



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Architectural Review Board

**FROM:** Wendy Lao, Assistant Planner

**MEETING DATE:** September 13, 2016

**SUBJECT:** Architectural Permit Application No. AP 15-741 to allow an existing fast food restaurant to divide into two fast food restaurants, and to allow exterior changes including a stained-wood rain screen façade of 21 feet 3 inches height by 29 feet width, stucco walls, standing seam metal roof, and additional landscaping and site improvements.

**ADDRESS:** 100 Country Club Gate Center. (APN 007-102-021)

**ZONING/  
LAND USE:** Forest Hill Commercial (C-FH)/Commercial

**APPLICANT:** Ryan Cornelson of WR&D Architects, on behalf of Ara Chackerian, Owner

**CEQA:** Categorical Exemption, Section 15301(e)(1)

**RECOMMENDATION**

Receive report, hold public hearing, and approve AP 15-741 based on the findings and subject to the staff-recommended conditions.

**BACKGROUND**

On November 7, 2015, WR&D Architects applied for an architectural permit to allow an existing single-story fast food restaurant to be divided into two fast food restaurants, and to allow exterior architectural changes. The restaurant, McDonald’s, vacated the site by June 30, 2016. WR&D Architects has submitted revised plans since, with one restaurant intended to be a Starbucks formula food service establishment.

By means of background, in 1995, the City of Pacific Grove approved Ordinance No. 1999, which prohibits formula food service establishments. However, formula food service establishments may maintain their legal non-conforming status, per P.G.M.C. 23.68.030. If the formula food service establishments maintain their use within six (6) months after McDonald’s departure, and if the proposed Starbucks and second restaurant do not increase the building size, then the use shall be allowed.

## **DISCUSSION**

The project proposes to keep within the existing building footprint. Exterior changes proposed include a stained-wood rain screen façade of 21 feet 3 inches height by 29 feet width facing Forest Avenue, stucco walls, a standing seam metal hip-style roof, and windows with 88% light transmission. A new patio and bicycle rack will be located along the corner of the property fronting Forest and David Avenue. The trash enclosure will be repainted, and a new roof will be added to help prevent stormwater pollution. The landscape plan indicates that there will be new asphalt concrete pavement for the eight (8) existing parking spaces within the restaurant's parcel, and new shrub plants will be added.

### Zoning Code

The proposed project is in conformance with all requirements of the C-FH zone, with the exception of site coverage. The existing property exceeds the maximum allowable site coverage of 75% per P.G.M.C. 23.31.040, which is legal non-conforming. Furthermore, the proposed project will not enlarge the site coverage and proposes to add new landscaping in addition to maintaining the existing trees; therefore the degree of legal non-conformity will not be increased.

The proposed project will maintain its building height at 18 feet, which is within the allowable maximum building height of 35 feet, pursuant to P.G.M.C. 23.31.040. The wood rain screen will be 21 feet and 3 inches high for a width of 29 feet, which is also within the height limit of 35 feet.

### Architecture Review Guidelines:

Although the City of Pacific Grove's architecture review guidelines are intended for single-family homes, many of the guidelines are still applicable:

*Guideline #36: Design a façade to provide visual interest to the street.*

The proposed façade will use a combination of wood and stucco siding, and include a metal canopy and fabric awnings. Furthermore, the wood rain-screen façade will add a variety of heights. This all contributes to the visual interest of the property.

*Guideline #34: The scale of other architectural details (porches, roof overhangs, bays, chimneys, etc.) should be appropriate to the size and proportion of the building.*

The proposed awnings and overheads are appropriate to the size and proportion of the building, and complement the proposed building's design.

### Forest Hill Specific Plan

The Forest Hill Specific Plan was adopted in 1998 to guide development in that area. It notes the importance of the Forest Hill area as one of the two main entrances to Pacific Grove. The proposed design appears to meet the design intended in the Forest Hill Specific Plan, as the design will improve the general appearance of the site at the Holman Highway City entrance. Furthermore, the expanded retail will contribute to the vitality to the Forest Hill commercial area.

Staff has requested the applicant to install a pedestrian walkway from the intersection of Forest and David Avenue to the restaurant in order to create a more pedestrian-friendly and safer

atmosphere. Furthermore, a pedestrian walkway is consistent with the City’s Forest Hill Specific Plan Policy 3.16, which calls to “*Enhance the pedestrian environment with a continuous sidewalk along both sides of Forest Avenue and with a system of pedestrian linkages to primary building entrances along the street.*” A pedestrian walkway would also ensure that the future Starbucks restaurant’s parcel will have direct pedestrian access to and from public sidewalk without requiring access through other private property. However, the parcel of the envisioned walkway is a separate parcel. As a result, staff is requesting the property owner of Country Club Gate to coordinate with Starbucks and consider installing this walkway.

Bicycle Rack

The plans indicate that a new bicycle rack will be installed to accommodate a minimum of 10 bicycles. Staff supports this action, but recommends an alternative design including a taller height to better accommodate cyclists while being more aesthetically pleasing. Staff recommends the new bicycle design to be subject to the approval of the Architecture Review Board or staff.

Signage

Proposed signage will be submitted by the tenants separately at a later date.

Environmental Determination:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

**ATTACHMENTS**

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Water Credit Form
- E. CEQA Documentation
- F. Proposed Bicycle Rack
- G. Project Plans

RESPECTFULLY SUBMITTED:

*Wendy Lao*

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Wendy Lao, Assistant Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Application # AP15-741  
 Date: 11/17/15  
 Total Fees: \$3368.35  
 Received by: A. Ariz.

**APPLICANT/OWNER:**

Project Address: 100 Country Club Gate Center APN: 007-102-021-000

Project Description: Divide existing fast food restaurant into two fast food restaurants.

<u>Applicant</u>	<u>Owner</u>
Name: <u>WR&amp;D Architects - Jim Irwin</u>	Name: <u>Ara Chackerian</u>
Phone: <u>649-4642 x143</u>	Phone: <u>(510) 551-8472</u>
Email: <u>jimie.wrdarch.com</u>	Email: <u>achackerian@scholdings.com</u>
Mailing Address: <u>2340 Garden Rd, ste. 100</u> <u>Monterey, CA 93940</u>	Mailing Address: <u>5824 Clover Dr.</u> <u>Oakland, CA 94618</u>

**PLANNING STAFF USE ONLY:**

**Permit Request:**

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> VAR: Variance	<input type="checkbox"/> Other:

<b>CEQA Determination:</b>	<b>Review Authority:</b>	<b>Active Permits:</b>	<b>Overlay Zones:</b>
<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff HRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA PC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC CC	<input type="checkbox"/> Active Code Violation Permit # _____	<input type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input type="checkbox"/> ARB _____		<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_

ZC: C-FH GP: Commercial Lot Size: 0.35 acres  
15,245 S.F.

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

**\$ PAID**  
3,368.35  
11/17/15

**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.

Applicant Signature: Jim Irwin

Date: 11/12/15

Owner Signature (Required): Ara Chackerian

Date: 11/12/15

PROJECT DATA SHEET

Project Address: 100 Country Club Gate

Submittal Date:

11/12/15

Applicant(s): WRED Architects - Jim Irwin

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	C-FH	C-FH	C-FH	
Building Site Area	0.35ac	0.35ac	0.35ac	
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	3,530 S.F.	3,530 S.F.	3,530 S.F.	
Site Coverage				
Gross Floor Area	3,530 S.F.	3,530 S.F.	3,530 S.F.	
Square Footage not counted towards Gross Floor Area	Ø	Ø	Ø	
Impervious Surface Area Created and/or Replaced	None	None	None	
Exterior Lateral Wall Length to be demolished in feet & % of total*	N/A	_____	_____ ft/ _____ %	
Exterior Lateral Wall Length to be built	N/A	_____		
Building Height		+/-18'	+/-18'	21' 5" for rear facade
Number of stories	1	1	1	
Front Setback	(E)	(E)	(E)	
_____ Side Setback (specify side)	(E)	(E)	(E)	
_____ Side Setback (specify side)	(E)	(E)	(E)	
Rear Setback	(E)	(E)	(E)	
Garage Door Setback	N/A	N/A	N/A	
Covered Parking Spaces	Ø	Ø	Ø	
Uncovered Parking Spaces		67	67	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1	2	2	
Driveway Width(s)		24'	24'	
Back-up Distance		24' min	24' min	(Varies 24' plus)
Eave Projection (Into Setback)	3' maximum	Ø	Ø	
Distances Between Eaves & Property Lines	3' minimum			
Open Porch/Deck Projections	N/A	N/A	N/A	
Architectural Feature Projections				
Number & Category of Accessory Buildings	Ø	Ø	Ø	
Accessory Building Setbacks	N/A	N/A	N/A	
Distance between Buildings	N/A	N/A	N/A	
Accessory Building Heights	N/A	N/A	N/A	
Fence Heights	N/A	N/A	N/A	

\*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

### ARCHITECTURAL PERMIT (AP) 15-741

**FOR A PROPERTY LOCATED AT 100 COUNTRY CLUB GATE CENTER TO ALLOW AN EXISTING FAST FOOD RESTAURANT TO DIVIDE INTO TWO FAST FOOD RESTAURANTS, AND TO ALLOW EXTERIOR CHANGES INCLUDING A STAINED-WOOD RAIN SCREEN FAÇADE OF 21 FEET 3 INCHES HEIGHT BY 29 FEET WIDTH, STUCCO WALLS, STANDING SEAM METAL ROOF, AND ADDITIONAL LANDSCAPING AND SITE IMPROVEMENTS.**

#### FACTS

1. The subject site is located at 100 Country Club Gate Center, Pacific Grove, 93950 (APN 007-102-021)
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the Forest Hill Commercial (C-FH) zoning district.
4. The subject site is a 15,245 square foot lot.
5. The subject site is developed with a single-story fast food restaurant of 3,530 square feet in the Country Club Gate Center.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1), Class 1, Existing Facilities.

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the C-FH zoning district including setbacks and height requirements, and;
2. The architecture and general appearance of the completed project are compatible with the neighborhood; and
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on the restaurant, and;
5. The proposed development is in conformance with the Monterey Peninsula Water Management District because the water credit will remain at 4.446, and;
6. The proposed design meets the design intended in the Forest Hill Specific Plan, as the design will improve the general appearance of the site at the Holman Highway City entrance, and;
7. The proposed design will contribute to the vitality to the Forest Hill commercial area.

