

PAID
2,224.00



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

Permit & Request Application

Project Permit(s) & Fees			
Permit:	Fee:	Multiple Permit Discount:	App. #:
AP	2,224.00		13-407
			Date: 12/19/13
			Received By: M. Feske
			Total Fee: \$2,224.00

Project/Property Information			
Project Address:	1112 SHELL AVE.	APN:	006-029-007
Lot:	7	Block:	023
Tract:		Tract:	Fairway Homes Tract
ZC:	R-1-H	GP:	Medon 17.4
Lot Size:	5769		
Project Description:	REMODEL OF (E) SINGLE FAMILY HOME TO INCLUDE GARAGE. (N) GARAGE STAIR ADDITION ABOVE GARAGE TO INCLUDE LIVING ROOM, POWDERROOM, KITCHEN & DECK.		
Applicant Name:	DENNIS ANDERSON	Phone #:	831-457-9348
Mailing Address:	5129 SQUEL AVE. SANTA CRUZ, CA 95062		
Email Address:	DENNIS @ ANDRUCK.COM		
Owner Name:	D'CONNOR	Phone #:	408-529-1484
Mailing Address:	1112 SHELL AVE. PACIFIC GROVE, CA 93951		
Email Address:	MADCONNOR @ ONEWORKPLACE.COM		

Permit(s)/Request(s)			
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input checked="" type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
	<input type="checkbox"/> NRC		<input type="checkbox"/> BP: Butterfly Preserve Buffer
	<input type="checkbox"/> HRC		
	<input type="checkbox"/> IPC		
	<input type="checkbox"/> CC		

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. **"If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Applicant Signature	Date	Owner Signature (Required)	Date
		<i>Mary O'Connor</i>	12/19/2013

PROJECT DATA SHEET

Project Address: 1112 SHELL AVE.Submission Date: 02.14.2014Applicant(s): DENNIS ANDERSONPermit Type(s) & No(s): PLANNING

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H			
Building Site Area	5,989 SQ.FT.			
Density (multi-family projects only)	-	-	-	
Building Coverage	40%	32.41%	32.41%	NO CHANGE
Site Coverage	60%	51.6%	49.5%	
Gross Floor Area	2,856	1,928	2,854	
Square Footage not counted towards Gross Floor Area	-	0	0	
Exterior Lateral Wall Length to be demolished*/Total Existing Wall Length	n/a	n/a	<u>50' / 258'</u> If	
Exterior Lateral Wall Length to be built	n/a	n/a	152'	
Building Height	25'-0"	14'-10"	20'-8"	
Number of stories	2	1	2	
Front Setback	15'	15'	15'	
<u>WEST</u> Side Setback (specify side)	10'	10'	10'	
<u>EAST</u> Side Setback (specify side)	10'	10'	10'	
Rear Setback	10'	10'	10'	
Garage Door Setback/Back-up Distance	20'	20'	20'	
Covered Parking Spaces	1	1	2	GARAGE PARKING
Uncovered Parking Spaces	1	2	2	
Parking Space Size	9' x 20'	9'x20'	9'x20'	
Number of Driveways	1	1	1	
Driveway Width(s)	15'-0"	20'-0"	20'-0"	
Eave Projection(s) (Into Setback)	3' maximum	10"	10"	
Distances Between Eaves & Property Lines	3' minimum	VARIES	VARIES	7'-3" MIN. DISTANCE
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projection(s) (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Fence Heights		6'-0"	6'-0"	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



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Initial Historic Screening Determination

Address: 1112 Shell APN: 006-023-007
 Owner: Mary O'Connor Applicant: Dennis Anderson

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 11/13/13 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
- _____ (description of known alteration)
 - _____ (type of documentation)
- 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
- or
- 2b. The property does not exhibit unique architectural, site or locational characteristics.
3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason
 Maureen Mason, HRC Chair

11/13/13
 Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz
 Anastazia Aziz, AICP, Associate Planner

11/13/13
 Date



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7a

AP PERMIT 13-407

FOR A PROPERTY LOCATED AT 1112 SHELL AVENUE TO CREATE AND CONSTRUCT AN APPROXIMATELY 926 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING 1,928 SQUARE FOOT SINGLE FAMILY RESIDENCE FOR A TOTAL OF 2,854 SQUARE FEET

FACTS

1. The subject site is located at 1112 Shell Avenue Pacific Grove, 93950 APN 006-023-007
2. The subject site has a designation of Medium Density Residential 17.4 dwelling units/acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject lot site is approximately 5,990 square feet.
5. The subject site is a single-family residence
6. The project site is located within the ASBS watershed zone.
7. The project site is located within the archaeological zone.
8. This project has been determined to be Exempt under CEQA Guidelines 15301.e.1.
9. The subject site is developed with a legal non-conforming deck that extends approximately 7 feet into the rear setback area.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district, including but not limited to heights and parking.
2. The proposed development will not expand or create any new non-conformities in the rear set-backs (Pacific Grove Municipal Code S23.68.050(d)(1))
3. The architecture and general appearance of the completed project are 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.'s 1, 9, 15*, 24, and 27;
2. 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, and
3. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit to allow:

1. A property located at 1112 Shell Avenue to create and construct an approximately 926 square foot second story addition to an existing 1,928 square foot single family residence for a total of 2,854 square feet.

CONDITIONS OF APPROVAL

1. **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.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director 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 approved, pursuant to the Zoning Code.
4. **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.
5. **Conformance to Plans.** Development of the site shall conform to approved plans entitled "O'Connor Residence" dated received February 14, 2014 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **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.
7. **Archaeological.** If archaeological resources or human remains are accidentally discovered during construction, work shall be halted on the project parcel until it can be evaluated by a qualified professional archaeological. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the approval of the lead agency, and implemented.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board 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.
2. The Board authorizes APPROVAL of a 926 square foot addition to a single family residence, AP 13-407.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. 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 at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 11th day of March, 2014, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Jim McCord, 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.

