



# 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

**\$ PAID**  
2,695.50  
 2/5/15

Project Permit(s) & Fees			App. #:
Permit:	Fee:	Multiple Permit Discount:	15-075 <del>14-574</del>
AP	\$2,224		Date: 2/5/15
AVAR	\$943	X .50 = 471.50	Received By: HDC
			Total Fee: \$2,695.50

Project/Property Information	
Project Address:	191 OCETA VIEW BLVD, PACIFIC GROVE, CA APN: 006 224-002000
Lot:	10 Block: 2 Tract:
ZC:	R-3 GP: Lot Size: 6765
Project Description:	RICHARD AND JANE KENDALL RESIDENCE - PHASE II GARAGE AND BATHROOM ADDITION, TERRAZZO AND WINDOW ADDITIONS
Applicant Name:	WILLIAM A. HEMMER Phone #: (831) 238 8200
Mailing Address:	2600 GARDEN RD., #105 MONTEREY, CA 93940
Email Address:	BEKGROUP@GMAIL.COM
Owner Name:	RICHARD & JANE KENDALL Phone #: (408) 694-7791
Mailing Address:	191 OCETA VIEW BLVD, PACIFIC GROVE, CA 93950
Email Address:	R/J/KENDALL@ATT.NET

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 checked="" 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"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area <sup>1</sup>
<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 <sup>2</sup>
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<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"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory <sup>3,4</sup>
			<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:**

William A. Hemmer      2/5/15      \_\_\_\_\_      \_\_\_\_\_  
 Applicant Signature      Date      Owner Signature (Required)      Date

**PROJECT DATA SHEET**

Project Address: 191 OCEAN VIEW

Submittal Date: 2/1/15

8.a

Applicant(s): WILLIAM A. HEMMER

Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3	R-3	R-3	
Building Site Area	6765	6765	6765	
Density (multi-family projects only)				
Building Coverage	50% 3382	30% 2052	40% 2724	288 304 80 / 672
Site Coverage	60% 4059	47% 3189	56% 3761	288 304 80 / 672
Gross Floor Area	11032		3549	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area <u>Created</u> and/or Replaced			672	288 304 80 = 672
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	24ft %	
Exterior Lateral Wall Length to be built	_____	_____	107	
Building Height	30'	21	21	
Number of stories	2'	2'	2'	
Front Setback	15'	25'	25'	
<u>NORTH</u> Side Setback (specify side)	5'	4'	4'	
<u>SOUTH</u> Side Setback (specify side)	5'	4'	4'	
Rear Setback	8'	44'		
Garage Door Setback		60'	60'	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces		3	3	
Parking Space Size (Interior measurement)	9' x 20'	9.5' x 20'	9.5' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	10'	10'	10'	
Back-up Distance		60	60	
Eave Projection (Into Setback)	3' maximum	0	0	
Distances Between Eaves & Property Lines	3' minimum	0	0	
Open Porch/Deck Projections	4	3	-	
Architectural Feature Projections	4	-	-	
Number & Category of Accessory Buildings	0	0	0	
Accessory Building Setbacks	-	NA	NA	
Distance between Buildings	-	NA	NA	
Accessory Building Heights	-	NA	NA	
Fence Heights	6'	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 Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

### ARCHITECTURAL PERMIT AND ADMINISTRATIVE VARIANCE #15-075

#### FOR A PROPERTY LOCATED AT 191 OCEAN VIEW BLVD

**TO ALLOW AN APPROXIMATELY 520 SQUARE FOOT SINGLE STORY EXPANSION TO THE EXISTING GARAGE INCLUDING THE EXTENSION OF AN ENCROACHMENT INTO THE SIDE SETBACK AREA, ADD AN APPROXIMATELY 220 SQUARE FOOT SECOND STORY GLASS ATRIUM ABOVE THE GARAGE, AND THE REPLACEMENT OF TWO EXISTING WINDOWS ON THE 2<sup>ND</sup> STORY FRONT ELEVATION.**

#### FACTS

1. The subject site is located at 191 Ocean View Blvd., Pacific Grove, 93950, APN 006-224-002
2. The subject site has a designation of High Density Residential 29.0 dwelling units/acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3 zoning district.
4. The subject site 6,765 square feet.
5. The subject site is developed with one two-story duplex.
6. This project has been determined to be Exempt under CEQA Guidelines Class 1. 15303(e) (1).
7. The subject site is located in the Coastal Zone and will require a Coastal Development Permit.
8. The subject site was determined ineligible for the City of Pacific Grove Historic Resources Inventory.

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-3 zoning district, including but not limited to heights, parking and setbacks;
2. The architecture and general appearance of the completed project are 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 7, and 33;
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 Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.
5. The findings from the Archeological Report reported the project should not be delayed for archaeological reasons. However if archeological resources or human remains are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated by a qualified professional archaeologist. If it is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the Lead Agency, and implemented.

#### PERMIT

Architectural Permit AP14-507 to allow:

To allow an approximately 520 square foot single story expansion to the existing garage including the extension of an encroachment into the side setback area, add an approximately 220 square foot second story glass atrium above the garage, and replacement of two existing windows on the 2<sup>nd</sup> story front elevation.

## 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 and ARB approved Plans, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved (AP 14-507) plans entitled "Kendall Residence" dated February 1, 2015 on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

## 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. This permit shall become effective upon the expiration of the 10-day appeal period.
3. 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 10<sup>th</sup> day of March 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.

\_\_\_\_\_  
Richard and Jane Kendall, Owner

\_\_\_\_\_  
Date

February 3, 2015

Laurel O'Halloran, Staff Planner  
City of Pacific Grove  
Community and Economic Development Department  
300 Forrest Avenue  
Pacific Grove, CA 93950

**RE: 191 Ocean View Blvd. Phase II Improvements – Planning Application #14-574**

Dear Laurel,

We have reviewed the proposed plans for the Phase II improvements at Richard and Jane Kendall's home at 191 Ocean View Blvd. Barbara Lazarony and I own the home immediately to the south of the Kendall's and are the neighbors who would be most impacted by their proposal.

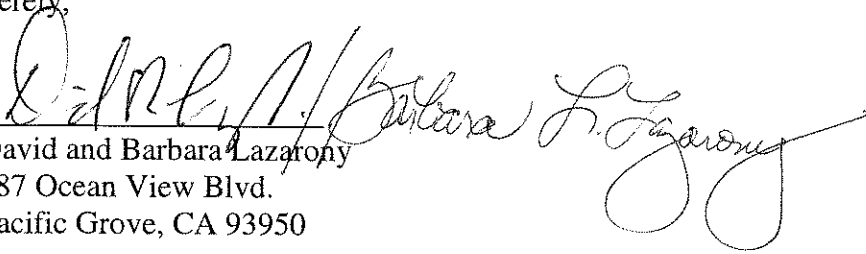
The improvements we reviewed include the 24 ft. garage addition, the lower floor bedroom and bathroom addition where new windows are proposed and specifically the glass atrium addition on top of the existing garage.

We have reviewed the 4 ft setback for the new 24 ft depth garage proposed by the Kendall's. It is consistent with the 4 ft setback of the existing garage. We do not have an objection to this non compliant setback request to our common property line.

In summary, we see no negative impact and would support their proposal to the Planning Department and the Architectural Review Board.

