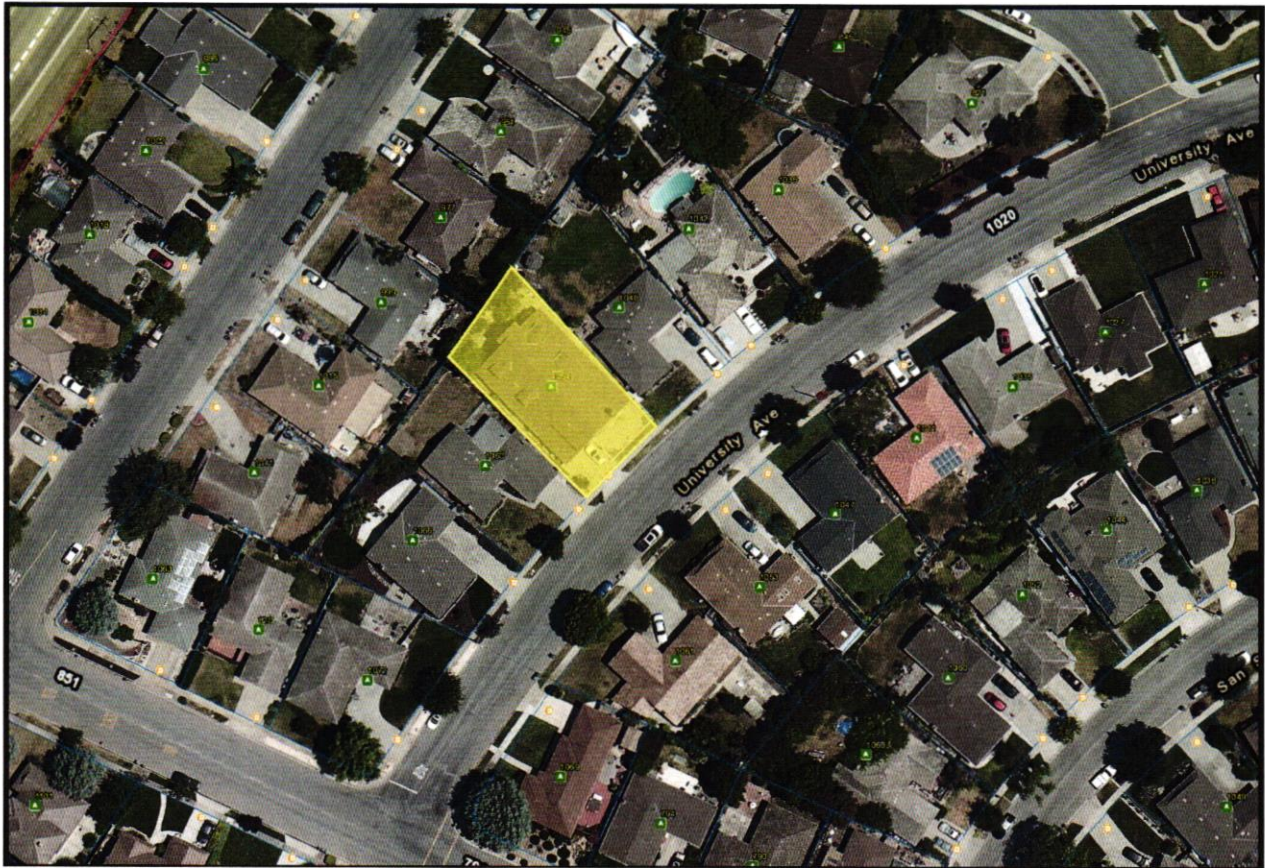


North

Vicinity Map



CONDITIONAL USE PERMIT 2020-001 1054 University Avenue

Exhibit A

I:\ComDev\Planning Share Space\Conditional Use Permits\2020 CUP's\CUP 2020-001 - 1054 University Ave\CUP 2020-001 Vicinity Map.docx

Architectural drawing showing project data, general notes, sheet index, and material specifications. Includes sections for Project Data, General Notes, Sheet Index, and Material Specifications.

Project Data: Project Name, Address, City, State, Zip, Project Number, Date, Scale, etc.

General Notes: Summary of the work, including scope, schedule, and other relevant information.

Sheet Index: Table listing sheet numbers, descriptions, and quantities.

Material Specifications: Table listing materials, quantities, and descriptions.

Detail Numbering Sequence: Table listing detail numbers and descriptions.

Abbreviations: Table listing abbreviations and their corresponding full names.

Project Data: Project Name, Address, City, State, Zip, Project Number, Date, Scale, etc.

Notes

1. (E) LANDSCAPE AREA
2. (E) TREE
3. (E) IMPERVIOUS SURFACE AREA
4. (E) FENCE
5. (E) F WOOD FENCE
6. (E) F WOOD FENCE
7. (E) F WOOD FENCE
8. (E) F WOOD FENCE
9. (E) F WOOD FENCE
10. (E) F WOOD FENCE
11. (E) F WOOD FENCE
12. (E) F WOOD FENCE

Planning Architects
Interiors
DJE
 David J. Elliott
 & Associates

17800 Coastal Lane
 Salinas, CA 95077
 Tel. (831) 435-5555
 Fax. (831) 435-5555
 dje@djelco.com

PROPOSED:
 (USE PERMIT)

**ATTIC
 ADDITION**

1054 UNIVERSITY AVE.
 SALINAS, CA 93901

Use of these plans and specifications is limited to the project and location shown. Any use for other projects or locations without the written consent of the architect is prohibited. The architect assumes no responsibility for the construction of the project or for the safety of the project. The architect is not responsible for the construction of the project or for the safety of the project.

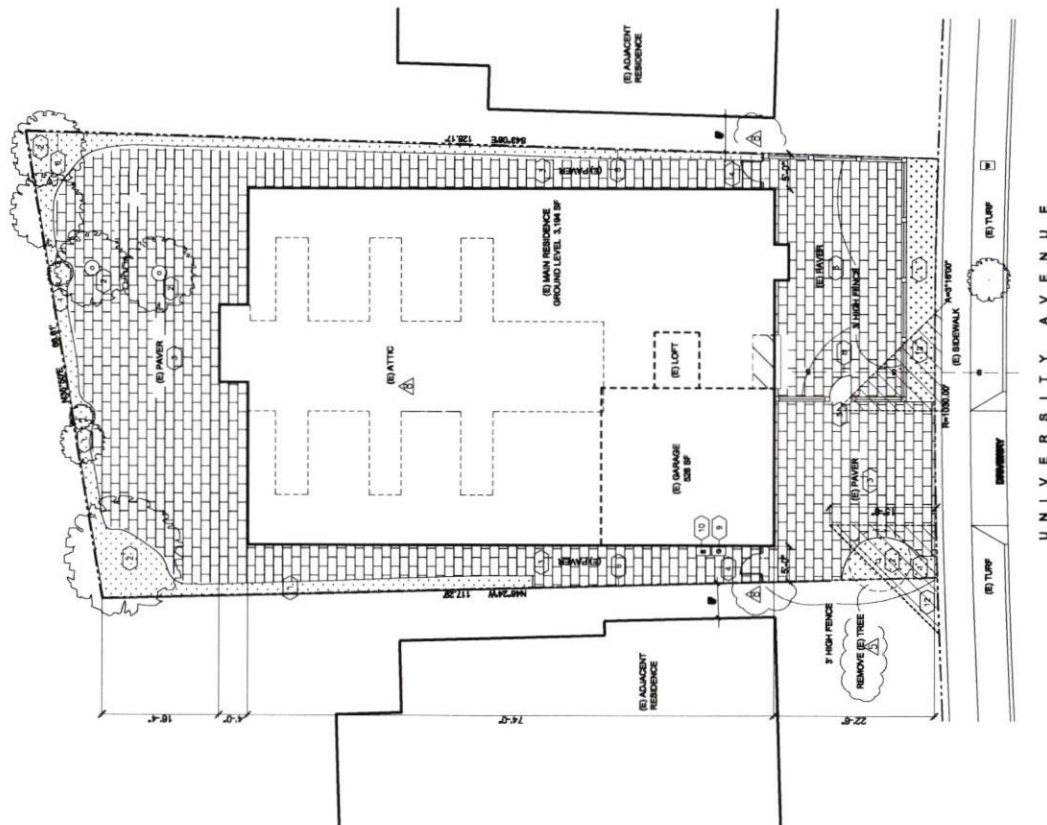
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2	REV	08-21-20
3	REV	08-23-20
4	REV	11-09-20
5	REV	12-24-20
6	REV	12-29-20
7	REV	01-04-21
8	REV	01-14-21



