



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 # Item 7c AP 16-524
Date: 6/14/16
Total Fees: 3255.54
Received by: WL

Project Address: 275 SPRUCE AVE. PACIFIC GROVE CA 93950 APN: 006-518-004-000

Project Description: 1. CONSTRUCT NEW DETACHED TWO-STORY MAIN FAMILY RESIDENCE. (front)

Applicant

Name: ERIC MILLER ARCHITECTS, INC. (Luyen Vu)

Phone: (831) 372-0410

Email: luyen@ericmillerarchitects.com

Mailing Address: 211 HOFFMAN AVE.

MONTEREY CA 93940

Owner

Name: PAUL BEERS

Phone: (925) 956-2105

Email: Paul.Beers@sheahomes.com

Mailing Address: 15 QUAIL WAY

WATSONVILLE CA 95076

Permit Request:

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

CEQA Determination:

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

Review Authority:

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

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: 7

Block: 141

Tract: PACIFIC GROVE ADDITION #4

ZC: R-1

GP: _____

Lot Size: 5,700 SQ. FT.

☐ Historic Resources Inventory

☐ Archaeologically Sensitive Area

Staff Use Only:

JUN 14 2016

PAID
\$ 3,255.54
6-14-16

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

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: Paul Beers

Date: 6/14/2016

Owner Signature (Required): Paul Beers

Date: 6/14/2016



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 16-524

FOR A PROPERTY LOCATED AT 275 SPRUCE AVENUE TO ALLOW A TWO-STORY, SINGLE-FAMILY RESIDENCE WITH WOOD SHINGLE AND BOARD-AND-BATTEN SIDING, INCLUDING A SECOND-STORY BALCONY OF 90 SQUARE FEET, FOR A TOTAL OF A TWO-STORY, SINGLE-FAMILY RESIDENCE OF 1,589 SQUARE FEET TO BE LOCATED AT THE NORTHERN PORTION OF THE SITE.

FACTS

1. The subject site is located at 275 Spruce Avenue, Pacific Grove, 93950 (APN 006-518-004).
2. The subject site has a designation of Medium Density 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1 zoning district.
4. The subject site is 5,700 square feet (0.13 acres) and is located on an interior through lot.
5. The subject site is located in the Area of Special Biological Significance Watershed.
6. In 1908, a single-story, single-family residence was constructed on the subject site and was later added to the City's Historic Resources Inventory.
7. In 2005, the City of Pacific Grove approved Architectural Permit No. 3456-05 to allow the remodel and a second-story addition at the rear of the historic residence, including the alteration/removal of a portion of the historic residence.
8. On May 5, 2005, the Planning Commission approved Use Permit No. 2869-05 to allow a remodel of the detached garage at the southern portion of the lot to include a second-story addition above, for a total of approximately 1,795 gross square feet, which received a Building Permit No. 06-0088.
9. On February 17, 2006, portions of the historic residence were removed in what appeared to be in excess of the approved demolition plans, which constituted as a demolition in violation of P.G.M.C. 23.76.020(c).
10. The historic residence has since been completely removed.
11. The southern portion of the lot is still developed the two-story detached garage with a residence of approximately 1,795 gross square feet.
12. One June 14, 2016, applicant Eric Miller Architects, Inc. and property owner Paul Beers applied for an Architectural Permit No. 16-524 to allow a newly proposed two-story, single-family residence of 1,589 square feet, which will be constructed to resemble the approved plans from Architectural Permit No. 3456-05.
13. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15303.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height, and parking requirements, and;
2. 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;

3. The proposed development will meet the parking requirements of 1 covered and 1 uncovered parking spaces for the R-1 zoning district, and;
4. The proposed development is in conformance with the Monterey Peninsula Water Management District, and;
5. The proposed development will help reduce stormwater runoff by utilizing 794 square feet of permeable pavers, and;
6. 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;
7. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) No. 16-524

Per Pacific Grove Municipal Code 23.70.060(c)(2) with the following conditions:

CONDITIONS OF APPROVAL

1. **Permit Expiration:** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance:** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions:** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building:** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.

8. **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.
9. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.

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) 16-524 to allow a new two-story, single-family residence with wood shingle and board-and-batten siding, including a second-story balcony of 90 square feet, for a total of a two-story, single-family residence of 1,589 square feet.
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 9th of August, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

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

Paul Beers, Property 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**NOTICE OF EXEMPTION FROM CEQA****Property Address/Location: 275 Spruce Ave, Pacific Grove, CA 93950****Project Description: AP 160524**

To allow a two-story, single-family residence with wood shingle and board-and-batten siding, Description: including a second-story balcony of 90 square feet, for a total of a two-story, single-family residence of 1,589 square feet to be located at the northern portion of the site.

APN: 006518004000

ZC: R-1

Lot Size: 5,700 square feet

Applicant Name: Luyen Vu, Eric Miller Architects
Mailing Address: 211 Hoffman Ave. Monterey, CA 93940
Email Address: luyen@ericmillerarchitects.com

Phone #: (831) 372-0410

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: 15303, Class 3
☐ Statutory Exemption
Type and Section Number:
☐ Other:

Exemption Findings:

A single-story single-family residence with historic designation was formerly located at this site, but has since been completely removed. The proposed project includes a two-story, single-family residence of 1,589 square feet, which will be constructed to resemble the approved plans for the original historic structure with an addition. The requirements in PGMC Section 23.76.130(e) have been met. The proposed project does 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:**

8/2/16

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

Item 7c

NOTE: When approved and signed by the jurisdictions, 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: PAUL BEERS
Daytime telephone: (925) 956-2105
Mailing Address: 15 QUAIL WAY
WATSONVILLE, CA 95076

2. AGENT/REPRESENTATIVE INFORMATION:

Name: ERK MILLER ARCHITECTS, INC. (LUXEN VO)
Daytime telephone: (831) 372-0410
Mailing Address: 211 HOFFMAN AVE.
MONTEREY CA 93940

3. PROPERTY INFORMATION:

What year was the house constructed? _____ Existing Square-footage 1,267 Proposed Square-footage 2,787
Address: 275 SPRUCE AVE. PACIFIC GROVE CA 93950 Assessor Parcel Number 006-518-004
Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
Water company serving parcel: CAL-AM Account Number: _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

1. CONSTRUCT NEW DETACHED TWO-STORY MAIN FAMILY RESIDENCE. 2. COMPLETE WORK TO EXISTING 2-CAR GARAGE WITH WORKSHOP, WITH 1-BEDRM 1-BATH AUXILIARY UNIT ABOVE.

