



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

**AGENDA REPORT**

**TO:** Architectural Review Board

**FROM:** Laurel O'Halloran, Associate Planner

**MEETING DATE:** October 10, 2017

**ADDRESS:** 804 Pine Avenue, Pacific Grove (APN 006-327-007)

**ZONING/  
LAND USE:** R-1/Medium Density to 17.4 DU/ac

**SUBJECT:** Architectural Permit 17-797 To allow the addition of 284 square feet on the first floor and a second story addition of 536 square feet including a 27 square foot second floor balcony and a lower floor 94 square foot breezeway to a single story 750 square foot residence with a 224 square foot garage for a total residence of 1,933 square feet.

**APPLICANT/OWNER:** Adam Jeselnick, Architect on behalf of Walton and Michele Takehara, Owners

**CEQA STATUS:** Categorical Exemption; §15301

**PROJECT DESCRIPTION**

Architectural Permit 17-797 would allow the addition of 284 square feet on the first floor and a second story addition of 536 square feet including a 27 square foot second floor balcony and a lower floor 94 square foot breezeway to a single story 750 square foot residence with a 224 square foot garage for a total residence of 1,933 square feet.

**BACKGROUND**

On August 17, 2017 Adam Jeselnick applied for an Architectural Permit to allow the remodel and addition of the existing single story residence located at 804 Pine Avenue. The residence is ineligible for the City's Historic Resources Inventory.

The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements.

The residence is also located in an Area of Special Biological Significance

**DISCUSSION**

The subject residence is a single-story clapboard siding framed residence that was built in 1929. The existing garage has a legal non-conforming side yard setback. The proposed addition will not result in an expansion of the non-conforming side yard or create any new nonconformities.

Zoning Code:

The residence is located in the R-1 district. The allowable maximum building coverage is 45% and the proposed project site will have a building coverage of 40%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 57%. The allowable maximum gross floor area is 1,978 sf and the proposed project will create a 1,933 sf residence.

Trees and Landscaping:

No tree removal is being proposed as part of this development. The City Arborist will insure that tree protection measures are being met.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

*Guideline 24; A new structure should appear similar in scale to those seen as traditional in the neighborhood.*

The proposed addition complements the neighborhood. Pine Avenue has many second story residences. The proposed design enhances the rhythm and scale of the existing neighborhood streetscape through the use of similar proportions and details.

*Guideline 28: An addition should complement and balance the overall form, mass, and composition of the existing building:*

The proposed addition complements the existing building by incorporating similar siding materials.

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

The proposed addition incorporates a creative use of detail with a combination of vertical and horizontal elements which soften the elevation.

*Guideline #38: Exterior materials should be compatible with those that predominate in the area.*

In the proposed addition the new materials complement the existing structure and tie into the surrounding exterior structures.

Historic Review:

The Historic Resources Inventory determined at the March 22, 2017 HRC hearing that the residence is not eligible for the City's Historic Resources Inventory.

Details:

The proposed project will have a mix of horizontal siding and vertical siding with a new composition shingle roof and steel painted gutters. The windows will be aluminum clad wood windows in a truffle finish.

**ENVIRONMENTAL REVIEW**

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. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**RECOMMENDATION**

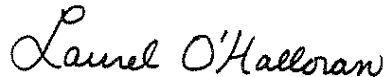
Because of the project’s consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP 17-797 pursuant to PGMC 23.70.060(c) (1) and 23.68.050(d) and subject to the attached Findings and Conditions.

**ATTACHMENTS**

- A. Permit Application
- C. Draft Permit
- E. CEQA Documentation
- D. Project Plans

RESPECTFULLY SUBMITTED:



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Laurel O'Halloran  
Associate 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

Item 8b

Application # AP17-797  
Date: 8-17-17  
Total Fees: \*3,531.00

## Permit Application

**APPLICANT/OWNER:**

Project Address: 804 PINE AVENUE APN: 006-327-007

Project Description: REMODEL AND ADDITION TO AN EXISTING SINGLE FAMILY DWELLING WITH DETACHED GARAGE. ADDS 888 SQUARE FEET.

Tree Work?  Yes  No

<b>Applicant</b>	<b>Owner</b>
Name: <u>ADAM JESEWICK ARCHITECT</u>	Name: <u>WALTON AND MICHELLE ANN TAKEHARA</u>
Phone: <u>831.620.5164</u>	Phone: <u>c/o APPLICANT</u>
Email: <u>AEJARCH@GMAIL.COM</u>	Email: _____
Mailing Address: <u>3069 LORCA LN CARMEL, CA 93923</u>	Mailing Address: _____

**PLANNING STAFF USE ONLY:**

**Permit Request:**

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> EIR: Environmental Impact
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> ADC: Arch Design Change	<input type="checkbox"/> ADU: Acc. Dwelling Unit	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> Stormwater Permit
<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____

**CEQA Determination:**  Exempt  
 Initial Study & Mitigated Negative Declaration  
 Environmental Impact Report

**Review Authority:**  
 Staff  HRC  
 ZA  PC  
 SPRC  CC  
 ARB  \_\_\_\_\_

**Active Permits:**  
 Active Planning Permit  
 Active Building Permit  
 Active Code Violation  
 Permit #: \_\_\_\_\_

**Overlay Zones:**  
 Butterfly Zone  
 Coastal Zone  
 Area of Special Biological Significance (ASBS)  
 Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: 18 Block: 67 Tract: PG Addition #3  
 ZC: R-1 GP: MDR Lot Size: 3,591.6

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

Received by: A. Aziz AUG 17 2017 **\$ PAID** 3,672.24  
 Assigned to: \_\_\_\_\_ CITY OF PACIFIC GROVE COMMUNITY DEV DEPT 8-16-17

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. I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: [Signature] Date: 8-14-2017  
Owner Signature (Required): [Signature] Date: 8-14-2017

## PROJECT DATA SHEET

Project Address: 804 PINE AVENUE Submittal Date: 8/15/2017  
 Applicant(s): ADAM JESELNICK ARCHITECT Permit Type(s) & No(s): AP

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area		3591.5		SURVEY DATA
Density (multi-family projects only)				
Building Coverage	1616 SF	974 SF	1409 SF	45 %
Site Coverage	2,155 SF	1,999 SF	2063 SF	60 %
Gross Floor Area	1978 SF	750 (HOUSE)	1933 SF	PER ZONING
Square Footage not counted towards Gross Floor Area		224 (GARAGE)		
Impervious Surface Area Created and/or Replaced				359 REMOVED 566 REPLACED
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	191 ft	59 ft/ 31 %	
Exterior Lateral Wall Length to be built	_____	_____	174 ft	
Building Height	25	15'-1"	22'-8"	
Number of stories	1	1	2	
Front Setback	15'	13'-1"	13'-1"	NON-CONFORMING
<u>EAST</u> Side Setback (specify side)	6'	8'	6'-2"	
<u>WEST</u> Side Setback (specify side)	6'	10"	10" (GARAGE) 17'-10" (HOUSE)	NON-CONFORMING
Rear Setback	10'	11'	10'-1"	
Garage Door Setback	20'	24'-8"	24'-8"	NO CHANGE
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	11'-2" x 17'-3"	11'-2" x 17'-3"	NON-CONFORMING
Number of Driveways	1	1	1	
Driveway Width(s)		9'-10"	9'-10"	NOT IN SCOPE
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'	1'-8"	
Distances Between Eaves & Property Lines	3' minimum	9'-10"	8'-4"	REAR YARD
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings		1 (SHED)	0	REMOVED
Accessory Building Setbacks		2'-10", 2'-4"	--	
Distance between Buildings		9'-8"		BREEZEWAY
Accessory Building Heights		11'		
Fence Heights		6', 4' (FRONT)		NO CHANGE

\*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) 17-797

**FOR A PROPERTY LOCATED AT 804 PINE AVENUE TO ALLOW THE ADDITION OF 284 SQUARE FEET ON THE FIRST FLOOR AND A SECOND STORY ADDITION OF 536 SQUARE FEET INCLUDING A 27 SQUARE FOOT SECOND FLOOR BALCONY AND A LOWER FLOOR 94 SQUARE FOOT BREEZEWAY TO A SINGLE STORY 750 SQUARE FOOT RESIDENCE WITH A 224 SQUARE FOOT GARAGE FOR A TOTAL RESIDENCE OF 1,933 SQUARE FEET.**

#### FACTS

1. The subject site is located at 804 Pine Avenue, Pacific Grove (APN 006-327-007)
2. The subject site has a designation of Medium Density to 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 approximately 3,591 square feet.
5. The subject site is developed with a single story 750 square foot residence with a 224 square foot garage for a total residence of 974 square feet.
6. The residence is ineligible for the City's Historic Resources Inventory.
7. The subject site is located in the Area of Special Biological Significance Watershed (ASBS).
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-3-PGR zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 24, 28, 36, and, 38 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

#### PERMIT

Architectural Permit (AP) 17-797:

To allow the addition of 284 square feet on the first floor and a second story addition of 536 square feet including a 27 square foot second floor balcony and a lower floor 94 square foot breezeway to a single story 750 square foot residence with a 224 square foot garage for a total residence of 1,933 square feet.

#### 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 Community and Economic Development Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
9. **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.
10. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of Architectural Permit(AP) 17-797
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 10<sup>th</sup> day of October 2017, by the following vote:

AYES:

NOES:

ABSENT:

RECUSE:

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.

