



**City of Pacific Grove**  
**Architectural Review Board Report**  
**August 11, 2015**

**To:** Chair Steres and Planning Commissioners

**Submitted By:** Ashley Hobson, Contract Planner

**Subject:** Consideration of Architectural Permit (AP 15-346) for the addition of 158 square feet to the first floor of an existing single family residence listed on the Historic Resources Inventory and the pruning of one existing Oak Tree.

**Recommendation:**

Approve subject to the attached conditions.

**Background and Project Description:**

**Application:** Architectural Permit 15-346

**Address:** 605 Congress Ave

**APN:** 006-544-011

**Applicant:** William Mefford, Architect

The project site is a single family residence located in the R-1 zone and listed on the Historic Resources Inventory. The existing home is 783 square feet and the applicant is requesting to add 158 square feet to the rear of the property. All exterior materials and windows will match the existing materials.

The applicant is also requesting the removal of a 12" Oak Tree limb on an existing 29" Oak Tree. City staff met on the site with the applicant and the property owner to review the proposed tree removal.

**Staff Analysis:**

***Historic Review:*** A Phase II Historic Report was prepared by a qualified historic consultant and submitted to the City. The Historic Consultant found that multiple alterations have occurred on the house throughout the 1940s including the addition of a front porch, the replacement of wood windows, and the construction of the side (south) addition. The historic consultant notes that the existing character defining features are the steeply pitched gable roof, the wood sash windows, the exterior wood details, and the board and batten siding. The project was

determined to meet the Secretary of Interior Standards for Rehabilitation because the proposed changes do not impact the primary character-defining features or the overall historic integrity of the building.

***Tree Removal:*** The Tree Report completed by Forester Frank Ono concluded that the pruning of the tree should be allowed because the tree has ample sound roots to support healthy growth, a trunk free of mechanical wounds, and a strong crown formed with well-spaced, firmly attached branches. The Forester noted that the tree appears to be healthy and secure enough to survive the limb removal. The Pacific Grove City Arborist, Al Weisfuss, met on site with planning staff and requested that a condition is including requiring the applicant to inject the tree with a growth agent to maintain the existing health of the tree after the limb removal.

**Alternatives:**

The Architectural Review Board may recommend an alternative design or may include a condition to change minor aspects design. The board may refer the approval back to staff or request a subcommittee made up of Architectural Review Board members for final approval. The board may also deny the application.

**Environmental Review:**

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15331 (Class 31) – Historic Resources Restoration/Rehabilitation. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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## Permit & Request Application

### Project Permit(s) & Fees

Permit: <u>AP</u>	Fee: <u>\$2,282</u>	Multiple Permit Discount: _____	App. #: <u>15-0346</u>
_____	_____	_____	Date: <u>6-30-15</u>
_____	_____	_____	Received By: _____
_____	_____	_____	Total Fee: <u>\$2,282</u>

### Project/Property Information

Project Address: 605 CONGRESS AVE APN: 006-544-011  
 Lot: 2 Block: 173 Tract: Pacific Grove Addition  
 ZC: R-1 GP: Med Dens. 17.4 Lot Size: 5,247 sq

Project: COOGAN RESIDENCE  
 Description: ADD 158 SF 1 STORY ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

Applicant Name: Bill Mefford Phone #: 831-373-4567  
 Mailing Address: P.O. Box 1072, Pacific Grove, CA 93950  
 Email Address: mefford\_wc@yahoo.com

Owner Name: MR. & MRS. KEVIN COOGAN Phone #: 831-521-6967  
 Mailing Address: 605 CONGRESS AVE, PACIFIC GROVE, CA 93950  
 Email Address: teamcoogan@gmail.com

### 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 checked="" type="checkbox"/> ADP: 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 Area<sup>1</sup>  
 CZ: Coastal Zone<sup>2</sup>  
 ASBS: Drainage into ASBS Watershed  
 HRI: Historic Resources Inventory<sup>3,4</sup>  
 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] 4/21/15 [Signature] 4-17-15  
 Applicant Signature Date Owner Signature (Required) Date

## PROJECT DATA SHEET

Project Address: 605 CONGRESS AVE Submittal Date: \_\_\_\_\_  
 Applicant(s): \_\_\_\_\_ Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	4000	5200	5200	
Density (multi-family projects only)				
Building Coverage	2614	1444	1859	
Site Coverage	2080	1631	1859	
Gross Floor Area	2614	1444	1612	
Square Footage not counted towards Gross Floor Area		0	0	
Impervious Surface Area Created and/or Replaced		219	268 SF	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	38.0' or 24.0% <sup>9</sup>	10 WALLS FACING STREET ARE BEING DEMOP 152.6 LF EXISTG
Exterior Lateral Wall Length to be built	_____	_____	66.4 / 43.5	
Building Height	25'	15'-10"	15'-10"	
Number of stories	2	1	1	
Front Setback	15'	13'-5"	13'-5"	
<u>NORTH</u> Side Setback (specify side)	4'	1'-5"	1'-5"	
<u>SOUTH</u> Side Setback (specify side)	4'	15'-11"	12'-11"	
Rear Setback	10'	4'-6"	4'-6"	
Garage Door Setback	10'?	4'-6"	4'-6"	ON ALLEY
Covered Parking Spaces	1	2	2	EXIST GARAGE
Uncovered Parking Spaces	1	0	0	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		16'	16'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	6"	6"	EXISTG
Distances Between Eaves & Property Lines	3' minimum	11"	11"	EXISTG
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings		1	1	GARAGE
Accessory Building Setbacks				
Distance between Buildings	10'	37'-8"	35'-2"	
Accessory Building Heights				
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.



P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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June 24, 2015

Kevin Coogan  
605 Congress Ave.  
Pacific Grove, CA 93950

Re: Phase Two Historic Assessment for 605 Congress Ave., Pacific Grove, CA  
APN. 006-554-011-000

Dear Mr. Coogan:

This letter evaluates the proposed alterations to 605 Congress Avenue, in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on June 12, 2015 to view the property's existing condition and the location of proposed alterations. The modified circa-1912 house has received various alterations since its original construction as a single-story, vernacular Queen Anne-style residence. The primary alterations to the building are: installation of a newer front porch; installation of a poorly constructed side addition to the south elevation; multiple rear additions; and replacement of bottom sash in most windows. However, the building still retains sufficient historic character-defining features to maintain its local historic designation.

The house is presently on the City of Pacific Grove's Historic Resources Inventory (HRI) and is considered to be locally significant. Design Drawings by William C. Mefford, Architect, dated June 17, 2015 and submitted to the City of Pacific Grove's Planning Department were the design drawings reviewed for this document.

The Pacific Grove Heritage archives were contacted to gather existing research on the building. Their records, including Sanborn maps from 1914 and 1926 were reviewed and used to determine possible construction dates of the various alterations.

### **The Secretary of the Interior's Standards**

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different

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set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.<sup>1</sup>

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).



Two images of the house appear as **Figures 1 and 2** below.



**Figures 1 and 2.** Left image shows the front (west) elevation of the house. The porch and stairs were installed circa-1940s. Right image shows the rear (east) elevation with additions (arrows).

