



AGENDA

CITY OF SEASIDE
BOARD OF ARCHITECTURAL REVIEW

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, September 5, 2018
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
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	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 AUGUST 1, 2018 REGULAR MEETING.**

6. **BUSINESS ITEMS**

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01: ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE LANDSCAPING AND TRASH ENCLOSURE ASSOCIATED WITH THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION:

The project will consist of constructing a two-story 6,393 square-foot commercial building six space off-street parking lot. In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

7. **REPORTS FROM BOARD MEMBERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
September 19, 2018
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, 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&noplaylists=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.



DRAFT MINUTES

CITY OF SEASIDE

REGULAR MEETING

BOARD OF
ARCHITECTURAL
REVIEW

COUNCIL CHAMBER
Wednesday, August 1, 2018
5:30 PM

1. **CALL TO ORDER**

The meeting was called to order at 5:30 PM

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

Present: Mitchell, Khalsa, Ventimiglia, Mori (came in at 5:41 PM)

Absent: Keller

BOARD OF ARCHITECTURAL REVIEW

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

There were no comments from the public.

5. **APPROVAL OF MINUTES**

A. **APPROVAL OF MINUTES FROM THE APRIL 18, 2018 AND JUNE 20, 2018
REGULAR MEETINGS.**

On motion by Board Member Bani Khalsa and seconded by Board Member Keith Mitchell and passed by the following vote the Board of Architectural Review approved April 18, 2018 and June 20, 2018 regular meetings minutes.

RESULT: **Approved**

AYES: Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa, Keith Mitchell

NOES: None

ABSENT: Toby Keller

6. **BUSINESS ITEMS**

A. **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-05.
MICHAEL LYE, PROPERTY OWNER, AND ROBERT LITTELL, APPLICANT,
ARE REQUESTING DESIGN APPROVAL FOR A SECOND STORY ADDITION
TO A TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 8 FAIRWAY
DRIVE WITHIN THE ENCLAVE AT CYPRESS GROVE IN THE V-FO (VISITOR-
SERVING COMMERCIAL) ZONING DISTRICT (APN: 031-052-008). THIS
PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301.E.1,
EXISTING FACILITIES, FROM THE CALIFORNIA ENVIRONMENTAL**

QUALITY ACT.

Staff report presented by Associate Planner, Robert Larsen. Mr. Larsen went over presentation for the project requesting approval to allow a second story addition to a two-story single-family residence located at 8 Fairway Drive within the enclave at Cypress Grove in the V-FO (Visitor-Serving Commercial) Zoning District. Presentation included Location Map, Floor Plans, Elevations, Site Photos; staff recommended approval. Board asked questions that were answered by Mr. Larsen. Vice Chair Ventimiglia asked applicant to step forward. Bob Littell, Architect, spoke on the proposal which is to replace the second story deck with master bedroom and bath addition. Mr. Littell went over the details of project. Board had questions that were answered by Mr. Littell. Owner, Michael Lye, spoke on reasons for making the addition. There was discussion amongst the Board.

On motion by Board Member Mitsugu Mori and seconded by Board Member Keith Mitchell and passed by the following vote the Board of Architectural Review Approved project as presented.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa, Keith Mitchell
NOES:	None
ABSENT:	Toby Keller

Appeal may be submitted in writing within 7 calendar days accompanied by the required fees to the Planning Commission.

B. MASTER SIGN PROGRAM APPLICATION NO. MSP-18-01. NORTHWEST SIGNS, APPLICANT, AND LITHIA REAL ESTATE, PROPERTY OWNER, ARE REQUESTING DESIGN REVIEW APPROVAL OF A MASTER SIGN PROGRAM FOR THE BMW OF MONTEREY NEW CAR DEALERSHIP LOCATED AT 1 GEARY PLAZA IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT, CLASS 11, FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff report presented by Senior Planner, Rick Medina. Mr. Medina went over presentation. Presentation included: Location Map, Master Sign Program; staff recommends approval. There were questions by the Board for staff that were answered by Mr. Medina. Vice Chair Ventimiglia open public comment, seeing none, public comment was closed.

On motion by Board Member Keith Mitchell and seconded by Board Member Bani Khalsa and passed by the following vote the Board of Architectural Review Approved project as presented.

RESULT:	Approved
AYES:	Kathleen Ventimiglia, Mitsugu Mori, Bani Khalsa, Keith Mitchell
NOES:	None
ABSENT:	Toby Keller

Appeal may be submitted in writing within 7 calendar days accompanied by the required fees to the Planning Commission.

7. REPORTS FROM BOARD MEMBERS

None.

8. REPORTS FROM STAFF

Senior Planner, Rick Medina, informed Board that there will be a Tiny House Charrette at the Seaside Chats location at 656 Broadway Avenue. Information will be emailed to Board. He also spoke on the General Plan and information that will be available in the next couple of weeks on the Environmental Impact Report. Vice Chair Ventimiglia is requesting information on Campus Town. Update on the status of the Campus Town Specific Plan will be scheduled at the next meeting.

9. ADJOURNMENT

On motion, the meeting was adjourned at 6:00 PM.

Respectfully submitted,

Rosa Salcedo, Board Clerk

Toby Keller, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Rick Medina, Senior Planner

DATE: September 5, 2018

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION No. BAR-18-01: ARBZ LLC, PROPERTY OWNER AND, APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE LANDSCAPING AND TRASH ENCLOSURE ASSOCIATED WITH THE CONSTRUCTION OF A NEW TWO-STORY 6,393 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 307 ROBERTS AVENUE IN THE HEAVY COMMERCIAL (H) ZONING DISTRICT (APN 011-561-035). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(C), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

The project will consist of constructing a two-story 6,393 square-foot commercial building six space off-street parking lot. In accordance with Section 17.62.030.B.1 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for all new construction of nonresidential projects.

BACKGROUND

On February 21, 2018, the Board of Architectural Review (BAR) acted to approve the architectural design for the construction of a new 6,393 square foot commercial building to be used for cannabis manufacturing and testing. The final approval of the landscaping and design of the trash enclosure was deferred prior to the issuance of a building permit. A link to staff report providing a description of the site characteristics and project description is listed below:

<https://seasideca.civicclerk.com/Web/GenFile.aspx?ar=3019>

Web link to the approved project plans is listed below:

<https://seasideca.civicclerk.com/Web/GenFile.aspx?ad=5402>

The site location map is provided as Attachment 2. An aerial site photo showing the adjacent land uses listed below is provided as Attachment 3:

Adjacent Sites

1. West - Automotive Repair Facility
2. East - Single Family Dwellings
3. South - Laguna Grande Shopping Center
4. North - Landscape Contractor

Staff Analysis

Landscaping will occur at the northwest, northeast, southwest and south east corners of the site as shown on Sheet A-1-3. The type of plants and layout will occur per the numbered plant list listed below:

PLANT LIST

LEGEND	Botanical name	Common name	Quantity & Size
TREES			
ARB	Arbutus Marina	Strawberry Tree	1- 24" box
SHRUBS and GROUND COVERS			
1	Trachelospermum Jasinioids	Star Jasmine	12- 1 gal.
2	Aeonium Sunburst	Sunburst	3- 1 gal.
3	Dudleya Brittonii	Giant Chalk Dudleya	3- 1 gal.
4	Echeveria Domingo	Domingo Hen and Chicks	3- 1 gal.
5	Echeveria Nodulosa	Painted Echeveria	3- 1 gal.
6	Leucadendron	Rising Sun	3- 1 gal.
7	Leucadendron	Safari Sunset	3- 1 gal.
8	Leucadendron	Safari Sunset	3- 1 gal.
9	Leucadendron	Wilson's Wonder	3- 1 gal.
10	Cordyline	Torbay Dazzler	3- 1 gal.

A 24"-box Arbutus Marina (Strawberry Tree) is proposed on the north side of the parking lot. The tree will help to provide a vegetative screen of the trash enclosure as seen from the side. The plant material will be on a drip irrigation system with a rain sensor. All landscape areas will have a minimum 2" wood chip added to reduce moisture evaporation. The proposed plant list will consist of drought tolerant plant species that will fit into the limits of the proposed planter areas and will not interfere with or impede vehicular/pedestrian accessibility.

Trash Enclosure

The trash enclosure will be located at the north side of the parking lot fronting Roberts Avenue and will measure 5'4" in depth and 16'-8" in width. The enclosure will contain two 2-yard dumpsters. The enclosure walls will be 6'-8" in height with the material consisting of CMU with a plaster finish. The doors will consist of metal bypass doors hung on an upper 6x4 steel rail. The doors will be painted match the garage roll-up doors

ATTACHMENTS

- 1 . Attachment 1 - Conditions of Approval
 - 2 . Attachment 1 - Exhibit A project Plans
 - 3 . Attachment 1 - Exhibit A Exterior Colors
 - 4 . Attachment 2 - Location Map
 - 5 . Attachment 3 - Aerial Site Photo
 - 6 . Attachment 4 - Project Plans
-

Conditions of Approval
File No. BAR-18-01
September 5, 2018

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 “Runnoe-Zeve Building” stamped as received on August 20, 2018 and approved on September 5, 2018. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, the applicant must submit a Master Sign Program Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.
5. Parking spaces shall be clearly identified for customer, service, ADA, and employee use.
6. Prior to the issuance of a Building Permit, the applicant shall submit an exterior lighting plan for review and approval by the Zoning Administrator.

Building:

1. The construction plans for the project shall be submitted in accordance with the current California Building Code. Any required ADA parking spaces and walkways shall meet the requirements of the California Building Code and any other applicable codes.
2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

Fire:

1. Please advise the applicant that any new construction must now meet the requirements of the California Fire code, Section 903.2 as amended by the City of Seaside. All new construction is required to have automatic fire sprinklers installed. The automatic fire sprinkler system must conform to NFPA Standard 13. Separate fire sprinkler plans must be submitted and approved to the fire department before the building framing inspection is completed. The applicant is also required to contact California American Water Company to file an application for a fire service connection.

2. The building must also conform to the California Fire Code, section 903.4, 903.4.1, and 903.4.2 in regards to the automatic fire sprinkler system monitoring and alarms. The system shall have water-flow and water supply valve monitoring by the UL Central Station company and approved audible water flow alarms on the exterior of the building. In accordance with NFPA Standard 72, one pull station shall also be located at the main exit door from the building.
 3. The applicant shall provide a **key(s)** for the KNOX emergency access key box that is already installed on the building. The key box is only for fire department operations after normal business operations have stopped, and prevents the need to damage doors or windows to gain entrance during an emergency.
1. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible.
 2. Separate fire sprinkler plans (above and below ground) and fire alarm plans need to be delivered to Seaside Fire Department, located at 1635 Broadway Avenue. Minimum of (3) sets of plans are required.