Mr. & Mrs. O'Connor, Owner

Date

DRAFT

From: Kathleen White <kwhite1955@comcast.net>

Date: February 24, 2014 at 10:11:05 AM PST

To: mikemaryoconnor@yahoo.com

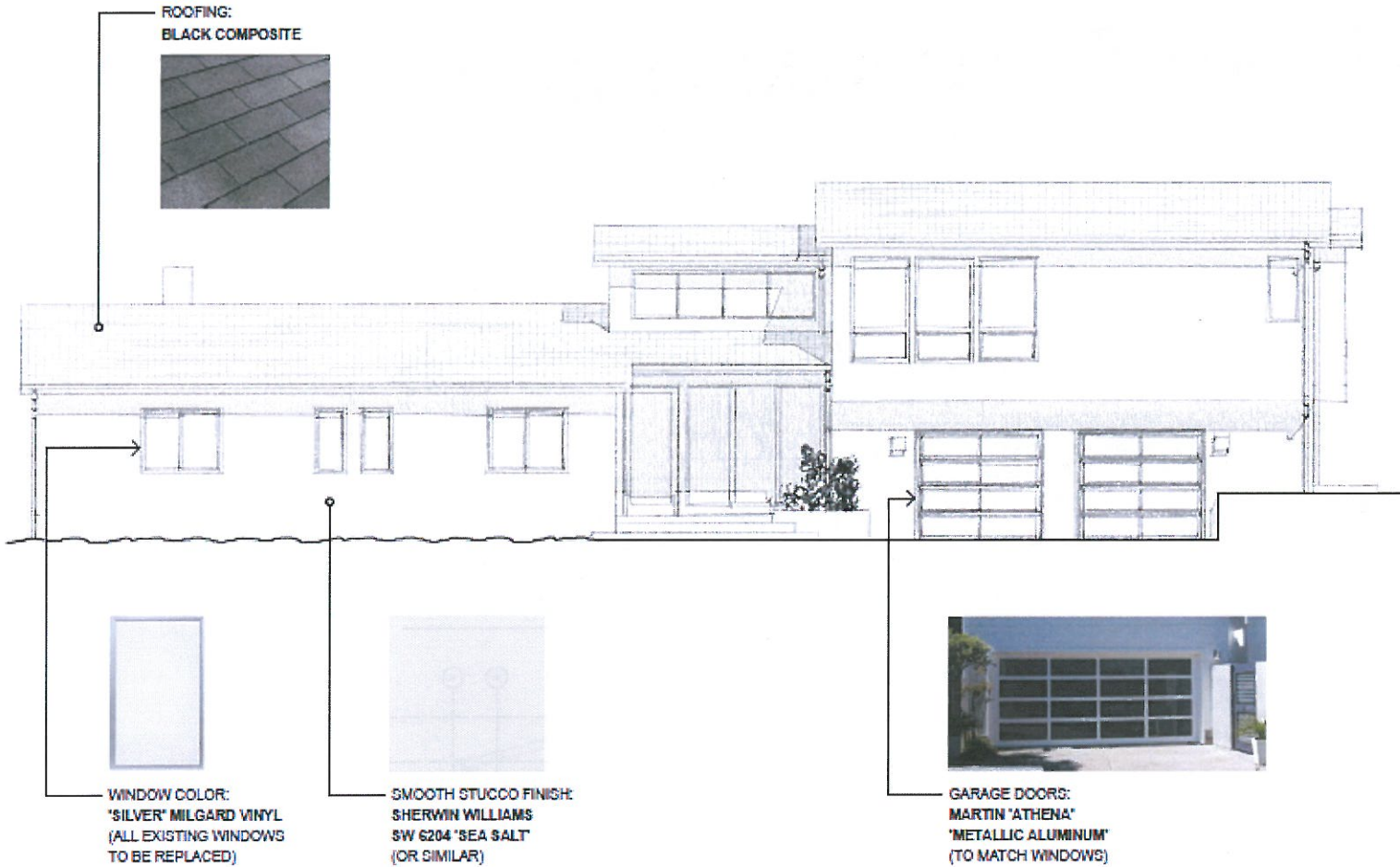
Subject: O'Connor Renovation

Dear Mary and Mike O'Connor and Pacific Grove ARB,

I live at 1111 Surf Avenue and the O'Connors are my backyard neighbors. I have reviewed the plans for their house renovation. I approve the plans as long as the deck meets all set-backs and city ordinances.

Best regards

Kathleen White
1111 Surf Ave.
Pacific Grove, CA 93950



PROJECT NAME:
O'CONNOR RESIDENCE

PROJECT ADDRESS:
1112 SHELL AVE.
PACIFIC GROVE, CA 93950

DRAWING TITLE:
MATERIAL PALETTE

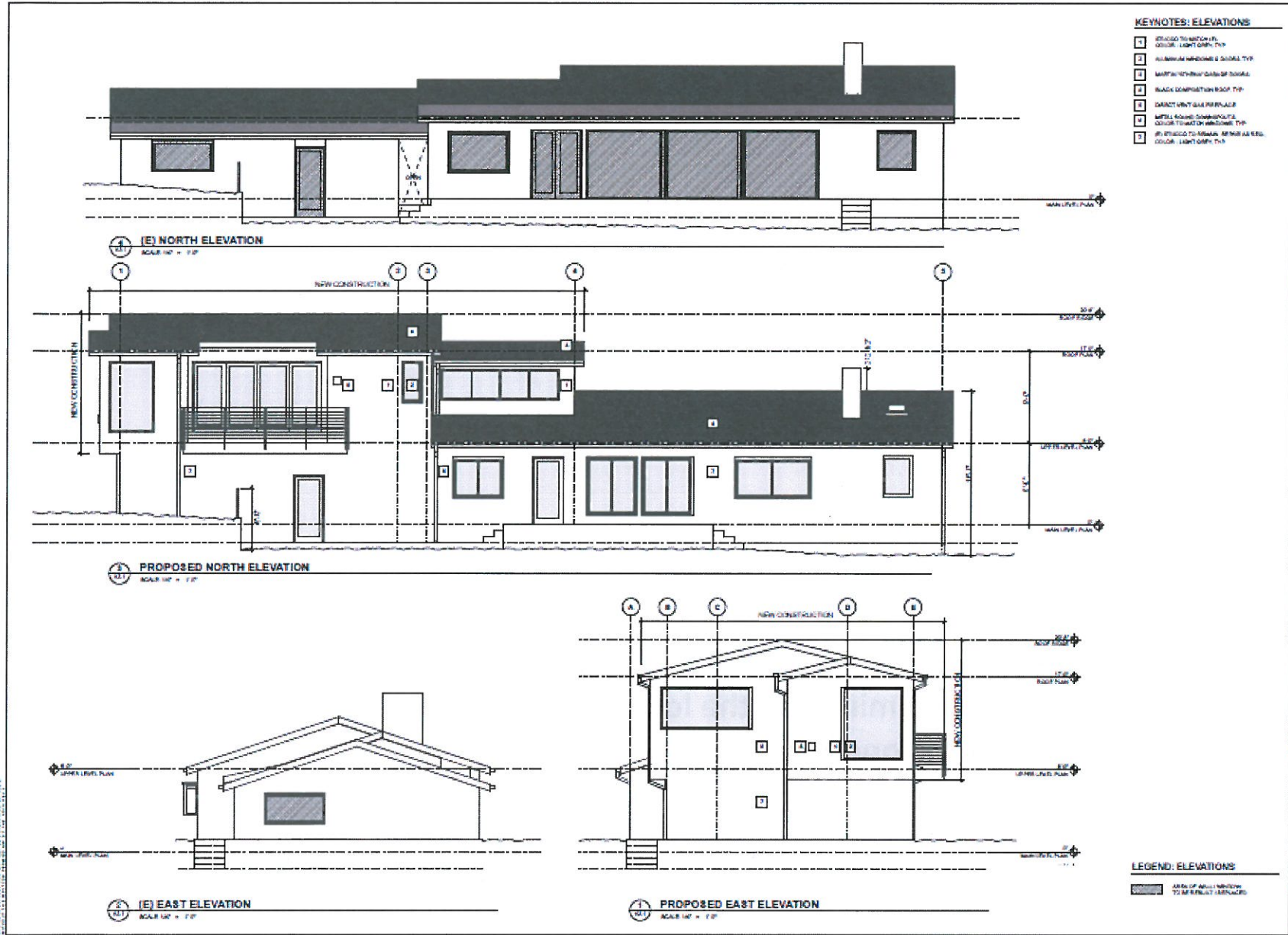
SHEET

ARB2

DATE

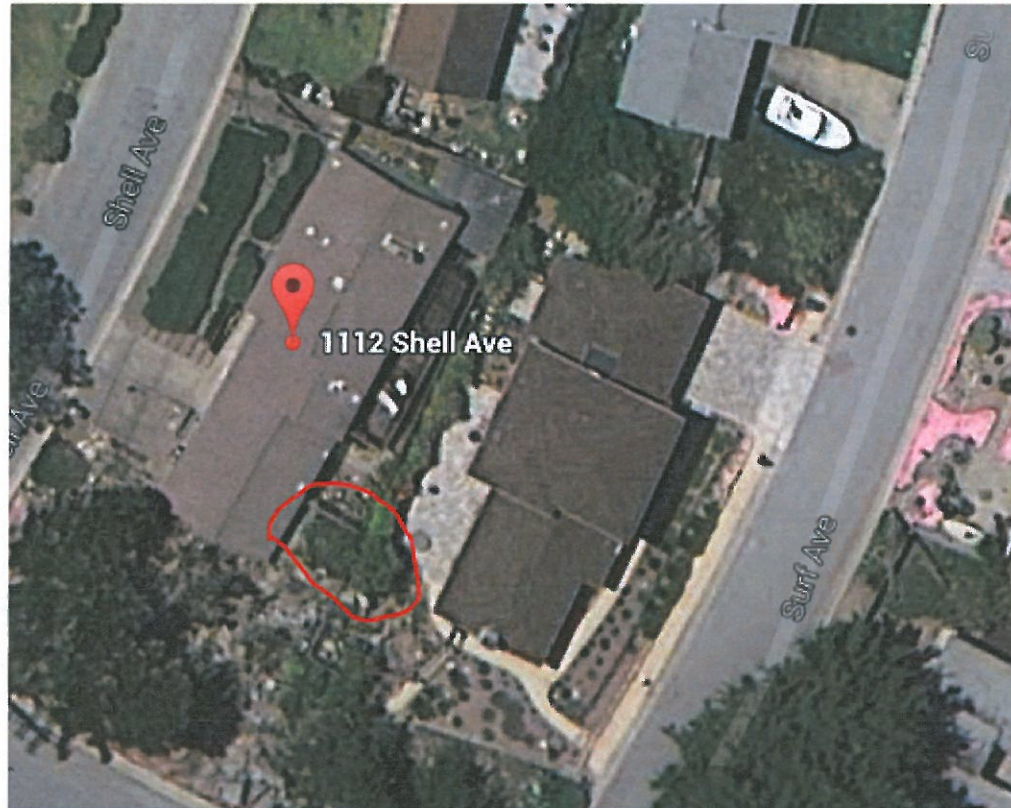
03.07.2014





THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Guideline 7 – Second floor decks should be designed and located to minimize the loss of privacy for neighboring properties