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	<u>1</u>	x 1.0 =	<u>1</u>
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	<u>11</u>	x 1.3 =	<u>2.6</u>
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	<u>1</u>	x 2.0 =	<u>2</u>
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	<u>1</u>	x 1.5 =	<u>1.5</u>
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	<u>1</u>	x 1.0 =	<u>1</u>
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x =	
Other		x =	
Other		x =	
Other		x =	

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	<u>11</u>	x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom	<u>1</u>	x 1.0 =	<u>1</u>
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)	<u>1111</u>	x 1.3 =	<u>5.2</u>
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower	<u>1</u>	x 3.0 =	<u>3</u>
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	<u>11</u>	x 2.0 =	<u>4</u>
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	<u>11</u>	x 1.5 =	<u>3</u>
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	<u>11</u>	x 1.0 =	<u>2</u>
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection – Refer to District Rule 24-A5			
“Exterior Residential Water Demand Calculations”			
Subtotal proposed fixtures		x =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

EXISTING FIXTURE UNIT COUNT TOTAL = * 8.1

PROPOSED FIXTURE UNIT COUNT TOTAL = 20.2

* NOT SHOWN (E) STRUCTURE THAT WAS DEMOLISHED

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

In completing the Water Release Form, the undersigned 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 all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent

Date

Location Where Signed

BEERS RESIDENCE

275 Spruce Avenue
Pacific Grove, California

REVISION	No.
Item 7c	

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER SHEET

JOB NAME: **BEERS RESIDENCE**
275 SPRUCE AVENUE
PACIFIC GROVE, CA
A.P.N. 006-518-004-000

DATE:	6/13/16
SCALE:	AS NOTED
DRAWN:	JM
JOB NUMBER:	16.02

A-0.1
SHEET OF

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (1991 U.B.C.)
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (C.B.C.), CMC, CPC, CFC & TITLE 24, 2001 EDITION AND CEC 2001 EDITION AND ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

PROJECT INFO

PROJECT ADDRESS: 275 SPRUCE AVENUE
PACIFIC GROVE, CA 93940
APN: 006-518-004
LOT 7, BLOCK 141 OF PACIFIC GROVE ADDITION #4
LOT AREA : 5,700 S.F.

PROJECT SCOPE OF WORK:

- CONSTRUCT NEW DETACHED 2-STORY SINGLE FAMILY MAIN RESIDENCE.

NOTES:

- ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
- NEW SEWER LATERAL TO CONNECT TO EXISTING CITY SEWER SYSTEM.
- NO TREES TO BE REMOVED.

PROJECT TEAM

OWNER: PAUL BEERS
15 Quail Way
Watsonville CA, 95076
Ph. (925) 956-2105

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 Hoffman Ave.
Monterey, CA 93940
PH. (831) 372-0410
FAX (831) 372-7840
CONTACT: Luyen Vu
luyen@ericmillerarchitects.com

CIVIL : WHITSON ENGINEERS
9699 Blue Larkspur Lans Ste. 105
Monterey, CA 93940
PH. (831) 649-5225
FAX (831) 373-5605

WATER CONSERVATION NOTES:

The Monterey Area is a water restricted area and all plumbing fixtures are governed by The Monterey Peninsula Water Management District(MPAMD). Each building permit is governed by a corresponding WATER PERMIT. By this reference the Water Permit is made part of the construction Documents. It is the General Contractor's sole responsibility to understand and comply with this permit. Any changes to the plumbing fixtures shall be reviewed with the architect and will require approval in advance from the water district (MPAMD).

THE FOLLOWING WATER CONSERVATION MEASURES ARE REQUIRED FOR THIS PROJECT:

- 2-ULTRA-LOW FLOW DISHWASHERS
- 2-ULTRA LOW-FLOW WASHING MACHINES (18 Gal./ Cycle Max)
- 2-ULTRA LOW-FLOW TOILETS (1/2 Gal/Flush)
- 2-ULTRA LOW-FLOW TOILETS (1 Gal/Flush)
- INSTANT ACCESS RECIR. HOT WATER SYSTEM (Both Buildings)

PROJECT DATA

PROJECT DATA SHEET				
Project Address: 275 SPRUCE AVENUE	Submittal Date:			
Applicant(s): ERIC MILLER ARCHITECTS, INC.	Permit Type(s) & No(s):			
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone/District	R-1	R-1	R-1	TOTAL: 2 BUILDINGS + NEW
Building Site Area	5,700 S.F.	5,700 S.F.	5,700 S.F.	
Density (multi-family projects only)	-	-	-	
Building Coverage	2,280 S.F.	644 S.F.	1,191 S.F.	1,835 S.F.
Site Coverage	3,420 S.F.	644 S.F.	1,191 S.F. (86%) +794 S.F. (pavers)	1,835 S.F. (86%) +794 S.F. (pavers)
Gross Floor Area	2,787 S.F.	1,198 S.F.	1,588 S.F.	2,787 S.F.
Square Footage not counted towards Gross Floor Area			110 S.F. (attic area)	
Impervious Surface Area Created and/or Replaced	3,420 S.F.	644 S.F.	1,191 S.F. (86%) +794 (pavers)	1,835 S.F. (86%) +794 S.F. (pavers)
Exterior Lateral Wall Length to be demolished in feet & % of total*			ft %	
Exterior Lateral Wall Length to be built				
Building Height	28'-0"	28'-0"	28'-0"	
Number of stories	2 STORY	2 STORY	2 STORY	
Front Setback	15'-0"	-	15'-0"	
RIGHT Side Setback	4'-0"	-	5'-0"	
LEFT Side Setback	4'-0"	-	6'-0"	
Rear Setback	15'-0"	-	72'-10"	
Garage Door Setback		-	20'-2"	
Covered Parking Spaces	1 SPACE	2 SPACES	2 SPACES	EXISTING
Uncovered Parking Spaces	1	0	2	
Parking Space Size (interior measurement)	9' x 20'	18'0" x 19'6"	-	EXISTING
Number of Driveways	1	0	1	
Driveway Width(s)	18'-0"	18'-4"	18'-4"	
Back-up Distance		20'-2"	20'-2"	
Eave Projection (into Setback)	3' maximum	N.A.	N.A.	
Distances Between Eaves & Property Lines	3' minimum	N.A.	3'-6"	
Open Porch/Deck Projections		N.A.	-	
Architectural Feature Projections		N.A.	-	
Number & Category of Accessory Buildings		N.A.	1	
Accessory Building Setbacks		N.A.	-	
Distance between Buildings		N.A.	28'-8"	
Accessory Building Heights		N.A.	-	
Fence Heights			5'-6"	

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

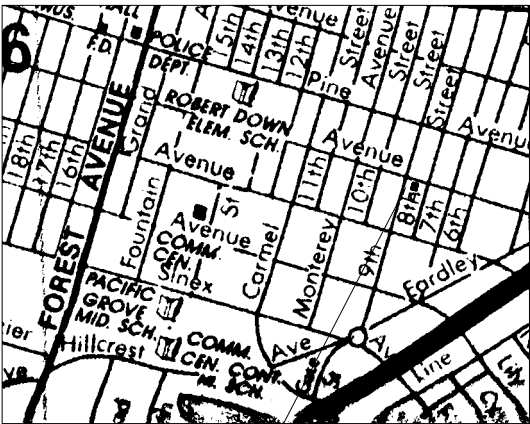
[Rev. 01/14/14]

