



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: <u>DEMO</u>	Fee: _____	Multiple Permit Discount: _____	App. #: <u>15-412</u>
_____	_____	_____	Date: <u>7-29-15</u>
_____	_____	_____	Received By: <u>Laurel O'Helloren</u>
_____	_____	_____	Total Fee: <u>included in AP Fee</u>

Project/Property Information

Project Address: 1249 OCEAN VIEW BOULEVARD APN: 006-011-012
 Lot: 7 Block: 291 Tract: PG BEACH ADDITION
 ZC: R-1-H GP: MD 17.4 du/ac Lot Size: 6,160 S.F.

Project Description: DEMOLITION OF EXISTING HOUSE

Applicant Name: ERIC MILLER ARCHITECTS Phone #: 831-372-0410
 Mailing Address: 211 HOFFMAN AVENUE, MONTEREY, CA 93940
 Email Address: CARLA@ERICMILLERARCHITECTS.COM
 Owner Name: RICHARD & GERRILYN JEST Phone #: _____
FAMILY TRUST
 Mailing Address: 14576 AVENUE 14, MADERA, CA 93637-8922
 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 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 <u>DEMO</u>
<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.**

Carla Washemite 7/23/15 Richard C. Jest 7/23/15
 Applicant Signature Date Owner Signature (Required) Date



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

To: Chair Steres and Architectural Review Board Members

Submitted By: Laurel O'Halloran, Assistant Planner

Subject: Consideration of Demolition Permit No. 15-412 To allow the demolition of a 1,709 sf existing structure

Recommendation:

Review the application and consider a recommendation of approval.

Background and Project Description:

Application: Demo 15-412

Location: 1249 Ocean View Boulevard

APN: 006-011-012

Applicant: Eric Miller/Richard & Gerrilyn Iest

The project site is located at 1249 Ocean View Boulevard. A lot merge will be processed after approval of the demolition of the structure located on APN 006-011-012, 1249 Ocean View Boulevard.

Following the lot merge the applicant has a proposed project consisting of the project site located at 14 Acropolis in the R-1-H zoning district. The subject site is developed with a two story 3,158 sf single-family residence. The proposed project includes a lot merge for the parcel to the north, 1249 Ocean View Boulevard. The combined lot sizes of 6,558 sf and 6,160 sf will create a total lot size of 12,718 for 14 Acropolis.

The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements

Staff Analysis

R-1-H Zoning Regulations: The allowable maximum building coverage is 35% and the proposed project site will have a building coverage of 31%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 45.5%. The allowable maximum gross floor area is 4,309 sf and the proposed project site will create a 4,309 sf residence which would meet the maximum allowed.

Alternatives:

The Board may approve the Demolition permit for 1249 Ocean View Boulevard

The Board may deny the application

Environmental Review:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

1. Draft AP
2. CEQA exemption form
3. Project Plans for 14 Acropolis



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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DEMOLITION PERMIT 15-412 FOR A PROPERTY LOCATED AT 1244 OCEAN VIEW BOULEVARD TO ALLOW THE DEMOLITION OF A OF A 1,709 SF EXISITING STRUCTURE

FACTS

1. The subject site is located at 1249 Ocean View Boulevard, Pacific Grove, 93950 APN 006-011-012
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 project site is located in the R-1-H zoning district.
4. The subject site is 6,160square feet.
5. The subject site is developed with a one story, single family dwelling.
6. The subject property and existing structure underwent an Initial Historic Screening on February 12, 2014 and the structure was found ineligible as an “Historical Resource”
7. The subject property is an archaeologically sensitive area. An archaeological report prepared by Mary Doane and Trudy Haversat July 10, 2001 determined the proposed demolition should not be delayed for archaeological reasons.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(l) (1)

FINDINGS

1. The completed demolition will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood.

PERMIT

Demolition Permit 15-412 to allow the demolition of a 1,709 sf existing structure.

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. **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.
3. **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.

4. **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.
5. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

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 Demolition Permit 15-412 to allow the demolition of a 1,709 sf existing structure.
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 11th day of August, 2015, 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.

Date

Permit No. 15-412



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NOTICE OF EXEMPTION FROM CEQA

6a

Property Address/Location: 1249 Ocean View Boulevard, Pacific Grove, CA 93950

Project Description: Demolition Permit 15-412

Description: To allow the demolition of a 1,709 sf existing structure.

APN: 006-011-012

ZC: R-1 GP: Med Den 17.4 du/ac Lot Size: 6,160 sf

Applicant Name: Eric Miller Architect Phone #: 372-0410

Mailing Address: 1249 Ocean View Boulevard, Monterey, CA 93940

Email Address: carla@ericmillerarchitects.com

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

Exempt Status (Check One) :

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15301(l) (1) Class 1 Categorical Exemption

Exemption Findings:

The project includes the demolition of a 1,709 sf existing structure. Demolition and removal of individual small structure in urbanized areas is allowed under class 1 categorical exemptions section 15301 (l)(1)

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

Signature: *Laurel O'Halloran* Date: July 31, 2015



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Initial Historic Screening Determination

Address: 1249 Ocean View Blvd. APN: 006-011-012
 Owner: Gerrilyn Trust Applicant: Eric Miller

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 04/15/15 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
- _____ (description of known alteration)
 - _____ (type of documentation)
- 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
- or
- 2b. The property does not exhibit unique architectural, site or locational characteristics.
3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:



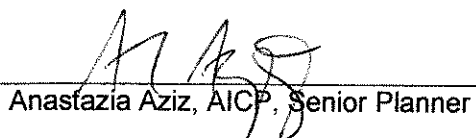
Maureen Mason, HRC Chair

4/15/15
Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.


Anastazia Aziz, AICP, Senior Planner

04/15/15
Date

ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377
SALINAS, CA 93912
(831) 422-4912

PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE OF ASSESSOR'S PARCEL NUMBER 006-011-013, PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

by

Mary Doane, B.A., and Trudy Haversat, RPA

July 10, 2001

Prepared for

Stanley & Francine Blaustein

RECEIVED

JUL 27 2015

COMMUNITY DEV. DEPT.

SUMMARY: PROJECT 3094

RESULTS: NEGATIVE

ACRES: <1/4

SITES: NONE

UTMG: 5.9580/40.5480

MAP: USGS 7.5 MINUTE MONTEREY QUADRANGLE

Note: *SOPA*, the Society of Professional Archaeologists, has been superseded by the new Registry of Professional Archaeologists. Registered Professional Archaeologists are designated by RPA.