Deck location circled – tree is planted in front of the deck in neighbor’s yard



View of neighbor's house from lower level deck



View of neighbor's house from lower level deck



View of story poles from street below



View from proposed deck - deck is aligned with neighbor's tree

Neighborhood Compatibility







GENERAL NOTES

GENERAL NOTES

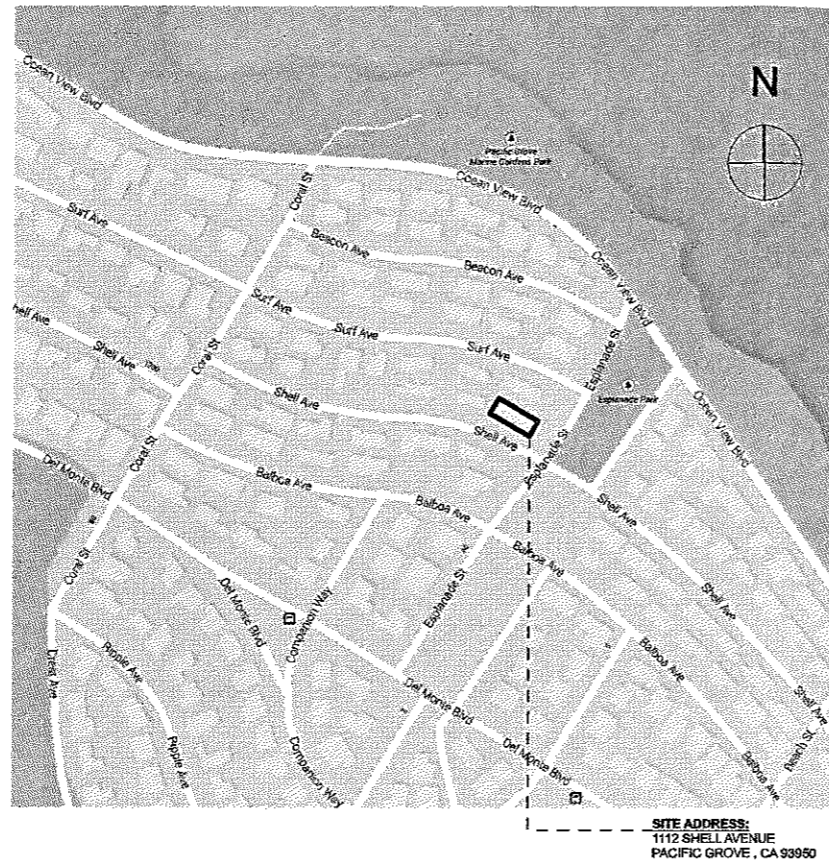
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
 - 2010 CALIFORNIA BUILDING CODE (2009 I.B.C. AS ADOPTED & AMENDED BY CALIFORNIA)
 - 2010 CALIFORNIA MECHANICAL CODE (2009 U.M.C. AS ADOPTED & AMENDED BY CALIFORNIA)
 - 2010 CALIFORNIA PLUMBING CODE (2009 U.P.C. AS ADOPTED & AMENDED BY CALIFORNIA)
 - 2010 CALIFORNIA ELECTRICAL CODE (2008 N.E.C. AS ADOPTED & AMENDED BY CALIFORNIA)
 - 2010 CALIFORNIA GREEN BUILDING STANDARDS
 - 2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS
 - 2010 CALIFORNIA FIRE CODE
- NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.
- COORDINATION:
 - THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.
 - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
 - THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- ALL DIMENSIONS ON THE FLOOR PLAN AND SECTIONS NEED TO BE VERIFIED. MAINTAIN ACCESSIBILITY REQUIRED MINIMUM CLEARANCES.

FIRE NOTES

ROOF COVERINGS TO BE NO LESS THAN CLASS 'A' RATED ROOF.

BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT ON CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHEN NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION

REMODEL OF (E) SINGLE FAMILY HOME TO INCLUDE GARAGE. (N) SECOND STORY ADDITION TO INCLUDE LIVING ROOM POWDER ROOM, KITCHEN AND DECK

LOCATION: 1112 SHELL AVENUE
PACIFIC GROVE, CA 93950

APN: 006 - 023 - 007

ZONING: R-1-H

LOT SIZE: 5,989 SQ.FT

SHEET INDEX

- A1.0 - SITE PLAN, PROJECT DATA & NOTES
- A2.0 - EXISTING FLOOR PLAN & SCHEDULES
- A2.1 - PROPOSED FLOOR PLANS
- A2.2 - ROOF PLANS
- A3.0 - EXTERIOR ELEVATIONS
- A3.1 - EXTERIOR ELEVATIONS
- A4.0 - SECTIONS

CONTACT

ARCHITECT

ANDERSON MCKELVEY ARCHITECTS
536 SOQUEL AVE
SANTA CRUZ, CA 95062
VOICE: (831) 457-8348
FAX: (831) 423-2724

OWNER

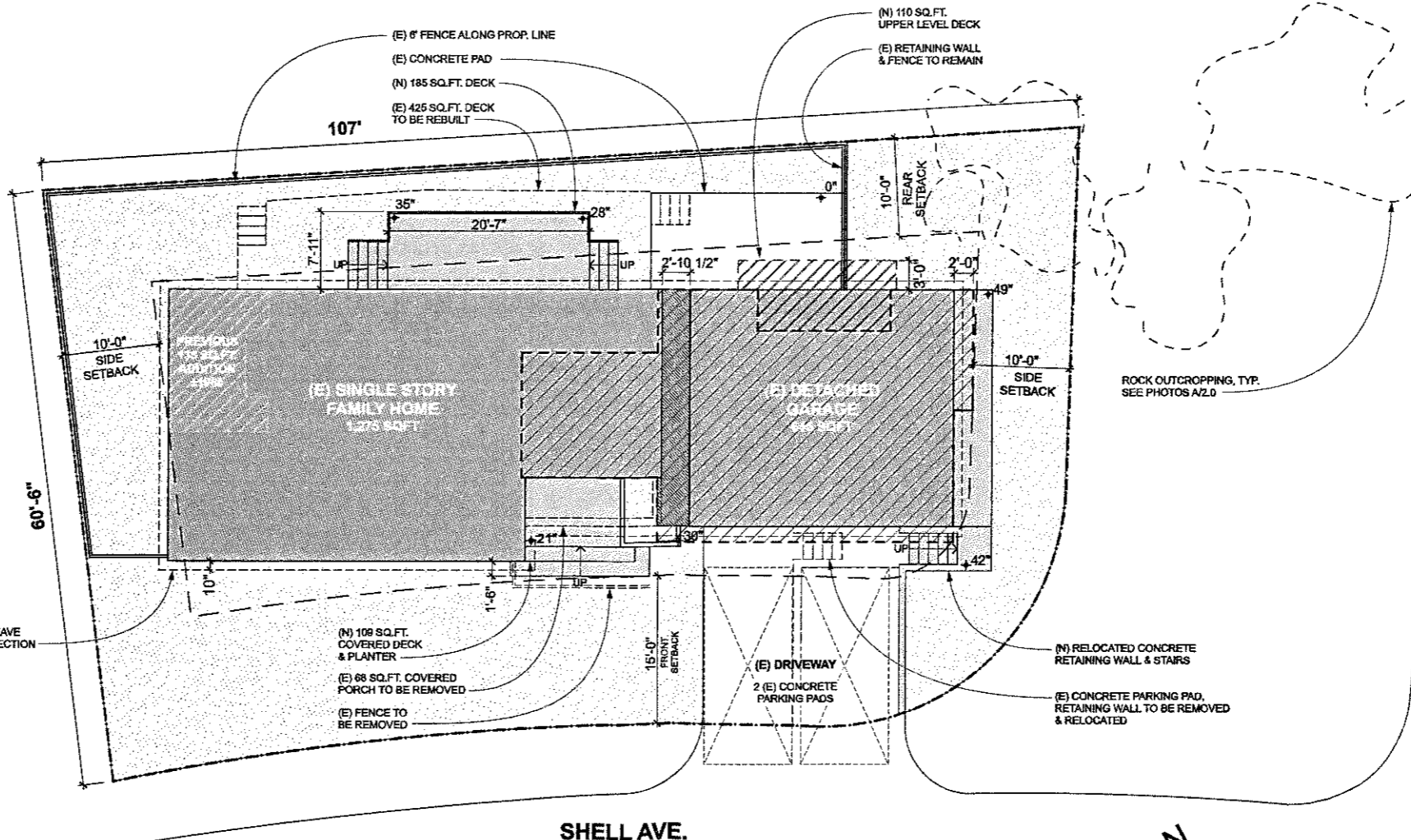
MR & MRS O'CONNOR
1112 SHELL AVE.
PACIFIC GROVE, CA 93950
VOICE: (408) 529-1484

