

#### **CITY OF PACIFIC GROVE Community Development Department – Planning Division**

300 Forest Avenue, Pacific Grove, CA 93950

Application #

Date

Item 7d 15-481

**Total Fee:** 

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	T ::: 1	831.648.3190 • F :	: 831.648.3184 • v	ww.ci.pg.ca.us/cd	id I	otal Fee:	
		mit Application		10 ,			
Property/Project Information:							
	Project Address: 4	14 9th	St.		APN: OC	16-501-005	
	Lot: 13414 1			Addition	I Historic Reso	ources Inventory cally Sensitive Area	
	Project Description:	Demolisine.	vood deck	. (	g reported	organs of e-house	0
		addition of	0 0-	U U	Incl. 1515		~
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ICA	Email Address: 🛛 👳	UCKSTERR S		Ril. com			
APPLICANT/OWNER:							
A	Owner Name: Ryar		ine Bitle	Phone: <u>\</u>	1: 521-86	78 14: 521-18	12
	Mailing Address: 4	y ath &	t. 9G.	93950			
	Email Address:	1 bitter for	110000 ()31	, com			
	Permit Request:						
	CRD: Counter Determina	ation 🛛 🖂 AUP: Adr	ministrative UP	🗆 IHS: Initial H	listoric Screening	g 🗌 AVAR: Administrative V	AR
	XAP: Architectural Permit	🗌 UP-A: UP	Amendment	🗆 HPP: Histori	ic Preservation	🗆 VAR-A: VAR Amendmer	nt
	AAP: Administrative AP	🗆 AUP-A: A	UP Amendment	🗌 HD: Historic	Determination	🗆 AVAR-A: AVAR Amendn	nent
	ADC: AP Design Change	🗆 SU: Seco			ermit W/ Dev't	MMP: Mitigation Monit	oring
	SP: Sign Permit		ine Adjustment		cumented Unit	Stormwater Permit	
ONLY:	UP: Use Permit	LM: Lot N		🗌 VAR: Varian		🗆 Other:	
	<b>CEQA Determination:</b>		•	Active Permit		verlay Zones:	
AFF USE	Initial Study & Mitigated	Staff	□ HRC □ PC	Active Planni Active Building		Butterfly Zone Coastal Zone	
	Negative Declaration			□ Active Buildin	Brenne	Area of Special Biological	
0 0	Environmental Impact	ARB		Permit #:		Significance (ASBS)	
2	Report	<ul> <li>And 75 - 000 Sec. 04100</li> </ul>				Environmentally Sensitive	
	Fees	Amount:			Fee:	Habitat Area (ESHA)	
	(⊋∕Permit		3,167		ree.		
		O Notice of Exemption	on (\$43), Other = L	13			
	General Plan	5% of permit fee =					
	Overlay Zones	ASBS \$ 4.32	\$158,35				
	□ Stormwater						
2				Тс	otal: \$3,3	72.67	

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.

See other side

**Applicant Signature:** 

Owner Signature (Required):

Date

Date:

Updated: 8/20/2015

Project Permit(s	5) & Fees Fee: 	Multiple P	'ermit Discount:	App. #: Date: Receive Total F	ed By:		
Project/Property Project Address:	and the second second second second	<u>St.</u> <u>4</u> Block: GP:	172	APN: Tract: Lot Size:	_004 _3rd	-501- Addn.	<i>∞</i> 5
Project		, banau	Regional de				
Description:		<u>Cechije</u>		-	<u> 60202</u>	<u></u>	
Email Address: Permit(s)/Reque CRD: Counter Del AP: Architectural F AAP: Administrativ ADC: AP Design (	st(s) ermination UP: Use Permit AUP: Adr re AP UP-A: UF		IHS: Initia	I Historic Screen oric Preservation oric Demolition f oric Relocation F	ing n Permit Permit	□VAR: Varianc □AVAR: Admin □VAR-A: VAR □AVAR-A: AVA	e istrative VAR Amendment
SP: Sign Permit ASP: Administrativ TTM: Tentative Tra FTM: Final Tract M SPR: Site Plan Re	re SP SCU: Seco act Map LLA: Lot Map LLA: Lot Map	o. of Permitted Uses nd Unit ine Adjustment	HD: Histo TPD: Tree PUU: Pen GPA: Gen	ric Determination Permit w/ Dev't nit Undocument eral Plan Ameno ng Code Ameno	ed Unit Iment	IS & ND/MND EIR: Env. Imp MMP: Mitigati Other Other	: Initial Study act Report
CEQA Determina Cat. Exempt, Class ND: Negative Dec	s: 🗍 S	A HRC	Does the prop Active Plannir Active Building Active Code V	ng Permit g Permit	ASA: A CZ: Co ASBS:	operty within a rchaeologically astal Zone <sup>2</sup> Drainage into A storic Resource	Sensitive Area

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#### PROJECT DATA SHEET

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	3,600sq.ft.			
Project Address: 414 9 <sup>th</sup> Street				
Applicant(s): Rick Steres				
Density (multi-family projects only)				
Building Coverage	45%	30.0%	44.9%	
Site Coverage	60%	30.0%	53.5%	
Gross Floor Area	1980	1071	1951	
Square Footage not counted towards Gross Floor Area		0	0	Non-habitable Garage storage loft
Impervious Surface Area Created and/or Replaced		56 sq.ft.	705 sq.ft.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	25%	119 L.E.	10.5%.	
Exterior Lateral Wall Length to be built			105 l.f.	
Building Height	25'	17'-2"	23'-0"	
Number of stories	2	1	2	
front Setback	15'	4'	4'	
North Side Setback (specify side)	3'	3'	3'	
South Side Setback (specify side)	3.	5'	5`	
Rear Setback	10'	6'	6'	
Garage Door Setback	20'	6	6'	
Covered Parking Spaces	1	1	1	1 Std. / 1 Compact
Uncovered Parking Spaces	1	0	0	
Parking Space Size (Interior measurement)	9' x 20'	9'x23'	9'x23'	
Number of Driveways	1	1	1	
Driveway Width(s)	24'	9'-4'	9'-4"	
Back-up Distance				
Eave Projection (Into Setback)	3° maximum	1'	1.	Existing
Distances Between Eaves & Property Lines	3° minimum	2'	2'	Existing
Open Porch/Deck Projections		0	0	
Architectural Feature Projections		0	0	
Number & Category of Accessory				
Suildings		2	2	Detached Garage
Accessory Building Setbacks		6' rear 3' side	6'rear 3' side	
Distance between Buildings		48`-6''	11'-10"	
Accessory Building Heights	15'	12°-7"	15'	
Fence Heights	6'	5'-6"	5'-6"	



### **CITY OF PACIFIC GROVE**

**Community Economic Development Department – Planning Division** 300 Forest Avenue, Pacific Grove, CA 93950 T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

#### ARCHITECTURAL PERMIT (AP) 15-480 FOR A PROPERTY LOCATED AT 414 9<sup>th</sup> STREET TO ALLOW THE REMOVAL OF A WOODEN DECK OF 70 SQUARE FEET, TO BE REBUILT WITH A TWO-STORY ADDITION OF 880 GROSS SQUARE FEET INCLUDING A COVERED OPEN PORCH OF 151 SQUARE FEET, AND AN ADDITION OF AN UNCOVERED PATIO OF 150 SQUARE FEET OF PERVIOUS PAVERS, TO AN EXISTING SINGLE-STORY RESIDENCE OF 783 SQUARE FEET, FOR A TOTAL OF A TWO-STORY RESIDENCE OF 1,663 GROSS FLOOR AREA.

#### FACTS

- 1. The subject site is located at 414 9<sup>th</sup> Street, Pacific Grove, 93950 (APN 006-501-005).
- 2. The subject site has a designation of Medium Density to 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
- 3. The project site is located in the R-1 zoning district.
- 4. The subject site is a through lot of 3,600 square feet (0.3 acres).
- 5. The subject site is developed with a single-story, single family residence of approximately 783 square feet and a single-story detached garage of 288 square feet.
- 6. The subject site was built in 1922 and is on the City's Historic Resources Inventory.
- 7. A Phase II Historic Assessment was completed by Elizabeth Moore on August 28<sup>th</sup>, 2015.
- 8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15331.

#### FINDINGS

- 1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements, and;
- 2. The Phase II Historic Assessment determined that the proposed project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties, and;
- 3. 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. 6 and 28, and;
- 4. The proposed development will help reduce stormwater runoff by using pervious material for its 150 square feet uncovered patio, and;
- 5. 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;
- 6. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

#### PERMIT

Architectural Permit (AP) 15-411 to allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious pavers, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.

#### **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 CEDD 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. **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.
- 6. **Stormwater Treatment Measure:** 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.
- 7. **Exterior Lighting**: All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
- 8. **Water:** Water permits from the Monterey Peninsula Water Management District (MPWMD) are required prior to the issuance of a building permit, pursuant to MPWMD Rule 24, Second Bathroom Addition.
- 9. **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.

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## 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 Architectural Permit (AP) 15-411 to allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious material, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.
- 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 10th of November, 2015, by the following vote:

AYES:

NOES:

ABSENT:

#### APPROVED:

Rick Steres, 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.

Ryan and Katherine Bitter

Date

Page 3 of 3

Permit No. 15-480



#### **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

#### Property Address/Location: 414 9th Street, Pacific Grove, CA 93950

#### Project Description: AP 15-480

Description: To allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious pavers, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.

<u>APN: 006-501-005.</u>

ZC: R-1 GP: Medium Density to 17.4 du/ac Lot Size: 3600 sf

Applicant Name:Rick SteresPhone #: (831) 646-1131Mailing Address:230 Fountain Avenue #6, Pacific Grove, CA 93950Email Address:RickSteres@hotmail.com

**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: Categorical Exemption - Section 15331

Exemption Findings:

<u>The project includes the removal of 70 square feet and addition of 880 gross square feet, and</u> <u>therefore qualifies for a Categorical Exemption from CEQA requirements, pursuant to Section</u> <u>15331 – Historical Resource Restoration/Rehabilitation</u>

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

Wendynus

Signature:

Date: November 3, 2015



### PHASE II HISTORIC ASSESSMENT

NAME AND ADDRESS OF THE PROPERTY

BITTER RESIDENCE - BUILT IN 1904 414 9th Street Pacific Grove, CA 93950

APPLICANT

Ryan Bitter and Kate Bitter 414 9<sup>th</sup> Street Pacific Grove, CA 93950

<u>OWNER</u>

Ryan and Kate Bitter 414 9<sup>th</sup> Street Pacific Grove CA 93950

August 28, 2015

### PHASE II HISTORIC ASSESSMENTS

BITTER RESIDENCE - BUILT IN 1904 414 9th Street, Pacific Grove CA 93950

#### **INTRODUCTION**

The following Phase II Historic Assessments for the residential property located at 414 9<sup>th</sup> Street, (APN 006-501-005-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

#### PHASE II HISTORIC ASSESSMENT

The following is an analysis of the proposed alterations to the single family dwelling at 414 9th Street in Pacific Grove CA. The house is listed on Pacific Grove's historic inventory. The purpose of this evaluation is to determine compliance of the proposed changes with the <u>Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995:</u> <u>Rehabilitation</u>.

An addition has been designed for the subject property for the owner by architect Rick Steres. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards For Treatment of Historic Properties.

Per the 1904 Sanborn map, this house was likely a Queen Anne Style Victorian Cottage at the time of its original construction. The house originally had a narrow five sided building element facing 9<sup>th</sup> street, with a rectangular rear element. A number of nice examples of houses with this same five sided front configuration and Victorian details still exist in this neighborhood. Early in it's life, the building was expanded. In the process, the interestingly shaped decorative front element was engulfed by a simple larger rectangular form, with a single large gable end facing 9<sup>th</sup> Street. With this change, the house transitioned from Victorian to Vernacular Style. Physical evidence of the changes exists, visible in the attic structure, in the variation of size and thickness and misaligned locations of the walls, and the varied and patched siding under the current composite shingle siding.

The window sash on the house has been relocated or replaced through the years, with numerous window types and materials. These changes are early to recent.



**Existing Elevation** 



Probable 1904 Format of Facade

The proposed project for this property is being carried out in keeping with The Secretary Of The Interior's Guidelines. This building is old and cute, on the historic inventory, and the majority of the numerous changes are old enough to be historic themselves. However, the structure has been so completely altered, is such a collection of misaligned and mismatched pieces, it could be argued that the building lacks design integrity.