#### PERMIT

Architectural Permit (AP) #15-741 to allow:

An existing fast food restaurant to divide into two fast food restaurants, and to allow exterior changes including a stained-wood rain screen façade of 21 feet 3 inches height by 29 feet width, stucco walls, standing seam metal roof, and additional landscaping and site improvements, per P.G.M.C 23.31.040.

#### 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 “Former McDonald’s Building Tenant Improvement”, on file with the Community Development Department as of September 1, 2016 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.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
9. **Materials:** The new standing seam metal roof shall contain recycled content, the wood for the new rain screen façade must be from sustainable forests and certified by the Western Red Cedar Lumbar Association, and exterior paint shall be contain low volatile organic compounds, as stated in the plans submitted to the Planning Division on September 1, 2016.
10. **Bicycle Rack:** Prior to application for a building permit, revised plans must show that a bicycle rack of an alternative design shall be installed, subject to the approval of staff or Architecture Review Board.
11. **Landscaping:** New plants and vegetation must conform to the City of Pacific Grove’s Plant Palette & Landscape Guidelines.
12. **Building 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 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 15-741 to allow an existing fast food restaurant to divide into two fast food restaurants, and to allow exterior changes including a stained-wood rain screen façade of 21 feet 3 inches height by 29 feet width, stucco walls, standing seam metal roof, and additional landscaping and site improvements

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 13<sup>th</sup> day of SEPTEMBER, 2016, 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.

\_\_\_\_\_  
Ara Chackerian, Property Owner

\_\_\_\_\_  
Date



# MONTEREY PENINSULA WATER MANAGEMENT DISTRICT NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

**NOTE: When approved and signed by the Jurisdiction 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](http://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: Ara Chackernian

Daytime telephone: (510) 551-8472

Mailing Address: 5824 Clover Dr. Oakland, CA 94618

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: WR&D Architects - Jim Irwin

Daytime telephone: 649-4642

Mailing Address: 2340 Garden Rd, Ste 100  
Monterey, CA 93940

**3. PROPERTY INFORMATION:**

Year building was constructed? \_\_\_\_\_ Existing Square-footage 3,530 S.F. Proposed Square-footage 3,530 S.F.

Address: 100 Country Club Gate Center, Pacific Grove Assessor Parcel Number ~~169-091-015~~  
007-102-021

Is a water meter needed? (Circle one) YES (How Many \_\_\_\_\_) **NO** NOTE: Separate water meters are required for each User.

Water company serving parcel: \_\_\_\_\_

**4. Type of Non-Residential Use:** Restaurant

**5. Project Description (Be thorough and detailed):** Divide existing fast-food restaurant into two fast food restaurants

Any Change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

**Table No. 1**

**Existing Group I (All Uses before project)**

Type of Use	Quantity	Factor	Use/AF
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Convenience Store	_____	x 0.00007	= _____
Church	_____	x 0.00007	= _____
Dental/Medical/Vet Clinic	_____	x 0.00007	= _____
Dry Cleaner (No onsite laundry)	_____	x 0.00007	= _____
Family Grocery	_____	x 0.00007	= _____
Fast Photo	_____	x 0.00007	= _____
Gym	_____	x 0.00007	= _____
Nail Salon	_____	x 0.00007	= _____
Office	_____	x 0.00007	= _____
Retail	_____	x 0.00007	= _____
School	_____	x 0.00007	= _____
Supermarket	_____	x 0.00007	= _____
Warehouse	_____	x 0.00007	= _____

**Existing Group II (All Uses before project)**

*Users in this category prepare and sell food or beverages that are served on disposable tableware.*

Type of Use	Quantity	Factor	Use/AF
Bakery	_____	x 0.0002	= _____
Bistro	_____	x 0.0002	= _____
Catering	_____	x 0.0002	= _____
Coffee House	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Ice Cream Shop	_____	x 0.0002	= _____
Pizza	_____	x 0.0002	= _____
Sandwich Shop	_____	x 0.0002	= _____

**Existing Group III (All Uses before project)**

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	_____	x 0.085 bed	= _____
Beauty Shop	_____	x 0.0567 station	= _____
Child Care	_____	x 0.0072 child	= _____
Dog Grooming	_____	x 0.0567 station	= _____
Dormitory	_____	x 0.040 room	= _____
Gas Station	_____	x 0.0913 pump	= _____
Irrigated area (within 10 ft. of bldg.)	_____	x ETWU	= _____
Laundromat	_____	x 0.20 machine	= _____
Meeting Hall	_____	x 0.00053 sf	= _____
Motel Large Tub	_____	x 0.03 tub	= _____
Motel/Hotel/B&B	_____	x 0.1 room	= _____
Plant Nursery	_____	x 0.00009 sf	= _____
Public Toilets	_____	x 0.058 toilet	= _____
Public Urinals	_____	x 0.036 urinal	= _____
Restaurant (Fast Food)	<u>117</u>	x 0.038 seat	= <u>4.446</u>
Restaurant/Bar (General)	_____	x 0.02 seat	= _____
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
Zero Water Urinal	_____	no value	= _____
<b>EXISTING Quantity</b>		<b>TOTAL</b>	= <u>4.446</u>

**Group IV - Modified Uses**

Reduced water Capacity from types of uses listed in Groups I-III and have received a Water Use Credit for modifications

**New Connections - Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"**

**PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE - POST PROJECT USE)**

*(Jurisdiction must authorize water for positive result)*

**Table No. 2**

**Post Project Group I (All Uses after project)**

Type of Use	Quantity	Factor	Use/AF
Auto Uses	_____	x 0.00007	= _____
Bank	_____	x 0.00007	= _____
Convenience Store	_____	x 0.00007	= _____
Church	_____	x 0.00007	= _____
Dental/Medical/Vet Clinic	_____	x 0.00007	= _____
Dry Cleaner (No on-site laundry)	_____	x 0.00007	= _____
Family Grocery	_____	x 0.00007	= _____
Fast Photo	_____	x 0.00007	= _____
Gym	_____	x 0.00007	= _____
Nail Salon	_____	x 0.00007	= _____
Office	_____	x 0.00007	= _____
Retail	_____	x 0.00007	= _____
School	_____	x 0.00007	= _____
Supermarket	_____	x 0.00007	= _____
Warehouse	_____	x 0.00007	= _____

**Post Project Group II (All Uses after project)**


Type of Use	Quantity	Factor	Use/AF
Bakery	_____	x 0.0002	= _____
Bistro	_____	x 0.0002	= _____
Catering	_____	x 0.0002	= _____
Coffee House	_____	x 0.0002	= _____
Deli	_____	x 0.0002	= _____
Ice Cream	_____	x 0.0002	= _____
Pizza	_____	x 0.0002	= _____
Sandwich	_____	x 0.0002	= _____

**Post Project Group III (All Uses after project)**

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)	_____	x 0.085 bed	= _____
Beauty Shop	_____	x 0.0567 station	= _____
Child Care	_____	x 0.0072 child	= _____
Dog Grooming	_____	x 0.0567 station	= _____
Dormitory	_____	x 0.040 room	= _____
Gas Station	_____	x 0.0913 pump	= _____
Irrigated area (within 10 ft. of bldg.)	_____	x ETWU	= _____
Laundromat	_____	x 0.20 machine	= _____
Meeting Hall	_____	x 0.00053 sf	= _____
Motel Large Tub	_____	x 0.03 tub	= _____
Motel/Hotel/B&B	_____	x 0.1 room	= _____
Plant Nursery	_____	x 0.00009 sf	= _____
Public Toilets	_____	x 0.058 toilet	= _____
Public Urinals	_____	x 0.036 urinal	= _____
Restaurant (Fast Food)	<u>117</u>	x 0.038 seat	= <u>4.446</u>
Restaurant/Bar (General)	_____	x 0.02 seat	= _____
Self-Storage	_____	x 0.0008 unit	= _____
Skilled Nursing	_____	x 0.120 bed	= _____
Spa	_____	x 0.05 spa	= _____
Swimming Pool (each 100 sq-ft of pool surface)	_____	x 0.02 sf	= _____
Theater	_____	x 0.0012 seat	= _____
Zero Water Urinal	_____	no value	= _____
<b>PROPOSED Quantity</b>		<b>TOTAL</b>	= <u>4.446</u>

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) 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 the type of Non-Residential use. In addition, Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

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

Signature of Owner/Agent: 

Date: 11/13/15

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

\_\_\_\_\_ AF Paralta Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Pre-Paralta Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ No water needed

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

This form expires on the same date as any discretionary or building permit issued for this Project by the Jurisdiction.

WHITE - MPWMD

YELLOW - APPLICANT

PINK - LOCAL JURISDICTION



**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](http://www.ci.pg.ca.us/cdd)

**NOTICE OF EXEMPTION FROM CEQA**

**Property Address/Location: 100 Country Club Gate, Pacific Grove, CA 93950**

**Project Description: AP 150741**

Description: Add new door and divide existing fast food restaurant into two tenant spaces, and exterior changes

APN: 007102021000

ZC:

Lot Size: 15,245 sf.

