



\$1465 paid on 3/25/15
 \$1491.50 paid on 7/23/15

CITY OF PACIFIC GROVE
 Community Development Department – Planning Division
 300 Forest Avenue, Pacific Grove, CA 93950
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd
Permit & Request Application

Project Permit(s) & Fees

Permit:	Fee:	Multiple Permit Discount:	App. #:
AP	2224.00		15-399
LM	1465.00	x 50% = \$732.50	Date: 7/23/15
			Received By: A. Hobson
			Total Fee: \$2956.50

Project/Property Information

Project Address: 4 ACROPOLIS, APN: 006-011-013
 Lot: 7 Block: 291 Tract: PG BEACH ADDITION
 ZC: R-1-H GP: Med Den. 17.4 du/lac Lot Size: 6,558 SF.

Project: LOT MERGER W/ APN 006-011-013.
 Description: ADDITION AND RENOVATION OF SINGLE FAMILY DWELLING. ADDITION OF BASEMENT.

Applicant Name: ERIC MILLER ARCHITECTS Phone #: 831-372-0410
 Mailing Address: 211 HOFFMAN AVE., MONTEREY, CA 93940
 Email Address: CARLA@ERICMILLERARCHITECTS.COM

Owner Name: RICHARD E. GERRILYN Phone #: _____
TRUST FAMILY TRUST
 Mailing Address: 14576 AVENUE 14, MADERA, CA 93637-8922
 Email Address: _____

Permit(s)/Request(s)

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input 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 checked="" 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	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input checked="" type="checkbox"/> Staff <input type="checkbox"/> NRC	<input checked="" type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> CC	<u>LM 15-176</u>	<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. **If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Carla Hobson 7/23/15 Richard C. Jost 7/23/15
 Applicant Signature Date Owner Signature (Required) Date

PROJECT DATA SHEET

Project Address: 14 Acropolis

Submittal Date:

July 23, 2015Applicant(s): Richard & Gerrilyn Iest

Permit Type(s) & No(s):

AP & LM

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H	R-1-H	R-1-H	
Building Site Area		6,558/6,160	12,718 sf	
Density (multi-family projects only)	NA	NA	NA	
Building Coverage	35% (4,451)	4,023 sf	3,845 sf	
Site Coverage	60% (7,630)	7,399 sf	5,609 sf	
Gross Floor Area	4,309 sf	3,158/1,817	4,309 sf	
Square Footage not counted towards Gross Floor Area		234 sf/0	980 sf 1,056 sf	Covered Patios Basement
Impervious Surface Area Created and/or Replaced		1,361 sf	1,064 sf	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	481 LF	108.67 ^{ft} / _{22.6%}	
Exterior Lateral Wall Length to be built	_____	_____	327.5 LF	
Building Height	25 Ft.	24'-3"	25'-0"	
Number of stories	2	2	2+Basement	
Front Setback	15 Ft.	15'-6"	15'-6"	
<u>North</u> Side Setback (specify side)	15 Ft.	68'-0"	41'-8"	
<u>South</u> Side Setback (specify side)	10 Ft.	5'-6"	5'-6"	
Rear Setback	10 Ft.	17'-0"	12'-5"	
Garage Door Setback	20 Ft.	40'-9"	40'-9"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	9'-8"x16'-11"	9'-8"x16'-11"	
Number of Driveways	1	1	1	
Driveway Width(s)		10'-10"	10'-10"	
Back-up Distance		43'-5"	43'-5"	
Eave Projection (Into Setback)	3' maximum	0	10" Max.	
Distances Between Eaves & Property Lines	3' minimum	5'-0" Min.	5'-0" Min.	
Open Porch/Deck Projections		5'-2"	7'-9"	
Architectural Feature Projections		2'-11"	2'-11"	
Number & Category of Accessory Buildings		1	0	
Accessory Building Setbacks	Rear=5'	2'-1"	0	
Distance between Buildings		16'-6"	0	
Accessory Building Heights	8 Ft.	10'-0"	0	
Fence Heights	4' & 6'	2'-6"&6'	2'-6"&6'	

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



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT (AP) 15-399

FOR A PROPERTY LOCATED AT 14 ACROPOLIS TO ALLOW A FIRST FLOOR ADDITION OF 675 SF AND A SECOND STORY ADDITION OF 669 SF INCLUDING THE ADDITION OF A 571 SF SECOND STORY DECK IN THE REAR TO AN EXISTING TWO STORY 3,158 SF SINGLE FAMILY RESIDENCE FOR A TOTAL OF A 2,373 SF TWO STORY RESIDENCE.

FACTS

1. The subject site is located at 14 Acropolis, Pacific Grove, 93950 APN 006-011-013.
2. The subject site has a designation of Medium Density 17.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. Subject to Demolition Permit 15-412 approved August 11, 2015 and Lot Merger Permit 15-399 approved August 25, 2015.
5. The subject site is 12,718 square feet.
6. The subject site is developed with a two story, single family dwelling.
7. The subject site is an archaeologically sensitive area. An archaeological report prepared by Mary Doane and Trudy Haversat July 10, 2001 determined the subject parcel does not contain evidence of potentially significant prehistoric cultural resources.
8. An arborist report prepared by Frank Ono August 3, 2015 determined the tree to be removed as part of the proposed development is under the 12" DBH requirement for non-native protected trees and therefore there are no issues in the removal. The City arborist concurred.
9. The existing structure is not on the Historic Resources Inventory.
10. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).
11. The subject site is located in the area of Special Biological Significance Watershed.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 14, 27, 28 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 15-399 To allow a first floor addition of 675 sf and a second story addition of 669 sf including the addition of a 571 sf second story deck in the rear to an existing two story 3,158 sf single family residence for a total of a 2,373 sf two story residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.

- 2. The Board authorizes Approval of Architectural Permit (AP) 15-399 to allow a first floor addition of 675 sf and a second story addition of 669 sf including the addition of a 571 sf second story deck in the rear to an existing two story 3,158 sf single family residence for a total of a 2,373 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 at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 8th day of September, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

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

_____ Date

Richard Iest

_____ Date

Gerrilyn Iest



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Community Development Department – Planning Division

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NOTICE OF EXEMPTION FROM CEQA

7b

Property Address/Location: 14 Acropolis, Pacific Grove, CA 93950

Project Description: Architectural Permit (AP) 15-399

To allow a first floor addition of 675 sf and a second story addition of 669 sf including the addition of a 571 sf second story deck in the rear to an existing two story 3,158 sf single family residence for a total of a 2,373 sf two story residence.

APN: 006-555-001

ZC: R-1=H

GP: Med Den 17.4 du/ac

Lot Size: 6,493 sf

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

Mailing Address: 211 Hoffman Avenue Monterey, Ca 93940

Email Address: carla@ericmillerarchitects.com

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

Exempt Status (Check One) :

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

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

Exemption Findings:

The project includes the addition of 1,151sf, 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: August 31, 2015

ARCHAEOLOGICAL CONSULTING

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

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

by

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

July 10, 2001

Prepared for

Stanley & Francine Blaustein

RECEIVED

JUL 27 2015

COMMUNITY DEV. DEPT.

SUMMARY: PROJECT 3094

RESULTS: NEGATIVE

ACRES: <1/4

SITES: NONE

UTMG: 5.9580/40.5480

MAP: USGS 7.5 MINUTE MONTEREY QUADRANGLE

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

INTRODUCTION

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

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

PROJECT LOCATION AND DESCRIPTION

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

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

PROJECT METHODOLOGY

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

Background Research

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

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

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

Field Reconnaissance

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

RESULTS OF THE RECONNAISSANCE

Background Research

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

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

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

Field Research

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

CONCLUSIONS AND RECOMMENDATIONS

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

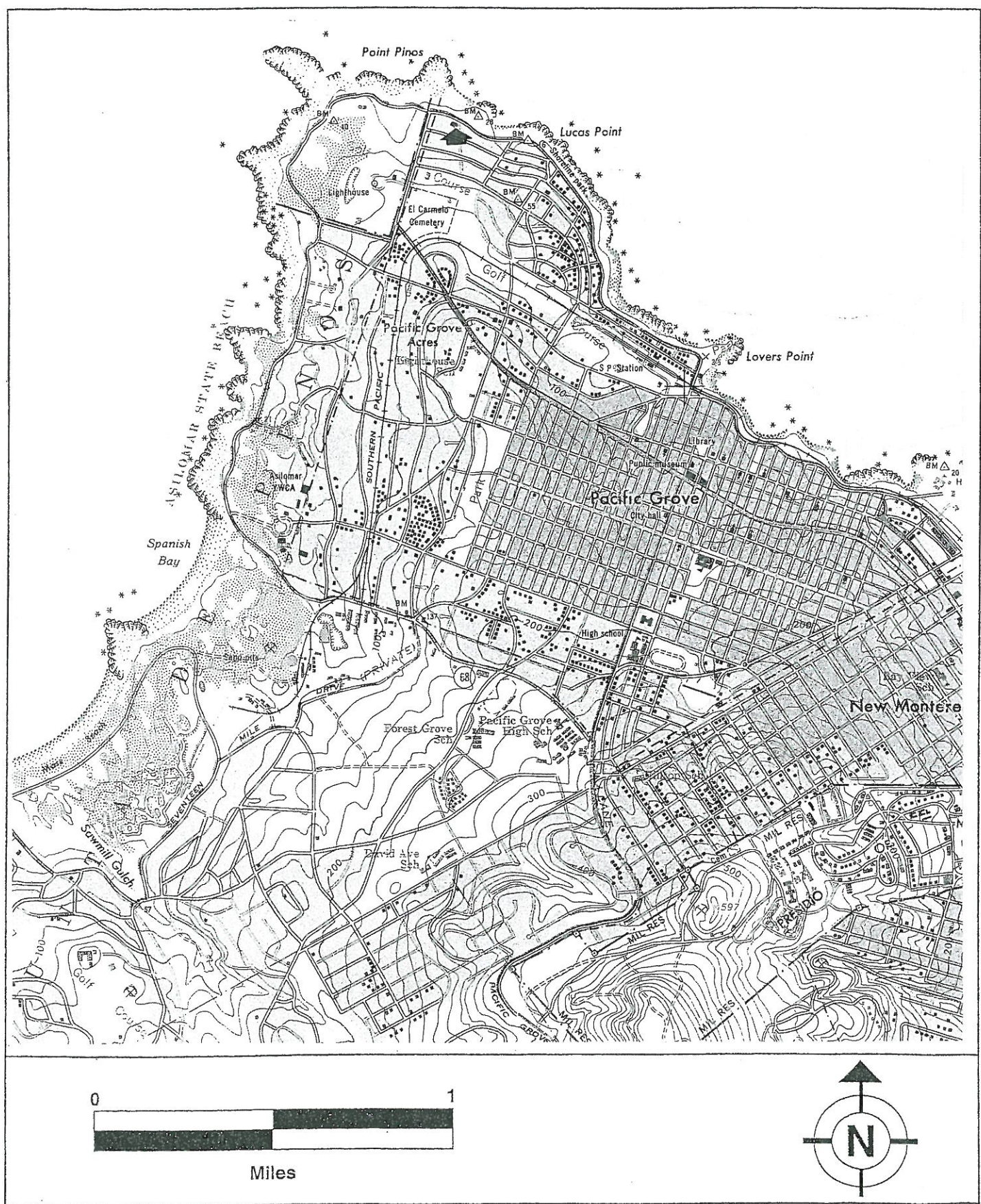
- The proposed project should not be delayed for archaeological reasons.

