

PAID
3,608.00
7-28-15

RECEIVED

Item 7a



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. #:
UP	\$2,467		AP/UP 15-0407
AP	\$2,222	X 50% = 1,141	Date: 7-28-15
			Received By: Laurel O'Halloran
			Total Fee: \$3,608

Project/Property Information			
Project Address:	490 17 MILE DRIVE	APN:	006-432-029-000
Lot:	7	Block:	325
Tract:		Tract:	Pacific Grove Acres
ZC:	R-1-B-3	GP:	Low Den. 5.4du/a
Lot Size:	22,070.51 ACRES		
Project Description:	DUCKER REMODEL / ADDITION REMOVE (E) 301 SF OF BASEMENT TO BE REBUILT W/ NEW 667 SF BASEMENT. REMOVE 283 SF OF MAIN FLR & ADD 507 SF ADD UPPER FLR CORNER. GARAGE ADD OF 327 SF		
Applicant Name:	MOORE DESIGN	Phone #:	642-9732
Mailing Address:	225 CANNERY ROW SUITE I		
Email Address:	john@mooredesign.org		
Owner Name:	KEITH DUCKER	Phone #:	415-513-6695
Mailing Address:	490 17 MILE DRIVE		
Email Address:	jkducker@tara.com		

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	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff	<input 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"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
	<input type="checkbox"/> NRC		<input type="checkbox"/> BP: Butterfly Preserve Buffer
	<input type="checkbox"/> HRC		
	<input checked="" type="checkbox"/> PC		
	<input type="checkbox"/> CC		

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.

<u>John Moore</u>	<u>4/23/15</u>	<u>[Signature]</u>	<u>4/23/15</u>
Applicant Signature	Date	Owner Signature (Required)	Date



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Permit & Request Application

for Use Permit (UP)

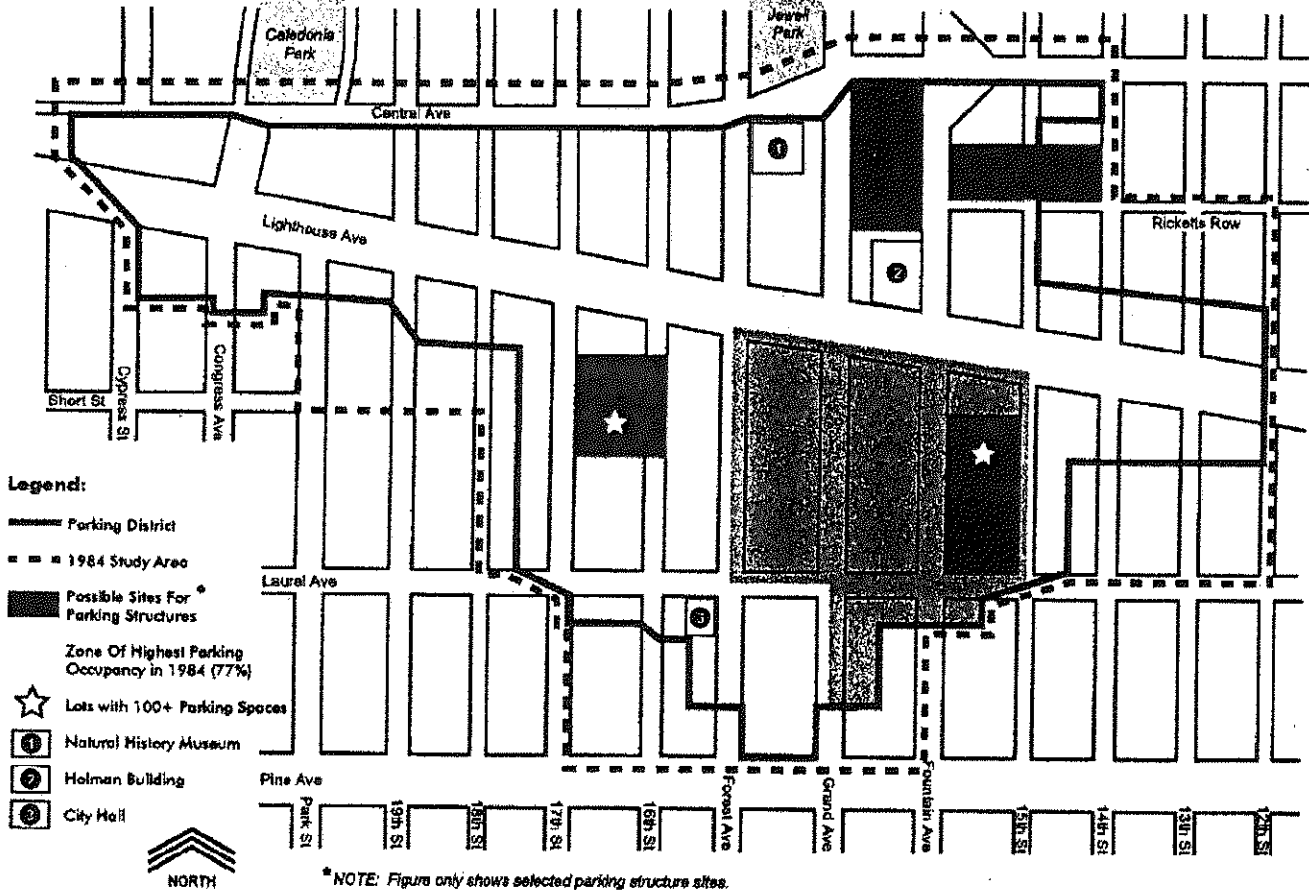
Item 7a

App. # _____

I. Proposed Use Permit Request (State in detail):

ADDITION OF FULL BATH IN DETACHED GARAGE, REASON -
FOR KIDS, DOG, AND WORKSHOP.

Check box if the property is within the City of Pacific Grove Parking District. (Solid line in map below)



II. Indicate, if applicable:

Days/hours of operation: _____

Number of employees: _____

What, if any, retail services will be provided: _____

Describe any other pertinent details: _____

PROJECT DATA SHEET

Project Address: 490 17 MILE DR Submittal Date: 4/23/15
 Applicant(s): MOORE DESIGN Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	RIB3	RIB	RIB	
Building Site Area	-	22070	-	
Density (multi-family projects only)	-	-	-	
Building Coverage	-	2254	2845	
Site Coverage	13 242	6700	7700	
Gross Floor Area	5905	2286	3608	
Square Footage not counted towards Gross Floor Area	-	895	594	BASEMENT NOW COUNTED
Impervious Surface Area Created and/or Replaced	-	-	453	DECKS
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	39 ft/20%	186 TOTAL
Exterior Lateral Wall Length to be built	_____	_____	465	
Building Height	25	20	21'-1"	
Number of stories	2	-	2	WITH BASEMENT
Front Setback	20	46'-7"	46'-7"	
<u>NORTH</u> Side Setback (specify side)	10	5'-9 1/2"	5'-9 1/2"	ADDITION IS 10'-9 1/2"
<u>SOUTH</u> Side Setback (specify side)	10	38'-2"	23'-1"	AT GARAGE
Rear Setback	25	108'	99'-10"	
Garage Door Setback	20	80'	80'	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces		+2	+2	
Parking Space Size (Interior measurement)	9' x 20'	20'+27'	20'+27'	
Number of Driveways	1	1	1	
Driveway Width(s)	-	13'	13'	AT STREET
Back-up Distance	-	+80'	+80'	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	5'-6"	5'-6"	
Open Porch/Deck Projections	-	98	299	
Architectural Feature Projections	-	-	-	
Number & Category of Accessory Buildings	-	1	0	
Accessory Building Setbacks	-	38'-2"	N/A	NOW PART OF MAIN
Distance between Buildings	3'-6"	5'-10"	N/A	" "
Accessory Building Heights	15	18'-4"	N/A	" "
Fence Heights	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.