FIRE SAFETY REQUIREMENTS

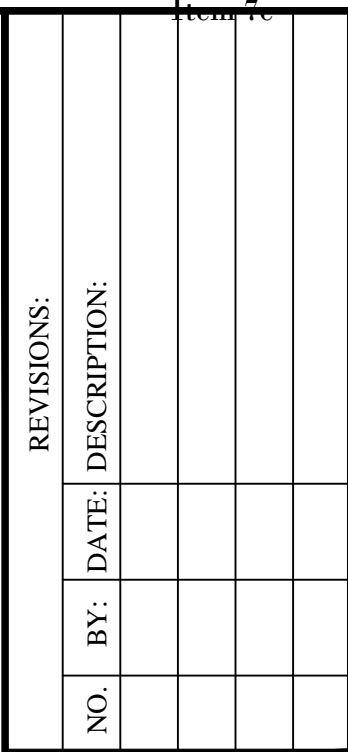
- BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1,2,3, ETC.) NOT ROMAN (I,IV,X, ETC.) OR WRITTEN OUT IN WORDS (THIRTEEN, SEVENTY-SIX, ETC.) ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/8 INCH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.
- ROOF CONSTRUCTION SHALL BE A CLASS "A" BUILDUP AS DEFINED BY UNIFORM BUILDING CODE STANDARD 15-2.
- ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH A STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING. THIS PROJECT REQUIRES 30 FEET CLEARANCE MINIMUM.
- THE BUILDING SHALL BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION AND/OR G.B.C. STANDARDS. THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
- FIRE ALARM PULL SWITCH SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATION REQUIRES APPROVAL FROM THE FIRE DEPARTMENT.

NOTE: FIRE SPRINKER CONTRACTOR SHALL PROVIDE DRAWINGS TO THE ARCHITECT AND FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

VICINITY MAP

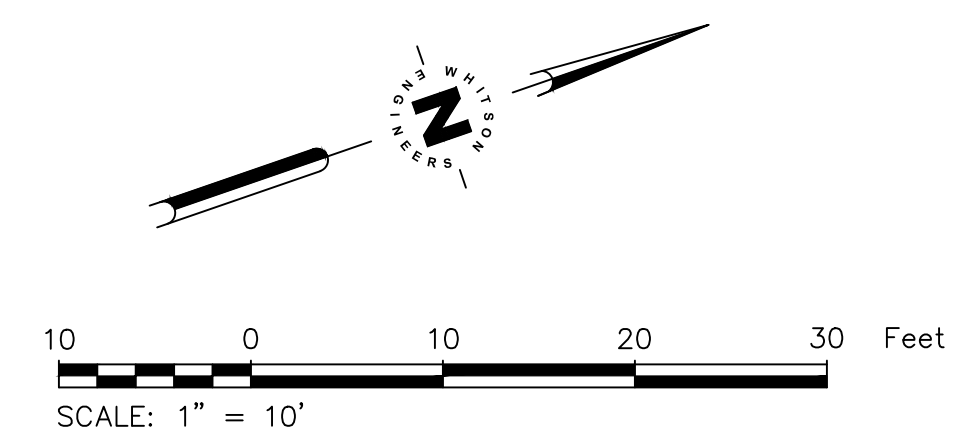


PROJECT LOCATION



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF CALIFORNIA" at the top and "DEPARTMENT OF LAND AND SURVEYOR" at the bottom, separated by two stars. The inner circle contains the name "RICHARD P. WEBER" in the center and "No. 8002" below it.

