



City of Pacific Grove
Planning Commission Staff Report
February 18, 2016

To: Chair Frederickson and Planning Commission Members

Submitted By: Wendy Lao, Assistant Planner

Subject: Consideration of Architecture and Use Permit (AP-UP) No. 16-056 to allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and a 38 square feet accessory structure (inground hot tub) with plumbing at the rear of the property, at 1209 Surf Avenue.

Recommendation:

Approve the application.

Background:

Application: AP-UP 16-056

Location: 1209 Surf Avenue

APN: 006-013-008

Applicant/Owner: Aaron Tollefson/Matt Clark

The project site is located at 1209 Surf Avenue in the R-1-H zoning district. The site is an interior lot of approximately 6,789 square feet, and is developed with a two-story single-family residence of approximately 2,632 square feet.

Historicity:

The subject site was built in 1952 and is not on the City's Historic Resources Inventory. A Phase I Historic Assessment was completed by Past Consultants, LLC on January 29, 2016 and determined the proposed project does not qualify as an individual historic resource under National, State, or City of Pacific Grove register criteria.

Archaeological Resources:

The project site is located in the Archaeological Sensitive Area. A Preliminary Archaeological Assessment was completed on January 14, 2016, and concluded that the project site provides no surface evidence of potentially significant cultural resources. A condition of approval on the plans also requires construction to be halted if any archaeological resources or human remains are discovered.

Use Permit:

Pacific Grove Municipal Code (P.G.M.C.) Section 23.64.180 requires a Use Permit when Category 3 Accessory Structures (hot tubs) are to be equipped with plumbing.

Architecture Review Board:

The Architecture Review Board discussed the project at its February 9, 2016 meeting. Two neighbors spoke during the Public Comment period, expressing concerns with privacy and noise. These concerns are further described below and have been addressed in the permit's Condition of Approval. The ARB passed a motion to recommend approval to the Planning Commission, with conditions of approval (4-0-1; Member Edmonds absent).

Project Description and Staff Analysis

R-I-H Zoning Regulations: The allowable building coverage is 35% and the project site is under the 35% building coverage. The allowable site coverage is 60% and the project site is under the 60% site coverage. The allowable gross floor area is 3,132 square feet and the proposed project site has a gross floor area of 2,733 square feet.

Balcony:

The project proposes a 101 square foot second-story balcony at the front of the existing residence, which staff determined is consistent with Architectural Review Guideline #7. The guideline states that "*second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.*" Staff determined that the walls on the side of the balcony help to protect the privacy for the neighboring properties. This was discussed and agreed by a neighbor at the February 9th, 2016 ARB meeting.

Category 3 Accessory Structure (Hot Tub) with Plumbing:

The project proposes a 38 square feet in-ground hot tub and a pump. The hot tub is not located in the setback area. The project was discussed at the February 9th, 2016 ARB meeting where 2 neighbors expressed concerns of noise and a potential sewer line or easement. The permit has been revised to include Condition of Approval #2 which requires a noise reduction barrier for the hot tub's pump. The permit has also been revised to include Condition of Approval #3 which requires the building plans to ensure that pumps are not located above any sewer lines or within any utility easements.

The proposed development meets the development regulations set forth in the R-1-H zoning district including setbacks and height requirements

Alternatives:

The Planning Commission may approve the Architecture and Use Permit application.

The Planning Commission may approve the Architectural Permit for balcony and deny the Use Permit for the hot tub with plumbing.

The Planning Commission may deny the Architectural Permit for balcony and approve the Use Permit for the hot tub with plumbing.

The Planning Commission may deny the project.

Environmental Review:

This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e)(1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

1. Permit Application
2. Draft Resolution
3. CEQA Documentation
4. Phase 1 Historic Report
5. Project Plans



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # AP/UP 16-056 **Item 6a**

Date: 1/21/16

Total Fees: 1414.00

Received by: WL

APPLICANT/OWNER:

Project Address: 1209 SURF AVE. APN: 006-013-008

Project Description: JACUZZI and electrical pump in rear yard
300sf + balcony on 2nd story of 101sf

Applicant

Name: Aaron Tolleyson

Phone: (831) 578-3450

Email: aarontolley@sbcglobal.net

Mailing Address: 957 Angelus Way
Del Rey Oaks, CA 93940

Owner

Name: Matt Clark

Phone: -

Email: -

Mailing Address: 1209 Surf Ave
Pacific Grove, CA 93950

PLANNING STAFF USE ONLY:

Permit Request:

- CRD: Counter Determination
- AUP: Administrative UP
- IHS: Initial Historic Screening
- AVAR: Administrative VAR
- AP: Architectural Permit
- UP-A: UP Amendment
- HPP: Historic Preservation
- VAR-A: VAR Amendment
- AAP: Administrative AP
- AUP-A: AUP Amendment
- HD: Historic Determination
- AVAR-A: AVAR Amendment
- ADC: AP Design Change
- SU: Second Unit
- TPD: Tree Permit W/ Dev't
- MMP: Mitigation Monitoring
- SP: Sign Permit
- LLA: Lot Line Adjustment
- PUU: Undocumented Unit
- Stormwater Permit
- UP: Use Permit
- LM: Lot Merger
- VAR: Variance
- Other:

CEQA Determination:

- Exempt
- Initial Study & Mitigated Negative Declaration
- Environmental Impact Report

Review Authority:

- Staff
- HRC
- ZA
- PC
- SPRC
- CC
- ARB
- _____

Active Permits:

- Active Planning Permit
- Active Building Permit
- Active Code Violation Permit #:

Overlay Zones:

- Butterfly Zone
- Coastal Zone
- Area of Special Biological Significance (ASBS)
- Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 8 Block: 355 Tract: FAIRWAY HOMES
 ZC: R-1-H GP: Med. 12.4 du/ac Lot Size: 6789.04

- Historic Resources Inventory
- Archaeologically Sensitive Area

Staff Use Only:

PAID
1,414.00
1-21-16

PAID
2,296.00
1-21-16

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: [Signature]

Date: 1-21-16

Owner Signature (Required): [Signature]

Date: 1-21-16



RESOLUTION NO. 16-03

ARCHITECTURAL AND USE PERMIT (AP UP) NO. 16-056 FOR A PROPERTY LOCATED AT 1209 SURF AVENUE TO ALLOW THE ADDITION OF A SECOND STORY BALCONY OF 101 SQUARE FEET AT THE FRONT OF THE EXISTING TWO-STORY RESIDENCE, AND A 38 SQUARE FEET ACCESSORY STRUCTURE (INGROUND HOT TUB) WITH PLUMBING AT THE REAR OF THE PROPERTY.

FACTS

1. The subject site is located at 1209 Surf Avenue, Pacific Grove, 93950 (APN 006-013-008)
2. The subject site has a designation of Medium Density 17.4 DU/ac adopted by the City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The project site is located in the Archaeologically Sensitive Area.
5. The project site is located in the Area of Special Biological Significance Watershed.
6. The subject site is approximately 6,789 gross square feet.
7. The subject site is developed with a two-story single family residence of approximately 2,632 square feet.
8. The subject site was built in 1952 and is not on the City's Historic Resources Inventory.
9. A Phase I Historic Assessment was completed by Past Consultants, LLC on January 29, 2016 and determined the proposed project does not qualify as an individual historic resource under National, State, or City of Pacific Grove register criteria.
10. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e)(1).
11. A Use Permit is required when a Category 3 Accessory Structure (hot tub) is to be equipped with plumbing, per Pacific Grove Municipal Code (P.G.M.C.) Section 23.64.180.

