



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 Architecture and Use Permit (UP) No. 15-317 To allow a first floor addition of 383 sf and a second story addition of 441 sf to a one story 1,259 sf single family historic residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence.

Recommendation:

Review the application and consider a recommendation of approval, approval with recommendations or denial for the Planning Commission

Background and Project Description:

Application: AP 15-131

Location: 701 Congress Avenue

APN: 006-555-001

Applicant: Joshua Stewman/Nancy & Stephen Thompson

The project site is located at 701 Congress Avenue in the R-1 zoning district. The subject site is developed with a one story 1,259 sf single-family residence.

A Phase II Historic Assessment was completed by Kent Seavey April 17, 2015 and determined the proposed project will be executed consistent with the Secretary's Standards for Rehabilitation.

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

A use permit is required when a detached structure is equipped with plumbing pursuant to Pacific Grove Municipal Code Section 23.16.16.21

Staff Analysis

R-1 Zoning Regulations: The allowable maximum building coverage is 40% and the proposed project site is under the 40% building coverage. The allowable maximum site coverage is 60% and the proposed project site is under the 60% site coverage. The allowable maximum gross floor area is 3,063 sf and the proposed project site has a gross floor area of 2636 sf

Staff has concerns about the 2nd floor design. The design proportions of the addition just seem to be inconsistent with the historic style of the house. Staff had recommended adding a larger 2nd story over the garage as an alternative. Staff has recommended the 2nd story windows be multi lite to remain consistent

with the first floor which has several multi lite windows except for one. The applicant has worked with Staff to improve the design and has added a second window on the second story *east* elevation, per Staff suggestion.

Alternatives:

The Planning Commission may approve the Architecture and Use Permit application.

The Commission may also recommend approval of the project without the bathroom in the garage.

The Commission may approve the AP and UP with recommendations on design.

The Commission may continue the hearing with the applicants concurrence return with an alternate design.

The Commission 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 Resolution
2. Application materials
3. Project Plans

PAID
272 82.00
6-10-15
PAID
1325.00
6-15-15

Owes \$1,325



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 | x.50 = 1,141 | 15-0317 |
| UP | \$2,467 | | Date: 6-10-15 |
| | | | Received By: D.G. |
| | | | Total Fee: \$3,607 |

Project/Property Information

Project Address: 701 CONGRESS AVE. APN: 006 - 555 - 001

Lot: 1 Block: 174 Tract: Pacific Grove Addition

ZC: R-1 GP: Med Den. 17.4d/c Lot Size: 6493 sqft.

Project Description: THIS PROJECT INCLUDES THE ADDITION OF A 383 sqft. FIRST FLOOR SUNROOM, AND A 441 sqft. SECOND FLOOR MASTER BEDROOM & BATH. ALSO INCLUDED IS A NEW 593 sqft. DETACHED GARAGE WITH A NEW GIBSON AVE. DRIVEWAY. And a bathroom in the detached garage

Applicant Name: JOSHUA STEWMAN - Homelife Design Studio Phone #: (831) 920-8814

Mailing Address: 1042 EGAN AVE. PACIFIC GROVE, CA 93950

Email Address: joshua@homelifedesignstudio.com

Owner Name: NANCY & STEPHEN THOMPSON Phone #: (831) 920-8814

Mailing Address: 1111 SINEX AVE. PACIFIC GROVE, CA 93950

Email Address: _____

Permit(s)/Request(s)

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination | <input checked="" 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.

Joshua Steyman 5/14/2015
Applicant Signature Date

[Signature]
Owner Signature (Required)

6/2/2015
Date

PROJECT DATA SHEET

Project Address: 701 CONGRESS AVE.

Submittal Date: 6-10-2015 ^{7c}

Applicant(s): NANCY THOMPSON / Homelife

Permit Type(s) & No(s): _____

| | Required/ Permitted | Existing Condition | Proposed Condition | Notes |
|--|------------------------|----------------------------|--------------------------------|-------|
| Zone District | R-1 | | | |
| Building Site Area | 6493 sqft. | | | |
| Density (multi-family projects only) | | | | |
| Building Coverage | 40% | 1339 _{SF} = 20.6% | 2195 _{SF} = 33.8% | |
| Site Coverage | 60% | 2732 SF = 42.1% | 3111 SF = 48% | |
| Gross Floor Area | 3063 SF | 1259 SF | 2636 SF | |
| Square Footage not counted towards Gross Floor Area | | | | |
| Exterior Lateral Wall Length to be demolished*/Total Existing Wall Length | n/a | n/a | 38.1% / 26 lf | |
| Exterior Lateral Wall Length to be built | n/a | n/a | 56 lf | |
| Building Height | 25' | 19' | 24'-3" | |
| Number of stories | 2 | 1 | 2 | |
| Front Setback | 15' | 10' | 10' | |
| <u>NORTH</u> Side Setback (specify side) | | 12' | 12' | |
| <u>SOUTH</u> Side Setback (specify side) | | 11'-10" | 11'-10" - HOUSE 5' - GARAGE | |
| Rear Setback | | 51'-0" | 10'-0" | |
| Garage Door Setback/Back-up Distance | 20' min | — | 20' | |
| Covered Parking Spaces | | 0 | 2 | |
| Uncovered Parking Spaces | | 1 | 1 | |
| Parking Space Size | 9' x 20' | 12' x 30' | 16' x 20' | |
| Number of Driveways | 1 | 1 | 1 | |
| Driveway Width(s) | | 12' | 16' | |
| Eave Projection(s) (Into Setback) | 3' maximum | 24" | 24" | |
| Distances Between Eaves & Property Lines | 3' minimum | 9' 10" | 9'-10" - house 3' - garage | |
| Open Porch/Deck Projections | | front entry porch | front/rear entry | |
| Architectural Feature Projection(s) (Into Setback) | | Window seats (x2) | Window seats (x4) | |
| Number & Category of Accessory Buildings | | 1 = laundry shed | 1 = detached garage | |
| Accessory Building Heights | | 9'-8" | 21'-2" | |
| Accessory Building Setbacks | | | | |
| Distance between Buildings | | 12' | 24'-6" | |
| Fence Heights | | 4' | 4' | |

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



RESOLUTION NO. 15-02

ARCHITECTURAL AND USE PERMIT (UP) NO. 15-317 FOR A PROPERTY LOCATED AT 701 CONGRESS AVENUE TO ALLOW A FIRST FLOOR ADDITION OF 383SF AND A SECOND STORY ADDITION OF 441 SF TO A ONE STORY 1,259 SF SINGLE FAMILY RESIDENCE AND THE ADDITION OF A NEW TWO STORY GARAGE WITH A BATHROOM FOR A TOTAL OF A 2,636 SF TWO STORY RESIDENCE.

FACTS

1. The subject site is located at 701 Congress Avenue, Pacific Grove, 93950 APN 006-555-001
2. The subject site has a designation of Medium Density 17.4 du/ac 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 approximately 6,493 square feet
5. The subject site is developed with a one story 1,259 sf single family dwelling which is on the City's Historic Resources Inventory.
6. A Phase II Historic Assessment was completed by Kent Seavey April 17, 2015 and determined the proposed project will be executed consistent with the Secretary's Standards for Rehabilitation.
7. The subject site currently does not meet the off street covered parking requirements for the R-1 zone.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301.

FINDINGS

1. The proposed use is allowed in the R-1 zoning district with a use permit per Pacific Grove Municipal Code 23.16.021 a use permit is required when a detached structure is equipped with plumbing and;
2. The establishment, maintenance, or operation of the use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
3. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
4. The location, size, and design of the proposed development are compatible with the existing and future land uses in the vicinity because the single family residential pattern with a detached garage is characteristic in the neighborhood and;
5. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
6. The proposed development will meet the parking requirements for the R-1 zone which are 1 covered and 1 uncovered and;

7. The proposed development is in conformance with water management because the water fixture count will go from 10.3 to 10.1 and;
8. The proposed development is consistent with the Secretary of Interior Standards for rehabilitation and;
9. Staff has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The foregoing Findings are adopted as findings of the Planning Commission as though set forth fully herein.
2. Architectural and Use Permit 15-317 is hereby approved, subject to the findings and conditions herein.
3. A resolution signed by the Permittee, acknowledging receipt of the Architectural and Use Permit and acceptance of the terms and conditions must be returned to the Community and Economic Development Department.
4. All activities must occur in strict compliance with the proposal as set forth in the application for Architectural and Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval as a use permit amendment.
5. A Deed Restriction must be recorded with the Monterey County stating the structure will not be converted to a second unit.
6. This permit shall be revoked if a Deed Restriction is not recorded with the County within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
7. Curbs and sidewalks. Install curbs and sidewalks along all public street frontages.
8. These terms and conditions shall run with the land, and it is the intention of the Planning Commission 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 the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
9. 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.

10. 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.
11. 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.
12. 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.
13. All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The Commission 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 Commission authorizes approval of Architectural and Use Permit No. 15-317 to allow a first floor addition of 383 sf and a second story addition of 441 sf to a one story 1,259 sf single family residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence.
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 BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE this 20th day of August, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

WILLIAM FREDRICKSON, 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.

Nancy & Stephen Thompson
Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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NOTICE OF EXEMPTION FROM CEQA

7c

Property Address/Location: 701 Congress Avenue, Pacific Grove, CA 93950

Project Description: AP and UP 15-317

Description: To allow a first floor addition of 383 sf and a second story addition of 441sf to a one story 1,259 sf single family residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence

APN: 006-555-001

ZC: R-1 GP: Med Den 17.4 du/ac Lot Size: 6,493 sf

Applicant Name: Jeanne Byrne, FAIA Architects Phone #: 920-8814

Mailing Address: 1042 Egan Avenue, Pacific Grove, CA 93950

Email Address: Joshua@homelifedesignstudio.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(e) (1) Class 1 Categorical Exemption

Exemption Findings:

The project includes the addition of 1,377 sf, and therefore 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.

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

Signature: *Laurel O'Halloran* **Date:** July 23, 2015

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

7c

April 17, 2015

RECEIVED

Mr. & Mrs. Stephen Thompson
701 Congress Ave.
Pacific Grove, CA 93950

JUN 15 2015

COMMUNITY DEV. DEPT.

Dear Mr. & Mrs. Thompson:

Introduction:

This Focused Phase II Assessment has been prepared on behalf of Stephen & Nancy Thompson, as part of an application for an addition to a listed historic residence. The subject property is located at 701 Congress Ave. (APN# 006-555-001), in Pacific Grove (see photos, plans and drawings provided).

Historical Background & Description:

The subject property is an altered 1909 wood-framed, hip-roofed vernacular cottage. Assessor's and Pacific Grove building records show improvements in 1924. Most of the original 1/1 double-hung wood windows were changed to 1/1 vinyl-clad windows in c. 1986.

Its first appearance on a Sanborn insurance map in 1914 shows a basically rectangular footprint with a partial-width cutaway front porch on the NW corner of the west facing facade. A photograph of the north side and rear (east) elevations of the residence, taken c. 1912 shows the original interior brick chimney north on the Gibson St. side of the house. The existing chimney, on the south side-elevation came after 1924, as did the minor window changes on the Gibson St. elevation toward the rear of the building envelope. The rear entry door is also a later addition. As noted above, vinyl-clad windows were added c. 1986 and the current entry railing in 2006 (see P.G. Heritage documentation and photos provided).

The property is listed as #639 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. It is significant at the local level, in the context of the theme of Pacific Grove's Coming of Age (1903-1926), as per the 2011 Pacific Grove Historic Context Statement. Its period of significance would be c. 1909.

Based on Assessor's records on file with the Heritage Society of Pacific Grove, the original owner was Mrs. Margaret J. Carmack, who later moved to Chico. No original builder has been identified. Henry A. Gilfert, a local carpenter, purchased the property c. 1922 and probably made the early window and chimney changes in 1924 or a little after. He appears as owner on the 1928-29 Pacific Grove Building Classification Record. No biographical information has been found on Mr. Gilfert except a business directory entry in 1926-27, and a brief, undated obituary in the Heritage Society documentation.

Character-defining features of the property include its one-story height; rectangular footprint; narrow, horizontal clapboard wood siding, with a simple, wide frieze at the roof-wall junction; angled bays on the south side and west facing facade; cutaway entry porch on the NW corner of the building envelope, with turned classical columns, and a hipped roof, flared at the eaves. Fenestration is primarily 1/1 double-hung wood, and vinyl-clad sash in a variety of sizes and shapes. A brick interior chimney on the south side-elevation replaced a similar feature on the north side c. 1924.

Evaluation:

The proponents propose to extend the rear of the building envelope approx 15 feet to accommodate a first floor sun room, and add a low, hipped-roof second story bedroom. The design of the proposed second floor on the new addition will be consistent with the city's architectural review guidelines, "to ensure that the historic building's proportions and profile are not radically changed." There will be a code required bedroom egress window in the rear (east) elevation. Proposed window design and part of the exterior wall-cladding will differentiate the new work from the old. They also propose to replace the existing c.1986 vinyl-clad windows with new wood windows to match, in kind, remaining examples of the original 1909 1/1 double-hung wood windows. Some window sizes would change to address interior modifications for compatible contemporary living. They would like to remove the 2006 front entry hand rails and replace them with new wood railing compatible with the character of the historic feature (see photos, plans and drawings provided).

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service Illustrated Guidelines for Rehabilitating Historic Buildings, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is on a secondary and altered elevation.

The proposed new work will be generally differentiated from the old. New elements will match the existing for continuity of design, the work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired.

NOTE: The California Environmental Quality Act (CEQA) states that proposed alterations and additions to listed historic properties should be "proportionate to the level of significance of an historic resource based on its relative importance in history."

Impacts of the Proposed Project:

The owners have proposed the following alterations and additions for contemporary usage.

WEST (FRONT) ELEVATION (primary, altered)

The current vinyl-clad fenestration will be replaced with 1 / 1 double-hung wood windows, matching in kind, existing examples of the original 1909 wood windows, consistent with the Secretary's Standards #5. & #6 The existing c. 2006 entry hand rails will be replaced by wooden railing more compatible with the historic character of the residence (see the Secretary of the Interior's Standards, Photos #1 & #2, and plans & drawings provided).

NORTH SIDE-ELEVATION (primary, altered)

Add two-story addition to the rear (east) of this elevation. The ground floor will extend the building envelope approx 15 feet to the east. The second floor bedroom will project approx. 14 feet west into the existing original roof space. The pitch of the new hipped roof will not have the eave flare of the original 1909 roof, and the wall cladding of the bedroom space will be shingled, consistent with Standard #9, differentiating the new from the old, and Standard #10, in that if removed in future the essential form and integrity of the 1909 roof can be returned to its original appearance and be unimpaired. The sun room ribbon band of tall windows will differentiate the new ground floor addition from the old (see the Secretary of the Interior's Standards, Photo #3, and plans & drawings provided).

EAST (REAR) ELEVATION (secondary, altered)

This elevation has been considerably modified over time, by window and door changes to the original one-story house (see photos #4 & #5 provided). The void for the existing rear door will be retained for interior access. The proposed new construction will bring the ribbon windows around the building envelope from north to south, with the new entry door near the south end of these sun room features. An existing original smaller window in the current elevation (see photo #6 provided), will be reused to bring light and air into a laundry room to be located at the SE corner of the addition, consistent with Standard #5, regarding the retention of distinctive materials and features.

SOUTH SIDE-ELEVATION (secondary, altered)

The proponents propose to remove and replace a small window off the SW corner of this elevation with a full size 1 / 1 double-hung wood window, matching in kind the 1909 original wood windows. The small window may be used to provide a bathroom near the east end of the new addition on this elevation with code required light and air, consistent with Standard #5 noted above (see photo #7 provided).

The subject property was listed in a local historic resource survey 1977, and subsequently added to the Pacific Grove Historic Resource Inventory as having potential historic or architectural significance because it contributed to the character of Pacific Grove (see Pacific Grove Heritage Society documentation provided).

The subject property is a good example of the Secretary of the Interior's edict encouraging the placing new additions on non-character-defining elevations and locating alterations to historic properties in areas where previous alterations already exist.

As proposed, the work shall reuse, to the extent feasible, available historic building materials, and where necessary match required replacement features in kind. New work, particularly along the altered north side and rear elevations, are clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

NOTE: A new garage, consistent with the design character of the proposed addition, will be part of the Thompson project. However, because of its physical distance from the subject property at the east end of the large parcel, it should be treated as new construction and not part of the rehabilitation review.

CONCLUSION

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the Secretary of the Interior's Standards for the treatment of Historic Properties under the standard for Rehabilitation (see supporting documentation and photos plans & drawings attached). No mitigation is needed for this project.

Respectfully Submitted,

K. J. Slaw

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

701 Congress Ave.-Pacific Grove

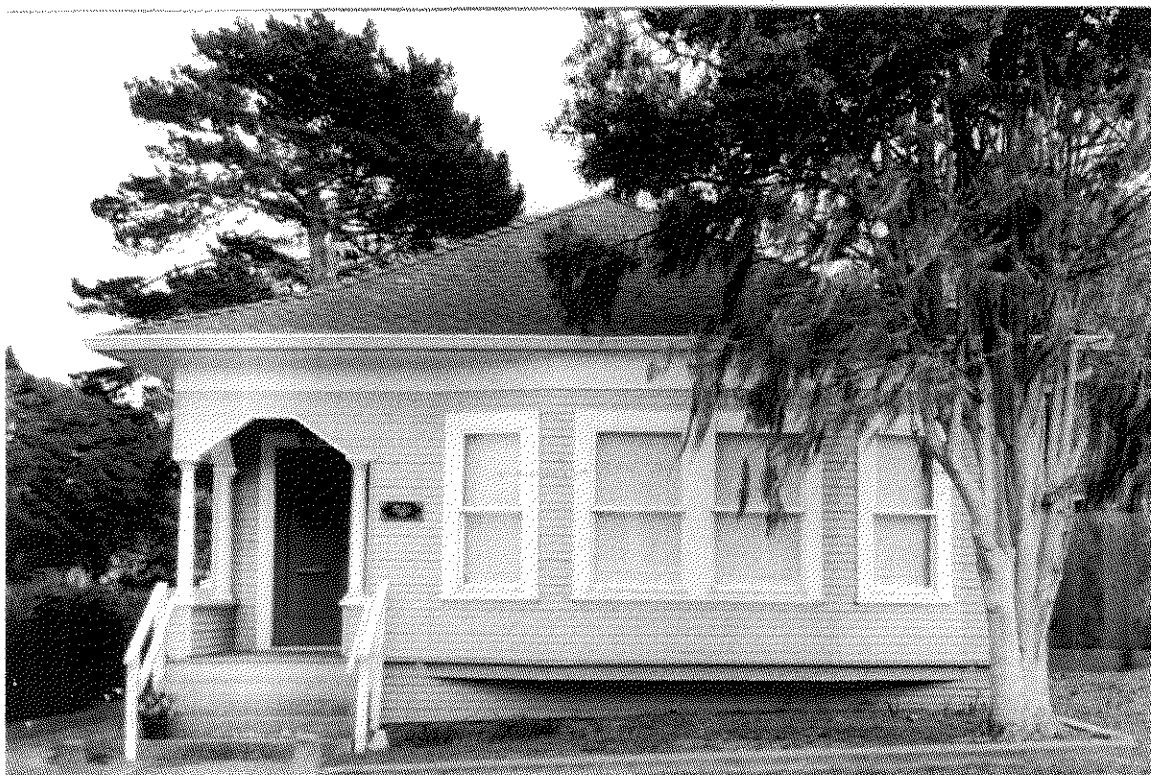


Photo #1. Looking east at the west facing facade
April, 2015.



Photo #2. Looking SE at the west facing facade &
north side-elevation, April, 2015.



Photo #3. Looking south at the north side-elevation,
April, 2015.