INTRODUCTION

In June 2001 Archaeological Consulting was authorized by Craig Holdren of Eric Miller Architects to prepare a Preliminary Archaeological Reconnaissance report for the Blaustein parcel in Pacific Grove, Monterey County, California.

As part of our methodology in the preparation of this report, we have conducted: 1) a background records search at the Northwest Regional Information Center of the California Archaeological Inventory, located at Sonoma State University, Rohnert Park; and 2) a field reconnaissance of the project area. The following report contains the results of these investigations as well as our conclusions and recommendations.

PROJECT LOCATION AND DESCRIPTION

The project parcel is located at 14 Acropolis Street in Pacific Grove, Monterey County, California (see Maps 1 & 2). The Assessor's Parcel Number is 006-011-013 and the Universal Transverse Mercator Grid (UTMG) coordinates for the approximate center of the project area are 5.9580/40.5480 on the USGS 7.5 minute Monterey Quadrangle (1947; photorevised 1983).

At the time of the reconnaissance the parcel contained an existing house with attached garage, a concrete driveway and patio and extensive ground cover, such as iceplant, junipers and gravel. The soil on the parcel was visible in small areas of the front yard, along the sides of the house and in a part of the far rear yard. Overall, soil visibility was considered marginally adequate for the purposes of the reconnaissance.

PROJECT METHODOLOGY

The methodology used in the preparation of this report included two primary steps, as follows:

Background Research

The background research for this project included an examination of the archaeological site records, maps, and project files of the Northwest Regional Information Center of the California Archaeological Inventory, located at Sonoma State University, Rohnert Park, California. In addition, our own extensive personal files and maps were examined for supplemental information, such as rumors of historic or prehistoric resources within the general project area.

The Regional Information Centers have been established by the California Office of Historic Preservation as the local repository for all archaeological reports which are prepared under cultural resource management regulations. The background literature search at the appropriate Regional Information Center is required by state guidelines and current professional standards. Following completion of the project, a copy of the report also must be deposited with that organization.

These literature searches are undertaken to determine if there are any previously recorded archaeological resources within the project area, and whether the area has been included within any previous archaeological research or reconnaissance projects.

Field Reconnaissance

The field reconnaissance was conducted by Mary Doane, B.A., on July 6, 2001. The survey consisted of a "general surface reconnaissance" of all areas which could reasonably be expected to contain visible cultural resources, and which could be viewed without major vegetation removal or excavation.

RESULTS OF THE RECONNAISSANCE

Background Research

The record search of the files at the Northwest Regional Information Center showed that there are twenty-four archaeological sites recorded within one kilometer of the project parcel. The nearest recorded sites are CA-MNT-121 & 122 immediately north across Ocean View Boulevard. There is no site recorded on the project parcel and no evidence of a previous archaeological reconnaissance having been conducted on it.

In addition, the California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed cultural resources which might be present in the project area; none were discovered.

The project area lies within the currently recognized ethnographic territory of the Costanoan (often called Ohlone) linguistic group. Discussions of this group and their territorial boundaries can be found in Breschini, Haversat, and Hampson (1983), Kroeber (1925), Levy (1978), Margolin (1978), and other sources. In brief, the group followed a general hunting and gathering subsistence pattern with partial dependence on the natural acorn crop. Habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. These original sources of water may no longer be present or adequate. Also, resource gathering and processing areas, and associated temporary campsites, are frequently found on the coast and in other locations containing resources utilized by the group. Factors which influence the location of these sites include the presence of suitable exposures of rock for bedrock mortars or other milling activities, ecotones, the presence of specific resources (oak groves, marshes, quarries, game trails, trade routes, etc.), proximity to water, and the availability of shelter. Temporary camps or other activity areas can also be found along ridges or other travel corridors.

Field Research

An occasional small fragment of marine shell in light gray granitic soil was observed. None of the other materials frequently associated with prehistoric cultural resources in this area (dark midden soil, bone or bone fragments, flaked or ground stone, fire-altered rock, artifacts, etc.) were observed during the field reconnaissance.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the background research and the surface reconnaissance, we conclude that the project parcel does not contain surface evidence of potentially significant prehistoric cultural resources. The current project calls for demolition of the existing structure and construction of a new house with a slab-on-grade foundation. Because of this we make the following recommendation:

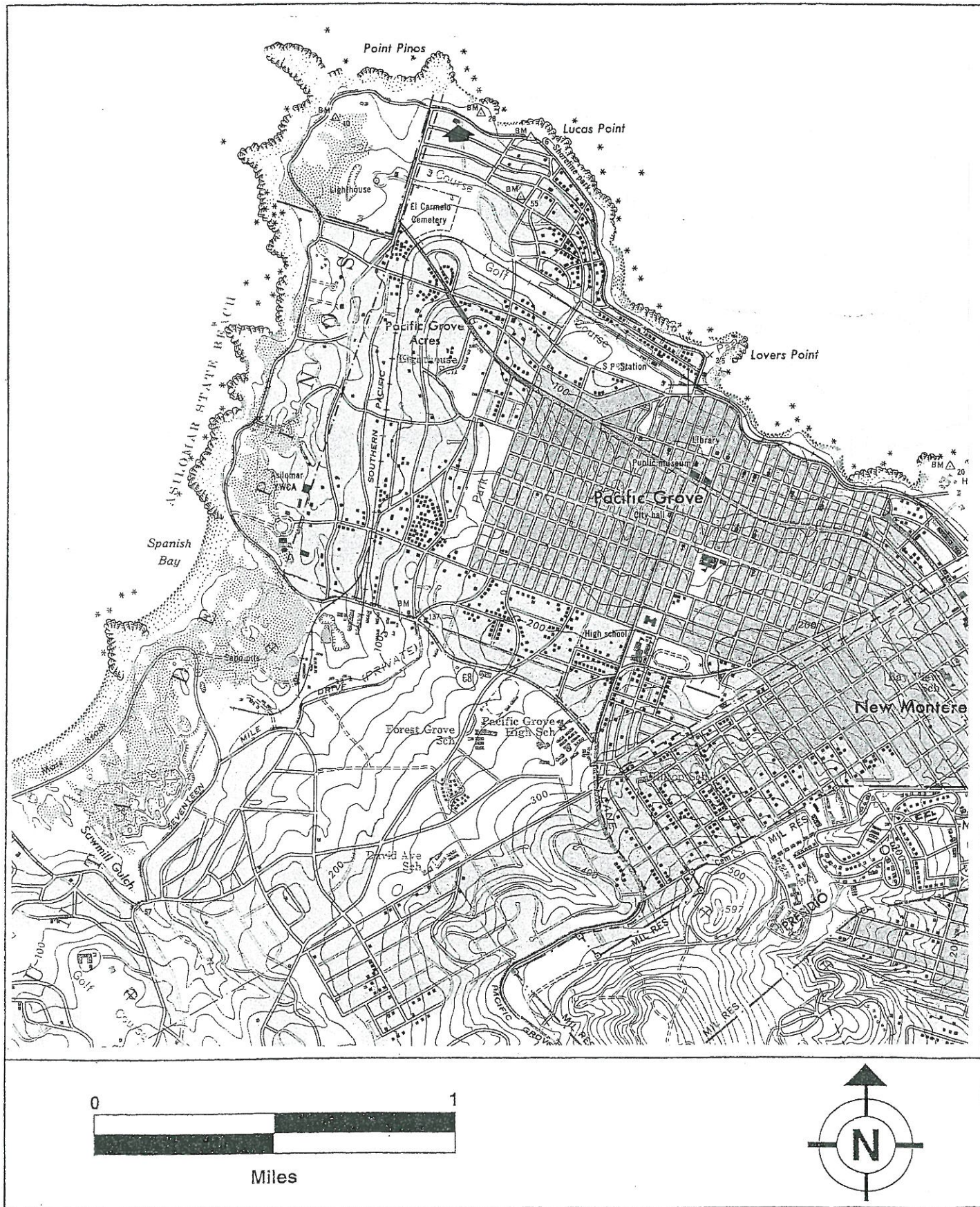
- The proposed project should not be delayed for archaeological reasons.