Applicant Name:	Ryan Correlsen, WRD Architect	Phone #:	(831) 649-4642 x158
Mailing Address:	2340 Garden Road, Suite 100. Monterey, CA 93940		
Email Address:	ryanc@wrdarch.com		

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

**Exempt Status (Check One):**

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption  
Type and Section Number: 15301(e)(1)
- Statutory Exemption  
Type and Section Number:
- Other:

**Exemption Findings:**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

**Contact: Wendy Lao, Planning Department, City of Pacific Grove**

**Contact Phone: (831) 648-3183**

**Signature:**

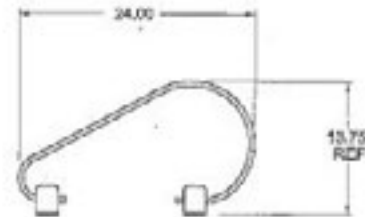
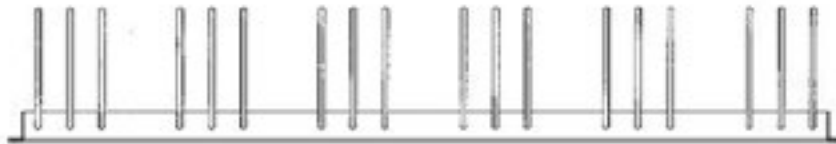
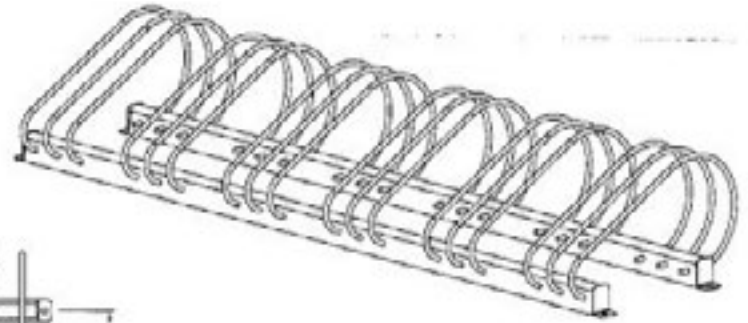
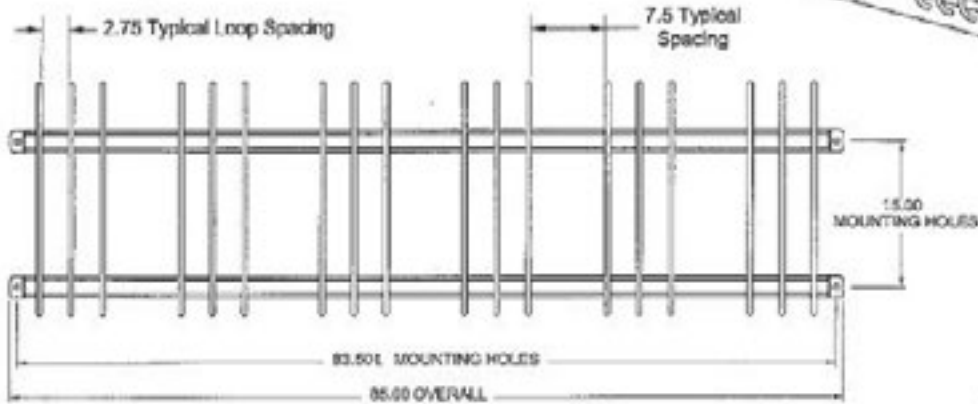
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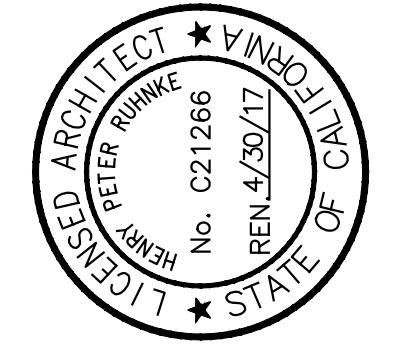
9/6/16

# ASSEMBLY INSTRUCTIONS AND SPECIFICATIONS

Item 7b

MATERIAL SPECIFICATIONS:  
RAILS & MOUNTING PLATES - 11 GA. GALV.  
LOOPS - 1/2" DIA. ROD





PROJECT INFORMATION

PROJECT: FORMER McDONALD'S BUILDING
LOCATION: 100 COUNTRY CLUB GATE CENTER PACIFIC GROVE, CA 93950
APN: 007-102-021-000
ZONING: C-FH (FOREST HILL COMMERCIAL)
TOTAL BUILDING AREA: EXISTING: 3,530 S.F.
PROPOSED: RESTAURANT #1: 2,079 S.F. RESTAURANT #2: 1,451 S.F. TOTAL: 3,530 S.F.
LOT SIZE: 0.35 acres = 15,245 S.F.
EXISTING SEATING: 117 SEATS
PROPOSED SEATING: 117 SEATS

SHEET INDEX

SHT. # TITLE A001 COVER SHEET
ARCHITECTURAL SITE PLAN TRASH ENCLOSURE PLAN & ELEVATION FLOOR PLAN SOUTH EXTERIOR ELEVATION, EXISTING & PROPOSED WEST EXTERIOR ELEVATION, EXISTING & PROPOSED NORTH EXTERIOR ELEVATION, EXISTING & PROPOSED EAST EXTERIOR ELEVATION, EXISTING & PROPOSED

APPLICABLE BUILDING CODES & STANDARDS

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2016 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2010 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2007 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2016 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2016 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE, (CA AMENDED) 2013 EDITION

NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

FORMER McDONALD'S BUILDING

100 COUNTRY CLUB GATE CENTER PACIFIC GROVE, CA 93950

ABBREVIATIONS LEGEND SYMBOLS PROJECT TEAM GENERAL NOTES

Table of abbreviations including AND ANGLE, CENTERLINE, DIAMETER OR ROUND, PERPENDICULAR, PROPERTY LINE, FOUND OR NUMBER, ANCHOR BOLT, ACYLONTRILE BUTADIENE ABOVE, ASPHALTIC CONCRETE, AIR CONDITIONING, ACUSTICAL, ADJUSTABLE, ABOVE FINISH FLOOR, AGGREGATE, ALUMINUM, ANODIZED, AMERICAN PLYWOOD ASSOCIATION, APPROXIMATE, ARCHITECTURAL, ADJUSTABLE SHELF, BOARD, BITUMINOUS BUILDING, BLOCK, BULKING, BEAM, BOTTOM, BRG, BEARING, BETWEEN, B.U.R., BOTH WAYS, CABINET, CATCH BASIN, CALIFORNIA BUILDING CODE, CERAMIC, CONTRACTOR FURNISHED, CONTRACTOR INSTALLED, CUBIC FEET, CAST IRON, CONTROL JOINT, CLOSET, CEILING, CALLING, CLEARANCE, COLLAR, CONCRETE MASONRY UNIT, COMP, CONCRETE, CONN, CONNECTION, CONSTRUCTION, CONT, CORRUGATED, C.O.T.G., CLEAN OUT TO GRADE, CASEMENT, CSWK, CASEWORK, CERAMIC TILE, CTR, COUNTER, COUNTERTOP, CUBIC YARD, DOUBLE, DEPT, DEPARTMENT, DET, DETAIL, DRINKING FOUNTAIN, D.F., DOUGLAS FIR, DECOMPOSED GRANITE, D.H., DOUBLE HUNG, D.I.G., DIAGONAL, DMEN, DIMENSION, DISP, DISPENSER/DISPOSER, DN, DOWN, DR, DOOR, DRWG, DRAWING, DBL, STRENGTH B GRADE, D.S.B., DOWNSPOUT, DRAWER, D.W., DISH WASHER, EACH, EXPANDED JOINT, ELEV, ELEVATION, ELEVATOR, ELEC, ELECTRICAL, EMER, EMERGENCY, ENCL, ENCLOSURE, EQUIP, EQUIPMENT, N.L.C., W/ WITH, VENT, ELECTRIC WATER COOLER, EX, EXISTING, EXHAUST, EXH, EXHAUST, EXP, EXPOSED/EXPANSION, EXT, EXTERIOR, F.A., FIRE ALARM, FAST, FASTENER, F.A., FIRE ALARM, F.F., FLOOR DRAIN, F.E.C., FIRE EXTINGUISHER CABINET, F.F., FINISH FLOOR, F.G., FINISH GRADE, FND, FOUNDATION, F.E., FIRE EXTINGUISHER, F.F., FINISHED, F.N., FINISHED, F.H.M.S., FLATHEAD MECHANICAL SCREW

Table of legends including EARTH, ROCK, SAND, MORTAR, PLASTER, CONCRETE BLOCK, CAST-IN-PLACE (C.I.P.) CONCRETE, (E) STUD WALL, (N) STUD WALL, (E) STUD WALL TO BE REMOVED, SOUND INSULATED STUD WALL, METAL, WOOD FINISH, WOOD FRAMING, CONTINUOUS MEMBER, WOOD BLOCKING, PLYWOOD, GYPSUM WALLBOARD, A.C. PAVING

Table of symbols including DOOR SYMBOL, WINDOW SYMBOL, KEY TAG, DEMOLITION TAG, MATCH LINE, WORK POINT, DATUM POINT OR CONTROL, VERTICAL OR HORIZONTAL DIAPHRAGM KEY, SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN, DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN, FINISH GRADE (SPOT) SURFACE, EXISTING GRADE (SPOT) SURFACE, PROPERTY LINE, REVISION

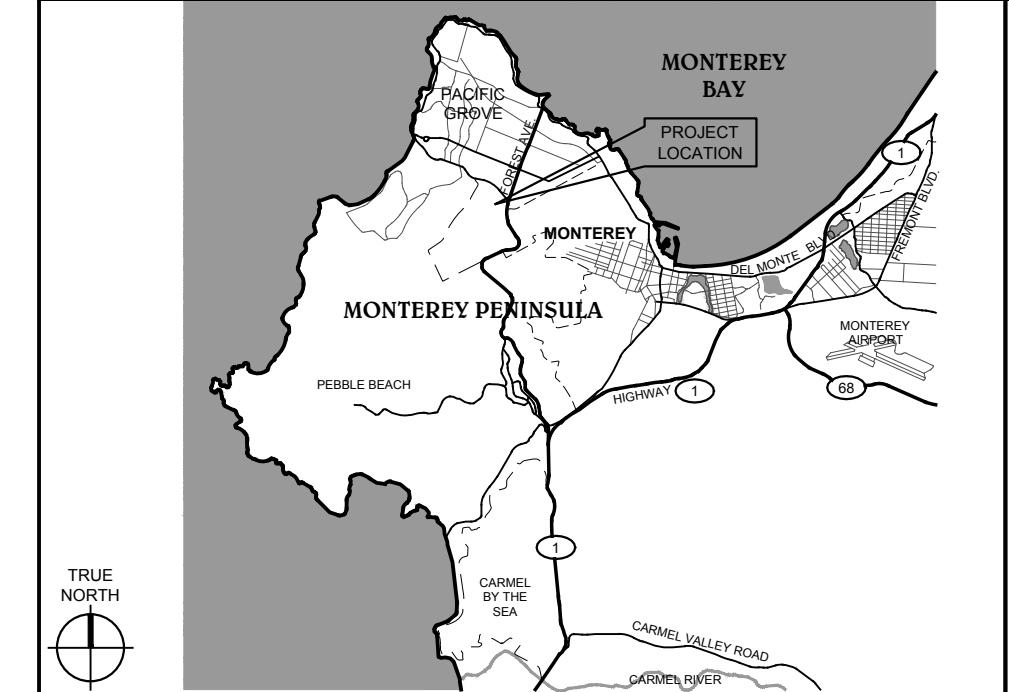
Table for Project Team including OWNER: ARA CHACKERIAN, 5824 CLOVER DRIVE, OAKLAND, CA 94618; ARCHITECT: WALD, RUHNKE & DOST ARCHITECTS, LLP, 2340 GARDEN ROAD, SUITE 100, MONTEREY, CA 93940

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH THE CURRENT ADOPTED EDITION OF C.B.C.