RESOLUTION NO. 15-06

ARCHITECTURAL AND USE PERMIT (UP) NO. 15-407 FOR A PROPERTY LOCATED AT 490 17 MILE DRIVE TO ALLOW THE REMOVAL OF 301 SQUARE FEET OF BASEMENT AND 283 SQUARE FEET OF EXISTING MAIN FLOOR, TO BE REBUILT WITH AN ADDITION OF 667 SQUARE FEET BASEMENT INCLUDING A FULL BATHROOM, AND AN ADDITION OF 587 SQUARE FEET TO EXISTING MAIN FLOOR, AND AN ADDITION OF 327 SQUARE FEET OF GARAGE/SHOP INCLUDING A FULL BATHROOM TO AN EXISTING DETACHED GARAGE, AND AN ADDITION OF A 24 SQUARE FEET NEW UPPER FLOOR DORMER, FOR A TOTAL OF 3,608 SQUARE FEET ONE AND ONE-HALF-STORY RESIDENCE.

FACTS

1. The subject site is located at 490 17 Mile Drive, Pacific Grove, 93950 APN 006-432-029
2. The subject site has a designation of Low Density 5.4 du/ac adopted by the City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is approximately 22,070 gross square feet (0.5 acres).
5. The subject site is developed with a one and one-half-story single family residence of approximately 2,286 square feet.
6. The subject site was built in 1925 and is not on the City's Historic Resources Inventory.
7. A Phase I Historic Assessment was completed by Past Consultants, LLC on July 28, 2015 and determined the proposed project does not qualify as an individual historic resource under National, State, or City of Pacific Grove register criteria.
8. The subject site currently meets the off street parking requirements of 2 covered parking spaces for the R-1-B-3 zone.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301(e)(1).
10. A use permit is required when a detached structure is to be equipped with plumbing,

FINDINGS

1. The proposed use is allowed in the R-1-B-3 zoning district with a use permit per Pacific Grove Municipal Code 23.16.100, and;
2. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district including setbacks and height requirements, and;
3. 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, and;
4. 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;

5. The location, size, and design of the proposed development are compatible with the existing and future land uses in the vicinity because the proposed single family residence with a detached garage is characteristic in the neighborhood, and;
6. The proposed development will exceed the parking requirements of 2 covered parking spaces for the R-1-B-3 zone, and;
7. The proposed development is in conformance with the Monterey Peninsula Water Management District because the water fixture unit count will be reduced from 27.4 to 21, and;
8. The staff has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
9. 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. 4, 25, and 38, and;
10. 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.

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 and Use Compliance:** All activities must occur in strict compliance with the proposal as set forth in the application for this 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.
3. **Public Works, Fire, and Building:** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
4. **Deed Restriction:** A Deed Restriction must be recorded with the County of Monterey stating the structure will not be converted to a second unit.
5. **Deed Restriction and Revocation:** This permit shall be revoked if a Deed Restriction is not recorded with the County of Monterey 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.

6. **Inspections:** Staff may conduct an annual inspection to ensure the structure is not being used as a second unit.
7. **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.
8. **Stormwater Treatment:** 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.
9. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **Signature:** 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.
11. **Terms and Conditions:** 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.
12. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

- I. 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.
- II. The Commission authorizes approval of Architectural and Use Permit No. 15-407 for a property located at 490 17 Mile Drive for the removal of 301 square feet of basement and 283 square feet of existing main floor, to be rebuilt with an addition of 667 square feet basement including a full bathroom, and an addition of 587 square feet to existing main floor, and an addition of 327 square feet of garage/shop including a full bathroom to an

existing detached garage, and an addition of a 24 square feet new upper floor dormer, for a total of 3,608 square feet one and one-half-story residence.

- III. This permit shall become effective upon the expiration of the 10-day appeal period.
- IV. 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 22nd day of October, 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.

Keith Ducker
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

Property Address/Location: 490 Mile Drive, Pacific Grove, CA 93950

Project Description: AP and UP 15-407

Description: To allow the removal of 301 square feet of basement and 283 square feet of existing main floor, to be rebuilt with an addition of 667 square feet basement including a full bathroom, and an addition of 587 square feet to existing main floor, and an addition of 327 square feet of garage/shop including a full bathroom to an existing detached garage, and an addition of a 24 square feet new upper floor dormer, for a total of 3,608 square feet one and one-half-story residence.

APN: 006-432-029

ZC: R-1-B-3 GP: Low Den to 5.4 du/ac Lot Size: 22,070 sf

Applicant Name: John Moore, Moore Design Phone #: (831) 642-9732

Mailing Address: 2560 Garden Road, Suite 105, Monterey, CA 93940

Email Address: john@mooredesign.org

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 Class 1 Categorical Exemption

Exemption Findings:

The project includes the removal of 584 square feet and the addition of 1,605 square feet, and therefore qualifies for a Class 1 Exemption from CEQA requirements, pursuant to Section 15301 – Existing Facilities.

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Wendy Lao, Assistant Planner Contact Phone: (831) 648-3185

Signature:

Date: October 5, 2015

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION Item 7a

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: KEITH DUCKER
Daytime telephone: 415.513.6695
Mailing Address: 490 17-MILE DRIVE
PACIFIC GROVES CA.

2. AGENT/REPRESENTATIVE INFORMATION:

Name: MOORE DESIGN (JOHN)
Daytime telephone: 642.9732
Mailing Address: 225 CANNERY ROW
SUITE I, MONTEREY CA

3. PROPERTY INFORMATION:

What year was the house constructed? 1925 Existing Square-footage 1762 Proposed Square-footage 2757
Address: SEE ABOVE Assessor Parcel Number 006-432-029
Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
Water company serving parcel: CAL-AM 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):

REMOVES (E) 301 SF OF BASEMENT TO BE REBUILT W/ NEW 667 SF BASEMENT. REMOVES 283 SF OF MAIN FLOOR & ADD 587 SF. GARAGE ADD OF 587 SF W/ FULL BATH.

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	<u>3</u>	x 1.0 =	<u>3</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>3</u>	x 1.8 =	<u>5.4</u>
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	<u>3</u>	x 2.0 =	<u>6</u>
Shower, each additional fixture (heads, body spray)	<u>2</u>	x 2.0 =	<u>4</u>
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	<u>1</u>	x 2.0 =	<u>2</u>
Kitchen Sink with High Efficiency Dishwasher*		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)	<u>1</u>	x 2.0 =	<u>2</u>
Clothes Washer	<u>1</u>	x 2.0 =	<u>2</u>
Clothes Washer, (HEW) 5.0 water factor or less*		x 1.0 =	
Bidet	<u>1</u>	x 2.0 =	<u>2</u>
Bar Sink	<u>1</u>	x 1.0 =	<u>1</u>
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x =	
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 = 27.4

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

Type of Fixture	Fixture	Value	Count
Washbasin	<u>5</u>	x 1.0 =	<u>5</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)*	<u>5</u>	x 0.8 =	<u>4</u>
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	<u>5</u>	x 2.0 =	<u>10</u>
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher*	<u>1</u>	x 1.5 =	<u>1.5</u>
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less*	<u>1</u>	x 1.0 =	<u>1</u>
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	<u>1</u>	x <0.5> =	<u><0.5></u>
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 = 21
BANK 6.4 UNITS

*DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR "HE" APPLIANCES- **EXPECT PERMIT PROCESS TO TAKE 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: John Moore Date: 8/11/15 Location Where Signed: MONTEREY
Print Name: JOHN MOORE 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.

