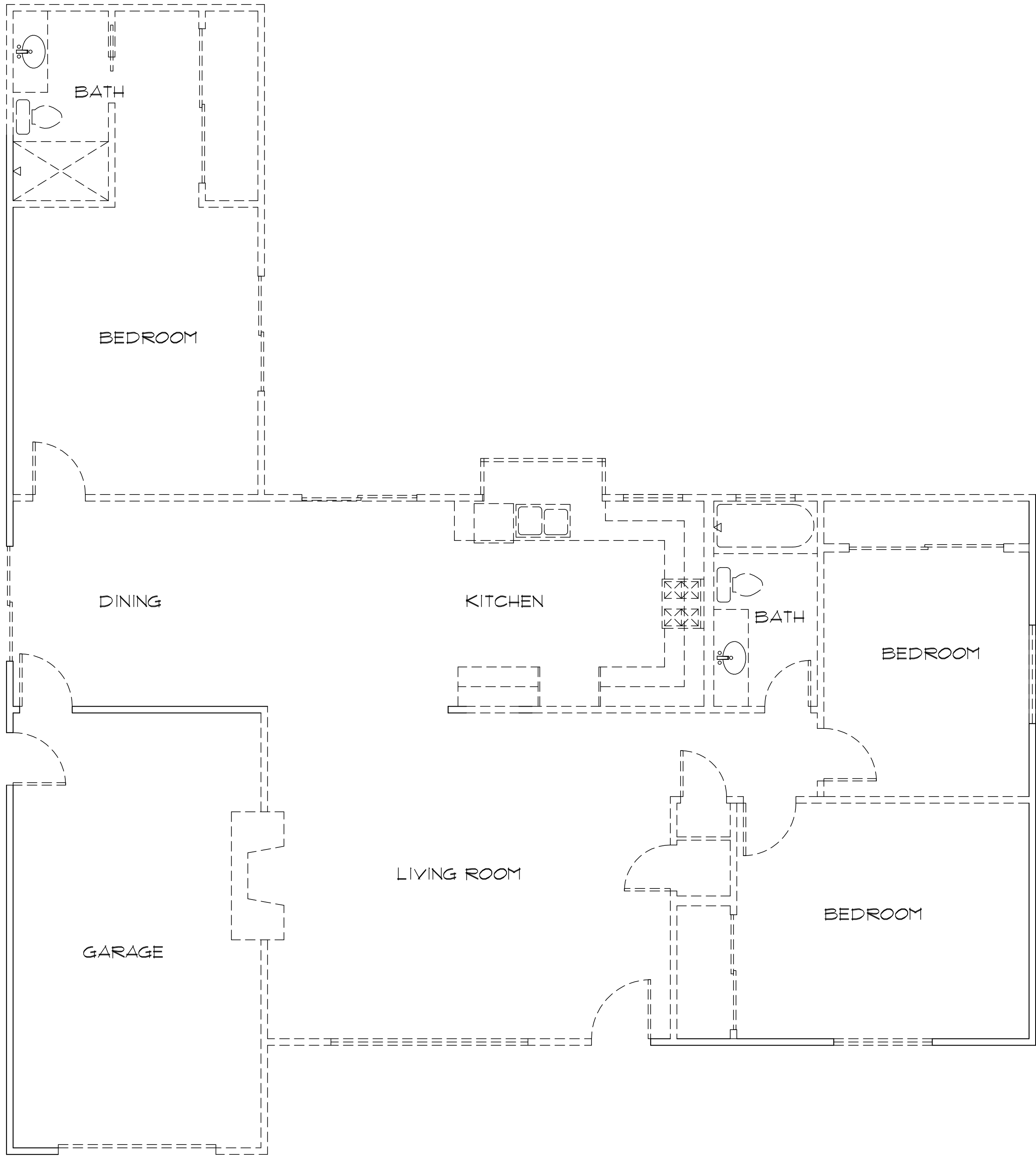
SHEET NO.

A-1
OF SIX SHEETS



PROPOSED ROOF PLAN

1/4" = 1'-0"



EXISTING/DEMO PLAN

1/4" = 1'-0"



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072
(831) 373-4567

PACIFIC GROVE, CA 93950
LICENSE # C-22893

ADUREMODEL FOR:

Mr. & Mrs. Terry Ream

1535 ORD GROVE AVE
SEASIDE, CA 94133

APN 011-043-017

DATE: 3/3/2023

PROJECT NO. 22026

DRAWN BY:

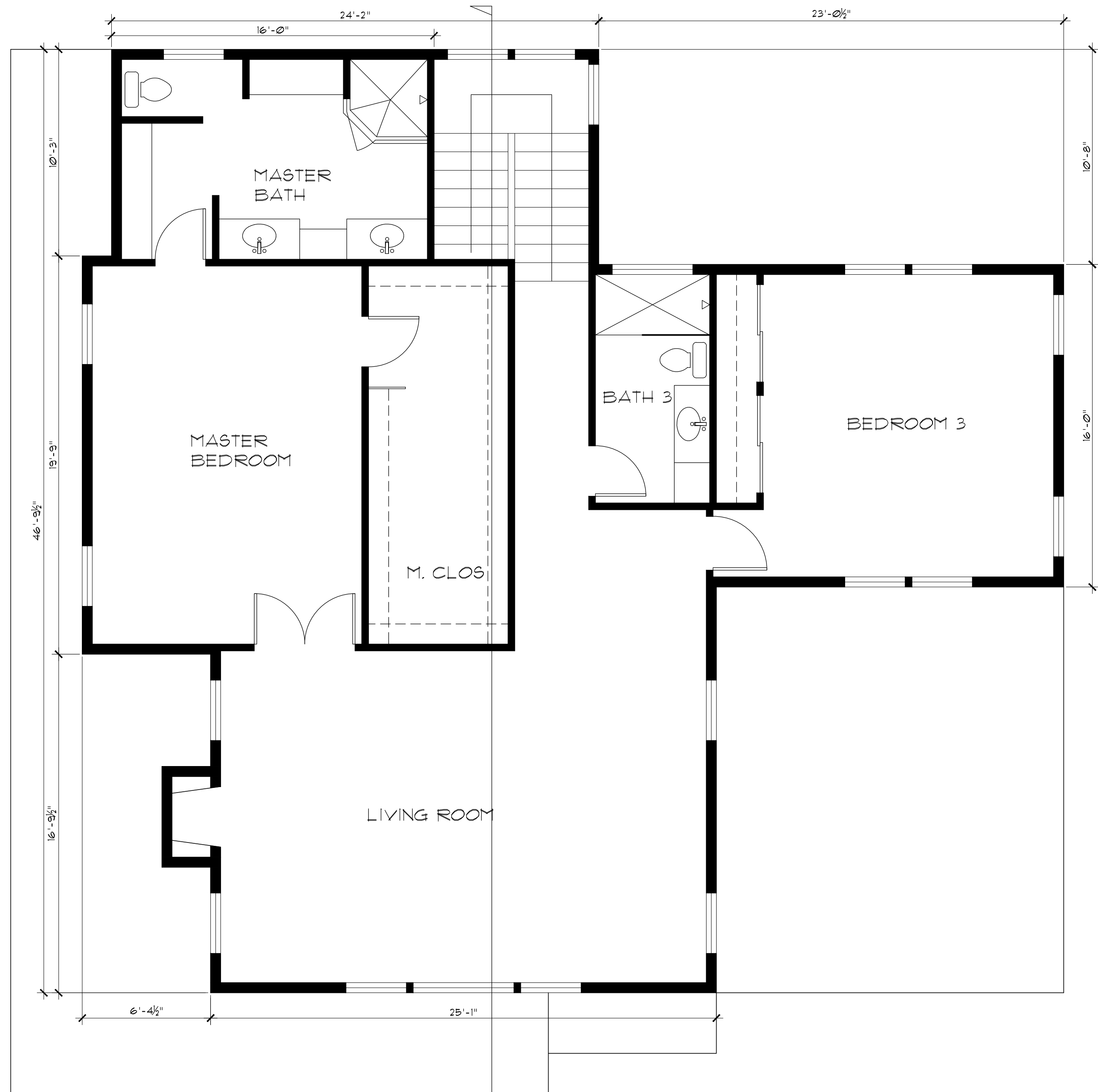
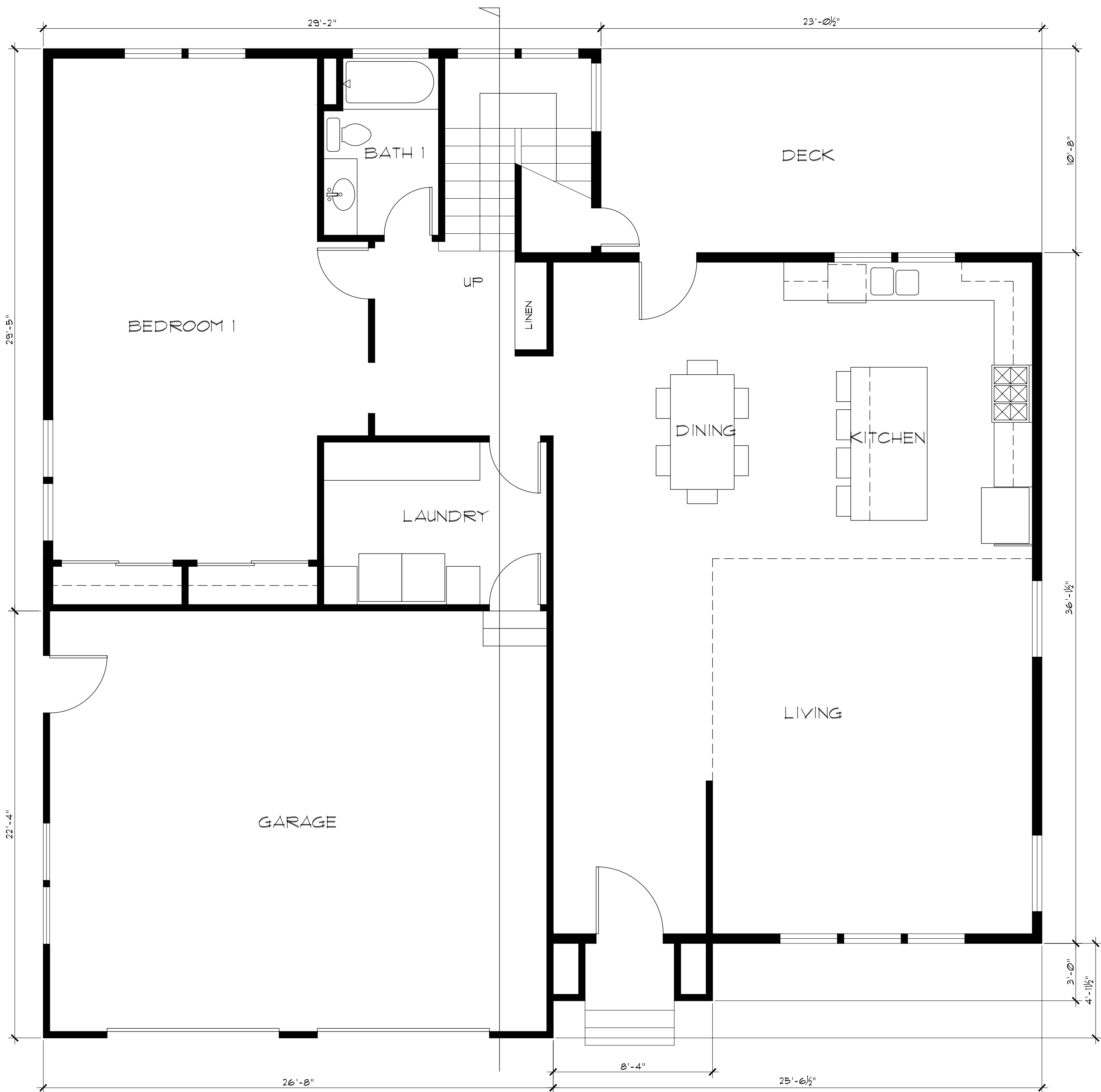
CHECKED BY:

SHEET TITLE: EXISTING/DEMO PLAN

SHEET NO. A-2

OF FIVE SHEETS

Packet Page 74



REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADU/REMODEL FOR:

Mr. & Mrs. Terry Ream

1535 ORD GROVE AVE SEASIDE, CA
APN 011-043-017

DATE: 3/2/2023

PROJECT NO. 22026

DRAWN BY:

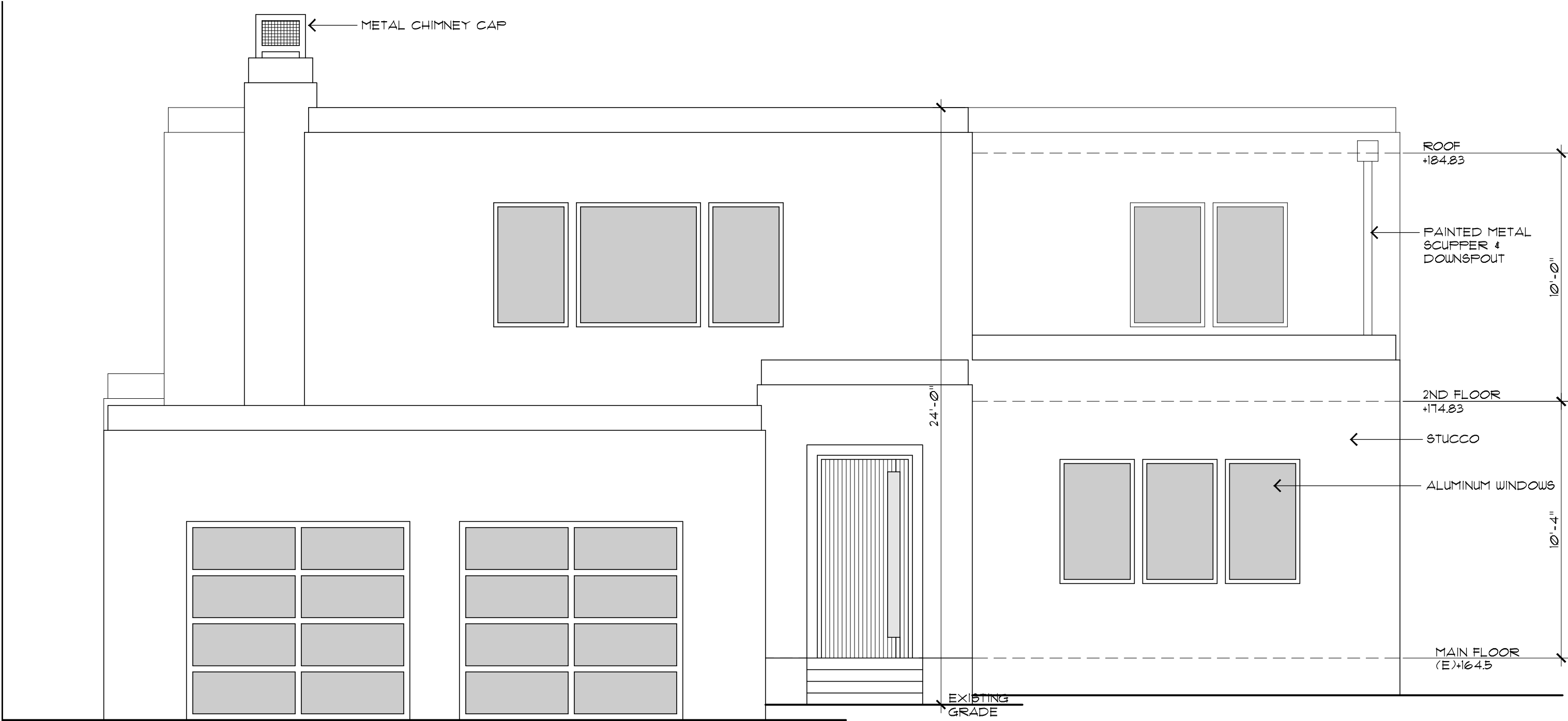
CHECKED BY:

SHEET TITLE: UPPER AND LOWER PLANS

SHEET NO. A-3

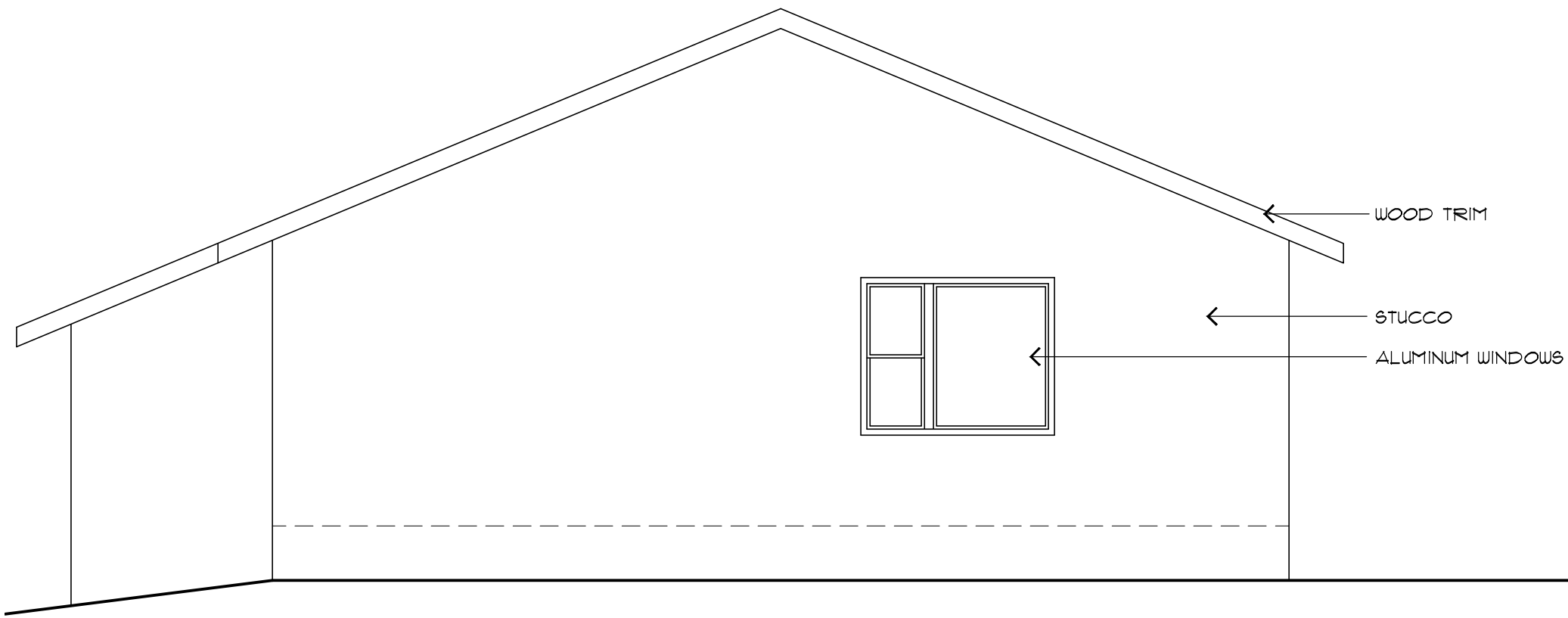
OF FIVE SHEETS

Packet Page 75



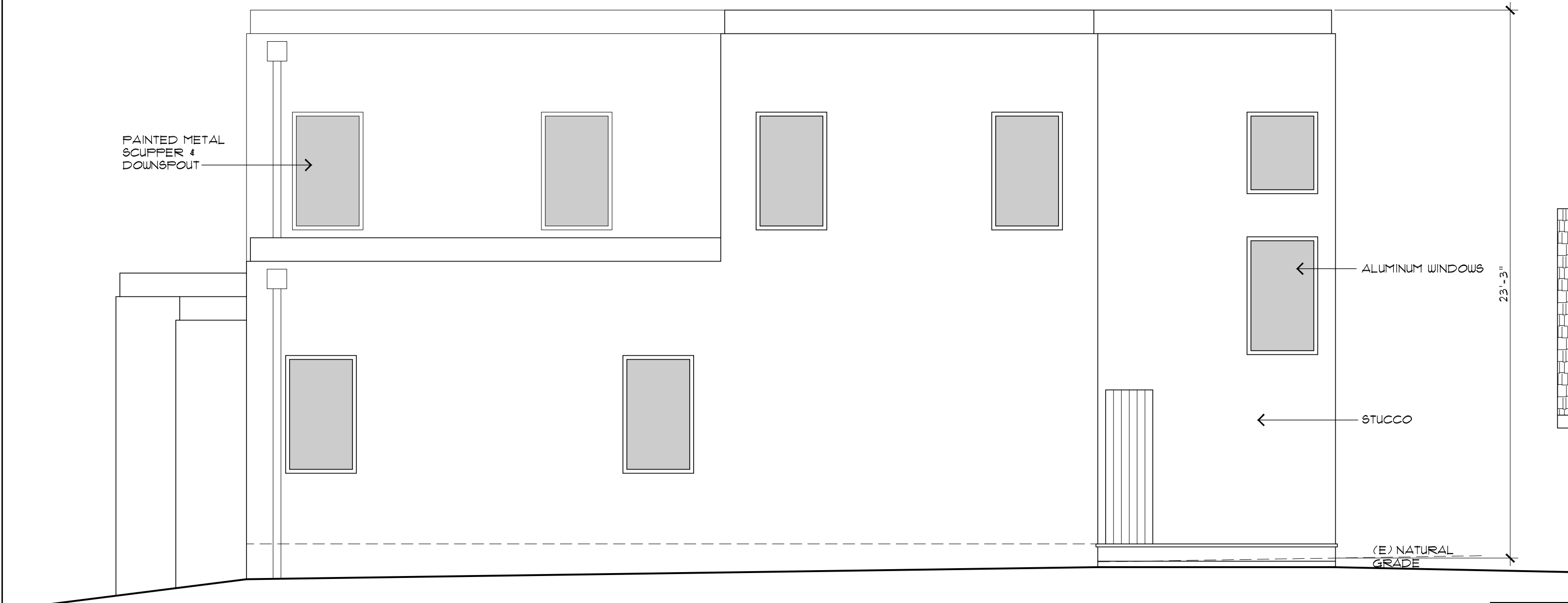
PROPOSED STREET ELEVATION (SOUTH)

1/4" = 1'-0"



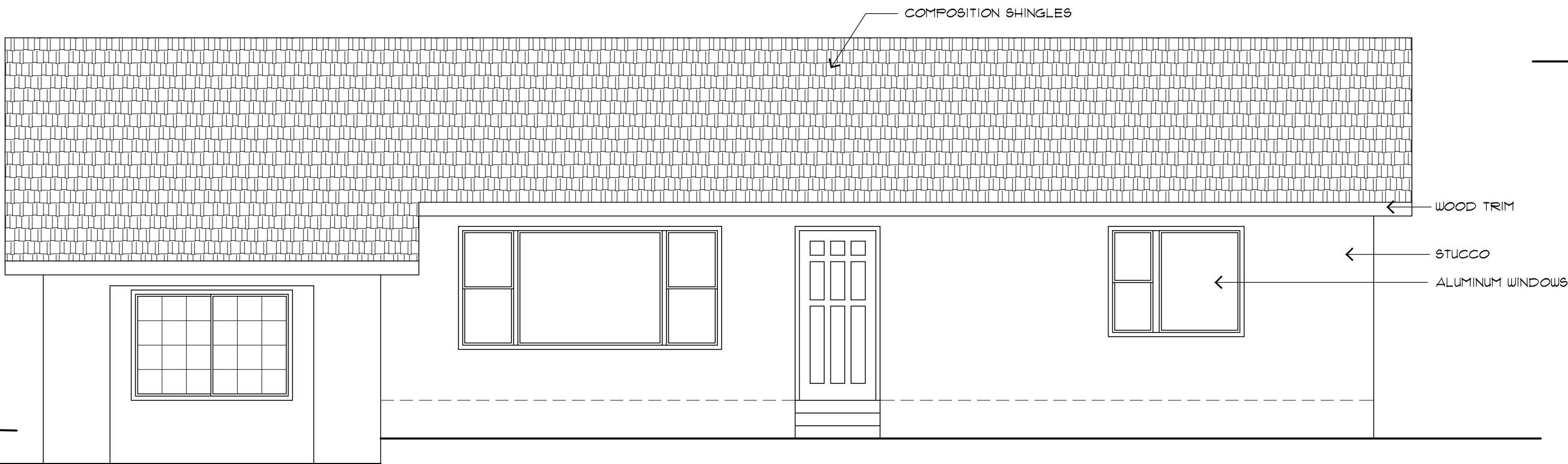
(E) EAST ELEVATION

1/4" = 1'-0"



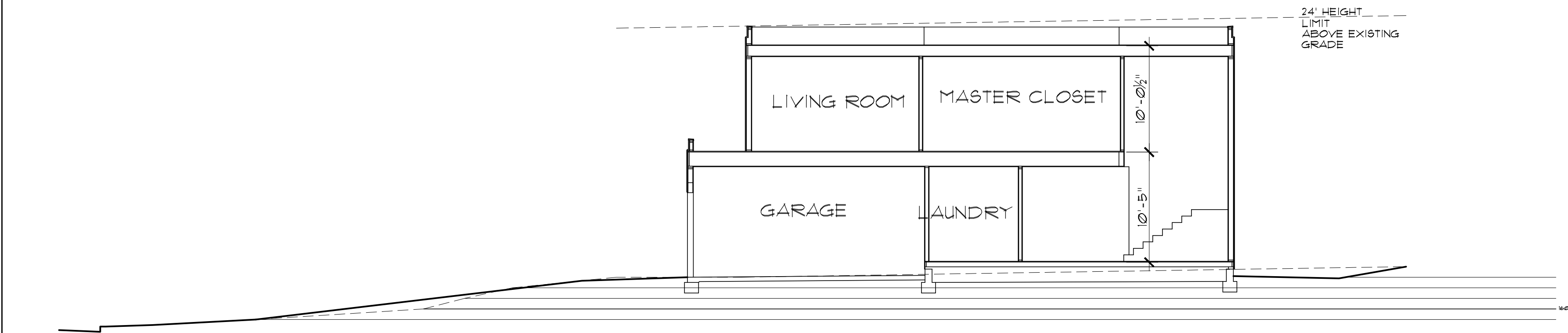
PROPOSED EAST ELEVATION

1/4" = 1'-0"



(E) STREET ELEVATION (SOUTH)

1/4" = 1'-0"



PROPOSED SITE SECTION

1/8" = 1'-0"

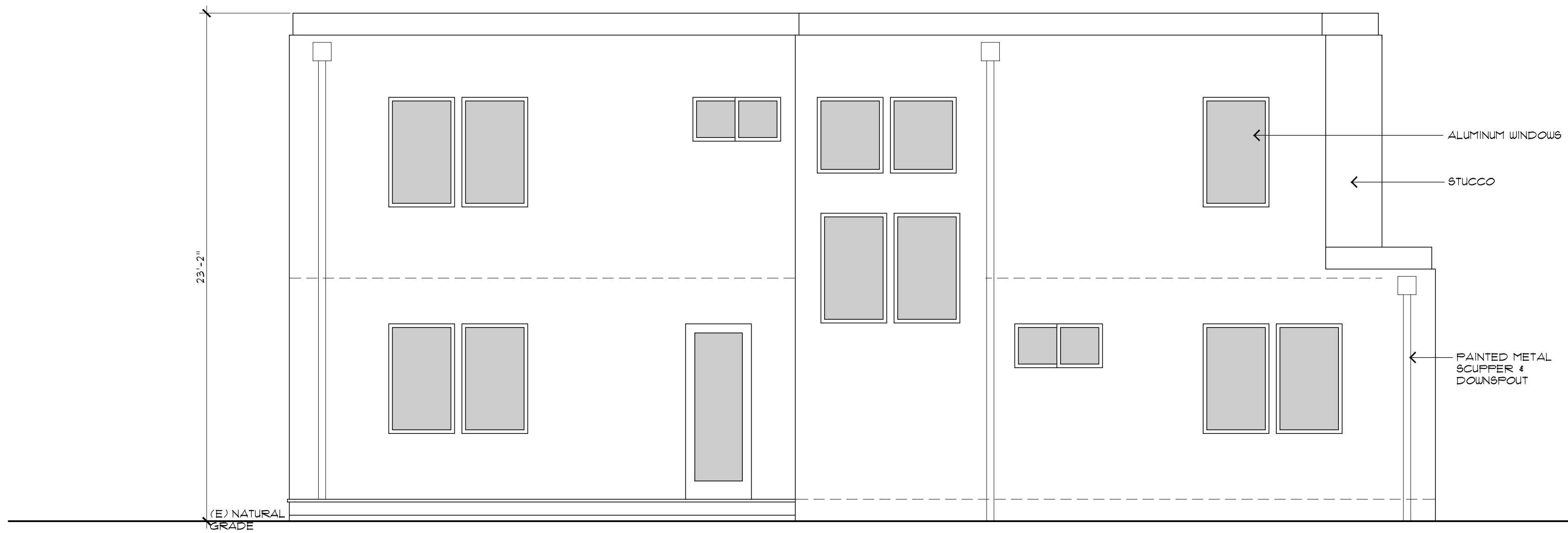
REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADJUREMODEL FOR:
Mr. & Mrs. Terry Ream
1535 ORD GROVE AVE SEASIDE, CA
APN 011-043-017

