A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 18, 2017
5:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Toby Keller	Chair
Mitsugu Mori	Board Member
Ken Rudisill	Board Member
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

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 Board of Architectural Review 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 minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM THE DECEMBER 7, 2016 REGULAR MEETING

6. BUSINESS ITEMS

A. **Board of Architectural Review Application No. BAR-16-09. Design review approval for the construction of a second story addition to an existing one-story single family residence located at 2090 Mariposa Street in the Single Family Residential (RS-8) Zoning District (APN 011-055-024). This project is Categorically Exempt Class 1, Section 15301.e.2.A, Existing Facilities, from the California Environmental Quality Act.**

PURPOSE: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of second story additions that result in a height of greater than 18 feet and all new second-story elements, including decks, in single family residential projects.

RECOMMENDATION: Staff recommends approval of the proposed second story and deck additions subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

7. REPORTS FROM BOARD MEMBERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 1, 2017
Seaside City Hall
5:30 p.m.

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300 Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

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.

FINAL
MINUTES

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, December 7, 2016
5:30 PM

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1. CALL TO ORDER

The meeting was called to order at 5:37 p.m.

BOARD OF ARCHITECTURAL REVIEW

2. ROLL CALL - ESTABLISHMENT OF QUORUM

Present: Mori, Khalsa, Rudisill, Ventimiglia, Keller (late- 5:46 p.m.)

3. REVIEW OF AGENDA

Request from Board member Mori to reverse items B and C because he lives within 300 feet of the locations in items C and D and he has to excuse himself from participating on items C and D.

4. PUBLIC COMMENT

There were no comments from the public.

5. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2016 REGULAR MEETING AND THE NOVEMBER 30, 2016 SPECIAL MEETING

On motion by Board member Mori and seconded by Board member Rudisill and passed by the following vote the Board of Architectural Review approved the minutes from the November 16, 2016 Regular Meeting and the November 30, 2016 Special Meeting.

RESULT:	**Approved**
MOVER:	Board Member Mitsugu Mori
SECONDER:	Chair Ken Rudisill
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

6. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-11 5 GO, LLC AND MONTEREY FISH COMPANY, PROPERTY OWNERS, AND AUTO PILOT DEVELOPMENT SERVICES, LLC, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE ESTABLISHMENT OF A NEW CAR DEALERSHIP (ACCURA) AT 1845 DEL MONTE BOULEVARD IN THE

AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

Staff report presented by Senior Planner, Rick Medina. Mr. Medina provided an overview of the project proposal for an Acura dealership; this project was before the board on October 19th but the Board acted to continue the item to a future meeting to review the final layout of the artificial turf and rock border within the parking lot area. Mr. Medina explained that due to moratorium the Cal-Am water company has placed on new water meters that the artificial turf and rock border material must be used as the interim landscaping plan.

Mr. Rick Cartel represented the application. Board member Rudisill asked if the only thing that needs to be approved by the Board is the artificial turf and the rock border which was confirmed by Mr. Medina. With no further questions from the Board, Chair Keller opened public comment. Seeing no public comment, the public comment session was closed by Chair Keller. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approved the interim landscape plan as part of the overall architectural design for the new dealership.

RESULT:	**Approved**
MOVER:	Chair Ken Rudisill
SECONDER:	Board Member Kathleen Ventimiglia
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

B. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-17: DESIGN REVIEW APPROVAL FOR EXTERIOR FACADE IMPROVEMENTS (E.G. WINDOWS, BUILDING AND NEW EXTERIOR LIGJTING) AND NEW EXTERIOR LIGHTING, FENCING AND LANDSCAPING FOR THE ESTABLISHMENT OF A DAYCARE CENTER LOCATED AT 1405 LA SALLE AVENUE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301 OF THE CEQA GUIDELINES.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the 1405 La Salle Avenue Day Care proposal which consisted of the location map, site plan, elevations, site photographs and the staff recommendation. The Board requested color samples for the building. Shannon Watkins, applicant represented the application and answered questions from the Board. Board was concerned with the color selection. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Board member Ventimiglia and passed by the following vote the Board of Architectural Review approve the design materials for the doors and windows with exterior colors coming back to the Board for

final approval.

RESULT:	**Approved**
MOVER:	Chair Ken Rudisill
SECONDER:	Board Member Kathleen Ventimiglia
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

C. BOARD OF ARCHITECTIRA; REVIEW APPLICATION NO. BAR-16-13: DESIGN REVIEW APPROVAL FOR A NEW CAR DEALERSHIP LOCATED AT 1 HEITZINGER PLAZA IN THE CA (REGIONAL AUTOMOTIVE) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 32, SECTION 15332 OF THE CEQA GUIDELINES.

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the location map, site plan, elevations, lighting plan and the staff recommendation. Applicant Rick Cartel represented the application and informed the Board members that this project will represent Honda's new image program. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Board member Rudisill and seconded by Chair Keller and passed by the following vote the Board of Architectural Review approved the architectural design.

RESULT:	**Approved**
MOVER:	Chair Ken Rudisill
SECONDER:	Board Member Toby Keller
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

D. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-18: DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF TELECOMUNICATION FACILITY WITHIN A CHIRCH SPIRE STRUCTURE LOCATED AT 1949 WARING STREET IN THE RS-8(SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

Staff report was presented by Senior Planner, Rick Medina. Mr. Medina presented the proposal to construct a telecommunication facility within the church spire structure located at 1949 Waring Street in the RS-8 (single family residential) zoning district. The application was represented by Jessica Rider from Verizon. The Board had questions for Ms. Rider in regard to the material. Chair Keller opened public comment and seeing no one come forward public comment was closed. Chair Keller noted that an appeal of the Board action can be made within 7 calendar days of approval to the Planning Commission.

On motion by Chair Keller and seconded by Board member Khalsa and passed by the following vote the Board of Architectural Review approved design as submitted.

RESULT:	**Approved**
MOVER:	Board Member Toby Keller
SECONDER:	Board Member Bani Khalsa
AYES:	Ken Rudisill, Kathleen Ventimiglia, Mitsugu Mori, Toby Keller, Bani Khalsa
NOES:	
ABSENT:	

7. REPORTS FROM BOARD MEMBERS

Comment by Board member Ventimiglia that there was no members from the Board present at the General Plan meeting except for her. She encouraged the other Board members to attend the next open house and public workshop meetings. City staff noted that when the upcoming General Plan meetings schedule is established for 2017 that that it will be provided to the Board.

8. REPORTS FROM STAFF

Mr. Medina encouraged the Board members to attend the next General Plan meeting. He expressed that there needs to be more involvement from the residents of Seaside

West Broadway implementation item to be presented by Rick Riedl in January.

9. ADJOURNMENT

On motion, the meeting was adjourned at 7:01 p.m.

Respectfully submitted,

Rosa Salcedo, Board Clerk **Toby Keller, Chair**

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Bob Larsen

DATE: January 18, 2017

SUBJECT: **Board of Architectural Review Application No. BAR-16-09.** Design review approval for the construction of a second story addition to an existing one-story single family residence located at 2090 Mariposa Street in the Single Family Residential (RS-8) Zoning District (APN 011-055-024). This project is Categorically Exempt Class 1, Section 15301.e.2.A, Existing Facilities, from the California Environmental Quality Act.

PURPOSE

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code, Board of Architectural Review (BAR) approval is required for the construction of second story additions that result in a height of greater than 18 feet and all new second-story elements, including decks, in single family residential projects.

RECOMMENDATION

Staff recommends approval of the proposed second story and deck additions subject to the Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

The subject property is currently developed as one-story single family residence with a one-car attached garage that was constructed in 1953. At the November 16, 2016 BAR meeting, the applicant presented plans for the construction of a 160-square foot addition on the first floor with a new 460 square-foot second story addition. The proposal included the replacement of the existing one-car garage with a 500 square-foot two-car attached garage. The BAR acted to continue this matter so that the following design comments could be addressed:

A. Consider modifying the architectural design of the second story element by repositioning the massing of the second story over the first floor below in order to establish an appropriate balance of mass and scale between the first and second floor of the dwelling to minimize a pop-up look.

B. Consider modifying the north elevation of the second story to increase the side setback from the first floor below along the entire north side to create a setback transition between the one-story dwelling on the adjoining property to the north.

C. Porch and wainscot details.

D. Review landscaping to increase new landscaping to the front yard.

E. Provide engineering details of the northerly retaining wall.

PROJECT DESCRIPTION

To address the comments received from the BAR, the applicant has made the following changes to their proposed plans.

A. The second floor element has been shifted towards the center of the house by increasing the setback from five feet to eleven feet six inches from the northerly property line. The mass of the second story addition has been reduced by narrowing the overall width from 26 feet to 21 feet. The scale of the second story has been maintained by increasing the depth by 11 feet to accommodate the desired living area and new second story deck at the northeast corner of the house.

B. The north elevation has been modified to increase the second story setback from five feet to eleven feet six inches thereby enhancing the transition between the one-story dwelling to the north.

C. The applicant has removed all existing and proposed exterior wood siding from the front elevation of the house. All exterior additions will be stucco to match the existing house. New wood doors, metal windows, and copper downspouts and gutters will remain per the original design.

D. The landscaping plan has been upgraded to include new Dodonea viscosa (hopbush) along the northerly property line and additional succulents in the front yard to match the existing succulents. Drip irrigation will be provided. The applicant should be advised that any existing or newly planted landscaping that forms a hedge must comply with the maximum height of fences, walls, and hedges within the respective residential setbacks (four feet within the front setback and six feet within an interior side or rear setback).

E. A Building Permit for a new concrete footing to retrofit the existing retaining wall along the northerly property line was finalled in March, 2016. The Building Department is requiring a design analysis of this retaining wall and potential surcharge loads imposed by the proposed addition. This analysis has been prepared and is included as Attachment 1, Exhibit B – Hubble Residence: Addition.

No changes have been made to colors, materials, lighting fixtures, and building style. The floor

plan has been altered to accommodate the revised building setbacks. A 104.5 square foot deck has been introduced at the northeast interior corner of the house off of the new second story bedroom addition. The new wood deck will be built over an existing patio and will have a metal cable railing system.

STAFF ANALYSIS

City staff finds that the revised plans present a match with the existing house, addresses the BAR comments made at the November 16, 2016 meeting, and will respect the scale and materials of the and will create its own character while respecting the scale and materials of the neighborhood.

The City of Seaside Single Family, Residential Design Guidelines (SFRDG) are to assist staff, the public, and decision-makers through the architectural review process. The BAR will utilize the design guidelines in their review of the project. This project continues to comply with the SFRDG through the following design elements:

I.A.iii. Entry walkways should extend to the sidewalk, rather than the driveway.
Evidence: The applicant proposes to introduce a new walkway system parallel to the driveway from the entry to the sidewalk.

II.A.i. The physical size and mass of the project should be proportional to the lot size.
Evidence: The proposed Floor Area Ratio (FAR) is 33%. The allowed FAR is 45%.

II.A.iii. Architectural elements should be designed to eliminate the appearance of box like buildings.
Evidence: The front property line is located approximately eight feet behind the back of sidewalk. The floor of the new garage will be two feet lower than the existing house slab. This will aid in lowering the height of the second story addition. The bedroom addition will be located over the new garage and entry feature and will have a flat roof to match the existing structure. The varying setbacks and modulations of the second story addition will eliminate a box-like appearance and provide visual interest on all four sides.

II.B.ii.a. A second story roof should fit the existing architectural style.
Evidence: The architectural style is reinforced by the use of flat roofs to reinforce the mid-century modern design.

II.C.i&ii.The second story front setback should average 5 feet more than the first floor setback; the second story side setback should average 3 feet more than the first floor setback.
Evidence: The second story element will be set back from the first floor as follows: two feet six inches from the face of the first floor garage and four feet six inches over the entry then increases to seventeen feet at the rear portion of the addition. The second story maintains a six foot six inch setback from the northern wall of the garage.

III.A.iv. The exterior treatment and overall design of additions to existing homes should respect the features of the original structure.
Evidence: The additions to the existing home continue the design and materials of the original

mid-century structure.

III.A.v. To the extent feasible, the architectural character established for the street facing elevations should continue on all elevations.
Evidence: The street facing elevations continue on all four elevations.

III.A.viii. The boundary between each floor of the dwelling structure should be delineated through belt courses, cornice lines, balconies, or similar architectural detailing.
Evidence: Belly bands and matching facia details delineate the two floors of the building.

III.D.i. Consistent and harmonious use of high quality, durable materials is encouraged.
Evidence: The applicant is proposing stucco, wood siding, wood facia and copper gutters, downspouts, and flashing.

FINDINGS

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

Evidence: The proposed addition complies with all applicable standards of development and provisions of the Zoning Ordinance and the Municipal Code. This Design Review Permit will allow the addition of a 496 square foot second story addition to the existing single family dwelling.

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

Evidence: The project site is designated as Low Density Single-Family Residential (RLS) in the General Plan Land Use Element. This designation is applied to areas with existing detached single-family dwellings with a maximum density of 8 dwelling units per acre.

