



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: November 28, 2017

ADDRESS: 1141 Presidio Boulevard Pacific Grove (APN 007-592-010)

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

SUBJECT: Architectural Permit Application No. 17- 898: To demolish an existing 1,039 square foot single story residence and construct a 3,030 square foot two story single family residence.

CEQA STATUS: Categorical Exemption; §15301

PROJECT DESCRIPTION

Architectural Permit 17-898 would allow the demolition of the existing 1,039 square foot single story residence and construct a 3,030 square foot two story single family residence.

BACKGROUND

On September 18, 2017 Robert Mien, Architect, applied for an Architectural Permit to allow the demolition of the existing single story residence located at 1141 Presidio Boulevard. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements.

DISCUSSION

The subject residence is a single-story wood framed plain structure that was built in 1959. At the May 8, 2013 Historic Resource Committee meeting it was determined the residence was ineligible for the Historic Resource Inventory.

The property is not located in the Archaeological Zone or in an Area of Special Biological Significance

The following General Plan, Chapter 8, goals, policies, and programs are applicable to the Architectural Permit application.

Policy 2 Continue to require citywide architectural review for exterior changes to existing structures.

Program B While recognizing the individuality of existing neighborhoods encourage additions that contribute to the character of the area, while allowing for creativity in design.

Zoning Code:

The proposed project meets the R-1 Zoning code requirements. The allowable maximum building coverage is 40% and the proposed project site will have a building coverage of 24%. 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 3,813 sf and the proposed project site will create a 3,030 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 Design Guidelines:

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

Architectural style and design:

Diverse architectural styles lie at the heart of Pacific Grove's distinctive character. New construction should be compatible with established styles.

Guideline # 1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The proposed design aligns proportionately with neighboring structures.

Guideline #27: A building should be in scale with its site.

The proposed design provides open space around the residence which complements the design and preserves the character of the neighborhood.

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

The proposed design avoids large blank facades and the addition of the deck and the combination of siding elements softens the elevation.

Details:

The proposed project will have new stained shingle siding. The windows will be aluminum clad wood windows. There is a proposed new stained wood entry door with tempered glass lites.

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

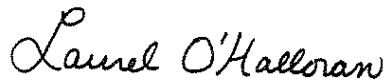
Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP No 17898 pursuant to PGMC 23.70.060(c) (1) and subject to the attached Findings and Conditions.

ATTACHMENTS

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

RESPECTFULLY SUBMITTED:



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

Permit Application

Application # AP 17-898

Date: 9/18/17

Total Fees: \$3,325.55

APPLICANT/OWNER:	Project Address: <u>1141 PRESIDIO BLVD.</u>	APN: <u>007-592-010</u>
	Project Description: <u>REMOVE EXISTING 1,039 SF. STD IN ENTIRETY. CONSTRUCT NEW 2,603 SF. TWO STORY, STD. EXISTING 484 SF. DETACHED 2-GR GARAGE TO REMAIN</u>	
	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Applicant	Owner
	Name: <u>ROBERT MEIN, ARCHITECT</u>	Name: <u>PETE & DEBRA MANGAN</u>
	Phone: <u>(831) 373-1165</u>	Phone: <u>(408) 406-3115</u>
	Email: <u>rkmein@ggsbcgpbkal.net</u>	Email: <u>PETE.MANGAN@OCCLARO.COM</u>
	Mailing Address: <u>PO. BOX 682 PACIFIC GROVE, CA 93950</u>	Mailing Address: <u>884 RUSSET DRIVE SUNNYVALE, CA 94087</u>

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: _____

PLANNING STAFF USE ONLY:	CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
	<input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> Staff <input type="checkbox"/> ZA <input type="checkbox"/> SPRC <input checked="" type="checkbox"/> LARB	<input type="checkbox"/> HRC <input type="checkbox"/> IPC <input type="checkbox"/> CC	<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____

Property information

Lot: 20+21 Block: 3 Tract: Del Monte Pk.
 ZC: R-1 GP: MDR 17.4 DU/AC Lot Size: 10,015 sq ft.

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: A. Aziz SEP 18 2017

Assigned to: L. O'Halloran

\$ PAID
3,325.55
9-18-17

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: Robert Mein **Date:** 9/18/17

Owner Signature (Required): Pete Mangan **Date:** 9/18/17

PROJECT DATA SHEET

Item 7c

PROJECT ADDRESS: 1141 Presidio Blvd.		SUBMITTAL DATE: September 18, 2017		
APPLICANT(S): Robert Mein, Architect		PERMIT TYPE(S) & NO(S):		
	REQUIRED PERMITTED	EXISTING CONDITION	PROPOSED CONDITION	RELATED NOTES
ZONING DISTRICT	R - 1	R - 1	R - 1	
BUILDING SITE AREA	9, 513 S.F.	9, 513 S.F.	9, 513 S.F.	
DENSITY (MULTI-FAMILY ONLY)	N. A.	N. A.	N. A.	
BUILDING COVERAGE	3,805 S.F. (40%)	1,524 S.F. (16%)	2,276 S.F. (24%)	
SITE COVERAGE	5,708 S.F. (60%)	5,333 S.F. (56%)	5,437 S.F. (57%)	400 S.F. DRIVEWAY AND 60 S.F. WALKWAY EXEMPT
GROSS FLOOR AREA	3, 813 S.F.	1,524 S.F.	3,030 S.F.	
SQUARE FOOTAGE NOT COUNTED TOWARDS NET FLOOR AREA			57 S.F.	INTERIOR STAIRWAY (53 S.F.) AND MECHANICAL CHASE (4 S.F.) EXEMPT
IMPERVIOUS SURFACE AREA CREATED AND/OR REPLACED			1,926 S.F.	REMOVE AND REPLACE SFD, ADD PAVER LANDING @ NORTHWEST SIDE OF NEW DWELLING
TOTAL EXTERIOR LATERAL WALL LENGTH TO BE DEMOLISHED			142.33 LIN. FT.	
TOTAL EXTERIOR LATERAL WALL LENGTH TO BE BUILT			328.37 LIN. FT.	
BUILDING HEIGHT	25 FEET	13 FEET	23 FEET	
NUMBER OF STORIES	TWO	ONE	TWO	
FRONT YARD SETBACK	15 FEET	17.4 FEET	15.9 FEET	
SIDE YARD SETBACK SOUTHWEST SIDE	10 FEET	5 FEET	10 FEET	
SIDE YARD SETBACK EAST SIDE	10 FEET	44 FEET	31.3 FEET	
REAR YARD SETBACK	10 FEET	10 FEET	34.5 FEET	
GARAGE DOOR SETBACK	20 FEET	80 FEET	80 FEET	
COVERED PARKING SPACES	ONE	TWO	TWO	
UNCOVERED PARKING SPACES	ONE	ONE	ONE	
PARKING SPACE SIZE (INTERIOR MEASUREMENT)	9' x 20' MINIMUM	11' x 21' (2)	11' x 21' (2)	
NUMBER OF DRIVEWAYS	ONE	ONE	ONE	
DRIVEWAY WIDTH		12'	12'	
BACKUP DISTANCE		80 FEET	80 FEET	
EAVE PROJECTION INTO SETBACK	3' MAXIMUM	2' - 0"	2' - 0"	
DISTANCE BETWEEN EAVES AND PROPERTY LINES	3' - 0" MINIMUM	8 FEET	8 FEET	
OPEN PORCH / DECK PROJECTIONS		NONE	NONE	
ARCHITECTURAL FEATURE PROJECTIONS		NONE	NONE	
NUMBER & CATEGORY OF ACCESSORY BUILDINGS		1 DETACHED GARAGE	1 DETACHED GARAGE	
ACCESSORY BUILDING SETBACKS		10 FEET	10 FEET	
DISTANCE BETWEEN BUILDINGS		36' - 0"	17' - 6"	
ACCESSORY BUILDING HEIGHT		13 FEET	13 FEET	
FENCE HEIGHTS	6' - 0"	4' - 0"	4' - 0"	

*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) 17-898

FOR A PROPERTY LOCATED AT 1141 PRESIDIO BOULEVARD TO ALLOW THE DEMOLITION OF THE EXISTING 1,039 SQUARE FOOT SINGLE STORY RESIDENCE AND CONSTRUCT A 3,030 SQUARE FOOT TWO STORY SINGLE FAMILY RESIDENCE.