FINDINGS

FINDINGS

1. The proposed development is in conformance with the Monterey Peninsula Water Management District (MPWMD) regulations, as the MPWMD does not regulate exterior water fixtures, and;
2. The proposed use is allowed in the R-1-H zoning district with a Use Permit, per P.G.M.C. Section 23.64.180, and;
3. The Preliminary Archaeological Assessment completed on January 14, 2016 by Gary S. Breschini, Ph.D., concluded that the project site provides no surface evidence of potentially significant cultural resources, and;
4. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements, and;

5. The establishment, maintenance or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, and;
6. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, and;
7. The location, size, and design of the proposed development are compatible with the existing and future land uses in the vicinity because the proposed single family residence with a detached garage is characteristic in the neighborhood, and;
8. The staff has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
9. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No. 1 and 7, and;
10. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property.

CONDITIONS OF APPROVAL:

1. **Archaeological Resources:** The building plans must also state, "If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted on the project parcel until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the approval of the lead agency, and implemented."
2. **Noise:** The building plans shall include a noise reduction barrier for the hot tub's pump.
3. **Pump:** The building plans shall ensure that pumps are not to be located above any sewer lines or within any utility easements.
4. **Permit Expiration:** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
5. **Construction and Use Compliance:** All activities must occur in strict compliance with the proposal as set forth in the application for this Architectural and Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval as a use permit amendment.

6. **Public Works, Fire, and Building:** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
7. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the Urban Forestry Standards, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
8. **Stormwater Treatment:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
9. **Signature:** A resolution signed by the Permittee, acknowledging receipt of the Architectural and Use Permit and acceptance of the terms and conditions must be returned to the Community and Economic Development Department.
10. **Terms and Conditions:** These terms and conditions shall run with the land, and it is the intention of the Planning Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
11. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

- I. The Commission determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
- II. The Commission authorizes approval of Architectural and Use Permit No. 16-056 for a property located at 1209 Surf Avenue to allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and an accessory structure (inground hot tub) with plumbing at the rear of the property.
- III. This permit shall become effective upon the expiration of the 10-day appeal period.
- IV. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 18th day of February, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

WILLIAM FREDRICKSON, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Matt Clark, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Item 6a

Property Address/Location: **1209 Surf Avenue, Pacific Grove, CA 93950**
Permit Application: **AP and UP 16-056**
Description: To allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and a 38 square feet accessory structure (inground hot tub) with plumbing at the rear of the property.
APN: 006-432-029
Zoning Code: R-1-H
General Plan Designation: Medium Den to 17.4 DU/ac
Lot Size: 6,789 square feet

Applicant Name: Aaron Tollefson Phone #: (831) 578-3450
Mailing Address: 957 Angeles Way, Del Rey Oaks, Ca 93940
Email Address: aarontolley@sbcglobal.net

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15301(e)(1) Class 1 Categorical Exemption

Exemption Findings:

The project includes the addition of a 101 square feet balcony and a 38 square feet accessory structure (inground hot tub), and therefore qualifies for a Class 1 Exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities.

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Wendy Lao, Assistant Planner **Contact Phone:** (831) 648-3185

Signature:

Date: February 1, 2016

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

January 29, 2016

Aaron Tollefson
AST Design Group
957 Angelus Way
Del Rey Oaks, CA 93940

Re: Phase One Historic Assessment for 1209 Surf Ave., Pacific Grove, CA
APN. 006-013-008-000

Dear Mr. Tollefson:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 1209 Surf Avenue, in Pacific Grove, California. PAST Consultants, LLC (PAST) attended a site visit on January 27, 2016 to photograph the property and assess its existing condition. Research in local repositories was conducted during January 2016 to determine the potential historic significance of the residence on the subject property.

1209 Surf Avenue contains a highly modified two-story residence originally constructed circa-1952 in the Traditional Ranch Style (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front elevation, with circa-1997 second story addition, which altered the original single-story massing, roofline and windows. Right image shows the rear elevation with replaced windows.

Property History

A records search at the City of Pacific Grove Planning Department reveals an original permit date of 2/18/52 (*Permit #5242*) for construction of the subject house. The permit indicates Lowell L. and Francine Fink as the buyers. Local city directories list Lowell L. Fink as occupying the house through the historic period (1952-1966). Lowell L. Fink was a painter working for various contracting companies during his occupancy of the subject house (*Polk's Monterey, Pacific Grove City Directories: 1952-1966*). Lowell L. Fink did not make any significant contributions to national, California, or City of Pacific Grove history.

Construction Chronology

The circa-1997 house remodeling (*Permit #97-0344*) completely changed the original design of the house from a Traditional Ranch style, to its present Modern, two-story configuration. A circa-1997 photograph in the City of Pacific Grove's Planning files shows the house before construction of the additions (**Figure 3**). Compare this to the image of the present house (**Figure 4**).



Figures 3 and 4. Left image is a circa-1997 image of the house before substantial remodeling. Right image shows the present house, which completely altered the original Traditional Ranch design.

The circa-1997 alterations to the house have completely altered the house's original Traditional Ranch design, with removal of original single-story design, exterior wall cladding, entrance, hipped roofline, and chimney; and replacement with the present two-story massing, new steeply-pitched, gable roofline, new garage roofline and complete window replacements. Because of the alterations, the house no longer possesses integrity of design, workmanship, feeling and association as a 1950s Traditional Ranch-style house.

National Register, California Register and City of Pacific Grove Historic Resources Inventory (HRI) Significance

Conclusion

The substantial modifications to the house have removed nearly all the historic integrity from the subject property. In its present condition, the house can no longer communicate any history as a Traditional Ranch-style property and is not historic, nor is it eligible for national, California, or City of Pacific Grove historic inventories. An analysis of historic significance appears below.

National Register Significance

1209 Surf Avenue is not significant according to National Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A). The house is not associated with the lives of significant persons in our past (Criterion B), as Lowell L. Fink did not make any significant contributions to national, California, or City of Pacific Grove history. Because of the substantial alterations, the house no longer embodies the distinctive characteristics of a type, period, or method of construction as a Traditional Ranch-style residence (Criterion C).

California Register Significance

1209 Surf Avenue is not significant according to California Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1). The house is not associated with the lives of persons important to local, California or national history, as Lowell L. Fink did not make any significant contributions to national, California, or City of Pacific Grove history (Criterion 2). Because of the substantial alterations, the house no longer embodies the distinctive characteristics of a type, period, or method of construction as a Traditional Ranch-style residence (Criterion 3).

City of Pacific Grove Historic Resources Inventory (HRI)

The following lists the eligibility criteria for local listing in the City of Pacific Grove's Historic Resources Inventory (HRI) are described in the City of Pacific Grove's Historic Preservation Ordinance (Municipal Code §23.76.025), with a response in italics:

a. Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

The modifications to the building have removed a significant part of the building's historic character, making it ineligible under this Criterion.

b. Whether it is the site of a significant historic event;

The property is not a site of a significant historic event.

c. Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;

The property is not strongly identified with a significant person in Pacific Grove history, as the owner, Lowell L. Fink, did not make any significant contributions to national, California, or City of Pacific Grove history.

d. Whether it is a particularly good example of a period or style;

The modifications to the building have obscured its original style, no longer making it a particularly good example of the Traditional Ranch Style.

e. Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

The building is substantially altered and no longer resembles a Traditional Ranch-style house.

f. Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

The building is not designed by a notable architect, nor is it constructed by a significant builder.

g. Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

The substantial modifications made to the building have obscured elements of original detail, design, materials and craftsmanship of the original building.

h. Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

The subject property is not in a unique location, or an established visual feature of the neighborhood.

i. Whether it retains the integrity of the original design;

As it exists today, the house no longer possesses integrity of design.

j. Whether it contributes to the architectural aesthetics and continuity of the street; and

The location of the property and its modifications precludes any contribution to street aesthetics or continuity.

k. Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

The location is not within a concentration of historic properties.