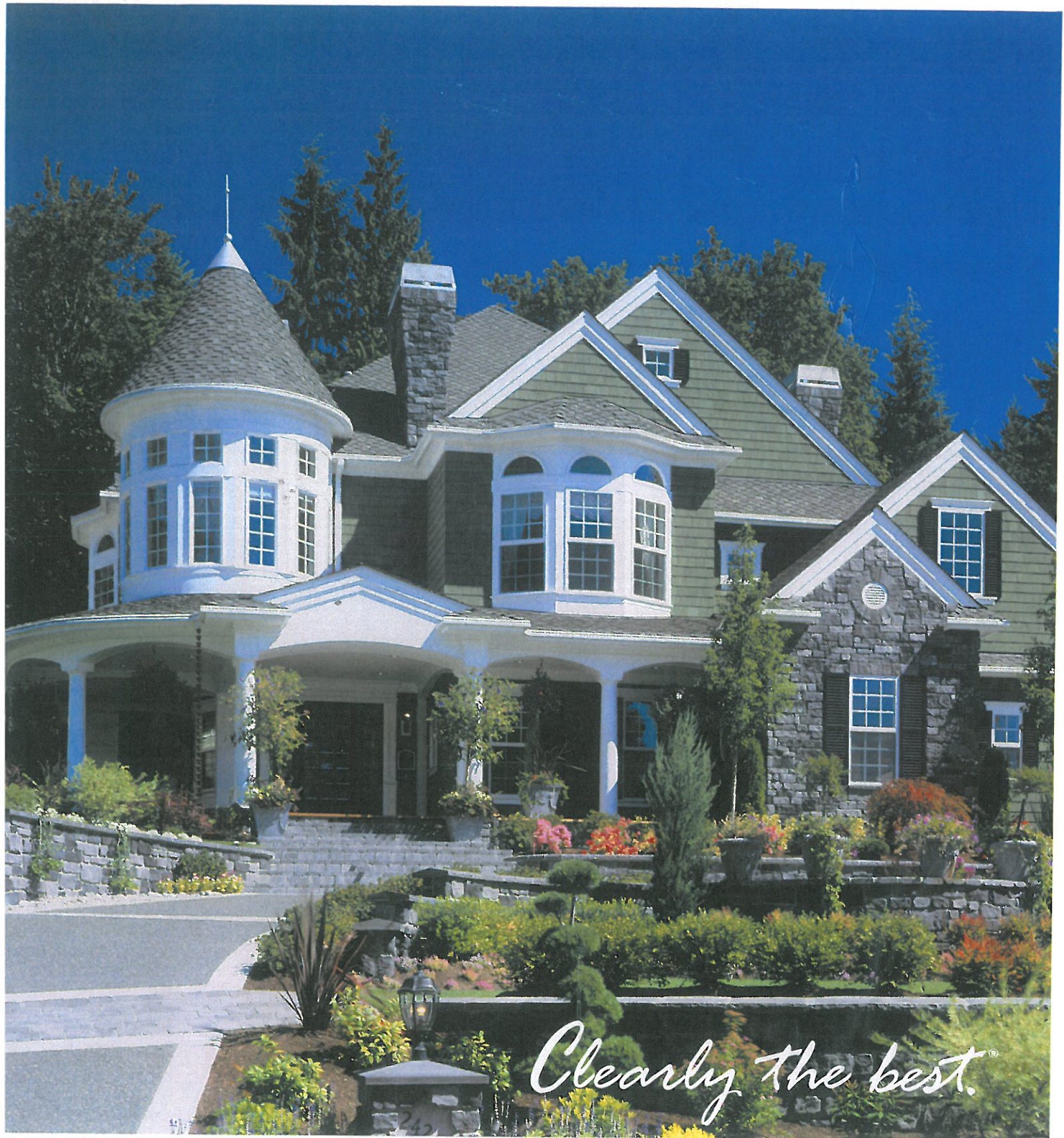
Sincerely,

By:

  
David and Barbara Lazarony  
187 Ocean View Blvd.  
Pacific Grove, CA 93950



# Ultra™ & WoodClad™ Series<sup>8.a</sup> Fiberglass Windows & Doors



*Clearly the best.®*

1.800.MILGARD · milgard.com

# WoodClad™ Series Windows

8.a

Milgard WoodClad fiberglass windows are built with the same fiberglass frame as our Ultra series, but have a beautiful vertical grain Douglas Fir interior that is ready to take your stain or seal coat.

When it comes to the details, Milgard doesn't stop at providing the highest quality wood. Thanks to some ingenious engineering, WoodClad windows have no unsightly staples or nail holes that are so common in ordinary wood windows. Because of fiberglass's outstanding strength and durability, we have the ability to provide you with the custom shapes, sizes and configurations you demand.

WoodClad windows offer the best of both worlds – the durability of a fiberglass frame, with the warmth of a clear, vertical-grain Douglas Fir veneered interior, all built to your specifications and expertly crafted for your home.





## Glass

As one of the most important components of your window or door, glass can also offer you decorative options and energy efficiency advantages.



### Decorative & Tinted Glass

Add privacy or a touch of flare with our many styles of decorative glass.

Tinted glass provides additional shading from direct sunlight and warm conditions.



### Crystal Groove

Craftsmanship and artistry are combined for distinctive elegance with Milgard Crystal Groove, adding an extra spectrum of light and design that will bring any room to life.

### SunCoat® & SunCoatMAX®

Low-E coatings allow visible light through but block heat-bearing and fabric-fading portions of the solar spectrum. The result is less solar gain and UV protection against fading fabrics and furnishings. SunCoat Low-E2 glass comes standard on all Milgard dual-pane windows and patio doors.

### Triple Glazing

Triple glazing technology provides yet another option for improving the energy efficiency of your windows and doors. This technology adds a third layer of glass that improves insulating properties, keeping homes in northern regions warmer.

## Interior Colors

— WoodClad only —



Clear Vertical Grain  
Douglas Fir Veneer

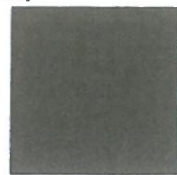


White  
with any  
Exterior Color

Ultra only



Tan  
with Tan  
Exterior only



Brownstone  
with Brownstone  
exterior only



Matte Black  
with Matte Black  
exterior only

## Exterior Colors

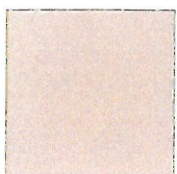
Choose from seven standard exterior colors. All colors come with white interiors. Tan, Brownstone and Matte Black which can be color matched interior and exterior.



White



Sand



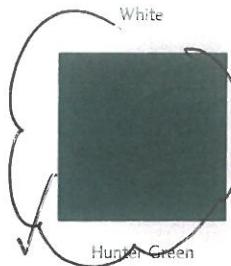
Tan



Brownstone



Matte Black



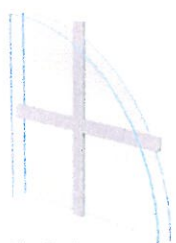
Hunter Green



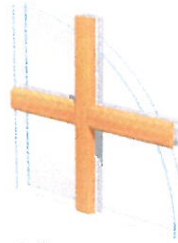
Cranberry

## Grids

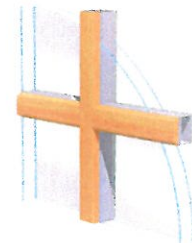
Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Choose grids inside our insulated glass units for easy cleaning.



Flat Grid



Craftsman



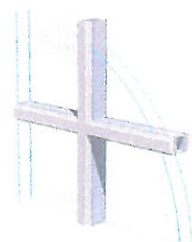
1-1/8" Vintage



Sculptured



Legacy



3/4" Vintage

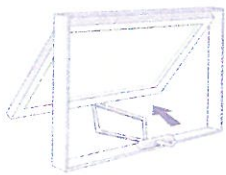
Colors shown are approximate due to printing limitations.

# Operating Styles

## Define Your Home with Windows

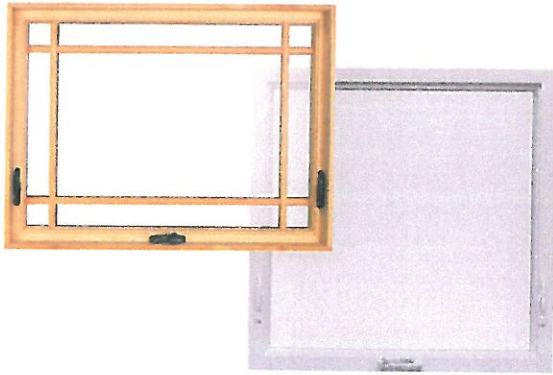
Carefully chosen windows can make any home spectacular and make a statement about your style.

Since every Milgard window is custom built to your order, you have the freedom to think outside the box. Mix and match window styles and configurations to achieve just the result you're looking for.



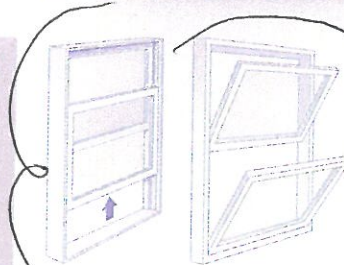
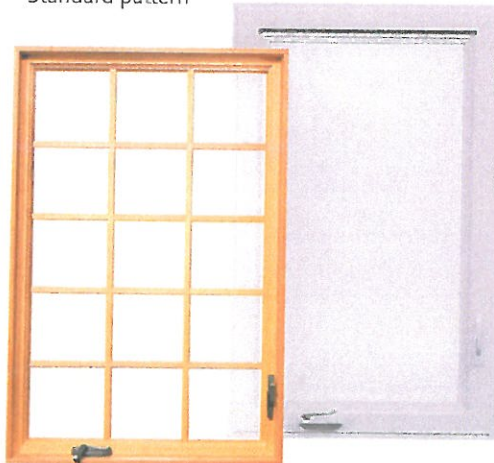
### Awning

WoodClad shown with Vintage Grid in a Perimeter pattern



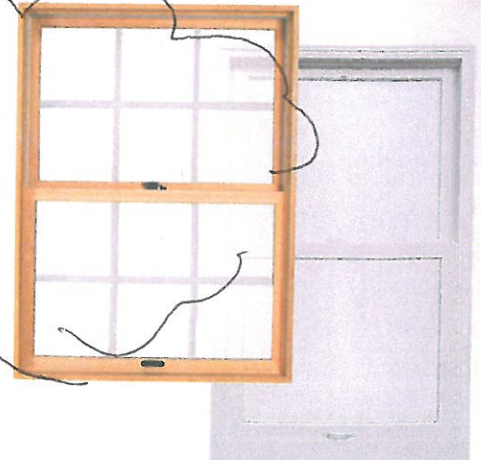
### Casement

WoodClad shown with Vintage Grids in a Standard pattern



### Single Hung Double Hung

WoodClad shown with Flat Grids in a Standard pattern

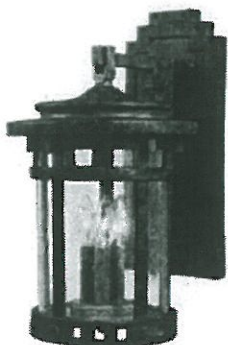




Lighting Your Life Since 1970

Product Specifications - 3134CDSE

Job Name:	Job Type:
Quantity:	Comments:



3134CDSE  
Santa Barbara Cast 3-Light Outdoor  
Wall Lantern



**Finish**  
Sienna

**Glass/Shade**  
Seedy

**Product Category**  
Outdoor Wall Mount

**Lamping**

Number of Bulbs	3
Light Type	Incandescent
Bulb Type	CA
Max Bulb Wattage	60
Max Fixture Wattage	180
Rated Life	±1,500 Hours
Rated Lumens	±2,016
Color Temp	±2,700 K
Bulb(s)	Not Included
Light Up/Down	N/A
Beam Spread	N/A
CRI	N/A
Photo Cell Included	N/A
Ballast/Driver/Transformer	No
Dimmable	Standard Dimmer

**Measurements**

Width	9.00"
Height	16.00"
Length	N/A
Extension	11"
Back Plate Width	6.00"
Back Plate Height	14.00"
HCO	3.50"
Min Overall Height	0.00"
Max Overall Height	N/A
Hanging Weight	7.48 lbs
Height Adjustable	N/A
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

**Shipping**

Carton Weight	9.50 lbs
Carton Width	12"
Carton Height	28"
Carton Length	13"
Carton Cubic Feet	2.63
Master Pack	1
Master Pack Weight	N/A
Master Pack Width	N/A
Master Pack Height	N/A
Master Pack Length	N/A
Master Cubic Feet	N/A
UPS Shippable	Yes

**Certification**

Safety Rating	Wet
Energy Star	No
CA Title 24	No
CA Title 20	No
ADA	No
Dark Sky	N/A

**Other**

UPC Code	783209313408
Shades Included	N/A
Crystals Included	N/A
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

**Equivalents**

Incandescent Watts	N/A
Fluorescent Watts	N/A

Maxim Lighting International and all designs, logos and images © 2015 Maxim Lighting International. All Rights Reserved. Maxim Lighting International reserves the right, at any time, to make changes in the design and/or construction of the product including the discontinuation of product without prior notice. Color may vary from what is pictured above due to limitations inherent to photographic processes.

Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.



Lighting Your Life Since 1970

Product Specifications - 3130CDSE

Job Name:	Job Type:
Quantity:	Comments:



3130CDSE  
Santa Barbara Cast 1-Light Outdoor  
Ceiling Mount



**Finish**  
Sienna

**Glass/Shade**  
Seedy

**Product Category**  
Outdoor Ceiling Mount

**Lamping**

Number of Bulbs	1
Light Type	Incandescent
Bulb Type	MB
Max Bulb Wattage	100
Max Fixture Wattage	100
Rated Life	±2,500 Hours
Rated Lumens	±1,150
Color Temp	±2,700 K
Bulb(s)	Not Included
Light Up/Down	N/A
Beam Spread	N/A
CRI	N/A
Photo Cell Included	N/A
Ballast/Driver/Transformer	No
Dimmable	Standard

**Measurements**

Width	9.00"
Height	7.00"
Length	N/A
Extension	N/A
Back Plate Width	N/A
Back Plate Height	N/A
HCO	N/A
Min Overall Height	0.00"
Max Overall Height	N/A
Hanging Weight	4.73 lbs
Height Adjustable	N/A
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

**Shipping**

Carton Weight	6.00 lbs
Carton Width	14"
Carton Height	12"
Carton Length	17"
Carton Cubic Feet	1.53
Master Pack	1
Master Pack Weight	N/A
Master Pack Width	N/A
Master Pack Height	N/A
Master Pack Length	N/A
Master Cubic Feet	N/A
UPS Shippable	Yes

**Certification**

Safety Rating	Damp
Energy Star	No
CA Title 24	No
CA Title 20	No
ADA	No
Dark Sky	N/A

**Other**

UPC Code	783209313002
Shades Included	N/A
Crystals Included	N/A
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

**Equivalents**

Incandescent Watts	N/A
Fluorescent Watts	N/A

Maxim Lighting International and all designs, logos and images © 2015 Maxim Lighting International. All Rights Reserved. Maxim Lighting International reserves the right, at any time, to make changes in the design and/or construction of the product including the discontinuation of product without prior notice. Color may vary from what is pictured above due to limitations inherent to photographic processes.

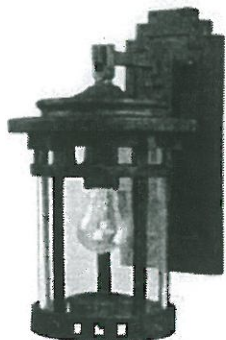
Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.



Lighting Your Life Since 1970

Product Specifications - 3131CDSE

Job Name:	Job Type:
Quantity:	Comments:



3131CDSE  
Santa Barbara Cast 1-Light Outdoor  
Wall Lantern



**Finish**  
Sienna

**Glass/Shade**  
Seedy

**Product Category**  
Outdoor Wall Mount

**Lamping**

<b>Number of Bulbs</b>	1
<b>Light Type</b>	Incandescent
<b>Bulb Type</b>	MB
<b>Max Bulb Wattage</b>	100
<b>Max Fixture Wattage</b>	100
<b>Rated Life</b>	±2,500 Hours
<b>Rated Lumens</b>	±1,150
<b>Color Temp</b>	±2,700 K
<b>Bulb(s)</b>	Not Included
<b>Light Up/Down</b>	N/A
<b>Beam Spread</b>	N/A
<b>CRI</b>	N/A
<b>Photo Cell Included</b>	N/A
<b>Ballast/Driver/Transformer</b>	No
<b>Dimmable</b>	Standard

**Measurements**

<b>Width</b>	5.50"
<b>Height</b>	10.25"
<b>Length</b>	N/A
<b>Extension</b>	8"
<b>Back Plate Width</b>	4.00"
<b>Back Plate Height</b>	7.75"
<b>HCO</b>	6.00"
<b>Min Overall Height</b>	0.00"
<b>Max Overall Height</b>	N/A
<b>Hanging Weight</b>	2.75 lbs
<b>Height Adjustable</b>	N/A
<b>Slope</b>	N/A
<b>Chain Length</b>	N/A
<b>Wire Length</b>	N/A
<b>Canopy Width</b>	N/A
<b>Canopy Height</b>	N/A
<b>Canopy Length</b>	N/A

**Shipping**

<b>Carton Weight</b>	4.00 lbs
<b>Carton Width</b>	11"
<b>Carton Height</b>	9"
<b>Carton Length</b>	18"
<b>Carton Cubic Feet</b>	0.99
<b>Master Pack</b>	1
<b>Master Pack Weight</b>	N/A
<b>Master Pack Width</b>	N/A
<b>Master Pack Height</b>	N/A
<b>Master Pack Length</b>	N/A
<b>Master Cubic Feet</b>	N/A
<b>UPS Shippable</b>	Yes

**Certification**

<b>Safety Rating</b>	Wet
<b>Energy Star</b>	No
<b>CA Title 24</b>	No
<b>CA Title 20</b>	No
<b>ADA</b>	No
<b>Dark Sky</b>	N/A

**Other**

<b>UPC Code</b>	783209313101
<b>Shades Included</b>	N/A
<b>Crystals Included</b>	N/A
<b>Diffuser Included</b>	N/A
<b>Conversion Kit</b>	N/A
<b>Material</b>	Die Cast Aluminum

**Equivalents**

<b>Incandescent Watts</b>	N/A
<b>Fluorescent Watts</b>	N/A

Maxim Lighting International and all designs, logos and images © 2015 Maxim Lighting International. All Rights Reserved. Maxim Lighting International reserves the right, at any time, to make changes in the design and/or construction of the product including the discontinuation of product without prior notice. Color may vary from what is pictured above due to limitations inherent to photographic processes.

