



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

**AGENDA REPORT**

**TO:** Chair Boyle and Members of the Architectural Review Board

**FROM:** Laurel O’Halloran, Associate Planner

**MEETING DATE:** November 12, 2019

**SUBJECT:** Architectural Permit Application No. 19-0600 to allow an exterior renovation with no new square footage proposed.

**ADDRESS:** 1123 Ocean View Boulevard, Pacific Grove (APN 006-021-016)

**ZONING/  
LAND USE:** R-1-H//Medium Density to 17.4 DU/ac

**APPLICANT:** Darius Jancy, applicant, on behalf of Rudolf Estrada, owner

**CEQA:** Categorical Exemption, Section 15301(a) (1)), Existing Facilities

**RECOMMENDATION**

Approve AP No 19-0600 pursuant to PGMC 23.70.060(a) (1) and subject to the attached findings, conditions of approval and a Section 15301(1) CEQA categorical exemption for existing facilities.

**PROJECT DESCRIPTION**

The proposed exterior renovation creates a contemporary style by allowing the removal of the exterior wood shingle siding to be replaced with premium *Stone Age* color acrylic stucco and *Navajo White* color cedar shingles. The existing wood shake roof will be replaced with a *Heather Blend* color composite shingles. The new stucco and wooden siding replicates the design and construction of other buildings in the area and fits harmoniously into the natural setting and the surrounding urban fabric. The softened earth tone coloring of the siding will give the house a modest and subdued appearance.

**BACKGROUND**

On September 26, 2019, an application was received for an Architectural Permit to allow the exterior renovation of the existing two story residence located at 1123 Ocean View Boulevard. The proposed exterior renovation will meet the development regulations set forth in the R-1-H zoning district. The residence is in an archeological zone and in an Area of Special Biological Significance, however no ground disturbance is proposed for this permit.

**SURROUNDING LAND USES**

The property is located in the Pacific Grove Fairway Homes Tract across the street from the ocean. The property is relatively flat and is served by public utilities.

**DISCUSSION**

**Applicable General Plan Policies**

The subject residence is a two-story wood framed structure. The following General Plan, Chapter 8, Goals, Policies, and Programs are applicable to the Architectural Permit application.

Goal 1 Emphasize and promote the overall visual attractiveness of Pacific Grove.

Policy 2 Continue to require citywide architectural review for exterior changes to existing structures.

Program B While recognizing the individuality of existing neighborhoods encourage additions that contribute to the character of the area, while allowing for creativity in design.

Policy 3 Improve the visual quality of Pacific Grove's major boulevards.

### **Applicable Zoning Code Regulations**

General Plan policies are implemented through the R-1-H zoning district which allows single-family residential development in areas with adequate public services.

The intention of the R-H district is to preserve the characteristics of a feeling of open space around dwellings and to preserve public views of the ocean, sky and trees. The proposed project does not add any additional square footage to the existing residence and is an exterior renovation.

### **Architecture and Design Consideration**

The exterior renovation will result in exterior finishes that are similar to the existing residence, with cedar shingle siding, composition shingle roof, and premium acrylic stucco. The exterior renovation proposal adheres to the following Architectural Review Guidelines:

*Guideline #36: Design a façade to provide visual interest to the street.*

The exterior renovation proposes a creative use of details including replacing wood shingle siding, new stucco, new roof material and to allow the existing carmel stone to remain, creating visual interest and allowing for a softened exterior design.

*Guideline #38: Exterior materials should be compatible with those that predominate in the area*

The exterior renovation proposes to use both stucco and shingles and retain the existing carmel stone by incorporating the elements of the natural area which is compatible with this area of the fairway homes tract.

*Guideline # 40: Although the selection of exterior color is a personal decision, the colors should complement the structure and the streetscape.*

The exterior renovation proposed colors are *Navajo White* shingles and *Stone Age* premium stucco. These subdued pastels and earth tones blend well with the nature along the coast as well as with the variety of architectural styles in the area

### **Tree Protection**

No tree removal is proposed as part of this project.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemption, Section 15301(1), Class 1, Existing Facilities.

Class 1 consists of existing facilities. The key consideration is whether the project involves negligible or no expansion of an existing use. The proposed alterations do not constitute a substantial adverse change to the structure. The proposed remodel and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

**ATTACHMENTS**

- A. Application
- B. Draft Permit
- C. CEQA Documentation
- D. Site Plan & Elevations

*Laurel O'Halloran*

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Laurel O'Halloran  
Associate 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 # 19-0600  
Date: 9-26-19  
Total Fees: \$3,635.20