PROJECT DATA SHEET

Project Address: 1112 SHELL AVE. Submittal Date: 02.17.14
Applicant(s): DENNIS ANDERSON Permit Type(s) & No(s): PLANNING

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1-H		
Building Site Area		5,989 SQ.FT.		
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1 SITE PLAN
A1.0 SCALE: 1/8" = 1'-0"

SITE PLAN: LEGEND

- EXISTING SINGLE STORY HOUSE & DETACHED GARAGE
- EXISTING DECK & COVERED PORCH, TO BE REBUILT
- PROPOSED FIRST FLOOR ADDITION
- PROPOSED SECOND STORY ADDITION
- PROPOSED SECOND STORY DECK
- PROPOSED DECK & COVERED PORCH
- PLANTED AREA TO REMAIN UNPAVED
- PROPERTY LINE
- SETBACKS
- (E) EAVES

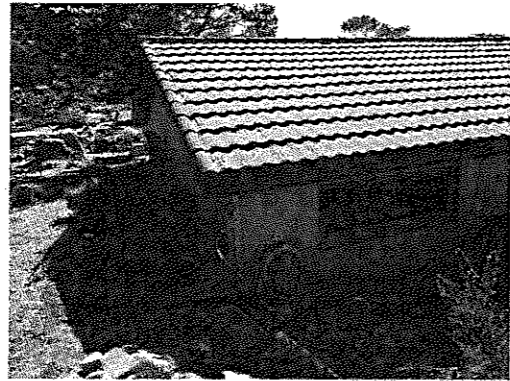
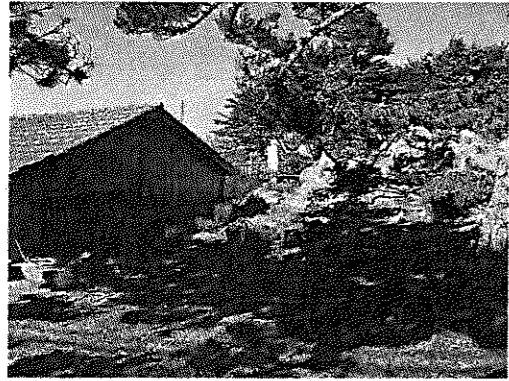
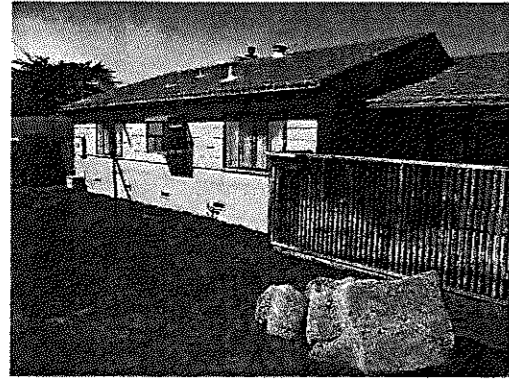
NOTES: DRAWINGS ARE THE PROPERTY OF ANDERSON MCKELVEY ARCHITECTS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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PHOTOS OF EXISTING HOUSE & GARAGE



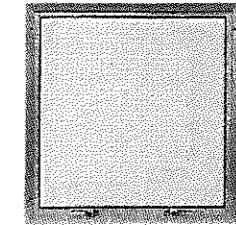
SCHEDULES

DOOR SCHEDULE						
#	LOCATION	TYPE	LEAF SIZE		REMARKS	MFR.
			WIDTH	HEIGHT		
MAIN LEVEL PLAN						
101D	ENTRY	SWING	3'-6"	8'-0"	SINGLE LITE / OBSCURE	FLEETWOOD
103B	LAUNDRY		2'-10"	6'-8"		
103C	LAUNDRY		2'-10"	6'-8"		
104C	LIVING ROOM	SWING	3'-0"	6'-8"	SINGLE LITE / OBSCURE	FLEETWOOD
105B	MASTER BEDROOM		3'-0"	6'-8"		
105C	MASTER BEDROOM		2'-10"	6'-8"		
107B	BEDROOM 1		2'-6"	6'-8"		
109C	BATH		2'-8"	6'-8"		
110B	BEDROOM 2		2'-6"	6'-8"		
111A	GARAGE		8'-2"	7'-0"		
111B	GARAGE		8'-2"	7'-0"		
111C	GARAGE	SWING	3'-0"	6'-8"	SINGLE LITE / OBSCURE	FLEETWOOD
UPPER LEVEL PLAN						
203B	POWDER		2'-10"	7'-0"		
204A	DECK		3'-0"	8'-0"		FLEETWOOD
204B	DECK	DOUBLE SLIDER	12'-7 1/2"	7'-0"	TEMPERED	
204C	DECK		3'-0"	8'-0"		FLEETWOOD

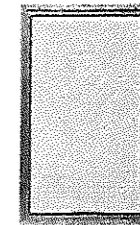
7a

WINDOW SCHEDULE						
#	LOCATION	TYPE	SIZE		REMARKS	MFR.
			WIDTH	HEIGHT		
MAIN LEVEL PLAN						
101A	ENTRY	FIXED	2'-10 1/4"	7'-6"	OBSCURE GLASS / TEMPERED	FLEETWOOD
101B	ENTRY	FIXED	2'-10 1/4"	7'-6"	OBSCURE GLASS / TEMPERED	FLEETWOOD
101C	ENTRY	FIXED	2'-10 1/4"	7'-6"	OBSCURE GLASS / TEMPERED	FLEETWOOD
103A	LAUNDRY	SLIDER	5'-0"	4'-0 1/2"		MILGARD
104A	LIVING ROOM	SLIDER	5'-0"	5'-8"	TEMPERED	MILGARD
104B	LIVING ROOM	SLIDER	5'-0"	5'-8"	TEMPERED	MILGARD
105A	MASTER BEDROOM	SLIDER	7'-7"	4'-0 1/2"		MILGARD
106A	MASTER BATHROOM	CASEMENT	2'-10"	3'-11"	OBSCURE GLASS	MILGARD
107A	BEDROOM 1	SLIDER	5'-1 1/2"	4'-0 1/2"	OBSCURE GLASS	MILGARD
109A	BATH	CASEMENT	2'-0"	4'-0 1/2"	OBSCURE GLASS	MILGARD
109B	BATH	CASEMENT	2'-0"	4'-0 1/2"	OBSCURE GLASS / TEMPERED	MILGARD
110A	BEDROOM 2	SLIDER	5'-1 1/2"	4'-0 1/2"		MILGARD
UPPER LEVEL PLAN						
102A	STAIR	FIXED	11'-6 1/2"	3'-0"		MILGARD
102B	STAIR	FIXED	11'-6 1/2"	3'-0"		MILGARD
201A			3'-8"	5'-6"		FLEETWOOD
201B			3'-8"	5'-6"		FLEETWOOD
201C			3'-8"	5'-6"		FLEETWOOD
202A	KITCHEN	FIXED	4'-4"	7'-0"		MILGARD
202B	KITCHEN	FIXED	6'-0"	7'-0"		MILGARD
202C	KITCHEN	FIXED	9'-0"	4'-0"		MILGARD
202D	KITCHEN	FIXED	2'-0"	4'-0"		MILGARD
203A	POWDER	CASEMENT	2'-0"	4'-0 1/2"	OBSCURE GLASS	FLEETWOOD

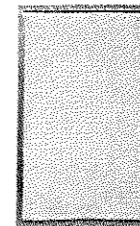
MILGARD VINYL - 'SILVER'