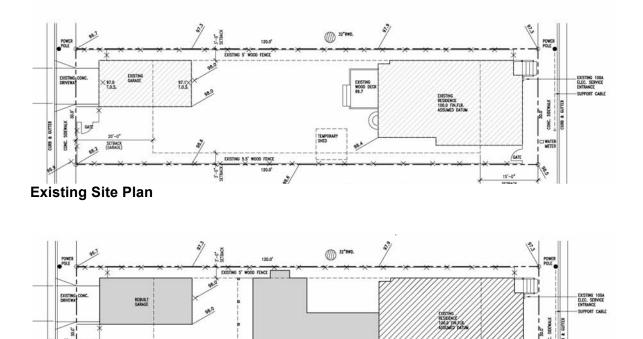
The subject lot is long and narrow, running through the block from 9<sup>th</sup> to 10<sup>th</sup> street. The existing house faces 9th, with little setback. The majority of the houses on this block of 9<sup>th</sup> street are historic and are modest in size. The garage faces 10<sup>th</sup> Street where most of houses on the block are large and new, or are remodeled and have large new additions.

The garage appears to have been changed a number of times, and does not retain the integrity of its original design. The plan calls for rebuilding the garage in its current location.

This proposed project includes:

- 1. Rehabilitation of the existing 1904 building element facing 9<sup>th</sup> street, which has seen many alterations and additions through the years. Changes made to the existing structure are limited to:
  - Replacement of existing siding with board and bat. The process will include removal of modern asphalt composite siding, numerous types of and layers of degraded earlier wood siding types, the predominant type of which appears to be board and bat.
  - Replacement of degraded and inefficient windows, in their current openings, with new wood sash, to match the existing. Aluminum sash and modern fixed glass windows will have sash to match what may have been there historically, based on old photos where possible.
  - Structural repairs to shore up the house and protect house and inhabitants in a visually unobtrusive way.
  - Removal/relocation of several interior walls to create more livable spaces.
- 2. Addition of a fair sized two story element, to the rear of the existing building, in the center of the lot. Proposed massing, forms and details are similar to, but not the same as, the historic portion of the building.
  - The addition will not be readily visible from 9<sup>th</sup> street, as the addition will be in the center of the street to street lot, view of it will be blocked by the existing building, which is not set back form the narrow road.
  - The garage facing 10<sup>th</sup> street will be rebuilt with location and massing to match the existing, detail to match the addition.

The style of the new construction as proposed, is similar to but differentiated from that of the existing house. The addition will be to the rear of the house, so, while its massing is taller, it will not be readily visible from the front of the property. Where materials like those of the existing construction are proposed for new construction, the dimensions of the new vary slightly, but visibly from the existing. The existing building appears to have numerous types of siding under asphalt siding. While board and bat siding appears to be the prevalent type, removal of the current siding will be necessary to determine exact early siding type or types.



NG 5.5'

#### REHABILITATION

**Proposed Site Plan** 

SETBAC

**Historic Properties**, 1995:

URB & GUTTER

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Evaluation per The Secretary of the Interior's Standards for the Treatment of

Yes. The property will continue to be used as a single family residence. A two story addition is proposed to the rear, and outside of, the existing footprint. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed. The garage has been altered to the extent that it lacks historic merit.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Yes. The historic character and spatial relationships will be preserved and the majority of alterations to the property will be limited to the undeveloped or non-historic portions of the property. New wood window sash, in the same size and configuration as the existing, will replace the degraded existing sash. 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Yes. The design preserves 1904 to 1965 historic material. Proposed material and detail are subtly but visibly different than the historic portion of the house. The addition references the historic forms and materials, consistent with the period of significance of the house and its historic context.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Yes. The historically significant original historic house, and the pre 1965 alterations and additions there, including changes to the footprint, roof and window locations roof element and the square bay will remain unaltered.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Yes. Distinctive elements characterizing the property will be preserved.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Yes, historic materials will be undertaken with care.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

#### Not applicable to this project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Yes. Proposed work will preserve, not destroy, historic materials, features or special relationships characteristic of the property. The details of the addition and will be differentiated from but compatible with the historic building, to protect the integrity of property and environs.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Yes. The proposed addition will be added to the rear of the original building, outside the historic footprint. Disruption to the original Vernacular building will be limited to the rear wall, preserving the fabric, essence, integrity of the property.

#### SUMMARY

The proposed plan for the historic property at 414 9th Street in Pacific Grove, including rehabilitated original element and the addition to the rear of the property, all consistent with the existing when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

**Respectfully Submitted** 

Elizabeth Moore



East Elevation – 9<sup>th</sup> Street





West Elevation



South Elevation



Garage - East Elevation



Garage – North Elevation



Garage – West Elevation from 10<sup>th</sup> Street



Garage – South Elevation

#### NEIGHBORHOOD CONTEXT





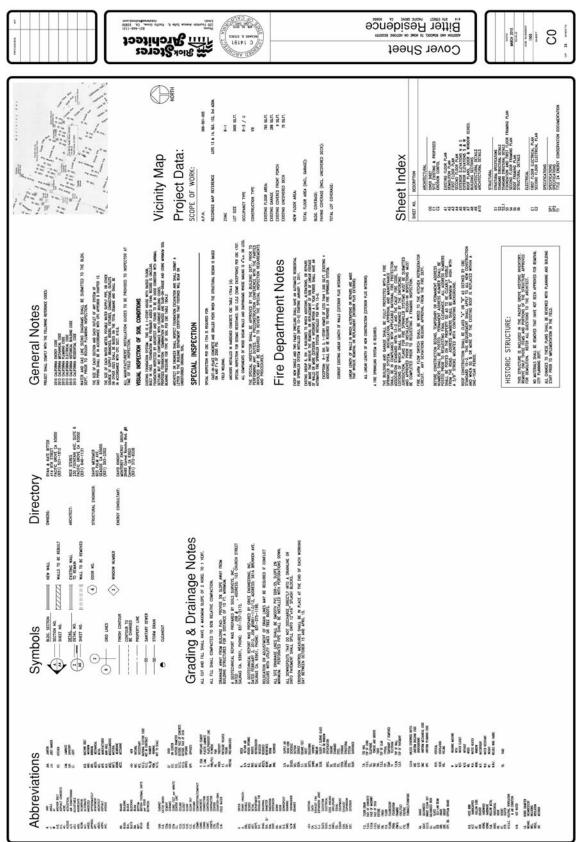
East Elevation – 9<sup>th</sup> Street View Composite

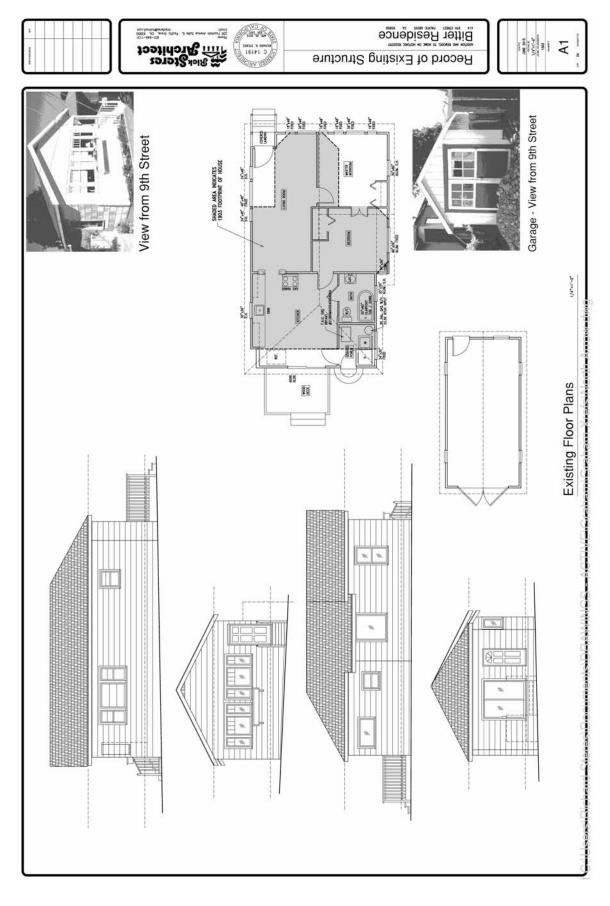


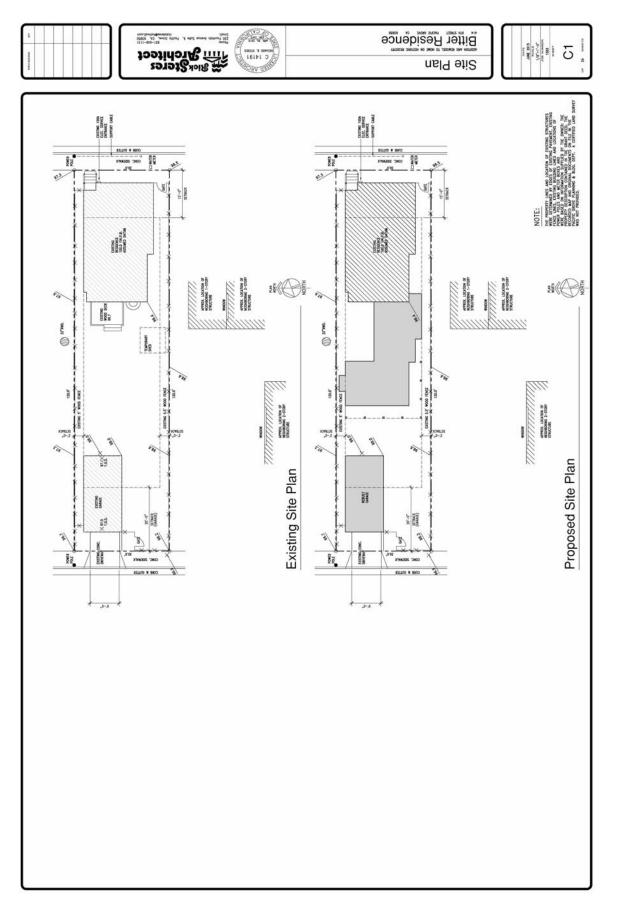
West Elevation – 10<sup>th</sup> Street View Composite

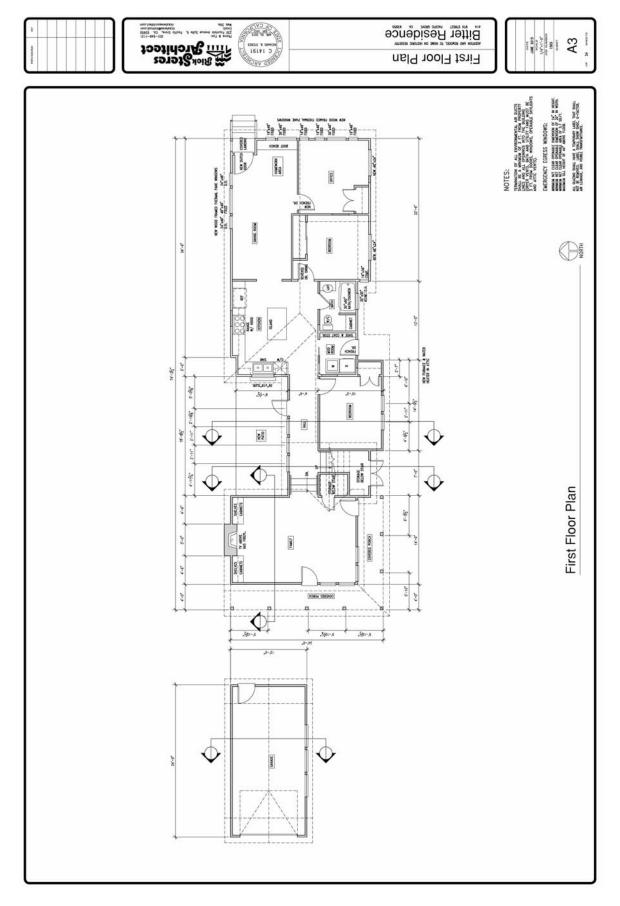


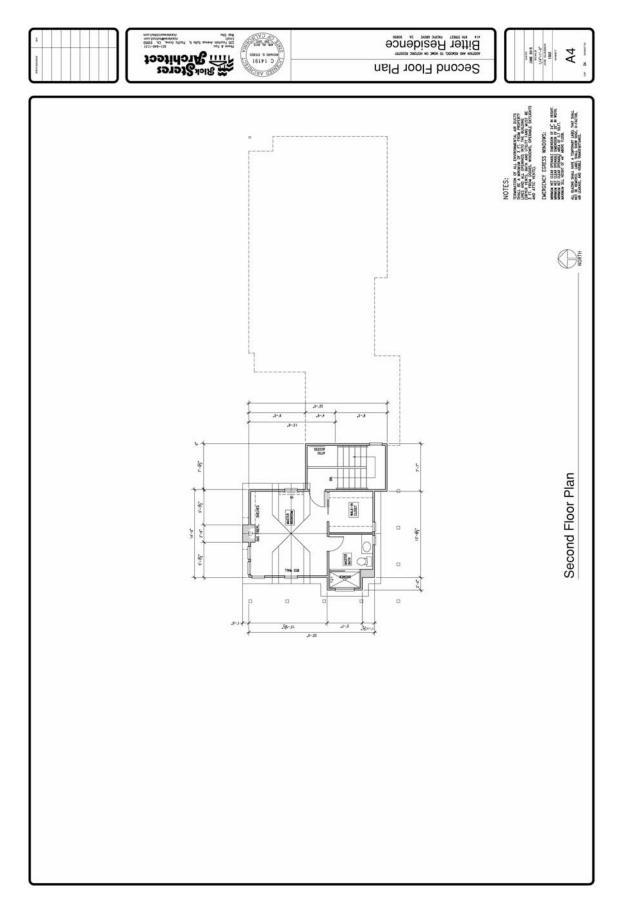
#### PROPOSED PROJECT ARCHITECTURAL PLANS