Because of the possibility of unidentified (e.g., buried) cultural resources being found during construction, we recommend that the following standard language, or the equivalent, be included in any permits issued within the project area:

- If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

REFERENCES

- Breschini, G. S., T. Haversat, and R. P. Hampson
1983 **A Cultural Resources Overview of the Coast and Coast-Valley Study Areas [California]**. Coyote Press, Salinas.
- Kroeber, A. L.
1925 Handbook of the Indians of California. **Bureau of American Ethnology Bulletin 78**.
- Levy, R.
1978 Costanoan. Pp. 485-495 in **Handbook of North American Indians, Vol. 8, California**. Smithsonian Institution, Washington, D.C.
- Margolin, M.
1978 **The Ohlone Way**. Heyday Books, Berkeley.



Map 1. Project Location.

TAX CODE AREA 400

SHORELINE

PARK

OCEAN

VIEW

SURF

AVE

SHELL

AVE

DEL MONTE

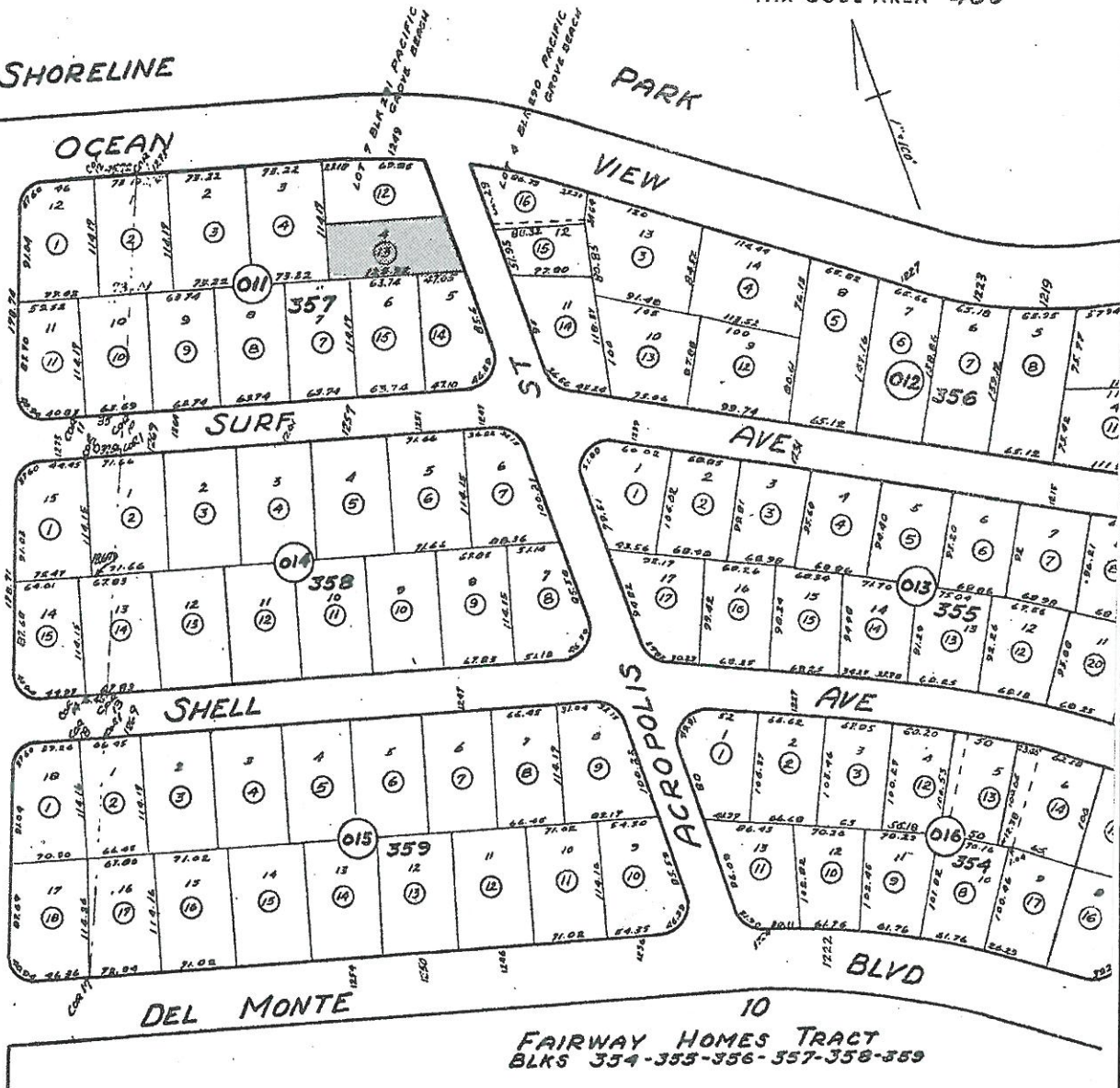
10

BLVD

FAIRWAY HOMES TRACT
BLKS 354-355-356-357-358-359

U.S. LIGHTHOUSE RESERVATION
7-01

ASILOMAR AVE

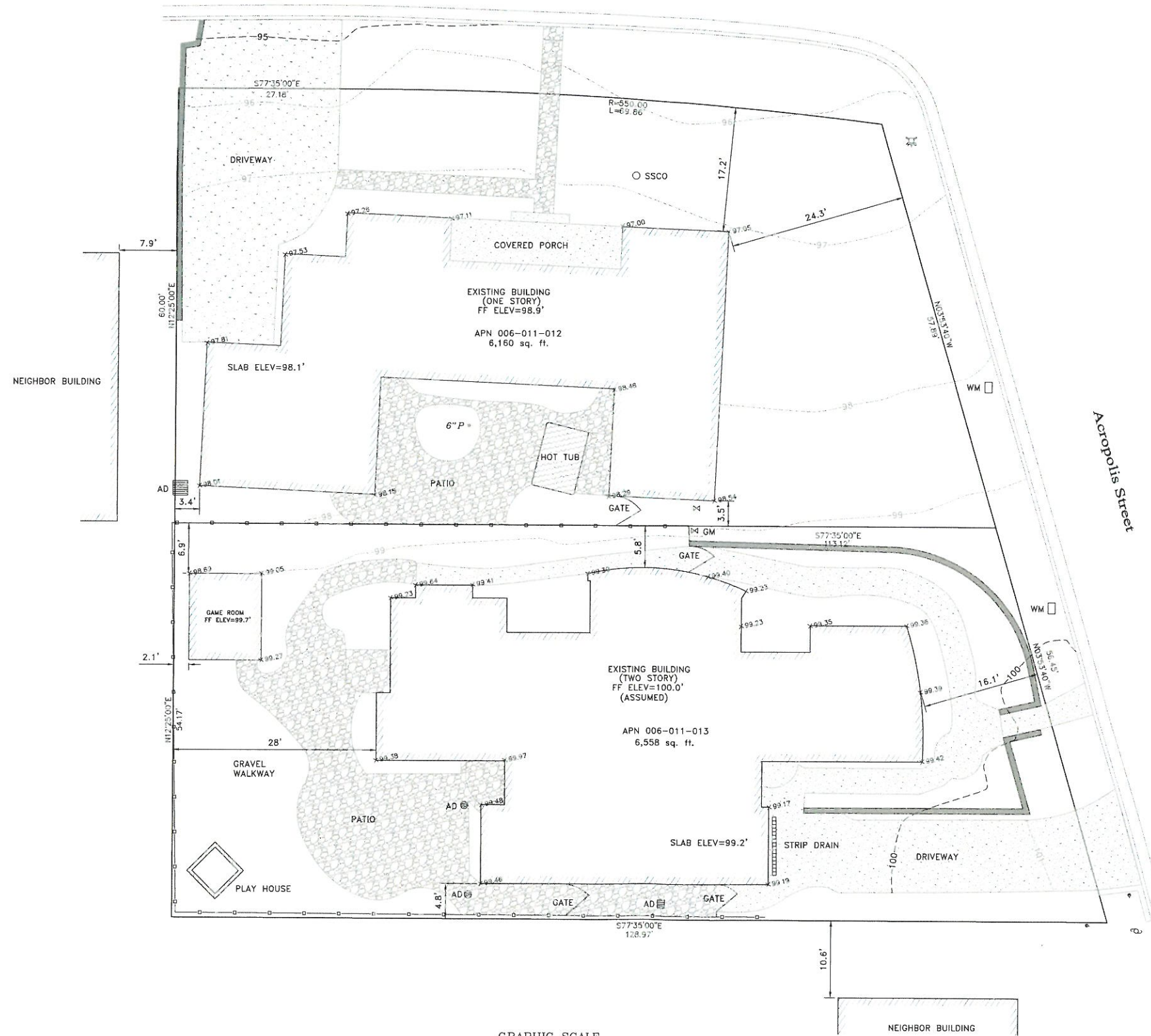


Map 2. Project Location.

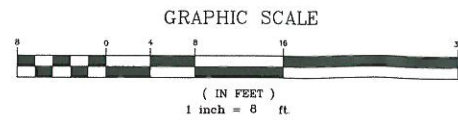


Google

Ocean View Blvd.