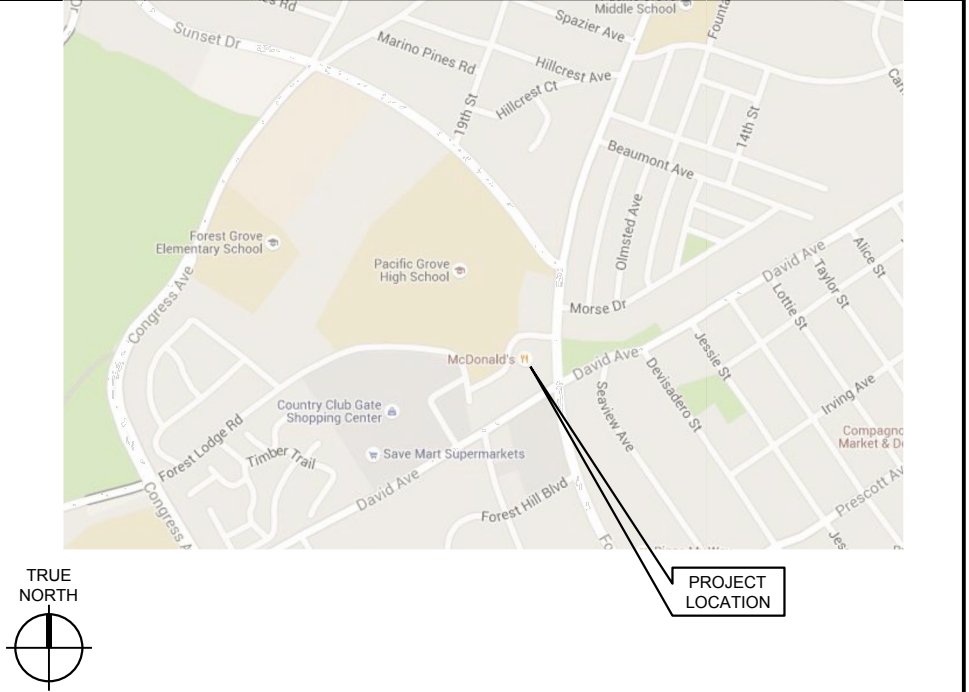
REFERENCE SITE IMAGE



LOCATION MAP



VICINITY MAP



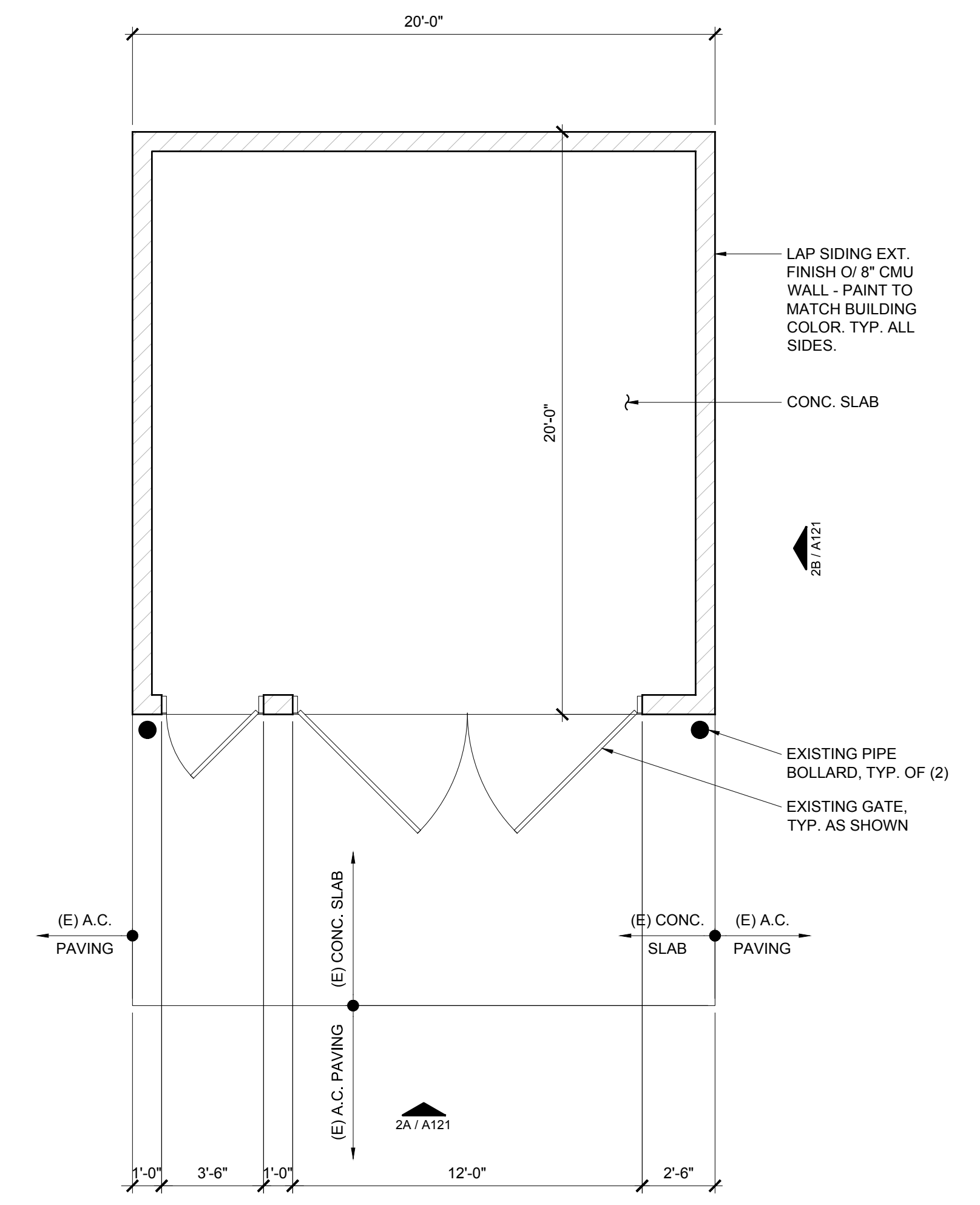
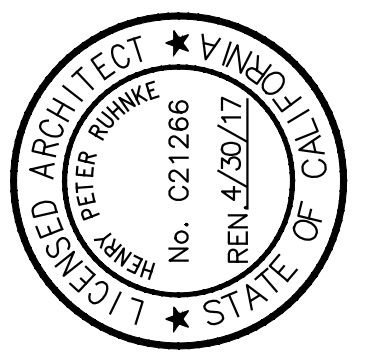
FORMER McDONALD'S BUILDING TENANT IMPROVEMENT 100 COUNTRY CLUB GATE DRIVE PACIFIC GROVE, CA 93950 APN# 007-102-021-000

JOB NO. 15103-P PRINT DATE: 9.1.2016 PLOT DATE: 9.1.2016 DRAWN BY: JTI CHECKED BY: HR SET ISSUED: 11.16.2015 ARCHITECTURAL PERMIT SUBMIT 8.5.2016 PLANNING SUBMIT 9.1.2016 PLANNING SUBMIT

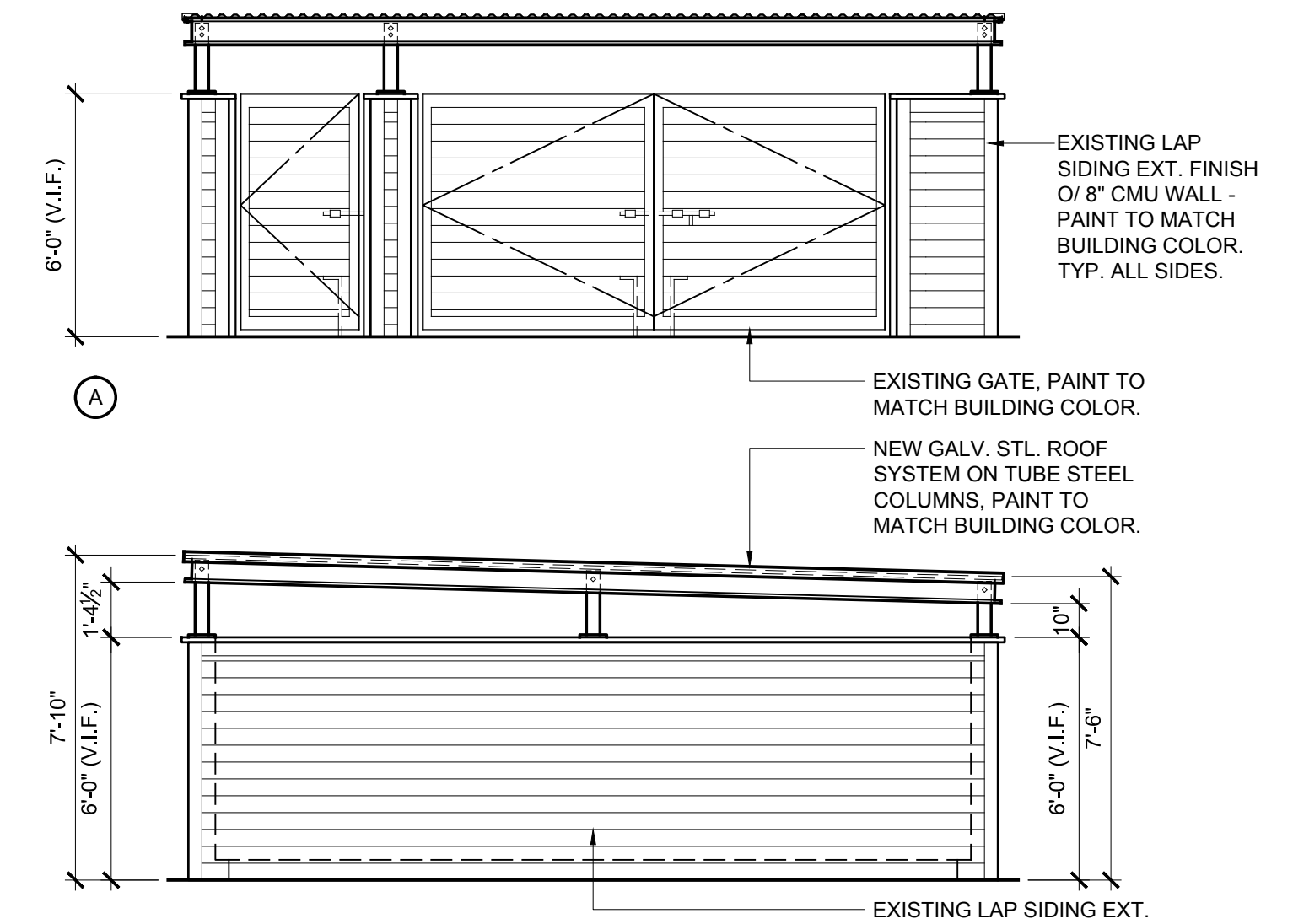
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1 TRASH ENCLOSURE SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATIONS SCALE: 1/4" = 1'-0"

