A G E N D A

CITY OF SEASIDE
ZONING
ADMINISTRATION

SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Monday, January 29, 2018
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM SPECIAL MEETING JANUARY 22, 2018

5. BUSINESS ITEMS

A. MINOR USE PERMIT APPLICATION NO. MUP-17-16: NELSON VEGA, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A MINOR USE PERMIT TO CONVERT THE SECOND FLOOR OF AN EXISTING RETAIL COMMERCIAL BUILDING INTO SEVEN RESIDENTIAL MULTI-FAMILY DWELLING UNITS TO ESTABLISH A MIXED-USE COMMERCIAL BUILDING LOCATED AT 1104 BROADWAY AVENUE (APN# 012-195-069) IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE:
In accordance with Section 17.14.030.B – Table 2-4 Allowed Land Uses and Permit Requirements for Commercial Zones, the proposed project is a request for a minor use permit to allow the conversion of an existing two-story commercial building into a mixed-use building.

RECOMMENDATION:
City staff approval of subject to the findings evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 to the staff report..

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
Special
To be determined

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, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council 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.

	MEETING MINUTES DRAFT	
CITY OF SEASIDE		CITY HALL 440 HARCOURT AVE.
ZONING ADMINISTRATOR		
		5:00 P.M.

1. CALL TO ORDER AT – 5:04 PM

2. ROLL CALL – ESTABLISHMENT OF QUORUM

MEMBERS	Rick Medina
PRESENT:	Robert Larsen
ABSENT:	

3. PUBLIC COMMENT – None

4. APPROVAL OF MINUTES None

5. BUSINESS ITEMS

A. Minor Use Permit Application No. MUP-17-16: Item to be continued to 1/29/18 meeting.

B. Minor Use Permit Application No. MUP-17-10: No Public Comment. **Recommend to Approve.**
No Public Comment.

C. Minor Use Permit Application No. MUP-17-14:.
Public Comment: Yolanda Garibaldi, asked question whether the establishment will be selling ice cream and whether the cannabis being manufactured would be packaged and sealed before the cannabis product leaves the premise? Applicant responded by stating that the ice cream sales was brought up as a potential lessee for the front retail in the event they don't occupy the space themselves. The cannabis product being manufactured must be packaged and sealed before it can be sold to other dispensaries,
Wendell Montes wanted to know the address of the of the building. It was explained that the address is 755 Broadway Avenue and that the lettering on the façade plans was for the proposed sign. Public Comment Closed.
Recommend to Approve

6. ADJOURNMENT 5:24 PM

DRAFT

DRAFT

CITY OF SEASIDE
STAFF REPORT

Item No.: 5.A.

TO: Zoning Administration

BY: Gloria Stearns, Economic Development Manager

DATE: January 29, 2018

SUBJECT: **MINOR USE PERMIT APPLICATION NO. MUP-17-16: NELSON VEGA, PROPERTY OWNER AND APPLICANT, IS REQUESTING APPROVAL OF A MINOR USE PERMIT TO CONVERT THE SECOND FLOOR OF AN EXISTING RETAIL COMMERCIAL BUILDING INTO SEVEN RESIDENTIAL MULTI-FAMILY DWELLING UNITS TO ESTABLISH A MIXED-USE COMMERCIAL BUILDING LOCATED AT 1104 BROADWAY AVENUE (APN# 012-195-069) IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE

In accordance with Section 17.14.030.B – Table 2-4 Allowed Land Uses and Permit Requirements for Commercial Zones, the proposed project is a request for a minor use permit to allow the conversion of an existing two-story commercial building into a mixed-use building.

RECOMMENDATION

City staff approval of subject to the findings evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 to the staff report..

BACKGROUND

ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301 (c) (1): Existing Facilities. Class 1 consists of the operation of existing facilities involving negligible expansion of the use beyond that existing at the time of project review.

Evidence:

The proposed project involves the conversion of existing commercial floor area into seven multi-family apartment units.

The proposed improvements can be accommodated within the existing structure and off-street parking lot without resulting in any significant impact oh the environment.

PROJECT SPECIFICATIONS

1	Site Size	20,720 square feet (0.47 ac.)
2	General Plan Designation	Commercial Mixed Use
3	Zoning Designation	Commercial Mixed Use
4	Surrounding Uses	East: Vacant Parcel West: Convenience Store/Laundromat North: Vacant Parcel South: Multi-Family Apartment Building
5	History	The existing commercial building was constructed in 1988 with commercial retail on the first floor and offices on the second floor. The on-site parking on the west side and on the rear southern side of the site has remained unchanged.
6	Present Use	The first floor of the existing building consists of a total o 4.962 square feet which is separated into 4,110 square fe retail space and 852 square feet of common space. The re spaces is comprised of three tenant spaces for a retail clothing store, beauty salon, and sit down restaurant. The second floor consists of a total 5,758 square feet. The sec floor is separated into seven offices totaling 3,972 square and 1,259 square feet. A total of 1,057 square feet of ope deck area exists on the second floor. The site is developed with a 30 space open air parking lot with access from Terrace Street.
7	Proposed Development	**First Floor** The proposed project will consist of remodeling the first floor to establish a 378 square foot studio unit at the southwest corner of the building. The studi unit would re the square footage for the existing clothing store and wou have access to the building from the rear south elevation. **Second Floor**

		The second floor would be reconfigured to remove the offices and establish the following multi-family apartmen Unit 1: Two beds, two baths (1,4827.7 sq. ft.) Unit 2: One bed, one bath (483 sq. ft.) Unit 3: One bed, one bath (647.2 sq. ft.) Unit 4: One bed, one bath (602.1 sq. ft.) Unit 5: One bed, one bath (441.4 sq. ft.) Unit 6: Two beds, one bath (841.3 sq. ft.) Each unit on second floor will contain a private deck to comply with minimum private open space of 80 sq. ft. Common areas on second floor will consist of a 210 sq. f deck facing Broadway Avenue, interior common area of sq. ft. and 144 sq. ft. laundry area. An eight space carport will be constructed at the rear of the building to provide required parking for each residential unit. **Additional Improvements** • New Trash enclosure at southeast corner of site for residential and commercial tenants; and • New parking lot light standards and exterior wall lights; and • New façade improvements to accommodate new roof li and appearance of second floor residential units; and • New drought tolerant landscaping.

STAFF ANALYSIS AND FINDINGS

In accordance with SMC Section 17.14.030.B, table 2-4, an application to allow a mixed building shall be filed under the minor use permit process to determine whether the following findings can be made concerning the proposed project:

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

Seaside General Plan Conformance:
The Seaside General Plan Land Use Designation for the project site is Commercial mixed use. The proposed project is consistent with the following goals and policies of the General Plan .

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, and play.

Policy LU-1.2: Encourage development that helps the City to achieve a jobs/housing ratio.

Evidence: The project site will add seven, high quality multi-family units, including one very-low income restricted unit, to improve the overall rental housing stock. Additionally, the façade improvements will enhance the existing businesses and add potentially to increasing possible jobs at this location.

Evidence: The project site will add seven, high quality multi-family units, including one very-low income restricted unit, four one-bedroom units and two two-bedroom units, to improve the overall rental housing stock. Additionally, the new housing will enhance the existing businesses and add potentially to increasing possible jobs at this location.

Goal LU-2: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require all new development to use quality design and materials and to be compatible with surrounding land uses and infrastructure.

Evidence: The proposed project will serve to remove and replace seven underutilized offices with seven new multi-family apartment units that are located adjacent to public transit and core retail/public services within the city. The project will also serve to increase overall residential density consistent with the mixed use land use designation and improve the building in a manner which will serve to increase property values and the overall livability of the community.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Evidence: The project site will add seven, high quality multi-family units, including one very-low income restricted unit, four one-bedroom units and two two-bedroom units, to improve the overall rental housing stock. Additionally, the new housing will enhance the existing businesses and add potentially to increasing possible jobs at this location.

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which will serve to increase property values and the overall livability of the community.

Goal UD-1: Create and maintain a positive image and identity within the regions natural setting.

Policy UD-1.2: Support a variety of neighborhood revitalization and improvement programs to address commercial and residential areas in need of enhancement.

Evidence: The proposed project will serve to upgrade the immediate neighborhood with an exterior appearance upgrade to enliven the commercial corridor and provide high quality, rntal housing which the City has identified as key need in the community.

Goal H-2: Maintain a range of housing opportunities to address the existing and projected housing needs of the community.

Policy H-2.3: Encourage the construction of high density, well designed housing and residential –commercial mixed use projects,

Evidence: The proposed development will serve to provide high density housing with the required amenities (Private Open Space, Storage, Parking, Laundry) to both improve the housing stock and revitalize a section of the Broadway Avenue corridor lacking in such facilities.

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

Zoning Ordinance Conformance:
This project is located within the Commercial Mixed Use Zoning District in which a mixed-use building is permitted with minor use permit approval (SMC Section 17.14.030, Table 2-4).