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

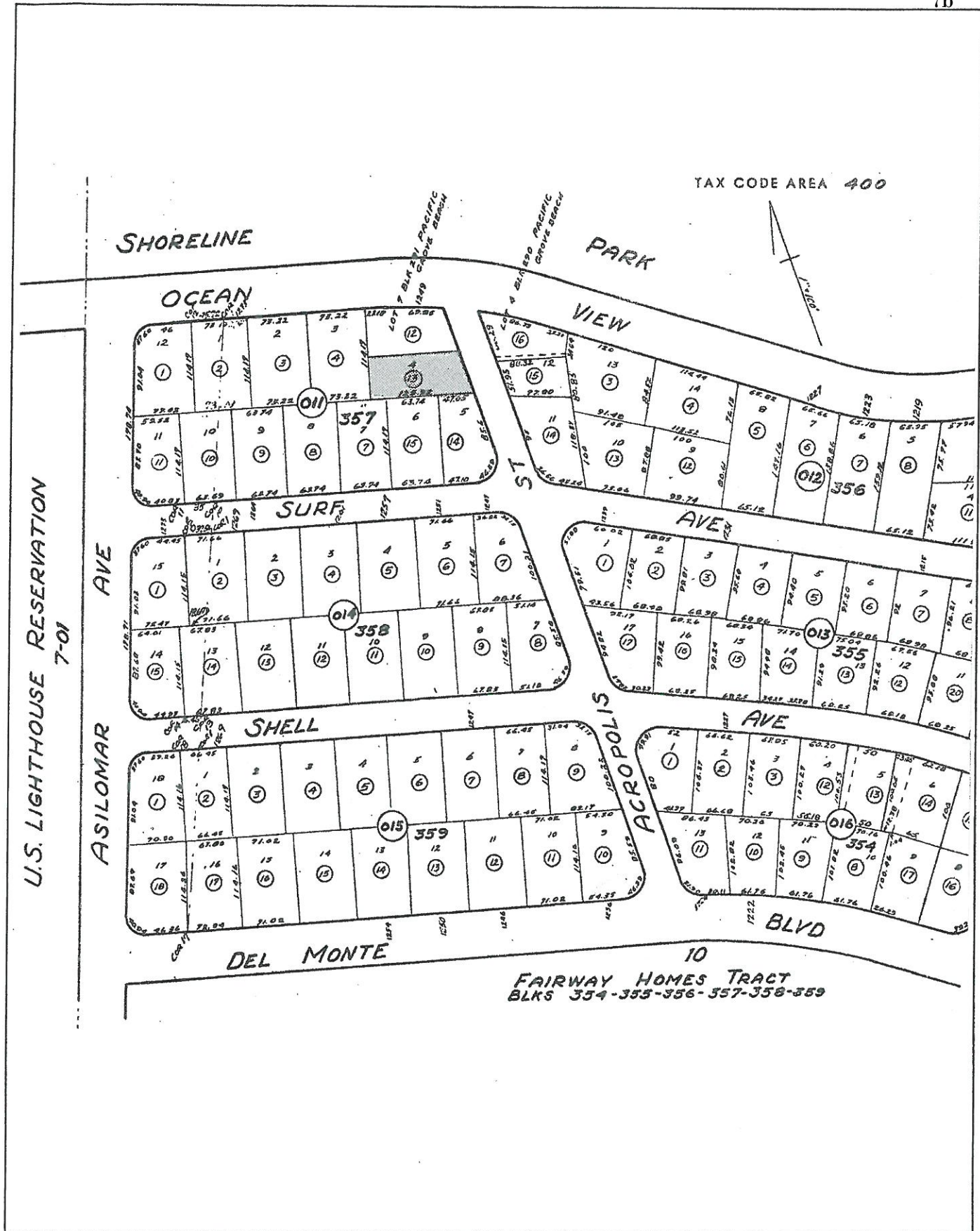
- If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures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

REFERENCES

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



Map 1. Project Location.



Map 2. Project Location.

IEST RESIDENCE

14 Acropolis Pacific Grove, California

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AUG - 5 2015

REVISION	No.
1b	

CONSULTANT:

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

ARCHITECT

TITLE SHEET

JOB NAME: Iest Residence
1249 Ocean View Boulevard
Pacific Grove, CA 93940
A.P.N. 006-011-012

DATE: 8/04/15
SCALE: N.T.S.
DRAWN: C.J.H.
JOB NUMBER: 15.10

A-0.1
SHEET OF

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

- TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
- THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
- THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
- IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL:

ONE 6" PINE IS PROPOSED FOR REMOVAL.

PROJECT DATA

OWNER: RICHARD AND GERRILYN IEST
14576 AVENUE 14
MADERA, CA 95637

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410

SURVEY: BASELINE CONSULTING
19720 MONTE BELLO
CASTROVILLE, CA 95012
PH: 831-632-0956

LANDSCAPE: MICHELLE COMEAU LANDSCAPE DESIGN
P.O. BOX 6327
CARMEL, CA 93921
PH: 831-620-0111

ADDRESS: 14 ACROPOLIS
PACIFIC GROVE, CA 93950

APN: 006-011-012 & 018
LOT 7, BLOCK 291, PACIFIC GROVE BEACH ADDITION

PROJECT DESCRIPTION:

PROPOSE LOT MERGER OF APN 006-011-012 AND 006-011-018, AND THE DEMOLITION OF THE SINGLE FAMILY DWELLING AT 1249 OCEAN VIEW BOULEVARD.

PROPOSE ADDITION AND REMODEL TO EXISTING 2 STORY SINGLE FAMILY DWELLING WITH 2 CAR GARAGE AT 14 ACROPOLIS. THE ADDITION INCLUDES 3 BEDROOMS AND 3 BATHS TO A 3 BEDROOM AND 2-1/2 BATH SINGLE FAMILY DWELLING. THE EXISTING 9,056 SF DWELLING WILL HAVE AN ADDITION OF 1,251 SF AND ADDITION OF 1,056 SF BASEMENT. THE INTERIOR REMODEL IS 8.7% OF EXISTING AREA. THE COVERED PATIOS INCLUDE EXISTING 45 SF, AND AN ADDITION OF 251 SF. THE SITE WALLS WILL BE REMOVED WITH NEW SITE WALLS ALONG ACROPOLIS AND OCEAN VIEW BOULEVARD. NEW PATHWAYS AND A FIREPIIT WILL BE ADDED.

SHEET INDEX COMMUNITY DEV. DEPT.

ARCHITECTURAL

- A-0.1 COVER SHEET
- 1 of 1 TOPOGRAPHIC SURVEY - EXISTING
- 1 of 1 TOPOGRAPHIC SURVEY - PROPOSED
- A-1.0 SITE DEMOLITION PLAN
- A-1.1 PROPOSED SITE PLAN
- A-1.2 DEMOLITION PLAN - OCEAN VIEW BOULEVARD
- A-2.1 DEMOLITION FIRST FLOOR PLAN
- A-2.2 DEMOLITION SECOND FLOOR PLAN
- A-2.3 DEMOLITION ROOF PLAN
- A-2.4 PROPOSED BASEMENT FLOOR PLAN
- A-2.5 PROPOSED FIRST FLOOR PLAN
- A-2.6 PROPOSED SECOND FLOOR PLAN
- A-2.7 PROPOSED ROOF PLAN
- A-3.0 EXTERIOR ELEVATIONS - EAST
- A-3.1 EXTERIOR ELEVATIONS - NORTH
- A-3.2 EXTERIOR ELEVATIONS - WEST
- A-3.3 EXTERIOR ELEVATIONS - SOUTH
- A-4.1 DOOR SCHEDULE & DETAILS
- A-4.2 WINDOW SCHEDULE & DETAILS

LIGHTING

- EL-1 FIRST FLOOR EXTERIOR LIGHTING PLAN
- EL-2 SECOND FLOOR EXTERIOR LIGHTING PLAN

LANDSCAPE

- L-1 PLANTING PLAN
- L-2 HARDSCAPE & IRRIGATION PLAN
- L-3 NOTES

PROJECT DATA SHEET

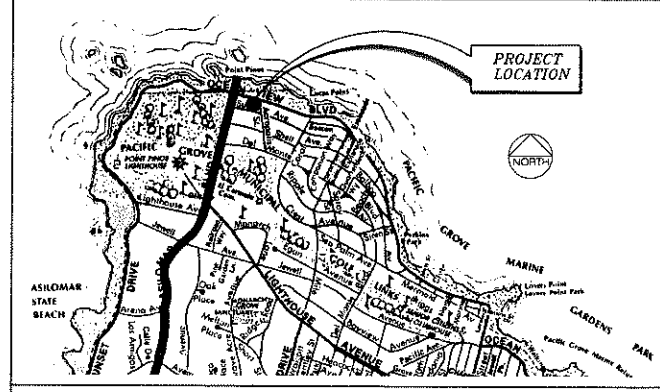
Project Address: 14 Acropolis Submittal Date: July 30, 2015

Applicant(s): Richard & Gerrilyn Iest Permit Type(s) & No(s): AP & LM

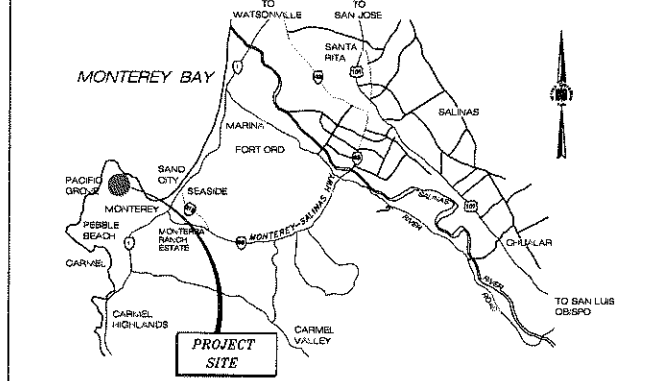
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H	R-1-H	R-1-H	
Building Site Area		6,558/6,160	12,718 sf	
Density (multi-family projects only)	NA	NA	NA	
Building Coverage	35% (4,451)	4,023 sf	3,845 sf	
Site Coverage	60% (7,630)	7,399 sf	5,609 sf	
Gross Floor Area	4,309 sf	3,158/1,817	4,309 sf	1st=2,678 s.f. 2nd=1,631 s.f.
Square Footage not counted towards Gross Floor Area		234 sf/0	980 sf	Covered Patios Basement
Impervious Surface Area Created and/or Replaced		1,361 sf	1,064 sf	
Exterior Lateral Wall Length to be demolished in feet & % of total*		481 LF	108.67 LF	22.6%
Exterior Lateral Wall Length to be built			327.5 LF	
Building Height	25 Ft.	24'-3"	25'-0"	
Number of stories	2	2	2+Basement	
Front Setback	15 Ft.	15'-6"	15'-6"	
North Side Setback (specify side)	15 Ft.	68'-0"	41'-8"	
South Side Setback (specify side)	10 Ft.	5'-6"	5'-6"	
Rear Setback	10 Ft.	17'-0"	12'-5"	
Garage Door Setback	20 Ft.	40'-9"	40'-9"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	9'-8"x16'-11"	9'-8"x16'-11"	
Number of Driveways	1	1	1	
Driveway Width(s)		10'-10"	10'-10"	
Back-up Distance		43'-5"	43'-5"	
Eave Projection (Into Setback)	3' maximum	0	10" Max.	
Distances Between Eaves & Property Lines	3' minimum	5'-0" Min.	5'-0" Min.	
Open Porch/Deck Projections		5'-2"	7'-9"	
Architectural Feature Projections		2'-11"	2'-11"	
Number & Category of Accessory Buildings		1	0	
Accessory Building Setbacks	Rear=5'	2'-1"	0	
Distance between Buildings		16'-6"	0	
Accessory Building Heights	8 Ft.	10'-0"	0	
Fence Heights	4' & 6'	2'-6" & 6'	2'-6" & 6'	

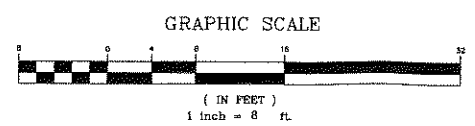
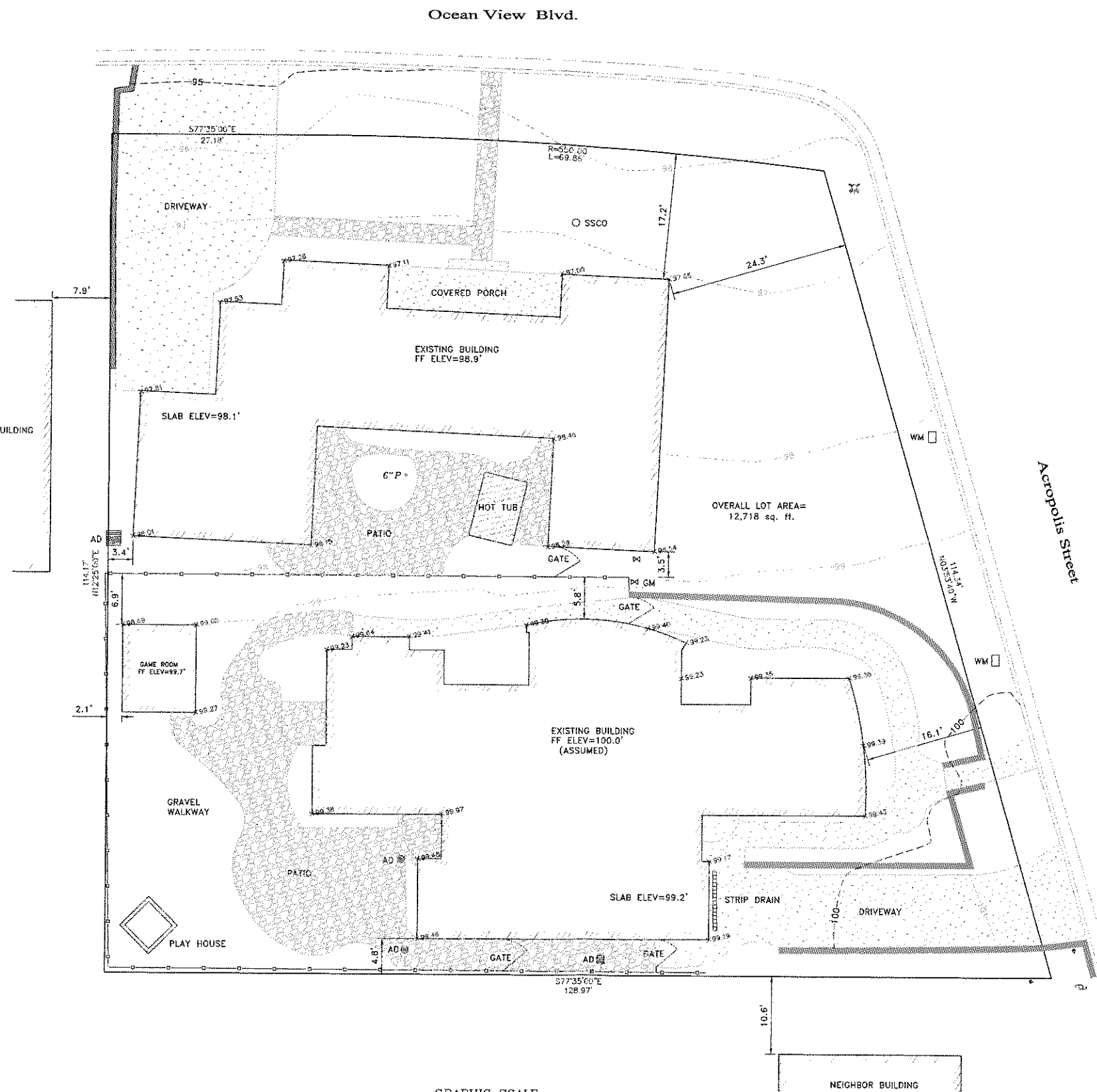
*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.
[Rev. 01/14/14]