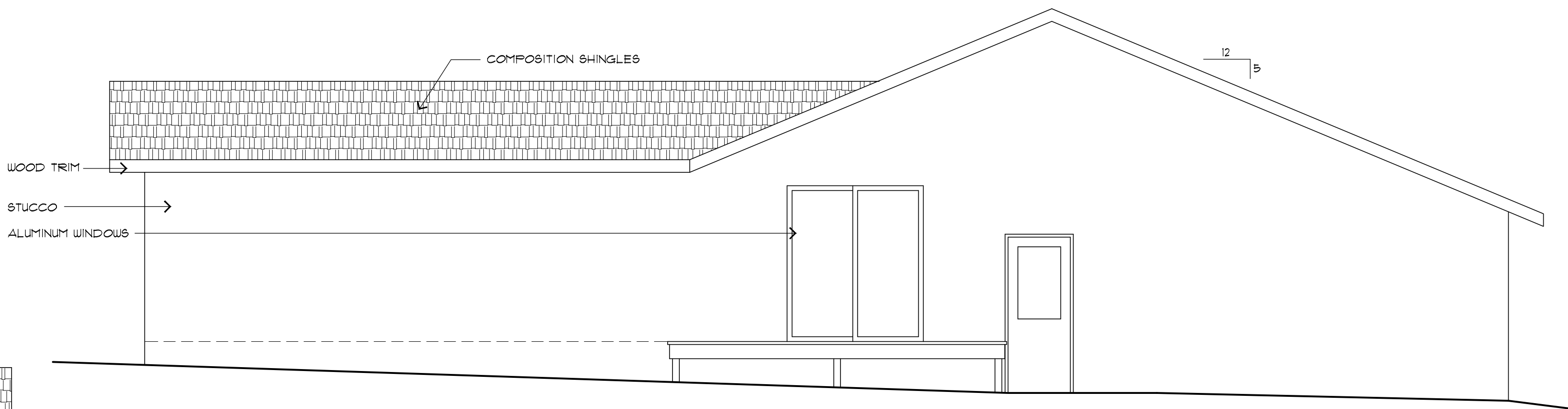
DATE: 3/2/2023
PROJECT NO. 22026
DRAWN BY:
CHECKED BY:
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. A-4
OF FIVE SHEETS
Packet Page 76



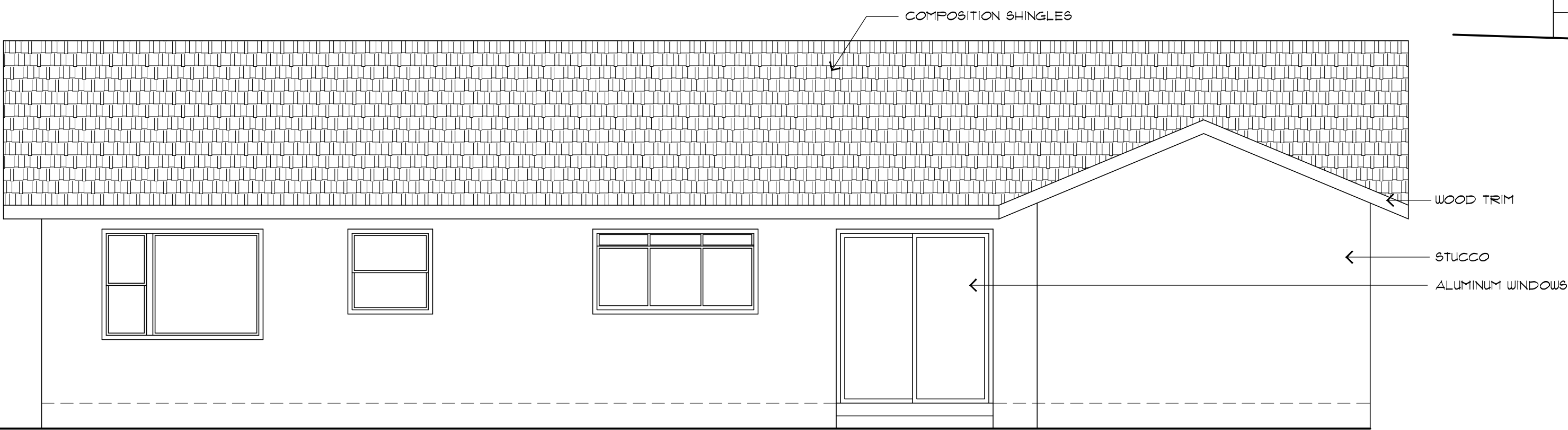
PROPOSED REAR ELEVATION (NORTH)

1/4" = 1'-0"



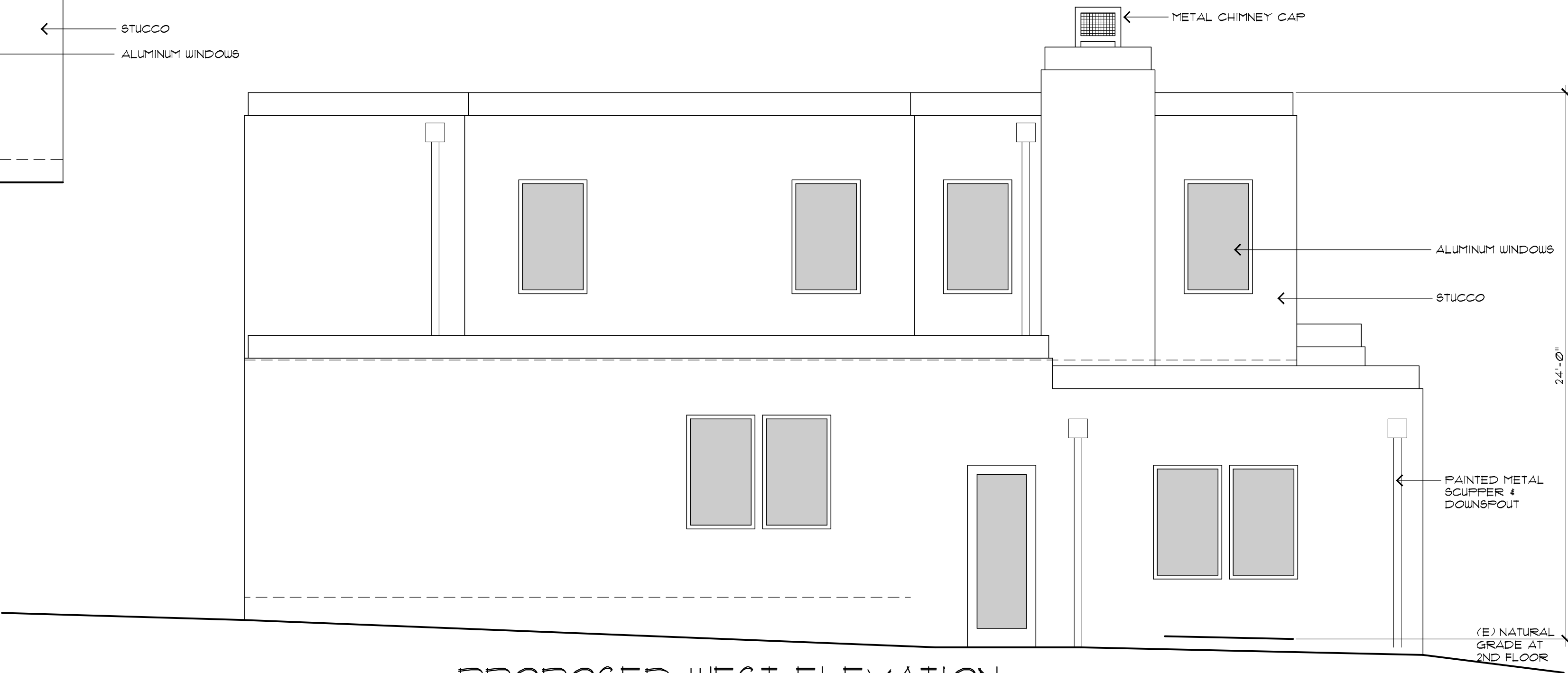
EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION (NORTH)

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C. MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

ADU/REMODEL FOR:
Mr. & Mrs. Terry Ream
1535 ORD GROVE AVE SEASIDE, CA
APN 011-043-017

DATE: 3/2/2023
PROJECT NO. 22026
DRAWN BY:
CHECKED BY:
SHEET TITLE:
EXTERIOR ELEVATIONS

Cascade | 56190BGBK

Job Name: Job Type: Quantity: Comments:

FIXTURE A



PRODUCT DESCRIPTION

This popular outdoor collection gets an improved facelift and has additional sizes for a more complete collection. The black finish presents a dramatic background for the solid block of Bubble Glass that is brightly illuminated by the LED concealed in the top housing.

MEASUREMENTS

DIMENSION : 4.75" W x 13.75" H x 2.75" Ext
BACK PLATE : 4.75" W x 13.75" H x 7" HCO
HANGING WEIGHT : 4.59 lb
LAMPING
INPUT VOLTAGE : 120V
LUMENS : 600 Rated (480 Del.)
BULB : 1 x 7W LED PCB Integrated, 7W Total
BULB INCLUDED : (Integrated)
DIMMABLE : Electronic Low Voltage (ELV)
CRI : 90+ CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Indirect

FINISHES OPTION

Black

GLASS

Bubble Glass BG

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location
For Outdoor/ADA

ADDITIONAL

INSTALL UP/DOWN: Down
RATED LIFE 30000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

Cascade | 56194BGBK

Job Name: Job Type: Quantity: Comments:

FIXTURE B



PRODUCT DESCRIPTION

This popular outdoor collection gets an improved facelift and has additional sizes for a more complete collection. The black finish presents a dramatic background for the solid block of Bubble Glass that is brightly illuminated by the LED concealed in the top housing.

MEASUREMENTS

DIMENSION : 7" L 2 1/4" H x 2.75" Ext
BACK PLATE : 7" W x 2 1/4" H x 10.5" HCO
HANGING WEIGHT : 13.64 lb
LAMPING
INPUT VOLTAGE : 120V
LUMENS : 800 Rated (640 Del.)
BULB : 1 x 9W LED PCB Integrated, 9W Total
BULB INCLUDED : (Integrated)
DIMMABLE : Electronic Low Voltage (ELV)
CRI : 90 CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Indirect

FINISHES OPTION

Black

GLASS

Bubble Glass BG

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location
For Outdoor/ADA
DARKSKY

ADDITIONAL

INSTALL UP/DOWN: Down
RATED LIFE 30000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4000 SHIRLEY DR. | ATLANTA, GA 30336
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

G1.4.70

5" TC 900 LUMEN LED DOWNLIGHT
NEW CONSTRUCTION
FIXTURE C
TC20LED (G4 09LM) RECESSED HOUSING
LENSED TRIMS

ORDERING INFORMATION

Housing and trim can be ordered together or separate, but will always ship separately.

Example: TC20LED G4 09LM 27K 900LM AR27 01

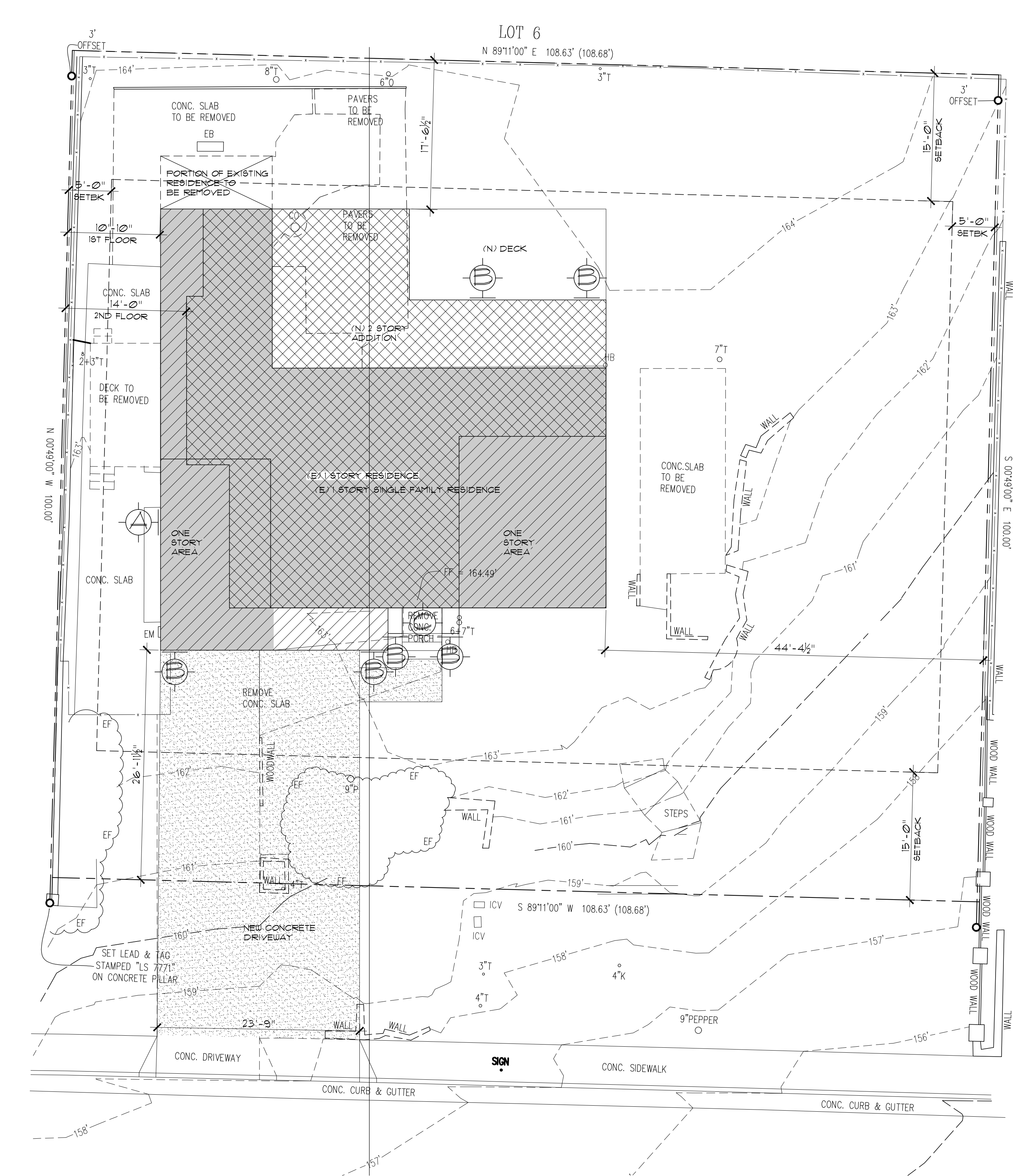
Series	Generation	Lumen	Color Temperature	CRI	Voltage/Dim
TC20LED	5" LED Downlight New C Housing	900LM	27K	90+ CRI	120V
			3000K	90+ CRI	
			3500K	90+ CRI	
			4000K	90+ CRI	

