



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Architectural Review Board
FROM: Wendy Lao, Assistant Planner
MEETING DATE: January 10, 2017
PROJECT NO.: Architectural Permit, Use Permit and Tree Permit with Development AP, UP and TPD 16-211

SUBJECT: To allow the second floor addition of 2,546 square feet to “Building C” located at the rear of the property for a total of a two-story 5,082 gross square feet building, and to also allow “Building F” the removal of two guest units to be replaced with a larger breakfast room and laundry room. The total number of guest units will remain at 19 and there will be no net increase in number of guest units. The Tree Permit with Development would allow the trimming of two Monterey Cypress trees as part of the proposed addition.

ADDRESS: 779 Asilomar Boulevard. (APN 006-582-034)

ZONING: R-3-M / VA/MDR 17.4 DU/ac

LAND USE:

APPLICANT: Ed Rinehart, architect, on behalf of Prakash Babu, owner

CEQA: Categorical Exemption, Section 15301(e)(2), Class 1, Existing Facilities

RECOMMENDATION

Receive report, hold public hearing, and recommend approval of AP, UP and TPD 16-211 to the Planning Commission, based on the findings and subject to the staff-recommended conditions.

BACKGROUND

The applicant proposes new construction and conversion of existing buildings at the Rosedale Inn. The Inn spans across two adjacent parcels: 779 Asilomar Boulevard and 775 Asilomar Boulevard, and is categorized as a “Group A” motel per P.G.M.C. 23.52.035. The scope of work includes a second floor addition of 2,546 square feet to “Building C”, which is located at the rear of the property, for a total of a two-story 5,082 gross square feet building. The scope of work also proposes for “Building F” to remove two guest units to be replaced by a larger breakfast room and laundry room. There are currently 19 guest units, and the total number of guest units will remain at 19. There will be no net increase in number of guest units.

The Use Permit would allow for conversion of existing buildings and new construction within the R-3-M zoning district, per PGMC 23.52.035(f)(1). The Tree Permit with Development would allow the trimming of two Monterey Cypress trees as part of the proposed addition.

DISCUSSION

R-3-M Zoning Regulations

The proposed project is in conformance with all requirements of the R-3-M zone, including but not limited to setbacks and height limit.

The proposed project will have a building height of 25 feet, which is within the allowable maximum height limit of 25 feet, pursuant to P.G.M.C. 23.52.035(e).

There are currently 19 guest units, and the proposed development will maintain 19 guest units, which is within the allowable maximum number of 22 guest units per P.G.M.C. 23.52.035(a). There will be no net increase in number of guest units. The new guest units will be 356 square feet each, which is within the allowable maximum room size of 360 square feet.

The expanded ancillary facility (breakfast room) is currently 352 square feet and will be expanded to 650 square feet, which is within the allowable maximum ancillary facility room size of 1,080 square feet (or 360 square feet for each additional guest unit substituted) per P.G.M.C. 23.52.035(c).

The rear yard setback will remain at 10 feet, which is within the minimum rear yard setback requirement of 10 feet.

The number of parking spaces will remain the same.

Trees and Landscaping:

An arborist report is attached for the trimming of two Monterey Cypress and approximately six non-native trees. The report determined that the proposed activities involved with the construction of a second story structure, including tree trimming, will not significantly compromise or harm the short and long-term health of the trees. The City Arborist has approved the trimming of these trees.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The proposed addition to Building C will continue the use of lap siding and wood beams to match the existing buildings of Rosedale Inn. There are two-story buildings adjacent to the Rosedale Inn, so the addition will not overwhelm neighboring structures.

Guideline #8: Landscaping can be used to provide privacy screens.

The applicant seeks to maintain the trees surrounding the buildings, with minimal tree trimming to allow for the proposed addition.

Guideline #22: Protect root systems of significant trees.

Tree protection measures will be installed to the trunks and stems of Monterey Cypress trees and will be monitored and maintained for the duration of the project. The arborist report also found that grading and excavating activities do not appear necessary for this project, which will assist in minimizing impacts to critical root systems.

Environmental Determination:

The project seeks to allow a 2,546 square feet second-story addition and qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(2) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Arborist Report
- E. Water Credit Form
- F. CEQA Exemption Form
- G. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant Planner



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 16-211

Date: _____

Total Fees: \$3,110.66

Received by: _____

APPLICANT/OWNER:

Project Address: 779 Asilomar APN: 006-582-034

Project Description: ADD A SECOND STORY TO BLDG. "G" TO RELOCATE TWO UNITS IN BLDG. "F" AND EXPAND BREAKFAST AREA AT BLDG. "F"

Applicant

Owner

Name: ED RINEHART, ARCHITECT

Name: PRAKASH BABU

Phone: 831 422 1046

Phone: 408-693-1303

Email: EDRINEHART@ATT.NET

Email: prakash@coastviewinn.com

Mailing Address: 107 CHURCH ST
SALINAS, CA 93901

Mailing Address: 4781 San Lucas Way
San Jose, CA 95135

PLANNING STAFF USE ONLY:

Permit Request:

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

CEQA Determination:

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

Review Authority:

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

Active Permits:

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

Overlay Zones:

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

Property Information

Lot: _____ Block: _____ Tract: _____

ZC: R-3-M GP: VA/MOR 17.4 du/ac Lot Size: _____

- Historic Resources Inventory
- Archaeologically Sensitive Area

Staff Use Only:

\$ PAID
3,110.66

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

Applicant Signature: [Signature]

Date: 3-15-16

Owner Signature (Required): [Signature]

Date: 3/7/16



CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3183 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Permit & Request Application for Tree Permit (TP)

| | |
|---------------------------|---------|
| Post: | Item 7b |
| Pull: | |
| Replant: | |
| Tree Health: | |
| Arborist Report Required: | |
| App.#: | 16-0423 |
| Fee: | |

Stamp: 276.64, 11/22/16

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist. All tree work within the City of Pacific Grove requires an application to be on file. A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

RECEIVED
NOV 22 2016

Property Address: ROSEDALE INN 779 ASILOMAR AVE P.G.

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

| | |
|---|---|
| Owner: <u>PRAKASH BABU</u> | Applicant: <u>PRAKASH BABU</u> |
| Phone: <u>408-693-1303</u> | Phone: <u>408-693-1303</u> |
| E-mail: <u>prakash@coastviewinn.com</u> | E-mail: <u>prakash@coastviewinn.com</u> |

| | | |
|--------------------------|---|---|
| Tree # <u>4 TREES</u> | Type/Species <u>MONTEREY CYPRESS</u> | Requested Action: (trim, remove) <u>LIGHT TRIMMING</u> |
|--------------------------|---|---|

*Attach additional sheets if required for above listings. Trimming less than 25% of tree OR branches are less than 6" Dead Tree

Reason for Request (Please provide brief description. Details may follow in the report)

BRANCHES ARE LONG AND ARE GOING TO INTERFERE WITH ADDITION OF BUILDING AS DESCRIBED IN BUILDING PERMIT. ALSO CANOPY REDUCTION <30% FOR SAFETY AND AESTHETICS.

Is there an active Planning/Building permit for this property? Yes No

The following conditions must be met prior to any tree removal or trimming:

1. NO WORK IS PERMITTED until you have picked up and paid the application fee for an approved permit for tree work.
2. A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application.
3. All tree work activity shall comply with the provisions of the PGMC Title 12, Trees and the Urban Forest.
4. A site plan must accompany the application showing the location of the trees to be worked on and the location of replants.
5. Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGMC 12.20.040
6. All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
7. After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
8. Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
9. Permits expire 60 days after its effective date. The City Arborist may grant up to one extension not to exceed 30 days.

*This list is not comprehensive of all conditions that may be required for tree removal and trimming work.

This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$709/tree) in place of replanting _____ trees, in the amount of \$_____.

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, PRAKASH BABU (Owner Name) authorize PRAKASH BABU (Agent Name) to represent me in the application and processing of this permit.

Owner Signature: [Signature]

Date: 11/22/16



CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

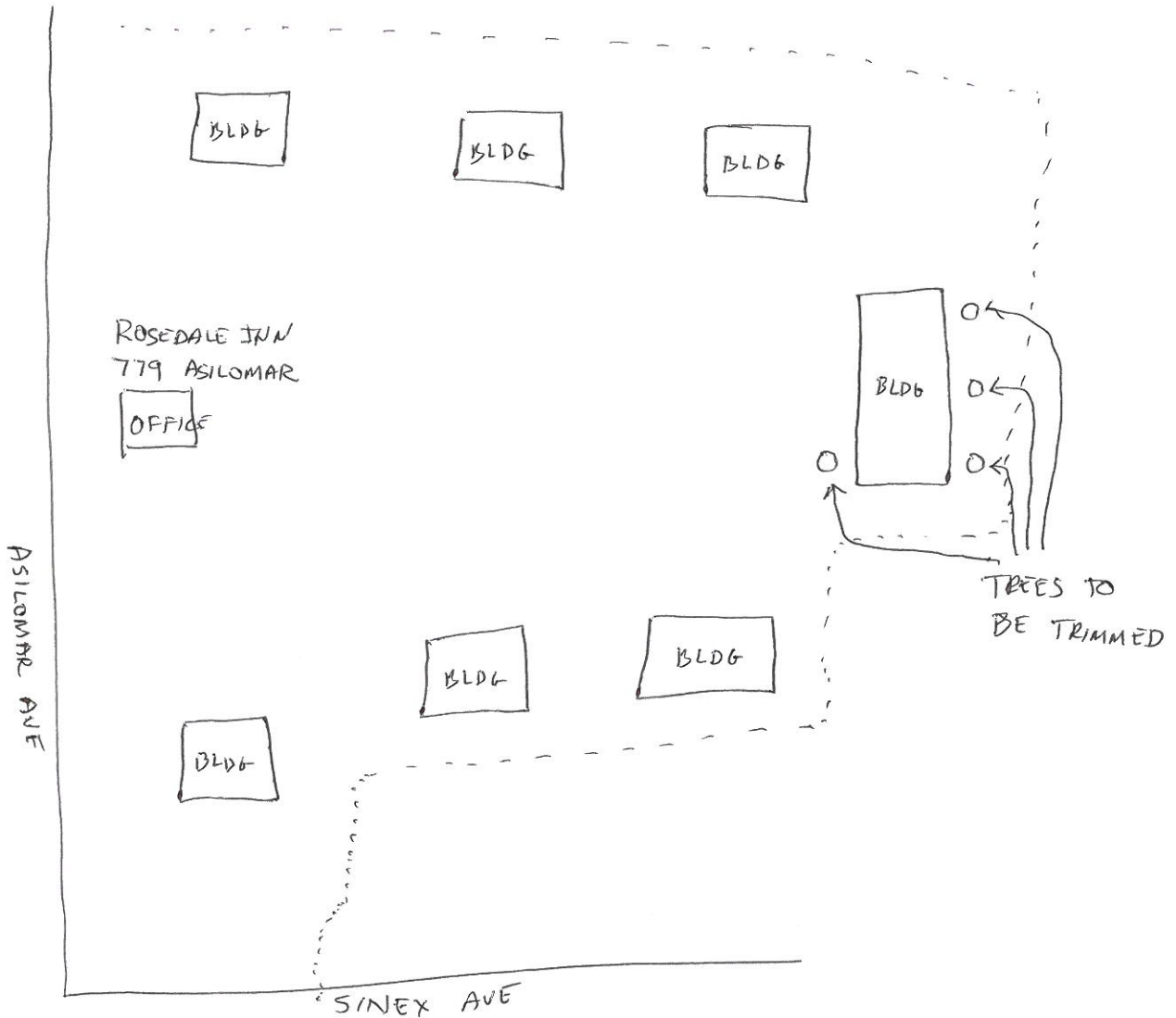
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application for Tree Permit (TP)

Item 7b

App#: 16-0423

Please draw a Site Plan on this page indicating where the trees(s) is located on the property.



PROJECT DATA SHEET

Project Address: TRASILOMAR Submittal Date: _____
 Applicant(s): ED RINEHART, ARCHITECT Permit Type(s) & No(s): AP

| | REQUIRED/ Permitted | Existing Condition | Proposed Condition | Notes |
|--|------------------------|-----------------------|-----------------------|-------|
| Zone District | R-3-M | | | |
| Building Site Area | ✓ | 38694 | 38694 | |
| Density (multi-family projects only) | ~ | | | |
| Building Coverage | | 30% | 37% | |
| Site Coverage | | 30% | 30% | |
| Gross Floor Area | | 11,989 | 14,535 | |
| Square Footage not counted towards Gross Floor Area | | 0 | 0 | |
| Impervious Surface Area Created and/or Replaced | | | 0 | |
| Exterior Lateral Wall Length to be demolished in feet & % of total* | _____ | 0 | ___ ft/ ___ % | |
| Exterior Lateral Wall Length to be built | _____ | 290 | 290 | |
| Building Height | | | | |
| Number of stories | 1 | 1 | 2 | |
| Front Setback | | | | |
| <u>RIGHT (S)</u> Side Setback (specify side) | | 10' | 10' | |
| <u>LEFT (N)</u> Side Setback (specify side) | | 31' | 31' | |
| Rear Setback | | 10'-5" | 10'-5" | |
| Garage Door Setback | | ~ | ~ | |
| Covered Parking Spaces | | 2 | 2 | |
| Uncovered Parking Spaces | | 24 | 24 | |
| Parking Space Size (Interior measurement) | 9' x 20' | 9x19 | 9x19 | |
| Number of Driveways | 1 | 1 | 1 | |
| Driveway Width(s) | | 24' | 24' | |
| Back-up Distance | | 24' | 24' | |
| Eave Projection (Into Setback) | 3' maximum | 2' | 2' | |
| Distances Between Eaves & Property Lines | 3' minimum | ~ | ~ | |
| Open Porch/Deck Projections | | ~ | ~ | |
| Architectural Feature Projections | | ~ | ~ | |
| Number & Category of Accessory Buildings | | N/A | N/A | |
| Accessory Building Setbacks | | N/A | N/A | |
| Distance between Buildings | | 12' | 12' | |
| Accessory Building Heights | | N/A | N/A | |
| Fence Heights | | 6' | 6' | |

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



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.cityofpacificgrove.org

RESOLUTION NO. 17-XXX

ARCHITECTURAL PERMIT

AND

USE PERMIT

AND

TREE PERMIT WITH DEVELOPMENT #16-211

FOR A PROPERTY LOCATED AT 779 ASILOMAR BOULEVARD TO ADD A 2,546 S.F. SECOND FLOOR TO “BUILDING C” LOCATED AT THE REAR OF THE PROPERTY FOR A TOTAL OF A TWO-STORY 5,082 GROSS S.F. BUILDING, AND TO ALLOW “BUILDING F” THE REMOVAL OF TWO GUEST UNITS TO BE REPLACED WITH A LARGER BREAKFAST ROOM AND LAUNDRY ROOM; AND TO ALLOW TREE TRIMMING FOR TWO MONTEREY CYPRESS TREES. THE TOTAL NUMBER OF GUEST UNITS WILL REMAIN AT 19; THERE IS NO NET INCREASE IN NUMBER OF GUEST UNITS.