Sheet Date: 01-21-21
 Drawn By: DJE/CCP
 Project Number: 1943

Sheet Title:
 (E) SITE PLAN

Sheet Number: **A1.0**



Existing Site Plan 1/8"=1'-0"

Notes

1. (E) LANDSCAPE AREA.
2. (E) DRIVEWAY.
3. (E) IMPERVIOUS SURFACE AREA.
4. (E) SIDEWALK.
5. (E) FENCE AND GATE.
6. (E) F WOOD FENCE.
7. (E) F WOOD FENCE.
8. (E) SEWER LATERAL.
9. (E) GAS METER.
10. (E) WATER METER.
11. (E) WATER METER.
12. (E) STAIR UP TO ATTIC.
13. (E) COL - PORCH ROOF EXTENSION.

**Planning
Architecture
Interiors**

DJE

**David J. Elliott
& Associates**

17800 Central Lane
Salinas, CA 95077
Tel. 831-455-1100
Fax. 831-455-1100
dave@djel.com

PROPOSED:
(USE PERMIT)

**ATTIC
ADDITION**

1054 UNIVERSITY AVE.
SALINAS, CA 95001

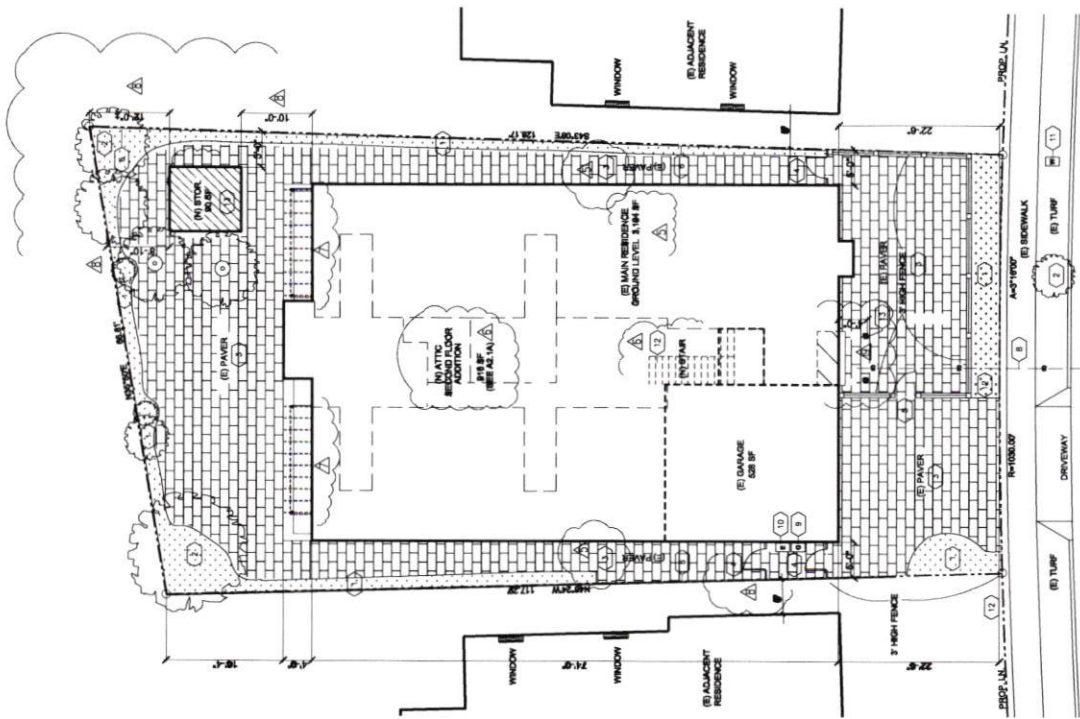
Use of linear area and specifications in this drawing is intended to provide a general description of the work to be done. It is not intended to be a contract document. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities.

No.	Description	Date
1	REV	01-14-20
2	REV	08-21-20
3	REV	08-25-20
4	REV	11-09-20
5	REV	12-24-20
6	REV	12-29-20
7	REV	01-04-21
8	REV	01-14-21
9	REV	01-21-21



Issue Date	01-21-21
Drawn By	DJE/CCP
Project Number	1943
Sheet Title	SITE PLAN

Sheet Number	A1.1
--------------	------



North

University Avenue

1/8"=1'-0"

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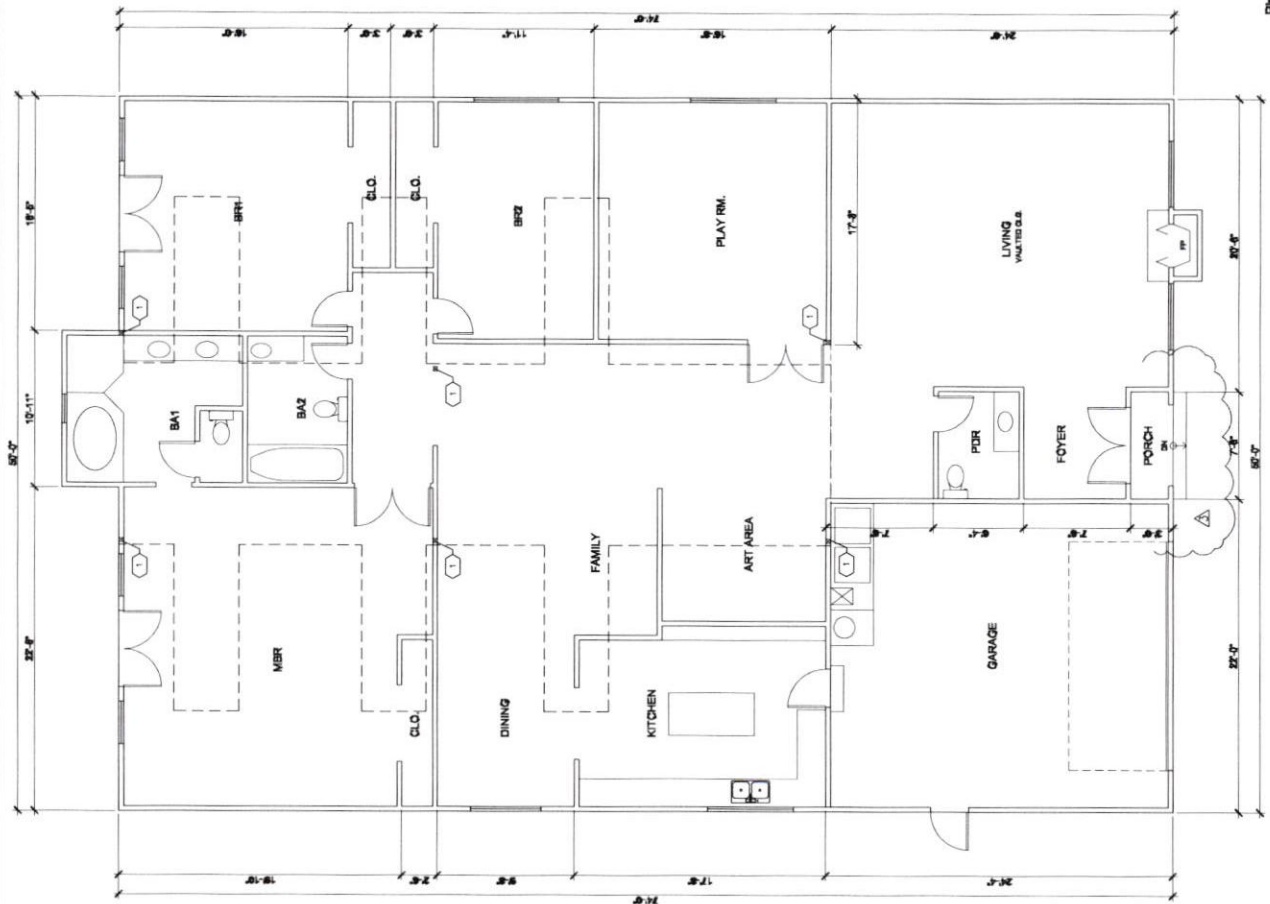
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Issue Date	08-28-19
Drawn By	DJE/CCP
Project Number	1943