FACTS

1. The subject site is located at 1141 Presidio Boulevard Pacific Grove, 93950 APN 007-592-010
2. The subject site has a designation of Medium Density 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 9,513 square feet.
5. The subject site is developed with a 1,524 square foot single-story single family dwelling.
6. At the May 8, 2013 Historic Resource Committee meeting it was determined the residence was ineligible for the Historic Resource Inventory..
7. 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. 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 1, 27, 36 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) 17-898:

To allow the demolition of an existing 1,039 square foot single story residence and construct a 3,030 square foot two story single family 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 Community and Economic Development (C&ED) 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. **Best Management Practices:** An erosion and sediment plan is required as part of the building plan submittal.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
9. **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.
10. **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.
11. **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) 17-898
- 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 28th day of November, 2017, 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.

Pete Mangan, 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
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 1124 Surf, Pacific Grove, CA 93950

Project Description: AP 170736

Description: To allow the demolition of the existing 1,842 square foot residence and to build a 2,964 two story residence.

APN: 006022009000

ZC: R-1-H

Lot Size: 6,390 SF

Applicant Name: Jeanne Byrne Phone #: 372-6585
Mailing Address: 591 Lighthouse Avenue
Email Address: 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: Class 1 Section 15301 (e)
- 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. 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 OHalloran

Date: 11-14-17

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

Item 7c

September 5, 2008

RECEIVED
OCT 02 2008
COMMUNITY DEV. DEPT.

Mr. David Armas
1141 Presidio Boulevard
Pacific Grove, CA 93950

Dear Mr. Armas:

Thank you for the opportunity to prepare a Phase I Historic Review for the residential property located at 1141 Presidio Boulevard (APN# 007-592-010) in Pacific Grove, as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

Monterey County Assessor's records show the subject property as being constructed in 1949. The Monterey County Assessor's office in Salinas has the date of construction as 1950, under the initial ownership of a Ms. Wanda Tuck. No builder was identified.

The subject property was constructed in an unincorporated portion of Monterey County, then incorporated into Pacific Grove as part of the Del Monte Park annexation in 1972. The earliest Pacific Grove building records for the property show a building permit issued to then owner Mr. Michael Carr on June 13, 1995 for a major remodeling of the residence, including full window replacement, the relocation of the original front door and the addition of numerous skylights (PGBP# 95-0257), and the original exterior wall cladding of the residence was replaced by T-111 wood siding in 2005 (PGBP# 05-0908). The records also show the addition of extensive hardscaping in the form of a driveway, a large parking pad and patio areas on the rear (SE) and two side-elevations (NE & SW) (PGBP# 01-0661).

The original owner, Ms. Wanda Tuck does not appear in any Pacific Grove directory between 1950-1958, however, in 1958 a Donald Tuck Tree Service is listed at the subject property. The same business was listed at 519 Hilby in Seaside in 1957 indicating a move to the Pacific Grove area in 1957 or 1958.

The subject property is a one-story, wood-framed, flat-roofed small post WWII suburban house, resting on a concrete foundation.

The exterior wall cladding is a combination of routed vertical T-111 wood sheathing and corner boards, with three rows of wide horizontal ship lap siding running along the base of the building on the NE side-elevation. Based upon available photographs in the Pacific Grove Planning Department files, the original wall cladding may have been either asbestos or a cementitious shingle.

The flat roof has a slightly downward pitch toward the rear (SE). It has wide overhanging eaves along the front (NW) elevation with exposed rafters and a simple fascia surrounding the house. There are several large skylights on the roof, added in the 1995 remodel. The roof is covered with tar-and-gravel.

Fenestration is irregular, with a combination fixed and sliding vinyl clad windows in varying shapes and sizes with multi-paned plastic snap-in muntins. The entry door was relocated to its present location in the 1995 remodeling. It is located between the two principal front windows toward the NE along the NW facing facade. It is a multi-paned wood and glass type. The attached one-car garage forms the slightly offset NE side of the house. The overhead door entry faces SE off the rear of the residence.

The subject property is sited on a steep bluff at the SWW corner of Presidio Blvd. and Hillside Avenue immediately surrounded by a hardscape surface of cement pavers. The site is framed by cement retaining walls and some mature trees. It is located in a wooded neighborhood of one and two story residences of varying sizes, ages and styles.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, generally, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Evaluation criteria for historic resources in the Pacific Grove Municipal Code (Sec. 23.76.025) generally reflects those of both the California and National Register of Historic Resources.

Specific differences that exist in the Pacific Grove criteria include the following:

(h) Whether it (potential historic resource) has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the City of Pacific Grove;

(j) Whether it (potential historic resource) contributes to the architectural aesthetics and continuity of the street;

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

The subject property does not have, "a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood", as described in Pacific Grove criterion (h). The original appearance of the residence was extensively altered in a 1995 remodel, and the site modified in the 2006 hardscaping.

The subject property does not "contribute to the architectural aesthetics and continuity of the street", as described in Pacific Grove criterion (j). This area of Pacific Grove was developed when the neighborhood was part of Monterey County and grew at different times with building types generally deriving from inexpensive builders plans available during the various periods of growth.

The subject property is not located "in a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically", as described in Pacific Grove criterion (k). Such a concentration would constitute a historic district and the Pacific Grove historic preservation ordinance makes no provisions for historic districts.

None of the above criteria are clearly defined as Pacific Grove does not have a Historic Context Statement that documents the historic periods, themes, events, people, architects and builders who have contributed to the cultural and developmental history of the city.

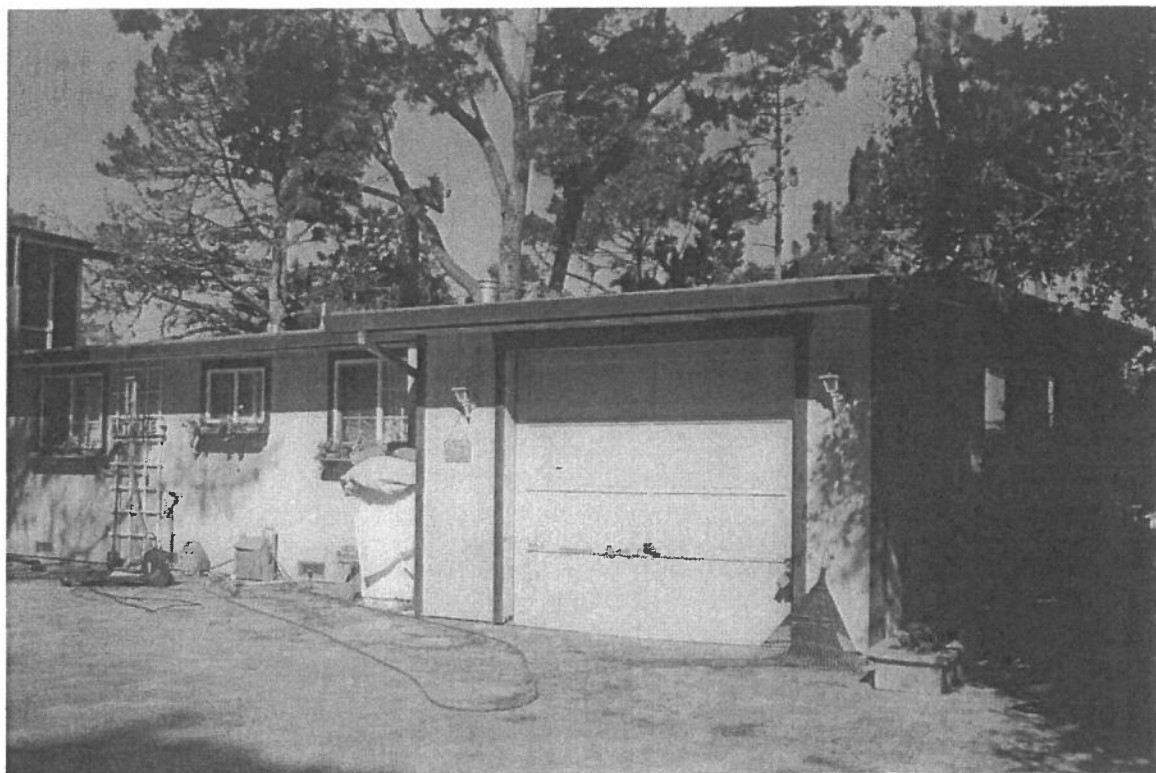
The subject property has been completely remodeled on the exterior from its wall cladding to the relocation of windows and doors, compromising its original 1950 appearance.