### Previous Alterations to 605 Congress Avenue

Based on assessment data and Sanborn maps courtesy of Pacific Grove Heritage, the circa-1912 house received the front porch and right side (south) additions in the 1940s. The alterations are:

- Circa-1940s construction of front porch and stairs, based on fabric evidence (**Figure 3**).
- Circa-1940s replacement of wood window sash with poorly matched bottom sash.
- Circa-1940s construction of the right side (south) elevation addition, based on fabric evidence (**Figures 2 and 4**).
- Installation of a non-historic rear additions and deck behind at an unknown date (**Figure 2**).



**Figures 3 and 4.** Left image shows the front porch addition to (west) elevation. Right image shows the circa-1940s side and rear additions to the right side (south) elevation with arrows.

## Remaining Character-Defining Features

- Steeply pitched gable roofs;
- One-over-one, wood sash windows;
- Exterior wood detailing including original wood window surrounds; and
- Board-and-batten (PG-style) wood siding.

## Summary of Proposed Alterations

Proposed alterations for 605 Congress Avenue affecting the exterior include:

- Construct a 158 sq. ft., single-story rear/side addition to the existing right side (south) elevation and rear (east) elevation to include an enlarged living room with new fireplace on the south elevation and new master bedroom space.
- Replacement of deteriorated wood window sash with in-kind wood windows within the original openings.
- Proposed addition will remove several period windows on the right side (south) elevation.
- Proposed addition will not remove any remaining historic character-defining features on the primary (west and front) elevation.

## Evaluation of Proposed Alterations to 605 Congress Avenue

For the proposed alterations to 605 Congress Avenue, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations impact the existing building minimally, removing the non-historic rear additions. This minimal work will allow the house to continue its historic residential use while retaining existing character-defining features.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed side/rear addition removes two period windows on the right side (south) elevation. However, the window configuration to be removed is present on the other elevations, making the loss of these windows minimal. The primary spatial relationships of the front and side elevations will remain the same, satisfying this Standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*



The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the building that may have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed alterations maintain the distinctive vernacular, Queen Anne-styled features, including the steeply pitched gable roofs, wood sash windows and PG siding exterior wall cladding.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will repair and retain the residence's existing character-defining features.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

This Standard does not apply, as chemical and physical treatments to historic fabric are not proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed rear addition is removing a poorly constructed wall on the right side (south) elevation and the poorly constructed non-historic rear additions. A use of clapboard siding for the addition will differentiate the new work from the old adequately. The proposed addition is compatible with the existing historic residence in scale, massing and proportion.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Since the proposed side/rear addition does not impact the historic residence's primary character-defining features, its removal would not impair the integrity of the historic property.

## Conclusion

In conclusion, the proposed design alterations to 605 Congress Avenue, Pacific Grove meet the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the primary character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

Cc: William C. Mefford, Architect  
City of Pacific Grove, Community Development Department

605 Congress Road  
Oak Tree Assessment  
Arborist report

Prepared for:

Mr. and Mrs. Kevin Coogan

Prepared by:

Frank Ono  
Forester  
Society of American Foresters I.D. # 48004  
Certified Arborist #536  
1213 Miles Avenue  
Pacific Grove, CA 93950

July 9, 2015

**RECEIVED**

JUL 14 2015

COMMUNITY DEV. DEPT.



Owner:

Mr. and Mrs. Kevin Coogan  
605 Congress Avenue  
Pacific Grove, CA 93950

Architect:

Mr. William Mefford  
P.O. Box 1072  
Pacific Grove, CA 93950

Forester and Arborist

Frank Ono, Member SAF#48004, ISA Certified Arborist #536  
F.O. Consulting  
1213 Miles Ave  
Pacific Grove, CA 93950

**SUMMARY**

Development is proposed for this site requiring the severe pruning of an existing oak on site. The project proposes to remodel an existing home near an existing oak tree. The tree is considered to be in fair condition generally both in structure and in health. The design as presented, requires removal of one 12" diameter limb to allow roof clearance. A tree assessment/arborist report has been prepared identifying affects that the pruning may have to the tree as well as lists recommendations to sustain the tree.

**INTRODUCTION**

This tree assessment/arborist report is prepared for Mr. and Mrs. Coogan the owner of the property located at 6087 Congress Road by Frank Ono, Urban Forester and Certified Arborist, member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536 due to proposed construction. The City of Pacific Grove Municipal Ordinance section 12.20.020 identifies the tree as a protected species and section 12.20.040 addresses the pruning of protected trees with special consideration for management.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure protection of the tree resources on site, the property owner, Mr. Coogan, has requested a tree assessment of an Oak tree in close proximity to proposed development and requested an arborist report for to be prepared for the tree. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for the oak tree which is adjacent to proposed development.
- Review proposed building site plans as provided by Mr. William Mefford.
- Make recommendations for preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Document findings in the form of a report as required by the City of Pacific Grove Planning Department.

## **LIMITATIONS**

This assignment is limited to the review of plans submitted to me dated June 30, 2015 by William Mefford, architect to assess potential construction effects to an oak tree adjacent to construction activities. The assessment has been made of these plans specifically with no other plans reviewed and is written for treatment one limb from the subject tree. Only tree pruning details are discussed in this report as it relates to tree health; no tree removal is proposed.

## **PURPOSE AND GOAL**

This tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 608 Congress Road. The purpose of the assessment is to determine if any the tree will be affected by required pruning for the proposed project. Oak trees are considered protected trees as defined by the City of Pacific Grove Municipal Ordinance section 12.20.020 the reports goal is to protect and maintain the City of Pacific Grove's urban forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## **SITE DESCRIPTION**

- 1) Assessor's Parcel Number: 006-554-011-000
- 2) Location: 605 Congress Road, Pacific Grove, CA
- 3) Parcel size: Approximately 5200 Square feet
- 4) Existing Land Use: The parcel is zoned R-1 for residential use
- 5) Slope: The parcel is on a mildly sloped lot, slopes range from 3% to 5%
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Narlon loamy fine sand. This land type consists of a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.
- 7) Vegetation: The vegetation on site is composed primarily of ornamental understory with some coast live oak as the upper canopy.
- 8) Urban Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. The stand is a mixture of dominant coast live oak trees in fair health and a Monterey cypress located on an adjacent lot.

## **BACKGROUND**

I was contacted by Mr. William Mefford, architect who requested a review and assessment of an oak tree that is adjacent proposed construction. The assessment incorporates the preliminary location of site improvements required to accomplish general goals desired of the landowner and to determine the treatments for the tree necessary to complete the project.



## OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The tree is a 29" diameter coast live oak (*Quercus agrifolia*). The tree is in fair condition with no signs of oak bark beetle infestation or other pests of significant concern. The tree has minor crown dieback and has some epicormic shoot formation.
- The tree is situated near the north east corner of the house, currently encroaching onto the home, and root crown expansion is disrupting the corner the structure.
- ~~The new building plans propose shifting the foundation a few feet away from the tree to allow more room for the root crown expansion.~~
- No trees are proposed for removal, however one 12" diameter limb is required to be pruned off in order to allow for the new proposed roof line. Removal of the limb would also be for the trees structural enhancement while facilitating the new roof line.

