



# CITY OF PACIFIC GROVE

8.b

## Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

### Permit & Request Application

#### Project Permit(s) & Fees

Permit: <u>AP</u>	Fee: <u>\$2282</u>	Multiple Permit Discount: _____	App. #: <u>15-030</u>
<u>AUP</u>	<u>\$968</u>	<u>X .50 = " : \$484</u>	Date: <u>1/5/15</u>
		<u>Total \$2,766</u>	Received By: <u>A. Hobson</u>
			Total Fee: <u>\$2,766</u>

#### Project/Property Information

Project Address: 416 19TH STREET APN: 006-471-006

Lot: 14+16 Block: 102 Tract: Pacific Grove Addition

ZC: R-1 GP: MD17.4du/ac Lot Size: 2,700 SQ FT

Project Description: 91 SQ FT 1ST FL. ADDITION. PORTION OF ADDITION EXTENDS EXISTING WALL LINE WITHIN SIDEYARD SETBACK (2'-10").  
344 SQ FT 2ND FLOOR ADDITION.

Applicant Name: JEANNE C. BYRNE, FAIA ARCHITECTS Phone #: 831 372 6585

Mailing Address: 591 LIGHTHOUSE AVE. #5 PACIFIC GROVE CA 93950

Email Address: JCBARCHFAIA@ATT.NET

Owner Name: ROBERT & JENNIFER WOENRLE Phone #: 209 598 2075

Mailing Address: 10668 DAVIS ROAD STOCKTON CA 95209

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"/> ... Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input checked="" type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

#### CEQA Determination

Cat. Exempt, Class:

ND: Negative Declaration

MND: Mitigated ND

EIR: Environmental Impact Report

#### Review Authority

Staff

ZA

SPRC

ARB

NRC

HRC

PC

CC

#### Does the property have?

Active Planning Permit

Active Building Permit

Active Code Violation

#### Is the property within?

ASA: Archaeologically Sensitive Area<sup>1</sup>

CZ: Coastal Zone<sup>2</sup>

ASBS: Drainage into ASBS Watershed

HRI: Historic Resources Inventory<sup>3,4</sup>

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.**

[Signature] 01.12.15  
Applicant Signature Date

[Signature] 1-9-15  
Owner Signature (Required) Date

## PROJECT DATA SHEET

Project Address: 416 19TH STREET

Submittal Date:

January 15, 2015Applicant(s): JEANNE C. BYRNE, FAIA

Permit Type(s) &amp; No(s):

AP 15-030

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	2,700			
Density (multi-family projects only)		-	-	
Building Coverage	45%	1215	1179	
Site Coverage	60%	1620	1620	
Gross Floor Area		1485	1485	Addition of 435 sq
Square Footage not counted towards Gross Floor Area		(89)	(69)	STORAGE: max HEIGHT: 6'-6"
Impervious Surface Area Created and/or Replaced			<155>	DECREASE PAVING/ SITE COV.
Exterior Lateral Wall Length to be demolished in feet & % of total*			27' ft / 13.8%	17'7" @ HOUSE 9'3" @ STORAGE
Exterior Lateral Wall Length to be built			124'	34' @ 1 <sup>ST</sup> FL / 84' @ 2 <sup>ND</sup> FL / 6' @ STORAGE
Building Height	25'	13' 10"	22' 3"	
Number of stories	2	1	2	
Front Setback		6' 2"	6' 2"	(19' 8" @ W) 2 <sup>ND</sup> FL.
<u>NORTH</u> Side Setback (specify side)	4' 6"	3' 0"	3' 0"	
<u>SOUTH</u> Side Setback (specify side)	4' 6"	9' 8"	9' 8"	9' 8" @ HOUSE (E) 6' @ GARAGE
Rear Setback	10'	25' 2 1/2"	18' 10 1/2"	@ HOUSE (E) 0" @ GARAGE
Garage Door Setback		40'	40'	
Covered Parking Spaces		1	1	
Uncovered Parking Spaces		1	1	
Parking Space Size (Interior measurement)	9' x 20'	10' x 20'	10' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		9' 8"	9' 8"	
Back-up Distance		40'	40'	
Eave Projection (Into Setback)	3' maximum	1' 10"	1' 10"	4" @ CORNER @ HOUSE (E)
Distances Between Eaves & Property Lines	3' minimum	2'-8"	2'-8"	(E) @ NORTH EDGE OF HOUSE
Open Porch/Deck Projections		-	-	
Architectural Feature Projections		-	-	
Number & Category of Accessory Buildings		1 GARAGE/STORAGE	1 GARAGE/STORAGE	
Accessory Building Setbacks		0'	(E) 0'	(E) GARAGE TO REMAIN
Distance between Buildings		5' 3"	4' 6"	
Accessory Building Heights		9' 6"	9' 6"	
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 Economic 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

#### AP/AUP 15-030

**FOR A PROPERTY LOCATED AT 416 19<sup>th</sup> STREET TO ALLOW THE ADDITION OF 91 SF ON THE FIRST FLOOR AND A SECOND STORY ADDITION OF 344 SF, INCLUDING A 60SF SECOND STORY DECK, TO A ONE STORY 1,050 SF SINGLE FAMILY RESIDENCE FOR A TOTAL OF A 1,485 SF RESIDENCE. TO ALLOW THE EXTENSION OF A 3' SIDEYARD SETBACK ON THE NORTH SIDE OF THE RESIDENCE.**