FACTS

1. The subject site is located at 779 Asilomar Boulevard, Pacific Grove, 93950 (APN 006-582-034) and is developed with a motel property that spans across the adjacent parcel at 775 Asilomar Boulevard (APN 006-582-011)
2. The subject site has a designation of VA/MDR 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-3-M zoning district.
4. The subject site is 38,694 square feet (0.88 acres).
5. The subject site is developed with six 1-story and 2-story motel buildings, named the Rosedale Inn.
6. The subject site was built in 1990 and is not on the City’s Historic Resources Inventory.
7. The subject site is located in the Watershed Management Zone 1.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e)(2).
9. An arborist pre-construction assessment was completed by Thompson Wildland Management on October 28, 2016.
10. This subject site requires a use permit for new construction or conversion of existing buildings, per P.G.M.C. 23.52.035(f)(1).
11. There are currently 19 guest units existing at the property.
12. The existing ancillary facility (breakfast room) is currently 352 square feet.

FINDINGS

1. There are currently 19 guest units, and the proposed development will maintain 19 guest units, with no net increase in number of guest units, which is within the allowable maximum number of 22 guest units per P.G.M.C. 23.52.035(a), and;
2. The proposed guest units will be 356 square feet each, which is within the allowable maximum room size of 360 square feet, per P.G.M.C. 23.52.035(b), and;
3. The proposed development will expand the existing ancillary facility (breakfast room) to a total of 650 square feet, which is within the allowable maximum ancillary facility room size of 1,080 square feet (or 360 square feet for each additional guest unit substituted) per P.G.M.C. 23.52.035(c), and;
4. The arborist pre-construction assessment completed by Thompson Wildland Management on October 28, 2016, found that the proposed activities involved with the construction of a second story structure,

including tree trimming, will not significantly compromise or harm the short and long-term health of the adjacent two Monterey Cypress trees, and;

5. The proposed development will meet the development regulations set forth in the R-3-M zoning district including setbacks and height requirements, 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, in that the proposal is consistent with Architectural Review Guidelines No. 1, 24, and 28, 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 Commission has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determination, and;
9. The proposed use is allowed with a use permit within the R-3-M zoning district and complies with all applicable provisions of these regulations, and;
10. The proposed use is consistent with the general plan, and any applicable specific plan, and;
11. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular use, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, and;
12. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, and;
13. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity, and;
14. The proposed development is in conformance with the Monterey Peninsula Water Management District because the water quantity will be maintained at 1.8 Use/AF.

PERMIT

Architectural Permit, Use Permit, and Tree Permit with Development #16-211 for a property located at 779 Asilomar Boulevard to add a 2,546 s.f. second floor to “Building C” located at the rear of the property for a total of a two-story 5,082 gross s.f. building, where two units will be relocated from “Building F”; and to allow “Building C” to replace two units with a breakfast room expansion and laundry room; and to allow tree trimming.

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. Tree protection measures will be installed to the trunks and stems of adjacent trees and will be monitored and maintained for the duration of the project.
6. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
7. **Curbs and Sidewalk.** Install concrete curbs and sidewalks along all public street frontage.
8. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

1. The Commission determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes approval of Architectural Permit, Use Permit, and Tree Permit with Development #16-211 for a property located at 779 Asilomar Boulevard to add a 2,546 s.f. second floor to “Building C” located at the rear of the property for a total of a two-story 5,082 gross s.f. building, where two units will be relocated from “Building F”; and to allow “Building C” to replace two units with a breakfast room expansion and laundry room; and to allow tree trimming of two Monterey Cypress trees.
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 PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE on the 19th of January, 2017, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

William Fredrickson, Chair

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

Prakash Babu, Owner

Date

THOMPSON
WILDLAND MANAGEMENT

Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

October 28, 2016

Ms. Aachal Maharaj
Rosedale Inn, General Manager
775 Asilomar Boulevard
Pacific Grove, CA. 93950

Subject: Pre-construction tree impact assessment for the Rosedale Inn

Dear Ms. Maharaj,

Per your request, an arborist pre-construction assessment was recently performed to evaluate construction related impacts to approximately a half dozen trees that are located next to an existing building that is going to receive a second story addition at the Rosedale Inn in Pacific Grove (refer to attached photos, *Figures 1-3*). The trees located next to the existing building and proposed project site primarily consist of mature and relatively healthy Monterey Cypress (*Cupressus macrocarpa*) trees, with the remaining few trees consisting of introduced species that are not native to the region. Based on my assessment and the information available regarding the proposed project, there is no evidence or indication at this time that activities involved with the construction of a second story structure will significantly compromise or harm the short and long-term health of the adjacent trees. Prior to construction starting, the Cypress trees in particular that are surrounding the existing building will require pruning to raise the canopies and trim back mid to lower canopy limbs to provide adequate and safe space for the second story addition to be constructed, which should not be detrimental to the health and welfare of the subject trees. Grading and excavating activities do not appear to be necessary for this project, which will assist in minimizing impacts to critical root systems. As discussed with the General Manager, tree protection measures will be installed to the trunks and stems of adjacent trees and will be monitored and maintained for the duration of the project.

Thank you and please let me know if you have any questions or need additional information.

Best regards,

Rob Thompson
ISA Certified Arborist
Resource Ecologist

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com



Figure 1. Cypress tree will require canopy raising and trimming back of mid to lower canopy limbs. Trunk and stem protection measures will be installed for all trees surrounding the building.



Figure 2. Non-native and introduced Podocarpus in foreground and Ironwood Eucalyptus barely visible in background require some trimming to make way for second floor addition.



Figure 3. Additional canopy raising and trimming back limbs will be necessary for Cypress trees located behind building.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT Item 7b

NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net ~ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: Prakash Babu

Daytime telephone: 408 693 1303

Mailing Address: 4781 SAN LUCAS WAY SAN JOSE CA 95135

2. AGENT/REPRESENTATIVE INFORMATION:

Name: ED RINEHART, ARCHITECT

Daytime telephone: 831 422 1046

Mailing Address: 107 CHURCH ST SALINAS CA 93901

3. PROPERTY INFORMATION:

Year building was constructed? 1987 Existing Square-footage 2536 Proposed Square-footage 2546

Address: 779 ASILOMAR AVE - PACIFIC GROVE Assessor Parcel Number 006 - 592 - 024

Is a water meter needed? (Circle one) YES (How Many _____) NO *NOTE: Separate water meters are required for each User.*

Water company serving parcel: CALAM

4. Type of Non-Residential Use: HOTEL

5. Project Description (Be thorough and detailed): ADD A SECOND STORY ADDITION TO BLDG. "C" FOR 2 HOTEL ROOMS. REMOVE 2 HOTEL ROOMS AT BLDG. "F" AND CONVERT THIS SPACE FOR BREAKFAST ROOM SEATING.

Any Change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Table No. 1

Existing Group I (All Uses before project)

| Type of Use | Quantity | Factor | Use/AF |
|---------------------------------|----------|-----------|---------|
| Auto Uses | _____ | x 0.00007 | = _____ |
| Bank | _____ | x 0.00007 | = _____ |
| Convenience Store | _____ | x 0.00007 | = _____ |
| Church | _____ | x 0.00007 | = _____ |
| Dental/Medical/Vet Clinic | _____ | x 0.00007 | = _____ |
| Dry Cleaner (No onsite laundry) | _____ | x 0.00007 | = _____ |
| Family Grocery | _____ | x 0.00007 | = _____ |
| Fast Photo | _____ | x 0.00007 | = _____ |
| Gym | _____ | x 0.00007 | = _____ |
| Nail Salon | _____ | x 0.00007 | = _____ |
| Office | _____ | x 0.00007 | = _____ |
| Retail | _____ | x 0.00007 | = _____ |
| School | _____ | x 0.00007 | = _____ |
| Supermarket | _____ | x 0.00007 | = _____ |
| Warehouse | _____ | x 0.00007 | = _____ |

Table No. 2

Post Project Group I (All Uses after project)

| Type of Use | Quantity | Factor | Use/AF |
|----------------------------------|----------|-----------|---------|
| Auto Uses | _____ | x 0.00007 | = _____ |
| Bank | _____ | x 0.00007 | = _____ |
| Convenience Store | _____ | x 0.00007 | = _____ |
| Church | _____ | x 0.00007 | = _____ |
| Dental/Medical/Vet Clinic | _____ | x 0.00007 | = _____ |
| Dry Cleaner (No on-site laundry) | _____ | x 0.00007 | = _____ |
| Family Grocery | _____ | x 0.00007 | = _____ |
| Fast Photo | _____ | x 0.00007 | = _____ |
| Gym | _____ | x 0.00007 | = _____ |
| Nail Salon | _____ | x 0.00007 | = _____ |
| Office | _____ | x 0.00007 | = _____ |
| Retail | _____ | x 0.00007 | = _____ |
| School | _____ | x 0.00007 | = _____ |
| Supermarket | _____ | x 0.00007 | = _____ |
| Warehouse | _____ | x 0.00007 | = _____ |

Existing Group II (All Uses before project)

Users in this category prepare and sell food or beverages that are served on disposable tableware.

| Type of Use | Quantity | Factor | Use/AF |
|----------------|----------|----------|---------|
| Bakery | _____ | x 0.0002 | = _____ |
| Bistro | _____ | x 0.0002 | = _____ |
| Catering | _____ | x 0.0002 | = _____ |
| Coffee House | _____ | x 0.0002 | = _____ |
| Deli | _____ | x 0.0002 | = _____ |
| Ice Cream Shop | _____ | x 0.0002 | = _____ |
| Pizza | _____ | x 0.0002 | = _____ |
| Sandwich Shop | _____ | x 0.0002 | = _____ |

Post Project Group II (All Uses after project)

| Type of Use | Quantity | Factor | Use/AF |
|--------------|----------|----------|---------|
| Bakery | _____ | x 0.0002 | = _____ |
| Bistro | _____ | x 0.0002 | = _____ |
| Catering | _____ | x 0.0002 | = _____ |
| Coffee House | _____ | x 0.0002 | = _____ |
| Deli | _____ | x 0.0002 | = _____ |
| Ice Cream | _____ | x 0.0002 | = _____ |
| Pizza | _____ | x 0.0002 | = _____ |
| Sandwich | _____ | x 0.0002 | = _____ |

Existing Group III (All Uses before project)

| Type of Use | Quantity | Factor | Use/AF |
|--|----------|------------------|--------------|
| Assisted Living (6+beds) | _____ | x 0.085 bed | = _____ |
| Beauty Shop | _____ | x 0.0567 station | = _____ |
| Child Care | _____ | x 0.0072 child | = _____ |
| Dog Grooming | _____ | x 0.0567 station | = _____ |
| Dormitory | _____ | x 0.040 room | = _____ |
| Gas Station | _____ | x 0.0913 pump | = _____ |
| Irrigated area (within 10 ft. of bldg.) | _____ | x ETWU | = _____ |
| Laundromat | _____ | x 0.20 machine | = _____ |
| Meeting Hall | _____ | x 0.00053 sf | = _____ |
| Motel Large Tub | _____ | x 0.03 tub | = _____ |
| Motel/Hotel/B&B | _____ | x 0.1 room | = _____ |
| Plant Nursery | _____ | x 0.00009 sf | = _____ |
| Public Toilets | _____ | x 0.058 toilet | = _____ |
| Public Urinals | _____ | x 0.036 urinal | = _____ |
| Restaurant (Fast Food) | _____ | x 0.038 seat | = _____ |
| Restaurant/Bar (General) | _____ | x 0.02 seat | = _____ |
| Self-Storage | _____ | x 0.0008 unit | = _____ |
| Skilled Nursing | _____ | x 0.120 bed | = _____ |
| Spa | _____ | x 0.05 spa | = _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x 0.02 sf | = _____ |
| Theater | _____ | x 0.0012 seat | = _____ |
| Zero Water Urinal | _____ | no value | = _____ |
| EXISTING Quantity | | TOTAL | = <u>1.8</u> |

Post Project Group III (All Uses after project)

| Type of Use | Quantity | Factor | Use/AF |
|--|----------|------------------|--------------|
| Assisted Living (6+beds) | _____ | x 0.085 bed | = _____ |
| Beauty Shop | _____ | x 0.0567 station | = _____ |
| Child Care | _____ | x 0.0072 child | = _____ |
| Dog Grooming | _____ | x 0.0567 station | = _____ |
| Dormitory | _____ | x 0.040 room | = _____ |
| Gas Station | _____ | x 0.0913 pump | = _____ |
| Irrigated area (within 10 ft. of bldg.) | _____ | x ETWU | = _____ |
| Laundromat | _____ | x 0.20 machine | = _____ |
| Meeting Hall | _____ | x 0.00053 sf | = _____ |
| Motel Large Tub | _____ | x 0.03 tub | = _____ |
| Motel/Hotel/B&B | _____ | x 0.1 room | = _____ |
| Plant Nursery | _____ | x 0.00009 sf | = _____ |
| Public Toilets | _____ | x 0.058 toilet | = _____ |
| Public Urinals | _____ | x 0.036 urinal | = _____ |
| Restaurant (Fast Food) | _____ | x 0.038 seat | = _____ |
| Restaurant/Bar (General) | _____ | x 0.02 seat | = _____ |
| Self-Storage | _____ | x 0.0008 unit | = _____ |
| Skilled Nursing | _____ | x 0.120 bed | = _____ |
| Spa | _____ | x 0.05 spa | = _____ |
| Swimming Pool (each 100 sq-ft of pool surface) | _____ | x 0.02 sf | = _____ |
| Theater | _____ | x 0.0012 seat | = _____ |
| Zero Water Urinal | _____ | no value | = _____ |
| PROPOSED Quantity | | TOTAL | = <u>1.8</u> |

Group IV - Modified Uses

Reduced water Capacity from types of uses listed in Groups I-III and have received a Water Use Credit for modifications
 New Connections - Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"

PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE - POST PROJECT USE)

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the water use.