## CONCLUSION/PROJECT ASSESSMENT

The project proposes to reconfigure the building footprint by shifting its foundation away from the existing tree. Roots may be bridge or pruned appropriately; the tree is expected to satisfactorily survive. As part of the building plan the roof will also become more vertical which will require removal of a limb.

The general rule for crown raising or thinning is to remove only small limbs overall (2" diameter or less) unless valid reasons exists for large limb removal. Valid reasons include situations when limbs interfere with objects or things such as traffic, high voltage wires, buildings, or in special cases where limbs sometimes interfere with other limbs. The American National Standards Institute, ANSI A300 pruning standards does have allowances for larger limb removal. Limb removal must be performed through use of proper pruning techniques.

Pruning in this case is allowable because the tree has ample sound roots to support healthy growth, a trunk free of mechanical wounds and wounds from incorrect pruning, and a strong crown formed with well-spaced, firmly attached branches. The tree appears to be healthy, vigorous and secure enough to satisfactorily survive removal of the lowest 12" diameter limb. The tree limb proposed to be removed is the lowest in the crown and somewhat suppressed and already situated close to the existing roofline. No other tree limbs are proposed for removal. The removal will not shift future growth to the top of the tree where wind is stronger and ample foliage remains to support the tree.

### Short Term affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings where a tree limb will be trimmed off and a portion of its root systems reduced. The pruning of tree limb will not constitute more than 20% of its live crown. Removal of foliage in tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth, and potential dieback.

### Long-Term Affects

No significant long-term affects to the tree and urban forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove trees likely to experience long-term decline.

## **RECOMMENDATIONS**

### Tree Removal

No tree removal is proposed for this project; all other trees are to remain and be protected from construction affects when located closer than 25 feet from construction.

### Tree Replacement

No replanting is necessary as there is no tree removal proposed.

### Tree Pruning

Pruning of the tree is required with this plan design submittal. Tree limb removal consists one 12" diameter limb. Pruning cuts should be made just outside the branch collar and tapered to slope away from the trunk. The branch collar contains trunk or parent branch tissue which should not be damaged or removed. Do not cut into the branch the collar, the collar must remain intact to allow proper wound closure (the older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack). The tree should be monitored on occasion for health and vigor after pruning. Remedial pruning should only occur prior to construction, then following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Should its health and vigor decline it will be treated as appropriately recommended by a certified arborist or qualified forester in conjunction with input from the City Arborist.

The following are offered as guidelines for future pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
  1. Fine Detail pruning- limbs under 2 inch diameter are removed
  2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
  3. Structural Enhancement – limbs greater than 4 inch diameter.
  4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.



## Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials as approved by the City arborist. The function of tree protection is to protect the tree's critical root zone and trunk. Placing boarding directly on the tree only protects the trunk but does not protect its roots.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade. Fencing must extend out to the trees dripline unless otherwise approved by the city. In those case where tree protection must be near the critical root zone board, metal plates and/or mulching shall be used to prevent damage to roots.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

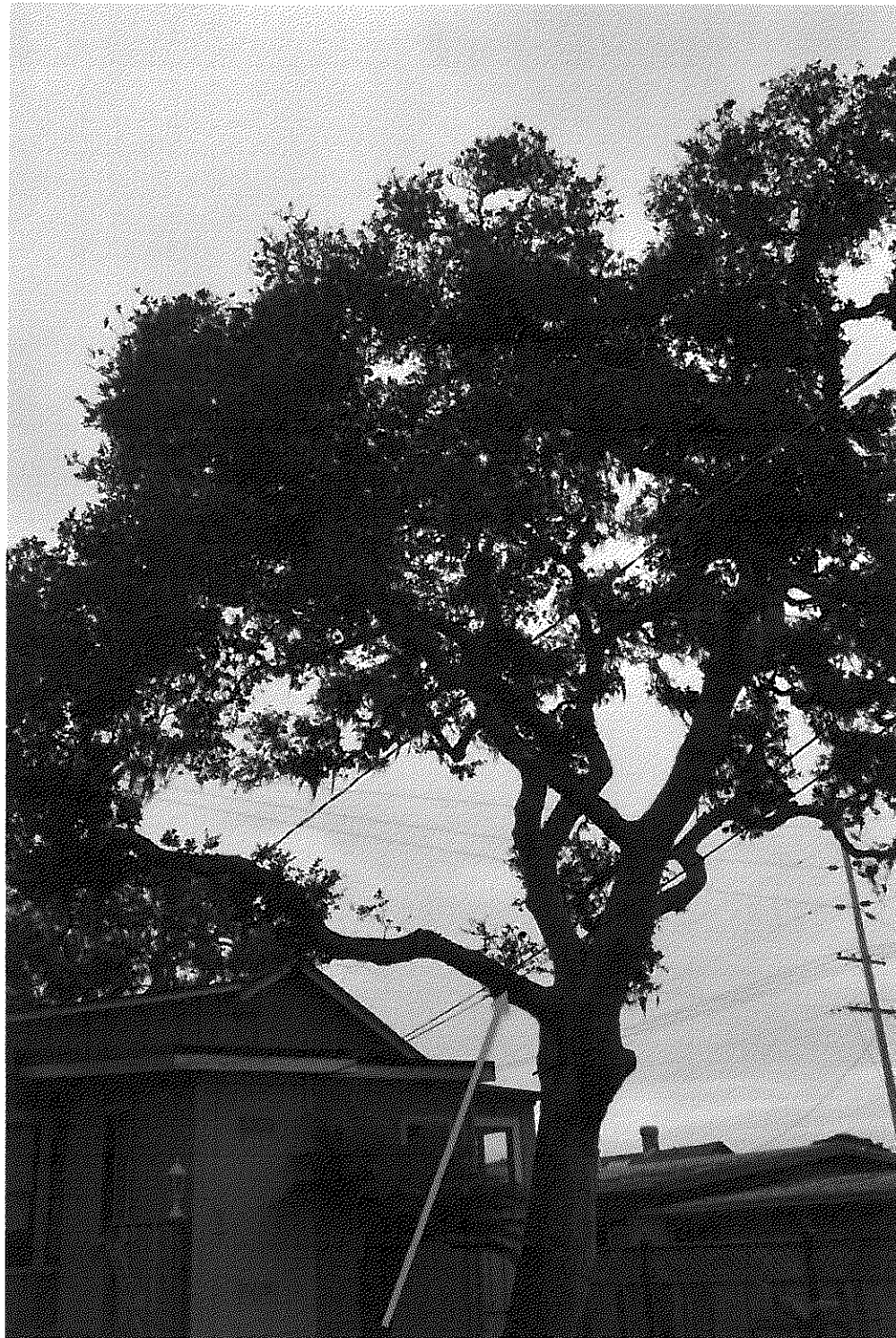
General Standards to Observe

The following best management practices must be implemented and adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:  July 10, 2015  
 Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 Date

PHOTOGRAPHS



Tree #2196 – limb to be removed



Tree #2196, lowest limb



Tree #2196

**PROJECT DATA**

OWNER: MR. & MRS. KEVIN COOGAN  
 409 CONGRESS AVENUE  
 PACIFIC GROVE, CA 93950  
 (805) 931-4861

SITE ADDRESS: 409 CONGRESS AVENUE  
 PACIFIC GROVE, CA

APN: 026-034-21

SITE AREA: 2162 SF  
 ZONING: R-1  
 CONSTRUCTION TYPE: V3  
 OCCUPANCY GROUP: R-3 RESIDENCE (1 GARAGE)