Trim	Series	Generation	Lumen	Color Temperature	CRI	Voltage/Dim
AR27	5" LED Downlight New C Housing	900LM	27K	90+ CRI	120V	
AR27	5" LED Downlight New C Housing	900LM	3000K	90+ CRI	120V	
AR27	5" LED Downlight New C Housing	900LM	3500K	90+ CRI	120V	
AR27	5" LED Downlight New C Housing	900LM	4000K	90+ CRI	120V	

Emergency Battery

Emergency Battery

Note: Chasing Plugs (CP) is not available with emergency option (EB)
Note: Lumen down (WDC) (EB) is not available with emergency option (EB)



Trim/Description		Accessories (ordered separately)	
2100 WH *	5" Lensed Flat Glass Downlight Trim - White	Griding Number	Description
2100 SC *	5" Lensed Flat Glass Downlight Trim - Satin Chrome	1811	Trim 12 1/2" x 3 1/2" Flat NIP 3 bar hinges
2100 ABZ *	5" Lensed Flat Glass Downlight Trim - Classic Apd Bronze	1826	Trim 20" x 20" Channel bar hinges
		1830	Trim 20" x 20" Channel bar hinges
		1827	Trim 20" x 20" Channel bar hinges
2120 WH *	5" Lensed Frosted Lens with Clear Center Trim - White	LEDOPRCS3 MRL	Medium Flood Optic (50°)
2120 SC *	5" Lensed Frosted Lens with Clear Center Trim - Satin Chrome	LEDOPRCS3 MRL	Medium Flood Optic (50°)
2120 ABZ *	5" Lensed Frosted Lens with Clear Center Trim - Classic Apd Bronze	LEDOPRCS3 SP	Spot Optic (10°)
2130 WHH *	5" Lensed Bulb with Regional Frosted Downlight Lens Trim - White Bulbs, White Trim Ring	To order, specify mounting hardware.	
2130 WHH *	5" Lensed Bulb with Regional Frosted Downlight Lens Trim - Black Bulbs, Black Trim Ring		
5101 ABZ *	5" Lensed Beveled Frame with Frosted Downlight Lens Trim - Classic Apd Bronze		
5101 SC *	5" Lensed Beveled Frame with Frosted Downlight Lens Trim - Satin Chrome		
5101 WH *	5" Lensed Beveled Frame with Frosted Downlight Lens Trim - White		

PROJECT DATA

OWNER: MR. & MRS. TERRY REAM
1506 ORD GROVE AVE.
SEASIDE, CA 93955
(831) 921-0113
terryreamteam71.com
SITE ADDRESS: 1535 ORD GROVE AVE.
SEASIDE, CA
APN: 011-043-017
SITE AREA: 10,868 SF
ZONING: RS-8
CONSTRUCTION TYPE: VB
SPRINKLERS: YES
CODES: 2022 CRC, TITLE 24, 2022 CMC, 2022 CFC, 2022 CEC, 2022 CEC
2022 CGBC, 2022 CFC AND CALIFORNIA ENERGY CODE
OCCUPANCY GROUP: R-3 (RESIDENCE) U-1 (GARAGE)
STORIES: 2
PROJECT SCOPE: ADD 1642 SF TO EXISTING SINGLE FAMILY RESIDENCE AND 299 SF
TO EXISTING GARAGE. ADDITION TO BE 168 SF AT GROUND FLOOR
AND 1474 SF AT 2ND FLOOR. RECONFIGURE ENTIRE EXISTING RESIDENCE.

TREE REMOVAL

NONE

DRAWING INDEX

A-1 SITEPLAN, PROJECT DATA, VICINITY MAP
A-2 EXISTING/DEMO PLAN, PROPOSED ROOF PLAN
A-3 PROPOSED UPPER AND LOWER FLOOR PLANS
A-4 ROOF PLAN
A-5 EXTERIOR ELEVATIONS, SITE SECTION
A-6 EXTERIOR ELEVATIONS

FLOOR AREA

	EXIST	PROP
1ST FLOOR	1572 SF	1740 SF
GARAGE	291 SF	930 SF
2ND FLOOR	—	1474 SF
TOTAL FLOOR AREA	1863 SF	3804 SF
FLOOR AREA RATIO	—	35%

SITE COVERAGE

	EXIST	PROP
BUILDING	1860 SF	2330 SF
CONC. DRIVEWAY	324 SF	640 SF
CONC. WALKWAYS	167 SF	68 SF
CONC. SLABS	699 SF	461 SF
PAVER PATIO	478 SF	—
COVERED PORCH	—	25 SF
AT GRADE DECK	—	246 SF
TOTALS	3528 SF	3710 SF
		34.1%

LIGHTING LEGEND

A MAXIM CASCADE 56190BGBK
LED LIGHT SOURCE
B MAXIM CASCADE 56194BGBK
LED LIGHT SOURCE
C JUNO LED DOWNLIGHT IC20LEDG3
W/ 210N-WH TRIM - 12 W LED BULB

VICINITY MAP

NTS

REVISIONS

NO. DATE

ADUREMODEL FOR:

Mr. & Mrs. Terry Ream
1535 ORD GROVE AVE
SEASIDE, CA
APN 011-043-017

DATE:

11/9/2022

PROJECT NO.

22026

DRAWN BY:

CHECKED BY:

SHEET TITLE:

SITE PLAN

SHEET NO.

A-1

OF SIX

SHEETS

Packet Page 78

W I L L I A M C M E F F O R D

A R C H I T E C T



Exterior Colors for 1535 Ord Grove Ave, Seaside

Stucco
Kelly Moore
KMW53-1 Dazzle Me

Glass Railing

Aluminum Windows & Doors
Black



Garage Doors
Metal and Glass
Black metal



Front Door
Wood - Mahogany stain















CITY OF SEASIDE STAFF REPORT

Item No.: 6.D.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: May 24, 2023

**SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. AR-23-05:
MARIKO SKARDON, PROPERTY OWNER, AND ERIC WYNKOOP,
APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL TO
ALLOW ADDING A SECOND-STORY DECK AND CHANGING
SECOND-STORY WINDOWS FOR A SINGLE-FAMILY DWELLING
LOCATED AT 1959 LUZERN ST (APN 011-083-028) IN THE RS-8
SINGLE FAMILY RESIDENTIAL ZONING DISTRICT. THIS
PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION
15301(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT (CEQA)**

PURPOSE & RECOMMENDATION

The purpose of this item is to review the Architectural Review application AR-23-05 to allow for the proposed construction of a second-story deck and second-story windows above an existing kitchen in accordance with Seaside Municipal Code Section 17.62.230.B.2.

Staff recommends approval of the Architectural Review.

BACKGROUND

Built in 1963 on a 6939 square foot (sf.) lot, the existing two-story 2020 sf. home at 1959 Luzern Street is situated in a RS-8 Single Family Residential zone. It is predominantly surrounded by other single family residences with two religious institutions to the southwest.

PROJECT DESCRIPTION

This project modifies the roof over the existing kitchen into an 84 sf. second story deck,

adding internal access to that deck and enlarging the windows. No floor area is added and the proposed impermeable coverage is 3580 sf (52% of the total lot area), below the 65% limit per SMC 17.12.040 Table 2-3.

ANALYSIS

Per SMC 17.62.030.B.2 the project requires Architectural Review because it is a new second-story element. That review must consider architecture, landscape, and lighting. This project does not alter landscaping and creates no new outdoor lighting. Therefore, the analysis is restricted to architecture.

The proposed deck sits 10 feet (ft.) above ground and covers a relatively small portion of the building profile. It is tucked away behind the house and not visible from the street. The second story element is distant from other properties, at more than 35 ft. from the property to the west (rear), more than 27 ft. from the property to the north (right side), and approximately 19 ft. from the property to the south (left side).

The materials, as shown on page A-1 of Exhibit A, are modern, functional, and complementary to the existing house. The proposed cable railing provides a modern sensibility to the aesthetic of the deck while the matching exterior door will help establish the deck as an integral part of the house. The new French casement window ties into the appearance of both existing and new exterior doors and the new bay window.

The proposed project would refresh the appearance of the house and create more open space for residents to enjoy while respecting the privacy of neighbors.

ATTACHMENTS

1. Attachment 1 Proposed Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Location Map
-

RESOLUTION NO. 23-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPROVAL TO ALLOW ADDING A SECOND-STORY DECK AND CHANGING SECOND-STORY WINDOWS FOR A SINGLE-FAMILY DWELLING LOCATED AT 1959 LUZERN ST (APN 011-083-028) IN THE RS-8 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

WHEREAS, Mariko Skardon, property owner, and Eric Wynkoop, applicant, are requesting approval of an Architectural Review application to allow for the construction of a second story deck and second story windows above an existing kitchen located at 1959 Luzern Street (APN 011-083-028) in the RS-8 (Single Family Residential) zoning district; and

WHEREAS, the proposed project requires Architectural Review approval by the Planning Commission per Seaside Municipal Code 17.62.230.B.2; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following, approving Architectural Review Application AR-23-05:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301 (E) (Existing Facilities) of the CEQA Guidelines.

Evidence: The proposed project would add no floor area.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Architectural Review No. AR-23-05 subject to the following terms and conditions:

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under

this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 24th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

ARCHITECTURAL REVIEW APPLICATION No. AR-23-05

PC RESOLUTION No. ____

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside.

Applicant's Signature

Date

Property Owner's Signature

Date



LOCATION MAP

PROJECT SUMMARY: CONVERTING EXISTING ROOF OVER (E) KITCHEN TO ADD SECOND STORY DECK (100 SQ/ FT.) INTERIOR REMODEL OF (E) KITCHEN ON MAIN FLOOR & ADDING SECOND FLOOR ACCESS DOOR TO DECK + REPLACING WINDOWS ON REAR SIDE OF RESIDENCE. REMODEL OF (E) SECOND FLOOR BATHROOM. ADDING A BAY WINDOW @ KITCHEN.

LOT SIZE: 6,534 SQ/ FT.

EXISTING:

GROSS FLOOR AREA:

MAIN FLOOR: 1,285 SQ/ FT.

SECOND FLOOR: 735 SQ/ FT.

DETACHED GARAGE: 480 SQ/ FT.

TOTAL FAR: 2,500 SQ/ FT. - 38.5%

PROPOSED:

GROSS FLOOR AREA:

MAIN FLOOR: 1,285 SQ/ FT.

SECOND FLOOR: 735 SQ/ FT.

DETACHED GARAGE: 480 SQ/ FT.

TOTAL FAR: 2,500 SQ/ FT. - 38.5%

TOTAL PROPOSED BUILDING SITE COVERAGE: 1,765 SQ/ FT. 27.1%

APN: 011-083-028-000

ADDRESS: 1959 LUZERN STREET, SEASIDE, CA 93955.

COMMUNITY: SEASIDE (CITY)

PLANNING AREA: GREATER MONTEREY PENINSULA

ZONING: N/ A

SUBDIVISION: N/ A

FIRE DISTRICT: N/ A

TREE REMOVAL: NONE

GRADING: NONE

OCCUPANCY: R-3/ U

SLOPE DEVELOPMENT: NONE

CONSTRUCTION TYPE: VB

STORIES: TWO

OWNERSHIP: SKARDON MARIKO S

ADDRESS: 2956 CRESCENT RD PEBBLE BEACH CA 93953

PHONE: 831-204-8140

EMAIL: JSKARDON@GMAIL.COM

APPLICABLE CODES: 2022 CRC, CBC, CEC, CMC, CPC, 2022 CAL GREEN, 2022 CFC, 2022 CA ENERGY CODE

WALL COUNT:

(E) EXISTING WALLS: 483' - 6"

(P) DEMOLISHED WALLS: 13' - 6"

NEW WALLS: 38' - 0"

TOTAL: 54' - 6" - 11.2%

SPRINKLERS REQUIRED NO

GENERAL NOTES:

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/ OR MANUFACTURERS SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & MEATHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREE, AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WITH ITEMS, IF ANY, HE/ SHE WISHES TO RETAIN FOR HIS/ HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONT-OLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGICAL CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHEOLOGIST (I.E. AN ARCHEOLOGIST 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.

FIRE DEPARTMENT NOTES

FIRE DEPARTMENT: SEASIDE FIRE DEPARTMENT

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.

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard

72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

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.

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 visible and legible 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 that site. Permanent address numbers shall be posted prior to requesting final clearance.