Sheet Title
**EXISTING RESIDENCE
MAIN FLOOR PLAN**

Sheet Number **A2.0**

Notes 

Plan North

AA Extending Ground Floor Plain 1/4" = 1'-0" 5

5

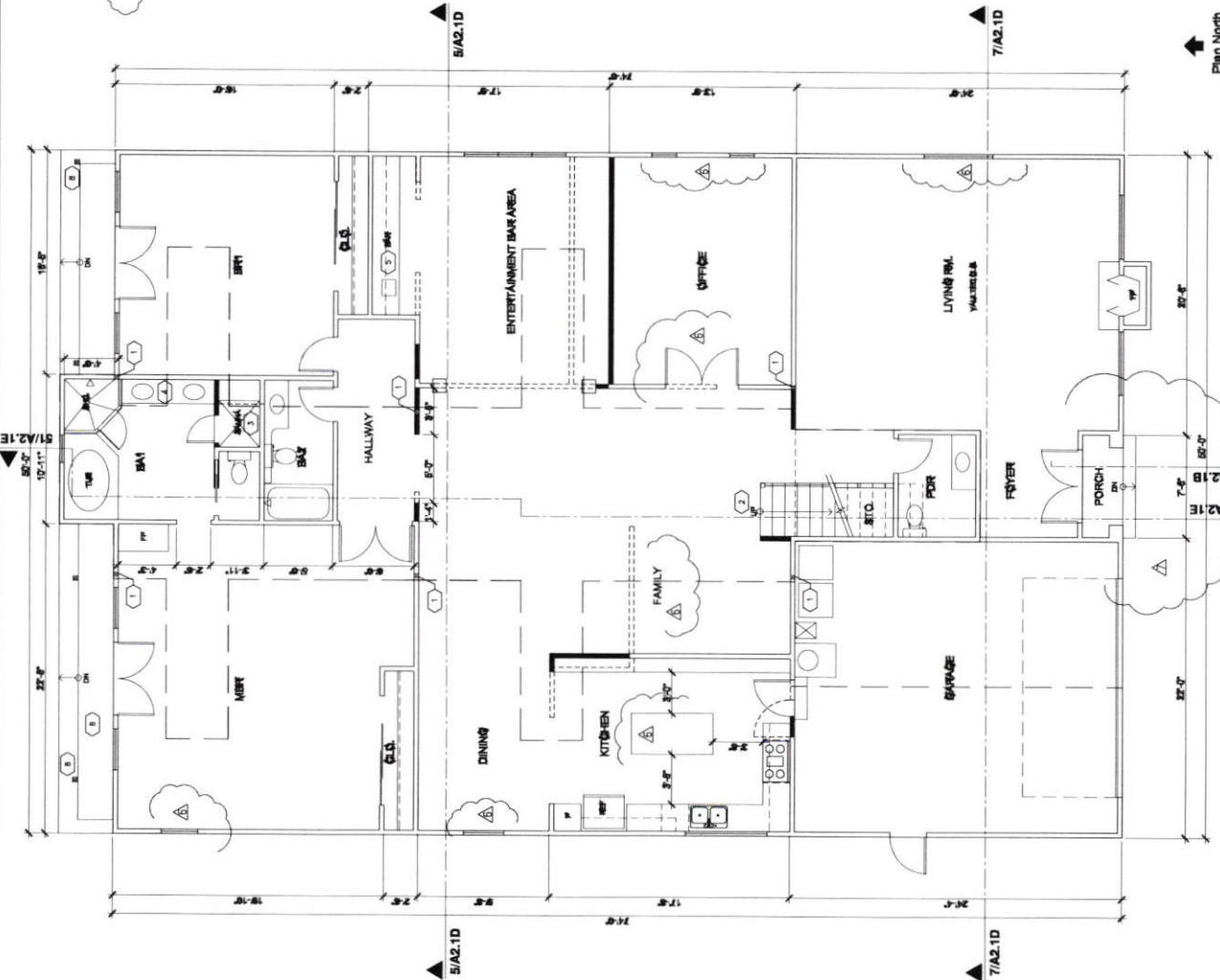
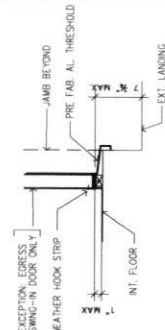
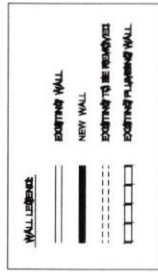
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4	REV		12-24-20
5	REV		12-29-20
6	REV		01-14-21
7	REV		02-21-21



Issue Date	01-21-21
Drawn By	DJE/CCP
Project Number	1943
Sheet Title	NEW GROUND FLOOR PLAN

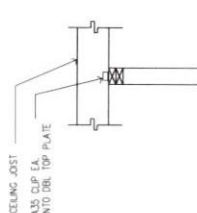
Sheet Number	A2.1
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- Notes**
- (1) STRUCTURAL PORTS
 - (2) FINISHED FLOOR
 - (3) FINISHED FLOOR
 - (4) FINISHED FLOOR
 - (5) FINISHED FLOOR
 - (6) FINISHED FLOOR
 - (7) NOT USED
 - (8) FINISHED FLOOR



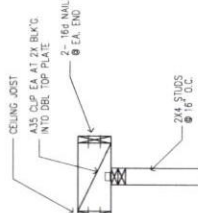
△ New Ground Floor Plan 1/4" = 1'-0"

Door Threshold and Landing N.T.S.



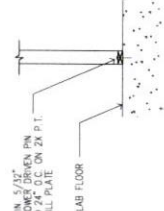
INT. WALL PERPENDICULAR TO JOIST

Interior Wall Conn. 19



INT. WALL PARALLEL TO JOIST

Interior Wall Conn. 18



Interior Wall Conn. 17

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(USE PERMIT)**

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Issue Date	08-28-19
Drawn By	DJE/CCP
Project Number	1943