PROJECT SCOPE: ADD NEW ENTRY, WALKWAY TO 1 GARAGE,  
 INTERIOR OF EXISTING SINGLE FAMILY RESIDENCE

NO TREE REMOVAL

**WALL CALCULATIONS**

TOTAL LENGTH OF EXISTING EXTERIOR WALL: 151.6 LIN. FT. (14.2%)  
 TOTAL LENGTH OF EXTERIOR WALL TO BE DEMOLISHED: 34.0 LIN. FT. (22.4%)  
 TOTAL LENGTH OF NEW EXTERIOR WALL: 46.3 LIN. FT. (30.3%)  
 NET LOSS: INTERIOR OF EXISTING STRUCTURE 81.4 SF (10.8%)

BUILDING AREA:  
 ALLOWED: 2050 SF (40%)  
 RELEVABLE AREA: 144 SF  
 TOTAL EXISTING BUILDING AREA: 144 SF  
 NEW LIVERABLE AREA: 144 SF  
 TOTAL BUILDING AREA: 288 SF  
 NEW DECK AREA: 10 SF  
 TOTAL: 298 SF

BUILDING COVERAGE:  
 ALLOWED: 2050 SF (40%)  
 RELEVABLE AREA: 144 SF  
 TOTAL EXISTING COVERAGE: 144 SF  
 FINAL BUILDING AREA: 144 SF  
 TOTAL FLOOR COVERAGE: 288 SF  
 TOTAL GARAGES + DRIVEWAY: 298 SF

**DRAWING INDEX**

1.01 SITE PLAN PROPOSED DRIVE  
 1.02 DEPOSITION PLAN ROOF PLAN FLOOR PLAN  
 1.03 EXTERIOR ELEVATIONS

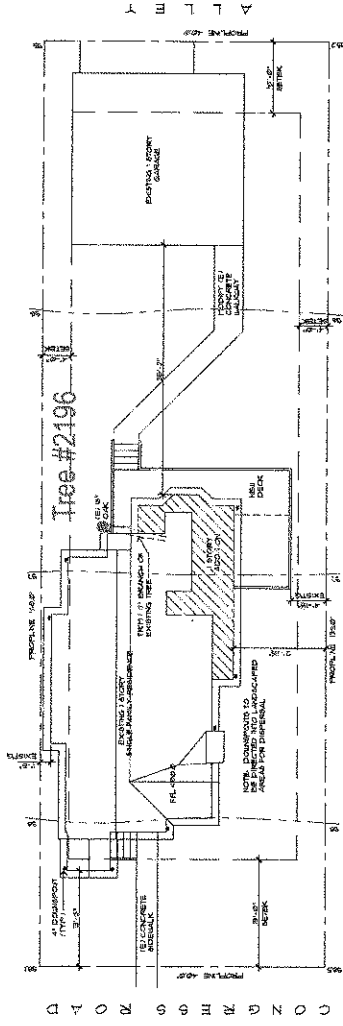
NO.	DATE	REVISIONS

WILLIAM (M) ARCHITECT  
 P.O. BOX 1072 PACIFIC GROVE, CA 93950  
 (805) 733-1557 LICENSE # C-22493

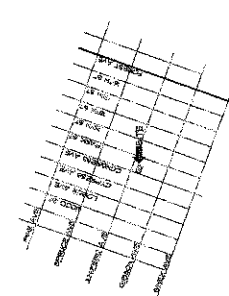
REMODEL AND ADDITIONS FOR  
 M. & Mrs. Kevin Coogan  
 409 CONGRESS AVENUE  
 PACIFIC GROVE, CA  
 APN: 026-034-21

DATE: 6/20/08  
 PROJECT NO: 10000  
 DRAWN BY: JMW  
 CHECKED BY: JMW  
 SHEET TITLE: SITE PLAN

SHEET NO: 9  
 A-1  
 OF THREE SHEETS



**SITE PLAN**  
 3/8" = 1'-0"



**VICINITY MAP**  
 NTS



## 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 15-346

**FOR A PROPERTY LOCATED AT 605 CONGRESS AVENUE TO ADD 158 SQUARE FEET ON THE FIRST FLOOR TO AN EXISTING 783 SQUARE FEET SINGLE FAMILY RESIDENCE. THE PROJECT INCLUDES THE PRUNING OF AN EXISTING OAK TREE ON THE SITE.**

#### FACTS

1. The subject site is located at 605 Congress Ave, Pacific Grove, 93950 APN 006-554-011
2. The subject site has a designation of Medium Density Residential (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 5,246 square feet.
5. The subject site is developed with a single family dwelling.
6. The subject site is listed on the Historic Resources Inventory.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331 (Category 31).
8. The applicant submitted a Phase II Historic Report prepared by a qualified consultant, Seth Bergstein, PAST Consultants that found the project consistent with the Secretary of the Interior Standards for Historic Homes.
9. The applicant submitted an Oak Tree Assessment Arborist Report prepared by Frank Ono, Forester.

#### 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 22, 24, 27, 28 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) 15-346 to allow:

- 1) The addition of 158 square feet on the first floor of an existing 783 square feet single family residence.
- 2) The pruning of one 12" diameter limb on an existing 29" oak tree on the site.

#### 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 “Mr. & Mrs. Kevin Coogan” dated 6/30/2015, on file with the Community 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
8. **Historic.** Any historic elements removed from the historic dwelling, including but not limited to windows, and doors, must either be reused on-site or stored for future use, to the greatest extent practicable.
9. **Tree Protection.** The applicant is required to inject the tree that is being pruned with treatments to protect the growth and stability of the tree. The applicant is required to consult with the City Arborist prior to Final Approval.

**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 15-346 to allow the addition of 158 square feet on the first floor of an existing 783 square feet single family residence and the pruning of one 12” diameter limb on an existing 29” oak tree on the site.
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 11<sup>th</sup> Day of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:



APPROVED:

\_\_\_\_\_  
Jim McCord, 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.

\_\_\_\_\_  
Kevin Coogan, Property Owner

\_\_\_\_\_  
Date

W I L L I A M C M E F F O R D

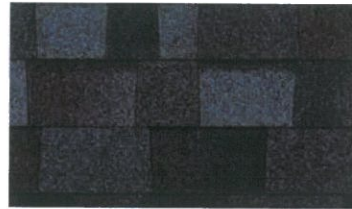
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A R C H I T E C T



Exterior Colors  
for  
605 Congress Avenue, Pacific Grove

Composition Shingles  
Malarkey Highlander Series  
Black Oak



Wood Siding  
Kelly Moore HL4208  
Wooster Smoke



Wood Trim  
Kelly Moore 27  
Bone



Wood Windows & Front Door  
Kelly Moore 407  
Carbon



W I L L I A M C M E F F O R D

A R C H I T E C T



Existing Photos for  
605 Congress Avenue, Pacific Grove



Front View



Rear View



W I L L I A M C M E F F O R D

A R C H I T E C T

Existing Photos for  
605 Congress Avenue, Pacific Grove



Front View



Rear View



# Carmel Double Hung Windows

Carmel Double Hungs

Carmel Cottage-Style Double Hungs

Carmel Radius Double Hungs

Carmel Double Hung Picture Units

Carmel Double Hung Bay Units

The Sierra Pacific Carmel Double Hung Window features the rare combination of beauty and imaginative design with aesthetically-pleasing hidden jamb liners, recessed cam locks and lockrail tilt latches for added security. Upper and lower sashes operate independently of each other to encourage optimum airflow. Both sashes also have an easy-tilt feature for effortless cleaning.











