



CITY OF PACIFIC GROVE

Community 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

#17-803

FOR A PROPERTY AT 610 FOREST AVENUE TO ALLOW A SINGLE-STORY ADDITION OF 693 SQUARE FEET AT THE REAR OF THE PROPERTY, TO CREATE A TOTAL OF A 1,959.65 SQUARE FEET SINGLE-STORY SINGLE-FAMILY RESIDENCE, AND TO RETURN THE SITE COVERAGE TO A MAXIMUM OF 60 PERCENT.

FACTS

1. The subject site is located at 610 Forest Ave., Pacific Grove, 93950 APN 006-542-005
2. The subject site has a designation of PO/HDR on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-4 zoning district.
4. The subject site is a through lot of 5,200 square feet.
5. The subject site is located within the Area of Special Biological Significance Watershed.
6. The subject property was built in 1929 and is located on the City's Historic Resources Inventory.
7. A Phase 2 Historic Report was completed by qualified historian Seth A. Bergstein of PAST Consultants on August 18, 2017.
8. This project has been determined to be CEQA Exempt, under CEQA Guidelines Section 15301 and 15331.

FINDINGS

1. The proposed development conforms to the applicable provisions of the general plan, any applicable specific plan, and these regulations, and;
2. The proposed development is located on a legally created lot, and;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid, and;
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit, and;
5. The proposed development will meet the development regulations set forth in the PO/HDR zoning district and;
6. 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, and;
7. 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;
8. 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, and;
9. The exterior alteration of the structure on the Historic Resources Inventory is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as determined by the Phase II Historic Report, and;
10. The exterior alteration of any structure on the Historic Resources Inventory complies with Appendices I through IV of the Pacific Grove Architectural Review guidelines.

PERMIT

Architectural Permit (AP) #17-803, per P.G.M.C. 23.70.060(c)(1).

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. **Conformance to Plans.** Development of the site shall conform to approved plans for “Kevin Smith”, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
5. **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.
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. **Exterior Lighting.** Exterior lighting must be full cut off and in compliance with Architectural Review Guidelines Nos. 10, 11, 12.
8. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
9. **Building 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 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 AP 17-803.
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 day of October, 2017, by the following vote:

AYES: **XXX**

NOES: **XXX**

ABSENT: **XXX**

VACANCY: **XXX**

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.

Steve Rood, Owner

Date

Shannon Rood, Owner

Date



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 17-003
Date: 8/22/17
Total Fees: 3481.30

APPLICANT/OWNER:

Project Address: 610 FOREST AVE APN: 000-542-005

Project Description: ADDITION TO BACK OF HOUSE, 693rd, RELOCATE GAS METER, RELOCATE ELECTRICAL PANEL

Tree Work? Yes No

Applicant	Owner
Name: <u>CASSANDR AUGUST</u>	Name: <u>STEVE + SHANNON ROOD</u>
Phone: <u>831-236-3182</u>	Phone: <u>831-901-5607</u>
Email: <u>augustdesignandbuild@gmail.com</u>	Email: <u>STEVEROOD81@yahoo.com</u>
Mailing Address: <u>2080 HACIENDA ST. SEASIDE, CA 93955</u>	Mailing Address: <u>610 FOREST AVE. PACIFIC GROVE, CA 93950</u>

Permit Request:

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> EIR: Environmental Impact
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> ADC: Arch Design Change	<input type="checkbox"/> ADU: Acc. Dwelling Unit	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____

PLANNING STAFF USE ONLY:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 12 Block: 169 Tract: PG Addition

ZC: R4 GP: PO/HOR Lot Size: 5,200 sf

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: WL AUG 22 2017

Assigned to: WL

RECEIVED

AP DEC PGMC 23.70.060(C)(1)

\$ PAID

3,481.30

CITY OF PACIFIC GROVE 8-22-17

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.

I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: _____

Date: 7/24/2017

Owner Signature (Required): _____

Date: 8/22/2017

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

August 18, 2017

Steve and Shanan Rood
610 Forest Ave.
Pacific Grove, CA 93950

Re: Phase Two Historic Assessment for 610 Forest Ave., Pacific Grove, CA
APN. 006-542-005-000

Dear Steve and Shanan:

This letter evaluates the proposed alterations to the property located at 610 Forest Ave., in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on August 8, 2017 to view the property's existing conditions. The subject property contains a modified Spanish Revival-style single-family residence and garage constructed circa-1925 that has received alterations since the building's original construction.

The subject property encompasses Lot 12, Block 169, of the 5th Addition to the Pacific Grove retreat grounds and is on the City of Pacific Grove's Historic Resources Inventory (HRI). City of Pacific Grove Planning Department files, Pacific Grove Heritage Society records and relevant Sanborn maps indicate the building was constructed circa-1925 and was modified for law offices and physical therapy offices in 1985 and 2003, respectively.

The following Phase Two Historic Assessment provides a description and summary history of the property; a chronology of the changes made to all buildings on the subject property; a list of the property's remaining character-defining features; a list of proposed alterations; and an evaluation of the proposed alterations to the property's historic buildings for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different

set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

The ten *Standards* for rehabilitation are:

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 shall 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.
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.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

610 Forest Ave.: Summary of Property History

The subject property appears on the 1926 Sanborn map and the 1926 – 1962 updated Sanborn map (**Figure 1**), showing the property had not changed substantially between 1926 and 1962. It was constructed as a single-family residence with attached garage at the rear of the lot.

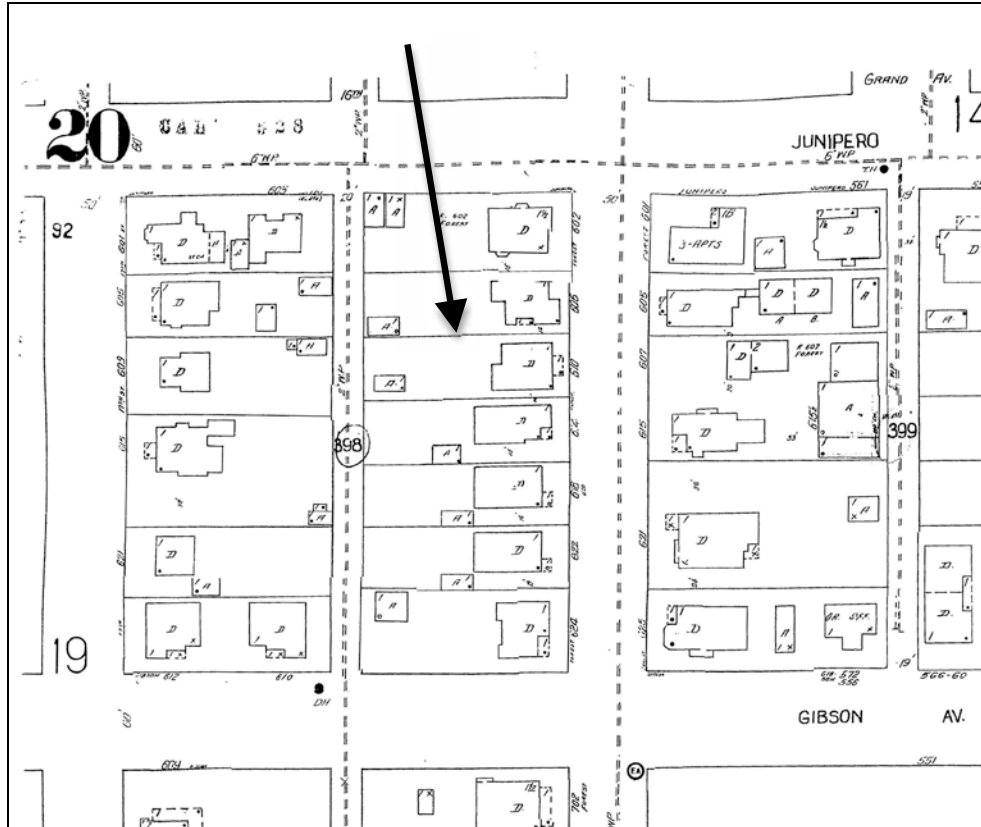


Figure 1. Cropped image of 1926 (updated 1962) Sanborn map, showing the subject property with an arrow.

The original permit for the residence’s construction is dated July 3, 1925, for a 5-room stucco house with a brick chimney, costing \$4,000 (*Permit # 1758, Pacific Grove Planning Department Files*).

610 Forest Ave: Existing Site Conditions

The subject property was constructed circa-1925 as a simplified, Spanish Revival-style single-family residence. The residence has a flat roof with false parapets covered in clay-barrel tiles, a central porch with arched openings, stucco exterior wall cladding and replaced vinyl-sash windows (**Figures 2 and 3**).



Figures 2 and 3. Left image shows the front elevation with central front porch and replaced front entry door, replaced vinyl windows and replaced stucco exterior wall cladding. Right image shows the front and left side elevations. The chimney has been encased in stucco and all windows have been replaced with vinyl-sash or vinyl-slider windows.

The property also contains a detached garage, constructed at the same time as the house, at the rear of the lot and facing the alley, which is the extension of 16th Street (**Figures 4 and 5**).



Figures 4 and 5. Left image shows the rear elevation with replaced stucco wall cladding. The rear yard between the house and garage was paved circa-1985 when the house was converted to law offices. Right image shows the garage's west elevation, taken from the 16th Street alley.

Remaining Character-defining Features of 610 Forest Ave.

- Central front porch with arched openings.
- False parapet roof capped by clay-barrel tiles on the parapets.
- Matching garage toward the rear of the lot.
- Stucco exterior wall cladding. It should be noted that the stucco was reapplied over the original stucco and chimney, circa-1985.
- Chimney on south elevation (covered in stucco).

Previous Alterations to 610 Forest Ave.

Based on a records search of files at the Pacific Grove Community Department and Pacific Grove Heritage, the following list summarizes permits for exterior modifications. Estimated dates are based on the material conditions found on the building during the site visit.

- Permit # 1758, 7/3/1925: Construction of house and garage with brick chimney and stucco cladding.
- Permit # 4841, 12/16/1985: Convert house to commercial use for law offices. Add plywood shear support to walls and reapply stucco to exterior, selective window replacement. Pave rear yard between house and garage.
- Permit # 03-0956, 2/5/2003: Convert building use to physical therapy offices. Replace remaining windows.

Summary of Proposed Alterations

Design drawings by Cassandra August of August Design and Build, dated 8/17/2017 were the design drawings evaluated for this Phase Two Historic Assessment. The proposed alterations are:

- Construct 693-square foot rear addition behind house; relocate gas meter and electrical panel. The rear addition will be single-story and not be visible from the street.
- Interior alterations to existing floor plan.

Evaluation of Proposed Alterations

The following lists the ten *Standards* for rehabilitation, with an evaluation for the proposed new garage roof only, given below each *Standard*.

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.*

The proposed alterations will allow the building to retain its residential use, while retaining the existing character-defining features and satisfying this *Standard*.

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.*

The proposed rehabilitation design does not remove any distinctive features or remaining character-defining features of the existing building. Spatial relationships inside the small residence have already been altered when the house was converted to offices in 1985 and again in 2003. The only feature to be removed is the rear entrance and stairs, which have been modified previously. The proposed alterations satisfy this *Standard*.

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.*

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

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

The proposed alterations do not impact any changes to the building that may have acquired historic significance. The building has already been altered considerably, with replaced stucco coating, the brick chimney covered in stucco, replaced windows, a replaced entry door, and the installation of site paving in the rear yard.

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

The proposed rehabilitation design does not alter any distinctive materials, or historic construction detailing of the subject residence, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will maintain the residence's existing remaining character-defining features, satisfying this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Physical treatments to repair existing stucco will be undertaken that do not destroy the original substrate. Deteriorated wood elements will be replaced in-kind.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

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 shall*

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.

The proposed rear addition does not alter any of the present spatial relationships of the subject residence, with the exception of relocation of the rear entrance. However, this feature is on the rear of the building and has been altered previously. The rear addition is in scale and massing with the present rooflines and massing of the building. Differentiation will be achieved by using a variation in roofline of the rear addition. The proposed rear addition meets this *Standard*.

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.*

The proposed rear addition will likely not be removable in the future. However, the proposed rehabilitation design will retain and rehabilitate the remaining exterior character-defining features of the property, allowing it to maintain adequate historic integrity and satisfy this *Standard*.