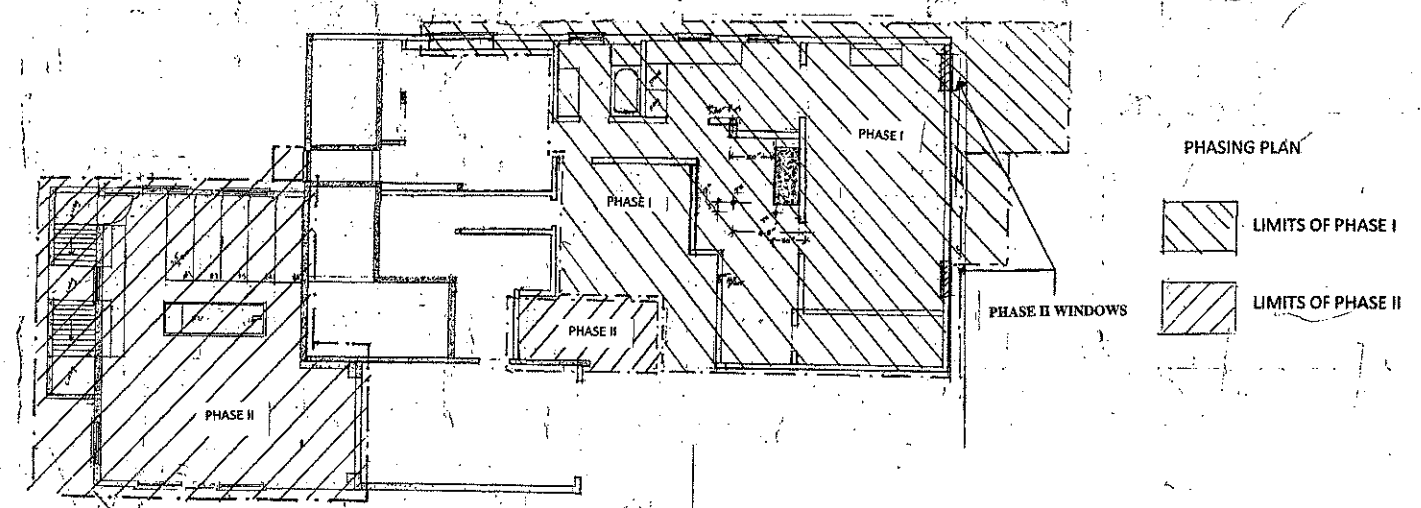
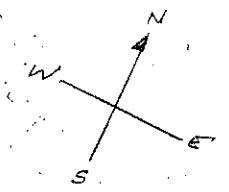
Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.

REVISIONS	BY

# RICHARD AND JANE KENDALL RESIDENCE

## PHASE II

### GARAGE AND BATH ADDITION / ATRIUM AND WINDOW ADDITIONS



**PROJECT DATA SHEET**

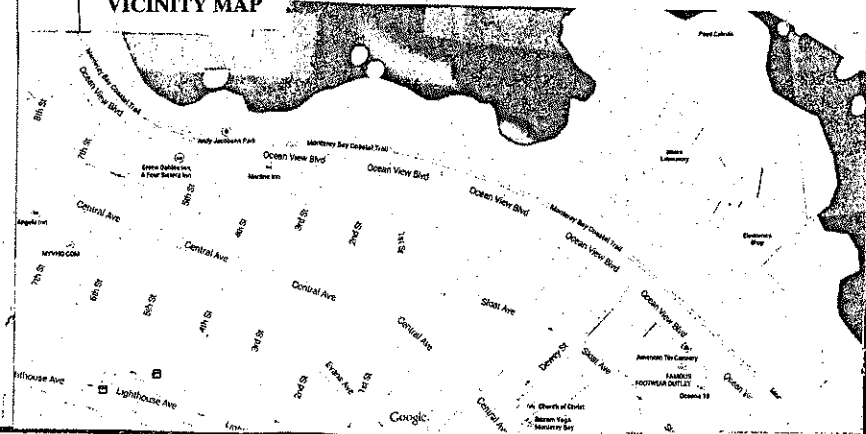
Project Address: 191 OCEAN VIEW Submittal Date: \_\_\_\_\_  
 Applicant(s): William A. Hummer Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED Permitted	Existing Condition	Proposed Condition	Notes
Zone District	A-3	R-3	A-3	
Building Site Area	6,765	6,765	6,765	
Density (multi-family projects only)				
Building Coverage	50% 3382	30% 2051	40% 2707	200 304 80 / 171
Site Coverage	60% 4059	47% 3189	52% 3511	280 404 20 / 272
Gross Floor Area	2354			
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			672	200 304 80 = 672
Exterior Lateral Wall Length to be demolished in feet & % of total*			24' 5%	
Exterior Lateral Wall Length to be built			107	
Building Height	30'	21'	21'	
Number of stories	2	2	2	
Front Setback	15'	2.5'	2.5'	
Side Setback	5'	4'	4'	
Rear Setback	5'	4'	4'	
Garage Door Setback	8'	4.4'	4.4'	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	3	3	3	
Parking Space Size (interior measurement)	9' x 20'	9.5' x 20'	9.5' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	10'	10'	10'	
Back-up Distance		60	60	
Eave Projection (into Setback)	3' maximum	0	0	
Distances Between Eaves & Property Lines	3' minimum	0	0	
Open Porch/Deck Projections	1	3	-	
Architectural Feature Projections	1	-	-	
Number & Category of Accessory Buildings	0	0	0	
Accessory Building Setbacks	-	NA	NA	
Distance between Buildings	-	NA	NA	
Accessory Building Heights	-	NA	NA	
Fence Heights	6'	6'	6'	

**PLAN INDEX**

- C-1 - COVER SHEET
- PD-1 - SITE PLAN
- PD-2 - EXISTING AND PROPOSED ELEVATIONS FACING WEST
- PD-3 - EXISTING AND PROPOSED ELEVATIONS FACING NORTH
- PD-4 - EXISTING AND PROPOSED ELEVATIONS FACING SOUTH AND EAST
- PD-5 - ORNAMENTAL IRON DETAILS

**VICINITY MAP**



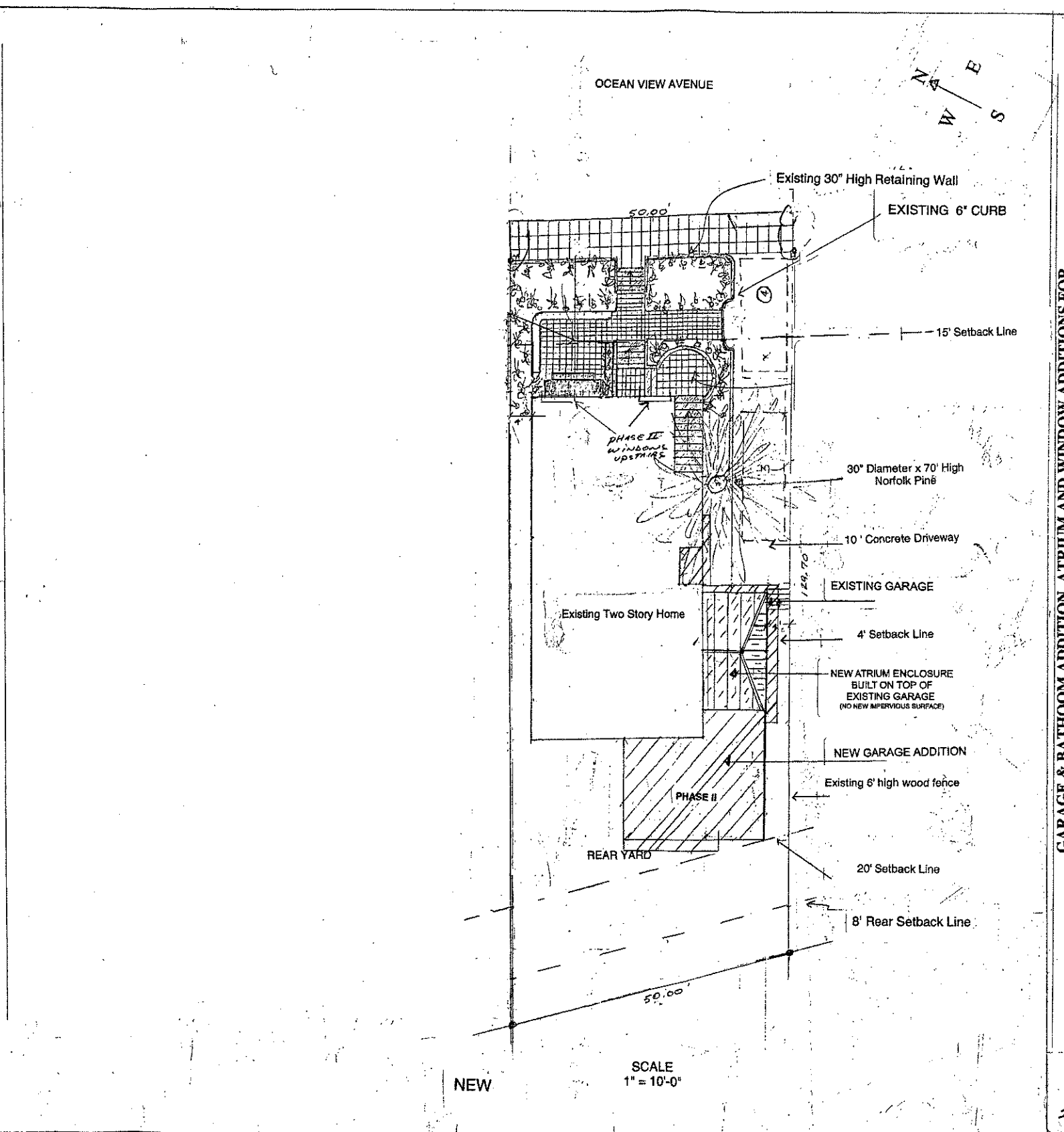
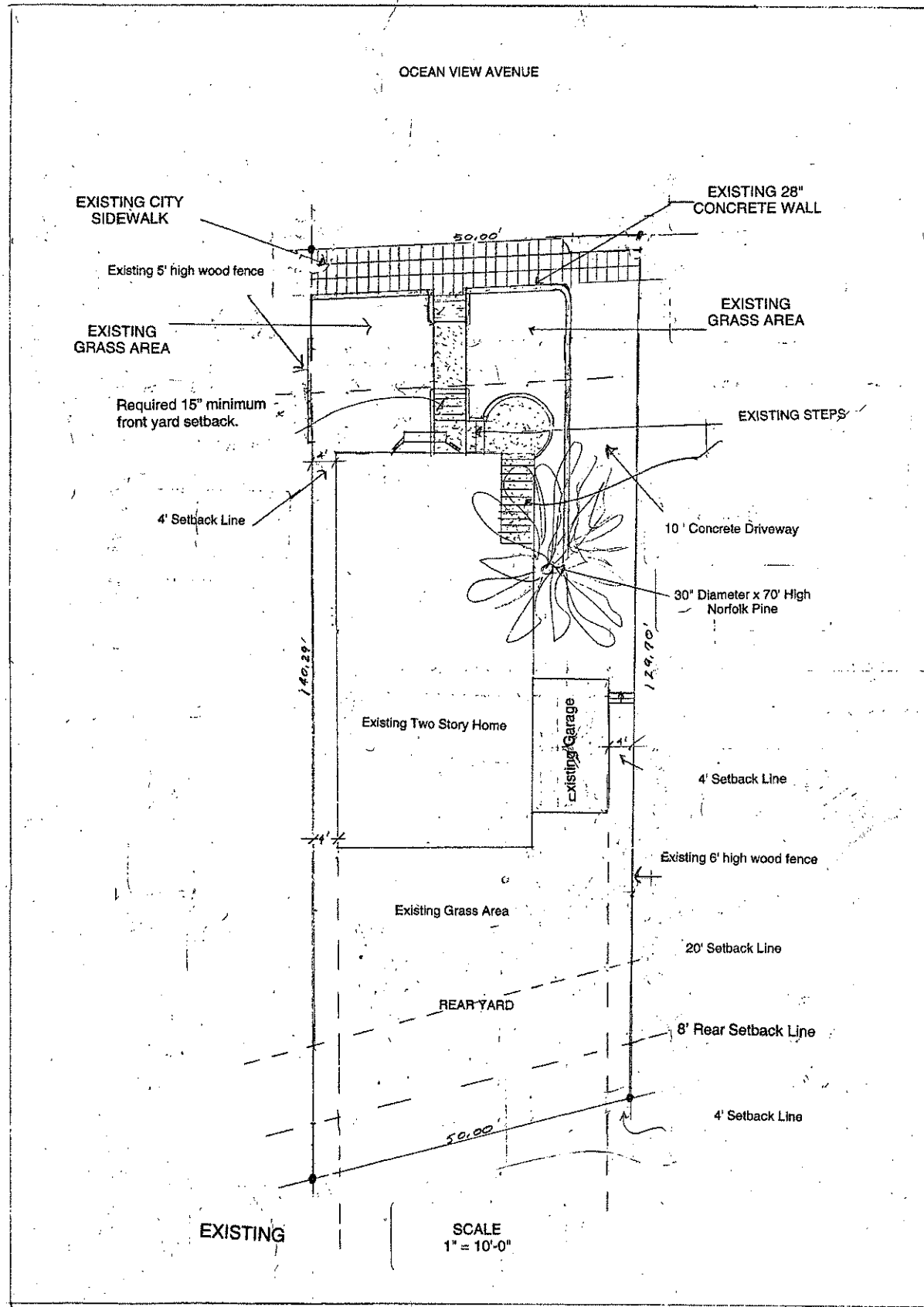
**RECEIVED**