FORMER McDONALDS BUILDING TENANT IMPROVEMENT

APNH 007-105-021-1000

100 COUNTRY CLUB GATE DRIVE PACIFIC GROVE, CA 93950

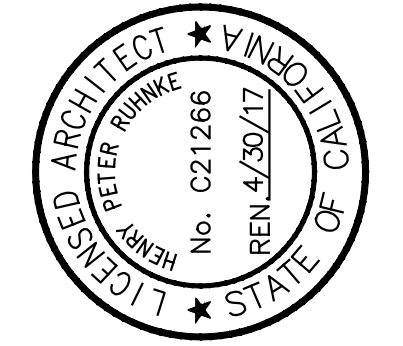
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SHEET NAME: SITE DETAILS

SHEET NO.:

A121

FILE NAME: 15103A121



FORMER McDONALDS BUILDING  
TENANT IMPROVEMENT

100 COUNTRY CLUB GATE DRIVE  
PACIFIC GROVE, CA 93950

JOB NO. 15103-P  
PRINT DATE: 9.2.2016  
DRAWN BY: JTI  
CHECKED BY: HR  
SET ISSUED:  
11.16.2015 ARCHITECTURAL PERMIT SUBMIT  
8.5.2016 PLANNING SUBMIT  
9.1.2016 PLANNING SUBMIT

SHEET NAME:

FLOOR PLAN

SHEET NO.:

A201

FILE NAME: 15103-A201

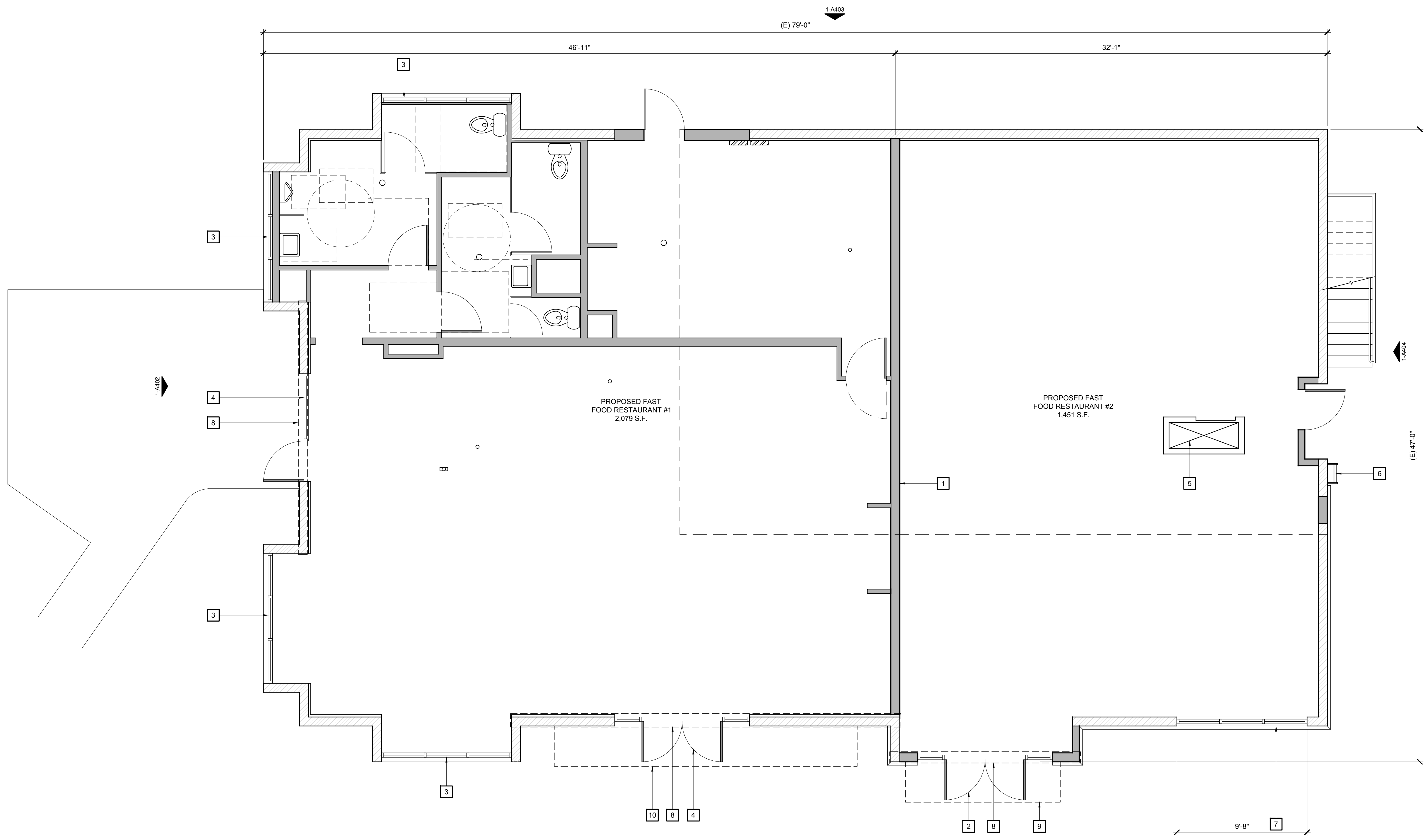
KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 PROPOSED DEMISING WALL.
- 2 NEW STOREFRONT DOOR & SIDE LITE SYSTEM.
- 3 EXISTING WINDOW SYSTEM. REPLACE GLAZING WITH 88% LT GLASS
- 4 NEW STOREFRONT DOOR AND WINDOW SYSTEM IN EXISTING OPENING.
- 5 EXISTING SHAFT.
- 6 EXISTING ROOF ACCESS LADDER.
- 7 NEW STOREFRONT WINDOW OPENING.
- 8 NEW PARAPET WALL MARQUIS ABOVE
- 9 NEW FABRIC AWNING OVERHANG ABOVE
- 10 NEW METAL ENTRY CANOPY ABOVE

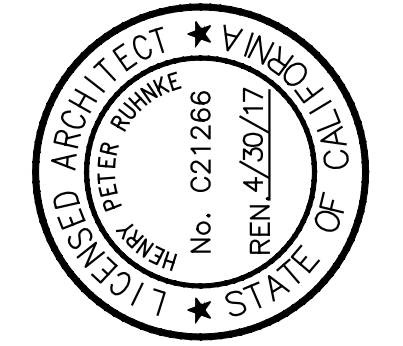
LEGEND

- (E) WALL, OR PORTION OF WALL, TO REMAIN.
- NEW WALL
- DOOR TO REMAIN.
- NEW DOOR.
- EXISTING WINDOW TO REMAIN.
- NEW WINDOW.



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

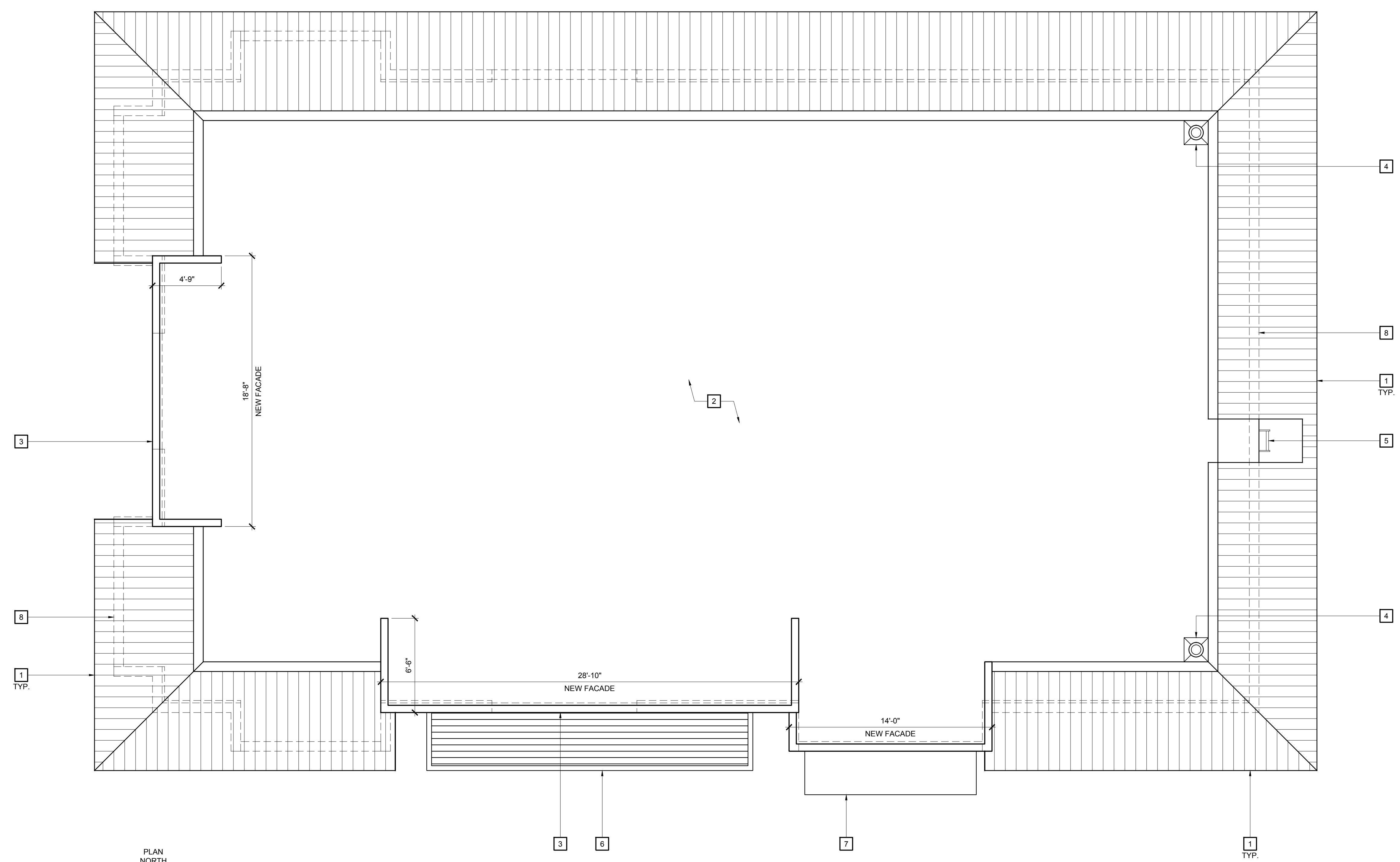
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KEY NOTES