#### FACTS

1. The subject site is located at 416 19<sup>th</sup> Street, Pacific Grove, 93950 APN 006-471-006
2. The subject site has a designation of Med Den 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 zoning district.
4. The subject site is 2,700 square feet.
5. The subject site is developed with a one story, single family dwelling.
6. The proposal includes an extension of a 3' side yard setback on the north side of the residence and requires approval of an administrative use permit, which allows the averaging of side yards pursuant to PGMC 23.16.060(B)(1)
7. The subject property and existing structure underwent an Initial Historic Screening on February 13, 2013 and the structure was found ineligible as an "Historical Resource" because the property has undergone significant alterations to the facade.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1)

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
2. An extension of a 3' side yard setback on the north side of the residence for a total of 2'10" requires approval of an Administrative Use Permit, which allows the averaging of side yards pursuant to PGMC 23.16.060(B)(1)A
3. 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 27,31,36 and;
4. 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;
5. 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) and Administrative Use Permit (AUP)#15-030 to allow:

- 1) The addition of 91sf on the first floor and a second story addition of 344 sf, including a 60 sf second story deck, to a one story 1,050 sf single family residence for a total of a 1,485 residence. To allow the extension of a 3'sideyard setback on the north side of the 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 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 plans for “Woehrle” dated January 12, 2015 on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Administrative Use Permit.** The Administrative Use Permit must be approved prior to the issuance of a building permit for the extension of a 3’ side yard setback on the north side of the residence.
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. **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 AP/AUP 15-030 to allow the addition of 91sf on the first floor and a second story addition of 344 sf, including a 60 sf second story deck, to a one story 1,050 sf single family residence for a total of a 1,485 residence. To allow the extension of a 3’ sideyard setback on the north side of the 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 10th of February, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
Rick Steres, Vice 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.

\_\_\_\_\_  
Robert and Jennifer Wochrle

\_\_\_\_\_  
Date



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### NOTICE OF EXEMPTION FROM CEQA

8.b

**Property Address/Location:** 416 19<sup>th</sup> Street, Pacific Grove, CA 93950

**Project Description:** AP 15-030

Description: To allow the addition of 91sf on the first floor and a second story addition of 344 sf to a one story 1,050 sf single family residence for a total of a 1,485 residence. To allow the extension of a 3' sideyard setback on the north side of the residence.

APN: 006-471-006

ZC: R-1 GP: Med Den 17.4 du/ac Lot Size: 2,700sf

Applicant Name: Jeanne Byrne, FAIA Architects Phone #: 372-6585

Mailing Address: 591 Lighthouse Ave. #5 Pacific Grove, CA 93950

Email Address: [jcbarchfaia@att.net](mailto:jcbarchfaia@att.net)

**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

- Statutory Exemptions

Type and Section Number: \_\_\_\_\_

- Other: \_\_\_\_\_

**Exemption Findings:**

The proposed addition of 435 sf is less than 50% of the floor area of the structures before the addition

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

**Signature:** Laurel O'Halloran **Date:** January 27, 2015



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

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## Initial Historic Screening Determination

Address: 2116 19th Street APN: 006-471-006  
Owner: Robert Waehrle Applicant: same

### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 2/13/13 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

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

HRC Comments:

Maureen Mason  
Maureen Mason, HRC Chair

2/13/13  
Date

### COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

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

Ashley Hefner  
Ashley Hefner, Senior Planner (Designee)

2/14/13  
Date



REVISED FOR:	DATE:
ARB:	01/20/15

**JEANNE C. BYRNE, FAIA**  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-6385 FAX (805) 72-3159

EXISTING SITE PLAN  
 PROJECT DATA

**WOEHRLE**  
 ARCHITECT AND ARCHITECT FIRM  
 416 19TH STREET  
 PACIFIC GROVE, CA 93950  
 A/P/A 006-471-006

PROJECT DATA SHEET				
Project Address: 416 19th Street	Submitted Date:			
Applicant(s): JEANNE C. BYRNE, FAIA	Permit Type(s) & Not(s):			
Zone District	15-1			
Building Site Area	2,790			
Density (multi-family projects only)	45%			
Building Coverage	12.15%	10.50%	11.79%	
Site Coverage	6.0%	17.23%	16.20%	
Gross Floor Area	1,485	1,250	1,485	
Square Footage not counted towards Gross Floor Area		(69)	(69)	STORAGE LESS THAN 6'-6" H.
Impervious Surface Area Created and/or Replaced			<1557	25% CIV. 11' x 11' x 10" STORAGE
Exterior Lateral Wall Length to be Demolished in feet & % of total			12.4	0.6% F. 71/0A 0.2% 10' C.C.
Exterior Lateral Wall Length to be Built				
Building Height	2-3'	1-2-10'	2-3'	
Number of stories	2	1	2	
Front Setback	12'	6'-2"	6'-2"	(17' @ E. 10' @ 2-1/2"
Side Setback (opposite side)	4'-6"	3'-0"	3'-0"	
Side Setback (opposite side)	4'-6"	9'-8"	9'-8"	11' @ E. 11' @ 2-1/2"
Rear Setback	10'	25'-0 1/4"	10'-0"	9' @ 2-1/2" @ CORNER
Garage Door Setback		4'-0"	4'-0"	
Covered Parking Spaces				
Uncovered Parking Spaces				
Parking Space Size (interior measurement)	9' x 20'	10' x 10'	10' x 10'	
Number of Driveways				
Driveway Width(s)		9'-8"	9'-8"	
Back-up Distance		4'-0"	4'-0"	
Fence Projection (into Setback)	3' maximum	3'-0"	3'-0"	4' @ CORNER (4)
Distance Between Leaves & Property Edge	3' minimum	2'-8"	2'-8"	(4) @ CORNER (4)
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks				
Distance between Buildings	5'-0"	4'-6"	4'-6"	(4) @ CORNER (4)
Accessory Building Heights		9'-6"	9'-6"	
Fence Heights		6'	6'	