The General Plan requires all new development to complement and enhance existing land uses, as set forth in the following Land Use Goal and Policy:

 Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

 Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project proposal is compatible with the surrounding residential land uses. The construction of a two-story addition to an existing one-story single-family residence will not detract from the character of the neighborhood due to the design of the addition, use of materials, and available infrastructure. The proposed addition will comply with all standards of development associated with the RS-8 zoning district. The residence has been designed to respect the existing residential patterns and scale in the neighborhood.

3. 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 site is an existing residence in the RS-8 zoning district. Access would be provided from Mariposa Street by a two car driveway. Extension of public utilities is not required for the proposed project. The completion of a second-story addition will not alter the location of existing utilities or access from the public right-of-way.

4. 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: The City of Seaside's Fire Department, Building Department and Public Works Department have reviewed the conceptual project proposal and have made comments that are included as conditions of approval.

ENVIRONMENTAL DETERMINATION

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301.e.2.A, Existing Facilities: Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the area in which the project is located in not environmentally sensitive.
Evidence: The proposed addition to the existing structure is less than 10,000 square feet and is not located in an environmentally sensitive area.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1- Conditions of Approval
2. Attachment 1, Exhibit A- Project Plans
3. Attachment 1, Exhibit B- Hubble Residence: Addition
4. Attachment 1, Exhibit C- Fire Comments
5. Attachment 1, Exhibit D- Public Works Comments
6. Attachment 2- Location Map
7. Attachment 3- Site Photograph 1
8. Attachment 3- Site Phtograph 2
9. Attachment 3- Site Photograph 3
10. Attachment 4- Color and Material Board

Conditions of Approval
File No. BAR-16-09
January 18, 2017

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Hubble Remodel" stamped as received on December 13, 2016, and as approved on January 18, 2017.

Building:

2. A separate permit will be required for fire sprinklers.
3. Provide a design analysis of the retaining wall and potential surcharge loads imposed by the proposed addition. Analysis must be prepared by a licensed design professional or registered engineer in the state of CA. The 2014 re-enforcement of the retaining wall does not acknowledge future additions, only to prevent overturning of the existing wall.

Fire Department:

3. Fire sprinklers are required. Compliance shall be maintained with the Fire Department comments identified as Attachment 1, Exhibit C.

Public Works:

4. Compliance shall be maintained with Public Works comments identified as Attachment 1, Exhibit D.

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. 17.64.080. 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 17.64.090.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. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

7. 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.

8. 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.

9. 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.

10. 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.

11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-16-09

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).

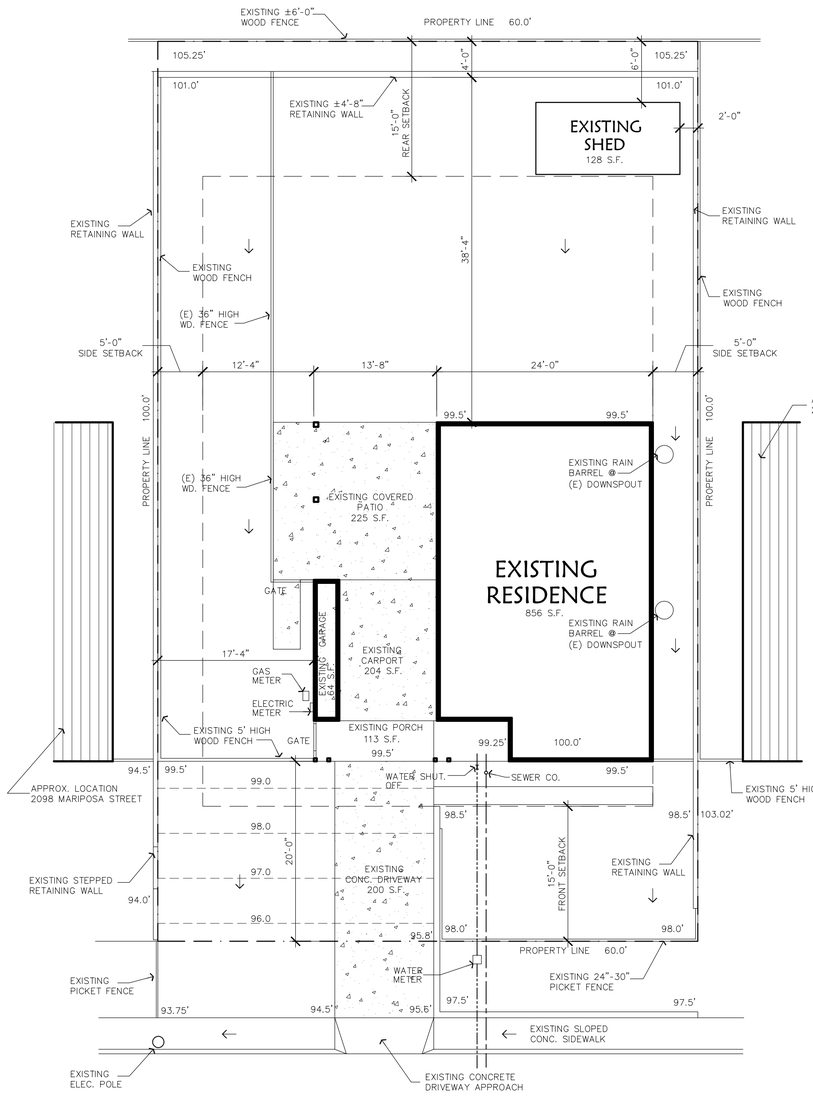
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

_____ _____

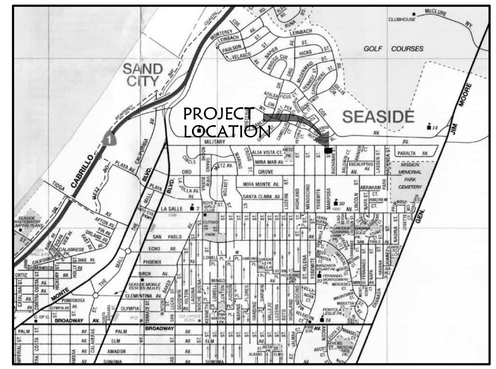
Applicant's Signature Date

_____ _____

Property Owner's Signature Date

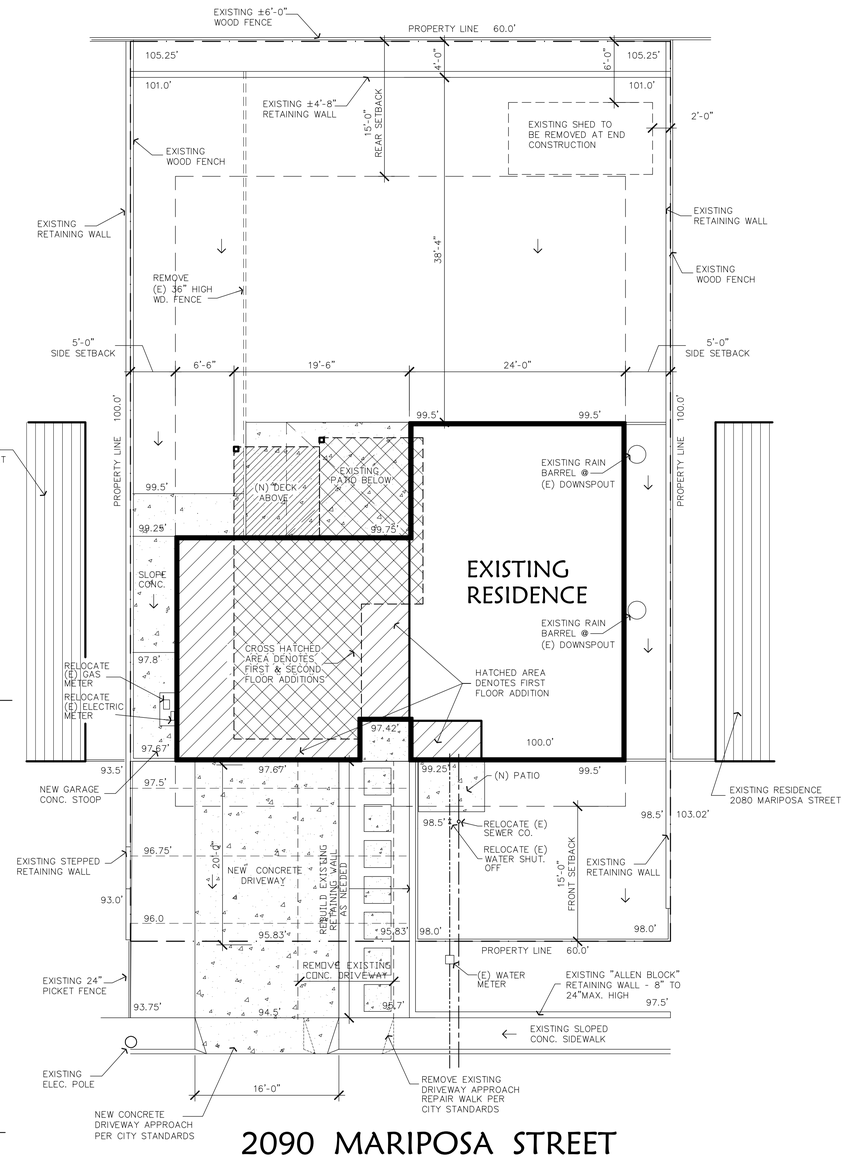


2090 MARIPOSA STREET



North

VICINITY MAP



2090 MARIPOSA STREET

LOT AREA:

LOT AREA = 6,000 SQ.FT.

ZONING:

R1

24' MAX. HEIGHT

APN:

011-055-024-000

ADDRESS

2090 MARIPOSA STREET
SEASIDE, CA. 93940

OWNER

PATTY HUBBLE
2090 MARIPOSA STREET
SEASIDE, CA. 93940
(209) 535-4637

GRADING

REMOVE ±73.7 C.Y.
AT GARAGE & DRIVEWAY

LANDSCAPING

EXISTING LANDSCAPING

FLOOR AREA

MAX. ALLOWED	45% FAR	2,700 SQ. FT.
FLOOR AREA - EXISTING		856 SQ. FT.
FIRST FLOOR ADDITION		160 SQ. FT.
SECOND FLOOR ADDITION		496 SQ. FT.
EXISTING CARPORT		275 SQ. FT.
GARAGE - ADDITION		227 SQ. FT.
TOTAL	33.0% FAR	2,014 SQ. FT.

EXISTING FLOOR AREA 856 + 275 = 1131 S.F.
PROPOSED FLOOR AREA 1131 + 883 = 2014 S.F.

SITE COVERAGE

MAX. ALLOWED	65% FAR	3,900 SQ. FT.
FIRST FLOOR AREA		1,016 SQ. FT.
GARAGE		502 SQ. FT.
PORCH		26 SQ. FT.
REAR COVERED PATIO		191 SQ. FT.
DRIVE		320 SQ. FT.
WALKS		45 SQ. FT.
DINING PATIO		41 SQ. FT.
GARAGE STOOP		16 SQ. FT.
WALK AT GARAGE		120 SQ. FT.
TOTAL	38.0% SC	2,277 SQ. FT.

UTILITIES

CALIFORNIA AMERICAN WATER
(888) 237-1333

SEASIDE COUNTY SANITATION DISTRICT
(831) 899-6825

PACIFIC GAS & ELECTRIC COMPANY
(800) 743-5000

GREENWASTE RECOVERY
(831) 920-6707

North

EXISTING
SITE PLAN
SCALE: 1/8" = 1'-0"

North

PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL INFORMATION

A. BUILDING OCCUPANCY GROUPS: R3 / U
B. TYPE OF CONSTRUCTION: TYPE V-N NON-SPRINKLERED
C. CODES
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2010 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA FIRE CODE

SCOPE OF WORK

FIRST FLOOR ADDITION
NEW ENTRY & GARAGE
ENCLOSE EXISTING PORCH
ADD & RELOCATE ELECTRICAL & PLUMBING AS REQUIRED
ADD & REPAIR GYP. BRD AS REQUIRED
PAINT AS REQUIRED

SECOND FLOOR ADDITION
ADD NEW MASTER SUITE
ADD & RELOCATE ELECTRICAL & PLUMBING AS REQUIRED
ADD GYP. BRD AS REQUIRED
PAINT AS REQUIRED

SHEET INDEX

A1.0 SITE PLANS
A1.1 LANDSCAPE & BEST MANAGEMENT PRACTICES
A2.0 EXISTING FLOOR PLANS & ELEVATIONS
A3.0 PROPOSED FLOOR PLANS
A4.0 PROPOSED EXTERIOR ELEVATIONS
A5.0 EXISTING & PROPOSED ROOF PLANS

HUBBLE REMODEL

2090 MAIPOSA STREET
SEASIDE, CA. 93940

A.P.N. 11-055-024-000

MANDURRAGO & ASSOCIATES
RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net

Drawn By: MANDURRAGO
Drawing Date: 7-1-16
Project Number: 16-0716

Revisions:

Project / Owner

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2090 MARIPOSA STREET
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Sheet Number:

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BEST MANAGEMENT PRACTICES

SITE PLANNING TO MINIMIZE PROJECT IMPACT

□ SITE DEVELOPMENT SHALL CLOSELY MATCH THE EXISTING TOPOGRAPHY AND SOIL IN ORDER TO MINIMIZE THE POTENTIAL FOR EROSION. MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES INCLUDING SOIL, TREES AND SHRUBS.