EXISTING



Baseline Consulting
13720 Monte Bello
Castroville, California 95012
831-632-0956



TOPOGRAPHIC SURVEYS
ALTA SURVEYS
BOUNDARY SURVEYS

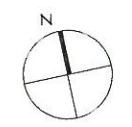
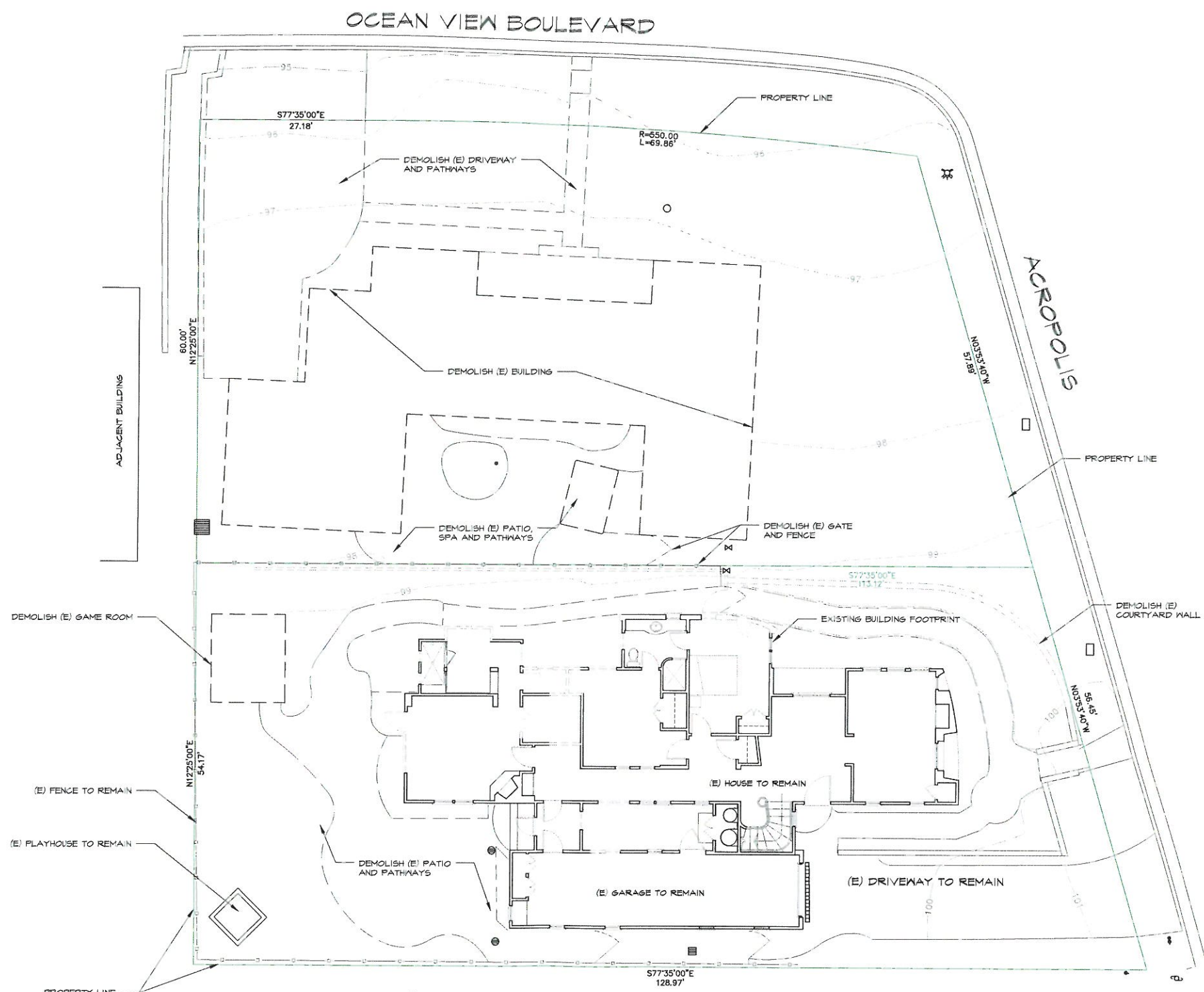
DRAWN BY: M/S
APPROVED BY: KRW
REVISION:
SCALE: 1/8"=1'
DATE: 03-03-2015

SITE PLAN
APN 006-011-012 & 013
1249 Ocean View Blvd. & 14 Acropolis St., Pacific Grove, Ca
prepared for:
Richard & Gerrilyn Iest

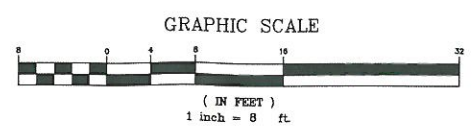
SHEET 1
OF
1 SHEETS

LEGEND	
	NEW WALLS (NOT USED)