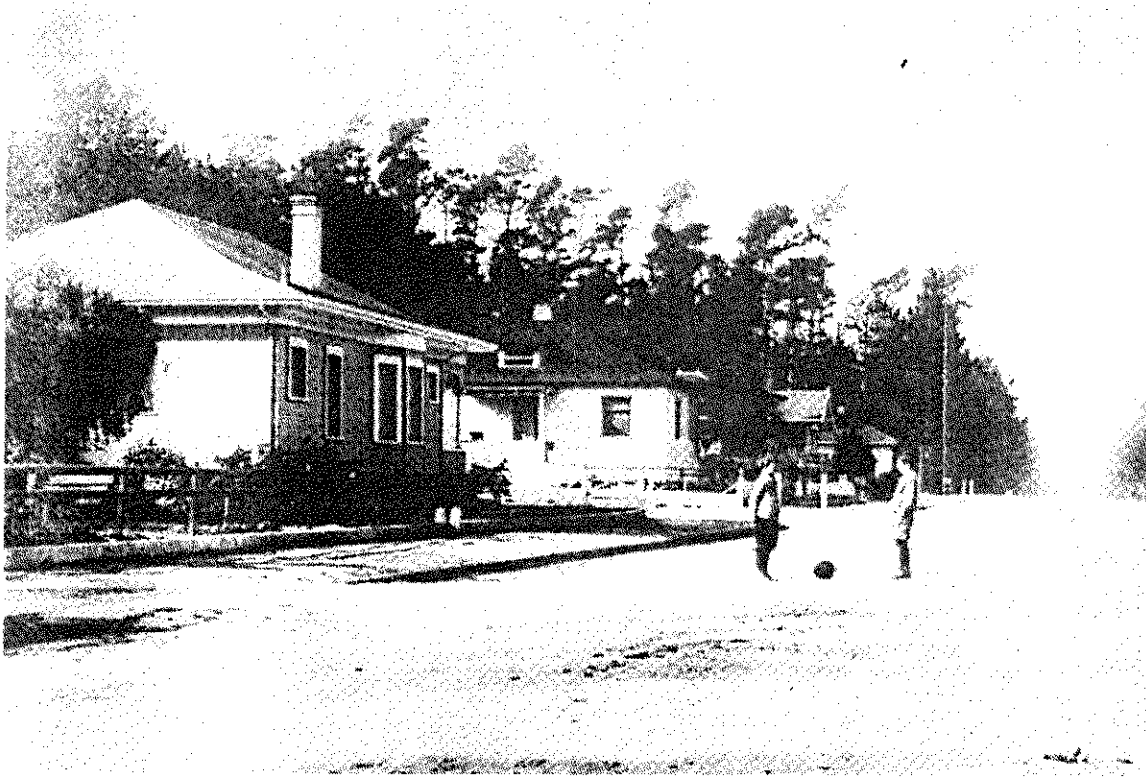


Photo #4. Looking east along Gibson c. 1912 at the north
side & rear elev., note original fenestration,
April, 2015.



Photo #5. Looking west at the rear (east) elevation, note fenestration changes from c. 1912. April, 2015.



Photo #6. Looking west at the rear (east) elevation, note small window for proposed reuse, April, 2015.

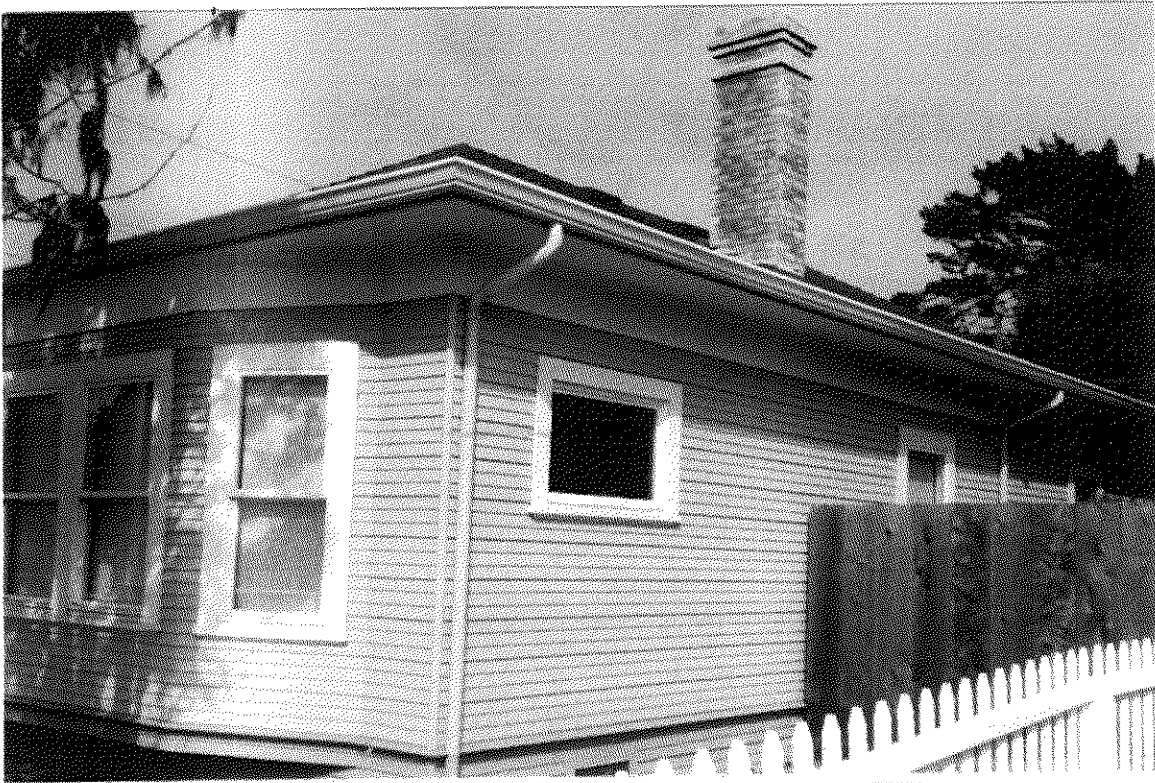


Photo #7. Looking NE at the SW corner of the residence, note small window for full scale window replacement, & its reuse on this same elevation, April, 2015.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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 a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



The Heritage Society of Pacific Grove

P.O. Box 1007 • Pacific Grove • California • 93950 • (831)372-2898

info@pacificgroveheritage.org • www.pacificgroveheritage.org

April 24, 2012

Nancy and Stephen Thompson
111 Sinex Avenue
Pacific Grove, California 93950
Dear Nancy and Stephen:

This is in response to your January 19, 2012 Historical Plaque Request for 701 Congress Avenue. Your request was researched by the Pacific Grove Heritage Society's Research Team. A recommendation was subsequently submitted to the Heritage Society's Board of Directors and your request was approved.

Tax and assessor records indicate that the property was first assessed in 1909. The earliest footprint of your home available to us was on the 1914 Sanborn Map. We were able however to confirm the construction date to be 1909, based on information provided on the 1928 Building Classification and Computation Record report. The original owner of record was Mrs. M.J. Carmack. There were several building permits issued over the years and in 2009 the City determined that there was an unsafe partially built structure on the rear of the lot. Regardless, the Heritage Society Board felt that the additions and changes made to the house enhanced the home and it was felt that the historical integrity of the original structure had been retained.

You will be contacted by the Heritage Society when the plaque is completed. You can pick the plaque up at the Heritage Society Barn located at 605 Laurel Ave. in Pacific Grove. Completion of the plaque can take three to six months depending on the backlog of requests.

Thank you for your interest in the Pacific Grove Heritage Society. I have included a P.G. Historical Society brochure for your review. If you are not a member, please consider joining us. The annual membership fees are on page 4 of the enclosed.

If you have any further questions please contact our representatives at: (831) 372-2898.

Respectfully, Jim Hogan, Heritage Society Research Team.

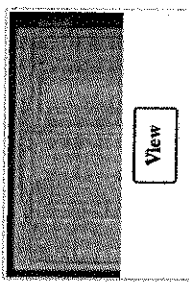
BLOCK 174 LOTS 1,2

701 CONGRESS

5th Addition to Retreat

| <u>DATE</u> | <u>OWNER</u> | <u>Assmnt on Imprvmt</u> | <u>Remarks</u> |
|-------------|----------------------------|--------------------------|----------------|
| 1909 | Mrs. M. J. Carmack | \$900 | |
| 1910-12 | " " " " | \$1080 | |
| 1913 | " " " " | \$1000 | |
| 1914-21 | John H. & Sarah Bridwell | \$800 | |
| 1922-24 | Henry E. & Anne L. Gilfert | \$800 | |
| 1925-26 | " " " " " " | \$950 | |

Margeret J Carmack in the 1910 United States Federal Census



- View blank form
- Add alternate information
- Report issue

Hezikiah
b

Name: Margeret J Carmack

Age in 1910: 39 [39]

Birth Year: abt 1851 [abt 1871]

Birthplace: Missouri

Home in 1910: Pacific Grove, Monterey, California

Race: White
Gender: Female

701 Congress

Relation to Head of House: Wife

Marital Status: Married

Spouse's Name: Hezikiah Carmack

Father's Birthplace: Virginia

Mother's Birthplace: Virginia

Neighbors: View others on page

| Household Members: | Name | Age |
|--------------------|--------------------|---------|
| | Hezikiah Carmack | 84 |
| | Margeret J Carmack | 39 [39] |

Save Cancel

Provided in association with National Archives and Records Administration

Suggested Records ?

- 1880 United States Federal Census Josephine Carmack
- 1900 United States Federal Census Margaret Carmack

Write a comment...

Make a Connection
Find others who are researching Margeret J Carmack in Public Member Trees

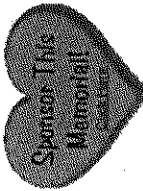
FIND A GRAVE



- [Begin New Search](#)
- [Refine Last Search](#)
- [Cemetery Lookup](#)
- [Add Burial Records](#)
- [Help with Find A Grave](#)

- Find all Carmacks in:
- [Chico Cemetery](#)
 - [Chico](#)
 - [Butte County](#)
 - [California](#)
 - [Find A Grave](#)

- [Top Contributors](#)
- [Success Stories](#)
- [Discussion Forums](#)
- [Find A Grave Store](#)
- Logged in as:
- [Denise Sallee](#)
- [Contributor Tools](#)
- [Log Out](#)



Advertisement

5 Foods you must not eat:
 Cut down a bit of stomach fat every
 day by never eating these 5 foods



Hezekiah Carmack

Memorial Photos Flowers

Share Edit

[Learn about sponsoring this memorial...](#)

Birth: 1826
 Pennsylvania, USA
 Death: 1911
 Butte County
 California, USA

"... In July, 1877, Mrs. Henderson married Hezekiah Carmack, a native of Pennsylvania and of Scotch descent. He came across the plains in 1852 and followed mining in Butte County. In 1859 he went to Virginia City, Nev., and was one of the founders of the Savage mine. Some years later he sold his interest and engaged in ranching at Truckee Meadows, afterwards removing to Pitt River country. When he sold out he returned to Butte County and bought a ranch on the Shasta road and this was practically the scene of his operations the remainder of his life. Mr. and Mrs. Carmack had spent some years at Pacific Grove, California, in 1907, and that year he died, just one week after their return. Source: "History of Butte County, Cal.," by George C. Mansfield, Pages 504-509, Historic Record Co., Los Angeles, CA, 1918.

Family links:
 Spouse:
 Margaret Josephine Taylor Carmack (1848 - 1913)*

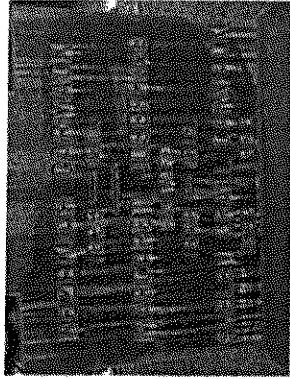
Children:
 Shelby Crall Carmack (1862 - 1945)*

[*Calculated relationship](#)

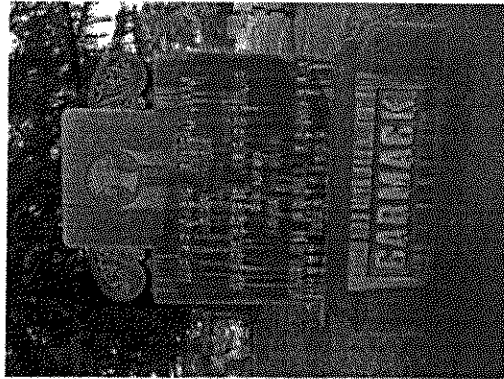
Burial:
 Chico Cemetery
 Chico
 Butte County
 California, USA
 Plot: Sec 17, Lot 55 sp 2

[Edit Virtual Cemetery info \[?\]](#)

Maintained by: [Adriana](#)
 Originally Created by: [J](#)
 Record added: Nov 01, 2010
 Find A Grave Memorial# 60949629