No event of significance to the nation, state or region, nor any important individual has been identified with the existing property. The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to September of 2008). It is not listed in the Pacific Grove Historic Resource Inventory. It is not listed in the California Register, nor the National Register of Historic Places.

Because of major exterior changes to the subject property over time the physical integrity of the residence has been compromised as originally constructed in 1950. The subject property lacks any architectural distinction as an example of a type (small post WWII flat-roofed small suburban house) of architecture for listing in the California Register. Therefore, the building cannot be considered an historic resource as defined by CEQA. Nor does the building qualify for listing in the Pacific Grove Historic Resource Inventory.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "J. D. J. Seavey".



1141 Presidio Boulevard

1141 Presidio Blvd – Pacific Grove

VIEW SOUTH



VIEW WEST



M A N G A N R E S I D E N C E

P a c i f i c G r o v e, C a l i f o r n i a

ROBERT C. MEIN
ARCHITECT & ASSOCIATES
P.O. BOX 682
(851) 573-1865 email: rcmeinrpg@sbglobal.net
PACIFIC GROVE, CA

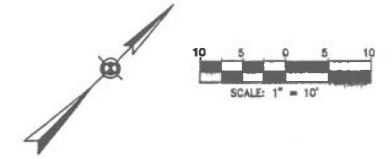
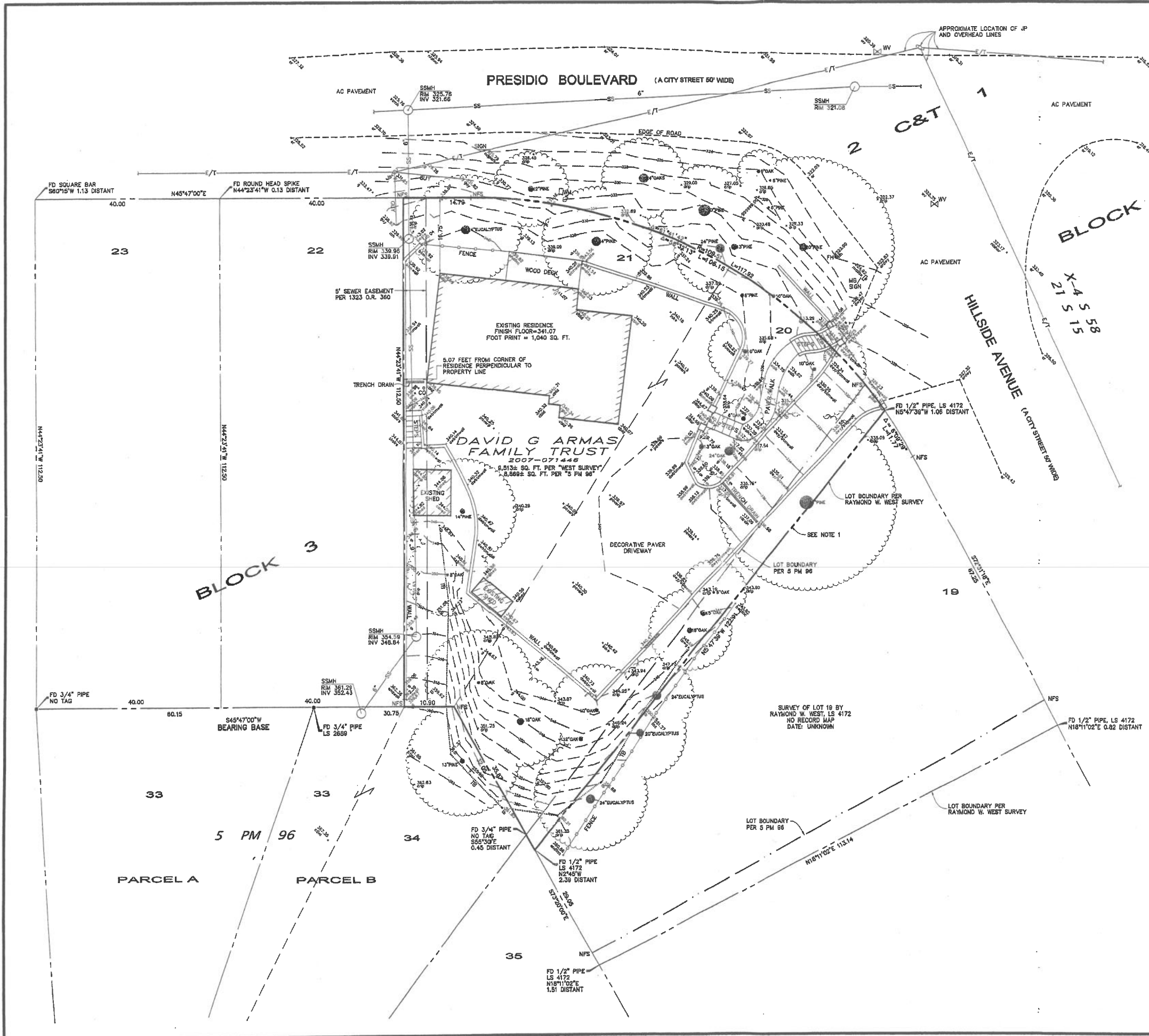
NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