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: 779 Asilomar, Pacific Grove, CA 93950

Project Description: AP UP TPD 160211

Description: TO ADD A 2,546 S.F. SECOND FLOOR TO "BUILDING C" LOCATED AT THE REAR OF THE PROPERTY FOR A TOTAL OF A TWO-STORY 5,082 GROSS S.F. BUILDING, WHERE TWO UNITS WILL BE RELOCATED FROM "BUILDING F"; AND TO ALLOW "BUILDING C" TO REPLACE TWO UNITS WITH A BREAKFAST ROOM EXPANSION AND LAUNDRY ROOM; AND TO ALLOW TREE TRIMMING FOR TWO MONTEREY CYPRESS TREES.

APN: 006582034000
 ZC: R-3-M
 Lot Size: 38,694 sf

| | | | |
|------------------|--|----------|----------|
| Applicant Name: | Ed Rinehart | Phone #: | 422.1046 |
| Mailing Address: | 4781 San Lucas Way. San Jose, CA 95135 | | |
| Email Address: | edrinehart@att.net | | |

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

Exempt Status (Check One):


- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
 Type and Section Number: 15301(e)(2) – Existing Facilities
- Statutory Exemption
 Type and Section Number:
- Other:

Exemption Findings:

The project seeks to allow a 2,546 square feet second-story addition and qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(2) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Wendy Lao, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: _____


Date: _____
 1/03/17

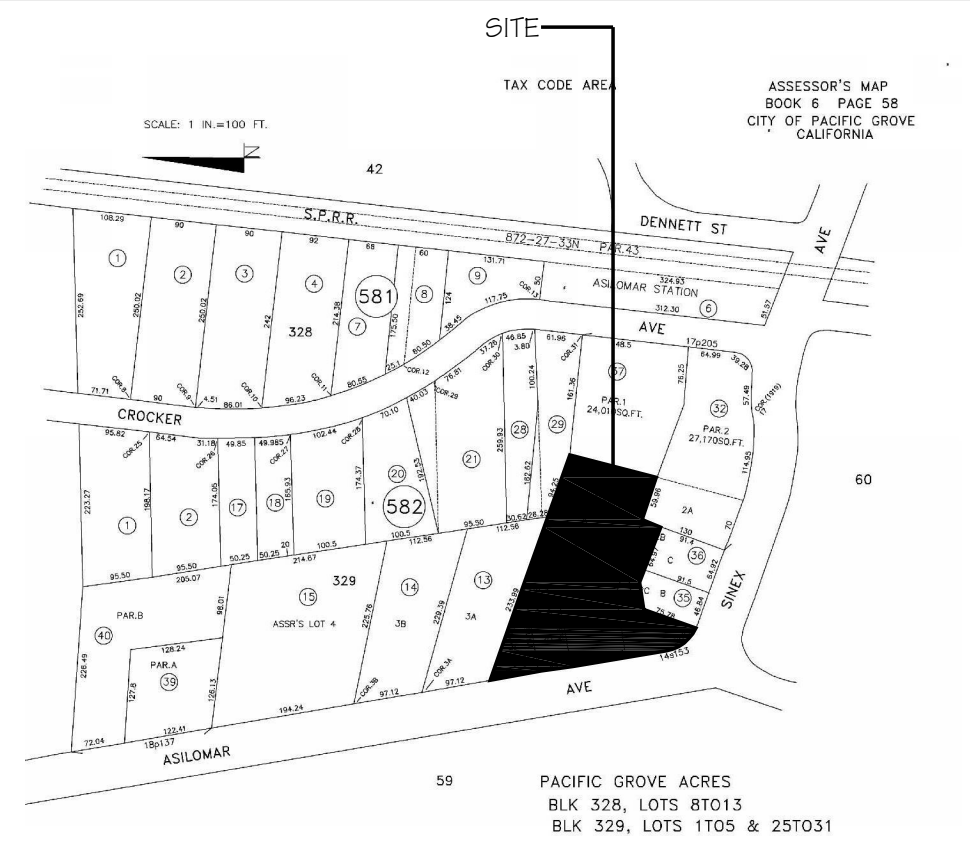
SHEET INDEX

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DEFERRED APPROVALS

1. TRUSS CALCS. & LAYOUT

VICINITY MAP



STATISTICS

USE / SCOPE: ADD A SECOND FLOOR TO (E) "BLDG. - C" TO RELOCATE TWO UNITS FROM "BLDG. F". REMOVE TWO UNITS IN (E) "BUILDING - F" AND EXPAND (E) BREAKFAST ROOM WITH PREP AREA AND LAUNDRY ROOM (NO CHANGE IN BUILDING AREA). NO CHANGE TO TAKE PLACE IN OTHER BUILDINGS. LOWER LEVEL OF (E) "BLDG. - C" TO BE VACANT DURING CONSTRUCTION.

LOT AREA: 38,694 S.F.
 OCCUPANCY GROUP: R-1
 CONSTRUCTION TYPE: V-B
 STORIES: ONE/TWO
 FIRE SPRINKLERS: NONE (E) FIRE ALARM PER NFPA 72
 (N) ONLY AT BUILDING C THROUGHOUT - INSTALLED PER N.F.P.A. 13 FIRE ALARM PER NFPA 72
 FIRE SPRINKLERS SHALL BE MONITORED TO SEND A SIGNAL UPON ACTIVATION OF THE FIRE SPRINKLER SYSTEM. SEPARATE PERMIT REQUIRED BY FIRE DEPT.

ENERGY METHOD: 2013 DESCRIPTIVE
 CODES: 2013 C.F.C., 2013 C.B.C., 2013 C.M.C., 2013 C.P.C., 2013 C.E.C., 2013 TITLE 24

FLOOR AREAS:
 BUILDING C - EXISTING FIRST FLOOR: 2,536 S.F.
 BUILDING C - NEW SECOND FLOOR: 2,546 S.F.
 TOTAL BUILDING C: 5,082 S.F.
 BUILDING F - EXISTING BREAKFAST AREA: 352 S.F.
 BUILDING F - EXISTING GUESTROOMS TO BE ADDED TO BREAKFAST AREA: 298 S.F.
 TOTAL BREAKFAST AREA: 650 S.F.
 PREP AREA: 165 S.F.
 LAUNDRY AREA: 244 S.F.
 TOTAL BUILDING F: 1,059 S.F.

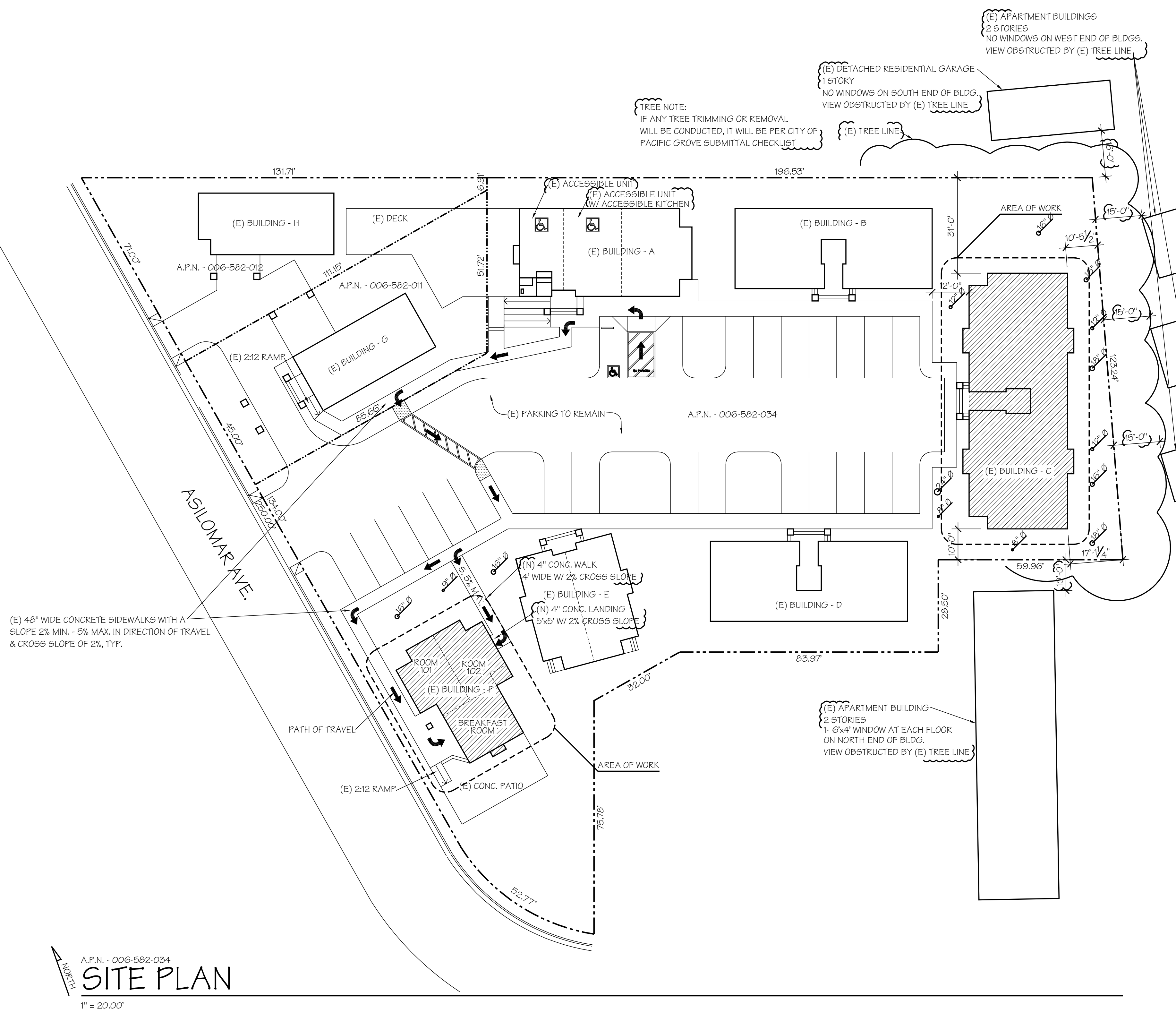
NOTE: EXTRA SIGNAGE FOR EXIT SIGN MAY BE REQUIRED DURING FINAL INSPECTION. LOCATION MAY BE ALTERED DURING INSP. -SIGNS NEED SEPARATE PERMIT

GENERAL NOTES

- 1- THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK
- 2- ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
- 3- ALL NAILING SHALL BE PER C.B.C., CHAPTER 23
- 4- ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO CITY OF PACIFIC GROVE BUILDING INSPECTION DEPARTMENT.
- 5- ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C., CHAPTER 25
- 6- ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS
- 7- ALL REINFORCING SHALL CONFORM TO A.S.T.M. A-615 GRADE 40
- 8- THE FIRE PROTECTION SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 17A. SHOP DRAWINGS SHALL BE SUBMITTED TO LOCAL FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION
- 9- THE OWNER SHALL PROVIDE SOAP AND TISSUE DISPENSERS AT ALL HAND SINKS. PROVIDE A SIGN AT TOILET ROOMS THAT READS "ALL EMPLOYEES SHALL WASH HANDS AFTER USING FACILITIES"
- 10- ALL DOOR HARDWARE MUST BE OPERABLE WITHOUT REQUIRED THE ABILITY OF GRASP THE OPENING HARDWARE.
- 11- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR.
- 12- THE BOTTOM 10 INCH OF DOOR MUST BE SMOOTH.

OWNER

PRAKASH BABU
 4781 SAN LUCAS WAY
 SAN JOSE, CA 95135



(E) 48" WIDE CONCRETE SIDEWALKS WITH A SLOPE 2% MIN. - 5% MAX. IN DIRECTION OF TRAVEL & CROSS SLOPE OF 2%, TYP.