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

[Rev. 11/14/14]

# WOEHRLE RESIDENCE

## PROJECT DATA:

OWNER: ROBERT AND JENNIFER WOEHRLER  
 PROJECT ADDRESS: 416 19TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.N.: 006-471-006  
 LOT: 20 BLOCK: 39 SUB: \_\_\_\_\_  
 MAILING ADDRESS: 10668 DAVIS ROAD  
 STOCKTON, CA 95209  
 TELEPHONE: 209-598-2075

## ZONING INFORMATION:

LOT SIZE: 2,700 SQ. FT.  
 ZONING: R-1  
 SETBACKS: FRONT YARD: 15'-0"  
 SIDE YARD: 4'-6"  
 REAR YARD: 10'-0"  
 BLDG. COVERAGE: 45% = 1,215 SQ. FT.  
 F.A.R.: 1,485 SQ. FT.

OCC.: R, U  
TYPE: V, N.R.

## EXISTING RESIDENCE

(E) HOUSE: 845 SQ. FT.  
 (E) GARAGE: 205 SQ. FT.  
 (E) TOTAL FLOOR AREA: 1,050 SQ. FT.  
 (E) STORAGE (LESS THAN 6'-6" H.): (89 SQ. FT.)  
 (E) BUILDING COVERAGE: 1,050 SQ. FT. = 39%  
 (E) F.A.R.: 1,050 SQ. FT.  
 (N) TOTAL PAVING: 918 SQ. FT.  
 DRIVEWAY EXEMPTION: < 193 SQ. FT. >  
 (N) TOTAL PAVING AREA: 725 SQ. FT.  
 (N) TOTAL SITE COVERAGE AREA: 1,775 SQ. FT. = 65.7%

## PROPOSED PROJECT

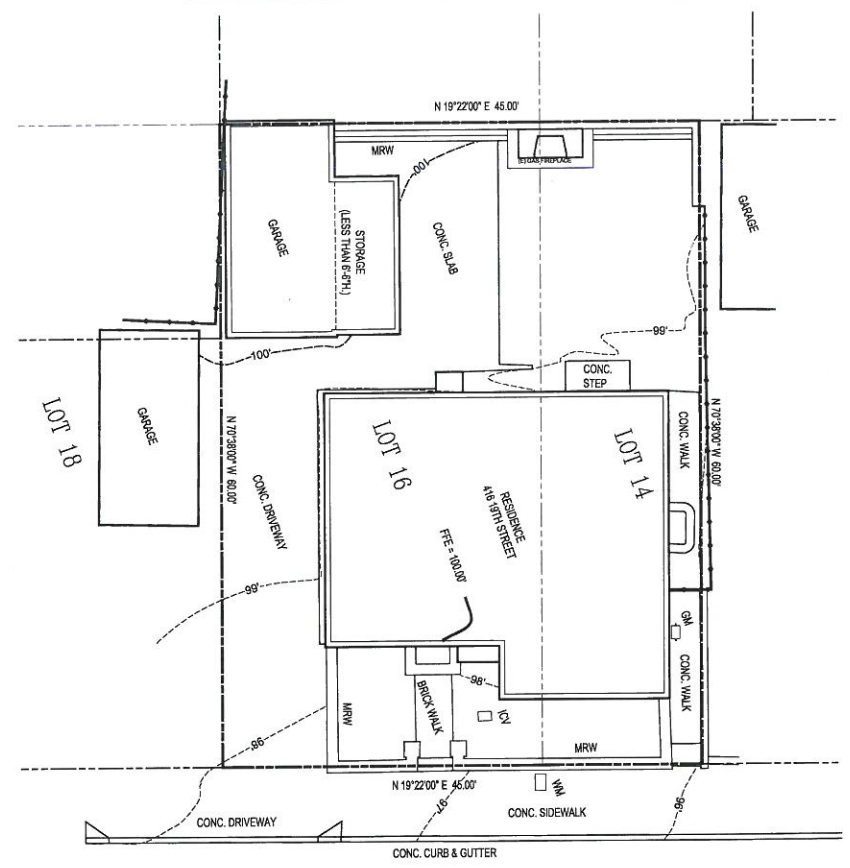
(E) HOUSE: 845 SQ. FT.  
 (E) GARAGE: 205 SQ. FT.  
 (N) 1ST FLOOR ADDITION: 91 SQ. FT.  
 (N) 2ND FLOOR ADDITION: 344 SQ. FT.  
 (N) TOTAL FLOOR AREA: 1,485 SQ. FT.  
 (E) STORAGE REDUCED (LESS THAN 6'-6" H.): (69 SQ. FT.)  
 (N) BUILDING COVERAGE: 1,179 SQ. FT. = 43.7%  
 (N) F.A.R.: 1,485 SQ. FT.  
 (N) TOTAL PAVING: 634 SQ. FT.  
 DRIVEWAY EXEMPTION: < 193 SQ. FT. >  
 (N) TOTAL PAVING AREA: 441 SQ. FT.  
 (N) TOTAL SITE COVERAGE AREA: 1,620 SQ. FT. = 60%

## PROJECT DESCRIPTION:

EXISTING SINGLE FAMILY RESIDENCE TO REMAIN, INTERIOR REMODEL.  
 ADDITION TO REAR OF 1ST FLOOR.  
 NEW 2ND FLOOR ADDITION.  
 VARIANCE REQUESTED TO EXTEND EXISTING WALL LINE WITHIN SIDE-YARD SETBACK FOR TOTAL OF 2'-10" INCLUDING A TOTAL OF 4.25 SQ. FT.