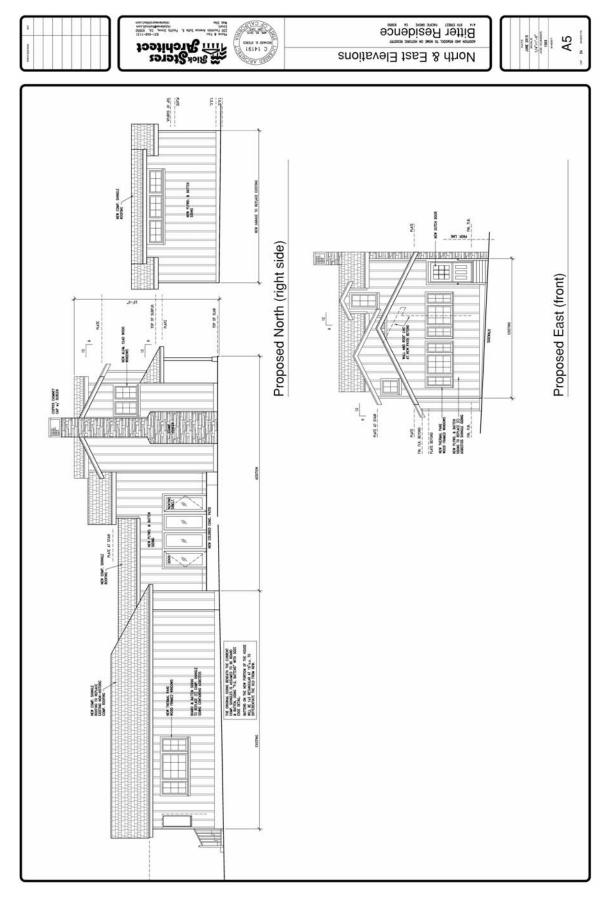


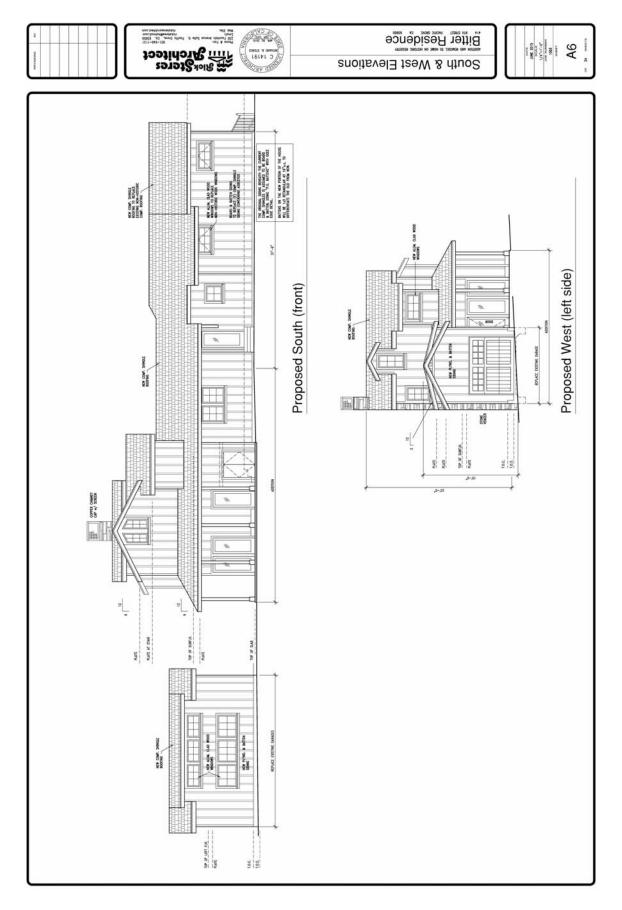












November 3, 2015

Wilfredo (Pat) Viray 406 10<sup>th</sup> Street Pacific Grove, CA 93950

To Pacific Grove Architectural Review Board or Whom It May Concern:

I am writing in reference to Ryan and Kate Bitter, my neighbor who live at 414 9<sup>th</sup> Street in Pacific Grove. I happily give my support to the remodeling of their home. I have no concerns whatsoever, and I believe it will enhance the neighborhood.

Sincerely,

Wilfredo (Pat) Viray

RECEIVED

NOV 3 2015

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

## Abbreviations

#### A.B. A.C. AC. ACOUS A/C ADJ. AGG. ALUM. ALT. ANOD. APPROX APT. ARCH. ASPH. AVE.

BD.

BLDG. BLK.

BLK'G

BOT. BTUH

BTWN.

CAB.

C.B.

CEM. CER.

CFM CL.

CLG. CLO. CLR. C.O.

COL. COMP.

CONC. CONN. CONT. CONTR.

CTR. CTSK.

C.W.

DBL.

DN.

DR

DWG.

DWR.

BM.

ANGLE AT

ACRE

ANCHOR BOLT

ACOUSTICAL

ADJUSTABLE

AGGREGATE

ALUMINUM

ALTERNATE

ANODIZED

**APARTMENT** 

ARCHITECT

ASPHALT

AVENUE

APPROXIMATEL

ASPHALT CONCRETE

AIR CONDITIONING

BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM **BRITISH THERMAL UNITS** per HOUR BETWEEN

> CABINET CATCH BASIN CEMENT CERAMIC CUBIC FEET per MINUTE CENTER LINE CEILING CLOSET CLEAR CLEAN OUT COLUMN COMPOSITION/COMPACT CONCRETE CONNECTION CONTINUOUS CONTRACTOR CENTER

COUNTER-SINK

COLD WATER

DRYER PENNY <NAILS> DOUBLE DEG. DET. DEPT. D.F. DEGREE DETAIL DEPARTMENT DOUGLAS FI DIAG. DIAGONAL DIA. DIAMETER DIM. DISP. DIMENSION DISPENSER DOWN DOOR D.S. DOWNSPOUT DRAWING D/W DISHWASHE DRAWER

EXISTING <E> EACH EXHAUST FAN EXPANSION JOINT ELEV ELEVATION ELEC. ELECTRICAL E.N. EDGE NAILING ENCL. ENCLOSURE EQ. EQUAL EQUIP. EQUIPMENT EXH. EXHAUST EXP. EXPANSION EXT. EXTERIOR

FLOOR DRAIN FACE OF CONCRETE F.0.C. F.O.M. FACE OF MASONRY F.0.S. FACE OF STUD FIXT. FIXTURE FIN. FINISH FLR. FLOOR FLUOR. FLUORESCENT FNDN. FOUNDATION FRM'G. FRAMING FT. FOOT/FEET FTG. FOOTING FURN. FURNACE/FURNITURE

GAUGE GALVANIZED GALV. G.C.O. GRADE CLEAN OUT GALVANIZED IRON G.I. GLASS GLE GLU-LAM BEAM GRADE GROUP GRE GRP GYP. BD. GYPSUM BOARD

HOSE BIBB HANDICAPPED HOLLOW CORE HEADER HDR. HARDWOOD HDWD. HARDWARE HDWR H.M. HOLLOW METAL HORZ. HORIZONTAL HOUR HR. HFIGHT HEATER HTR. H.V.A.C. HEATING, VENTILATION & AIR CONDITION HOT WATER H.W. INSIDE DIAMETER LD. INCAND. INCANDESCENT

INCLUDING

INSULATION

INTERIOR

INCL. Insul.

INT.

.IC	JIR	5
	JAN. J.H.	JANITOR JOIST HANGER
		KITCHEN
	LAM. LAV. LT.	LAMINATE Lavatory Light
	MAX. MIN. MECH. MTL. MFR. M.H.	MACHINE BOLT MAXIMUM MINIMUM MECHANICAL METAL MANUFACTURER MAN HOLE MISCELLANEOUS MATERIAL MEMBRANE MEZZANINE
	NEC. N.E.C. N.I.C. No./# NOM.	NEW NATURAL NECCESSARY NATIONAL ELECTRIC CODE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
	0.D. 0.F.C. 0.F.S.	OVER ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OF CONCRETE OUTSIDE FACE OF STUD OPENING OPPOSITE
	P. LAM. PL. PWD/PLY. PR. PROP. P.T.	PORTLAND CEMENT PLASTIC LAMINATE PLATE/PROPERTY LINE PLYWOOD PAIR PROPERTY PRESSURE TREATED POUND PREFABRICATED
	REG. REO'D	RISER RETURN AIR ROUGH OPENING RADIUS REFRIGERATOR REGISTER REQUIRED REINFORCE ROOM REDWOOD
	SHI. SHT'G. SHWR. SIM. SLDR. SLDR. SQ. STD. STD. STL. STOR. STRUC. SYS.	SIMILAR
	TEL. T&G THK. T.O.S. TYP. TEMP. TV T.O.W.	TOE NAIL TOP OF CURB TELEPHONE TONGUE AND GROOVE THICK TOP OF SLAB TYPICAL TEMPORARY / TEMPERED TELEVISION TOP OF WALL TOP OF PAVEMENT
	U/G	UNLESS OTHERWISE NOTED UNIFORM BUILDING CODE UNDERGROUND UNIFORM MECHANICAL CODE UNIFORM PLUMBING CODE
	VERT. VENT. VOL.	VERTICAL VENTILATION VOLUME
	W/ W/C W/O WD. W.H. WDW. W.P. W.R.	WASHING MACHINE WITH WATER CLOSET WITHOUT WOOD WATER HEATER WINDOW WATERPROOF WATER RESISTANT WEIGHT WELDED WIRE FABRIC
	YD.	YARD

# Symbols

	BLDG. SECTION SECTION NO. SHEET NO.		NEW WALL WALLS TO
	DETAIL DETAIL NO. SHEET NO.		EXISTING W TO REMAIN WALL TO B
2		<b>4</b>	DOOR NO.
B	GRID LINES	3	WINDOW NU
	FINISH CONTOUR	$\checkmark$	
	CONTOUR TO BE CHANGED		
	PROPERTY LINE		
SS	SANITARY SEWER		
SD	STORM DRAIN		
●	CLEANOUT		

# Grading & Drainage Notes

ALL CUT AND FILL SHALL HAVE A MAXIMUM SLOPE OF 2 HORZ. TO 1 VERT. ALL FILL SHALL COMPACTED TO 90% RELATIVE COMPACTION.

DRAINAGE AWAY FROM BUILDING PAD: PROVIDE 5% SLOPE AWAY FROM BUILDING STRUCTURES FOR A DISTANCE OF 10 FT. MINIMUM.

A GEOTECHNICAL REPORT WAS PREPARED BY SOILS SURVEYS, INC., DATED , JOB # SALINAS CA. 93901, PHONE: 831-757-2172. , ADDRESS: 103 CHURCH STREET RELOCATION OR ADJUSTMENT OF DRAIN LINES MAY BE REQUIRED IF CONFLICT OCCURS WITH UTILITY LINES OR TREE ROOTS. ALL SITE DRAINAGE LINES SHALL BE SMOOTH PVC SDR-35, SLOPE 2% MINIMUM. PERFORATED PIPE SHALL BE INSTALLED WITH PERFORATIONS DOWN. ALL DOWNSPOUTS THAT DO NOT DISCHARGE DIRECTLY INTO A DRAINLINE OR ONTO PAVEMENT SHALL SPILL ONTO 12"x16" SPLASH BLOCKS.

