

PAID
2,282.00
4.15.15



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

Permit & Request Application

Project Permit(s) & Fees

Permit:	Fee:	Multiple Permit Discount:	App. #:
Ap	2,282		15-0208
			Date: 4.15.15
			Received By: LO
			Total Fee: 2,282

Project/Property Information

Project Address: 405 Granite APN: 006-454-010
 Lot: T49 Block: 92 Tract: P.G. RETREAT 3RD
 ZC: R-1 GP: _____ Lot Size: 60'x60'

Project Description: Second Story Deck & Changing All Windows existing aluminum upgrade to vinyl

Applicant Name: JOSEPH ROCK Phone #: 831 373-8381
 Mailing Address: 210 SEVENTEENTH ST. #1, PACIFIC GROVE, CA 93950
 Email Address: ROCKTECT@SBCGLOBAL.NET

Owner Name: MIKE + TRACY MANZANO Phone #: 925 998-7008
 Mailing Address: 405 GRANITE ST., PACIFIC GROVE, CA 93950
 Email Address: _____

Permit(s)/Request(s)

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

CEQA Determination

Cat. Exempt, Class:
 ND: Negative Declaration
 MND: Mitigated ND
 EIR: Environmental Impact Report

Review Authority

Staff NRC
 ZA HRC
 SPRC PC
 ARB CC

Does the property have?

Active Planning Permit
 Active Building Permit
 Active Code Violation

Is the property within?

ASA: Archaeologically Sensitive Area¹
 CZ: Coastal Zone²
 ASBS: Drainage into ASBS Watershed
 HRI: Historic Resources Inventory^{3,4}
 BP: Butterfly Preserve Buffer

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. **If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

[Signature]
Applicant Signature

4-6-2015
Date

[Signature]
Owner Signature (Required)

4.6.2015
Date

PROJECT DATA SHEET

Project Address: 405 GRANITE AVE. Submittal Date: APR. 15, 2015
 Applicant(s): JOSEPH ROCK Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area <u>60'x60'</u>	3600	—	—	
Density (multi-family projects only)	—			
Building Coverage	45%	27%	27%	
Site Coverage	60%	37%	37%	
Gross Floor Area	2,035	2,022	2,022	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced	0			
Exterior Lateral Wall Length to be demolished in feet & % of total*	10'	292	ft/ 3%	
Exterior Lateral Wall Length to be built	0			
Building Height	25'	22'-6"	22'-6"	
Number of stories	2	2	2	
Front Setback	15'			
SOUTH Side Setback (specify side)	10'-0"	7'-6"	7'-6"	
NORTH Side Setback (specify side)	10'-0"	8'-6"	8'-6"	
Rear Setback	10'	14'		
Garage Door Setback	20'	21'	21'	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	1			
Parking Space Size (Interior measurement)	9' x 20'	9' x 21' (2)		
Number of Driveways	1	1	1	
Driveway Width(s)		16'		
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	6"		
Distances Between Eaves & Property Lines	3' minimum			
Open Porch/Deck Projections	3'	0	3'	
Architectural Feature Projections	—			
Number & Category of Accessory Buildings	1	0	0	
Accessory Building Setbacks				
Distance between Buildings	N.A.			
Accessory Building Heights	N.A.			
Fence Heights				

*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.



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ARCHITECTURAL PERMIT (AP) 15-208

FOR A PROPERTY LOCATED AT 405 GRANITE STREET TO ALLOW THE ADDITION OF AN 80 SF DECK ON THE SECOND STORY IN THE REAR, TO AN EXISTING TWO STORY 2,022 SF SINGLE FAMILY RESIDENCE. TO ALSO ALLOW THE REPLACEMENT OF ALL WINDOWS FROM ALUMINUM TO VINYL INCLUDING THE ADDITION OF TWO NEW WINDOWS.

FACTS

1. The subject site is located at 405 Granite Street, Pacific Grove, 93950 APN 006-454-010
2. The subject site has a designation of Med Den 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-1 zoning district.
4. The subject site is 3,700 square feet.
5. The subject site is developed with a two story, single family dwelling.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1)

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height 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.'s 6,7 and;
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 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) 15-208 allow:

- 1) The addition of an 80 sf second story deck in the rear to an existing two story 2,022 sf single family residence. To also allow the replacement of all windows from aluminum to vinyl and to add two new windows.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **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. **Conformance to Plans.** Development of the site shall conform to approved plans for “Manzano” dated April 10, 2015 on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 15-208 allow the addition of an 80 sf second story deck in the rear to an existing two story 2,022 sf single family residence. To also allow the replacement of all windows from aluminum to vinyl and to add two new windows.
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 12th of May, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Vice 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.

Mike and Tracy Manzano

Date



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NOTICE OF EXEMPTION FROM CEQA

7c

Property Address/Location: 405 Granite Street, Pacific Grove, CA 93950

Project Description: AP 15-030

Description: To allow the addition of a 80 sf second story deck to an existing two story 2,022 sf single family residence. To also allow the replacement of all windows from aluminum to vinyl and to add two new windows.

APN: 006-454-010

ZC: R-1 GP: Med Den 17.4 du/ac Lot Size: 3,700sf

Applicant Name: Joseph Rock, Architect Phone #: 373-8331

Mailing Address: 210 seventeenth St #1 Pacific Grove, CA 93950

Email Address: rocktect@sbcglobal.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: Section 15301(e) (1) Class 1 Categorical Exemption

- Statutory Exemptions
Type and Section Number: _____
- Other: _____

Exemption Findings:

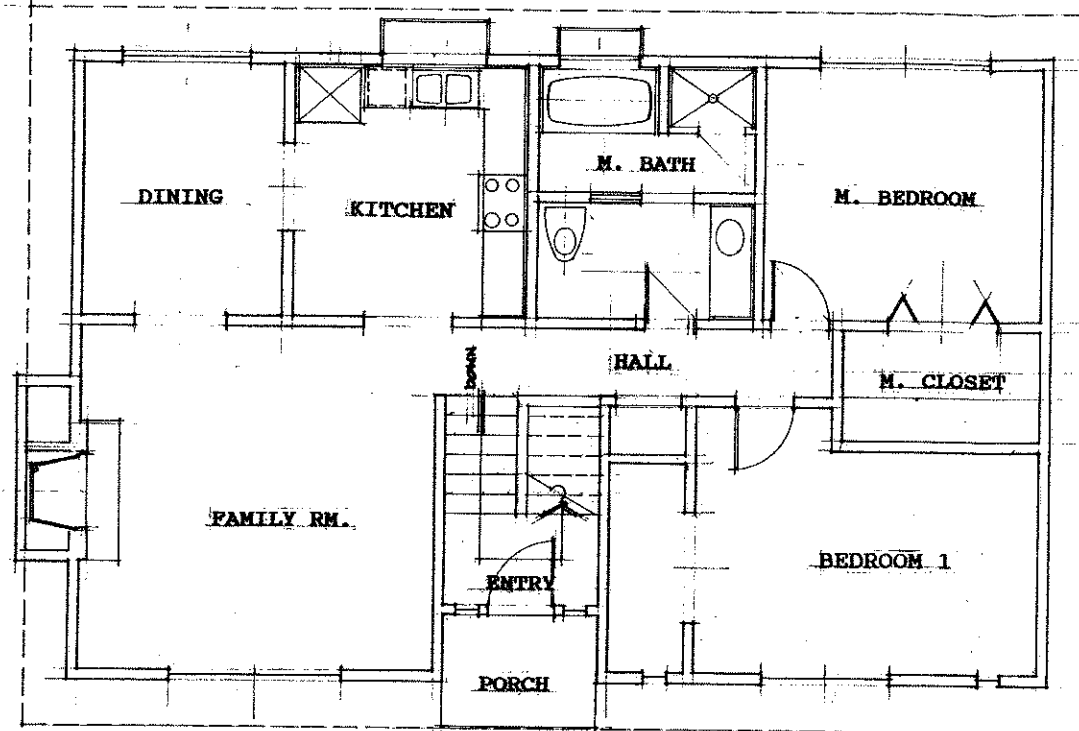
The proposed addition of 149 sf is less than 50% of the floor area of the structures before the addition

Contact Laurel O'Halloran, Assistant Planner Contact Phone: (831) 648-3127

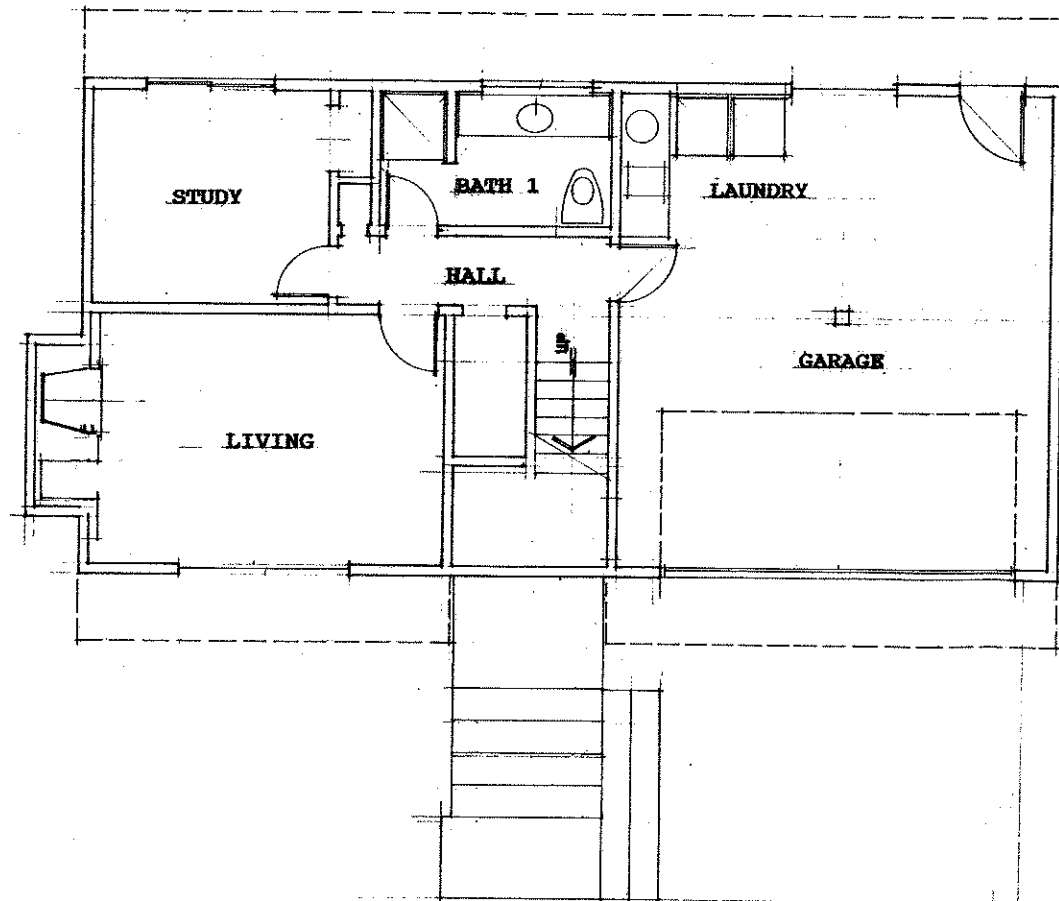
Signature: Laurel O'Halloran **Date:** April 27, 2015