\_\_\_\_\_  
Walton Takehara, Owner

\_\_\_\_\_  
Date





## 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: 804 Pine, Pacific Grove, CA 93950**

**Project Description: AP 170797**

To allow the addition of 284 square feet on the first floor and a second story addition of 536 square feet including a lower floor 94 square foot breezeway to a single story 750 square foot residence with a 224 square foot garage for a total residence of 1,933 square feet.

APN: 006327007000

ZC: R-1

Lot Size: 3,591 sf

Applicant Name:	Adam Jesselink	Phone #:	831-620-5164
Mailing Address:	3069 Lorca Lane, Carme ,Ca 93923		
Email Address:	aejarch@gmail.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:
- Statutory Exemption  
Type and Section Number: Class 1 Section 15301 (e)
- 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. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**Contact: Laurel OHalloran, Planning Department, City of Pacific Grove**

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

Signature: Laurel O'Halloran

Date: September 26, 2017



# 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

### Initial Historic Screening Determination

Address: 804 Pine Ave APN: 006-327-007-000  
Owner: Walton Takehara Applicant: Michael Fletcher

#### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the March 22, 2017 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.
    - \_\_\_\_\_ (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, HRC Chair

3.22.17  
Date

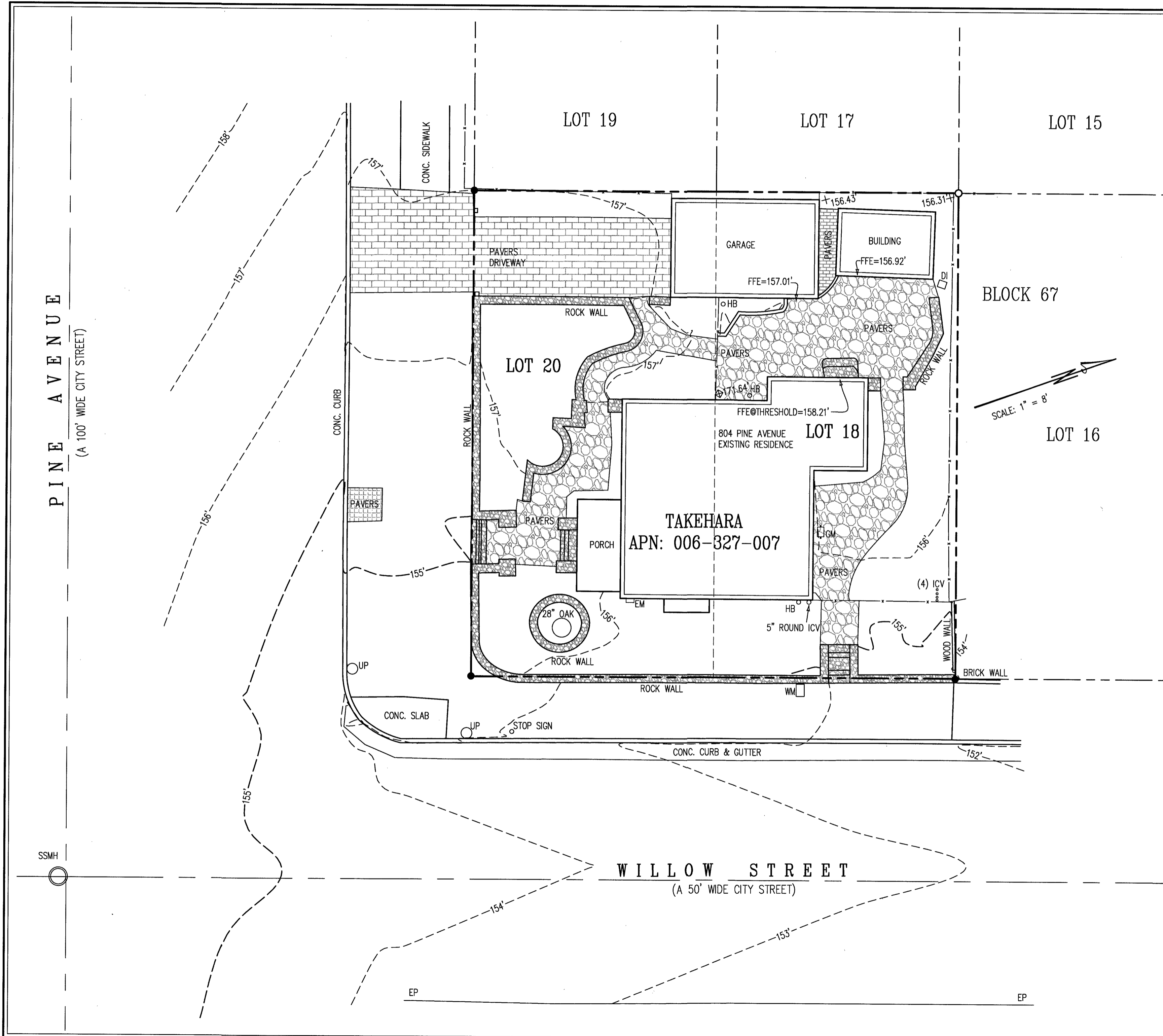
#### COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

- Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

Mark Brodeur, CDD Director

3/23/17  
Date



- NOTES:**
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
  - DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
  - THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
  - CONTOUR INTERVAL = 1 FOOT.
  - ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM. THE BENCHMARK IS A CITY OF PACIFIC GROVE "SQUARE ON CURB" AT THE NORTH EAST CORNER OF WOOD STREET & PINE AVENUE. ELEVATION = 151.81'.
  - DENOTES A FOUND MONUMENT.
  - DENOTES A SET NAIL AND TAG ON FENCE STAMPED "LS 7771".
  - + 99.99' DENOTES GROUND ELEVATIONS AS SHOWN.
  - ⊕ 99.99' DENOTES ROOFPEAK ELEVATIONS AS SHOWN.
  - A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

**LEGEND:**

—	FENCE LINE
CONC.	CONCRETE
DI	DROP INLET
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
GM	GAS METER
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER



3/30/2017

**TOPOGRAPHIC SURVEY**

OF  
**LOTS 18 & 20, BLOCK 67**  
**PACIFIC GROVE RETREAT**  
**VOLUME 1, CITIES & TOWNS, PAGE 10**

CITY OF PACIFIC GROVE      COUNTY OF MONTEREY      STATE OF CALIFORNIA

PREPARED FOR  
**KYLE STRUTNER**

BY  
**MONTEREY BAY ENGINEERS, INC.**

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING  
 607 Charles Ave Suite B      Seaside, California 93955  
 Phone: (831) 899-7899

SCALE: 1" = 8'      JOB No. 17-027      MARCH 2017

FIELD: AL & JAL      DRAWN BY: AL

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2016 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC)**; CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

## SPECIFICATIONS

SPECIFICATIONS AS NOTED ON THE ARCHITECTURAL AND ENGINEERING PLANS.

## GRADING / DRAINAGE NOTES

GRADING: CUT /FILL OF APPROX. 25 CUBIC YARDS PROPOSED. EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN.

## SHEET INDEX

- A1 PROJECT DATA, SITE LOCATION, AND NOTES
- A2 EXISTING AND PROPOSED SITE PLANS
- A3 EXISTING FLOOR PLAN
- A4 PROPOSED 1ST AND 2ND FLOOR PLANS
- A5 EXISTING AND PROPOSED ROOF PLANS
- A6 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A7 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
- A8 PROPOSED EXTERIOR RENDERINGS
- A9 PROPOSED EXTERIOR COLORS AND MATERIALS

REVISION # 

## PROJECT DATA

### SCOPE OF WORK:

REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE. ADDITION OF NEW UPSTAIRS MASTER BEDROOM AND BATHROOM. NEW ROOF, DOORS AND WINDOWS, AND EXTERIOR DECK AS NOTED. ADD STORAGE AT GARAGE.

LOT SIZE:	3591.5 SF
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3/U
FIRE SPRINKLERS:	YES
WATER:	CAL-AM (E)
SEWER:	MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (E)

TREE REMOVAL:	NONE PROPOSED
GRADING:	< 25 CUBIC YARDS

### SITE COVERAGE CALCULATIONS:

<b>EXISTING</b>	
REAR PATIO + WALK WAY + STEPS	445 SF
FRONT STONE WALKWAY	318 SF
(E) DRIVEWAY	262 SF
(E) HOUSE + GARAGE	974 SF
<b>TOTAL, (E) COVERAGE:</b>	<b>1,999 SF</b>
* MAX. ALLOWABLE COVERAGE =	2,154.6 SF 60%

<b>PROPOSED</b>	
REAR PATIO + WALK WAY	268 SF
FRONT STONE WALK + TERRACE	218 SF
(E) DRIVEWAY	262 SF
(P) HOUSE + GARAGE	1315 SF
<b>TOTAL, (N) COVERAGE:</b>	<b>2,063 SF</b>

\*NOTE: MAX. ALLOWABLE COVERAGE = 2,154.6 (60%)

### FLOOR AREA CALCULATIONS:

<b>EXISTING</b>	
(E) HOUSE, MAIN LEVEL	750 SF
(E) GARAGE	224 SF
<b>TOTAL, (E) HOUSE</b>	<b>974 SF</b>

<b>PROPOSED</b>	
(P) HOUSE, MAIN LEVEL	1034 SF
(P) HOUSE, SECOND LEVEL	536 SF
(P) GARAGE, STORAGE	269 SF
(P) BREEZEWAY	94 SF
<b>*TOTAL, (P) HOUSE</b>	<b>1,933 SF</b>