White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction



P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

July 28, 2015

Keith Ducker
490 17 Mile Drive
Pacific Grove, CA 93950

Re: Phase One Historic Assessment for 490 17 Mile Drive, Pacific Grove, CA
APN. 006-432-029-000

Dear Mr. Ducker:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 490 17 Mile Drive, in Pacific Grove, California. PAST Consultants, LLC (PAST) attended a site visit on July 24, 2015 to photograph the property and assess its existing condition. Research in local repositories was conducted during July 2013 to determine the potential historic significance of the residence on the subject property.

Located on Lot 7, Block 325 of the Grove Acres subdivision, 490 17 Mile Drive is a modified one and one-half-story residence constructed circa-1925 in the Tudor Revival Style (**Figures 1 and 2**).



Figures 1 and 2. Two images of the house and garage on the subject property. Left image shows the front elevation of the house with steeply-pitched and jerkin-head roofs, a front-facing chimney, multiple-pane windows and stucco exterior wall cladding. The original entrance was to the left of the chimney on the front elevation (arrow). Right image shows the large addition to the original garage (arrow).

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

Property History

Monterey County Assessor records indicate a permit date of 1925 for construction on the subject property. A records search from Pacific Grove Heritage indicates that the subject property does not appear on Sanborn Fire Insurance maps because of its proximity away from downtown Pacific Grove. The property does appear on the 1928 Assessor's Block Files, courtesy of Pacific Grove Heritage. The owner's name is listed as Wade O. Halstead, who was likely the builder, as he is listed as a contractor living in Monterey. Based on city directory research (*Polk's Salinas, Monterey, Pacific Grove city directories: 1925 - 1965*), the property was first owned by Roswell M. Smith, listed as a cleaner in local city directories. Raymond and Laura M. Hodges, florists, purchased the property in 1944, and remained listed at the property address until 1958, when the property was deeded to Mortimer J. and Edna Cockrell, retirees, in 1959. Following Mortimer Cockrell's death in 1961, the property was sold to Robert Hickcox, service manager for Monterey Peninsula Television in 1963. None of the subject property's owners made any significant contributions to local, State of California, or national history during the historic analysis period (1925 – 1965).

Construction Chronology

The house has received substantial modifications since its circa-1925 construction date. The original front entrance was moved from the front elevation left of the chimney to the left side elevation, creating an entirely new entrance to the house at a later date (**Figures 1 and 3**). Another undated addition to the original garage modified the look of the garage considerably (**Figure 2**). An upper rear bedroom addition was installed in 1959 during the M.J. Cockrell occupancy (*Permit # 2053*). Many period windows have been replaced at unknown dates. Planter boxes were added to the front and side elevations at an unknown date. Lastly, a large poorly-constructed rear addition was installed at an unknown date (**Figure 4**).



Figures 3 and 4. Left image shows the left side elevation. The original entrance on the front elevation was enclosed and the entrance moved to the side elevation (arrow). The projecting front bay to the left of the chimney was installed when the entrance was moved. Right image shows the large rear addition to the house.

National Register, California Register and City of Pacific Grove Historic Resources Inventory (HRI) Significance

Conclusion

The modifications to the house and garage outbuilding have removed a substantial amount of integrity of design, materials, workmanship, feeling and association. As the house exists today, it is too modified to communicate historic significance at the National, State of California, or City of Pacific Grove historic inventories. An analysis of historic significance appears below.

National Register Significance

490 17 Mile Drive is not significant according to National Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A). The house is not associated with the lives of significant persons in or past (Criterion B). Because of the many alterations, the house no longer embodies the distinctive characteristics of a type, period, or method of construction as a Tudor Revival residence (Criterion C).

California Register Significance

490 17 Mile Drive is not significant according to California Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1). The house is not associated with the lives of persons important to local, California or national history (Criterion 2). Because of the many alterations, the house no longer embodies the distinctive characteristics of a type, period, or method of construction as a Tudor Revival residence (Criterion 3).

City of Pacific Grove Historic Resources Inventory (HRI)

The following lists the eligibility criteria for local listing in the City of Pacific Grove's Historic Resources Inventory (HRI) are described in the City of Pacific Grove's Historic Preservation Ordinance (Municipal Code §23.76.025), with a response in italics:

a. Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

The modifications to the building have removed a significant part of the building's historic character, making it ineligible under this Criterion.

b. Whether it is the site of a significant historic event;

The property is not a site of a significant historic event.

c. Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;

The property is not strongly identified with a significant person in Pacific Grove history.

d. Whether it is a particularly good example of a period or style;

The modifications to the building have obscured its original style, no longer making it a particularly good example of the Tudor Revival Style.

e. Whether it is one of the few remaining examples in the city of Pacific Grove possessing

distinguishing characteristics of an architectural type or specimen;

Tudor Revival buildings in more original condition exist in Pacific Grove.

f. Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

The building is not designed by a notable architect, nor is it constructed by a significant builder.

g. Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

The substantial modifications made to the building have obscured elements of original detail, design, materials and craftsmanship of the original building.

h. Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

The subject property is not in a unique location, or an established visual feature of the neighborhood.

i. Whether it retains the integrity of the original design;

As it exists today, the house no longer possesses integrity of design.

j. Whether it contributes to the architectural aesthetics and continuity of the street; and

The location of the property and its modifications precludes any contribution to street aesthetics or continuity.

k. Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

The location is not within a concentration of historic properties.

According to the *City of Pacific Grove Historic Context Statement*, the house is of the Tudor Revival property type categorized under the theme, "Pacific Grove Comes of Age (1903 – 1926)." The *Context Statement* lists the character-defining features of this property type as:

- Rectangular massing with asymmetrical facades;
- Steeply-pitched gable roofs, usually in combination of side and front-facing gables;
- Stucco cladding, smooth or textured;
- Arched entries, sometimes set within gabled porch elements;
- Rusticated masonry accents around door and windows;
- Vertical attic vents in the gable end, sometimes with arched tops; and
- Exterior chimney, typically at the side.

However, in the Significance Table for a residence of this property type, the *Context Statement* states:

New residential design trends were occurring during this period, and residential buildings from this period may therefore be significant for their architecture, as expressed by intact stylistic features, forms or construction methods. Buildings may also qualify as the work of a master architect or prominent builder, such as William Weeks, Julia Morgan, or the Chivers Brothers. Resources qualified under these criteria should be good examples of types and/or styles, and retain most of their original features. Simple bungalows and grander residences may both be significant under these criteria as examples of their respective typologies. (*City of Pacific Grove Historic Context Statement*, pp. 177- 180).

While the original house was a good example of the Tudor Revival Style, the modifications made to the building, particularly the relocated entrance, modified garage, window replacements, planter box additions, and poor rear addition no longer make this residence a strong residential property type supporting the historic theme.

The *Context Statement* lists minimum eligibility requirements for this property type. The following duplicates the list with an evaluation of the subject property in italics below each requirement:


- Clear example of residential architecture from this period;
Modifications no longer make it a clear example of the Tudor Revival Style.
- Retains original form and roofline;
The front, side and rear elevations have been modified due to the additions.
- Substantially retains the original pattern of window and doors;
The front entrance relocation modified the original circulation pattern considerably.
- Retains some of its original ornamentation. (The retention of entry, window and/or roofline ornamentation should be considered most important);
The original entry has not been maintained.
- Replacement of doors and windows is acceptable as long as they conform to the original door/window pattern and the size of the openings; and
The modified entrance, garage addition and rear addition removed the original door/window pattern of the house and garage.
- Retention of the original cladding is important, but not absolute
Original cladding has been maintained.

Based on the above analysis, the subject property does not possess the minimum eligibility requirements for the subject property to be a representative example of the Tudor Revival residential property type.

In conclusion, 490 17 Mile Drive does not qualify as an individual historic resource under National or State register criteria. The property does not qualify for individual listing on the City of Pacific Grove's HRI.