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- 1 NEW STANDING SEAM METAL ROOF WITH PRE & POST CONSUMER RECYCLED CONTENT
- 2 NEW TPO ROOF- COOL ROOF RATED
- 3 NEW MARQUIS PARAPET WALL
- 4 EXISTING ROOF DRAIN
- 5 EXISTING ROOF ACCESS LADDER
- 6 NEW PERMEABLE METAL ENTRY CANOPY
- 7 NEW FABRIC AWNING ENTRY COVER
- 8 DASHED LINE INDICATES EXTENTS OF EXTERIOR WALL BELOW



PLAN NORTH  
**ROOF PLAN**  
 SCALE: 1/4"=1'-0"

FORMER McDONALDS BUILDING  
 TENANT IMPROVEMENT

APNH 007-105-021-000

100 COUNTRY CLUB GATE DRIVE  
PACIFIC GROVE, CA 93950

JOB NO. 15103-P

PRINT DATE: 9.1.2016

DRAWN BY: RC

CHECKED BY: HR

SET ISSUED:

11.16.2015	ARCHITECTURAL PERMIT SUBMIT
8.5.2016	PLANNING SUBMIT
9.1.2016	PLANNING SUBMIT

SHEET NAME:

ROOF PLAN

SHEET NO.:

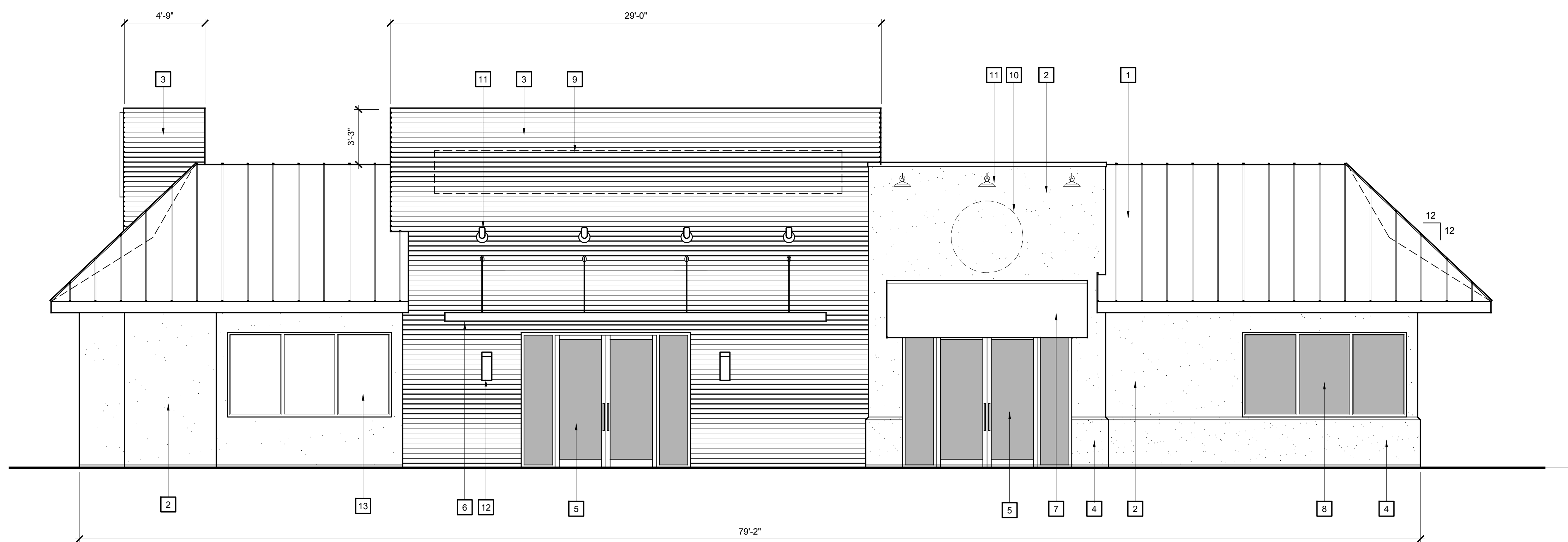
A230

FILE NAME: 15103-A230





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



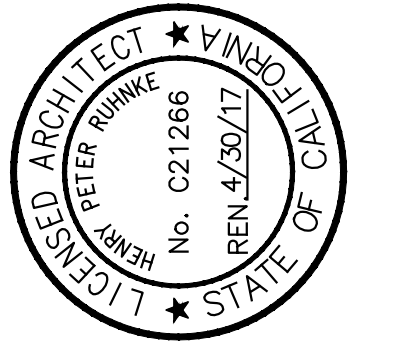
**P1** **PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

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- 1 NEW STANDING SEAM METAL ROOF
- 2 NEW CEMENT PLASTER, PAINT WITH LOW V.O.C. EXTERIOR PAINT
- 3 NEW STAINED WOOD RAIN-SCREEN FACADE
- 4 NEW CEMENT PLASTER WAINSCOT
- 5 NEW STOREFRONT ENTRY & SIDE LITE SYSTEM.
- 6 NEW POWDER COAT METAL ENTRY CANOPY
- 7 NEW FABRIC AWNING
- 8 NEW STOREFRONT WINDOW.
- 9 LOCATION FOR TENANT SIGNAGE UNDER SEPARATE APPLICATION
- 10 LOCATION FOR TENANT SIGNAGE UNDER SEPARATE APPLICATION
- 11 NEW SIGN LIGHTS UNDER SEPARATE PERMIT
- 12 NEW WALL LIGHTS (TYP)
- 13 EXISTING STOREFRONT WINDOW TO REMAIN

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**GENERAL NOTES**

THE GENERAL NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1. ALL WINDOWS WILL PROVIDE 88% LIGHT TRANSMISSION.
- 2. EXTERIOR PAINT SHALL BE LOW V.O.C.
- 3. NEW STANDING SEAM METAL ROOF TO CONTAIN RECYCLED CONTENT.
- 4. WOOD USED FOR NEW RAIN SCREEN SHALL BE CERTIFIED BY THE WESTERN RED CEDAR LUMBER ASSOCIATION AND BE FROM SUSTAINABLE FORESTS.

FORMER McDONALDS BUILDING  
TENANT IMPROVEMENT

APNH 007-102-021-1000

100 COUNTRY CLUB GATE DRIVE  
PACIFIC GROVE, CA 93950

JOB NO.

15103-P

PRINT DATE:

9.1.2016

DRAWN BY:

JTI

CHECKED BY:

HR

SET ISSUED:

11.16.2015 ARCHITECTURAL PERMIT SUBMIT

8.5.2016 PLANNING SUBMIT

9.1.2016 PLANNING SUBMIT

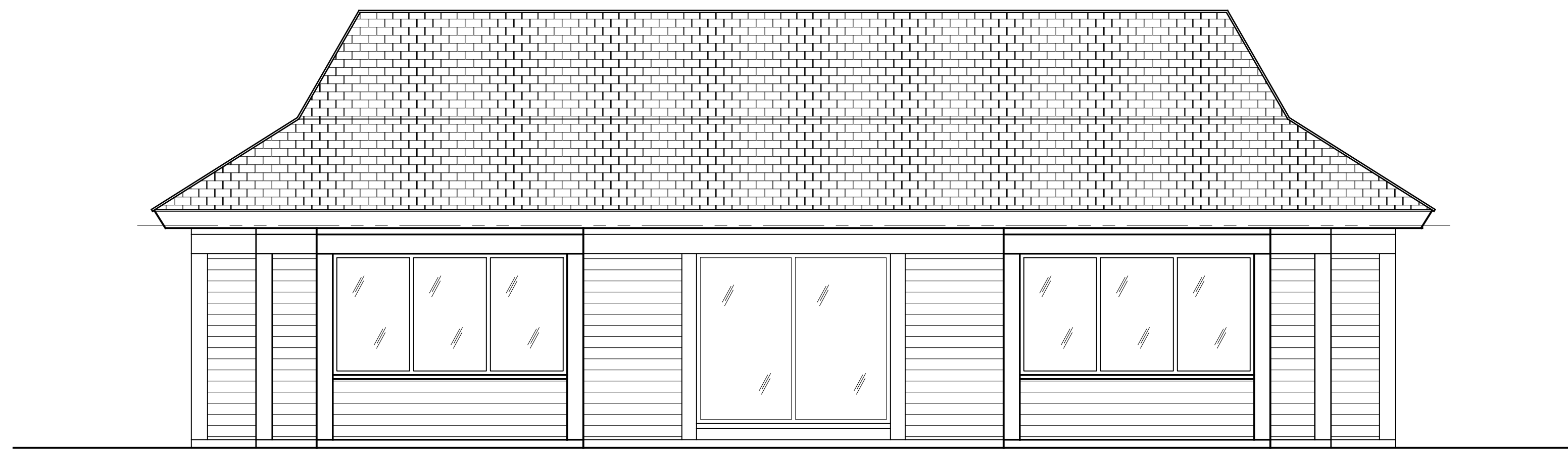
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EAST EXTERIOR ELEVATIONS