FEB - 5 2015

COMMUNITY DEV. DEPT.

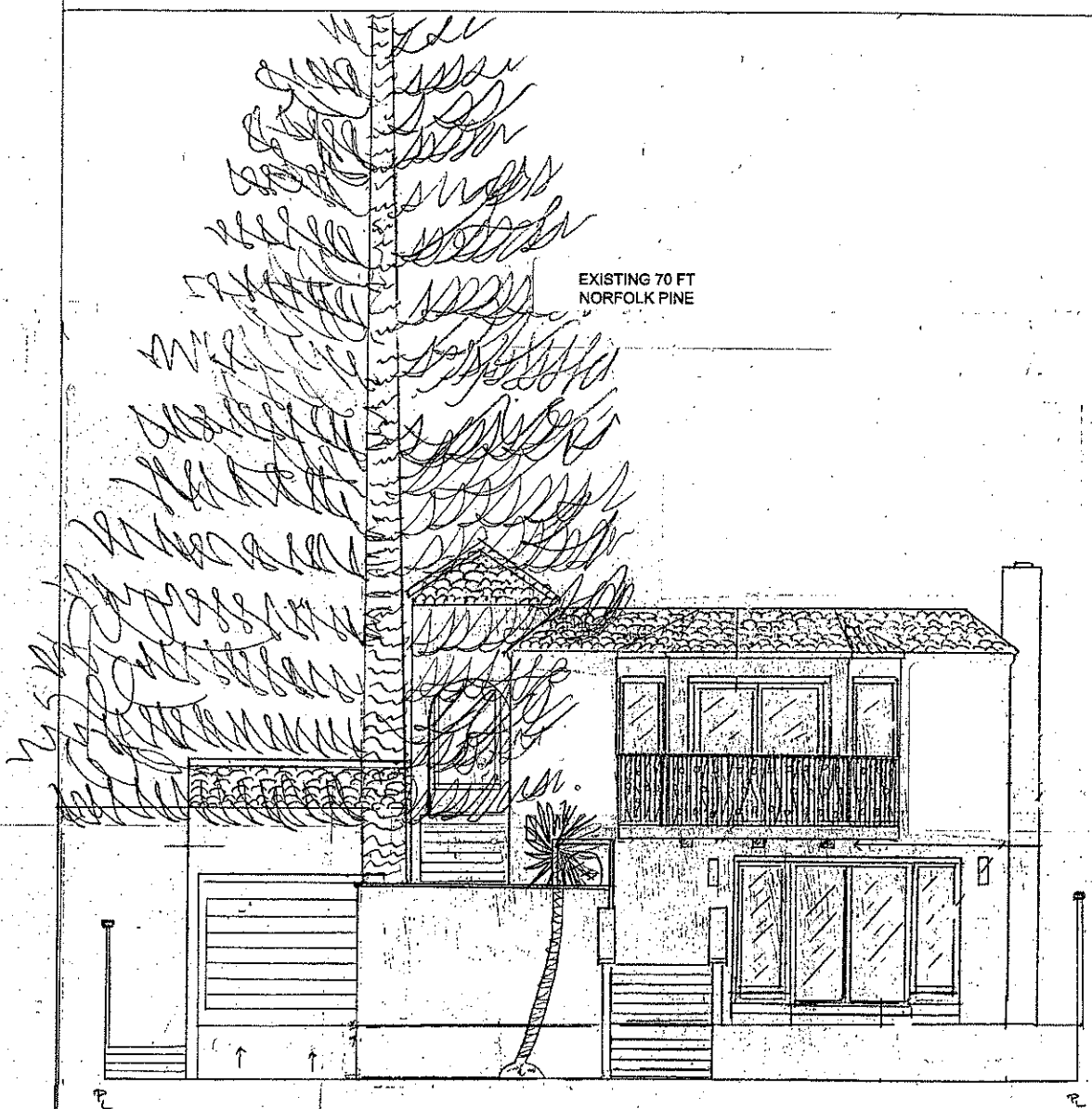
GARAGE & BATHROOM ADDITION, ATRIUM AND WINDOW ADDITIONS FOR  
 191 OCEAN VIEW BLVD, PACIFIC GROVE, CA 93950  
 APN # 006-224-002000 UNIV ADDITION TO PACIFIC GROVE LOT 10 BLOCK 2  
 CITY OF PACIFIC GROVE PLANNING APPLICATION #14-574

Date	2/1/15
Scale	
Drawn	RCR
Job	KENDALL RESIDENCE
Sheet	C-1
Of	Sheets



GARAGE & BATHROOM ADDITION, ATRIUM AND WINDOW ADDITIONS FOR  
 191 OCEAN VIEW BLVD., PACIFIC GROVE, CA 93950  
 APN # 006-224-002000 UNIV ADDITION TO PACIFIC GROVE LOT 10 BLOCK 2  
 CITY OF PACIFIC GROVE PLANNING APPLICATION #14-574