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

Sincerely,



Seth A. Bergstein
Principal

Cc: City of Pacific Grove Community Development Department; John Moore, Moore Design

GENERAL NOTES

- Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
- Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
- Contractor shall be responsible to obtain and pay for all necessary permits inspections, certificates, and fees. (this section subject to owner's review and approval.)
- Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
- Materials that are specified by their brand names establish standards of quality and performance. Any request for substitution shall be submitted to Moore Design, LLC and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
- All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code and the latest edition of all governing codes and regulations as adopted by the Monterey County. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
- All dimensions on construction drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
- All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
- All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
- All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
- The use of the word "provide" in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
- The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
- The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
- The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
- The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
- All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
- Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
- All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
- Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
- Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

SYMBOLS & ABBREVIATIONS

EXISTG OR (E)	EXISTING	F.O.C.	FACE OF CONCRETE	R.O.	ROUGH OPENING
A.B.	ANCHOR BOLT	F.O.S.	FACE OF STUDS	SIM	SIMILAR
APPROX.	APPROXIMATE	GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
BLK.	BLOCK	G.I.	GALVANIZED IRON	T.O.P.	TOP OF PLATE
CAB.	CABINET	GYP.	GYP-SUM	TYP.	TYPICAL
CLR.	CLEAR	G.W.B.	GYP-SUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE	WP	WATERPROOF
D.S.	DOWNSPOUT	O.C.	ON CENTER		
		O.D.	OUTSIDE DIAMETER		
		PLYWD.	PLYWOOD		

- ① WALL LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL
- ① DOORS SYMBOL NUMBERS
- ◇ WINDOW TYPE-NUMBERS
- ⊖ DETAIL
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN
- ① SHEET NOTE

- ⊖ SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN
- ⊖ ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN
- ☁ REVISIONS-NUMBERS
CLOUD AROUND REVISION OPTIONAL
- +8'-0" CEILING HEIGHT

THE DUCKER RESIDENCE REMODEL & ADDITION
PACIFIC GROVE, CA



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.1	SITE PLAN
A2.0	EXISTING DEMO PLAN
A2.1	LOWER, MAIN & UPPER FLOOR PLANS
A2.3	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS

PROJECT DIRECTORY

- PROPERTY OWNER: **KEITH & JOANNE DUCKER**
490 17 MILE DRIVE
PACIFIC GROVE, CA 93950
415-513-6695
- DESIGNER: **MOORE DESIGN, LLC**
CONTACT: JOHN MOORE
2580 GARDEN ROAD, SUITE 150
MONTEREY, CA 93940
TEL (831) 642-9732
FAX (831) 401-3282
EMAIL: john@mooredesign.org
- STRUCTURAL ENGINEER:
- TITLE 24 CONSULTANT: **MONTEREY ENERGY GROUP**
CONTACT: DAVID KNIGHT
227 FOREST AVE., SUITE 5
PACIFIC GROVE, CA 93950
TEL (831) 372-8328
FAX (831) 372-4613
- CONTRACTOR: **H&M CONSTRUCTION**
CONTACT: KEVIN HARROD
413 WILLOW ST
PACIFIC GROVE, CA 93940
TEL (831) 657-9947
FAX (831) 657-9948
EMAIL: handmconstruction@sbcglobal.net
LIC. # 809640

PROJECT INFORMATION

- PROJECT ADDRESS: 490 17 MILE DRIVE
PACIFIC GROVE, CA 93950
- A.P.N.: 006-432-029-000
- PROJECT SCOPE: REMOVE EXISTING 391 SF OF EXISTING BASEMENT TO BE REBUILT WITH NEW BASEMENT OF 867 SF. REMOVE 283 SF OF EXISTING MAIN FLOOR AND ADD 587 SF. ADD 24 SF NEW UPPER FLOOR DORMER. NEW GARAGE ADDITION OF 327 SF.
- PROJECT VALUATION:
- RELATED PERMIT: NONE
- YEAR BUILT: 1925
- PROJECT CODE COMPLIANCE: 2013 CBC, CRC, CMC, CPC, CA. GREEN BLDG CODE, CA. ENERGY CODE, CA. FIRE CODE.
- ZONE: R-1-B
- MAX BLDG. HT: PROPOSED 21'-1", ALLOWED 25'-0"
- CONSTR. TYPE: TYPE V-B
- OCCUPANCY: R-3 (RESIDENTIAL), U-1
- FIRE SPRINKLERS:
- WATER SYSTEM: CAL-AM CITY
- SEWER SYSTEM:
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING TOWARD REAR
- GRADING: 38 CY FOR LOWERING BASEMENT FLOOR
- LOT SIZE: 22,070 SF

VICINITY MAP



■ EXISTING FLOOR AREA CALC'S:

MAIN FLOOR	1590 SF
UPPER FLOOR	172 SF
(E) TOTAL HABITABLE	1762 SF
EXISTING GARAGE	524 SF
(E) TOTAL	2286 SF
UPPER FLR AREA NOT COUNTED IN GROSS FAR	594 SF
BASEMENT AREA NOT COUNTED IN GROSS FAR	301 SF
TOTAL AREA NOT COUNTED IN GROSS FAR	896 SF

■ PROPOSED FLOOR AREA CALC'S:

EXISTING MAIN FLOOR	1590 SF
MAIN FLOOR DEMO	-283 SF
MAIN FLOOR ADDITION	587 SF
BASEMENT ADDITION	667 SF
EXISTING UPPER FLOOR	172 SF
UPPER FLR DORMER ADD	24 SF
(N) TOTAL HABITABLE	2757 SF
EXISTING GARAGE	524 SF
GARAGE ADDITION	327 SF
GARAGE TOTAL	851 SF
NEW COMBINED TOTAL	3608 SF

■ EXISTING SITE COVERAGE CALC'S:

BLDG COVERAGE	2254 SF
IMPERVIOUS SURFACE	4446 SF
(E) TOTAL HABITABLE	6700 SF

NUMBERS ABOVE INCLUDE THE -400 SF FOR THE DRIVEWAY AND -60 SF FOR FRONT WALK

■ PROPOSED SITE COVERAGE CALC'S:

(E) BLDG COVERAGE	2254 SF
(N) BLDG ADDITION	617 SF
(E) IMPERVIOUS SURFACE	4446 SF
(N) DECKS & STAIRS	453 SF
(E) TOTAL HABITABLE	7770 SF

Item 7a

PROJECT NAME:
DUCKER RESIDENCE
REMODEL & ADDITION

490 17 MILE DRIVE
PACIFIC GROVE, CA
93950

APN: 006-432-029-000

MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION MANAGEMENT

2580 GARDEN ROAD, SUITE 150
MONTEREY CA, 93940
831.642.9732 FAX 831.401.3282
john@mooredesign.org

PRINT DATE: 9/24/2015

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	4/23/2015
PLN REV #1	8/25/2015
PLN REV #2	9/24/2015