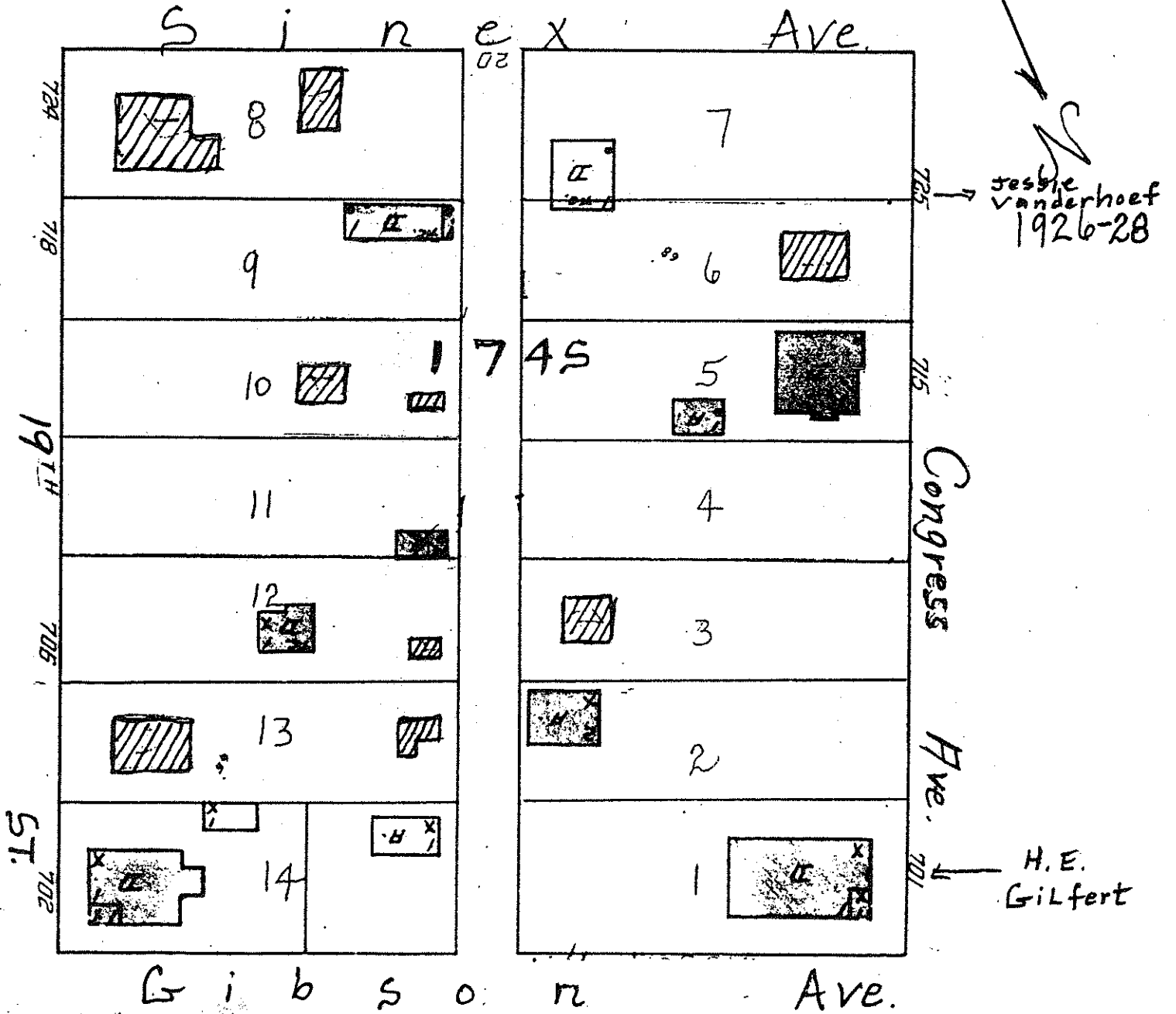
Added by: J



Added by: J

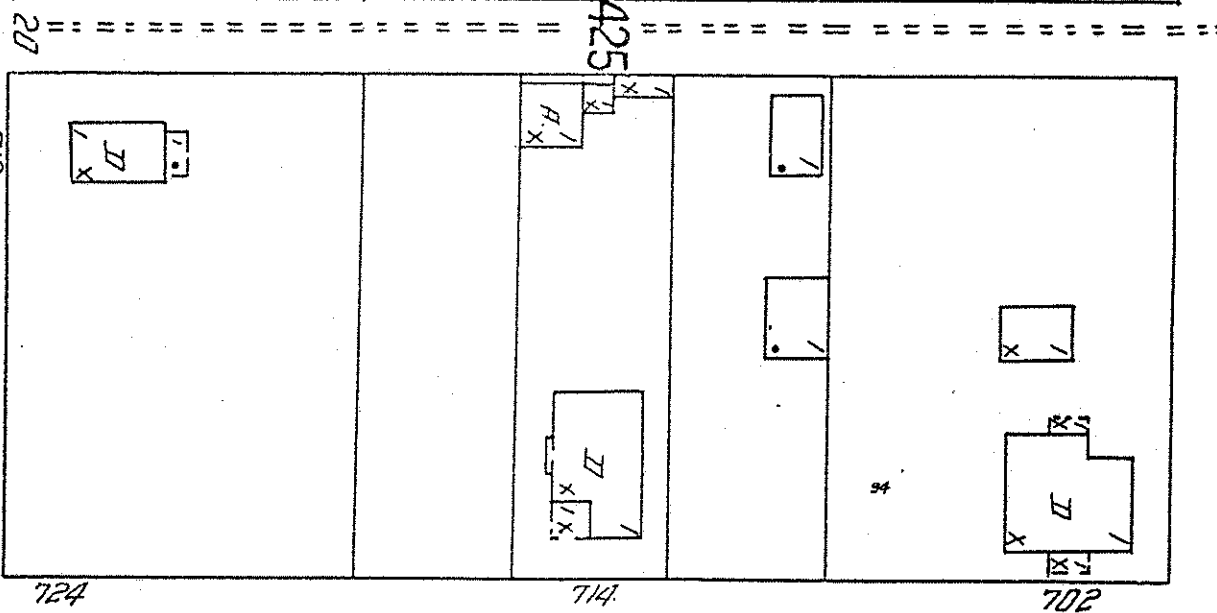
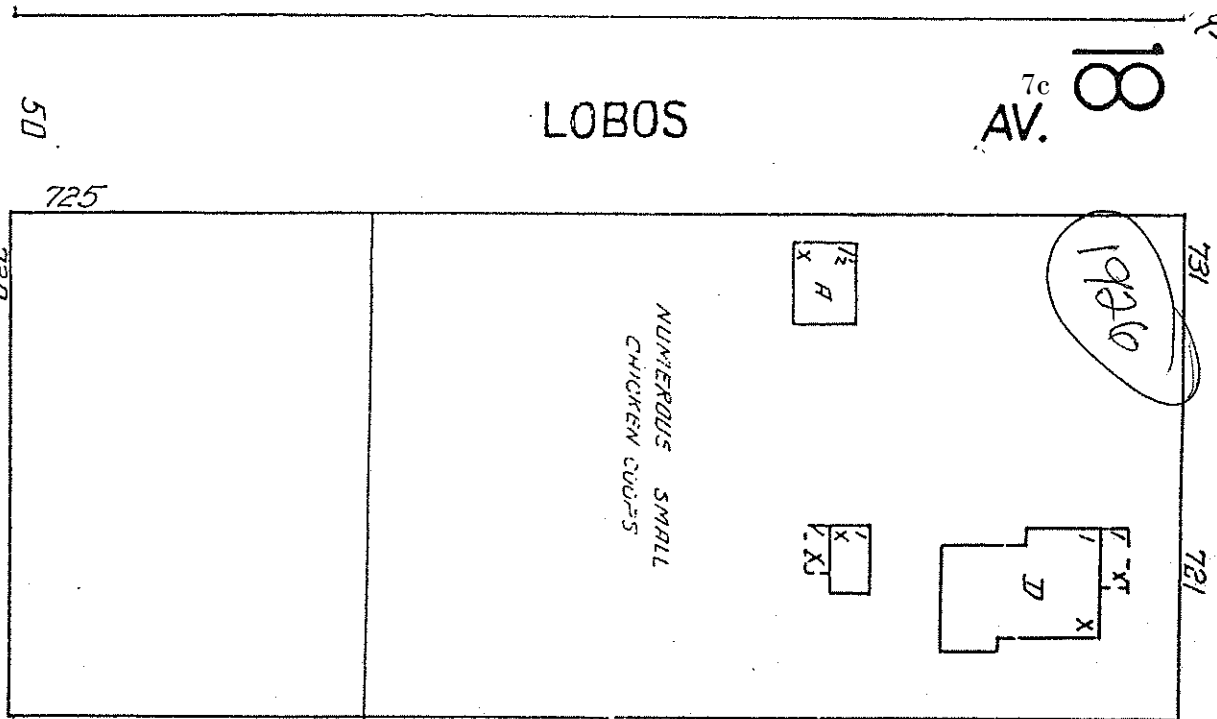
| OWNER | | BLOCK 174 [Fifth Addition] P.G. | | |
|-------------------|--------------------------------|---------------------------------|----------|--|
| MRS. M.J. CARMACK | | ABSTRACT OF TITLE | | |
| LOT | ADDRESS & STREET | DEED DATE | REMARKS | |
| 1 | 701 Congress Ave. | 6-16-10 | | |
| 2 | | | | |
| 1 | JOHN H. & SARAH J. BRIDEWELL | 1-9-14 | | |
| 2 | | | | |
| 1 | HENRY E. & ANNIE L. GILBERT | 11-5-21 | | |
| 2 | | | | |
| 3 | W.S. CLARK | 1-5-21 | | |
| 4 | | | | |
| 3 | LEON E. TARBELL | 3-1-23 | | |
| 3 | P.G. REALTY COMPANY | 10-8-27 | | |
| 4 | DANIEL G. AMBROSE | 8-12-26 | | |
| 5 | CARDIE A. & ELIZABETH M. HART | 717 Congress Ave. | 2-10-26 | |
| 6 | GEORGE E. & IRENE L. STOPP | 721 Congress Ave. | 1-19-26 | |
| 7 | | 715 Congress Ave. | | |
| 7 | MRS. MINNIE A.V. DAVELAY | 9-14-27 | | |
| 8 | THOMAS P. & LILLIAN R. MONEY | 724 19th. St. | | |
| 8 | WALTER F. & JENNIE BREYER | 8-11-26 | | |
| 9 | JOHN E. & ANNA C. YOUNG | 722 19th. St. | 12-15-27 | |
| 10 | NETTIE J. REUTER | 718 19th. St. | 12-10-26 | |
| 10 | W.A. WILSON | | 11-24-27 | |
| 11 | WILLIAM SCOFIELD | | 9-18-20 | |
| 12 | HATTIE R. BRADNER | 710 19th. St. | 9-25-19 | |
| 12 | ROY C. & FLORA T. WELCH | | 1-28-27 | |
| 13 | JAMES P. EVANS | 704 19th. St. | 1-24-20 | |
| 13 | WALTER EARLE & CARRIE B. HOOKE | | 7-13-25 | |
| 14 | FLORENCE J. EVANS | 702 19th. St. | 10-4-11 | |
| 14 | JESSIE C. SMYTH | | 5-27-24 | |

BLOCK 174 [Fifth Addition] P.G.
N. Gibson Ave.
E. 19th. St,
S. Sinex Ave.
W. Congress Ave.

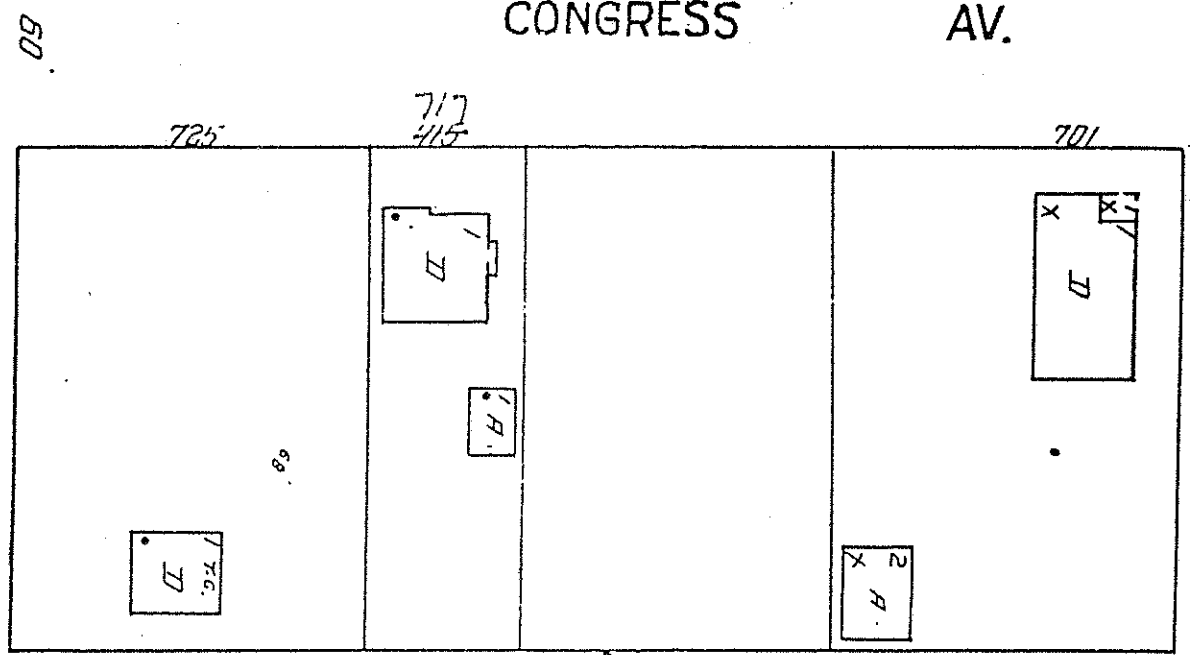


18^{7c} AV.

LOBOS



CONGRESS AV.



SINEX

G.W.P.

60

50

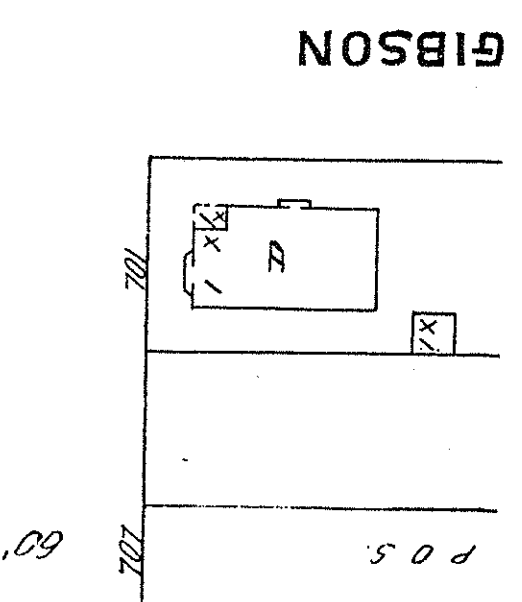
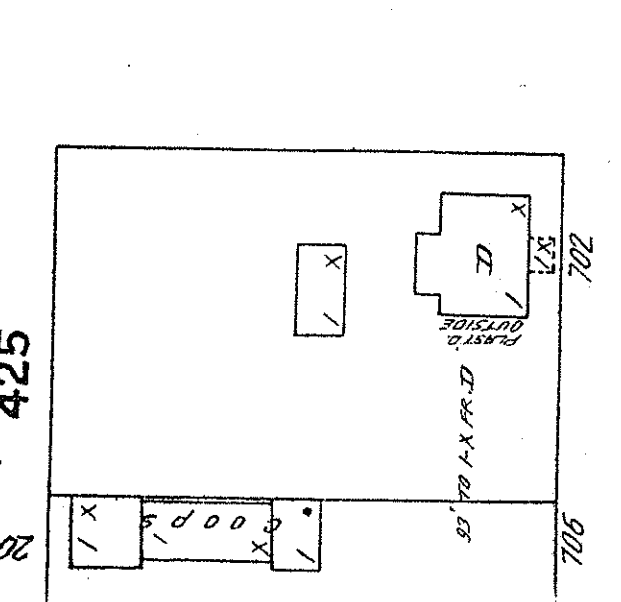
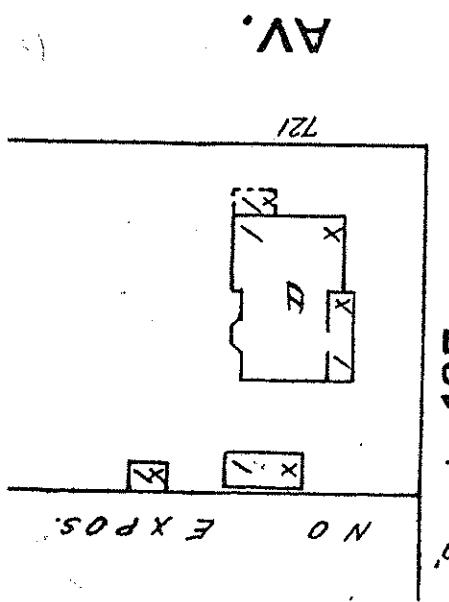
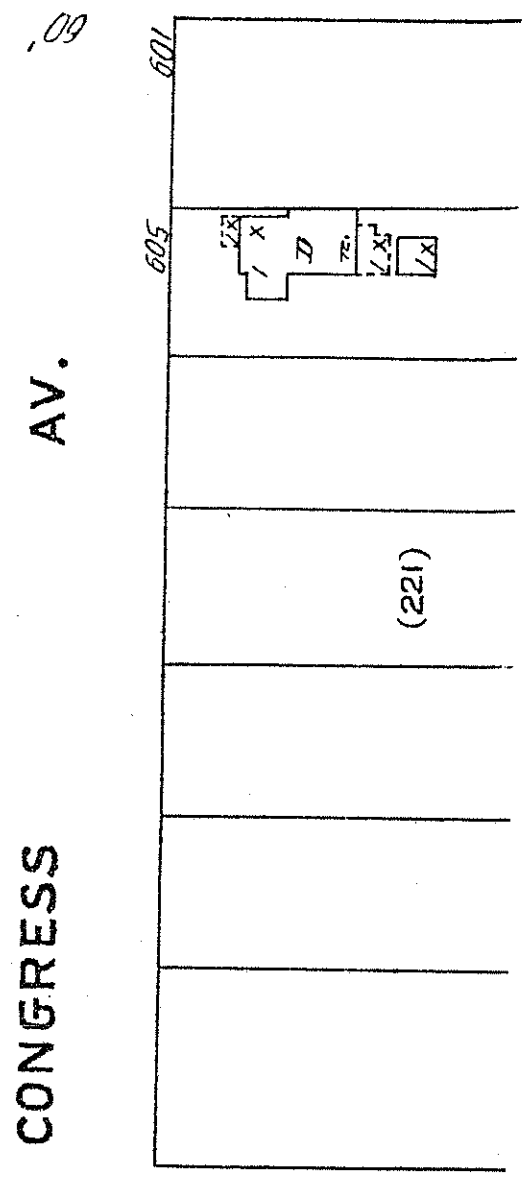
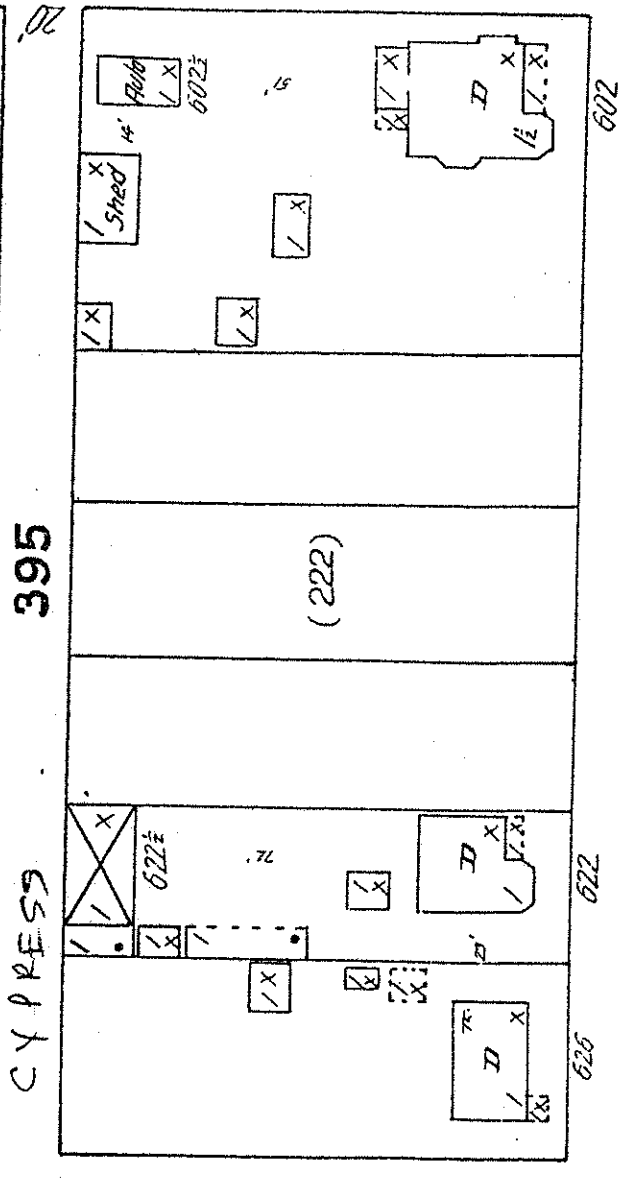
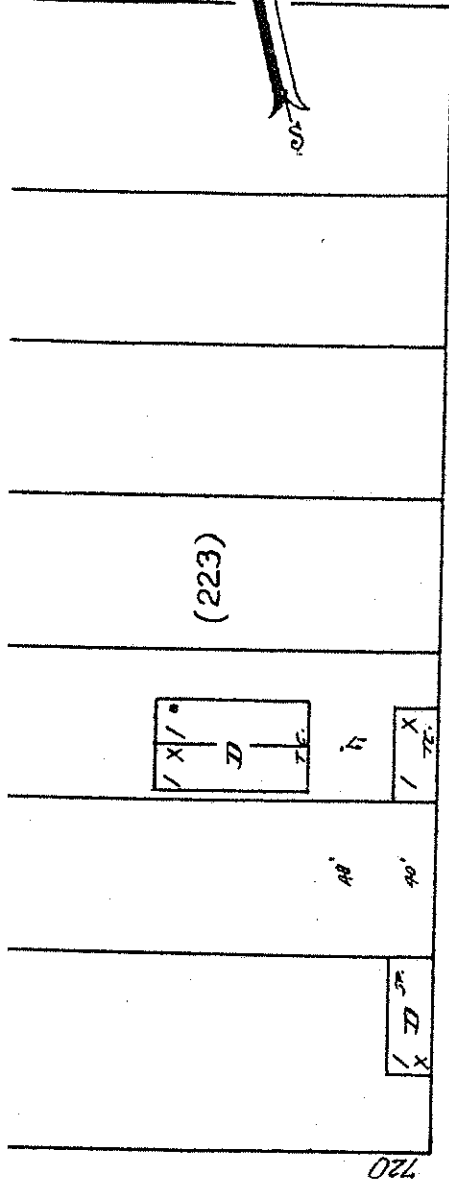
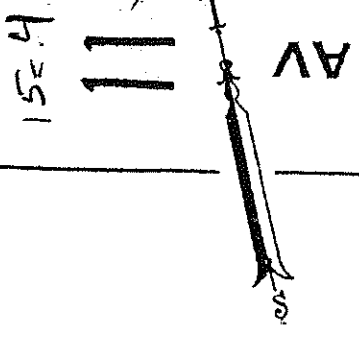
20

60

2

N O

D.H.



15151

CONGRESS AV. 60'

GIBSON

395

CYPRESS

425

20'

602

622

626

60'

109

509

(221)

(223)

(222)

GIBSON

P.O.S.

701

701

60'

AV.

721

NO EXPOS.

PLASTIC OUTSIDE

COMPLETE TIRE SERVICE

"We Repair Balloon Tires"

PHONE 78

Main St., Salinas

Dolks Directory 1926

288 (1926) R. L. POLK & CO.'S. OF CALIFORNIA
 Advisory Superintendent of Landscaping for the Del Monte Properties Co.
 -First National Bank Bldg. Suite 3 (Entrance in Bonifacio Place), Monterey, Calm.