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

SHEET INDEX:

A - 0 PROJECT DESCRIPTION

A - 1 PROPOSED MATERIALS

A - 2 SITE PLAN

A - 3 LANDSCAPE PLANS

A - 4A EXISTING & PROPOSED FLOOR PLANS ONE

A - 4B EXISTING & PROPOSED FLOOR PLANS TWO

A - 5A EXISTING & PROPOSED ELEVATIONS ONE

A - 5B EXISTING & PROPOSED ELEVATIONS TWO

A - 6 ROOF PLANS

A - 7 3D RENDERINGS

A - 8 EXISTING IMAGES

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

PROJECT DESCRIPTION

02/ 01/ 2023

A - 0



NEW METAL CABLE RAILING SYSTEM @ PROPOSED DECK



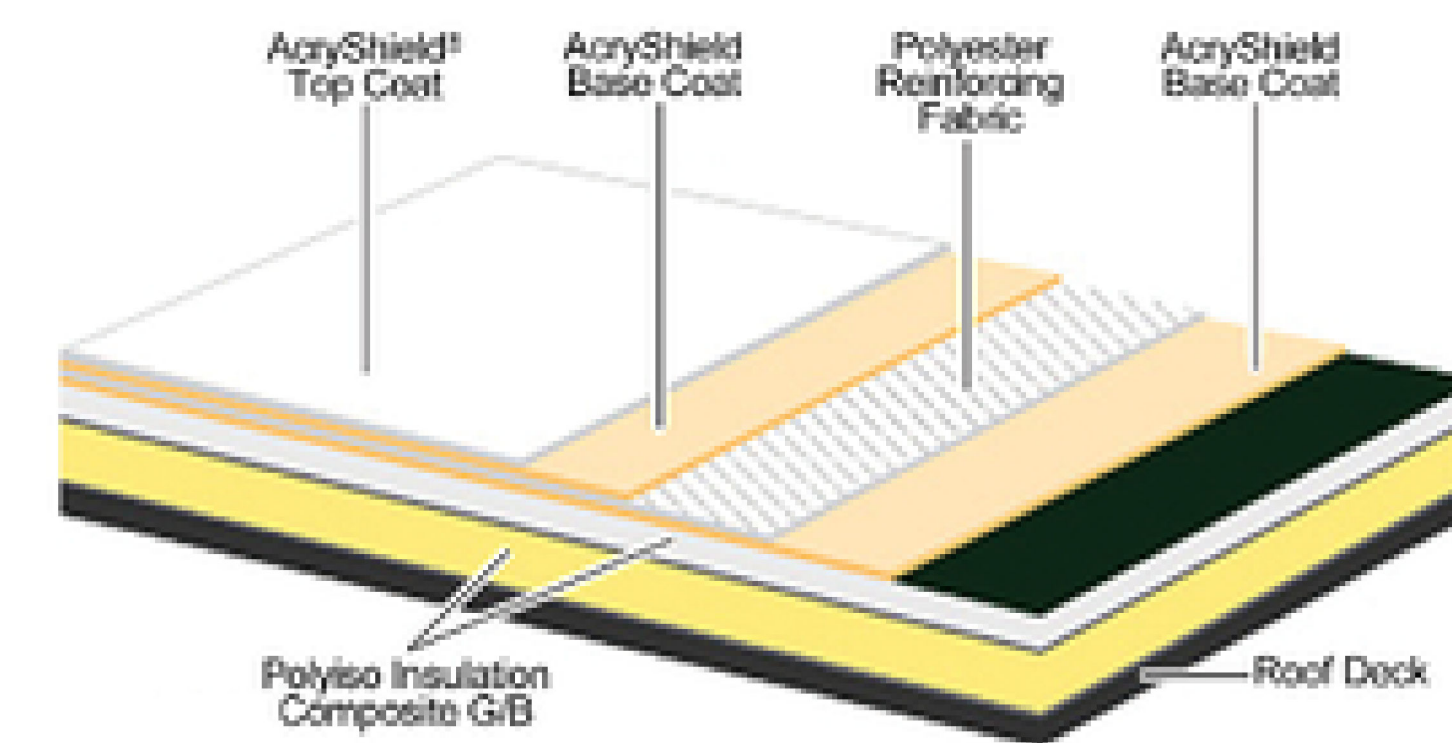
NEW PELLA 250 SERIES DUAL GLAZED LOW-E VINYL TYPE



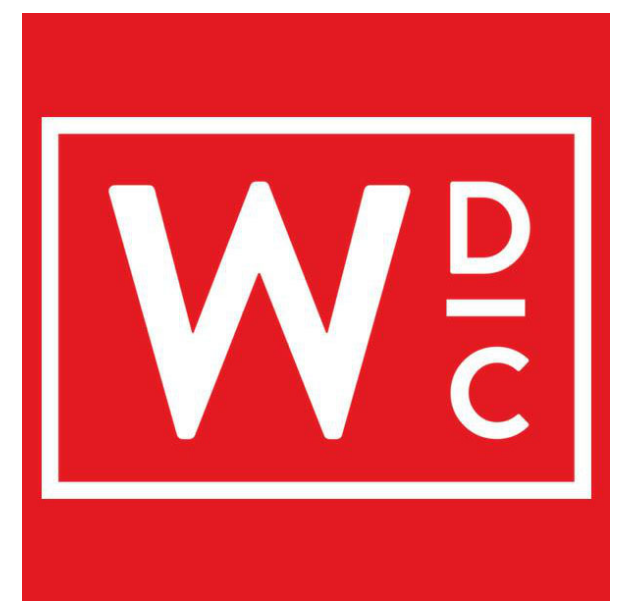
NEW 3 PLY ELASTOMERIC DECKING MATERIAL
@ PROPOSED DECK ABOVE KITCHEN



NEW EXTERIOR DOOR TO MATCH (E)



ACRYPLY-D DECK-UP SYSTEM
@ CUSTOM BAY WINDOW



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

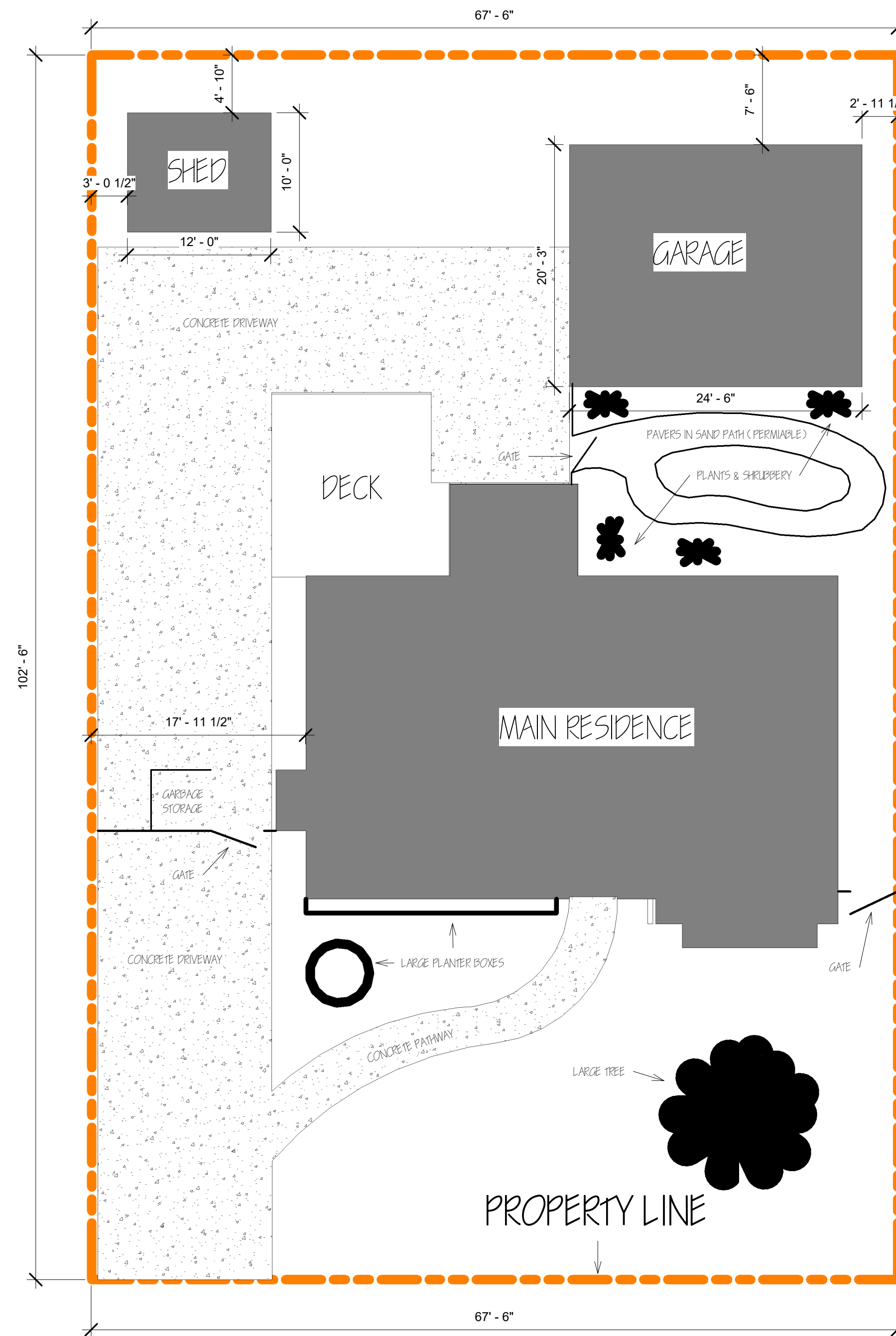
DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

PROPOSED MATERIALS

02/01/2023

A - I



① LANDSCAPE
1/8" = 1'-0"

MATERIALS SITE COVERAGE:

PERMIABLE:

EXISTING DECK:

200 SQ/FT.

PAVERS IN SAND PATH:

140 SQ/FT.

LARGE PLANTER BOXES:

40 SQ/FT.

IMPERMIABLE:

CONCRETE DRIVEWAY:

1,650 SQ/FT.

CONCRETE PATHWAY:

165 SQ/FT.

TOTAL IMPERMIABLE: 1,815 SQ/FT.

TOTAL PERMIABLE: 380 SQ/FT.

TOTAL OVERALL: 2,195 SQ/FT.
(33.5% OF SITE)