	EXISTING WALLS TO REMAIN
	WALLS, DOORS & WINDOWS TO BE REMOVED
	WALLS TO DEMOLISH & REBUILD (NOT USED)

REVISION	No.
6a	



DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"



ADJACENT BUILDING

CONSULTANT:

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

DEMOLITION SITE PLAN
JOB NAME: **Est Residence**
1249 Ocean View Boulevard
Pacific Grove, CA 93950
A.P.N. 006-011-012

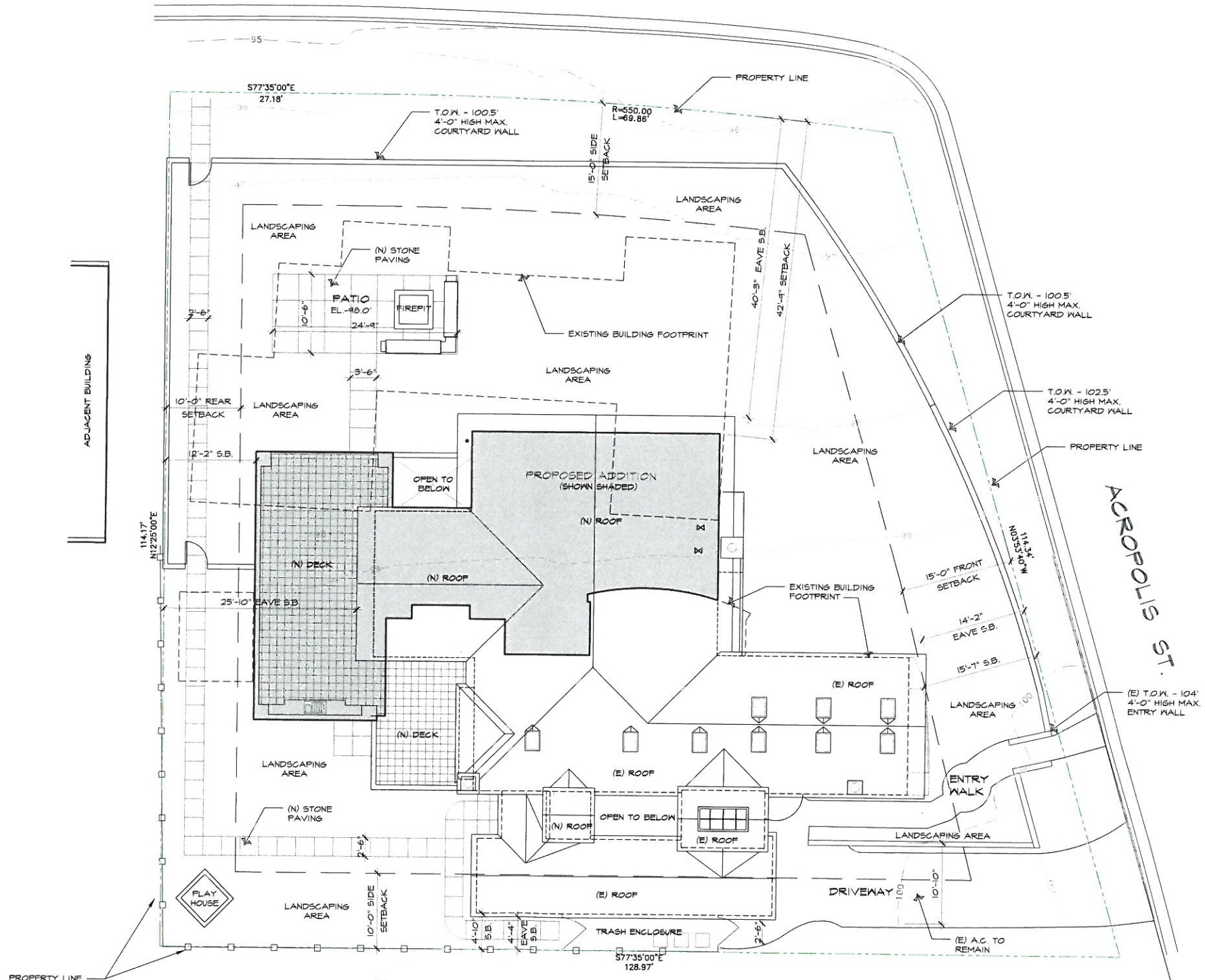
DATE: 7/23/15
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DRAWN: CJH
JOB NUMBER: 15.10