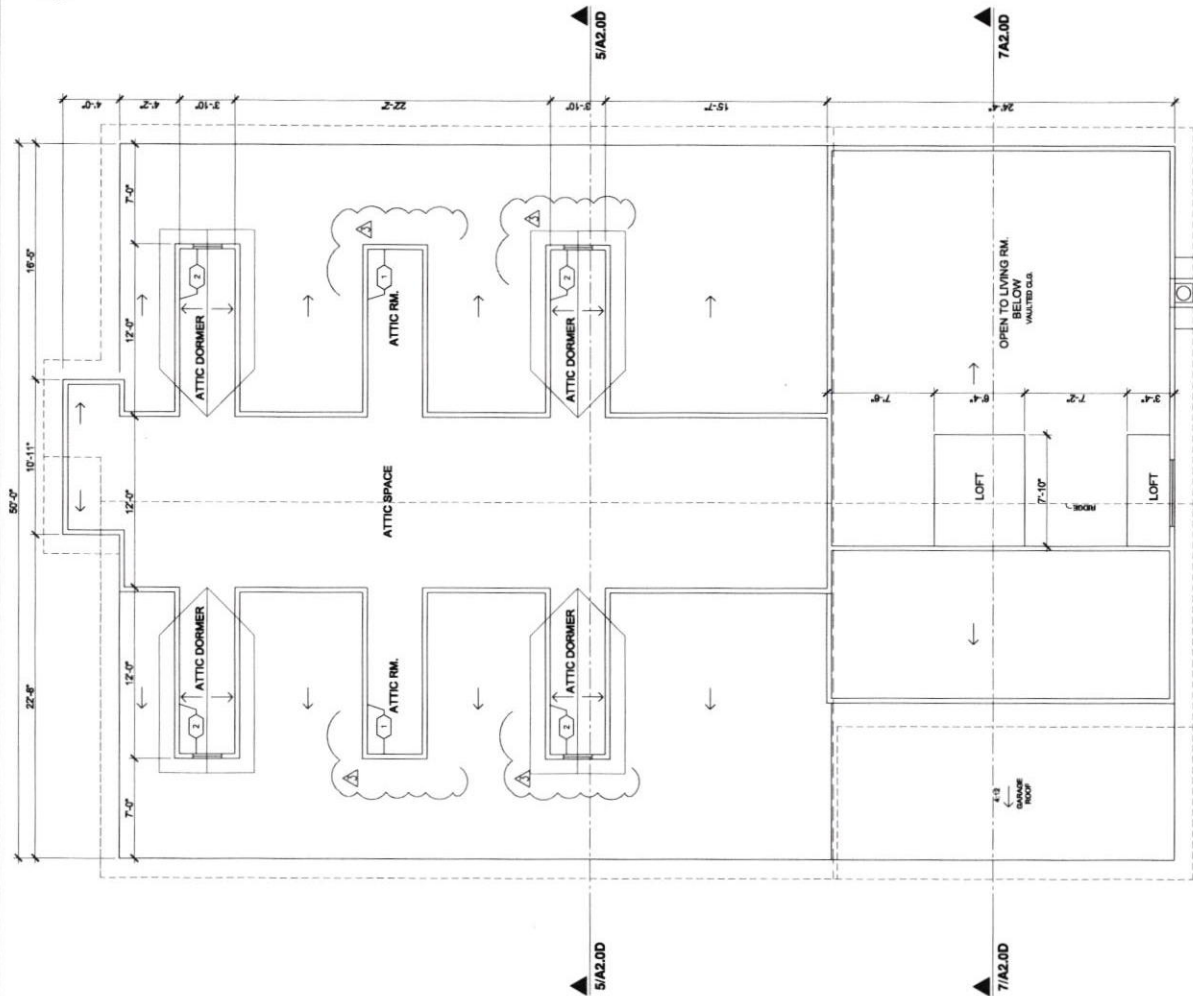
Sheet Title
**EXISTING ATTIC
FLOOR PLAN/ROOF PLAN**

Sheet Number **A2.0A**

Notes

1. (E) ATTIC RM. WALL.

2. (E) ATTIC DORMER AND WINDOW.



Plan North
←

3 Existing Attic Floor Plan 1/4" = 1'-0" 5

5

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Revisions		
No.	Description	Date
1	REV	08-21-20
2	REV	09-23-20
3	REV	11-09-20
4	REV	12-24-20
5	REV	12-29-20
6	REV	01-04-21
7	REV	01-14-21
8	REV	01-21-21



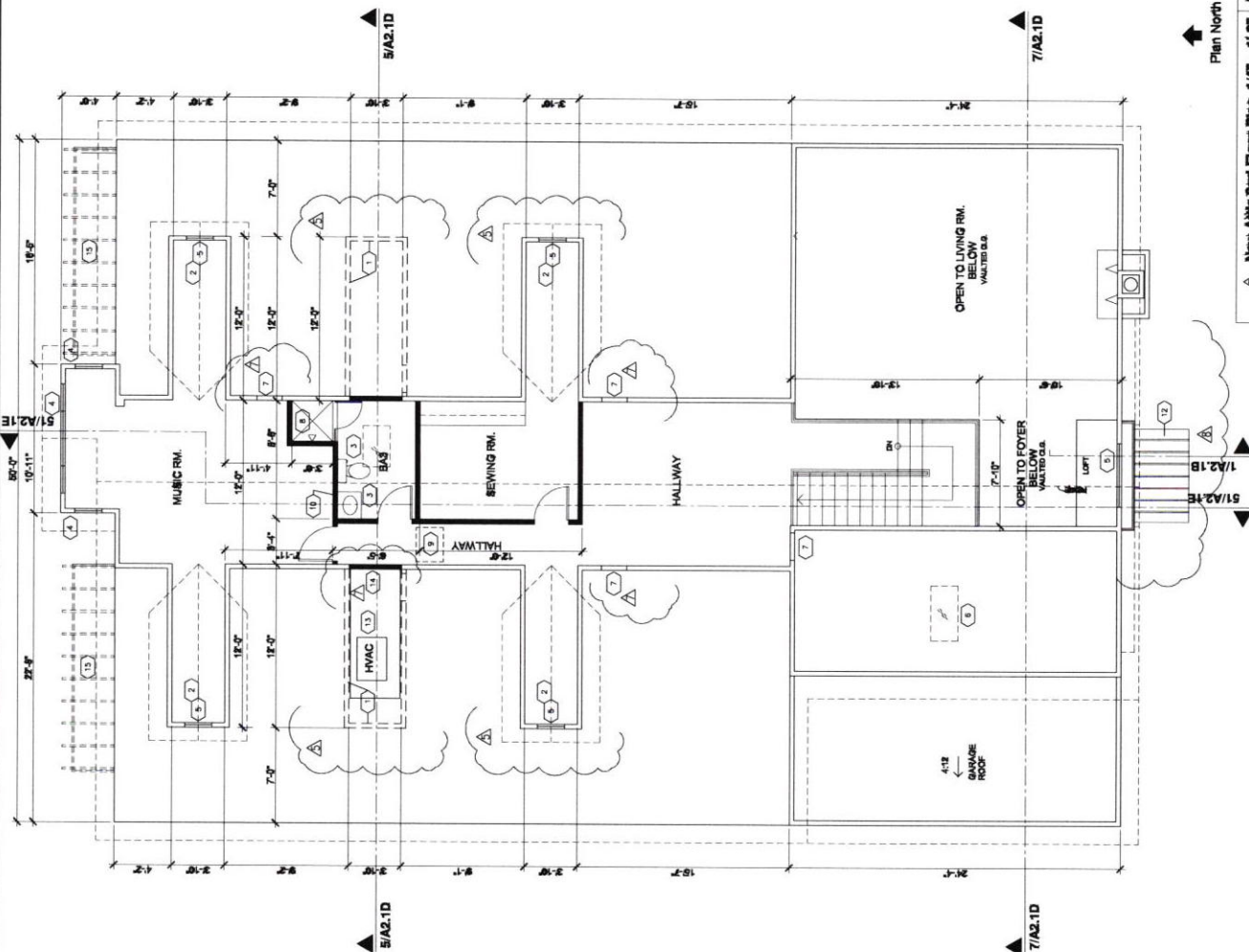
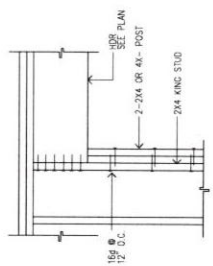
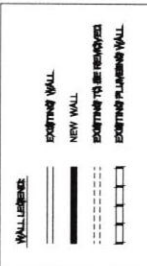
Issue Date	01-21-21
Drawn By	DJE/CCP
Project Number	1943

Sheet Title
NEW ATTIC FLOOR PLAN
ROOF PLAN

Test Number **A2.1A**

Notes

- REMOVE (E) ATTIC RM. WALL.
(E) DORMER RM.
NEW ROOF SKYLIGHT.
NEW WINDOW.
(E) WINDOW.
(N) ROOF SKYLIGHT.
32'X36" ATTIC ACCESS.
32'X36" BLOWER STALL.
32'X36" ATTIC ACCESS.
ALIGH THIS WALL AT (E) WALL BELOW
NOT USED.
(N) DORMER STANDING ROOF BEAM.
HVAC FLOOR, OPEN ATTIC.
24'X48" ATTIC ACCESS TO HVAC.
(N) WOOD TRELLIS.