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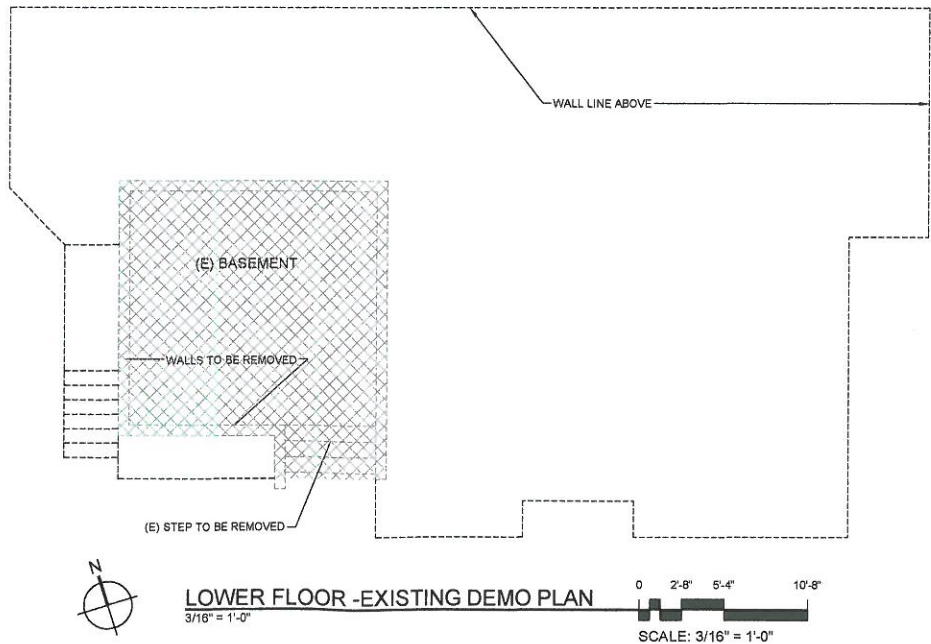
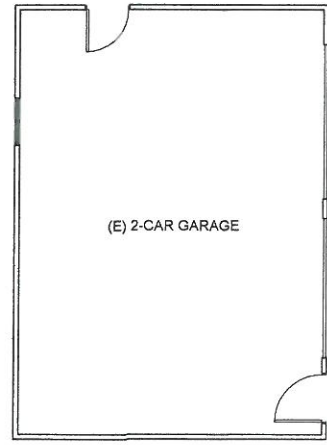
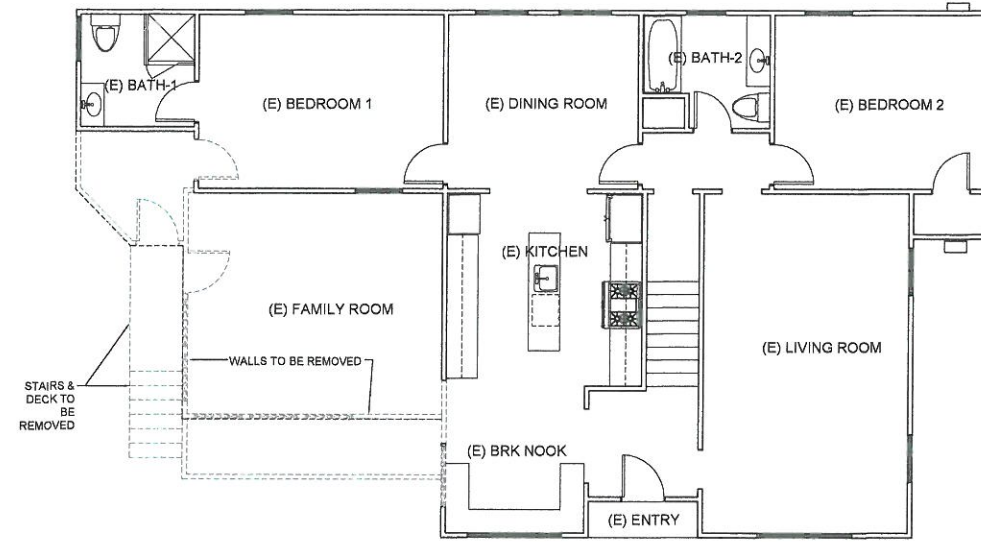
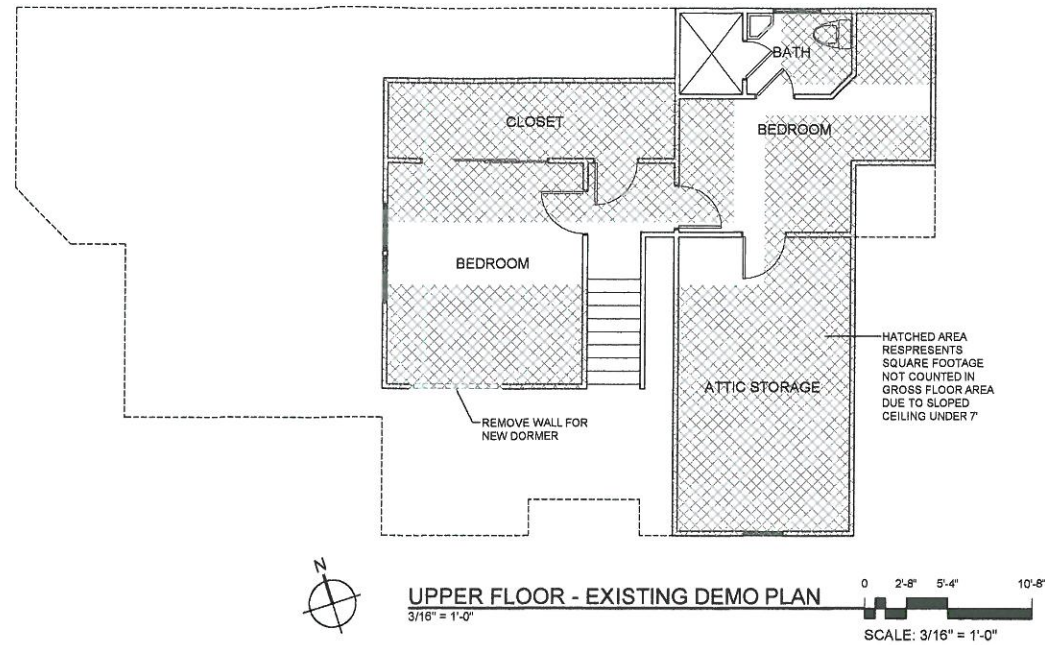
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COMMUNITY DEV DEPT

SHEET TITLE:
**COVER SHEET /
PROJECT INFO**

SHEET NUMBER:
A0.1



WALL LEGEND

- EXISTING WALLS
- WALLS TO BE PERMANENTLY REMOVED
- NEW 2x WALLS
- NEW 8" CMU BASEMENT WALLS

Item 7a

PROJECT NAME:
DUCKER RESIDENCE
REMODEL & ADDITION

490 17 MILE DRIVE
PACIFIC GROVE, CA
93950

APN: 006-432-029-000

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RESIDENTIAL PLANNING &
CONSTRUCTION MANAGEMENT

2580 GARDEN ROAD, SUITE 105
MONTEREY CA, 93940
831.642.9732 FAX 831.401.3282
john@mooredesign.org

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490 17 MILE DRIVE
 PACIFIC GROVE, CA
 93950