\*NOTE: MAX. ALLOWABLE GROSS FLOOR AREA = 1,978 SF

## PROJECT DATA

PROPERTY ADDRESS:	804 PINE AVENUE PACIFIC GROVE, CALIFORNIA 93950
A.P.N.	006-327-007-000
ZONING:	<b>R-1 SINGLE FAMILY RESIDENTIAL</b>
COASTAL ZONE:	NO
HISTORIC RESOURCES INVENTORY:	NO
AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE WATERSHED:	YES
BUTTERFLY HABITAT:	NO
ENVIRONMENTALLY SENSITIVE HABITAT AREA:	NO
SEPTIC:	NO
RUNOFF RETENTION REQUIRED:	NO
LAND USE:	MEDIUM DENSITY to 17.4 DU/ac
LOT/BLOCK:	PACIFIC GROVE ADDITION 3 LOT 18, 20 BLOCK 87

OWNER: WALTON AND MICHELE ANN TAKEHARA  
PACIFIC GROVE, CALIFORNIA

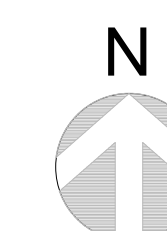
ARCHITECT: **ADAM JESELNICK ARCHITECT**  
3069 LORCA LANE  
CARMEL, CA 93923  
PHONE: (831) 620.5164 m  
CONTACT: ADAM JESELNICK AIA  
EMAIL: aejarch@gmail.com

CONTRACTOR: **FLETCHER CONSTRUCTION**  
PHONE: (831) 594-3904  
CONTACT: MIKE FLETCHER  
EMAIL: hmbldr1@me.com

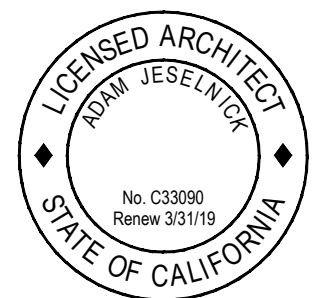
PROJECT LOCATION



**1** VICINITY MAP  
SCALE: N.T.S.



ADAM JESELNICK  
ARCHITECT



**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

PROJECT DATA,  
SITE LOCATION,  
AND NOTES

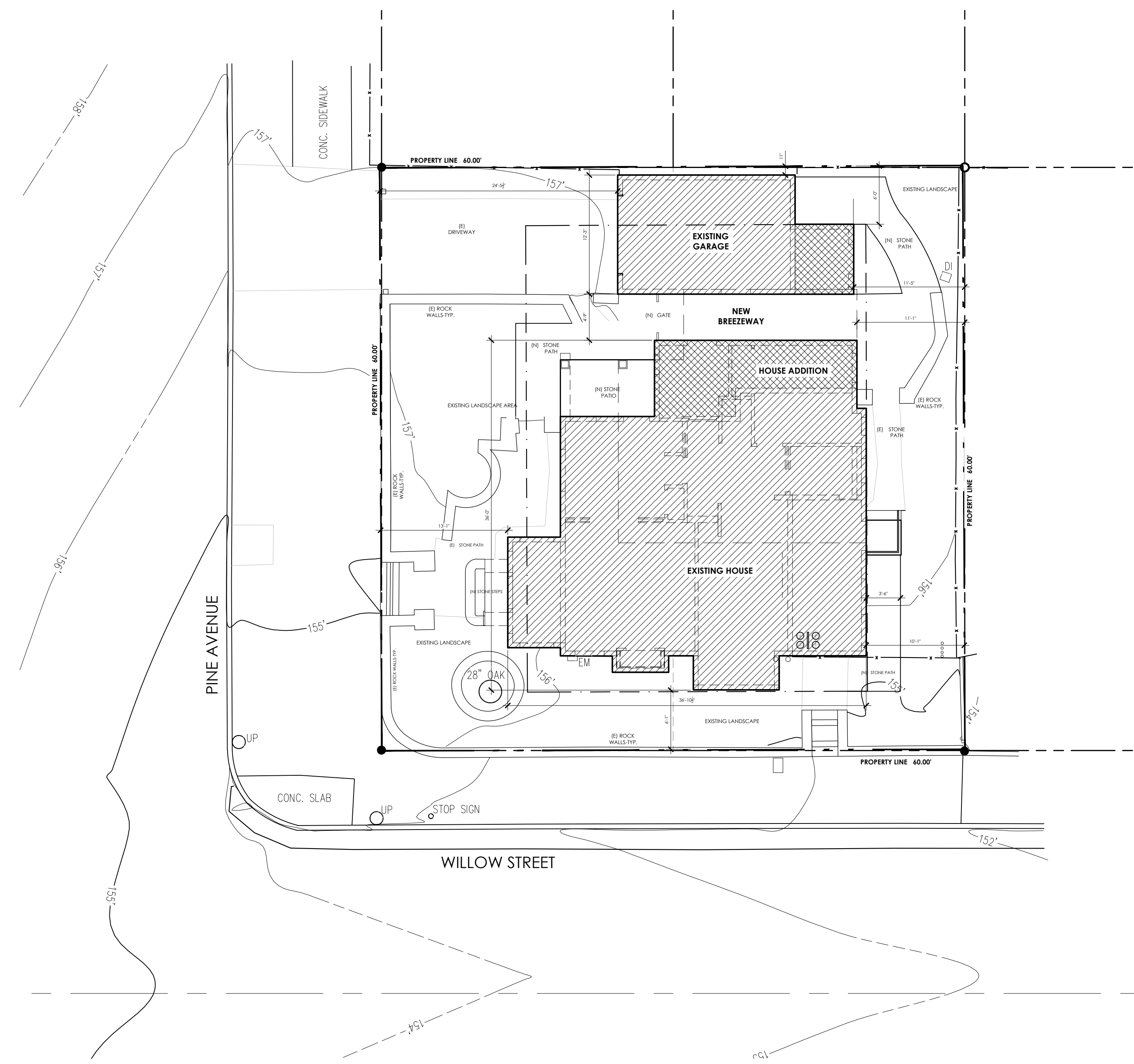
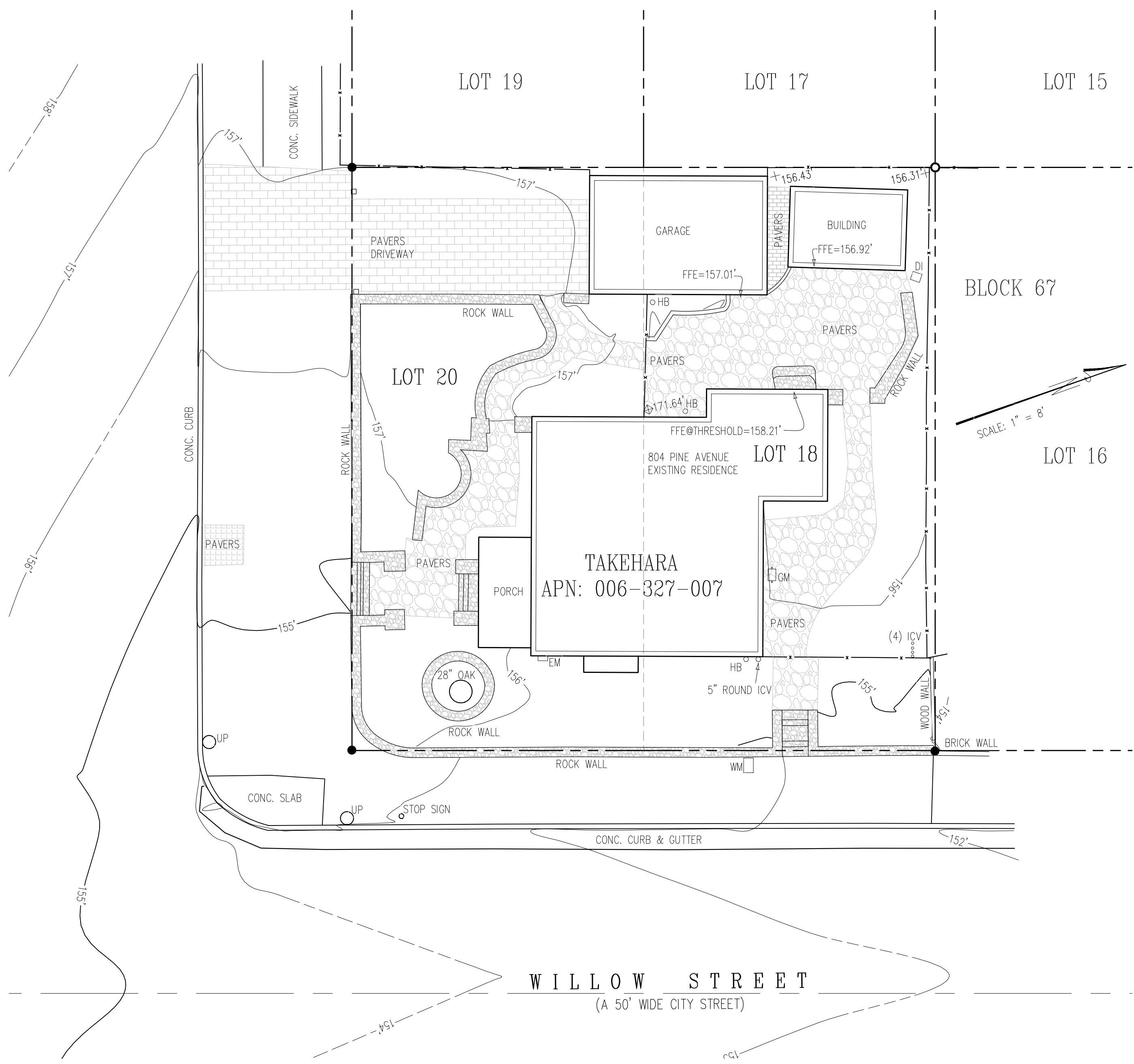
8-15-2017