□ PROTECT TREES SUBJECT TO THE HERITAGE TREE ORDINANCE AND OTHER TREES DESIGNATED FOR PROTECTION BY A DEVELOPMENT PROPOSAL THROUGH THE USE OF FENCING, TREE ARMORING, BARRICADES OR OTHER APPROPRIATE METHODS DURING THE CONSTRUCTION PHASES.

□ CLEARLY MARK THE PROPOSED LIMITS OF LAND DISTURBANCE PRIOR TO COMMENCING TOPSOIL OR VEGETATION REMOVAL TO ENSURE THAT ONLY THE REQUIRED LAND IS CLEARED. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES PRIOR TO CONSTRUCTION TO PREVENT EXCESSIVE OR UNNECESSARY
DISTURBANCES AND EXPOSURE.

□ DO NOT REMOVE EXISTING TREES OR TREE STANDS LOCATED ON A SITE FOR WHICH A DISCRETIONARY PERMIT IS REQUIRED UNTIL SUCH A PERMIT IS APPROVED BY THE PLANNING DEPARTMENT.

□ CONDUCT GRADING OPERATIONS IN PHASES IN ORDER TO REDUCE THE AMOUNT OF DISTURBED AREAS AND EXPOSED SOIL AT ANY ONE TIME. UNLESS SPECIFICALLY APPROVED ON THE PROJECT'S EROSION CONTROL PLAN, NO CLEARING, EXCAVATION, OR GRADING SHALL BE CARRIED OUT DURING WET WEATHER.

EROSION CONTROL

□ PLAN TO PHASE CONSTRUCTION, TRACTOR OVER AREAS THAT MUST BE DISTURBED FOR OTHER CONSTRUCTION ACTIVITIES IN ORDER TO REDUCE THE AMOUNT OF AREA THAT MUST BE CLEARED.
□ MINIMIZE LAND DISTURBANCE SUCH AS CUTS AND FILLS. STABILIZE SLOPES AND ALL DISTURBED AREAS AS SOON AS GRADING IS FINISHED OR CUT-AND-FILLS ARE MADE.

□ COVER BARE SOILS AND SLOPES AS SOON AS POSSIBLE. USE ONE OR MORE OF THE FOLLOWING TO REDUCE THE EROSION POTENTIAL FROM BARE, EXPOSED, OR DISTURBED SOIL: ROLLED EROSION CONTROL PRODUCTS (E.G. FILTER FABRIC, EROSION CONTROL BLANKETS, GEOTEXTILES), HYDRAULIC MULCH OR HYDROSEEDING, STRAW OR WOOD MULCH, SEEDING, VEGETATION PLANTING, OR OTHER APPROPRIATE COVER MATERIAL.

□ DO NOT USE SEEDING OR LOOSE MULCH ON SLOPES GREATER THAN 3:1 (H:V) WITHOUT ADDITIONAL EROSION PROTECTION SUCH AS GEOTEXTILES OR HYDROSEEDING. IF VEGETATIVE COVER IS USED, ESTABLISH A UNIFORM VEGETATIVE COVER WITH A MINIMUM OF 70 PERCENT COVERAGE.

□ PROTECT VEGETATED BUFFER ZONES AND RIPARIAN CORRIDORS BY USING SILT FENCES, THAT ARE PROPERLY STAKED IN (ON FLAT LAND OR MODERATE SLOPES), OR USE OTHER APPROPRIATE SEDIMENT CONTROLS.

□ PROPERLY INSTALL AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURAL DEVICES, BOTH TEMPORARY AND PERMANENT. PROMPTLY REPAIR OR REINSTALL ANY EROSION CONTROL MEASURES AND STRUCTURAL DEVICES THAT WERE DAMAGED DURING CONSTRUCTION AND MAINTAIN THEM SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, ODORS, INSECT BREEDING, HEAVY ALGAE GROWTH, DEBRIS, AND/OR SAFETY HAZARDS.

□ A QUALIFIED PERSON SHOULD CONDUCT INSPECTIONS OF ALL ON-SITE BMPS DURING EACH RAINSTORM, IF POSSIBLE, AND AFTER A STORM IS OVER TO ENSURE THAT THE BMPS ARE FUNCTIONING PROPERLY. FOR SITES GREATER THAN ONE-ACRE, ON-SITE INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH THE STATE WATER QUALITY CONTROL BOARD CONSTRUCTION ACTIVITIES STORM WATER GENERAL PERMIT.

SEDIMENT CONTROL

□ PERIMETER CONTROL. USE ONE OR MORE SEDIMENT CONTROL MEASURES, SUCH AS FIBER ROLLS AND SILT FENCES, TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. THE MEASURE(S) USED WILL DEPEND UPON SITE CONDITIONS AND TOPOGRAPHY. FIBER ROLLS CAN BE USED AROUND THE PERIMETER OF THE SOIL DISTURBANCE AREA ON FLAT SITES TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, PLACE FIBER ROLLS AT THE BACK OF THE CURB OR SIDEWALK. FIBER ROLLS ARE ALSO APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW. SILT FENCES CAN BE USED FOR PERIMETER CONTROL AND/OR AS INTERIOR CONTROLS DOWN-SLOPE OF DISTURBED AREAS ON SITES WHERE SLOPES DO NOT EXCEED 4:1 (H:V). SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS, IN AREAS WHERE FLOODING IS A CONCERN, OR ALONG SLOPES. SILT FENCES MUST BE PROPERLY STAKED IN TO BE EFFECTIVE. INSTALL SILT FENCES SO THAT THE DRAINAGE AROUND EACH FENCE DOES NOT CREATE EROSION AND RILLS DOWN-SLOPE OF THE FENCE. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT STORM WATER FROM FLOWING AROUND THE FENCE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.

□ STORM DRAIN INLET PROTECTION. PROJECTS THAT INCLUDE STORM DRAIN INLETS OR PROJECTS THAT DRAIN INTO STORM DRAINS SHALL INCLUDE MEASURES ON THE EROSION CONTROL PLAN TO PROTECT THE INLETS SO SILT AND OTHER POLLUTANTS DO NOT ENTER THE STORM DRAIN SYSTEM. EFFECTIVE METHODS TO PROTECT STORM DRAIN INLETS INCLUDE ROCK/SAND BAG BARRIERS, FIBER ROLLS, HEAVY RUBBER MATS TO COVER AND SEAL THE INLET, AND GEOTEXTILE BLANKETS INSERTED INTO THE CATCH BASIN. DO NOT USE SAND BAGS OR STRAW WATTLES AROUND STORM DRAIN INLETS EXPOSED TO VEHICULAR TRAFFIC IN STREETS OR PARKING LOTS.
TRAIN EMPLOYEES AND CONTRACTORS TO NOT DRIVE OVER OR PARK ON SAND BAGS, FIBER ROLLS OR BERMS PROTECTING STORM DRAIN INLETS. IF PROTECTIVE BARRIERS ARE BROKEN OR DAMAGED, CLEANUP AND REMOVE ANY PARTICLES ENTERING THE STORM DRAIN INLET, AND REPLACE THEM IMMEDIATELY.

□ STABILIZED CONSTRUCTION ACCESS/EXIT. ALL PROJECTS THAT INCLUDE GROUND DISTURBANCE MUST INCLUDE A STABILIZED CONSTRUCTION ACCESS/EXIT, UNLESS CONSTRUCTION VEHICLES AND EQUIPMENT WILL REMAIN ON PAVED SURFACES AT ALL TIMES DURING CONSTRUCTION. SHOW THE LOCATION OF THE STABILIZED CONSTRUCTION ACCESS/EXIT ON THE FIGURE 6: STABILIZED CONSTRUCTION ACCESS EROSION CONTROL PLAN AS WELL AS CONSTRUCTION DETAILS AND NOTES.

□ SEDIMENT CONTROL ON SLOPES. ADDITIONAL MEASURES WILL BE REQUIRED TO REDUCE RUNOFF VELOCITY AND TO TRAP SEDIMENTS ON SLOPES. THE FOLLOWING MEASURES MAY BE APPLIED INDIVIDUALLY OR IN COMBINATION: EROSION CONTROL BLANKETS, FIBER ROLLS, TERRACING, CHECK DAMS AND ENERGY DISSIPATERS, AND/OR DIVERSION STRUCTURES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS.

□ LONG-TERM SEDIMENT CONTROL. MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:

O SEEDING SLOPES BY HYDRO-SEEDING OR WITH SEEDED BLANKETS; PREFERABLY USING NATIVE SEEDS
O LANDSCAPING WITH PLANT SPECIES THAT GROW RAPIDLY AND HAVE ROOT SYSTEMS THAT ARE EFFECTIVE AT
'HOLDING' SOIL

EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING

□ INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS, AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.

□ REMOVE ENCOUNTERED ABANDONED FUEL/OIL TANKS (AND THEIR CONTENTS) IN A MANNER CONSISTENT WITH METHODOLOGY APPROVED BY BOTH THE CITY AND OR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

□ IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN INLETS, WATER BODIES, AND OTHER SENSITIVE AREAS.

□ IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.

□ RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.

MATERIAL STORAGE AND SOIL STOCKPILES

□ LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT. STOCKPILES MAY NEVER BE STORED ON A STREET OR IN AN ALLEY UNLESS SPECIFICALLY APPROVED BY THE PUBLIC WORKS DEPARTMENT.

□ STORE MATERIALS, INCLUDING STOCKPILES AND EXCAVATION SPOILS, UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF. COVER PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TARPS.

□ DURING THE RAINY SEASON, AFTER OCTOBER 1ST OR SOONER IF RAIN IS FORECAST, IMPLEMENT CONTROL MEASURES FOR THE ITEMS LISTED BELOW IF STORED OUTSIDE IN ORDER TO PREVENT SEDIMENT, LITTER, AND OTHER POLLUTANTS FROM LEAVING THE SITE AND/OR BEING DISCHARGED INTO THE STORM DRAIN SYSTEM.
O MATERIAL STOCKPILES
O SOIL STOCKPILES
O EXCAVATION SPOILS
O CONSTRUCTION MATERIALS

□ STORE OPEN BAGS OF PARTICULATE, GRANULAR, OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR CLOSED, AND DURING THE RAINY SEASON THEY MUST BE KEPT WITHIN SECONDARY CONTAINMENT.

□ STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.

□ KEEP DUMPSTER LIDS CLOSED AND SECURED. FOR DUMPSTERS OR BINS THAT DON□T HAVE A LID, COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

WASTE MANAGEMENT

□ ONSITE STORAGE OF CONSTRUCTION MATERIALS. STORE WASTES IN CONTAINERS OR A DUMPSTER WHENEVER POSSIBLE. COVER PILES OF UNCONTAINED WASTES AND WASTES STORED IN OPEN CONTAINERS DURING WINDY CONDITIONS AND PRIOR TO SIGNIFICANT FORECASTED RAIN (0.25 INCHES IN A 24-HOUR PERIOD). DO NOT HOSE DUMPSTERS OUT ON THE CONSTRUCTION SITE. USE CONSTRUCTION PRODUCTS MADE FROM OR PACKAGED IN POLYSTYRENE/PLASTIC FOAM IN A MANNER PREVENTING THE POLYSTYRENE/PLASTIC FOAM FROM BEING RELEASED INTO THE ENVIRONMENT.

□ BUILDING MATERIALS AND DEMOLITION WASTE. ALL RESIDENTIAL AND NONRESIDENTIAL CONSTRUCTION PROJECTS MUST COMPLY WITH THE MANDATORY 50% RECYCLE RATE FOR ALL CONSTRUCTION AND DEMOLITION WASTE, PER city or county CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP). IF CONTRACTORS, AND/OR SUBCONTRACTORS HAUL THEIR OWN MATERIAL AS PART OF THE SCOPE OF WORK, THEY SHALL NOT BE EXCLUDED FROM COMPLYING WITH THE CWMP. NEVER LEAVE OR ABANDON MATERIALS OR EXCAVATION SPOILS AT A PROJECT SITE. AT THE END OF A CONSTRUCTION PROJECT, COLLECT ALL UNUSED OR WASTE MATERIALS AND DISPOSE OF PROPERLY. DO NOT LEAVE DISCARDED BUILDING MATERIALS, DEMOLITION WASTES AND WASTE VEGETATION IN A STREET, GULLY, OR WATERWAY

PORTABLE TOILET FACILITIES

□ IF PORTABLE TOILETS ARE USED, ENSURE THAT THE LEASING COMPANY PROPERLY MAINTAINS THE TOILETS AND PROMPTLY MAKES REPAIRS AS NEEDED. CONDUCT VISUAL INSPECTIONS FOR LEAKS.
□ PLACE PORTABLE TOILETS ON A LEVEL SURFACE AND AT A SAFE DISTANCE AWAY FROM PAVED AREAS AND, TO THE EXTENT PRACTICAL, STORM DRAIN INLETS. SECURE THEM TO PREVENT BLOWING OVER.