APN: 006-432-029-000

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MOORE DESIGN
 RESIDENTIAL PLANNING &
 CONSTRUCTION MANAGEMENT

2590 GARDEN ROAD, SUITE 105
 MONTEREY CA, 93940
 831.642.9732 FAX 831.401.3992
 john@mooredesign.org

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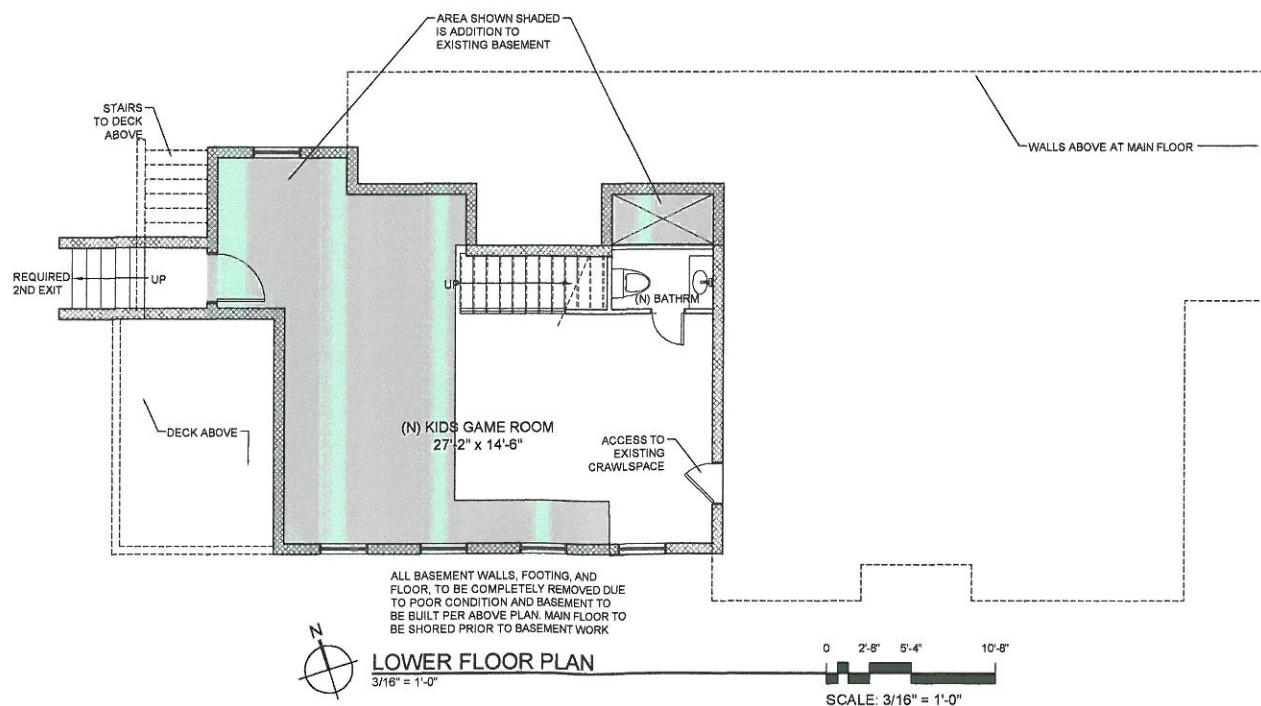
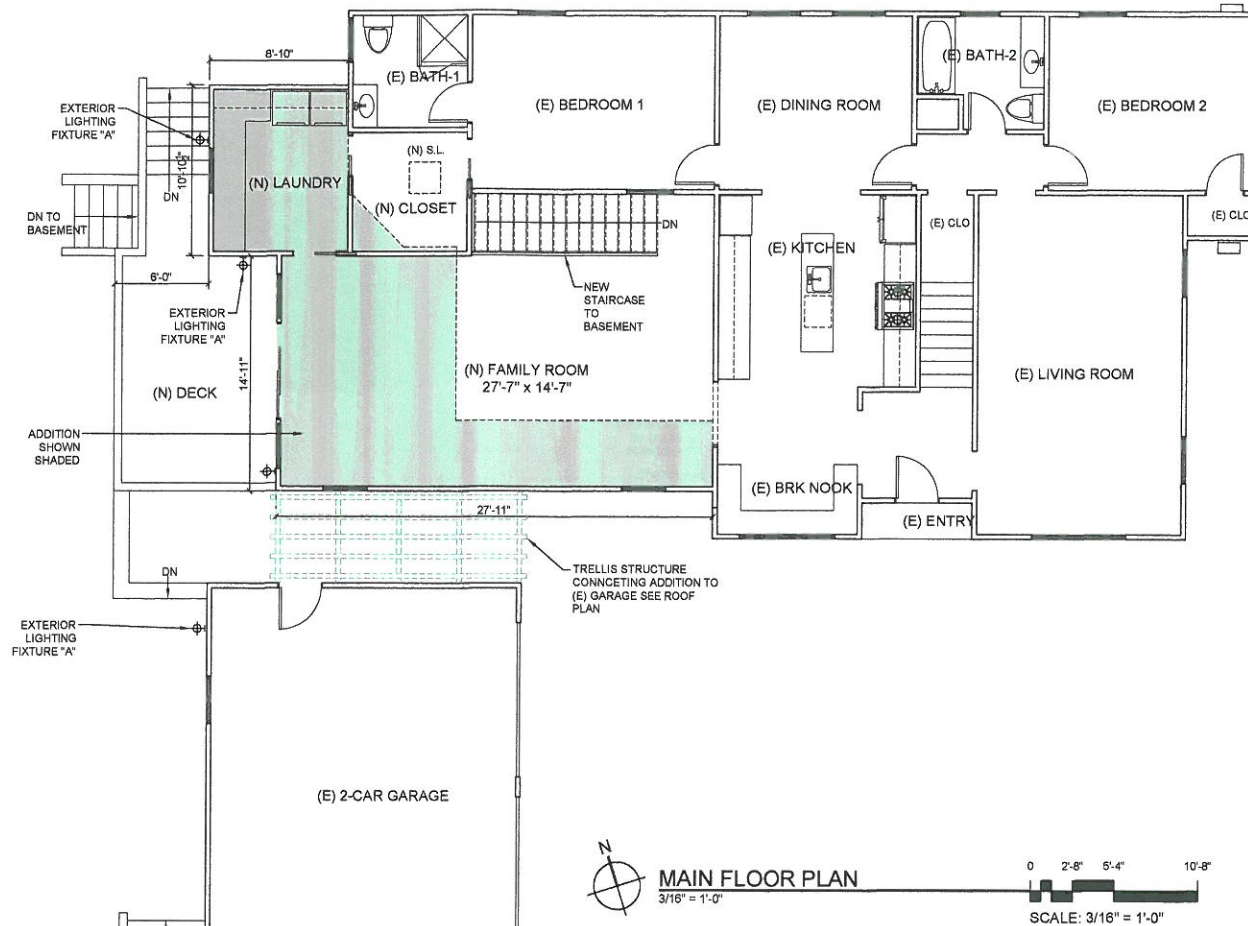
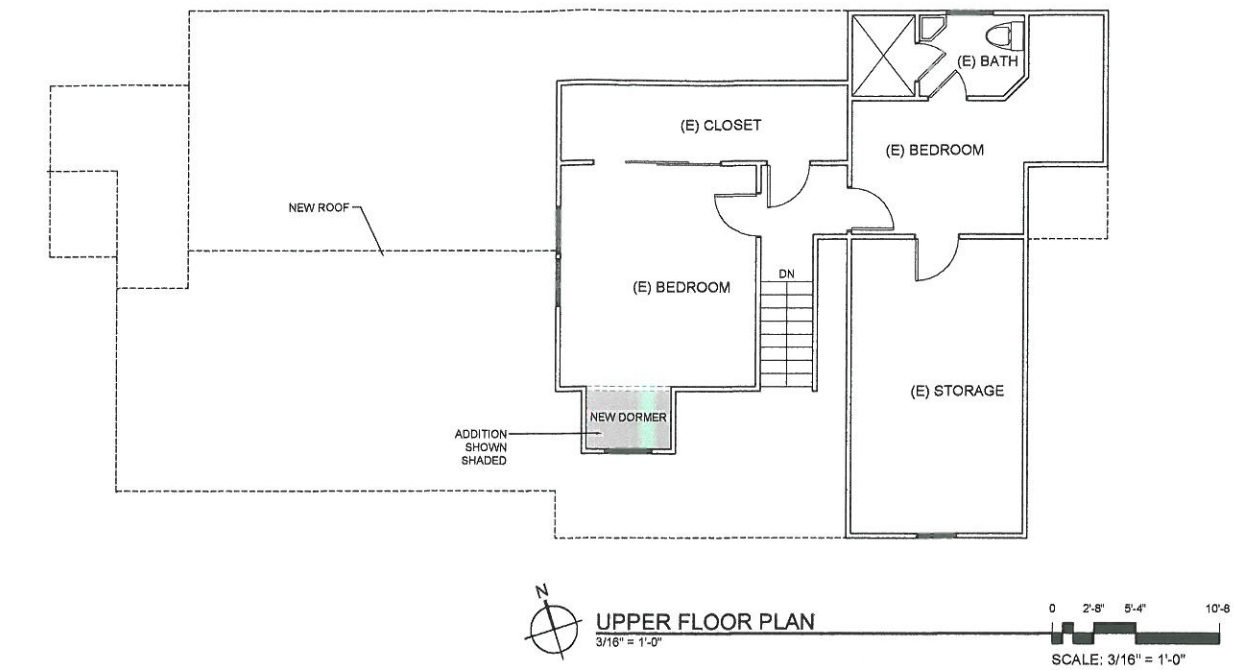
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SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A2.1