According to the *City of Pacific Grove Historic Context Statement*, the house is of the Traditional Ranch Style categorized under the theme, “Suburban Expansion (1946 – 1966).” The *Context Statement* lists minimum eligibility requirements for this property type. The following duplicates the list with an evaluation of the subject property in italics below each requirement:

- Exceptional example of residential architecture from this period;
Modifications no longer make it a clear example of the Traditional Ranch Style.
- Retains original form and roofline;
Does not retain original form and roofline.
- Retains the original pattern of window and doors;
Does not retain the original pattern of windows and doors.
- Retains its original entry, window and/or roofline ornamentation;
Does not retain original entry, window or roofline ornamentation.
- Retains original cladding;
Stucco wall cladding has replaced the wood siding of the original house.
- Replacement windows must conform to the size of the original openings; and

The house has received numerous window replacements that do not conform to the size of the original openings.

- Additions are generally not acceptable.
The house has received substantial alterations, including modifications that created a second story that has obscured the original design.

Based on the above analysis, the house does not possess the minimum eligibility requirements for the subject property to be a representative example of the Traditional Ranch residential property type.

In conclusion, 1209 Surf Avenue does not qualify as an individual historic resource under national- or State of California-register criteria. The property does not qualify for individual listing on the City of Pacific Grove's HRI.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein
Principal

Cc: City of Pacific Grove Community Development Department

NEW BALCONY AND HOT TUB FOR CLARK RESIDENCE

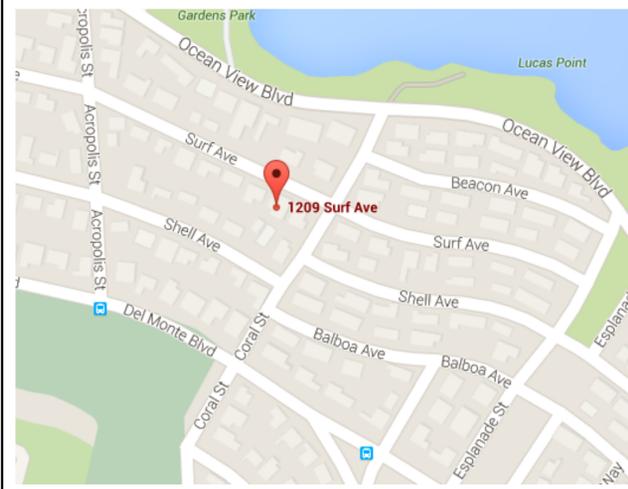
1209 SURF AVENUE
PACIFIC GROVE, CALIFORNIA 93950

AST

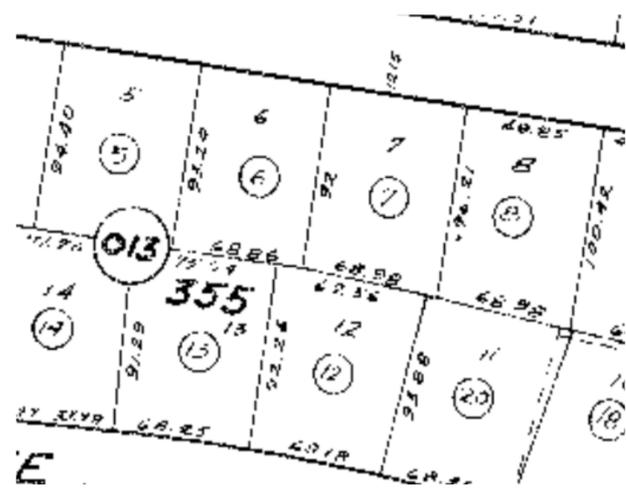
DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

VICINITY MAP



ASSESSORS MAP



SHEET INDEX

- A1.0 COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP
- A1.1 HOT TUB SITE PLAN, NOTES
- A1.2 HOT TUB DETAILS
- A1.3 BALCONY SITE PLAN, NOTES
- A1.4 BALCONY FLOOR PLAN
- A1.5 BALCONY EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT ADDRESS	1209 SURF AVENUE PACIFIC GROVE, CALIFORNIA 93950
PARCEL NUMBER:	006-013-008
PACIFIC GROVE ZONING:	R-1
SITE AREA:	6,534 S.F.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	TWO STORY
SEWER SYSTEM:	PUBLIC SEWER SYSTEM
SQUARE FOOTAGE:	
EXISTING RESIDENCE:	2,632 S.F.
TOTAL:	2,632 S.F.
BALCONY ADDITION:	101 S.F.
FIRE SPRINKLER REQUIREMENT:	NONE REQUIRED

GENERAL NOTES

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2013 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.
2. **SITE FAMILIARIZATION:** CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.
3. **CONSTRUCTION DETAILS:** NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
4. **DEMOLITION:** COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
5. **GLAZING:** ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.
6. **MECHANICAL AND PLUMBING:** IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.
7. **GFI PROTECTION:** ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION.
8. **SMOKE DETECTORS:** AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF \$1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2013 RESIDENTIAL CODE FOR SMOKE DETECTORS).
9. NAILING TO BE IN COMPLIANCE WITH 2013 CALIFORNIA RESIDENTIAL CODE TABLE.
10. ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).
11. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
12. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.
13. ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
14. THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.
15. **CARBON MONOXIDE DETECTORS:** AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (2 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)
MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE029 - ROOF CONSTRUCTION
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

ARCHAEOLOGICAL RESOURCES NOTE:

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEXPECTEDLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED ON THE PROJECT PARCEL UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED, WITH THE APPROVAL OF THE LEAD AGENCY, AND IMPLEMENTED.

SCOPE OF WORK

1. NEW 101 S.F EXTERIOR UPSTAIRS BALCONY OFF THE FRONT OF THE RESIDENCE.
2. NEW SUNKEN HOT TUB IN REAR YARD.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBNG CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 TITLE 24 ENERGY COMPLIANCE

REMODEL WORK FOR:

CLARK RESIDENCE

1209 SURF AVENUE
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-013-008

DRAWINGS:

PROJECT DATA
ASSESSORS MAP
SCOPE OF WORK
APPLICABLE CODES
VICINITY MAP
NOTES

DRAWN BY: AST

DRAWING DATE: Jan. 21, 2016

REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET

A1.0

NOTES:

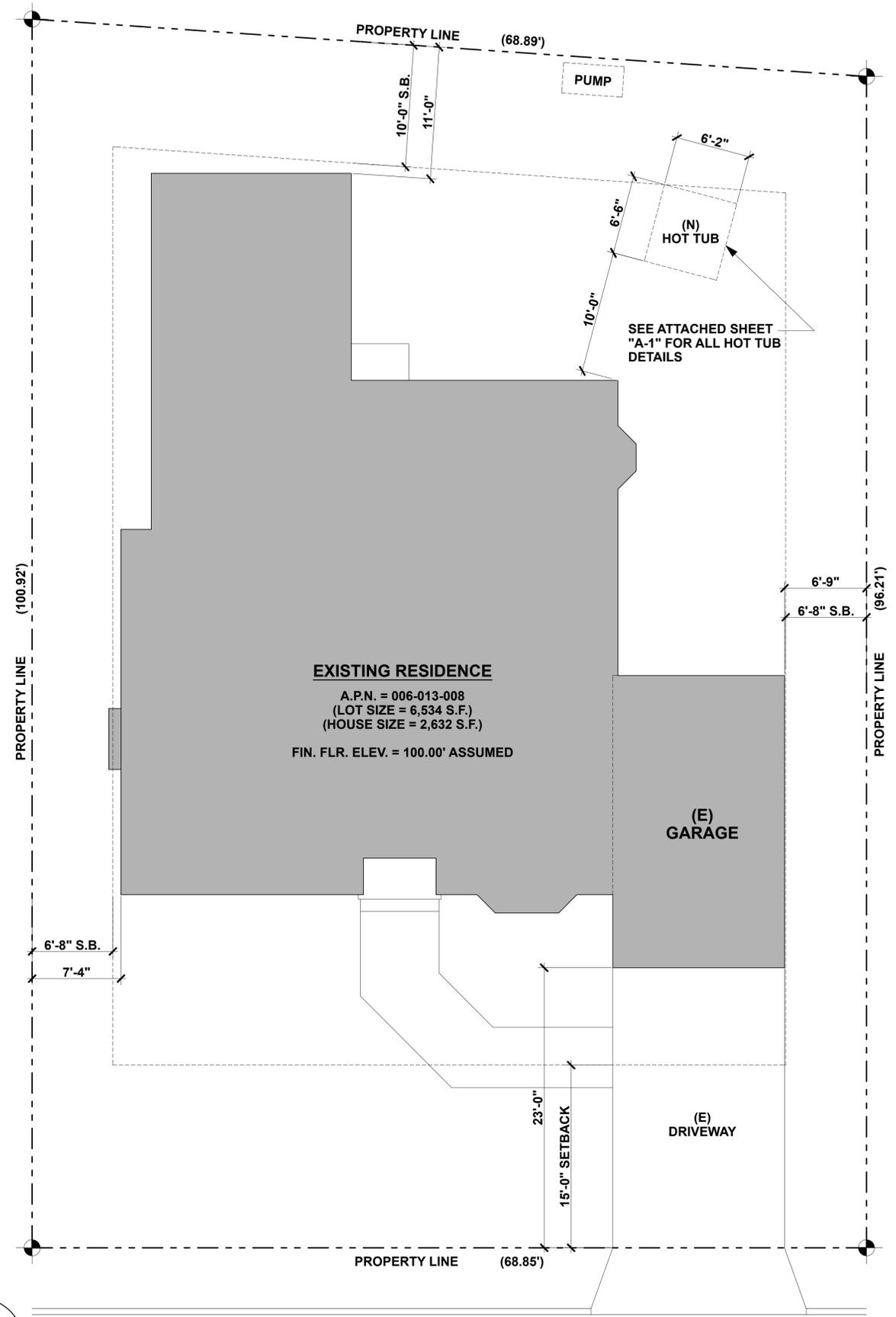
1. PROVIDE SEISMIC STRAPPING FOR WATER HEATER PER CBC REQUIREMENTS, INSTALL ON PAD 18" MINIMUM ABOVE FLOOR IN CONDITION APPLIES.
2. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET (SECTION 8071.3, CBC).
3. BATHROOM FANS TO PROVIDE A MINIMUM 5 AIR CHANGES PER HOUR.
4. GARAGE TO HOSE WALLS AND CEILING TO BE PROTECTED WITH 1-HOUR FIRE RATED MATERIALS ON THE GARAGE SIDE. USE 5/8" GYPSUM BOARD TYPE "X".
5. ATTIC ACCESS ARE TO BE 24" X 30" MINIMUM.
6. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT, LESS THAN 24" TO DOORS AND LESS THAN 18" FLOOR TO WINDOW, SHALL BE SAFETY GLAZING MATERIAL SUCH AS WIRED GLASS, LAMINATED GLASS, TEMPERED GLASS OR SAFETY PLASTIC. GLAZING USED IN DOORS AND PANELS OF SHOWERS AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS.
7. DRYER TO BE VENTED TO EXTERIOR WITH 4" DUCT LINE. (14'-0" MAXIMUM RUN)
8. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT HOSE-BIBS.
9. WINDOWS IN SLEEPING ROOMS SHALL PROVIDE:
MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 S.F. IN AREA
MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH
OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
10. THE REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY WITH GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CBC 1205.2)
11. THE REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CBC 1204.1)
12. WATER CLOSETS SHALL NOT USE MORE THAN 1.28 GALLONS PER FLUSH PER STATE HEALTH AND SAFETY CODE (SECTION 17921.3(b)).
13. USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATION.
14. SMOKE DETECTORS ARE TO SOUND AND ALARM AUDIBLE IN ALL BEDROOMS OF THE RESIDENCE.
15. SMOKE DETECTORS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRE AND SHALL ALSO HAVE BATTERY BACK-UP.
16. INSTALL UFER GROUNDING FOR THE 200 AMP ELECTRICAL SERVICE PER NEC 250-50(c).
17. KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2'-0" FROM AN ELECTRICAL OUTLET.
18. THE MASTER BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION.
19. OUTDOOR OUTLETS (WP/GFCI) SHALL BE INSTALLED AT THE FRONT AND REAR OF THE RESIDENCE.
20. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM, MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
21. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS.
22. CLOTHES DRYER AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET.
23. PROVIDE WEEP SCREEDS AROUND PERIMETER OF RESIDENCE WHERE CEMENT PLASTER FINISH OCCURS. PROVIDE 4" CLEAR ABOVE EARTH AND 2" CLEAR ABOVE PAVED AREAS.

ROOM FINISH MATERIAL NOTES:

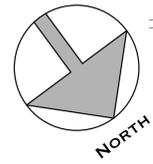
1. ALL WALLS AND CEILINGS OF ALL ROOMS ARE TO BE THIN-COAT PLASTER SMOOTH FINISH UNLESS OTHERWISE NOTED AND ARE IN COMPLIANCE WITH THE DEAD LOADS SPECIFIED BY THE STRUCTURAL ENGINEER.
2. ALL FLOORS ARE TO BE 3/4 HARDWOOD, TILE OR CARPET UNLESS OTHERWISE NOTED AND ARE IN COMPLIANCE WITH THE DEAD LOADS SPECIFIED BY THE STRUCTURAL ENGINEER.

GREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.
2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3
3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1
4. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL
5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.
6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)
7. DUCTS AND OTEHR RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)
8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
CARPET ADHESIVE = 50 (VOC LIMIT)
CARPET PAD ADHESIVE = 50 (VOC LIMIT)
WOOD FLOORING ADHESIVE = 100 (VOC LIMIT)
SUBFLOOR ADHESIVE = 50 (VOC LIMIT)
DRYWALL ADHESIVE = 50 (VOC LIMIT)
9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)
10. BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:
ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%.