Public Works:

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 within your building plans.

REQUIRED ACTION

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
2. 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. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties. See item 3 for further requirements.
- 3. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable.(SMC 8.46.130)
 - a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
 - i. Provide a soils engineering report describing the soil and hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
 - b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
 - i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
 - c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.

4. Prior to issuance of occupancy, the applicant shall prepare and execute a grant deed with legal description and plat dedicating a sewer easement beginning in the northeast corner of the property for the existing 6" sanitary sewer main such that the width of the sanitary sewer easement within the parcel is 15 feet and approximately 95 feet long.
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.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. 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. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-18-01

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

Conditions of Approval
File No. BAR-18-01
February 21, 2018

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 “Runnoe-Zeve Building” stamped as received on February 2, 2018 and approved on February 21, 2018. Project plans are provided as Attachment 1, Exhibit “A”.
2. Prior to the installation of any new signs, the applicant must submit a Master Sign Program Application for the review and approval of the proposed signs.
3. All existing landscaping shall be maintained in a healthy, growing condition per Seaside Municipal Code Section 17.16.060.G.
4. All irrigation systems and related controls shall be maintained per Seaside Municipal Code Section 17.16.060.G.1 and 2.
5. Parking spaces shall be clearly identified for customer, service, ADA, and employee use.
6. Prior to the issuance of a Building Permit, the applicant shall submit an exterior lighting plan for review and approval by the Zoning Administrator.

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2. An accessible pedestrian route between the public way (city sidewalk) and business entrance is required.

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2. The building must also conform to the California Fire Code, section 903.4, 903.4.1, and 903.4.2 in regards to the automatic fire sprinkler system monitoring and alarms. The system shall have water-flow and water supply valve monitoring by the UL Central Station company and approved audible water flow alarms on the exterior of the building. In accordance with NFPA Standard 72, one pull station shall also be located at the main exit door from the building.
 3. The applicant shall provide a **key(s)** for the KNOX emergency access key box that is already installed on the building. The key box is only for fire department operations after normal business operations have stopped, and prevents the need to damage doors or windows to gain entrance during an emergency.
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REQUIRED ACTION

1. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
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 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
2. 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. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties. See item 3 for further requirements.
- 3. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable.(SMC 8.46.130)
 - a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
 - i. Provide a soils engineering report describing the soil and hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
 - b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
 - i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
 - c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.

4. Prior to issuance of occupancy, the applicant shall prepare and execute a grant deed with legal description and plat dedicating a sewer easement beginning in the northeast corner of the property for the existing 6" sanitary sewer main such that the width of the sanitary sewer easement within the parcel is 15 feet and approximately 95 feet long.
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.

Standard:

1. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
2. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
3. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.54.090.C.
4. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. 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. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
9. The issuance of building permits involving the installation of new floor area or change in use from the previous use shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-17-09

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

Copyright Notice:
These plans and specifications are the sole property of the designer and are not to be copied or reproduced in any way without prior written permission of the designer. Any use of this product for any other purpose other than the use of this product.

Date plotted: 08-20-2017

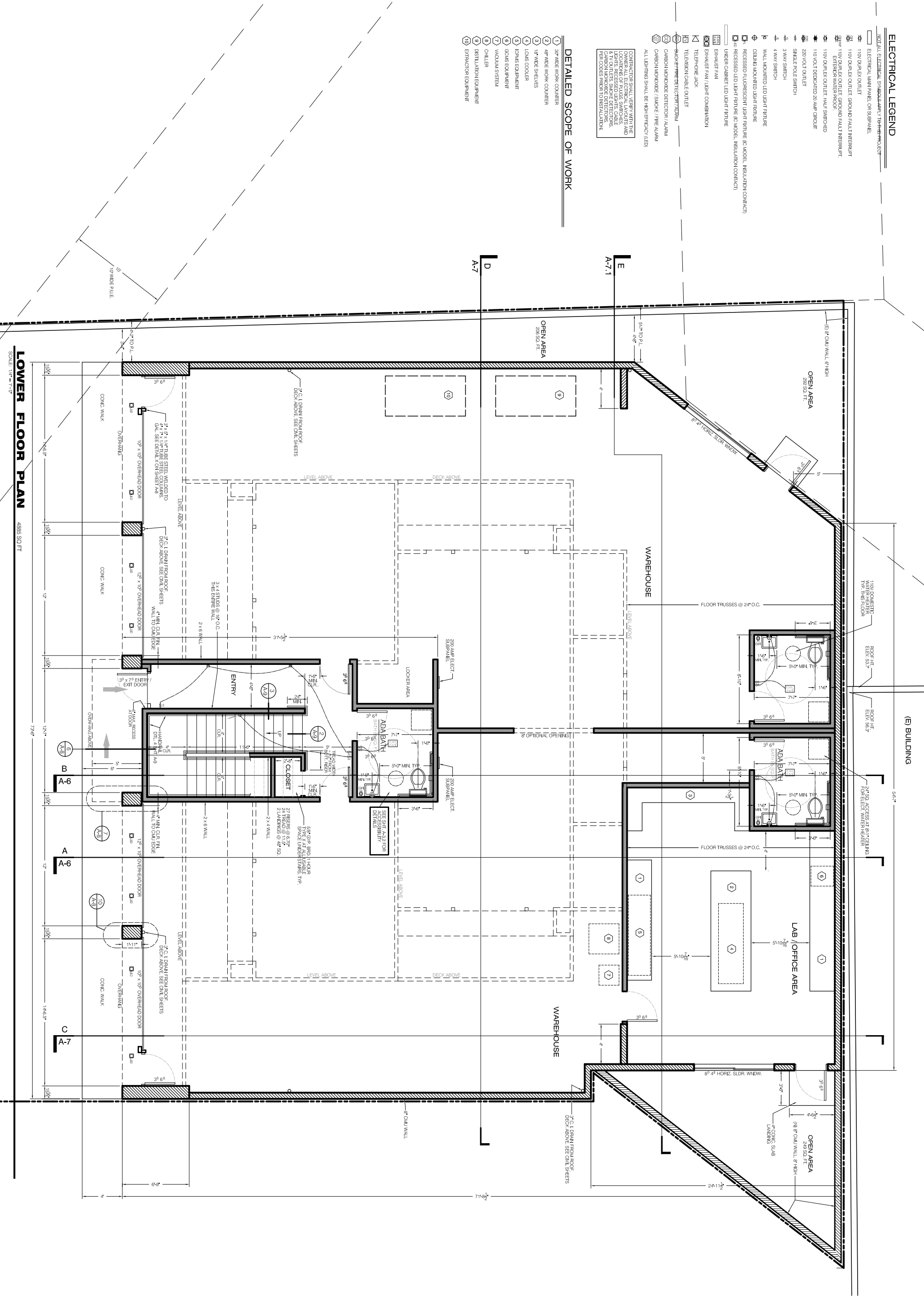
4 SCALE: $1\frac{1}{2}'' = 1' - 0''$

ELECTRICAL LEGEND

- NOT ALL ELECTRICAL SYMBOLS APPLY TO THIS PROJECT
- ELECTRICAL MAIN PANEL OR SUBPANEL
 - 110V DUPLEX OUTLET
 - 110V DUPLEX OUTLET (GROUND FAULT INTERRUPT)
 - 110V DUPLEX OUTLET (GROUND FAULT INTERRUPT, EXTENDED WATER PROOF)
 - 110V DUPLEX OUTLET (HAF SWITCHED)
 - 220 VOLT OUTLET
 - 110 VOLT DEDICATED 20 AMP CIRCUIT
 - SINGLE POLE SWITCH
 - 3 WAY SWITCH
 - 4 WAY SWITCH
 - WALL MOUNTED LED LIGHT FEATURE
 - CEILING MOUNTED LED LIGHT FEATURE
 - RECESSED FLUORESCENT LIGHT FEATURE (IC MODEL, INSULATION CONTACT)
 - RECESSED LED LIGHT FEATURE (IC MODEL, INSULATION CONTACT)
 - UNDER CABINET LED LIGHT FEATURE
 - EXHAUST FAN
 - EXHAUST FAN / LIGHT COMBINATION
 - TELEPHONE JACK
 - TELEVISION CABLE OUTLET
 - SMOKE / FIRE DETECTOR / ALARM
 - CARBON MONOXIDE DETECTOR / ALARM
 - CARBON MONOXIDE / SMOKE / FIRE ALARM
 - ALL LIGHTING SHALL BE HIGH EFFICACY (LED)
- CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL LAYOUTS AND EQUIPMENT LOCATIONS. ALL LIGHTS, RECESSED LIGHTS, CABLE ROUTING AND WIRING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE PER CODES PRIOR TO INSTALLATION.