WALL LEGEND

	EXISTING WALLS
	WALLS TO BE PERMANENTLY REMOVED
	NEW 2x WALLS
	NEW 6" CMU BASEMENT WALLS

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CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

Item 7a

PROJECT NAME:
**DUCKER RESIDENCE
 REMODEL & ADDITION**

490 17 MILE DRIVE
 PACIFIC GROVE, CA
 93950

APN: 006-432-029-000

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 MONTEREY CA, 93940
 831.642.9732 FAX 831.401.3282
 john@mooredesign.org

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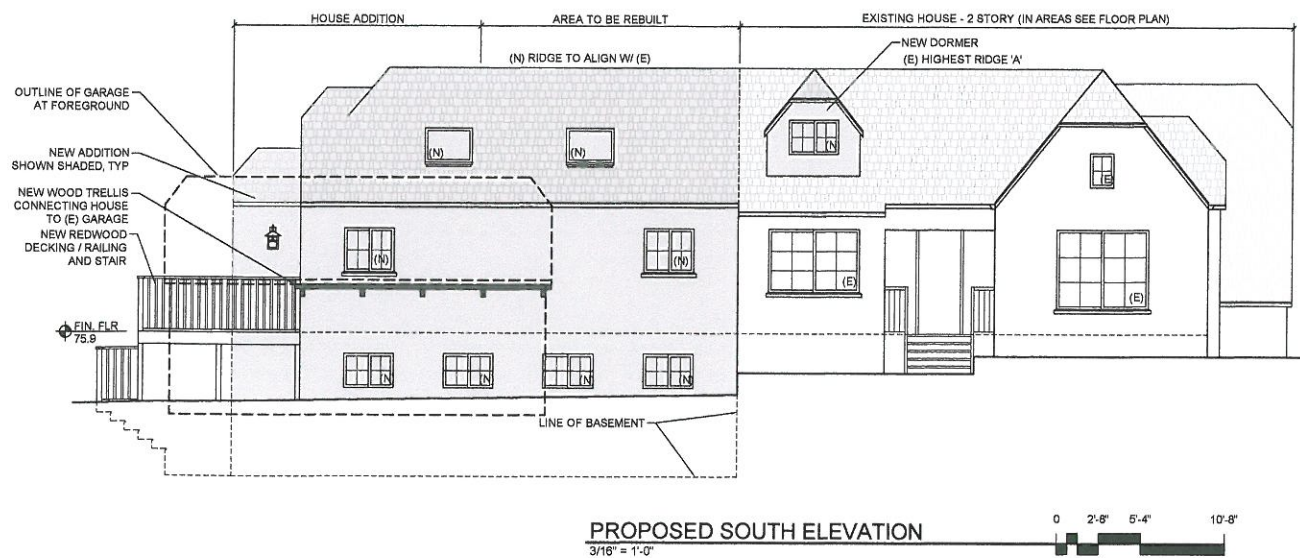
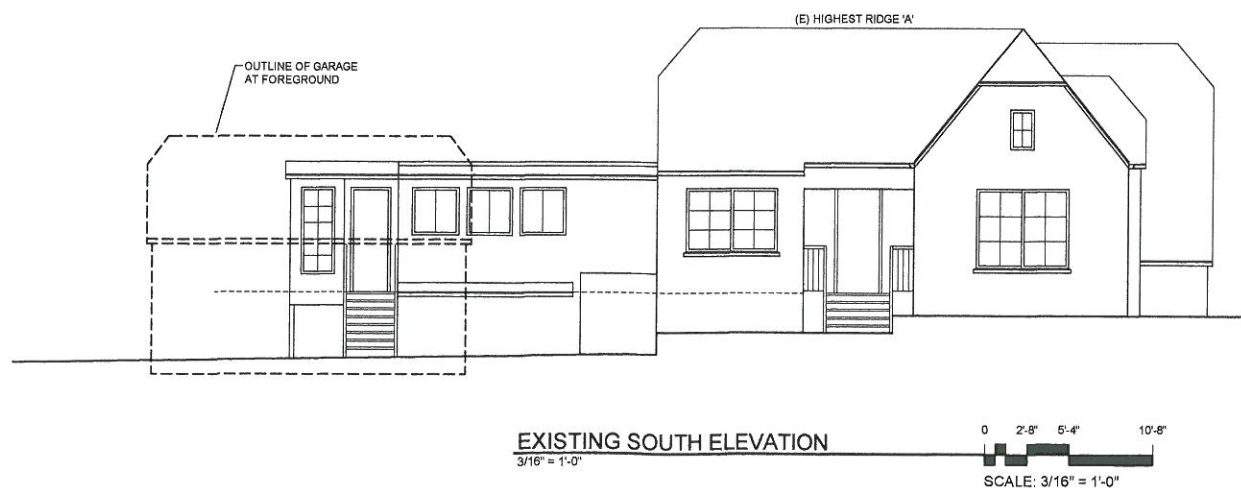
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**EXTERIOR
 ELEVATIONS**

SHEET NUMBER:
A4.1



EXTERIOR FINISHES

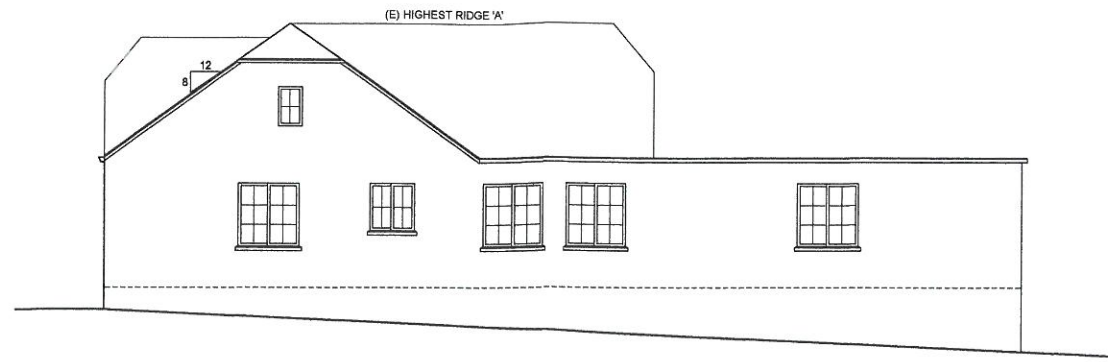
1. ROOF - ASPHALT SHINGLES TO MATCH EXISTING
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTERIZER ADDITIVE (3 COAT PER CBC 2506.1) 02 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - WOOD CLAD DOUBLE PANE WINDOWS - TO MATCH EXISTING.
4. GUTTERS - GALVANIZED METAL - TO MATCH EXISTING.
5. GUARDRAILS & DECKS - REDWOOD