### PROJECT DATA

OWNER: MR. & MRS. KEVIN COOGAN  
 605 CONGRESS AVENUE  
 PACIFIC GROVE, CA 93950  
 (831) 571-6961

SITE ADDRESS: 605 CONGRESS AVENUE  
 PACIFIC GROVE, CA

APN: 006-554-01

SITE AREA: 5200 SF

ZONING: R-1

CONSTRUCTION TYPE: VB

OCCUPANCY GROUP: R-3 (RESIDENCE) U (GARAGE)

STORIES: 1

PROJECT SCOPE: ADD 156 SF 1 STORY LIVING SPACE TO 4 REMODEL INTERIOR OF EXISTING SINGLE FAMILY RESIDENCE

BUILDING AREA:  
 ALLOWED 2614 SF  
 (E) LIVEABLE AREA 864 SF  
 (E) GARAGE 580 SF  
 TOTAL EXISTING BUILDING AREA 1444 SF  
 NEW LIVEABLE AREA 158 SF  
 TOTAL FINAL FLOOR AREA 1602 SF  
 NEW DECK AREA 151 SF

BUILDING COVERAGE  
 ALLOWED 2080 SF (40%)  
 (E) BUILDING AREA 1444 SF  
 (E) DECK 151 SF  
 TOTAL EXISTING COVERAGE 1602 SF (31.4%)  
 FINAL BUILDING AREA 1672 SF  
 FINAL DECK 241 SF  
 TOTAL FINAL COVERAGE 1913 SF (36.8%)  
 TOTAL WALKWAYS & DRIVEWAY 268 SF

NO TREE REMOVAL

REVISIONS	
NO.	DATE

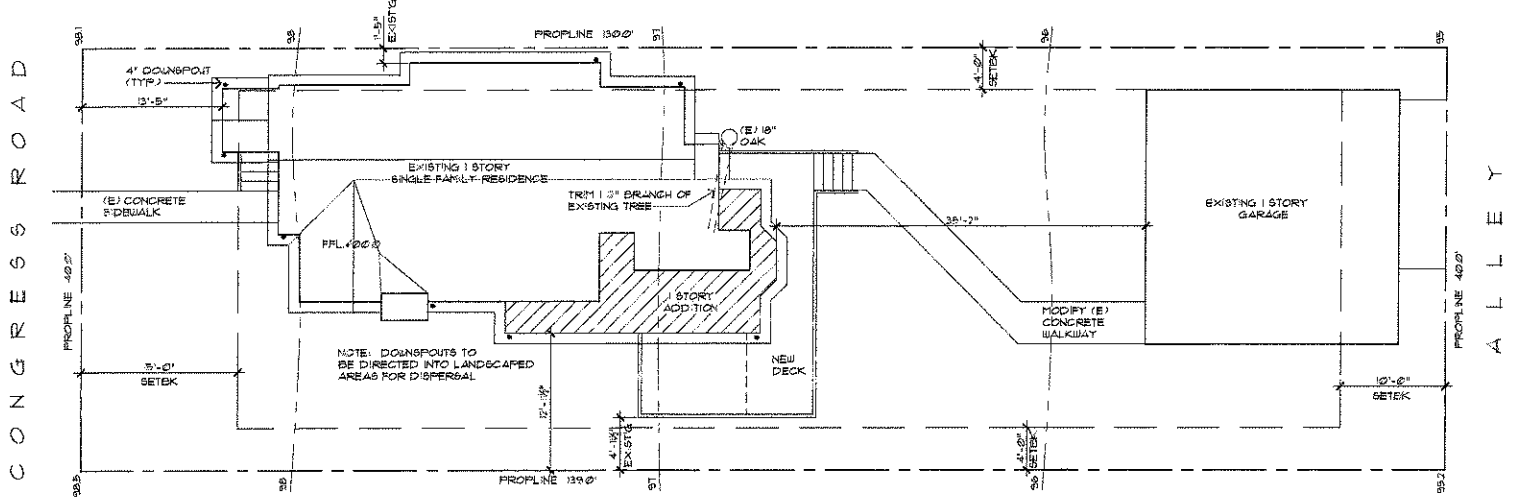
### WALL CALCULATIONS

TOTAL LENGTH OF EXISTING EXTERIOR WALL 152.6 L.I.N. FT.  
 TOTAL LENGTH OF EXTERIOR WALL TO BE DEMOLISHED 30.0 L.I.N. FT. (24.9%)  
 TOTAL LENGTH OF NEW EXTERIOR WALLS 40.3 L.I.N. FT. (32.3%)  
 REMODEL INTERIOR OF ENTIRE STRUCTURE 5640 SF (100%)

### DRAWING INDEX

A-1 SITE PLAN, PROJECT DATA  
 A-2 DEMOLITION PLAN, ROOF PLAN, FLOOR PLAN  
 A-3 EXTERIOR ELEVATIONS

WILLIAM C. MEFFORD  
 ARCHITECT  
 P.O. BOX 1072 PACIFIC GROVE, CA 93950  
 (831) 373-4567 LICENSE # C-22593



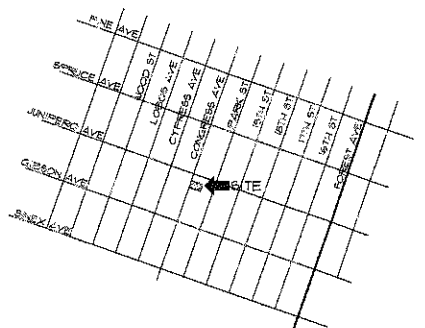
### SITE PLAN

1/8" = 1'-0"

**RECEIVED**

JUL 14 2015

COMMUNITY DEV. DEPT.