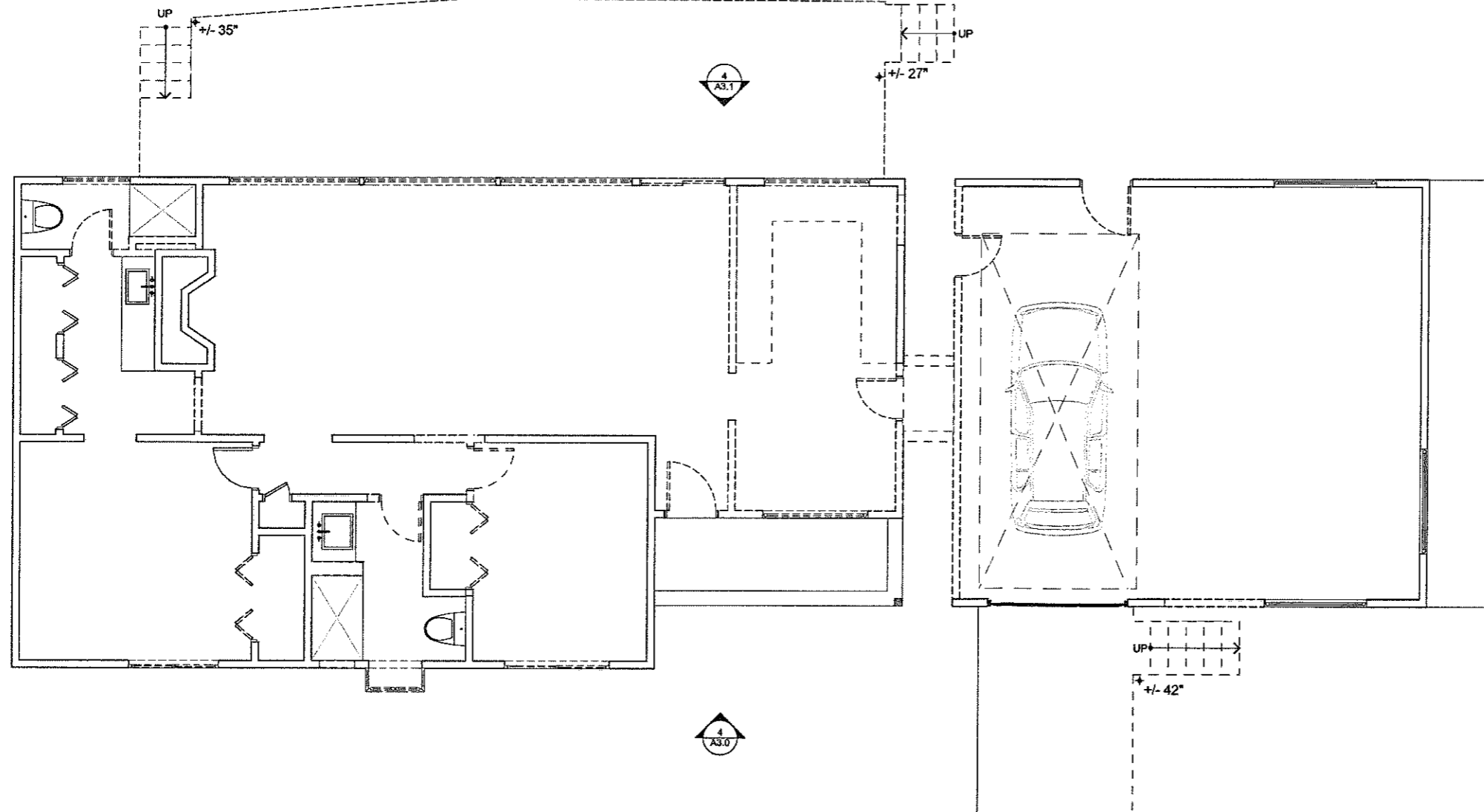
• Min Max: Min 16" by 16" Max 40" by 30"
• U-Value: 0.56 - 0.57



• Min Max: Min 16" by 16" Max 26" by 50"
• Minimum Egress: 2'6" by 30" and 20" by 40"
• U-Value: 0.56 - 0.57



• Min Max: Min 10" by 10" Max 80" by 60"
• U-Value: 0.40 - 0.41



3
A2.0
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

LEGEND: FLOOR PLAN

- EXISTING WALL
- ▨ NEW WALL
- - - WALL TO BE REMOVED

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ISS PLAN 02-1 EXI SCF SCAL JOB SHE

KEYNOTES: FLOOR PLAN

7a

MECHANICAL

- 40 ENERGY STAR WASHING MACHINE
- 41 ENERGY STAR CLOTHES DRYER, VENTED TO EXTERIOR W/ SMOOTH METAL 4" VENT WITH BACKDRAFT DAMPER
- 42 HIGH-EFFICIENCY GAS BOILER WALL MOUNTED 50 PILOT IS +18" A.F.F., VENTED TO OUTSIDE
- 50 FLOOR MOUNTED BASE CABINET W/ COUNTERTOP (SEL. BY OWNER)
- 61 MICROWAVE / RANGE HOOD; EXHAUST FAN VENTED TO OUTSIDE
- 82 RANGE
- 82 ENERGY STAR REFRIGERATOR W/ ICE MAKER
- 83 ENERGY STAR DISHWASHER
- 84 FAUCET TO BE 1.8 GPM @ 60PSI

GENERAL

- 1 1/2" GYP. BOARD ON 2x4 STUDS @ 16" O.C.
- 2 1/2" GYP. BOARD ON 2x6 STUDS @ 16" O.C.
- 3 EGRESS WINDOW W/ MIN. NET CLEAR OPENING OF 5.7 SQ.FT. MIN. NET CLEAR OPENING HEIGHT OF 24" MIN. NET CLEAR OPENING WIDTH OF 20" MIN. SILL NOT MORE THAN 44" A.F.F.
- 4 42" PARTIAL HEIGHT WALL
- 5 5/8" TYPE 'X' GYP. BOARD @ UNDER STAIR AREAS, CEILINGS & SUPPORTING MEMBERS BELOW LIVING AREAS & GARAGE SIDE OF GARAGE / HOUSE WALLS / CEILINGS
- 6 PAINT GRADE CLOSET DOORS
- 7 CLOSET
- 8 LINE OF FLOOR / ROOF ABOVE
- 9 GAS LOG FIRE INSERT
- 10 ALUMINUM GUTTERS & DOWNSPOUTS TO MATCH WINDOWS
- 11 PAINTED BASE, ±1/4" x 6", TYP.
- 12 WALL-MOUNTED UPPER CABINETS
- 13 PLANTER

BATHROOM

- 80 TUB / SHOWER W/ CURTAIN & CERAMIC TILE WALLS TO CEILING, SHOWERHEAD TO BE 2GPM @ 80PSI
- 81 PEDESTAL SINK SELECTED BY OWNER, FAUCET SHALL HAVE A MAXIMUM FLOW RATE OF 1.5GPM @ 60PSI
- 82 LAVATORY SINK W/BASE CABINET, COUNTERTOP & BACKSPLASH SELECTED BY OWNER, FAUCET SHALL HAVE A MAXIMUM FLOW RATE OF 1.5GPM @ 60PSI
- 83 TRENCH DRAIN, SLOPE 1/4" PER FOOT, MIN.
- 84 DUAL-FLUSH TOILET, 1.28 GPF MAX.
- 85 TEMPERED GLASS SHOWER ENCLOSURE & CERAMIC TILE WALLS TO CEILING, SHOWERHEAD TO BE 2GPM @ 80PSI