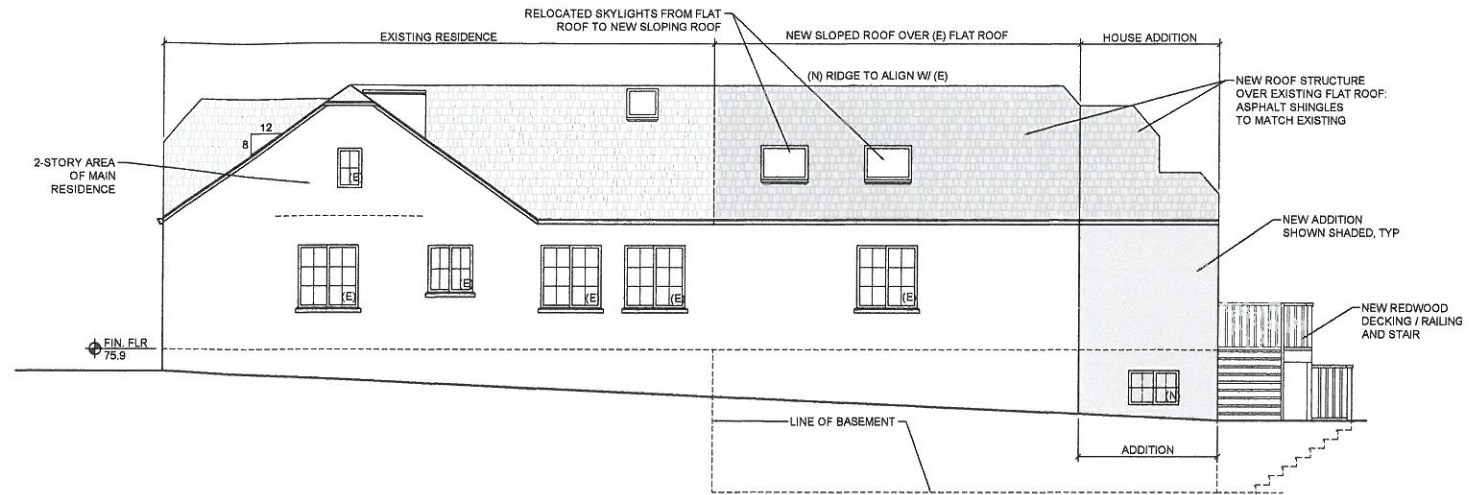
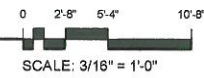
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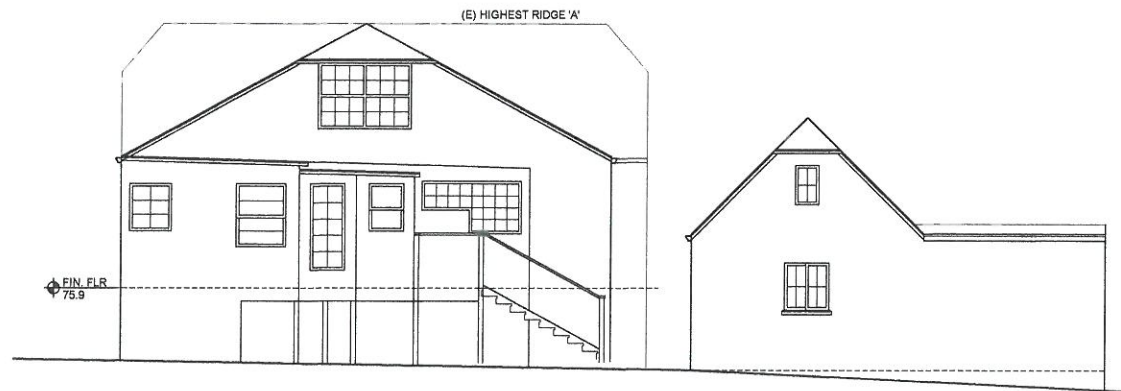
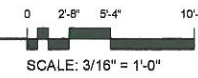
CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT



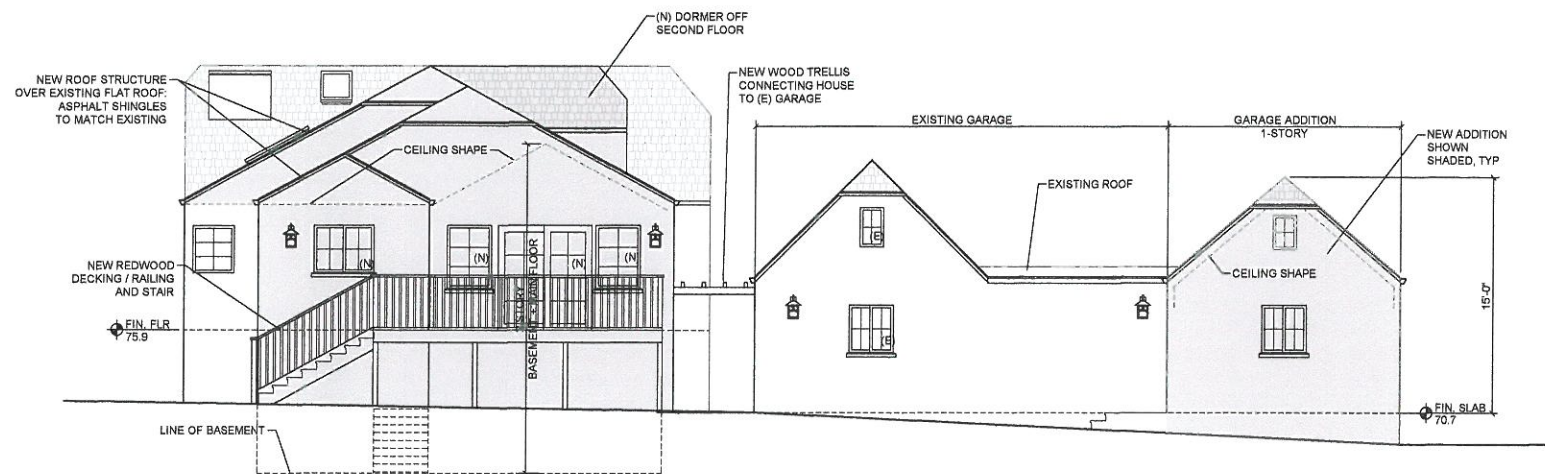
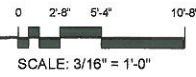
EXISTING NORTH ELEVATION
3/16" = 1'-0"



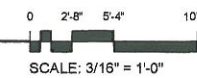
PROPOSED NORTH ELEVATION
3/16" = 1'-0"



EXISTING WEST ELEVATION
3/16" = 1'-0"



PROPOSED WEST ELEVATION
3/16" = 1'-0"



EXTERIOR FINISHES

1. ROOF - ASPHALT SHINGLES TO MATCH EXISTING
2. WALLS - ELASTOMERIC PAINT OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTERIZER ADDITIVE (3 COAT PER CBC 2508.1) 02 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - WOOD CLAD DOUBLE PANE WINDOWS - TO MATCH EXISTING.
4. GUTTERS - GALVANIZED METAL - TO MATCH EXISTING.
5. GUARDRAILS & DECKS - REDWOOD

Item 7a

PROJECT NAME:
**DUCKER RESIDENCE
REMODEL & ADDITION**

480 17 MILE DRIVE
PACIFIC GROVE, CA
93950

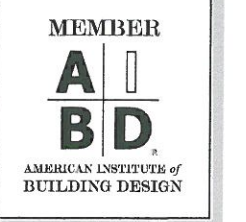
APN: 006-432-029-000

MOORE DESIGN
RESIDENTIAL PLANNING &
CONSTRUCTION MANAGEMENT

2800 GARDEN ROAD, SUITE 105
MONTEREY CA 93940
831.642.9732 FAX 831.401.3292
John@mooredesign.org

PRINT DATE: 9/24/2015

DRAWING RECORD	
DESCRIPTION	ISSUED
PLN SUBMIT	4/23/2015
PLN REV #1	8/26/2015
PLN REV #2	9/24/2015



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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

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SEP 24 2015

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COMMUNITY DEV DEPT

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A4.2