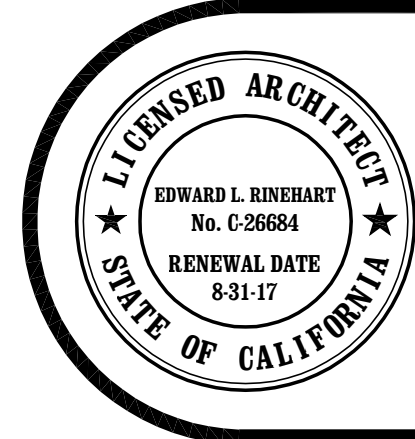
A.P.N. - 006-582-034
SITE PLAN
 1" = 20.00'

PROJECT DATA SHEET

Project Address: **779 ASILOMAR** Submittal Date:
 Applicant(s): **ED RINEHART, ARCHITECT** Permit Type(s) & No(s): **AP**

| | Requirement/Permitted | Existing Condition | Proposed Condition | Notes |
|--|-----------------------|--------------------|--------------------|-------|
| Zone District | R-3-M | | | |
| Building Site Area | ✓ | 38694 | 38694 | |
| Density (multi-family projects only) | ✓ | 30% | 37% | |
| Building Coverage | ✓ | 30% | 30% | |
| Site Coverage | ✓ | 11,989 | 14,535 | |
| Gross Floor Area | ✓ | 0 | 0 | |
| Square Footage not counted towards Gross Floor Area | | 0 | 0 | |
| Impervious Surface Area Created and/or Replaced | | 0 | 0 | |
| Exterior Lateral Wall Length to be demolished in feet & % of total | | 0 | 0% | |
| Exterior Lateral Wall Length to be built | | 290 | 290 | |
| Building Height | | 1 | 2 | |
| Number of stories | | 1 | 2 | |
| Front Setback | | | | |
| Right (S) Side Setback | | 10' | 10' | |
| Left (N) Side Setback (specify side) | | 31' | 31' | |
| Rear Setback | | 10'-5" | 10'-5" | |
| Garage Door Setback | | ~ | ~ | |
| Covered Parking Spaces | | 2 | 2 | |
| Uncovered Parking Spaces | | 24 | 24 | |
| Parking Space Size (Interior measurement) | 9' x 20' | 9 x 19 | 9 x 19 | |
| Number of Driveways | | 1 | 1 | |
| Driveway Width(s) | | 24' | 24' | |
| Back-up Distance | | 24' | 24' | |
| Eave Projection (Into Setback) | 3' maximum | 2' | 2' | |
| Distances Between Eaves & Property Lines | 3' minimum | ~ | ~ | |
| Open Porch/Deck Projections | | ~ | ~ | |
| Architectural Feature Projections | | ~ | ~ | |
| Number & Category of Accessory Buildings | | N/A | N/A | |
| Accessory Building Setbacks | | N/A | N/A | |
| Distance between Buildings | | 12' | 12' | |
| Accessory Building Heights | | N/A | N/A | |
| Fence Heights | | 6' | 6' | |

If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of exterior walls facing a public street or streets, if applicable.
 [Rev. 01/14/14]



EDWARD L. RINEHART
A.I.A. ARCHITECT

REMODEL FOR:
ROSEDALE INN
 779 ASILOMAR AVENUE
 PACIFIC GROVE - CALIFORNIA 93950

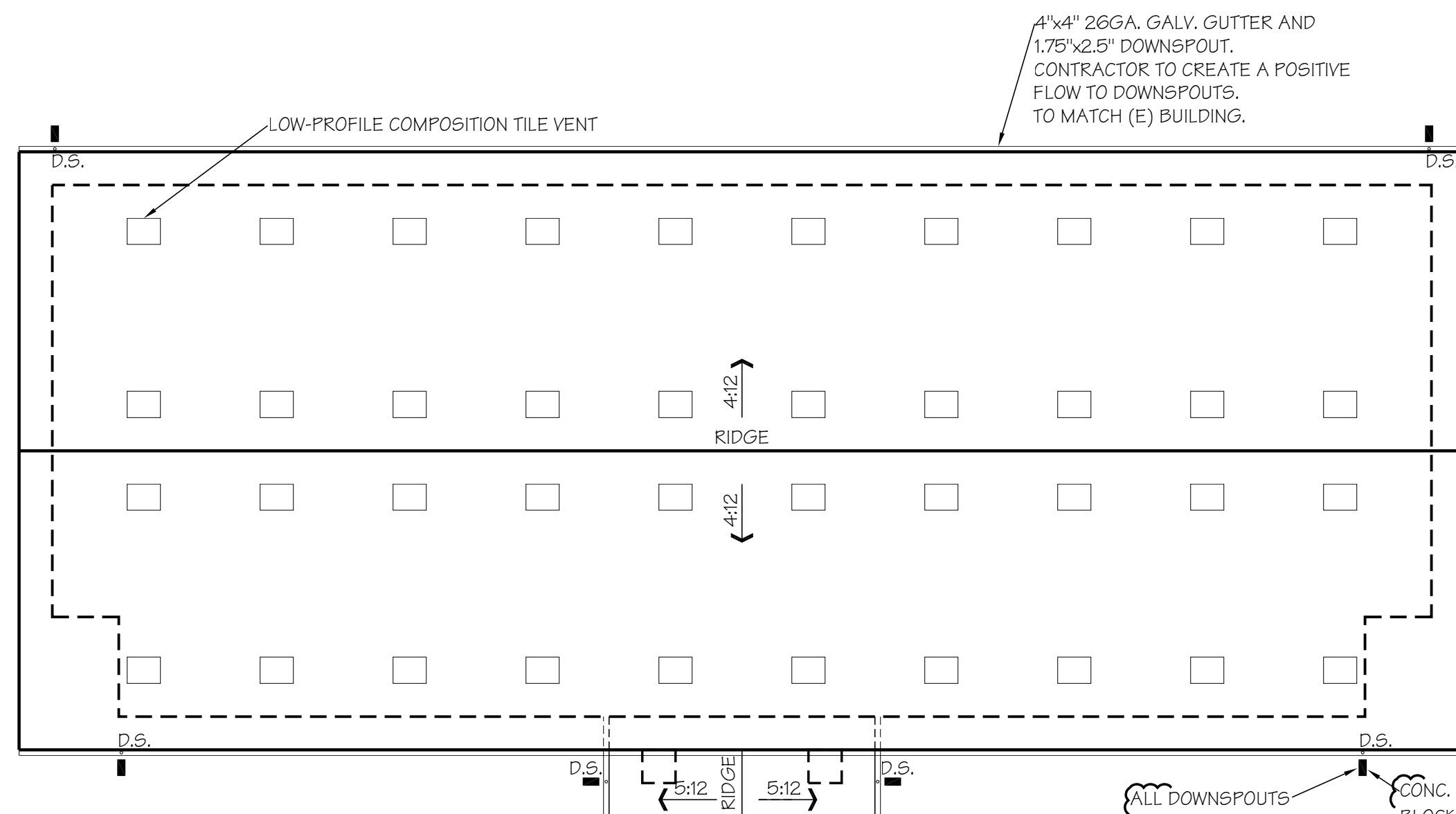
SHEET NO.
A-1
 OF 10 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
 Phone: (831)-422-1046 Fax: (831) 422-1952
 e-mail: edrinehart@att.net

REVISIONS:
 1. _____
 2. _____
 3. _____
 4. _____

BY: ELR
 DATE ISSUED: 1-4-16
1547

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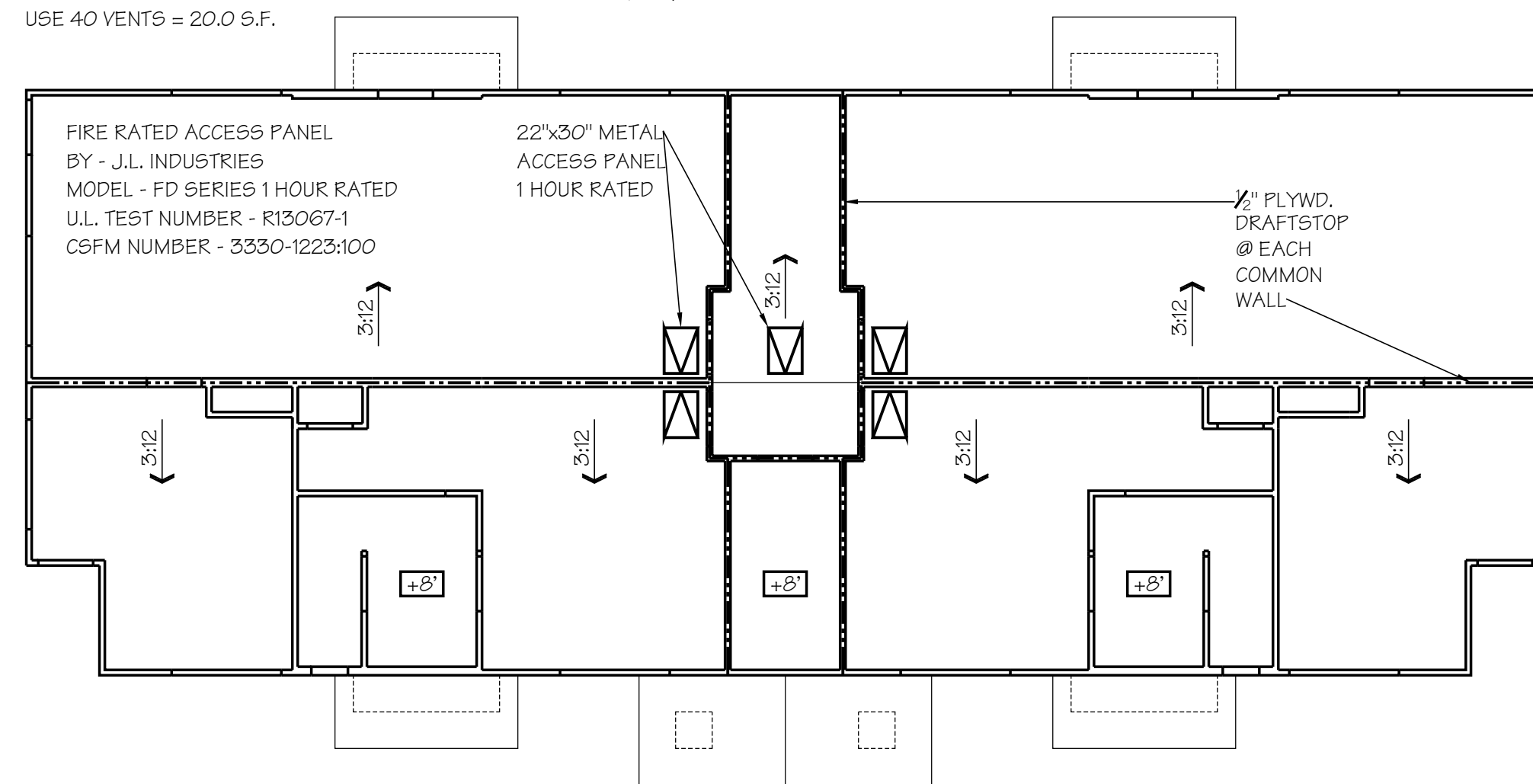


BUILDING C - ROOF PLAN

1/8" = 1'-0"

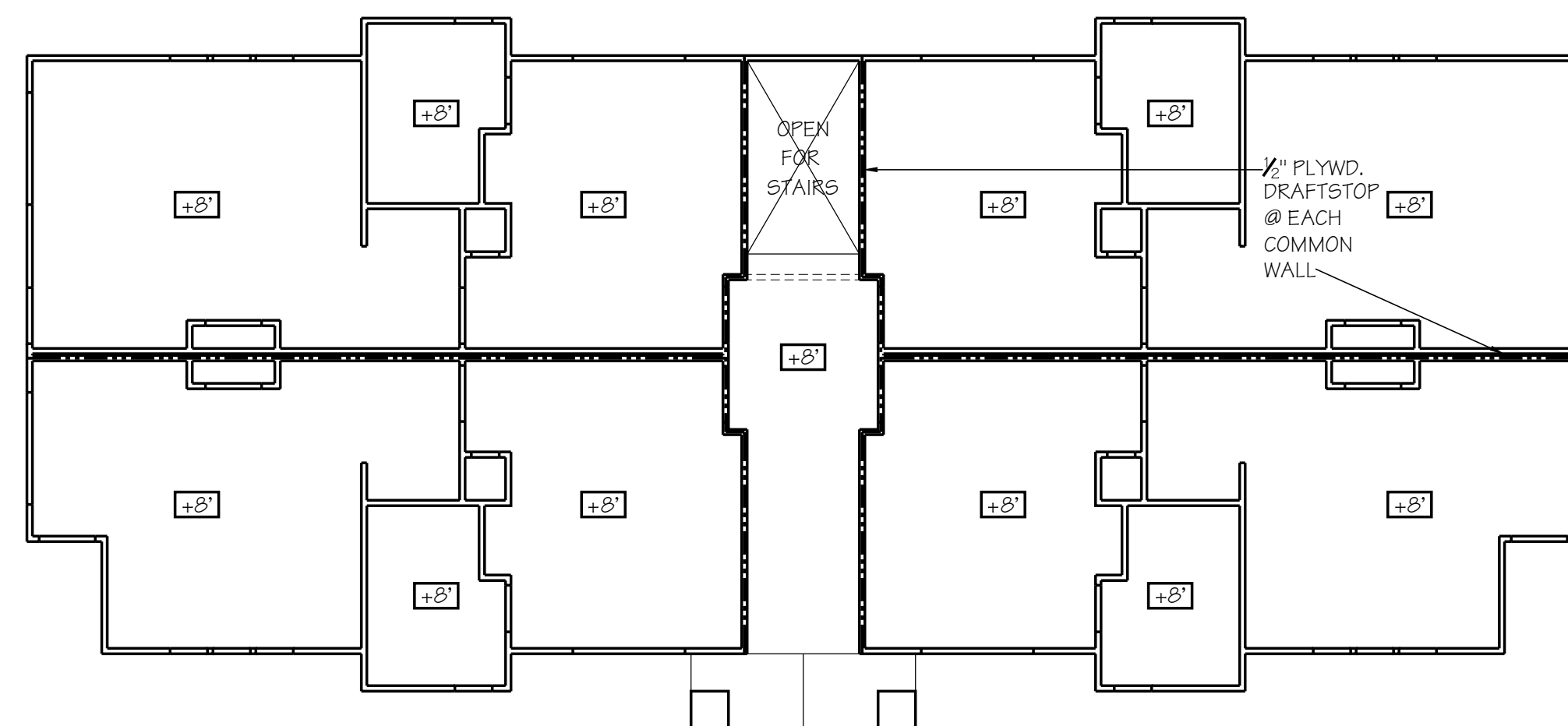
ATTIC VENTILATION

MAIN ROOF - 2608 / 300 = 18.69 S.F.
 USE OHAGIN'S TAPERED LOW-PROFILE COMPOSITION VENT @ 72 SQ. IN. EA.
 USE 40 VENTS = 20.0 S.F.