□ PROVIDE SECONDARY CONTAINMENT FOR PORTABLE TOILETS LOCATED WITHIN 20 FEET OF A STREAM, STORM DRAIN, OR STREET.

□ DURING PUMP-OUT, TAKE APPROPRIATE MEASURES TO AVOID SPILLAGE. IF SPILLAGE OCCURS IT SHALL BE CLEANED UP IMMEDIATELY.

SITE CLEANUP

□ WHEN CLEANING UP, SWEEP WHENEVER POSSIBLE. LITTER AND DEBRIS MUST BE PICKED UP AND DISPOSED OF PROPERLY.

□ ROAD OR SIDEWALK WORK. IN THE ROADWAY OR ON THE SIDEWALK, MATERIAL STOCKPILES MUST BE REMOVED AND CLEANED UP BY THE END OF EACH DAY.

□ LANDSCAPING WORK. SWEEP UP SOIL AND OTHER LANDSCAPE PRODUCTS THAT REMAIN ON PAVEMENT, SUCH AS THE SIDEWALK, DRIVEWAY, OR STREET BY THE END OF EACH DAY.

□ SEDIMENT CONTROL DEVICES. SWEEP AND REMOVE ANY SOLID WASTE THAT ACCUMULATES AT EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS POSSIBLE.

PAINTING

□ PAINT, PAINT THINNER, AND RINSE WATER CONTAINING EITHER OF THESE MAY NEVER BE DISCHARGED INTO THE STORM DRAIN SYSTEM.

□ WHEN THERE IS A RISK OF A SPILL REACHING STORM DRAINS, PROTECT NEARBY STORM DRAIN INLETS PRIOR TO STARTING PAINTING.

□ CLEAN UP SPILLS IMMEDIATELY.

□ WHEN CLEANING BRUSHES AND ROLLERS AFTER PAINTING, BRUSH OUT EXCESS PAINT ONTO NEWSPAPER OR CARDBOARD. NEVER CLEAN OR RINSE PAINTBRUSHES, ROLLERS, AND CONTAINERS INTO A STREET GUTTER OR STORM DRAIN INLET. DO NOT DISCHARGE PAINT THINNERS TO THE SANITARY SEWER. PAINT THINNER MUST BE DISPOSED OF AS HAZARDOUS WASTE.

□ DRAIN LEFTOVER PAINT IN THE ROLLER PAN BACK INTO THE PAINT CAN. IF USING PAINT HOSES AND GUNS, SPRAY OUT THE PAINT RESIDUE INTO THE PAINT CAN. DO NOT CLEAN THE STREET, SIDEWALK, OR OTHER PAVED AREAS BY WASHING OR BY DIRECTING SEDIMENT, CONCRETE, ASPHALT, OR OTHER PARTICLES INTO THE STORM DRAIN SYSTEM. IF USING WATER, DIRECT IT TO A LANDSCAPED OR GRASSY AREA LARGE ENOUGH TO ABSORB ALL THE WATER.

□ LEFTOVER OIL-BASED PAINT MAY BE RECYCLED OR DISPOSED OF AS HAZARDOUS WASTE. FOR MORE INFORMATION ABOUT HAZARDOUS WASTE DISPOSAL, PLEASE CONTACT THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

□ NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. RESIDUE FROM CHEMICAL PAINT STRIPPING AND CHIPS
AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS
WASTE.

□ IF GRINDING OR BLASTING IS USED TO REMOVE OLD PAINT, PROTECT NEARBY STORM DRAIN INLETS WITH SOME TYPE OF A PROTECTIVE COVER SUCH AS A HEAVY RUBBER MAT. PAINT DUST, PARTICLES, AND OTHER DEBRIS MUST BE COMPLETELY CLEANED UP, PREFERABLY BY SWEEPING, AFTER THE JOB IS DONE.

MASONRY AND CONCRETE

□ CONCRETE, CEMENT, AND MASONRY PRODUCTS MAY NEVER BE DISCHARGED INTO THE STORM DRAIN SYSTEM. CONCRETE, CEMENT, AND MASONRY MIXING CONTAINERS MAY NOT BE WASHED OR RINSED INTO THE STREET OR STORM
DRAIN SYSTEM. IF A CONCRETE TRANSIT MIXER IS USED, A SUITABLE WASHOUT BOX, EXCAVATION OR SELF-WASHING MIXER ABLE TO CONTAIN THE WASTE MATERIAL SHALL BE PROVIDED ON-SITE.

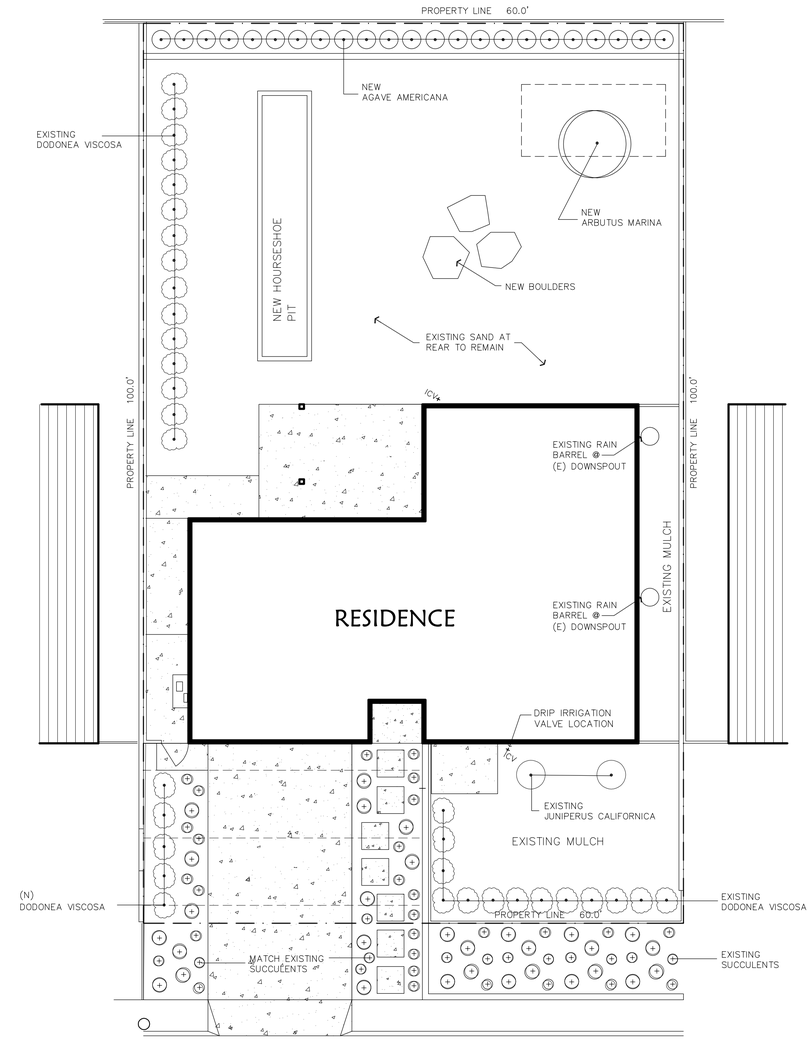
□ DO NOT MIX FRESH CONCRETE OR CEMENT MORTAR IN A GUTTER, OVER A STORM DRAIN INLET, OR IMMEDIATELY ADJACENT TO A WATER BODY.

□ DURING TILE OR CONCRETE CUTTING, ENSURE THAT THE SLURRY WATER DOES NOT RUN OFF INTO THE STREET OR STORM
DRAIN SYSTEM. ALSO, DRIED SLURRY MUST BE CLEANED UP AND PROPERLY DISPOSED SO THAT IT WILL NOT BE CARRIED
INTO THE STORM DRAIN SYSTEM BY WIND, TRAFFIC, OR RAIN.

□ STORE MATERIALS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF.

□ SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR MAY BE DISPOSED OF IN THE TRASH.

□ WASH OUT FROM CONCRETE MIXERS MAY NEVER BE DISPOSED OF IN THE STREET OR STORM DRAIN SYSTEM. IF
POSSIBLE, PUMP THE WASHOUT BACK INTO THE MIXER FOR REUSE.



2090 MARIPOSA STREET

North

EXISTING LANDSCAPE
SITE PLAN

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

NOTES.

EXISTING LANDSCAPE TO REMAIN
NEW LANDSCAPE AS NOTED

DRIP IRRIGATION AS REQUIRED FOR
NEW FRONT LANDSCAPING
VALVES AS SHOWN
ON PLAN

HUBBLE REMODEL
2090 MAIPOSA STREET
SEASIDE, CA. 93940

A.P.N. 11-055-024-000

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2090 MARIPOSA STREET
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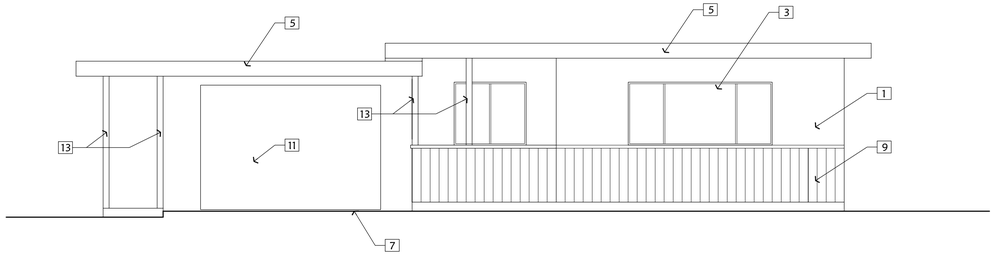
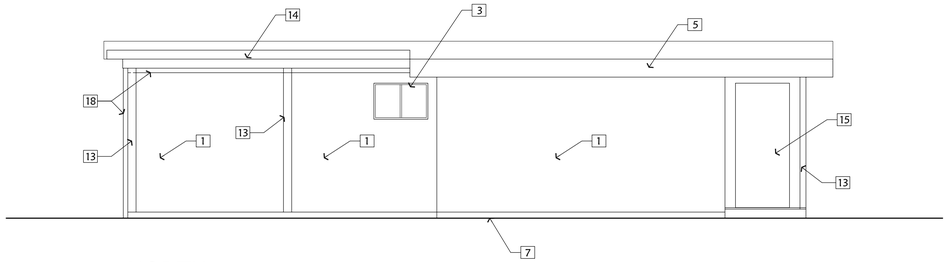


WEST



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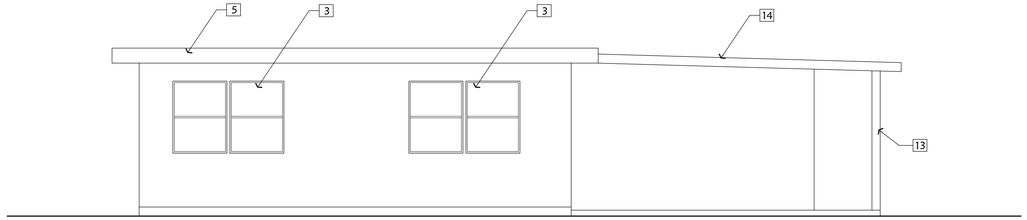

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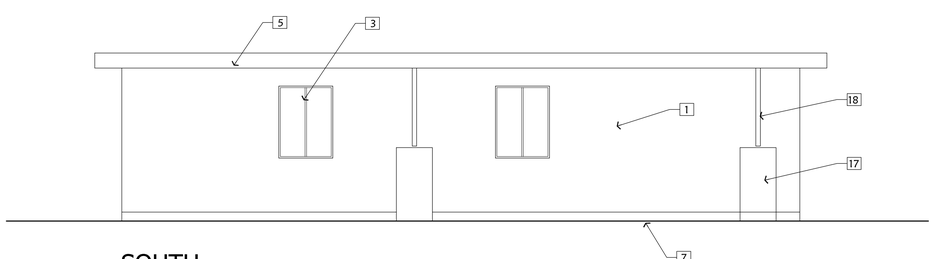
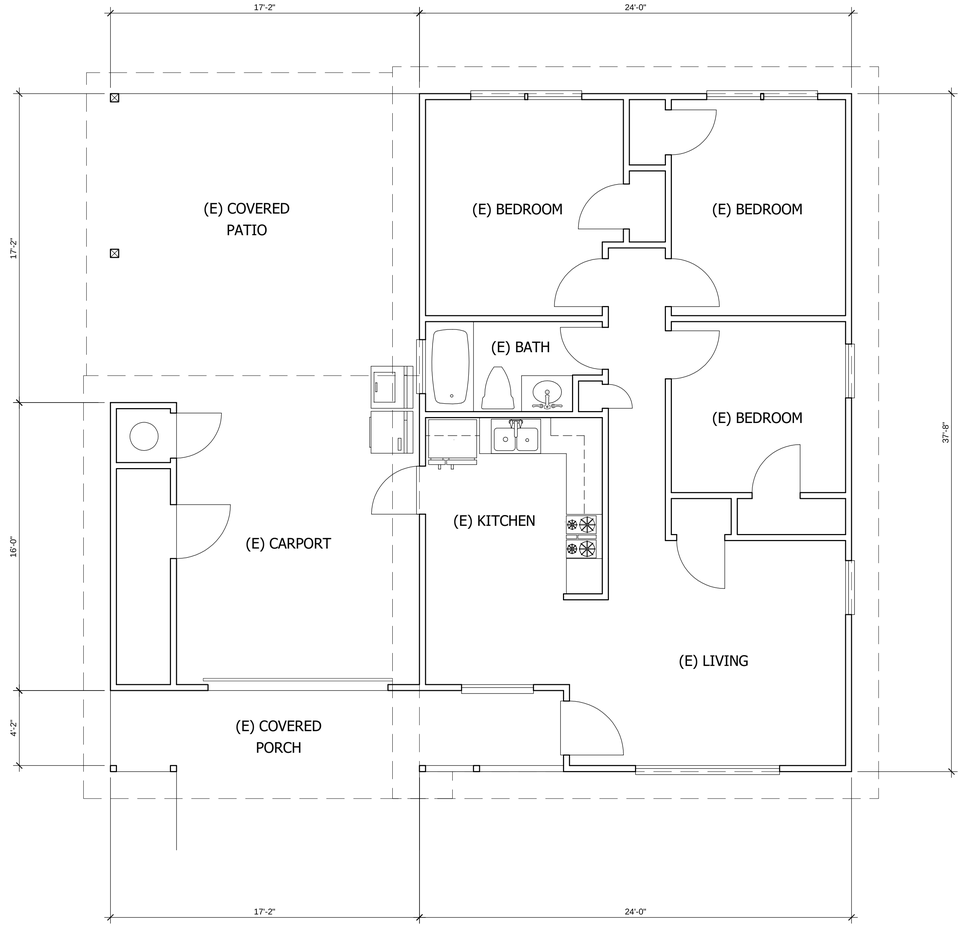