Conclusion

In conclusion, the proposed design alteration to the historic single-family residence at 610 Forest Ave, Pacific Grove meets the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

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

Sincerely,



Seth A. Bergstein, Principal

Cc: City of Pacific Grove, Community Development Department; Cassandra August, Designer



WHERE TO BUY ([HTTP://WWW.TMCOBB.COM/LOCATOR/](http://www.tmcobb.com/locator/))

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SOUTHWEST COLLECTION

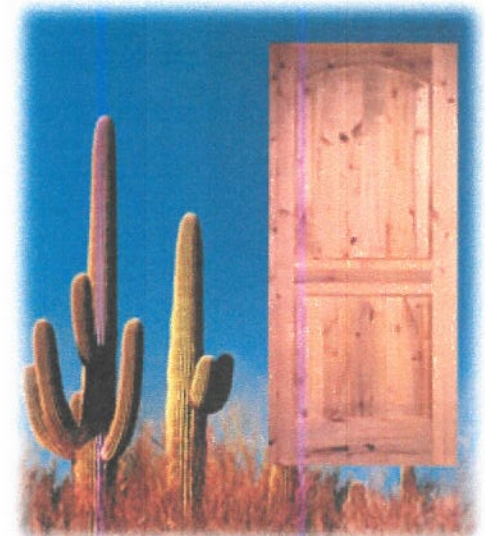
All of the Southwest Collection are available prehung. Exterior frames include knotty alder jamb weatherstripped with brick mould. Interior units include Knotty Alder Flat Jamb with 1 1/4" stop applied. Custom Knotty Alder doors can be manufactured to meet your design needs.

- Manufactured Using Premium Grade Red Knotty Alder
 - Engineered For Both Interior and Exterior Use
 - Available in 6/8 and 8/0 Height, 1 3/4" or 1 3/8" thick
 - Veneered Laminated Stiles, Engineered Core for Strength and Stability
 - A Full 5 3/8" Wide Stiles • Exclusive 3 1/4" Bevel Raised Panel or Cobb authentic V-Groove Panel.
- Both 1 3/8" Thick and Split Resistant
- Fire rated up to 20 Min. is available.

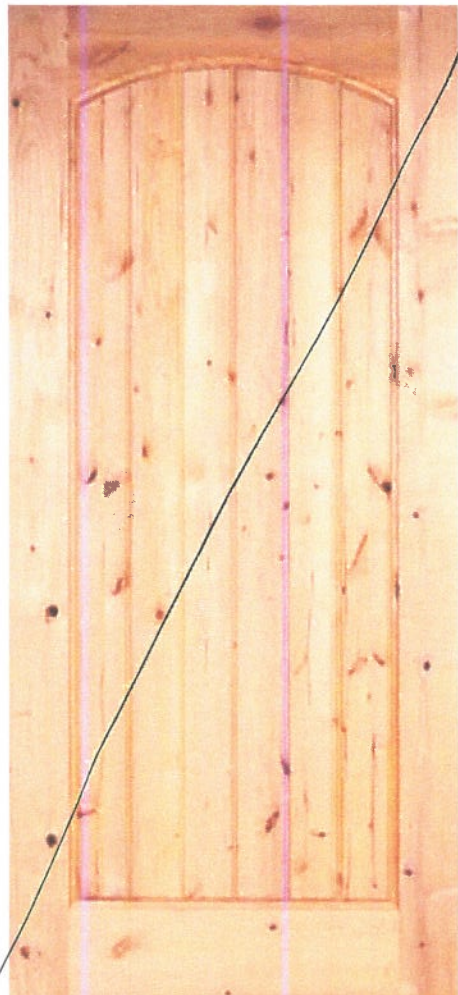
RECEIVED

AUG 22 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



TYCO SOUTHWEST COLLECTION PANEL DOORS



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Southwest KA-43

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AUG 22 2017

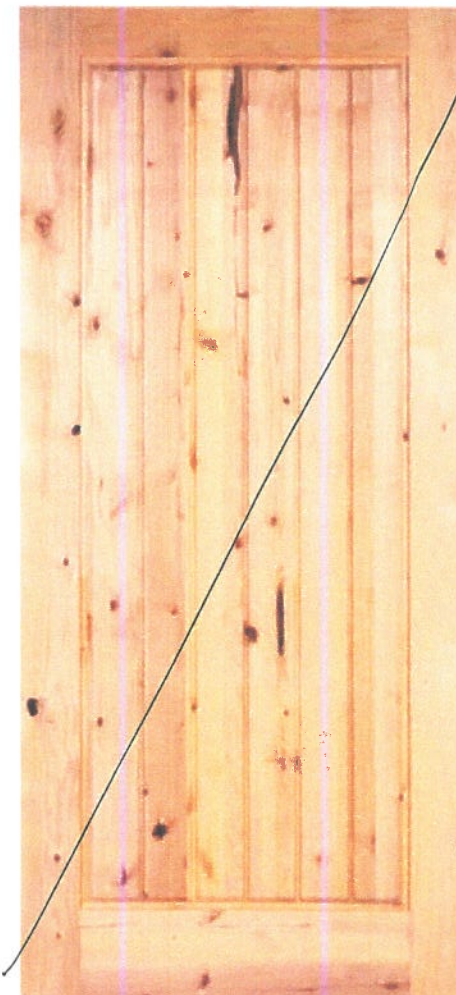
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

YES



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Southwest KA-42

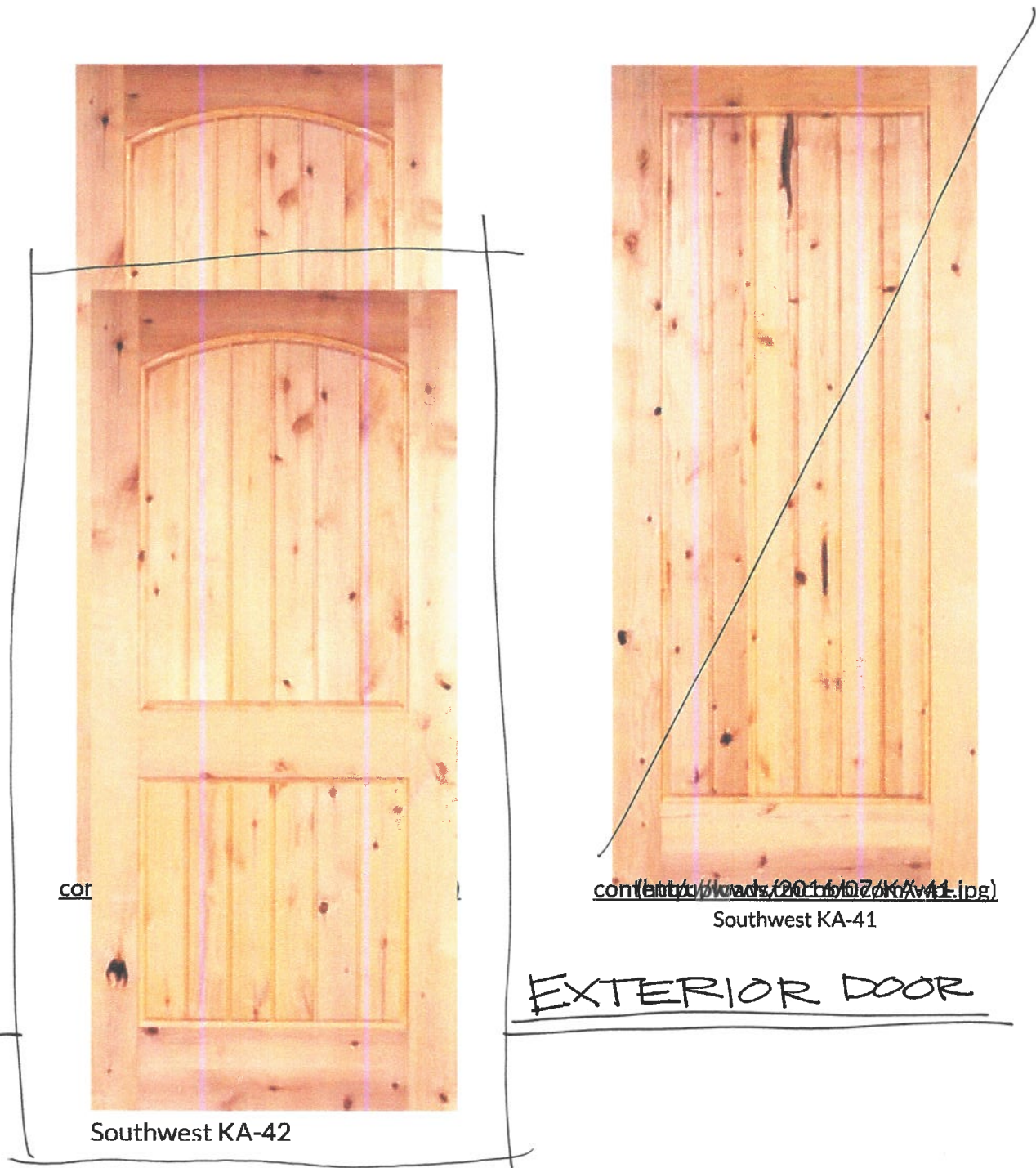


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Southwest KA-41

EXTERIOR DOOR

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Home (/Default.aspx) › Windows (/Windows.aspx) › Catalina Series (/series/catalina.aspx) › Single Slider Window

CATALINA SINGLE SLIDER WINDOW

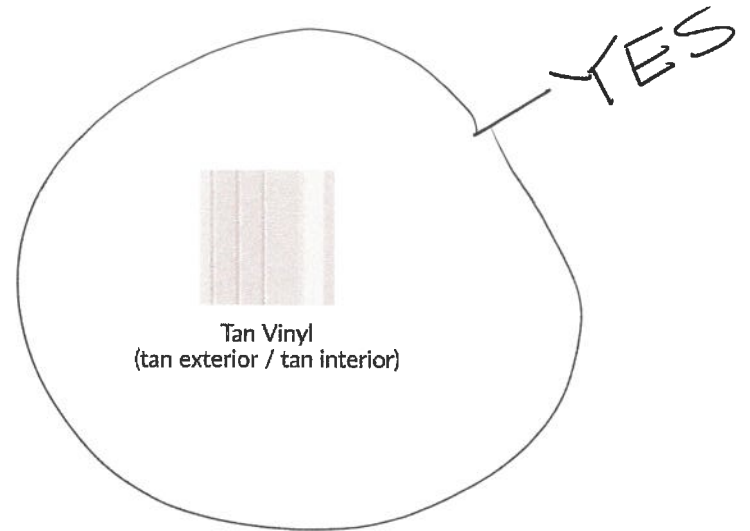
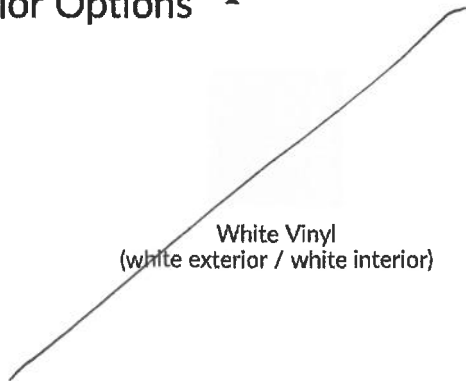
WINDOWS

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AUG 22 2017
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