A-1.0
SHEET OF

THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

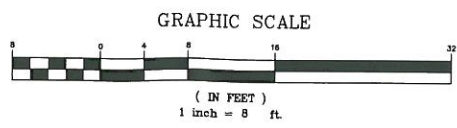
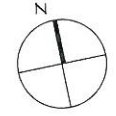
REVISION	No.
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OCEAN VIEW BOULEVARD



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



CONSULTANT:

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PROPOSED SITE PLAN
 JOB NAME: **Est Residence**

1244 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

DATE: 7/23/15

SCALE: 1/8" = 1'-0"

DRAWN: C.J.H.

JOB NUMBER: 15.10

A-1.1
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THE CITY OF MONTEREY, CALIFORNIA, HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE ZONING ORDINANCE. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL MATTERS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVISION	No.
6a	

CONSULTANT:

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

DEMOLITION SITE PLAN

JOB NAME: **West Residence**
 1249 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

DATE: 7/23/15
 SCALE: 1/8" = 1'-0"
 DRAWN: CJH
 JOB NUMBER: 15.10

A-1.2
 SHEET OF



NORTH ELEVATION



NORTHEAST ELEVATION



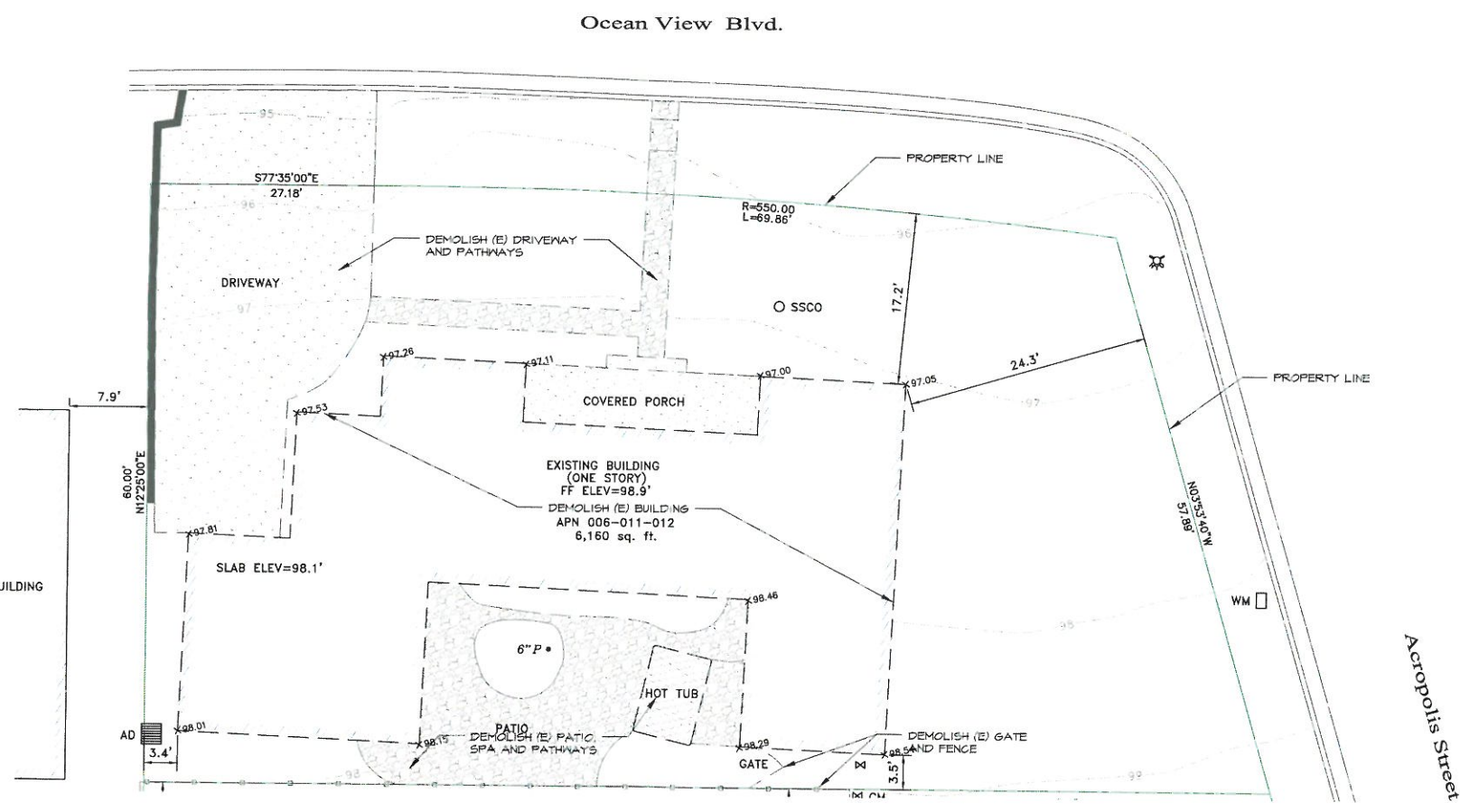
NORTHWEST ELEVATION



EAST ELEVATION

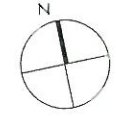


SOUTHEAST ELEVATION



LEGEND

	NEW WALLS (NOT USED)
	EXISTING WALLS TO REMAIN (NOT USED)
	WALLS, DOORS, WINDOWS AND PAVING TO BE REMOVED
	WALLS TO DEMOLISH & REBUILD (NOT USED)