SECOND LEVEL REFLECTED CEILING PLAN, ATTIC LAYOUT, & FIRE STOPS - BUILDING C

1/8" = 1'-0"



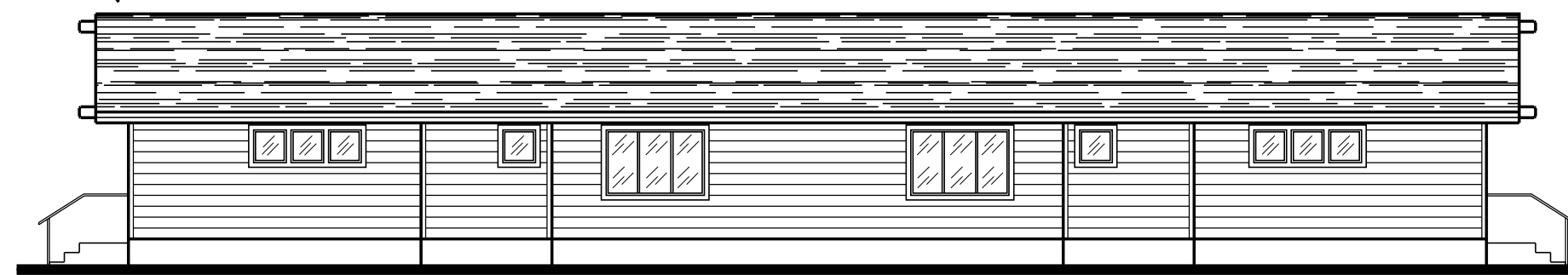
FIRST LEVEL REFLECTED CEILING PLAN, ATTIC LAYOUT, & FIRE STOPS - BUILDING C

1/8" = 1'-0"



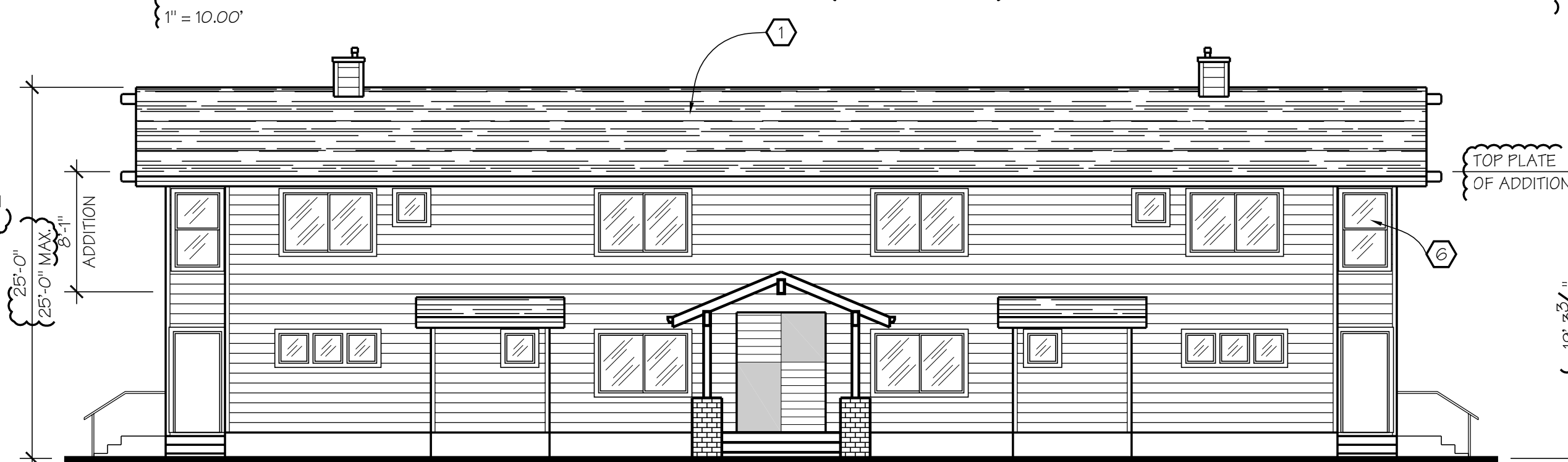
EXISTING BUILDING C - (WEST) FRONT ELEVATION

1" = 10.00'



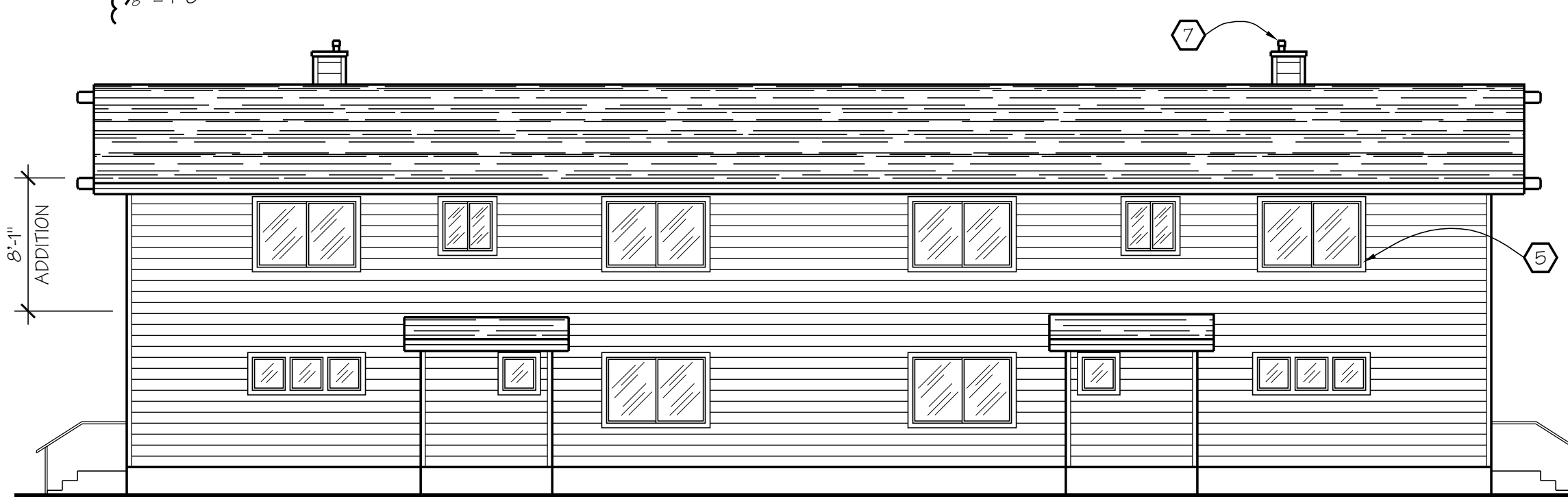
EXISTING BUILDING C - (EAST) REAR ELEVATION

1" = 10.00'



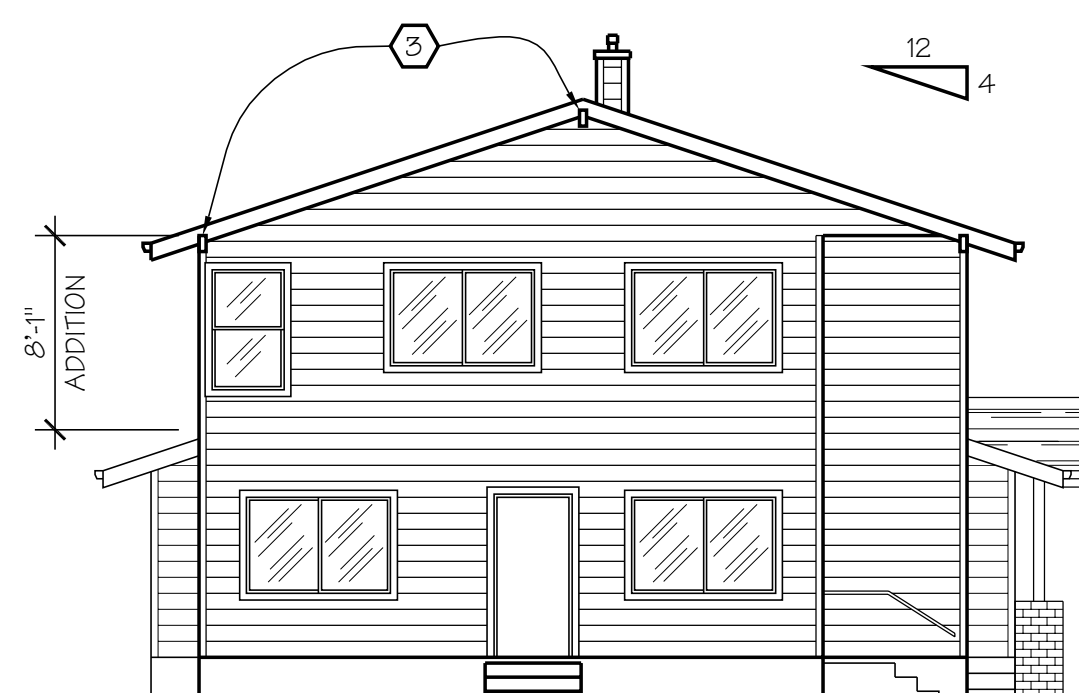
BUILDING C - (WEST) FRONT ELEVATION

1/8" = 1'-0"



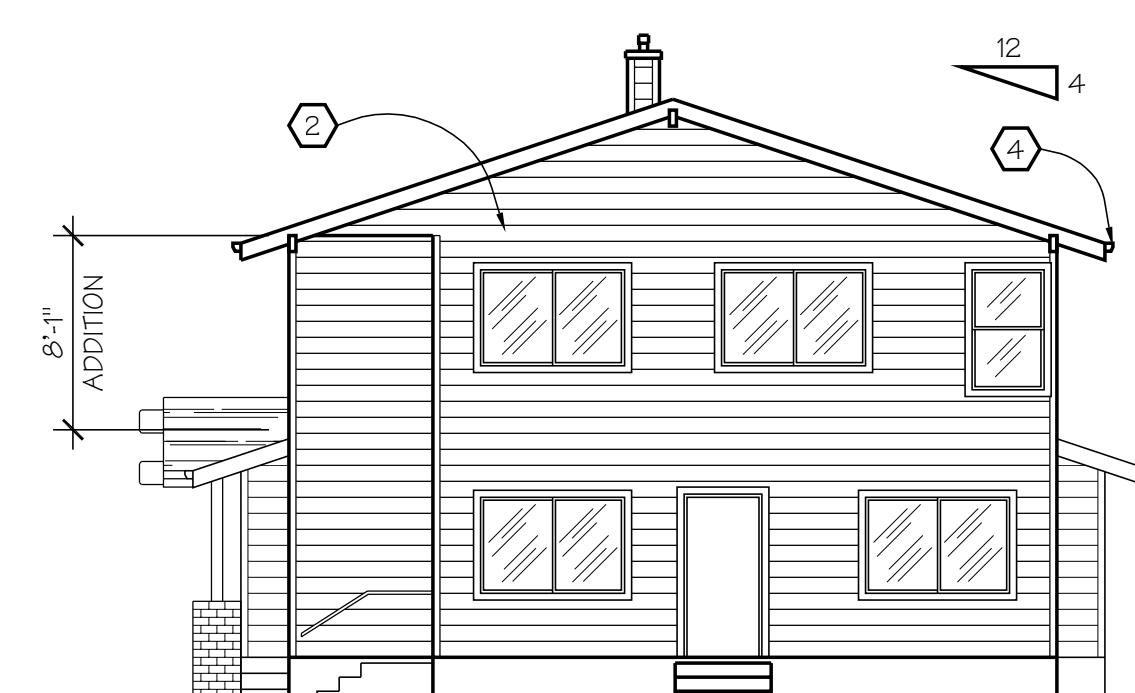
BUILDING C - (EAST) REAR ELEVATION

1/8" = 1'-0"



BUILDING C (NORTH) LEFT ELEVATION

1/8" = 1'-0"



BUILDING C (SOUTH) RIGHT ELEVATION

1/8" = 1'-0"

FINISH SCHEDULE

- 1 ASPHALT SHINGLES 0/30 FELT, CLASS "A" FIRE RATING. TO MATCH (E) BUILDING.
- 2 LAP SIDING 0/2 LAYERS GRADE "D" BLDG. PAPER. TO MATCH (E) BUILDING.
- 3 WOOD BEAMS. TO MATCH (E) BUILDINGS.
- 4 4"x4" 26 GA. G.I. OGEE GUTTER & 1-3/4"x2-1/2" RECT. DOWNSPOUT. TO MATCH (E) BUILDINGS.
- 5 WOOD TRIM AT CORNERS & WINDOWS. TO MATCH (E) BUILDING.
- 6 NEW FIBERGLASS WINDOWS. WINDOW COLOR TO MATCH WINDOW COLOR OF (E) BUILDINGS.
- 7 SPARK ARRESTER AND FLUE TERMINATOR.



EXISTING BUILDING C (NORTH) LEFT ELEVATION

1" = 10.00'



EXISTING BUILDING C (SOUTH) RIGHT ELEVATION

1" = 10.00'



EDWARD L. RINEHART
 A.I.A. ARCHITECT

REMODEL FOR:
ROSEDALE INN
 779 ASILOMAR AVENUE
 PACIFIC GROVE - CALIFORNIA 93950

SHEET NO.
A-2
 OF 10 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
 Phone : (831)-422-1046 Fax : (831) 422-1952
 e-mail : edrinehart@att.net

REVISIONS:
 1.
 2.
 3.
 4.

BY : ELR
 DATE ISSUED : 1-4-16

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DOOR SCHEDULE

| NO. | SIZE | TYPE | HRDW. GROUP | FINISH / MATERIAL | REMARKS |
|-----|-----------------|----------------|-------------|------------------------------|--|
| ① | (E) 3'-0"x6'-8" | S.C. 1 3/4" | A. | FLUSH PANEL LAMINATE FIN. | SELF CLOSING 10" KICK PLATE 20 MIN. LABEL DOOR & FRAME. |
| ② | (E) 3'-0"x6'-8" | S.C. 1 3/4" | C. | FLUSH PANEL LAMINATE FIN. | |
| ③ | (E) 1'-6"x6'-8" | S.C. 1 3/4" | E. | FLUSH PANEL LAMINATE FIN. | |
| ④ | (E) 2'-6"x6'-8" | S.C. 1 3/4" | C. | FLUSH PANEL LAMINATE FIN. | SELF CLOSING HINGE |

HARDWARE GROUP:

- A. ELECTRONIC KEY CARD LOCK WITH LEVER TYPE HARDWARE, DEADBOLT, ONE WAY VIEWER +60°
- B. PRIVACY LOCK WITH LEVER TYPE HARDWARE
- C. LOCK SET W/LEVER TYPE HRDW
- D. ELECTRONIC KEY CARD LOCK WITH LEVER TYPE HARDWARE & DEAD BOLT
- E. PASSAGE SET W/LEVER TYPE HARDWARE

ALL DOOR HARDWARE SHALL BE "SCHLAGE" LEVER TYPE, FINISH #626 SATIN CHROMIUM FINISH OR EQUAL.