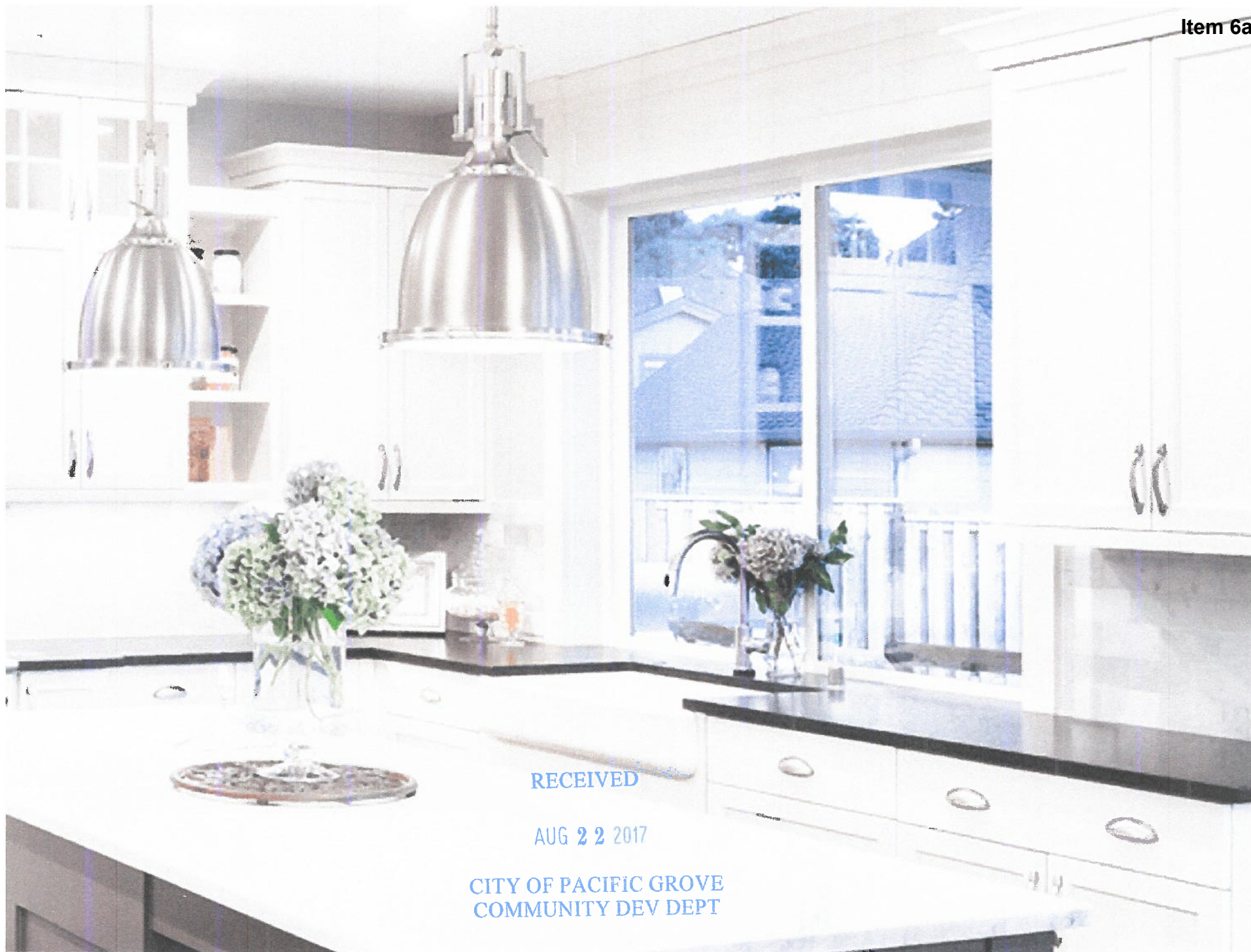
CATALINA SINGLE SLIDER WINDOW

- Easy to Use
- 2 7/8" frame (ideal for replacing aluminum windows)
- Even sight line
- Rollers with celcon wheels and large stainless steel axles
- Screens have built-in lift rail instead of easy to break plastic tabs

Exterior Color Options ^



RECEIVED
AUG 22 2017
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



RECEIVED

AUG 22 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

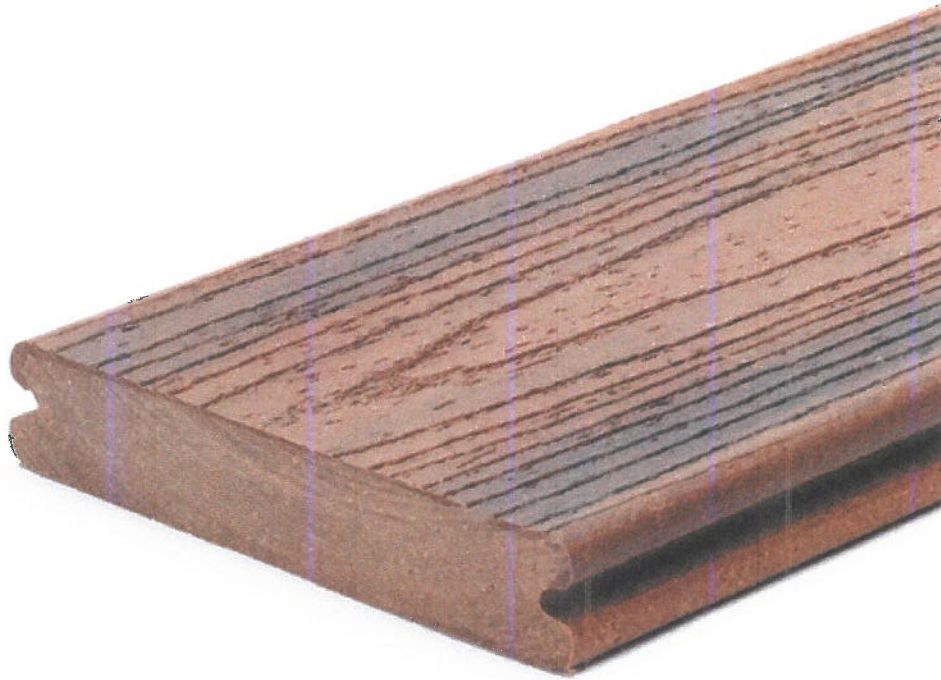


EXTERIOR LIGHT

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AUG 22 2017

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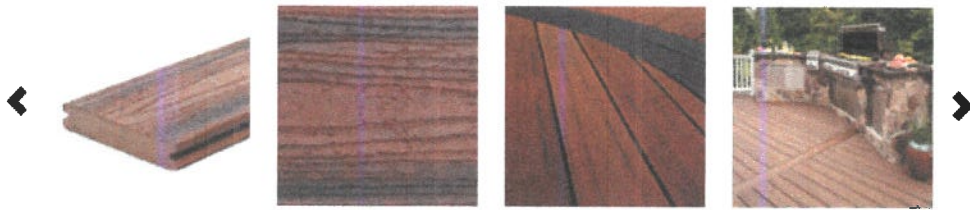
TREX DECKING

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AUG 22 2017

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ROOD

RESIDENCES

610 FOREST AVE., PACIFIC GROVE, CA 93950

SHEET INDEX:

AO.1 VICINITY MAP, SHEET INDEX, PROJECT DATA, PROJECT DIRECTORY, SCOPE OF WORK
 AO.2 SITE PLAN, GENERAL NOTES
 AI.0 NEW LOCATION OF GAS METER, ELECTRICAL PANEL & FURNACE
 AI.1 EXISTING FLOOR PLAN
 AI.2 PROPOSED FLOOR PLAN
 AI.3 ELEVATIONS
 AI.4 ELEVATIONS
 A2.0 ROOF PLAN

PROJECT DIRECTORY:

OWNER: STEVE & SHANNON ROOD
 CELL: 831-901-5607
 EMAIL: steverood81@yahoo.com
CONTRACTOR: KR CONSTRUCTION, INC.
 PO BOX 869
 PACIFIC GROVE, CA 93950
 OFFICE: 831-655-3821
 EMAIL: krconstructioninc@msm.com
DRAFTING SERVICES: CASSANDRA AUGUST
 CELL: 831-236-3182
 EMAIL: augustdesignandbuild@gmail.com

SCOPE OF WORK: ADDITION TO BACK OF HOUSE, 693S.F., RELOCATED GAS METER, RELOCATED ELECTRICAL PANEL, RELOCATED BATHROOM, ADD DECK.

TYPE OF CONSTRUCTION: EXTERIOR: WOOD FRAMING, STUCCO. INTERIOR: COMBINATION LATH & PLASTER AND GWB.

APN: 006-542-005
SITE ADDRESS: 610 FOREST AVE.
 PACIFIC GROVE, CA 93950
PROPERTY OWNER: STEVE & SHANNON ROOD

ZONING: R-4

FIRE SPRINKLERS: NO

LOT SIZE: 5,200SF

SITE COVERAGE: (EXISTING)
 BUILDING FOOTPRINT: 1,054.8SF
 DRIVEWAY: 690SF
 PATIO: 1,748SF
 WALKWAY (CONCRETE): 168SF
 TOTAL: 70% 3,660SF

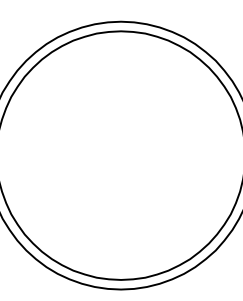
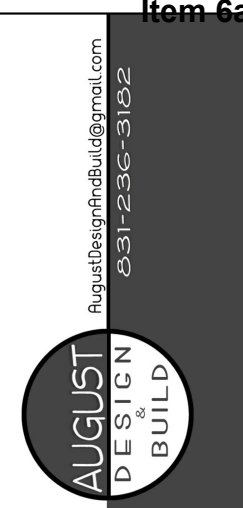
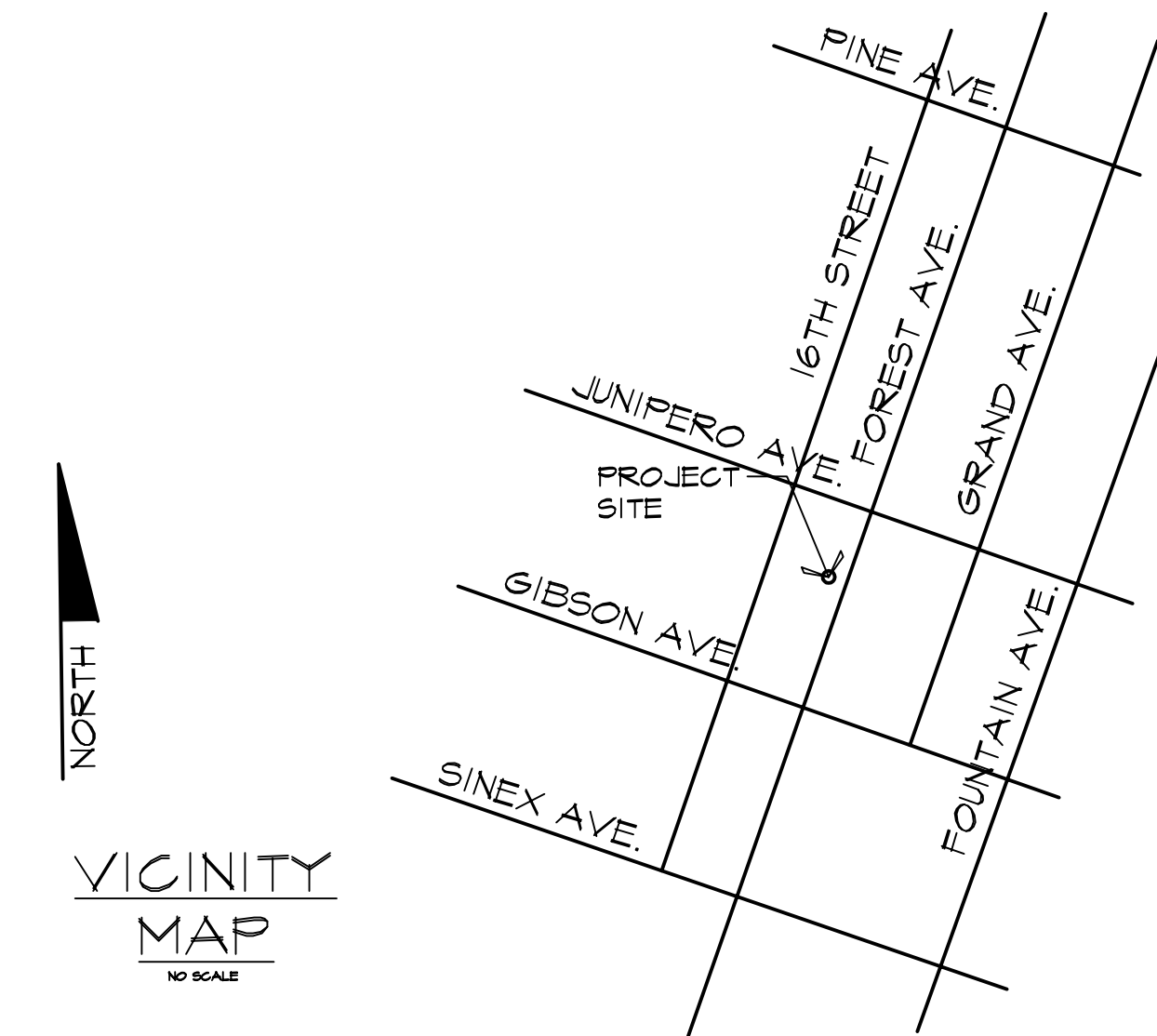
SITE COVERAGE: (PROPOSED)
 BUILDING FOOTPRINT: 1,747SF
 DRIVEWAY: 690SF
 PATIO: 1,000SF
 WALKWAY (CONCRETE): 339SF
 TOTAL: 72% 3,776SF

FLOOR AREA: (EXISTING)
 MAIN LEVEL: 1,054SF
 GARAGE: 212.6SF
 TOTAL: 1,226.6SF

FLOOR AREA: (PROPOSED)
 MAIN LEVEL: 1,747SF
 GARAGE: 212.6SF
 TOTAL: 1,959.6SF

LINEAL WALLS: (E) (REMODELED)
 MAIN LEVEL: 224LF 48LF

TOTAL % TO BE EFFECTED: 21%



VICINITY MAP, PROJECT NOTES,
 SHEET INDEX, PROJECT CONTACT
 INFO, PROJECT SCOPE

APN: 006-542-005
 STEVE & SHANNON ROOD
 610 FOREST AVE.
 PACIFIC GROVE, CA 93950

DRAWN BY:
 CBA
 8/17/2017

REVISIONS

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

AO.1

GENERAL NOTES

SITE SPECIFICATIONS: 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA ENERGY CODE.