Gale Chas (Mary) h350 Lighthouse av
 Gallaher J A (Alice) h221 18th
 Gallanar Anna Mrs h235 Lobos av
 Gallinati Jos (Edith) cannerywkr h501 7th
 Galloway Cornelia Mrs h307 5th
 Galloway Sarah M Mrs h110 9th
 Gallup Percy C gro 511 Lighthouse av
 Gamino Senon (Juanita) cannerywkr h287 Laurel av
 Gamman Alice E Mrs h140 18th
 Gardner Anna E Mrs r251 Walnut
 Gardner Evelyn D tchr h251 Walnut
 Gardner Jos M (Mary E) h307 Fountain av
 Gardner Josephine music tchr r307 Fountain av
 Gardner Mary C r251 Walnut
 Garvin John M instr Del Monte Military Academy r138 16th

GATES ARTHUR O (Pauline), Cashr Security State Bank
 of Pacific Grove, h157 9th

Gates Wm student r157 9th
 Gay Chas h214 Lobos av
 Gay Milus O (Antoinette) h214 Alder
 Gean Wm I (Jennie) h864 Bay View av
 Gearing Fred G (Grace) auto mech h344 Laurel av
 Gearing Geo (Mary) auto mech h163 Laurel av
 Gearing Jas r163 Laurel av
 Gehringer Frank J (Emma) h230 Walnut
 Gehringer Leonard linemn r230 Walnut
 George Loreta Mrs h311 Fountain av
 Gerald Clifton E (Jessie) h329 Gibson av
 Gerson Christopher (Harriet) slsmn h427 Central av
GERREY E C, City Electrician, r Monterey
 Gertson C M slsmn Holman's r427 Central av
 Getz Emma Mrs r830 Congress av
 Getz Guy meats 584 Lighthouse av h830 Congress av
 Getz Helen bkpr Holman's r830 Congress av
 Getz Laura r830 Congress
 Getz Robt S meat ctr r626 Congress av
 Getz Sam (Jean) driver h626 Congress
 Gibbons Annie C r145 15th
 Gibbons Mabel R h145 15th
 Gibbs Ione bkpr h687 Spruce av
 Gibson Ernest (Frances) plstr h247 1/2 18th
 Gilbert Fred R (Agnes) clk Holman's h233 1/2 19th
 Gilbert Harriet F slsldy Holman's h316 14th

B. W. WHITE
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PACIFIC GROVE DIRECTORY (1926) 289

Libert Marilla P nurse h722 Forest av
 Libert Mildred cashr Holman's r233 1/2 19th
 Libbey Mrs Indrywkr r139 Lighthouse av
 Liles Russell W (Margt) mens furngs 567 Lighthouse av h775 Slsex av
 Liffert Henry E (Annie) carp h701 Congress av
 Liffert Alvin C clk R M Wright r139 Lighthouse av
 Lill Floyd (Emma) lab h847 Congress av
 Lill Mollie F Mrs real est 202 Forest av h412 11th
 Lillmer Chas W driver r306 Forest av
 Lillmer Sheldon L (Nellie H; Pacific Grove Garage) h410 Lighthouse av
 Lirls Friendly Society Annette L James matron 732 Forest av

Louise scavenger h514 Locust
 Emma E clk Meagher & Stewart r505 Carmel av
 Golden Jos h505 Carmel av
 Golden Mary r505 Carmel av
 Goldstone Saml (Daisy) barber h211 Alder
 Goldsworthy Clarence M r142 Pacific av
 Goldsworthy Louise Mrs h142 Pacific av
 Golln Walter W h212 4th
 Gomez Antonio (Cabesa) lab h417 Eardley av
 Gomez Antonio jr lab r417 Eardley av
 Gomez Chas (Theresa) lab h153 10th
 Gomez Frank r153 10th
 Gomez Isabelle r153 10th
 Gomez Laura r417 Eardley av
 Gomez Robt r153 10th
 Goodale Fred C (Bessie) contr 416 9th
 Goodale Lynn C (Clarissa) carp h106 19th
 Goodale Leslie C (Mary) carp h430 Pine av
 Goodrich Frank C (Gertrude) plmbr h133 17th
 Goodrich Wm (Minnie) lab h624 Spruce
 Gordon Anna h588 Pine av
 Gordon Archie H driver r489 Laurel av
 Gordon Geo A h489 Laurel
 Gordon Lillian R Mrs h208 Fountain av
 Gordon Olivia r588 Pine av
 Gottlund Axel W (Zoe) civ eng Monterey County Water Wks h211 4th
 Gould Eliz sten r160 Monterey av
 Gould Theo A Mrs bkpr W J Gould h160 Monterey av
 Gould Wm E r501 Forest av

WEST COAST NURSERY COMPANY
 Nursery, Pacific Grove, Cal.
LANDSCAPE ENGINEERS

DRNITURE

Quality Furniture

PIANOS

ROSE BROTHERS

562 Light-house Ave.

Phone 401-W

BLOCK 174

N. Gibson Ave
 E. 19th St
 S. Sinex Ave
 W. Congress Ave

FIFTH ADDITION
 H D SEVERANCE MAP

- 1 Henry E & Annie L Gilfert 11-5-21
701 Congress
- 2 " " "
- 3 P G Realty Co 10-8-27
- 4 Daniel F Ambrose 8-12-26
- 5 Cardie A & Elizabeth M Hart 717 Congress
2-10-26
- 6 Geo E & Irene L Stopp 1-19-26 721 Congress
- 7 " " " 725 Congress
- 8 Walter F & Jennie Breyer 8-11-26 724 19th
- 9 Anna O Young 12-15-27 722 19th
- 10 W A Wilson 11-24-27 718 19th
- 11 William Scofield 9-18-20
- 12 Roy C & Flora T Welch 1-28-27 710 19th
- 13 Walter Earle & Carrie B Hooke 706 19th
7-13-25
- 14 Jessie O Smyth 5-27-24 702 19th

BUILDING CLASSIFICATION AND COMPUTATION RECORD
REVALUATION OF LAND AND IMPROVEMENTS - CITY OF PACIFIC GROVE, 1928-29
 Authorized by City Council, City of Pacific Grove

VALUATION RECORD

REAL ESTATE \$ 1430
 IMPROVEMENTS \$ 3180
 FILED BY M. L. ... DATE 3-21-28
 PRICED BY M. L. ... DATE 3-21-28

Block 174 S Lot 172 Class: 1, 2, 3, 4
 Owner W. H. ... Ave. ... St. ...
 No. 7016 - ...

| EXTERIOR DESCRIPTION | | INTERIOR DESCRIPTION | |
|----------------------|------------------|----------------------|-------------|
| Use - Commercial | Construction | Interior Finish | Lighting |
| Stores & Offices | Wood Frame | Stock | Lamps |
| Offices | Steel Frame | Special | Electricity |
| Apartment | Reinfd. Concrete | Ornamental | Fixtures |
| Theatre | Mill | Paint | Good |
| Hotel | Masonry | Hardwood | Medium |
| Loft | | Paneling | Cheap |
| Garage | Roofing | Wainscote | Bath Rooms |
| Hospital | Tile | Paper | Rooms |
| School | Asbestos Tile | Plaster | Number |
| Dwellings | Shingles | Plaster Board | Good |
| Stores | Composition | Canvas | Medium |
| Rooms | Tar & Gravel | Beamed Ceiling | Cheap |
| Family | Metal | Unfn. | Shower |
| Residence | Brick | Good Med. | Tile Floor |
| Apartments | Tile | Med. | Tile Wall |
| Rooming House | Plaster on Lath | Good | % |
| Out Buildings | Shingles | Medium | % |
| Garage | Rustic Siding | Unfn. | % |
| Shed | Re-Saw Siding | Good | % |
| Foultry House | Board & Batten | Med. | % |
| | Cor. Iron | Unfn. | % |
| | Foundation | Good | % |
| | Deep Masonry | Med. | % |
| | Files | Unfn. | % |
| | Shallow Wood | Good | % |
| | Wood | Med. | % |
| | Store Front | Unfn. | % |
| | Plate in Metal | Good | % |
| | Plate in Wood | Med. | % |
| | Sheet Glass | Unfn. | % |

| STREET FRONT | | REMODELED AGE | |
|-------------------|------------------------|------------------|---------------------------------|
| (A) 26 x 48 x | 1250 sq. ft. @ \$ 3.75 | Age 16 | Condition: New Good Medium Poor |
| (B) X X X | cu. ft. sq. ft. @ \$ | Obsolence Yes No | Depreciation % Good 67 |
| (C) X X X | cu. ft. sq. ft. @ \$ | Depreciation | 7c |
| (D) X X X | cu. ft. sq. ft. @ \$ | Age | Condition |
| Shed 8 x 10 x | 80 sq. ft. @ \$ 1.00 | Obsolence | Depreciation |
| Basem't X X X | cu. ft. sq. ft. @ \$ | Age | Condition |
| Garage 18 x 22 x | 400 sq. ft. @ \$ 1.50 | Obsolence | Depreciation |
| Extras | | Age | Condition |
| HEIGHT | FT. | Age | Condition |
| Replacement Total | \$ 4740 | Age | Condition |
| TOTAL VALUE | \$ 3180 | Age | Condition |

Petition for Building Permit under Ordinance No. 149 of the City of Pacific Grove, California

To the Honorable Board of Trustees and City Clerk of the City of Pacific Grove, California.
 Application is hereby made for a permit to install plumbing a building on
 Lot No. 1 in Block No. 174 5th Street, according to Plans
 Grove Retreat Grounds, at No. 701, Congress Addition to Pacific
 and Specifications herewith presented, as follows:

(Note: If plans and specifications have been prepared a copy of same must be filed with the City Clerk with this petition.)

- Size Size of flues
- Stories Fireplaces wash trays
- Foundation Toilets
- Basement Baths
- Sides Outside Finish
- Roof Inside Finish
- Floors Time necessary to do the work
- Number of Rooms Estimated Cost \$15.00
- Chimneys

To properly carry on said work it will be necessary to partially obstruct
 Street for a period of days. I therefore ask permission to obstruct
 said Street during the period necessary for doing said work, diligently prosecuted, under the conditions
 and restraints provided for in Ordinance No. 149 of the City of Pacific Grove.

Dated Dec. 16-1924 Charles M. Payne Petitioner.

REPORT RELIEF PROGRAM TONIGHT

Mass Meeting Will Hear Plan For Handling P. G. Program Next Winter

A definite program for handling Pacific Grove's relief problem will be laid before a general meeting of all local churches, clubs, civic and fraternal organizations at a meeting in the city hall at 7:30 p. m. tonight.

REPORT SLATED

The recommendation will be in the form of a report from a committee, headed by Ed Simpson, which was named two weeks ago at the first session of the general group.

The nature of the report will be made public for the first time at tonight's session.

C. OF C. SPONSORS

This meeting will be held under the auspices of the Pacific Grove Chamber of Commerce, with President A. B. Jacobsen in the chair.

Jacobsen today urged the fullest possible attendance. Every organization in the city should send its representatives, he declared.

P. G. H. S. ALUMNI PLAN BENEFIT HOP

Affair Slated Friday In Local Gymnasium

Pacific Grove High School Alumni Association will give a special benefit dance in the high school gymnasium here next Friday evening, July 29, it was announced today.

Proceeds of the dance will go to renew the annual scholarship fund for worthy students. This scholarship was not awarded this year because of lack of funds.

A committee has been working hard on arrangements for this dance and everyone is assured of a good time. A large crowd is expected. If the dance is successful others will be given.

Music will be furnished by "The Rascals." Bids are now being distributed by the committee, whose members are: Edith Hollman, chairman, Jessie Leslie, Iris Parker, Ernest Berwick, Harry French, John Down and Eugene Getz.

TAKEN BY SURPRISE

It is believed the Filipino took her by surprise, cornering her, not giving her a chance to flee or plead for her life.

Three leaden slugs found their way into her body, one thru the head. She dropped with a ring of keys clutched in her hand.

Police found that the pistol had jammed after the islander had fired the final shot into his own head.

Betty Clements, 24, a neighbor, said that Domingo had stopped beside her window only a few minutes before the tragedy, telling her he had something he wanted to say. She denied him admittance.

"Well, then, good-bye," he said to her.

"Where are you going?" she asked.

"Oh, I'm going away—far away."

Shortly afterwards Miss Clements heard five shots from the next door. Telephoning to 10½ Bridge street to see what the trouble was, and getting no reply, she immediately summoned the police.

GROVE RESIDENT TAKEN BY DEATH

Funeral Tomorrow For Late Henry Gilfert

Funeral services will be held tomorrow at 2:00 p. m. in the Paul Mortuary for Henry Edwin Gilfert, 63, who died Sunday at his home, 701 Congress avenue.

The Rev. John Hunter of Mayflower Congregational Church, will officiate. Burial will be in El Carmelo Cemetery.

Gilfert had lived in Pacific Grove 20 years. He was a member of the local carpenters' union.

Besides his wife, Mrs. Annie L. Gilfert, he leaves a daughter, Mrs. Dorothy McAnaney, and a son, Edwin Gilfert, of Pacific Grove.

Week-End Play On Links Increases

Pacific Grove's municipal golf course attracted quite a large throng of golfers over the week-end. Although the Salinas rodeo and unsettled weather prevented several more coming out, the total nine-hole rounds played bettered the number played last week-end.

A total of 233 golfers played on the links, according to Fred X. Fry, professional at the course.

Fry expects a good week day average as the week before made a good showing.

Although Mrs. Smith told police the burglary occurred Saturday night, she did not report it until this morning.

Articles taken included a diamond ring, a man's watch and several bracelets.

Mrs. Smith said she discovered no signs indicating how the house was entered.

PRESIDIO BAND WILL GIVE CONCERT HERE

C. C. Arranges Event For Friday Evening

Through the courtesy of Colonel Ben Lear, commandant at Monterey Presidio, the Eleventh U. S. Cavalry Band, directed by Warrant Officer W. E. Vincent, will play in Pacific Grove next Friday at 8:00 p. m.

The concert will be given at the corner of Lighthouse and Forest Avenues, under the auspices of the Pacific Grove Chamber of Commerce.

The Eleventh Cavalry Band of 28 pieces needs no introduction to local residents, and indications are a record crowd will be on hand to hear the popular musical organization.

internal injuries, may die.

Dolores Bruh, New Republic tel, Salinas, cuts and bruises.

Anna May Adcock, 19, Salinas, cuts and bruises.

Two unidentified youths, Monterey Presidio.

The accident in which Cooper sustained critical injuries occurred 11:30 o'clock Saturday night on Monterey-Salinas highway, miles south of Salinas, involving three automobiles.

Cooper, accompanied by Miss and two youths, was traveling to Salinas, while machines driven by Manuel Beel, 35, of Monterey, Frank Terro, 29, San Juan, were proceeding toward Monterey.

At the foot of a hill, Beel saw the Cooper car approaching at fast speed. He had pulled to the side of the road and set his brakes continued, when the Cooper swerved against him, then skidded to the Terro car and finally came to a stop when it overturned. Traffic Patrolman Louis Tremble investigated.

The injured were taken to Monterey Presidio hospital, which today refused to give names of Cooper's two companions. Their injuries, however, were not slight.

Miss Adcock was injured when her car she was driving was involved.

(Continued on page 6)

Canners Seek Open Sardine Reduction

Monterey Group To Meet Commission In Plea For Quota Of Whole Fish

Monterey sardine canners, fishing boat owners, and city officials will confer with the state fish and game commission in San Francisco tomorrow in an effort to obtain "open reduction" permits for those canneries which plan to operate this season.

The local group will ask that the commission allocate to each cannery which operates a flat amount of whole fish for reduction purposes instead of requiring the plants to pack the legal quota of canned fish from each ton received.

The commission has already granted such permits for 7,500 tons of fish each to the Bayside Fish Flour Company and to the Globe Grain & Milling Company, which operate Monterey plants.

ermen and the city officials, that inasmuch as it is reported floating reduction plants will be taken off the California coast that the Monterey canners should be placed on a better basis for this competition.

Granting the canners "open reduction" permits likewise would reduce the peninsula unemployment situation, it is argued.

Pending a decision on the request to the fish and game commission, negotiations between canners and boat owners regarding price of fish for the coming season have been postponed until Monday.

City Manager R. M. Dort, City Attorney Argyll Campbell represent the City of Monterey tomorrow's session. Campbell attorney for Monterey Sardine Industries, Inc., the boat owners' organization, which will be represented as well by Joseph Cuzenzer, manager, and N. G. Crivello, president. The canners will be represented by members of the Monterey Fish

4-23-37

Pacific Grove Woman's Relatives Played Important Part In Rare Art

of wealth these days, from Mt Morgan on down, anxek to procure the handi- the famous Welsh pottery- of the past century. Most grove residents are not at a Pacific Grove resident y descended from some of famous of all of these

er, T. P. Pardoe, the pres- rictor of the world famous r Porcelain factory, is a v that same Pacific Grove Mrs. Annie S. Gilfert, who 701 Congress avenue.

on April 16, 1935, two years n the great days of old alled by the Western Mail h Wales News in an ac- the exhibition of Nant- ina appropriately held in- stral home" of the pottery: Nantgarw Pöttery House, P. Pardoe presiding at the ceremonies.

via Smith, who opened the y, pointed out that it was very building William Bil- and Thomas Henry Par- ned the experiments they ut in the adjacent factory ce the porcelain that was dged to be among the most

of the most famous names gland were included among le who loaned precious the old pottery for ex- In America are many ex- f this work prized by col-

ational Museum of Wales

has published a booklet, "A Guide to the Collection of Welsh Porcelain." It contains interesting pic- tures of the historic Nantgarw Porcelain Factory as it looked in 1833 and as it does today, a quaint in- stitution replete with Old World characteristics.

In this booklet, together with the catalogue of the special loan ex- hibitions of the Glynn Vivian Art Gallery in Swansea, published in 1914, are many illustrations of the beautiful pieces of porcelain pot- tery, a number of them by mem- bers of the Pardoe family.

A portrait of Thomas Henry Par- doe, great-grandfather of Mrs. Gil- fert and of the present Thomas Henry Pardoe, her brother, is in- cluded in the "guide." He lived from 1770 to 1823 and is thus de- scribed in the publication:

"An artist born at Derby, whose great ability as a china painter has caused his best productions to be mistaken for those of Billingsley, for whom he painted at Nantgarw. Thomas Pardoe's work can now be identified by reference to original drawings in one of his sketch books which is preserved in the National Museum of Wales.

"For many years Pardoe lived at Bristol, where he practiced as a glass stainer and decorator of china emanating from various fac- tories and which was afterwards fired, for the purpose of fixing the pigments, at the "Temple Back Pottery."

"For a time—circa 1797-1809—he

worked at Swansea, with William Weston Young, for Dillwyn. When Young, in 1819, became the pro- prietor of the Nantgarw Factory, Thomas Pardoe managed it for him. There are numerous exam- ples of Pardoe's painting on speci- mens of the Nantgarw and other por- celains in the museum collection. The extremely mannered treatment of the rose and tulip by Pardoe renders it easy to identify his work. On central groups of carefully ar- ranged flowers and fruit he was fond of introducing a butterfly at rest."

An account is also given of Thom- as Pardoe's son, William Henry Pardoe, who lived from 1803 to 1867. Many of his works have been included in outstanding collections and exhibits. A number of them are illustrated in booklets in Mrs. Gilfert's possession.

The national museum's "guide" has this to say about him:

"He assisted his father in the management of the Nantgarw Works when William Weston Young was proprietor of it. After the sale of this property, in 1822, William Henry Pardoe removed to Neath, where he built a small muf- fle furnace for the firing of por- celain which he procured in the white, from the potteries in Staf- fordshire, and afterwards decorated.

In 1826 he removed to Cardiff where, on the site of the "Western Mail" buildings in St. Mary street, he continued his occupation as a porcelain painter. The painting of many unmarked pieces of South Wales porcelain, decorated with flowers, and sometimes birds, can now be identified as his work by reference to the pages of one of

his sketch books. This book also contained a signed study of flowers by Billingsley, and original draw- ings by Edward Withers, who was the most accomplished flower ar- tist of his day at Derby, and also the porcelain painter who gave Bil- lingsley his early instruction in ceramic art."

5-10-15¢

STORE

Coll.

Piques! Lawns! C Tailored a maker sty white an Amazing

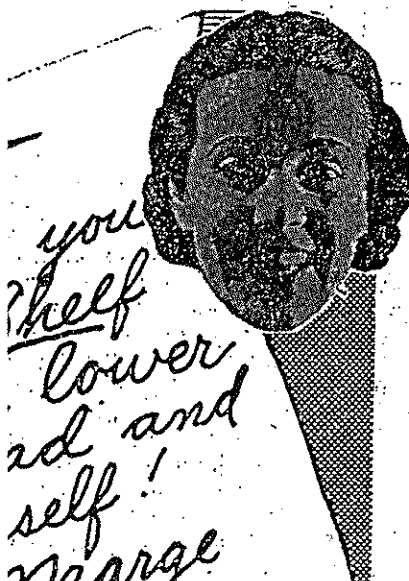
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Good Quality Novelty Handkerchiefs, 5 Ankle Sox in new pa shades.