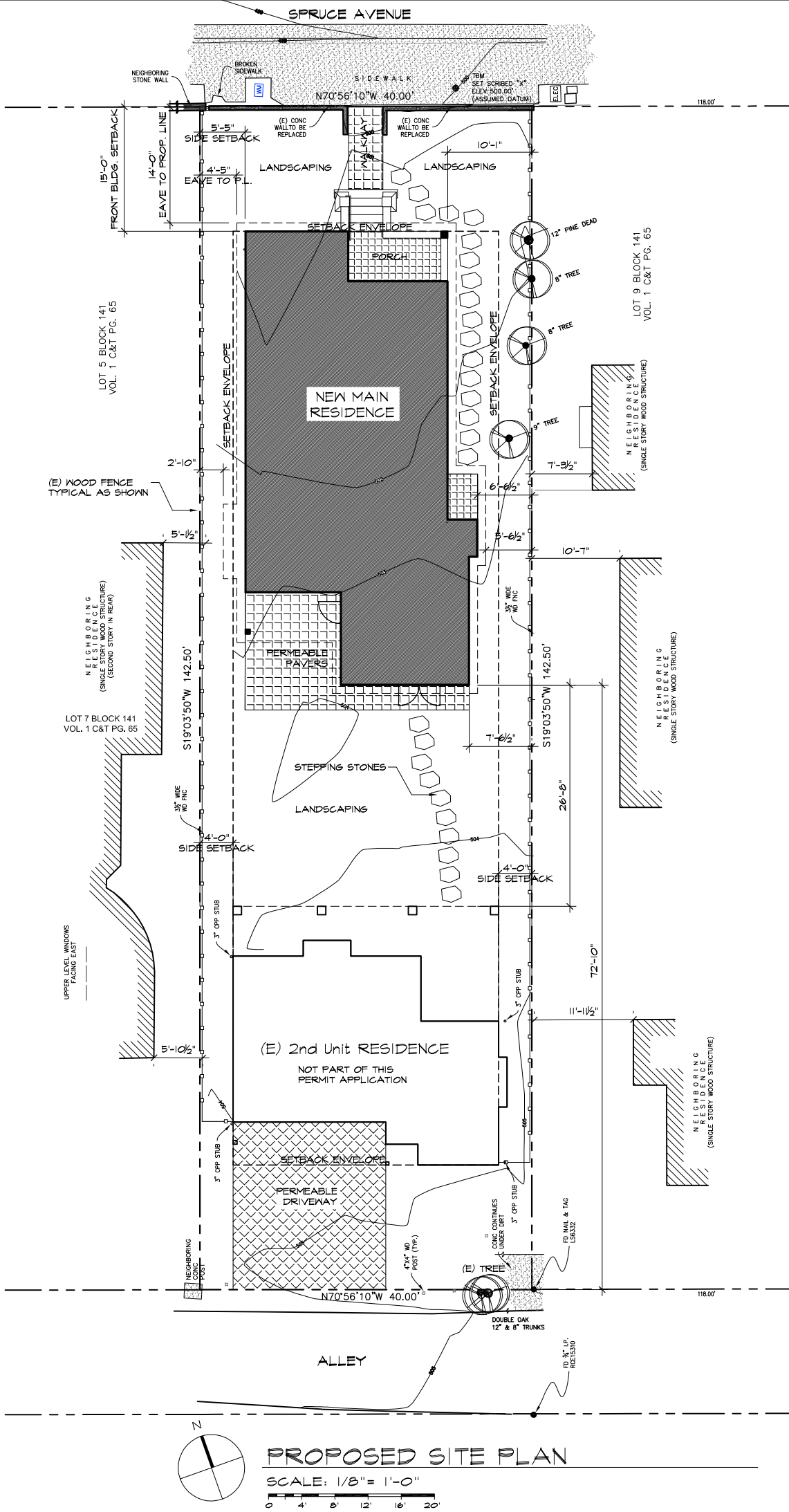
275 SPRUCE AVE.	CALIFORNIA
PACIFIC GROVE	TOPOGRAPHIC MAP
APN 006-518-004	



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PROJECT DATA SHEET				
Project Address:	275 SPRUCE AVENUE	Submittal Date:		
Applicant(s):	ERIC MILLER ARCHITECTS, INC.	Permit Type(s) & No(s):		
	REQUIRED/ Permitted	Existing Condition	NEW PROPOSED Condition	Notes TOTAL: EXISTING + NEW
Zone District	R-1	R-1	R-1	
Building Site Area	5,700 S.F.	5,700 S.F.	5,700 S.F.	
Density (multi-family projects only)	-	-	-	
Building Coverage	2,280 S.F.	644 S.F.	1,191 S.F.	1,835 S.F.
Site Coverage	3,420 S.F.	644 S.F.	1,191 S.F. (bldg). + 794 S.F. (pavers)	1,835 S.F. (bldg). + 794 S.F. (pavers)
Gross Floor Area	2,787 S.F.	1,198 S.F.	1,589 S.F.	2,787 S.F.
Square Footage not counted towards Gross Floor Area			110 S.F. (attic area)	
Impervious Surface Area Created and/or Replaced	3,420 S.F.	644 S.F.	1,191 S.F. (bldg). + 794 (pavers)	1,835 S.F. (bldg). + 794 S.F. (pavers)
Exterior Lateral Wall Length to be demolished in feet & % of total*			ft/ %	
Exterior Lateral Wall Length to be built				
Building Height	25'-0"	25'-0"	25'-0"	
Number of stories	2 STORY	2 STORY	2 STORY	
Front Setback	15'-0"	-	15'-0"	
RIGHT Side Setback	4'-0"	-	5'-6"	
(specify side) LEFT Side Setback	4'-0"	-	6'-6"	
Rear Setback	15'-0"	-	72'-10"	
Garage Door Setback		-	20'-2"	
Covered Parking Spaces	1 SPACE	2 SPACES	2 SPACES	EXISTING
Uncovered Parking Spaces	1	0	2	
Parking Space Size (Interior measurement)	9' x 20'	18'0" x 19'6"	-	EXISTING
Number of Driveways	1	0	1	
Driveway Width(s)	18'-0"	18'-4"	18'-4"	
Back-up Distance		20'-2"	20'-2"	
Eave Projection (Into Setback)	3' maximum	N.A.	N.A.	
Distances Between Eaves & Property Lines	3' minimum	N.A.	3'-6"	
Open Porch/Deck Projections		N.A.	-	
Architectural Feature Projections		N.A.	-	
Number & Category of Accessory Buildings		N.A.	1	
Accessory Building Setbacks		N.A.	-	
Distance between Buildings		N.A.	26'-8"	
Accessory Building Heights		N.A.	-	
Fence Heights			5'-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.				
[Rev. 01/14/14]				



PROJECT INFO:

PROJECT ADDRESS: 275 SPRUCE AVENUE
PACIFIC GROVE, CA 93950
APN: 006-518-004
LOT 7, BLOCK 141 OF PACIFIC GROVE ADDITION #4
LOT AREA : 5,700 S.F.

PROJECT SCOPE OF WORK:

- CONSTRUCT NEW DETACHED 2-STORY SINGLE FAMILY MAIN RESIDENCE

NOTES:

- ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
- NEW SEWER LATERAL TO CONNECT TO EXISTING CITY SEWER SYSTEM.
- NO TREES TO BE REMOVED.

SITE COVERAGE

	HATCH TYPE	DESCRIPTION	AREA
NEW MAIN RESIDENCE		NEW MAIN RESIDENCE	1,191 S.F.
		NEW PERMEABLE PAVERS (PORCHES + WALKWAYS) & STEPPING STONES)	424 S.F.
		NEW PERMEABLE DRIVEWAY	370 S.F.
EXISTING 2ND UNIT		EXISTING 2ND UNIT	644 S.F.
		TOTAL	2,639 S.F. (46.30%) 60% MAX ALLOWED

BUILDING COVERAGE

	HATCH TYPE	DESCRIPTION	AREA
NEW ADDITION		NEW MAIN RESIDENCE	1,191 S.F.
		EXISTING 2ND UNIT	644 S.F.
		TOTAL	1,835 S.F. (32.20%) 40% MAX ALLOWED