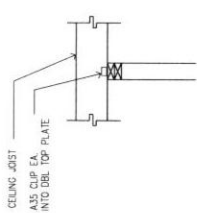


HEADER DETAIL

New Attic 2nd Floor Plan	1/4" = 1'-0"	5
--------------------------	--------------	---

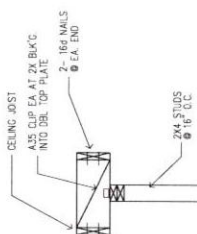
Interior Wall Conn.	17
---------------------	----

Interior Wall Conn.	20
---------------------	----



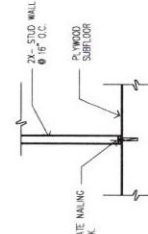
PERPENDICULAR TO JOIST

Interior Wall Conn.	19
---------------------	----



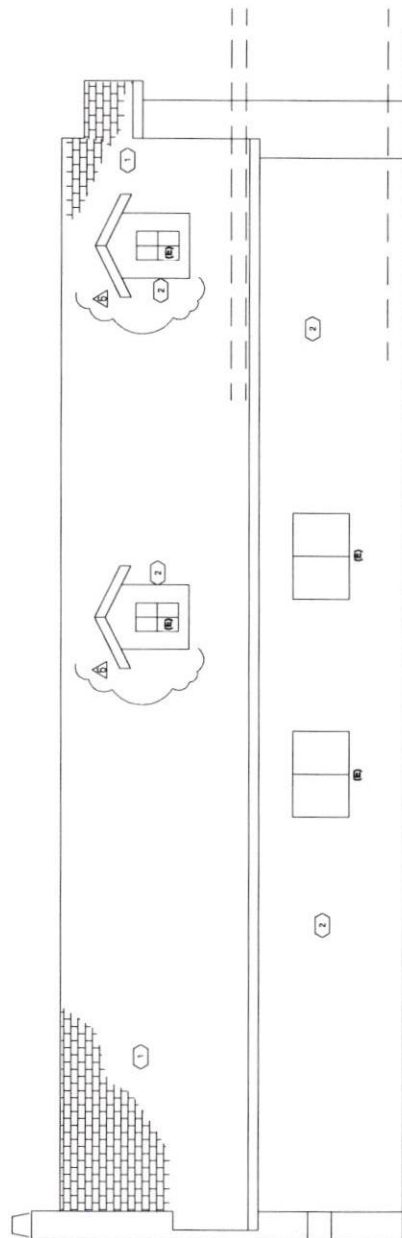
INT. WALL PARALLEL TO JOIST

Interior Wall Conn.	18
---------------------	----

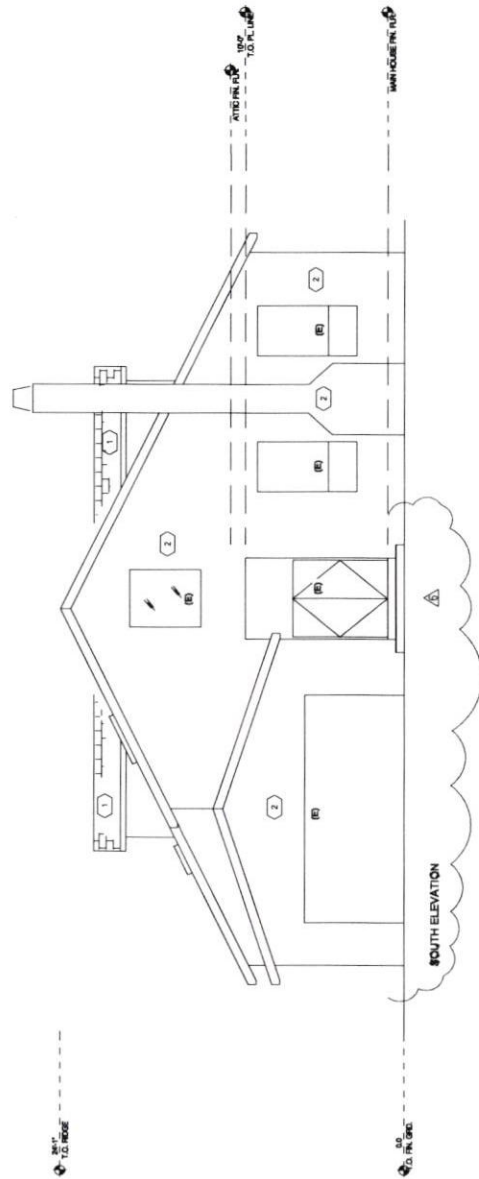


COND.: WOOD FLOOR

- Notes**
1. ROOF SHINGLES
 2. EXISTING
 3. WOOD SHAKES
 4. NOT USED



EAST ELEVATION



SOUTH ELEVATION



Issue Date 01-21-21
 Drawn By DJE/CCP
 Project Number 1943

Sheet Title
 EXISTING EXTERIOR
 ELEVATION

Sheet Number A2.0B

Planning
 Architecture
 Interiors
 17850 Costa Lane
 Suite 100
 San Juan Capistrano, CA 92675
 Tel. 949.261.1418
 Fax 949.261.1419
 david@djelliot.com

DJE
 David J. Elliott
 & Associates

PROPOSED:
 (USE PERMIT)
**ATTIC
 ADDITION**

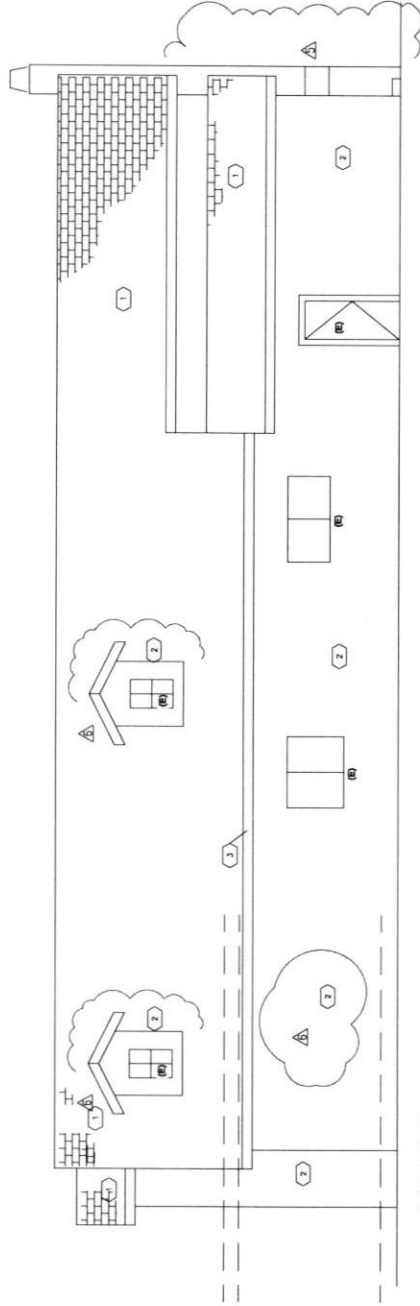
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 SALINAS, CA 93901