These are regular prices, —but our supply is Get yours while we ha

SPROUSE-

A WESTER



NOTE THE SAVINGS HERE

these are all regular every day shelf prices

| | |
|--------------------------------|-----------------|
| SWANSDOWN | |
| Cake Flour, pkg. | 25 ^c |
| CORN | |
| Highway, No. 2 tin | 11 ^c |
| DEVILED MEAT | |
| Libby's, 3 tins | 10 ^c |
| DOG FOOD | |
| Strongheart, per tin | 5 ^c |
| BISCUIT FLOUR | |
| Globe A-1, pkg. | 25 ^c |
| CHEESE | |
| Klamath, Mild Oregon, lb. | 23 ^c |

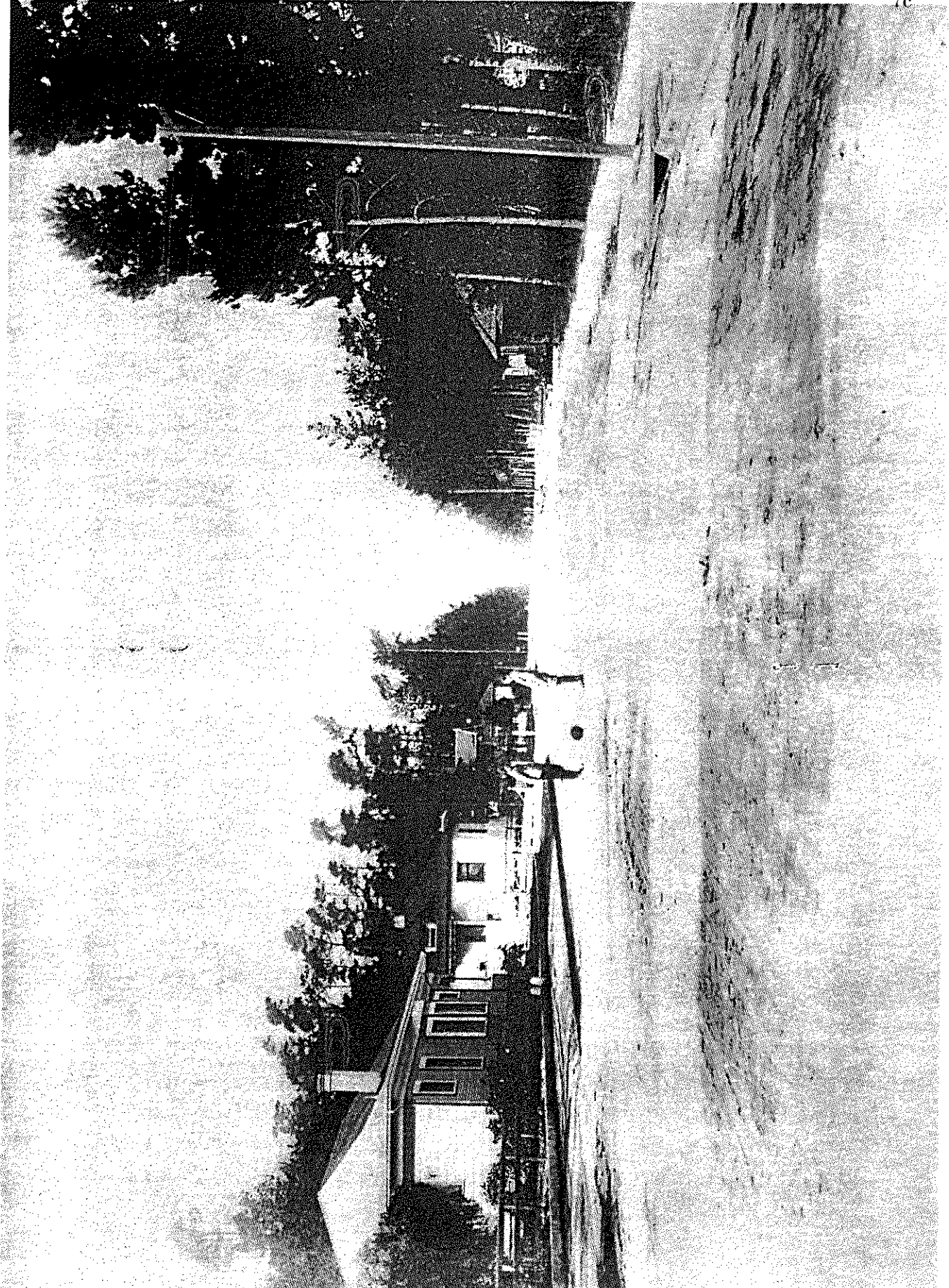
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Lesters Cafe

Dolores & THE HOME OF Special Luncheon Daily Dinner Daily

12/11



Looking west on unpaved Gibson near intersection with Congress, circa 1912. House at near left is 701 Congress (1909) and house across the street is 702 Congress.

Board + Batten Feb/Mar 1994

Planning Department and/or Architectural Review Board
Pacific Grove City Hall
300 Forest Ave
Pacific Grove, CA 93950

To the Planning Department/Architectural Review Board,

6/10/2015

This letter is to state that we have no objections to the remodel our neighbors, Stephen and Nancy Thompson, are planning at 701 Congress Avenue in Pacific Grove.

We feel that any upgrades to the homes in our area will be beneficial to all and encourage you to approve their plans for the increased square footage, a second story and a garage structure.

Please feel free to contact me with questions or concerns as needed.

Regards,

A handwritten signature in black ink that reads "Amy Madrigal". The script is cursive and fluid.

Amy Madrigal, homeowner
703 Congress Avenue
Pacific Grove, CA 93950
925-818-4840

THOMPSON RESIDENCE

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. THE CONTRACTOR SHALL OPERATE TO BEST MANAGEMENT PRACTICES.
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMANS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEAN UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (C.B.C.), 2010 CA-BLDG, MECH, PLUMBING, GFC, 2010 CA ELEC, AND 2010 CALIFORNIA ENERGY CODE AND ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
- SHOP DRAWINGS: PRIOR TO FABRICATION THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND/OR BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- DO NOT SCALE DRAWINGS. DRAWINGS ARE FOR REFERENCE ONLY.
- ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1

GEOTECHNICAL NOTE

GRADING SHALL CONFORM TO ALL RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR THIS SITE, DATED OCTOBER 12, 2012, COMPLETED BY LANDSEY ENGINEERS, INC. PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOIL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL THAT: 1) THE BUILDING FOOTING EXCAVATIONS AND BUILDING PAD WERE PREPARED IN ACCORDANCE WITH THE SOIL REPORT RECOMMENDATIONS. 2) THE FOUNDATION FORMING AND GRADING COMPLY WITH THE SOIL REPORT AND APPROVED PLANS. 3) DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE SOIL REPORT.

ELECTRICAL NOTES

ALL ELECTRICAL ELEMENTS OF THIS PROJECT TO COMPLY WITH LATEST EDITION OF THE N.E.C.

ALL SMOKE DETECTORS IN BEDROOMS TO BE PERMANENTLY WIRED BATTERY BACK-UP AND LOW BATTERY WARNING.

ALL 120 VOLT SINGLE PHASE, 15 & 20 AMP RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION DEVICES PER NEC 210-8(A)(3).

OUTLET BOXES ON OPPOSITE SIDES OF A RATED WALL (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" PER UBC SECTION 709.7.

MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.

PROVIDE COPPER UFER GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-60.

FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES NEC 410-8.

PROVIDE GFI PROTECTION PER NEC 210-8(B).

SPACING OF ELECTRICAL OUTLETS: GENERAL-OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN THE EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS NEC 210-52(a).

KITCHEN COUNTER TOPS: GENERAL: OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACE SEPARATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. NEC 210-52(c).

HVAC PROVIDE (1) ELECTRICAL OUTLET & LIGHT BY SWITCH IN ATTIC. SWITCH SHALL BE LOCATED @ ATTIC ACCESS. PROVIDE LIGHT SWITCH AND OUTLET WITHIN 25' OF ATTIC FURNACE FOR SERVICE AS PER NEC 210-6J.

PROVIDE UFER GROUND FOR MAIN ELECTRICAL SERVICE AS PER CODE

ALL EXTERIOR ELECTRICAL EXPOSED TO WEATHER TO BE SUITABLE FOR DAMP & WET LOCATIONS PER NEC 410-57.

RANGES AND DRYERS REQUIRE A 4-WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE THE CIRCUIT ORIGINATES AS PER NEC

BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A 20-AMP BRANCH CIRCUIT EXCLUSIVE TO BATHROOM

PROVIDE ARC FAULT CIRCUIT BREAKERS AT ALL BRANCH CIRCUITS FOR BEDROOM RECEPTACLES PER NEC 210-12

RECEPTACLES LOCATED IN A GARAGE AREA TO BE MOUNTED AT A MINIMUM 18" ABOVE FINISHED FLOOR PER UMC Section 303.1.3

PROVIDE CLEARANCE TO ATTIC FURNACE UNIT AS REQUIRED BY UMC Sec 908

KITCHENS AT LEAST 50% OF INSTALLED WATTAGE IS FROM HIGH EFFICACY LUMINAIRES. (NON-HIGH EFFICACY MUST BE SWITCHED SEPARATELY FROM HIGH EFFICACY LUMINAIRES.)

BATHROOMS, UTILITY ROOMS, GARAGES AND LAUNDRY ROOMS: HIGH EFFICACY LIGHTING OR MANUAL ON OCCUPANCY SENSORS REQUIRED.

EXTERIOR ATTACHED TO BUILDING: HIGH EFFICACY LIGHTING OR COMBINED PHOTO SENSOR/OCCUPANCY SENSORS REQUIRED.

ALL OTHER INTERIOR SPACES: HIGH EFFICACY LIGHTING, OCCUPANCY SENSORS OR DIMMERS REQUIRED.

RECESSED LIGHTING: WHEN INSTALLED IN INSULATED CEILINGS, MUST BE BOTH TYPE IC (INSULATED COVERED) AND RATED AIRTIGHT

ELECTRONIC BALLASTS ARE REQUIRED FOR ALL FLUORESCENT LUMINAIRES 13 WATTS OF GREATER.

PROVIDE 3-WAY SWITCHES AT STAIR LIGHTING.

CULTURAL RESOURCES - ARCHAEOLOGICAL

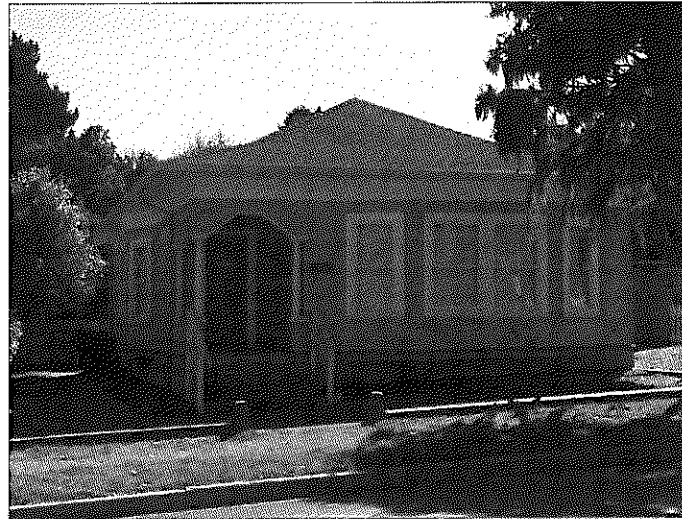
STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

DEFERED SUBMITTALS:

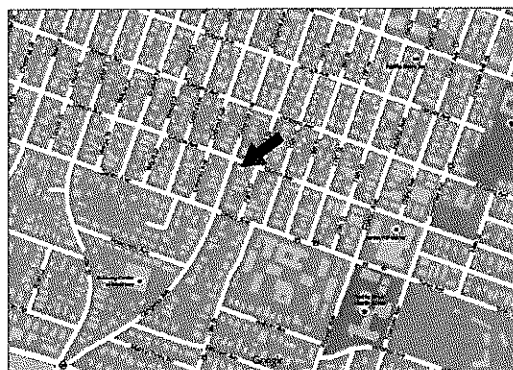
SHOP DRAWINGS:

SPECIAL HISTORICAL WINDOW SHOP DRAWINGS TO BE APPROVED BY OWNER & DESIGNER BEFORE FABRICATION.

FRONT PERSPECTIVE



SITE MAP



PACIFIC GROVE, CA 93950

DRAWING INDEX

ARCHITECTURAL

| | |
|-------|--|
| A-0.1 | PROJECT TITLE PAGE |
| A-0.2 | BEST PRACTICE MANAGEMENT GUIDELINES |
| A-1.0 | (E) & (P) SITE PLANS |
| A-2.0 | (E) FIRST FLOOR PLAN |
| A-2.1 | (P) 1st & 2nd FLOOR PLANS |
| A-3.0 | (E) EXTERIOR ELEVATIONS |
| A-3.1 | (P) EXTERIOR ELEVATIONS |
| A-3.2 | GARAGE FLOOR PLANS & EXTERIOR ELEVATIONS |
| A-3.3 | (P) BUILDING SECTIONS |

STRUCTURAL

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| | |
| | |

MECHANICAL / PLUMBING

| | |
|--|--|
| | |
| | |

PROJECT TEAM

OWNERS: STEPHEN & NANCY THOMPSON
701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

DESIGNER: HOMELIFE DESIGN STUDIO - JOSHUA STEWMAN
1042 EGAN AVE.
PACIFIC GROVE, CA 93950
(831) 920-8814 - joshua@homelifedesignstudio.com

CONTRACTOR: DOUG STARR CONSTRUCTION
27375 SCHULTE RD. CARMEL, CA 93923
(831)869-1544 CA LIC #565037

STRUCTURAL ENGINEER: PAUL GALLIEN ENGINEERING
9699 BLUE LARKSPUR - SUITE 102
MONTEREY, CA 93940
(831)372-7072

MECHANICAL ENGINEER: MONTEREY ENERGY GROUP
2648 J CARMEL RANCHO BLVD, #8
CARMEL, CA 93923
(831)372-8326

PROJECT DATA

PROPERTY: 701 CONGRESS AVE.
ADDRESS: PACIFIC GROVE, CA 93950
ASSESSOR'S PARCEL #: 006-555-001-000

ZONING: R-1
OCCUPANCY GROUP: R-3 / U - (GARAGE)

TYPE OF CONSTRUCTION: VN

HISTORIC INVENTORY: YES

FIRE SPRINKLED: MAIN HOUSE - NO - EXTERIOR LINEAR WALL
DEMO RATIO = 38.1%
GARAGE - YES - NEW CONSTRUCTION

LOT SIZE (Sqft): - 6493 sqft.
FLOOR AREA: - Allowable = 3,063 sqft

EXISTING - (E) FIRST FLOOR = 1259 sqft.
(E) SECOND FLOOR = 0 sqft.
Total = 1259 sqft.

PROPOSED - (P) FIRST FLOOR = 1642 sqft.
(P) SECOND FLOOR = 441 sqft.
(P) NEW GARAGE = 553 sqft.
Total = 2636 sqft.

SITE COVERAGE:

| | |
|----------------------------------|----------------------|
| (E) Building Footprint | (1259 sf) |
| Driveway (concrete) | (360 sf) |
| Walkways (concrete) | (1113 sf) |
| Total: 2732 SF / 6493 SF = 42.1% | |
| (P) Building Footprints | (1642 sf) + (553 sf) |
| Driveway (Concrete Pavers) | (301 sf) |
| Walkways (concrete) | (615 sf) |
| Total: 3111 SF / 6493 SF = 48% | |

GRADING ESTIMATE: NO TREE REMOVAL.
CUT: 0 / FILL: 0

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE ADDITION OF A 383 SQFT. FIRST FLOOR SUNROOM, AND A 441 SQFT. SECOND FLOOR MASTER BEDROOM & BATH. ALSO INCLUDED IS A NEW 553 SQFT GARAGE WITH A NEW GIBSON AVE. DRIVEWAY.

CODE COMPLIANCE

CODE EDITIONS: 2013 CALIFORNIA RESIDENTIAL CODE (CRC) AND 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2013 CALIFORNIA MECHANICAL, PLUMBING, ELECTRICAL, CFC, & 2013 CALIFORNIA ENERGY CODE.

HOMELIFE DESIGN STUDIO



HOMELIFE DESIGN STUDIO

RESIDENTIAL DESIGN • LEAD AP PROJECT MANAGEMENT
www.homelifedesignstudio.com
(831) 920-8814

PROJECT:

THOMPSON RESIDENCE

701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

APN: 006-555-001

PROJECT NO:

OWNER:
STEPHEN & NANCY THOMPSON
701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
PROJECT TITLE PAGE

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

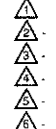
PRINT DATE: JULY 09, 2015

PLANNING PERMIT SUBMITTAL DATE: 6-10-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:



FILE: VIEW:

This drawing is to be used only for the project and site shown on the title block. It is not to be used for any other project. The user of this drawing is responsible for any errors or omissions. The user of this drawing is responsible for any errors or omissions.

SHEET NUMBER:

A-0.1

SHEET 1 OF 9 SHEETS


1042 EGAN AVE. • PACIFIC GROVE, CALIFORNIA 93950
TEL 831-920-8814 • paul@homelifedesignstudio.com

RECEIVED

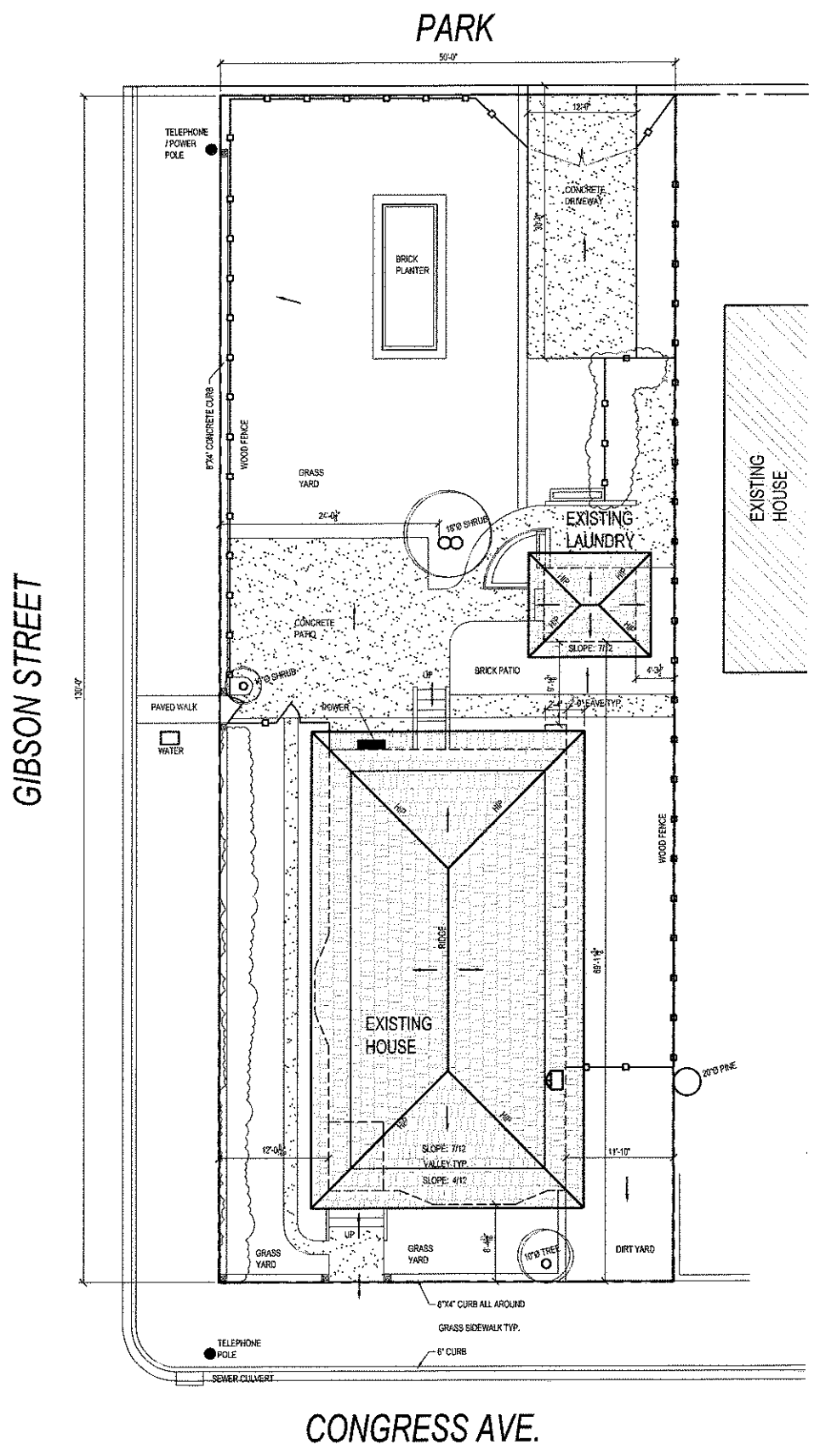
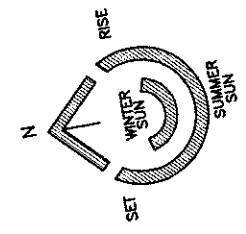
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COMMUNITY DEV. DEPT.