## SHEET INDEX:

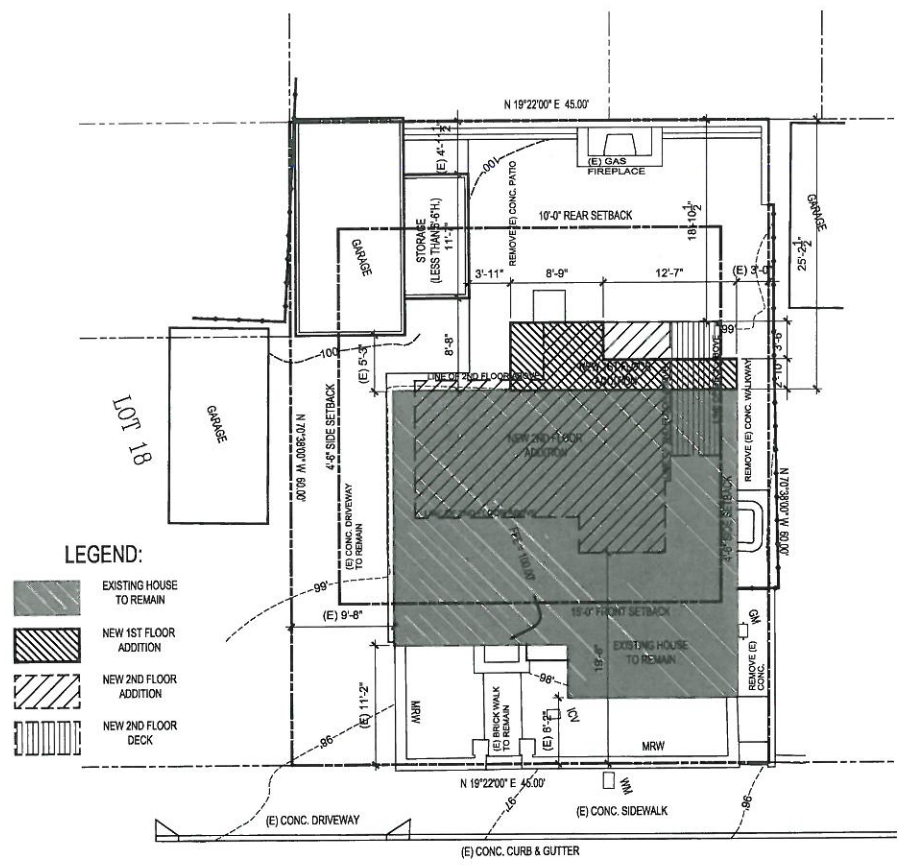
- A1.1 SITE PLANS / PROJECT DESCRIPTION
- A2.1 FLOOR PLANS / ROOF PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS



19TH STREET (A 39.9' WIDE CITY STREET)

## EXISTING SITE PLAN

SCALE: 1/8" = 1'-0" NOTE: SITE PLAN BASED ON SURVEY BY MONTEREY BAY ENGINEERS.



19TH STREET (A 39.9' WIDE CITY STREET)

## PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0" NOTE: SITE PLAN BASED ON SURVEY BY MONTEREY BAY ENGINEERS.



A1.1



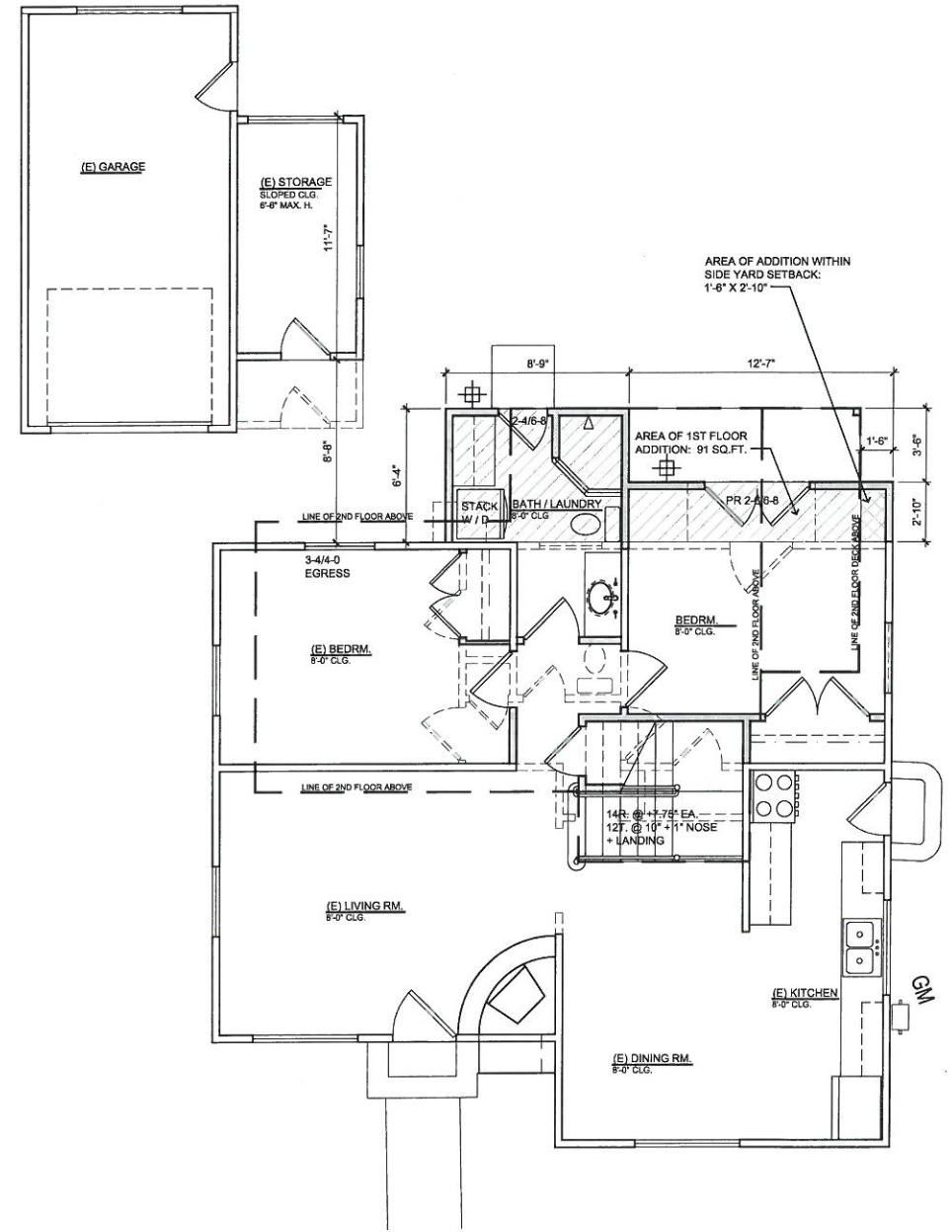
DATE	
CLIENT REVIEW	12/03/14
CLIENT REVIEW	12/18/14
ARB	01/12/15