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

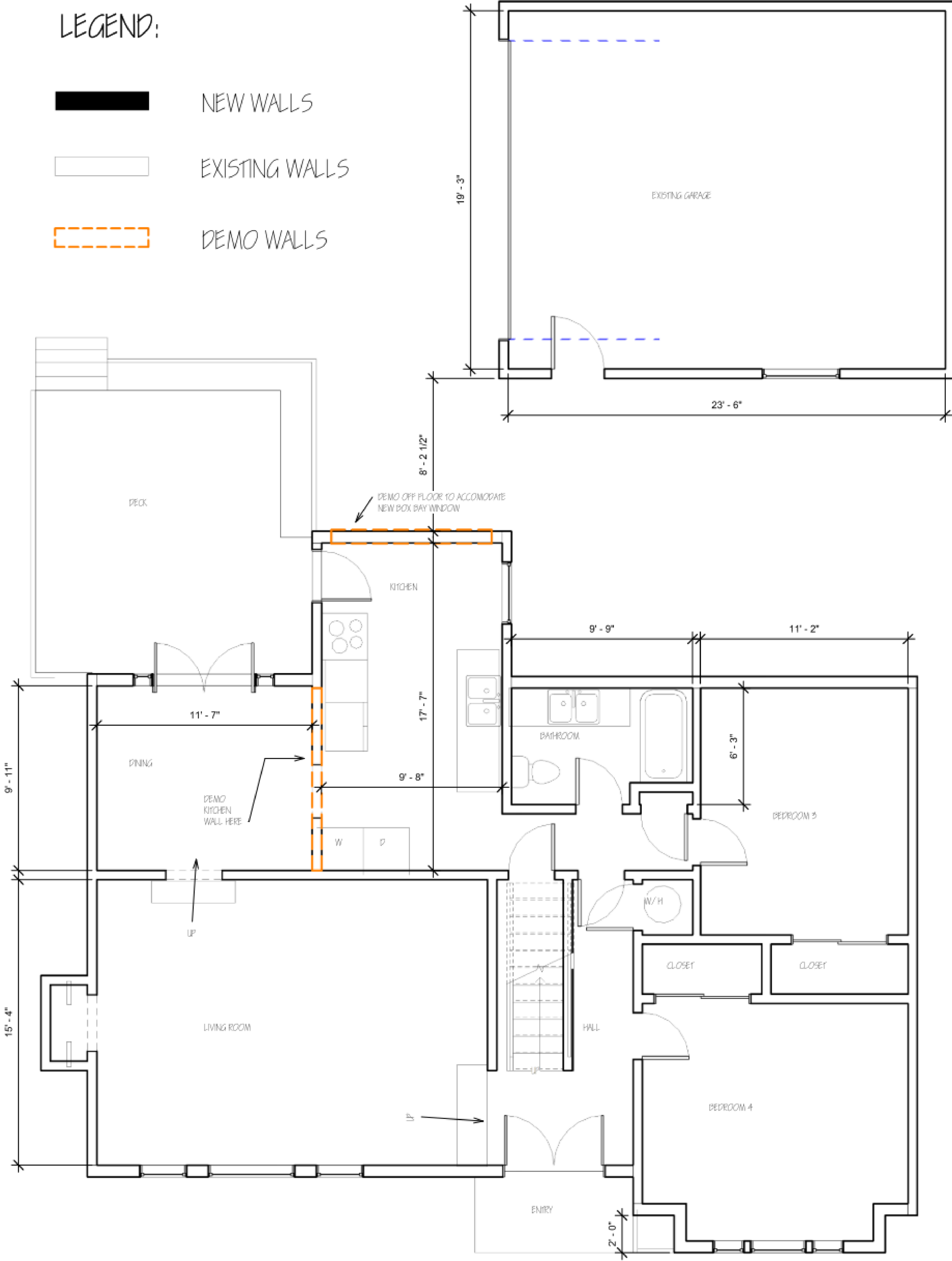
SKARDON RESIDENCE

LANDSCAPE PLANS

02/01/2023

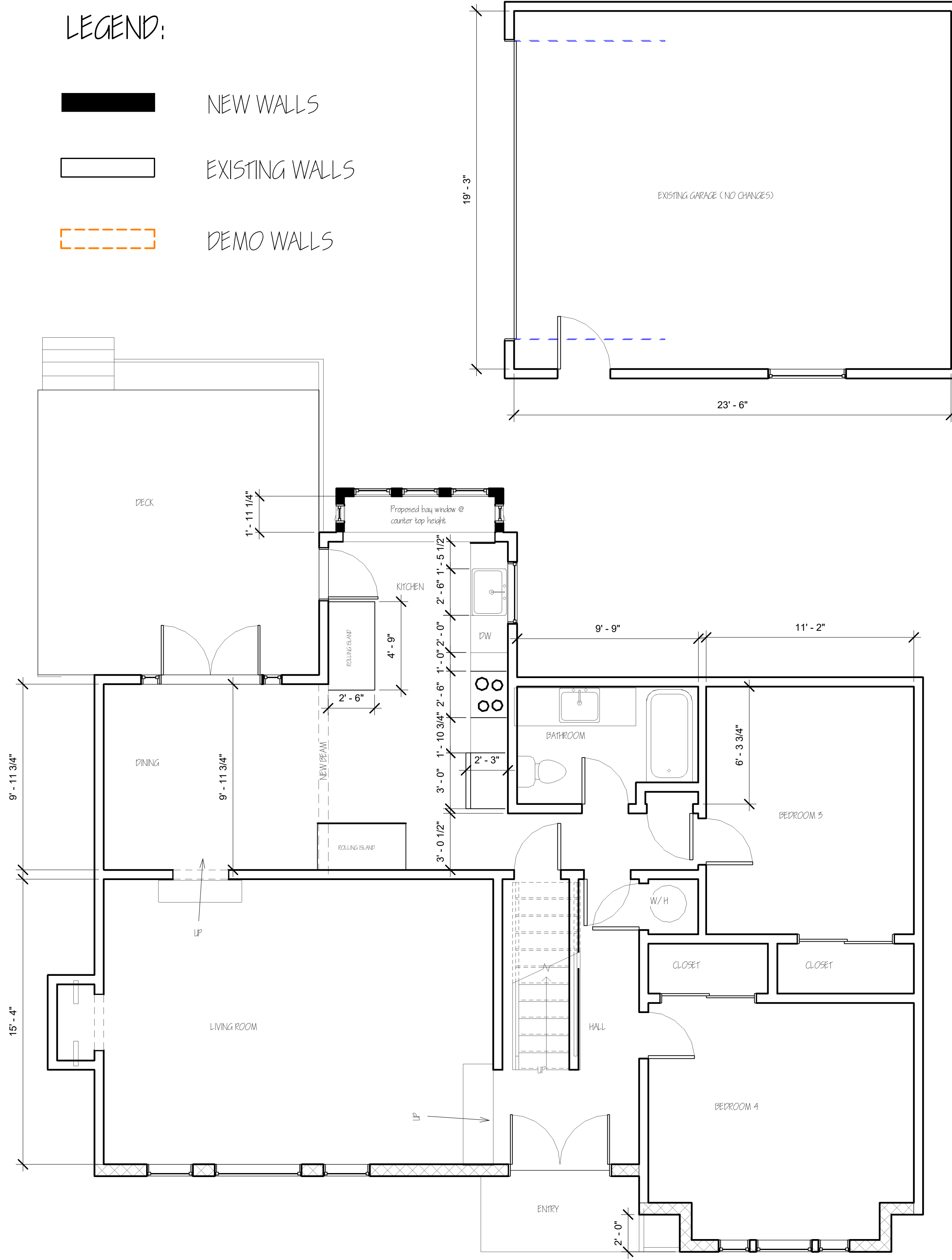
A-3

EXISTING

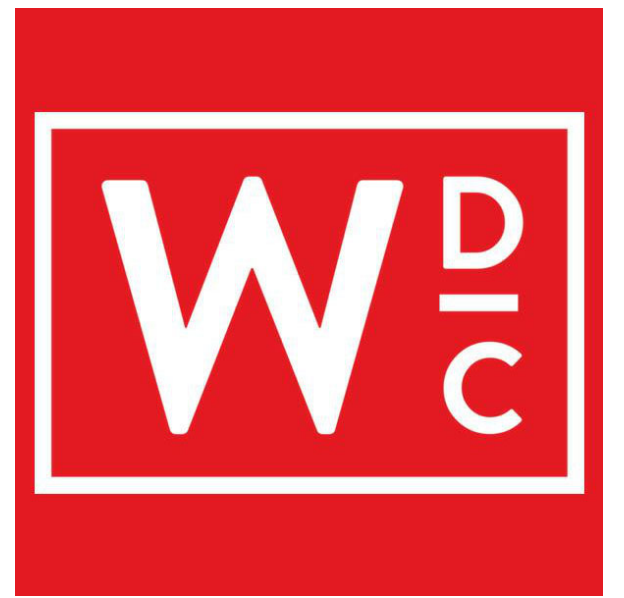


① MAIN FLOOR
1/4" = 1'-0"

PROPOSED



① MAIN FLOOR
1/4" = 1'-0"



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE
EXISTING & PROPOSED
FLOOR PLANS ONE

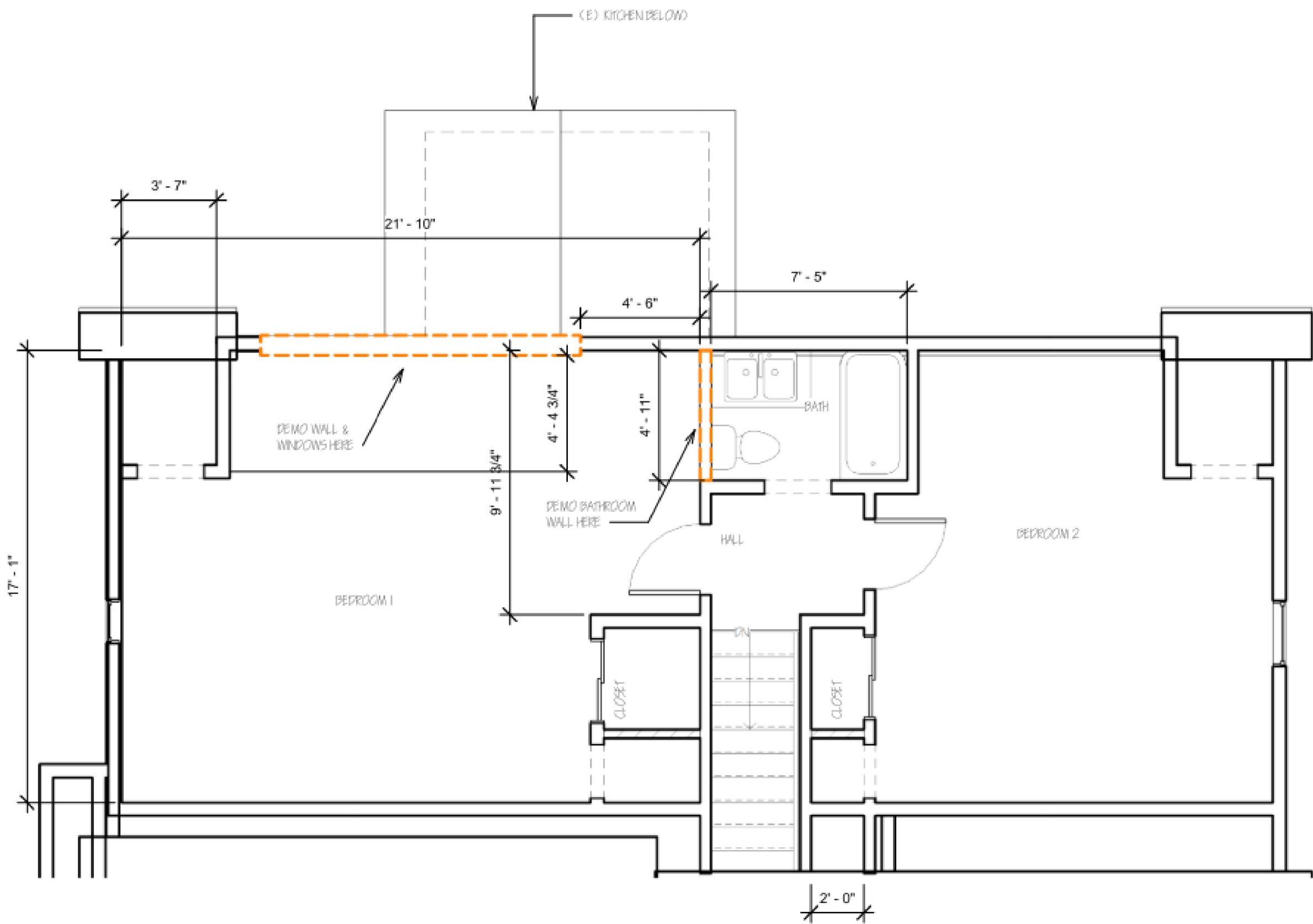
02/01/2023

A - 4A

EXISTING

LEGEND:

- NEW WALLS
- EXISTING WALLS
- DEMO WALLS



1 SECOND FLOOR
1/4" = 1'-0"

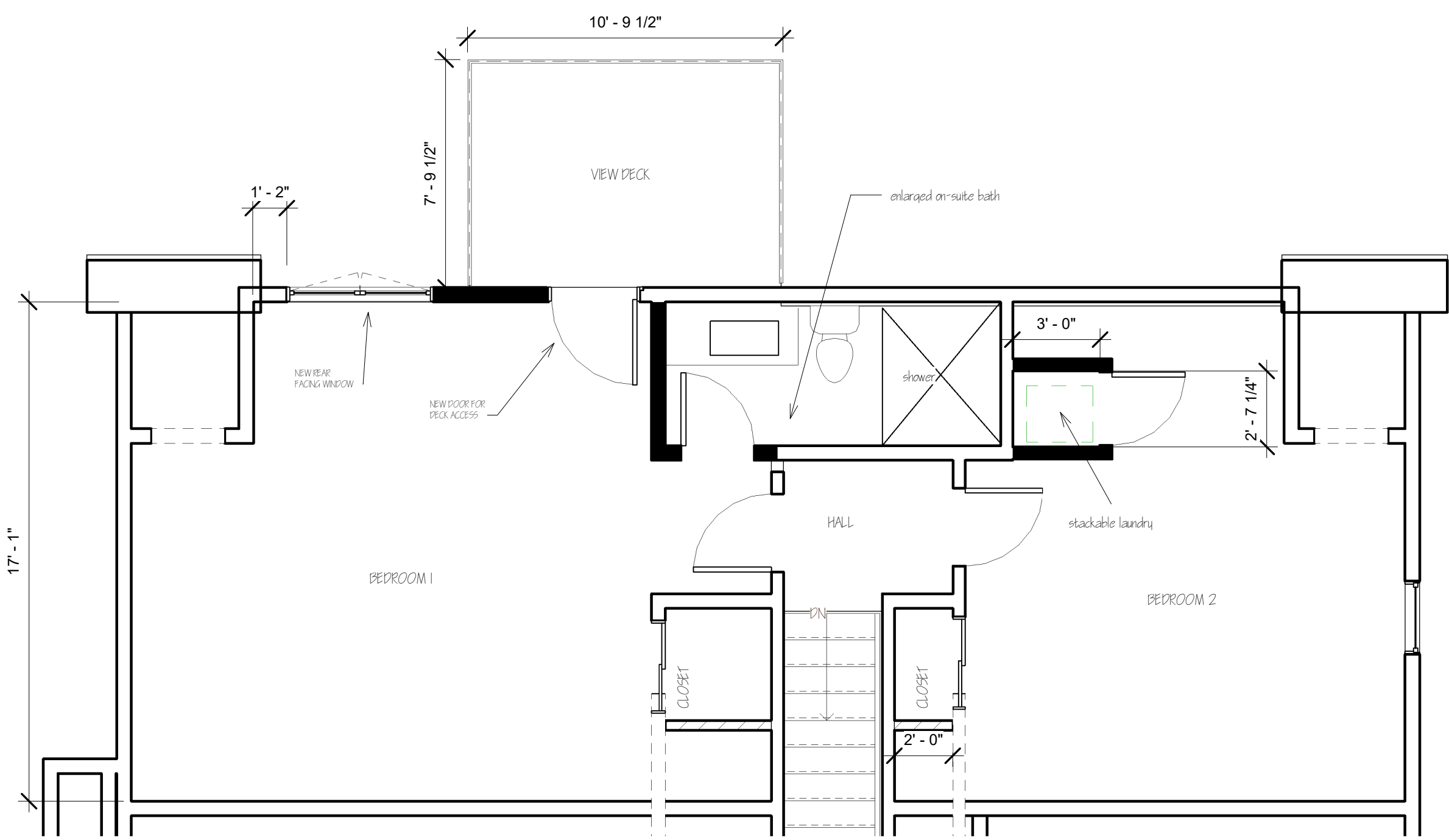
PROPOSED

WINDOW & DOOR SCHEDULE:

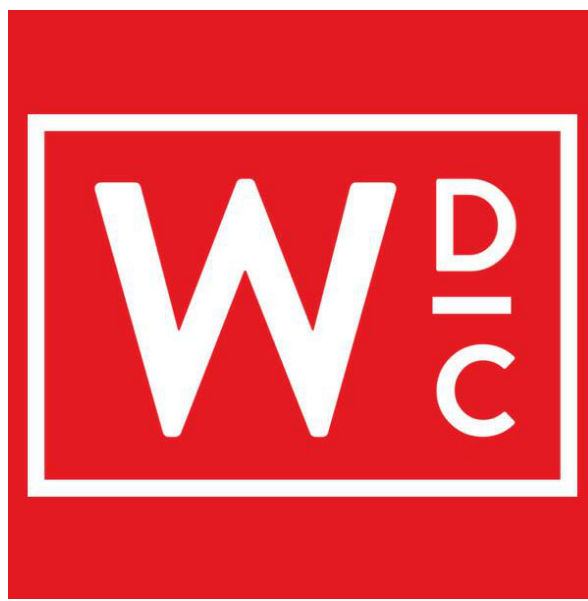
- 1. 3'-0"W X 6'-0"H GLASS PANEL PELLA CLAD RH INSWING DOOR
- A. 5'-0"W X 4'-0" H PELLA VINYL OUTSWING CASEMENT WINDOW
- B. NEW BOX BAY WINDOW UNIT CONTAINING:
 - X3 2'0" W X 3'-6"H PELLA VINYL DOUBLE HUNG WINDOWS
 - X2 1' 0" W X 3'-6"H PELLA VINYL OUTSWING CASEMENT WINDOWS

LEGEND:

- NEW WALLS
- EXISTING WALLS
- DEMO WALLS



1 SECOND FLOOR
1/4" = 1'-0"



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE
EXISTING & PROPOSED
FLOOR PLANS TWO