Item 7e

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

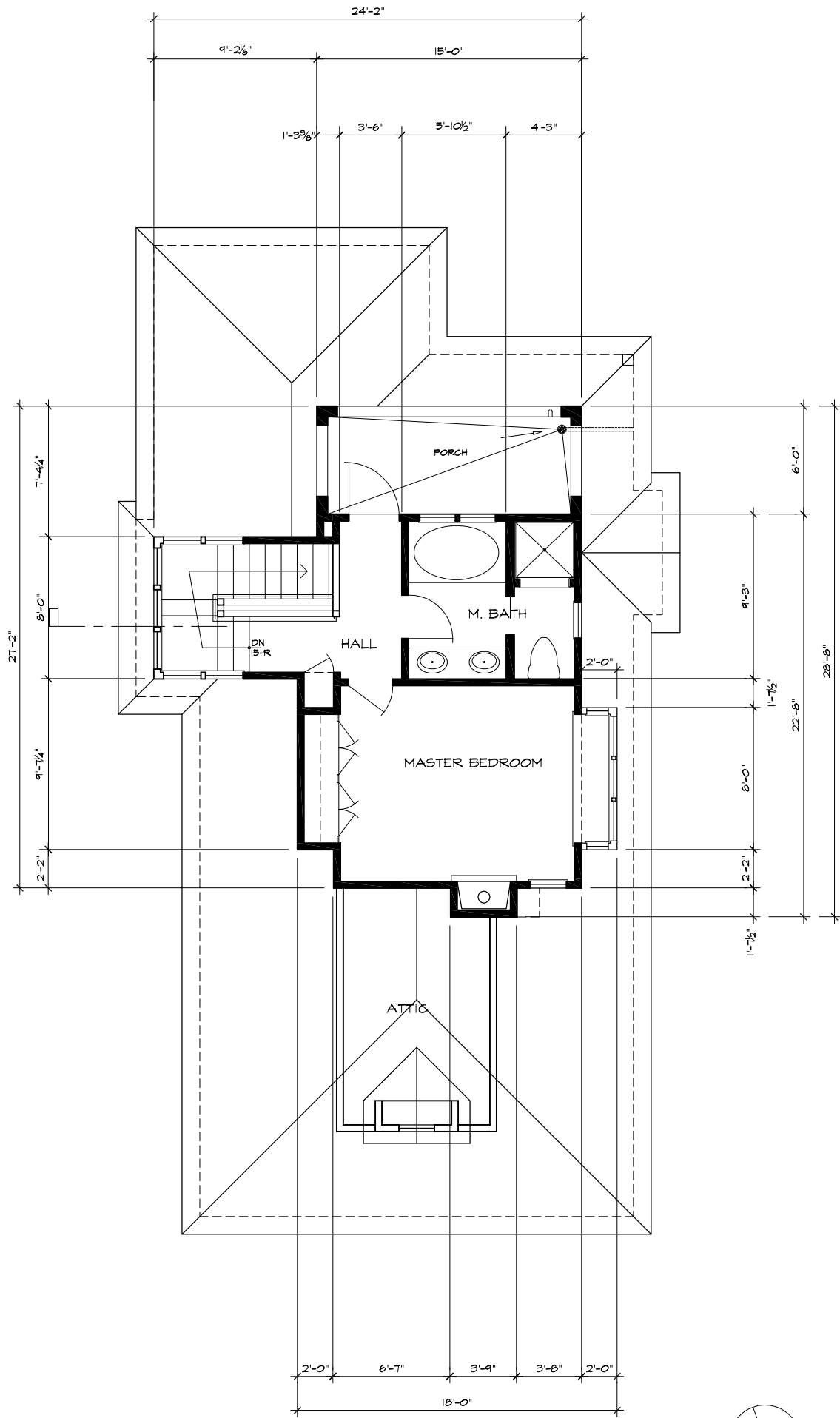
SITE PLAN - SURVEY

JOB NAME: BEERS RESIDENCE
275 SPRUCE AVENUE
PACIFIC GROVE, CA
A.P.N. 006-518-004-000

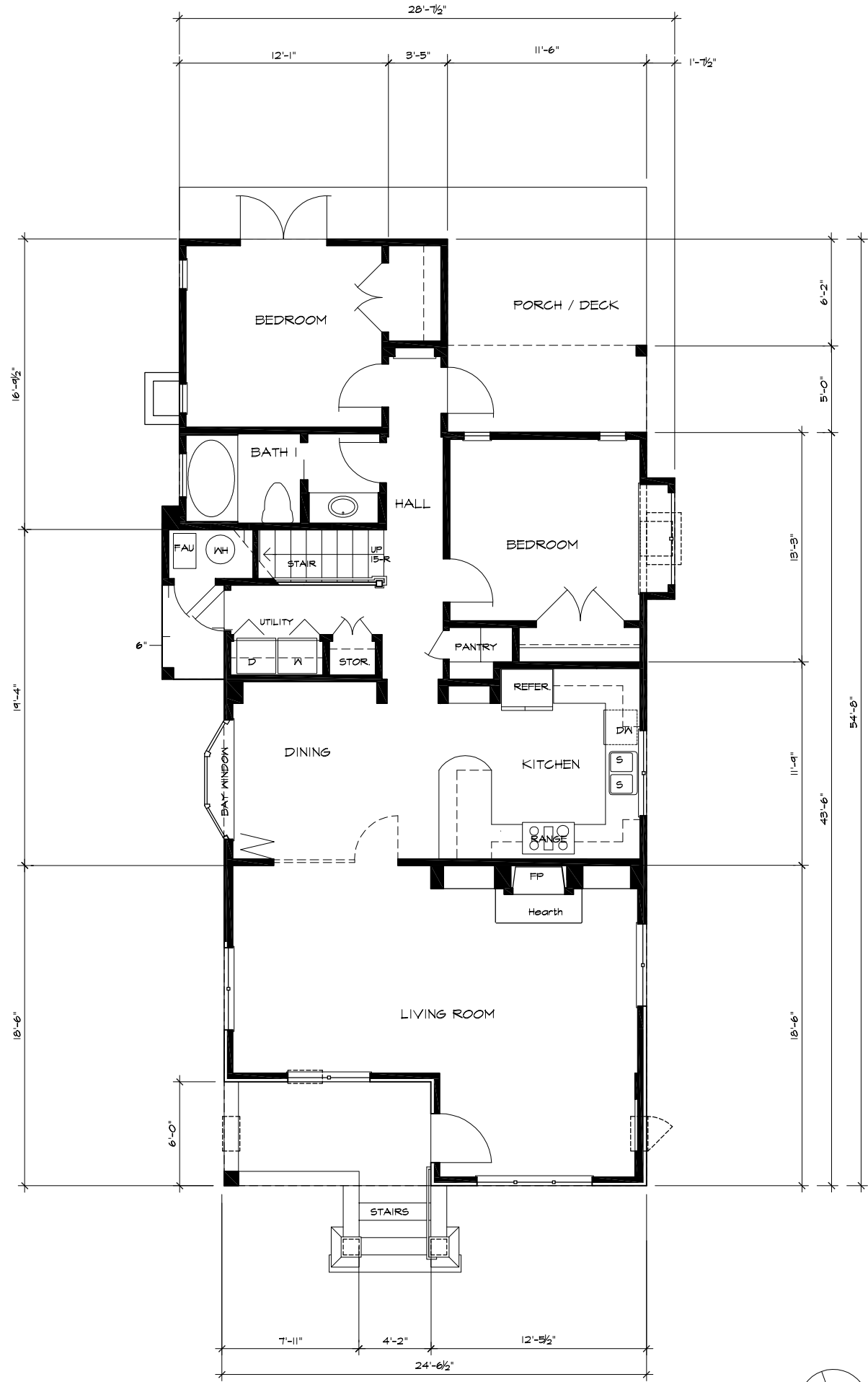
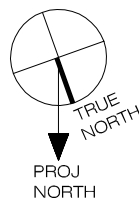
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DRAWN: JM
JOB NUMBER: 16.02

A-1.1
SHEET OF

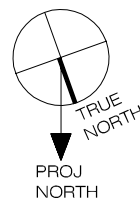
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NEW RESIDENCE SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 325 S.F.



NEW RESIDENCE FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" 1,191 S.F.