AS NOTED

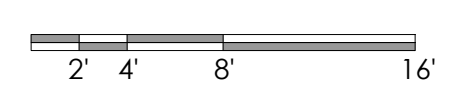
**A1**

**SITE PLAN NOTES:**

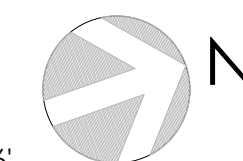
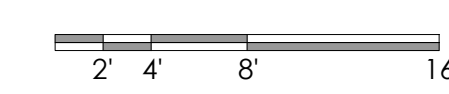
- 1. PROTECT EXISTING TREES AS REQUIRED BY MUNICIPAL CODE. NO TREE REMOVAL.
- 2. NO CHANGE TO EXISTING SITE DRAINAGE. EXISTING SITE GRADING AND DRAINAGE TO REMAIN.
- 3. COORDINATE UTILITIES WITH PG&E, MRWPCA, CAL-AM.



1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISION #	DESCRIPTION

ADAM JESELNICK ARCHITECT



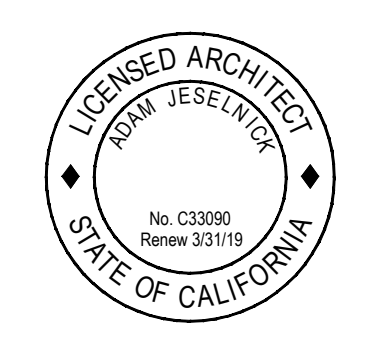
**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

EXISTING AND PROPOSED SITE PLANS

8-15-2017

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

**A2**



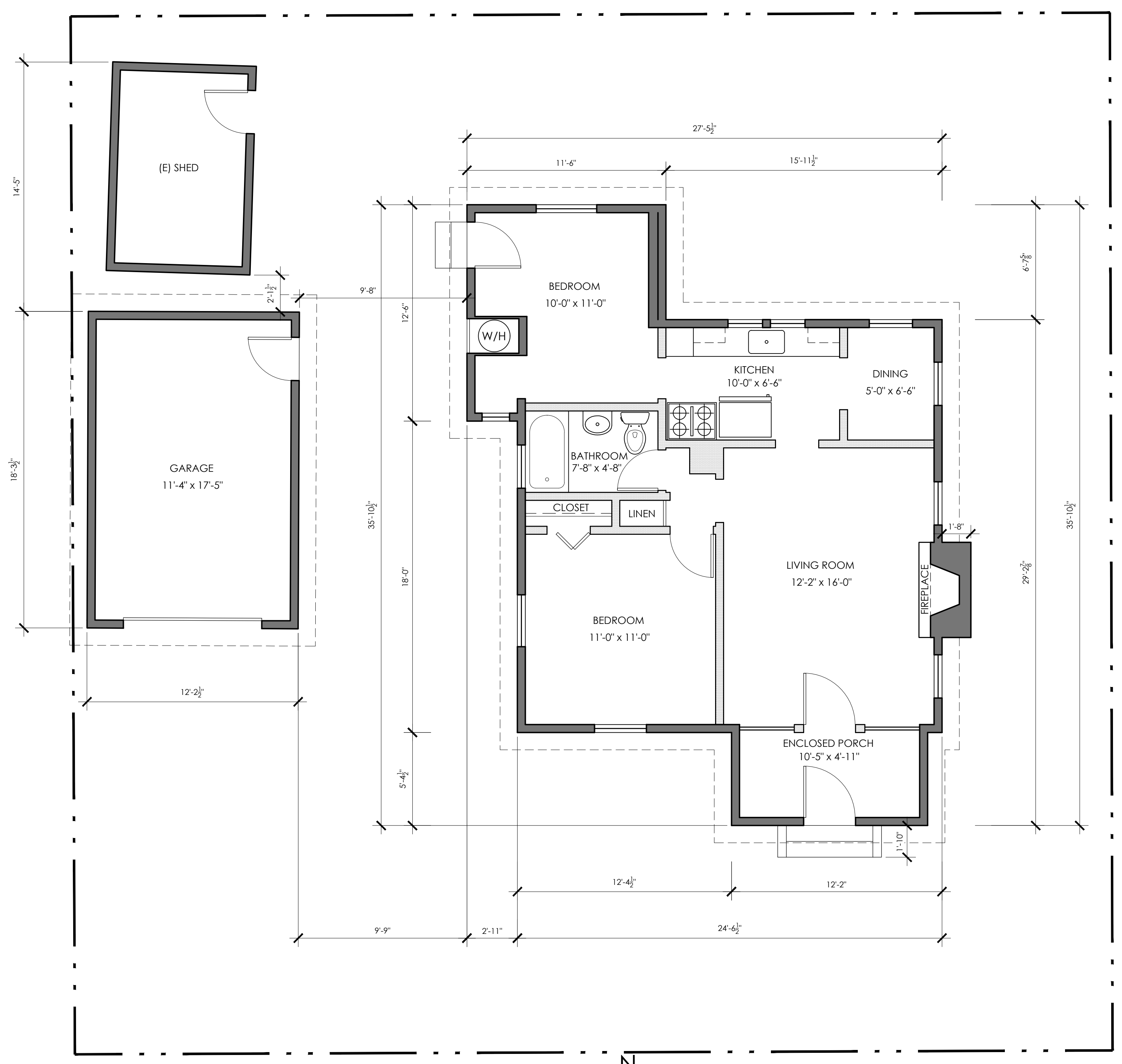
**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

EXISTING  
FIRST FLOOR  
PLAN

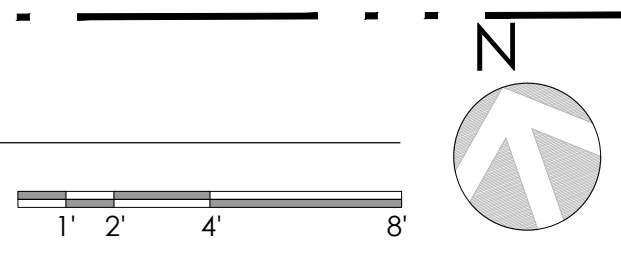
8-15-2017

1/4" = 1'-0"

**A3**



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





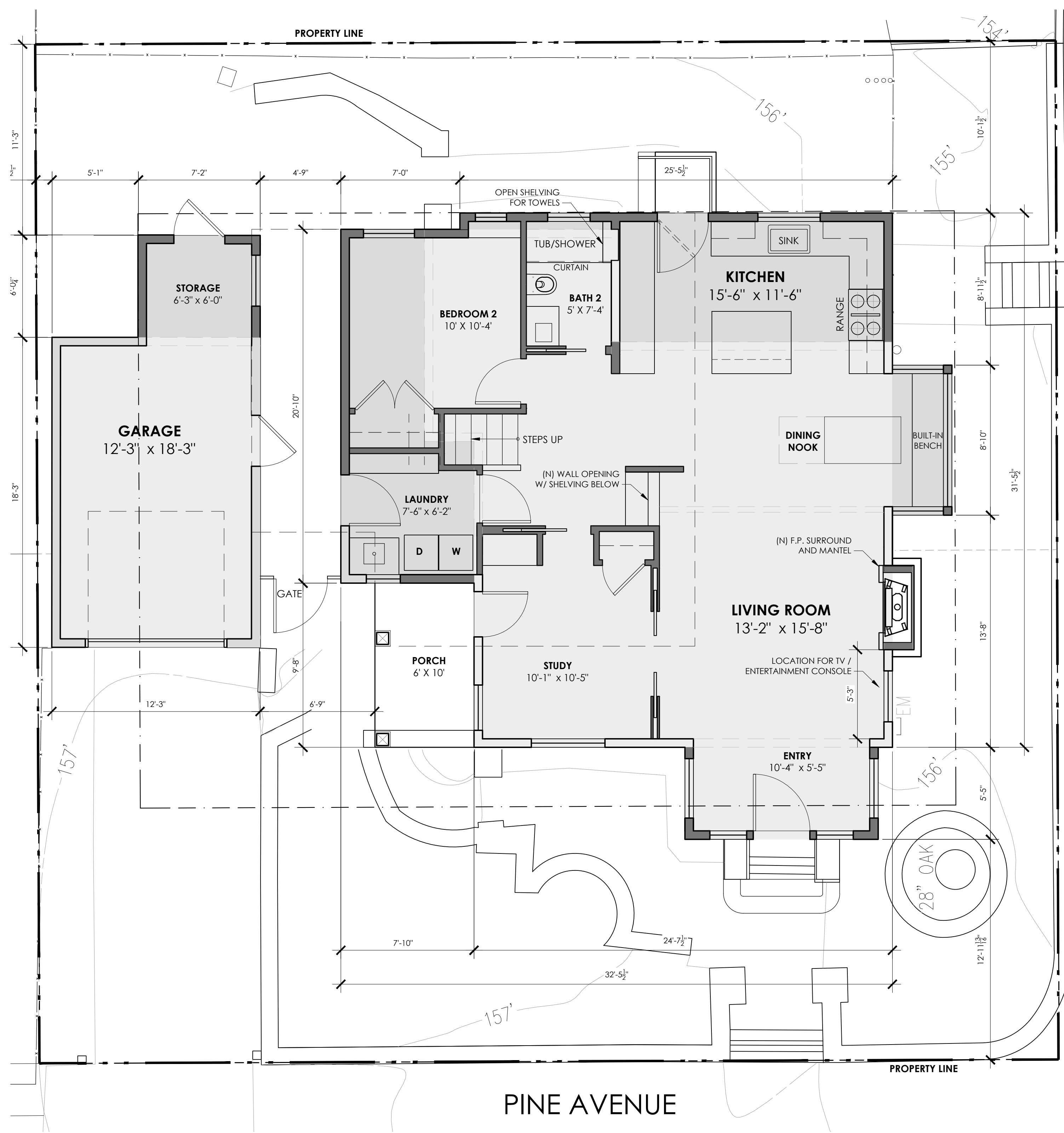
**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