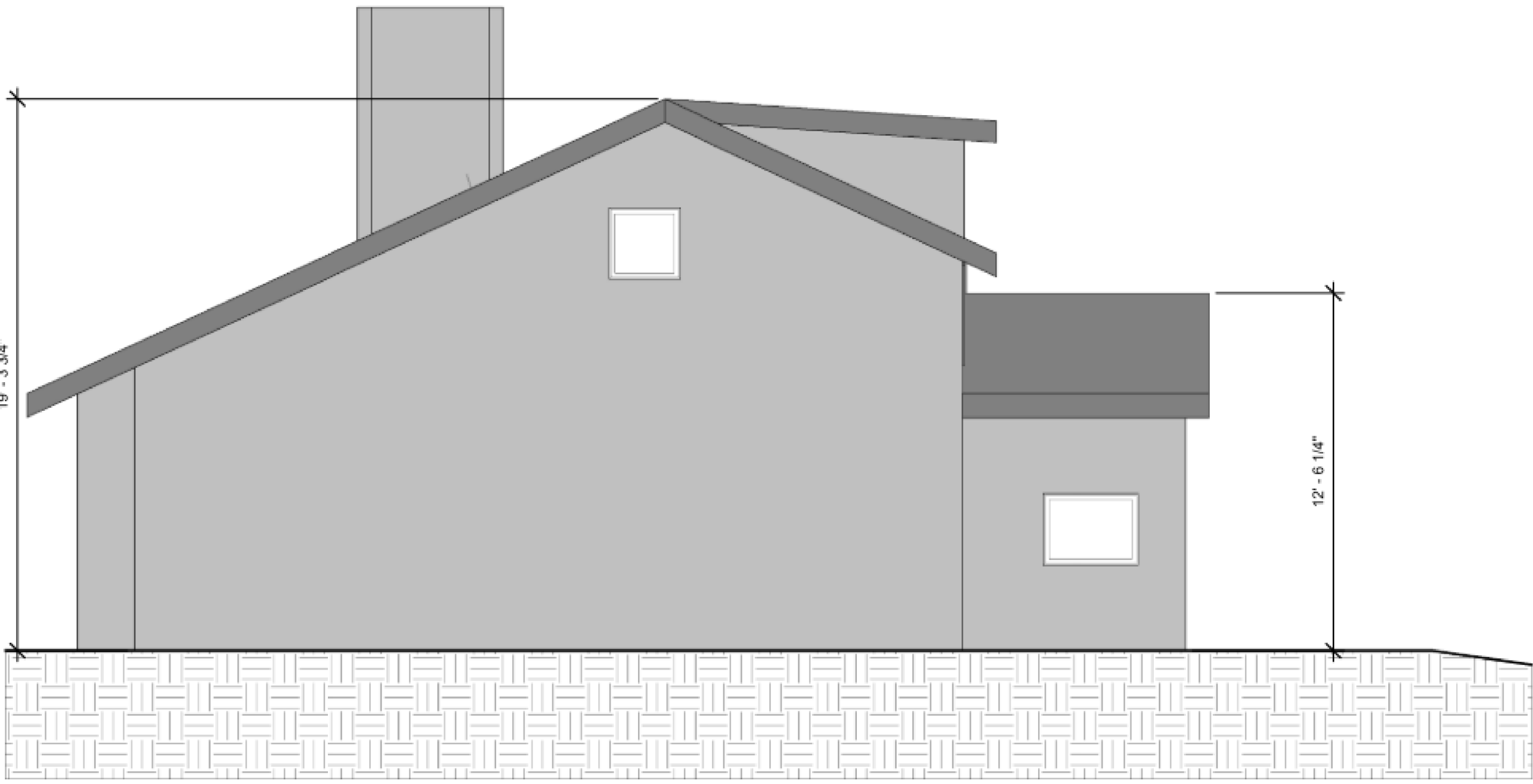
02/01/2023

A - 4B

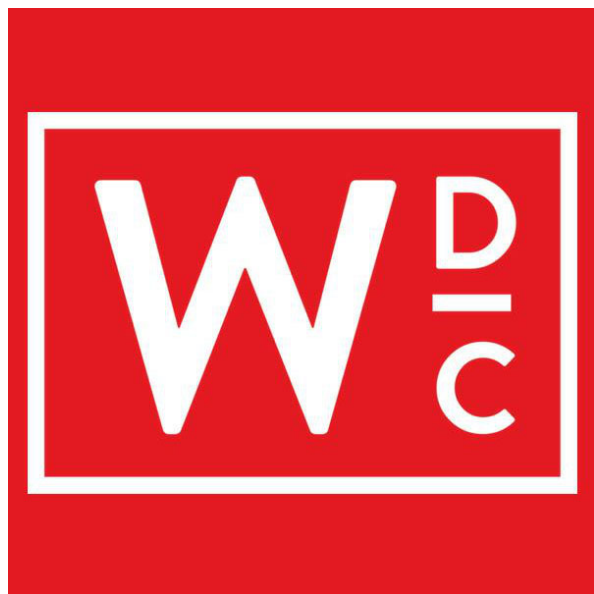
EXISTING



③ EASTERN ELEVATION
1/4" = 1'-0"



① NORTHERN ELEVATION
1/4" = 1'-0"



www.wynkoop.design

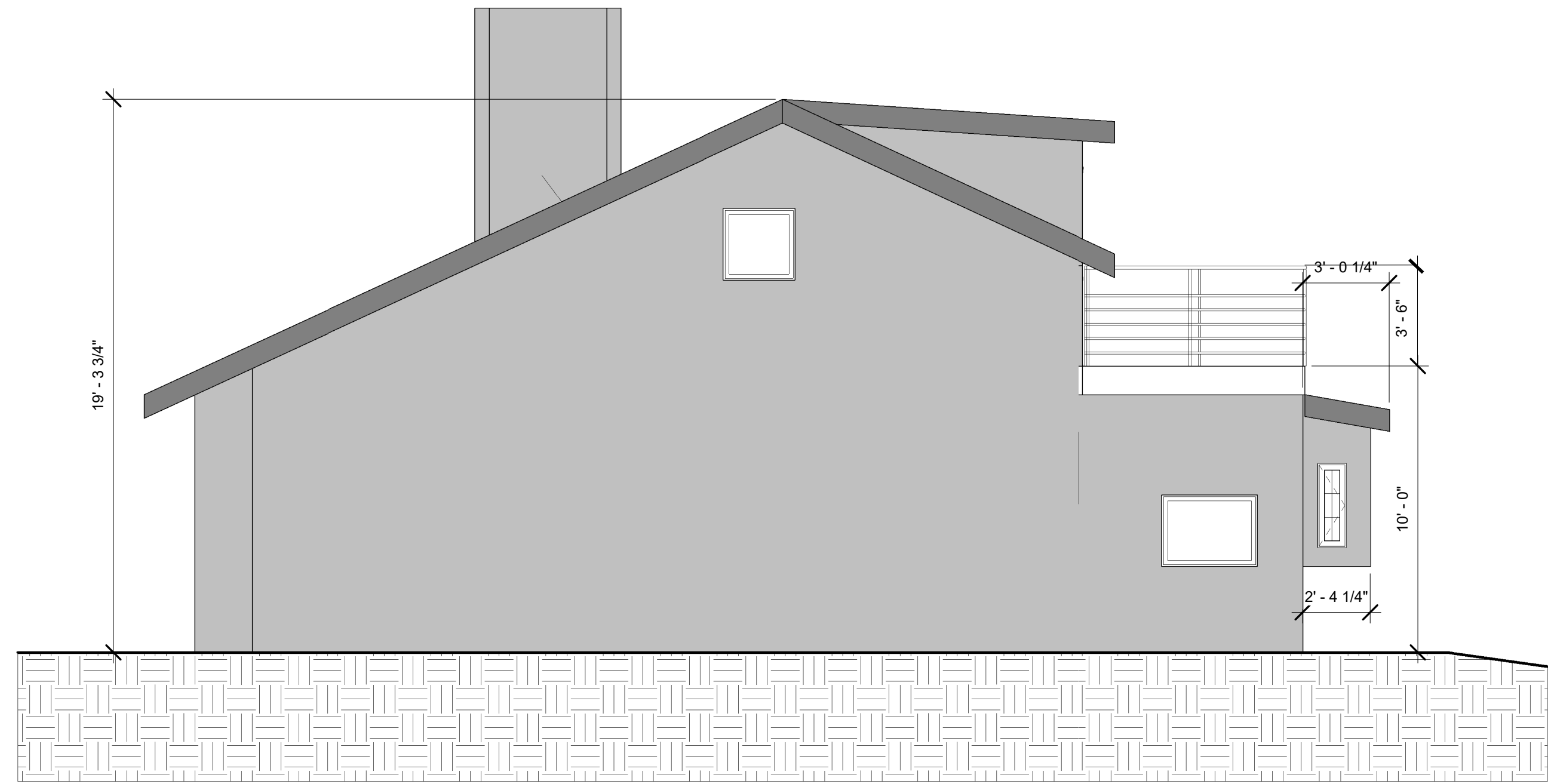
WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

PROPOSED



③ EASTERN ELEVATION
1/4" = 1'-0"



① NORTHERN ELEVATION
1/4" = 1'-0"

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

EXISTING & PROPOSED
ELEVATIONS ONE

02/01/2023

A - 5A

EXISTING



① WESTERN ELEVATION
1/4" = 1'-0"



② SOUTHERN ELEVATION
1/4" = 1'-0"

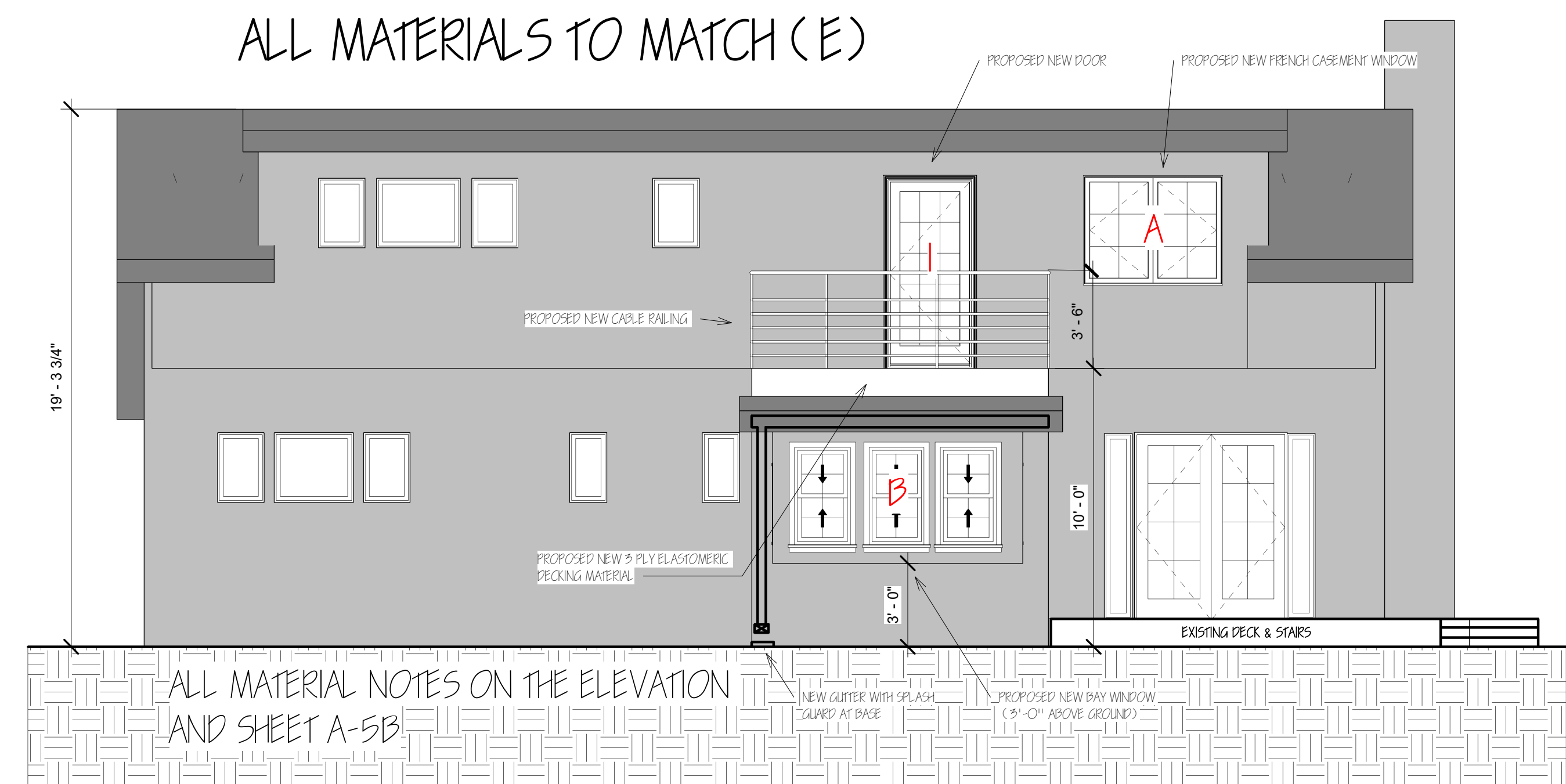


www.wynkoop.design

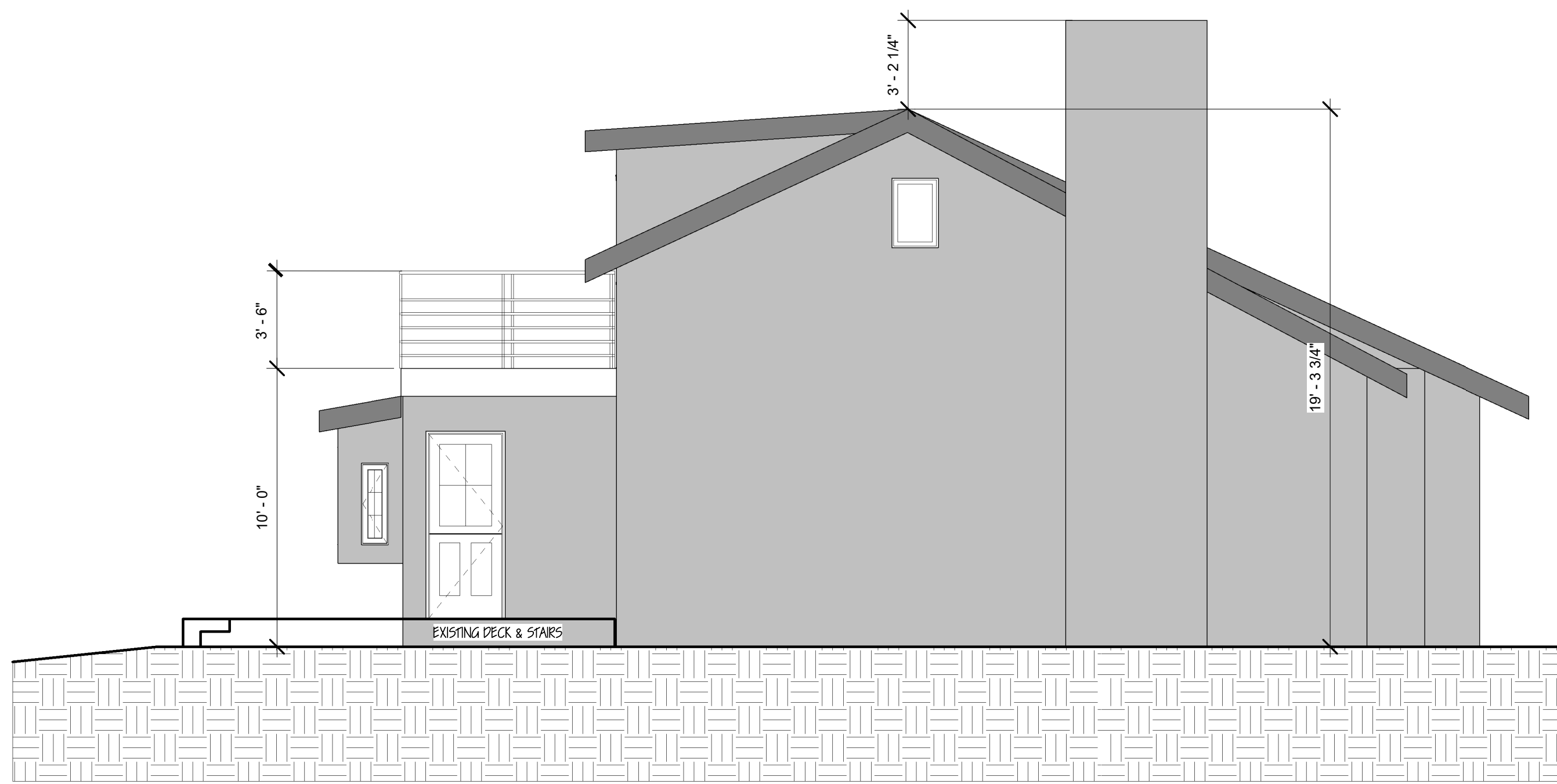
WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

PROPOSED



① WESTERN ELEVATION
1/4" = 1'-0"



② SOUTHERN ELEVATION
1/4" = 1'-0"