THE OWNER SHALL BE RESPONSIBLE TO PAY FOR ALL NECESSARY PERMITS, INSPECTIONS, CERTIFICATES AND FEES, INCLUDING UTILITIES. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF. ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

IF, DURING CONSTRUCTION THE CONTRACTOR FINDS STRUCTURAL CONDITIONS DIFFERENT THEN THOSE ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER BEFORE PROCEEDING ANY FURTHER. ANY UNUSUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO FURTHER WORK.

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. THE CONTRACTOR SHALL OPERATE TO BEST MANAGEMENT PRACTICES.

THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE. THE GENERAL CONTRACTOR SHALL HAVE CURRENT CALIFORNIA CLASS B LICENSE, WORKMANS COMPENSATION CERTIFICATE AND NECESSARY MUNICIPAL BUSINESS LICENSE.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITH THE SCOPE OF THE CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE BRACING AND SHORING. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIAL IN A MANNER THAT SUCH THE DESIGN LIVE LOAD OF THE STRUCTURE ARE EXCEEDED (16 psf ON THE ROOF, 40psf ON THE FLOOR). ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL AND O.S.H.A. STANDARDS.

LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMANS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

NEW LUMBER SHALL NOT EXCEED 19% MOISTURE CONTENT, NOR SHALL ANY WATER DAMAGED MATERIALS BE INSTALLED. MOISTURE BARRIER SHALL BE INSTALLED UNDER SURFACES WHERE NEEDED. ALL LUMBER SHALL BE DOUGLAS FIR-LARCH UNLESS OTHERWISE NOTED, GRADED IN ACCORDANCE WITH WESTERN WOOD PRODUCTS ASSOCIATION OR WEST COAST LUMBER INSPECTION BUREAU. MAXIMUM MOISTURE CONTENT SHALL BE 19% MARKED S-DRY ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLAS FIR, TREATED ALL CUT SURFACES. LUMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

2 X 4 STUDS AND BLOCKING	CONSTRUCTION GRADE OR BETTER
2 X 6 STUDS	No. 2 OR BETTER
JOISTS / RAFTERS	No. 2 OR BETTER
4 X AND LARGER	No. 1
POSTS	No. 1

PLYWOOD SHALL BE EXTERIOR OR EXPOSURE 1 CONFORMING TO U.S. PRODUCT STANDARDS PS- 183 WITH EXTERIOR GLUE, GRADE STAMPED AMERICAN PLYWOOD ASSOCIATION. PROVIDE 1/8" GAP AT PANEL JOINTS. NAIL HEADS SHALL NOT PENETRATE PLYWOOD SKIN. WALL PLYWOOD: TO BE 5/8" MIN. CDX WITH A SPAN RATING OF 24/0 OR BETTER. EDGE NAIL 10d @ 6" O.C., FIELD NAIL WITH 10d @ 12" O.C. BLOCK AND EDGE NAIL AT ALL PLYWOOD EDGES. PLYWOOD FACE GRAIN TO BE VERTICAL. ROOF PLYWOOD: TO BE 1/2" MIN NON T&G OR 5/8" MIN T&G CDX WITH A SPAN RATING OF 24/0 OR BTR. EDGE NAIL WITH 8d @ 6" O.C. FIELD NAIL WITH 8d @ 12" O.C. INCREASED NAILING IS REQUIRED FOR ROOF PLYWOOD OVER SHEARWALLS. USE SIMPSON PLYWOOD SHEATHING CLIP (PSCU), AT ALL UNSUPPORTED PLYWOOD EDGES IN NON T&G SHEATHING IS USED, ONE PER SPAN. PLYWOOD FACE GRAIN TO BE PERPENDICULAR TO SUPPORTS. FLOOR PLYWOOD: TO BE 3/4" T & G CDX OR BETTER WITH A SPAN RATING OF 48/20 OR BETTER. EDGE NAIL WITH 10d @ 6" O.C. FIELD NAIL WITH 10d @ 10" O.C. INCREASED NAILING IS REQUIRED OVER SHEARWALLS INTO JOISTS OR BLOCKING GLUE AND NAIL PLYWOOD. PLYWOOD FACE GRAIN TO BE PERPENDICULAR TO SUPPORTS. STAGGER PLYWOOD PANELS. 10d NAILS TO BE SCREEN SHANK OR RING SHANK.

NAILS SHALL BE COMMON WIRE NAILS AND CONNECTORS EXPOSED TO WEATHER SHALL BE GALVANIZED. ALL NAILING TO CONFORM TO C.R.C. TABLE R602.3(1). BOLT HOLES SHALL BE 1/16" MAX LARGER THAN THE BOLT DIAMETER. BOLTS SHALL BE TIGHTENED WHEN PLACED AND RE-TIGHTENED PRIOR TO CONCEALING. ALL NAILING SHALL BE DONE WITHOUT SPLITTING WOOD. CONTRACTOR TO PRE-DRILL AS REQUIRED TO PREVENT SPLITTING WOOD. ALL MEMBERS SPLIT BY NAILING SHALL BE REPLACED. ALL HOLES FOR BOLTS SHALL BE ACCURATELY DRILLED IN CORRECT SIZES AND LOCATIONS TO PREVENT FORGING OR LOOSENESS IN CONNECTIONS. NAILING TO BE IN COMPLIANCE WITH CEC TABLE 23-II-B-1

ALL FRAMING CONNECTIONS SHALL BE BY #SIMPSON STRONG-TIE Co. ALL CONNECTIONS SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURES SPECS.

CONTRACTOR SHALL PRE-DRILL HOLES FOR LAG BOLTS. LEAD HOLE SHALL BE 50% TO 61% OF BOLT DIAMETER FOR THREADED PORTION OF BOLT AND ACTUAL BOLT DIAMETER FOR UNTHREADED SHANK. ALL SPLIT MEMBERS SHALL BE REPLACED.

ALL ANCHOR BOLTS AND HOLD-DOWN BOLTS SHALL HAVE 3" X 3" X 1/4" HDG WASHERS AGAINST WOOD SURFACE.

THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNER FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN. DO NOT SCALE DRAWINGS. DRAWINGS ARE FOR REFERENCE ONLY.

THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEAN UP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR PREVENTION OF WATER RUNOFF FROM SITE BY MEANS OF STRAW WADDLES, BERMS AND RETENTION FITS AS NEEDED (NO CONCRETE CLEAN UP SHALL OCCUR ON SITE) AND FOR STORAGE AND HANDLING OF MATERIALS.

THE CONTRACTOR SHALL SUPPLY A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS, SECTION 4.40B.1. THAT IDENTIFIES THAT 50% OF DEMOLITION WASTE IS RECYCLED OR RE-USED AND SHALL USE A CERTIFIED WASTE MANAGEMENT TO PROVIDE VERIFIABLE DOCUMENTATION OF PERCENTAGE OF LANDFILL DIVERSION. SEE GUIDE TO CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL) www.cdgs.gov/CALGreen.html

ALL SEALANTS, PAINTS, CARPETS, WOOD FLOORS AND RESILIENT FLOORING SHALL BE APPROVED LOW-LEVEL V.O.C. WITH DOCUMENTATION PROVIDED TO VERIFY COMPLIANCE WITH LIMITS SHOWN IN TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5.

- PAINT, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORS CORE PROGRAM.
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

ANNULAR SPACES AT PIPE AND CONDUIT PENETRATIONS AT EXTERIOR WALLS SHALL BE SEALED WITH MORTAR TO PREVENT RODENT ENTRY.

APPLIANCES, FIXTURES AND ANY CONTROL FEATURES SHALL HAVE DOCUMENTATION TO PROVIDE FUTURE OWNERS.

SMOKE AND CARBON MONOXIDE DETECTORS: SMOKE DETECTORS ARE LOCATED ON THE CEILING OF EACH SLEEPING/HABITABLE ROOM. A COMBINATION SMOKE & CARBON MONOXIDE DETECTOR IS CENTRALLY LOCATED IN THE HOUSE, OUTSIDE THE BEDROOMS.

SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED

NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND/OR BINDING.

BATHROOM STANDARD REQUIREMENTS

ELECTRICAL - ALL NEW ELECTRICAL TO MEET CURRENT NATIONAL ELECTRICAL CODE. MINIMUM OF ONE (1) 20-amp CIRCUIT SERVING ONLY THE BATHROOM OUTLETS/LIGHTING IS REQUIRED. ONE RECEPTACLE LOCATED AT SINK AREA SHALL BE GFCI PROTECTED NEW LIGHTING STANDARDS REQUIRE HIGH EFFICIENCY LIGHTING OR A MANUAL ON/AUTOMATIC OFF MOTION SENSOR LIGHT SWITCH TO BE INSTALLED ANY LIGHTING DIRECTLY OVER THE SHOWER/TUB AREA IS REQUIRED TO BE FOR WET LOCATIONS.

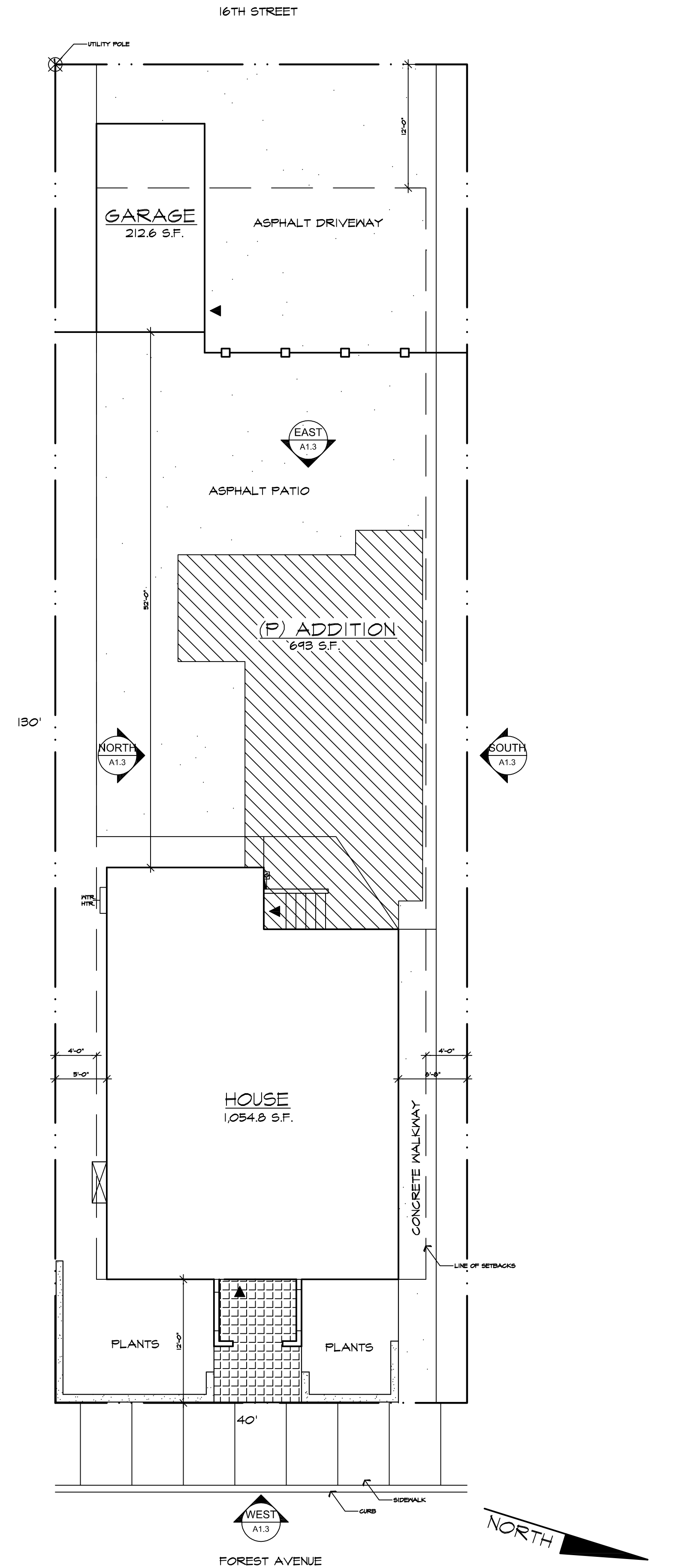
PLUMBING - SHOWER STALLS ARE REQUIRED TO HAVE A MINIMUM CLEAR THRESHOLD OPENING OF 22" AND THE FLOOR AREA MUST BE A MINIMUM OF 1.024 SQUARE INCHES AND ENCOMPASS A 30" CIRCLE. GLASS SHOWER ENCLOSURES MUST BE TEMPERED. TOILET AREA IS REQUIRED TO HAVE A MINIMUM WIDTH OF 30" CLEAR SPACE AND 24" CLEAR IN FRONT. SHOWERHEAD MUST HAVE A PRESSURE/TEMPERATURE BALANCE VALVE.