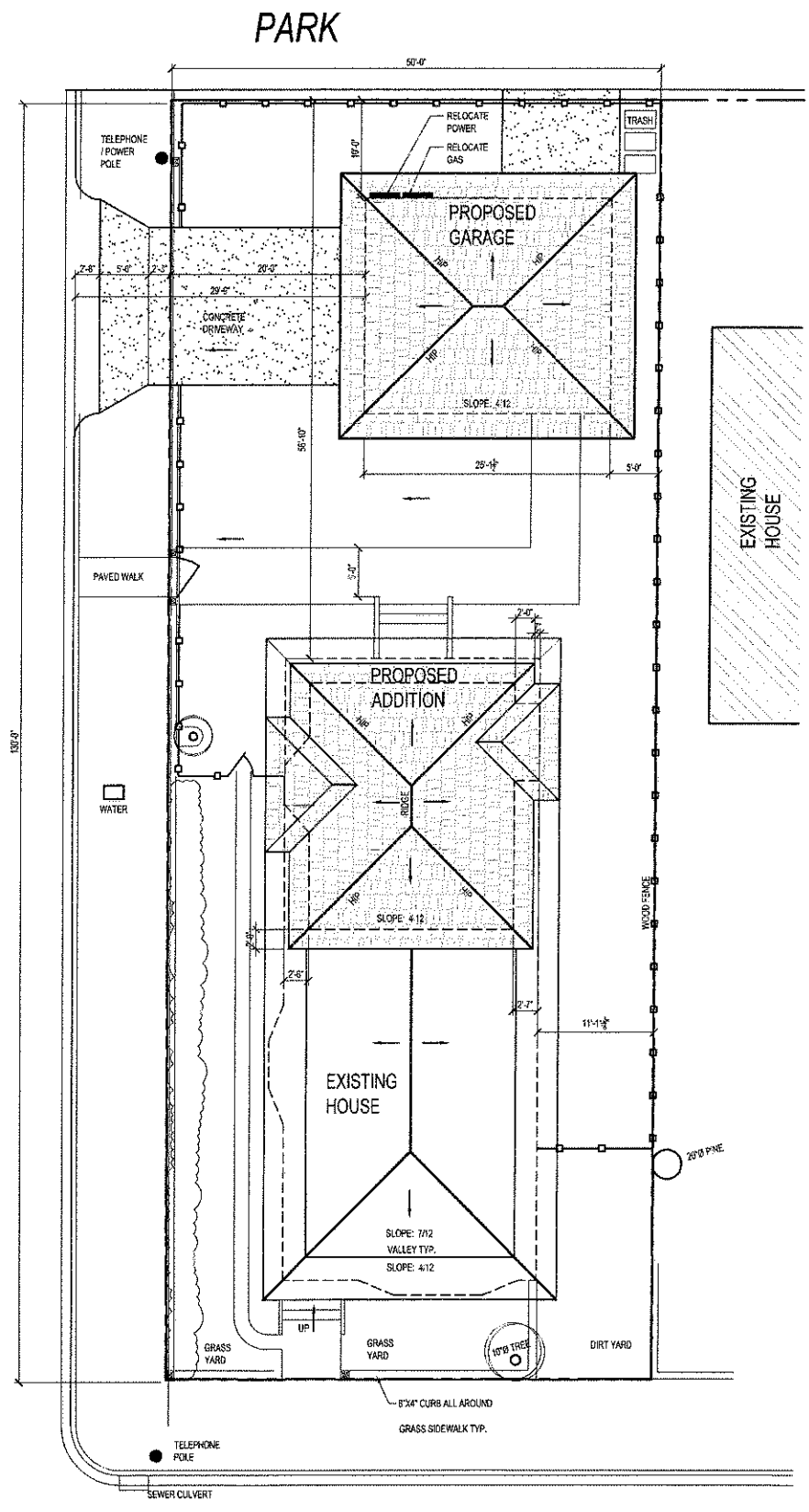
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 PROJECT MANAGEMENT
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 (831) 920-8514



EXISTING SITE PLAN



PROPOSED SITE PLAN

PROJECT:
THOMPSON RESIDENCE
 701 CONGRESS AVE.
 PACIFIC GROVE, CA 93950

APH: 006-555-001
 PROJECT NO:
 OWNER:
STEPHEN & NANCY THOMPSON
 701 CONGRESS AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
SITE PLANS

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN
 PRINT DATE: JULY 09, 2015
 PLANNING PERMIT SUBMITTAL DATE: 6-10-2015
 BUILDING PERMIT SUBMITTAL DATE: -
 DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

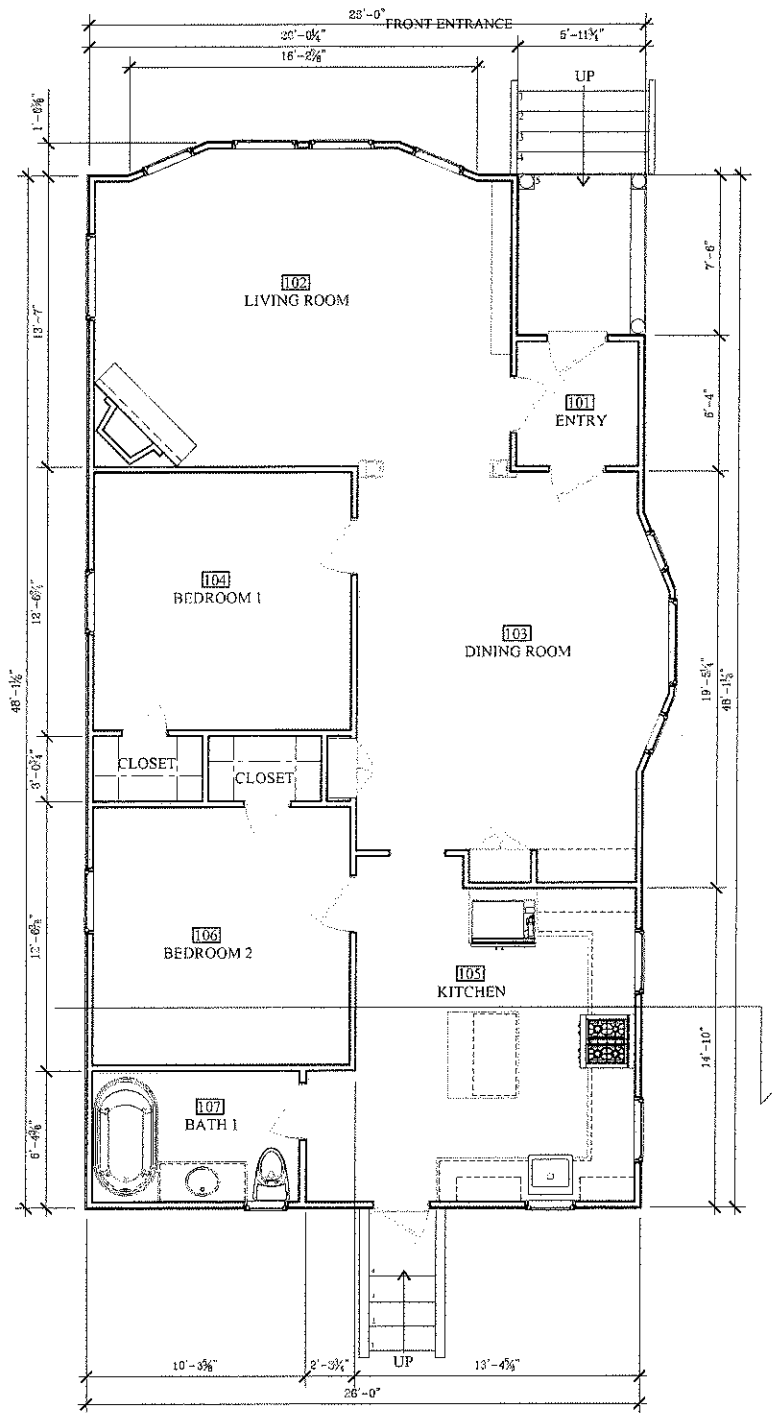
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FILE: VIEW:

One of these files only and specifications is not filed to the original project site for public use and access. Review or approval by any method, in whole or in part, is prohibited until and unless with these drawings and specifications that constitute the final and complete set of drawings and specifications.

SHEET NUMBER:
A-1.0
 SHEET 3 OF 9 SHEETS

CONGRESS AVE.



PLAN NOTES

- PLUMBING NOTES**
1. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" (CRC SECTION R307.2)
 2. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQFT. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL.
 3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATH FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 414.5)
 4. PROVIDE A 30" CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24" CLEARANCE IN FRONT OF WATER CLOSET. (CBC Section 1134 A2.6)
 5. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MIN. 22" UNOBSTRUCTED OPENING FOR EGRESS.

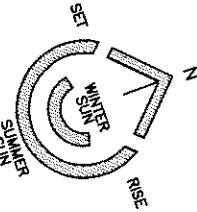
- EMERGENCY EGRESS**
REQUIREMENTS: CRC SECTION R310
1. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.
 2. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.
 3. MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQFT. IN AREA.
 4. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.
- FIRE BLOCKING**
FIRE BLOCKING SHALL BE INSTALLED TO CLUT OFF CONCEALED DRIFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN CBC 707.

PLAN NOTES - TITLE 24

- TITLE - 24 RESIDENTIAL LIGHTING MEASURES**
- 101.1 PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY, PROVIDED THAT THESE LIGHTS ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. (150K13)
 - 101.2 PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY AN OCCUPANCY SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150K13)
 - 101.3 PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGE, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (OTHER THAN CLOSETS LESS THAN 70 SQFT.), OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT COMPLIES WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150K14)
 - 101.4 LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO RESIDENTIAL BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANCY SENSOR WITH INTERIOR PHOTO CONTROL. CERTIFIED TO COMPLY WITH SECTION 119(d). (150K16)

TITLE - 24: CF-6R INSTALLATION CERTIFICATE
THE BUILDER/CONTRACTOR IS TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

TITLE - 24: WS-SR FORM
PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETE COPY OF THE WS-SR FORM SHALL BE GIVEN TO THE OWNER AND THE BUILDING INSPECTOR. (CEC CHAPTER 1, SECTION 1.4.6.6.7)



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701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

APN: 006-555-001
PROJECT NO:
OWNER:
STEPHEN & NANCY THOMPSON
701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
(E) FLOOR PLAN

SCALE: NOTED
DRAWN BY: JOSHUA STEWART
PRINT DATE: JULY 09, 2015
PLANNING PERMIT SUBMITTAL DATE: 6-10-2015
BUILDING PERMIT SUBMITTAL DATE: -
DATE ISSUED FOR CONSTRUCTION: -

- REVISIONS:
- 1. [Symbol]
 - 2. [Symbol]
 - 3. [Symbol]
 - 4. [Symbol]
 - 5. [Symbol]

FILE: VIEW:

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SHEET NUMBER:

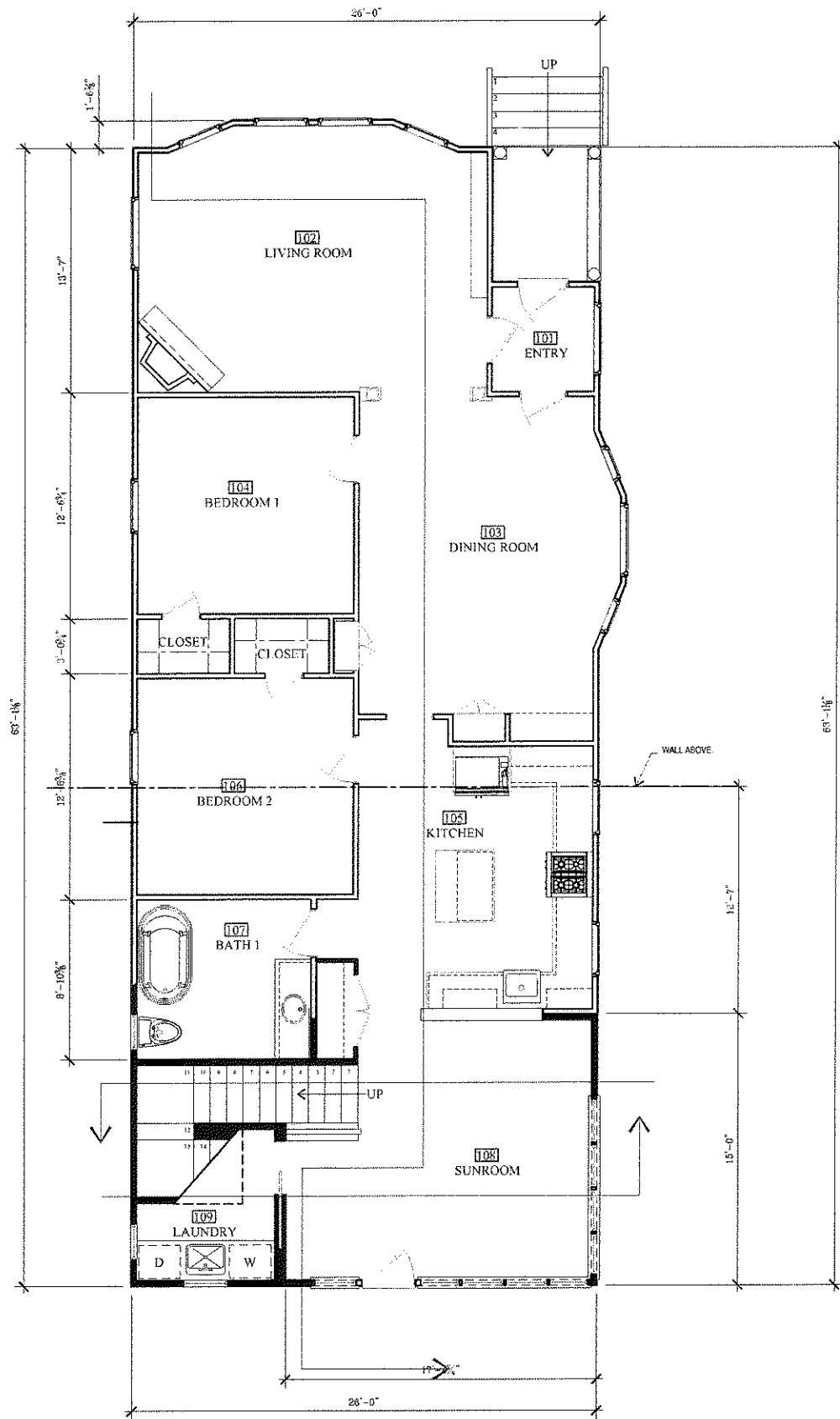
A-2.0

SHEET 4 OF 9 SHEETS

(E) FIRST FLOOR PLAN

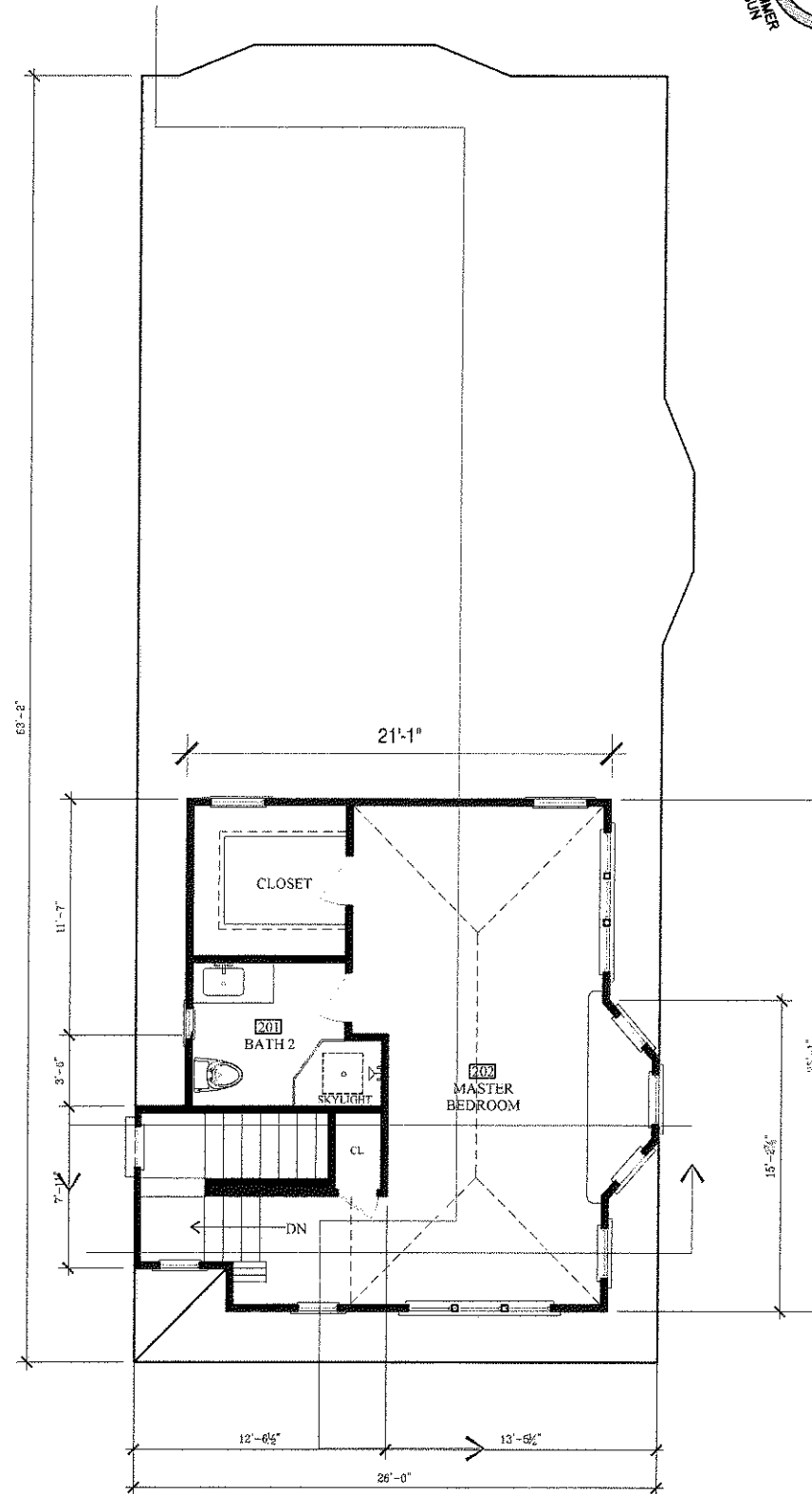
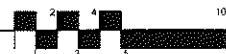
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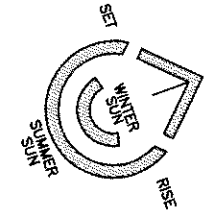
(P) FIRST FLOOR PLAN

ARCHITECTURAL SCALE: 1/4"=1'



(P) SECOND FLOOR PLAN

ARCHITECTURAL SCALE: 1/4"=1'



7c

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OWNER:

STEPHEN & NANCY
THOMPSON
701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:

(P) 1st & 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JULY 09, 2015

PLANNING PERMIT SUBMITTAL DATE: 6-10-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

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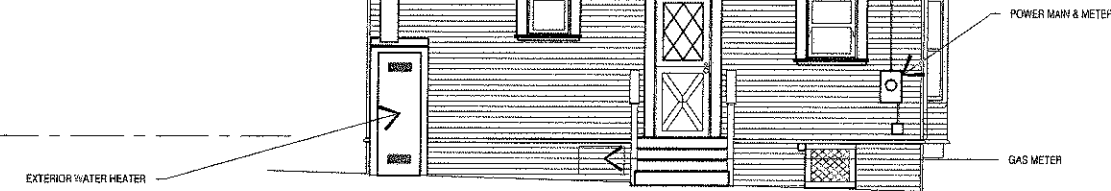
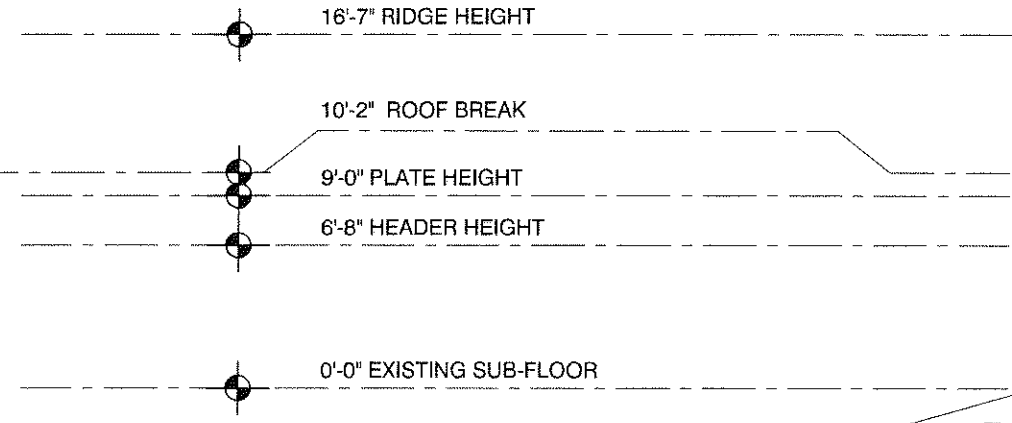
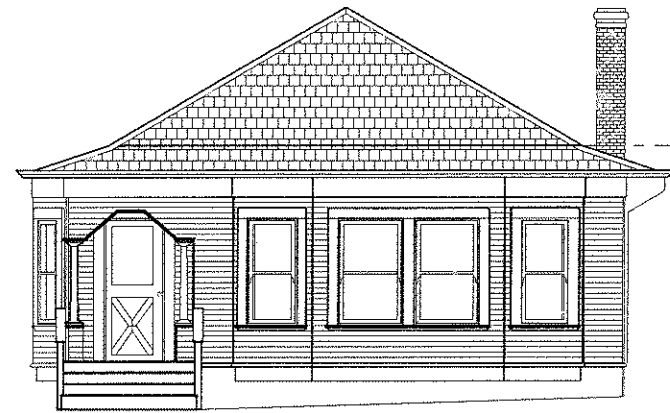
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A-2.1

SHEET 5 OF 9 SHEETS

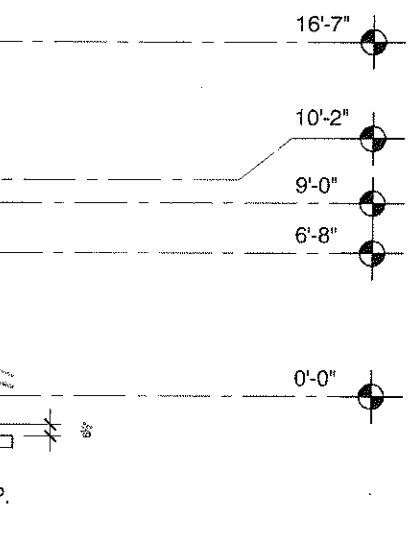
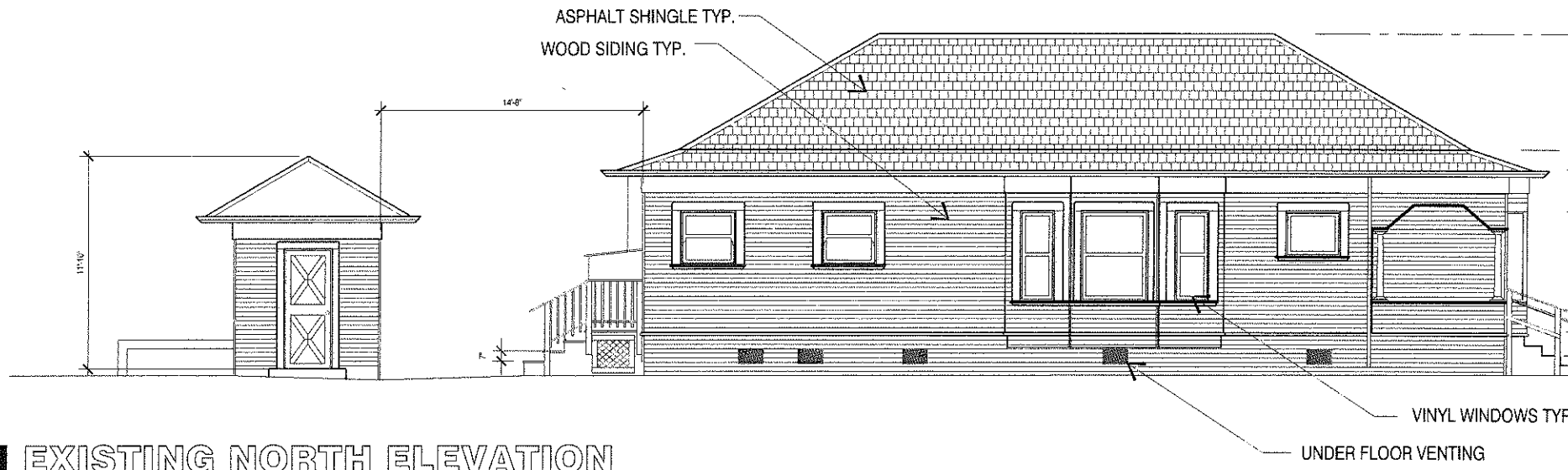


EXISTING WEST ELEVATION

SCALE : 1/4" = 1'-0"

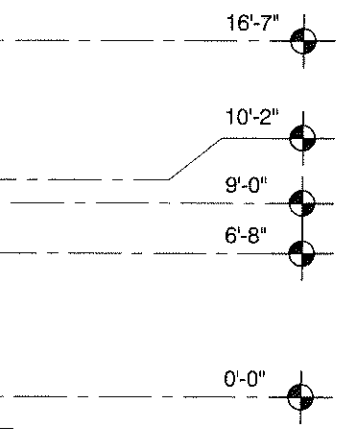
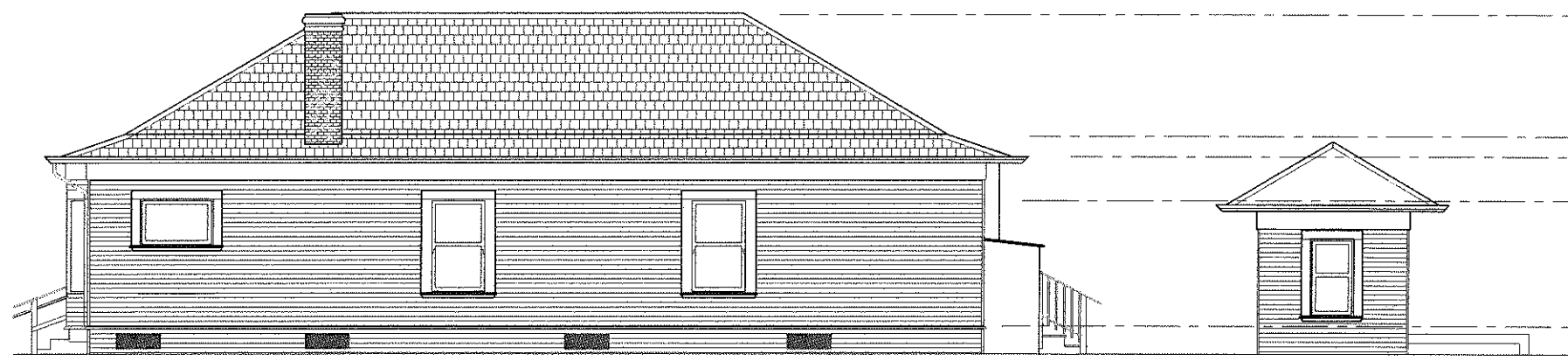
EXISTING EAST ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

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PROJECT NO:

OWNER:
STEPHEN & NANCY THOMPSON
701 CONGRESS AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
(E) ELEVATIONS

SCALE: 1/4"=1'-0"

DRAWN BY: JOSHUA STEYMAN
PRINT DATE: JULY 09, 2015
PLANNING PERMIT SUBMITTAL DATE: 6-10-2015
BUILDING PERMIT SUBMITTAL DATE: .
DATE ISSUED FOR CONSTRUCTION: .

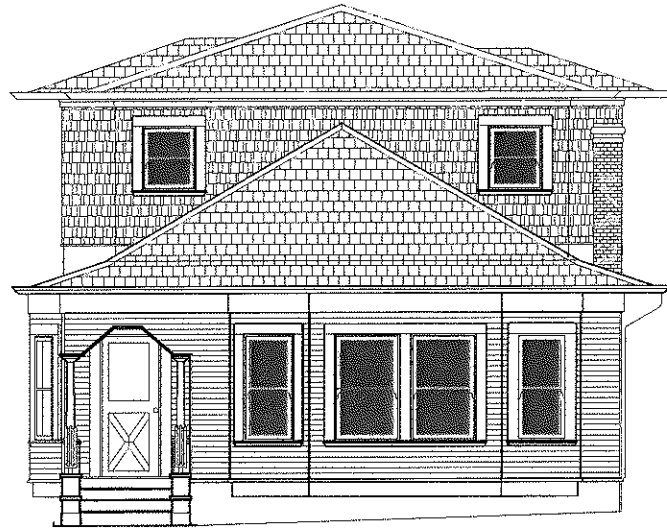
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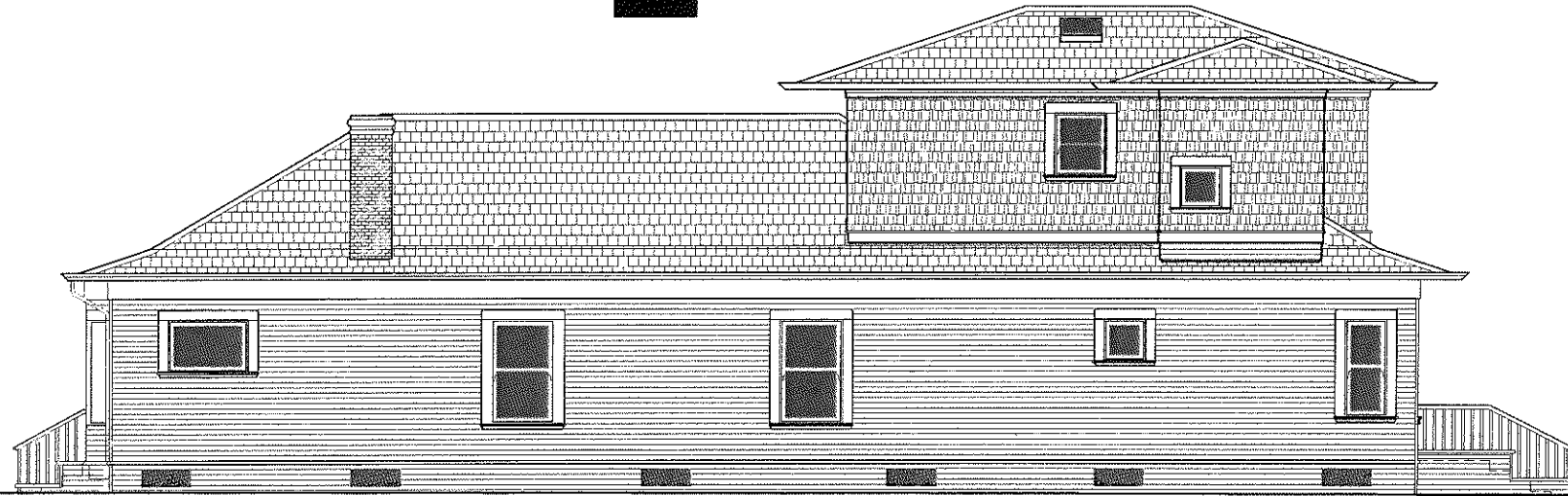
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SHEET 6 OF 9 SHEETS



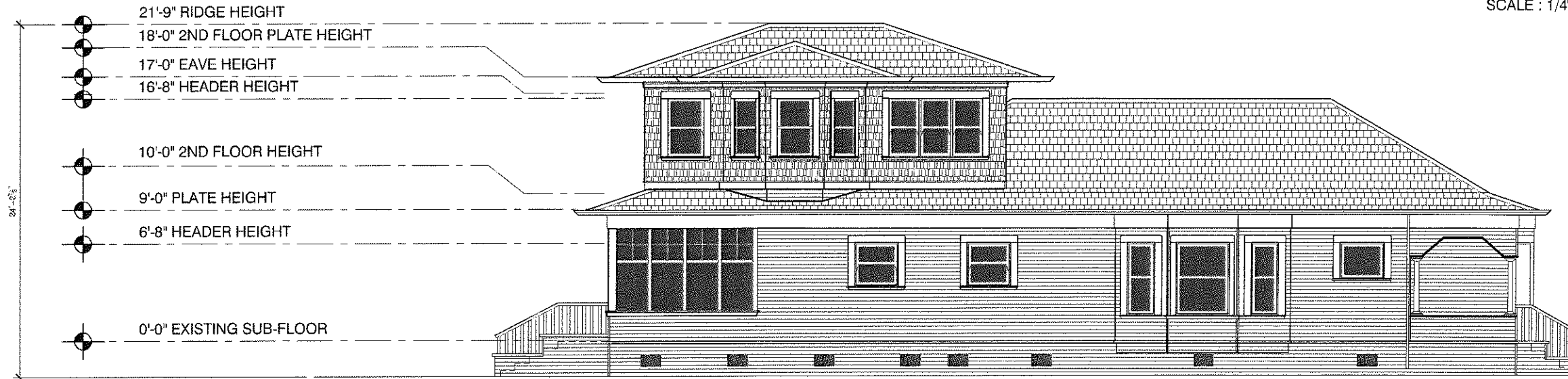
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

SCALE : 1/4" = 1'-0"

SCALE : 1/4" = 1'-0"

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 OWNER:
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SHEET TITLE:
 (P) ELEVATIONS

SCALE: 1/4" = 1'-0"
 DRAWN BY: JOSHUA STEWMAN
 PRINT DATE: JULY 14, 2015
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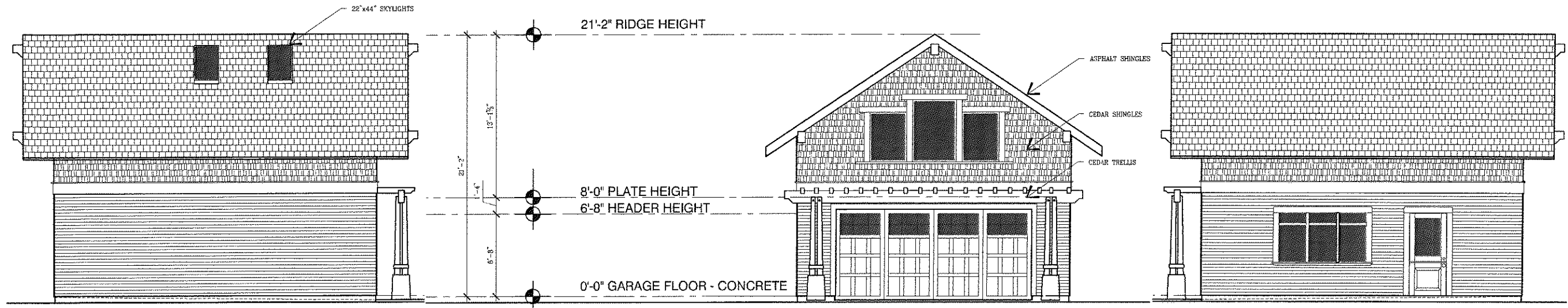
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SHEET 7 OF 9 SHEETS



(P) GARAGE EAST ELEVATION

ARCHITECTURAL SCALE: 1/4"=1'

(P) GARAGE NORTH ELEVATION

ARCHITECTURAL SCALE: 1/4"=1'

(P) GARAGE WEST ELEVATION

ARCHITECTURAL SCALE: 1/4"=1'

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SHEET TITLE:

(E) BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JULY 09, 2015

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

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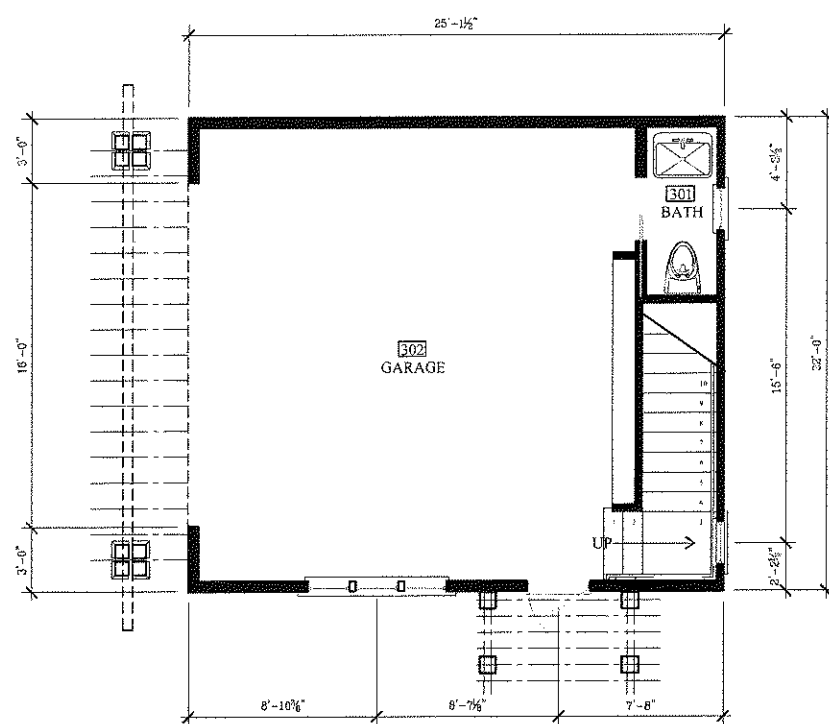
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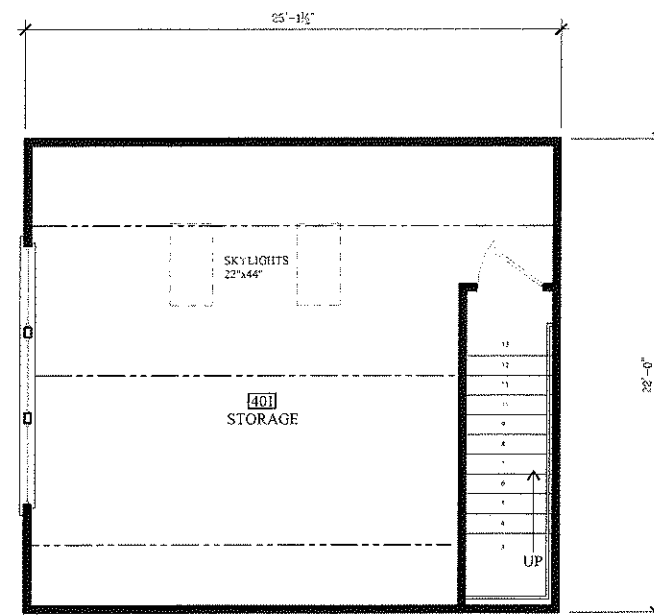
SHEET 8 OF 9 SHEETS