**JEANNE C. BYRNE, FAIA**  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (831) 727-0385 FAX (831) 727-8159

PROPOSED FLOOR PLAN

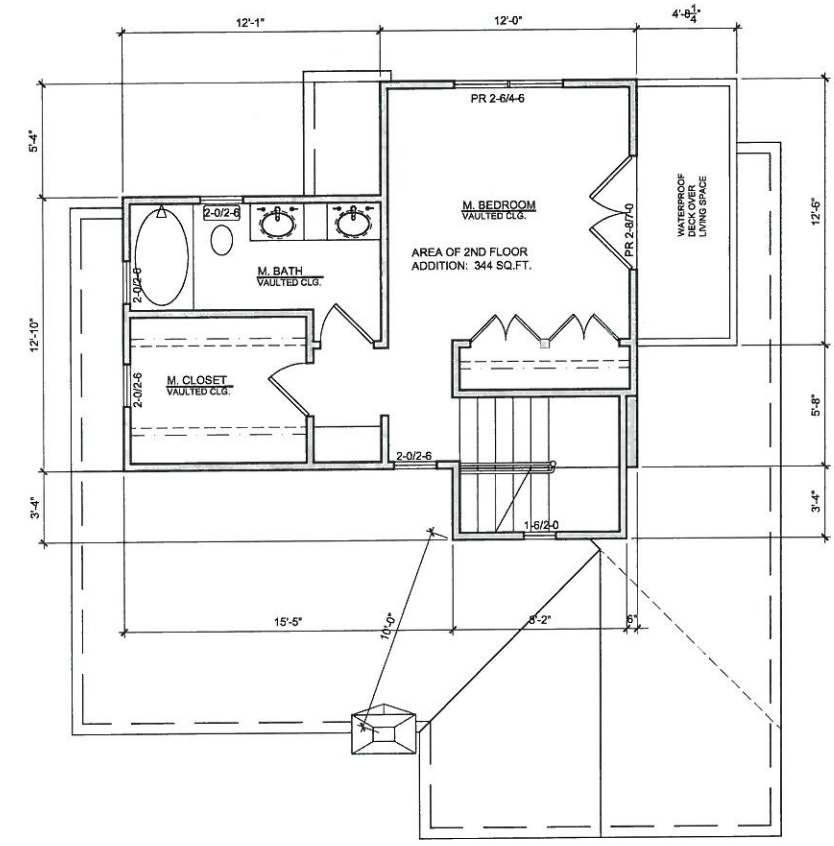
REMODEL AND ADDITION FOR:  
**WOEHRLE**  
 416 8TH STREET  
 PACIFIC GROVE, CA 93950  
 APR 11, 2015