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

### PROJECT DATA SHEET

		REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1			
Building Site Area		3,600sq.ft.			
Project Address:	414 9 <sup>th</sup> Street				
Applicant(s):	Rick Steres				
Density (multi-famil	y projects only)				
Building Coverage		45%	30.0%	44.9%	
Site Coverage		60%	30.0%	53.5%	
Gross Floor Area		1980	1071	1951	
Square Footage not Gross Floor Area	counted towards		0	0	Non-habitable Garage storage loft
Impervious Surface and/or Replaced	Area Created		56 sq.ft.	705 sq.ft.	
Exterior Lateral Wa demolished in feet &		25%	119 l.f.	10.5%.	
Exterior Lateral Wa	all Length to be built			105 l.f.	
Building Height		25'	17'-2"	23'-0"	
Number of stories		2	1	2	
Front Setback		15'	4'	4'	
North Side Setback (specify side)		3'	3'	3'	
South Side Setback (specify side)		3'	5'	5'	
Rear Setback		10'	6'	6'	
Garage Door Setbac	:k	20'	6'	6'	
Covered Parking Sp	aces	1	1	1	1 Std. / 1 Compact
Uncovered Parking	Spaces	1	0	0	
Parking Space Size (Interior measureme	ent)	9' x 20'	9'x23'	9'x23'	
Number of Drivewa	ys	1	1	1	
Driveway Width(s)		24'	9'-4'	9'-4"	
Back-up Distance					
Eave Projection (Int	to Setback)	3' maximum	1'	1'	Existing
Distances Between I Lines		3' minimum	2'	2'	Existing
Open Porch/Deck H	rojections		0	0	
Architectural Featu	<u> </u>		0	0	
Number & Category Buildings	•		2	2	Detached Garage
Accessory Building	Setbacks		6' rear 3' side	6'rear 3' side	
Distance between B	uildings		48'-6"	11'-10"	
Accessory Building		15'	12'-7"	15'	
Fence Heights		6'	5'-6"	5'-6"	

## Directory

**OWNERS:** 

**ARCHITECT:** 

STRUCTURAL ENGINEER:

ENERGY CONSULTANT:

TO BE REBUILT

IG WALL IAIN TO BE REMOVED

NUMBER

**RYAN & KATHLEEN BITTER** 414 9TH STREET PACIFIC GROVE CA 93950 (831) 521-1812 W (831) 521-8678 H **RICK STERES** 

230 FOUNTAIN AVE. SUITE 6 PACIFIC GROVE CA 93950 (831) 646-1131

DAVID MESSMER 603 PALM AVE. SEASIDE CA 93955 (831) 393-2302

DAVID KNIGHT MONTEREY ENERGY GROUP 26465 Carmel Rancho Blvd. #8 Carmel, CA 93923 (831) 372–8328

# Hazardous Materials

LEAD-BASED MATERIALS: CONTRACTORS PERFORMING RENOVATION, REPAIR & PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN HOMES BUILT BEFORE 1978 MUST BE CERTIFIED AND MUST FOLLOW SPECIFIC WORK PRACTICES TO PREVENT LEAD CONTAMINATION IN ACCORDANCE WITH THE EPA CODE, FEDERAL REGULATIONS TITLE 40, PART 745 "LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES"

MATERIALS CONTAINING ASBESTOS:

LOCATIONS WHERE ASBESTOS MIGHT BE FOUND INCLUDE:

ATTIC AND WALL INSULATION CONTAINING VERMIICLITE

VINYL FLOORING, INCLUDING BACKING AND ADHESIVES **ROOFING AND SIDING SHINGLES** 

TEXTURED PAINT AND PATCHING COMPOUNDS

WALLS AND FLOORS NEAR WOOD-BURNING STOVES PROTECTED BY ASBESTOS INFUSED PAPER, BOARD OR CEMENT SHEETS.

INSULATION MATERIAL AROUND WATER HEATERS AND HOT WATER OR STEAM PIPES HEAT RESISTANT FABRICS

CONTRACTORS PERFORMING DEMOLITION, REPAIR AND RENOVATION THAT DISTURB MATERIALS THAT MAY CONTAIN ASBESTOS CAN CONTACT THE EPA, DEPT. OF TOXIC SUBSTANCES CONTROL, BERKELEY, CA. 510-540-2122.

WHERE THE PRESENCE OF HAZARDOUS MATERIALS IS SUSPECTED, EMPLOY A PROFESSIONAL TESTING AGENCY SUCH AS STECH CONSULTING. SEAN TILLEMA. 484-B WASHINGTON STREET. MONTEREY, CA. 93940, EMAIL: sean@stechconstulting.com PHONE: 831-883-8415

Site Coverage		
783 sf		
545 sf		
288 sf		
160 sf		
1,776 sf (49.3%)		
60%		

Impervious Surface Area Created/Replaced		
Addition	545 sf	
Covered Porch (Open)	160 sf	
Total	705 sf	

Living	1,663 sf
Garage	288 sf
Total	1, 951 sf
Maximum Allowed:	1980 sf

Building Coverage		
Existing Residence	783 sf	
Addition	545 sf	
Existing Garage	288 sf	
Total	1,616 sf (44.9%)	
Maximum Allowed:	45%	

# General Notes

PROJECT SHALL COMPLY WITH THE FOLLOWING REFERENCE CODES:

- 2010 CALIFORNIA ENERGY CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA HISTORICAL BUILDING CODE 2013 CALIFORNIA RESIDENTIAL CODE

WATER AND GAS LINE SIZING DIAGRAMS SHALL BE SUBMITTED TO THE BLDG. DEPT. PRIOR TO ROUGH PLUMBING INSPECTION.

THE SIZE OF EACH SECTION AND EACH OUTLET OF ANY SYSTEM OF GAS PIPING SHALL BE IN ACCORDANCE WITH CPC APPENDIX B CHAPTER 13.

THE SIZE OF EACH WATER METER, POTABLE WATER SUPPLY PIPE, OR OTHER SOURCE OF SUPPLY BRANCHES, RISERS, FIXTURES, CONNECTIONS, OUTLETS OR OTHER USES SHALL BE BASED ON THE TOTAL DEMAND AND SHALL BE IN ACCORDANCE WITH CPC SECT. 610.8.

ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

### VISUAL INSPECTION OF SOIL CONDITIONS

EXISTING FOUNDATION SYSTEM: THIS IS A 1-STORY HOUSE WITH RAISED FLOOR, BUILT IN 1903. FOUNDATION WAS PROBABLY ADDED IN 1946; RECORD IS UNCLEAR. FOUNDATION INSPECTED BY ARCHITECT AND FOUND TO BE IN GOOD CONDITION WITH MINIMAL SETTLING BUT NOT IN CONFORMACE WITH CURRENT BUILDING CODES. PROPOSED FOUNDATION: COMBINATION OF RAISED AND SLAB-ON-GRADE AND USING MINIMUM SOIL BEARING PRESSURE FOR TYPE OF SOIL PER CBC TABLE 1804.2

ARCHITECT OR ENGINEER SHALL INSPECT FOUNDATION EXCAVATION AND SHALL SUBMIT A LETTER TO THE BUILDING DEPARTMENT CERTIFYING THAT FOOTINGS WILL BEAR ON UNDISTURBED ORIGINAL SOIL.

### SPECIAL INSPECTION

SPCIAL INSPECTION PER CBC 1704 IS REQUIRED FOR:

- CAST-IN-PLACE CONCRETE AND DRILLED PIERS WHEN THE STRUCTURAL DESIGN IS BASED ON AND F'C OF 2500 PSI.
- FIELD WELDING.
- ANCHORS INSTALLED IN HARDENED CONCRETE CBC TABLE 1704.4 (4).

SPECIAL INSPECTION FOR SEISMIC RESISTANCE: SDC C,D,E (SOME EXCEPTIONS) PER CBC 1707. ALL COMPONENTS OF WOOD SHEAR WALLS AND DIAPHRAGMS WHERE NAILING IS 4"o.c. OR LESS.

THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE BUILDING DEPT. PRIOR TO PERFORMING ANY DUTIES. A PRECONSTRUCTION CONFERENCE WITH THE PARTIES INVOLVED MAY BE REQUIRED TO REVIEW THE SPECIAL INSPECTION REQUIREMENTS AND PROCEDURES.

# Fire Department Notes

EVERY NEW SINGLE AND TWO FAMILY DWELLING SHALL HAVE AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED (NFPA 13–D) STARTING JANUARY 1, 2011.

EXISTING GROUP R, DIV. 3 BUILDINGS TO WHICH ADDITIONS, ALTERATIONS, OR REPAIRS ARE MADE THAT INVOLVE THE REMOVAL OR REPLACEMENT OF 50% OF LINEAR FOOTAGE OF WALLS OR MORE (EXTERIOR + INTERIOR) WITHIN A 1 YEAR PERIOD SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D.

EXCEPTION: R-1 DIV. 3, 1-STORY HOMES OF LESS THAN 1,500 SQ.FT. (EXISTING + ADDITIONS) SHALL NOT BE REQUIRED TO PROVIDE A FIRE SPRINKLER SYSTEM.

CURRENT EXISTING LINEAR LENGTH OF WALLS (EXTERIOR PLUS INTERIOR):

LINEAR LENGTH OF WALLS IN WHICH ALTERATIONS OR REPAIRS ARE MADE THAT INVOLVE REMOVAL OR REPLACEMENT (INTERIOR PLUS EXTERIOR):

ALL LINEAR LENGTH OF NEW CONSTRUCTION (EXTERIOR PLUS INTERIOR):

A FIRE SPRINKLING SYSTEM IS REQUIRED.

THE BUILDING AND GARAGE SHALL BE FULLY PROTECTED WITH A FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD NFPA 13-D AND THE CALIF. FIRE CODE, THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

FIRE ALARM FLOW SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPT.

BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBER SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE. ALL ADDRESS NUMBERS SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. ADDRESS NUMBERS SHALL BE MINIMUM 3" HIGH WITH A 3/8" STROKE MOUNTED WITH CONTRASTING BACKGROUND.

ROOF CONSTRUCTION SHALL BE CLASS "A" OR "B" AS DEFINED BY CBC STANDARD 15-2. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND WHEN 50 % OR MORE OF THE EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD.

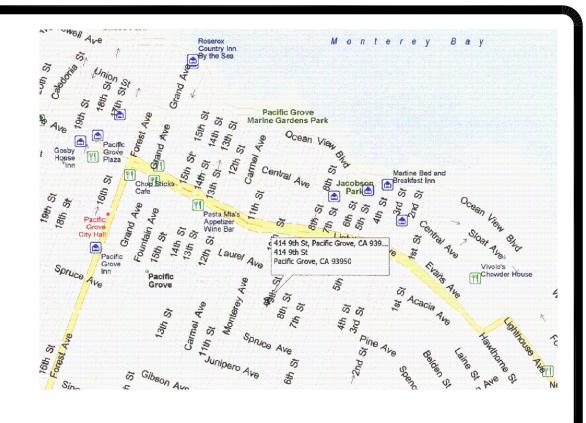
### HISTORIC STRUCTURE:

THIS STRUCTURE IS INCLUDED IN THE PACIFIC GROVE HISTORIC INVENTORY. REMOVE ONLY THOSE ITEMS AND PORTIONS OF THE STRUCTURE APPROVED FOR DEMOLITION. REFER ALL QUESTIONS TO THE ARCHITECT.

NO MATERIALS SHALL BE REMOVED THAT HAVE NOT BEEN APPROVED FOR REMOVAL CITY PLANNING DEPT.

ALL CHANGES TO THESE PLANS SHALL BE REVIEWED WITH PLANNING AND BUILDING STAFF PRIOR TO IMPLEMENTATION IN THE FIELD.

ltem 7d



Vicinity Map **Project Data:** SCOPE OF WORK:

DEMOLISH EXISTING WOOD DECK (70 SQ.FT.) REMODEL PORTIONS OF THE EXISTING HOUSE. ADDITION (880 SQ.FT.) 2-STORY INCL. 151 SQ.FT. COVERED PORCH. ADD 150 SQ.FT. UNCOVERED PATIO.