<b>APPLICANT/OWNER:</b>	<b>Project Address:</b> <u>1123 Ocean View Blvd</u> <b>APN:</b> <u>006-021-016</u>										
	<b>Project Description:</b> <u>To replace shingle siding with stucco.</u>										
	<b>Will the project create, add, or replace impervious surface?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
	<b>Will the project impact any tree(s) on site?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
	<table border="0"> <tr> <td style="text-align: center;"><b>Applicant</b></td> <td style="text-align: center;"><b>Owner</b></td> </tr> <tr> <td>Name: <u>DARIUSZ JANCZY</u></td> <td>Name: <u>Rudolf Estrada</u></td> </tr> <tr> <td>Phone: <u>(831) 869 8124</u></td> <td>Phone: <u>(626) 437-4262</u></td> </tr> <tr> <td>Email: <u>dorek.janczy@yahoo.com</u></td> <td>Email: _____</td> </tr> <tr> <td>Mailing Address: <u>500 CLEAWOOD CIR #421</u> <u>MONTREY CA 93940</u></td> <td>Mailing Address: <u>1123 Ocean View</u> <u>Pacific Grove. 93950</u></td> </tr> </table>	<b>Applicant</b>	<b>Owner</b>	Name: <u>DARIUSZ JANCZY</u>	Name: <u>Rudolf Estrada</u>	Phone: <u>(831) 869 8124</u>	Phone: <u>(626) 437-4262</u>	Email: <u>dorek.janczy@yahoo.com</u>	Email: _____	Mailing Address: <u>500 CLEAWOOD CIR #421</u> <u>MONTREY CA 93940</u>	Mailing Address: <u>1123 Ocean View</u> <u>Pacific Grove. 93950</u>
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<b>PLANNING STAFF USE ONLY:</b>	<b>Permit Request:</b>								
	<input checked="" type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____ <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> EIR: Environmental Impact <input type="checkbox"/> Other: _____								
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<b>Property Information</b>
Lot: <u>4, 3 &amp; 5</u> Block: _____    Tract: <u>P G Beach</u> ZC: <u>R-I-H</u> GP: <u>MD 17.4 du/ac</u> Lot Size: <u>6,625 sf</u> <input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area

<b>Staff Use Only:</b>	RECEIVED
Received by: <u>Laurel</u>	SEP 26 2019
Assigned to: <u>Laurel</u>	<b>PAID</b> <u>3,635.20</u> <u>9-26-19</u>
	CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

Application # \_\_\_\_\_

**INDEMNIFICATION CONDITION**

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

**Applicant Signature:** \_\_\_\_\_  


**Date:** 09/23/19

**Owner Signature (Required):** \_\_\_\_\_  


**Date:** 9/30/19



## 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 (AP) 19-0600 FOR A PROPERTY LOCATED AT 1123 OCEAN VIEW BOULEVARD TO ALLOW EXTERIOR SIDING CHANGES INCLUDING A NEW ROOF.

#### FACTS

1. The subject site is located at 1123 Ocean View Boulevard (APN 006-021-016)
2. The subject site has a designation of Medium Density to 7.3 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1-H zoning district.
4. The subject site is approximately 6,625 sf and is developed with a 3,058 sf two- story single family dwelling.
5. The property is located in an archaeologically sensitive area no ground disturbance is proposed in the Area of Special Biological Significance (ASBS), and is not the Historic Resources Inventory.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301(a)(1), Class 1

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements;
2. The architecture and general appearance of the completed project are consistent with Architectural Review Guidelines 36, 38 and 40 ;
3. 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
4. The Board has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

#### PERMIT

Architectural Permit (AP) 19-0600 to allow exterior siding changes including a new roof.

#### 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 TWO (2) years 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 Community Development 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. **Stormwater Treatment Measure.** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

6. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
7. **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 Architectural Permit (AP) 19-0600 as conditioned and pursuant to a Class 1, Section 15301, CEQA categorical exemption for Existing Facilities.
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 12<sup>th</sup> DAY OF NOVEMBER, 2019, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Sarah Boyle, 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.

\_\_\_\_\_  
Rudolph Estrada., Owner

\_\_\_\_\_  
Date



**CITY OF PACIFIC GROVE**

**Community Development Department – Planning Division**

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3190 • F: 831.648.3184 • [www.ci.pg.ca.us/cdd](http://www.ci.pg.ca.us/cdd)

**NOTICE OF EXEMPTION FROM CEQA**

**Property Address/Location: 1123 Ocean View Boulevard, Pacific Grove, CA 93950**

**Project Description: AP 190600**

Description: To allow an exterior renovation with no additional square footage

APN: 006021016000

ZC: R-1-H

Lot Size: 6,625 sf

Applicant Name:	Darius Janzy	Phone #:	831-869-8124
Mailing Address:	500 Glenwood Circle #421 Monterey, CA 93940		
Email Address:	darekjanzy@yahoo.com		

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

**Exempt Status (Check One):**

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

**Exemption Findings:**

Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. This Class of exemption is subject to exceptions from the exemption under 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