A2.1  
 OF 2 REV



PROPOSED FIRST FLOOR PLAN

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

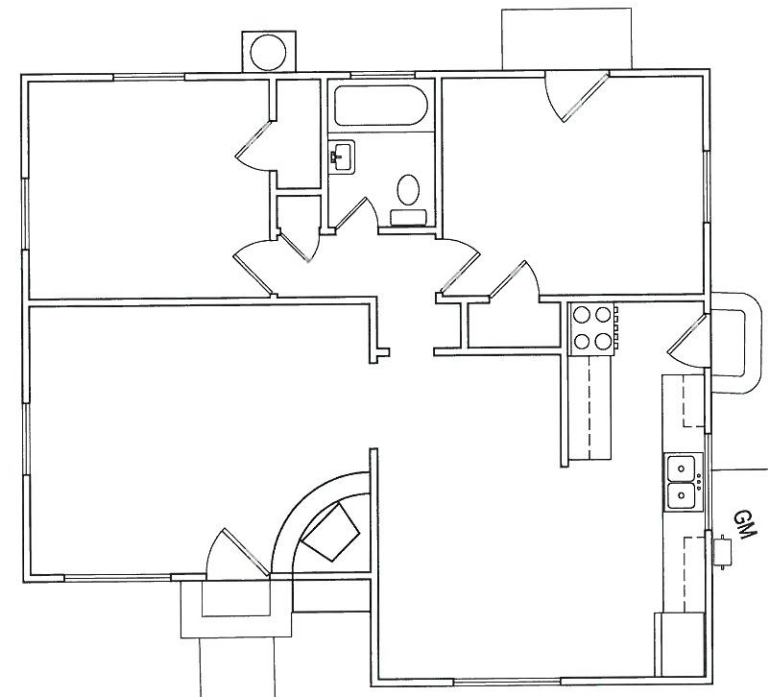


PROPOSED SECOND FLOOR PLAN

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

FLOOR PLAN LEGEND:

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- NEW WALLS. 2X4 STUDS @ 16" O.C. WITH R-13 BATT INSUL. AT EXTERIOR WALLS. 1/2" GYP. BD. AT INTERIORS, TYP., U.O.N. 2X6 STUDS AT PLUMBING WALLS AS REQUIRED. SEE PLAN.
- EXISTING WINDOW TO REMAIN
- NEW VINYL WINDOWS SIM. TO (E). TRIM SIM. TO (E) & PER ELEVATIONS / DETAILS. (T) = TEMPERED GLASS
- DOORS PER PLANS AND ELEVATIONS. (T) = TEMPERED GLASS
- EXTERIOR WALL MOUNTED LIGHT FIXTURE. EXISTING TO REMAIN (NOT SHOWN) NEW PER OWNER SELECTION.