Item

REVISION	No.
7c	

CONSULTANT:

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ERIC MILLER ARCHITECTS, INC.
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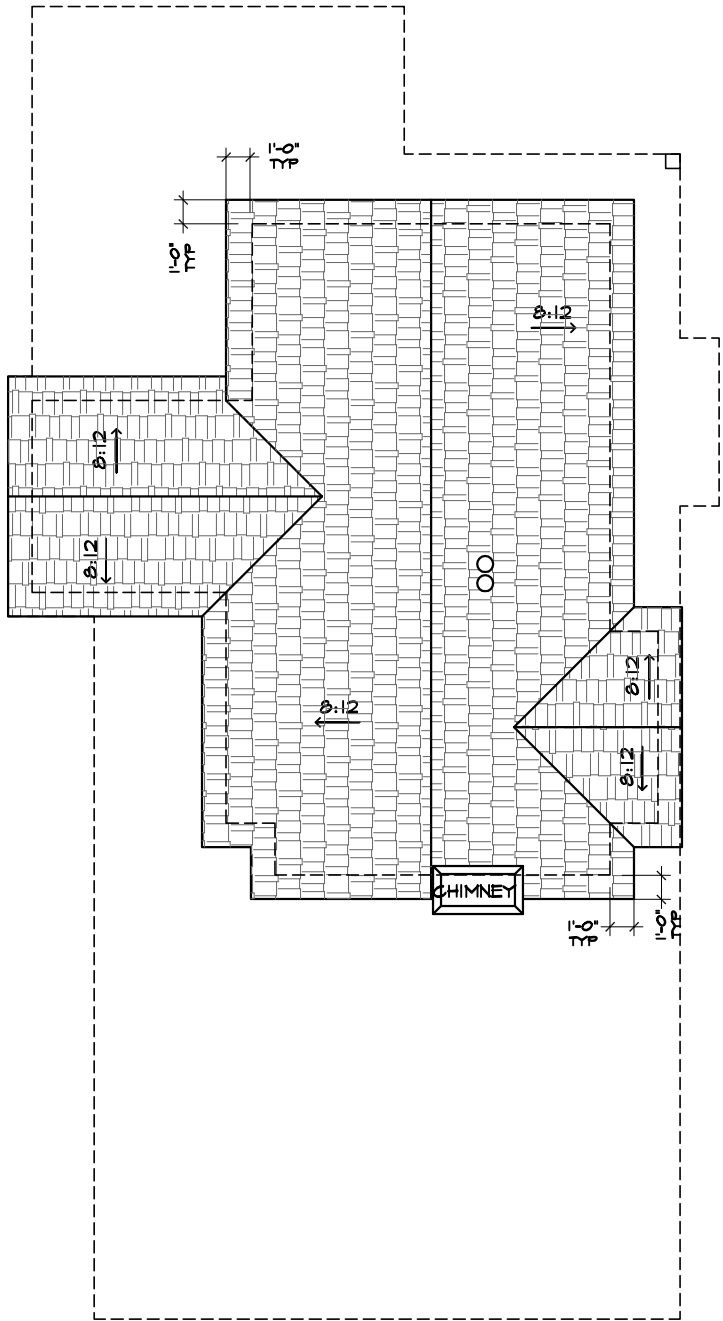
FLOOR PLANS
JOB NAME: **BEERS RESIDENCE**
215 SPRUCE AVENUE
PACIFIC GROVE, CA
A.P.N. 006-518-004-000

DATE:	6/13/16
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DRAWN:	CAD
JOB NUMBER:	16.02

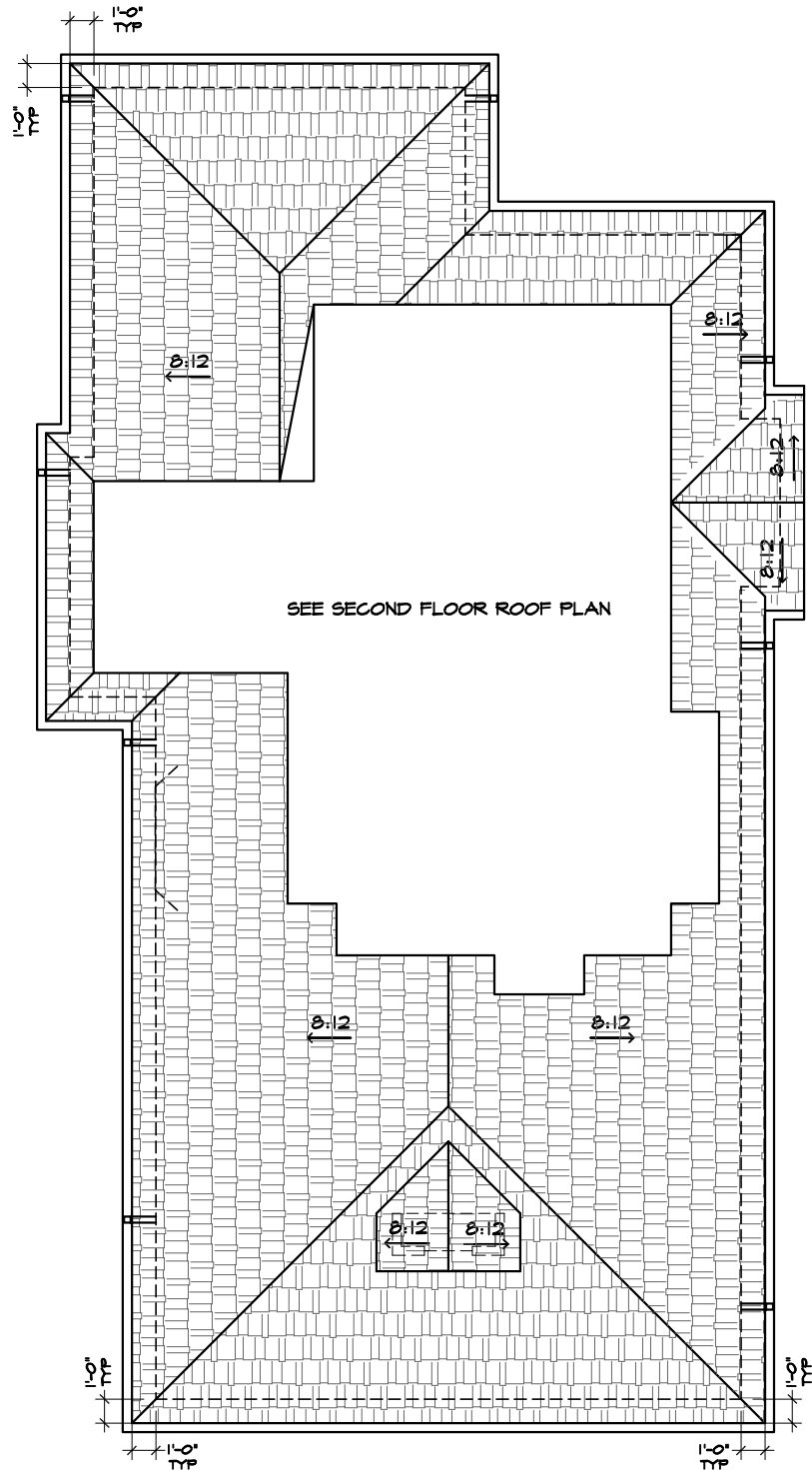
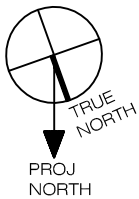
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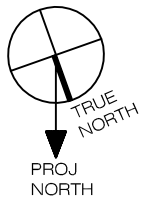
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NEW RESIDENCE SECOND FLOOR ROOF PLAN
SCALE: 1/4"=1'-0"



NEW RESIDENCE FIRST FLOOR ROOF PLAN
SCALE: 1/4"=1'-0"



Item 7c

REVISION	No.