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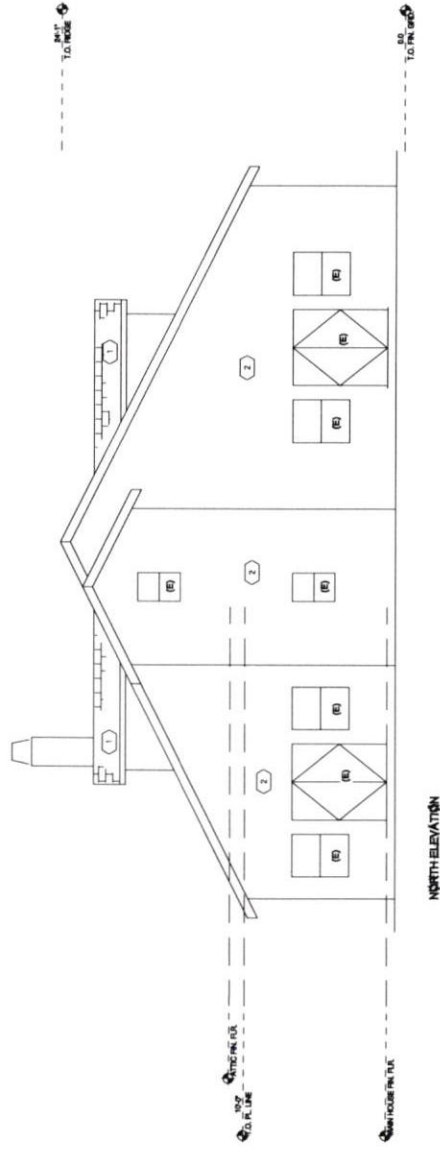
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2	REV	08-23-20
3	REV	12-29-20
4	REV	01-04-21
5	REV	01-11-21
6	REV	01-14-21

Existing Exterior Elevation 1/4" = 1'-0"

- Notes
1. ROOF FINISHES
 2. STUCCO FIN.
 3. WOOD FIN.
 4. UNFIN.



WEST ELEVATION



NORTH ELEVATION

△△ Existing Exterior Elevation 1/4" = 1'-0"

5

Planning
Architecture
Interiors
DJE
David J. Elliott
& Associates

17800 Coastal Lane
Salinas, CA 95077
Tel. 831.855.4141
Fax. 831.855.4285
dave@dje-arch.com

PROPOSED:
(USE PERMIT)

ATTIC
ADDITION

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SALINAS, CA 93901

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any other project or location without the
written consent of the architect and
engineer. The architect and engineer
shall not be responsible for any errors or
omissions in these drawings or specifications.

No.	Description	Date
1	REV	08-21-19
2	REV	08-23-20
3	REV	12-29-20
4	REV	01-04-21
5	REV	01-11-21
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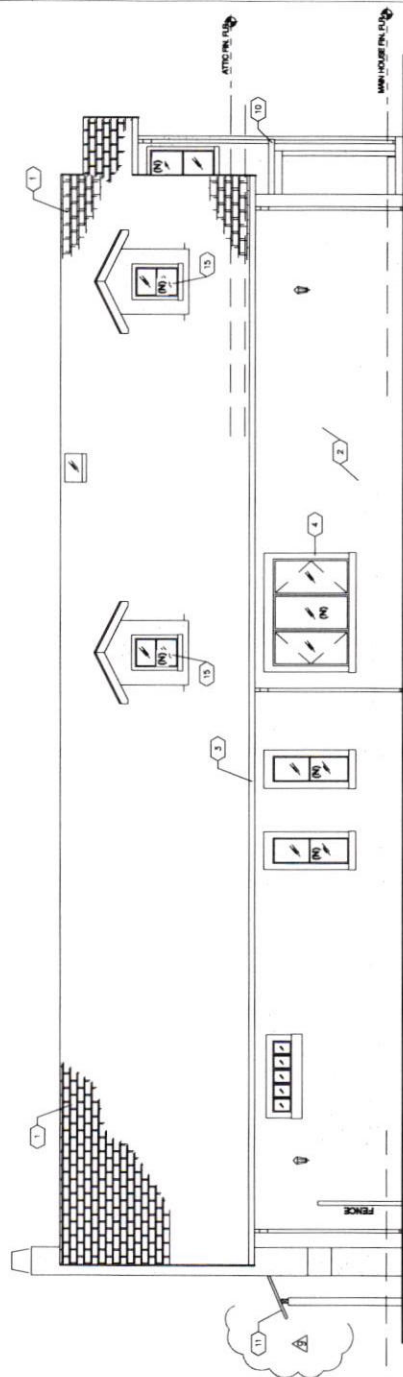
Issue Date: 08-28-19
Drawn By: DJE/CCP
Project Number: 1943

Sheet Title:
EXISTING EXTERIOR
ELEVATION

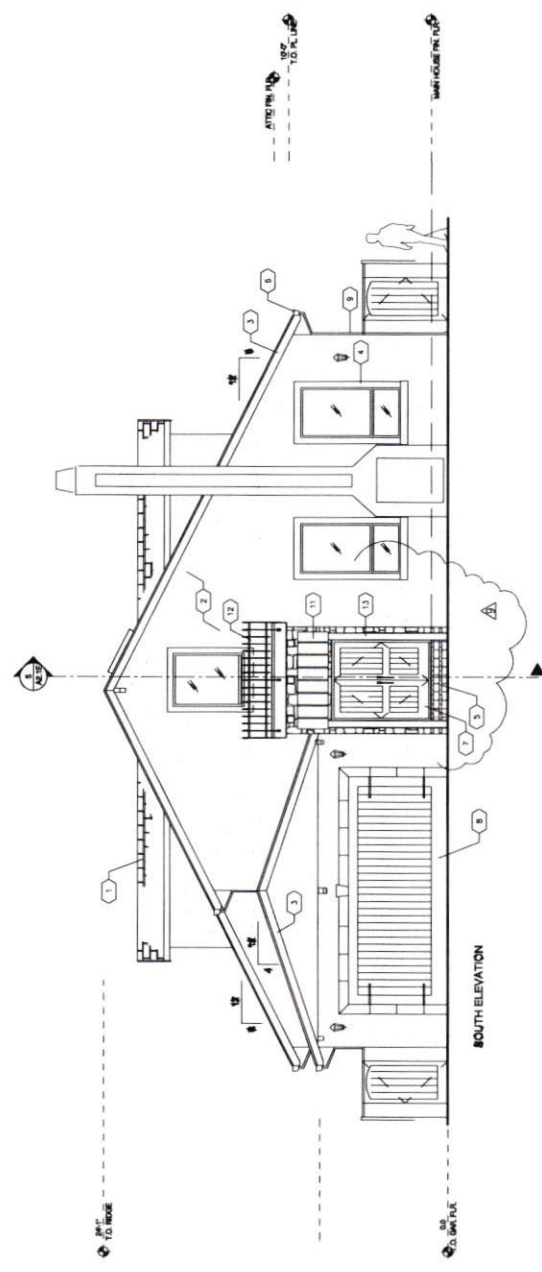
Sheet Number:
A2.0C

Notes

1. ROOF BRICKLIE.
2. ROOF FINISH.
3. WOOD SILLING.
4. TRIM.
5. METAL SHUTTER.
6. METAL SHUTTER.
7. WOOD ENTRY DOOR.
8. WOOD SHUTTER DOOR.
9. WOOD SHUTTER DOOR.
10. (N) TIRELLIS FEATURE.
11. (N) COPPER STANDING SEAM ROOF.
12. (N) MAIL.
13. (N) COPPER COL.
14. NOT USED.
15. REPLACED WITH (N) PROFITED GLASS WINDOW.



EAST ELEVATION



SOUTH ELEVATION

Planning Architecture Interiors
DJE
 David J. Elliott & Associates
 17800 Cactus Lane
 Salinas, CA 93907
 Tel. 831.963-1418
 Fax 831.963-1419
 dave@djeassoc.com

PROPOSED:
 (USE PERMIT)
ATTIC ADDITION

1054 UNIVERSITY AVE.
 SALINAS, CA 93901

Use of Drive Arms and Roll-up Doors in this project is intended to provide an alternative means of egress for the building. The use of these devices is subject to the approval of the local fire department and the local building department. The use of these devices is also subject to the approval of the local fire department and the local building department. The use of these devices is also subject to the approval of the local fire department and the local building department.