LOCATION MAP



VICINITY MAP





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



DRAWN BY: AS
 APPROVED BY: [Signature]
 REVISION: 1/28
 SCALE: 1/8" = 1'-0"
 DATE: 03-05-2015

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

SHEET 1
 OF
 1 SHEETS

REVISION	No.
7b	

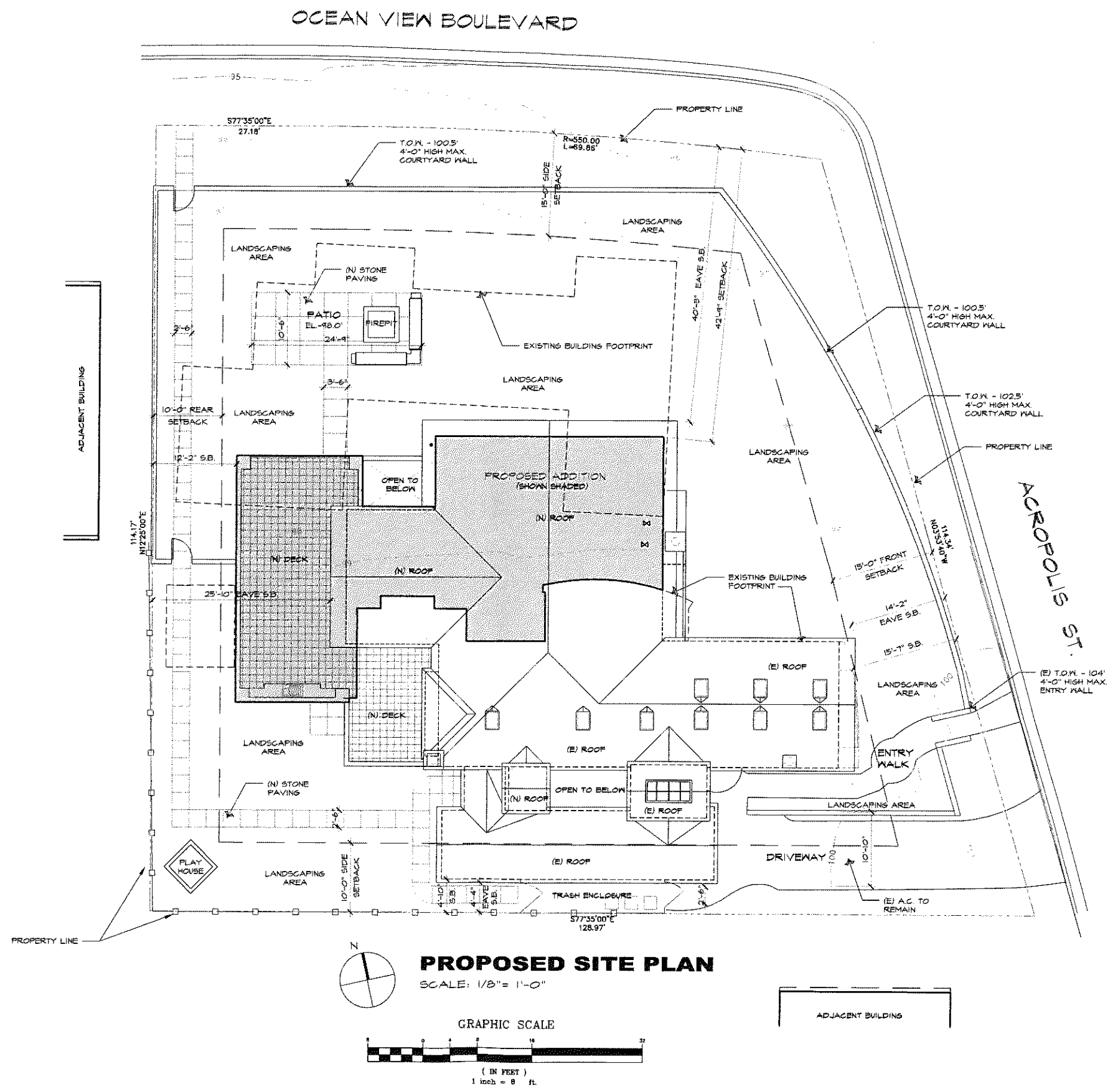
CONSULTANT:

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

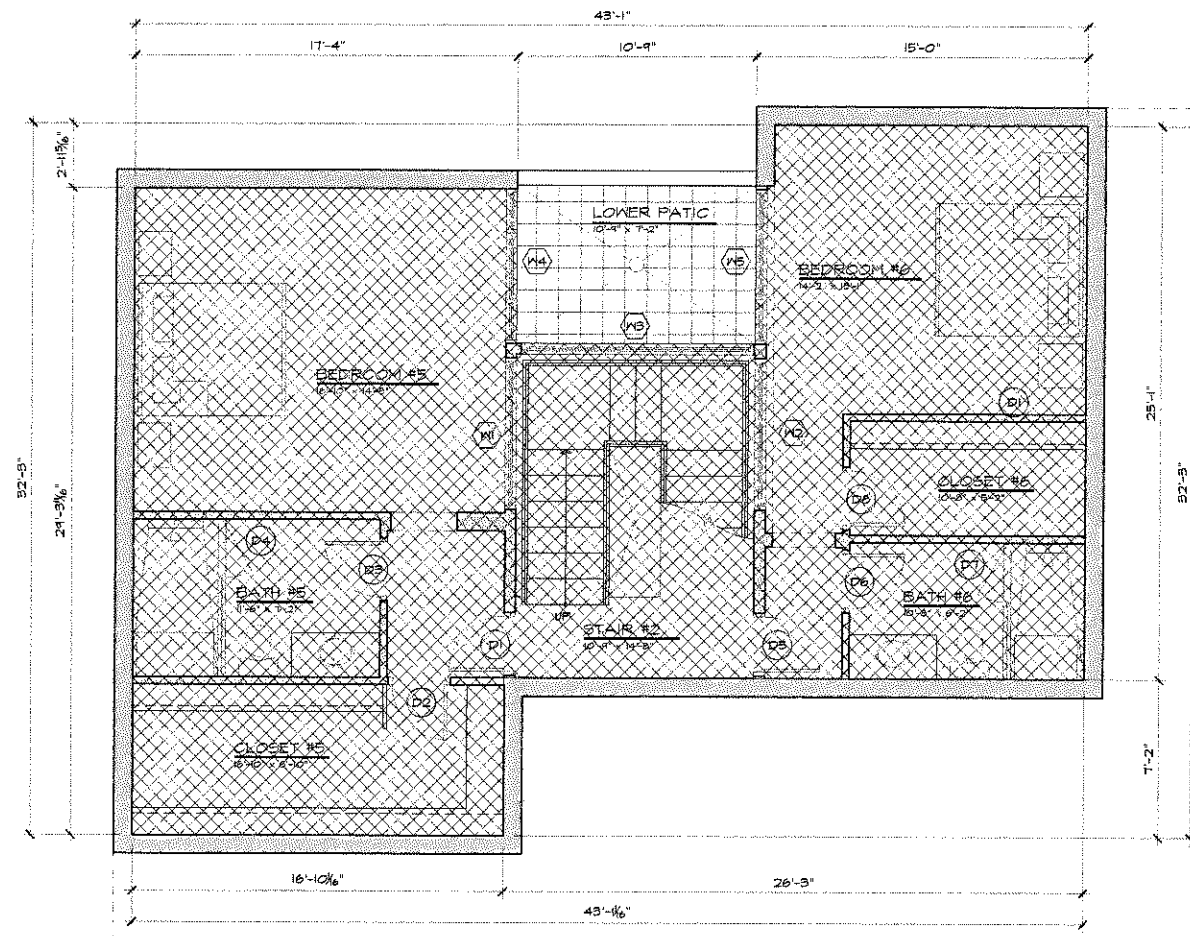
PROPOSED SITE PLAN
 JOB NAME: **West Residence**
 1249 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

DATE: 7/28/15
 SCALE: 1/8" = 1'-0"
 DRAWN: C.J.H.
 JOB NUMBER: 15.10

A-1.1
 SHEET OF



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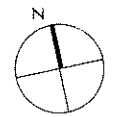


BUILDING FOOTPRINT ABOVE

BUILDING FOOTPRINT ABOVE

LEGEND

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



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

REVISION	No.
7b	

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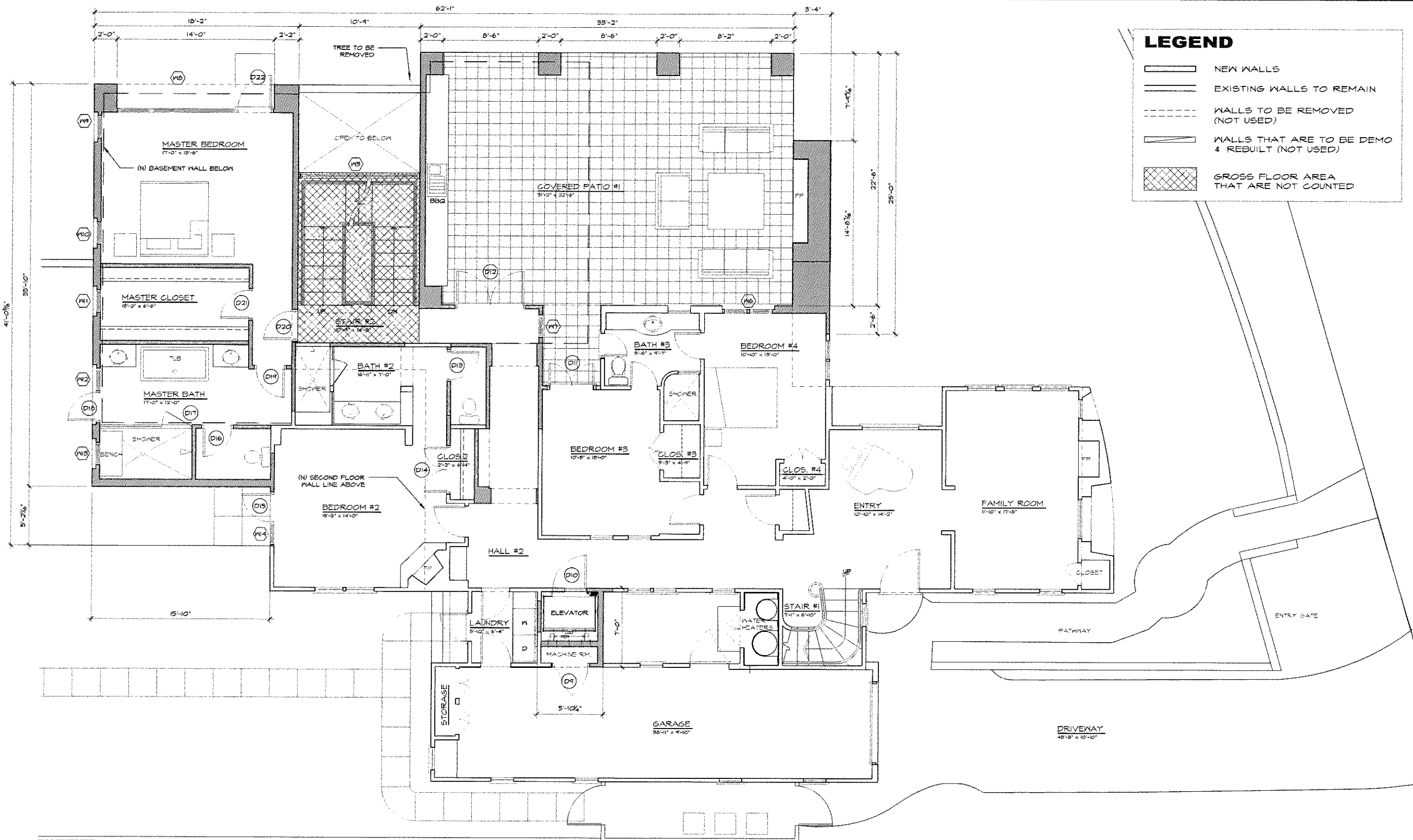
BASEMENT FLR. PLAN-NEW