KITCHEN STANDARD REQUIREMENTS

ELECTRICAL - ALL NEW ELECTRICAL TO MEET CURRENT NATIONAL CODES. ALL NEW ELECTRICAL CIRCUITS ARE COMBINATION AFCI PROTECTED. MINIMUM OF (2) 20 amp CIRCUITS SERVING COUNTER AFCI/GFCI PROTECTED RECEPTACLES ONLY, ARE REQUIRED SPACE NO MORE THAN 4' O.C. THE REFRIGERATOR IS PERMITTED TO BE ON THIS CIRCUIT. NO OTHER LIGHTS OR FIXTURES ARE PERMITTED ON THESE TWO CIRCUITS. FIXED APPLIANCES AND MICROWAVES SHALL BE PROVIDED POWER FROM ADDITIONAL DEDICATED CIRCUITS. ALL KITCHEN PLUGS TO BE AFCI/GFCI PROTECTED. AT KITCHEN DUEL AFCI/GFCI RECEPTACLE WITHIN 2' OF EACH SINK. ONE OUTLET PROVIDED PER AN ISLAND OR PENINSULA REGARDLESS OF LENGTH OR SIZE, UNLESS SEPARATED INTO MORE THAN ONE COUNTERTOP AREA. ON ISLANDS AND PENINSULA SPACES, RECEPTACLES MAY BE MOUNTED NOT MORE THAN 12" BELOW THE COUNTERTOP AREA WHERE CONSTRUCTION PRECLUDES MOUNTING ABOVE THE COUNTERTOP. ALL LIGHTING TO BE HIGH-EFFEC/ENGY.

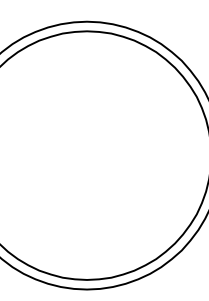
PLUMBING- RELOCATING, ADDING TO, OR OTHERWISE MODIFYING A GAS LINE REQUIRES BOTH A GAS LINE DIAGRAM AND PRESSURE TEST ALL NEW PLUMBING LINES SHALL BE TESTED PRIOR TO COVERING.

APPLIANCES- ALL NEW APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE GUIDELINES. IT IS IMPORTANT THESE GUIDELINES BE REVIEWED PRIOR TO CLOSING UP THE WALLS.



SITE PLAN

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



SITE PLAN, GENERAL NOTES,

APN: 006-542-005

STEVE & SHANNON ROOD
610 FOREST AVE.
PACIFIC GROVE, CA 93950

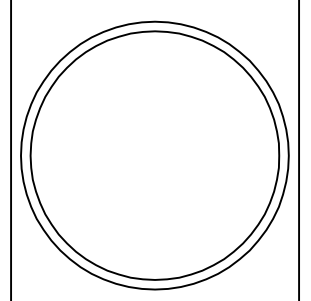
DRAWN BY:
CBA

8/17/2017

REVISIONS

SCALE:

1/4" = 1'-0"



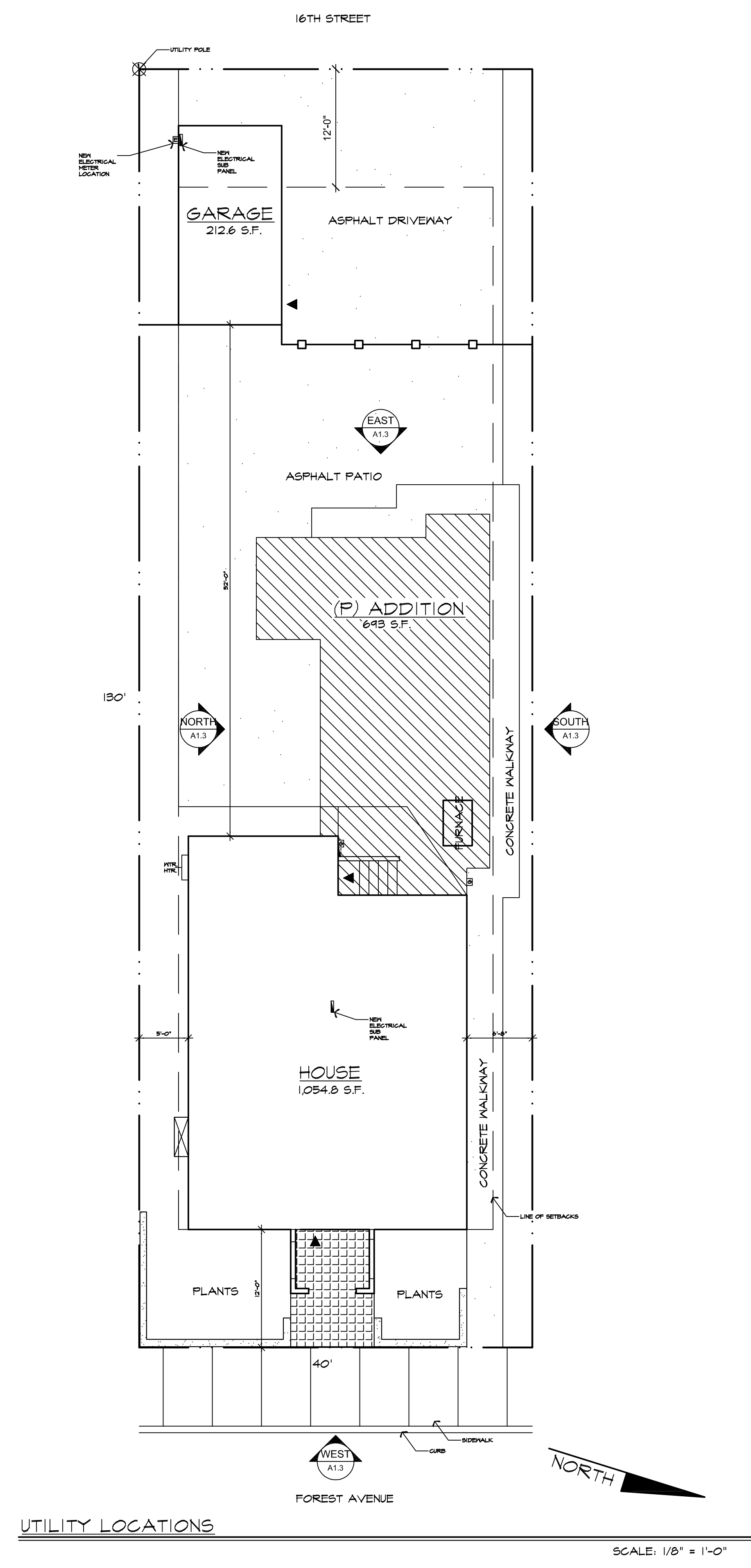
GAS & ELECTRICAL LOCATION

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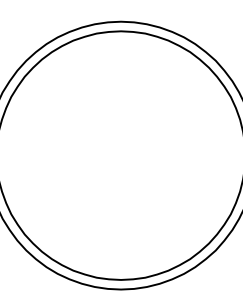
SCALE:
1/4" = 1'-0"

A1.0



UTILITY LOCATIONS

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



EXISTING FLOOR PLAN

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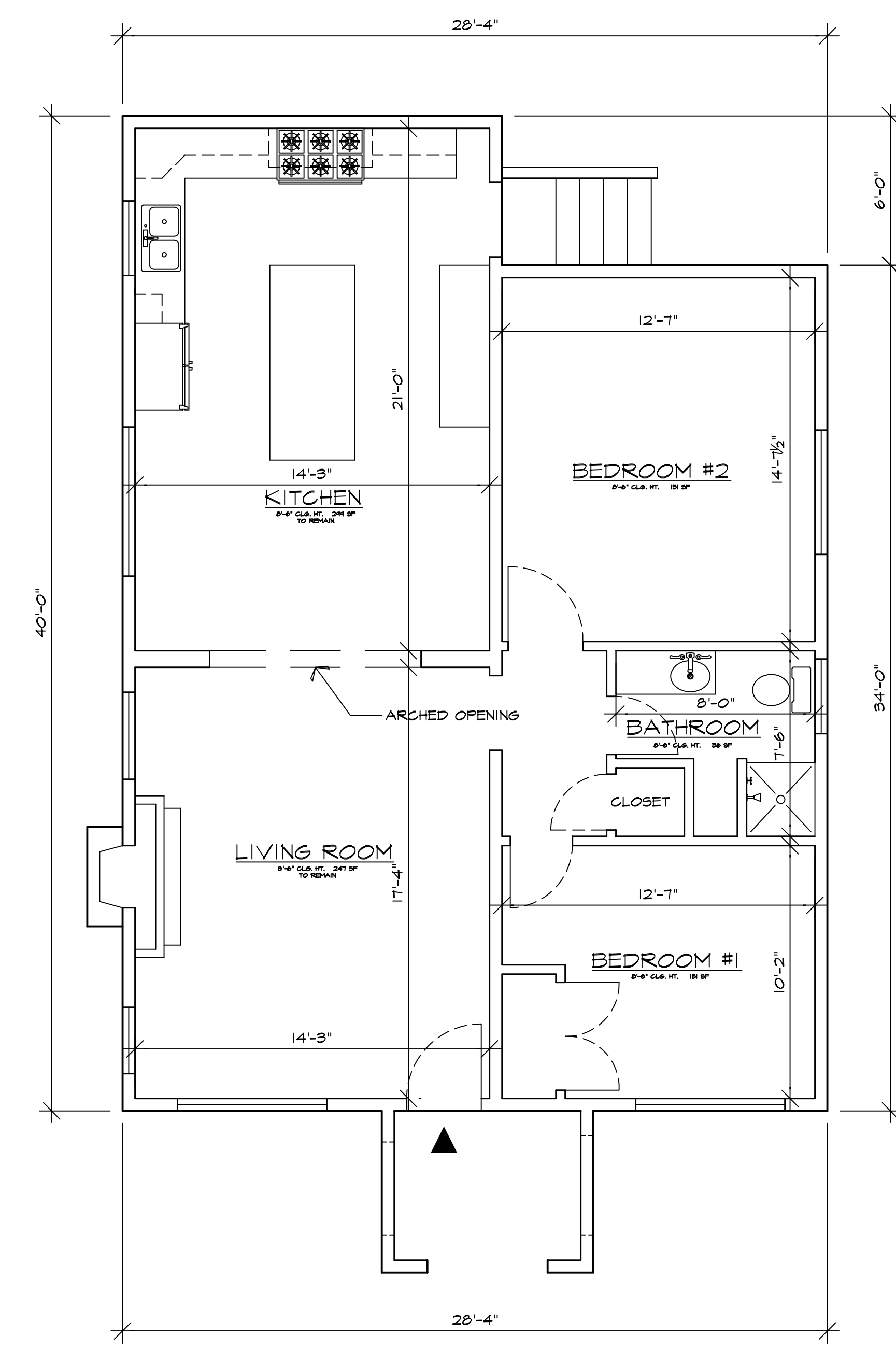
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REVISIONS

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

A.I.I



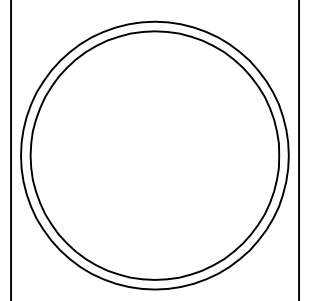
WALL LEGEND:

	(N) 2 X 4 WALLS
	(E) 2 X 4 WALLS
	DEMO 2 X 4 WALLS

1. EXTERIOR WALLS - 2 X 4 STUDS @ 16 O.C., STUCCO ON THE EXTERIOR, COMBO LATH & PASTER 1/2" G&B ON THE INTERIOR.
 2. INTERIOR WALLS - 2 X 4 STUDS @ 16 O.C. WITH COMBO LATH & PASTER 1/2" G&B

EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

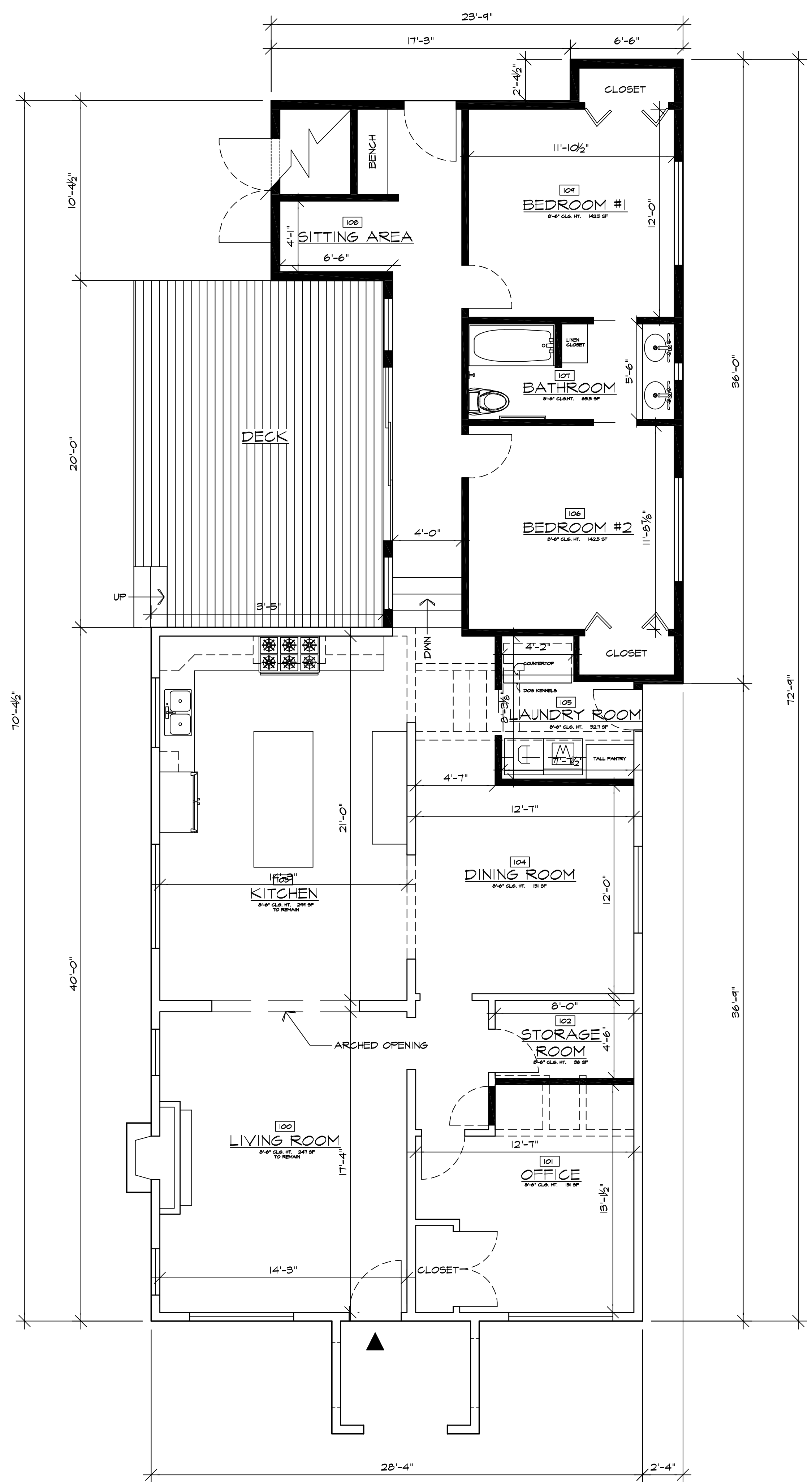
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SCALE:
1/4" = 1'-0"

A1.2



WALL LEGEND:

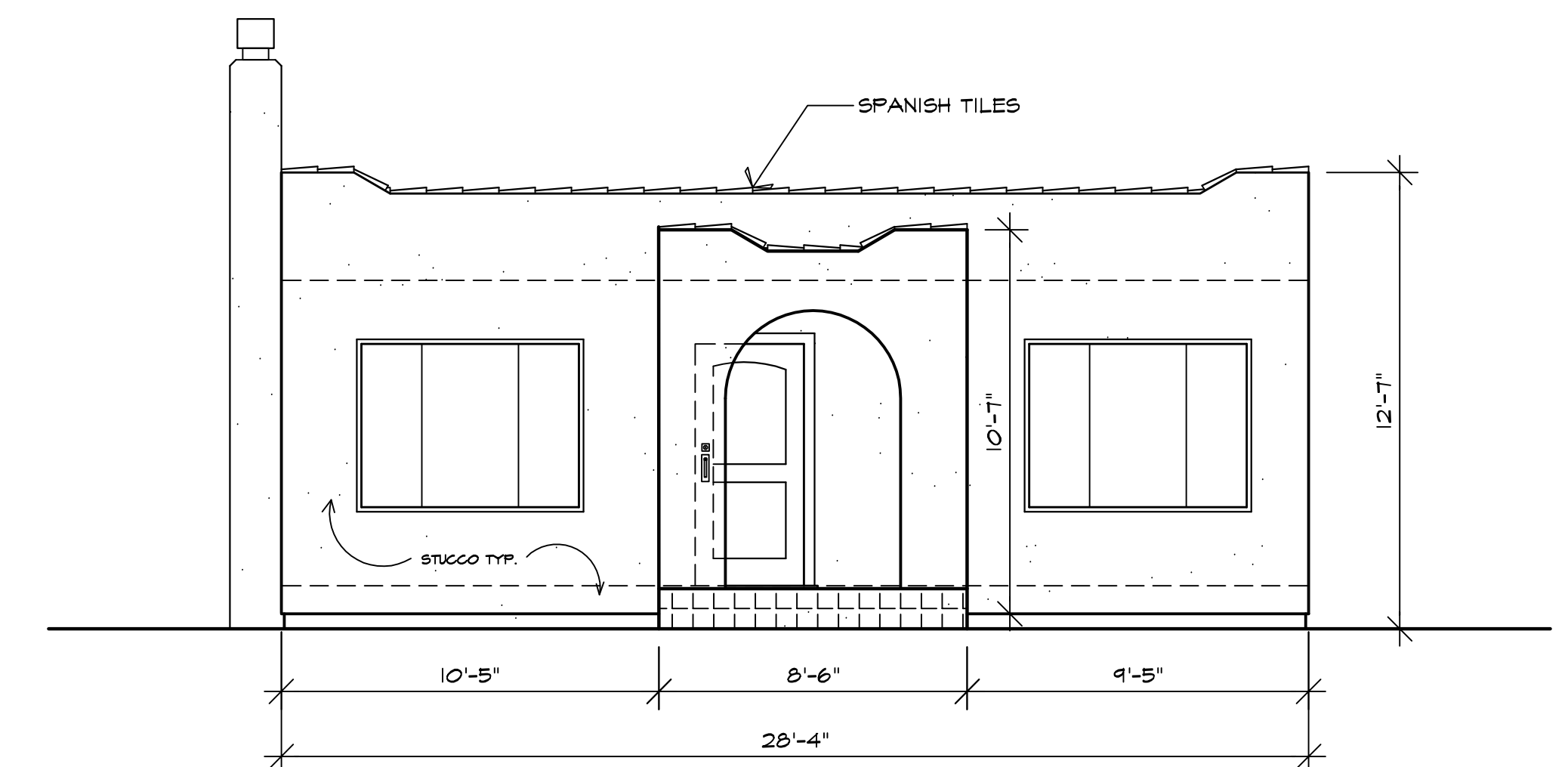
- (N) 2 x 4 WALLS
- - - (E) 2 x 4 WALLS
- - - DEMO 2 x 4 WALLS