SITE PLAN
3/16" = 1'-0"



S U R F A V E N U E

AST
DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL WORK
FOR:

**CLARK
RESIDENCE**

1209 SURF AVENUE
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-013-008

DRAWINGS:
SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Jan. 21, 2016
REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET
A1.1

AST

DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL WORK
FOR:

CLARK RESIDENCE

1209 SURF AVENUE
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-013-008

DRAWINGS:
HOT TUB DETAILS
NOTES

DRAWN BY: AST
DRAWING DATE: Jan. 21, 2016
REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET

A1.2

GENERAL NOTES:

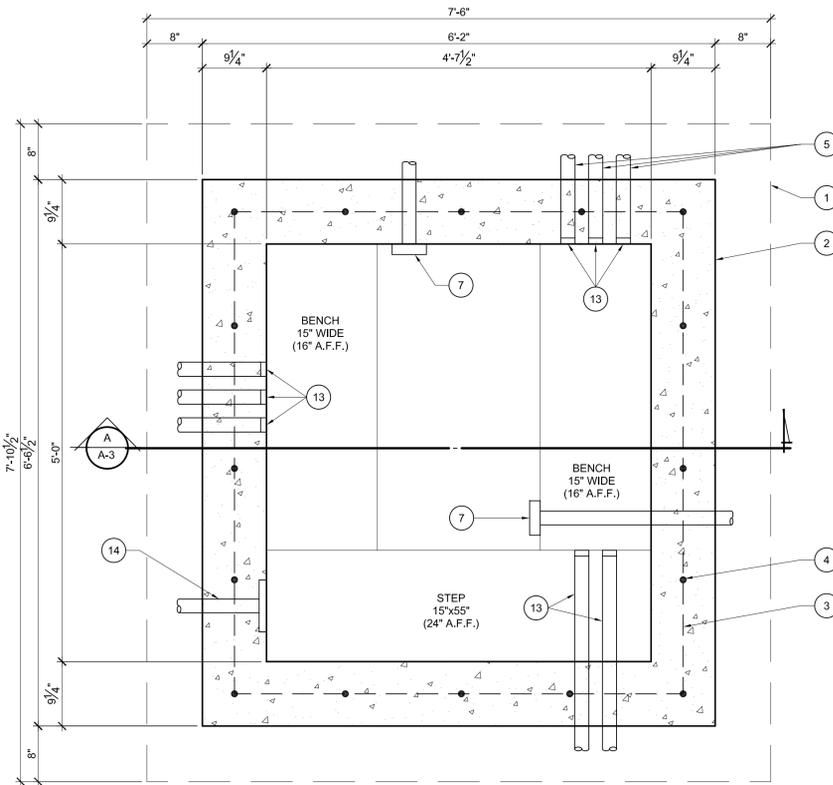
- CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
- THE DESIGNER SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOW ON THE PLANS, SECTIONS & DETAILS.
- SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL DETAILS.
- WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
- THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
- THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS BE PERFORMED AS PART OF THIS PROJECT.
- ALL GYP. BD. SHALL BE ½" U.O.N.
- CONCRETE SHALL BE PROPORTIONED TO GIVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH. PLACE CONCRETE IN ACCORDANCE WITH ACI-301. ENSURE THAT REINFORCEMENT AND EMBEDDED ITEMS ARE NOT DISTURBING PLACEMENT OF CONCRETE. PROTECT CONCRETE FROM PREMATURE DRYING. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

SPA NOTES:

- SPA TO BE CONSTRUCTED OF ICF BLOCK WITH R-22 INTERIOR FACE OF BLOCK ENCLOSURES AND CONCRETE TO BE PAINTED WITH 2 COATS OF HYDROBAN WATERPROOFING CONTINUOUS. ADDITIONALLY INTERIOR SURFACES TO BE COVERED WITH 1 LAYER OF WATERPROOF THINSET TILE MASTIC ON ALL TILE SURFACES.
 - THE POOL COVER IS SUNSTAR SPA COVER-PREMIUM; SAFETY RATED BY UNDERWRITERS LABORATORY AND HAS UL CLASSIFICATION MARK. AN UNDERSLAB INSULATION "INSAL-TARP" R-8 WILL BE INSTALLED.
 - ALL RECEPTACLES LOCATED WITHIN 10'-0" OF THE INSIDE WALL OF THE HOT TUB SHALL BE PROTECTED BY A GFCI. ALL LIGHT FIXTURES AND LIGHTING OUTLETS OVER THE SPACE OR WITHIN 5 FEET OF THE INSIDE WALLS SHALL BE MIN. 7'-6" ABOVE THE MAX. WATER LEVEL AND SHALL BE PROTECTED BY GFCI.
 - SPA BONDING 680.23 CEC: ALL REBAR AND EQUIPMENT SHALL BE BONDED TOGETHER. SUCTION OUTLETS SHALL HAVE ANTI-ENTRAPMENT PROTECTION IN ACCORDANCE WITH ANSI/ASPS-7.
- RESIDENTIAL MANDATORY MEASURES: POOL AND SPA HEATING SYSTEMS AND EQUIPMENT MEASURES CEC 114(A); ANY POOL OR SPA HEATING SYSTEM SHALL BE CERTIFIED TO HAVE: A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS; AN ON-OFF SWITCH MOUNTED OUTSIDE THE HEATER.
- A #8 CONTINUOUS COPPER WIRE BONDING LOOP SHALL BE ATTACHED AT EACH CORNER
- CEC 114(B)(3): POOLS SHALL HAVE DIRECTIONAL INLETS THAT ADEQUATELY MIX THE POOL WATER, AND A TIME SWITCH THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING OFF-PEAK ELECTRIC DEMAND PERIODS.
- CEC 150(P): RESIDENTIAL POOL SYSTEMS OR EQUIPMENT MEET THE PUMP SIZING, FLOW RATE, PIPING, FILTERS AND VALVE REQUIREMENTS OF CEC 150(P).
- 2008 BUILDING ENERGY EFFICIENCY STANDARDS PAGE 62 EXCEPTION 1 TO SECTION 114(A)(4) LISTED PACKAGE UNITS WITH FULLY INSULATED ENCLOSURES AND WITH TIGHT-FITTING COVERS THAT ARE INSULATED TO AT LEAST R-6.

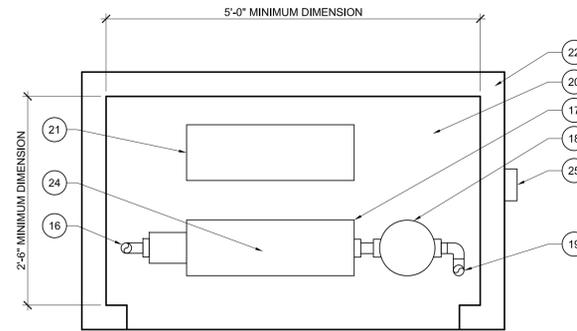
KEYED NOTES:

- OVER EXCAVATE BY 6" MINIMUM AROUND THE SPA.
- INSULATED CONCRETE FORM (ICF), CONCRETE TO HAVE ¾" AGGREGATE, NO AIR, 3" SLUMP.
- ¾" HORIZONTAL REINFORCEMENT BARS @ 16" O.C.
- ¾" VERTICAL REINFORCEMENT BARS AT 16" O.C.
- 2" SCHED 40 PVC PIPE CONNECTED TO THE PUMP, TYP. @ ALL JETS.
- (2) 5" SUPER HI-FLO SUCTION DRAIN (WATERWAY SPC-3V-2"), TYP. OF 2 FIELD VERIFY LOCATION.
- FLOOR DRAIN.
- 2" THICK COPING MATERIAL.
- PAVING MATERIAL.
- NOT USED.
- 6" CONCRETE SLAB WITH ¾" REINFORCEMENT BAR GRAD @ 16" O.C.
- NOT USED.
- SPA JETS, TYP. OF 3, FIELD VERIFY LOCATION.
- SKIMMER WITH 1 ½" SCHED. 40 PVC TO BE CONNECTED TO THE PUMP, TYP. OF 1, FIELD VERIFY LOCATION.
- NOT USED.
- 2" SCHED. 40 PVC PIPE CONNECTED TO THE SPA FLOOR DRAIN AND SKIMMER.
- CONTROL UNIT WITH GFCI POWER CORD 50A (220V).
- IN-LINE FILTER.
- 2" SCHED. 40 PVC PIPE CONNECTED TO THE SPA JETS.
- 4" HOUSEKEEPING PAD w/ #3 REBAR @ 18" O.C.E.W.
- 2HP PUMP (230V) 2-SPEED PUMP.
- 2x4 STUD WALL. FINISH PER CUSTOMER.
- HINGED ROOF; FINISH TO MATCH WALLS.
- HYDROQUIP HEATER (MODEL 48-PS40-SA) 1.0KW/4.0KW 115V (LOCATED UNDERNEATH THE CONTROL UNIT).
- SPA DISCONNECT.
- INSAL-TARP UNDERSLAB INSULATION R-8.