**Contact: Laurel OHalloran, Planning Department, City of Pacific Grove**

**Contact Phone: (831) 648-3183**

**Signature:** Laurel O'Halloran

**Date:** November 12, 2019









Image capture: Oct 201

Pacific Grove, California



Street View - Oct 2017



# ESTRADA RESIDENCE

1123 OCEAN VIEW BLVD.  
PACIFIC GROVE, CALIFORNIA

NOTE: THE SCOPE OF WORK PROPOSED FOR THIS PERMIT DOES NOT MODIFY THE EXISTING FOOTPRINT OF THE BUILDING



- 1) Roof: Replace Existing Wood Shakes with New Composite Shingles
- 2) Exterior Walls: Replace Existing Wood Shingles Siding with
  - a) Stucco and
  - b) New Cedar Shingles

OWNERS: Rudolph and Irene Estrada  
2635 S. Oak Knoll Avenue  
San Marino, California 91108

**SITE INFORMATION:**

1123 Ocean View Blvd.  
Pacific Grove, California 93950

A.P.N : 006-021-016-000  
Occupancy: R3, U1  
Constr. Type: VB  
Zoning Designation: R-1-H  
Property Area: 6,625 s.f. (Per City Records)

**BUILDING DATA:**

RESIDENCE	EXISTING	PROPOSED
Main Floor	2,080 s.f.	(No Change)
Garage	560 s.f.	(No Change)
Upper Floor	460 s.f.	(No Change)

Building Coverage	2,640 s.f. = 40%	(No Change)
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**UTILITY PROVIDERS:**

Gas and Electricity: PG & E  
Water Service: CALAM  
Sewer Service: MRWPCA

Fire Sprinkler System: NO

**SITE INFORMATION 1**

**DESIGN TEAM ASSOCIATED WITH THIS PROJECT**

STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

THE CONTRACTOR SHALL CARRY IN FORCE ALL NEEDED INSURANCE, LICENSES, FEES, PERMITS, TAXES AS REQUIRED BY LAW FOR THE DURATION OF THE PROJECT.

**APPLICABLE CODES FOR THIS PROJECT:**

- 2016 California Building Code (CBC)
- 2016 California Residential Code (CRC)
- 2016 California Fire Code (CFC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Electrical Code (CEC)
- 2016 California Energy Code (CEnc)
- 2016 California Green Building Code (CGB)
- 2016 City of Pacific Grove Code

**DECONSTRUCTION NOTES**

1. PRIOR TO COMMENCING DECONSTRUCTION OR DEMOLITION CONTRACTOR SHALL REMOVE ALL ITEMS SUITABLE FOR SALE OR SALVAGE. THESE ITEMS SHALL BE DESIGNATED DURING A COMPREHENSIVE WALK-THROUGH WITH THE PROJECT MANAGER AS OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT AND SHORING AS REQUIRED AT ALL AREAS WHERE EXISTING FOOTINGS, WALLS BEAMS AND HEADERS ARE DESIGNATED TO BE REMOVED. CONTRACTOR SHALL VERIFY THESE REQUIREMENTS WITH THE PROJECT ENGINEER PRIOR TO COMMENCING WORK.
3. DEMOLITION AND DECONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT RULE 439.
  - a. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING DURING THE ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS REMOVAL PROCESS.
  - b. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD. LAY DOWN ROOF AND WALLS SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
  - c. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT STRUCT. ENGINEER OF ANY CONDITION DISCOVERED DURING DEMOLITION OR DECONSTRUCTION WHICH MAY REQUIRE REVISION OF THE PROJECT DRAWINGS AND DETAILS OR WHICH MAY AFFECT PROJECT TIME LINE OR COSTS.

**TREE PROTECTION NOTES**

1. ESTABLISHMENT OF A TREE PRESERVATION ZONE (TPZ). CHAIN LINK OR ORANGE NETTING FENCING, WITH STAKES IN THE GROUND, NO LESS THAN 48 INCHES IN HEIGHT, SHALL BE INSTALLED AT THE DRIPLINE (THE PERIMETER OF THE FOLIAR CANOPY) OF THE TREE. THE INSTALLATION WILL BE DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING WILL NOT BE REMOVED WITHOUT THE CONSENT OF THE CONSULTING ARBORIST.
2. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS OR LIQUIDS OF ANY TYPE SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
3. SOIL COMPACTION SHALL BE MINIMIZED WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6" LAYER OF MULCH. TREE CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE.
4. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT. IF TREES ROOTS ARE UNEARTHED DURING THE CONSTRUCTION PROCESS THE CONSULTING ARBORIST WILL BE NOTIFIED IMMEDIATELY. EXPOSED ROOTS WILL BE COVERED WITH MOISTENED BURLAP UNTIL A DETERMINATION IS MADE BY THE ON SITE ARBORIST.
5. ANY AREAS OF PROPOSED TRENCHING WILL BE EVALUATED WITH THE CONSULTING ARBORIST AND THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL TRENCHING IN THE TPZ ON THIS SITE WILL BE APPROVED BY THE ARBORIST. TRENCHING WITHIN A TREE'S DRIPLINE WILL BE PERFORMED BY HAND. TREE ROOTS ENCOUNTERED WILL BE AVOIDED OR PROPERLY PRUNED UNDER GUIDANCE OF THE CONSULTING ARBORIST.