GENERAL NOTES

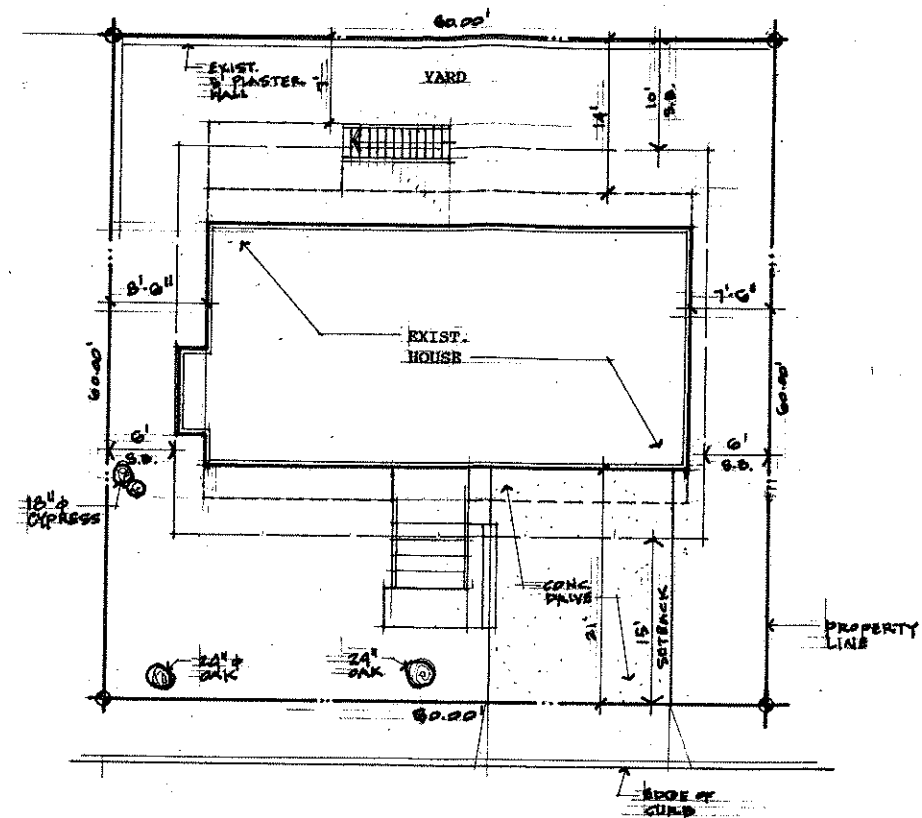
- All construction shall conform to the 2014 edition of the California Building Code, local ordinances, etc. In case of discrepancy, the more stringent shall apply.
- In case of discrepancies regarding dimensions or the intention of the drawings in unclear, the Contractor shall clarify with the Architect before proceeding with that work.
- Minimum concrete strength @ 28 days to be 2500 psi. Slump shall be minimum consistent with placing conditions, but not exceed 4 1/2".
- Reinforcing steel shall conform to ASTM A-615, grade 40, deformed, unpainted, and free from rust, scale or mud.
- Provide 26 ga. galvanized steel flashing as detailed and required to insure a watertight enclosure. All pieces shall be fabricated in maximum practical lengths, free from warps, buckles, dents, and other defects. Shop prime.
- Caulk all sill plates. Weatherstrip all exterior doors and windows.
- Toilets shall have a maximum 1 1/2 gallons/flush. Showers shall not exceed 2 1/2 gal./minute @ 40 psi. Maximum building water pressure is 50 psi. Faucets @ 2.2 gal/min.
- All lumber 4x4 and larger shall be Douglas Fir #1, unless otherwise noted. All lumber is D.F. #2 grade or better. Exposed beams & posts to be Select Structural.
- All lumber grades shall conform to the latest grading designations and the Western Wood Products Association.
- All roofing shall conform to the 2001 edition, C.B.C. Table 23-3B-1, rafter schedule.
- Make all framing, post cap and base connections using "Simpson" fasteners as indicated or equal.
- Plumbing pipelines may not be used as an electrical ground.
- No use of solder containing more than 270ths of 1% lead in making joints on water supply.
- Protect trees within 10 feet of grading with wrap of 2x4s @ 8" o.c. Any damaged landscape shall be replaced with like material at Contractor's cost.
- All faucets more than 10' from the water heater shall have a hot water re-circulating system.
- One window or door in each sleeping room shall provide a minimum openable area of 5.7 sq. ft., minimum clear opening height of 24", width of 20", maximum sill height of 44" opening directly into a public street, alley, court or yard.
- Bathroom receptacle outlets shall be supplied by at least one 20-amp circuit. Such circuits shall have no other outlets.
- Shower thresholds shall be of sufficient width to accommodate a minimum 22" door. Shower doors shall open so as to maintain a 22" unobstructed opening for egress. All shower compartments shall have a minimum finished interior of 1024 sq. in. and be capable of encompassing a 30" diameter circle.
- Provide pressure valve of thermostatic mixing valve to limit water temperature to 120 degrees F at tubs and showers.
- "Gas line sizing diagram and pipe specification will be submitted to the Building dept. prior to Rough Plumbing Inspection."



Existing Upper Floor Plan
1/4" = 1'-0"



Existing Lower Floor Plan
1/4" = 1'-0"



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

ARB# 006-454-010
ZONING: R-1
LOTS 74-7 Block 92
PACIFIC GROVE RETREAT 3RD ADDITION

PROJECT INFORMATION	
EXISTING LOWER FLOOR-	988 SF.
EXISTING UPPER FLOOR-	12319 SF.
TOTAL FLOOR AREA-	22198 SF.
SITE AREA: 60'x60'	3600 SF.
ALLOWABLE SITE COVERAGE: 40% =	1440 SF.
EXISTING SITE COVERAGE-	708 = 27%
ALLOWABLE FLOOR AREA-	1980 SF.
EXISTING FLOOR AREA-	2219 SF.
ALLOWABLE HEIGHT LIMIT-	25 FT.
EXISTING HEIGHT-	22'-0"

SCOPE OF WORK: REPLACE EXISTING WINDOWS, ADD NEW WINDOWS, SECOND STORY BALCONY & PORCH TO EXISTING GFD.

ABBREVIATIONS

A.B. ANCHOR BOLT	E.A.E. EASE ALL EDGES	H.C. HOLLOW CORE	PLYND. PLYWOOD
A.C. ASPHALTIC CONCRETE	EQ. EQUAL	H.R.S. HORIZONTAL	PCF. POLYETHYLENE CHLORIDE
ADJ. ADJACENT	EX. AG. EXPOSED AGGREGATE	H.R. HERRING	RFT. RAFTER
A.D. AREA DRAIN	(R) RUSTIC	H.W. HARDWOOD	RND. REDWOOD
BLG. BLOCKING	EXT. EXTERIOR	HS. HISS RIBS	S.C. SOLID CORE
B.G. BUTYLING	F.D. FLOOR DRAIN	INSU. INSULATION	SEALING
B. BATH	F.F. FINISHED FLOOR	ID. INSIDE DIAMETER	STL. STEEL
C.B. CIRCULAR BASE	F.G. FINISHED GRADE	INT. INTERIOR	T&G. TONGUE & GROOVE
CL. CLEAR	FLSH. FLASHING	JST. JOINT	TEL. TELEPHONE
CRSK. CONCRETE	FLR. FLOOR	LAV. LAVATORY	TRK. TRUCK
CE. CERAMIC	FO. FOUNDATION	LWT. LIGHTWEIGHT	TRP. TRAPDOOR
COL. COLUMN	FR. FRAMING	H.B. MACHINE BOLT	T.V. TELEVISION
CONC. CONCRETE	F.O.S. FACE OF STUDS	R.I.W. RAILROAD IRON WASTER	T.O.S. TOP OF SLAB
D.F. DOUGLAS FIR	F.O.W. FACE OF WALL	R.I.C. RIVET IN CONTACT	T.O.F. TOP OF FOOT
DL. DIAMETER	GL. GROUND	R.T.S. RIVET TO SCALE	TYP. TYPICAL
D.S. DOWNSPOUT	G.I. GALVANIZED IRON	O. OVER	U.O.R. UNLESS OTHERWISE NOTED
DW. DRAIN	GL. GLASS	O.C. ON CENTER	VERT. VERTICAL
E. EAVE	OB. OBTUSE HALFBORD	PL. PLATE	W/O. WITHOUT
			W.P. WATERPROOF
			W.W.E. WELDED WIRE MESH

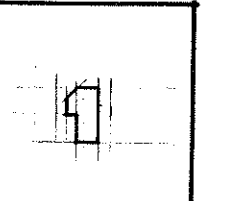
7c

JOSEPH ROCK
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210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