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

DATE: 7/29/15
SCALE: 1/4"=1'-0"
DRAWN: CJH
JOB NUMBER: 15.10

A-2.4
SHEET OF

Half-Size on 12x18



LEGEND

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

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

REVISION	No.
7b	

CONSULTANT:

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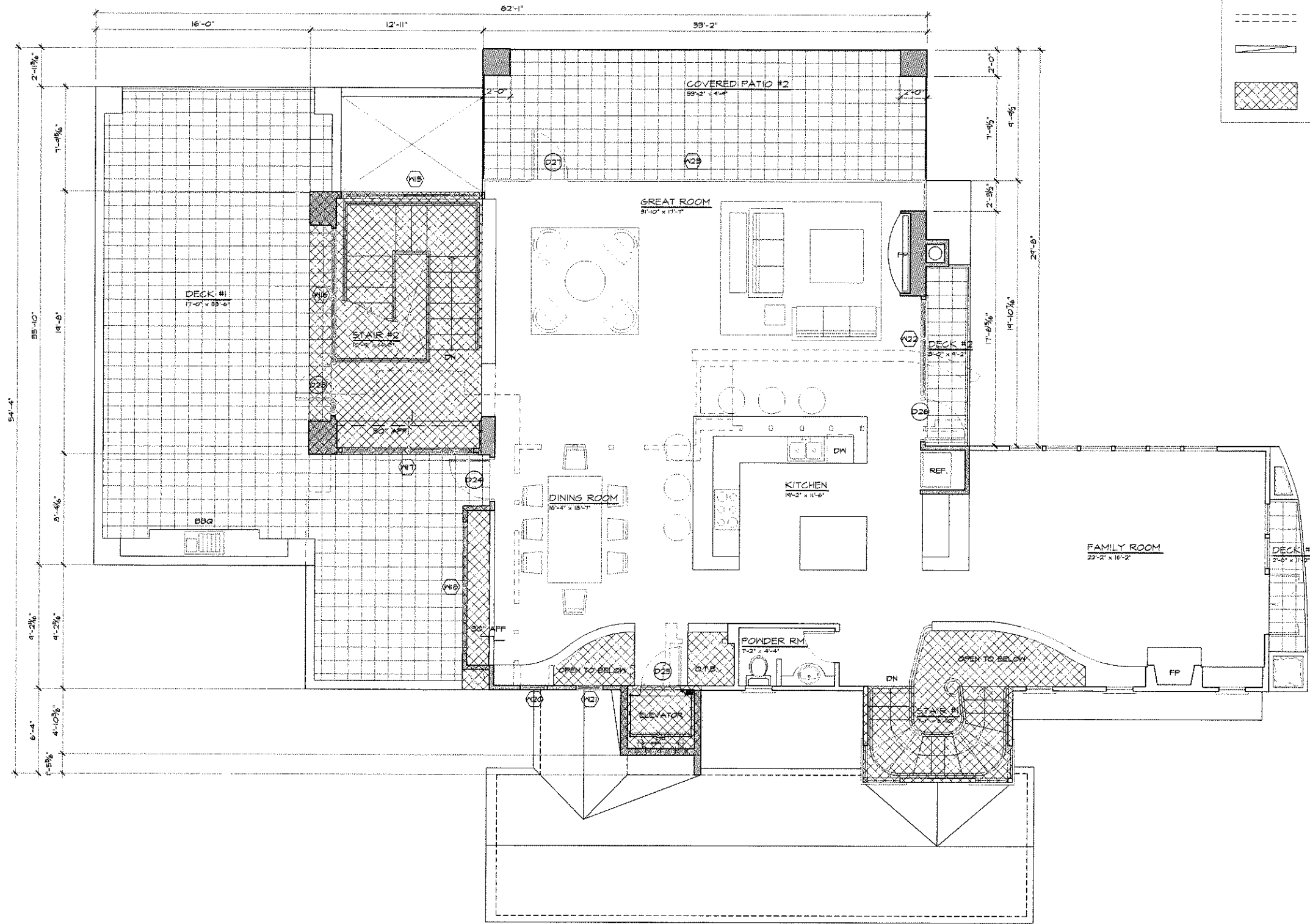
FIRST FLOOR PLAN-NEW
 JOB NAME: West Residence
 1249 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012

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

A-2.5
 SHEET OF

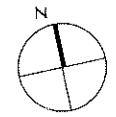
Half-Size on 12x18

THE CITY OF LOS ANGELES HAS REVIEWED THIS SET OF ARCHITECTURAL PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND ORDINANCES. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT ASSUMES FULL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



LEGEND

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



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

REVISION	No.
7b	

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

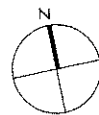
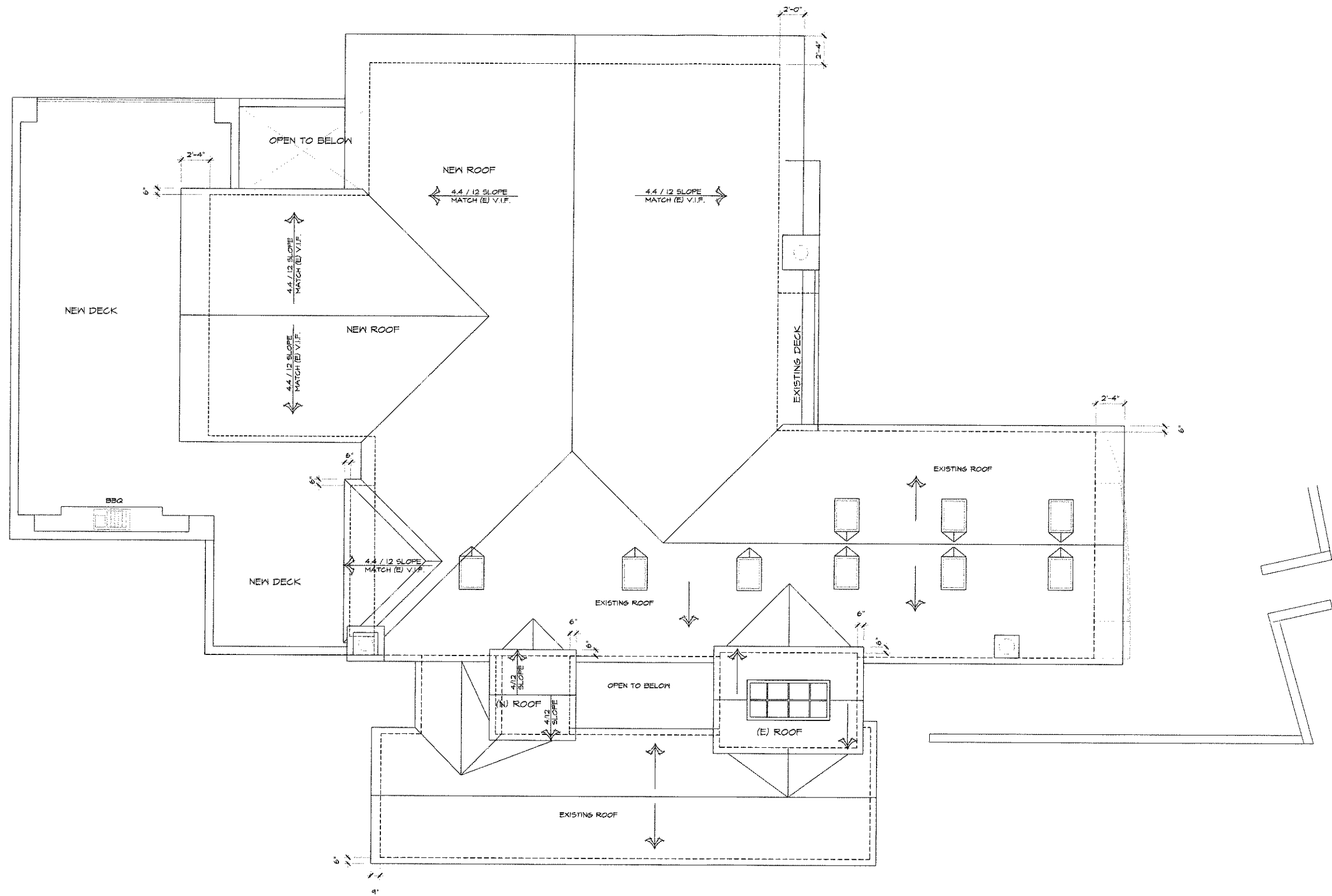
211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7940 • WEB: www.ericmillerarchitects.com