FLOORING

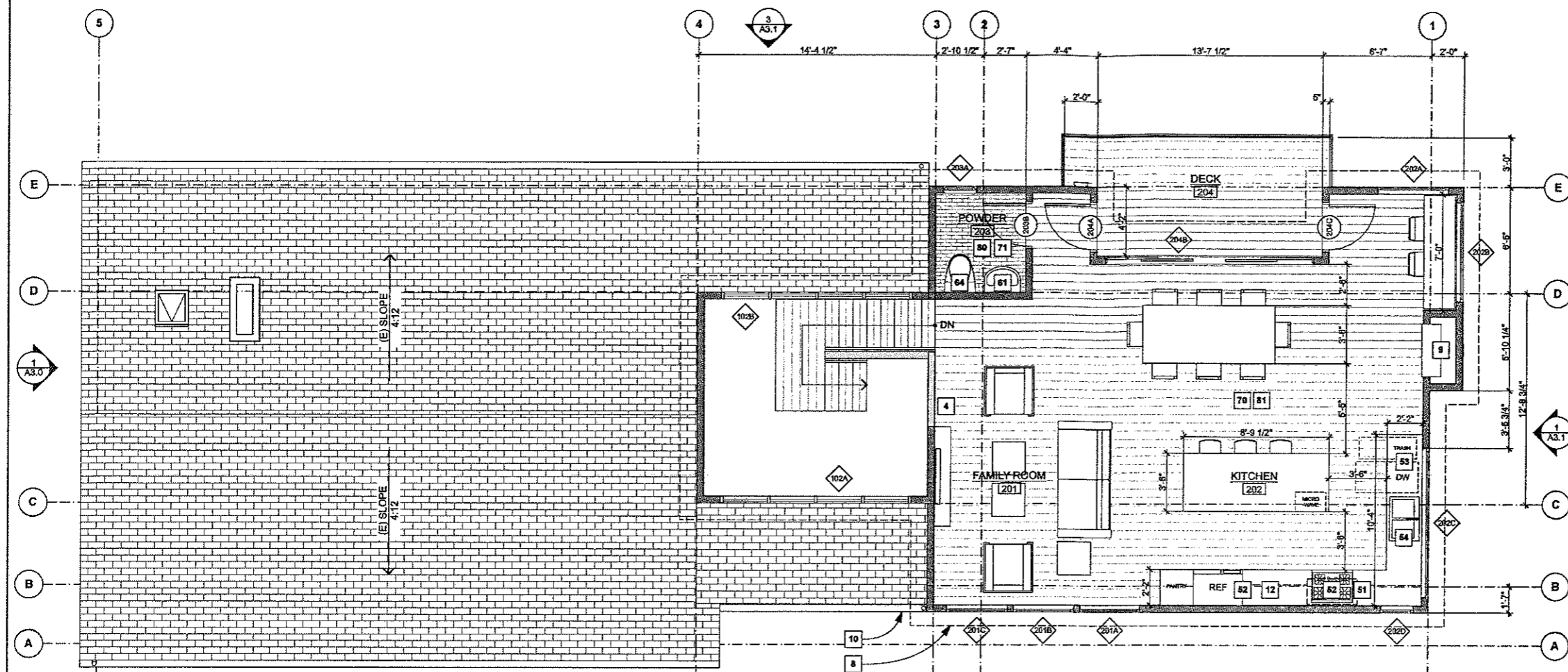
- 70 WOOD FINISH FLOORING (SEL. BY OWNER) ON SUBFLOOR
- 71 TILE FLOORING (SEL. BY OWNER) ON SUBFLOOR

CEILING

- 80 FLAT 5/8" GYP.BD. CEILING @ 8'-0"
- 81 FLAT 5/8" GYP.BD. CEILING @ 9'-0"
- 82 SKYLIGHT ABOVE
- 83 CEILING HEATER / HEAT LAMP, TBD

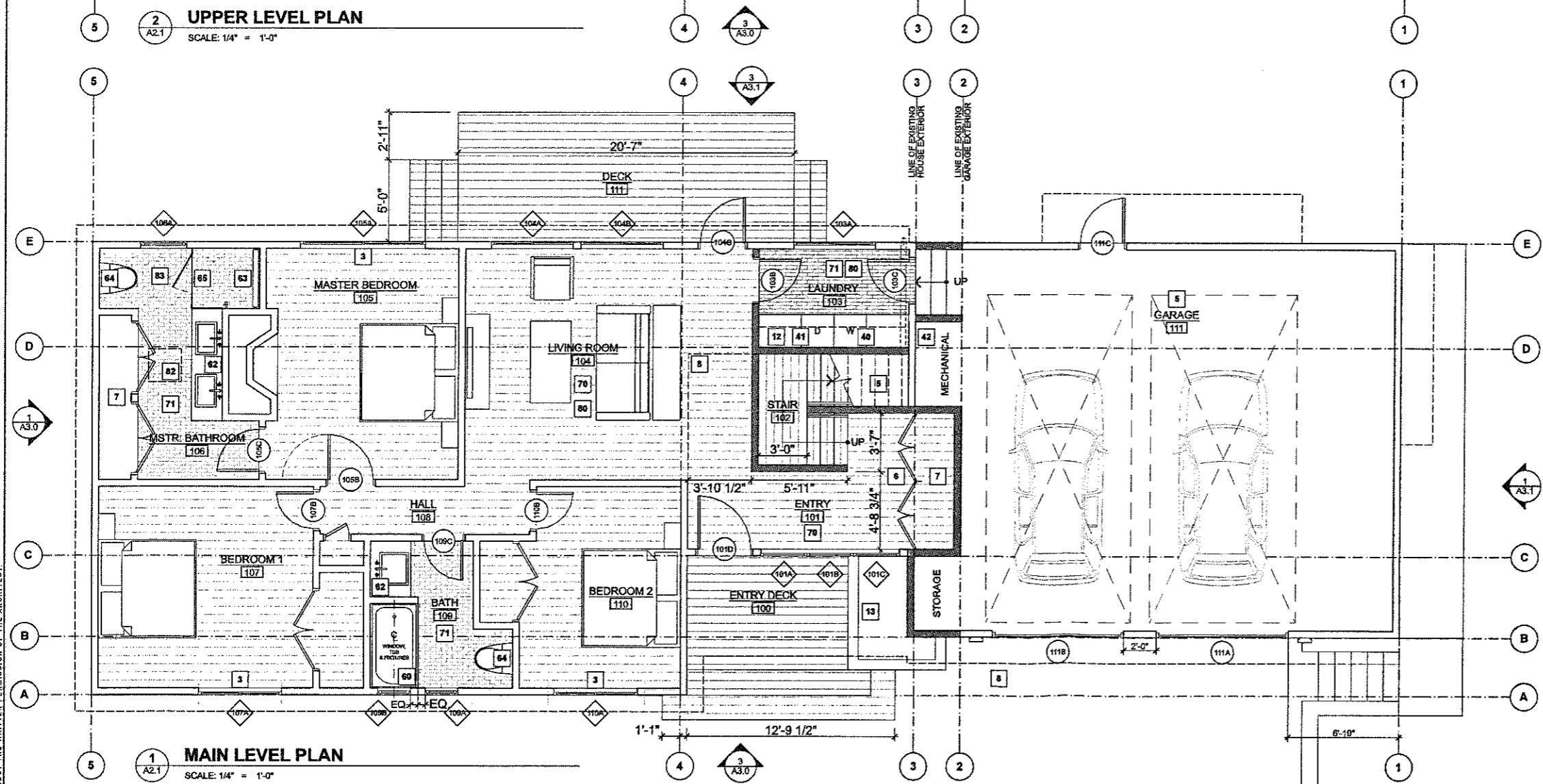
LEGEND: FLOOR PLAN

- EXISTING WALL
- NEW WALL
- - - WALL TO BE REMOVED



2 UPPER LEVEL PLAN

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



1 MAIN LEVEL PLAN

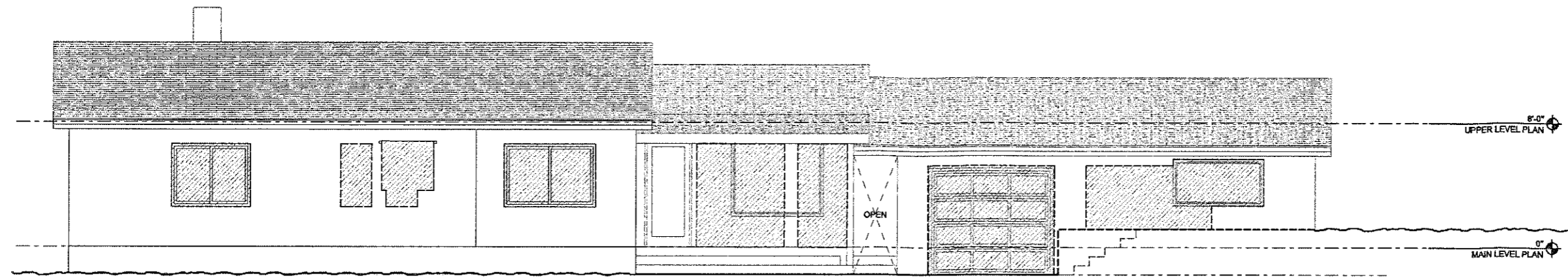
SCALE: 1/4" = 1'-0"