TITLE SHEET, DRAWING
INDEX, LEGAL
DESCRIPTION, ZONING
INFORMATION, GENERAL
NOTES

ISSUED
NOV. 1, 2011
REVISED

SHEET
A1
OF TWELVE

GENERAL NOTES	SCOPE OF WORK	LEGAL DESCRIPTION	PROJECT DATA																																																																																																																																																																									
<p>1. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE AND CALIFORNIA ELECTRICAL CODE AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CALIFORNIA CODE OF REGULATIONS AND THIS JURISDICTION.</p> <p>2. NOTIFY ARCHITECT OF ANY CONFLICTING OR MISSING DIMENSIONS PRIOR TO PROCEEDING WITH WORK. DO NOT SCALE ANY DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING THE COURSE OF CONSTRUCTION.</p> <p>3. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.</p> <p>4. CONSTRUCTION, BRACING AND SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN A MANNER SUCH THAT THE DESIGN LIVE LOADS OF THE STRUCTURE ARE EXCEEDED. NO CONSTRUCTION MATERIALS SHALL BE STORED ON OVERHANGING FRAMING.</p> <p>5. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOBSITE AND ADHERE TO ALL FEDERAL, LOCAL, STATE AND O.S.H.A. SAFETY REGULATIONS.</p> <p>6. DO NOT CUT OR TRIM ANY TREES ON PROPERTY UNLESS OTHERWISE NOTED OR DIRECTED BY THE ARCHITECT OR THE OWNER. SEE ATTACHED TREE PROTECTION STANDARDS.</p> <p>7. AVOID FILLING AND CUTTING AROUND EXISTING TREES. PROTECT THESE TREES WITH BARRIERS DURING CONSTRUCTION. SEE ATTACHED TREE PROTECTION STANDARDS.</p> <p>8. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.</p> <p>9. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.</p> <p>10. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.</p> <p>11. 1.6 GALLON MAXIMUM PER FLUSH AT TOILETS; 2.5 GALLONS PER MINUTE MAXIMUM AT SHOWERHEADS AND 2.2 GALLONS PER MINUTE AT LAVATORY AND SINK FAUCETS.</p> <p>12. AS OF JULY 1, 1986, THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED. (S.B. 164)</p> <p>13. AS OF JULY 1, 1986, THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED. (S.B. 164)</p> <p>14. NATURAL GAS LINE SIZING DIAGRAM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ROUGH PLUMBING INSPECTION.</p> <p>15. DRAINAGE PIPING SERVING FIXTURES WITH FLOOD LEVEL RIMS LESS THAN 2' ABOVE ELEVATION OF NEAREST UPSTREAM MANHOLE COVER SHALL BE PROTECTED FROM SEWAGE BACKFLOW WITH AN APPROVED BACKFLOW WATER VALVE IN ACCORDANCE WITH UPC, SECTION 710.</p>	<p>REMOVE EXISTING 1,040 SQ. FT. SINGLE FAMILY DWELLING IN ENTIRETY. CONSTRUCT NEW 2,603 SQ. FT. TWO STORY SINGLE FAMILY DWELLING. EXISTING 484 SQ. FT. DETACHED TWO CAR GARAGE WAS CONSTRUCTED UNDER PREVIOUS PERMIT.</p>	<p>PROPERTY OWNER:</p> <p>PETE AND DEBRA MANGAN</p> <p>LOTS 20 & 21, BLOCK 5 DEL MONTE PARK SUBDIVISION PACIFIC GROVE, CALIFORNIA</p> <p>A. P. No. 007-592-010</p>	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED PERMITTED</th> <th>EXISTING CONDITION</th> <th>PROPOSED CONDITION</th> <th>RELATED NOTES</th> </tr> </thead> <tbody> <tr> <td>ZONING DISTRICT</td> <td>R-1</td> <td>R-1</td> <td>R-1</td> <td></td> </tr> <tr> <td>BUILDING SITE AREA</td> <td>9,619 S.F.</td> <td>9,619 S.F.</td> <td>9,619 S.F.</td> <td></td> </tr> <tr> <td>DENSITY (MULTI-FAMILY ONLY)</td> <td>N.A.</td> <td>N.A.</td> <td>N.A.</td> <td></td> </tr> <tr> <td>BUILDING COVERAGE</td> <td>3,805 S.F. (40%)</td> <td>1,524 S.F. (16%)</td> <td>2,276 S.F. (24%)</td> <td></td> </tr> <tr> <td>SITE COVERAGE</td> <td>6,708 S.F. (69%)</td> <td>6,339 S.F. (66%)</td> <td>5,437 S.F. (57%)</td> <td>800 S.F. DRIVEWAY AND 90 S.F. 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BOT	BOTTOM	SHTG	SHEATHING																																																																																																																																																																									
BTWN	BETWEEN	SIM.	SIMILAR																																																																																																																																																																									
C	CARPET	SL	SLIDING																																																																																																																																																																									
CLG	CEILING	SQ.	SQUARE																																																																																																																																																																									
CLR.	CLEAR	STL.	STEEL																																																																																																																																																																									
CONC	CONCRETE	STRUCT.	STRUCTURAL																																																																																																																																																																									
D	DRYER	T.	TOP (TILE)																																																																																																																																																																									
DET.	DETAIL	T. B.	TOWEL BAR																																																																																																																																																																									
D. S.	DOWNSPOUT	TEMP.	TEMPERED																																																																																																																																																																									
D/M	DISHWASHER	THRU	THROUGH																																																																																																																																																																									
EA.	EACH	T. O.	TOP OF																																																																																																																																																																									
F. H. N. S.	FLAT HEAD NOD SCREW	TYP.	TYPICAL																																																																																																																																																																									
G. I.	GALVANIZED IRON	V.	VINYL																																																																																																																																																																									
GYP	GYPSEUM	VERT.	VERTICAL																																																																																																																																																																									
HDR	HEADER	W.	WASHER																																																																																																																																																																									
HT.	HEIGHT	W/	WITH																																																																																																																																																																									
INSUL.	INSULATION	W. H.	WATER HEATER																																																																																																																																																																									
INT.	INTERIOR	W. I. C.	WALK IN CLOSET																																																																																																																																																																									
LAV	LAVATORY	W. P. D.	WATER PROOF DECKING																																																																																																																																																																									
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PLYMD	PLYWOOD																																																																																																																																																																											
<p>MATERIALS OF CONSTRUCTION</p> <p>1. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED (CBC 19212.4).</p> <p>2. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40, DEFORMED, UNPAINTED, AND FREE FROM RUST, SCALE OR MUD. SIZES SHALL BE AS DETAILED WITH MINIMUM LAP OF 40 DIAMETERS.</p> <p>3. LUMBER GRADES SHALL BE IN CONFORMANCE WITH TABLES 23-4-A-1 THROUGH 23-4-A-6 OF THE CALIFORNIA BUILDING CODE AND COMPLY WITH THE LATEST GRADING DESIGNATIONS AND THE WESTERN WOOD PRODUCTS ASSOCIATION.</p> <p>4. ALL WOOD WITHIN 6' OF GRADE OR STRUCTURAL MEMBERS EXPOSED TO THE ELEMENTS, SHALL BE EITHER FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.</p> <p>5. FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED.</p> <p>6. LUMBER 4 x 4 AND LARGER SHALL BE DOUGLAS FIR NO. 1 GRADE OR BETTER UNLESS OTHERWISE NOTED.</p> <p>7. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO U.S. PRODUCT STANDARDS PS 1-88 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL SPECIFICATIONS.</p> <p>8. NAILS SHALL CONFORM TO THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE, TABLE 2304.9.1: "NAILING SCHEDULE". ALL NAILS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.</p> <p>9. SHEET METAL: PROVIDE AND INSTALL GALVANIZED METAL FLASHING AS DETAILED AND REQUIRED TO INSURE A WEATHERTIGHT ASSEMBLY. ALL PIECES SHALL BE FABRICATED IN MAXIMUM PRACTICAL LENGTHS, FREE FROM WARPS, BUCKLES, DENTS AND OTHER DEFECTS.</p> <p>10. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS SUCH AS WIRE GLASS, LAMINATED GLASS, TEMPERED GLASS OR SAFETY PLASTIC. (CBC, SECTION 2406).</p> <p>11. SEALANTS: PROVIDE AND INSTALL ACRYLIC LATEX BASE CAULKING AT ALL EXTERIOR JOINTS AND GAPS NECESSARY FOR A WEATHERTIGHT ASSEMBLY.</p>	<p>CONSULTANTS</p> <p>OWNER Pete and Debra Mangan 884 Russet Drive Sunnyvale, California 94087 (408) 919-2762 (408) 406-8115</p> <p>ARCHITECT Robert C. Mein Architect and Associates P. O. Box 682 Pacific Grove, California 93950 (831) 573-1865 email: rcmeinrpg@sbglobal.net</p> <p>CONSULTING ENGINEER Alex Ott and Associates 608 Palm Avenue Seaside, California 93955 (831) 544-5936</p> <p>GENERAL CONTRACTOR To Be Determined</p> <p>CIVIL ENGINEER AND LAND SURVEYOR Mid Coast Engineers Civil Engineers and Land Surveyors 70 Penny Lane, Suite A Watsonville, California 95076 (831) 724-2580</p> <p>GEOTECHNICAL ENGINEER Earth Systems Pacific George J. Barnett 400 Park Center Drive, Suite 1 Hollister, California 95023 (831) 657-2133 (831) 657-0510 (Fax)</p> <p>TITLE 24 CONSULTING Monterey Energy Group Consulting Mechanical Engineering 227 Forest Avenue, Suite 5 Pacific Grove, California 93950 (831) 572-9323 (831) 572-4613 (Fax)</p>	<p>DRAWING INDEX</p> <table border="1"> <tbody> <tr> <td>A-1</td> <td>TITLE SHEET, LEGAL DESCRIPTION, ZONING INFO.</td> </tr> <tr> <td>C-1</td> <td>RECORD OF SURVEY</td> </tr> <tr> <td>A-2</td> <td>SITE DEMOLITION PLAN</td> </tr> <tr> <td>A-3</td> <td>FIRST LEVEL SITE PLAN</td> </tr> <tr> <td>A-4</td> <td>SECOND LEVEL SITE PLAN</td> </tr> <tr> <td>A-5</td> <td>ROOF LEVEL SITE PLAN</td> </tr> <tr> <td>A-6</td> <td>FIRST LEVEL FLOOR PLAN</td> </tr> <tr> <td>A-7</td> <td>SECOND LEVEL FLOOR PLAN</td> </tr> <tr> <td>A-8</td> <td>BUILDING SECTIONS, ARCHITECTURAL DETAILS</td> </tr> <tr> <td>A-9</td> <td>ARCHITECTURAL DOOR AND WINDOW DETAILS</td> </tr> <tr> <td>A-10</td> <td>EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A-11</td> <td>EXTERIOR ELEVATIONS</td> </tr> </tbody> </table>					A-1	TITLE SHEET, LEGAL DESCRIPTION, ZONING INFO.	C-1	RECORD OF SURVEY	A-2	SITE DEMOLITION PLAN	A-3	FIRST LEVEL SITE PLAN	A-4	SECOND LEVEL SITE PLAN	A-5	ROOF LEVEL SITE PLAN	A-6	FIRST LEVEL FLOOR PLAN	A-7	SECOND LEVEL FLOOR PLAN	A-8	BUILDING SECTIONS, ARCHITECTURAL DETAILS	A-9	ARCHITECTURAL DOOR AND WINDOW DETAILS	A-10	EXTERIOR ELEVATIONS	A-11	EXTERIOR ELEVATIONS																																																																																																																																														
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- NOTES:**
1. THERE APPEARS TO BE A DISCREPANCY IN THE LOCATION OF THE EASTERN BOUNDARY OF LOT 20 BETWEEN TWO DIFFERENT SURVEYORS. ONE POSITION BY DELWYN C. RASMUSSEN, LS 2889, PER 5 PM 96 DATED DECEMBER, 1973 AND ANOTHER POSITION BY RAYMOND W. WEST, LS 4172, NO MAP FILED AND SURVEY DATE UNKNOWN.
 2. FENCE LOCATIONS SURVEYED FOR LOTS 14 THROUGH 18 ALONG THE SOUTHERN SIDE OF HILLSIDE AVENUE INDICATE LINES OF POSSESSION MATCHING THE RAYMOND WEST SURVEY.
 3. MID COAST ENGINEERS RECOMMENDS FILING QUIT CLAIM DEEDS TO THE RAYMOND W. WEST SURVEY POSITION FOR THE EASTERN BOUNDARY OF LOT 20 (BEING ALSO THE WESTERN BOUNDARY OF LOT 19) TO CORRECT THIS AMBIGUITY.
 4. LOCATIONS OF UTILITIES SHOWN ARE BASED ONLY ON VISUAL FIELD EVIDENCE PER THE DATE OF THIS SURVEY. OTHER UTILITIES MAY (AND PROBABLY DO) EXIST FOR WHICH THERE WAS NO RECORD PROVIDED. VERIFY UTILITY LOCATIONS IN FIELD PRIOR TO CRITICAL ENGINEERING OR EXCAVATIONS.