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Mike & Tracy Manzano
405 Granite Street
Pacific Grove, California
925 998-7008

ISSUED
APR. 10, 2019
REVISED



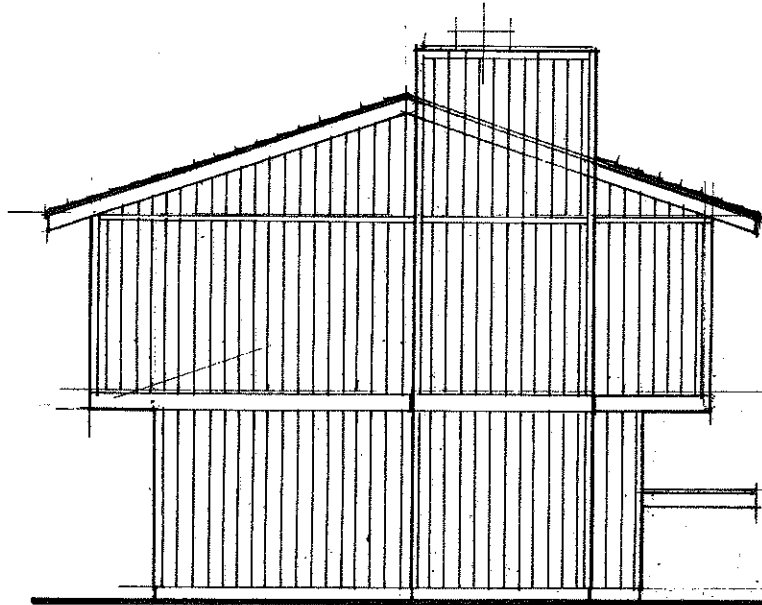


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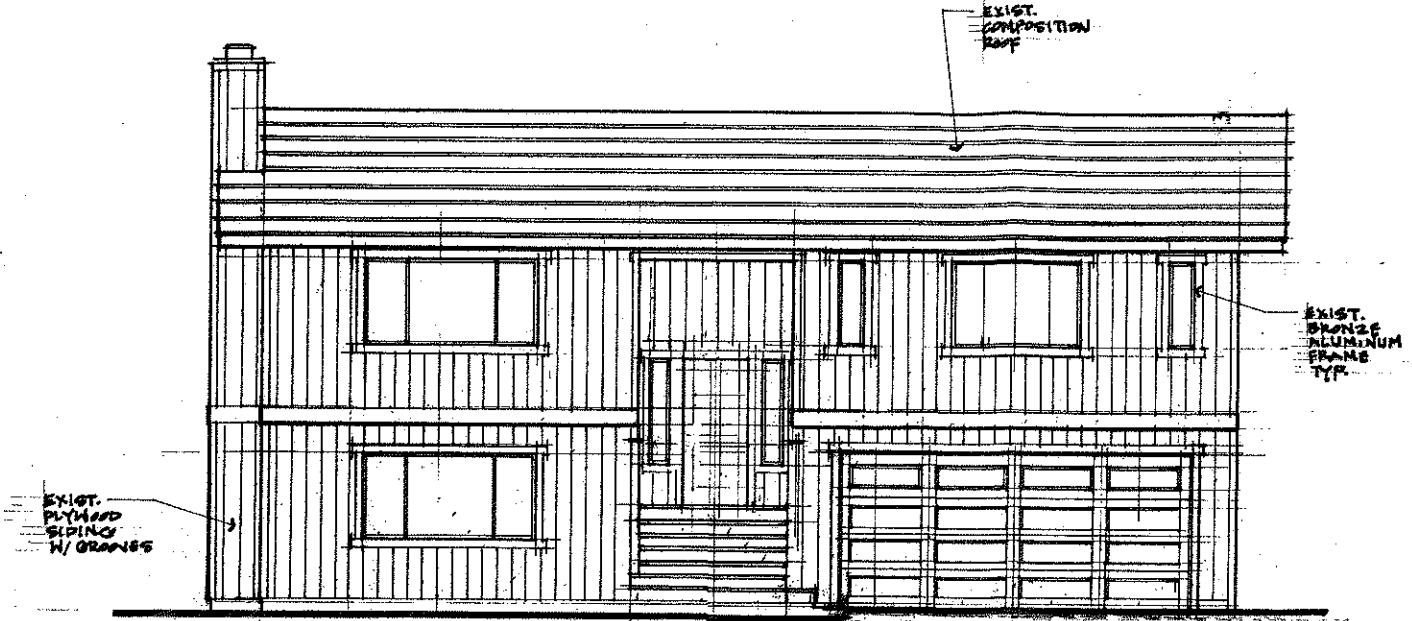
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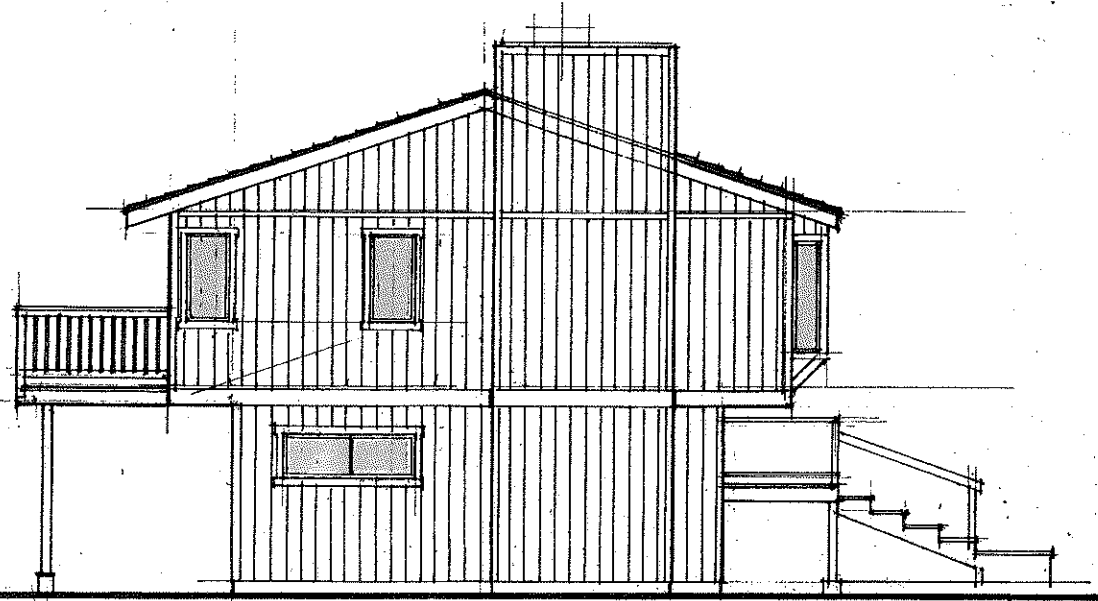
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APR. 10, 2016
REVISED