A.P.N. **RECORDED MAP REFERENCE** 

ZONE LOT SIZE

OCCUPANCY TYPE CONSTRUCTION TYPE

**EXISTING:** LIVING AREA GARAGE COVERED FRONT PORCH UNCOVERED DECK

PROPOSED: LIVING AREA GARAGE COVERED PORCH

UNCOVERED PATIO

006-501-005 LOTS 13 & 14, BLK. 132, 3rd ADDN.

NORTH

R-1 3600 SQ.FT. R-3 / U

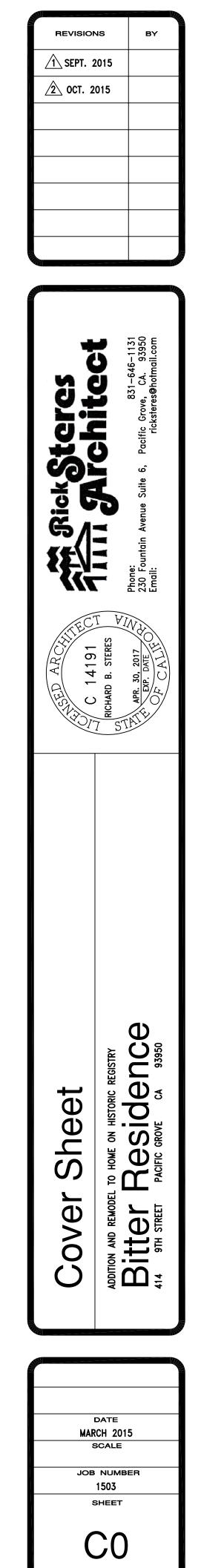
VB

783 SQ.FT. 288 SQ.FT. 9 SQ.FT. 70 SQ.FT.

1,663 SQ.FT. 288 SQ.FT. 160 SQ.FT. 150 SQ.FT.

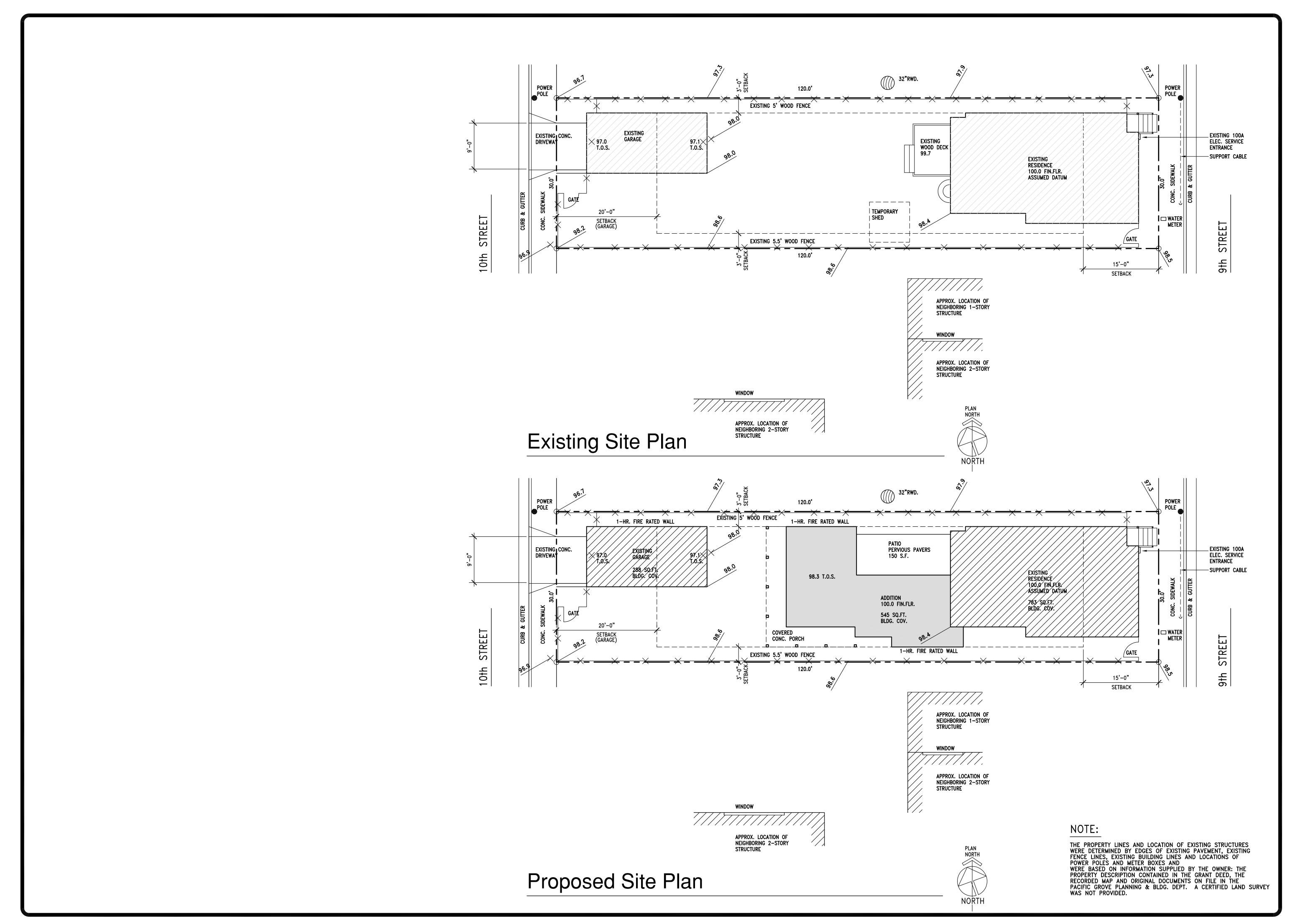
# Sheet Index

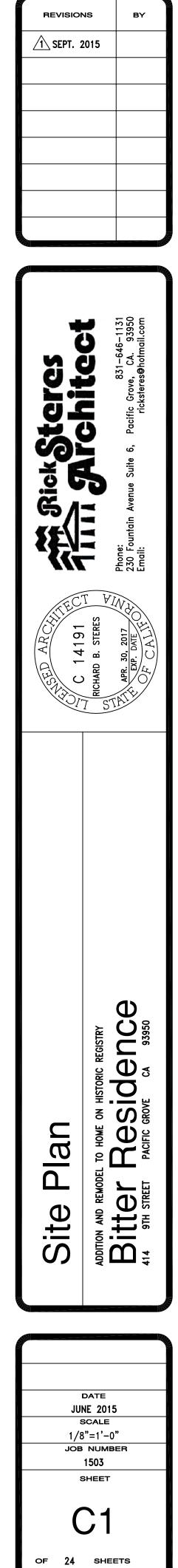
SHEET NO.	DESCRIPTION
C0 C1 C2	ARCHITECTURAL COVER SHEET SITE, EXISTING & PROPOSED EROSION CONTOL
A1 A2 A3 A4 A5 A6 A7 A8 A9 A10	EXISTING FLOOR PLAN DEMOLITION PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN EXTERIOR ELEVATIONS N & E EXTERIOR ELEVATIONS S & W ROOF PLANS, DOOR & WINDOW SCHED. BUILDING SECTIONS ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS
S1 S2 S2.1 S3 S4 S5 S6	STRUCTURAL STRUCTURAL SPECIFICATIONS STANDARD STRUCTURAL DETAILS STANDARD STRUCTURAL DETAILS FOUNDATION AND FIRST FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN ROOF FRAMING PLAN STRUCTURAL DETAILS ELECTRICAL
E1 E2	FIRST FLOOR ELECTRICAL PLAN SECOND FLOOR ELECTRICAL PLAN
SP1 SP2 T1	SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS TITLE 24 ENERGY CONSERVATION DOCUMENTATION

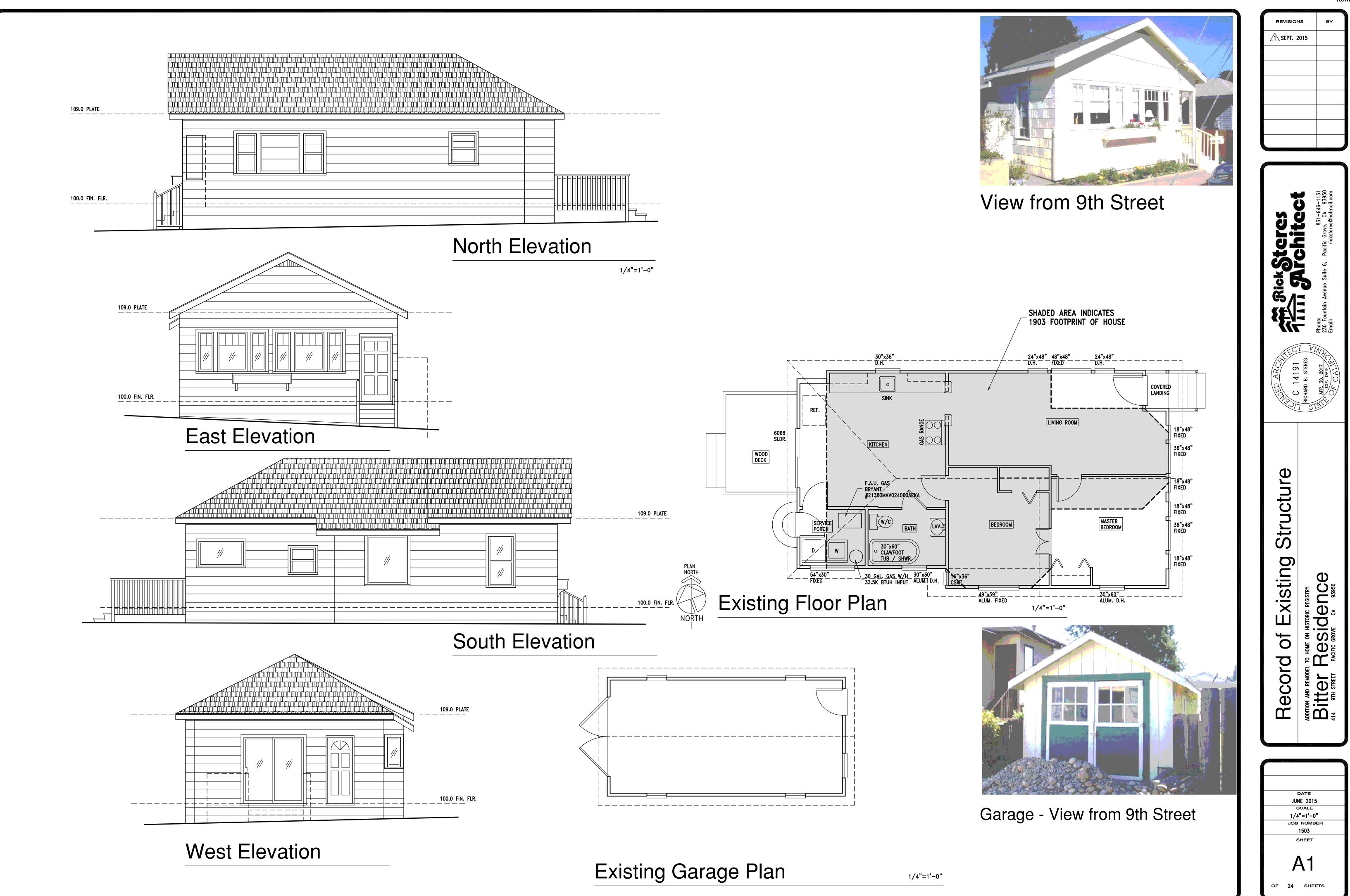


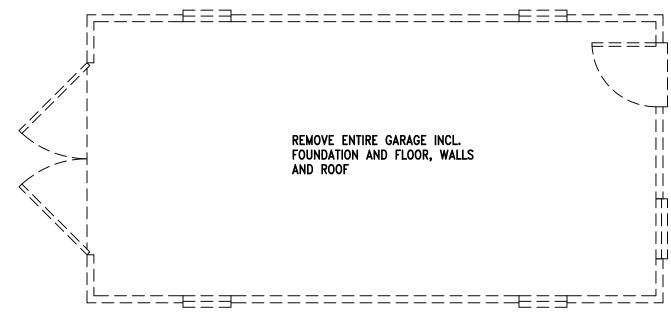
24 SHEETS

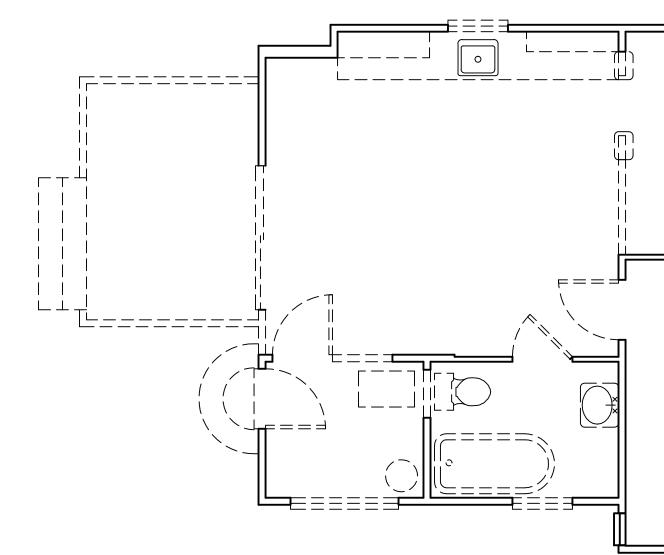
OF











**Demolition Plan** 

## HISTORIC REGISTRY:

THIS STRUCTURE IS ON THE CITY'S HISTORIC REGISTRY. REMOVE ONLY THOSE ITEMS AND PORTIONS OF THE STRUCTURE APPROVED FOR DEMOLITION. REFER ALL QUESTIONS TO THE ARCHITECT.