**FIRE SAFETY NOTES.**

**FIRE011 - ADDRESSES FOR BUILDINGS**

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS.

LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER.

ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

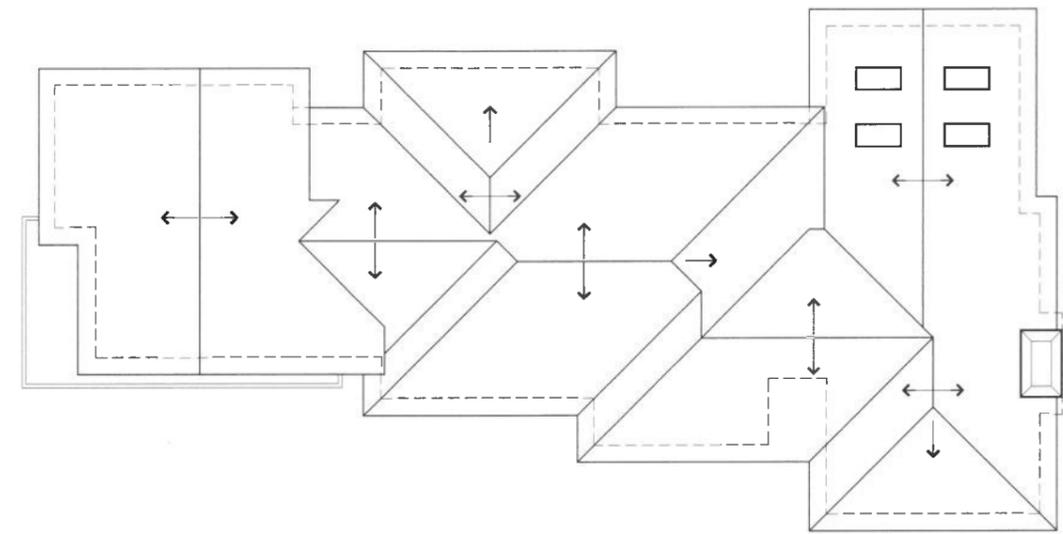
**DIVISION 1 - GENERAL REQUIREMENTS**

- 1.1 THE WORK TO BE DONE BY EACH CONTRACTOR INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SERVICES, AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THIS PROJECT, INCLUDING SITEWORK. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL COMPLY WITH THE FOLLOWING:
  - a. THESE NOTES AND DRAWINGS.
  - b. ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS LISTED IN THESE DOCUMENTS.
  - c. WORKMANSHIP SHALL MEET NORMAL PROFESSIONAL STANDARDS OF THE TRADE AND SHALL MEET THE DESIGNER'S AND OWNER'S SATISFACTION WITHIN THE STANDARDS NORMALLY PROVIDED BY VARIOUS TRADES.
  - d. INSTALLATION OF EQUIPMENT AND MATERIAL SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR APPLICABLE ASSOCIATION STANDARDS.
  - e. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED, AND SHALL BE EQUAL TO OR SUPERIOR TO THOSE ITEMS SPECIFIED IF A SUBSTITUTION IS APPROVED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGNER'S PRIOR WRITTEN APPROVAL.
- 1.2 SITE VERIFICATION - EACH CONTRACTOR AND SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE COMPLETED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, THE CONFORMATION AND CONDITION OF THE EXISTING GROUND SURFACE AND THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING PROSECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL UNUSUAL CONDITIONS ENCOUNTERED ON THE SITE DURING THE COURSE OF CONSTRUCTION EXCEPT THOSE BELOW EXISTING SLABS OR GRADE OF WHICH THE CONTRACTOR MAY NOT HAVE KNOWLEDGE. ALL SUCH EXISTING CONDITIONS SHALL BE INCORPORATED INTO THE CONTRACTOR'S BID PROPOSAL, WHETHER SHOWN ON THE DRAWINGS OR NOT. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK PERFORMED.