Evidence: The proposed project will be remodeled in compliance with the development standards contained in Section 17.52.160 for the establishment of a mixed use building.

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 applicant is proposing to remodel the interior and exterior of the existing building to

establish a high quality living environment for the commercial and residential occupants and the community. Prior to the issuance of a Building Permit, the applicant will be required to submit the following design plans:

- Exterior Lighting Plan
- Trash Enclosure for commercial and residential tenants
- Landscape Plan to upgrade frontages on Broadway Avenue and Terrace Street

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 project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

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:

The granting of this use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends approval of the Minor Use Permit. The proposed project complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

The project site will add seven, high quality multi-family units, including one very-low income restricted unit, to improve the overall rental housing stock. Additionally, the façade improvements will enhance the existing businesses and add potentially to increasing possible jobs at this location.

ATTACHMENTS

1.

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

4. Attachment 3 - Site Photos

ZONING ADMINISTRATOR
RESOLUTION NO. ZA-18-XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION No. MUP-17-16 TO ALLOW A MIXED USE BUILDING CONVERSION AT 1104 BROADWAY AVENUE IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT (APN 012-).

WHEREAS, Nelson Vega, property owner, Steve Mickel, applicant, have applied for a Minor Use Permit for the conversion of an existing two-story commercial building by converting a portion of the first floor and the entire second floor offices into an area for seven multi-family apartments.

WHEREAS, the proposed project requires approval by the Zoning Administrator, and it is the responsibility of the Zoning Administrator 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; and

WHEREAS, the Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing held on January 29, 2018; and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301(c)(1) meeting the following conditions:

Evidence:
The proposed project involves the conversion of existing commercial floor area into seven multi-family apartment units. The proposed improvements can be accommodated within the existing structure and off-street parking lot without resulting in any significant impact oh the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for Miner Use Permit Application No. MUP-17-16:

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

Seaside General Plan Conformance:

The Seaside General Plan Land Use Designation for the project site is Commercial mixed use. The proposed project is consistent with the following goals and policies of the General Plan .

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, and play.

Policy LU-1.2: Encourage development that helps the City to achieve a jobs/housing ratio.

Evidence: The project site will add seven, high quality multi-family units, including one very-low income restricted unit, to improve the overall rental housing stock. Additionally, the façade improvements will enhance the existing businesses and add potentially to increasing possible jobs at this location.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Evidence: The project site will add seven, high quality multi-family units, including one very-low income restricted unit, four one-bedroom units and two two-bedroom units, to improve the overall rental housing stock. Additionally, the new housing will enhance the existing businesses and add potentially to increasing possible jobs at this location.

Goal LU-2: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require all new development to use quality design and materials and to be compatible with surrounding land uses and infrastructure.

Evidence: The proposed project will serve to remove and replace seven underutilized offices with seven new multi-family apartment units that are located adjacent to public transit and core retail/public services within the city. The project will also serve to increase overall residential density consistent with the mixed use land use designation and improve the building in a manner which will serve to increase property values and the overall livability of the community.

Goal UD-1: Create and maintain a positive image and identity within the regions natural setting.

Policy UD-1.2: Support a variety of neighborhood revitalization and improvement programs to address commercial and residential areas in need of enhancement.

Evidence: The proposed project will serve to upgrade the immediate neighborhood with an exterior appearance upgrade to enliven the commercial corridor and provide high quality, rntal housing which the City has identified as key need in the community.

Goal H-2: Maintain a range of housing opportunities to address the existing and projected housing needs of the community.

Policy H-2.3: Encourage the construction of high density, well designed housing and residential – commercial mixed use projects,

Evidence: The proposed development will serve to provide high density housing with the required amenities (Private Open Space, Storage, Parking, Laundry) to both improve the housing stock and revitalize a section of the Broadway Avenue corridor lacking in such facilities.

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

Zoning Ordinance Conformance:

This project is located within the Commercial Mixed Use Zoning District in which a mixed-use building is permitted with minor use permit approval (SMC Section 17.14.030, Table 2-4).

Evidence: The proposed project will be remodeled in compliance with the development standards contained in Section 17.52.160 for the establishment of a mixed use building.

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 applicant is proposing to remodel the interior and exterior of the existing building to establish a high quality living environment for the commercial and residential occupants and the community. Prior to the issuance of a Building Permit, the applicant will be required to submit the following design plans:

- Exterior Lighting Plan
- Trash Enclosure for commercial and residential tenants
- Landscape Plan to upgrade frontages on Broadway Avenue and Terrace Street

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 project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

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:

The granting of this use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-17-16 subject to the following terms and agreements:

Planning:

1. Except as modified by the conditions of approval, plans submitted for Minor Use Permit application must be in compliance with the plans stamped "Received City of Seaside January 22, 2018, Community Development Department" provided as Attachment 1 to these Conditions.

2. Prior to the issuance of a Building Permit to proceed with the exterior and interior modifications, the following design elements of the project shall return to the Zoning Administrator for review and approval:

    - Exterior and interior lighting plan; and
    - Landscape plan to fill in barren landscape areas; and
    - Trash enclosure.

3. Prior to the issuance of a Building Permit, the applicant must enter into an inclusionary housing agreement with the City of Seaside to designate the studio apartment unit on the first floor as a very-low income deed restricted housing unit.

Building:

4. The construction plans shall be designed in accordance with the 2016 California Building Code.

Fire:

5. The construction plans shall be designed in accordance with the 2016 California Fire Code .

Public Works

6. Proposed project must implement stormwater best management practices (BMPs) during construction.(SMC 8.46)

    - Complete a Storm Water Compliance Tracking Form and submit with building permit application.
    - Specific Erosion and Sediment Control are required. Insert relevant notes and details as described on page 2 of the Stormwater Compliance tracking form.

7. 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)

    Plans submitted for building permit shall show:
    a. Site plans to include table summarizing existing impervious site coverage, new (proposed) impervious coverage, replaced (redeveloped) impervious site coverage, and total final proposed impervious site coverage.
    b. Drainage shall not be directed to adjacent properties

c. Site plan shall clearly denote site coverage type (i.e landscaping, buildings, concrete/asphalts)
d. location of downspouts and area drains.

8. Applicant shall apply to Monterey One Water for sewer capacity fees for the residential apartments. Provide documentation capacity fees have been secured with building permit application.

9. Applicant shall construct a separate trash enclosure for the apartment complex or expand the current trash enclosure utilized by the restaurant. Expanded trash enclosure shall be connected to a properly sized grease interceptor and include a hose bib.

10. Prior to the certificate of occupancy, all concrete sidewalks, curbs, gutters, or driveway approaches that are broken or cracked during construction shall be replaced by a licensed contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department of Resources Management Services. Engineering standards are available at Resources Management Services located at City Hall, 440 Harcourt Avenue in Seaside or by contacting (831) 899-6825.

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. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

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 15 days from the date of its approval.

4. Project 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.

5. 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 by the Zoning Administrator of the City of Seaside, State of California, on the 29th day of January 2018.

_____

Rick Medina.
Zoning Administrator

Attest

_____
Secretary

VEGA INVESTMENTS

MIXED USE BUILDING CONVERSION

1101 BROADWAY AVENUE, SEASIDE, CA.

Packet Page 18

PROJECT / GENERAL NOTES

GENERAL NOTES
NOT ALL NOTES MAY APPLY TO THIS PROJECT

FIELD VERIFY NEAREST UPSTREAM MANHOLE AND ELEVATION DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2' ABOVE MANHOLE ELEVATION SHALL BE PROTECTED FROM SEWAGE BACKFLOW WITH AN APPROVED BACKWATER VALVE.
ALL SLIDING GLASS DOORS SHALL BE TEMPERED GLASS.
USE ABS PLASTIC GLUE FITTINGS AT ALL CONCEALED PLUMBING FIXTURE CONNECTIONS.
ALL WATER HEATERS SHALL BE CEC CERTIFIED.
MIN. WATER HEATER CAPACITY SHALL BE 67 GAL. FOR 1ST HOUR RATING.
ALL HOT WATER PIPES SHALL BE INSULATED WITH APPROVED INSULATOR.
SHOWER / TUB VALVES SHALL BE PRESSURE VALVE OR THERMOSTATIC MIXING TO LIMIT WATER TEMPERATURE TO MAX. 120 DEGREES F.
WATER MAIN LINE FROM METER TO HOUSE SHALL BE 2" DIA. PVC SCHEDULE 40.
PROVIDE NON-REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL HOSE BIBS.
PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR AT WATER HEATERS, CPC 608.
GAS LINE SIZING DIAGRAM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ROUGH PLUMBING INSPECTION.
SEISMIC ANCHORAGE OF TANK TYPE WATER HEATERS TO INCLUDE STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION. THE LOWER STRAP LOCATED TO MAINTAIN 4" MIN. ABOVE THE CONTROLS, CPC 510.5.
APPLIANCES DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY ANCHORED PER THE MANUFACTURERS INSTRUCTIONS.
OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS SHALL BE FIRE STOPPED W/ NONCOMBUSTIBLE MATERIAL.
MINIMUM MAILING SHALL COMPLY WITH CBC TABLE 23-1-1B1.
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 AND BETTER UNLESS NOTED OTHERWISE.
ALL MUDSILLS SHALL BE PRESSURE TREATED DOUGLAS FIR.
ALL CONCRETE SHALL BE TRANSIT MIXED AND DEVELOPE A MIN. OF 2500 PSI @ 28 DAYS.
ALL NEW UTILITIES SHALL BE UNDER GROUND. CONTRACTOR TO CONSULT LOCAL UTILITY COMPANIES FOR THEIR REQUIREMENTS.
ALL WORKMANSHIP, MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH ALL CURRENT CODES AND LOCAL ORDINANCES THAT APPLY TO THIS PROJECT.
PROPERTY CORNERS SHALL BE SET IN PLACE BY A LICENSED SURVEYOR OR CONSTRUCTION STAKING VERIFIED BY A LICENSED SURVEYOR AND A LETTER OF SETBACK COMPLIANCE VERIFICATION PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION AND OR POURING ANY CONCRETE.
ALL ROOFING SHALL HAVE A CLASS A RATING.