1. EXTERIOR WALLS - 2 X 4 STUDS @ 16 O.C., STUCCO ON THE EXTERIOR, COMBO LATH & PASTER 1/2" GMB ON THE INTERIOR

2. INTERIOR WALLS - 2 X 4 STUDS @ 16 O.C., WITH COMBO LATH & PASTER 1/2" GMB

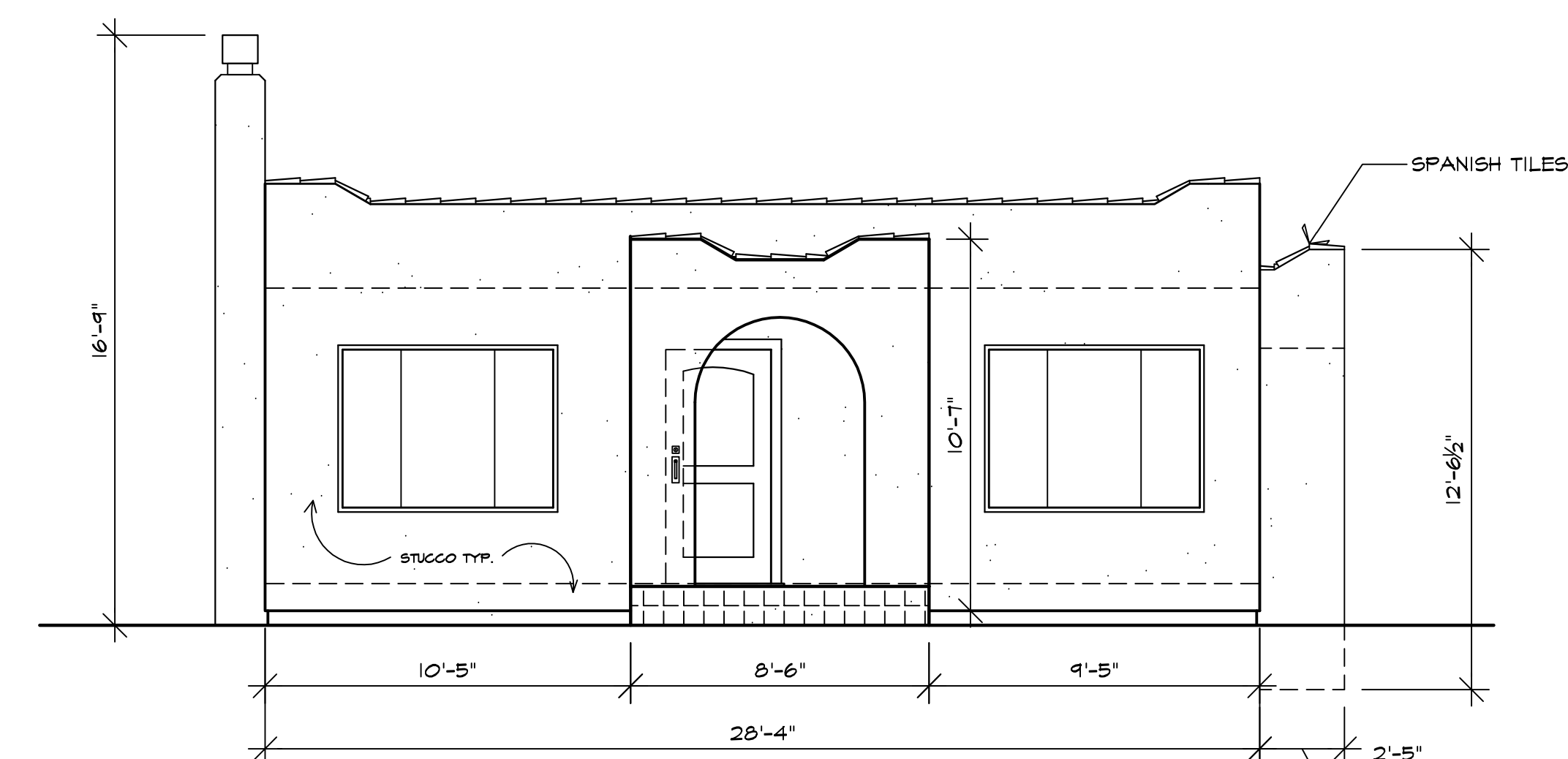
PROPOSED FLOOR PLAN

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



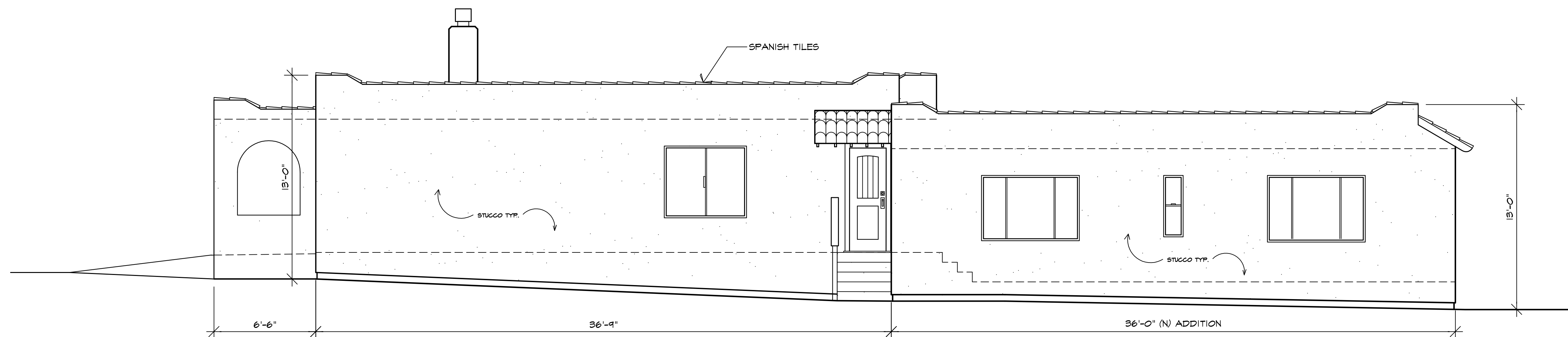
EXISTING WEST ELEVATION

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



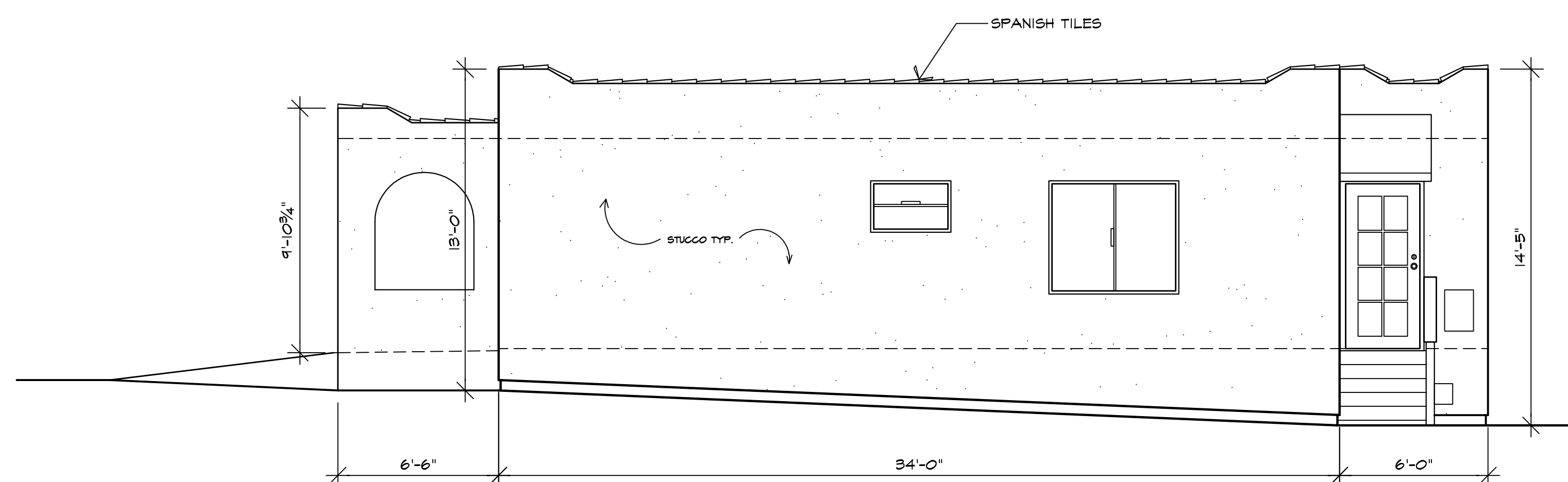
PROPOSED WEST ELEVATION

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



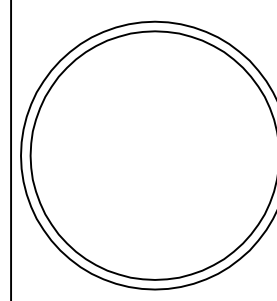
PROPOSED SOUTH ELEVATION

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



EXISTING SOUTH ELEVATION

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



ELEVATIONS

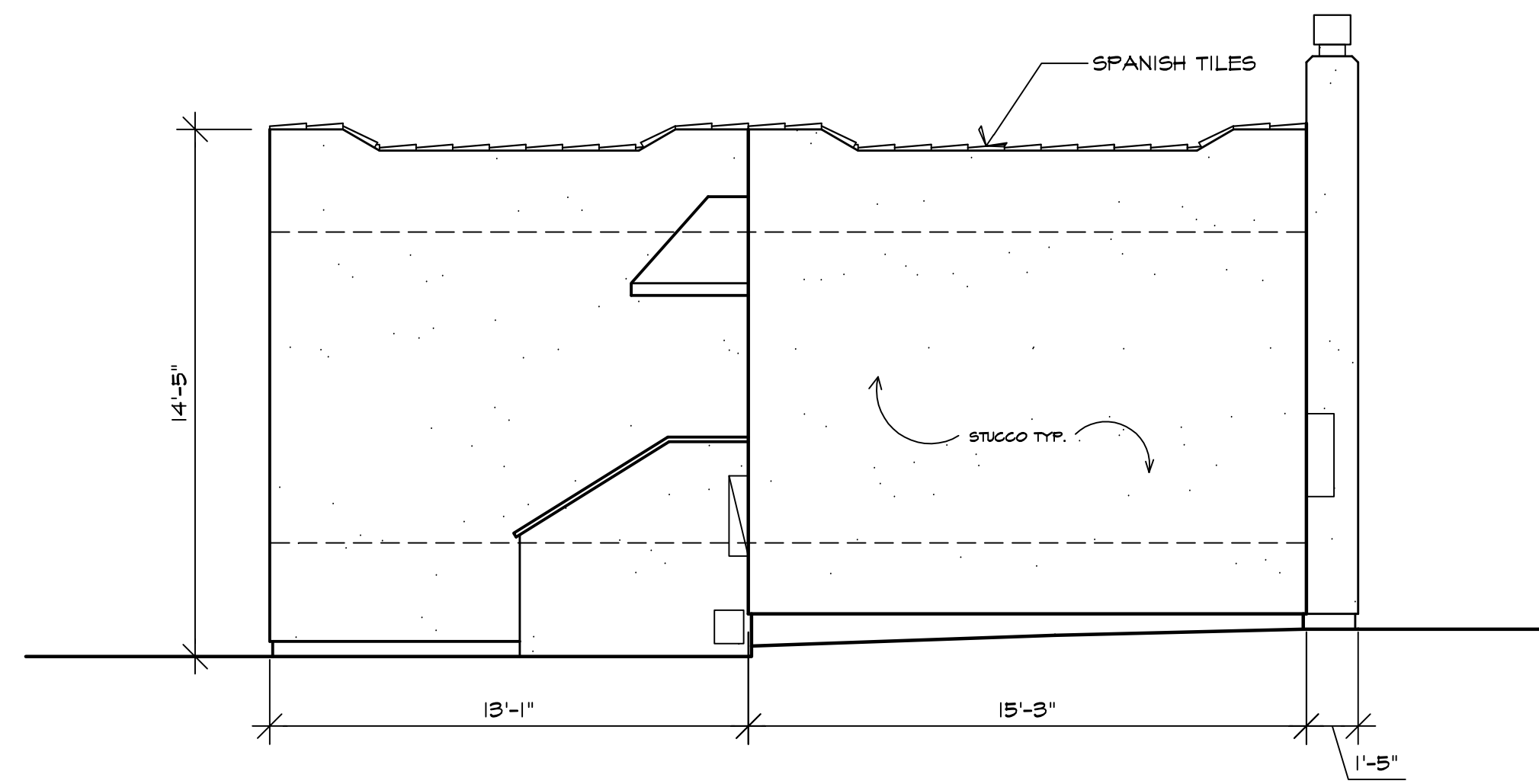
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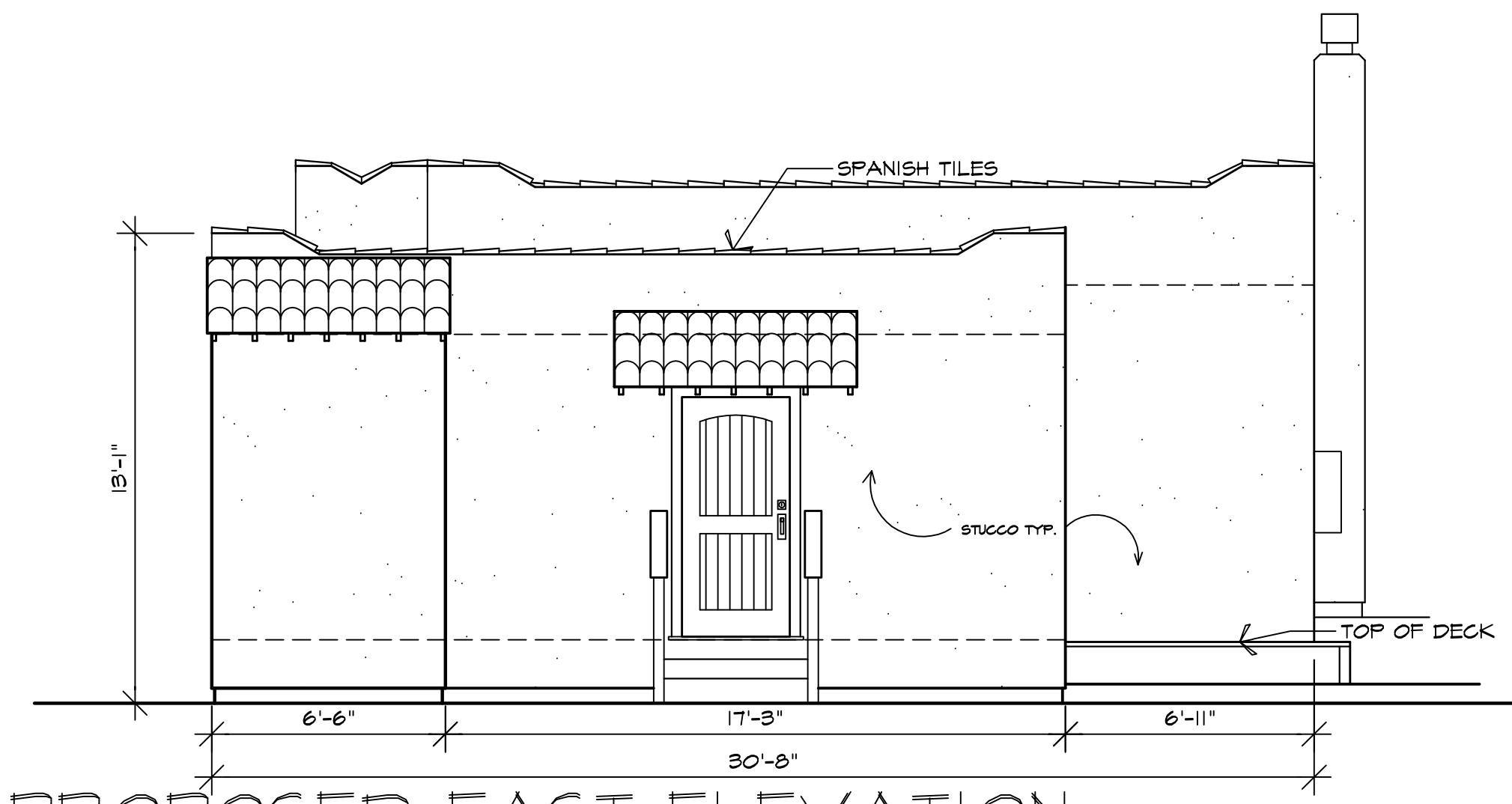
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A1.3