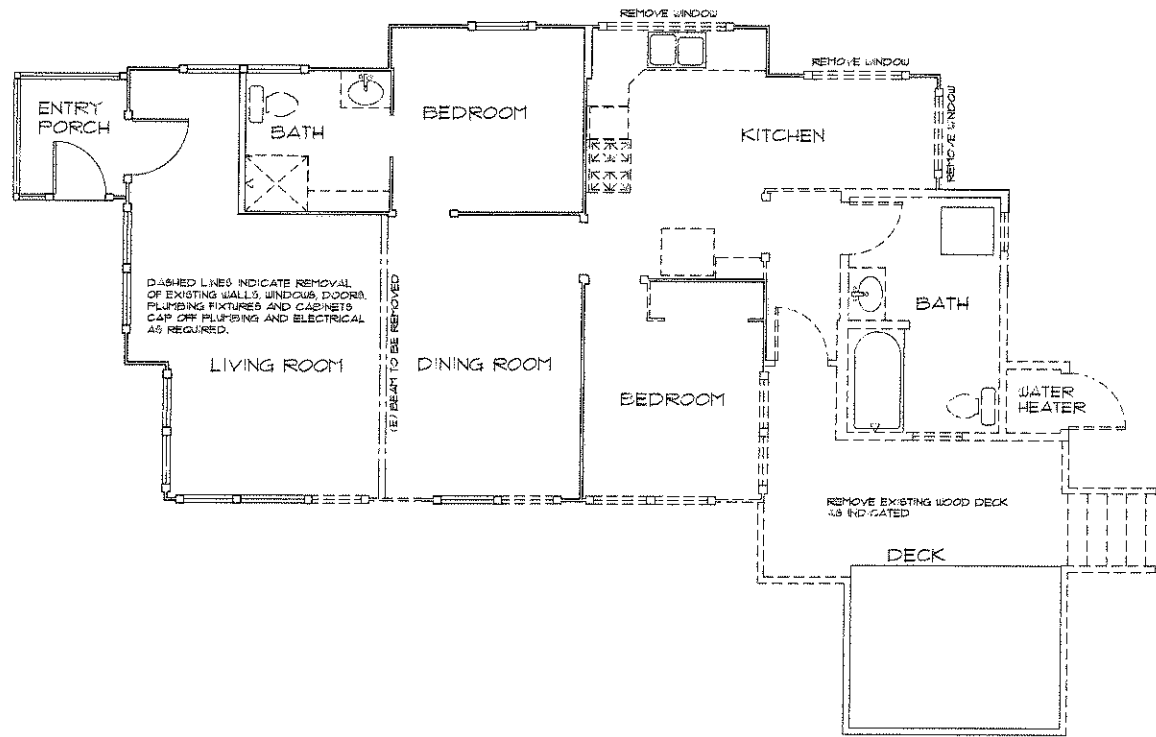


### VICINITY MAP

NTS

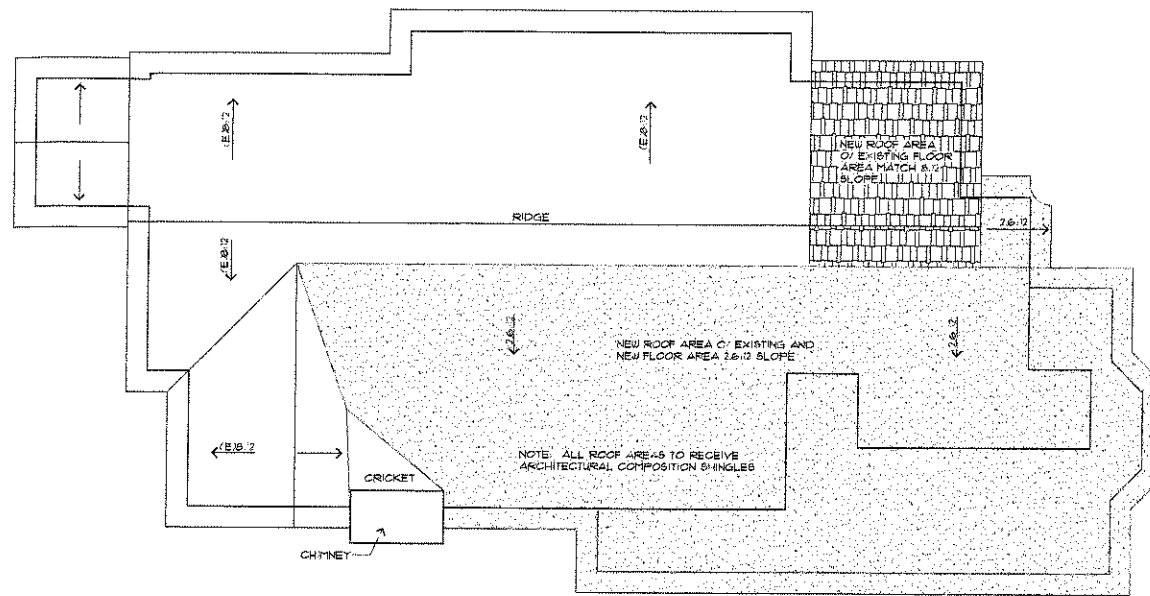
REMODEL AND ADDITIONS FOR  
**Mr. & Mrs. Kevin Coogan**  
 605 CONGRESS AVENUE  
 PACIFIC GROVE, CA  
 APN 006-554-01

DATE: 6/30/2015  
 PROJECT NO: 15005  
 DRAWN BY:  
 CHECKED BY:  
 SHEET TITLE: SITE PLAN  
 SHEET NO: A-1  
 OF THREE SHEETS



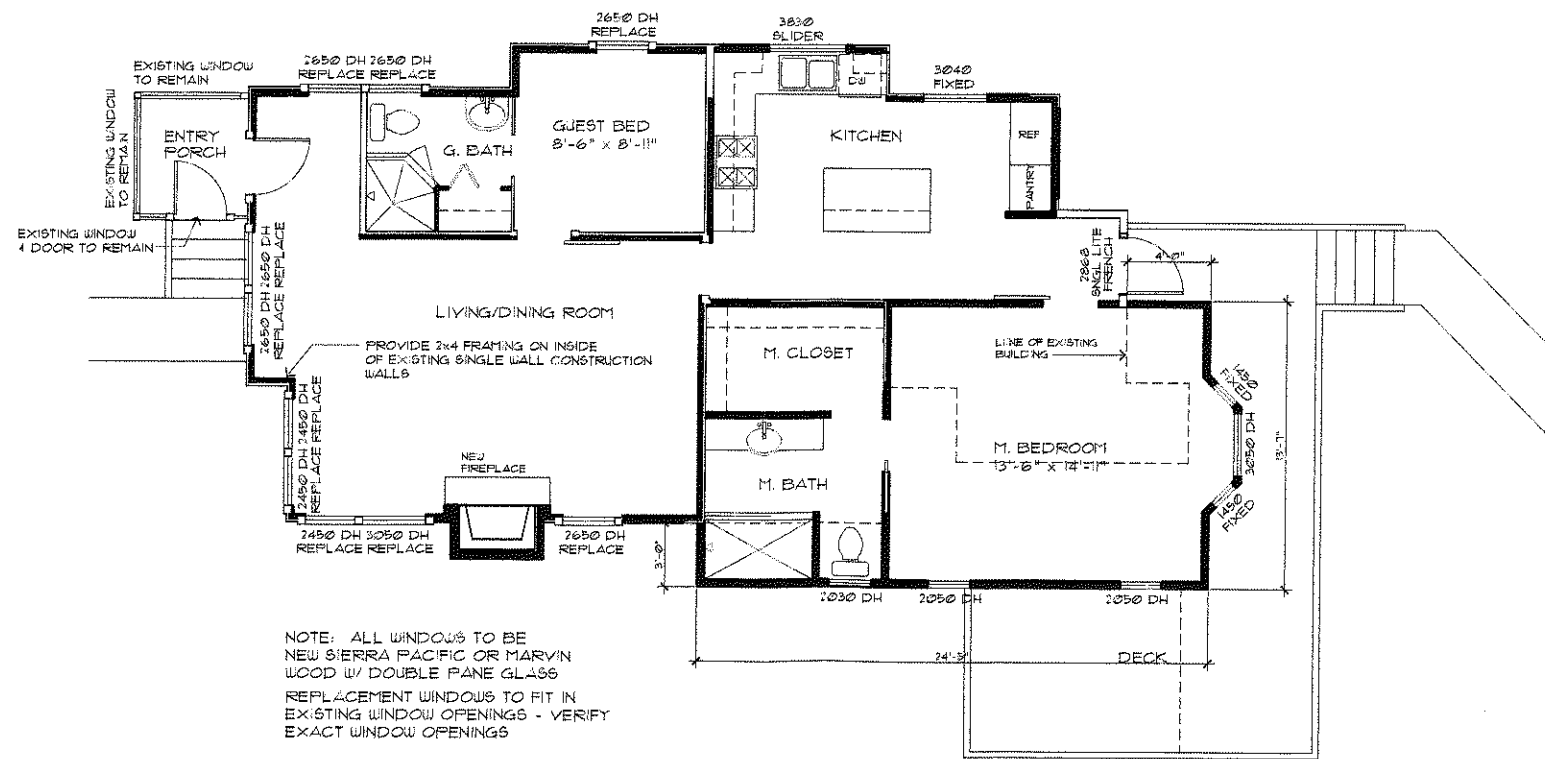
DEMOLITION PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