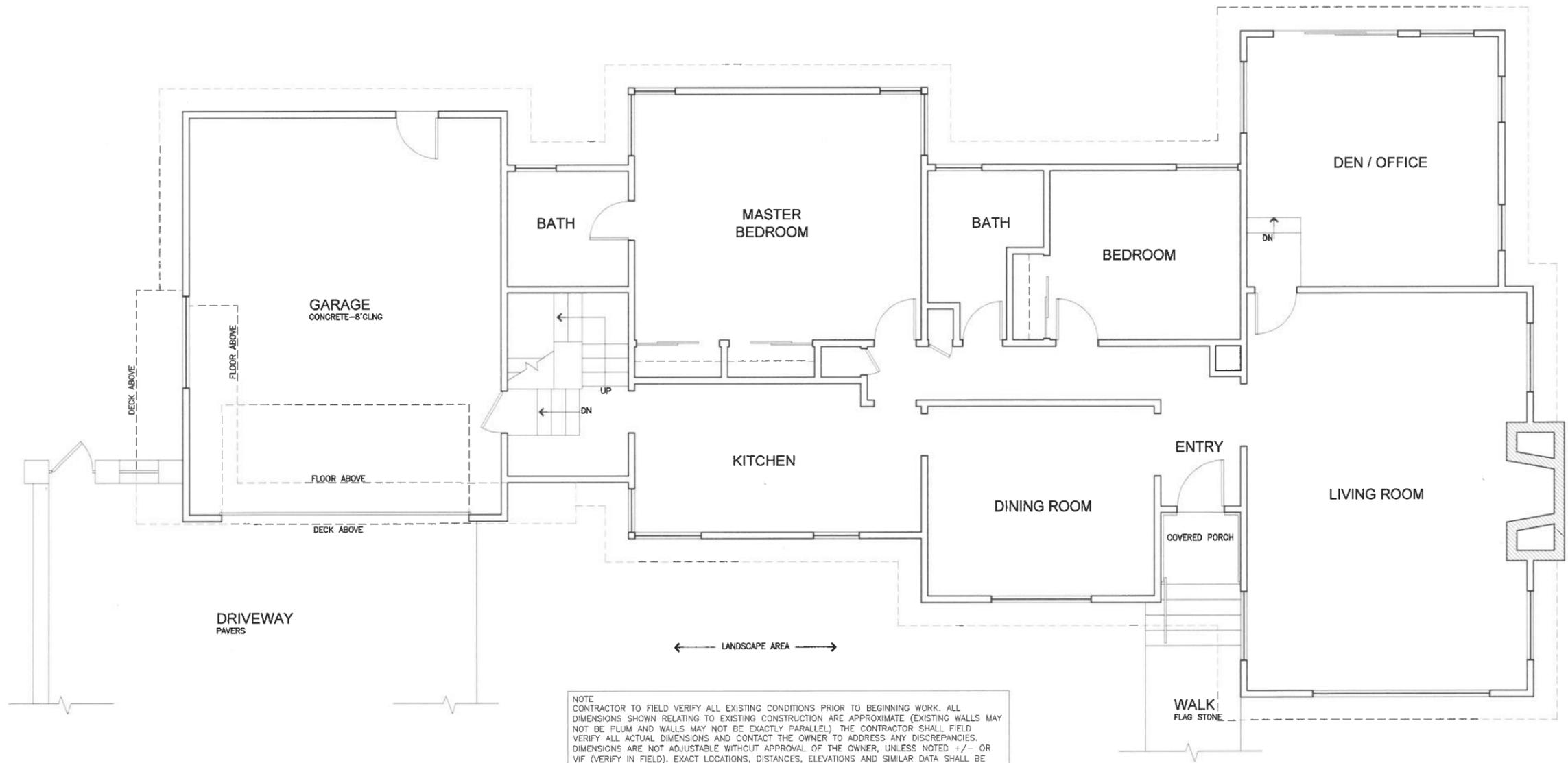
**PROPOSED PLANS**

SHEET G-1.1	PROJECT INFORMATION-INDEX-NOTES
SHEET A-1.1	EXISTING FLOOR & ROOF PLAN
SHEET A-2.1	PROPOSED EXTERIOR ELEVATIONS



EXISTING ROOF PLAN

Scale  
1/8"=1'-0" 2



NOTE  
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE (EXISTING WALLS MAY NOT BE PLUM AND WALLS MAY NOT BE EXACTLY PARALLEL). THE CONTRACTOR SHALL FIELD VERIFY ALL ACTUAL DIMENSIONS AND CONTACT THE OWNER TO ADDRESS ANY DISCREPANCIES. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE OWNER, UNLESS NOTED +/- OR VIF (VERIFY IN FIELD). EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND BY THEIR OWNER INSTRUCTIONS.

(E) FRAMED WALL  
(E) CONCRETE WALL

EXISTING MAIN FLOOR PLAN

Scale  
1/4"=1'-0" 1



TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE DESIGNER WITHOUT PREJUDICE. VISUAL CONSULT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PERMANENT EVIDENCE OF THE ACCEPTANCE OF THESE INTERIORS.