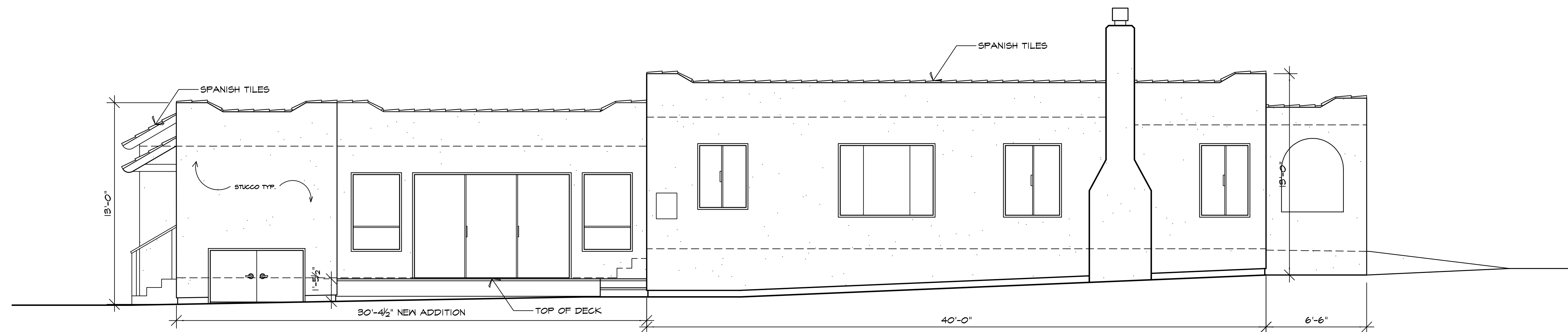
EXISTING EAST ELEVATION

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



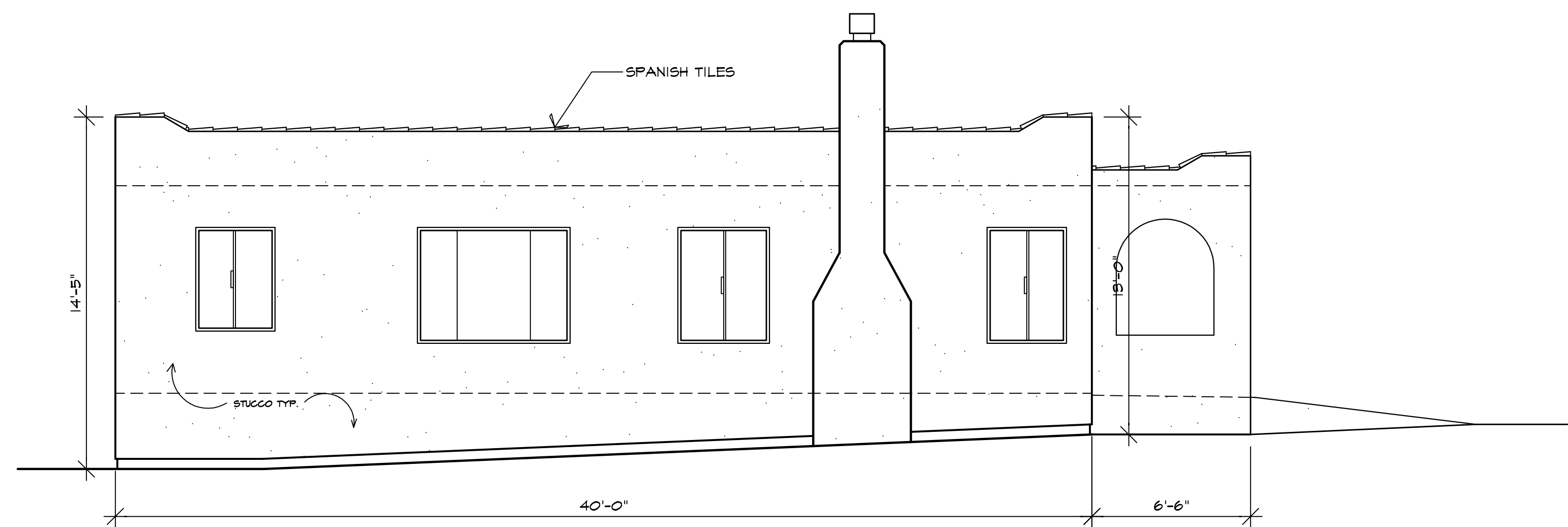
PROPOSED EAST ELEVATION

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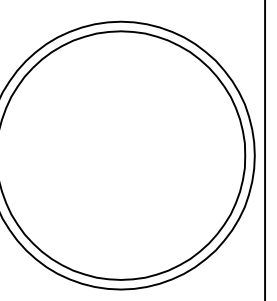
PROPOSED NORTH ELEVATION

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



EXISTING NORTH ELEVATION

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



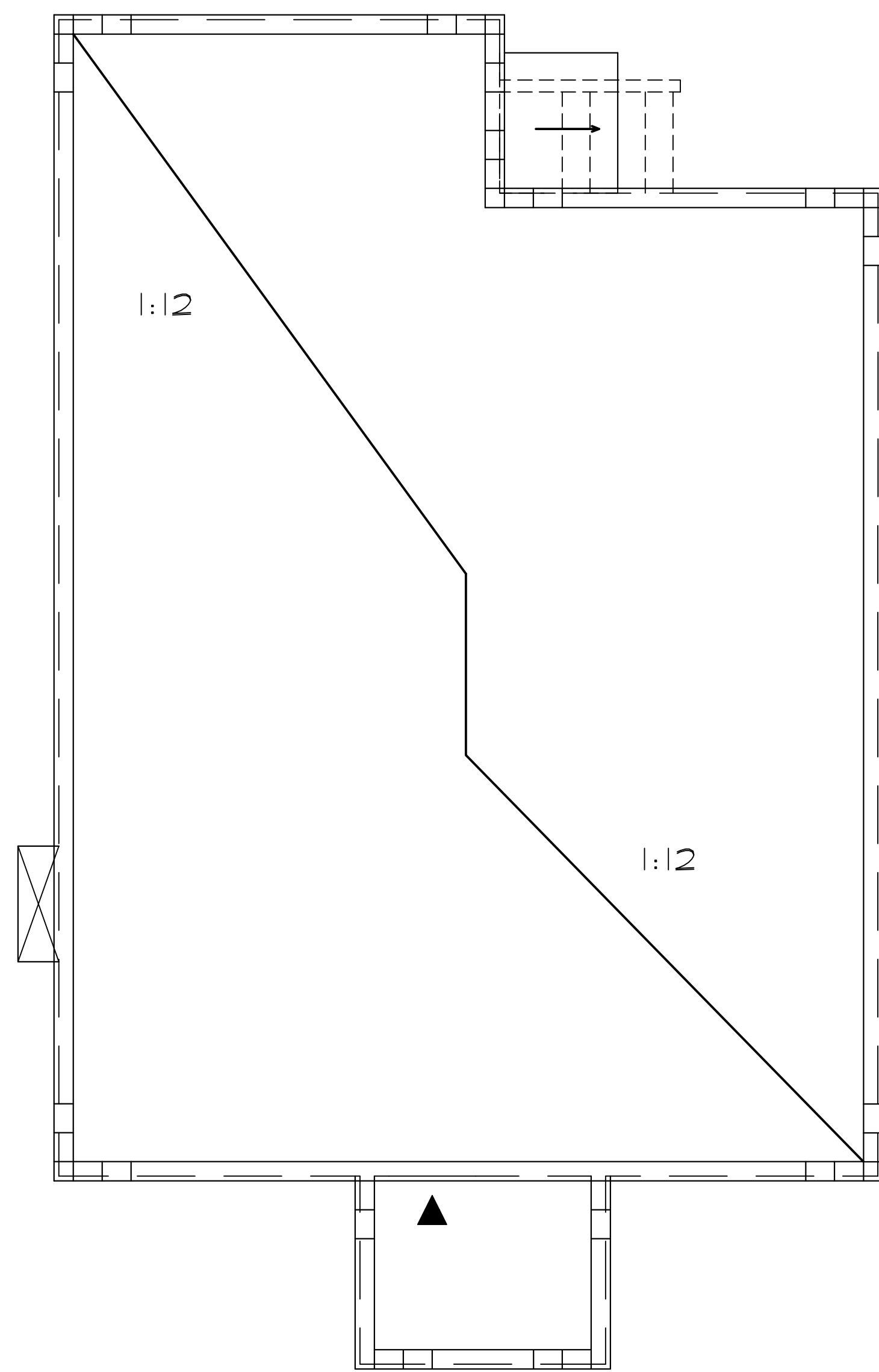
ELEVATIONS

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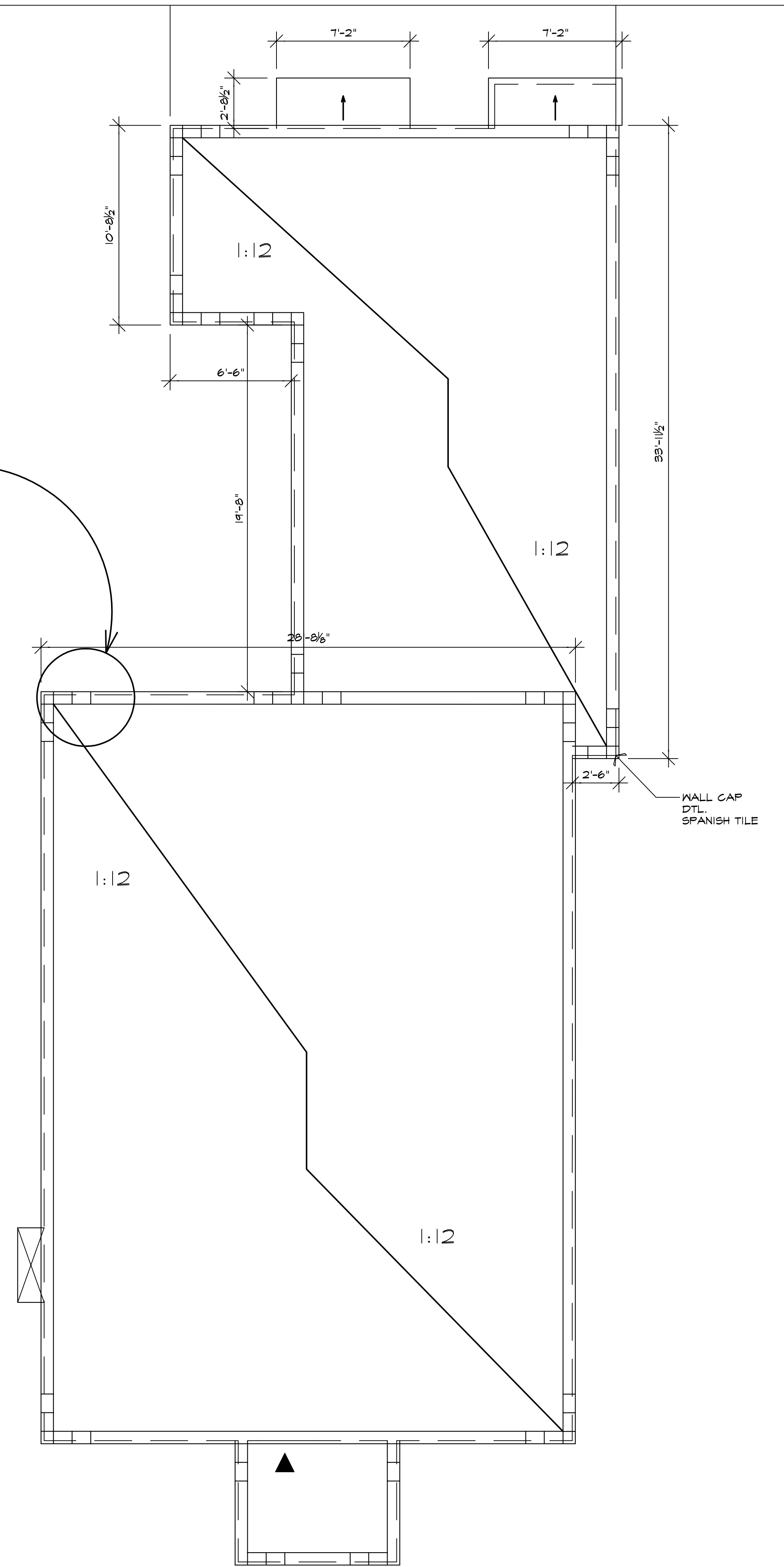
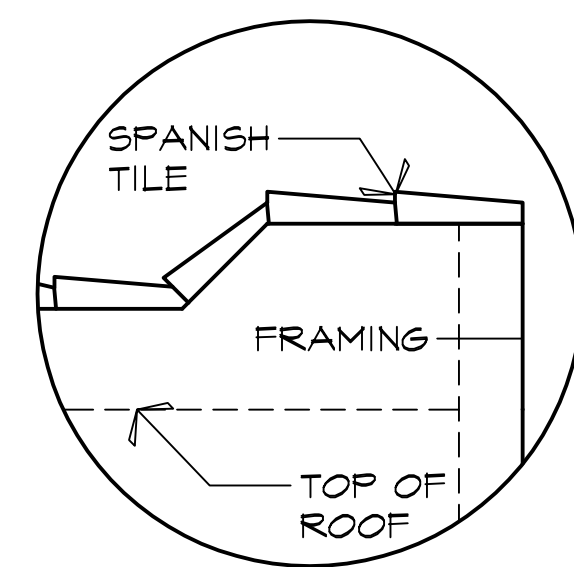
SCALE:
1/4" = 1'-0"

A1.4



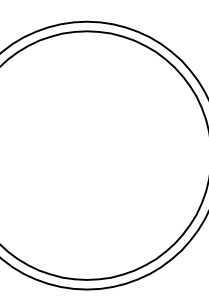
EXISTING ROOF PLAN

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



PROPOSED ROOF PLAN

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



ROOF PLAN

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SCALE:
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A2.0