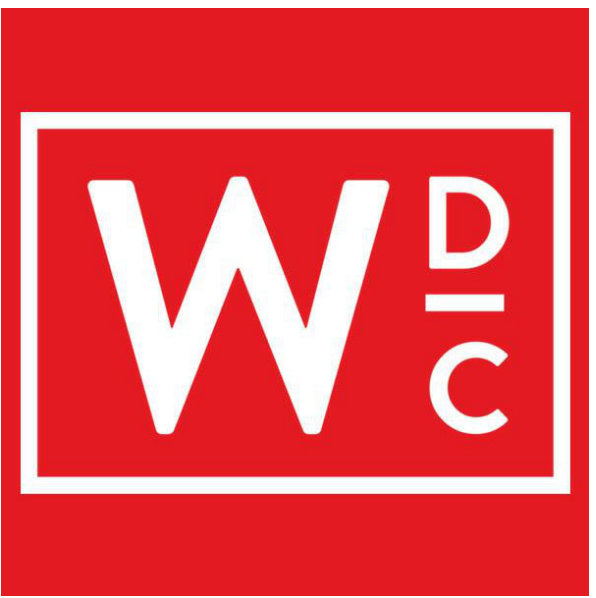
DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

EXISTING & PROPOSED
ELEVATIONS TWO

02/01/2023

A - 5B



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

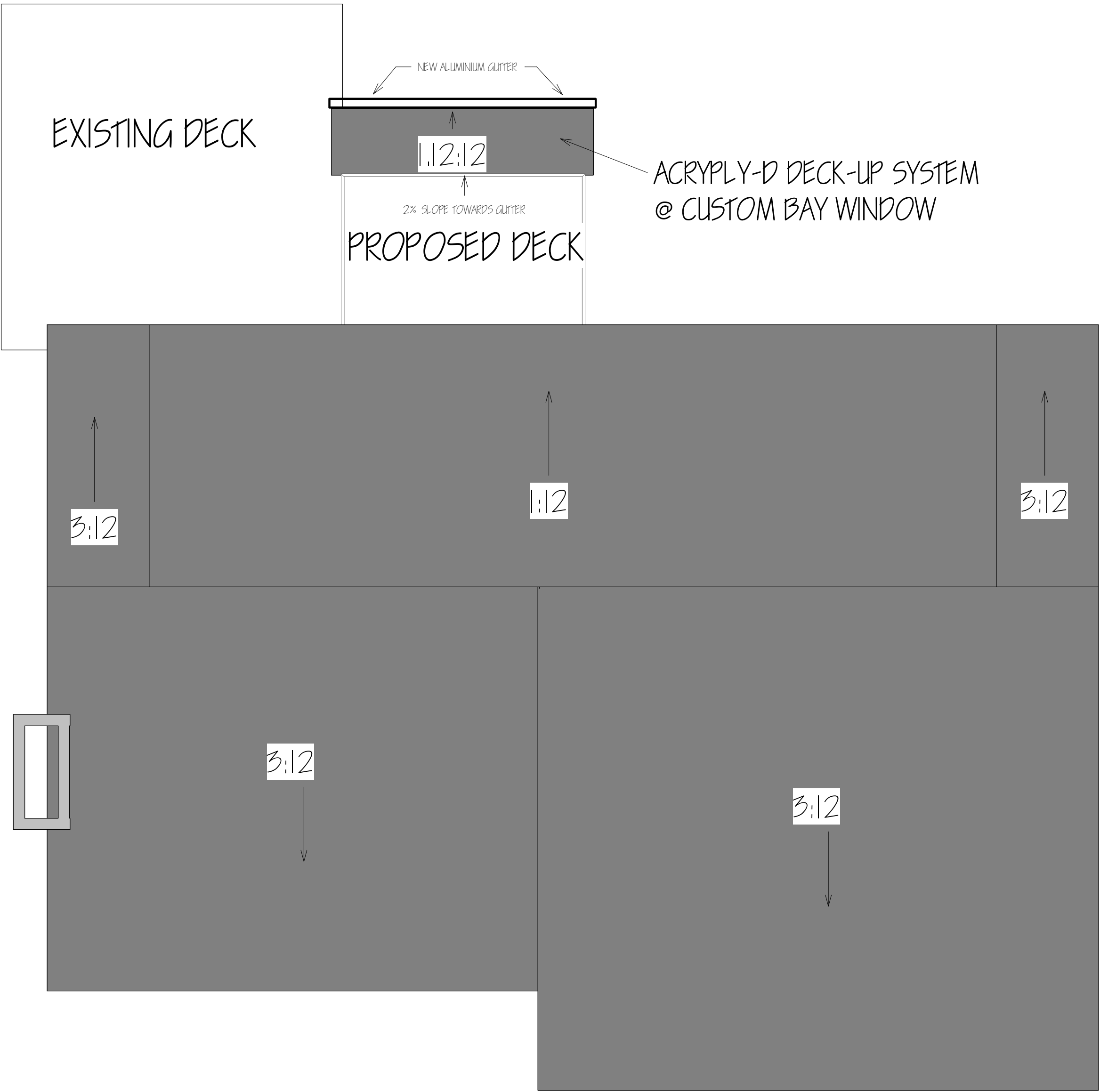
DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

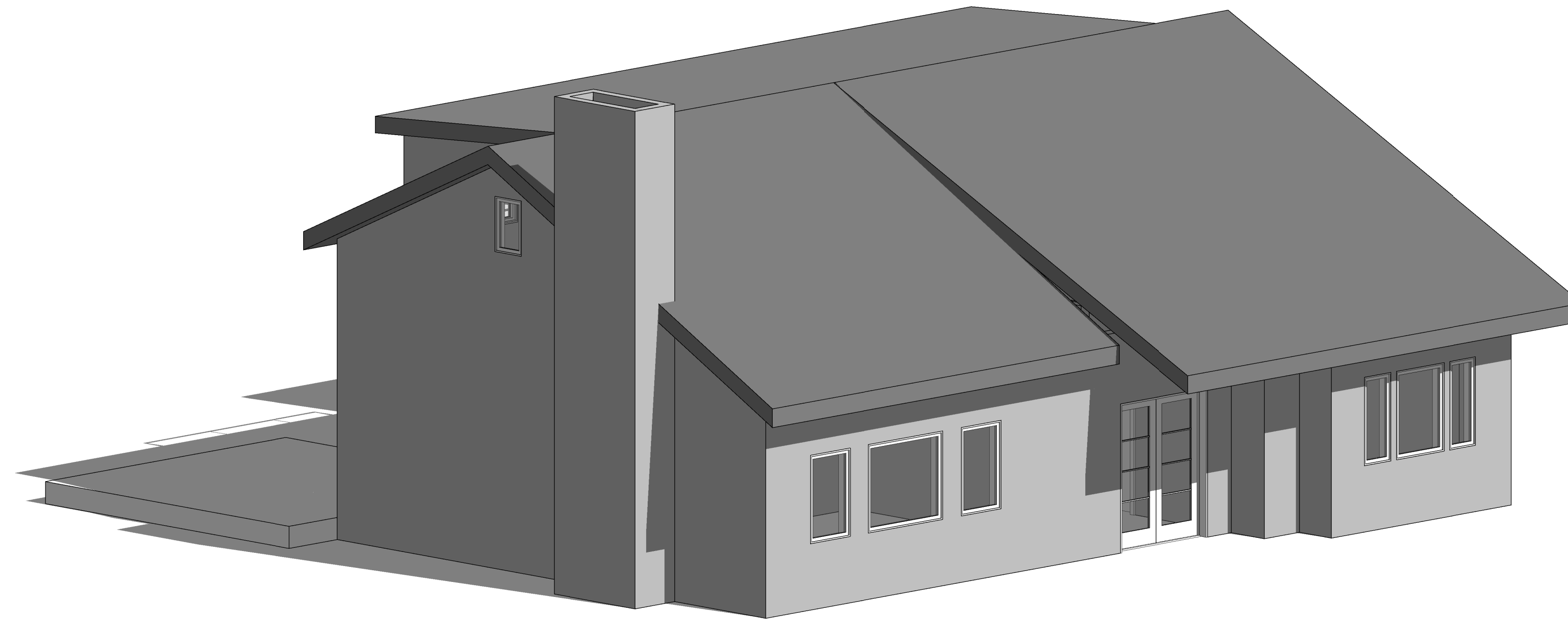
ROOF PLANS

02/01/2023

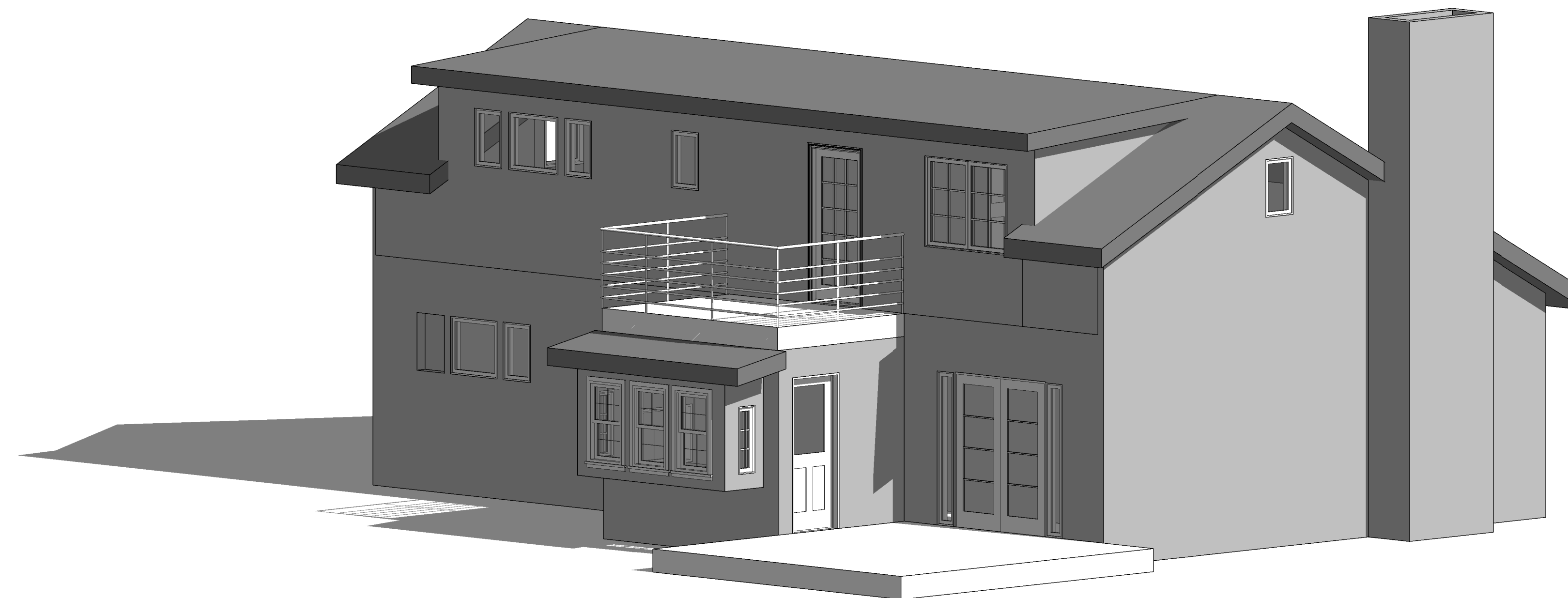
A - 6



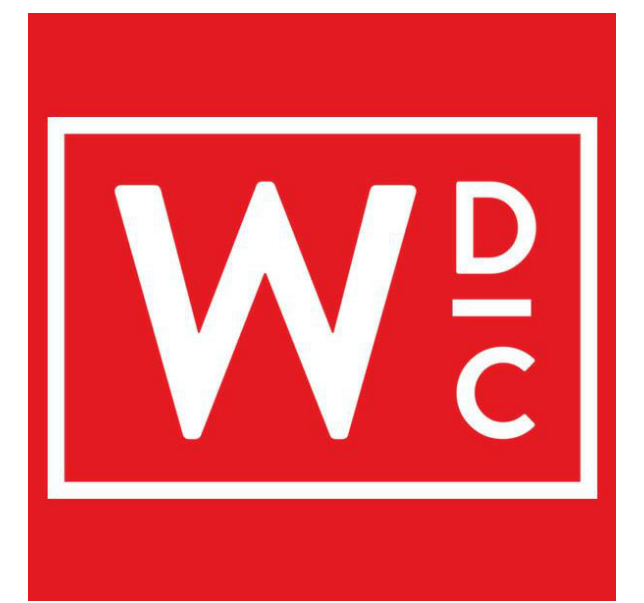
① ROOF PLAN



① 3D RENDERING ONE



② 3D RENDERING TWO



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

3D RENDERINGS

02/01/2023

A - 7



EXISTING REAR (WESTERN) VIEW OF RESIDENCE & DECK



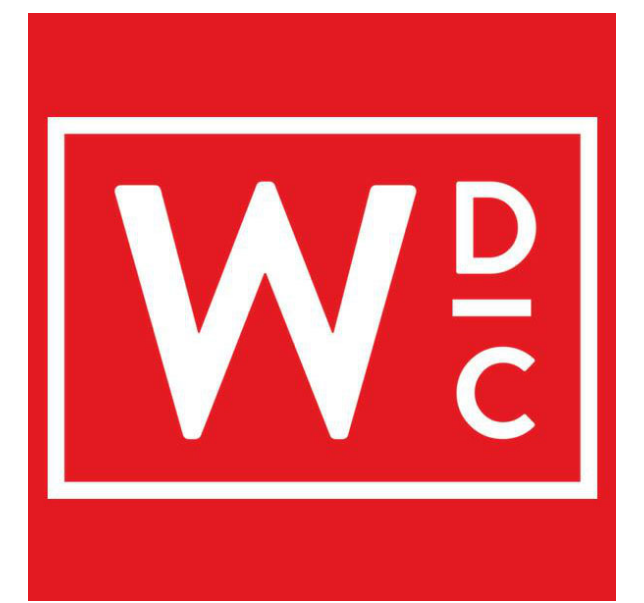
EXISTING FRONT (EASTERN) VIEW OF RESIDENCE



EXISTING SIDE (NORTHERN) VIEW OF RESIDENCE



EXISTING SIDE (SOUTHERN) VIEW OF RESIDENCE & DRIVEWAY



www.wynkoop.design

WYNKOOP DESIGN
COMPANY
ERIC WYNKOOP

P.O. BOX 3846 CARMEL, CA
831-620-5744
EMAIL: eric@wynkoop.design

DRAWN BY:
ADAM MORRISON
DESIGNER

SKARDON RESIDENCE

EXISTING IMAGES

02/01/2023

A - 8

Attachment 2: Location Map