SECOND FLOOR PLAN - NEW

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

DATE: 8/04/15
 SCALE: 1/4" = 1'-0"
 DRAWN: CJH
 JOB NUMBER: 1510

A-2.6
SHEET OF

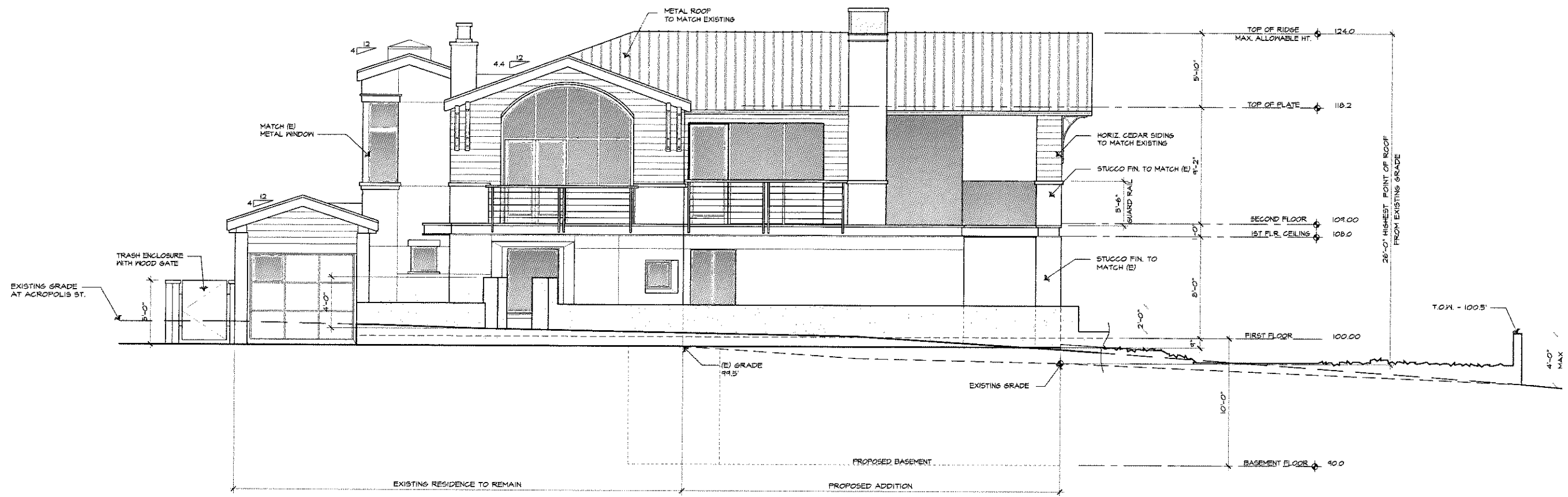


PROPOSED ROOF PLAN

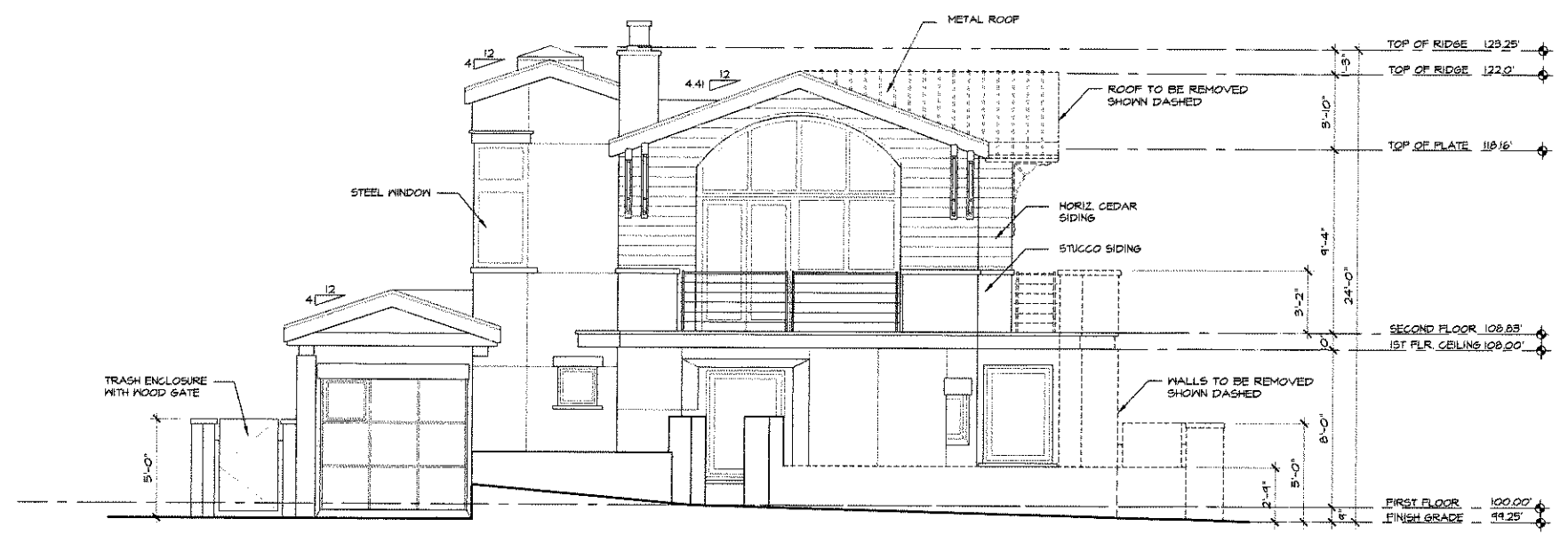
SCALE: 1/4" = 1'-0"

REVISION	No.
7b	
CONSULTANT:	
ARCHITECT ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-9410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
ROOF PLAN-NEW JOB NAME: West Residence 1249 Ocean View Boulevard Pacific Grove, CA 93950 A.P.N. 006-011-012	
DATE:	7/23/15
SCALE:	1/4" = 1'-0"
DRAWN:	C.J.H.
JOB NUMBER:	1510
A-2.7 SHEET OF	

REVISION	No.
7b	



PROPOSED EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANT:

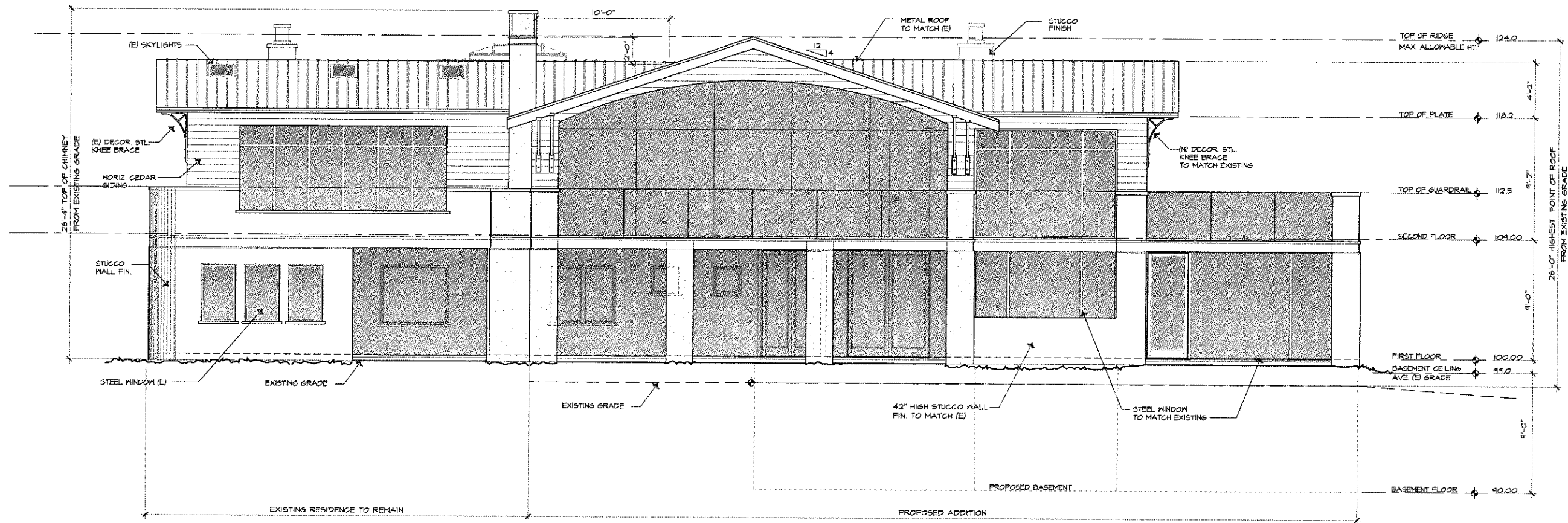
ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

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

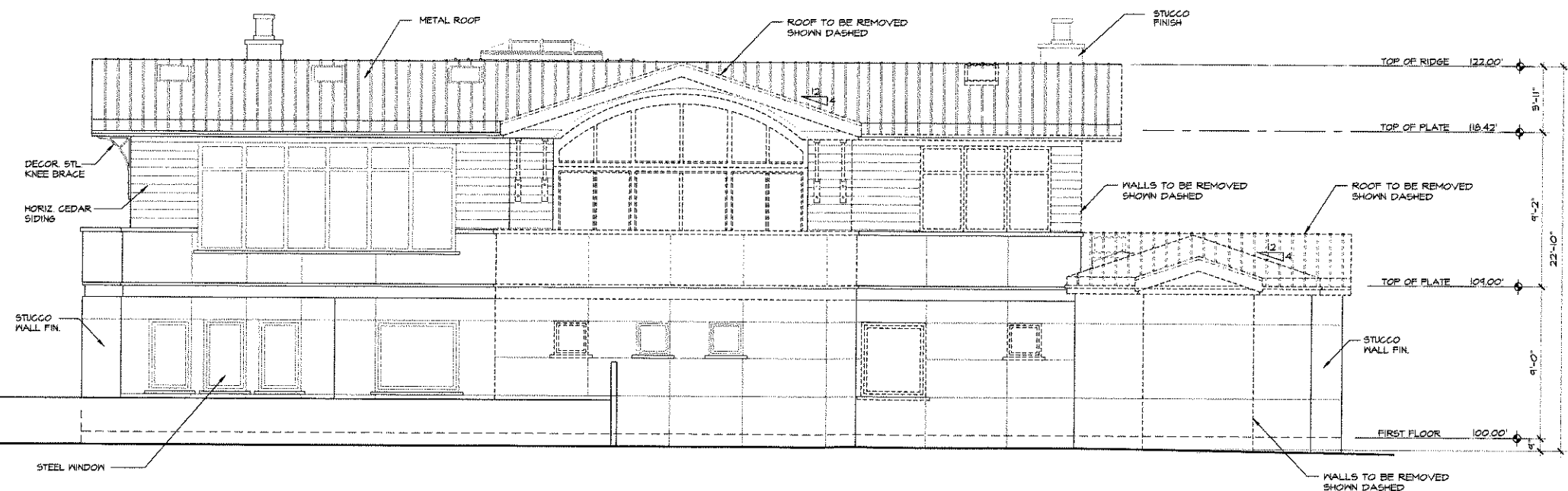
DATE: 7/23/15
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H.
JOB NUMBER: 1510

A-3.0
SHEET OF

REVISION	No.
7b	



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



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

CONSULTANT:

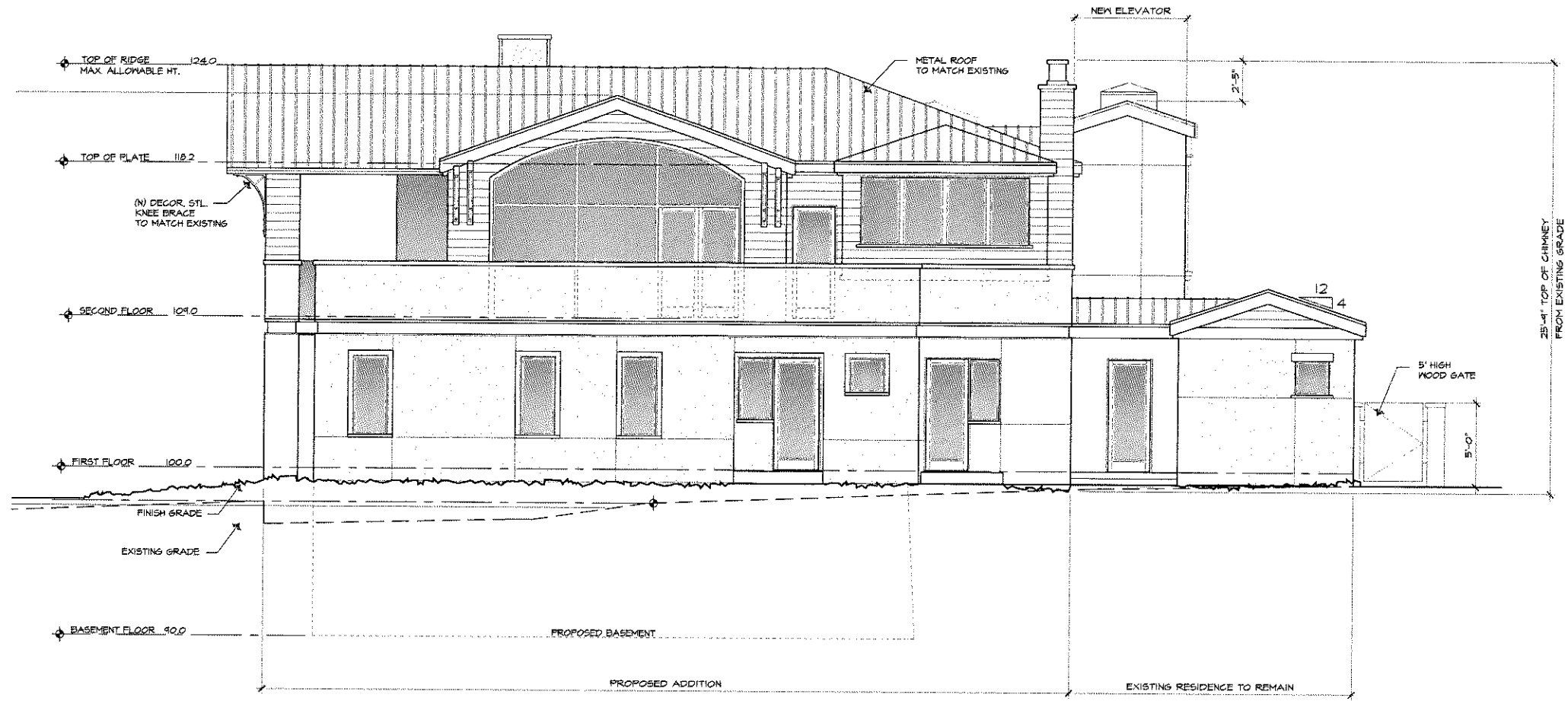
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXT. ELEVATIONS - NORTH