WINDOW SCHEDULE

| NO. | SIZE | TYPE | SHAPE | FINISH / MATERIAL | REMARKS |
|-----|--|--------|-------|-------------------|-------------------|
| ① | (N) 6'-0"x4'-0" TO REPLACE (E) 6'-0"x4'-0" | H.S.W. | SQ. | FIBERGLASS | DBL. GLAZE U= .65 |
| ② | (E) 2'-0"x2'-0" | FX. | SQ. | FIBERGLASS | DBL. GLAZE U= .65 |
| ③ | (E) 3'-2'-0"x2'-0" | FX. | SQ. | FIBERGLASS | DBL. GLAZE U= .65 |

NOTES

- EXIT SIGNS TO COMPLY WITH 2013 CBC 1011.
- ILLUMINATED EXITS SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS PATH OF TRAVEL TO EXITS CBC 1011.1.
- ILLUMINATED EXITS SIGNS TO BE LIGHTED AT ALL TIMES AND SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDEL AT FLOOR LEVEL. CFC 1006.1
- EXIT SIGNS TO HAVE 2- LAMP BATTERY POWERED EMERGENCY LIGHT THAT WILL PROVIDE POWER FOR NOT LESS THAN 90 MINUTES. CFC 1006.3.

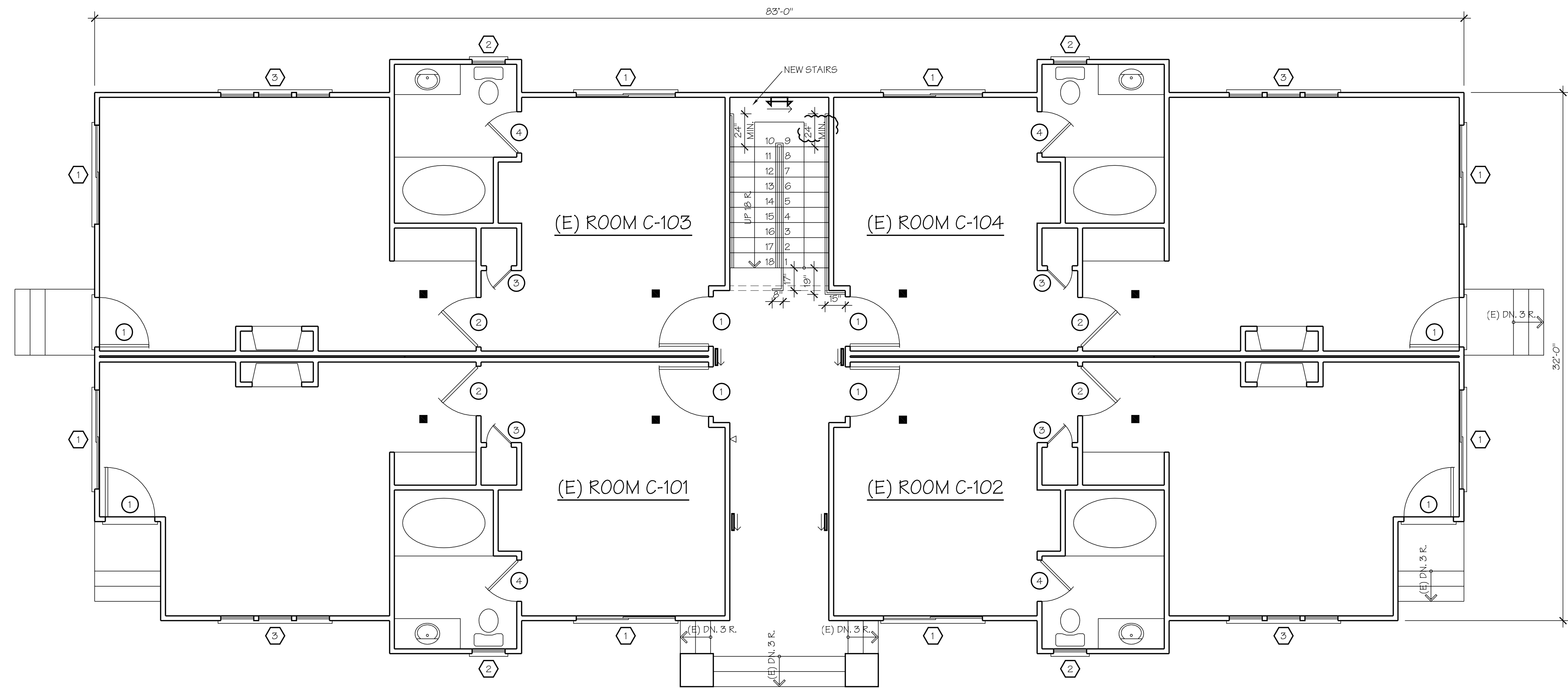
LEGEND

- ➡ ILLUMINATED EXIT SIGN
- ➡ DIRECTIONAL ILLUMINATED EXIT SIGN
- ➡ DIRECTIONAL ILLUMINATED FLOOR LEVEL EXIT SIGN
+6" MIN. AND +8" MAX. TO THE BOTTOM OF THE SIGN
- ▽ F.E. 2-A10BC +3' TO 5' A.F.F.
ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. CFC 906

■ SMOKE/CARBON MONOXIDE COMBO DETECTOR.

SMOKE DETECTION AND FIRE ALARM SYSTEM NOTES:

- SMOKE DETECTION AND FIRE ALARM SYSTEMS TO COMPLY WITH 2013 CBC 420.5, 907.2.6, 907.2.8 AND 907.2.9.
- FIRE ALARM TO BE INSTALLED IN ACCORDANCE PER CBC SECTION 907.6 AND NFPA 72.



BUILDING C - EXISTING FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"

WALL SCHEDULE

- (E) 2x- STUDS @ 16" O.C. TO BE REMOVED
- ===== (E) 2x- STUDS @ 16" O.C.
- ===== (N) 2x- STUDS @ 16" O.C.



EDWARD L. RINEHART
A.I.A. ARCHITECT

REMODEL FOR :

ROSEDALE INN
779 ASILOMAR AVENUE
PACIFIC GROVE - CALIFORNIA 93950

SHEET NO.

A-3

OF 10 SHEETS

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| REVISIONS | DATE |
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| 1. | |
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BY : ELR
DATE ISSUED : 1-4-16

1547

DOOR SCHEDULE

| NO. | SIZE | TYPE | HRDW. GROUP | FINISH / MATERIAL | REMARKS |
|-----|---------------|------|-------------|---------------------------|--|
| 1 | 3'-0" x 6'-8" | S.C. | A. | FLUSH PANEL LAMINATE FIN. | SELF CLOSING 10" KICK PLATE 20 MIN. LABEL DOOR & FRAME, 1/2" THRH. |
| 2 | 3'-0" x 6'-8" | S.C. | C. | FLUSH PANEL LAMINATE FIN. | |
| 3 | 2'-6" x 6'-8" | S.C. | E. | FLUSH PANEL LAMINATE FIN. | |
| 4 | 3'-0" x 6'-8" | S.C. | B. | FLUSH PANEL LAMINATE FIN. | SLIDING BARN DOOR |
| 5 | 3'-0" x 6'-8" | S.C. | D. | FLUSH PANEL LAMINATE FIN. | 20 MIN. LABEL DOOR & FRAME 10" KICK PLATE SELF CLOSING |
| 6 | 3'-0" x 6'-8" | S.C. | C. | FLUSH PANEL LAMINATE FIN. | 20 MIN. LABEL DOOR & FRAME 10" KICK PLATE SELF CLOSING |

HARDWARE GROUP:
 A. ELECTRONIC KEY CARD LOCK WITH LEVER TYPE HARDWARE, DEADBOLT, ONE WAY VIEWER +60"
 B. PRIVACY LOCK WITH LEVER TYPE HARDWARE
 C. LOCKSET W/LEVER TYPE HRDW
 D. ELECTRONIC KEY CARD LOCK WITH LEVER TYPE HARDWARE & DEAD BOLT
 E. PASSAGE SET W/LEVER TYPE HARDWARE
 ALL DOOR HARDWARE SHALL BE "SCHLAGE" LEVER TYPE, FINISH, #626 SATIN CHROMIUM FINISH OR EQUAL.

WINDOW SCHEDULE

| NO. | SIZE | TYPE | SHAPE | FINISH / MATERIAL | REMARKS |
|-----|---------------|--------|-------|-------------------|------------------|
| 1 | 6'-0" x 4'-0" | H.S.W. | SQ. | FIBERGLASS | DBL. GLAZE U=.65 |
| 2 | 3'-0" x 3'-0" | H.S.W. | SQ. | FIBERGLASS | DBL. GLAZE U=.65 |
| 3 | 3'-0" x 5'-0" | V.S.W. | SQ. | FIBERGLASS | DBL. GLAZE U=.65 |
| 4 | 2'-0" x 2'-0" | FX. | SQ. | FIBERGLASS | DBL. GLAZE U=.65 |

FINISH SCHEDULE

BEDROOM, SITTING, LIVING
 FLOOR: CARPET & PAD
 BASE: CARPET
 WALLS: 5/8" TYPE "X" GYP. BD. TAPPED VINYL WALL COVERING OFF-WHITE
 CEILING: 5/8" TYPE "X" GYP. BD. WITH LT. SPRAY TEXTURE PAINT SEMI-GLOSS ENAMEL OFF-WHITE

TOILET ROOMS
 FLOOR: 8" x 8" CER. TILE NON-SLIP OR MARBLE
 BASE: 8" x 8" CER. TILE COVERED
 WALLS: 5/8" TYPE "X" GYP. BD. WITH LT. SPRAY TEXTURE PAINT SEMI-GLOSS ENAMEL OFF-WHITE
 CEILING: 5/8" TYPE "X" GYP. BD. WITH LT. SPRAY TEXTURE PAINT SEMI-GLOSS ENAMEL OFF-WHITE

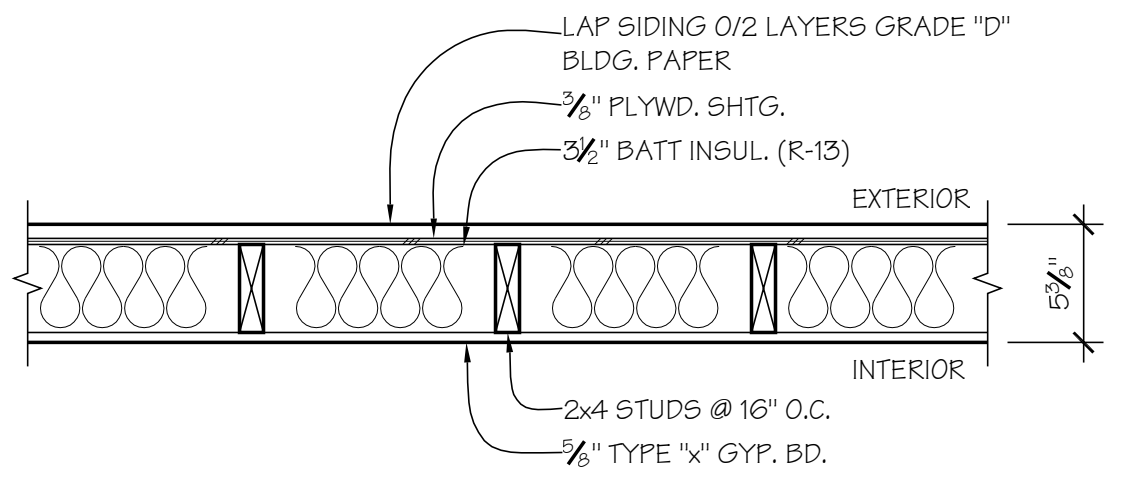
LIVING
 FLOOR: HARDWOOD (COMMERCIAL GRADE)
 BASE: 6" WOOD
 WALLS: 5/8" TYPE "X" GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
 CEILING: 5/8" TYPE "X" GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

KITCHEN, DINING
 FLOOR: CER. TILE
 BASE: 6" CER. TILE
 WALLS: 5/8" TYPE "X" GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
 CEILING: 5/8" TYPE "X" GYP. BD. LT. SPRAY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE

STORAGE
 FLOOR: SHEET VINYL HEAT WELDED
 BASE: CONTINUOUS 6" VINYL COVERED W/ 3/8" INCH RADIUS
 WALLS: 5/8" TYPE "X" GYP. BD. NO PAINT NO TEXTURE
 CEILING: 5/8" TYPE "X" GYP. BD. NO PAINT NO TEXTURE

FINISH HARDWARE

- METAL SHELF & POLE, CHROME PLATED
 - CURVED SHOWER CURTAIN ROD WITH CONCEALED MOUNTING CHROME FINISH
 - TOWEL BAR WITH SHELF 24" WIDE CHROME PLATED
 - RECESSED RESERVE TOILET PAPER HOLDER CHROME PLATED
 - 72" x 42" MIRROR NO FRAME
 - TOWEL HOLDER 12" HIGH CHROME PLATED
 - ROBE HOOK CONCEALED MOUNTING CHROME PLATED
 - TISSUE DISPENSER CHROME PLATED
- ALL HARDWARE BY "BOBRICK" OR EQUAL



2"x4" wood studs at 16" centers with double top plates, single bottom plates; interior side covered with 5/8" Type X gypsum wallboard, 4" wide, applied vertically with all joints over framing or blocking and fastened with 2 1/4" Type S drywall screws with 3/8" wood structural panels, applied vertically with edges over framing or blocking and fastened with 6d common nails (bright) at 12" on center in the field and 3 1/2" on center on panel edge. R-13 mineral fiber insulation installed in stud cavity. Rating established from the gypsum-covered side only.

W-1 1 HR. CONSTRUCTION
 GENERIC ASSEMBLY BASED 16-1.3 TABLE 721.1(2) 2013 C.B.C.