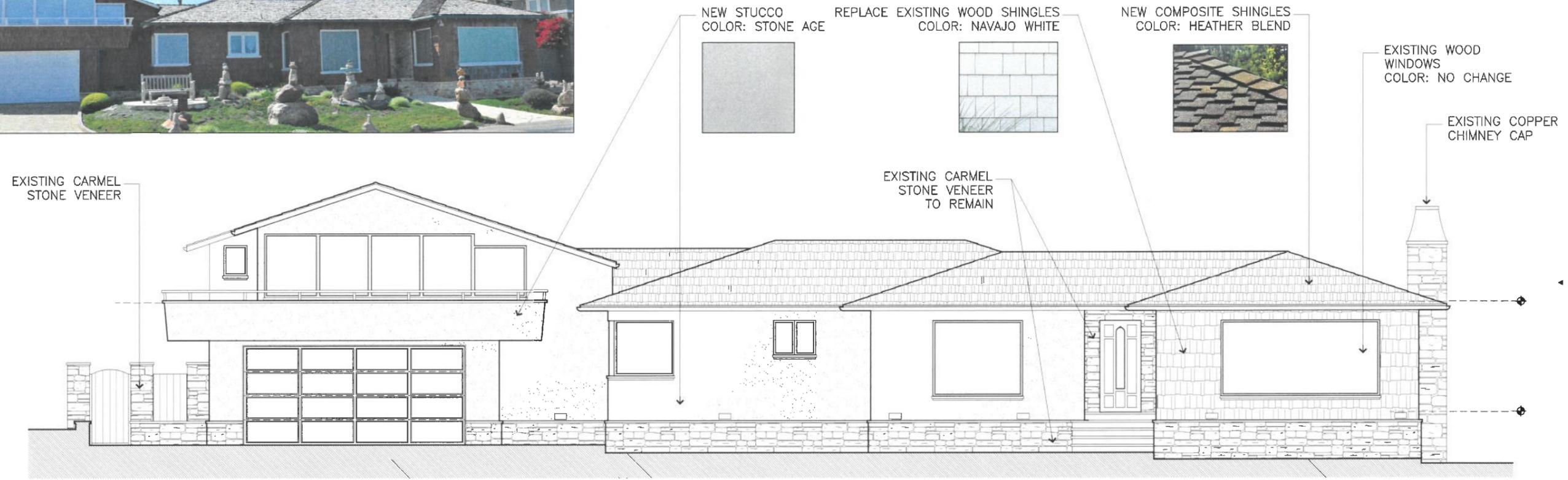
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REVISIONS THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

Job  
Date  
Rev  
Draw

She

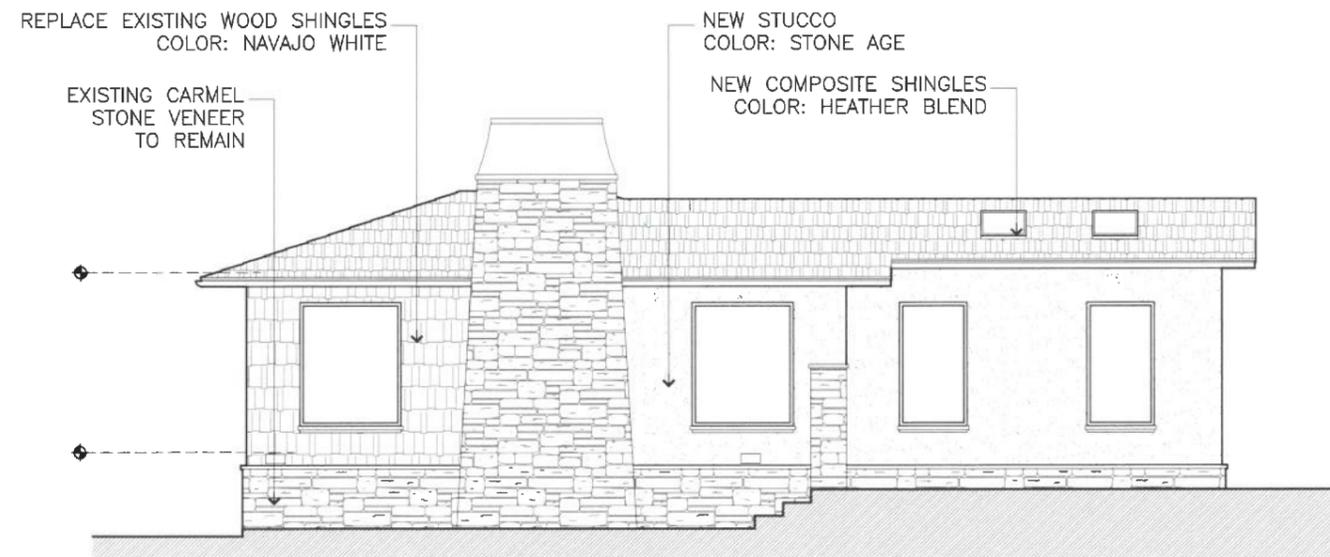
EXIS

EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

Scale  
1/4"=1'-0" N



PROPOSED WEST ELEVATION

Scale  
1/4"=1'-0" W



PROPOSED EAST ELEVATION

Scale  
1/4"=1'-0" E

TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE DESIGNER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS WILL CONSTITUTE ACCEPTANCE OF THE SCOPE OF THESE INSTRUMENTS.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN WHOLE OR IN PART IS PROHIBITED.