ELECTRICAL NOTES

TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN SHALL BE LIMITED TO SUPPLYING COUNTER SPACE OUTLETS ONLY (NO OTHER OUTLETS).
ALL SMOKE DETECTORS SHALL OBTAIN POWER FROM BUILDING WIRING AND BE INTERCONNECTED WITH A BATTERY BACK UP.
ALL CARBON MONOXIDE DETECTORS SHALL OBTAIN POWER FROM BUILDING WIRING AND BE INTERCONNECTED WITH A BATTERY BACK UP.
A DEDICATED 20 AMP. CIRCUIT SHALL SERVE BATHROOM OUTLETS ONLY, NOT INCLUDING OTHER RECEPTACLES, LIGHTS, FANS, ETC. ALL OUTLETS IN BATHROOMS SHALL BE GFIC.
FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, OFFICES, CLOSETS, HALLWAYS OR SIMILAR ROOMS SHALL HAVE 15 OR 20 AMP, ELECT.CIRCUITS WITH AFCI PROTECTED RECEPTACLES PER CEC 210.12(B). (EXCEPT BATHROOMS AND GARAGES)
ALL OUTLETS THAT SUPPLY 125 VOLTS SINGLE PHASE 15 AND 20 AMPERE OUTLETS IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT, (LIGHTS AND RECEPTACLES).
ALL 125 VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11.
BOND WATER PIPES AND ABOVE GROUND METAL GAS PIPING TO THE SERVICE GROUND PER CEC 250-104.
EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR WET LOCATION"
LAUNDRY BRANCH CIRCUIT: IN ADDITION TO OTHER BRANCH CIRCUITS REQUIREMENTS, AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS REQUIRED BY SECTION 210-52(F), CEC 210-11(C)2.
CLOTHES DRYERS AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC 250-140.
ALL NEW GARAGES SHALL HAVE A RACEWAY / CONDUIT FOR A FUTURE DEDICATED 208 / 240 VOLT 40 AMP. BRANCH CIRCUIT FOR A ELECTRIC VEHICLE CHARGER PER CAL GREEN SECTION 4.106.4.1 AND 4.106.4.2.
GARAGES SHALL HAVE 1 DEDICATED CIRCUIT PER VEHICLE.
ALL NEW INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH EFFICACY.

BATHROOM NOTES

TILE SHOWER AND TUBS WITH TILE WALLS SHALL HAVE WATER/MOLD PROOF GYP. BRD., WATERPROOF PAPER, LATH, CONRETE FLOAT AND CERAMIC OR PORCELIN TILE OR STONE TILE ON WALLS, FLOORS AND SEATS ETC. TO THE CEILING.
SHOWER THRESHOLDS / DOORS SHALL BE A MINIMUM OF 22" WIDE IN THE CLEAR.
ALL SHOWER AND TUB / SHOWER ENCLOSURES SHALL BE TEMPERED GLASS.

BEDROOM EGRESS

1 WINDOW IN EACH BEDROOM SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. CLEAR OPENING HEIGHT OF 24" MIN., CLEAR OPENING WIDTH OF 20" MIN. AND A MAXIMUM SILL HEIGHT OF 44" FROM FINISHED FLOOR TO THE NET OPENING OF WINDOW.

WATER MANAGEMENT REQUIREMENTS

SHOWER HEADS SHALL HAVE A MAX. FLOW OF 2.0 GALS. PER MIN.
FAUCET AERATORS SHALL HAVE A MAX. FLOW OF 2.2 GALS. PER MIN.
TOILETS SHALL BE 1.28 GALLONS PER FLUSH, MAX.
RAIN SENSOR ON AUTOMATIC IRRIGATION SYSTEM CONTROLLER

CAL GREEN MANDATORY REQUIREMENTS

SHOWER HEADS SHALL HAVE A MAX. FLOW OF 2.0 GALS. PER MIN.
LAVATORY FAUCETS SHALL HAVE A MAX. FLOW OF 1.5 GALS. PER MIN.
KITCHEN FAUCETS SHALL HAVE A MAX. FLOW OF 1.8 GALS. PER MIN.
TOILETS SHALL BE 1.28 GALLONS PER FLUSH, MAX.
RAIN SENSOR ON AUTOMATIC IRRIGATION SYSTEM CONTROLLER

PROVIDE COPIES OF THE OPERATION AND MAINTENANCE MANUALS TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.410.1 OF THE CAL GREEN BUILDING STANDARDS CODE 2013

DUCT SYSTEMS SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED AND SPECIALIAL INSPECTORS EMPLOYED BY THE ENFORING AGENCY MUST BE QUALIFIED.

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS AND OTHER PENETRATIONS AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST RODENTS PER APPROVED MEANS (4.406.1).

DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVER AND PROTECTED DURING CONSTRUCTION (4.504.1).

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION (4.504.2.1).

PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).

MINIMUM 80% OF FLOOR AREA RECEIVING RESILLIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS PER SECTIONS 4.504.4.

PARTICAL BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).

INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).

CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3).

ALL BATHROOM EXHAUST FANS SHALL BE ENERGYSTAR COMPLIANT, MINIMUM 50 CFM FOR INTERMITTENT VENTILATION AND EQUIPPED WITH HUMIDISTAT AND HUMIDITY CONTROLL PER CALGREEN SECTION (4.506.1).

ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED TO CEC REGULATIONS.

CONSTRUCTION WASTE REQUIREMENTS

A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE HAULED TO THE MONTEREY REGINAL WASTE MANAGEMENT DISTRICT RECYCLE FACILITY IN MARINA, CA.
ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263.
STORE HAZARDOUS WASTE IN ADDITION TO OTHER BRANCH CIRCUITS REQUIREMENTS, CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT ALL RECIEPTS FROM THE WASTE MANAGEMENT DISTRICT FOR ALL MATERIALS TAKEN TO THE DISTRICT FOR DOCUMENTATION OF PROPER DISPOSAL.

ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC, UNTIL PROPER REMOVAL.

ALL CONSTRUCTION MATERIAL SHALL BE CONTAINED AND COVERED WHEN NOT IN USE AND SECURED AT THE END OF EACH DAY, STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.

ALL IMPERVIOUS SURFACES SHALL BE SWEPT (NOT WASHED WITH WATER) AND MAINTAINED FREE FROM DEBRIS AND ACCUMULATION OF DIRT.

GENERAL BUILDING NOTES

1. ALL WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, CA. BLDG STANDARDS CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE 2013 CALIFORNIA ELECTRICAL CODE.
2. WRITTEN OR CALCULATED DIMENSIONS SHALL GOVERN, DO NOT SCALE DRAWINGS. LARGE SCALE DRAWINGS OR DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE DIMENSIONS OF THESE DRAWINGS TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
3. ANY PART OF THE WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR ANY PART OF THE WORK NOT MENTIONED IN THE SPECIFICATIONS BUT SHOWN ON THE DRAWINGS SHALL BE PERFORMED AS IF FULLY DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
4. THESE CONSTRUCTION DRAWINGS SHOW SPECIFIC DETAILS OF CONSTRUCTION FOR ARCHITECTURAL STYLE AND STRUCTURAL INTEGRITY, WHERE SPECIFIC DETAILS ARE NOT SHOWN CONSTRUCTION METHODS SHALL BE OF A SIMILAR NATURE OR COMMON PRACTICES.
5. THE CONTRACTOR SHALL VERIFY ALL SITE GRADES BEFORE COMMENCING WORK, REPORT ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION.
6. THE CONTRATOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL REPORT ANY OMINTENTIONAL ERRORS OR OVISIONS TO THE DESIGNER OR ENGINEER UPON THEIR DISCOVERY FOR CORRECTION AND/OR CLARIFICATION.
7. THE CONTRATOR SHALL COORDINATE WORK WITH SUB CONTRACTORS SO ALL WORK IS PERFORMED IN A TIMELY AND GOOD WORKMANSHIP MANNER.
8. THE CONTRATOR SHALL PROVIDE ALL STAGING, SCAFFOLDING, SHORING, ETC. NECESSARY TO PERFORM THE WORK DESCRIBED IN THESE DRAWINGS, SUCH STAGING, SCAFFOLDING, SHORING, ETC, SHALL BE ERECTED AND MAINTAINED IN A SAFE MANNER AND COMPLY WITH CURRENT CODES AND SAFTEY REGULATIONS.