PROPOSED  
FIRST & SECOND  
FLOOR PLANS

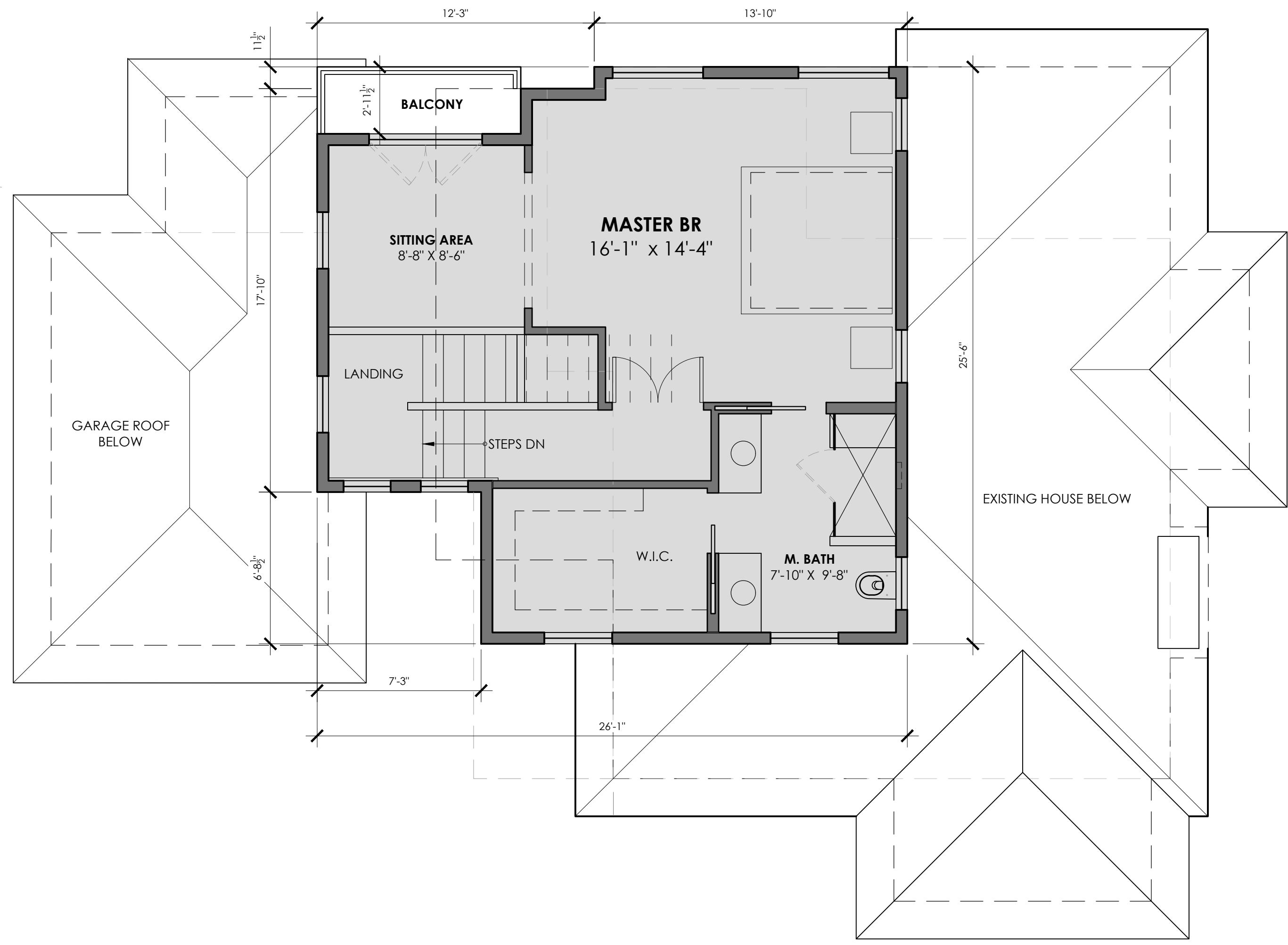
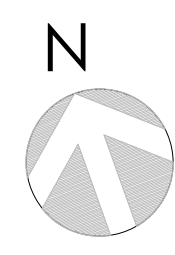
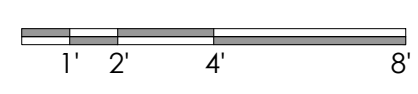
8-15-2017

1/4" = 1'-0"

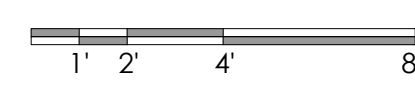
**A4**



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



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



REVISION #    △    --    --



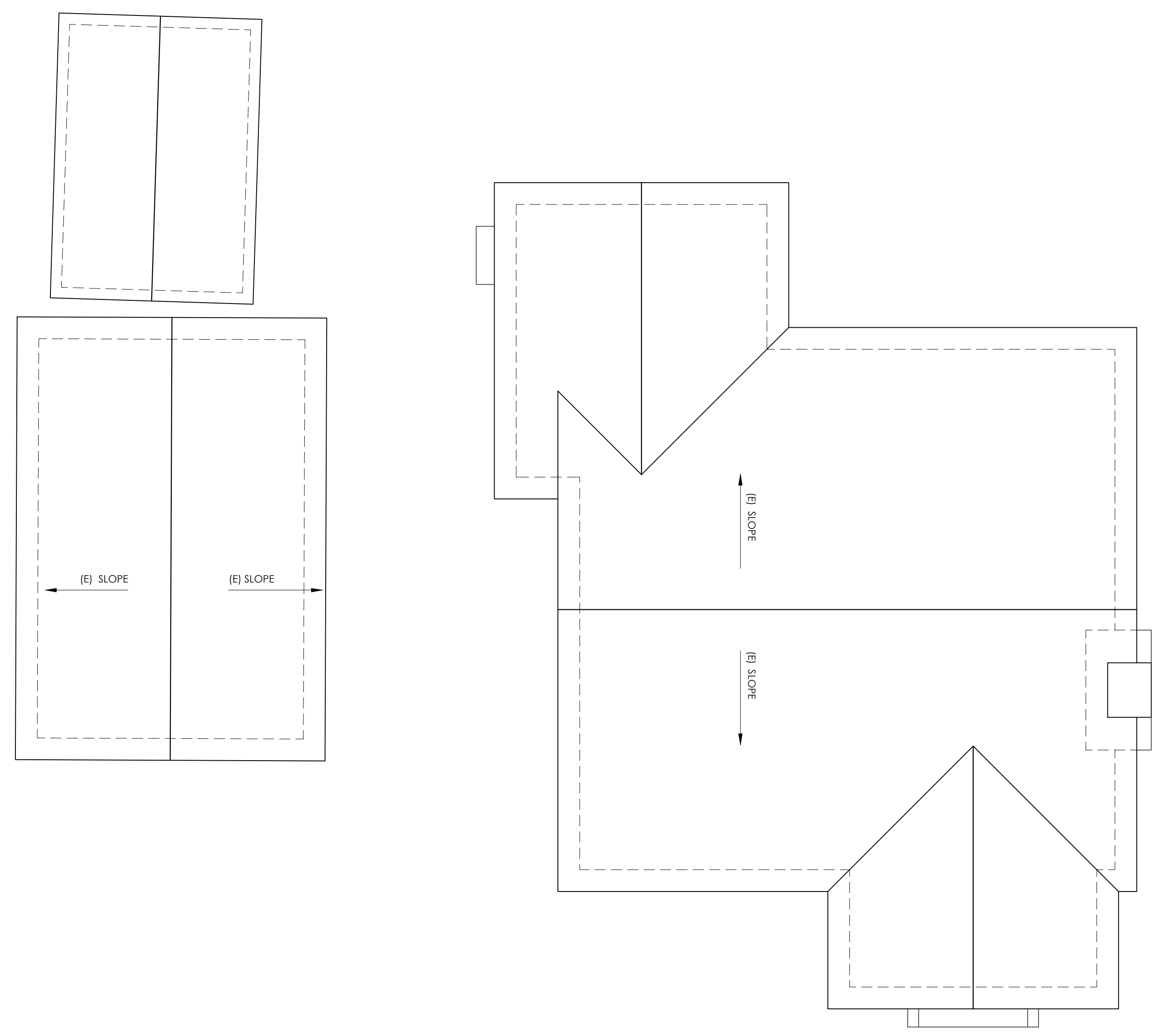
**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