Job I  
Date  
Revi  
Draw  
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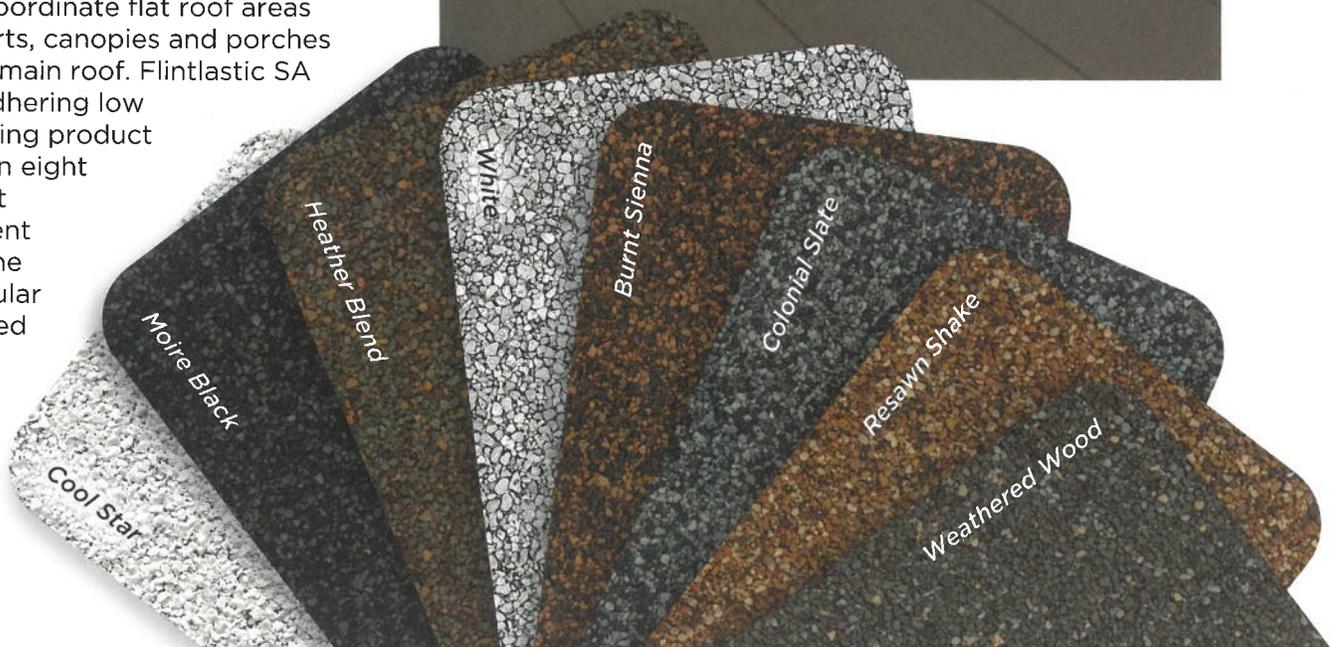
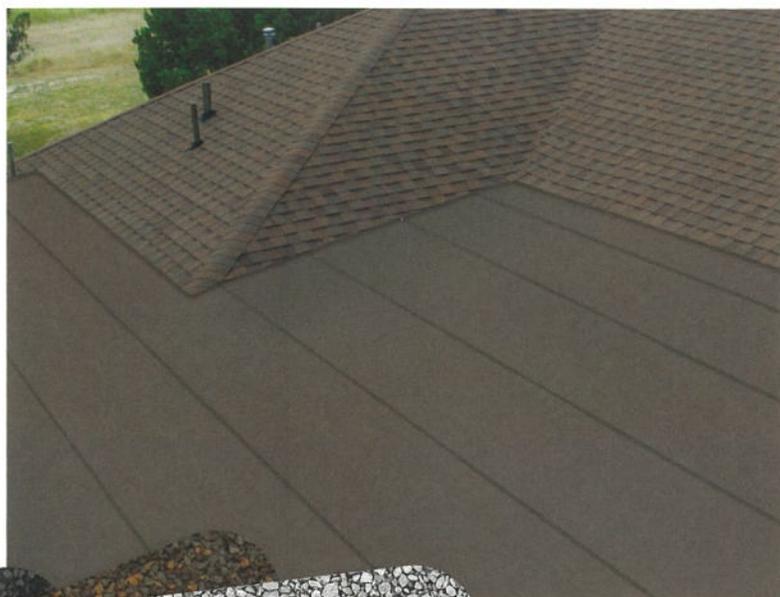
# Add a Little Accent to Your Roof

CertainTeed offers Mountain Ridge, an accessory product used for capping hips and ridges. It is the perfect finishing touch for your roof, offering blended color and high-profile design. For the best performance, CertainTeed Presidential Starter is required to be used with these shingles.