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3240 PROPRIETARY*
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS
 Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation. 2.5 or 2.3 pcf. in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

Thickness: 5 1/4"
 Approx. Weight: 7 pcf
 Fire Test: UL R1319-93, 94, 129; 8-10-06; UL Design L311, UL Design L311
 Field Sound Test: IBC 7000.03, 9-17-76

United States Gypsum Company 5/8" Sheetrock® Brand FIRECODE® C Core Gypsum Panels

W-2

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3814 GENERIC
GYPSUM WALLBOARD, WOOD STUDS
 One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.

Joints staggered 18" on opposite sides. (LOAD-BEARING)

Thickness: 4 3/4"
 Approx. Weight: 7 pcf
 Fire Test: SWRI 01-4511-6191(1), 3-94
 Sound Test: See VPP 3020 (CBM NG-2467, 7-2-65)

W-3

WALL TYPES

1" = 1'-0"

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 6102 PROPRIETARY*
WOOD TRUSSES, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, CEILING DAMPER GYPSUM WALL BOARD

Base layer X: proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to X rigid furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. Rigid furring channels attached to trusses with proprietary resilient sound isolation clips spaced 48" o.c. Gypsum board and joints located midway between continuous channels and attached to screws 8" o.c. In additional pieces of channel 60" long located 3" back on other side of end joint. Face layer X: proprietary type X gypsum wallboard applied at right angles to channels with 1 1/4" Type S drywall screws 12" o.c. Glass or mineral fiber batt insulation stapled to subfloor or loose fill insulation applied directly over gypsum board. Wood trusses supporting 7/8" wood structural panel subfloor, king trusses T&G; applied at right angles to trusses with 6d ring shank nails, or staples having equal or greater withdrawal and lateral resistance strength, 12" o.c. Either X: gypsum floor topping or 1/2" wood structural panel underlayment applied over subfloor.

Optional ceiling damper (refer to manufacturer for information on the type of damper)

American Gypsum Company LLC PROPRIETARY GYPSUM BOARD * FireBlock® Type C

Approx. Ceiling Weight: 5 pcf
 Fire Test: UL R14196, 09N08803, 2-15-08; UL Design L574
 Sound Test: RAL TL59-244a, 8-27-09 (73 C & P); IBC 1N29-045b, 8-27-09

FC-1

FLOOR TYPE

1" = 1'-0"

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602 GENERIC
WOOD TRUSSES, GYPSUM WALLBOARD

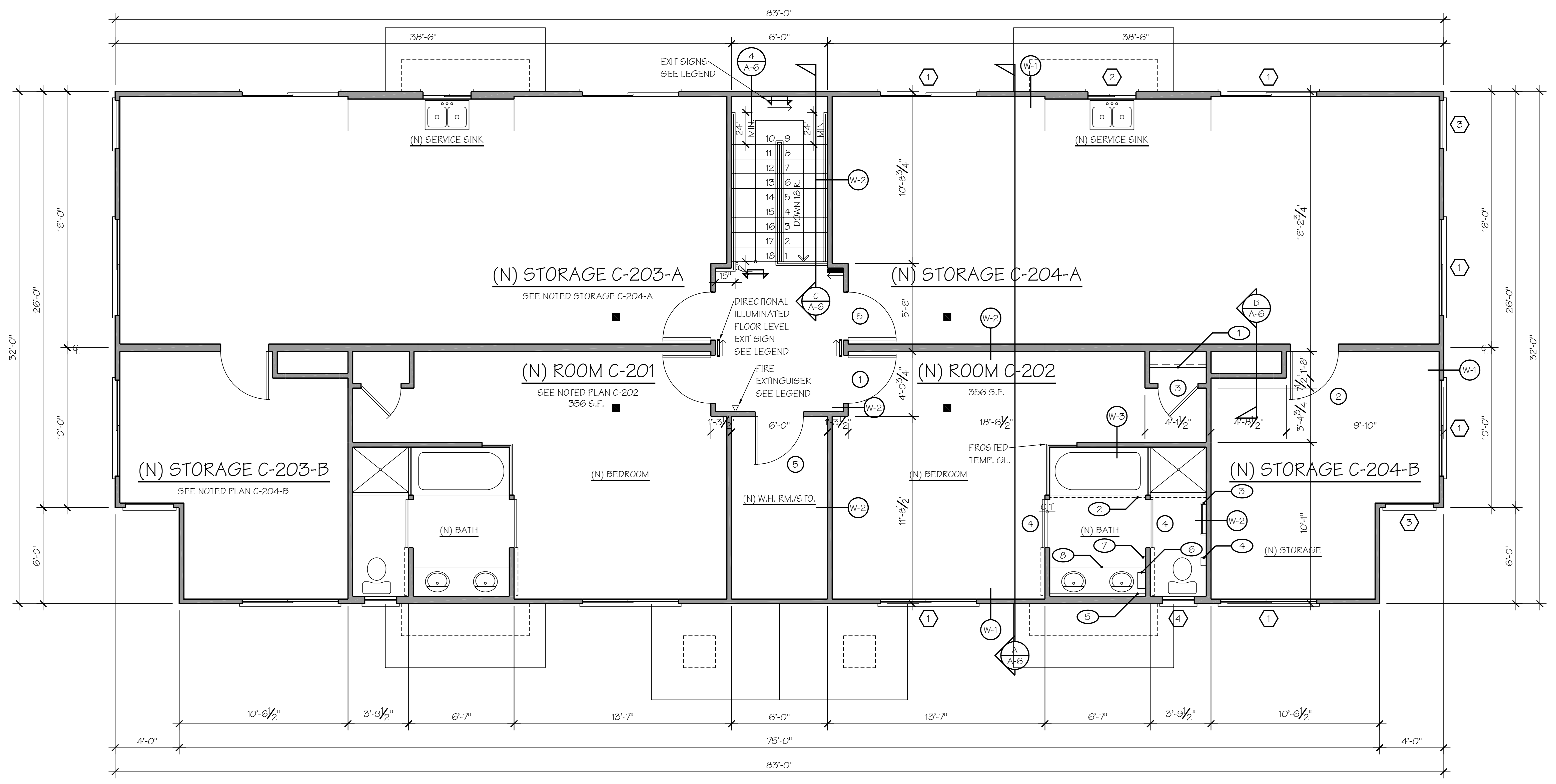
Base layer X: type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer X: type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/4" Type G drywall screws 12" o.c. placed 2" back on other side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 7/8" wood structural panels applied at right angles to trusses with 6d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for trusses.

Approx. Ceiling Weight: 5 pcf
 Fire Test: FM FC 172, 2-25-72; ITS, 8-4-98

RC-1

ROOF TYPE

1" = 1'-0"



BUILDING C - NEW SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"
 WALL SCHEDULE
 (E) 2x- STUDS @ 16" O.C. TO BE REMOVED
 (E) 2x- STUDS @ 16" O.C.
 (N) 2x- STUDS @ 16" O.C.
 SMOKE/CARBON MONOXIDE COMBO DETECTOR.
 SMOKE DETECTION AND FIRE ALARM SYSTEM NOTES:
 1. SMOKE DETECTION AND FIRE ALARM SYSTEMS TO COMPLY WITH 2013 CBC 420.5, 907.26, 907.2.2 AND 907.2.3.
 2. FIRE ALARM TO BE INSTALLED IN ACCORDANCE PER CBC SECTION 907.6 AND NFPA 72.

WALL TYPES
 W-1 - SEE SHEET A-4 FOR WALL TYPE DETAILS



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SHEET NO.
A-4
 OF 10 SHEETS

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BY : ELR
 DATE ISSUED : 1-4-16

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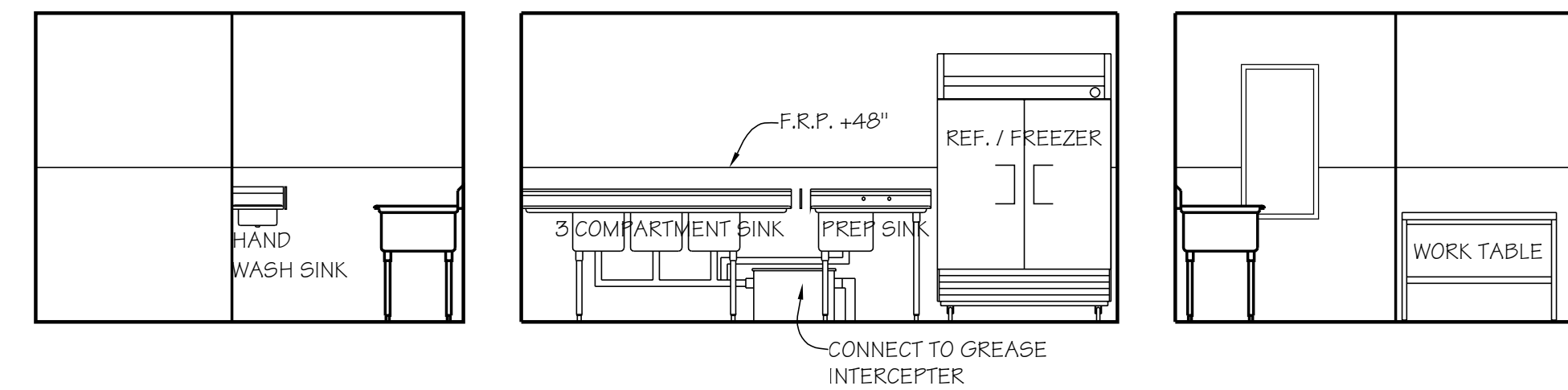
EQUIPMENT SCHEDULE

| NO. | DESCRIPTION | BRAND SPECIFIED | MODEL NUMBER | ELECTRICAL | | | | PLUMBING | | | REMARKS | | | |
|-----|-------------------------------|-----------------|------------------|------------|------|----|------|----------|-------|--------|----------|------|---------|---|
| | | | | PH | AMP | KW | H.P. | WATER | WASTE | GAS | | | | |
| | | | | | | | | HOT | COLD | DIRECT | INDIRECT | SIZE | BTU | |
| 1 | 3 COMPARTMENT SINK | LAMBERTSON | EL-3-LIN-16-2D16 | | | | | 1/2" | 1/2" | 1/2" | | | | |
| 2 | PREP SINK | LAMBERTSON | EL-1-LIN-17-LD18 | | | | | 1/2" | 1/2" | 1/2" | | | | |
| 3 | HAND SINK | LAMBERTSON | HGF-1516 | | | | | 1/2" | 1/2" | 1/2" | | | | |
| 4 | PREP/WORK TABLE | LAMBERTSON | WT-SC-2448 | | | | | | | | | | | |
| 5 | REF./FREEZER | TRUE | T-49DT | 115 | 14.1 | | 1/2" | | | | | | | |
| 6 | GREASE INTERCEPTOR | DORMONT | WD-25 | | | | | | | 1/2" | | | | 50 GAL. LIQUID HOLDING CAPACITY, FLUSH-MOUNTED TO FINISH FLOOR GAS FIRED, 260,000 BTU, 100 GAL. |
| 7 | WATER HEATER | STATE | SB1100-260NE | | | | | 3/4" | 3/4" | 1/2" | | | | |
| 8 | STACKED DRYER (FRONT LOADING) | WASCOMAT | TD-30X30 | 220 | 18.0 | | | | | | | 1/2" | 143,400 | 71,700 PER SOCKET = 143,400 BTU PER STACKED DRYER, 30lbx2 |
| 9 | WASHING MACHINE | WASCOMAT | WG4500 | 220 | 15.0 | | | | | | | | | 45lb WASHING MACHINE (FRONT LOADING) |
| 10 | SINK @ BREAKFAST | KROWNE | HG-1419 | | | | | 1/2" | 1/2" | 1/2" | | | | |
| 11 | (E) MOP SINK | FLORESTONE | 87 | | | | | 1/2" | 1/2" | 1/2" | | | | IN (E) LAUNDRY ROOM |

DRY FOOD STORAGE NOTES
 1. ALL TIRED SHELVING MUST BE SECURED IN SUCH A WAY AS TO PREVENT TIPPING.
 2. THE SHELVING MATERIAL MUST BE SMOOTH, EASILY CLEANABLE, NONABSORBENT, AND VERMIN PROOF. THE LOWEST SHELF MUST BE AT LEAST SIX (6) INCHES ABOVE THE FLOOR WITH A CLEAR AND UNOBSTRUCTED AREA BELOW. UNFINISHED WOOD IS NOT ACCEPTABLE.

TOWEL & SOAP DISPENSER NOTE
 1. OPERABLE PART OF TOWEL DISPENSER AND SOAP DISPENSER IS TO BE WITHIN 40" FROM FINISH FLOOR.

SPLASH GUARD NOTE
 1. SPLASH GUARDS TO BE SMOOTH & CLEANABLE EXTENDING FROM THE BACK OF THE SINKS TO THE FRONT TYP.