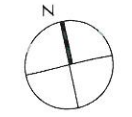
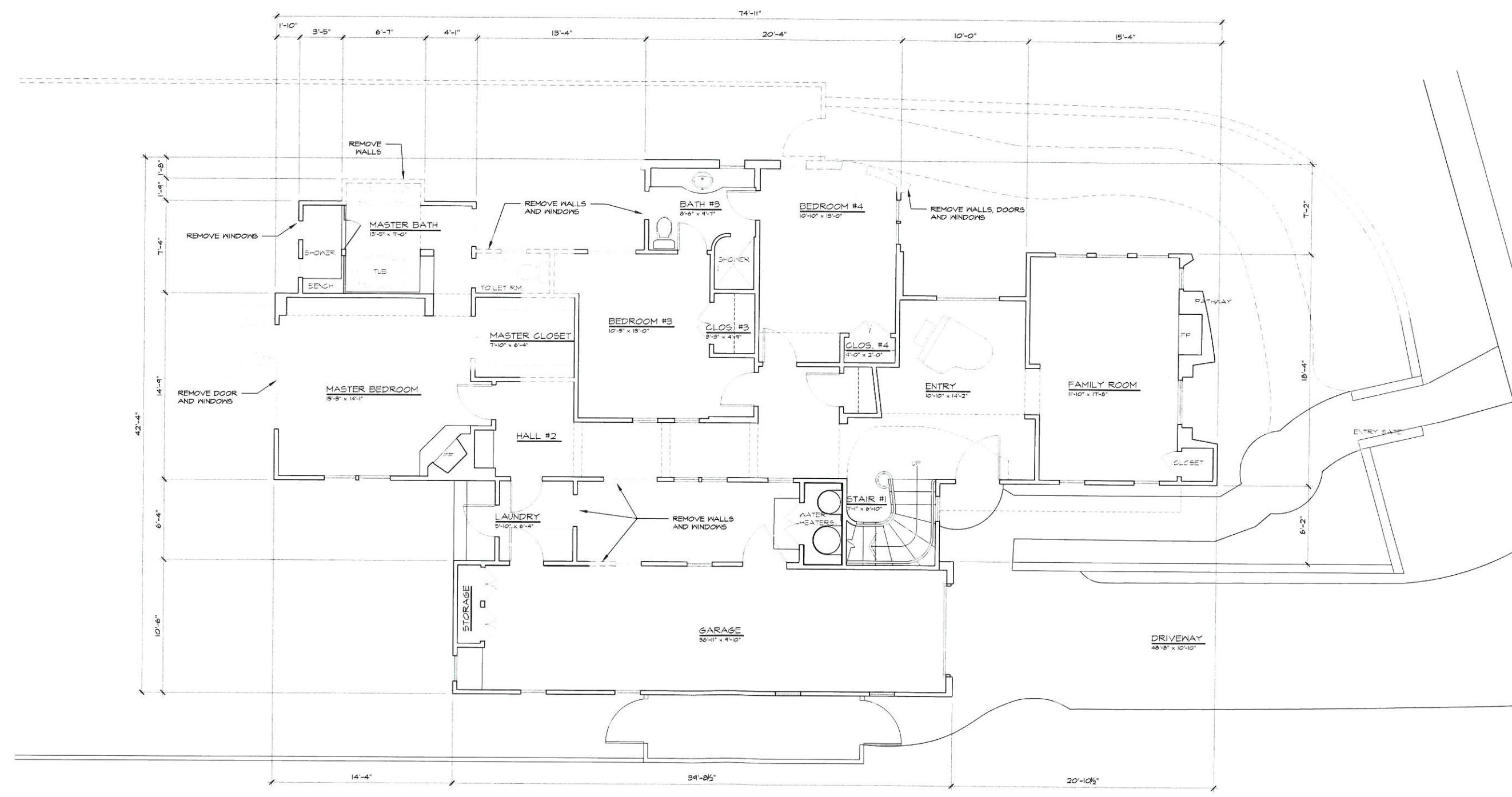
DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

REVISION	No.
6a	

LEGEND

-  NEW WALLS (NOT USED)
-  EXISTING WALLS TO REMAIN
-  WALLS TO BE REMOVED (NOT USED)
-  WALLS THAT ARE TO BE DEMO & REBUILT (NOT USED)
-  GROSS FLOOR AREA THAT ARE NOT COUNTED



FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

DEMO FIRST FLOOR PLAN

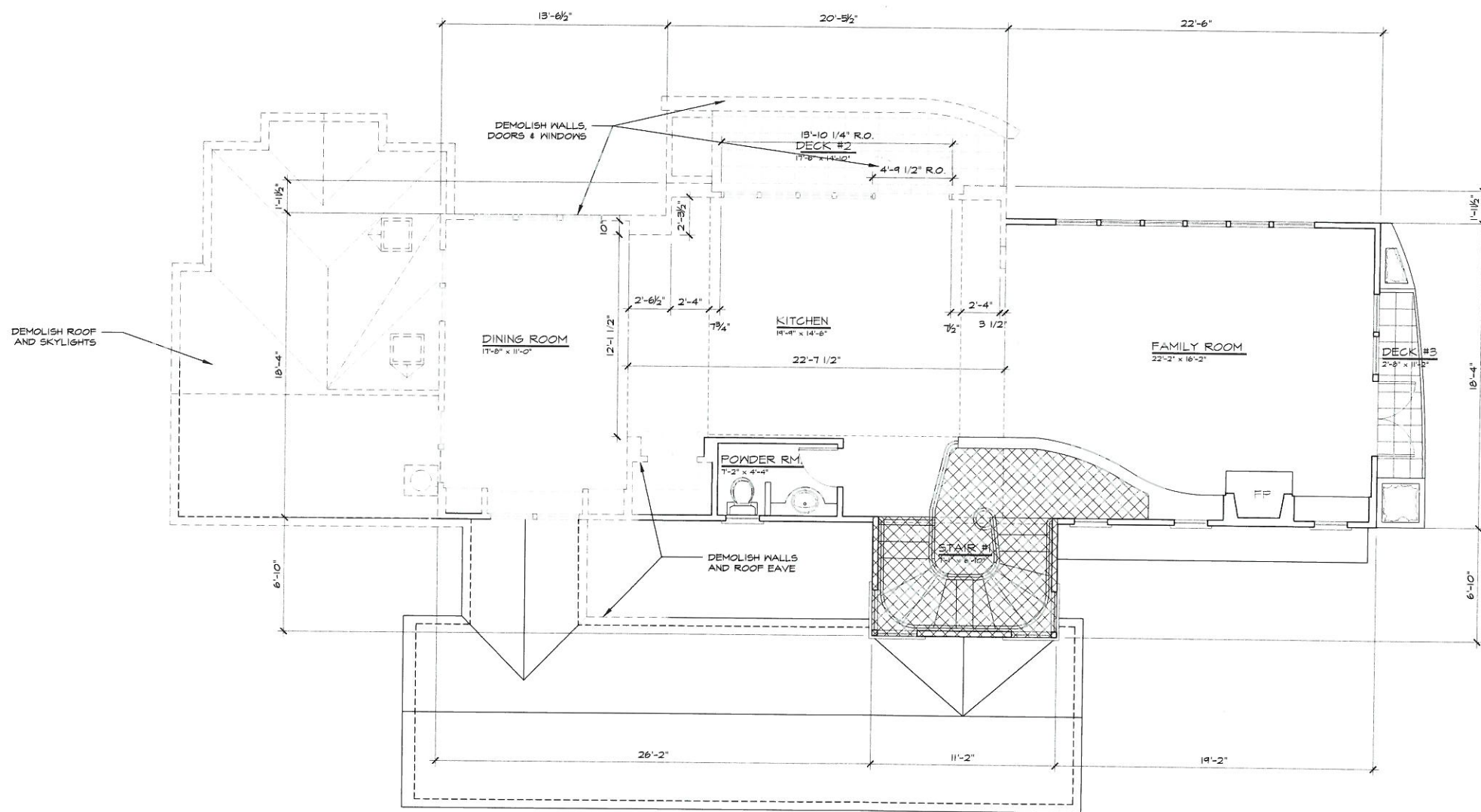
JOB NAME:
West Residence
 1249 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