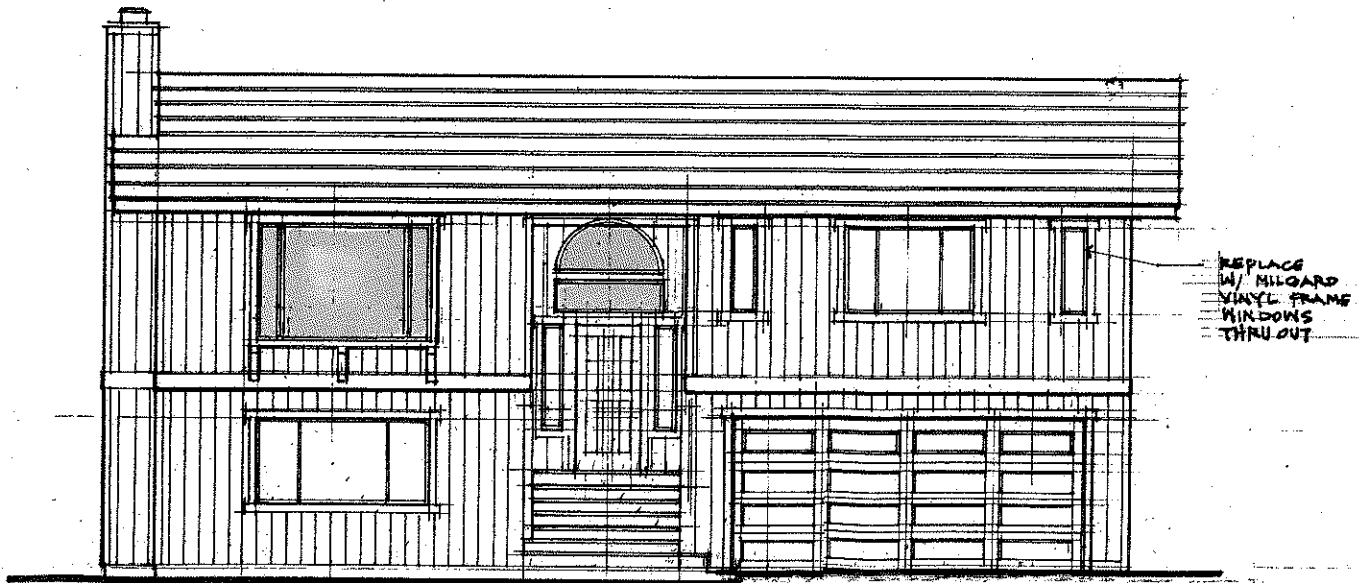
**Existing
North Elevation**
1/4" = 1'-0"