EXISTING AND PROPOSED ROOF PLAN

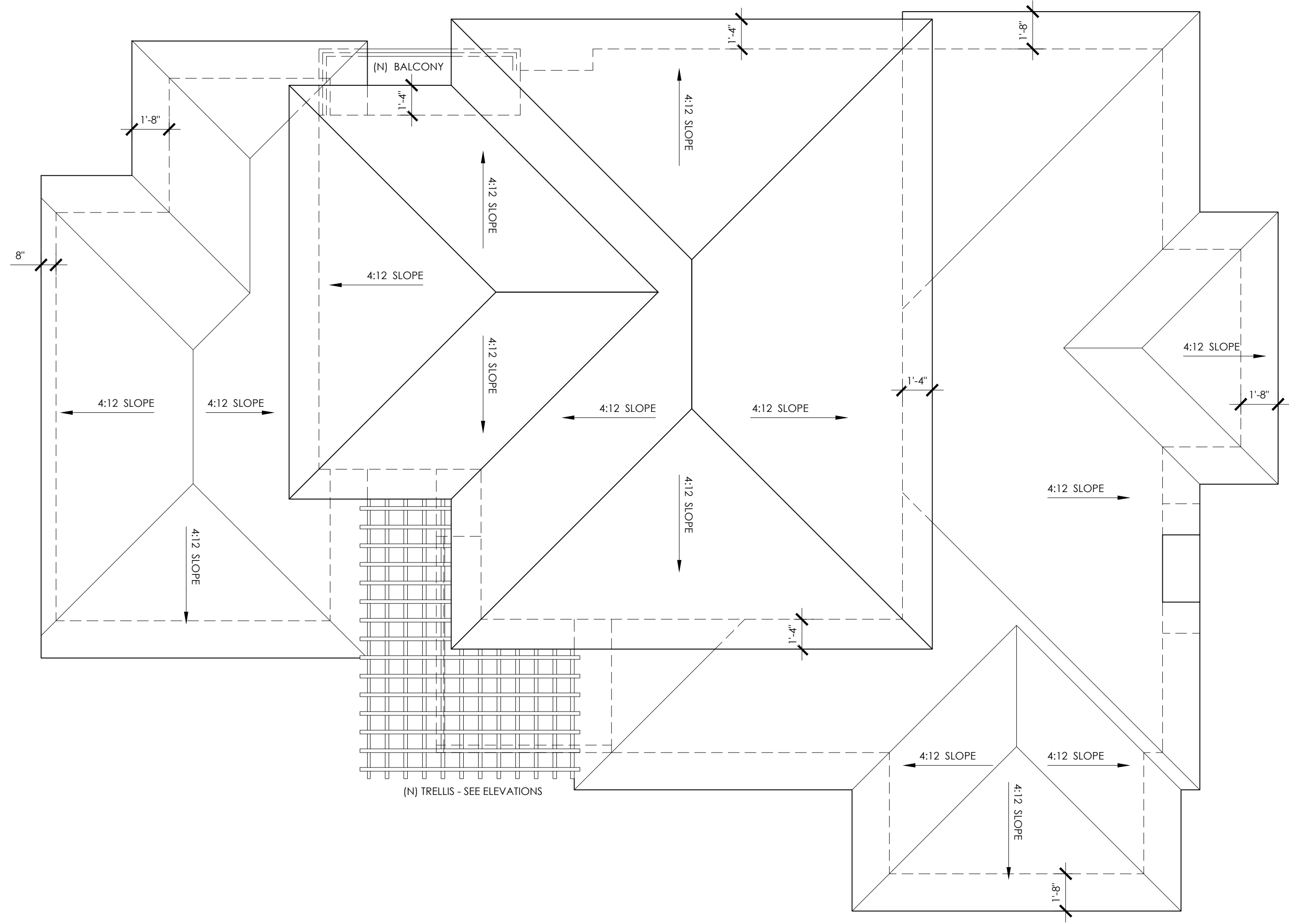
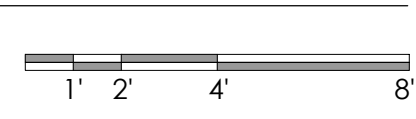
8-15-2017

1/4" = 1'-0"

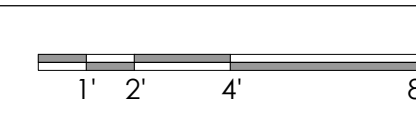
**A5**



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



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







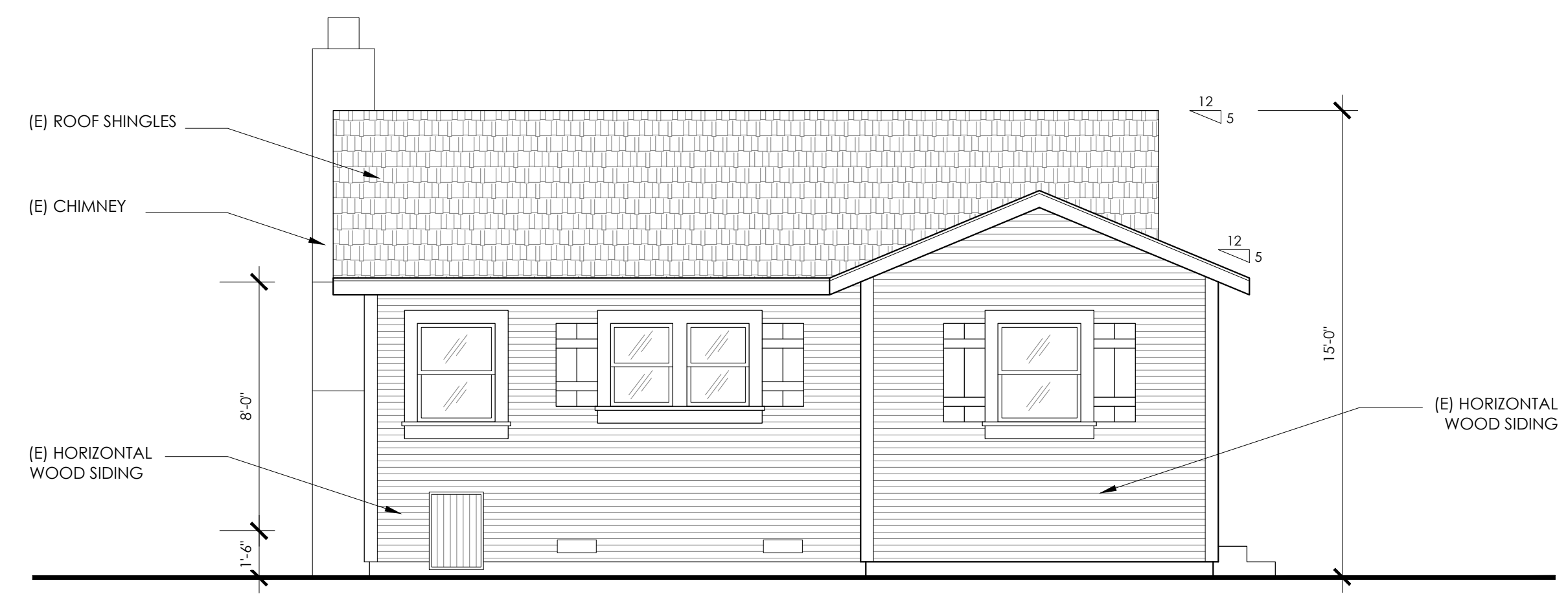
**TAKEHARA REMODEL AND ADDITION**  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

EXISTING ELEVATIONS

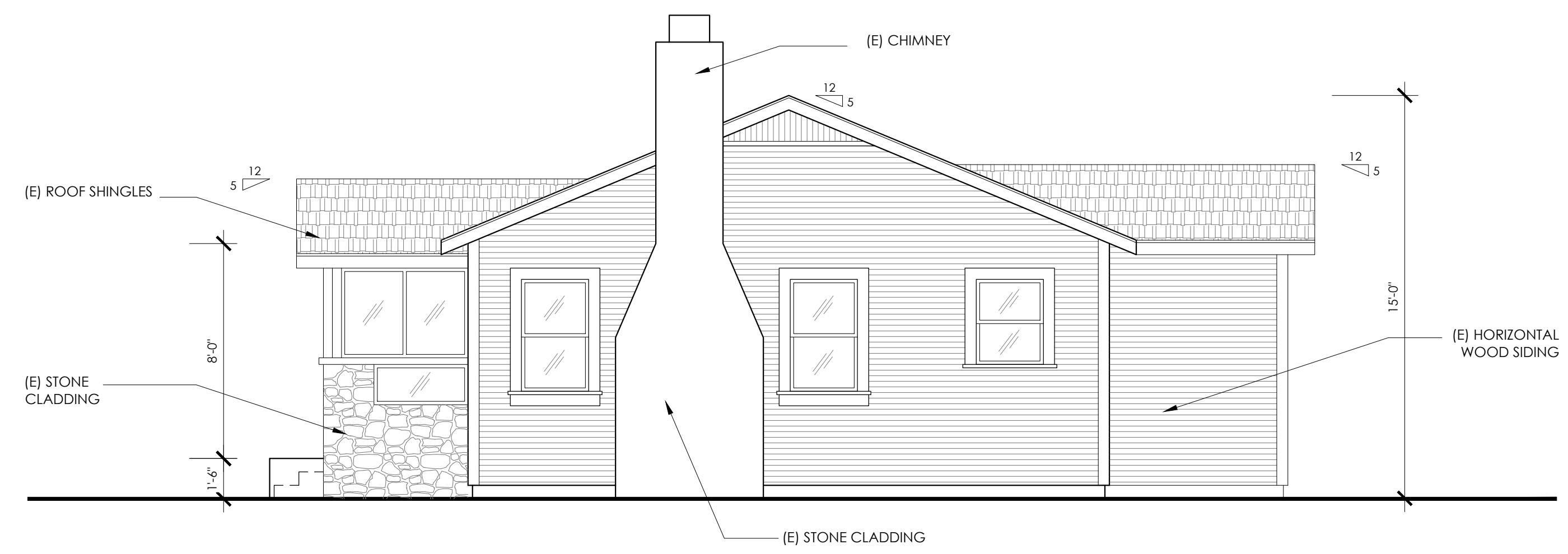
8-15-2017

1/4" = 1'-0"