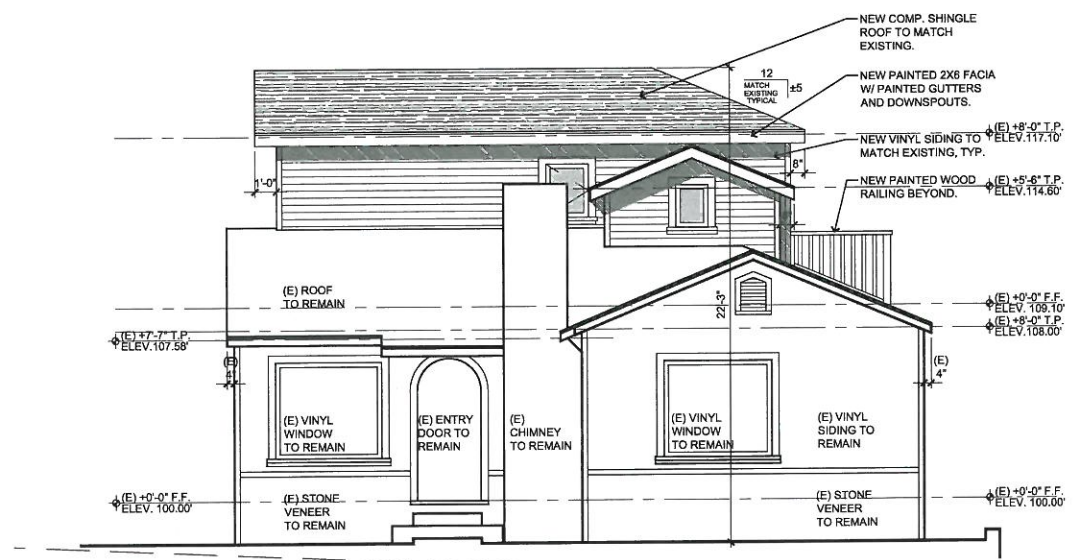
EXISTING FIRST FLOOR PLAN

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

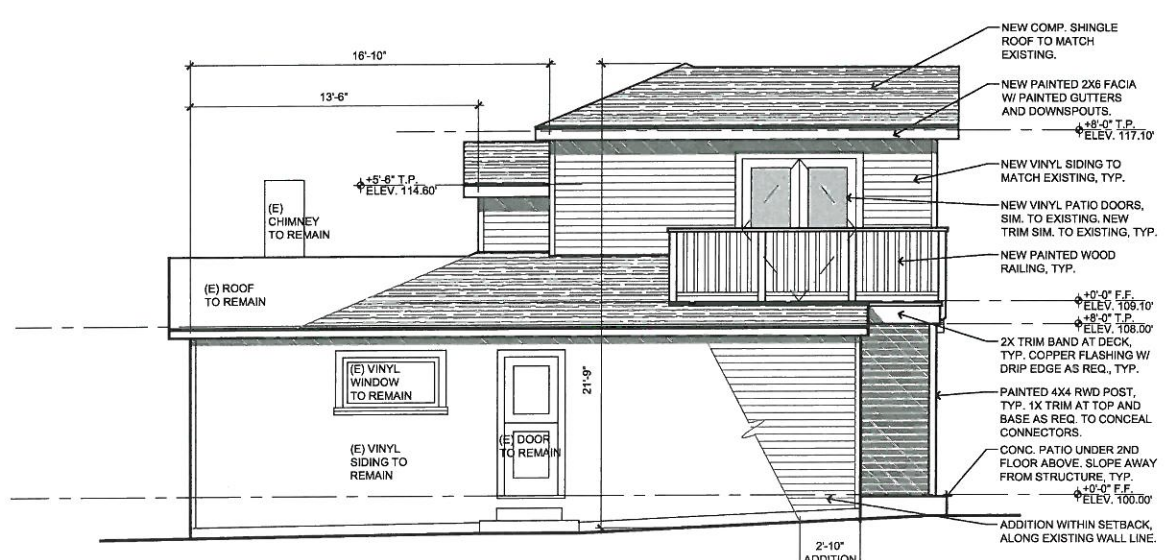


DATE	12/05/14
CLIENT REVIEW	12/18/14
DATE	01/12/15

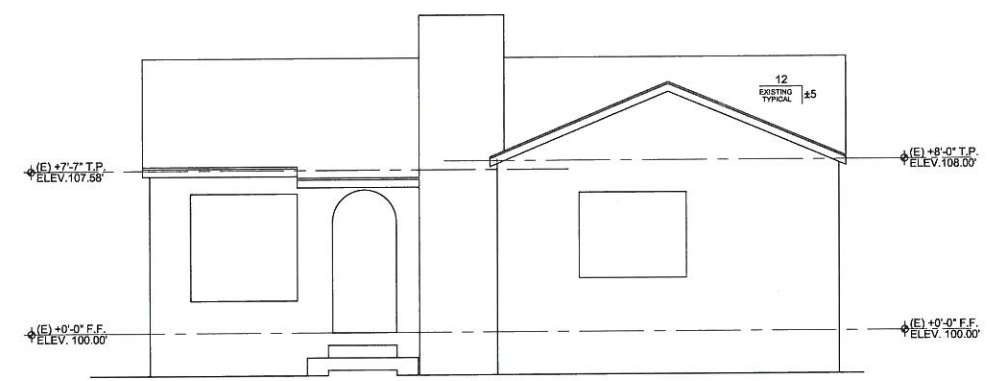
JEANNE C. BYRNE, FAIA  
 ARCHITECTS  
 5711 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (831) 372-0385 FAX (831) 372-8159



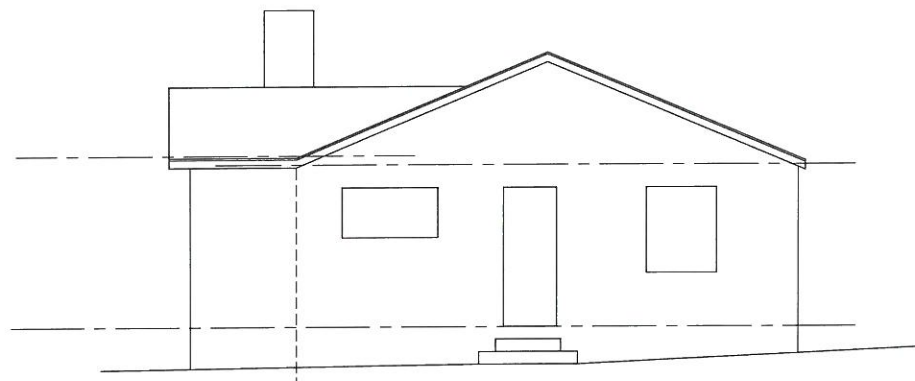
EAST PROPOSED ELEVATION



NORTH PROPOSED ELEVATION



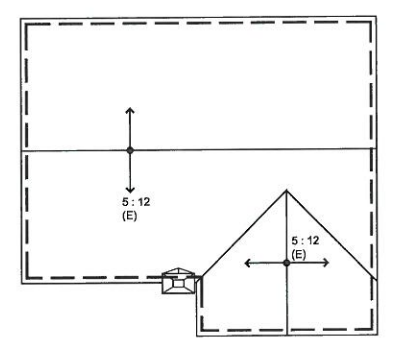
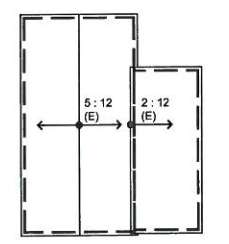
EAST EXISTING ELEVATION



NORTH EXISTING ELEVATION

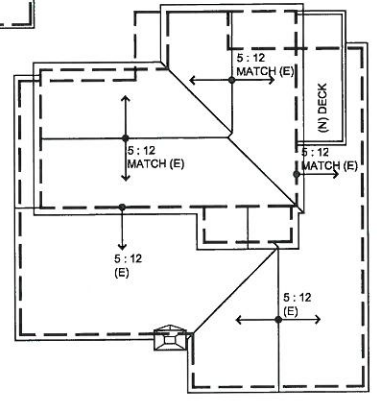
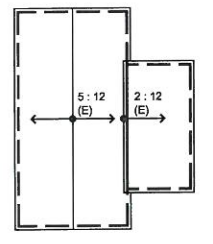
EXTERIOR ELEVATIONS

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



EXISTING ROOF PLAN

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



PROPOSED ROOF PLAN

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



PROPOSED EXTERIOR ELEVATIONS

REMODEL AND ADDITION FOR  
 WOEHRL  
 116 8TH STREET  
 PACIFIC GROVE, CA 93950  
 A/P/A

DATE	A/ NOTED
SCALE	A/ NOTED
DRAWN BY	PA/
JOB NUMBER	

A3.1

OF SHEET

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DATE	12/05/14
REVISION	12/18/14
REVISION	01/12/15