BENCHMARK FOR THIS SURVEY IS POINT #28 PER 21 S 14 DESCRIBED AS A SPIKE AND TAG SET APPROXIMATELY 1,000 FEET SOUTHERLY ON CONGRESS AVENUE FROM SUNSET DRIVE IN THE DRIVEWAY TO FOREST GROVE ELEMENTARY SCHOOL, 79 FEET EAST OF THE CENTERLINE OF CONGRESS, 47.2 FEET WEST OF A FLAG POLE, 5.9 FEET NORTHWEST OF THE CURB. ELEVATION=210.18 FEET DATUM: NAVD 88

LEGEND & ABBREVIATIONS:

---	SUBJECT PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	INDEX CONTOUR LINE
---	EDGE OF PAVEMENT
---	OVERHEAD ELECTRIC AND TELEPHONE
---	BUILDING LINE
●	FOUND MONUMENT AS INDICATED
•	SPOT ELEVATION
+	ASPHALT CONCRETE
BEG	BEGINNING
BLD	BUILDING
BTM	BOTTOM
CTLNL	CONTROL NAIL
CD	CLEANOUT
DW OR DWY	DRIVEWAY
ER	EDGE OF ROAD
E/T	ELECTRIC AND TELEPHONE
FD	FOUND
FNC	FENCE
FF	FINISH FLOOR
FH	FIRE HYDRANT
G	GROUND
INK+	INK CROSS
INV	INVERT
JP	JOINT UTILITY POLE
MB	MAIL BOX
NFS	NOTHING FOUND OR SET
NLSHR	NAIL AND SHINER
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BANK
TG	TOP OF GRATE
WM	WATER METER
WV	WATER VALVE

-DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
-CONTOUR INTERVAL EQUAL TWO FEET.



APN 007-562-010
TOPOGRAPHIC SURVEY
 LANDS OF
DAVID G. ARMAS FAMILY TRUST
 SCALE: 1"=10'
 SHEET NO: ROC
 DATE: JULY 3, 2008
 REVIEWED: JULY 8, 2008
 JOB NO: 08084
 CITY OF PACIFIC GROVE
 MONTEREY COUNTY CALIFORNIA

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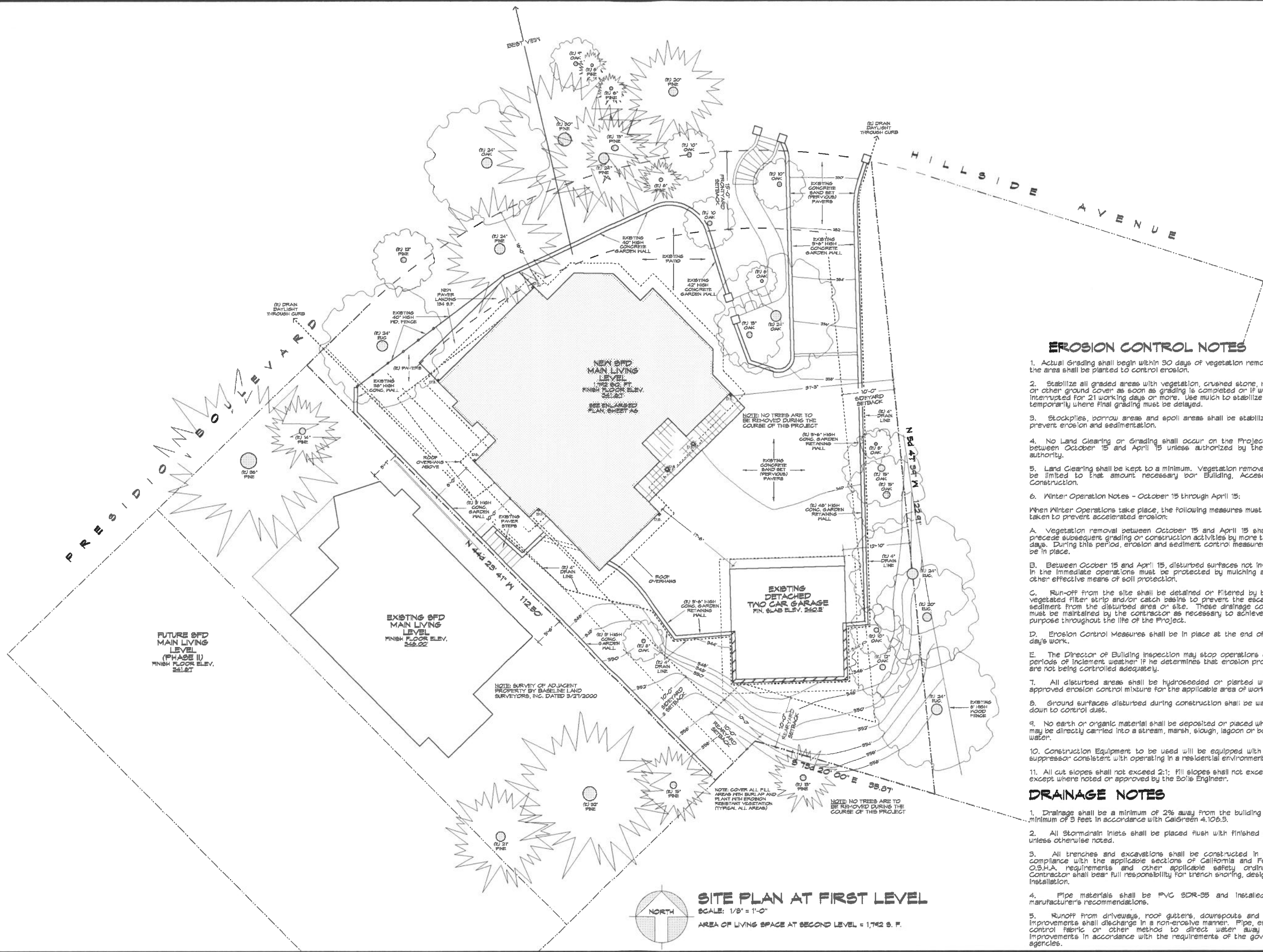
NO. 8832
 GENERAL 9-20-2008
 STATE OF CALIFORNIA

MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LN. SUITE A, WATSONVILLE, CA 95078
 (831) 724-2580

CITY OF PACIFIC GROVE
 MONTEREY COUNTY CALIFORNIA

1 OF 1

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE A WAIVER OF THE ARCHITECT'S LIABILITY.