NOTE: ALL WINDOWS TO BE NEW SIERRA PACIFIC OR MARVIN WOOD W/ DOUBLE PANE GLASS  
REPLACEMENT WINDOWS TO FIT IN EXISTING WINDOW OPENINGS - VERIFY EXACT WINDOW OPENINGS

FLOOR PLAN

1/8" = 1'-0"

REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950  
(831) 573-4567 LICENSE # C-42893

REMODEL AND ADDITIONS FOR:

Mr. & Mrs. Kevin Coogan

PACIFIC GROVE, CA

605 CONGRESS AVENUE  
APN 026-554-C1

DATE:	6/30/2015
PROJECT NO.	15005
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	FLOOR PLAN ROOF PLAN DEMO PLAN
SHEET NO.	A-2
OF THREE	SHEETS



LONG  
DATE

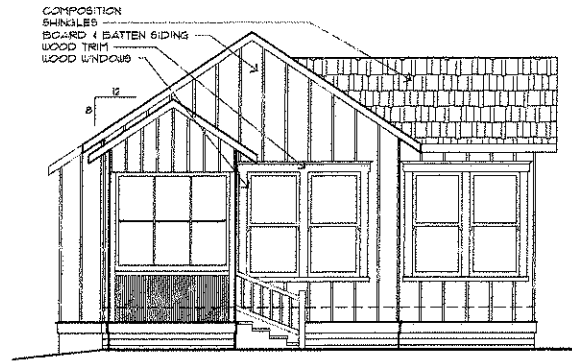
P.O. BOX 1072, PACIFIC GROVE, CA 93950  
(831) 373-4567 LICENSE # C-22893

PACIFIC GROVE, CA

605 CONGRESS AVENUE  
APN 006-554-01

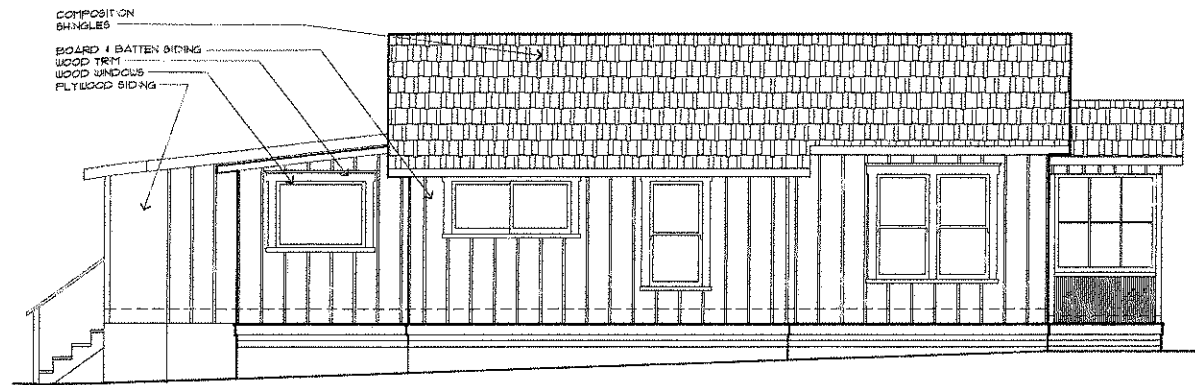
PLAN  
PLAN  
PLAN

-2  
SHEETS



EXISTING WEST - FRONT

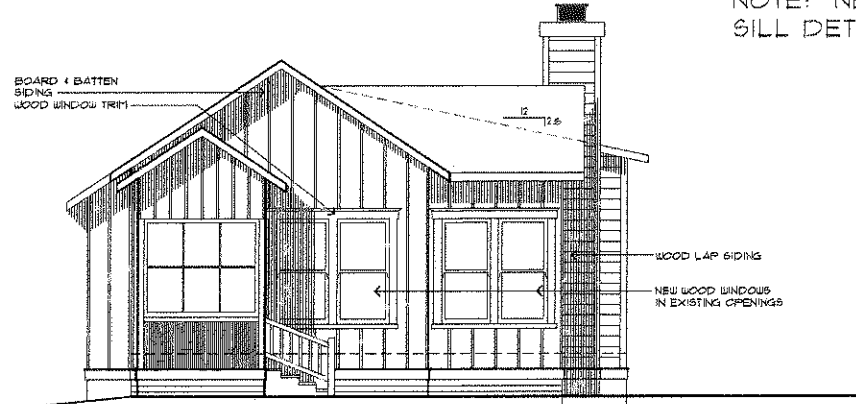
1/4" = 1'-0"



EXISTING NORTH

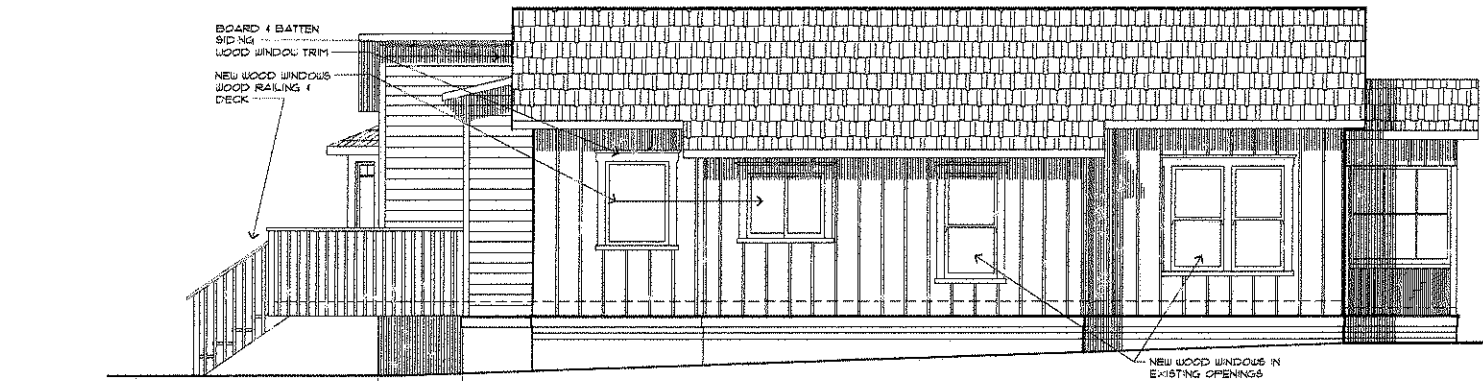
1/4" = 1'-0"