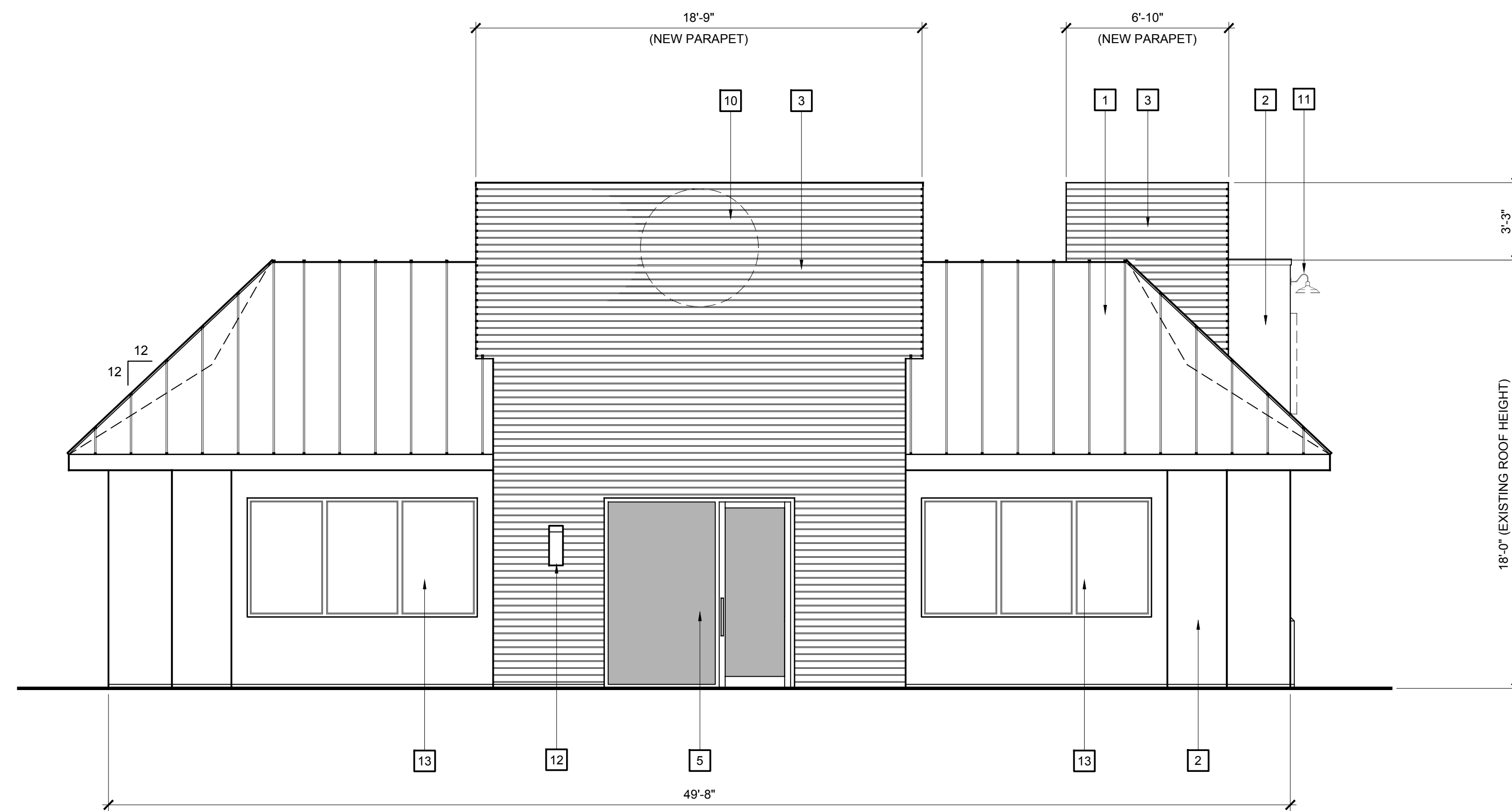
SHEET NO.:

A401

FILE NAME: 15103-A401



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



**2 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

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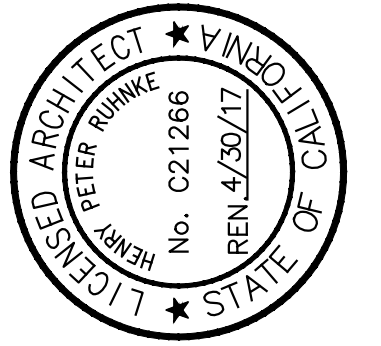
- 1 NEW STANDING SEAM METAL ROOF
- 2 NEW CEMENT PLASTER EXTERIOR
- 3 NEW STAINED WOOD RAIN-SCREEN FACADE
- 4 (NOT USED)
- 5 NEW STOREFRONT ENTRY & SIDE LITE SYSTEM.
- 6 (NOT USED)
- 7 (NOT USED)
- 8 (NOT USED)
- 9 (NOT USED)
- 10 LOCATION FOR TENANT SIGNAGE UNDER SEPARATE APPLICATION
- 11 NEW SIGN LIGHTS UNDER SEPARATE APPLICATION
- 12 NEW WALL LIGHTS (TYP)
- 13 EXISTING STOREFRONT WINDOW TO REMAIN

**GENERAL NOTES**

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- 4. WOOD USED FOR NEW RAIN SCREEN SHALL BE CERTIFIED BY THE WESTERN RED CEDAR LUMBER ASSOCIATION AND BE FROM SUSTAINABLE FORESTS.

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FORMER McDONALDS BUILDING  
TENANT IMPROVEMENT

APNH 007-102-021-1000

100 COUNTRY CLUB GATE DRIVE  
PACIFIC GROVE, CA 93950

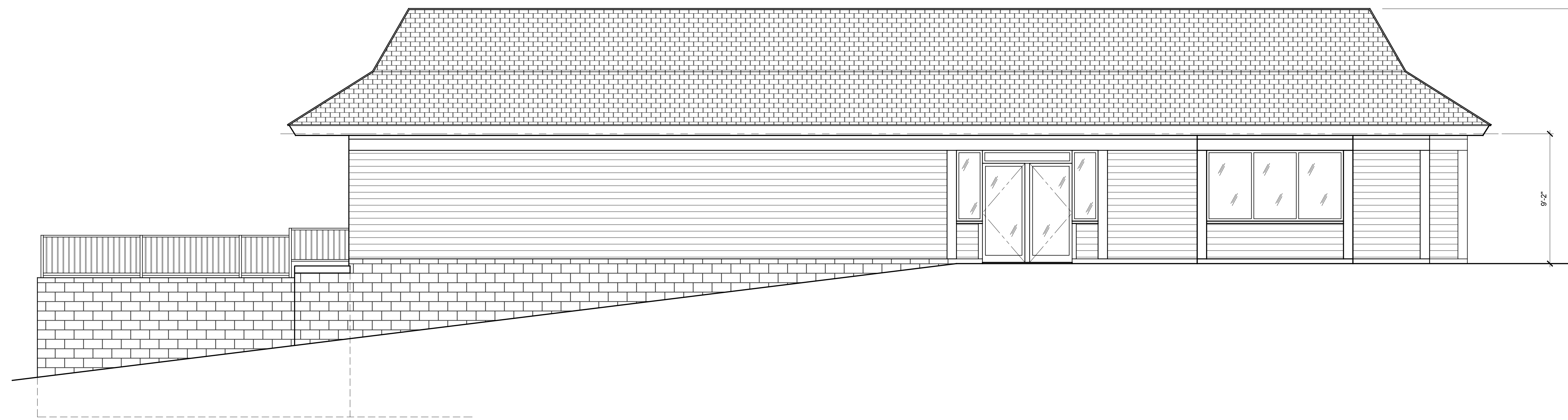
JOB NO. 15103-P  
PRINT DATE: 9.1.2016  
DRAWN BY: JTI  
CHECKED BY: HR  
SET ISSUED:  
11.16.2015 ARCHITECTURAL PERMIT SUBMIT  
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9.1.2016 PLANNING SUBMIT

SHEET NAME:  
SOUTH EXTERIOR ELEVATIONS

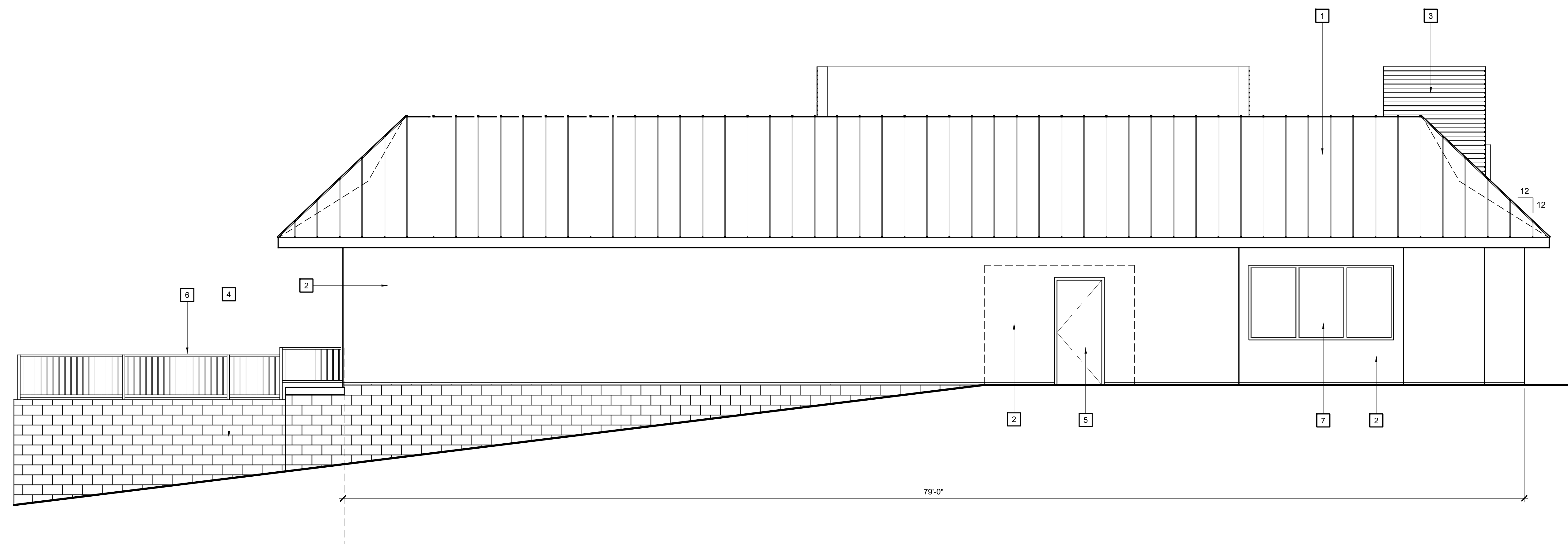
SHEET NO.:

A402

FILE NAME: 15103-A402



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



**(P1)** **PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**KEY NOTES**

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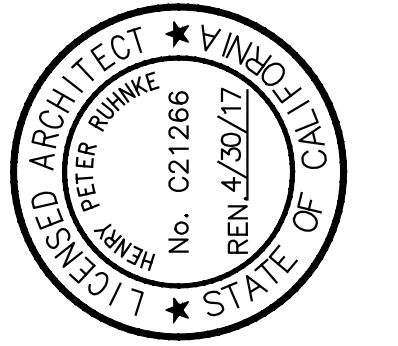
- 1 NEW STANDING SEAM METAL ROOF
- 2 NEW CEMENT PLASTER EXTERIOR
- 3 NEW STAINED WOOD RAIN-SCREEN FACADE
- 4 EXISTING CMU BLOCK WALL- PAINT
- 5 NEW PAINTED METAL DOOR & FRAME- INFILL EXISTING STOREFRONT ENTRY
- 6 EXISTING METAL RAILING- PAINT
- 7 EXISTING STOREFRONT WINDOW.