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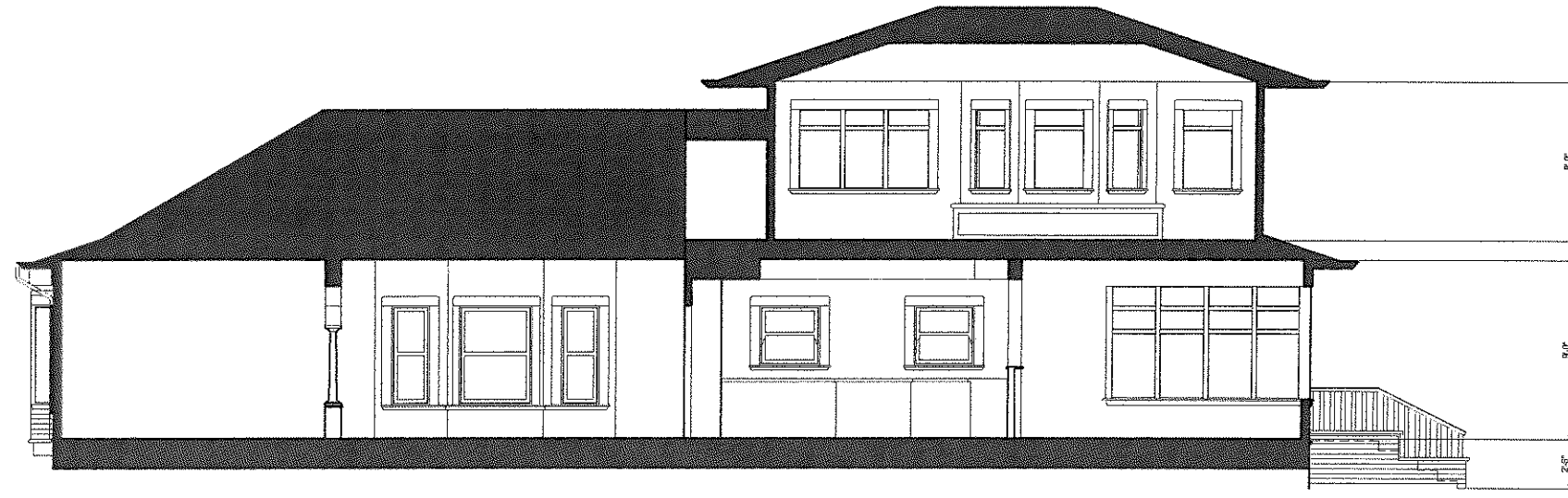
(P) GARAGE FLOOR PLAN

ARCHITECTURAL SCALE: 1/4"=1'

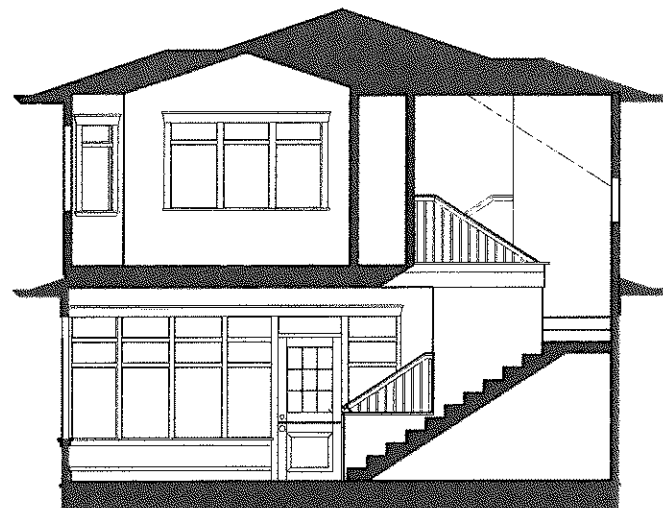


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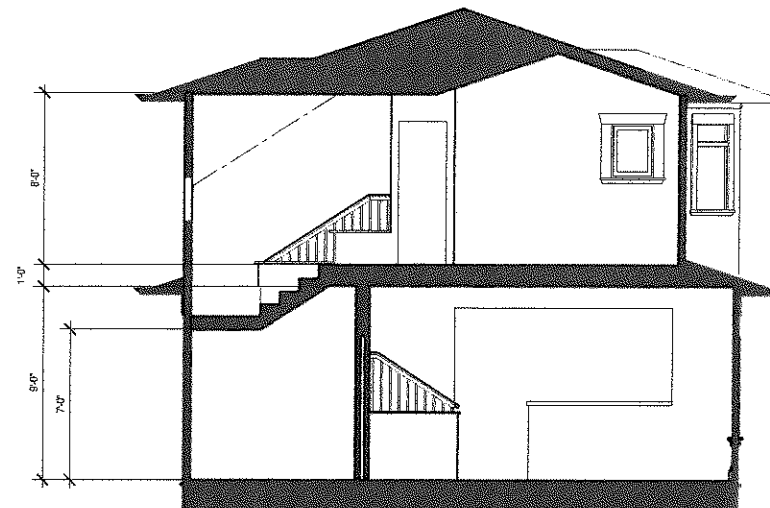
ARCHITECTURAL SCALE: 1/4"=1'



PROPOSED EAST-WEST SECTION



PROPOSED S-N SECTION



PROPOSED N-S SECTION

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APN: 006-555-001

PROJECT NO.:

OWNER:
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PACIFIC GROVE, CA 93950

SHEET TITLE:

(P) BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JULY 09, 2015

PLANNING PERMIT SUBMITTAL DATE: 6-10-2015

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

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FILE: VIEW:


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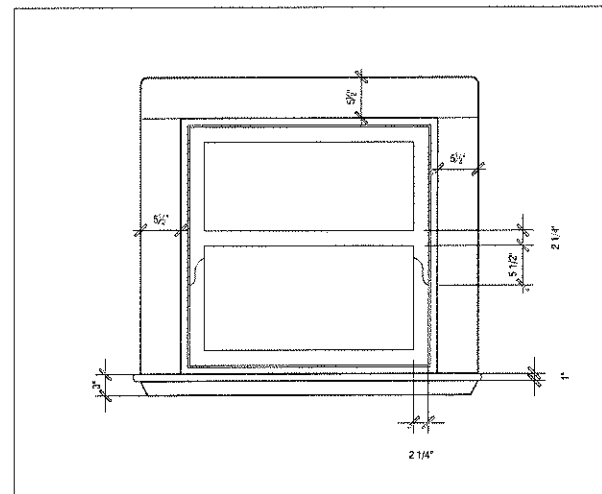
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
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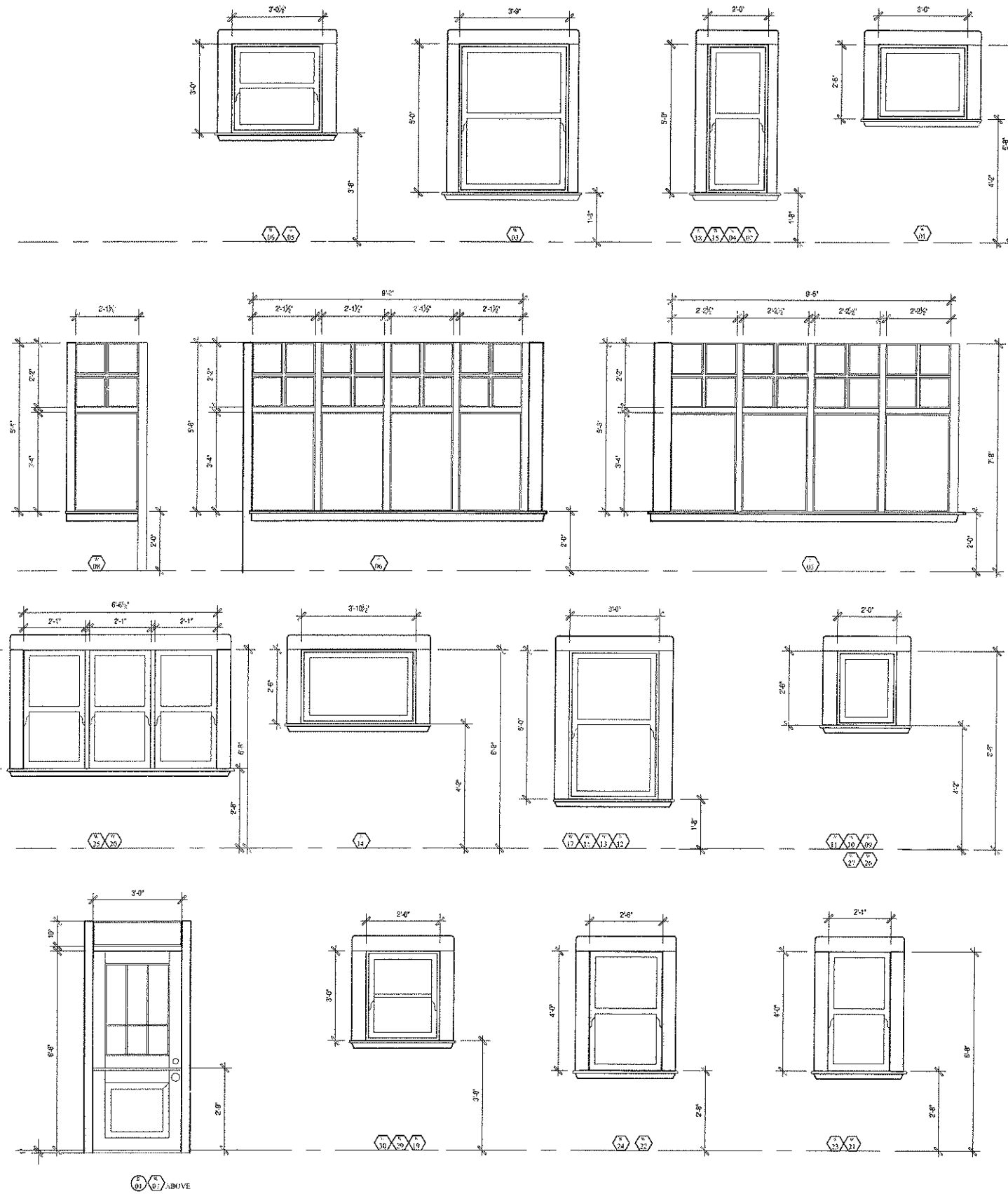
SHEET 9 OF 9 SHEETS

| FIRST FLOOR WINDOWS | | | | SECOND FLOOR WINDOWS | | | |
|---------------------|----------------------------------|-------|--|--------------------------------------|------|-------|--|
| WINDOW SCHEDULE | TYPE | CLASS | APPROXIMATE | WINDOW SIZE & TYPE (L x H) | TYPE | CLASS | APPROXIMATE |
| 01 | 3'-0" X 2'-6" FIXED PANE WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-6" X 3'-0" DOUBLE-HUNG WINDOW | | | WOOD WINDOW TO MATCH HISTORIC |
| 02 | 2'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 6'-6 1/2" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 03 | 3'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-1" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 04 | 2'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-6" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 05 | 9'-5 1/2" X 5'-8" SUNROOM WINDOW | T | WOOD WINDOW - LOWER FIXED UPPER AWNING | 2'-1" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 06 | 9'-2" X 5'-8" SUNROOM WINDOW | T | WOOD WINDOW - LOWER FIXED UPPER AWNING | 2'-6" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 07 | SBE DOOR SCHEDULE | | WOOD WINDOW | 6'-6 1/2" X 4'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC |
| 08 | 2'-1 1/2" X 5'-8" SUNROOM WINDOW | T | WOOD WINDOW - LOWER FIXED UPPER AWNING | 2'-0" X 2'-6" CASEMENT WINDOW | | | WOOD WINDOW TO MATCH HISTORIC |
| 09 | 2'-0" X 2'-6" CASEMENT WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-0" X 2'-6" CASEMENT WINDOW | | | WOOD WINDOW TO MATCH HISTORIC |
| 10 | 2'-0" X 2'-6" CASEMENT WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-0" X 2'-6" CASEMENT WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC - FRUSTED GLASS |
| 11 | 2'-0" X 2'-6" CASEMENT WINDOW | T | WOOD WINDOW TO MATCH HISTORIC | 2'-6" X 3'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC - FRUSTED GLASS |
| 12 | 3'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 2'-6" X 3'-0" DOUBLE-HUNG WINDOW | T | | WOOD WINDOW TO MATCH HISTORIC - FRUSTED GLASS |
| 13 | 3'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | MAIN HOUSE - NEW DOOR | | | |
| 14 | 3'-10 1/2" X 2'-6" FIXED WINDOW | | WOOD WINDOW TO MATCH HISTORIC | | | | |
| 15 | 2'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | 3'-0" X 6'-8" DUTCH DOOR | T | | SOLID CORE WOOD DOOR 2" x 4" x 1 1/2" TRANSOM WINDOW ABOVE |
| 16 | 3'-0" X 5'-0" DOUBLE HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | | | | |
| 17 | 3'-0" X 5'-0" DOUBLE HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | | | | |
| 18 | 2'-0" X 5'-0" DOUBLE-HUNG WINDOW | | WOOD WINDOW TO MATCH HISTORIC | | | | |

 **WINDOW SCHEDULE**
FIELD VERIFY ALL WINDOWS TO BE REPLACED & FRAMED WINDOW OPENINGS




 **HISTORIC WOOD WINDOW**



 **FIRST FLOOR & SECOND FLOOR WINDOWS**

7c

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APN: 006-555-001
PROJECT NO: 315
OWNER:
STEPHEN & NANCY THOMPSON
701 CONGRESS
PACIFIC GROVE, CA 93950
ph. 920-8814

SHEET TITLE:
MAIN HOUSE WINDOW & DOOR SCHEDULE

SCALE:
DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: JULY 14, 2015
PLANNING PERMIT SUBMITTAL DATE: --
BUILDING PERMIT SUBMITTAL DATE: --
DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:
FILE: VIEW:

SHEET NUMBER:
A-5.0
SHEET ___ OF ___ SHEETS

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

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office

5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: Nancy and Stephen Thompson
Daytime telephone: 831-236-6428
Mailing Address: 1111 Sinex Ave
Pacific Grove, CA 93950

2. AGENT/REPRESENTATIVE INFORMATION:

Name: _____
Daytime telephone: _____
Mailing Address: _____

3. PROPERTY INFORMATION:

What year was the house constructed? 1909 Existing Square-footage 1259 Proposed Square-footage 2083
Address: 701 Congress Ave, PG, CA 93950 Assessor Parcel Number 006 555-001

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____

Water company serving parcel: Monterey Peninsula WMD District Account Number: 0505454025
NOTE: Separate water meters are required for each user. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

Addition of 383 sq. ft. first floor living room and 441 sq. ft. second floor master bedroom and bath. Also included is a new 503 sq. ft. detached garage w/ sink and toilet.

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

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

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

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

| Type of Fixture | Fixture | Value | Count |
|--|---------|-----------|-------|
| Washbasin | 2 | x 1.0 = | 2 |
| Two Washbasins in the Master Bathroom | 1 | x 1.0 = | 1.0 |
| Toilet, Ultra Low-Flush (1.6 gallons-per-flush) | 1 | x 1.8 = | 1.8 |
| Toilet, High Efficiency (HET) | 1 | x 1.3 = | 1.3 |
| Toilet, Ultra High Efficiency (UHET) | 1 | x 0.8 = | 0.8 |
| Urnal, High Efficiency (HEU) (0.5 gallon-per-flush) | 1 | x 0.5 = | 0.5 |
| Zero Water Consumption Urnal* | 1 | x 0.0 = | 0.0 |
| Masterbath (one per Dwelling): Tub & Separate Shower | 1 | x 3.0 = | 3.0 |
| Large Bathtub (may have Showerhead above) | 1 | x 3.0 = | 3.0 |
| Standard Bathtub or Shower Stall (one showerhead) | 1 | x 2.0 = | 2.0 |
| Shower, each additional fixture (heads, body spray) | 1 | x 2.0 = | 2.0 |
| Shower system, Rain Bars or Custom Shower (spears) | 1 | x 2.0 = | 2.0 |
| Kitchen Sink (optional dishwasher) | 1 | x 2.0 = | 2.0 |
| Kitchen Sink with High Efficiency Dishwasher | 1 | x 1.5 = | 1.5 |
| Dishwasher, each additional (optional sink) | 1 | x 2.0 = | 2.0 |
| Dishwasher, High Efficiency (with opt. sink) | 1 | x 1.5 = | 1.5 |
| Laundry Sink/Utility Sink (one per Site) | 1 | x 2.0 = | 2.0 |
| Clothes Washer | 1 | x 2.0 = | 2.0 |
| Clothes Washer, (HEW) 5.0 water factor or less | 1 | x 1.0 = | 1.0 |
| Bidet | 1 | x 2.0 = | 2.0 |
| Bar Sink | 1 | x 1.0 = | 1.0 |
| Entertainment Sink | 1 | x 1.0 = | 1.0 |
| Vegetable Sink | 1 | x 1.0 = | 1.0 |
| Instant-Access-Hot-Water System (fixture credit) | 1 | x <0.3> = | -0.5 |
| New Connection - Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations" | | x = | |
| Subtotal proposed fixtures | | x = | |
| Swimming Pool (each 100 sq-ft of pool surface) | | x 1.0 = | |

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

EXISTING FIXTURE UNIT COUNT TOTAL = 10.3

PROPOSED FIXTURE UNIT COUNT TOTAL = 10.1

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

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

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

Signature of Owner/Agent: Nancy Thompson Date: 6/16/2015 Location Where Signed: _____
Print Name: _____ File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
_____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed

Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
WATER CONSERVATION CERTIFICATION

7c

Transfer of Title/Ownership

Property Address 701 Congress Ave City Pacific Grove

Assessor's Parcel Number (APN) 006-555-001

1. I, Stephen + Nancy Thompson am the buyer / seller / owner (circle one) of the property located at the above address. I hereby certify that the above property is in compliance with the Monterey Peninsula Water Management District's Water Conservation Law as summarized on the reverse side of this form.

This certification is verified by the following (check all that apply):

- a. MPWMD inspection (Attach copy of report)
- b. Exemption for _____
Granted by: _____
(Attach copy of exemption approval by MPWMD)
- c. Extension for _____ days. (Max. 120 Days)
- d. Owner Certification - Attach itemized receipts for purchase of plumbing fixtures and/or installation services-(Note: An MPWMD inspection may be required for verification.)

2. Is there a water well located on the property? Yes No

If yes, I certify that the well or wells have been properly registered with the Monterey Peninsula Water Management District, and a water meter has been installed. (See reverse side for well registration and reporting requirements.)

I declare under penalty of perjury that the information stated above is true and complete to the best of my knowledge.

Buyer / Seller / Owner _____ Date _____ () _____ Daytime Phone _____
Stephen + Nancy Thompson
 Print or Type Name

NEW OWNER'S ACKNOWLEDGMENT OF WATER CONSERVATION REQUIREMENTS

I, Stephen + Nancy Thompson, acknowledge receipt of this report regarding permanent water conservation requirements that may affect my property. I further understand that if an MPWMD inspection has not been performed prior to the transfer of ownership, an inspection to verify compliance will be requested by the District at a future date.

Signature _____ () _____ Daytime Phone _____
Stephen + Nancy Thompson
 Print or Type Name

Mailing Address

MAIL ORIGINAL CERTIFICATION FORM TO: MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
P.O. BOX 85 □ MONTEREY, CA 93942 □ (831) 658-5601 □ FAX: (831) 644-9558