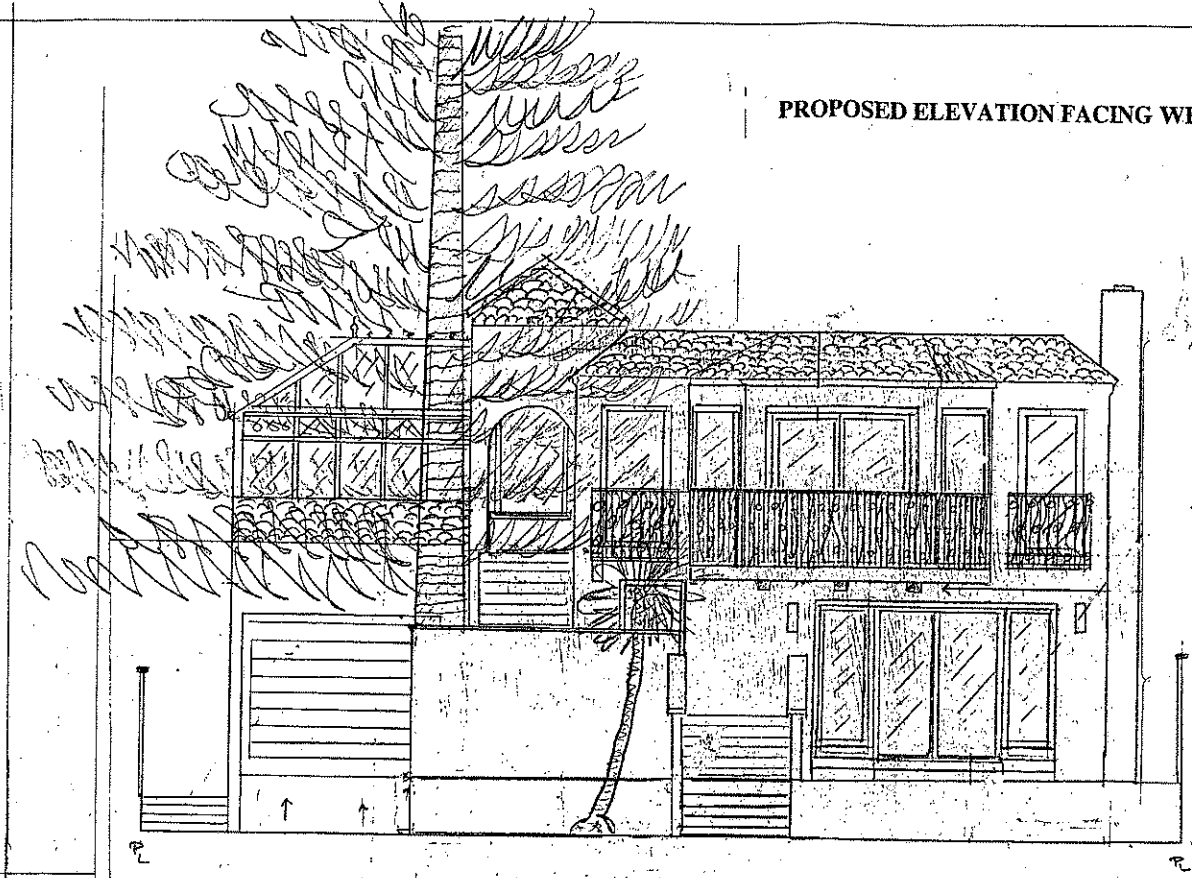
2/1/15



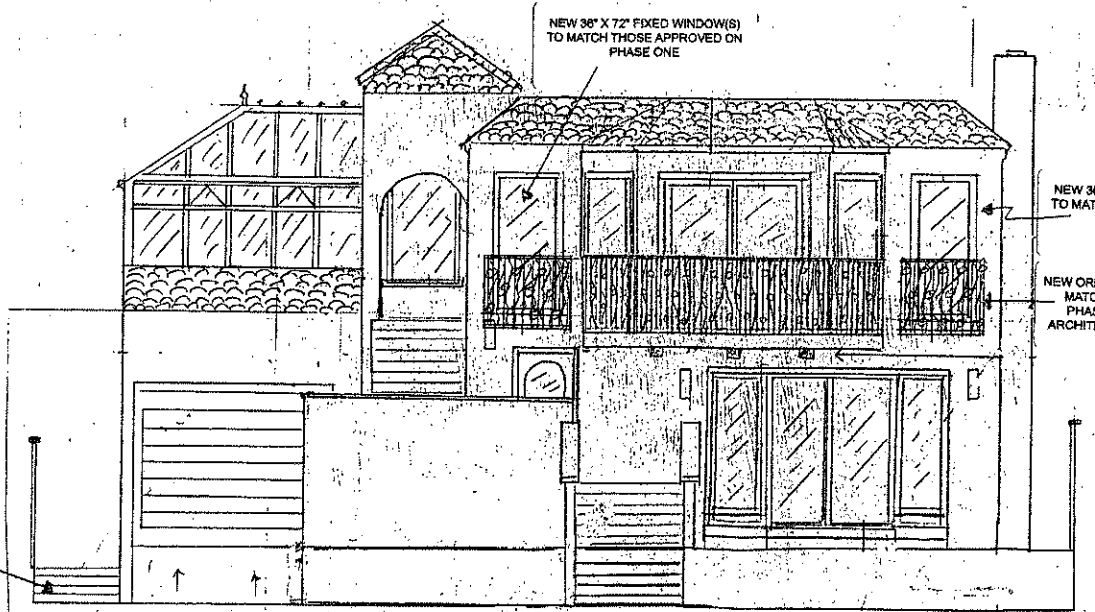
EXISTING 70 FT NORFOLK PINE

EXISTING ELEVATION FACING WEST

EXISTING ELEVATION SHOWN WITH EXISTING 70 FT NORFOLK PINE



PROPOSED ELEVATION FACING WEST



NEW 36" X 72" FIXED WINDOW(S) TO MATCH THOSE APPROVED ON PHASE ONE

NEW 36" X 72" FIXED WINDOW(S) TO MATCH THOSE APPROVED ON PHASE ONE

NEW ORNAMENTAL IRON WORK TO MATCH THAT APPROVED ON PHASE ONE BY CITY OF PG ARCHITECTURAL REVIEW BOARD

EXISTING STEPS

DRIVEWAY SLOPES UP

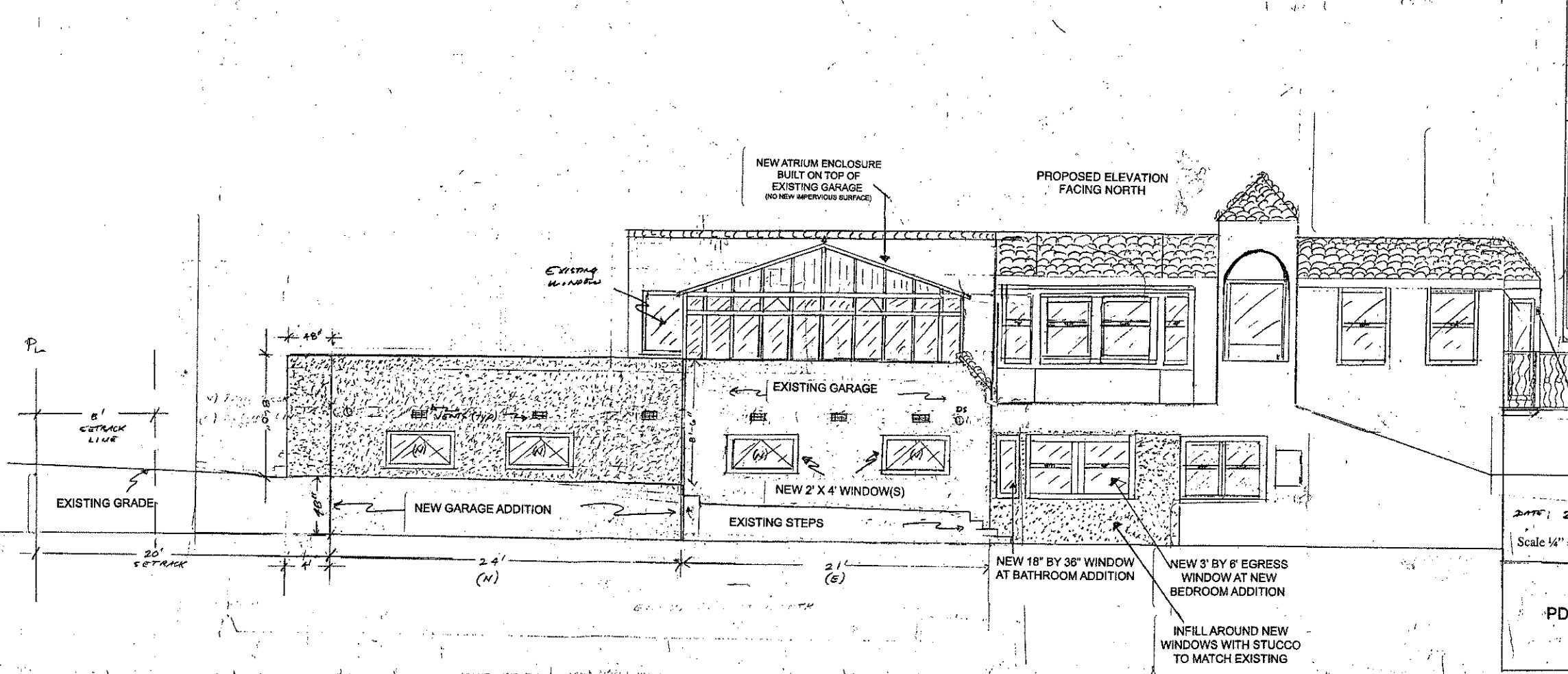
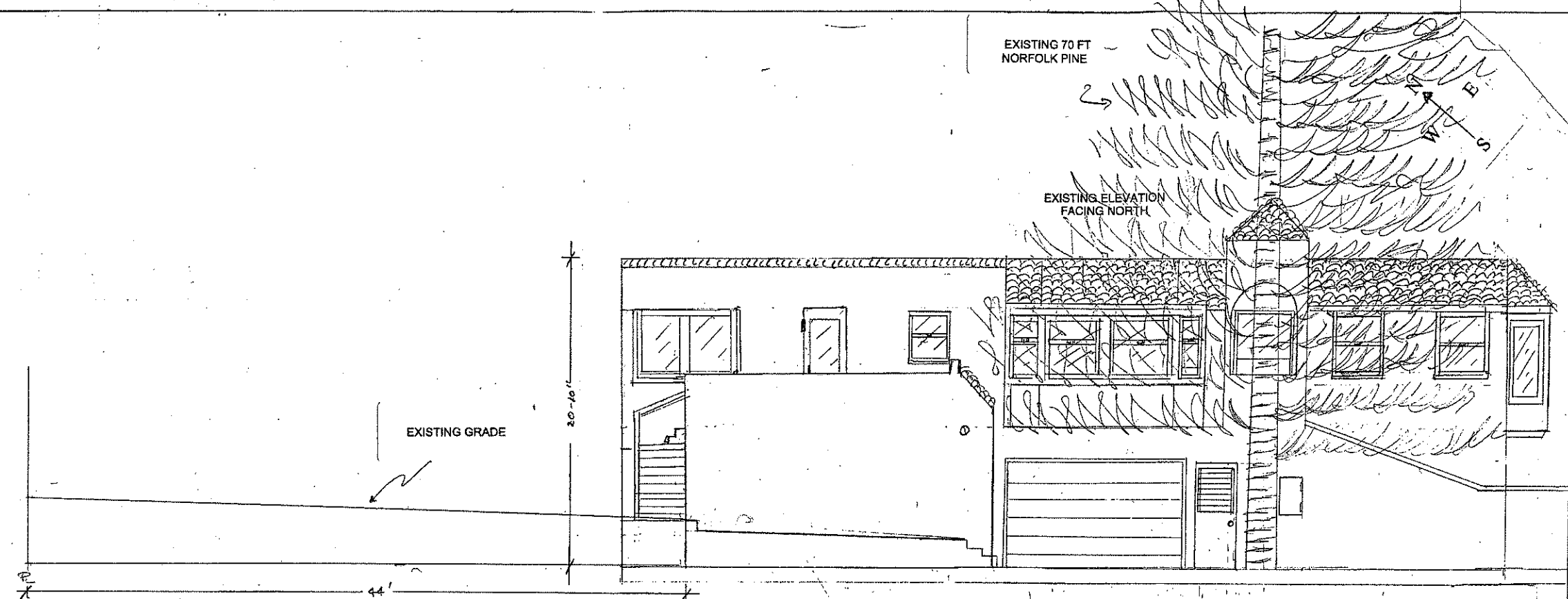
PROPOSED ELEVATION FACING WEST WITHOUT NORFOLK PINE CANOPY