DETAILED SCOPE OF WORK

- 30" WIDE WORK COUNTER
- 48" WIDE WORK COUNTER
- 18" WIDE SHELVES
- LOANS COOLER
- LOANS COOLER
- LOANS EQUIPMENT
- LOANS EQUIPMENT
- VACUUM SYSTEM
- CHILLER
- DISTILLATION EQUIPMENT
- EXTRACTOR EQUIPMENT



LOWER FLOOR PLAN

4895 SQ. FT.

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

REVISIONS

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PH. 831-649-6068 CELL. 831-901-9599 LIC. N° 360816



RUNNOE - ZEVE BUILDING
307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-20-2017
Scale: 1/8" = 1'-0"
Drawn: S. MICKEL
Job:
Date Plotted: 08-20-2018
Sheet:
26
Sheets

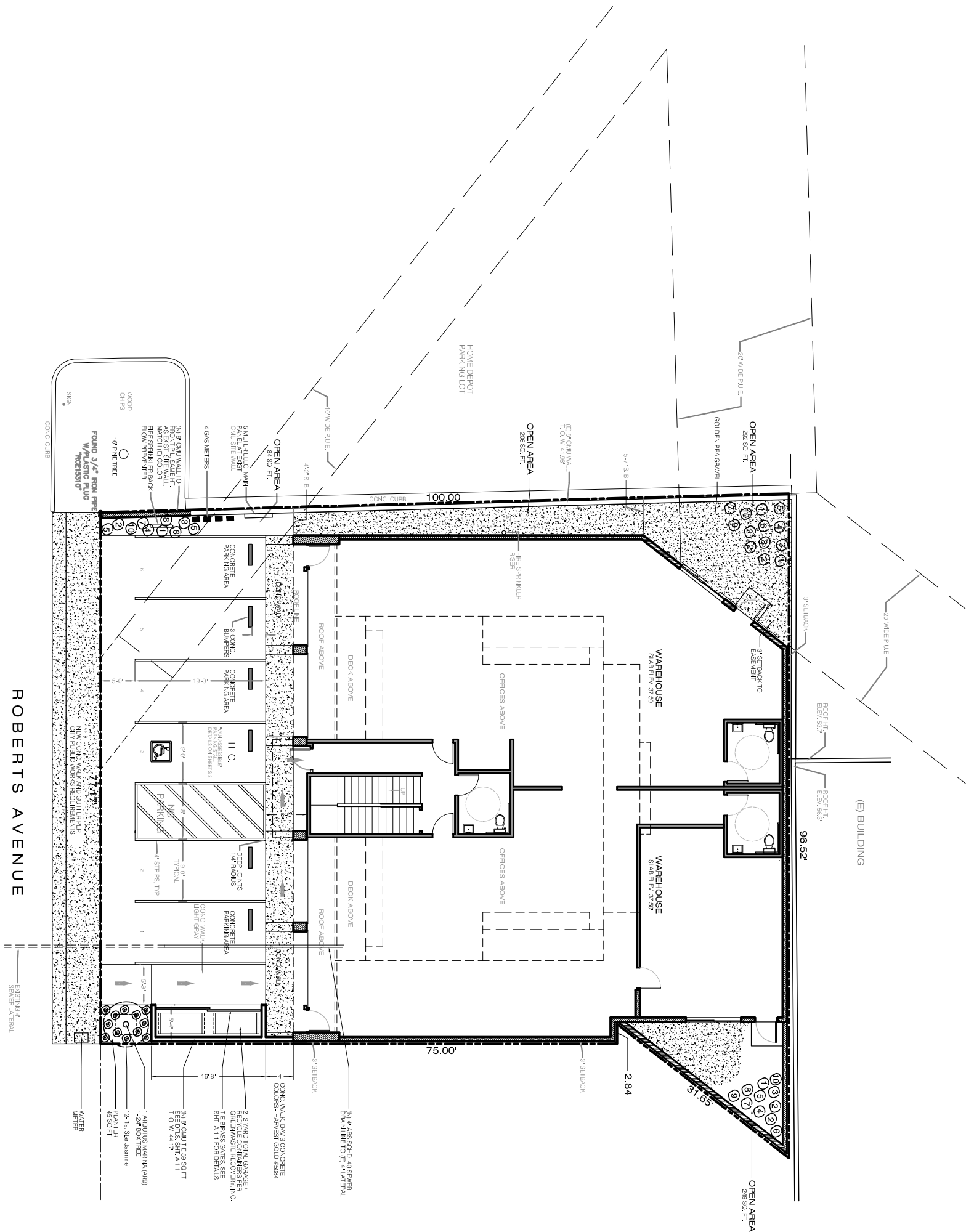
A-2



RUNNOE - ZEVE BUILDING
307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date:	10-20-2017
Scale:	1/8" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date plotted:	08-20-2018



PLANT LIST

LEGEND	Botanical name	Common name	Usability as a shade
TREES			
ARB	Azadirachta indica	Neem tree	1-2" box
SHRUBS AND GROUND COVERS			
1	Tradescantia virginiana	Star Jasmine	12-1' gal
2	Azadirachta indica	Neem tree	3-1' gal
3	Dodonaea viscosa	Queen of the South	3-1' gal
4	Excoecaria agallocha	Painted net	3-1' gal
5	Excoecaria agallocha	Painted net	3-1' gal
6	Tradescantia virginiana	Star Jasmine	3-1' gal
7	Tradescantia virginiana	Star Jasmine	3-1' gal
8	Tradescantia virginiana	Star Jasmine	3-1' gal
9	Tradescantia virginiana	Star Jasmine	3-1' gal
10	Tradescantia virginiana	Star Jasmine	3-1' gal

LANDSCAPE NOTES

ALL PLANTS SHALL BE ON DRIP IRRIGATION SYSTEM.
PROVIDE RAIN SENSOR.
ALL LANDSCAPE AREAS SHALL HAVE MIN. 2" THICK WOOD CHIP MULCH

ELECTRICAL LEGEND

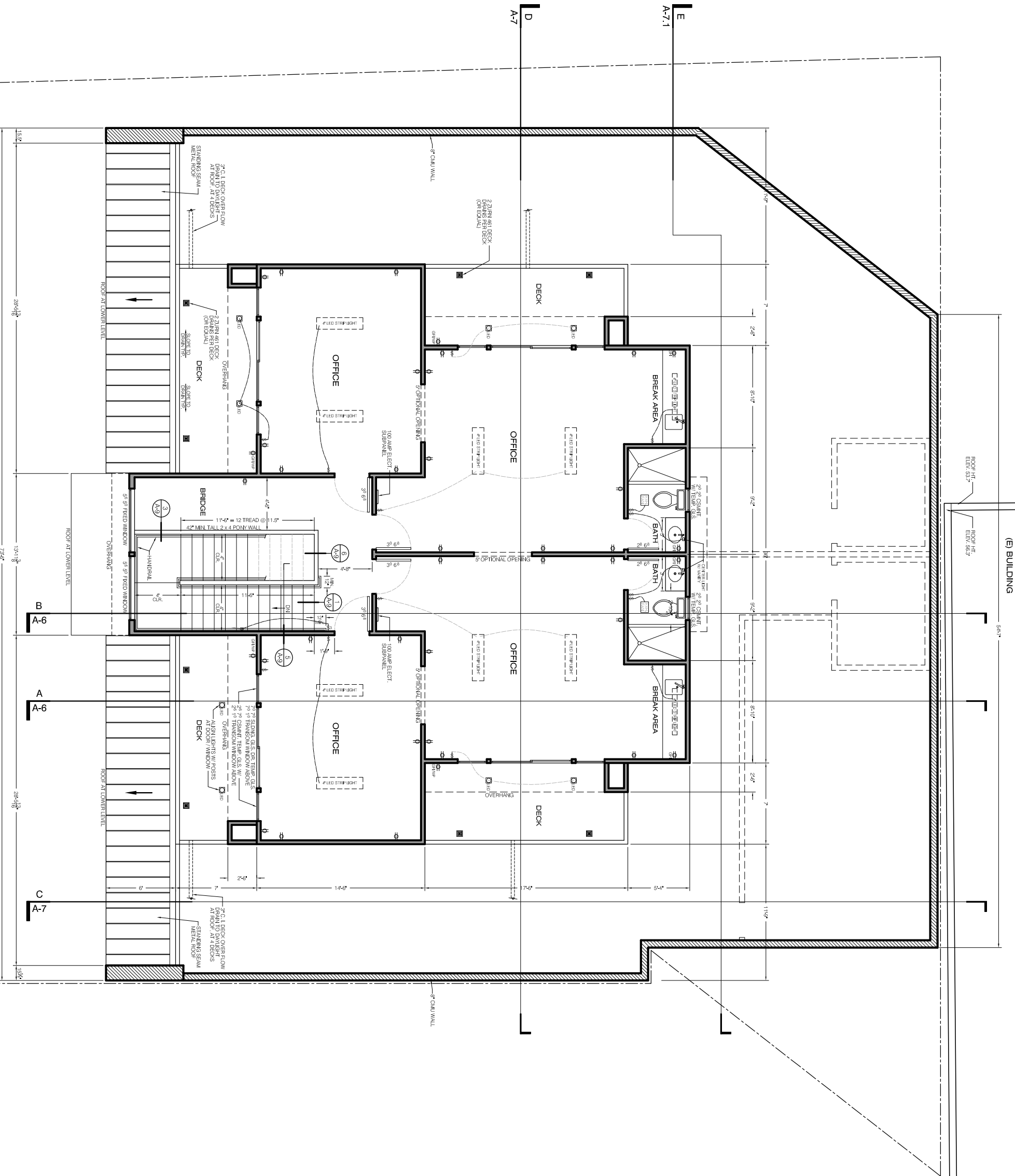
NOT ALL ELECTRICAL SYMBOLS APPLY TO THIS PROJECT

- | | |
|---|--|
|  | 110V DUPLEX OUTLET |
|  | 110V DUPLEX OUTLET GROUND FAULT INTERRUPT |
|  | 110V DUPLEX OUTLET GROUND FAULT INTERRUPT
EXTENSION WATER PROOF |
|  | 110V DUPLEX OUTLET HALF-SWITCHED |
|  | 110V DUPLEX OUTLET 20 AMP CIRCUIT |
|  | 220 VOLT OUTLET |
|  | SINGLE POLE SWITCH |
|  | 3 WAY SWITCH |
|  | 4 WAY SWITCH |
|  | WALL MOUNTED LED LIGHT FIXTURE |
|  | CEILING MOUNTED LIGHT FIXTURE |
|  | RECESSED FLUORESCENT LIGHT FIXTURE (IC MODEL, INSULATION CONTACT) |
|  | RECESSED LED LIGHT FIXTURE (IC MODEL, INSULATION CONTACT) |
|  | UNDER CABINET LED LIGHT FIXTURE |
|  | EXHAUST FAN |
|  | EXHAUST FAN / LIGHT COMBINATION |
|  | TELEPHONE JACK |
|  | TELEVISION CABLE OUTLET |
|  | SMOKE / FIRE DETECTOR / ALARM |
|  | CARBON MONOXIDE DETECTOR / ALARM |
|  | CARBON MONOXIDE / SMOKE / FIRE ALARM |
| ALL LIGHTING SHALL BE HIGH EFFICIENCY (LED) | |

CONTRACTOR SHALL VERIFY WITH THE OWNER ALL ELECTRICAL LAYOUTS AND LOCATIONS OF PLUGS, SWITCHES, LIGHTS, RECESSED LIGHTS, CABLE & TV OUTLETS, SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, PER CODES PRIOR TO INSTALLATION.