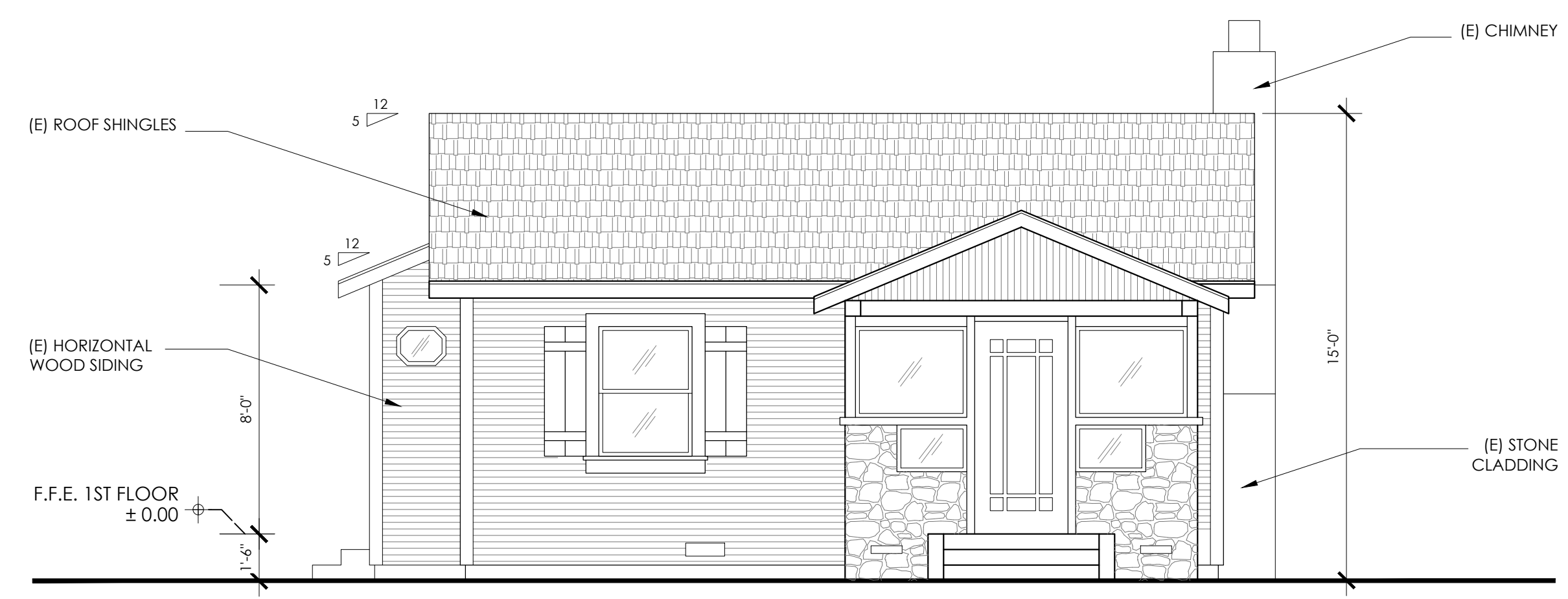
**A6**



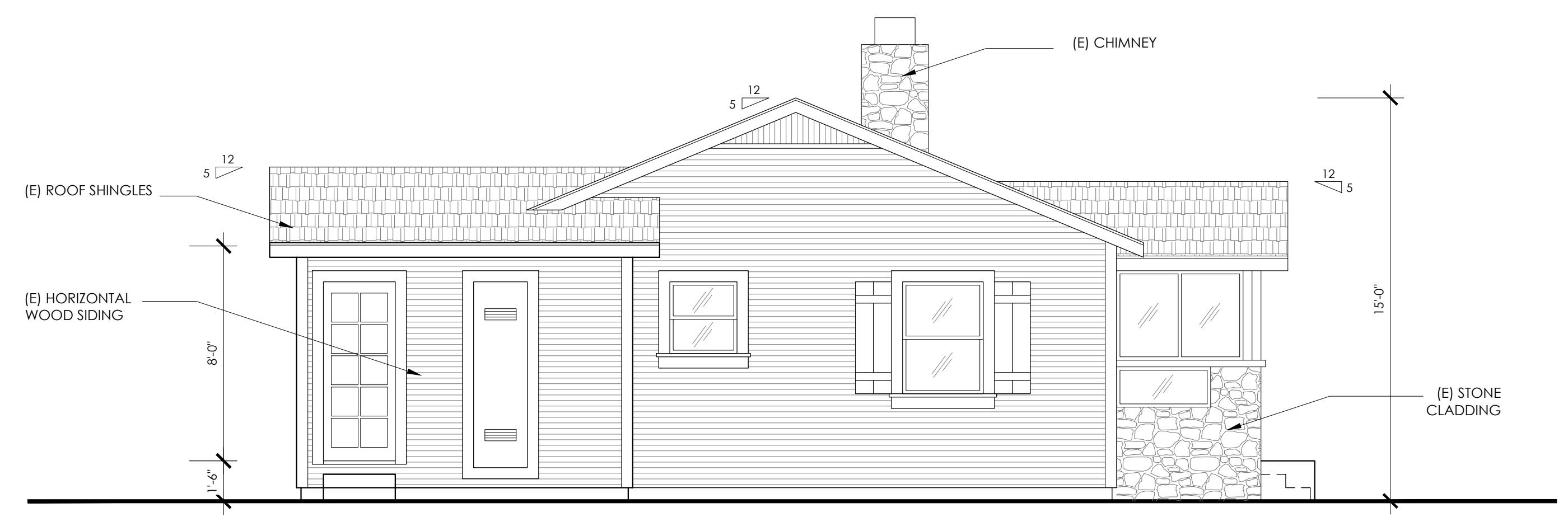
**3 NORTH ELEVATION (BACK ELEVATION)**  
SCALE: 1/4"=1'-0"



**4 EAST ELEVATION (SIDE ELEVATION)**  
SCALE: 1/4"=1'-0"



**1 SOUTH ELEVATION (FRONT ELEVATION)**  
SCALE: 1/4"=1'-0"



**2 WEST ELEVATION (SIDE ELEVATION)**  
SCALE: 1/4"=1'-0"



EXISTING AND PROPOSED ELEVATIONS

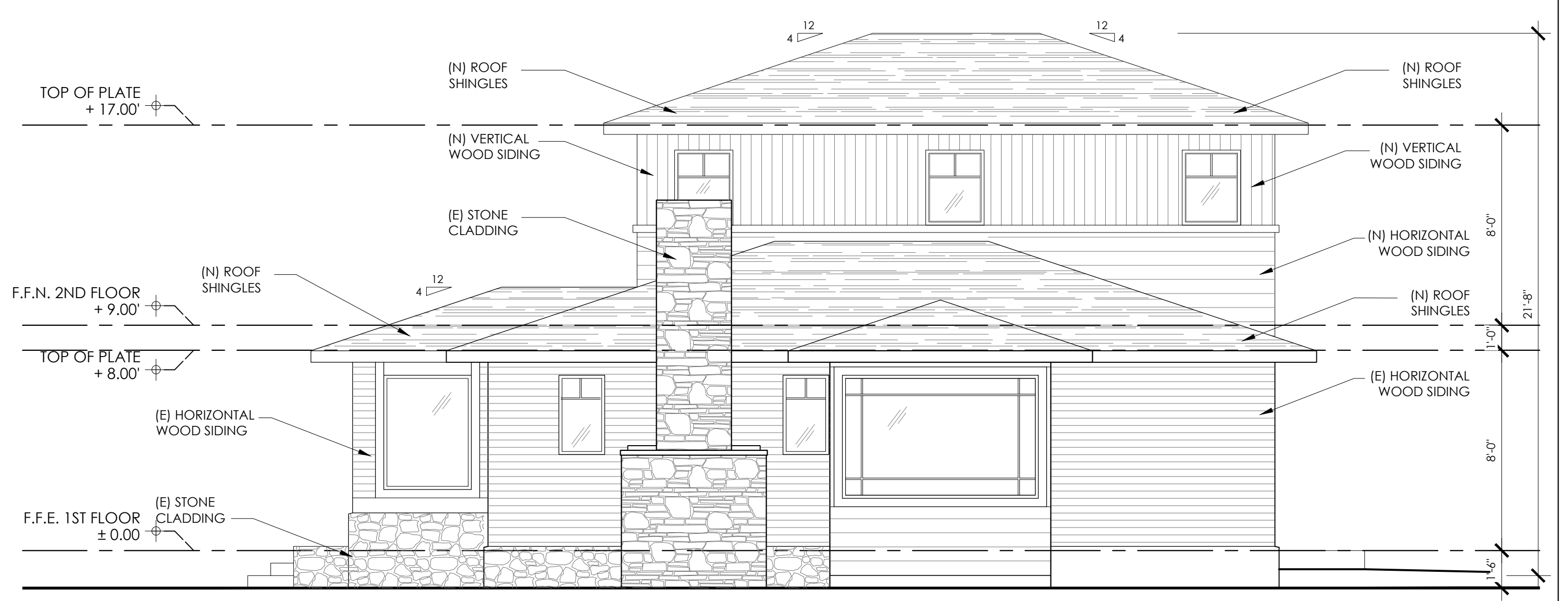
8-15-2017

1/4" = 1'-0"