WILDLAND-URBAN-INTERFACE FIRE ZONE

REQUIREMENTS PER CRC SECTION R327

ALL ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

ALL EXTERIOR WINDOWS AND GLAZED DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC SECTION R327.8.2.1.:

A CONSTRUCTED OF MULTI-PANE GLAZING WITH MINIMUM OF 1 TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 SAFETY GLAZING.
B CONSTRUCTED OF GLASS BLOCK UNITS.
C HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
D BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

ALL EXTERIOR DOORS, INCLUDING GARAGE DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS PER CRC SECTION R327.8.3.

A THE EXTERIOR SURFACE OR CLADDING SHALL BE NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
B SHALL BE CONSTRUCTION OF SOLID CORE WOOD THAT COMPLY WITH THE FOLLOWING REQUIREMENTS. STILES AND RAILS SHALL NOT BE LESS THAN 1 3/8" THICK, OR RAISED PANELS SHALL NOT BE LESS THAN 1 1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.
C SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252.
D SHALL BE TESTED TO MEET THE PERFORMANCE REQIREMENTS OF SFM STANDARD 12-7A-1.

FIRE DEPARTMENT NOTES

A) RESIDENCE AND GARAGE ARE TO BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM, INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 D AND LOCAL AMENDMENTS, THE EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING PLANS OF THE FIRE SPRINKLER SYSTEM(S) FOR REVIEW AND APPROVAL BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT. FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE FIRE DEPARTMENT APPROVAL.

B) BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CAN NOT BE PROVIDED A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS SHALL BE "ARABIC" (1,2,3, ETC.), NOT "ROMAN" (I, II, X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN SEVENTY-SIX ETC.) ADDRESS NUMBERS SHALL BE A MINIMUM NUMBER HEIGHT OF 5 INCHES, ½" WIDE STROKE, AND CONSTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING FIRE INSPECTORS WILL NOT GRANT INSPECTION.

C) ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO THE STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN BECAUSE OF EXTRA HAZARDOUS CONDITIONS A FIRE BREAK OF 30 FEET IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREA MAY REQUIRE ADDITIONAL FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING. THIS PROJECT REQUIRES 30 FEET CLEARANCES.

D) ROOF CONSTRUCTION SHALL BE A CLASS "A" ROOFING SYSTEM, AS DEFINED BY THE LATEST EDITION OF THE UNIFORM BUILDING CODE STANDARDS FOR ROOFING SECTION 15-5.

E) DRIVEWAY SHALL BE ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (23 TONS) NOT LESS THAN 12 FEET OF UNOBSTRUCTED WIDTH, MINIMUM OF 13'6" OR 13'6" VERTICAL CLEARANCE AND A MAXIMUM OF 15 PERCENT SLOPE. ON DRIVEWAYS EXCEEDING 15 PERCENT OR MORE THE FINISHED SURFACE SHALL BE A/C PAVEMENT OR CONC. EXCEPTION WHEN THE BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO APPROVAL OF THE LOCAL JURISDICTION.

F) FIRE SPRINKLERS REQUIRED - THE RESIDENCE(S) SHALL BE PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D AND LOCAL AMENDMENTS, THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING INSPECTION DEPT.

PROJECT DATA / PERSONAL

CODES IN USE

ARCHITECTURAL / STRUCTURAL	2016 CBC
PLUMBING	2016 CPC
MECHANICAL	2016 CMC
ELECTRICAL	2016 CEC
FIRE CODE	2016 CFC
CALIFORNIA RESIDENTIAL CODE	2016 CRC
CALIFORNIA GREEN BUILDING STANDARDS CODE	2016
ENERGY	2016 CALIF. ENERGY CODE

BEST MANAGEMENT PRACTICES
SEISMIC ZONE (4)
OCCUPANCY: R-2 RESIDENTIAL, B BUSINESS, U CARPORTS
CONSTRUCTION TYPE: V-B, SPRINKLERED

SPECIAL INSPECTIONS REQUIRED

DIFFERED SUBMITTALS

FIRE SPRINKLER PLANS AND CALCS INCLUDING REQUIRED STANDRIPES.

SHEET INDEX
13 SHEETS TOTAL

A-0	DATA / TITLE SHEET
A-1	SITE PLAN / SURVEY
A-1.1	PROPERTY SURVEY
A-2	NEW LOWER FLOOR PLAN
A-2.1	NEW UPPER FLOOR PLAN
A-2.2	EXIST. LOWER FLOOR PLAN
A-2.3	EXIST. UPPER FLOOR PLAN
A-3	NEW EXTERIOR ELEVATIONS
A-3.1	NEW EXTERIOR ELEVATIONS
A-3.2	EXIST. EXTERIOR ELEVATIONS
A-3.3	EXIST. EXTERIOR ELEVATIONS
A-4	BUILDING CROSS SECTIONS
A-5	EXTERIOR DETAILS

DESIGNER

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STRUCTURAL ENGINEER

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TEL. 831-372-4455

CIVIL (SOIL) ENGINEER

GRICE ENGINEERING AND GEOLOGY INC.
561-A BRUNKEN AVENUE
SALINAS, CA. 93901
TEL. 831-375-1198

OWNER

VEGA INVESTMENTS
498 PEARL STREET
MONTEREY, CA. 93940

PROJECT

1101 BROADWAY AVENUE
SEASIDE, CA. 93955
A.P.N. 012-195-069

SCOPE OF WORK

EXISTING COMMERCIAL BUILDING -
LOWER FLOOR TO REMAIN RETAIL
CONVERT UPPER FLOOR FROM OFFICE TO RESIDENTIAL
BUILD 8 STALL CARPORT, 1 OF WHICH IS ADA

EXISTING BUILDING AREA

RETAIL FIRST FLOOR	4110 SQ. FT.
COMMON AREA FIRST FLOOR	852 SQ. FT.
TOTAL FIRST FLOOR AREA	4962 SQ. FT.
OFFICE AREA SECOND FLOOR	3972 SQ. FT.
COMMON AREA SECOND FLOOR	1004 SQ. FT.
DECK AREA SECOND FLOOR	1758 SQ. FT.
TOTAL SECOND FLOOR AREA	6734 SQ. FT.

NEW BUILDING AREA

RETAIL FIRST FLOOR	4110 SQ. FT.
COMMON AREA FIRST FLOOR	852 SQ. FT.
NEW CARPORT AREA	1467 SQ. FT.
TOTAL FIRST FLOOR AREA	6429 SQ. FT.
RESIDENTIAL SECOND FLOOR	4499 SQ. FT.
COMMON AREA SECOND FLOOR	1259 SQ. FT.
DECK AREA SECOND FLOOR	1057 SQ. FT.
TOTAL SECOND FLOOR AREA	6815 SQ. FT.

LOT COVERAGE

LOT SIZE	20,720 SQ. FT.
(E) BUILDING FOOTPRINT	6815 SQ. FT. 32 %
AC PAVING AND CONCRETE	12,181 SQ. FT. 58 %
TOTAL (E) LOT COVERAGE	18,996 SQ. FT. 91 %
PLANTER AREA	1724 SQ. FT. 08 %

PARKING PROVIDED

RESIDENTIAL COVERED:

6- 1 BEDROOM / STUDIO UNITS	6 SPACES
1- 3 BEDROOM UNIT	2 SPACES

COMMERCIAL:

4110 SQ FT, 1st FLOOR - 300 SQ FT PER SPACE MIN. REQUIRED	14 SPACES
FULL SIZE SPACES EXISTING	15 SPACES
COMPACT SPACES EXISTING	3 SPACES

WATER ANALYSIS

RESIDENTIAL 2nd FLOOR:
(E) COMMERCIAL GROSS FLOOR AREA 4,976 SQ FT:
4,976 SQ FT x .00007 = .34 ACRE FT OR 34 FIXTURES

COMMERCIAL 1 st FLOOR:
4962 SQ FT, GROSS, NO CHANGE

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1101 BROADWAY AVENUE
SEASIDE, CA. 93955 A.P.N. 012 - 195 - 069

MIXED USE BUILDING FOR:

Date: 04-07-2017
Scale: NONE
Drawn: S. MICKEL
Job:
Date plotted: 01-29-2018
Sheet:

A-0
Of 13 Sheets

Mixed use project for:

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Revisions

Date: 04/13/2017

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Sheet: A-1

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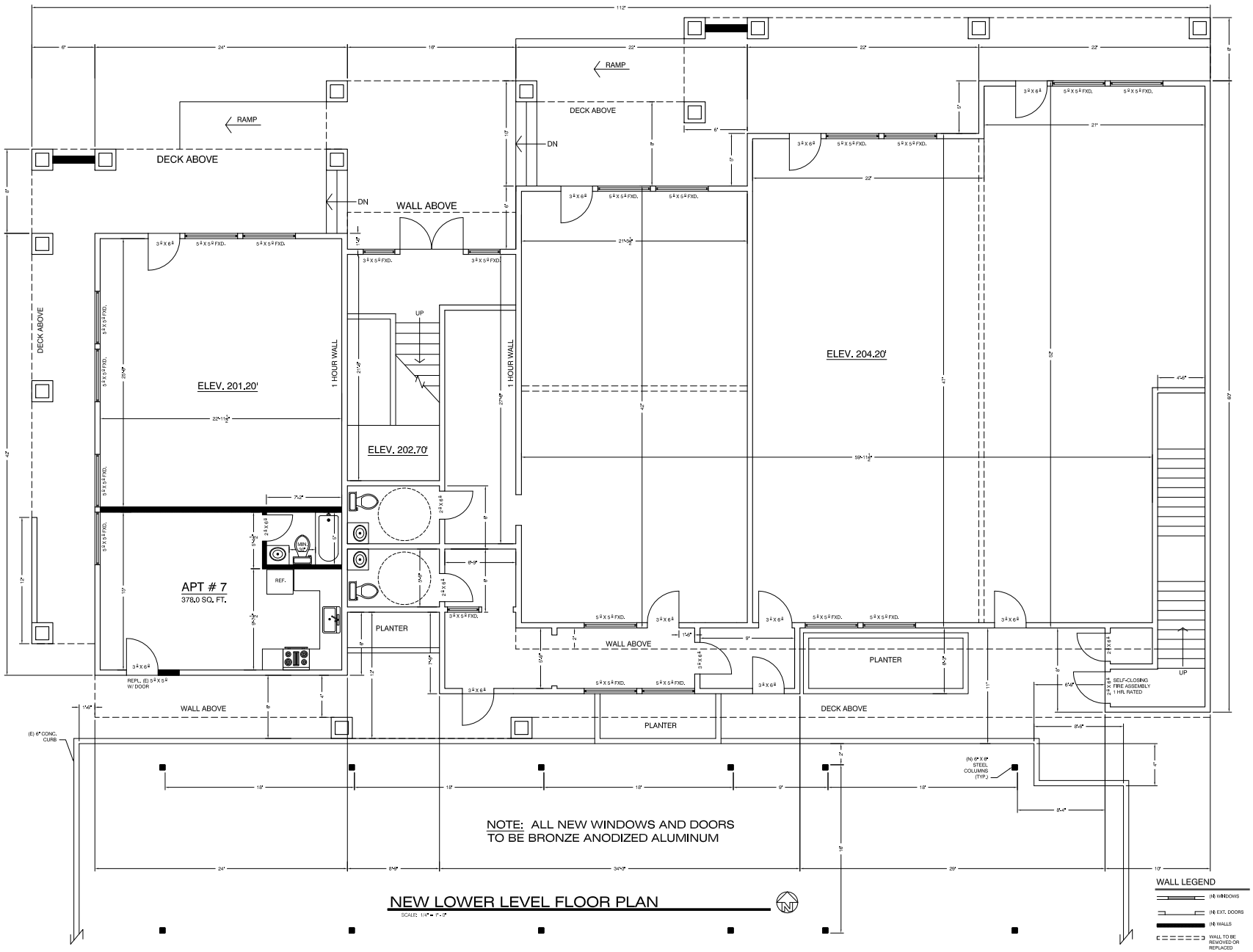

NEW LOWER LEVEL FLOOR PLAN

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

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Date: 04-07-2017
Scale: 1/4" = 1'-0"
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Job:
Date plotted: 01-26-2018
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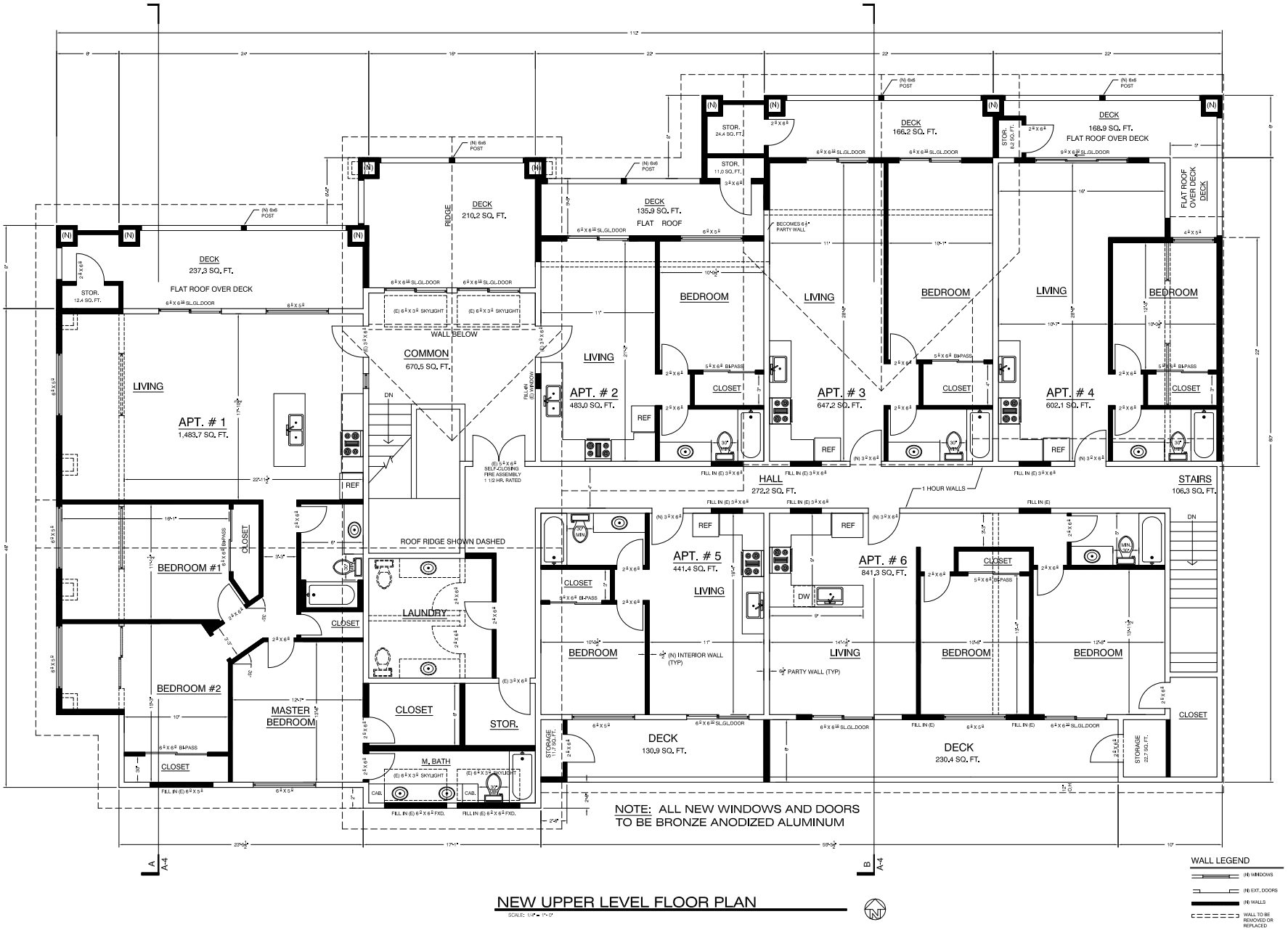
Of 13 Sheets