## Color Companion Products for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in eight colors that complement some of the most popular CertainTeed shingles.



# One Course Shingle Siding System

Cedar Valley's One-Course Panel System is the ideal choice for your home, light commercial or upscale jobs. No other exterior wall investment better. Lightweight, durable, easy to install and with the popular blind nail application, these single course panels are your best choice.

## Even Buttline Panel



## Staggered Buttline Panel



## Even Buttline Open Keyway Panel



## Large-Exposure Panel



## A Versatile, Integrated System

The Cedar Valley system of panels, corners, column and trim provides a wide range of options to provide a fully integrated system. The One Course panel is more extensive and allows more design options than a panelized product.

## There's No Substitute For Western Cedar

Cedar Valley products are made from 100 percent kiln dried western cedar. The natural look. Synthetic sidings can't come close to the appearance and low maintenance, cedar shingle panels are the perfect choice.

## Color And Factory-Finished Choices

Cedar Valley products are available in a wide range of factory-finished color options. Machine-finished products provide extended warranties up to 50 years.

## Provides 3-Layer

## Western Red Cedar

Used for centuries, western red cedar is **Natures Finest Siding**. The tannins in WRC provide a natural resistance to insects and fungi, as well as providing the rich varied colors of the wood. Cedar Valley uses only the premium kiln dried cedar so you get the finest panel made!

## 11/32" Douglass Fir Plywood

The 1-piece solid plywood backer is graded CCX with Douglas Fir outer cores and a seasonal inner core.

Construction Grade Adhesive Ties it all together. Using moisture-cure urethane glue ensures our shingles stay attached to the plywood backer while still having room for the minor expansion and contraction characteristics of real cedar.

## Premier

This additional feature of Cedar Valley provides extra protection and a long-lasting feature of Cedar Valley siding.



SW3001  
Shagbark



SW3002  
Bevedere Tan



SW3003  
Buckthorne



SW3004  
Summerhouse Beige



SW3005  
Navajo White



SW3006  
Sandcastle



SW3007



SW3008



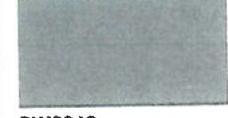
SW3009



SW3010



SW3011



SW3012



# PREMIUM ACRYLIC FINISH

**PAF-Plus** is a highly durable, acrylic based finish designed for use over Western 1-Kote or conventional stucco brown coats. PAF-Plus comes in multiple textures, 40 stock colors and with our color matching services – an almost limitless selection of special colors.

**PAF-E2** provides all the benefits of PAF-Plus but with the addition of an elastomeric resin system - provides excellent performance for spanning hairline cracks.

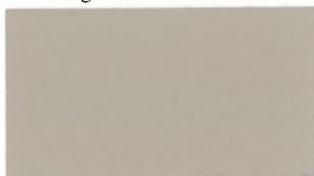
S-204 Base B  
P-204 Light Base



S-949 Base B  
P-949 Light Base

Monterey

S-947 Base B  
P-947 Light Base



S-947 Base B  
P-947 Light Base

Stone Age

S-98 Base B  
P-98 Light Base



Desert Rose

S-5111 Base B  
P-5111 Light Base



Brown Bag

S-10 Base B  
P-10 Light Base



Cobble Brown

S-5115 Base B  
P-5115 Light Base



Mojave

S-7 Base B  
P-7 Light Base



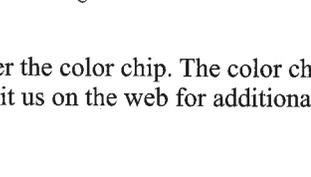
Cinnabar

S-20 Base A  
P-20 Light Base



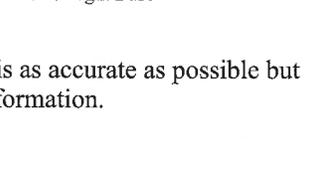
Peach

S-946 Base B  
P-946 Light Base



Sandpiper

S-948 Base B  
P-948 Light Base



Broadcloth

tegrally colored. The required bases for each color are designated under the color chip. The color chart is as accurate as possible but affect the final color. Custom colors are available. Please call us or visit us on the web for additional information.

[westernblended.com](http://westernblended.com)