DETAILED SCOPE OF WORK

- 1 30" WIDE WORK COUNTER
- 2 48" WIDE WORK COUNTER
- 3 18" WIDE SHELVES
- 4 LCMS COOLER
- 5 ICPLMS EQUIPMENT
- 6 GC/MS EQUIPMENT
- 7 VACUUM SYSTEM
- 8 CHILLER
- 9 DISTILLATION EQUIPMENT
- 10 EXTRACTOR EQUIPMENT



UPPER FLOOR PLAN

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

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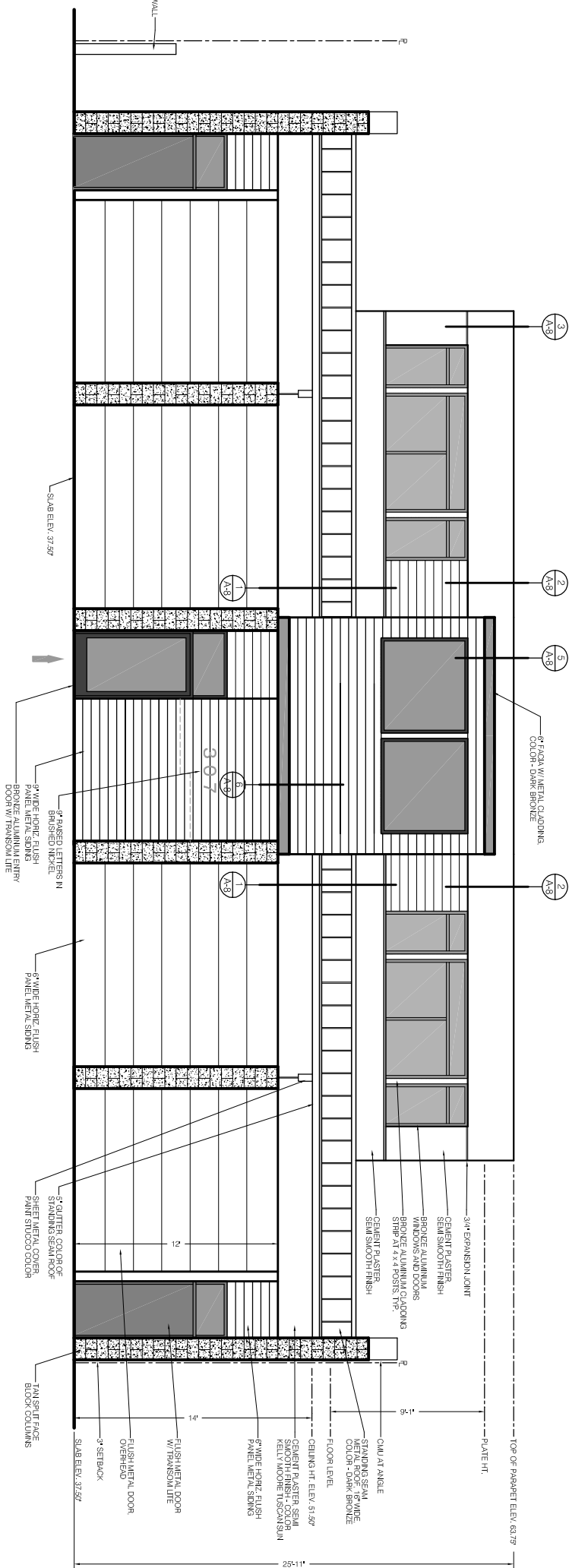


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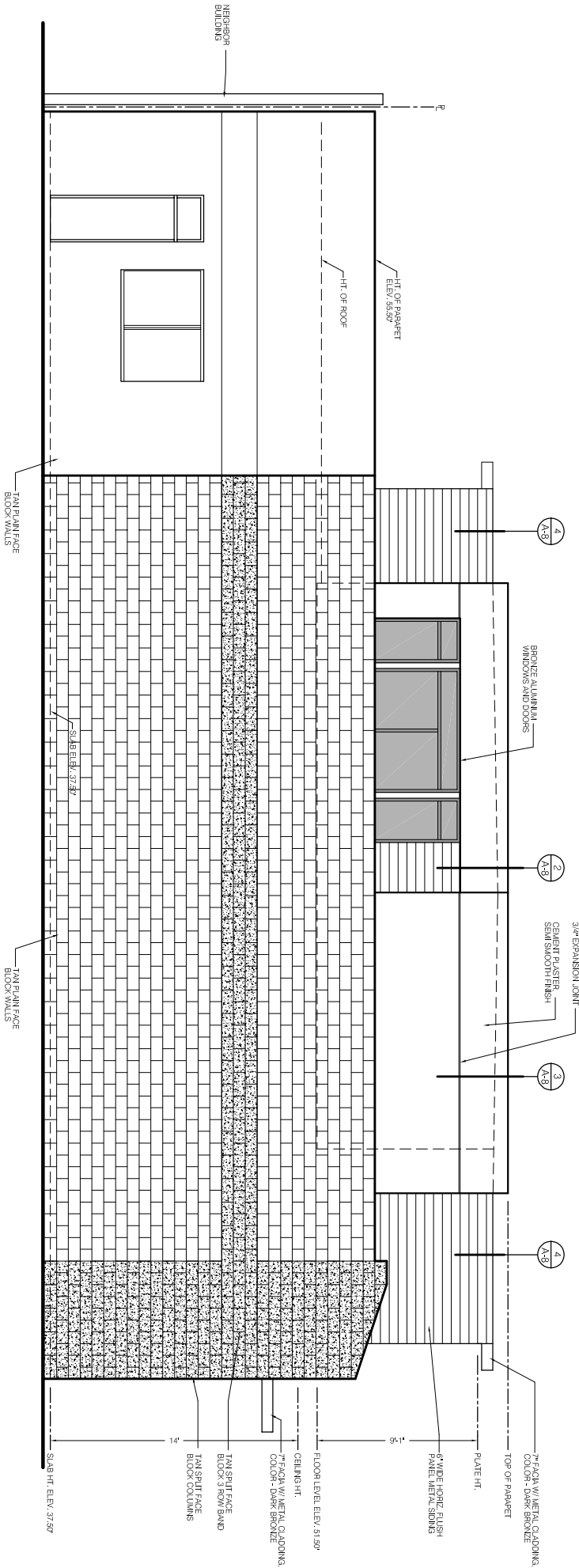
RUNNOE - ZEVE BUILDING
 307 ROBERTS AVENUE
 SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

Date:	10-20-2017
Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date Placed:	08-20-2018
Sheet:	



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

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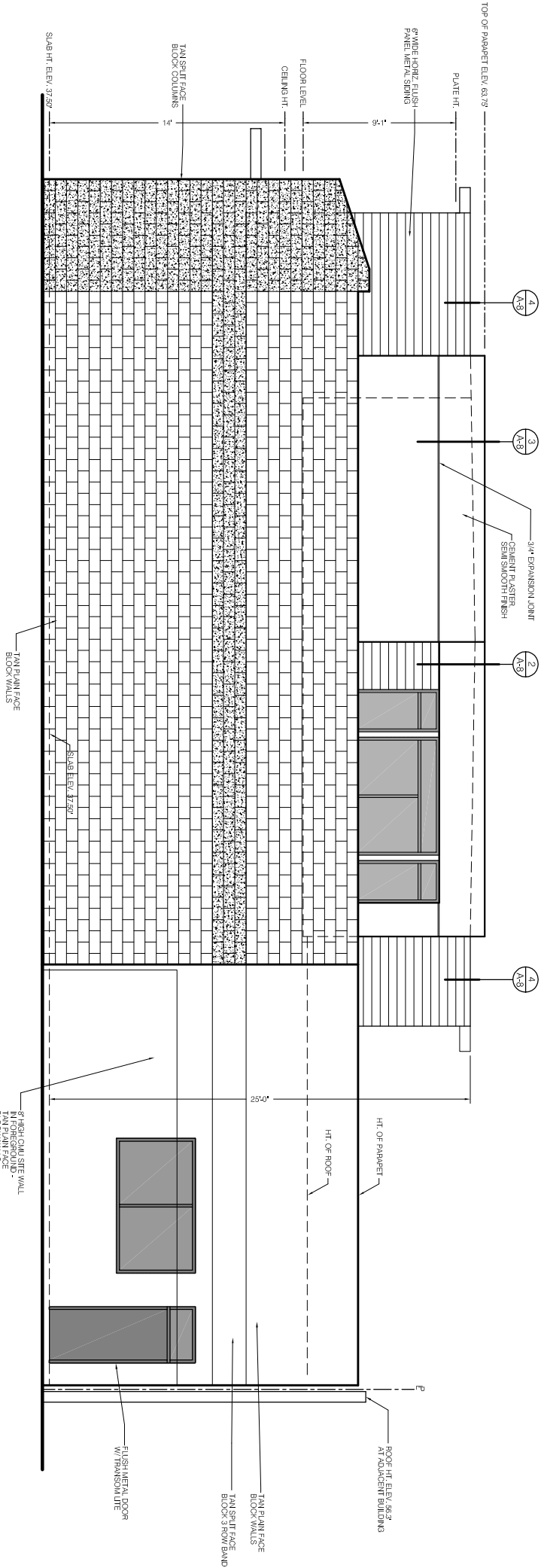
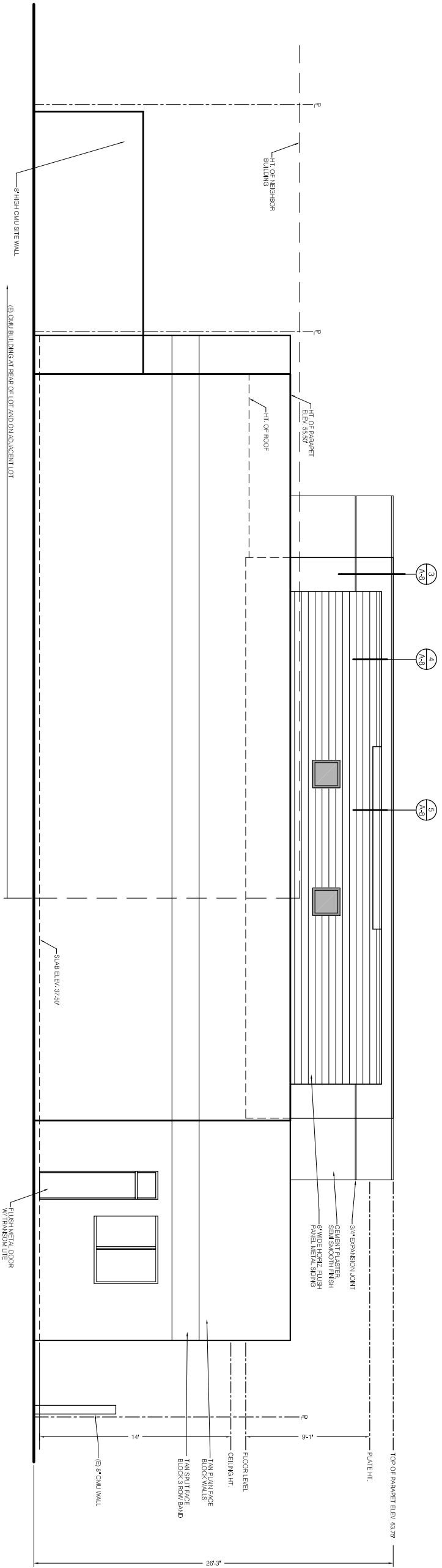