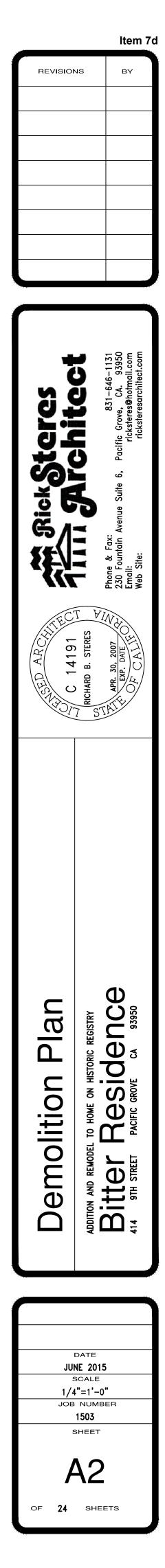
### DEMOLITION NOTES:

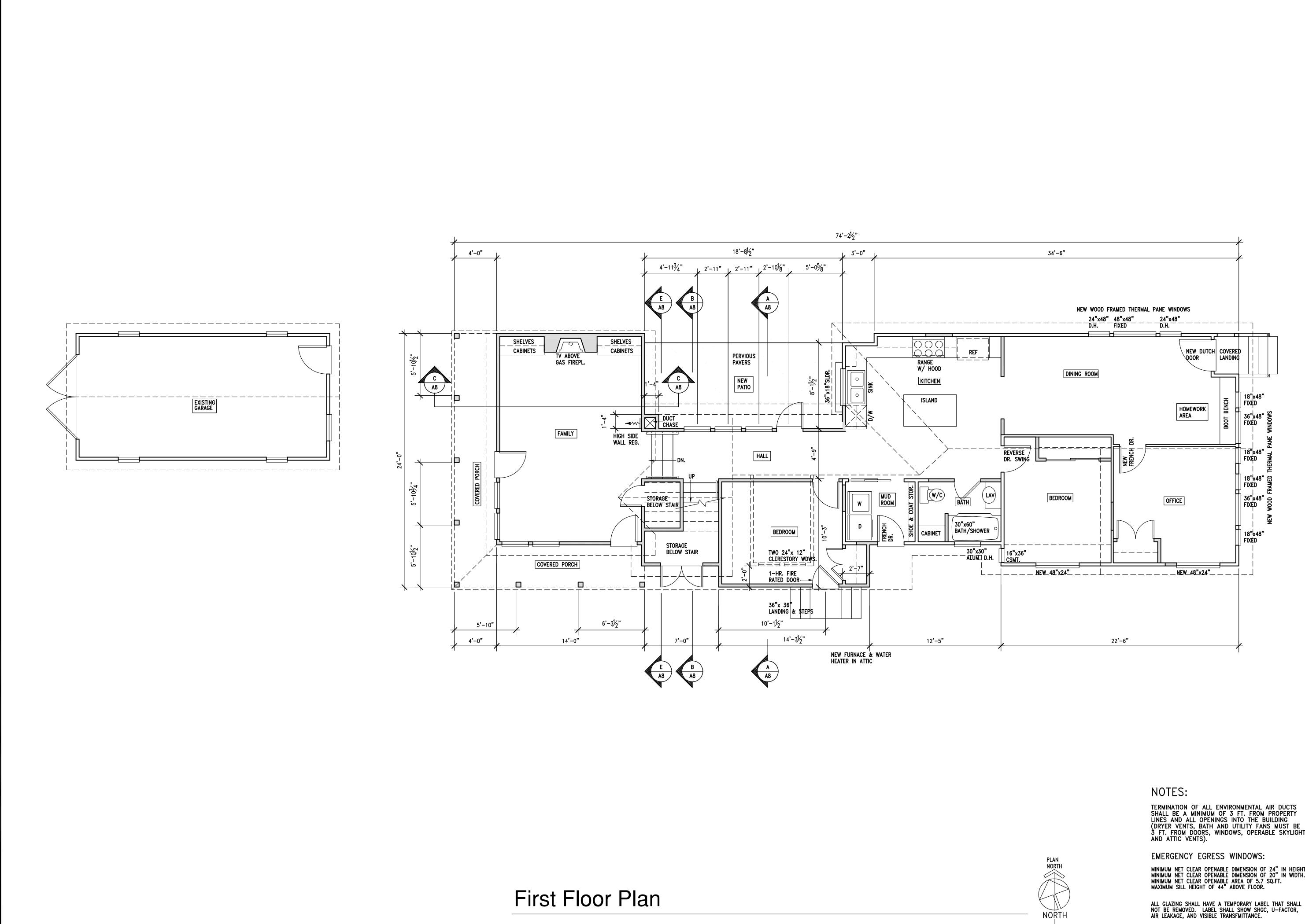
WALLS TO REMAIN ARE SHOWN SOLID.

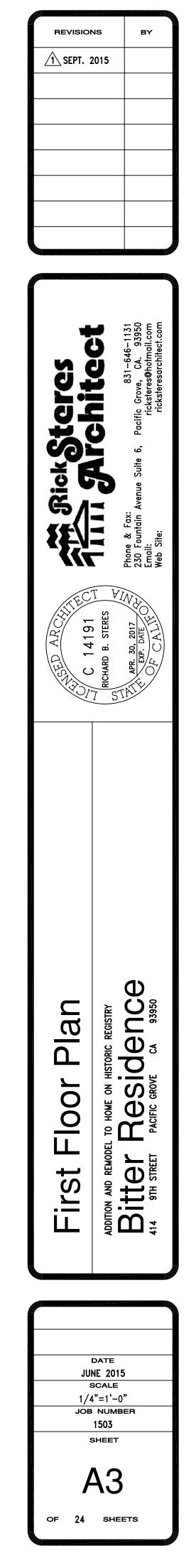
WALLS AND OTHER ITEMS TO BE REMOVED OR RELOCATED ARE SHOWN DASHED.

EXIST. FOUNDATION & FLOOR STRUCTURE TO REMAIN. A DEMOLITION PERMIT MUST BE OBTAINED FROM THE BUILDING DEPT. PRIOR TO START OF WORK.

EXTERIOR SHINGLE SIDING MAY CONTAIN ASBESTOS AND SHALL BE TESTED AND HANDLED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE DEPT. OF TOXIC SUBSTANCES CONTROL, BERKELEY, CA. 510/540-2122.

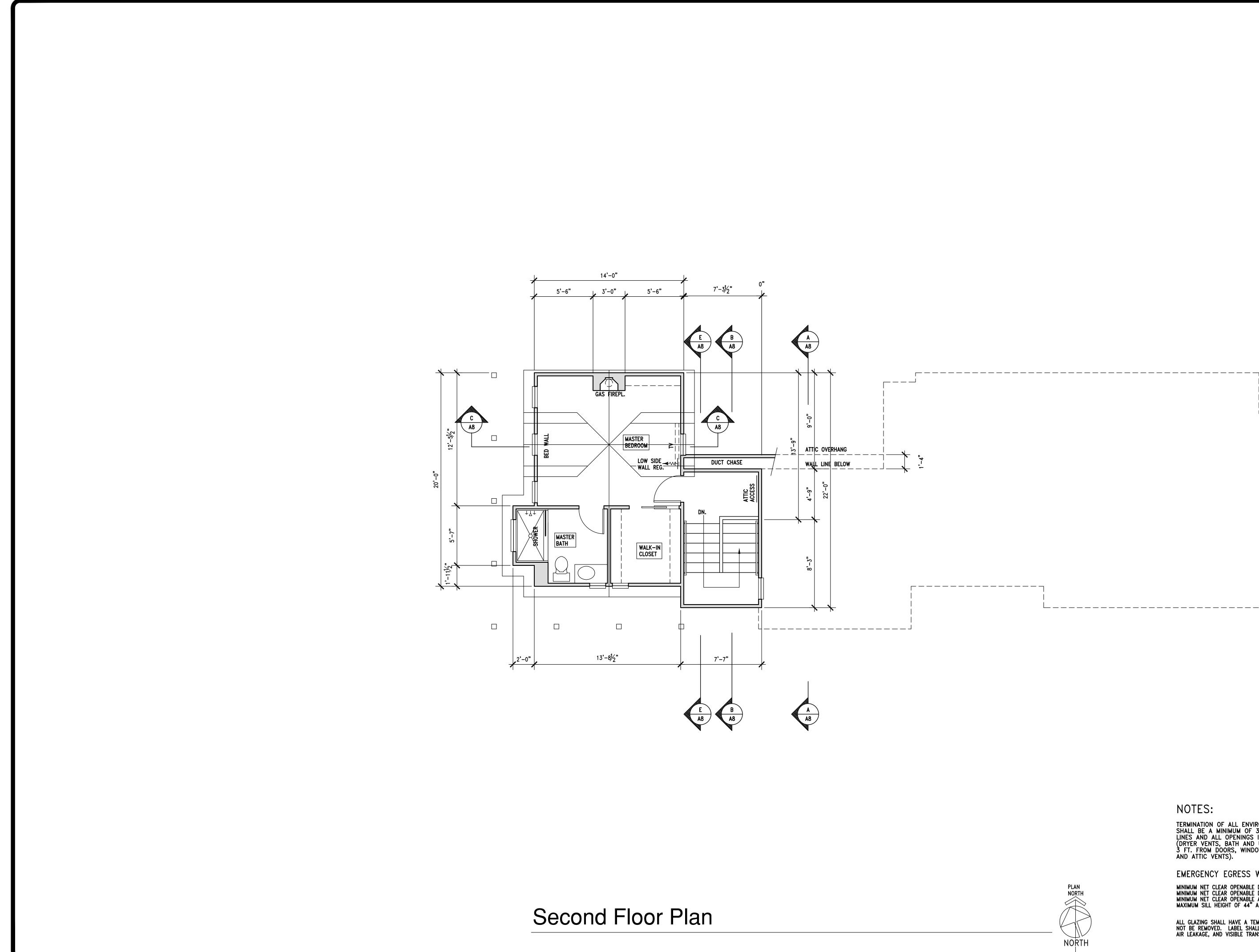


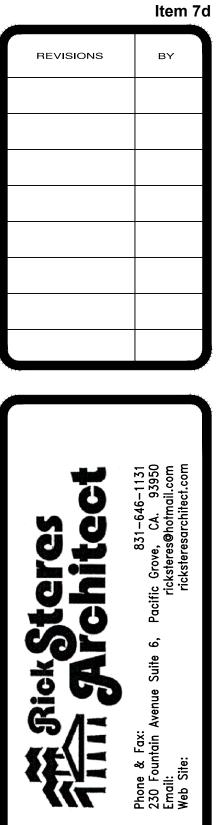




TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).

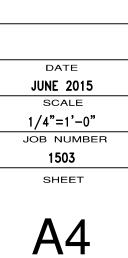
MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.





Phone & 230 Foun Email: Wak cita

# ARCX 14191 D B. STERES $\mathbf{O}$ Plan Φ E ON HISTORIC REGISTRY SSIDEDCO CROVE CA 93950 Floor Second Bittel 414 9TH STREE



of **24** sheets

## NOTES:

L\_\_\_\_\_\_

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).