EROSION CONTROL NOTES

- Actual Grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
- Stabilize all graded areas with vegetation, crushed stone, riprap, or other ground cover as soon as grading is completed or if work is interrupted for 21 working days or more. Use mulch to stabilize areas temporarily where final grading must be delayed.
- Stockpiles, borrow areas and spoil areas shall be stabilized to prevent erosion and sedimentation.
- No Land Clearing or Grading shall occur on the Project Site between October 15 and April 15 unless authorized by the local authority.
- Land Clearing shall be kept to a minimum. Vegetation removal shall be limited to that amount necessary for Building, Access and Construction.
- Winter Operation Notes - October 15 through April 15:
When Winter Operations take place, the following measures must be taken to prevent accelerated erosion:
A. Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction activities by more than 15 days. During this period, erosion and sediment control measures shall be in place.
B. Between October 15 and April 15, disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.
C. Run-off from the site shall be detained or filtered by berms, vegetated filter strip and/or catch basins to prevent the escape of sediment from the disturbed area or site. These drainage controls must be maintained by the contractor as necessary to achieve their purpose throughout the life of the Project.
D. Erosion Control Measures shall be in place at the end of each day's work.
E. The Director of Building Inspection may stop operations during periods of inclement weather if he determines that erosion problems are not being controlled adequately.
- All disturbed areas shall be hydroseeded or planted with an approved erosion control mixture for the applicable area of work.
- Ground surfaces disturbed during construction shall be watered down to control dust.
- No earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon or body of water.
- Construction Equipment to be used will be equipped with noise suppressor consistent with operating in a residential environment.
- All cut slopes shall not exceed 2:1; fill slopes shall not exceed 2:1 except where noted or approved by the Soils Engineer.

DRAINAGE NOTES

- Drainage shall be a minimum of 2% away from the building for a minimum of 3 feet in accordance with CalGreen 4.106.5.
- All stormdrain inlets shall be placed flush with finished grade unless otherwise noted.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring, design and installation.
- Pipe materials shall be PVC SDR-35 and installed per manufacturer's recommendations.
- Runoff from driveways, roof gutters, downspouts and other improvements shall discharge in a non-erosive manner. Pipe, erosion control fabric or other method to direct water away from improvements in accordance with the requirements of the governing agencies.

SITE PLAN AT FIRST LEVEL
 SCALE: 1/8" = 1'-0"
 AREA OF LIVING SPACE AT SECOND LEVEL = 1,742 S. F.

ROBERT C. MEIN
 ARCHITECT & ASSOCIATES
 P.O. BOX 188
 (651) 974-1888 email: rcm@rcma.com

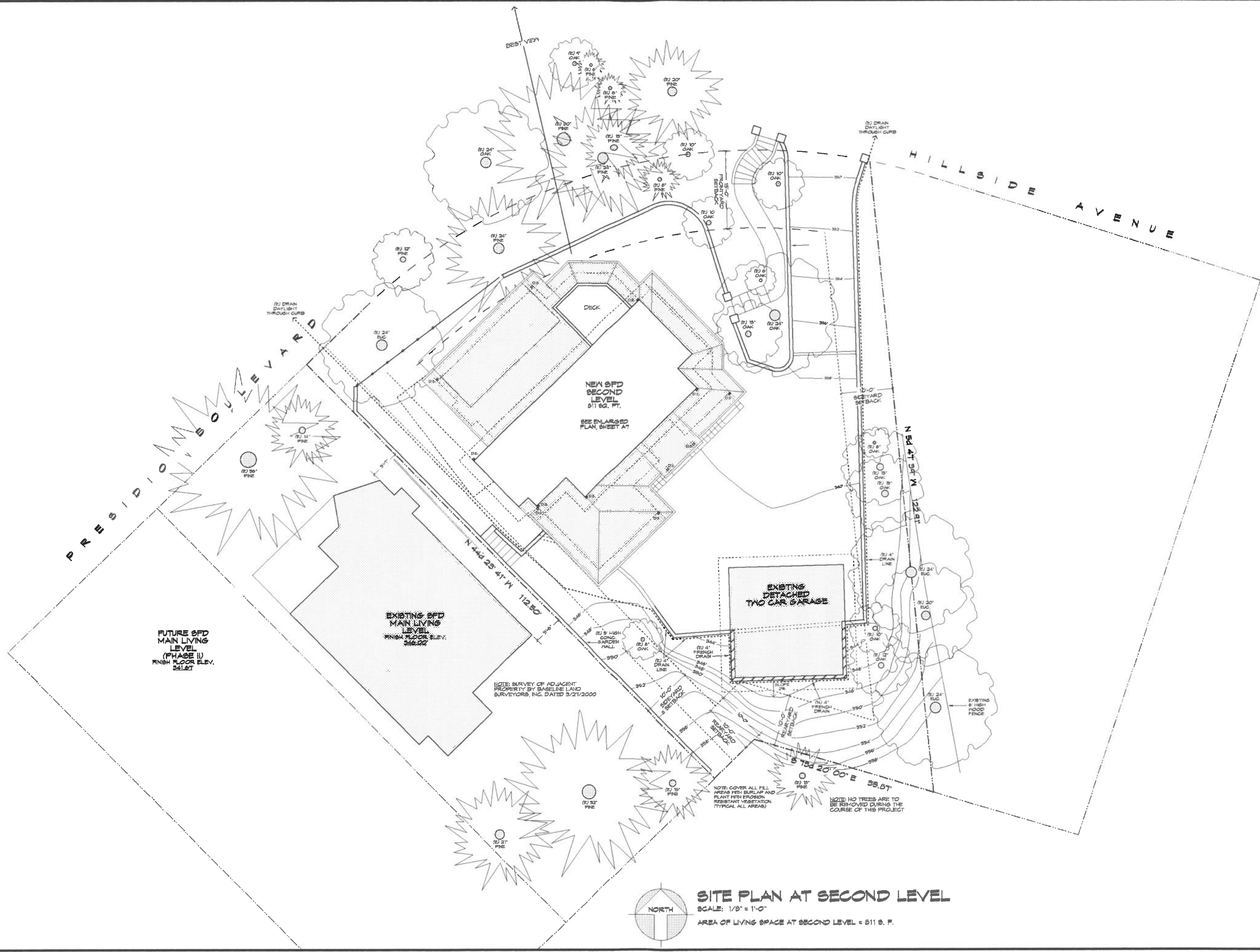
NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

SITE PLAN AT FIRST LEVEL

ISSUED
 NOV. 1, 2011
REVISED

SHEET
A3
 OF TWELVE

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NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