SOUTH

EXISTING EXTERIOR ELEVATIONS

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



EXISTING FLOOR PLAN

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

ELEVATION KEYNOTES

1. (E) CEMENT PLASTER EXTERIOR
2. (P) PROPOSED CEMENT PLASTER EXTERIOR MATCH EXISTING COLOR
3. (E) METAL WINDOWS
4. (N) METAL WINDOWS MATCH EXISTING
5. EXISTING 2x FACIA
6. PROPOSED 2x FACIA MATCH EXISTING
7. EXISTING GRADE
8. PROPOSED GRADE AT GARAGE
9. (E) EXTERIOR WOOD SIDING
10. (N) EXTERIOR WOOD SIDING - MATCH (E)
11. (E) GARAGE DOOR
12. (N) GARAGE DOOR
13. (E) WOOD POST
14. (E) COVERED PATIO
15. (E) WOOD DOOR
16. (N) WOOD DOOR
17. (E) RAIN BARREL
18. (E) DOWNSPOUT

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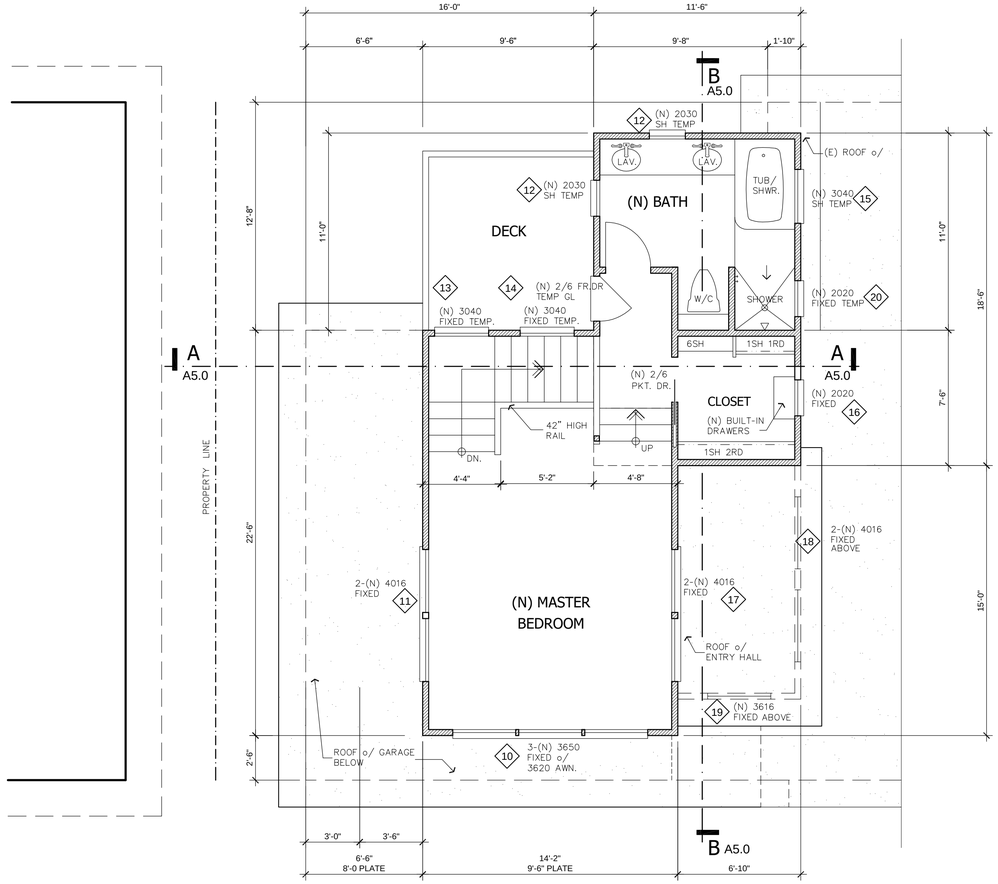
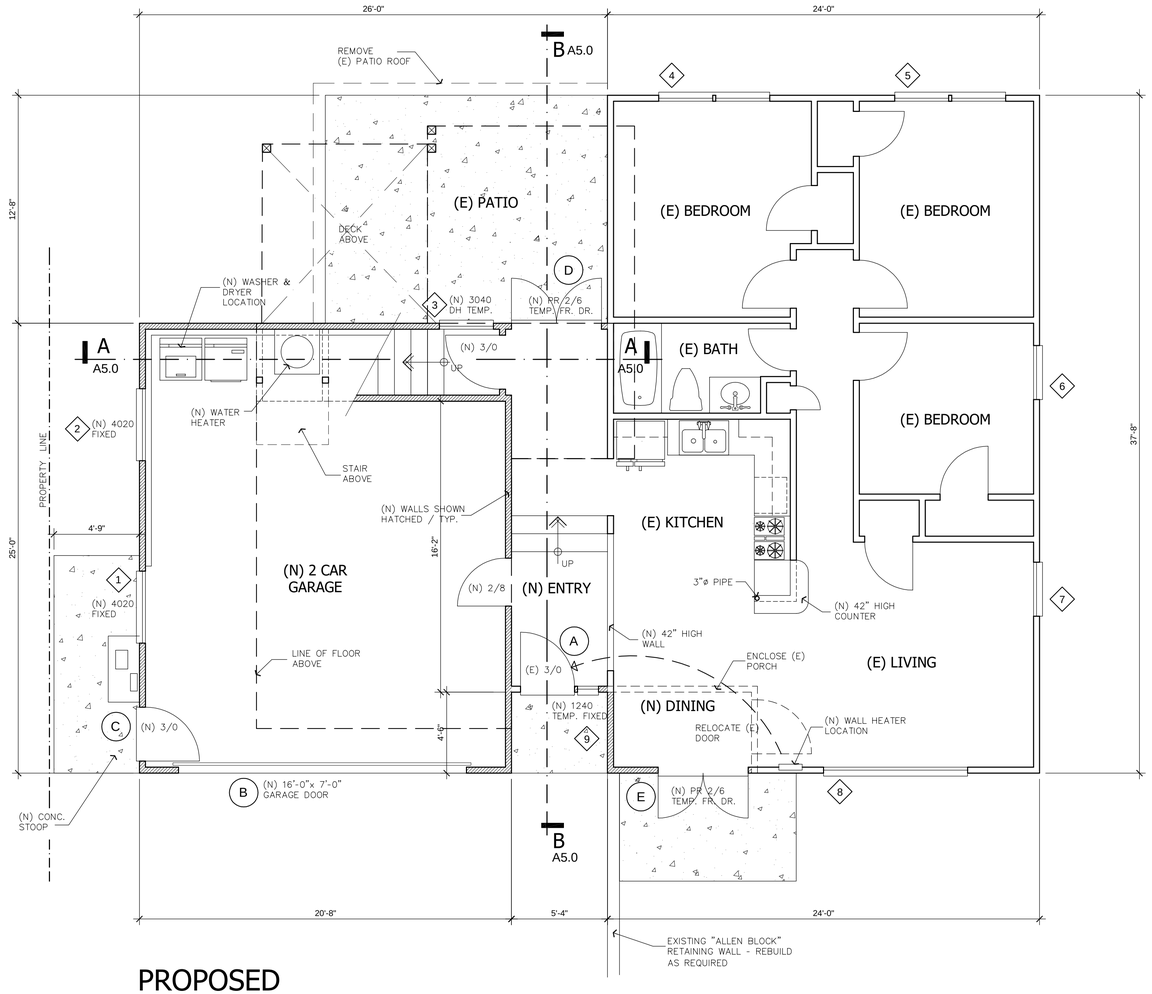


PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

EXTERIOR DOOR SCHEDULE

(SHOWN ON PLAN)

DOORS

	LOCATION	SIZE	TYPE	REMARKS
A	ENTRY	3'-0"	WOOD	RELOCATE (E) FRONT DOOR
B	GARAGE	16'-0"	STEEL	(5) PANEL
C	GARAGE	3'-0"	S.C. WOOD	
D	ENTRY	(PR) 3'-0"	WOOD	TEMP. GL.
E	DINING	(PR) 3'-0"	WOOD	TEMP. GL.

WINDOW SCHEDULE

(SHOWN ON PLAN)

WINDOWS

* ALL WINDOWS TO BE DUAL GLAZED

ID	LOCATION	SIZE	TYPE		REMARKS
1	GARAGE	4020	ALUMINUM	FIXED	
2	GARAGE	4020	ALUMINUM	FIXED	
3	STAIRWELL	3040	ALUMINUM	SINGLE HUNG	TEMP.
4	BEDROOM	(2) 3040	ALUMINUM	SLIDER	EXISTING
5	BEDROOM	(2) 3040	ALUMINUM	SLIDER	EXISTING
6	BEDROOM	3040	ALUMINUM	SLIDER	EXISTING
7	LIVING	3040	ALUMINUM	SLIDER	EXISTING
8	LIVING	8040	ALUMINUM	SLIDER	EXISTING
9	ENTRY	1040	ALUMINUM	FIXED	TEMP.
10	MASTER BEDROOM	(3) 3650	ALUMINUM	FIXED	
		o/ 3620		AWING	
11	MASTER BEDROOM	(2) 4016	ALUMINUM	FIXED	
12	BATH	2030	ALUMINUM	SINGLE HUNG	TEMP.
13	STAIRWELL	3040	ALUMINUM	FIXED	TEMP.
14	STAIRWELL	3040	ALUMINUM	FIXED	TEMP.
15	BATH	3040	ALUMINUM	SINGLE HUNG	TEMP.
16	CLOSET	2020	ALUMINUM	FIXED	
17	MASTER BEDROOM	(2) 4020	ALUMINUM	FIXED	
18	ENTRY	(2) 4016	ALUMINUM	FIXED	
19	ENTRY	3616	ALUMINUM	FIXED	
20	SHOWER	2020	ALUMINUM	FIXED	TEMP.