NEW UPPER LEVEL FLOOR PLAN

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

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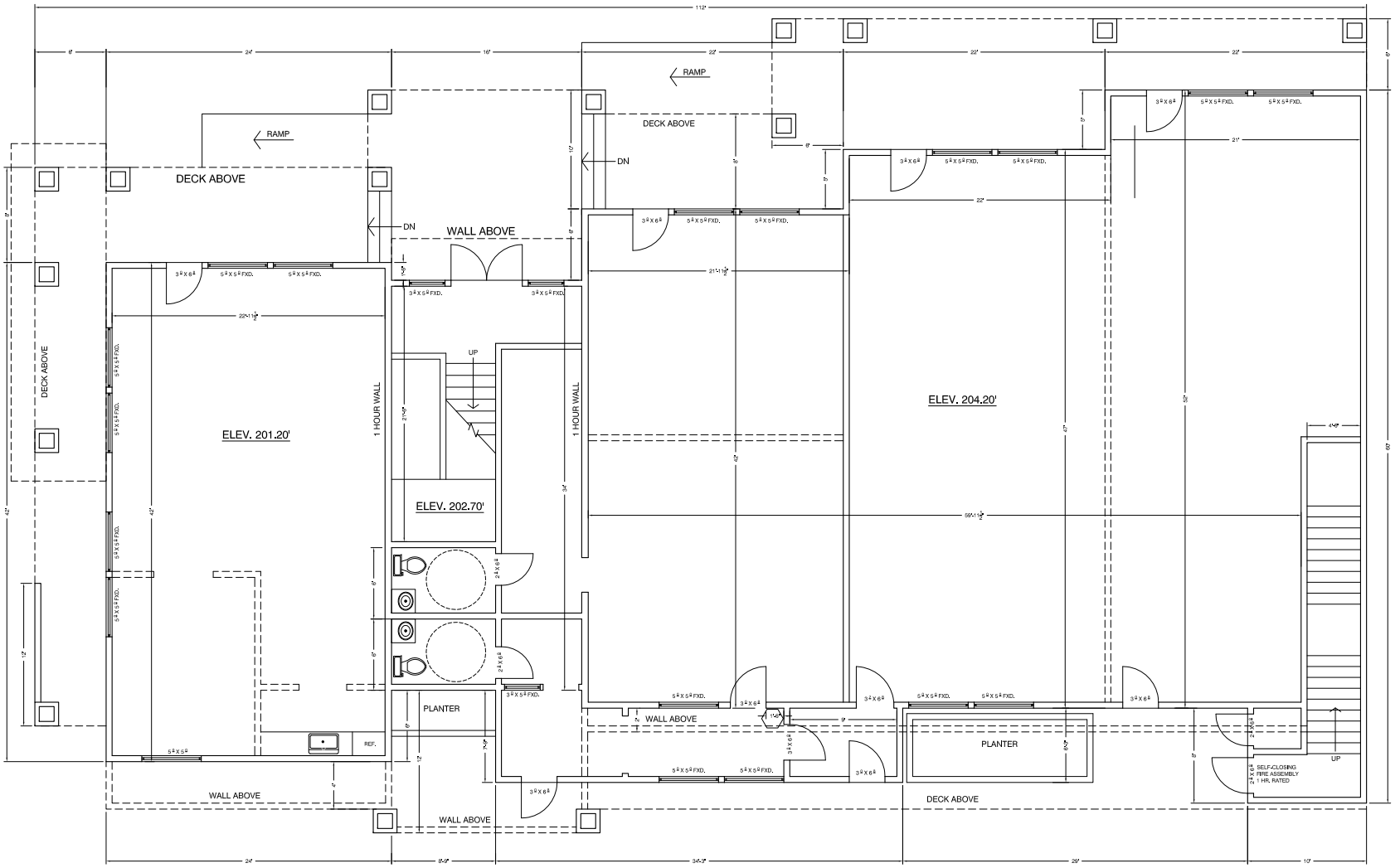
Job:
Date plotted: 01-26-2018

Sheet: A-2.1
Of 13 Sheets



EXISTING LOWER LEVEL FLOOR PLAN

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

WALL LEGEND

- (N) WINDOWS
- (N) EXT. DOORS
- (N) WALLS
- WALL TO BE REMOVED OR REPLACED

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Date: 04-07-2017
Scale: 1/4" = 1'-0"
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Job:
Date plotted: 01-26-2018

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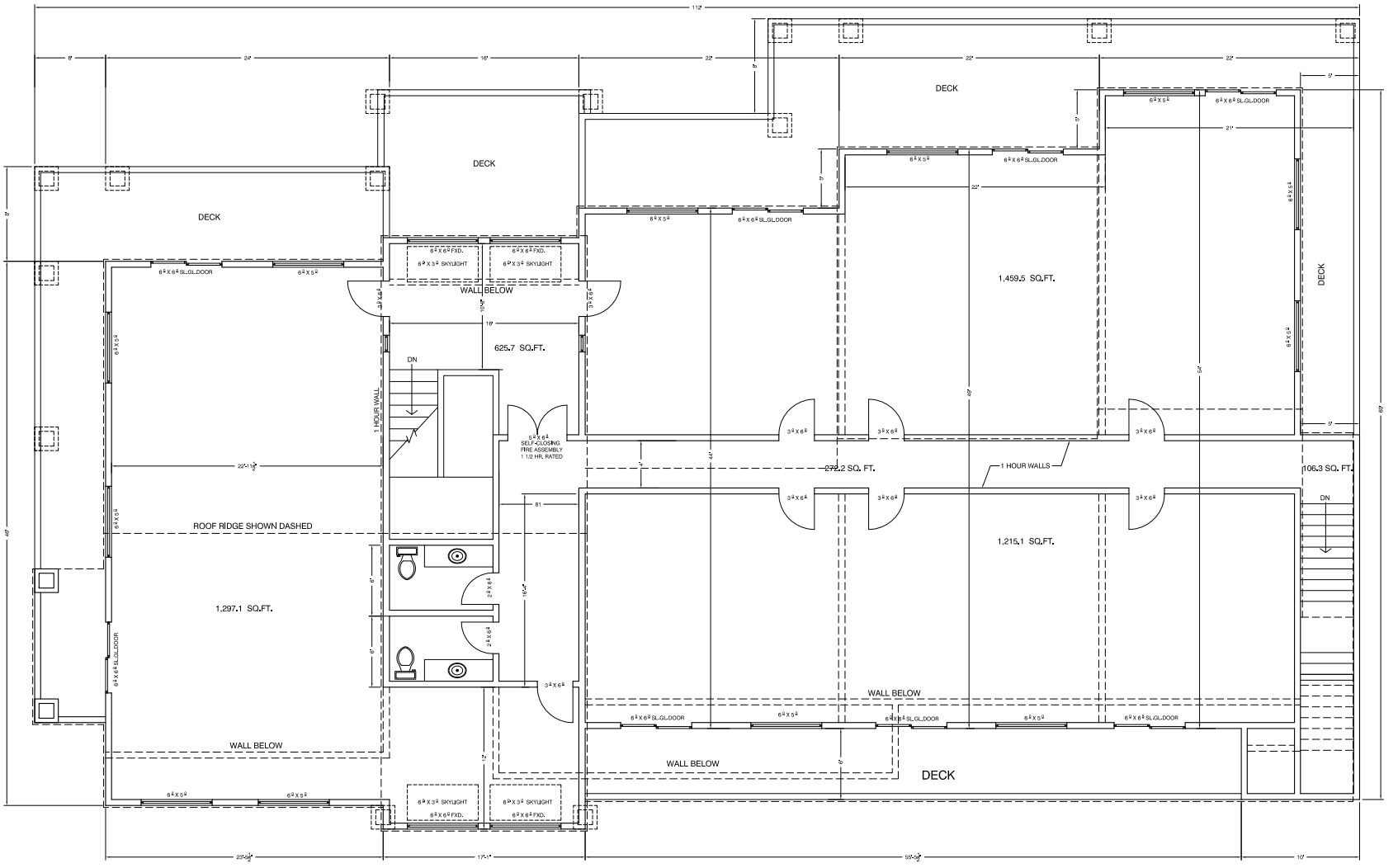
Of 13 Sheets



EXISTING UPPER LEVEL FLOOR PLAN

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

WALL LEGEND

- (N) WINDOWS
- (N) EXT. DOORS
- (N) WALLS
- WALL TO BE REMOVED OR REPLACED

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Job:
Date plotted: 01-26-2018
Sheet: A-2.3
Of 13 Sheets

NEW FRONT ELEVATION

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

NOTE: (N) CEMENT TILE SHINGLES
TO MATCH EXISTING WHERE APPLICABLE

NOTE: ALL NEW WINDOWS AND DOORS
TO BE BRONZE ANODIZED ALUMINUM

NEW RIGHT ELEVATION

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

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VEGA INVESTMENTS
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SEASIDE, CA. 93955 A.P.N. 012-195-069

Mixed use project for:

Date: 04-07-2017
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Date plotted: 01-05-2018