CONSULTANT:

ARCHITECT
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ROOF PLAN
JOB NAME: **BEERS RESIDENCE**
275 SPRUCE AVENUE
PACIFIC GROVE, CA
A.P.N. 006-519-004-000

DATE: 6/19/16
SCALE: 1/4"=1'-0"
DRAWN: cad
JOB NUMBER: 16.02

A-2.2
SHEET OF

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REVISION

No.

Item 7c

CONSULTANT:

ARCHITECT

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211 HOFFMAN AVENUE MONTEREY, CA 93940
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EXTERIOR ELEVATIONS

JOB NAME: BEERS RESIDENCE
215 SPRUCE AVENUE
PACIFIC GROVE, CA
A.P.N. 006-518-004-000

DATE: 6/13/16

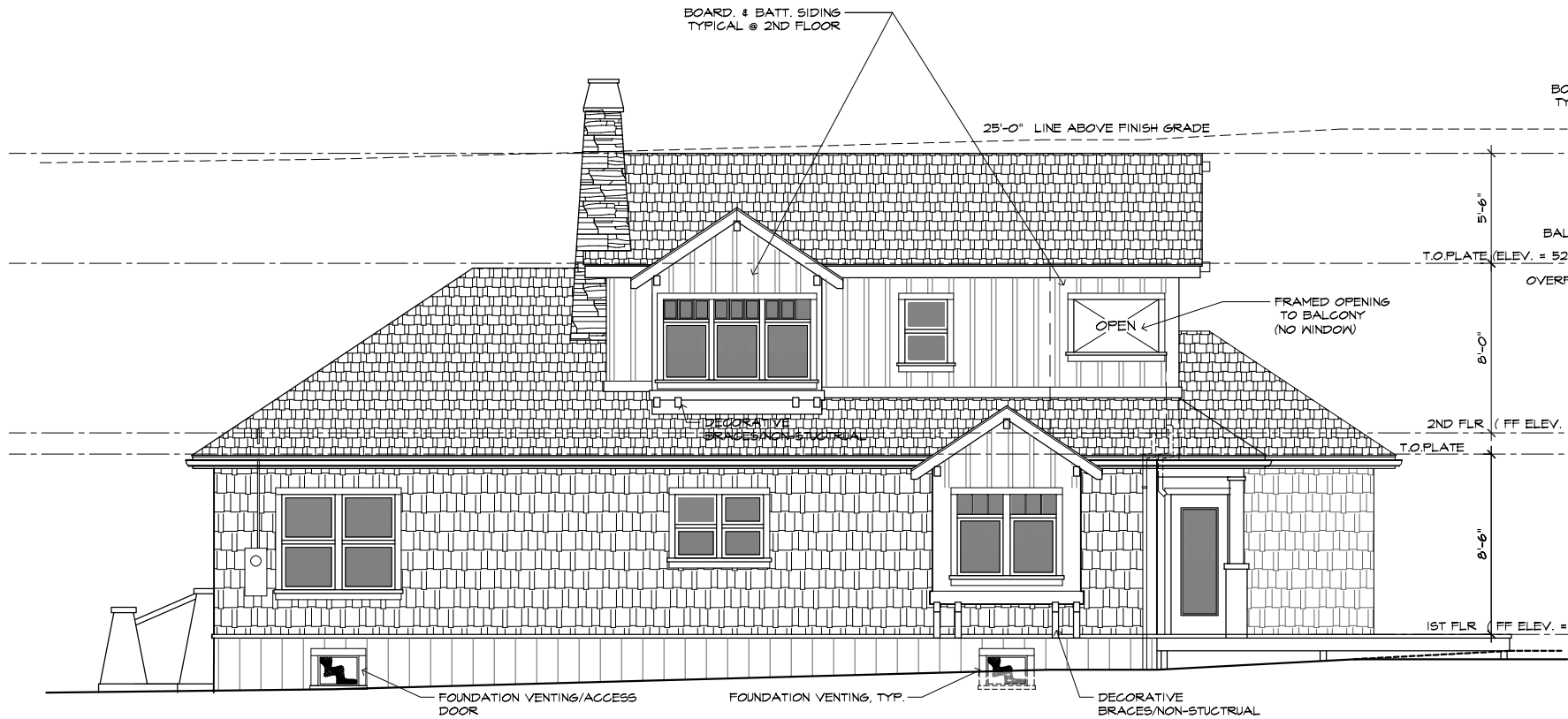
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DRAWN: JM