No.	Description	Date
1	REV	08-21-20
2	REV	08-21-20
3	REV	11-20-20
4	REV	11-20-20
5	REV	12-24-20
6	REV	12-24-20
7	REV	01-04-21
8	REV	01-11-21
9	REV	01-14-21
10	REV	01-21-21



Issue Date: 01-21-21
 Drawn By: DJE/CCP
 Project Number: 1843
 Sheet Title: NEW EXTERIOR ELEVATION

Sheet Number: A2.1B

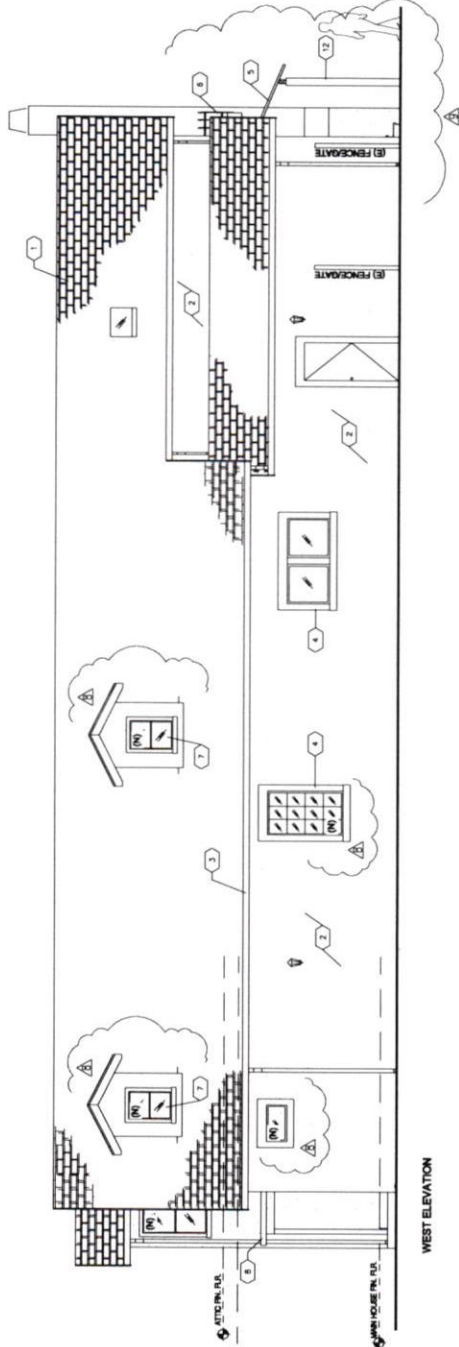
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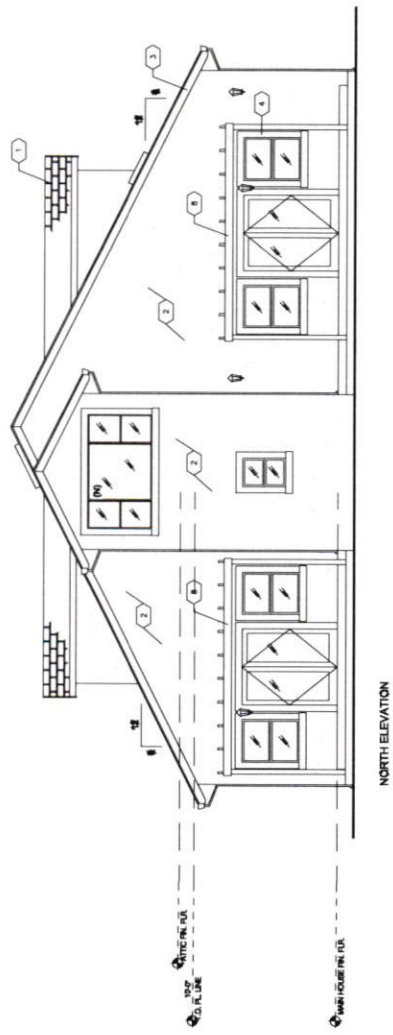
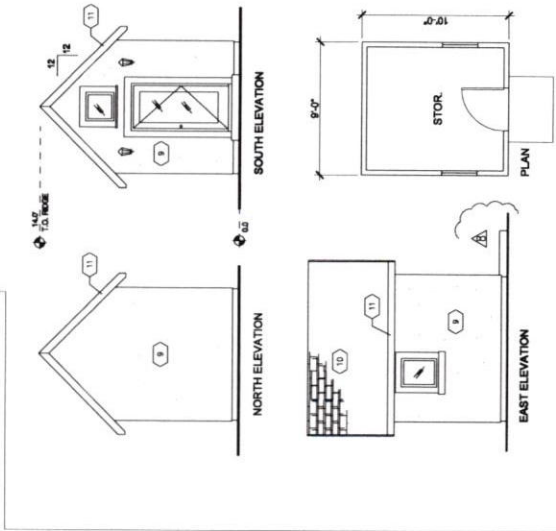
Sheet Title	NEW EXTERIOR ELEVATION
Project Number	1943
Drawn By	DJE/CCP
Sheet Date	01-21-21

Notes

1. ROOF SHINGLES
2. STUCCO FIN.
3. WOOD FASCIA
4. TRIM
5. COPPER STANDING SEAM ROOF
6. W.I. PAUL
7. REPLACED WITH (N) FRONTED GLASS WINDOW
8. (N) TRILLIUS FEATRE - MATCH MAIN HOUSE
9. (N) TRILLIUS FEATRE - MATCH MAIN HOUSE
10. ROOF SHINGLES - MATCH MAIN HOUSE
11. PAINTCOLOR - MATCH MAIN HOUSE
12. (N) 808 COPPER COL.



WEST ELEVATION



NORTH ELEVATION

- Notes**
1. (S) INTER-SECTION
 2. (S) INTER-SECTION
 3. (S) INTER-SECTION
 4. (S) INTER-SECTION
 5. INTER-SECTION

**Planning
Architecture
Interiors**
DUE
David J. Elliott
& Associates

PROPOSED:
(USE PERMIT)
**ATTIC
ADDITION**

1054 UNIVERSITY AVE.
SALINAS, CA 93901

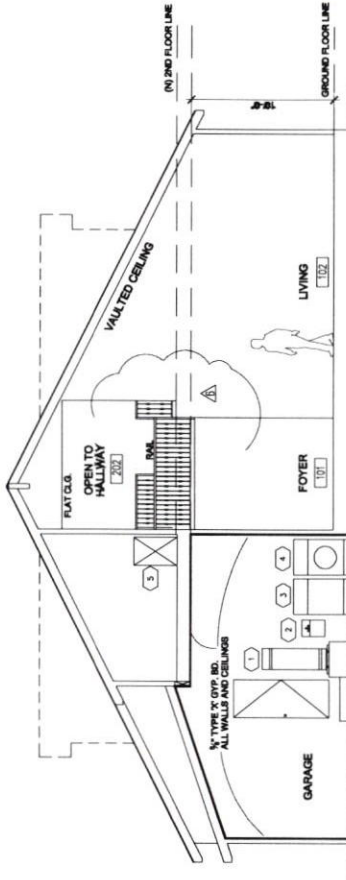
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No.	Description	Date
1	REV	08-15-19
2	REV	11-20-20
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6	REV	01-14-21