**GENERAL NOTES**

THE GENERAL NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1. ALL WINDOWS WILL PROVIDE 88% LIGHT TRANSMISSION.
- 2. EXTERIOR PAINT SHALL BE LOW V.O.C.
- 3. NEW STANDING SEAM METAL ROOF TO CONTAIN RECYCLED CONTENT.
- 4. WOOD USED FOR NEW RAIN SCREEN SHALL BE CERTIFIED BY THE WESTERN RED CEDAR LUMBER ASSOCIATION AND BE FROM SUSTAINABLE FORESTS.

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION HEREIN IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



FORMER McDONALDS BUILDING  
TENANT IMPROVEMENT

APNH 007-102-021-1000

100 COUNTRY CLUB GATE DRIVE  
PACIFIC GROVE, CA 93950

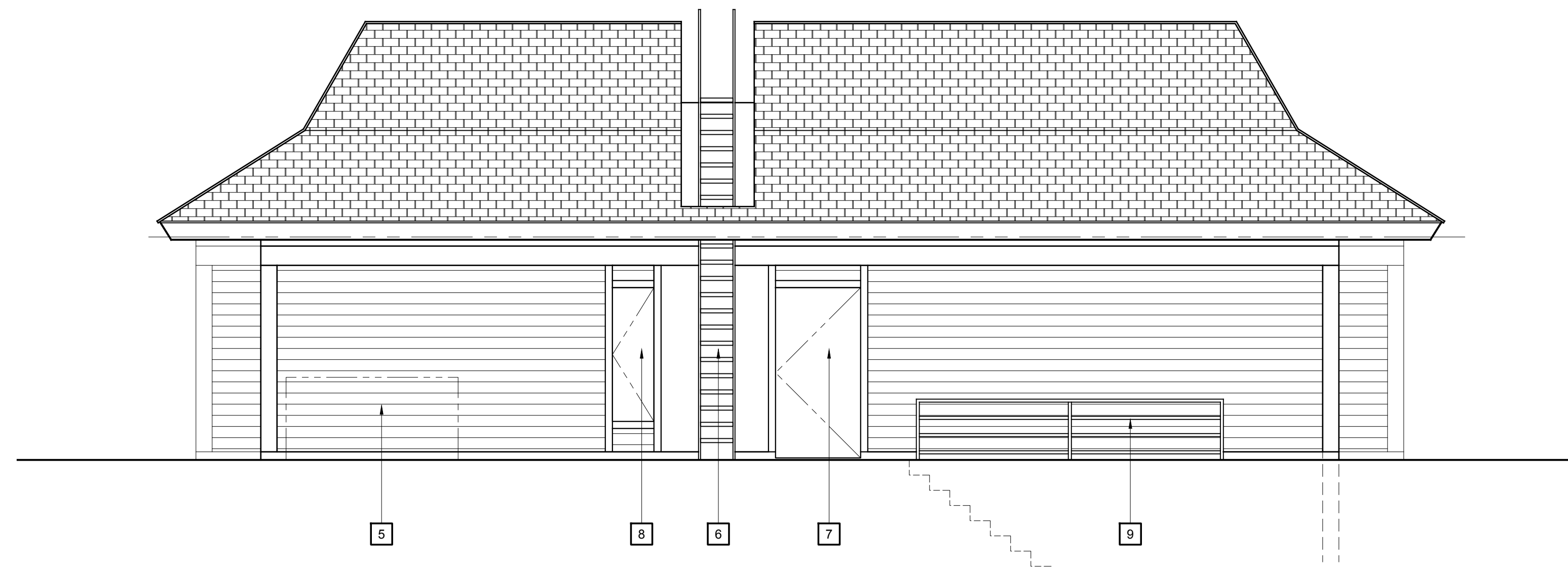
JOB NO.  
**15103-P**  
PRINT DATE: 9.1.2016  
DRAWN BY: JTI  
CHECKED BY: HR  
SET ISSUED:  
11.16.2015 ARCHITECTURAL PERMIT SUBMIT  
8.5.2016 PLANNING SUBMIT  
9.1.2016 PLANNING SUBMIT

SHEET NAME:  
**WEST EXTERIOR ELEVATIONS**

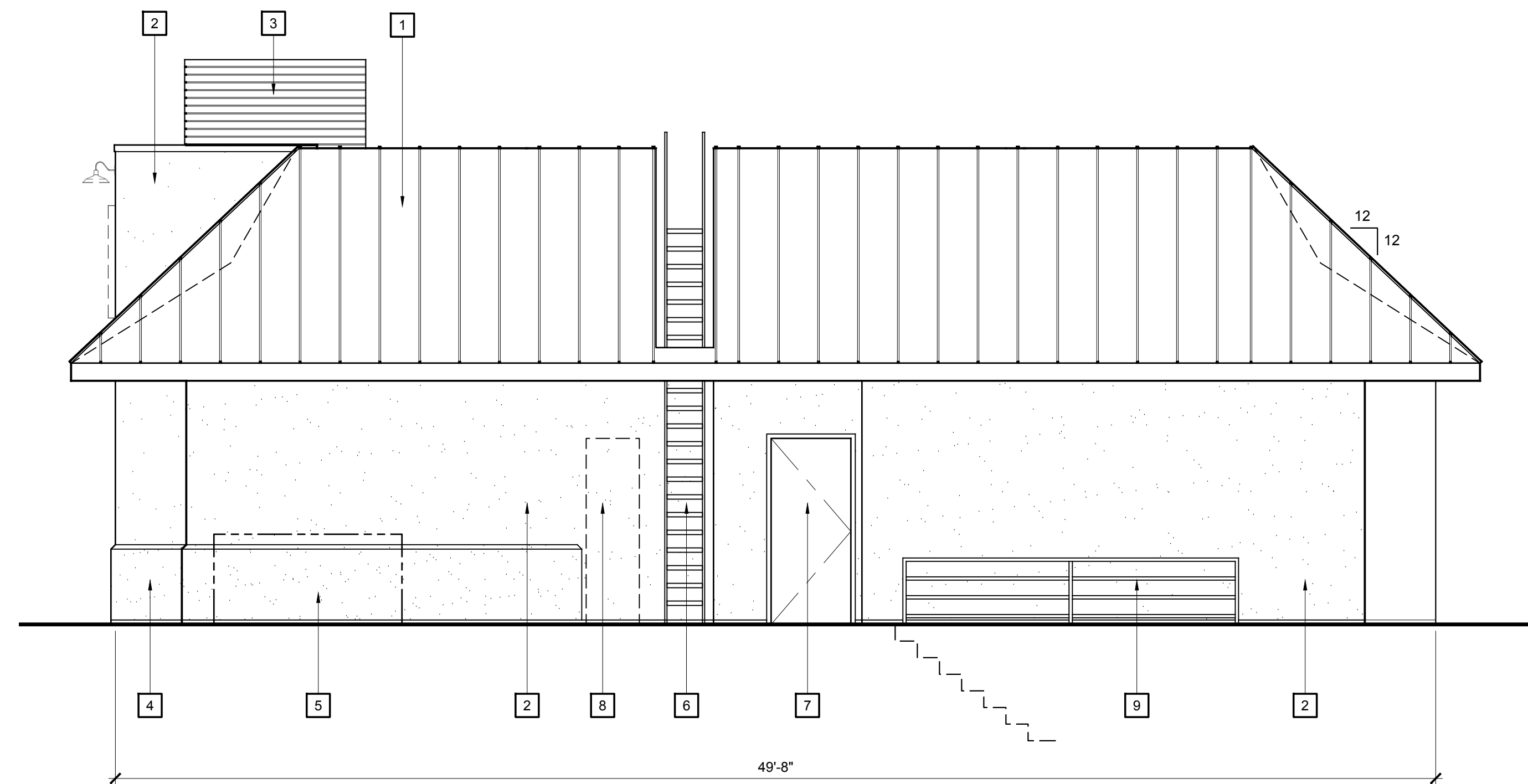
SHEET NO.:

**A403**

FILE NAME: 15103-A403



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



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

**KEY NOTES**

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

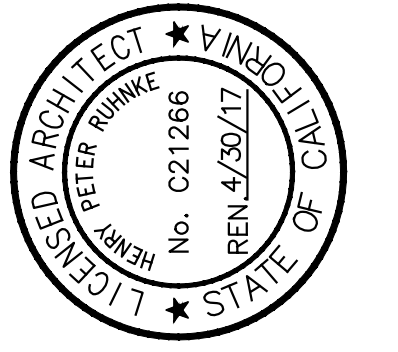
- 1 NEW STANDING SEAM METAL ROOF
- 2 NEW CEMENT PLASTER EXTERIOR
- 3 NEW STAINED WOOD RAIN-SCREEN FACADE
- 4 NEW CEMENT PLASTER WAINGCOT
- 5 EXISTING GAS METER AREA TO REMAIN
- 6 EXISTING ROOF ACCESS LADDER TO REMAIN- PAINT
- 7 EXISTING METAL DOOR TO REMAIN- REPAINT
- 8 EXISTING METAL ACCESS DOOR TO REMAIN- REPAINT
- 9 EXISTING METAL RAILING- REPAINT

**GENERAL NOTES**

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**NORTH EXTERIOR ELEVATIONS**

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