SCALE 1/4" = 1'-0"

GARAGE & BATHROOM ADDITION, ATRIUM AND WINDOW ADDITIONS FOR  
 191 OCEAN VIEW BLVD., PACIFIC GROVE, CA 93950  
 APN # 006-224-002000 UNIV ADDITION TO PACIFIC GROVE LOT 10 BLOCK 2  
 CITY OF PACIFIC GROVE PLANNING APPLICATION #14-574

2/1/15



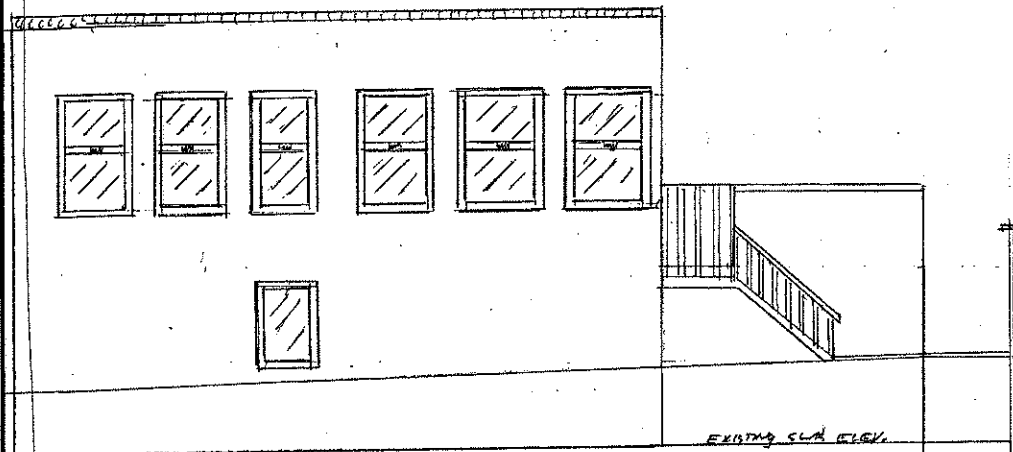


GARAGE & BATHROOM ADDITION, ATRIUM AND WINDOW ADDITIONS FOR  
 191 OCEAN VIEW BLVD., PACIFIC GROVE, CA 93950  
 APN # 006-224-002000 UNIV ADDITION TO PACIFIC GROVE LOT 10 BLOCK 2  
 CITY OF PACIFIC GROVE BY ANNING ADDITION #14.574

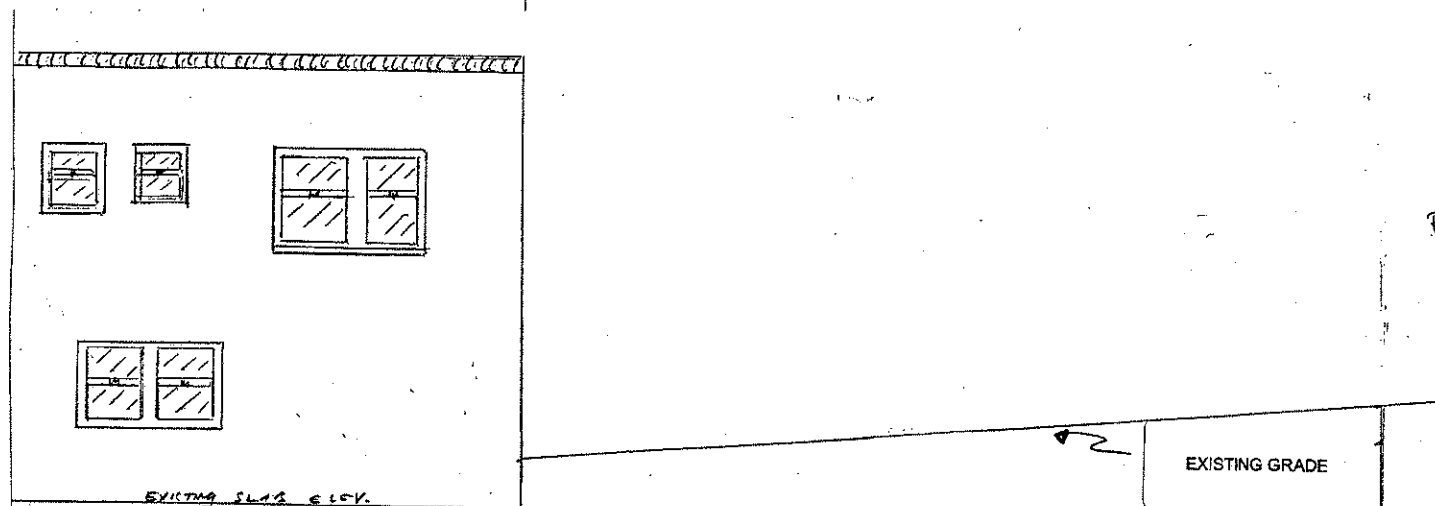
DATE: 2/1/15  
 Scale 1/4" = 1'-0"