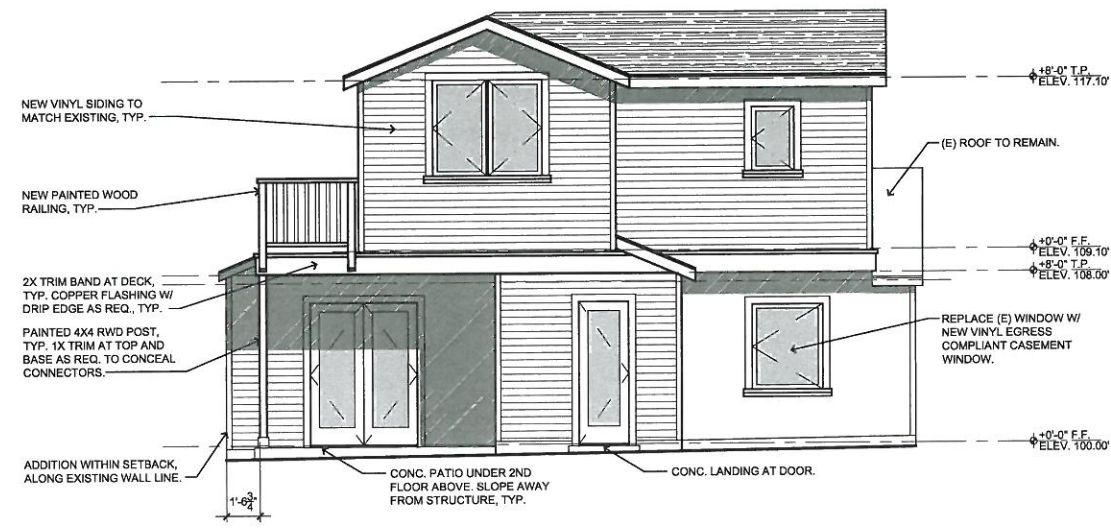
**JEANNE C. BYRNE, FAIA**  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #3  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-0385 FAX (805) 72-8159

PROPOSED EXTERIOR ELEVATIONS

**WOEHRLE**  
 ARCHITECT  
 416 18TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.A.

DATE	12/05/14
SCALE	1/4"=1'-0"
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	JCB
DATE	12/05/14

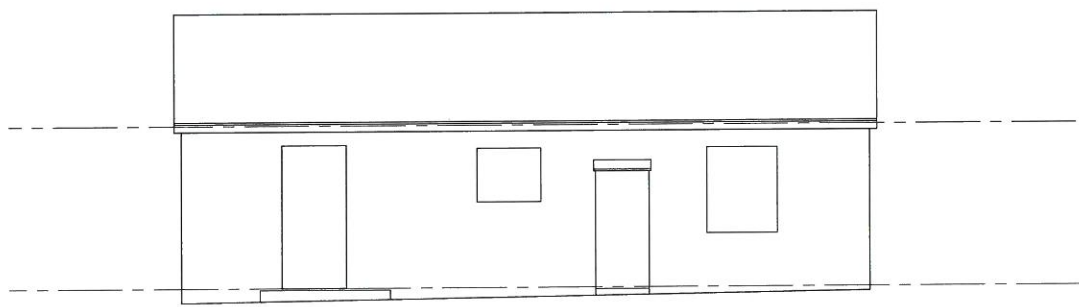
**A3.2**



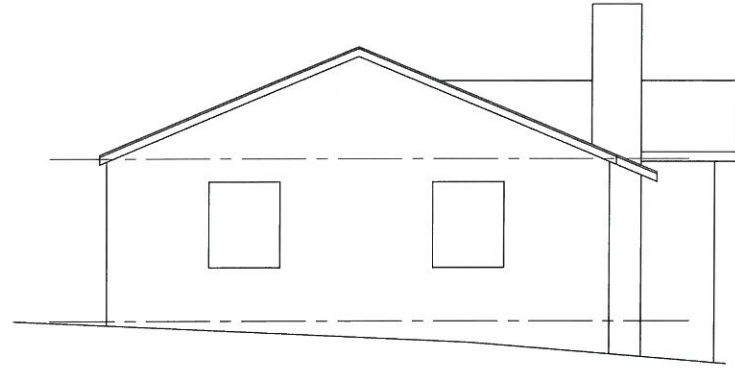
WEST PROPOSED ELEVATION



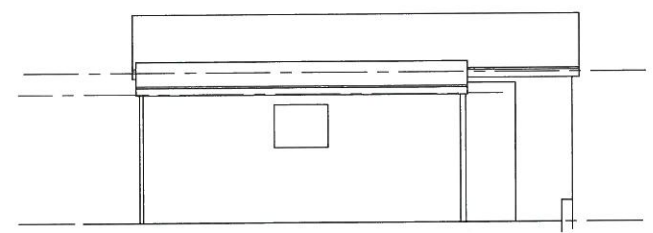
SOUTH PROPOSED ELEVATION



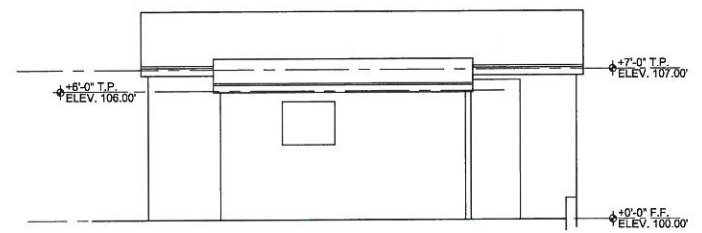
WEST EXISTING ELEVATION



SOUTH EXISTING ELEVATION



EXISTING GARAGE NORTH ELEVATION



PROPOSED GARAGE NORTH ELEVATION

**EXTERIOR ELEVATIONS**

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









8.b







# 416 19th Street

8.b