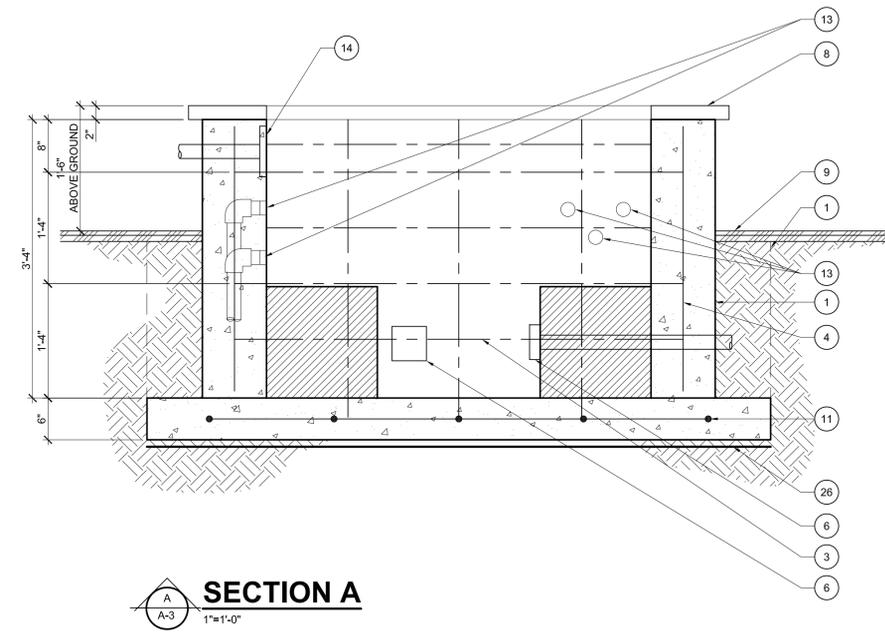
PLAN

1"=1'-0"



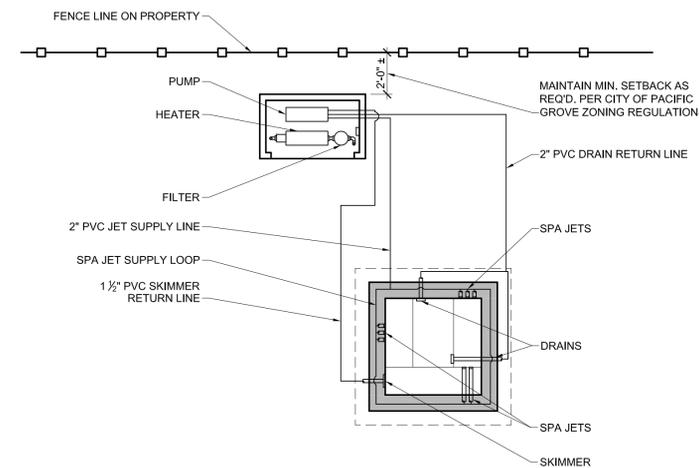
PUMP PLAN

1"=1'-0"



SECTION A

1"=1'-0"



PLUMBING PLAN

1/4"=1'-0"

TODD M. KREMPASKY, DRAFTING & DESIGN (831) 277-1058 toddmk@comcast.net

NEW SPA FOR:
MR. MATT CLARK
1209 SURF AVE.
PACIFIC GROVE, CA 93950

DATE: 11-11-15
REVISION DATE

A-1

AST

DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL WORK
FOR:

CLARK RESIDENCE

1209 SURF AVENUE
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-013-008

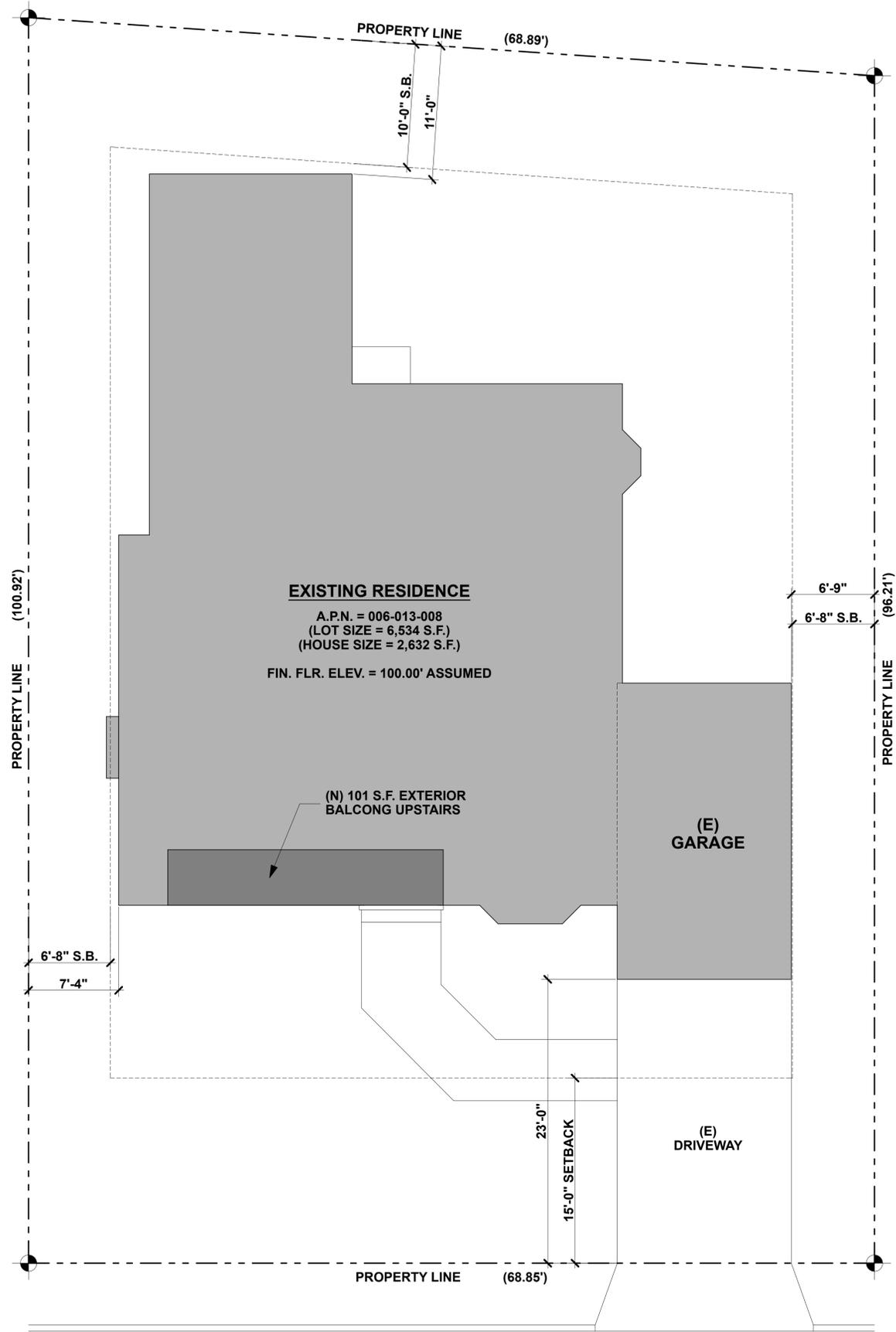
DRAWINGS:
SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: Jan. 21, 2016
REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET

A1.3



EXISTING RESIDENCE

A.P.N. = 006-013-008
(LOT SIZE = 6,534 S.F.)
(HOUSE SIZE = 2,632 S.F.)