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RUNNOE - ZEVE BUILDING
307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

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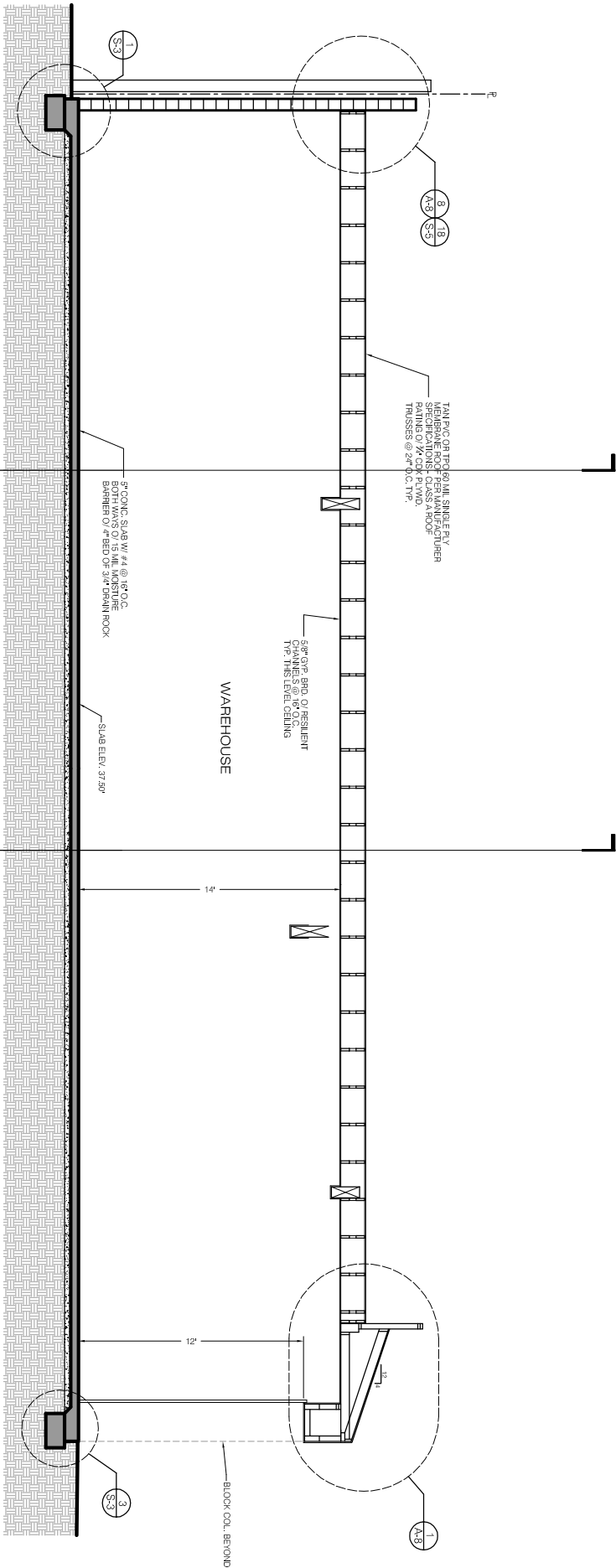
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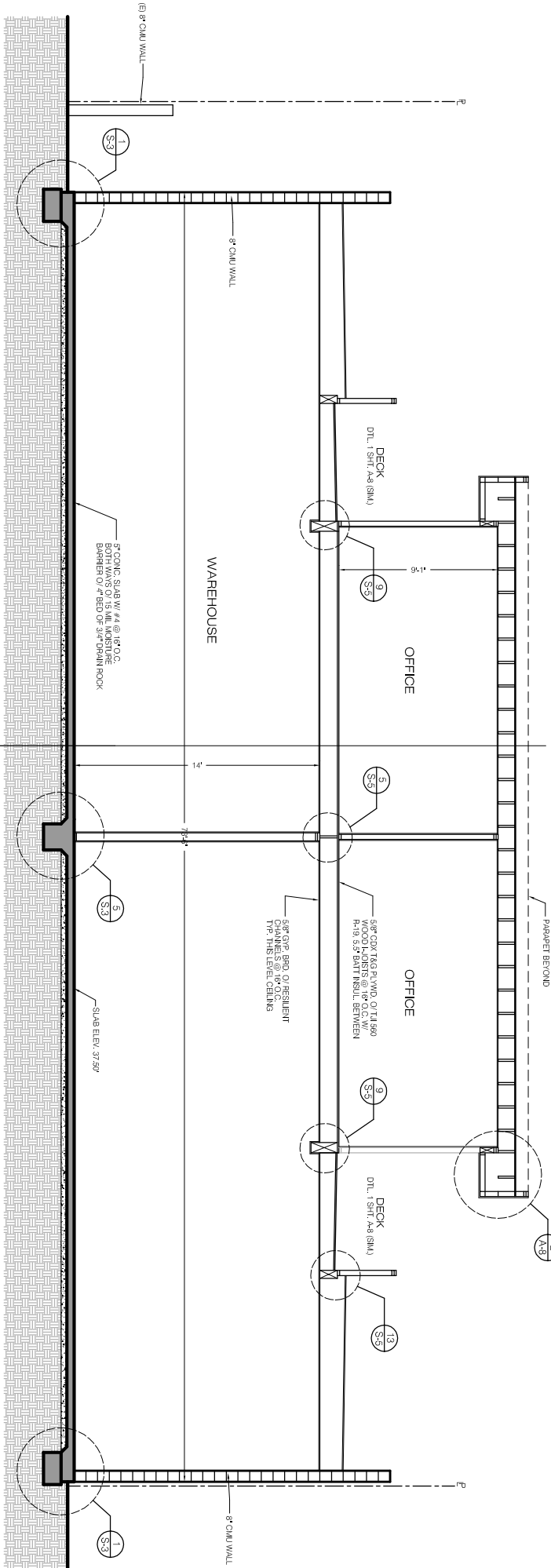
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Date:	10-20-2017
Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date Placed:	08-20-2018
Sheet:	



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



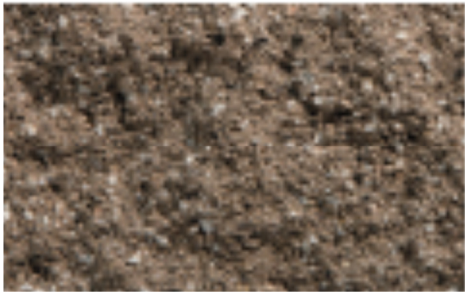
BUILDING SECTION
 SCALE: 1/4" = 1' - 0"