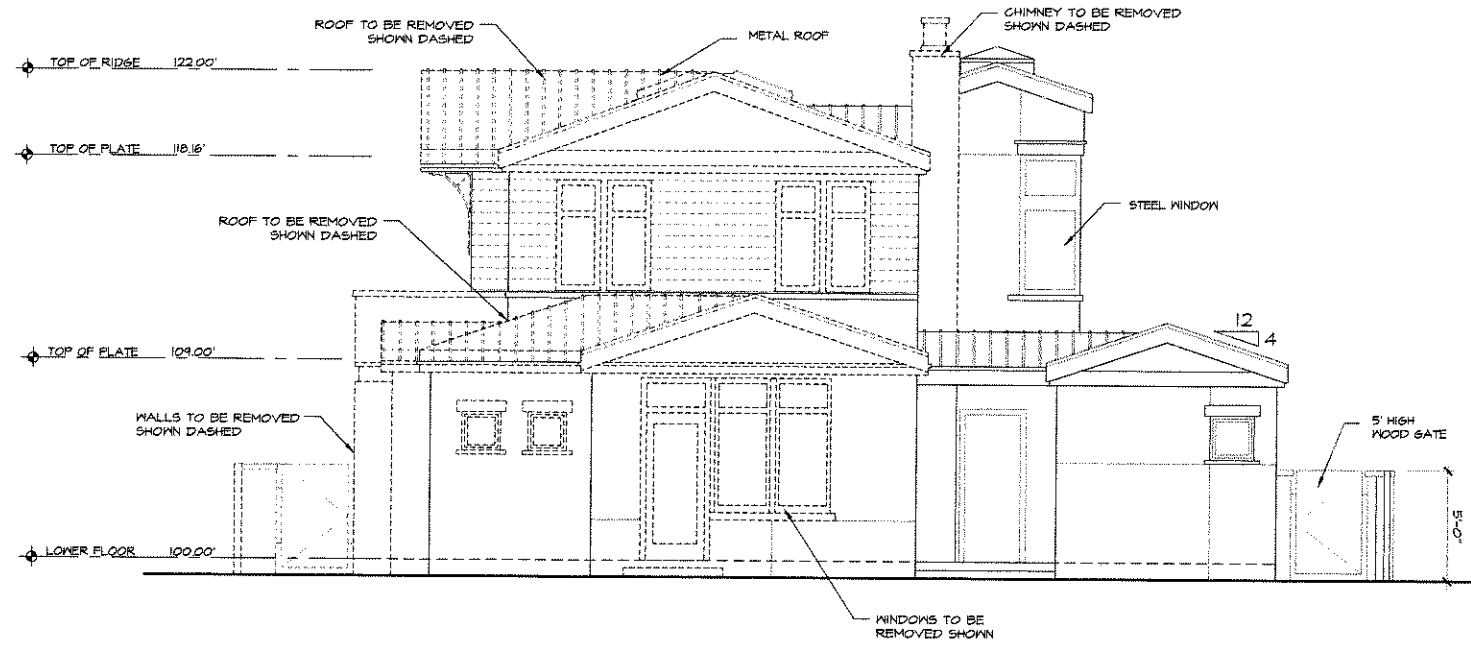
JOB NAME:
West Residence
1249 Ocean View Boulevard
Pacific Grove, CA 93950
A.P.N. 006-011-012

DATE: 7/23/15
SCALE: 1/4" = 1'-0"
DRAWN: C.J.H.
JOB NUMBER: 1510

A-3.1
SHEET OF



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



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

REVISION	No.
7b	

CONSULTANT:

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

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

A-3.2
SHEET OF

REVISION	No.
7b	

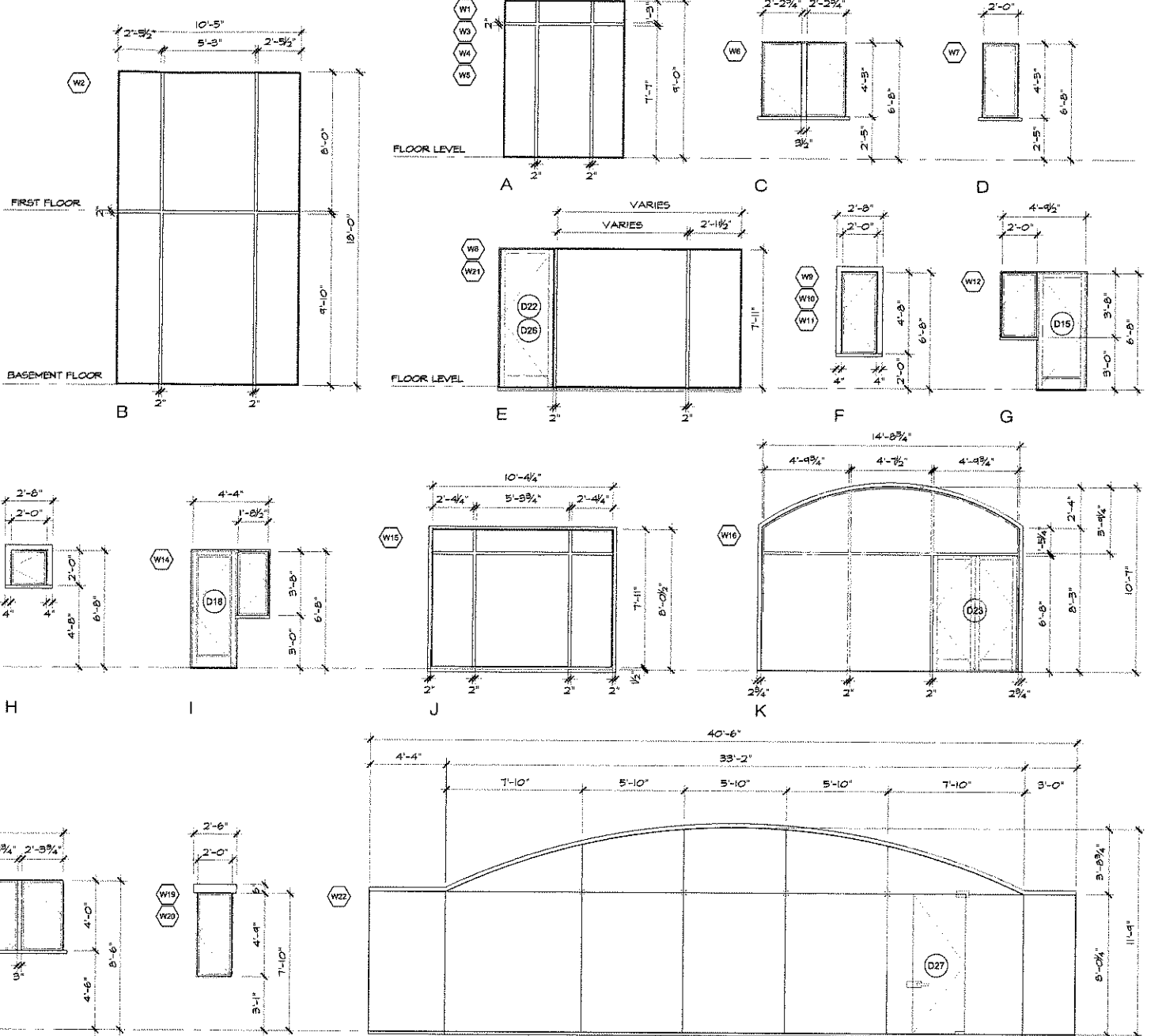
CONSULTANT:
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ARCHITECT
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WINDOW SCHEDULE
 JOB NAME: **West Residence**
 1249 Ocean View Boulevard
 Pacific Grove, CA 93950
 A.P.N. 006-011-012
 DATE: 7/23/15
 SCALE: AS NOTED
 DRAWN: BW
 JOB NUMBER: 15.10
A-4.2
 SHEET OF

WINDOW SCHEDULE									
WIDW NO.	TYPE	SIZE W X H	LOCATION ROOM NAME	ROOM NO.	GLAZING	FRAME MATL.	SILL HEIGHT ABOVE FF	HEAD HEIGHT ABOVE FIN. FLR.	REMARKS
W1	A	6'-10" X 9'-0"	STAIR #2	000	DOUBLE	STEEL	0'-0"	9'-0"	FIXED WINDOW
W2	B	10'-5" X 18'-0"	STAIR #2	000	DOUBLE	STEEL	0'-0"	18'-0"	FIXED WINDOW
W3	A	6'-10" X 9'-0"	STAIR #2	000	DOUBLE	STEEL	0'-0"	9'-0"	FIXED WINDOW
W4	A	6'-10" X 9'-0"	BEDROOM #5	000	DOUBLE	STEEL	0'-0"	9'-0"	FIXED WINDOW
W5	A	6'-10" X 9'-0"	BEDROOM #6	000	DOUBLE	STEEL	0'-0"	9'-0"	FIXED WINDOW
W6	C	2 PR. 2'-2 3/4" X 4'-3"	HALL #2	100	DOUBLE	STEEL	2'-5"	6'-8"	CASEMENT WINDOW
W7	D	2'-0" X 4'-3"	HALL #2	100	DOUBLE	STEEL	2'-5"	6'-8"	CASEMENT WINDOW
W8	E	10'-6 3/4" X 7'-11"	MASTER BEDROOM	100	DOUBLE	STEEL	0'-0"	7'-11"	FIXED WINDOW
W9	F	2'-0" X 4'-8"	MASTER BEDROOM	100	DOUBLE	STEEL	2'-0"	6'-8"	CASEMENT WINDOW
W10	F	2'-0" X 4'-8"	MASTER BEDROOM	100	DOUBLE	STEEL	2'-0"	6'-8"	CASEMENT WINDOW
W11	F	2'-0" X 4'-8"	MASTER CLOSET	100	DOUBLE	STEEL	2'-0"	6'-8"	CASEMENT WINDOW
W12	G	2'-0" X 3'-8"	MASTER BATH	100	DOUBLE	STEEL	3'-0"	6'-8"	CASEMENT WINDOW
W13	H	2'-0" X 2'-8"	MASTER BATH	100	DOUBLE	STEEL	4'-8"	6'-8"	CASEMENT WINDOW
W14	I	1'-8 1/2" X 4'-8"	BEDROOM #2	100	DOUBLE	STEEL	3'-0"	6'-8"	CASEMENT WINDOW
W15	J	10'-4 1/4" X 7'-11"	STAIR #2	200	DOUBLE	STEEL	0'-1/2"	8'-11/2"	FIXED WINDOW
W16	K	14'-8 3/4" X 10'-2 3/4"	STAIR #2	200	DOUBLE	STEEL	0'-0"	10'-8 3/4"	FIXED WINDOW
W17	L	4 PR. 2'-3" X 2'-7"	BAR	200	DOUBLE	STEEL	5'-6"	8'-1"	CASEMENT WINDOW
W18	M	4 PR. 2'-3 3/4" X 4'-0"	DINING ROOM	200	DOUBLE	STEEL	4'-6"	8'-6"	CASEMENT WINDOW
W19	N	2'-0" X 4'-8"	DINING ROOM	200	DOUBLE	STEEL	3'-1"	7'-10"	CASEMENT WINDOW
W20	N	2'-0" X 4'-8"	DINING ROOM	200	DOUBLE	STEEL	3'-1"	7'-10"	CASEMENT WINDOW
W21	O	7'-3" X 7'-11"	GREAT ROOM	200	SINGLE	-	0'-0"	7'-11"	FIXED WINDOW
W22	P	40'-6" X 11'-9"	GREAT ROOM	200	DOUBLE	STEEL	0'-0"	11'-9"	FIXED WINDOW WALL