PD-3

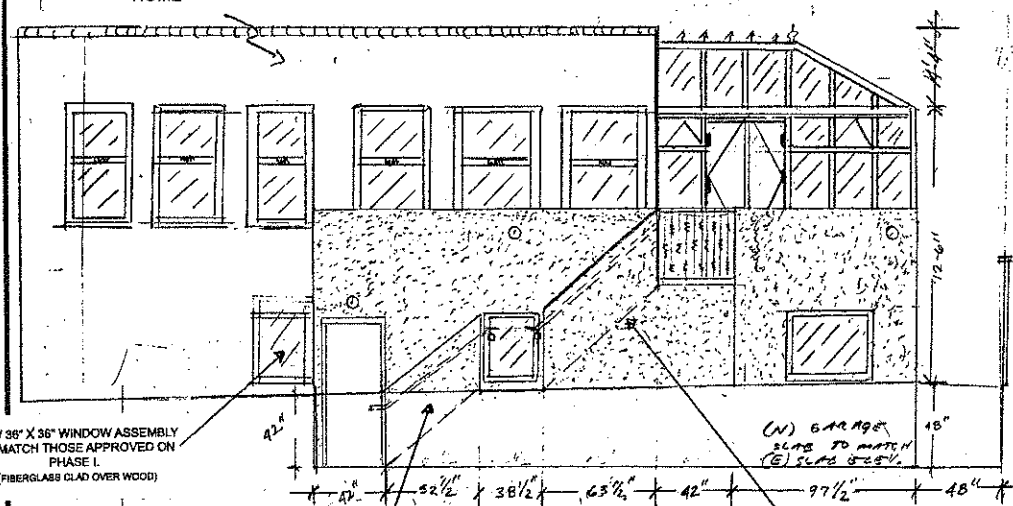
EXISTING ELEVATION FACING EAST



EXISTING ELEVATION FACING SOUTH



EXISTING TWO STORY HOME



NEW 36" X 36" WINDOW ASSEMBLY TO MATCH THOSE APPROVED ON PHASE I (FIBERGLASS CLAD OVER WOOD)

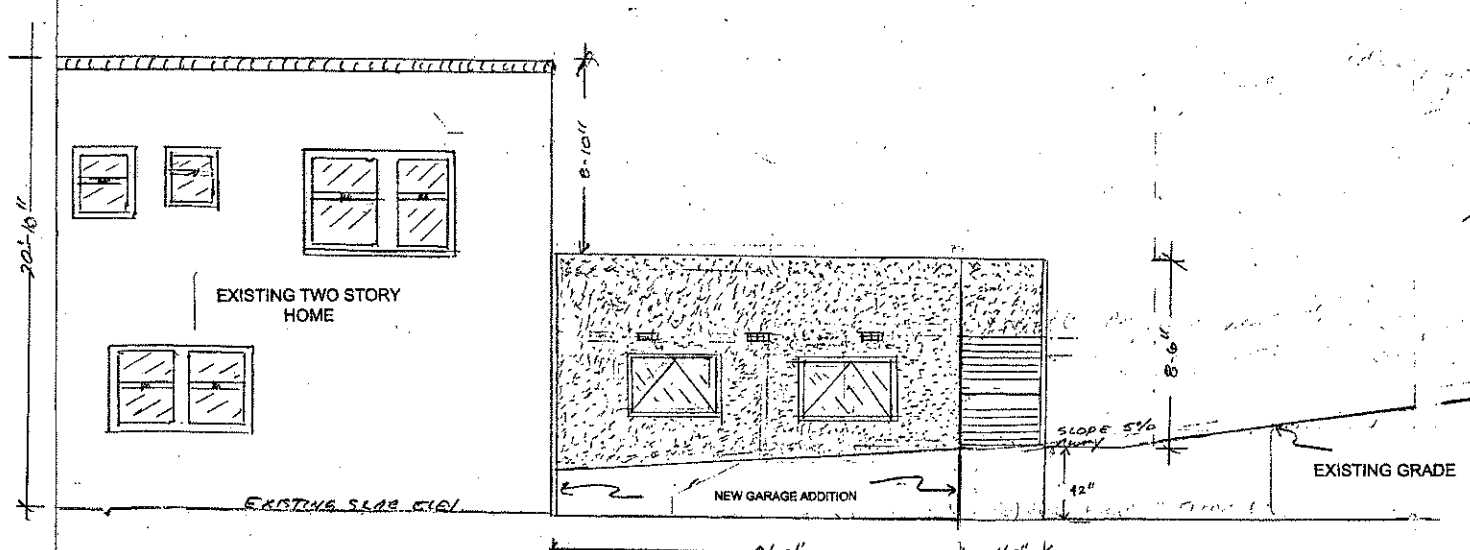
(N) GARAGE SLAB TO MATCH (E) SLAB ELEV.

5 EA. STEPS WITH 10-1/2" TREADS AND 7" RISERS

6 EA STEPS WITH 10-1/2" TREADS AND 7-1/2" RISERS

PROPOSED ELEVATION FACING EAST

PROPOSED ELEVATION FACING SOUTH



EXISTING TWO STORY HOME

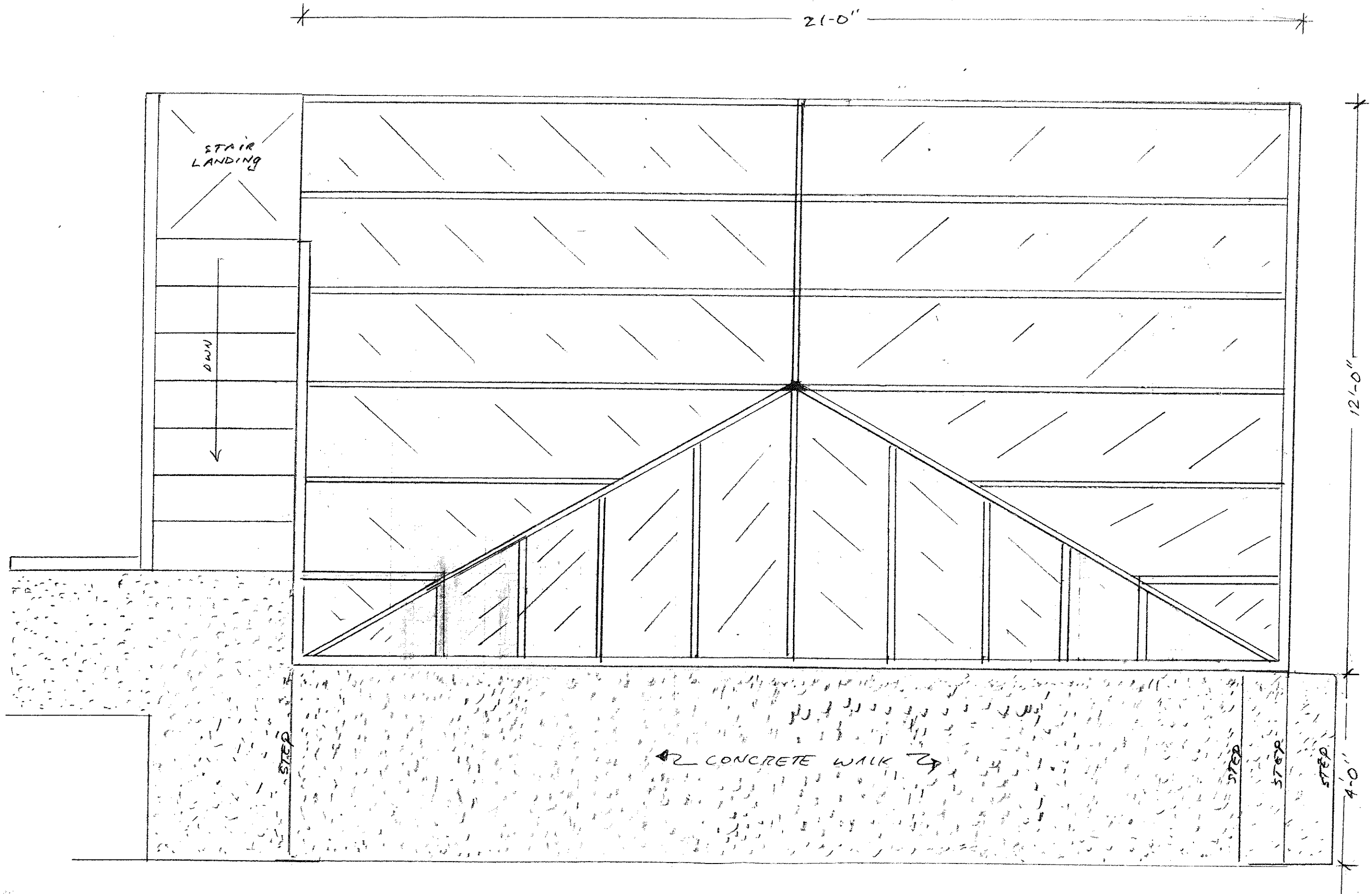
NEW GARAGE ADDITION

REVISIONS	BY

GARAGE & BATHROOM ADDITION, ATRIUM AND WINDOW ADDITIONS FOR  
 191 OCEAN VIEW BLVD., PACIFIC GROVE, CA 93950  
 APN # 006-224-002000 UNIV ADDITION TO PACIFIC GROVE LOT J0 BLOCK 2  
 CITY OF PACIFIC GROVE PLANNING APPLICATION #14-574

Date	2/1/15
Scale	1/4" = 1'-0"
Drawn	RH
Job	RENOVATE GARAGE
Sheet	PD-4
Of	Sheets





EXPANDED PLAN VIEW OF ATRIUM ENCLOSURE  
(SEE PD-1)