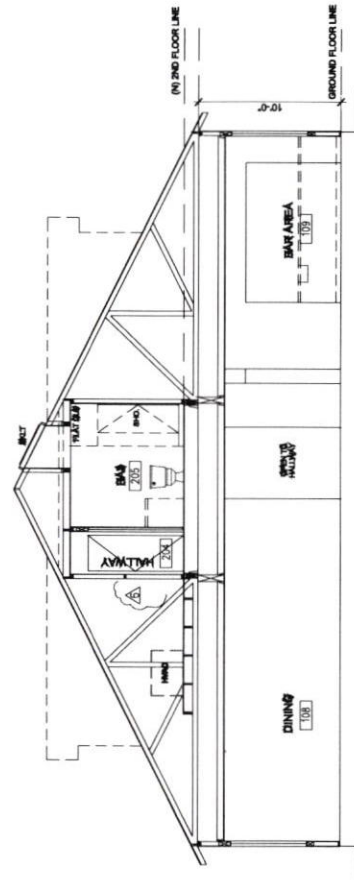


Issue Date: 08-28-19
Drawn By: DJE/CCP
Project Number: 1943
Sheet Title: NEW BUILDING SECTION

Sheet Number: A2.1D



△△△ New Building Section 1/4" = 1'-0" 7



△△△ New Building Section 1/4" = 1'-0" 8

BUILDING INSULATION PER TITLE 24
NEW ATTIC 2ND FLOOR
ROOF = R-30
WALL = R-13
FLOOR = R-19
EXISTING MAIN FLOOR
ROOF = R-13
WALL = R-13

1	0	0	0	0
---	---	---	---	---

Planning
Architecture
Interiors

17800 Cunha Lane
Selling, CA 90907
Tel. 831/963-1418
Fax 831/963-6065
david@delcor.net

DJE

**David J. Elliott
& Associates**

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ATTIC ADDITION

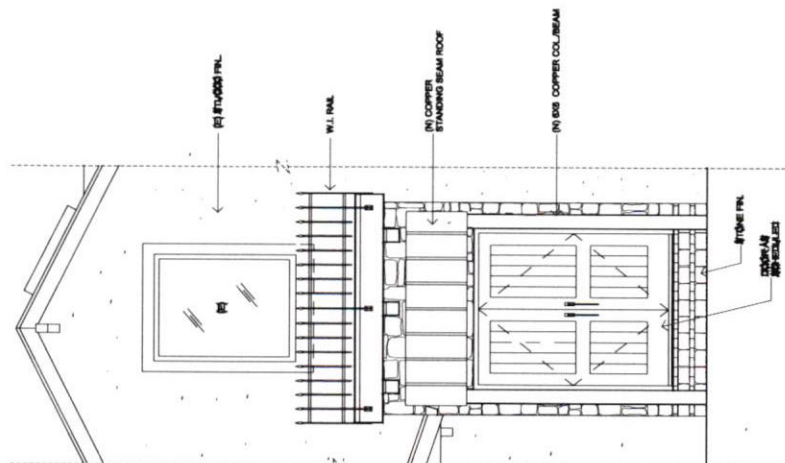
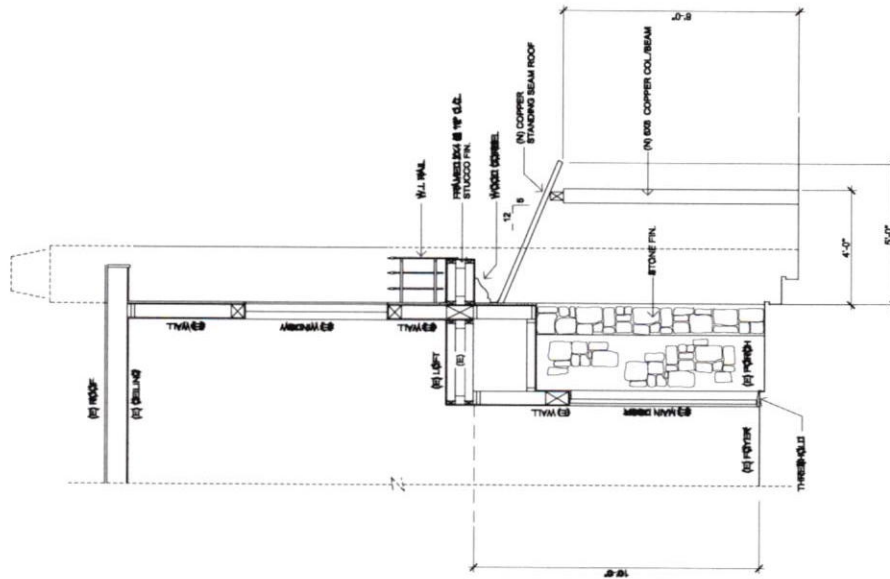
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[illegible]

Issue Date	01-21-21
Drawn By	DJE/CCP
Project Number	1943
Sheet Title	FLOOR ELEVATION/ SECTION/DETAIL

Test Number **A2.2A**



Section of Main Entry Porch	1/2"=1'-0"	5
-----------------------------	------------	---

13	△ Main Entry Porch Elevation 1/2"=1'-0"
----	---

1

5

13

1

1



**David J. Elliott
& Associates**

Planning
Architecture
Interiors

17800 Cunha Lane
Salinas, California 93907

COUTTOLENC RES.

⑦ GARAGE/ENTRY

④ TRIM

⑥ AWNING

① ROOF

② STUCCO

③ FASCIA

⑤ STONE

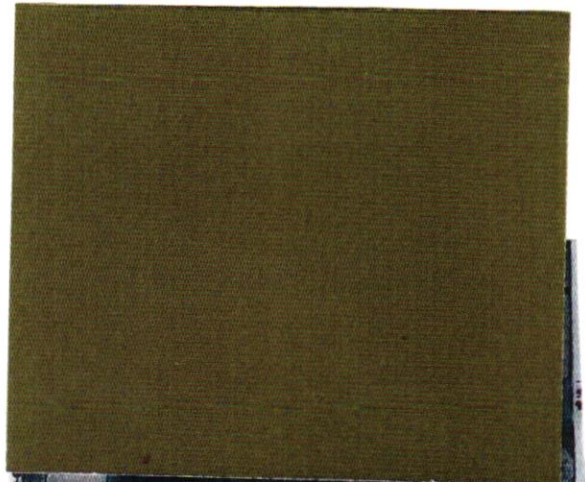
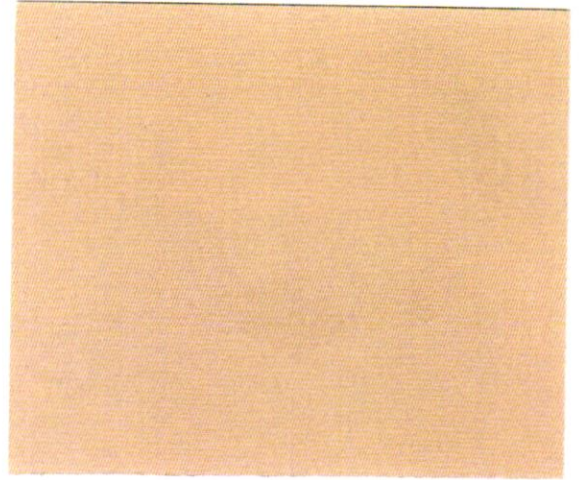
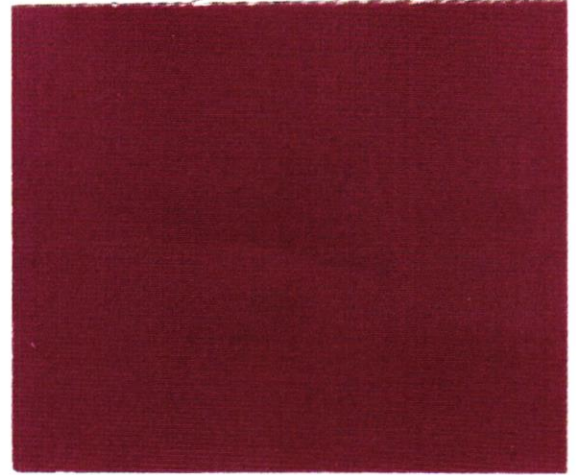


Exhibit M