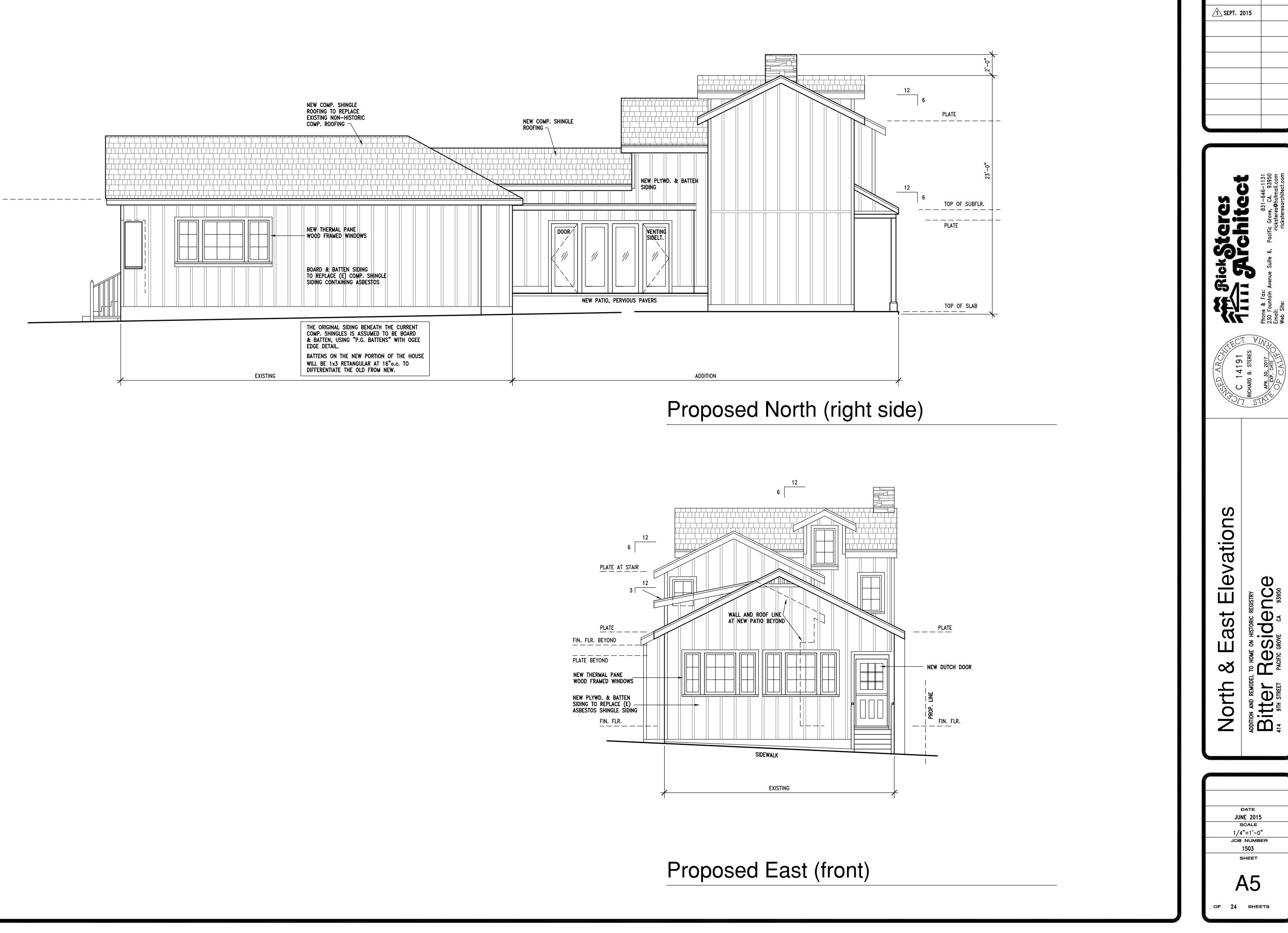
EMERGENCY EGRESS WINDOWS:

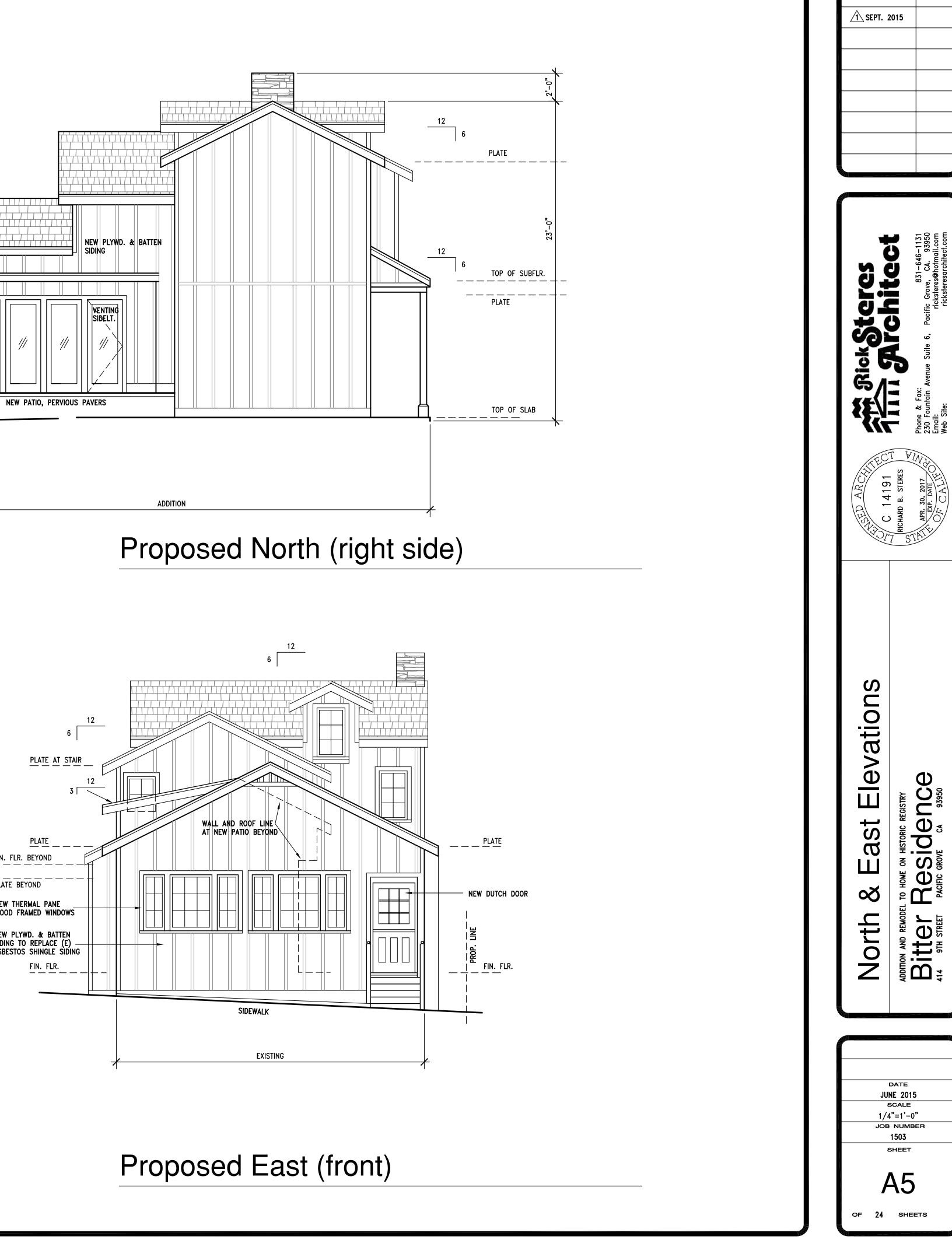
MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.

ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED. LABEL SHALL SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSFMITTANCE.