**Existing
West Elevation**
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

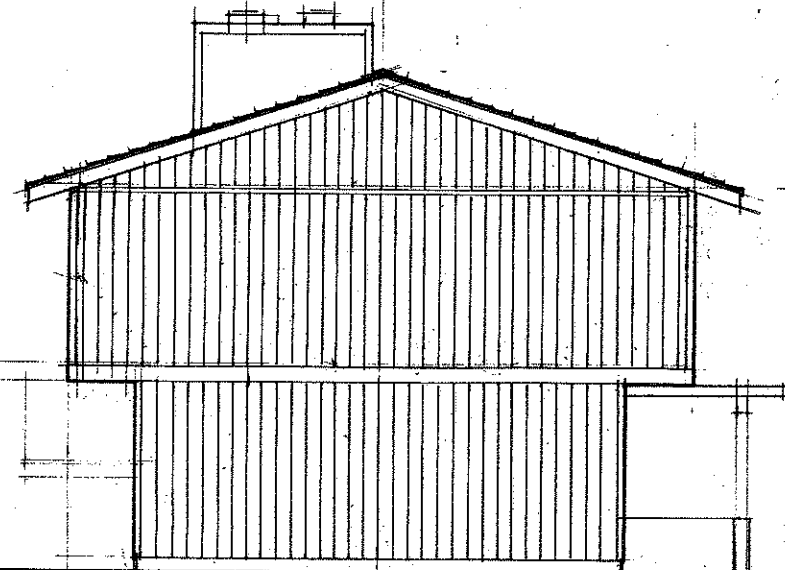


West Elevation
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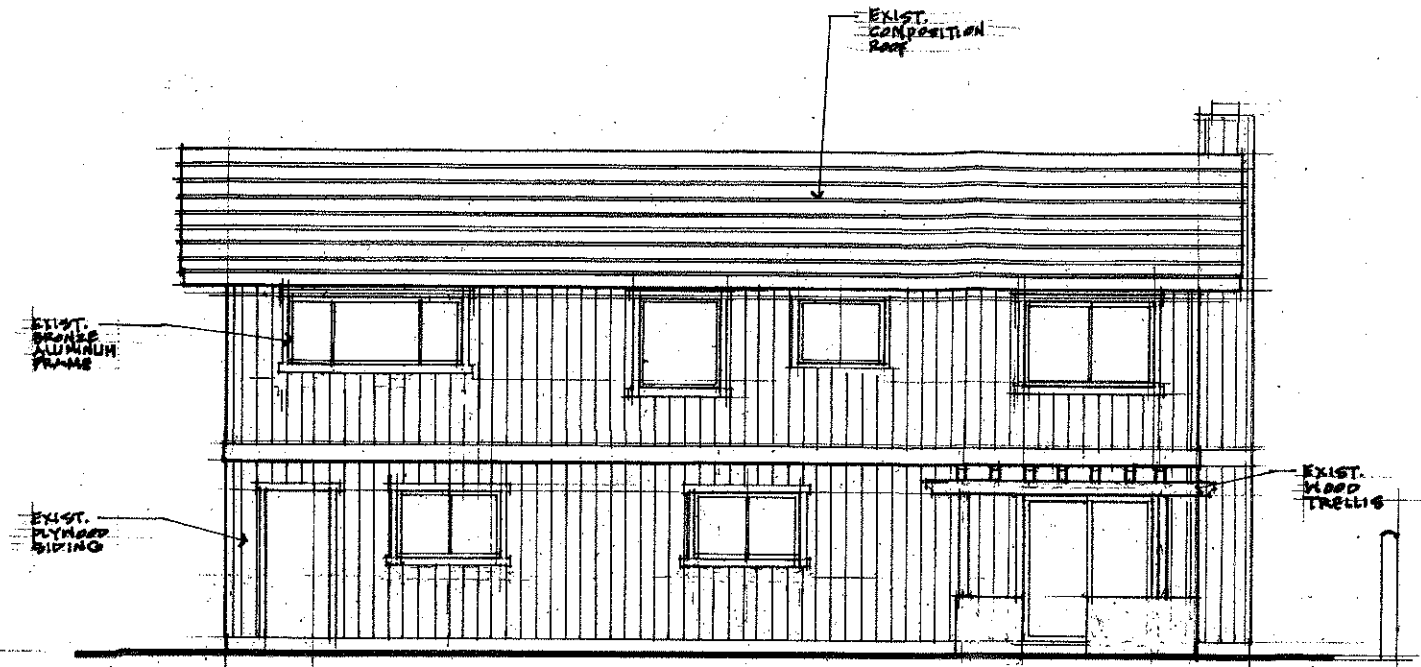
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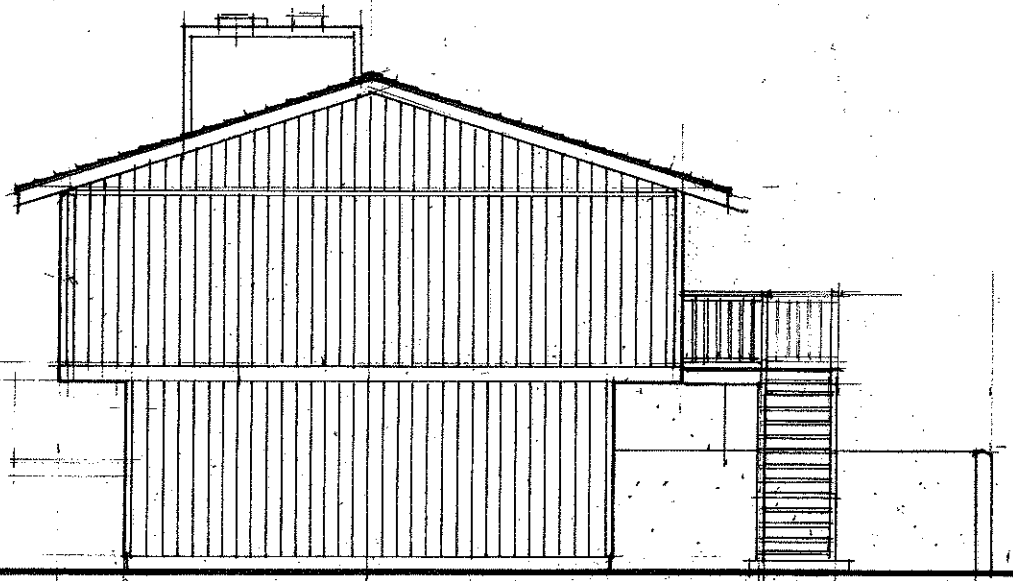
Existing
South Elevation

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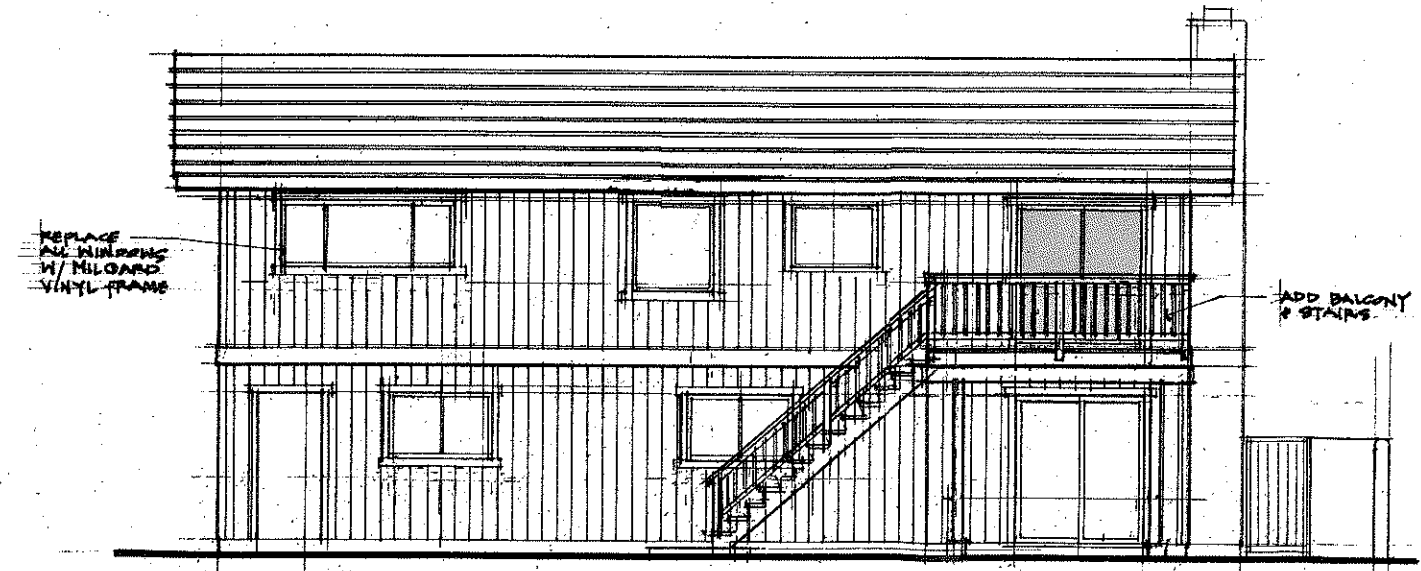
Existing
East Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"



East Elevation

1/4" = 1'-0"