NOTE: NEW WINDOW DETAILS, EAVE DETAILS,  
SILL DETAILS TO MATCH EXISTING



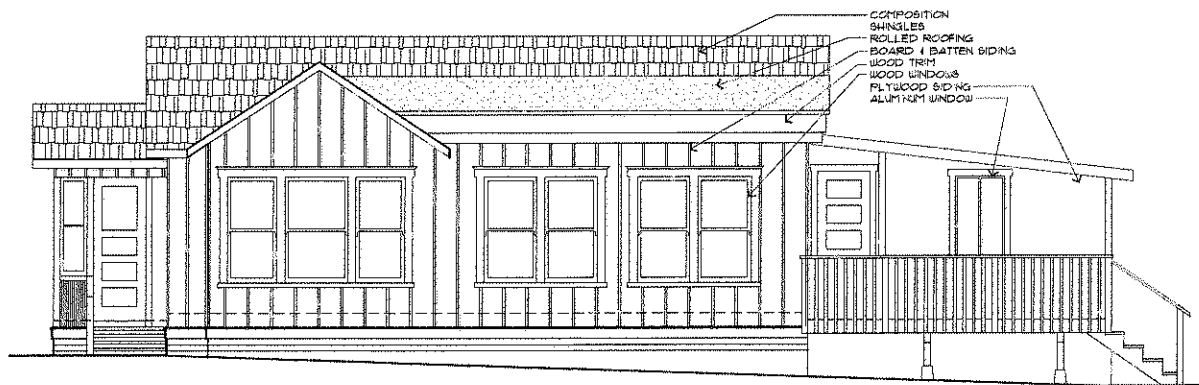
PROPOSED WEST - FRONT

1/4" = 1'-0"



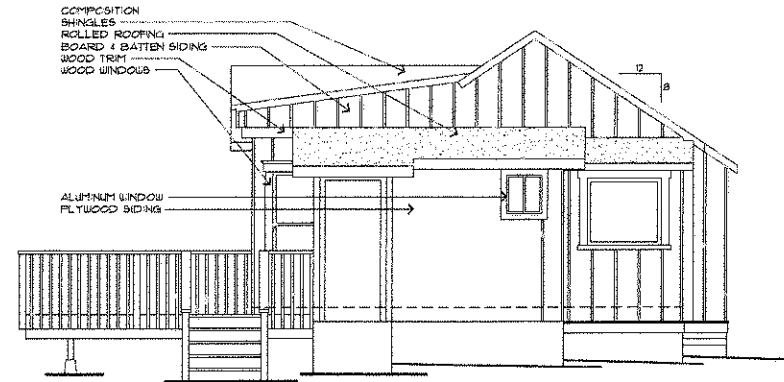
PROPOSED NORTH

1/4" = 1'-0"



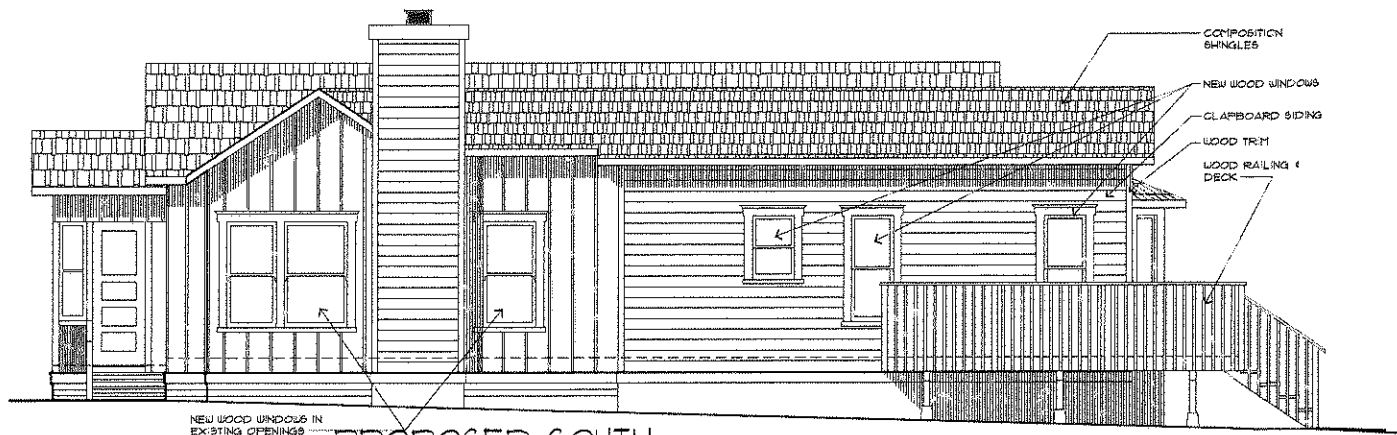
EXISTING SOUTH

1/4" = 1'-0"



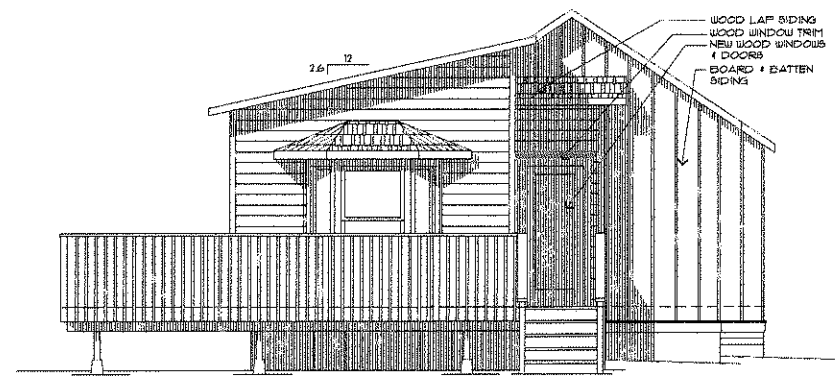
EXISTING EAST - REAR

1/4" = 1'-0"



PROPOSED SOUTH

1/4" = 1'-0"



PROPOSED EAST - REAR

1/4" = 1'-0"

REVISION	
NO.	DATE

WILLIAM C. MEFFORD  
ARCHITECT

P.O. BOX 1072, PACIFIC GROVE, CA 93950  
(831) 373-4567 LICENSE # C-22893

REMODEL AND ADDITIONS FOR:

Mr. & Mrs. Kevin Coogan  
605 CONGRESS AVENUE  
PACIFIC GROVE, CA  
APN 006-554-01

DATE:	6/30/2015
PROJECT NO.:	8008
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NO.:	A-3
OF THREE SHEETS	