Exterior Colors

Graphite
(Carbon)
*8084

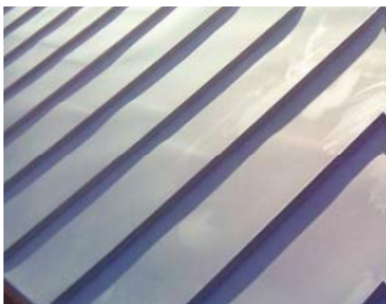


Walkway Color



Split Face Block Color

Exterior Plaster Color

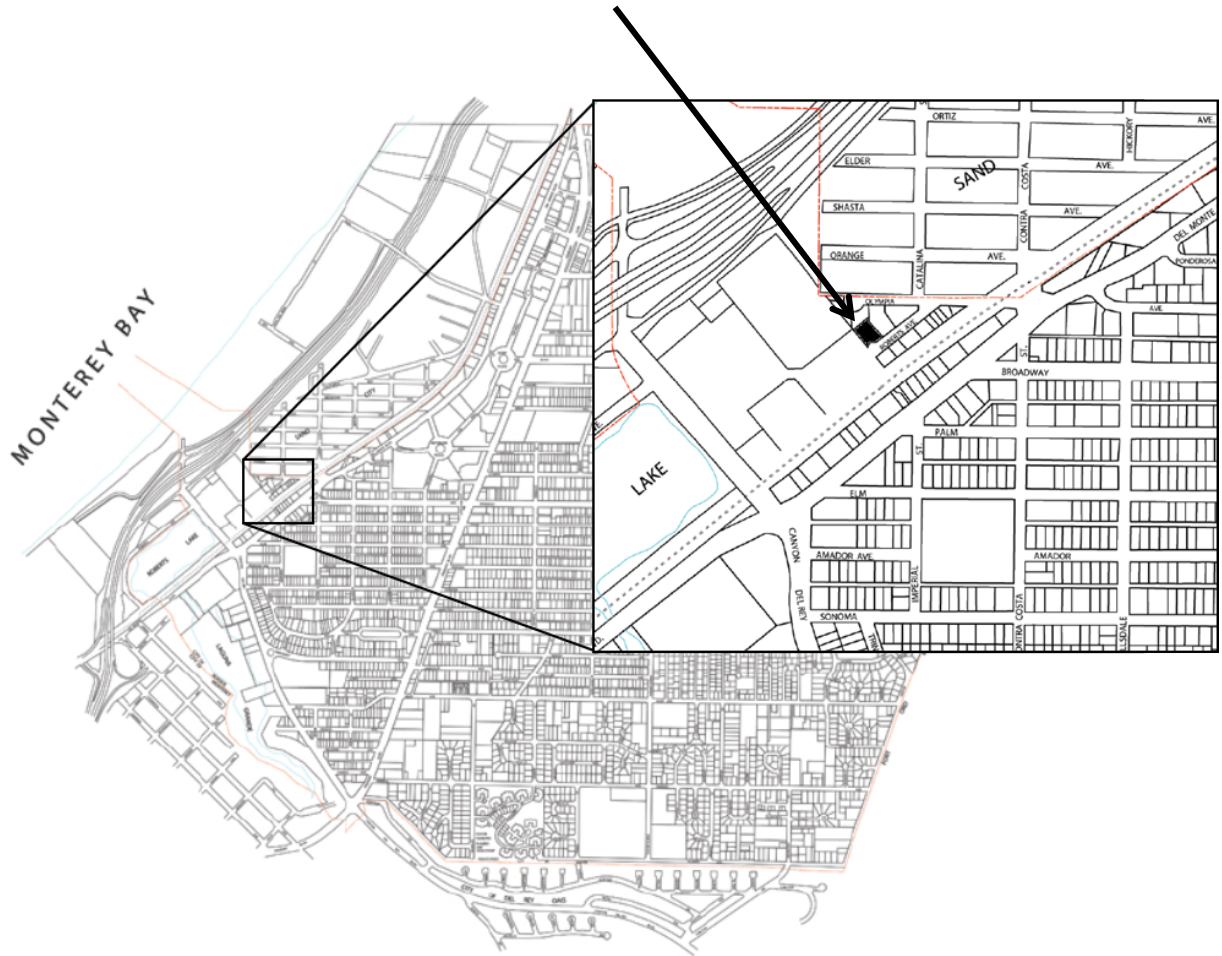


Dark Bronze Standing Seam Roof

Attachment 2

Location Map

Project Site: 307 Roberts Avenue

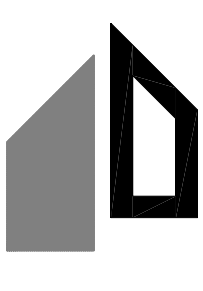


Attachment 3

Aerial Site Photo



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RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date:	10-20-2017
Scale:	1/8" = 1'-0"
Drawn:	S. MICKEL
Job:	
Date plotted:	01-10-2018

OWNER
BRADLEY ZEVE AND ANDREW RUNNOE / ARBZ LLC
60 SIERRA VISTA DRIVE
MONTEREY, CA. 93940

DESIGNER
STEVE MICKEL, MICKEL CONSTRUCTION INC.
19 YERBA BUENA CT
MONTEREY, CA. 93940
TEL. 831-394-9396

STRUCTURAL ENGINEER

ALEXANDER OTT
603 PALM AVENUE
SEASIDE, CA. 93955
TEL. 831-394-9396

BUILDING AREA	LOT AREA: 8,022.02 SQ. FT.
LOWER LEVEL	4885 SQ. FT.
UPPER LEVEL	1700 SQ. FT.
TOTAL BUILDING AREA	6585 SQ. FT.
DECKS AREA UPPER LEVEL	497 SQ. FT.
TRASH ENCLOSURE	67 SQ. FT.
LOT COVERAGE	LOT AREA: 8,022.02 SQ. FT.
BUILDING FOOT PRINT	5034 SQ. FT.
TRASH ENCLOSURE	67 SQ. FT.
TOTAL BUILDING COVERAGE	5101 SQ. FT. 63.6 %
CONCRETE & AC PAVING AREA	1966 SQ. FT.
TOTAL SITE COVERAGE	7067 SQ. FT. 88.1 %
OPEN / PLANTER AREA	850 SQ. FT. 10.6 %

SCOPE OF WORK
NEW 2 STORY COMMERCIAL BUILDING

SHEET INDEX	11 SHEETS TOTAL
A-1 SITE PLAN / DATA AND NOTES	
A-1.1 PROPERTY SURVEY	
A-2 LOWER LEVEL FLOOR PLAN	
A-3 UPPER LEVEL FLOOR PLAN	
A-3.1 ROOF PLAN	
A-4 EXTERIOR ELEVATIONS	
A-5 EXTERIOR ELEVATIONS	
A-6 BUILDING CROSS SECTIONS	
A-7 BUILDING CROSS SECTIONS	
A-8 EXTERIOR DETAILS	
A-9 EXTERIOR DETAILS	

DEFERRED SUBMITTAL
ROOF TRUSS CALCULATIONS
FIRE SPRINKLER PLANS

CODES IN USE	
ARCHITECTURAL / STRUCTURAL	2016 CBC
PLUMBING	2016 CFC
MECHANICAL	2016 CMC
ELECTRICAL	2016 CEC
FIRE CODE	2016 CFC
CALIFORNIA RESIDENTIAL CODE	2016 CRC
CALIFORNIA GREEN BUILDING STANDARDS CODE	2016 ENERGY
BEST MANAGEMENT PRACTICES	2016 CALIF. ENERGY CODE
SEISMIC ZONE (4)	
OCCUPANCY: F-1 WAREHOUSE, B OFFICE	
CONSTRUCTION TYPE: VAB ONE HOUR SPRINKLERED	

SITE PLAN
THE SITE PLAN IS BASED ON FIELD SURVEY BY CENTRAL COAST SURVEYORS, DECEMBER 2017 AND RECORDS FROM MONTEREY COUNTY ACCESSORS OFFICE.

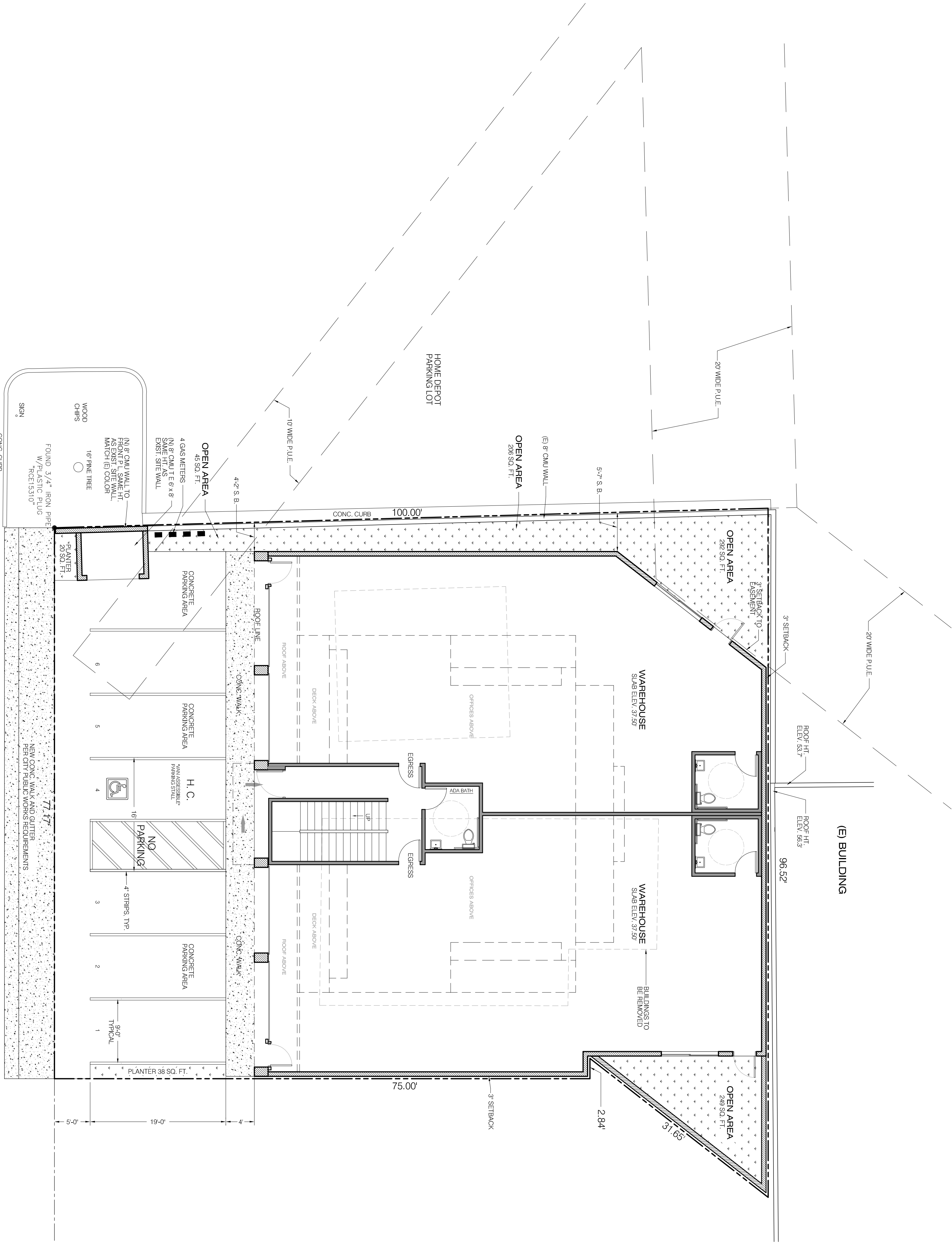
CONSTRUCTION WASTE REQUIREMENTS
A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE HAULED TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT RECYCLE FACILITY IN MARINA, CA. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CCR 261-285.50. THE CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT ALL RECEIPTS 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 SWEEP (NOT WASHED WITH WATER) AND MAINTAINED FREE FROM DEBRIS AND ACCUMULATION OF DIRT.