Mike & Tracy Manzano
405 Granite Street
Pacific Grove, California
925 998-7008

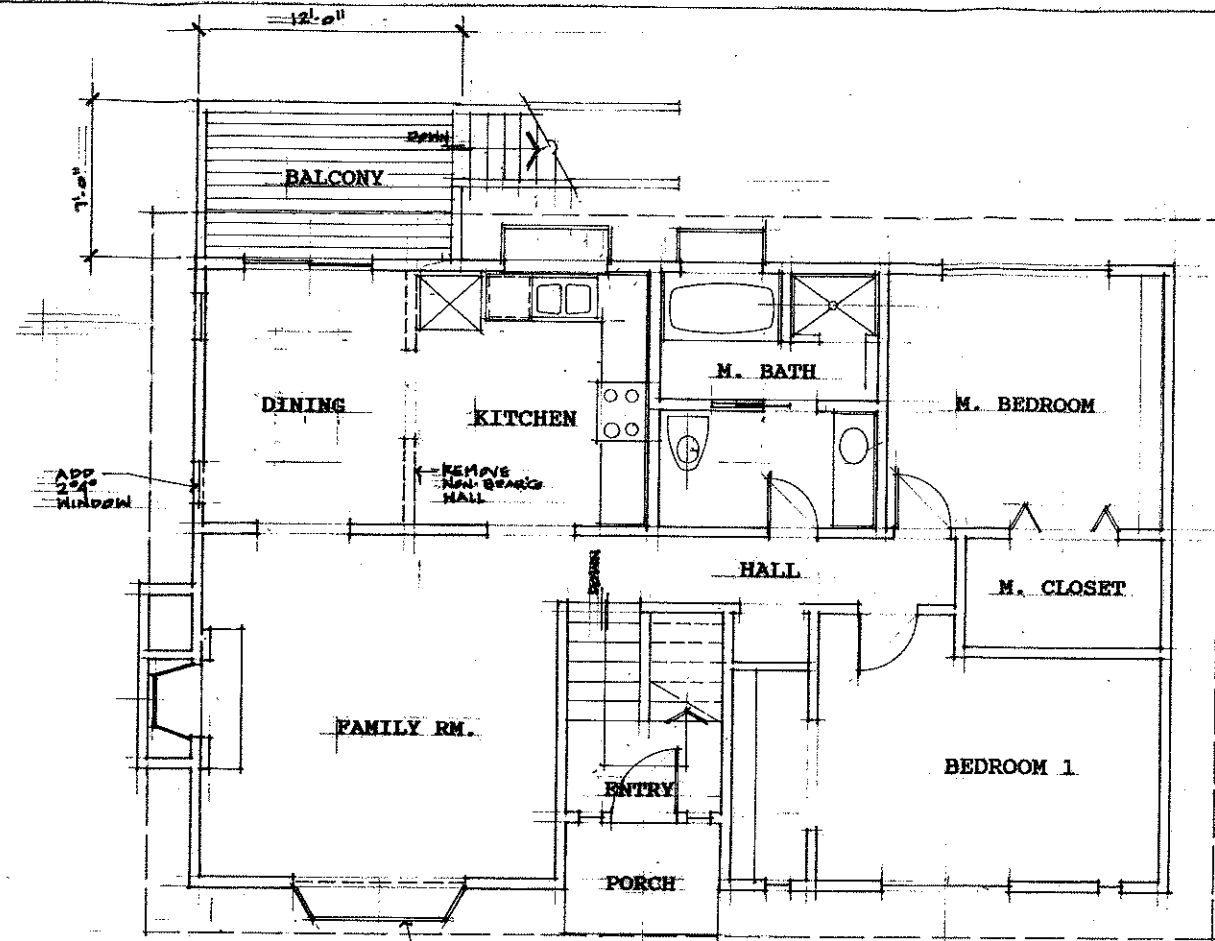
ISSUED
APR 16, 2015
REVISED



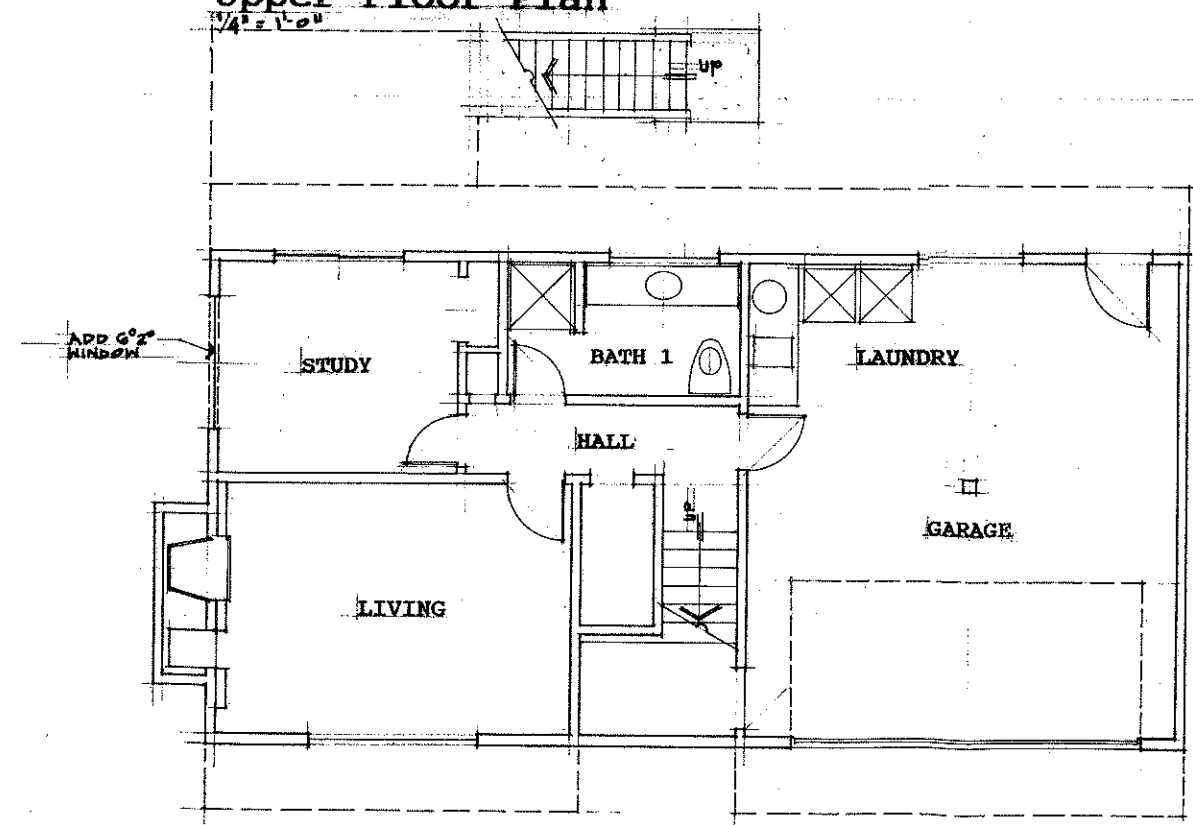


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Upper Floor Plan



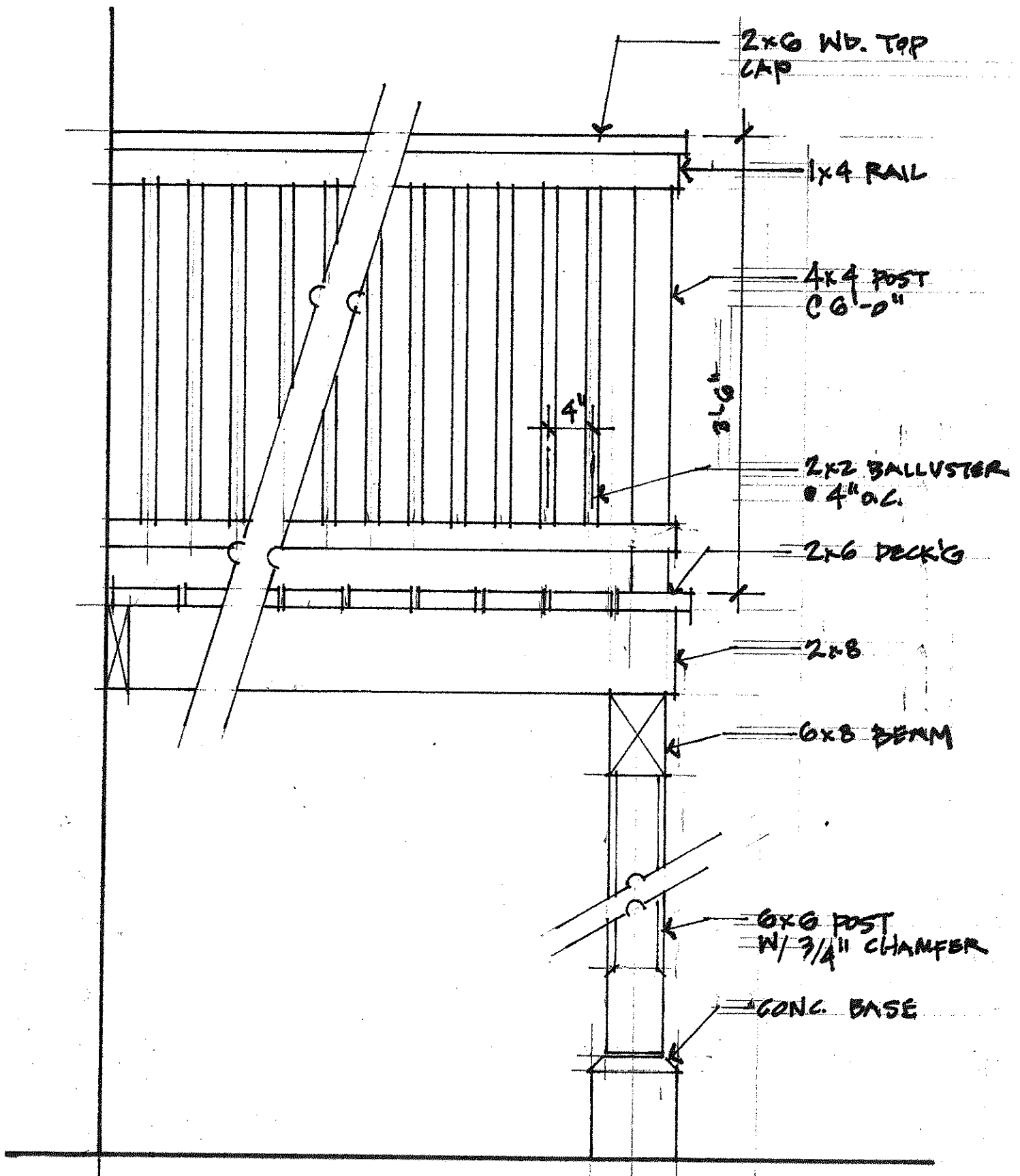
Lower Floor Plan



Mike & Tracy Manzano
405 Granite Street
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925 998-7008

ISSUED
APR. 10, 2015
REVISED



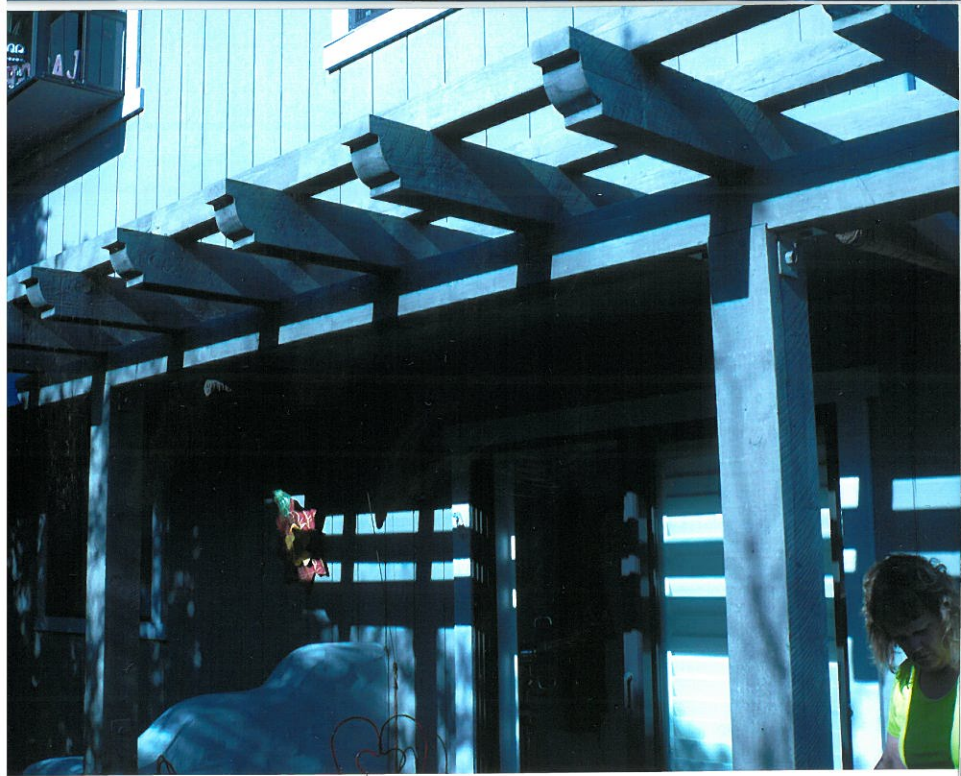


DECK AND RAIL

1" = 1'-0"

APR. 22, 2013

Mike & Tracy Manzano
405 Granite Street



behind gr

We thought of everything.

- Worry-free vinyl construction that won't corrode and will never need painting
- The look of traditional wood windows with even sight lines
- Custom sizes built to your exact specifications with no extra lead time
- Award-winning innovation with SmartTouch® window and door locks
- Folding, nesting operator handles on awning and casement styles
- Vent stops for added peace of mind when children and pets are present on single hung, double hung and horizontal slider windows
- Pull rail screens that make removing and inserting easier
- Endless combinations of windows, doors, transoms, and sidelites in any array you can imagine
- Multiple frame types allow for use in both new construction and replacement applications

Installation Configurations



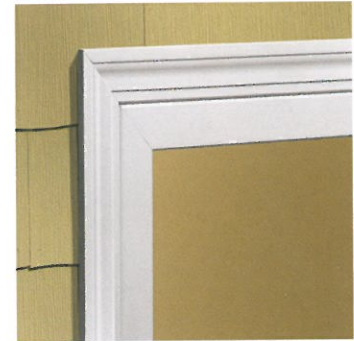
Block



Nail Fin



Z-bar



Brickmold

Folding, nesting operator handle

Bay window

Double slider with Z-bar on stucco

Vent Stop