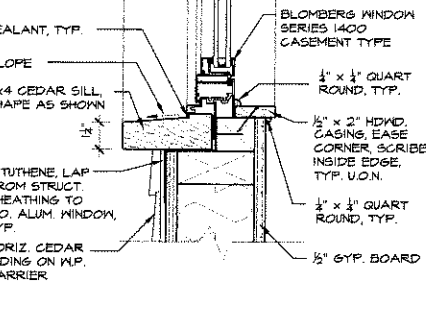
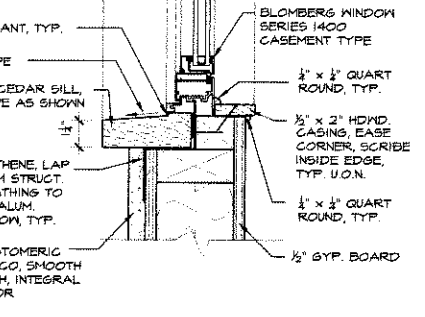
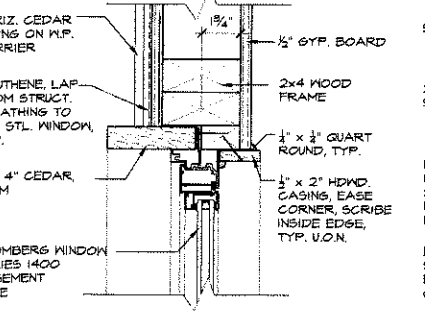
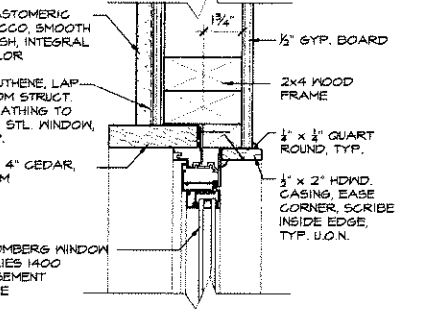
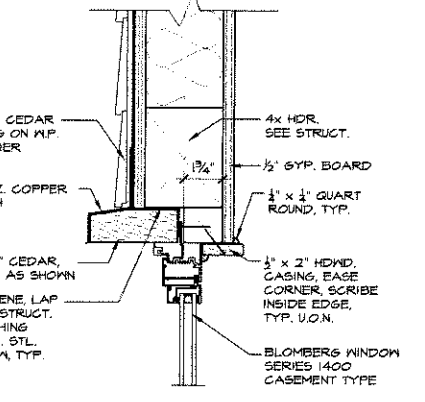
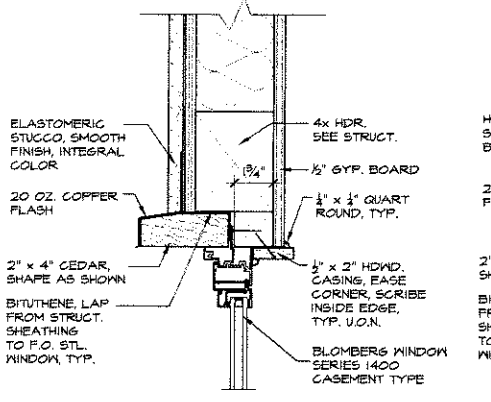
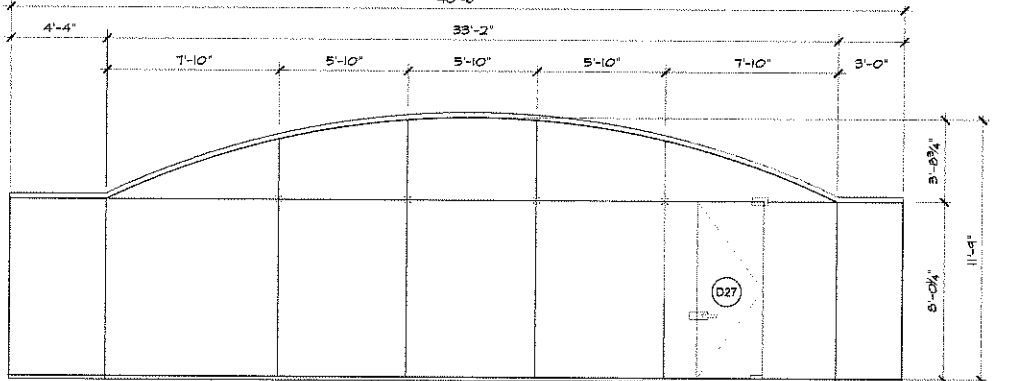
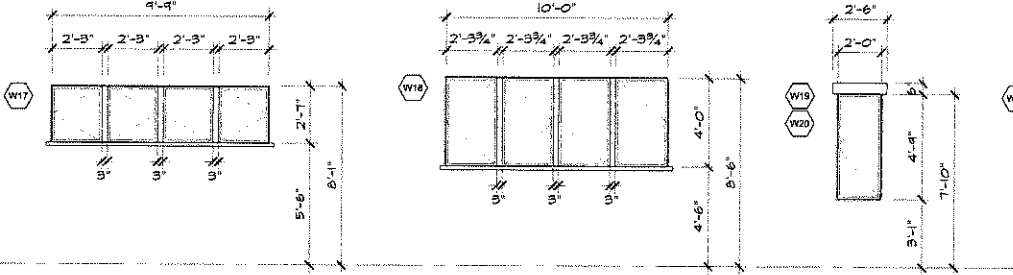
WINDOW TYPES



WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED U.O.N.

- EGREES WINDOWS SHALL HAVE SILL HEIGHT NOT MORE THAN 44" A.F.F., 5,7 9F.
- PAIN GRADE MAHOGANY WOOD WINDOWS UNLESS OTHERWISE NOTED.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CBC, SECTION 2406.1. ALL INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS PER CBC, SECTION 2406.4 SHALL PASS THE REQUIREMENTS OF UBC STANDARD 24-1, PART 1.
- ALL SLOPED GLAZING SHALL COMPLY WITH CBC, SECTION 2409 FOR INSTALLATION AND MATERIAL.
- SEE WINDOW TYPES. THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.3 AND EGREES PER CBC 310.4.
- ALL WINDOW GLAZING SHALL BE LOW-E.



1 **WINDOW HEAD @ STUCCO DETAIL**
SCALE: 3" = 1'-0"

2 **WINDOW HEAD @ SIDING DETAIL**
SCALE: 3" = 1'-0"

3 **WINDOW JAMB @ STUCCO DETAIL**
SCALE: 3" = 1'-0"

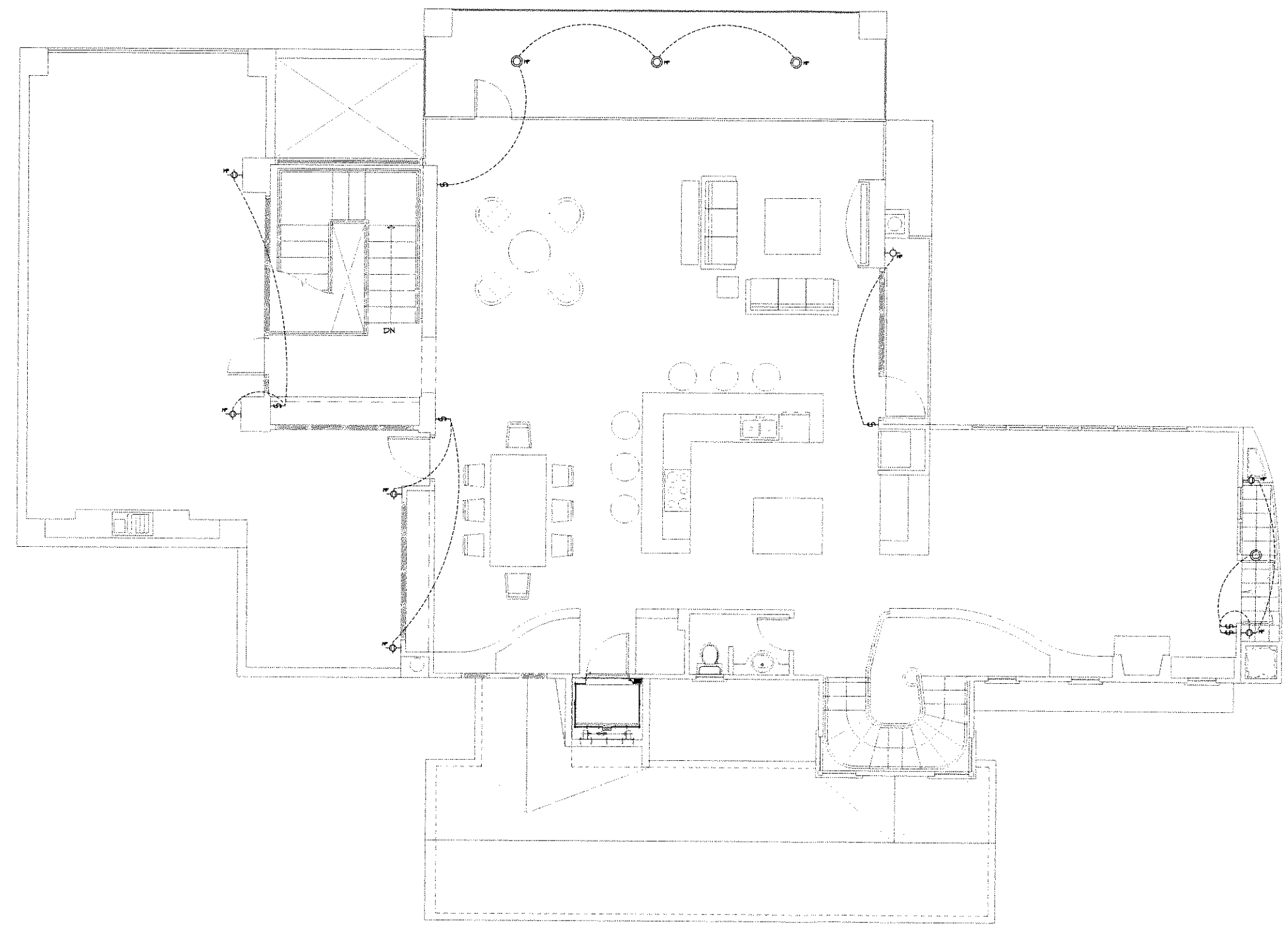
4 **WINDOW JAMB @ SIDING DETAIL**
SCALE: 3" = 1'-0"

3 **WINDOW SILL @ STUCCO DETAIL**
SCALE: 3" = 1'-0"

4 **WINDOW JAMB @ SIDING DETAIL**
SCALE: 3" = 1'-0"

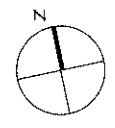
REVISION	No.
7b	

LIGHT FIXTURES	
SW-D	SWITCH WITH DIMMER
SW-D	SWITCH WITH DIMMER (EXTERIOR & FLUORESCENT EXCEPTED)
SW-3	3-WAY SWITCH
SW-O	OCCUPANCY SENSOR
SW-J	JAMB SWITCH
W-M	WALL MOUNT
RC-L	RECESSED CAN LIGHT, MR 16
RC-LW	RECESSED CAN LIGHT WALL WASH, MR 16
RC-CF	RECESSED CAN, COMPACT FLUORESCENT
RC-WP	RECESSED CAN, WATERPROOF
LS	1" LED STRIP LIGHT
P	PENDANT
CM	CEILING MOUNT
W-M-M	WATERPROOF WALL MOUNT W/ MOTION SENSOR
MS	WALL SCONCE
SL	STEP LIGHT / SURFACE MOUNT
RS	RECESSED STEP LIGHT
FLU-C	FLUOR. UNDER CAB. LIGHT
FT	FLUORESCENT TUBE
FLU-S	FLUORESCENT STEP LIGHT@BATH ROOM
UL	INCLIGHT UPLIGHT
DT	DECORATIVE TOP MOUNT
IP	INCANDESCENT WATERPROOF SITE WALL & BENCH LIGHT (SEE EXTERIOR LIGHTING PLAN)
IC	INCANDESCENT WATERPROOF CEILING LIGHT
EF	EXHAUST FAN 5 AC/HR. MIN. U.O.N.
SL	SECURITY LIGHT
GL	GARDEN PATH LIGHT
RL	2" RECESSED LED CEILING LIGHT



- TITLE 24 LIGHTING REQUIREMENTS:**
- KITCHENS: AT LEAST 50% OF INSTALLED WATTAGE MUST BE HIGH EFFICACY INCLUDING NOOK AREA.
 - BATHROOMS: SHALL HAVE AT LEAST ONE HIGH EFFICACY LIGHT AND ANY NON-HIGH EFFICACY LIGHTING SHALL BE CONTROLLED BY VACANCY SENSORS.
 - GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, HALLWAYS, STAIRS, CLOSETS (GREATER THAN TO 50 SF) SHALL HAVE HIGH EFFICACY LIGHTING CONTROLLED BY VACANCY SENSORS.
 - LIGHTING IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINARIES OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION.
 - EXTERIOR LIGHTING: HIGH EFFICACY OR MOTION SENSOR/PHOTO SENSOR.
 - ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET OR DAMP LOCATIONS." (PER 2004 CEC, Article 410-4)

- EXTERIOR LIGHTING SPECIFICATIONS:**
- WALL MOUNTED LIGHTS: TEKA CLASSIC WALL MOUNT (CWM), COMPACT FLUORESCENT, 25 WATTS OR LESS. (EQUIVALENT TO INCANDESCENT LAMPS OF 75 LUMENS OR LESS PER FIXTURE.)
 - RECESSED CAN LIGHTS: SQUARE VERSA STAR LED, 25 WATTS OR LESS (EQUIVALENT TO INCANDESCENT LAMPS OF 75 LUMENS OR LESS PER FIXTURE.)
 - MINIATURE BEACON PATHLIGHT: 20 WATT LOW VOLTAGE XELOSEN, 210 LUMENS. (EQUIVALENT TO INCANDESCENT LAMPS OF 225 LUMENS OR LESS PER FIXTURE.) FIXTURES TO BE 18" ABOVE GRADE, MAXIMUM.
 - WALL LIGHT / STEP LIGHT: PO-RD WALL LIGHT, HALOGEN LAMP, 10 WATTS, 20 LUMENS PER WATT. (EQUIVALENT TO INCANDESCENT LAMPS OF 225 LUMENS OR LESS PER FIXTURE.) FIXTURES TO BE 18" ABOVE GRADE, MAXIMUM.