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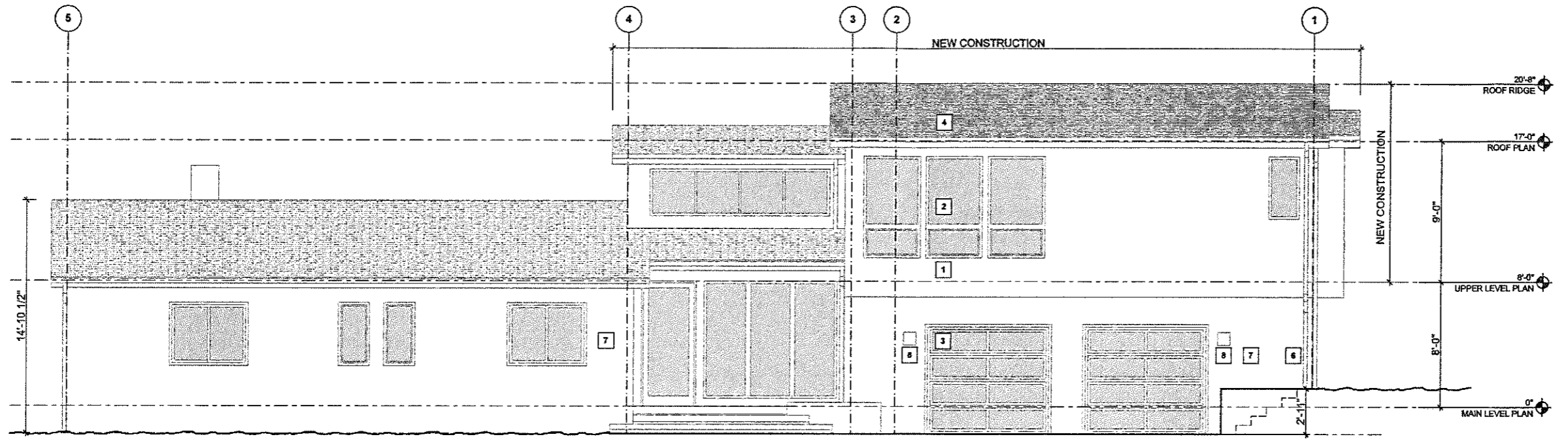
ISS PLAN 02-1- PRO SCA JOB SHE

KEYNOTES: ELEVATIONS

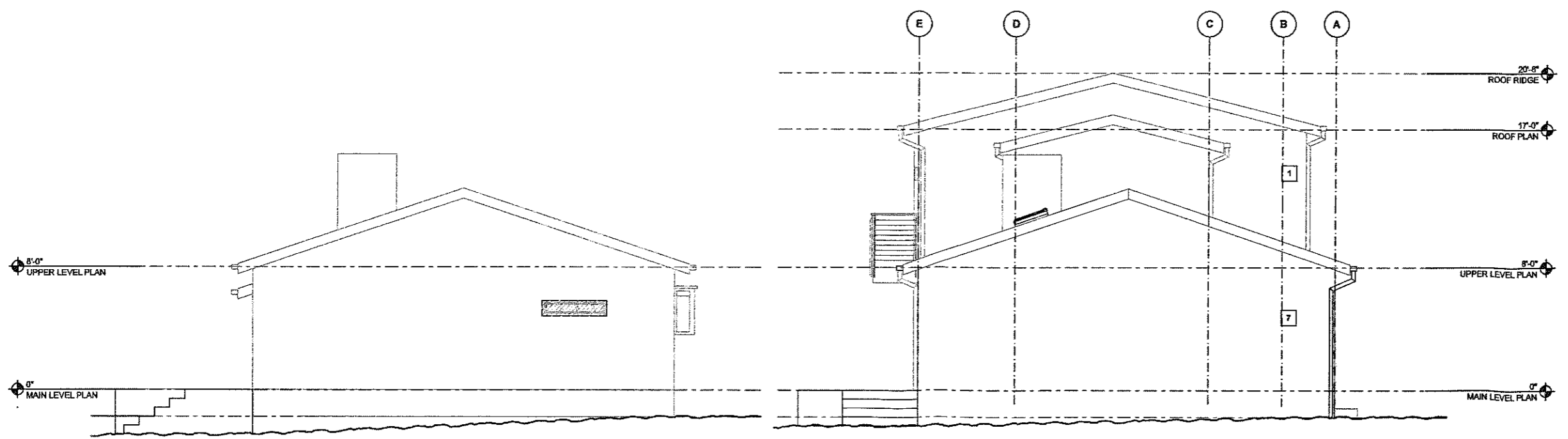
- 1 STUCCO TO MATCH (E),
COLOR - LIGHT GREY, TYP.
- 2 ALUMINUM WINDOWS & DOORS, TYP.
- 3 MARTIN "ATHENA" GARAGE DOORS
- 4 BLACK COMPOSITION ROOF, TYP.
- 5 DIRECT VENT GAS FIREPLACE
- 6 METAL ROUND DOWNSPOUTS,
COLOR TO MATCH WINDOWS, TYP.
- 7 (E) STUCCO TO REMAIN, REPAIR AS REQ.,
COLOR - LIGHT GREY, TYP.



4 (E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 (E) WEST ELEVATION
SCALE: 1/4" = 1'-0"

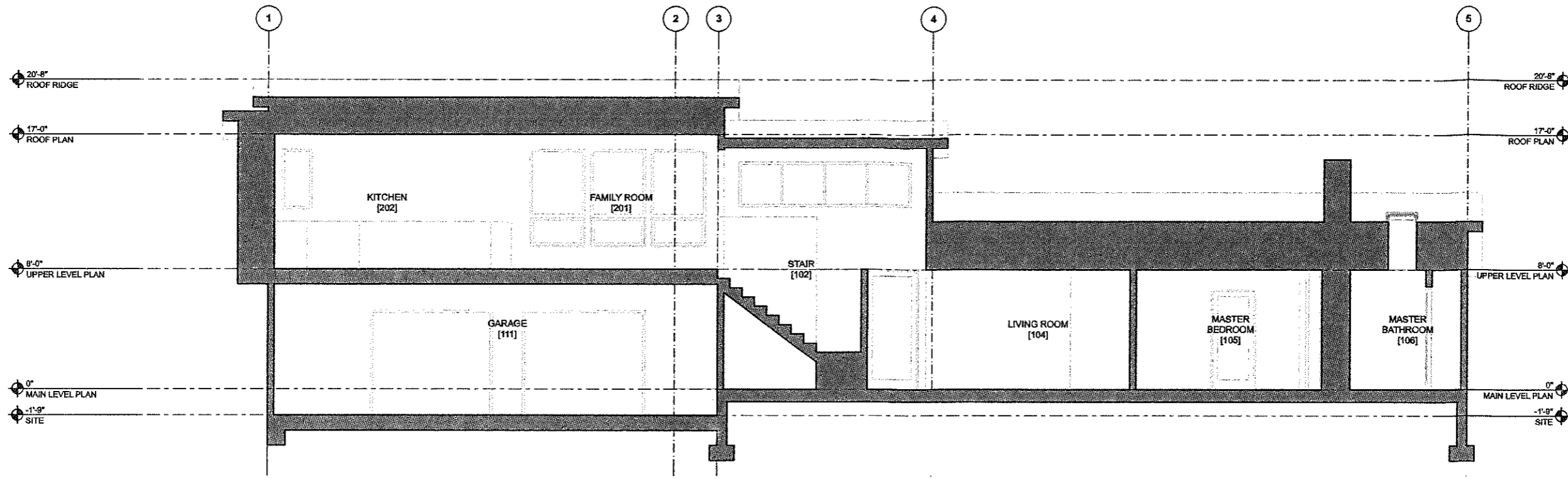
1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND: ELEVATIONS