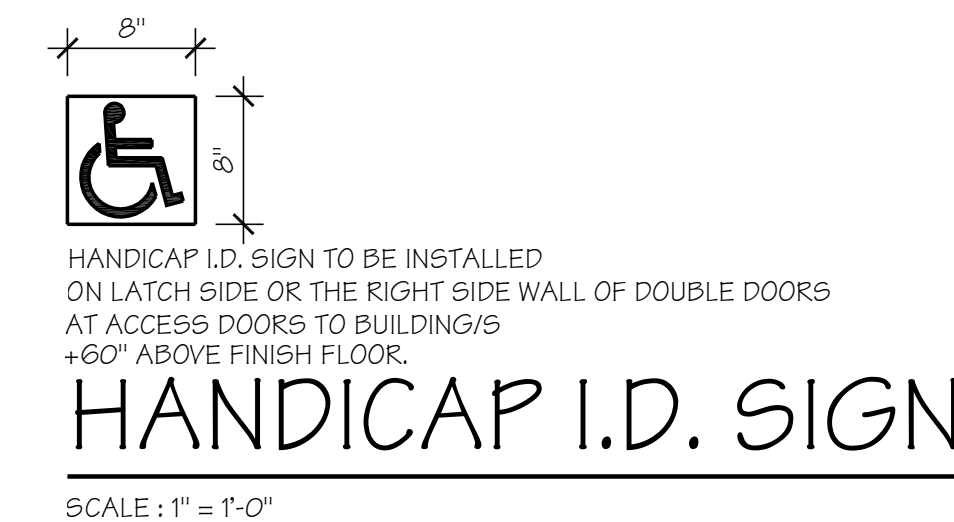


(N) PREP AREA

1/4" = 1'-0"

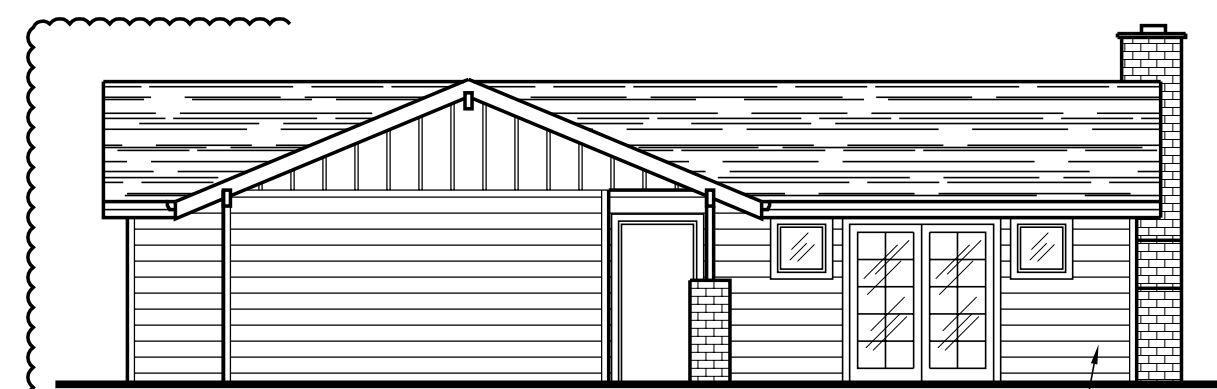
| WASHERS | DRYERS |
|--------------------------|----------------------------|
| "A" (45 lb) | "B" (30 lb STACKED DRYERS) |
| 2 | 2 STACKED |
| TOTAL : 2 WASHERS | TOTAL : 4 DRYERS |

CALCULATION FOR COMBUSTION AIR FOR DRYERS. 100% AIR IS TAKEN FROM EXTERIOR
 AREA REQUIRED: 1 SQUARE INCH PER 1,000 B.T.U.H.
 286,800 B.T.U.H. / 1,000 = 287 SQ. IN. OR 2.0 S.F. REQUIRED
 USE 2 - 16"x16" SCREENED LOUVER VENTS @ 256 S.Q. IN. EA. = 3.55 S.F. PROVIDED

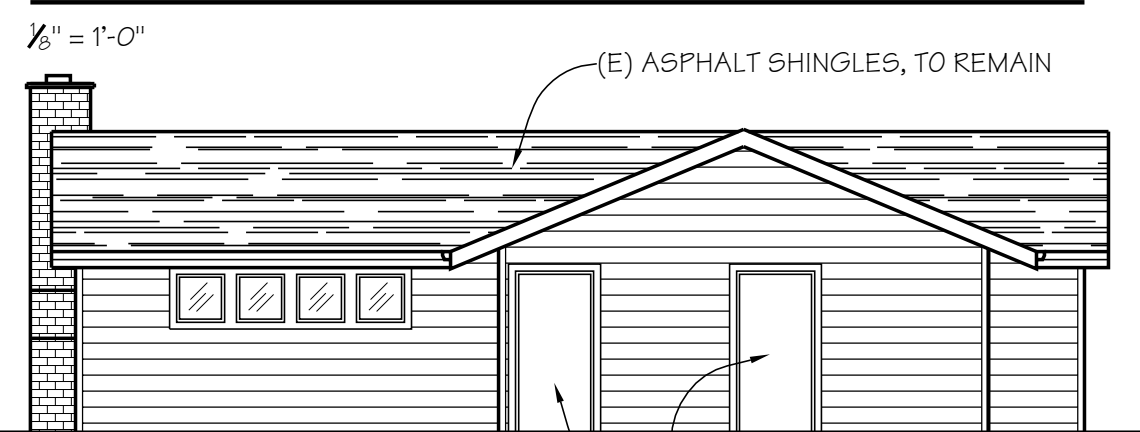


FINISH SCHEDULE

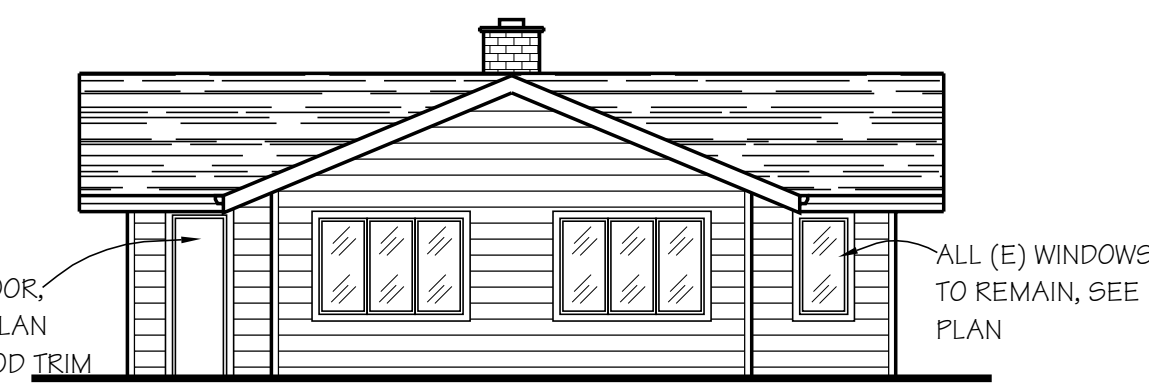
- (N) BREAKFAST AREA**
 FLOOR: 12"x12" TILE NON-SLIP OR MARBLE
 BASE: 6"x6" TILE COVERED
 WALLS: 5/8" TYPE "X" GYP. BD. WITH LT. SPARY TEXTURE PAINT SEMI GLOSS ENAMEL OFF-WHITE
 CEILING: 5/8" TYPE "X" GYP. BD. WITH LT. SPARY TEXTURE PAINT SEMI GLOSS ENAMEL OFF-WHITE
- (N) PREP AREA**
 FLOOR: 6" CER. TILE (COMMERCIAL GRADE)
 BASE: 3/8" INCH RADIUS INTERGRAL COVE CER. TILE (COMMERCIAL GRADE) BASE 6" UP WALL
 WALLS: GYP. BD. LT. SPARY TEXT. KNOCK DOWN PAINT SEMI-GLOSS ENAMEL OFF-WHITE
 CEILING: FRP 48" A.F.F.
- (N) LAUNDRY**
 FLOOR: SHEET VINYL HEAT WELDED
 BASE: CONTINUOUS 6" VINYL COVERED W/ 3/8" INCH RADIUS
 WALLS: 5/8" TYPE "X" GYP. BD. TAPPED NO PAINT NO TEXTURE
 CEILING: 5/8" TYPE "X" GYP. BD. TAPPED NO PAINT NO TEXTURE



BUILDING F - FRONT ELEVATION
 1/8" = 1'-0"



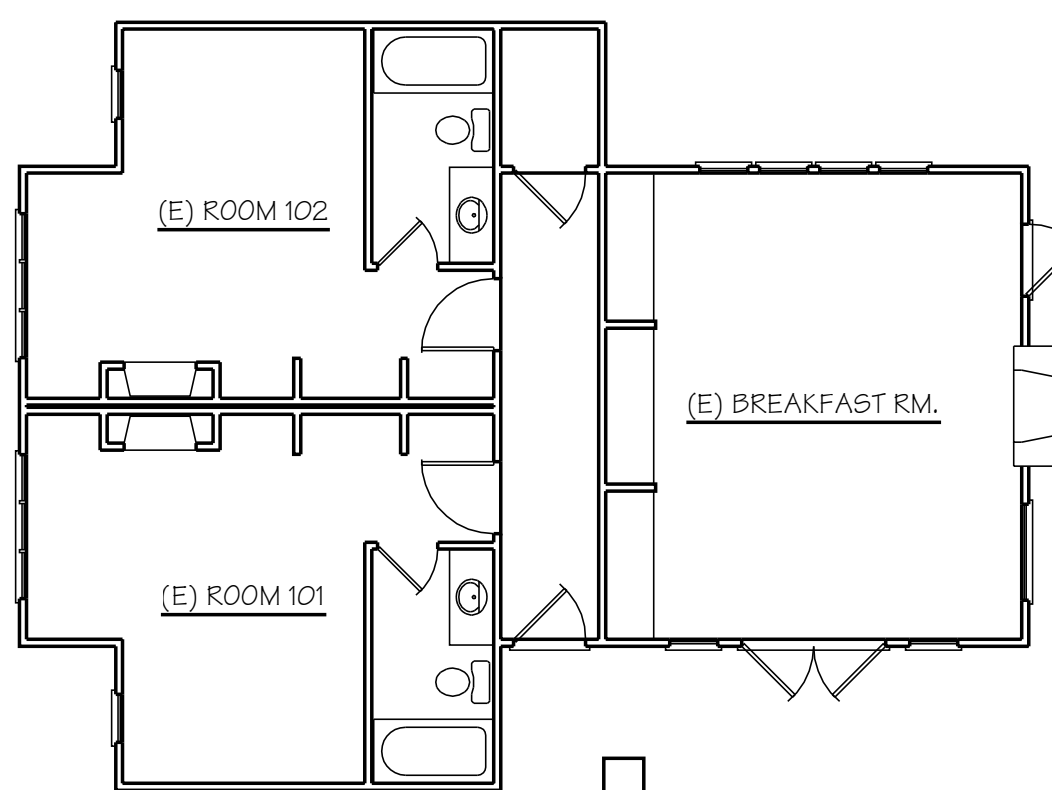
BUILDING F - REAR ELEVATION
 1/8" = 1'-0"



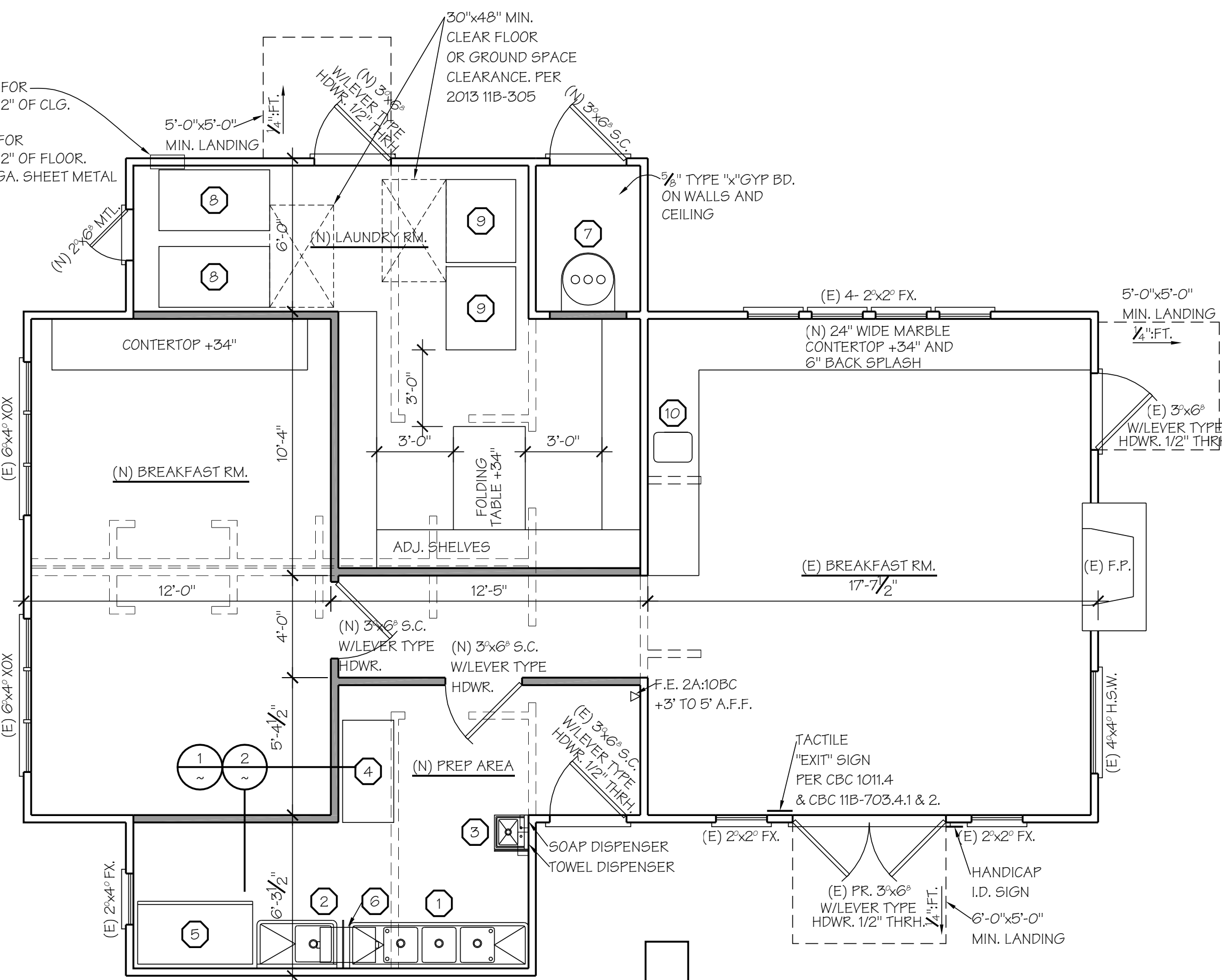
BUILDING F - LEFT ELEVATION
 1/8" = 1'-0"



BUILDING F - RIGHT ELEVATION
 1/8" = 1'-0"



BUILDING F - (E) FLOOR PLAN
 1/8" = 1'-0"



BUILDING F - FLOOR PLAN
 1/4" = 1'-0"

- WALL SCHEDULE**
- (E) 2x STUDS @ 16" O.C. TO BE REMOVED
 - (E) 2x STUDS @ 16" O.C.
 - (N) 2x STUDS @ 16" O.C.



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