WATER MANAGEMENT REQUIREMENTS

SHOWER HEADS SHALL HAVE A MAX. FLOW OF 2.0 GALS. PER MIN. TOILET SEPARATORS SHALL HAVE A MAX. FLOW OF 2.2 GALS. PER MIN. DOWN THE DRAIN. ALL DOWN SLOPES SHALL BE 1/8" PER FOOT. A RAIN SENSOR OR AUTOMATIC IRRIGATION SYSTEM CONTROLLER

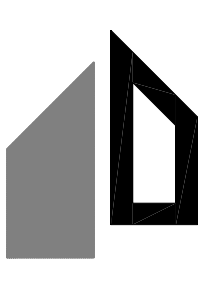


ROBERTS AVENUE

SITE PLAN

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

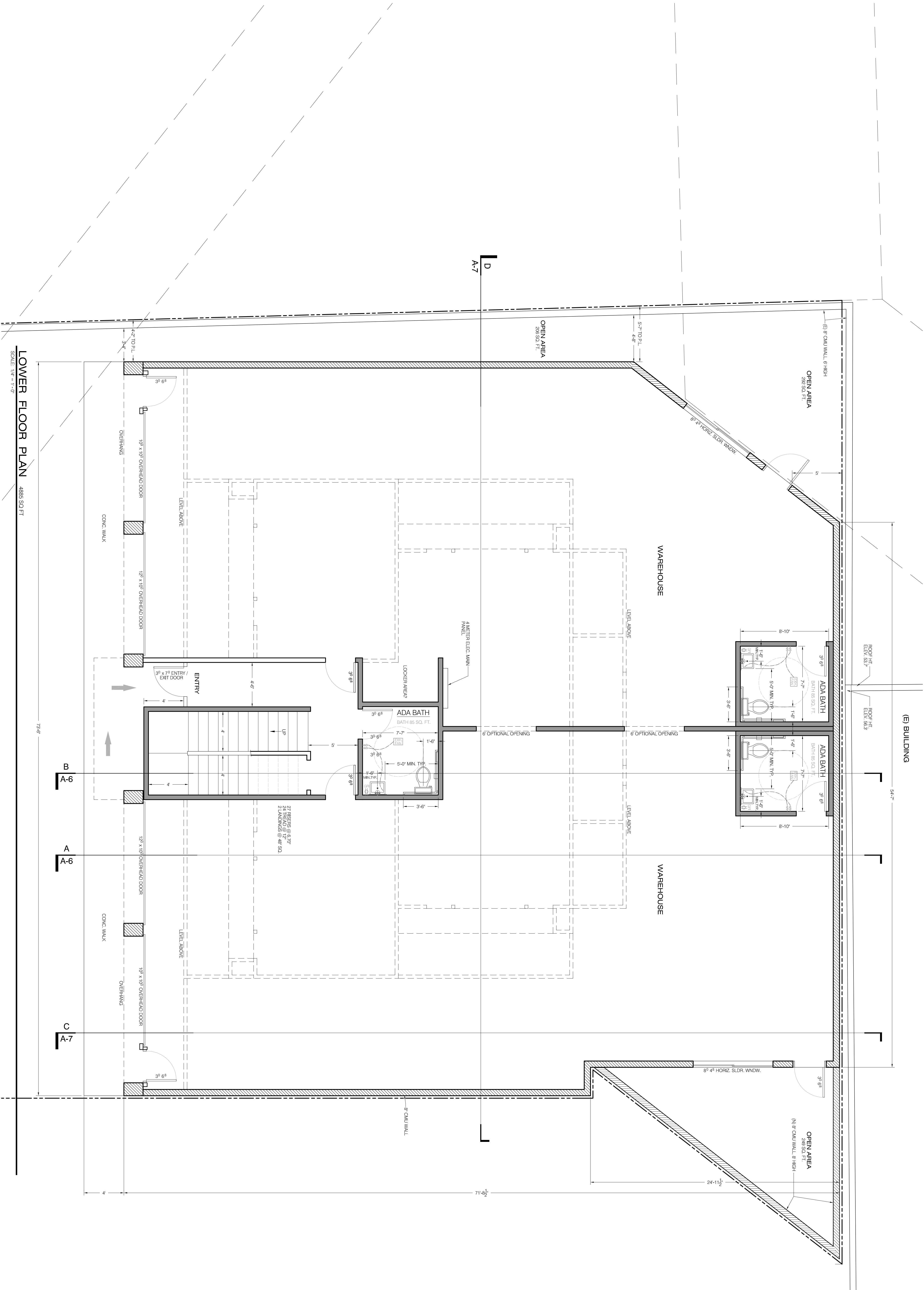
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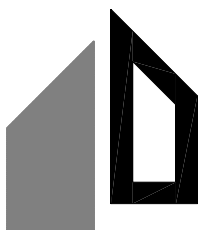


RUNNOE - ZEVE BUILDING
307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date:	10-20-2017
Scale:	1/4" = 1'-0"
Drawn:	S. MICKEL
Job:	
Date plotted:	01-16-2018





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307 ROBERTS AVENUE

SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

COMMERCIAL
BUILDING for:

Date: 10-10-2017

Scale: $1/4" = 1'-0"$

Drawn: S. MICKEL

Job:

Sheet:

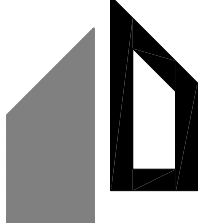
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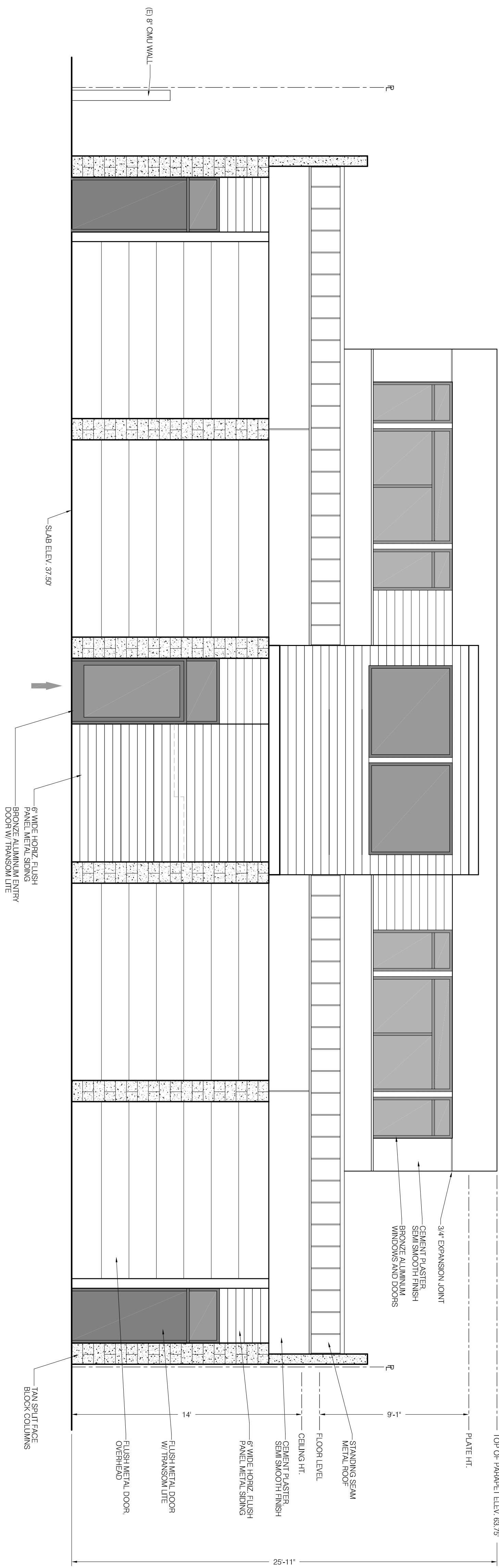


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307 ROBERTS AVENUE
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

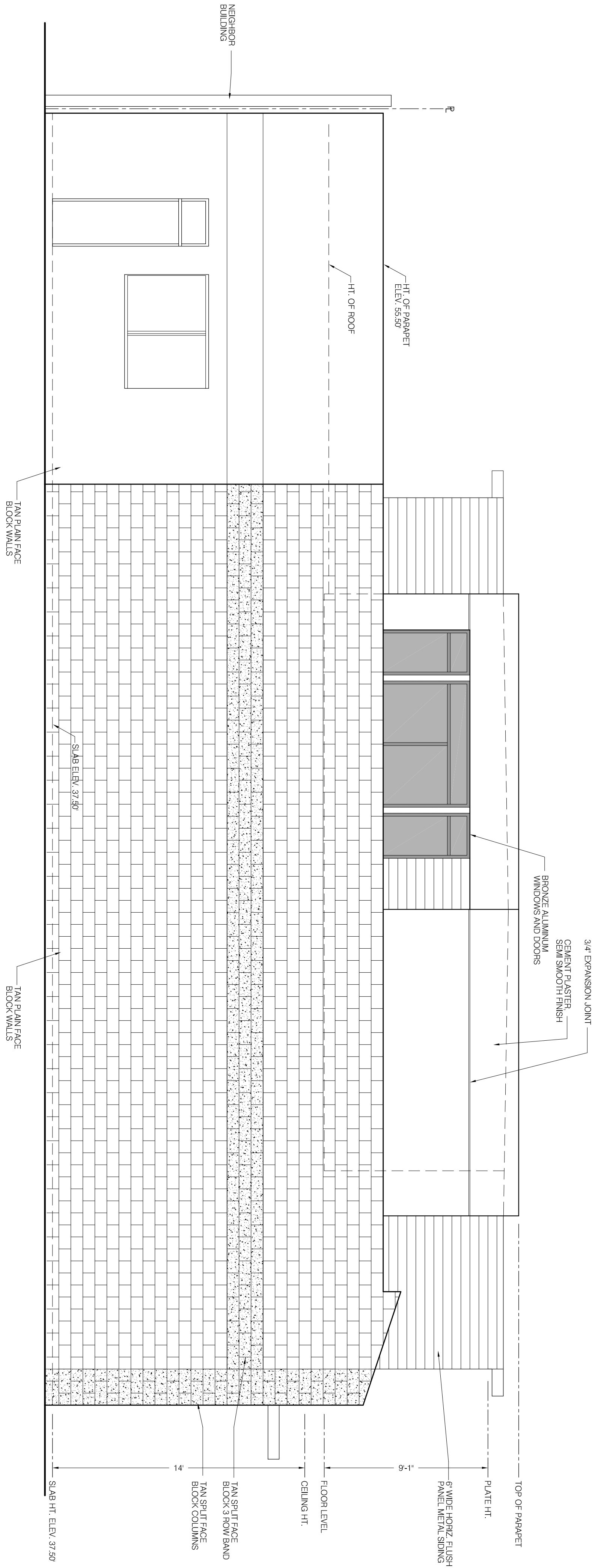
COMMERCIAL
BUILDING for:

Date:	10-20-2017
Scale:	1/4" = 1'-0"
Drawn:	S. MICKEL
Job:	
Date printed:	01-10-2018



FRONT ELEVATION

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



LEFT SIDE ELEVATION

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

(C) BUILDING

54'-7"