DATE: 7/23/15
 SCALE: 1/4" = 1'-0"
 DRAWN: C.H.
 JOB NUMBER: 15.10

A-2.1
 SHEET OF

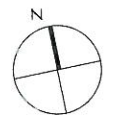
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LEGEND

	NEW WALLS (NOT USED)
	EXISTING WALLS TO REMAIN
	WALLS TO BE REMOVED (NOT USED)
	WALLS THAT ARE TO BE DEMO & REBUILT (NOT USED)
	GROSS FLOOR AREA THAT ARE NOT COUNTED



DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	No.
6a	

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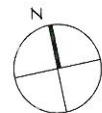
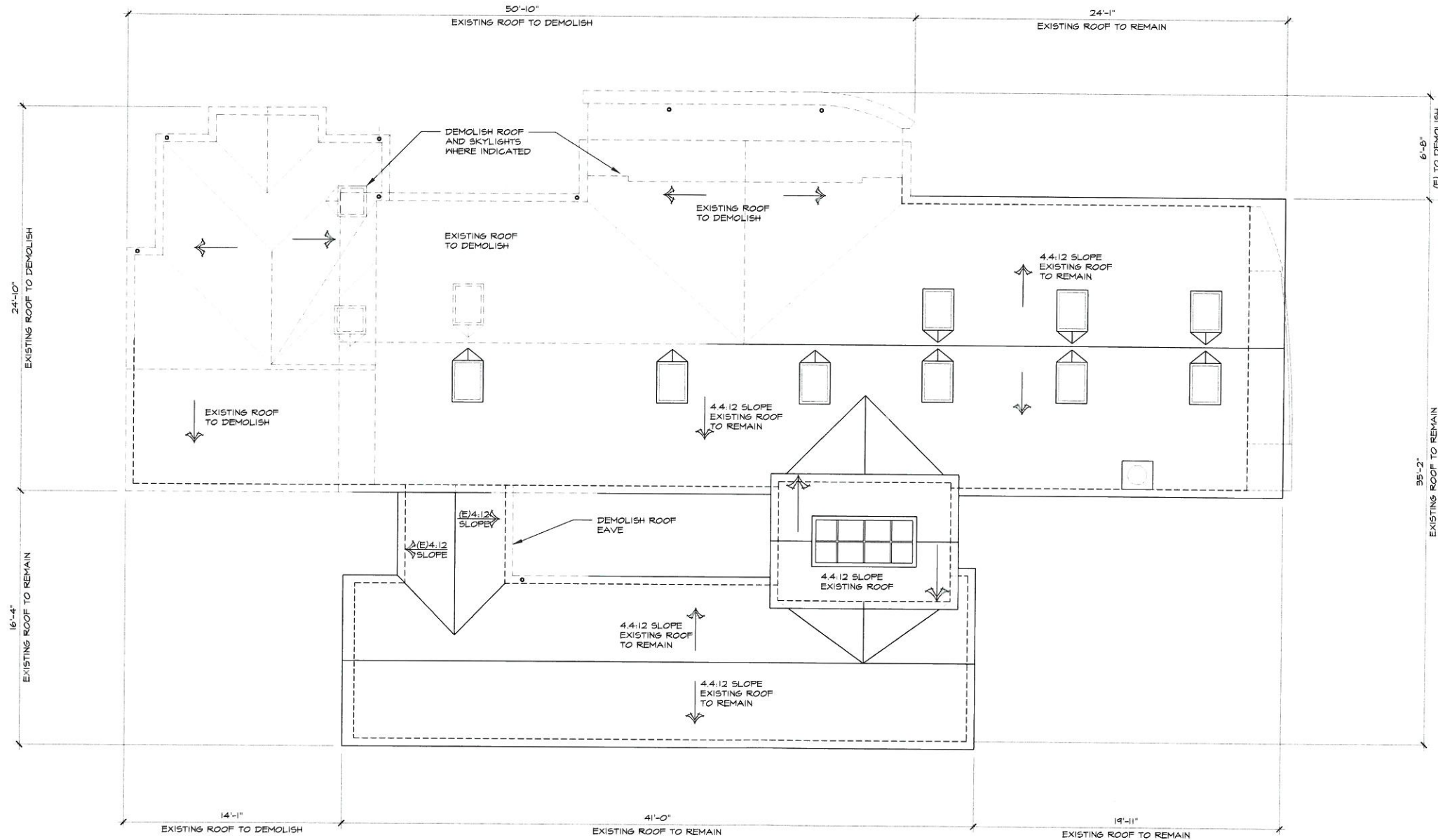
DEMOLITION SECOND FLOOR PLAN

JOB NAME
West Residence
 12419 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

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DEMOLITION ROOF PLAN
 SCALE: 1/4" = 1'-0"

REVISION	No.
6a	

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DEMOLITION ROOF PLAN
 JOB NAME: West Residence
 1244 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

DATE:	7/23/15
SCALE:	1/4" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	1510

A-2.3
 SHEET OF