FIN. FLR. ELEV. = 100.00' ASSUMED

(N) 101 S.F. EXTERIOR
BALCONG UPSTAIRS

(E)
GARAGE

(E)
DRIVEWAY

SITE PLAN

3/16" = 1'-0"



SURF AVENUE

AST

DESIGN GROUP
 957 ANGELUS WAY
 DEL REY OAKS, CA 93940
 PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL WORK
 FOR:

**CLARK
 RESIDENCE**

1209 SURF AVENUE
 PACIFIC GROVE, CALIFORNIA
 A.P.N.: 006-013-008

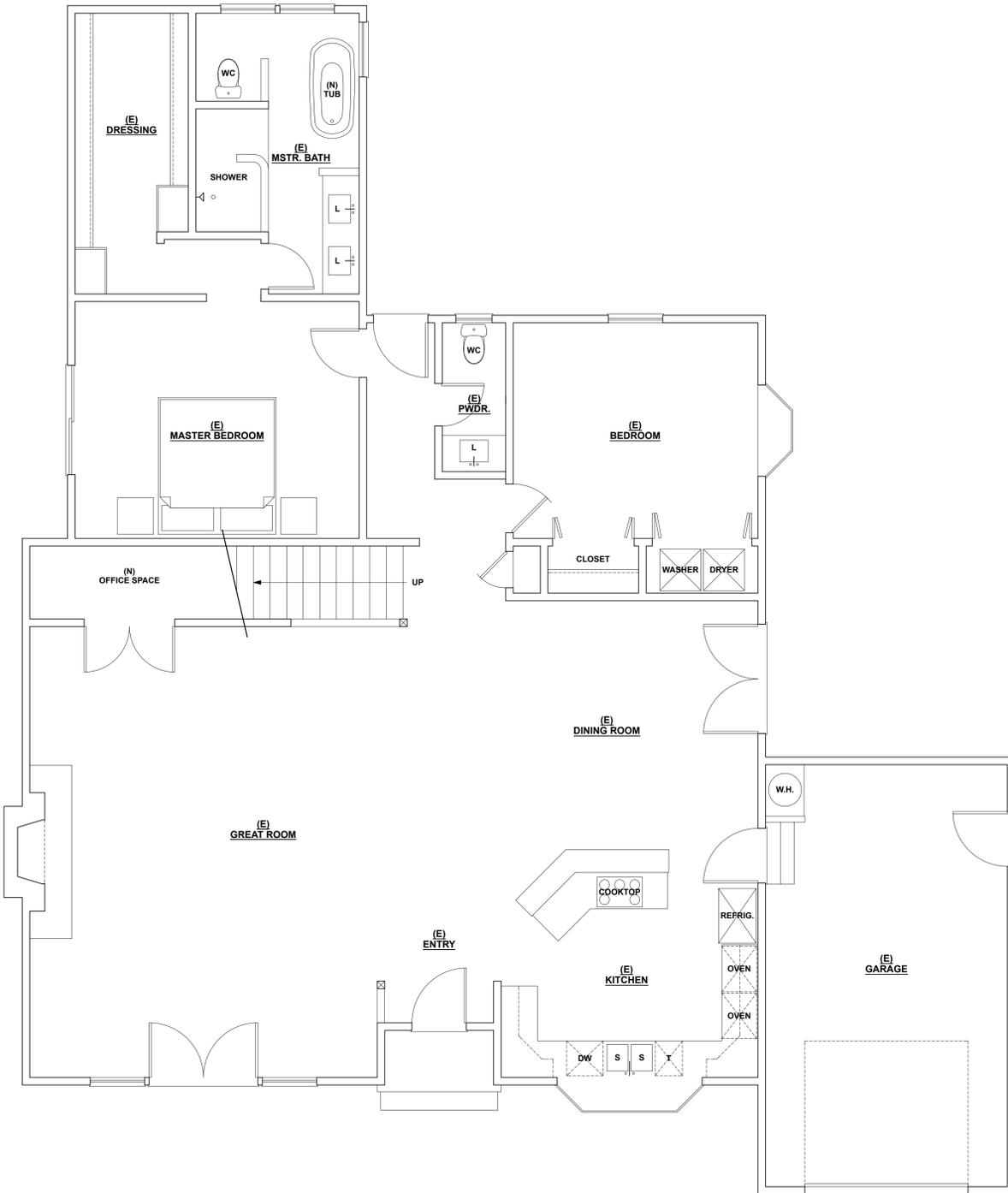
DRAWINGS:
 BALCONY FLOOR PLANS
 NOTES

DRAWN BY: AST
 DRAWING DATE: Jan. 21, 2016
 REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