SECOND FLOOR OUTDOOR LIGHTING PLAN

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

GENERAL NOTE

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

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

DATE: 7/25/15
 SCALE: AS NOTED
 DRAWN: HRM/GJH
 JOB NUMBER: 15.10

EL-2
 SHEET OF

DEPT. OF PUBLIC WORKS AND COMMUNITY DEVELOPMENT, 1500 CALIFORNIA STREET, SUITE 200, SAN FRANCISCO, CA 94109-3700
 PROJECT: 1500 CALIFORNIA STREET, SUITE 200, SAN FRANCISCO, CA 94109-3700
 DRAWING: 1500 CALIFORNIA STREET, SUITE 200, SAN FRANCISCO, CA 94109-3700
 DATE: 7/25/15
 SCALE: 1/8" = 1'-0"
 SHEET: EL-2 OF 2



Michelle Comeau
Landscape Design
&
Installation

P.O. Box 0327
Carmel, Ca. 95021
P: 831-620-0111
F: 831-620-0105

www.michellecomeau.com

The Iest Residence
1249 Ocean View Boulevard
Pacific Grove, Ca. 93950
A.F.N. 006-011-012

Landscape Plan Prepared For:

Sheet Title:
Planting Plan

Date: 7.21.15

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

Drawn By: GM

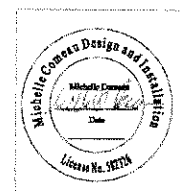
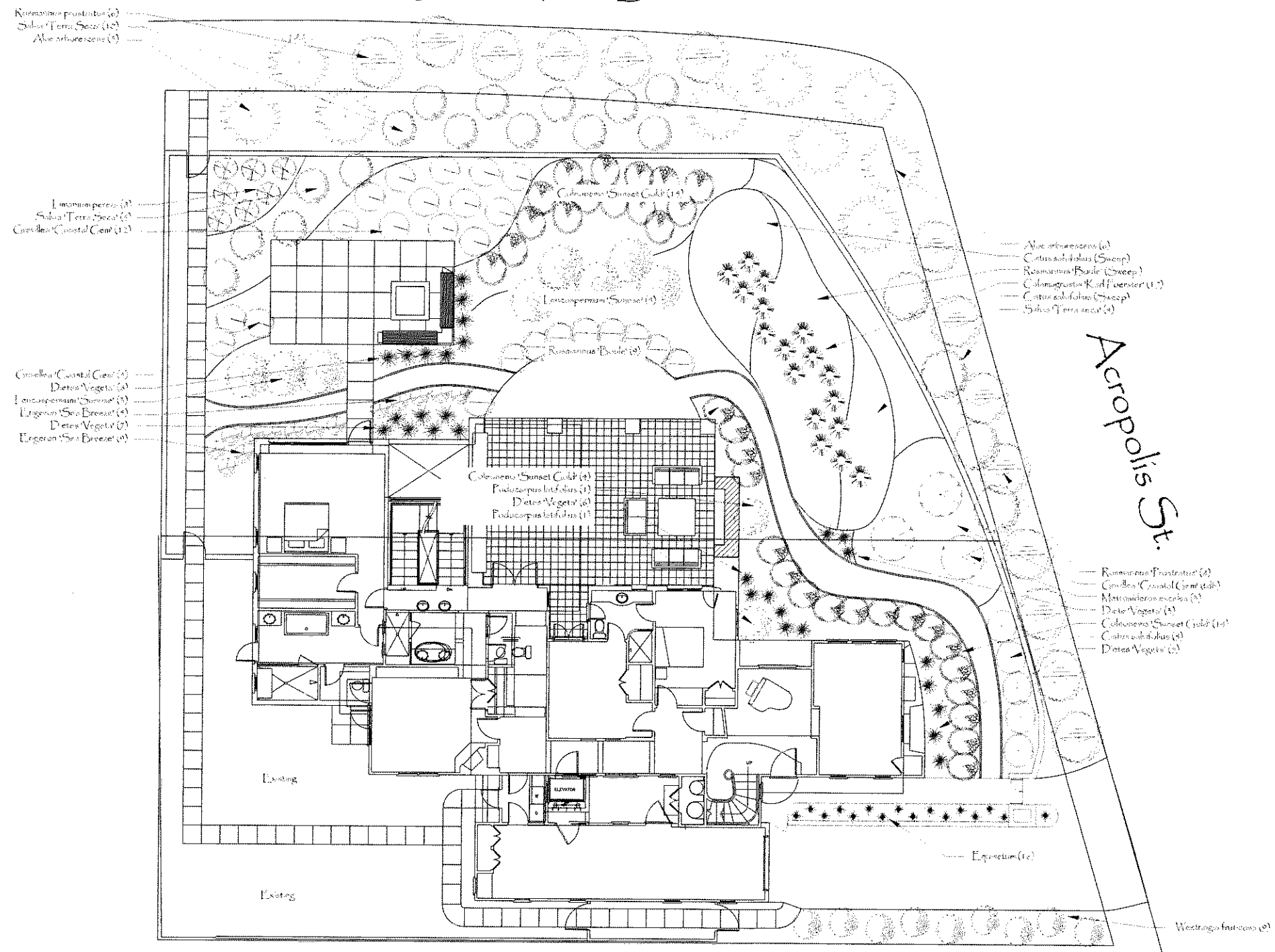
Revised:

Sheet: L-1

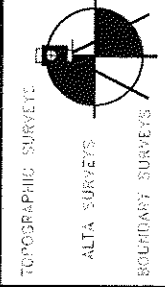
of: 3

Ocean View Blvd.

Acropolis St.



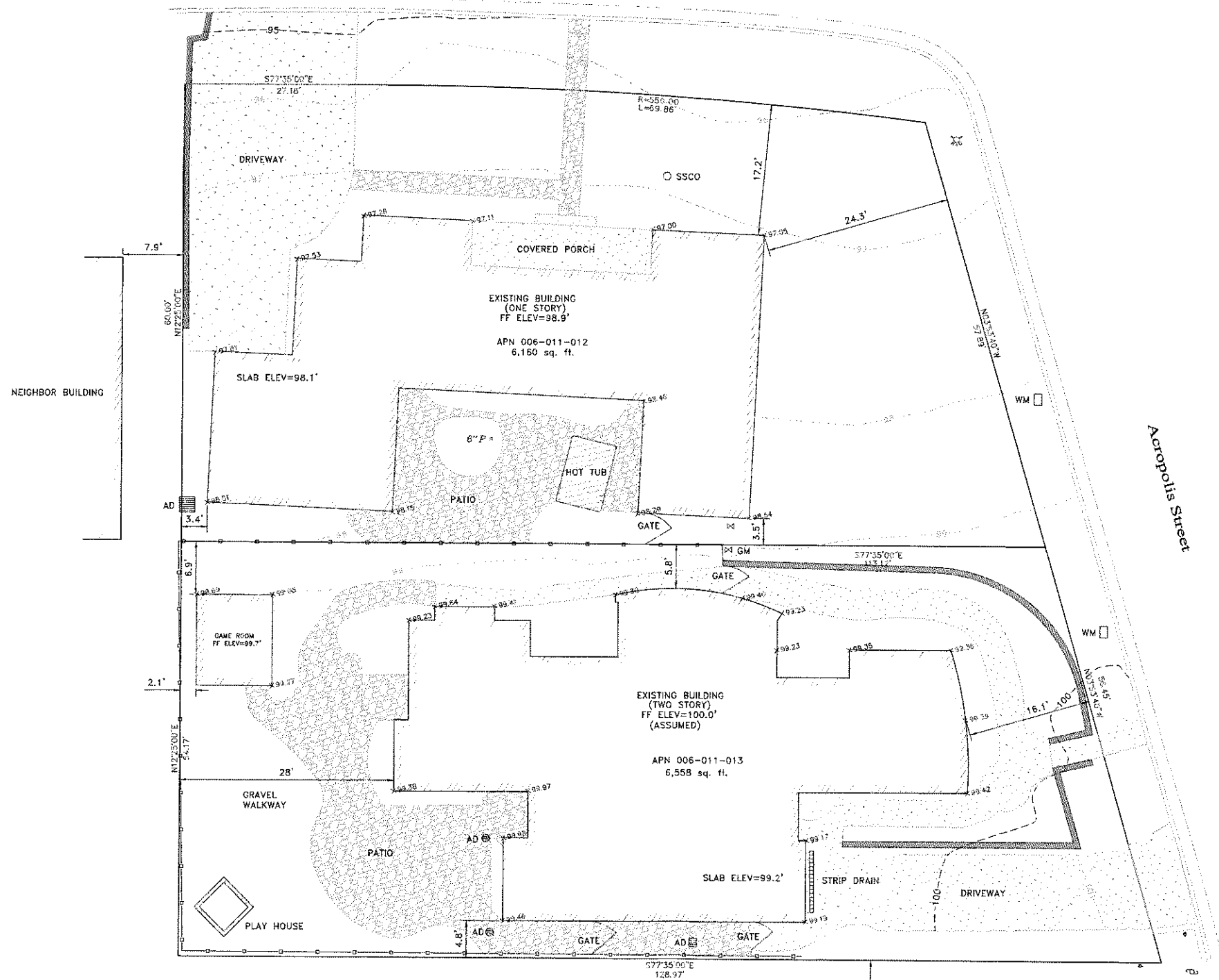
I, Michelle Comeau, certify that this landscape and irrigation plan complies with all County Landscape Requirements including the use of native, drought tolerant, non-invasive species, limited turf and the use of low flow water conserving irrigation fixtures.
Michelle Comeau
Michelle Comeau



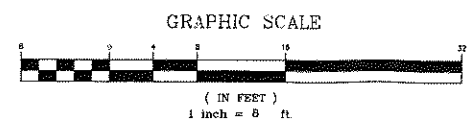
DRAWN BY:	MS
APPROVED BY:	JEW
REVISION:	
SCALE:	1/8" = 1'
DATE:	03-03-2013

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

Ocean View Blvd.



EXISTING



**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 family)

1. OWNERSHIP INFORMATION:

Name: RICHARD & GENEVIEVE TRUST
 Family Trust

2. AGENT/REPRESENTATIVE INFORMATION:

Name: CRELA HESTHIMO/ BEIC MUIRE AGENTS
 Daytime telephone: 831-372-0410

Daytime telephone: _____
 Mailing Address: 14576 AVENUE 14
MONTEREY, CA 93637-8922

Mailing Address: 211 HOFFMAN AVE.
MONTEREY, CA 93940

3. PROPERTY INFORMATION:

What year was the house constructed? 2003 Existing Square-footage 3158 sf Proposed Square-footage 4,309 SF

Address: 14 ACROBIS, PACIFIC GROVE, CA Assessor Parcel Number 006-011-013
 Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____

Water company serving parcel: CA SAN WATER Account Number: _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.
4. PROJECT DESCRIPTION (Be thorough and detailed) ADDITIONAL OF 3 BEDROOMS & 3 BATHS TO EXISTING 3 BEDROOM, 2 BATH, 1 HALF BATH SINGLE FAMILY RESIDENCE.

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 =	3.0
Two Washbasins in the Master Bathroom	2	x 1.0 =	3.0
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)		x 0.8 =	0.8
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	0.5
Zero Water Consumption Urinal*		x 0.0 =	0.0
Masterbath (one per Dwelling), Tub & Separate Shower	1	x 3.0 =	3.0
Large Bathub (may have Showerhead above)		x 3.0 =	3.0
Standard Bathub or Shower Stall (one showerhead)		x 2.0 =	2.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	2.0
Shower system, Rain Bars or Custom Shower (spears)		x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	1.5
Dishwasher, each additional (with optional sink)		x 2.0 =	2.0
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	1.5
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	2.0
Clothes Washer		x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1.0
Bidet		x 2.0 =	2.0
Bar Sink		x 1.0 =	1.0
Entertainment Sink		x 1.0 =	1.0
Vegetable Sink		x 1.0 =	1.0
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	1.0
Other <u>From 1440 OCEAN</u>		x 1.0 =	1.0
Other <u>From NEW BWD.</u>	13.6	x 1.0 =	13.6
Other		x _____ =	_____
Other		x _____ =	_____

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

EXISTING FIXTURE UNIT COUNT TOTAL = 29.0

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

Type of Fixture	Fixture	Value	Count
Washbasin	6	x 1.0 =	6.0
Two Washbasins in the Master Bathroom	6	x 1.0 =	6.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.8 =	1.8
Toilet, High Efficiency (HET)	5	x 1.3 =	6.5
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	0.8
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	0.5
Zero Water Consumption Urinal*		x 0.0 =	0.0
Masterbath (one per Dwelling), Tub & Separate Shower	1	x 3.0 =	3.0
Large Bathub (may have Showerhead above)		x 3.0 =	3.0
Standard Bathub or Shower Stall (one showerhead)	4	x 2.0 =	8.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	2.0
Shower system, Rain Bars or Custom Shower (spears)		x 2.0 =	2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	1.5
Dishwasher, each additional (optional sink)		x 2.0 =	2.0
Dishwasher, High Efficiency (with opt. sink)	1	x 1.5 =	1.5
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	2.0
Clothes Washer		x 2.0 =	2.0
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1.0
Bidet		x 2.0 =	2.0
Bar Sink		x 1.0 =	1.0
Entertainment Sink		x 1.0 =	1.0
Vegetable Sink		x 1.0 =	1.0
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	_____
New Connection - Refer to District Rule 24-A5		_____ =	_____
Exterior Residential Water Demand Calculations*		x _____ =	_____
Subtotal proposed fixtures		x _____ =	_____
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	_____

PROPOSED FIXTURE UNIT COUNT TOTAL = 28.8

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: Crella Hesthimo/Beic Muir Date: 7/23/15 Location Where Signed: MONTEREY, CA
 Print Name: CRELA J. HESTIMO File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paratka Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol _____
 AF Pre-Paratka 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.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