ROOF HT.
ELEV. 82.7

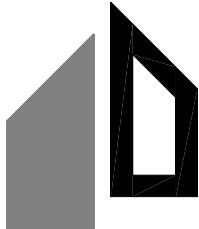
ROOF HT.
ELEV. 82.3

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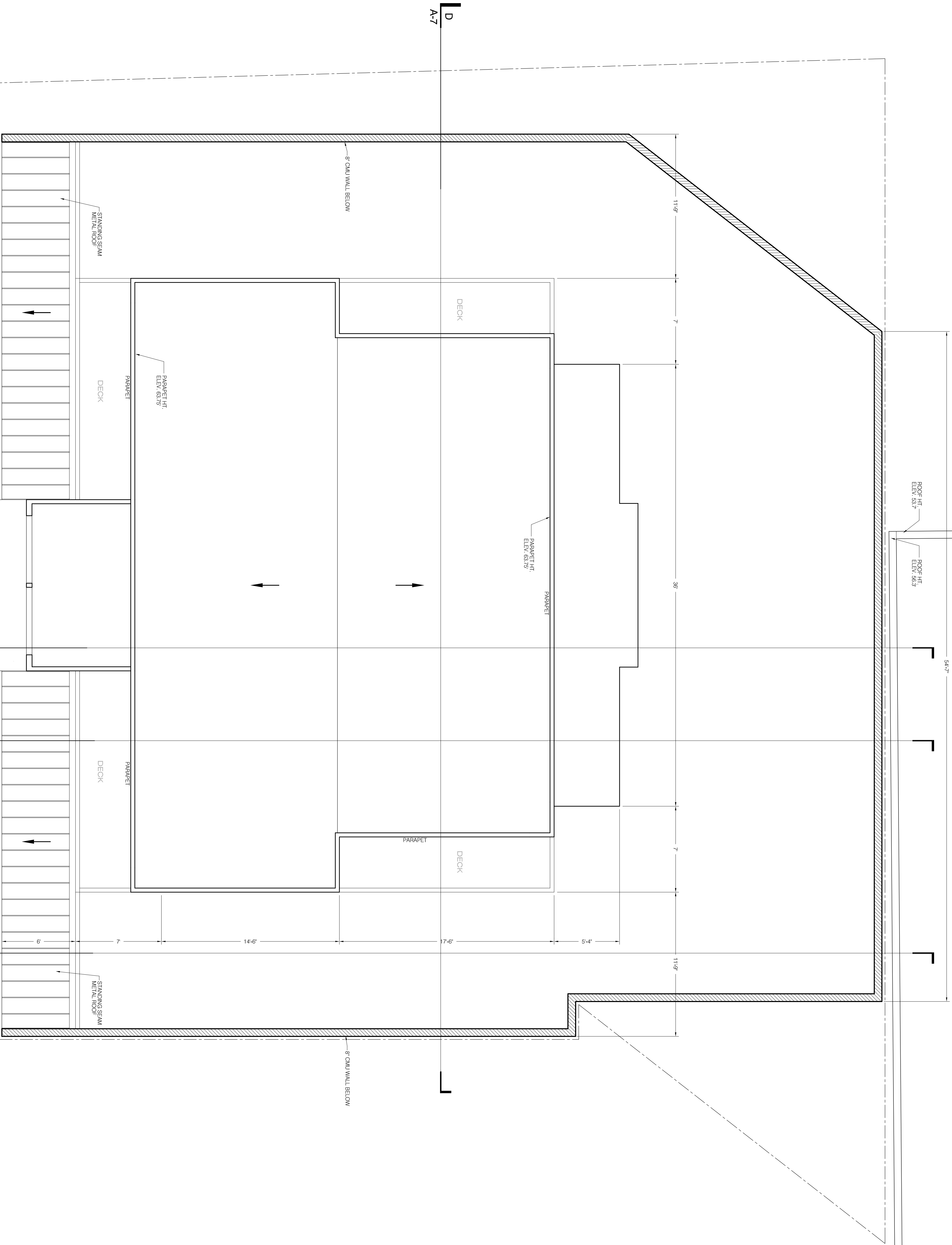


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Sheet
A-3.1
of 8 Sheets

Date: 10-10-2017
Scale: 1/4" = 1' - 0"
Drawn: S. MICKEL
Job:
Date plotted: 01-10-2018



D
A-7

DECK

PARAPET
ELEV. 83.75

PARAPET

DECK

PARAPET

PARAPET HT.
ELEV. 83.75

PARAPET

STANDING SEAM
METAL ROOF

DECK

DECK

STANDING SEAM
METAL ROOF

8" CMU WALL BELOW

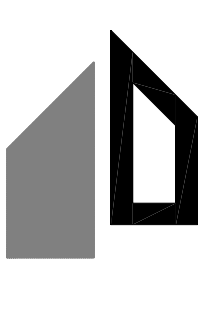
8" CMU WALL BELOW

ROOF PLAN

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

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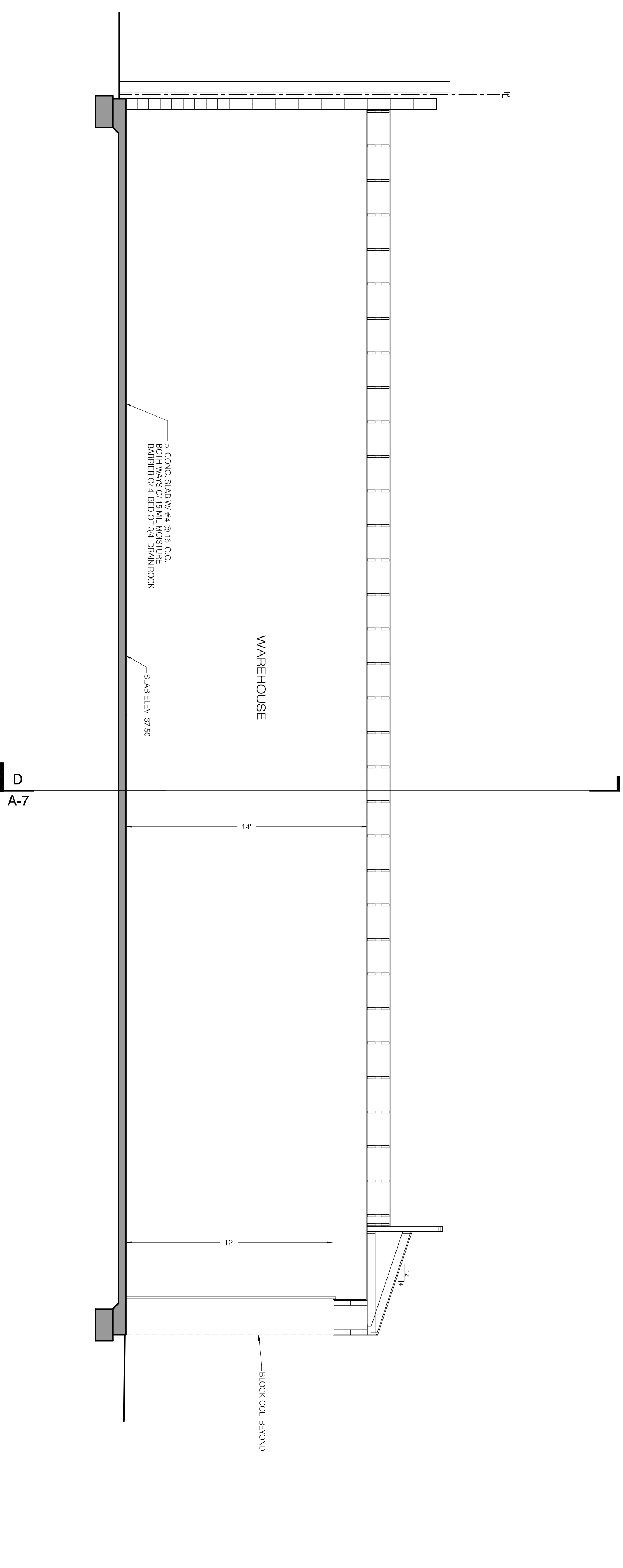
RUNNOE - ZEVE BUILDING

307 ROBERTS AVENUE

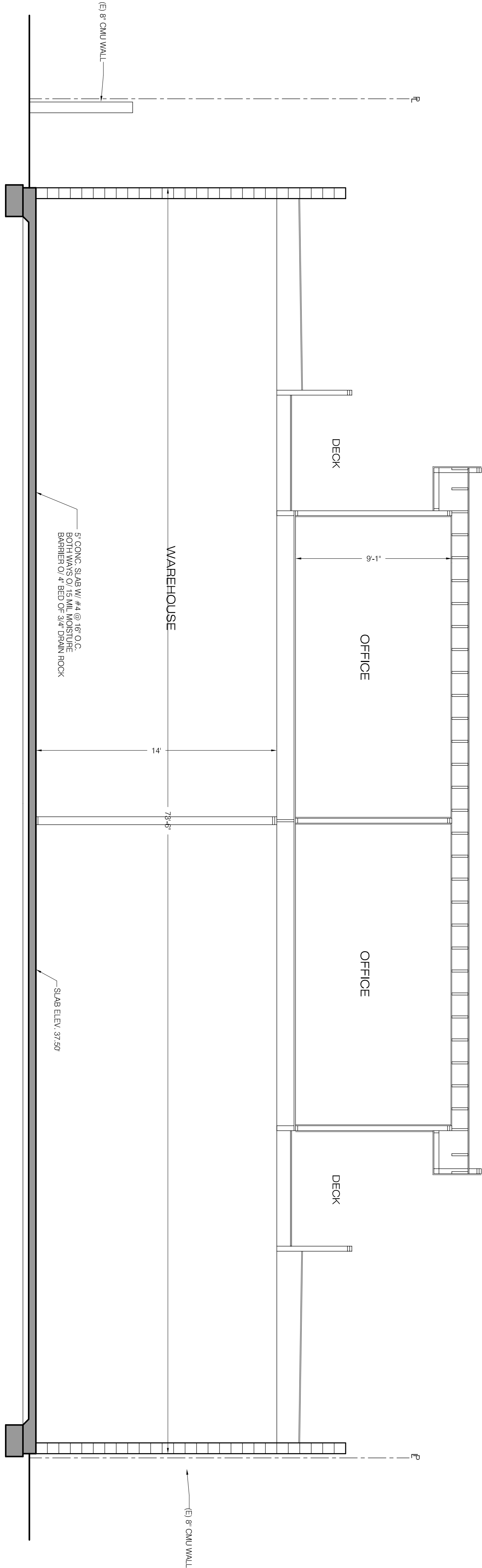
SEASIDE, CA. 93955 A.P.N. 011 - 561 - 035

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Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Drawn/checked:	01-10-2018



© BUILDING SECTION
 SCALE: 1/4" = 1'-0"



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