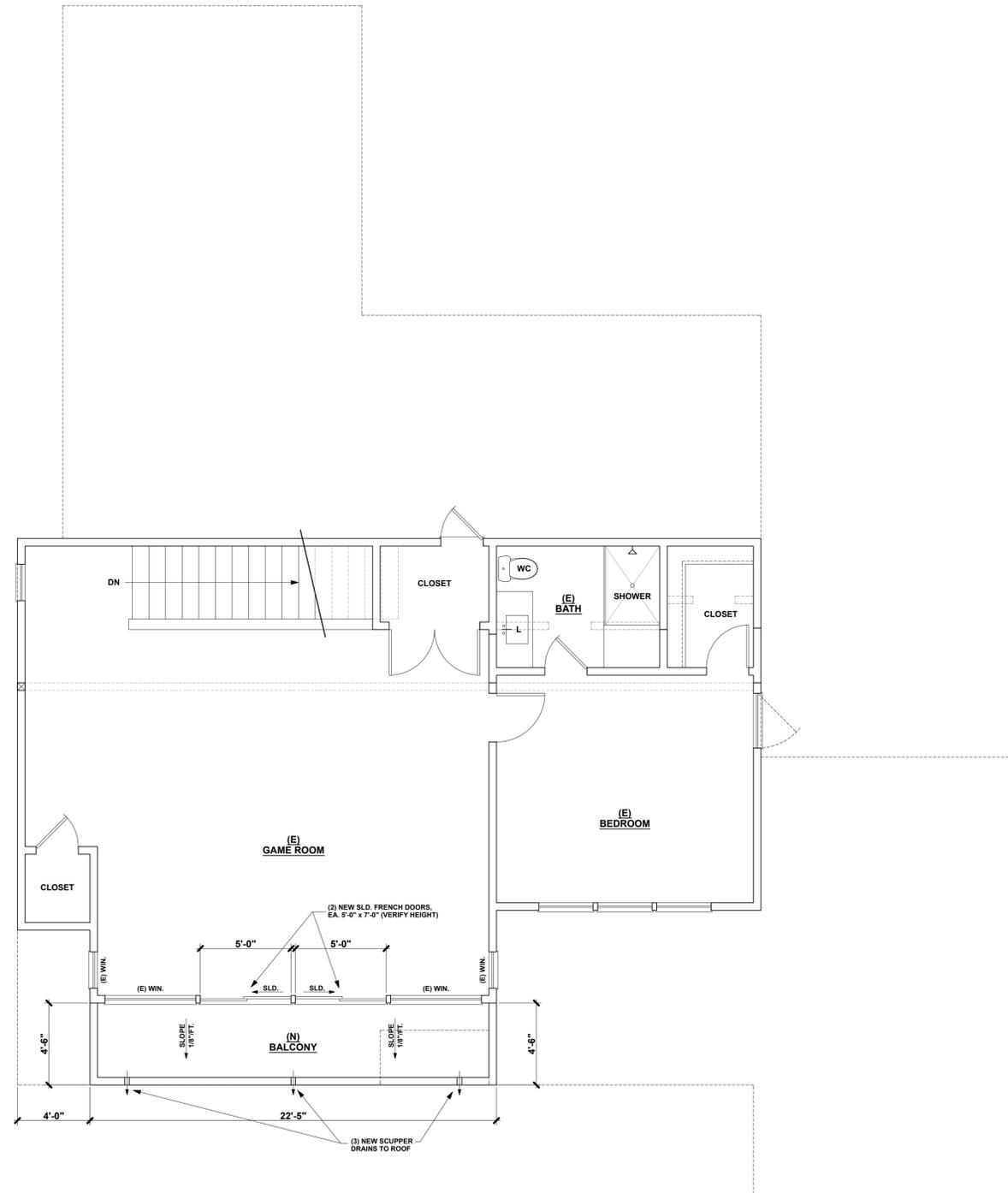
SHEET

A1.4



EXISTING & BALCONY FRAMING PLAN (MAIN LEVEL)

1/4" = 1'-0"



NEW BALCONY FLOOR PLAN (UPPER LEVEL)

1/4" = 1'-0"

AST

DESIGN GROUP
 957 ANGELUS WAY
 DEL REY OAKS, CA 93940
 PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL WORK
 FOR:

**CLARK
 RESIDENCE**

1209 SURF AVENUE
 PACIFIC GROVE, CALIFORNIA
 A.P.N.: 006-013-008

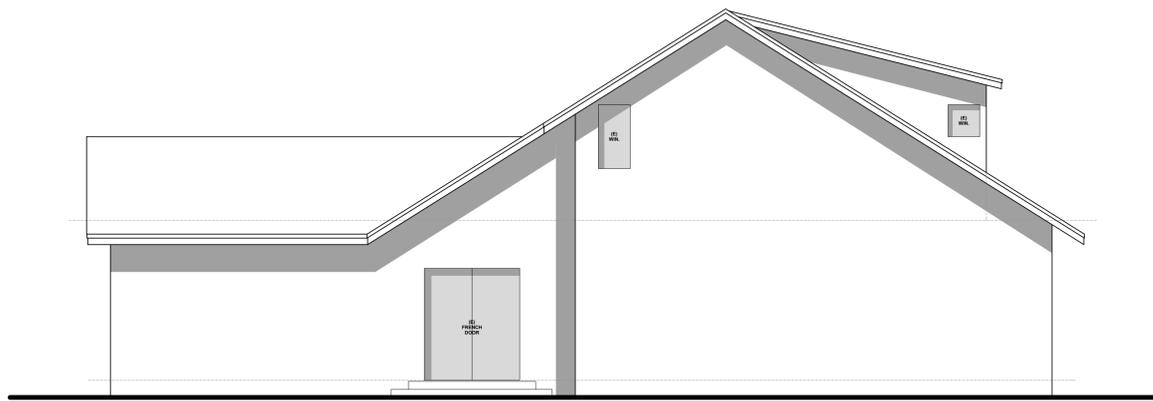
DRAWINGS:
 EXTERIOR ELEVATIONS
 NOTES

DRAWN BY: AST
 DRAWING DATE: Jan. 21, 2016
 REVISION DATES:

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT OR DESIGNER AND VISUAL CONTRACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET

A1.5



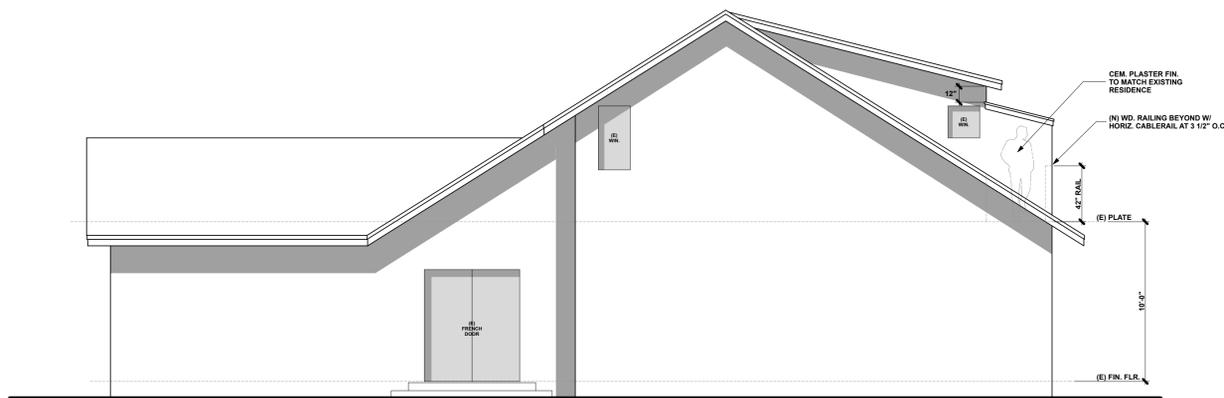
EXISTING EAST EXTERIOR ELEVATION

3/16" = 1'-0"



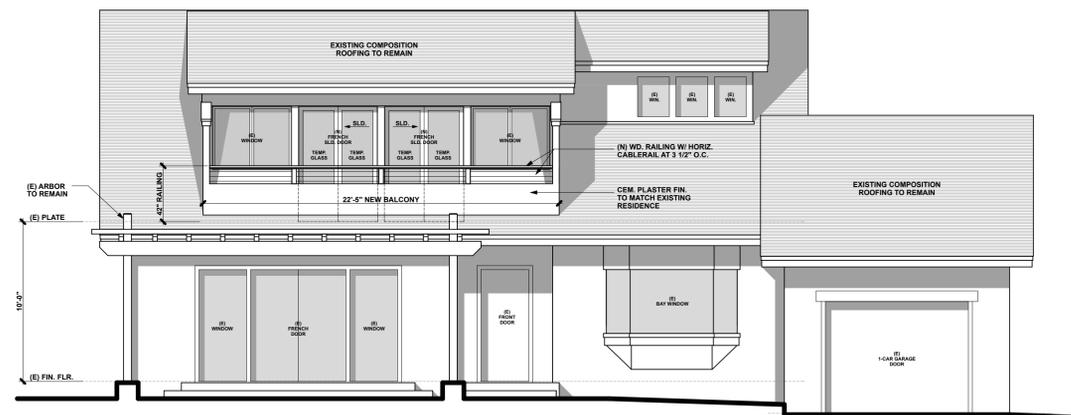
EXISTING NORTH EXTERIOR ELEVATION

3/16" = 1'-0"



NEW EAST EXTERIOR ELEVATION

3/16" = 1'-0"



NEW NORTH EXTERIOR ELEVATION

3/16" = 1'-0"