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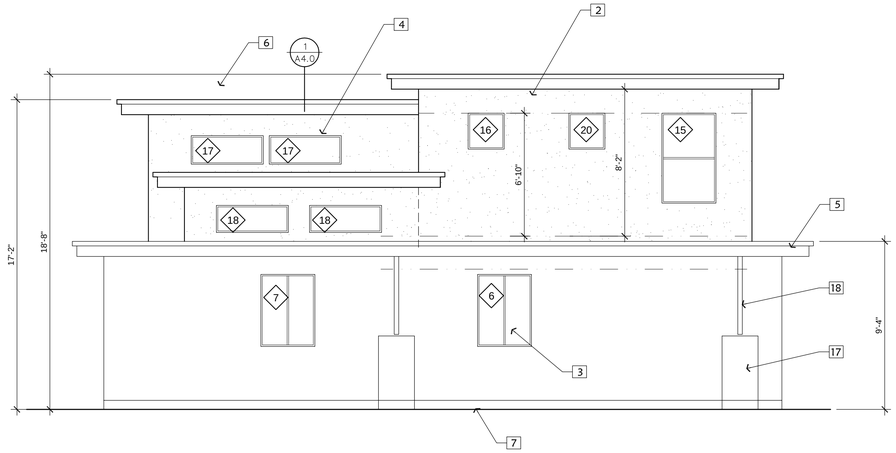
2090 MARIPOSA STREET
SEASIDE, CA 91040

Sheet Number:

A3.0



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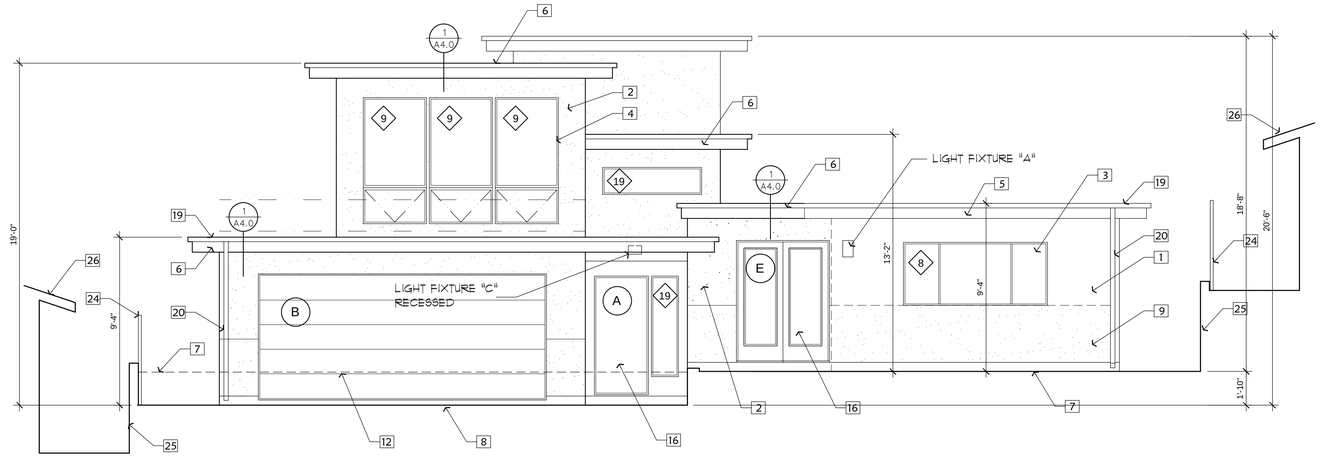

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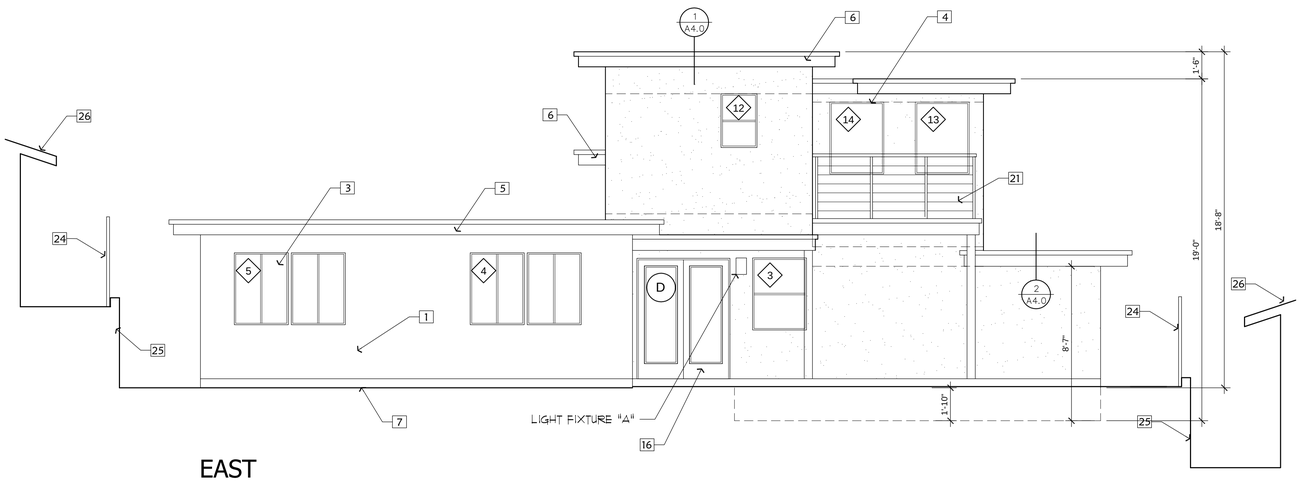

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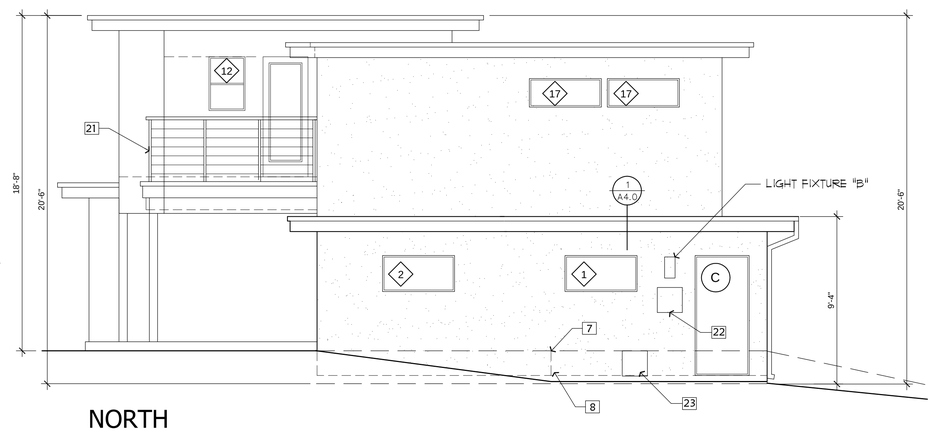

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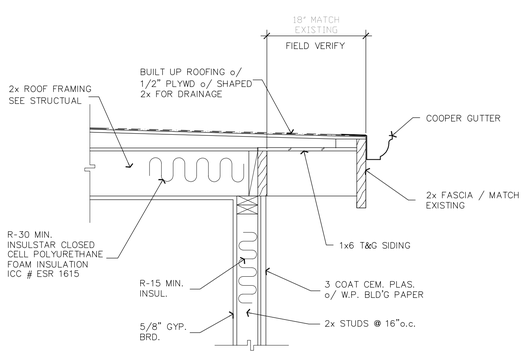


1
A4.0 SCALE: 1" = 1'-0"

ELEVATION KEYNOTES

1. (E) CEMENT PLASTER EXTERIOR
2. (P) PROPOSED CEMENT PLASTER EXTERIOR MATCH EXISTING COLOR
3. (E) METAL WINDOWS
4. (N) METAL WINDOWS MATCH EXISTING
5. EXISTING 2x FACIA
6. PROPOSED 2x FACIA MATCH EXISTING
7. EXISTING GRADE
8. PROPOSED GRADE AT GARAGE
9. REMOVE (E) EXTERIOR WOOD SIDING
10. (N) EXTERIOR WOOD SIDING - MATCH (E)
11. (E) GARAGE DOOR
12. (N) GARAGE DOOR
13. (E) WOOD POST
14. (E) COVERED PATIO
15. (E) WOOD DOOR
16. (N) WOOD DOOR
17. (E) RAIN BARREL
18. (E) DOWNSPOUT
19. (N) COPPER GUTTER
20. (N) COPPER DOWNSPOUT
21. CABLE RAILING SYSTEM
22. MAIN ELECTRICAL METER
23. GAS METER
24. EXISTING ±5' WOOD FENCE
25. EXISTING RETAINING WALL
26. APPROX. LOCATION OF EXISTING ADJACENT RESIDENCE

PROPOSED EXTERIOR ELEVATIONS

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

HUBBLE REMODEL

2090 MAIPOSA STREET
SEASIDE, CA. 93940

A.P.N. 11-055-024-000

MANDURRAGO & ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net

Drawn By: MANDURRAGO

Drawing Date: 7-1-16

Project Number: 16-0716

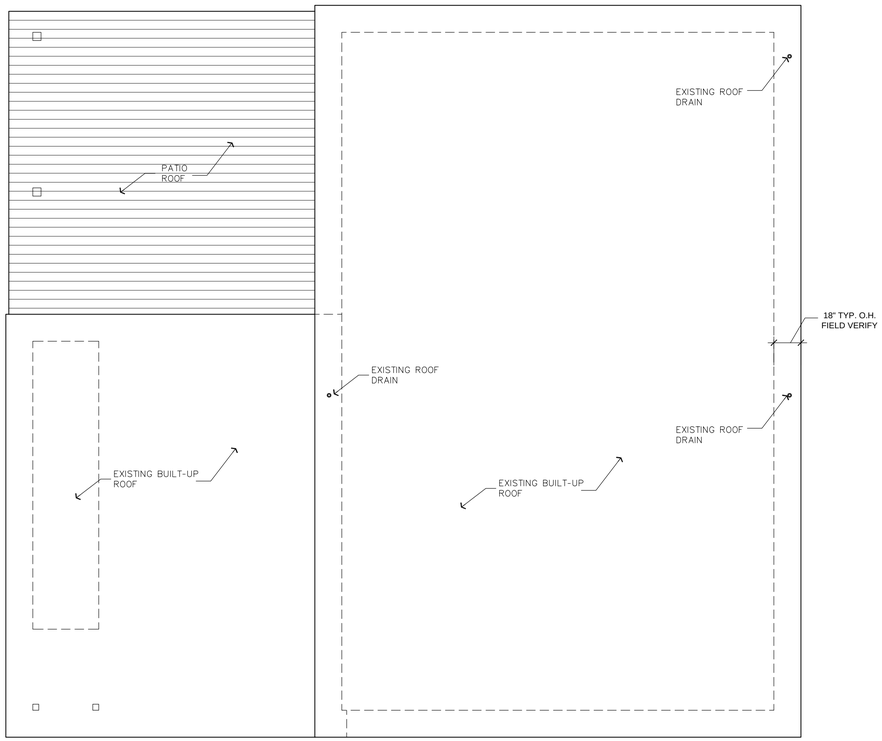
Revisions:

Project / Owner

PATTY HUBLLE
2090 MARIPOSA STREET
SEASIDE, CA 91040

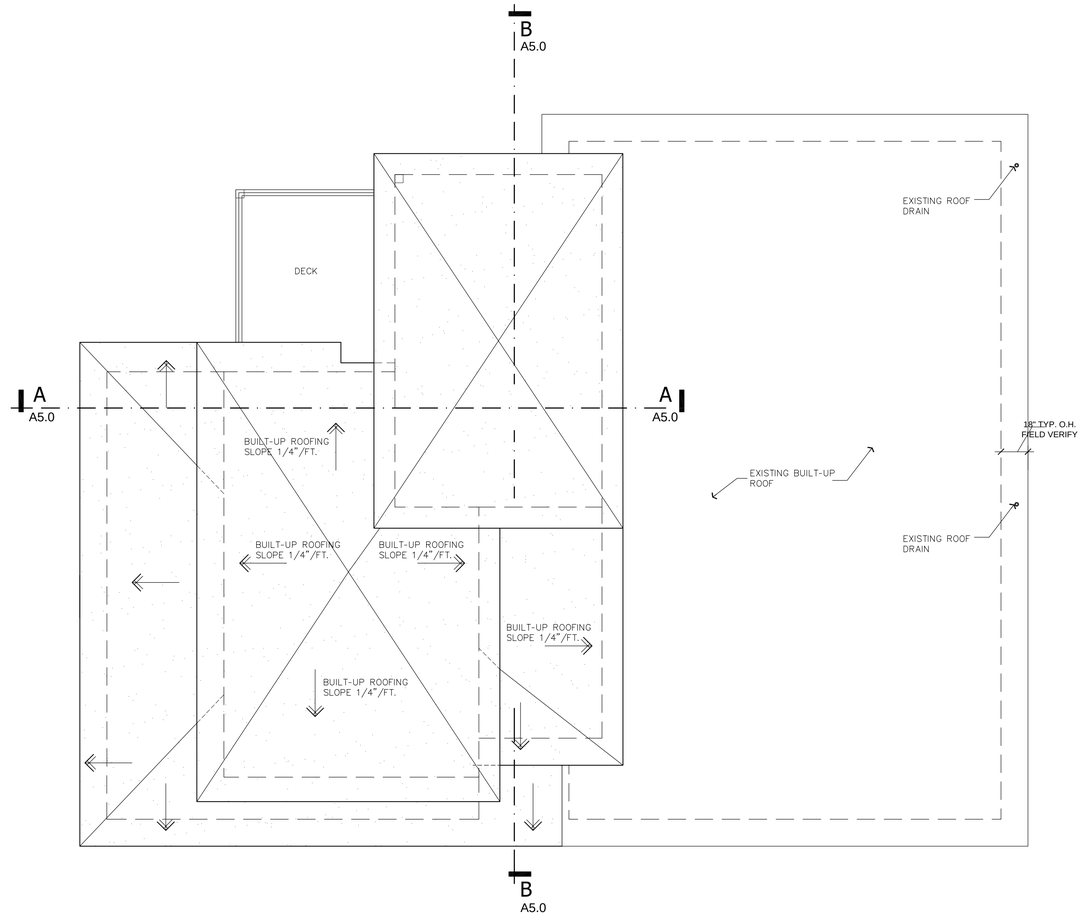
Sheet Number:

A4.0



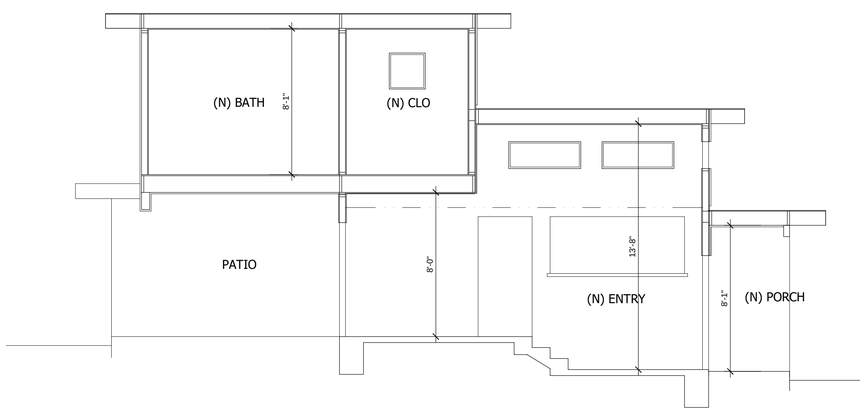
EXISTING ROOF PLAN

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



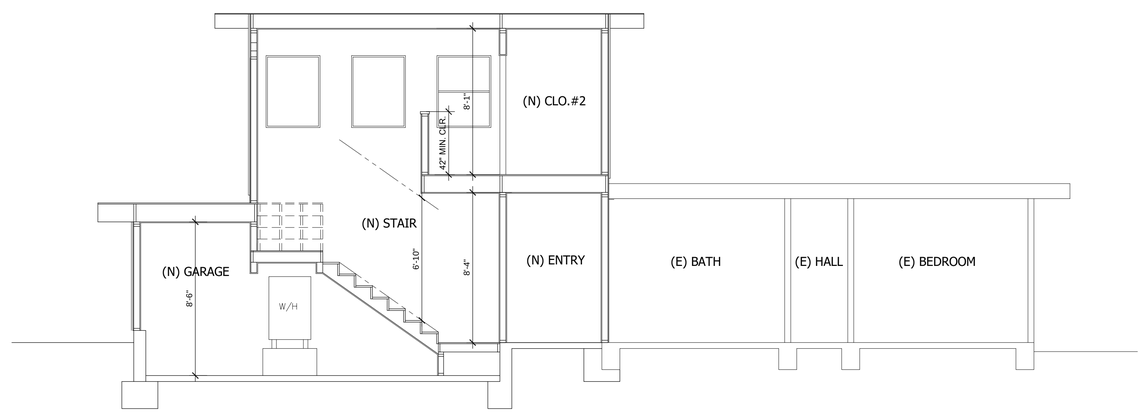
PROPOSED ROOF PLAN

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



SECTION B

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



SECTION A

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

HUBBLE REMODEL

2090 MAIPOSA STREET
SEASIDE, CA. 93940

A.P.N. 11-055-024-000

MANDURRAGO
& ASSOCIATES

RESIDENTIAL DESIGN

P.O. BOX 1504
CARMEL , CA 93921
PHONE 831-238-6709
Email robert@mandurrago.net

Drawn By: MANDURRAGO

Drawing Date: 7-1-16

Project Number: 16-0716

Revisions:

Project / Owner

PATTY HUBLLE
2090 MARIPOSA STREET
SEASIDE, CA 91040

Sheet Number:

A5.0

ALEX OTT
CONSULTING ENGINEER
603 PALM AVENUE
SEASIDE, CALIFORNIA 93955
(831) 394-5936
(831) 394-5287 FAX

January 5, 2017

Patty Hubble
2090 Mariposa St.
Seaside, CA. 93955

Re: Hubble Residence: Addition

I have provided a field inspected and reviewed the proposed plans by **"Mandurrago & Associates"** for the addition to this residence.

The major issue is the structural integrity of the existing property line retaining wall and to verify that the addition will not put a surcharge on the existing retaining wall.

Note that the addition lowers the existing grade by 22", thereby substantially reducing the lateral pressures on the retaining wall, see attached calculations, page 3.

The bottom of all new footings will be specified to be below the line of influence of the existing retaining wall footing, thereby not adding any lateral pressures on the wall due to the addition, see attached Section, page 2.

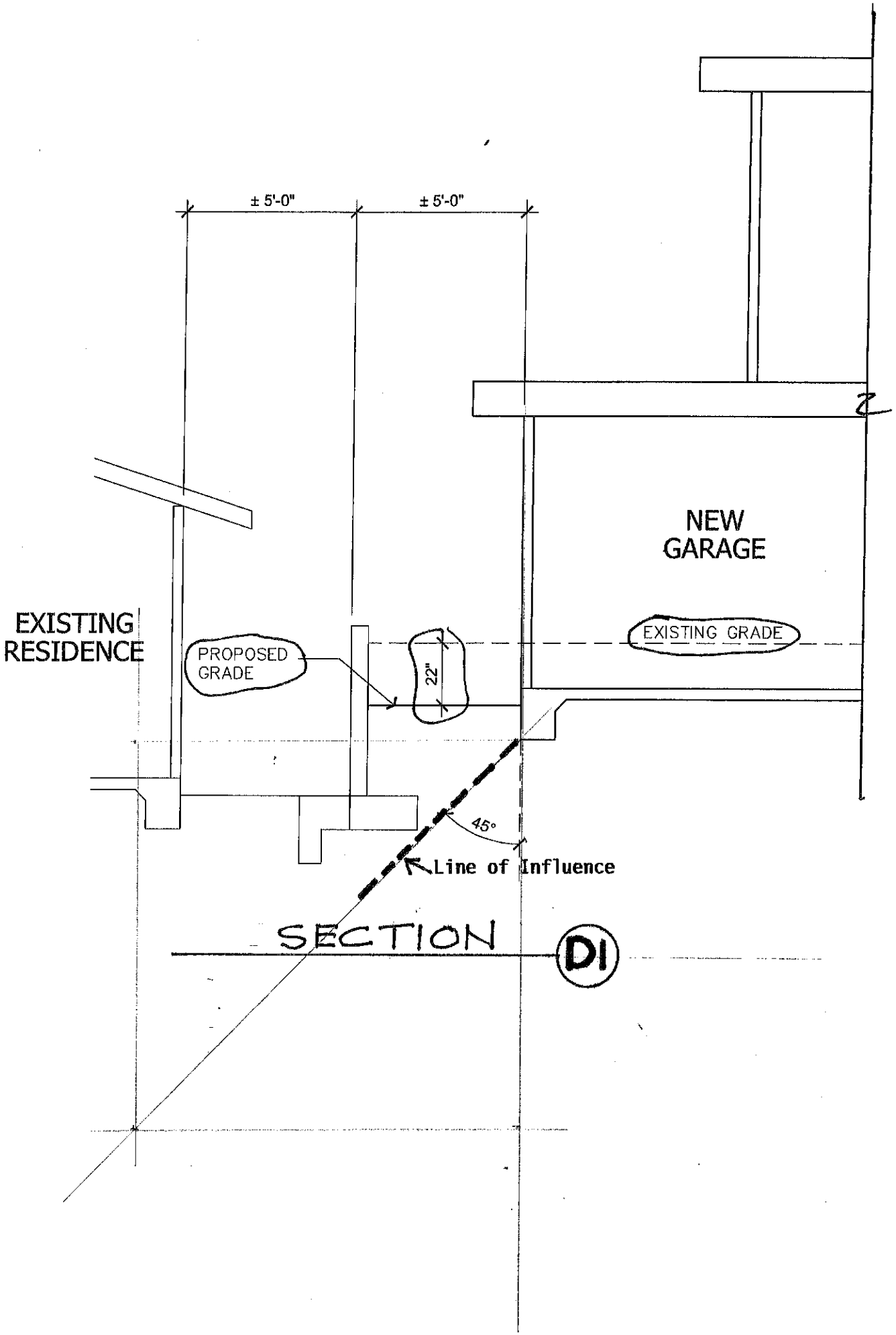
To summarize our findings, we can state that the addition reduces the lateral forces on the existing retaining wall and can be safely build.

If you have any questions or need additional information regarding this project, please call our office.

Alex Ott

REGISTERED PROFESSIONAL ENGINEER
ALEXANDER OTT
No. C 38577
Exp. 3-31-17
CIVIL
STATE OF CALIFORNIA

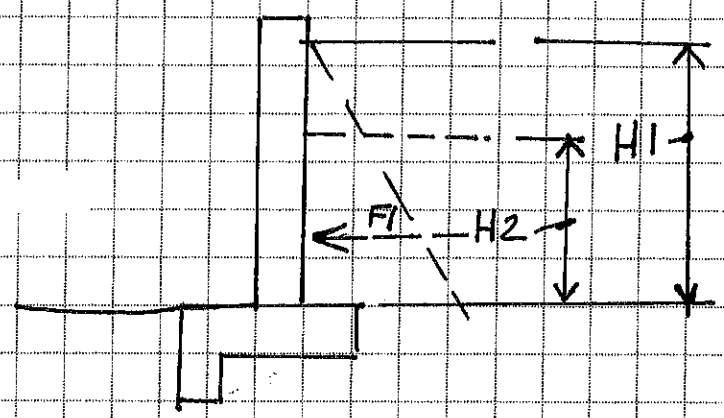
JAN 05 2017


± 5'-0"
± 5'-0"
NEW
GARAGE
EXISTING
RESIDENCE
PROPOSED
GRADE
22"
EXISTING GRADE
45°
Line of Influence
SECTION
D1

ALEX OTT
CONSULTING ENGINEER
603 Palm Avenue
SEASIDE, CALIFORNIA 93955
TEL: (831) 394-5936
FAX: (831) 394-5287

JOB HUBBLE Rg
SHEET NO. 3 OF
CALCULATED BY A-u DATE 1-5-2017
CHECKED BY DATE
SCALE

Retaining Wall:



$H_1 = 5'$ $H_2 = 3.25'$

$F_1 = 35(5'+1')^2/2$

$F_2 = 630\#$

$F_2 = 35(3.25'+1)^2/2$

$= 316\# <<< 630\#$

$OTM_1 = 35(5'+1')^3/6$

$= 1260$ Ft-#

$OTM_2 = 35(3.25+1)^3/6$

$= 448$ FT-# <<< 1260 FT-#

FIRE SPINKLERS ARE REQUIRED

Attachment to file No: BAR-16-09 – 2090 Mariposa

Please advise the applicant that the proposed remodel will be subject to the California Fire Code amendment regarding the installation of a fire sprinkler system. The language of the amendment is listed below. The Building Official will figure out if the applicant's project qualifies for the installation of an automatic fire sprinkler system.

When lineal wall footage of all additions and remodels on existing residential buildings exceeds 50% of the existing lineal wall footage within the building or structure, it shall be protected by an automatic sprinkler system throughout the entire building or structure.

If the project qualifies for an automatic fire sprinkler system, the following paragraphs must be printed in the project plans submitted for a building permit under, "Fire Department Notes".

1. Fire Sprinklers Required – The residence shall be protected with an automatic fire sprinkler system in compliance with the National Fire Protection Association Standard 13D. Plans for the fire sprinkler system must be submitted and approved by the Seaside Fire Department prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection from the building department.
2. A fire alarm water flow switch is required on all residential fire sprinkler systems and shall be located so that it is audible to the occupants of the residence. The flow switch shall be wired to the kitchen refrigerator circuit.
3. It is the responsibility of the applicant to check with the local water service company (Cal Am) to insure the proper water meter size is provided for both the domestic and fire sprinkler flows. Generally, a 1 inch meter is required.
4. An indicating type valve shall be installed in a location where it shuts off both the fire sprinkler and the domestic system. The indicating valve shall be installed above grade and shall be a ball-type valve only. A separate valve just for the fire sprinkler system is not required.
5. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.

COMMENT SHEET
PUBLIC WORKS-ENGINEERING DIVISION

Project Address:	2090 Mariposa	Date Applied:	8/2/16
Project Number:	BAR 16-09	APN:	011-055-024
Applicant:	Robert Mandurrago		
Description:	595 sq ft second story master bedroom/bath and front entry addition to existing one-story SFR. Expand garage to two cars.		

APPROVED-REQUIRED ACTION

Post Construction Requirement Initial Review (LID) Single Family Dwelling ☒ or Commercial ☐

Impervious Area: (≥2,500sf-new/replaced) ☐ (≥5,000sf-net) ☐ (≥15,000sf-net) ☐(≥22,000sf-net)

Performance Requirement: Exempt ☒ #1☐ #2☐ #3☐ #4☐ (#2-#4 require stormwater plan)

Erosion Sediment Control Plan ☒ (addition?)

The Public Works Department, Engineering Division, has completed a review of plans of the above project. The following Required Action shall be listed on the first sheet and/or delineated on your building plans.