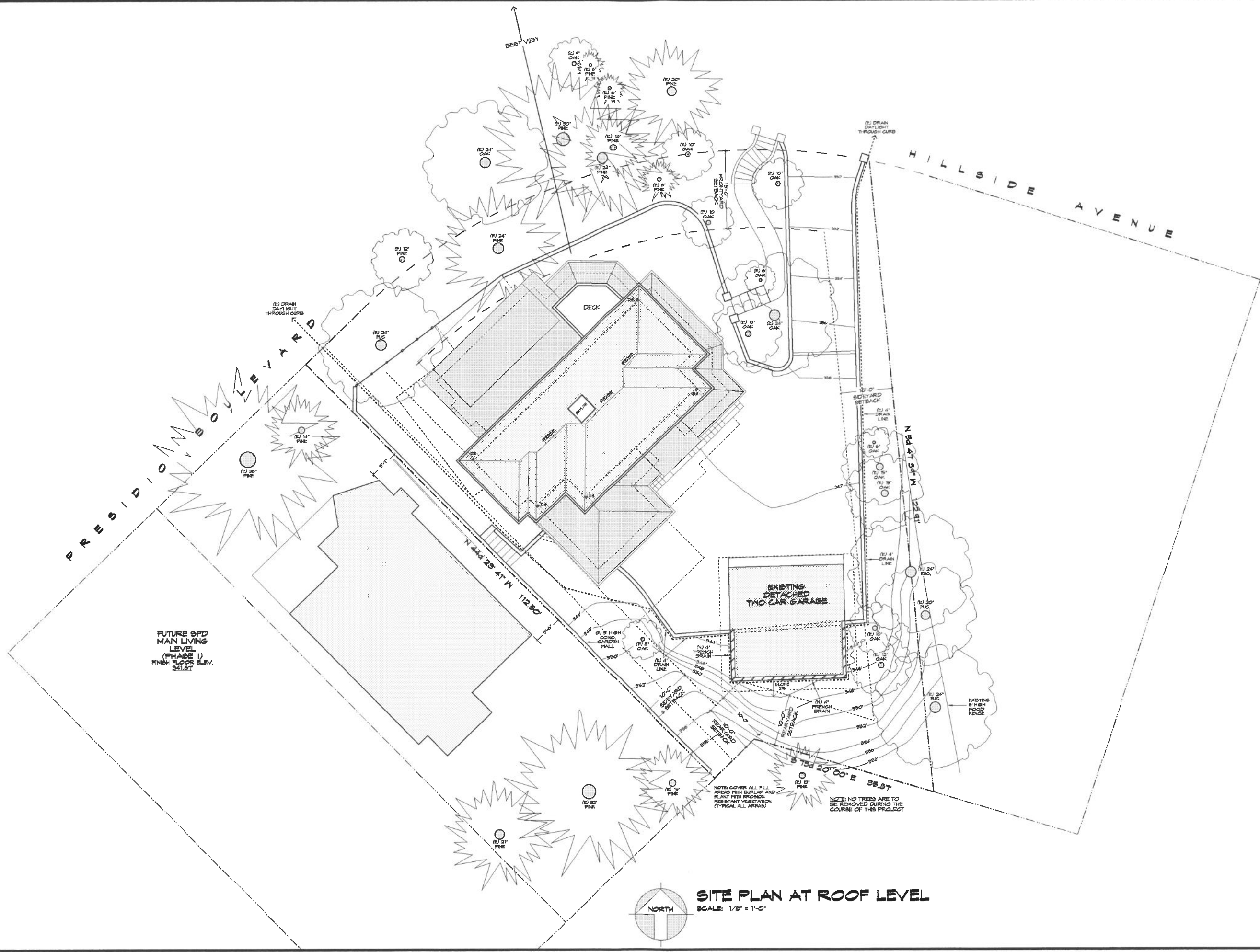
SITE PLAN AT
 SECOND LEVEL

ISSUED
 NOV. 1, 2011
 REVISED

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 OF TWELVE

Form 7c

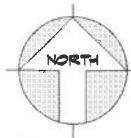
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FUTURE 8'0" MAIN LIVING LEVEL (PHASE II) FINISH FLOOR ELEV. 351.87

NOTE: COVER ALL FILL AREAS WITH BURLAP AND PLANT WITH BRUSH-RESISTANT VEGETATION (TYPICAL ALL AREAS)

NOTE: NO TREES ARE TO BE REMOVED DURING THE COURSE OF THIS PROJECT



SITE PLAN AT ROOF LEVEL
SCALE: 1/8" = 1'-0"

ROBERT C. MEIN
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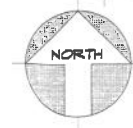
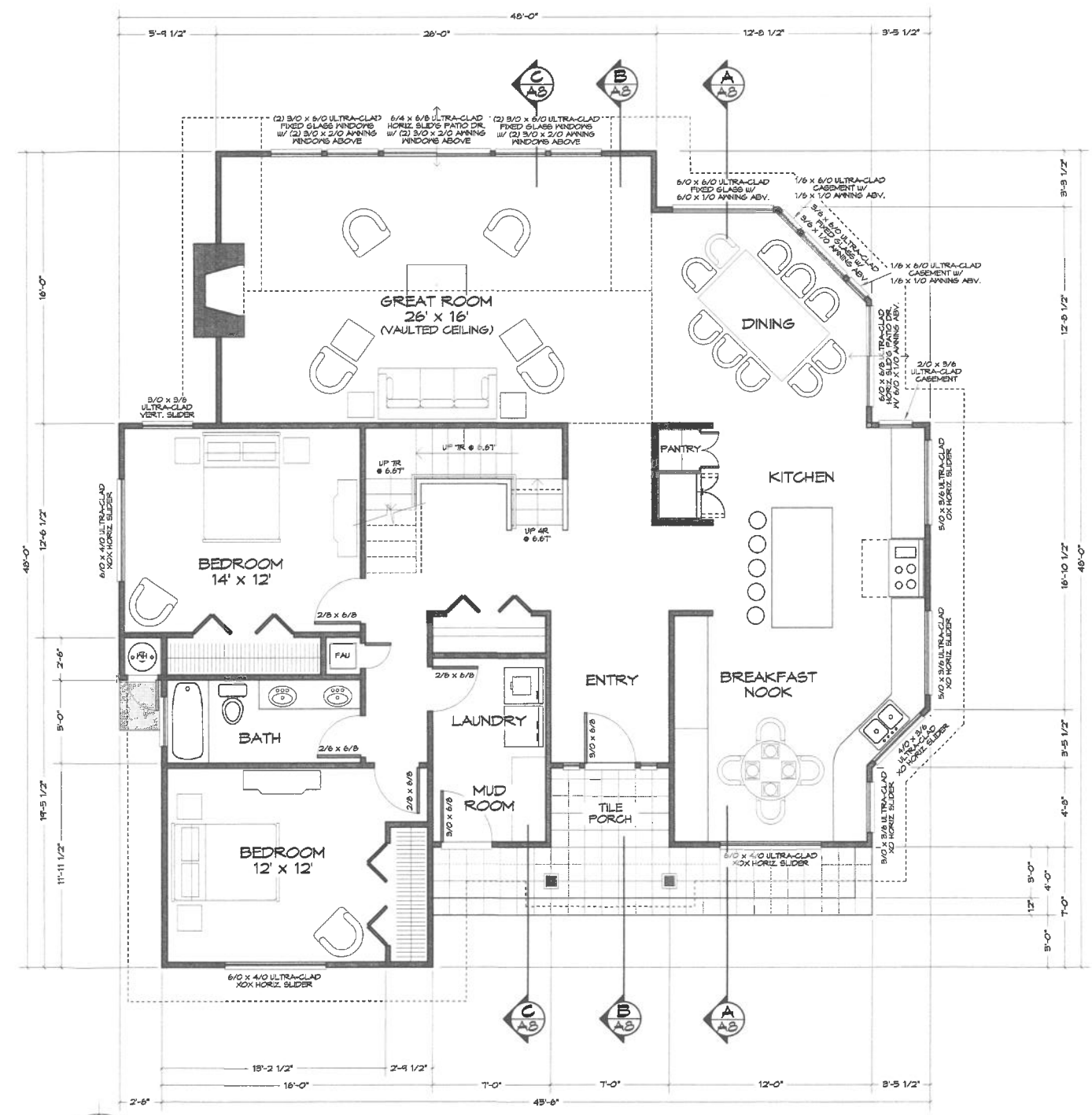
NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

SITE PLAN AT ROOF LEVEL

ISSUED
NOV. 1, 2017
REVISED

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FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 AREA OF LIVING SPACE, FIRST LEVEL = 1,192 S. F.