A7



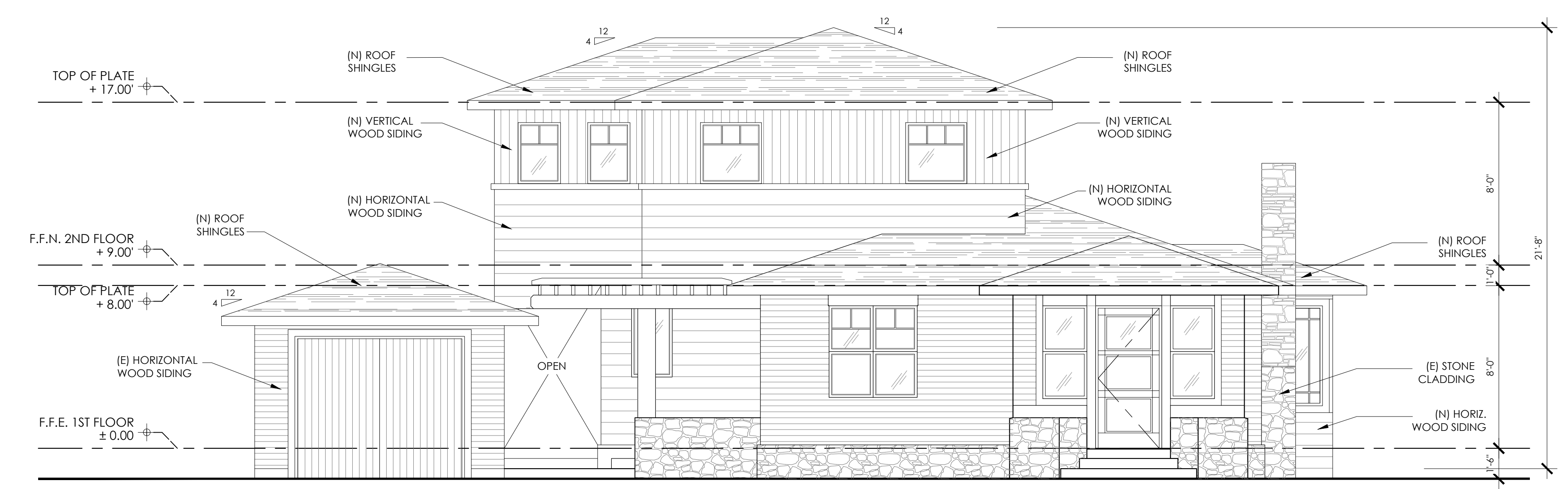
2 WEST ELEVATION (SIDE ELEVATION)  
SCALE: 1/4"=1'-0"



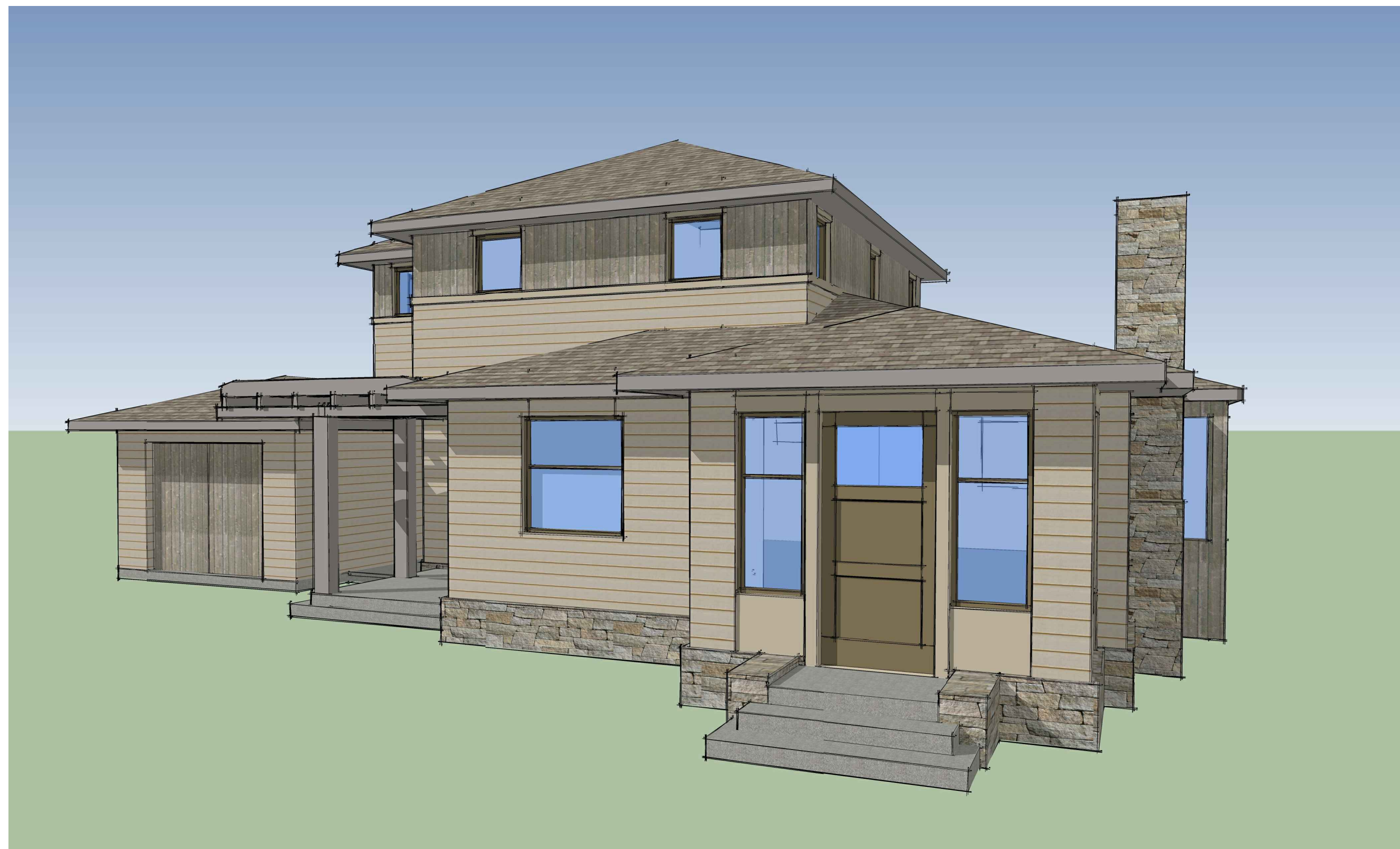
4 EAST ELEVATION (SIDE ELEVATION)  
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION (BACK ELEVATION)  
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION (FRONT ELEVATION)  
SCALE: 1/4"=1'-0"

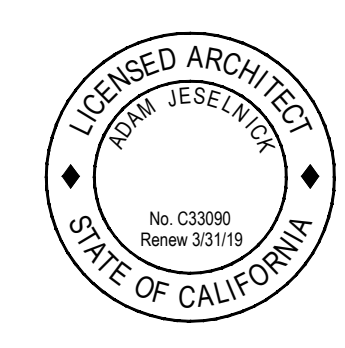


1 PROPOSED VIEW FROM STREET INTERSECTION



2 PROPOSED VIEW LOOKING NORTHEAST

ADAM JESELNICK ARCHITECT



TAKEHARA REMODEL AND ADDITION  
804 PINE AVENUE \* PACIFIC GROVE, CALIFORNIA

PROPOSED EXTERIOR RENDERINGS

8-15-2017

NOT TO SCALE

A8

REVISION #    △    -/-    ---



4 PROPOSED DOORS/WINDOWS  
KOLBE: ALUMINUM CLAD WOOD, FINISH: TRUFFLE



5 PROPOSED STONE CLADDING  
MATCH EXISTING CARMEL STONE VENEER



1 PROPOSED SIDING MATERIAL #1  
PAINTED CEDAR LAP SIDING, COLOR REFERENCE PICTURED



2 PROPOSED SIDING MATERIAL #2  
NATURAL WEATHERED REDWOOD, VERTICAL



3 PROPOSED ROOF MATERIAL  
PRESIDENTIAL COMPOSITION SHINGLE