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Of 13 Sheets

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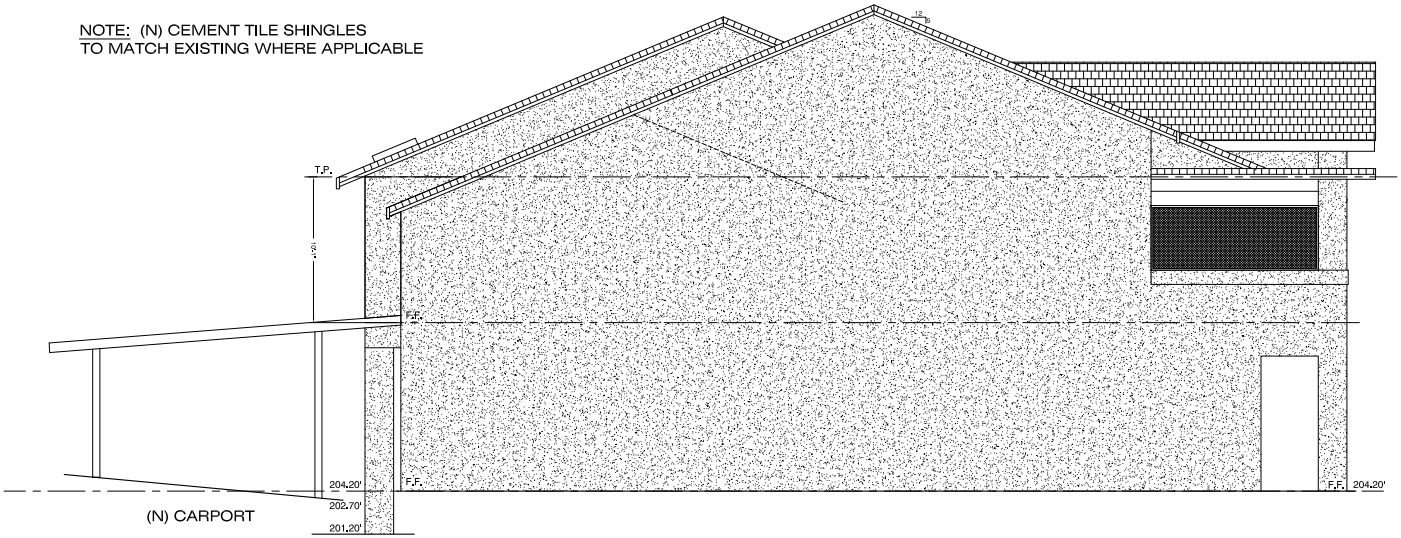
NEW REAR ELEVATION

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

NOTE: ALL NEW WINDOWS AND DOORS TO BE BRONZE ANODIZED ALUMINUM

NOTE: (N) CEMENT TILE SHINGLES TO MATCH EXISTING WHERE APPLICABLE



NEW LEFT ELEVATION

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

Packet Page 25

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VEGA INVESTMENTS
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SEASIDE, CA. 93955 A.P.N. 012-195-069

Mixed use project for:

Date: 04-07-2017
Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-26-2018

Sheet:
A-3.1
Of 13 Sheets

EXISTING FRONT ELEVATION

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

EXISTING RIGHT ELEVATION

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

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Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-26-2018

Sheet:
A-3.2
Of 13 Sheets

EXISTING REAR ELEVATION

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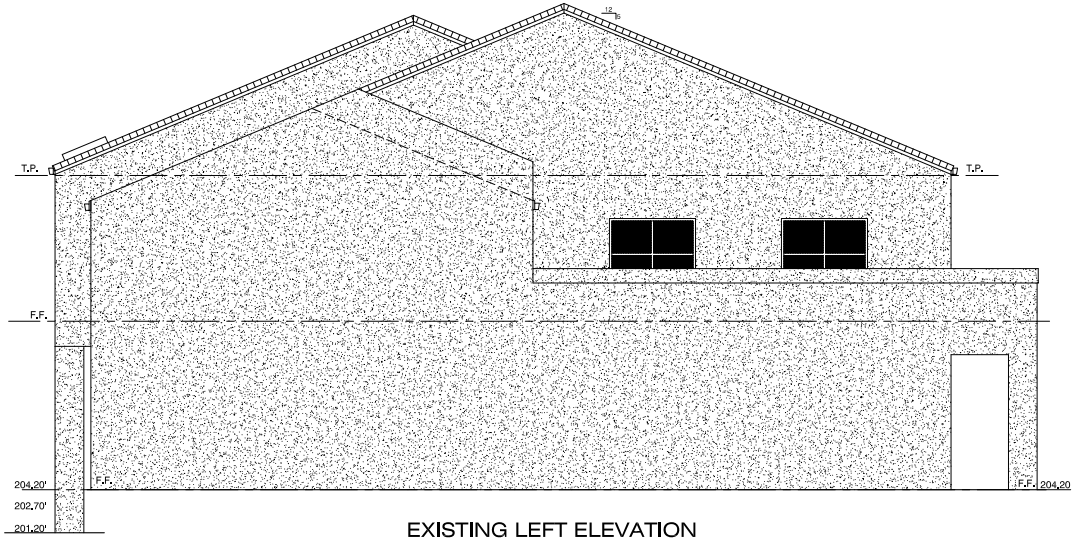

EXISTING LEFT ELEVATION

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

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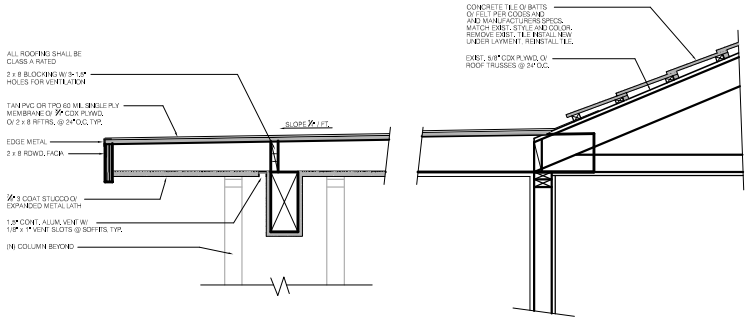
VEGA INVESTMENTS
1101 BROADWAY AVENUE
SEASIDE, CA. 93955 A.P.N. 012-195-069

Mixed use project for:

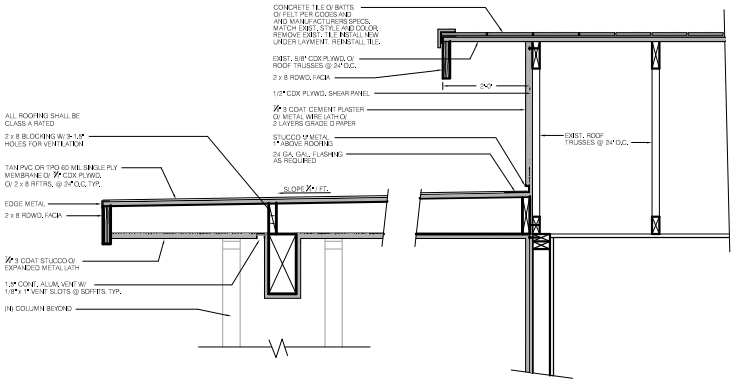
Date: 04-07-2017
Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-26-2018

Sheet:
A-3.3
Of 13 Sheets



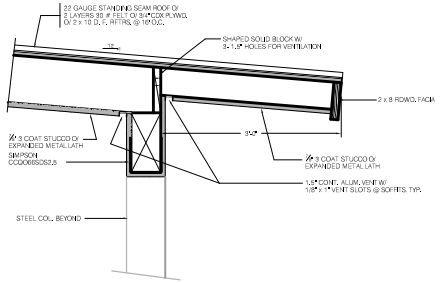
1 A-5 ROOF / OVERHANG DETAIL

SCALE: 1" = 1'-0"



2 A-5 ROOF / OVERHANG DETAIL

SCALE: 1" = 1'-0"



3 A-5 ROOF / OVERHANG DETAIL

SCALE: 1" = 1'-0"

REVISIONS

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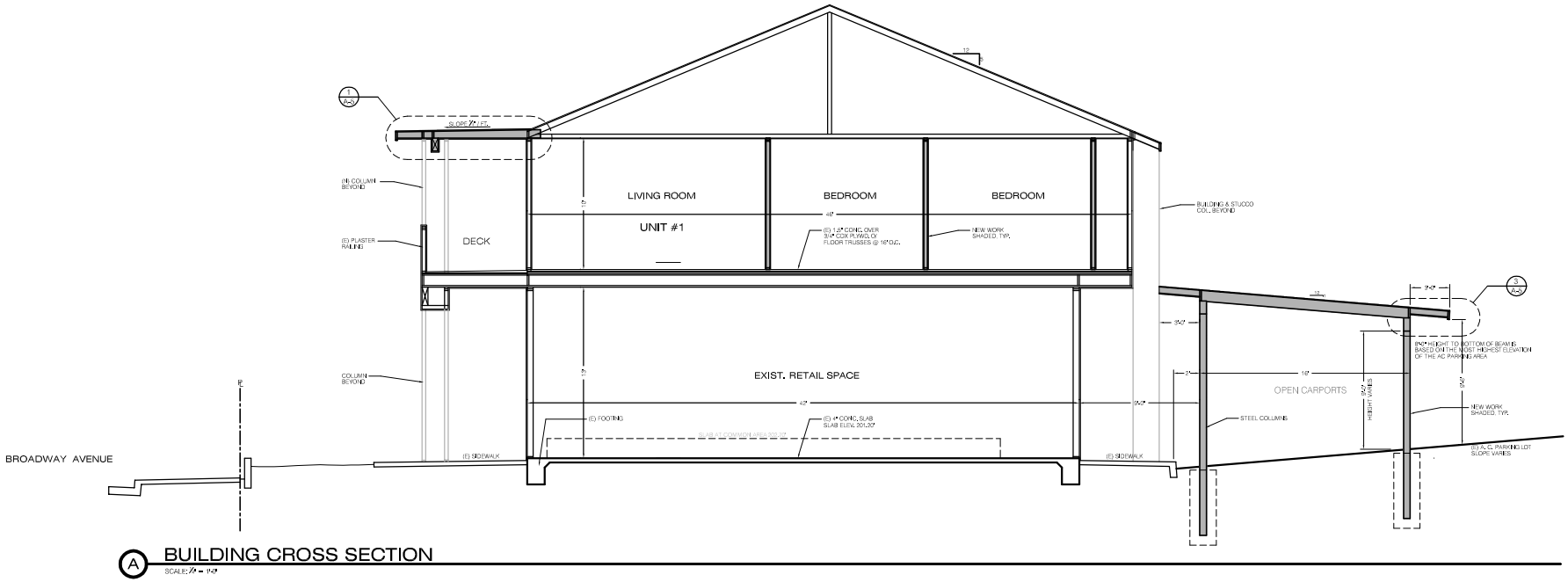
Mixed use project for:

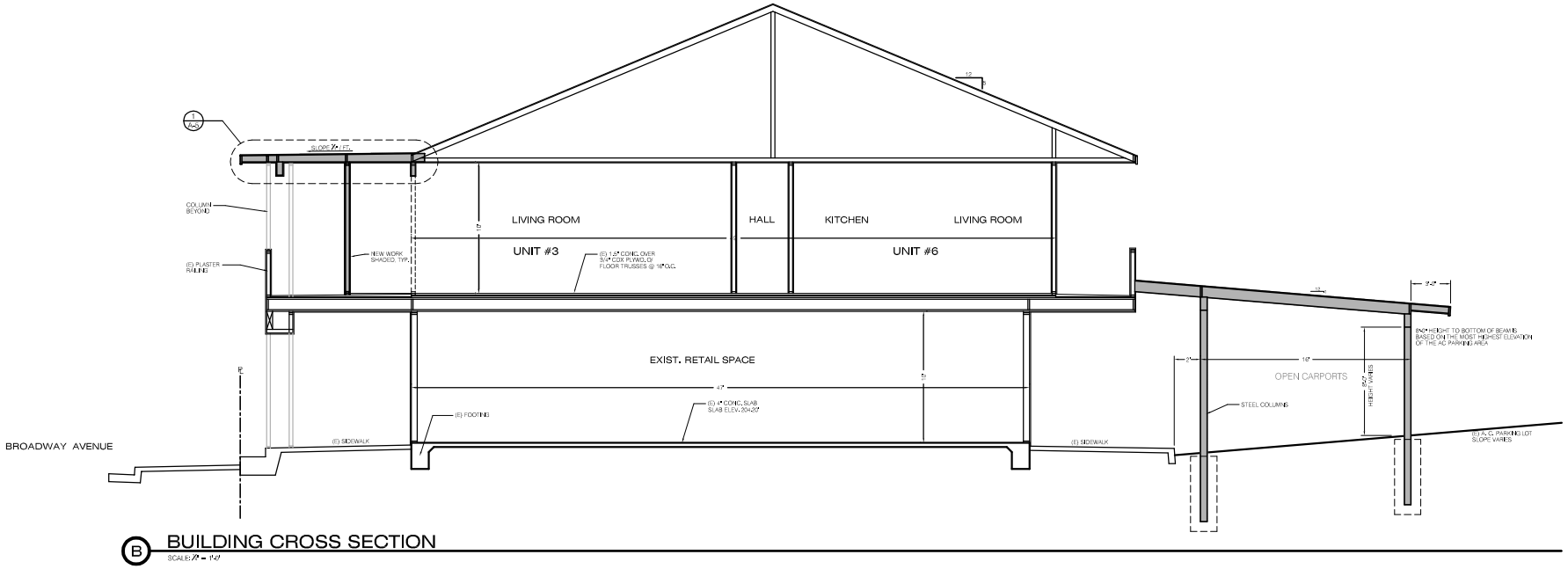
VEGA INVESTMENTS
1101 BROADWAY AVENUE
SEASIDE, CA. 93955 A.P.N. 012 - 195 - 069

Date: 04-03-2017
Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-26-2018
Sheet:
A-5
Of 13 Sheets



A BUILDING CROSS SECTION

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



B BUILDING CROSS SECTION

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

REVISIONS

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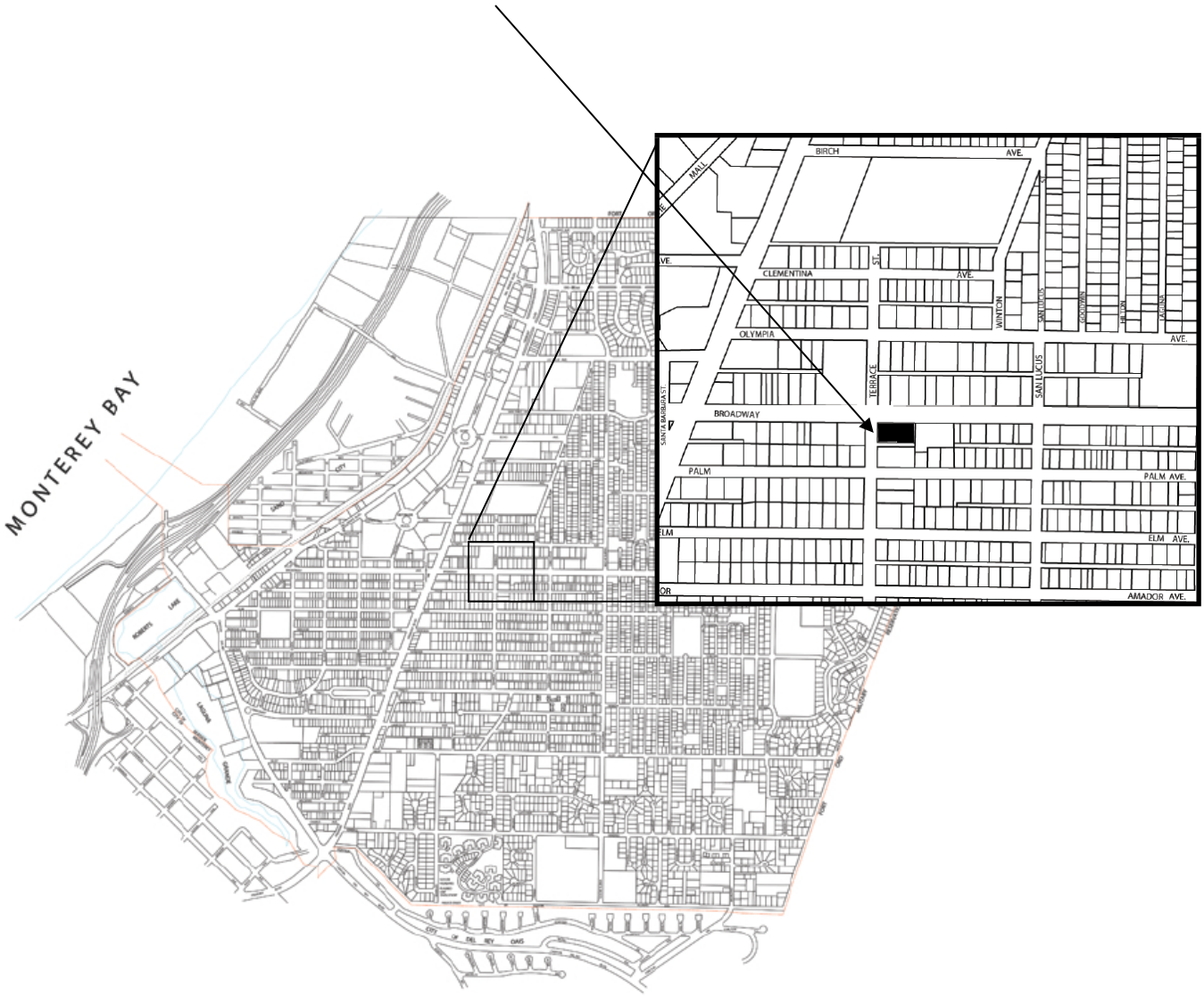
Mixed use project for:

VEGA INVESTMENTS
1101 BROADWAY AVENUE
SEASIDE, CA. 93955 A.P.N. 012-195-069

Date: 04-07-2017
Scale: 1/4" = 1'-0"
Drawn: S. MICKEL
Job:
Date plotted: 01-26-2018
Sheet:
A-4
Of 13 Sheets

Location Map

Project Site: 1104 Broadway Avenue



Attachment 3 – Site Photos

View of Front Façade from Broadway Avenue

View of Rear façade

View of Parking Lot from Rear alley

View of Parking Lot from Broadway Avenue