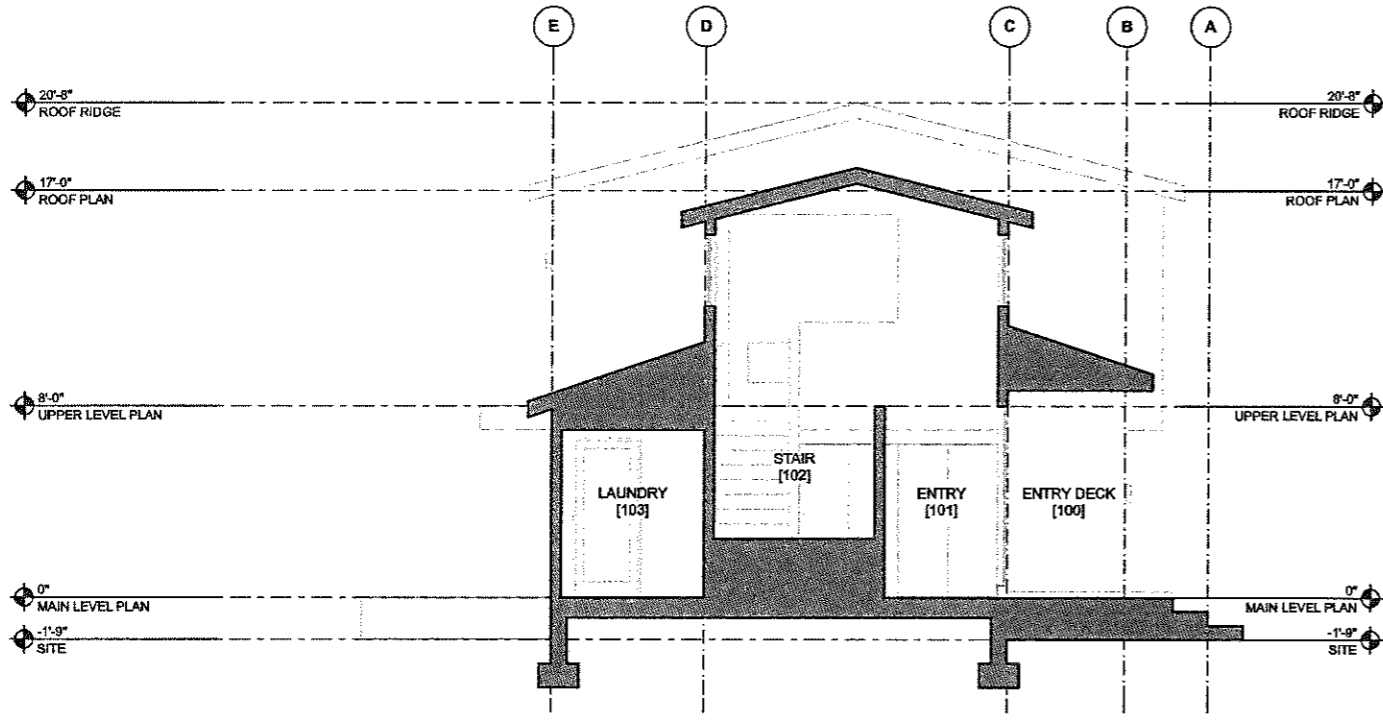
- AREA OF WALL / WINDOW TO BE REBUILT / REPLACED

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 ISS: _____
 PLAN: 02-14
 ELEV: _____
 SCALE: _____
 JOB: _____
 SHEET: _____



2 SECTION THRU STAIR
 A4.0 SCALE: 1/4" = 1'-0"

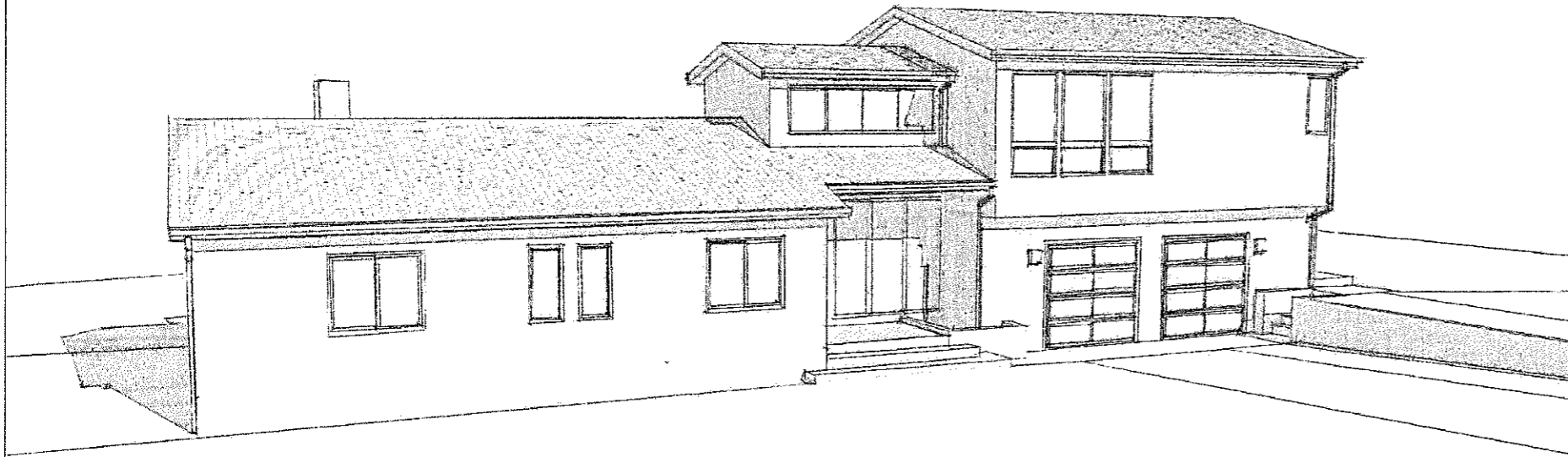


2 SECTION THRU ENTRY
 A4.0 SCALE: 1/4" = 1'-0"

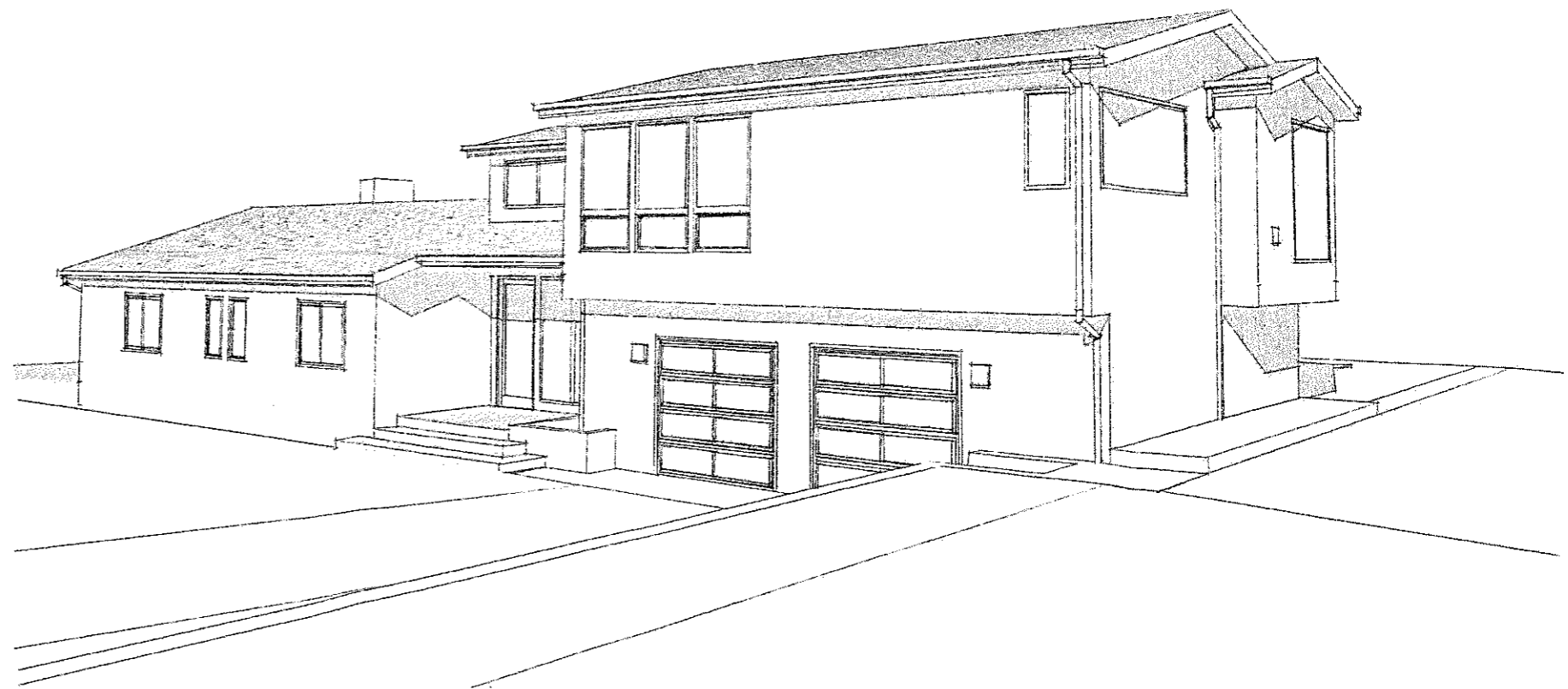
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ISS
 PLAN
 02-14
 SEC
 SCA
 JOB
 SHE



FRONT SOUTH-WEST PERSPECTIVE



FRONT SOUTH-EAST PERSPECTIVE

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