REQUIRED ACTION

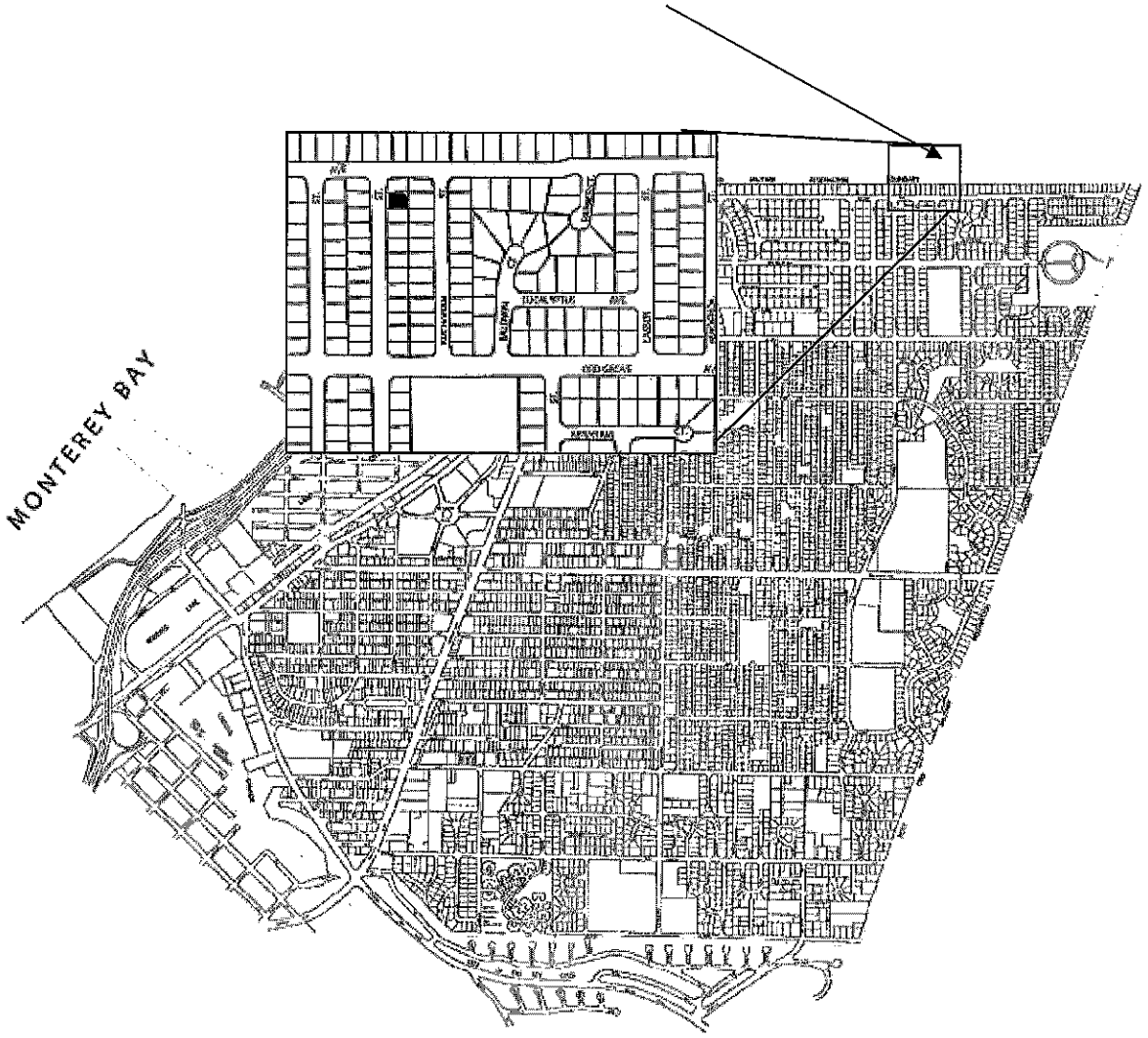
1. Applicant to obtain encroachment permit for construction of proposed driveway approach.
2. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)
   a. Complete and submit the Stormwater Compliance Tracking Form, with signature with building permit application.
   b. Depending upon the land disturbance proposed, a project specific Erosion and Sediment Control Plan (ESCP) may be required of the applicant prior to building permit issuance.
3. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project.(SMC 15.32.170)
   a. Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
   b. Proposed site plans to show location of new and existing downspouts.
   c. New Downspouts and/or overflow from new rain barrels to be directed to permeable surface.
   d. Drainage shall not be directed to adjacent properties.

Prepared by:	Scott Ottmar, P.E.	■ Original Signed:	8/12/16
Project Address:	2090 Mariposa St.	Staff Time (hrs):	1

If you have any questions, please contact Scott Ottmar, Assistant Civil Engineer, at the Public Works Department, Engineering Division, at (831) 899-6825 or fax at (831) 899-6311, or email sottmar@ci.seaside.ca.us.

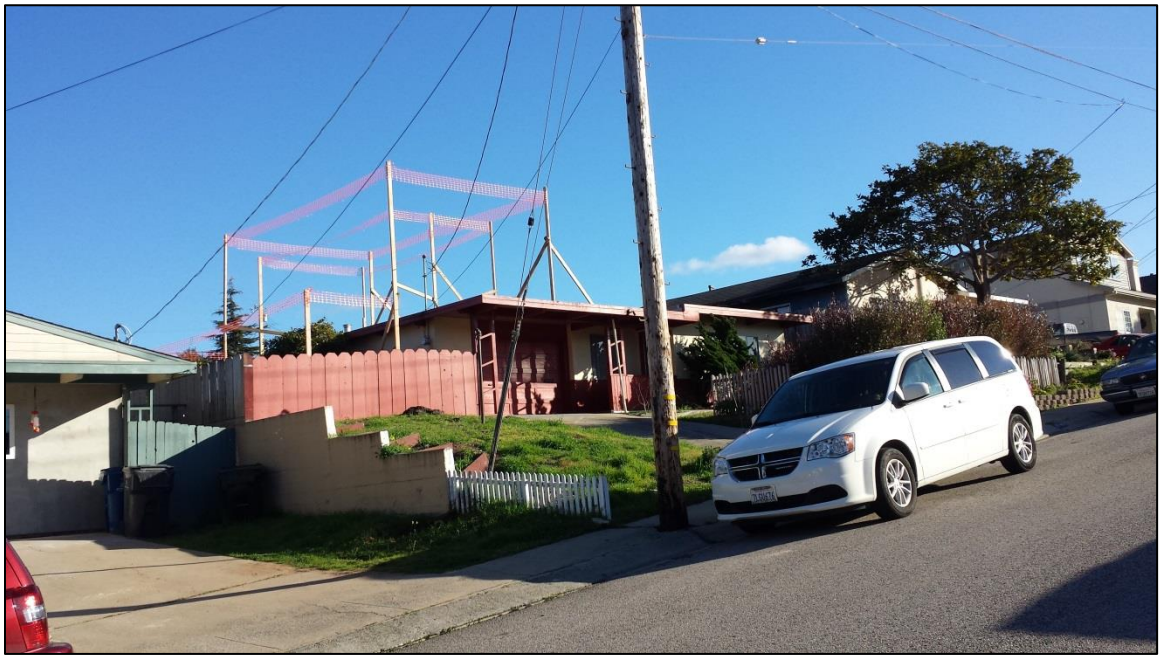
4. If the sum of new and redeveloped impervious site coverage area exceeds 2,500 square feet, the project must comply with Resolution R3-2013-0032 Post-Construction Stormwater Management Requirements promulgated by the Central Coast Regional Water Quality Control Board, as required by the City of Seaside's National Pollutant Discharge Elimination System Permit.(SMC 8.46.130)
    a. On the building permit plans, include a summary of pre and post project impervious site coverage **in table format**.
5. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Location Map: 2090 Mariposa Street



ATTACHMENT 3
SITE PHOTOGRAPHS #1

ORIGINAL



REVISED

ATTACHMENT 3
SITE PHOTOGRAPHS #2

ORIGINAL

REVISED

ATTACHMENT 3
SITE PHOTOGRAPHS #3

ORIGINAL

REVISED

LIGHT FIXTURE "A"

Mondrian 2150KZ

Product Specifications

Manufactured...	Hinkley Lighting Inc.
Sold By	Better Living Store
Size/Weight	W 7" / D 4" / H 11" / 6
Color	Buckeye Bronze
Materials	Brass and Aluminum
Assembly Req...	No
Category	Outdoor Wall Lights A Sconces
Style	Contemporary
Variations	Hinkley Lighting Small Outdoor Wall Sconce Hinkley Lighting Medi Outdoor Wall Sconce

Mondrians unique patterned panels of glass mounted in copper foil adds geometric panache in a Buckeye Bronze finish.
Product Collection: Mondrian
Bulbs Are Not Included.
Qty. of Bulbs: 1
Bulb Type: Candelabra Base
Wattage: 60 watts
Brand: Hinkley
Special Features: ADA Compliant
Glass Color: Art Glass Panels
Backplate Dimensions:
*Width: 7
*Height: 10.25

Matches The Following Design Styles: Craftsman & Mission, Asian, Contemporary/Modern
Additional Info:
*TTO: 5.5
*Combo Mount: No
*Heavy Fixture: No
*Install Sloped Ceiling: No
*Diffuser: No

Good Lumens by Madison Avenue

Oil Rubbed Bronze Outdoor LED Wall Mount Lantern

LIGHT FIXTURE "B"

Specifications

Dimensions

Product Depth (in.)	3.875	Product Length (in.)	3.875
Product Height (in.)	14.5	Product Width (in.)	7

Details

Actual Color Temperature (K)	3000	Motion Sensor	No
Bulb Type Included	Integrated LED	Number of Bulbs Required	0
Color Rendering Index	80	Outdoor Lighting Features	Waterproof,Weather Resistant
Color Temperature	Warm White	Power Type	Hardwired
Exterior Lighting Product Type	Outdoor Lanterns	Product Weight (lb.)	2.82 lb
Fixture Color/Finish	Oil Rubbed Bronze	Returnable	90-Day
Glass/Lens Type	Clear	Style	Modern
Included	Hardware Included	Watt Equivalence	75
Light Output (lumens)	312	Wattage (watts)	14
Maximum Wattage (watts)	0		

Warranty / Certifications

Certifications and Listings	ETL Listed	Manufacturer Warranty	Three (3) year limited warranty
ENERGY STAR Certified	No		

LIGHT FIXTURE "C"

Product Overview

The Commercial Electric 6 in. LED Disk Light makes it easy to upgrade your existing lighting to energy efficient LED technology. The Disk Light can be installed in an existing 6 in. recessed can or wherever a 4 in. junction box is installed - making it extremely versatile for both retro-fit and new installation. The semi recessed lens gives the appearance of a higher end recessed fixture and is instant on and fully dimmable with a 90+ Color Rendering Index which will show colors as they really are. The LED Disk Light is perfect for kitchens, hallways, bathrooms, closets, laundry, porches and garage work rooms.
California residents: see Proposition 65 information

- Brightness: 650 Lumens
- Life: 45.6 years (based on 3 hours/day)
- Light appearance: 2700K (soft white)
- Energy used: 11-Watt (equivalent to a 65-Watt standard incandescent light bulb)
- Contains mercury: no
- 4 in. junction box mounting, mounts in round, square and metal junction boxes
- 6 in. recessed can mounting, fits most 6 in. metal cans for retro-fit installation, comes with flip clip mounting hardware
- Can be used indoors and in an outdoor enclosed setting, perfect for kitchens, hallways, bathrooms, closets, laundry, porches and garage work rooms
- Dimmable
- Meets federal minimum efficiency standards for energy star rating
- Click here for more information on Electronic Recycling Programs

Info & Guides

SDS

Warranty

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Specifications

Dimensions

Aperture width (in.)	7.5	Assembled Width (in.)	7.5 in
Assembled Depth (in.)	2.3 in	Size	6 in.
Assembled Height (in.)	7.5 in		

Details

Adjustable Lamp Head	No	Fixture finish family	White
Bulb Type Included	Integrated LED	Product Weight (lb.)	.5 lb
Fixture Finish	White	Returnable	90-Day

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	5 years-limited

How can we improve our product information? Provide feedback.

HUBBLE REMODEL

APPLICATION No. BAR-16-09
2090 MARIPOSA STREET

STUCCO
GLIDDEN
DUSTY MILLER

TRIM &
WOOD SIDING
GLIDDEN
THUNDERCLOUD

GARAGE DOOR
WHITE

Garage Door

16'-0" x7'-0" WHITE LONG PANEL
2 LAYER POLYSTRENE
25 GA. TOUNGR & GROOVE

ALUMINUM WINDOWS

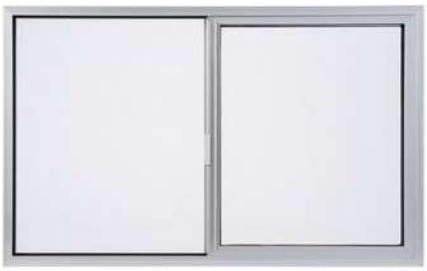
MILGARD - CLEAR ANODIZED

AWNING / FIXED ABOVE

Croft Series 90 Aluminum Single Hung Window
by Croft

SINGLE HUNG

Milgard Aluminum Horizontal Slider



SLIDER