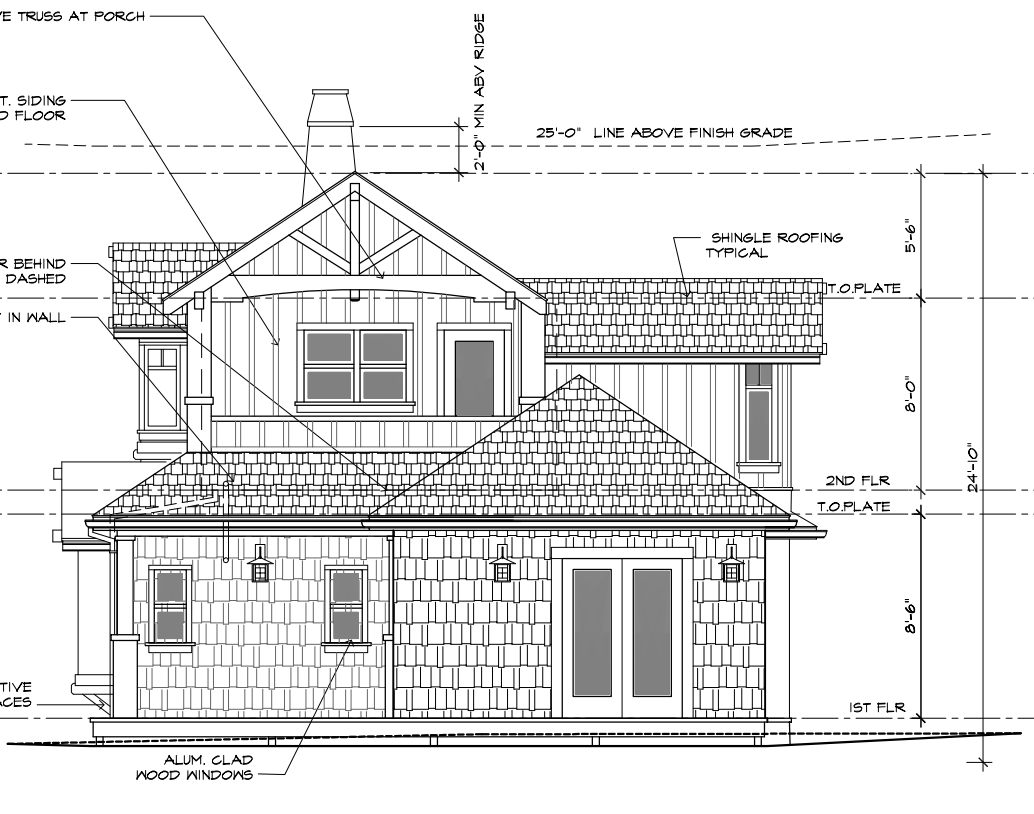
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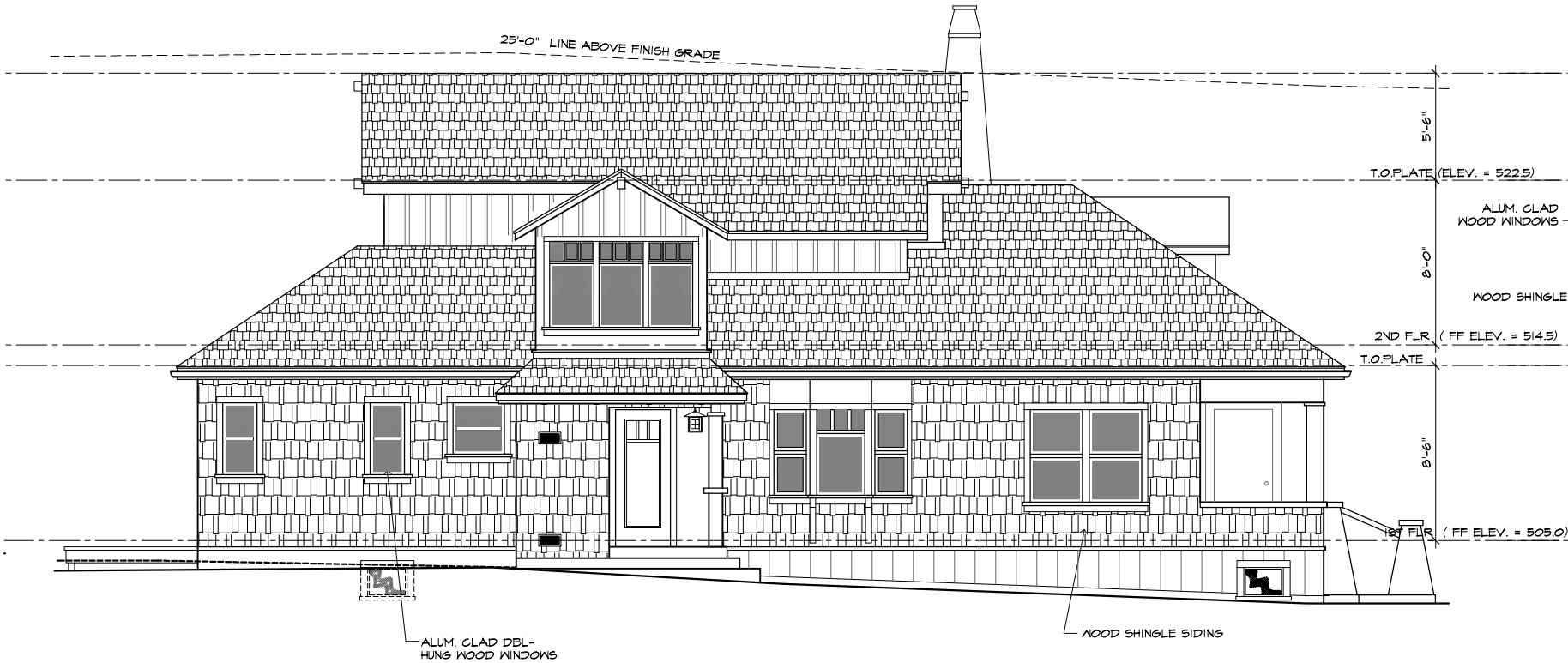
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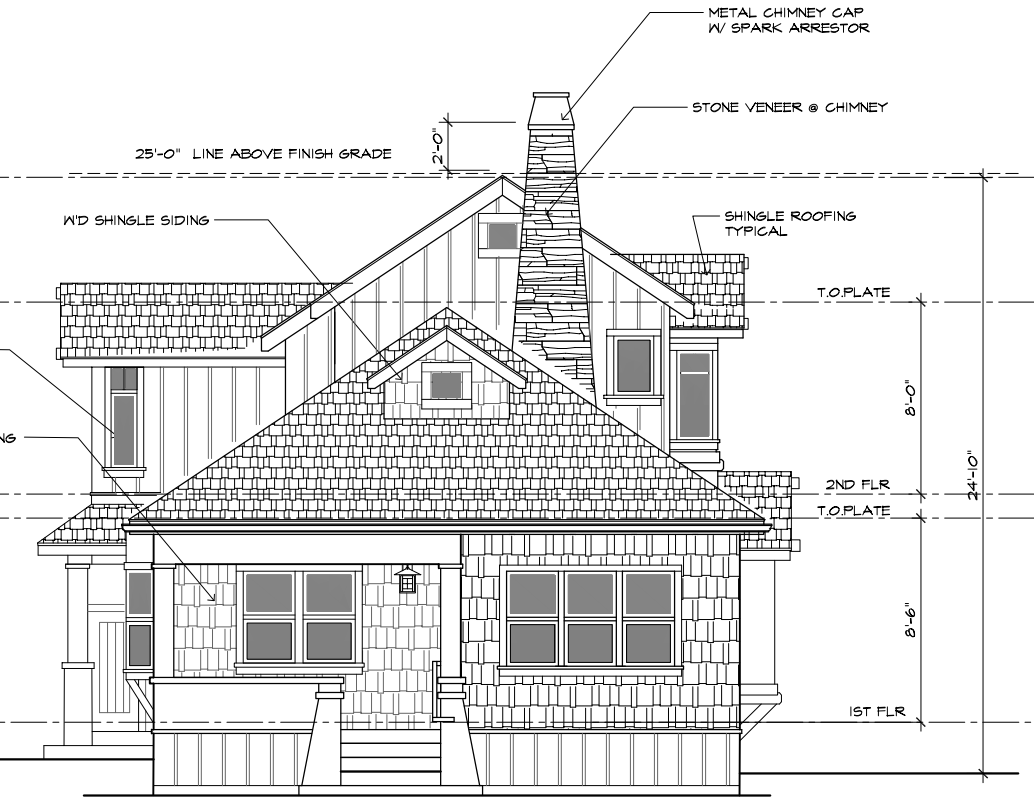
NEW RESIDENCE WEST ELEVATION
SCALE: 1/4"=1'-0"



NEW RESIDENCE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NEW RESIDENCE EAST ELEVATION
SCALE: 1/4"=1'-0"



NEW RESIDENCE NORTH ELEVATION
SCALE: 1/4"=1'-0"

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REVISION		No.
Item 7c		
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