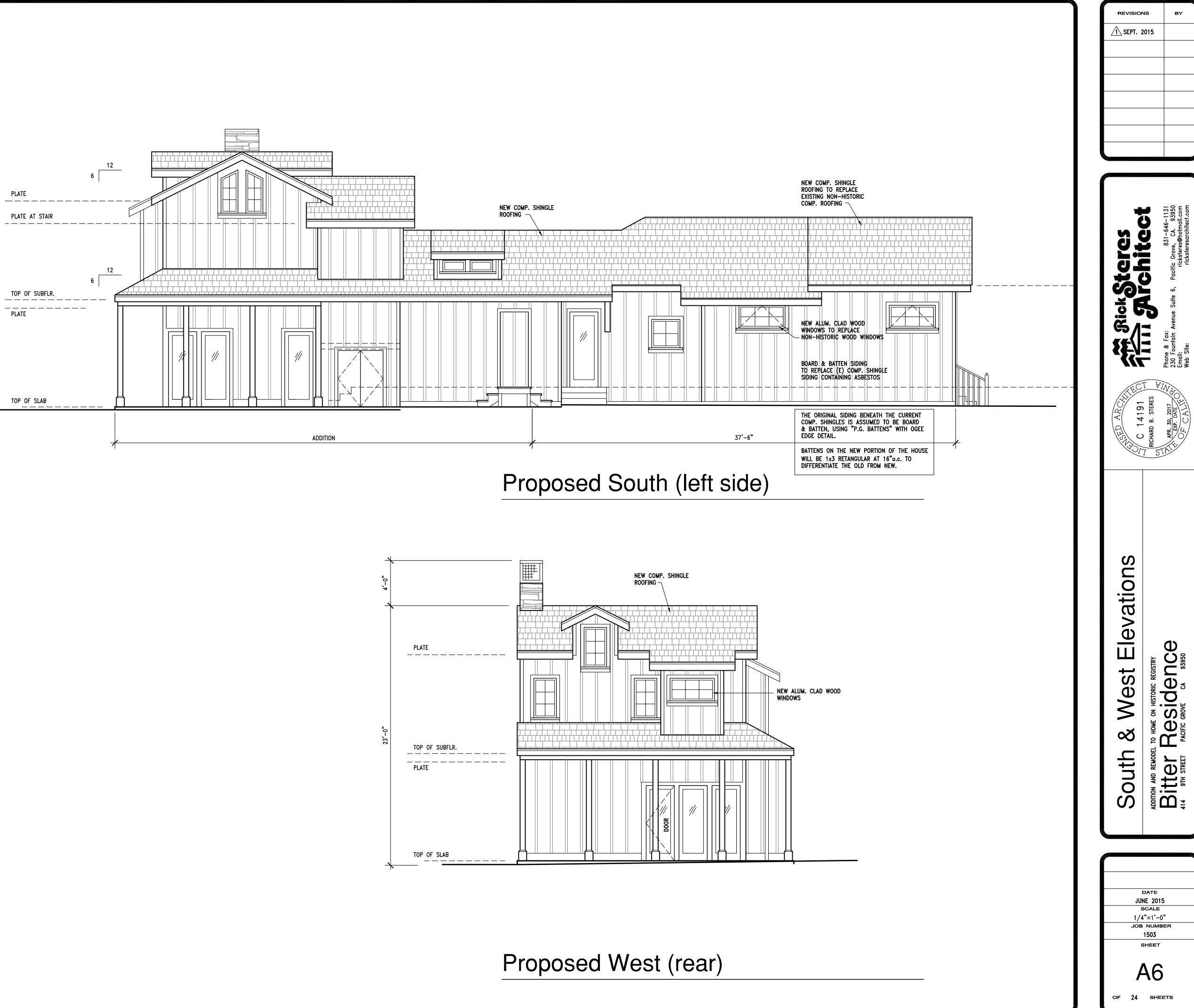


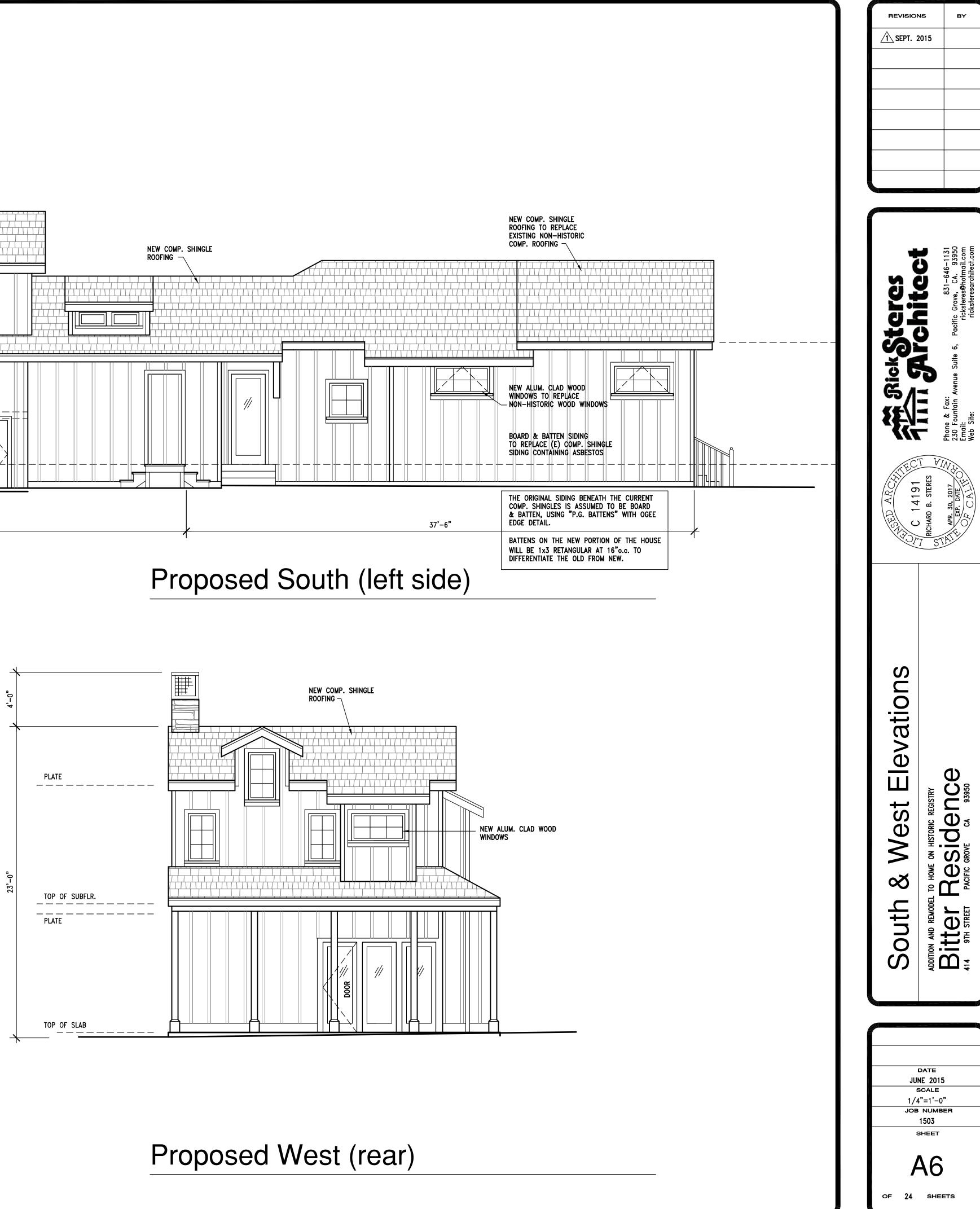


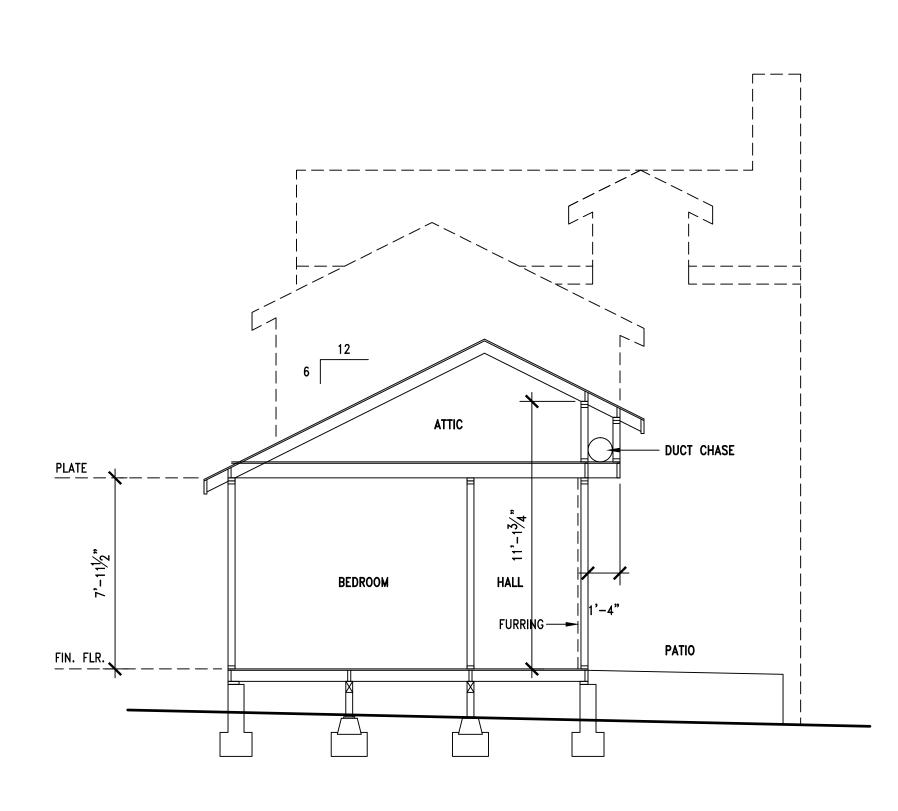


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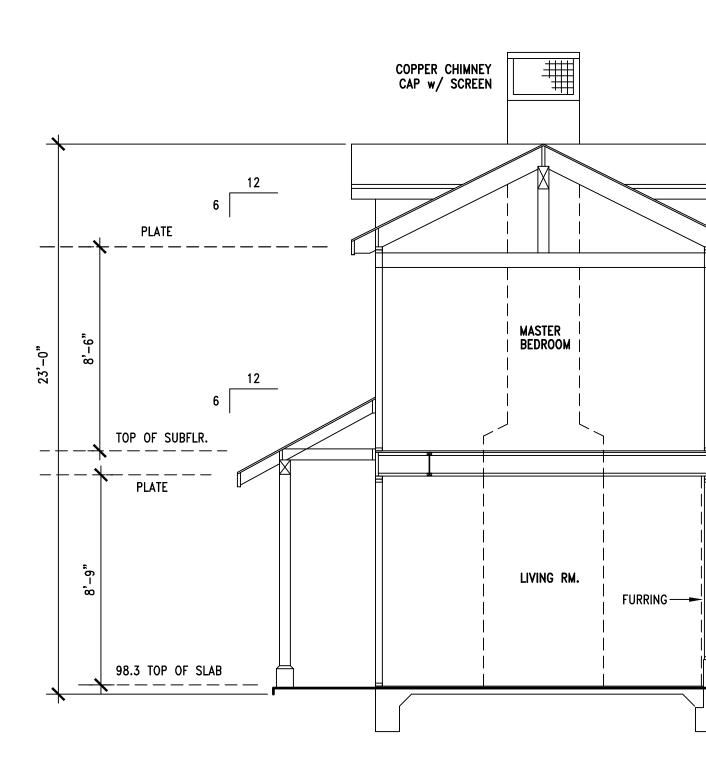
REVISIONS



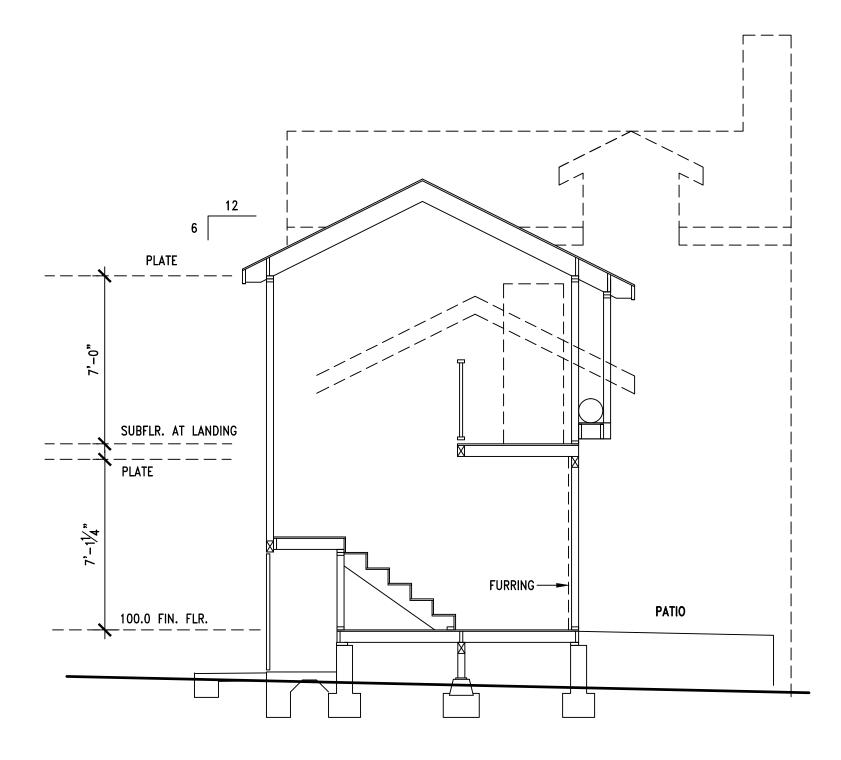


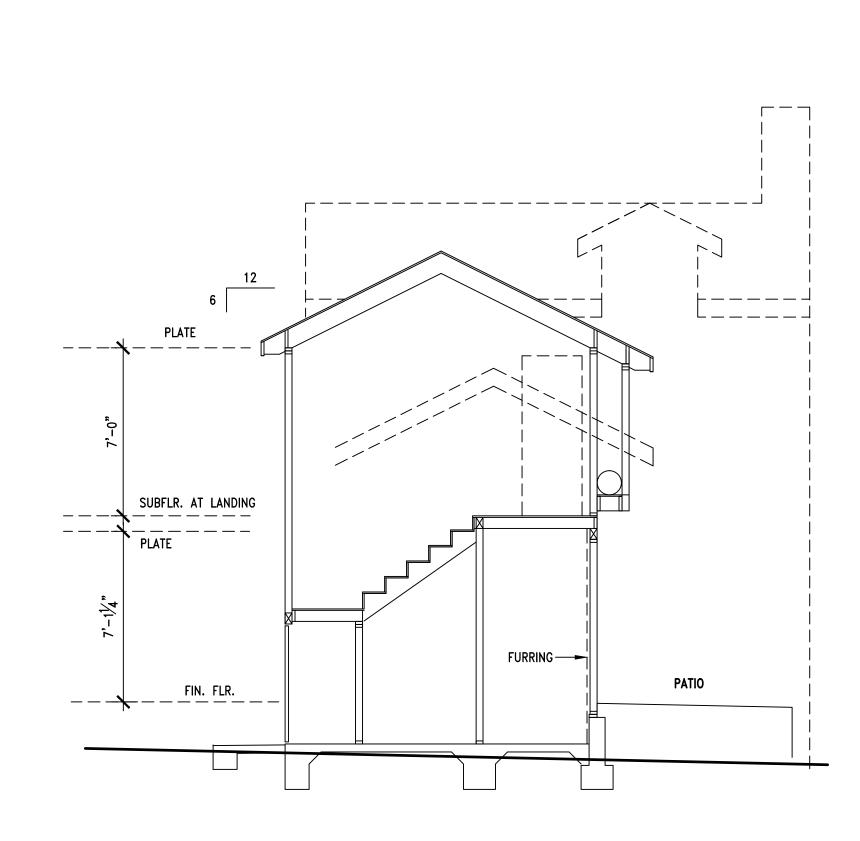


A Building Section



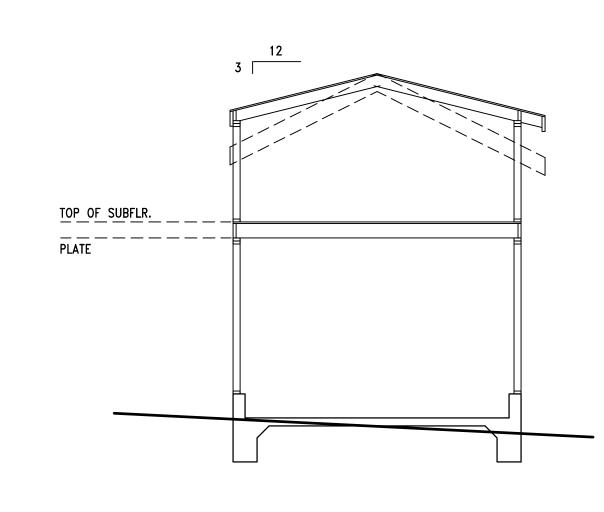
© Building Section





**B** Building Section





**D** Building Section

# (E) Building Section