ROBERT C. MEIN
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NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

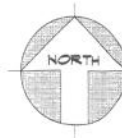
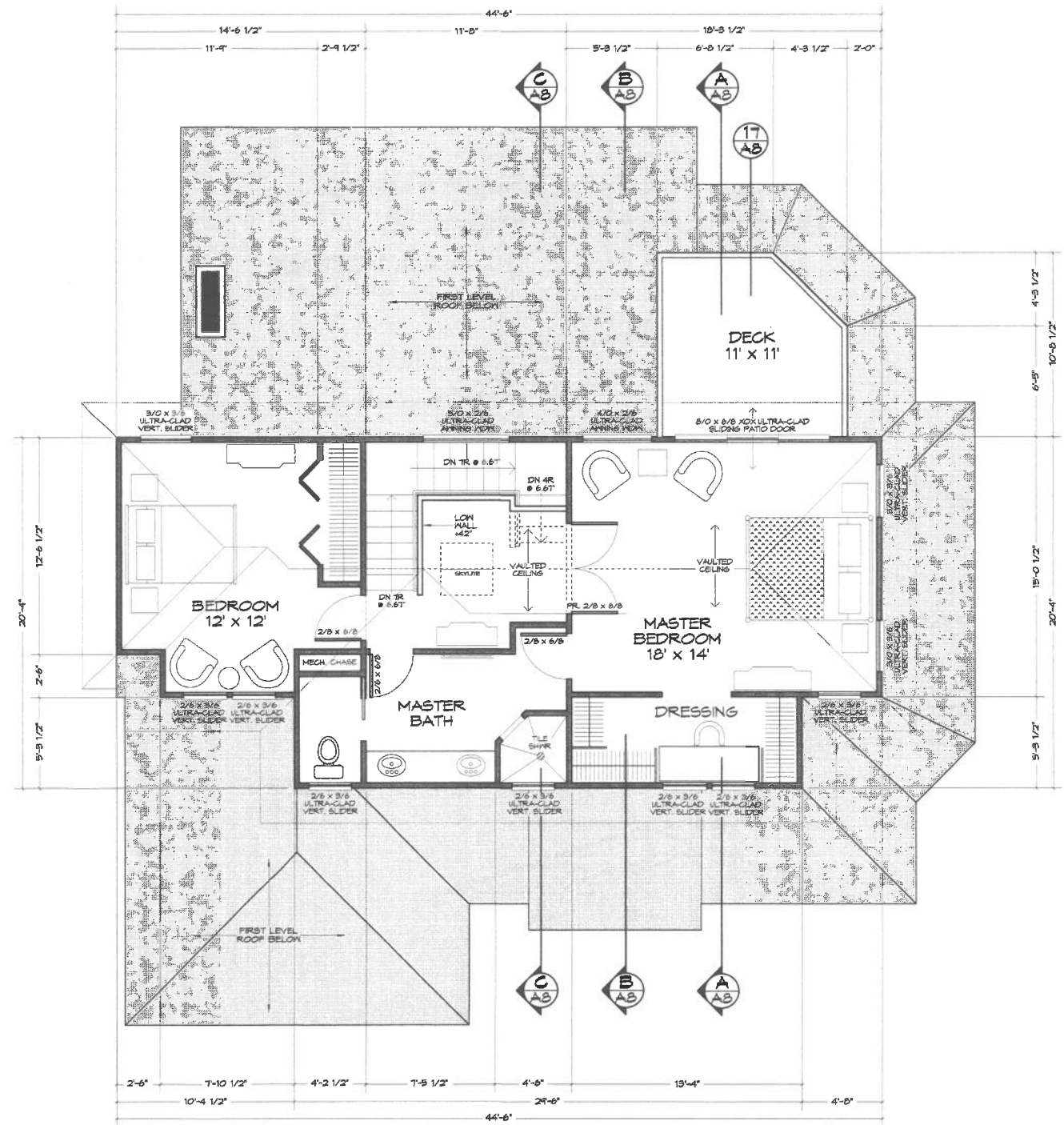
FIRST LEVEL
 FLOOR PLAN

ISSUED
 SEPT. 18, 2011
 REVISED

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A6
 OF TWELVE

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SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 AREA OF LIVING SPACE, SECOND LEVEL = 811 S. F.

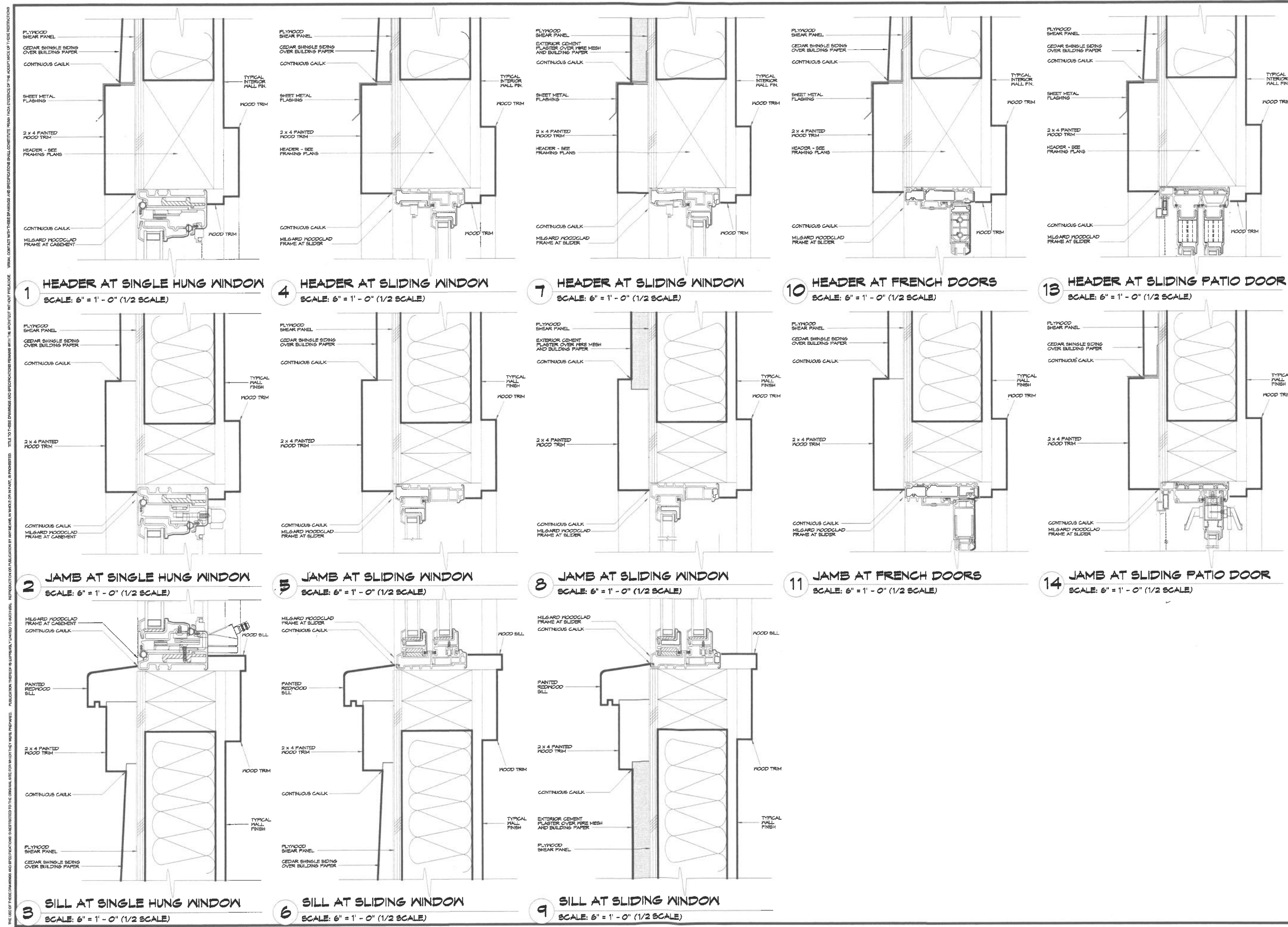
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NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

SECOND LEVEL FLOOR PLAN

ISSUED
 SEPT. 18, 2011
 REVISED

SHEET
A7
 OF TWELVE



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 (805) 372-1888 email: rcm@rcma.com

NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

ARCHITECTURAL
 DOOR AND WINDOW
 DETAILS

ISSUED
 SEPT. 18, 2011
 REVISED

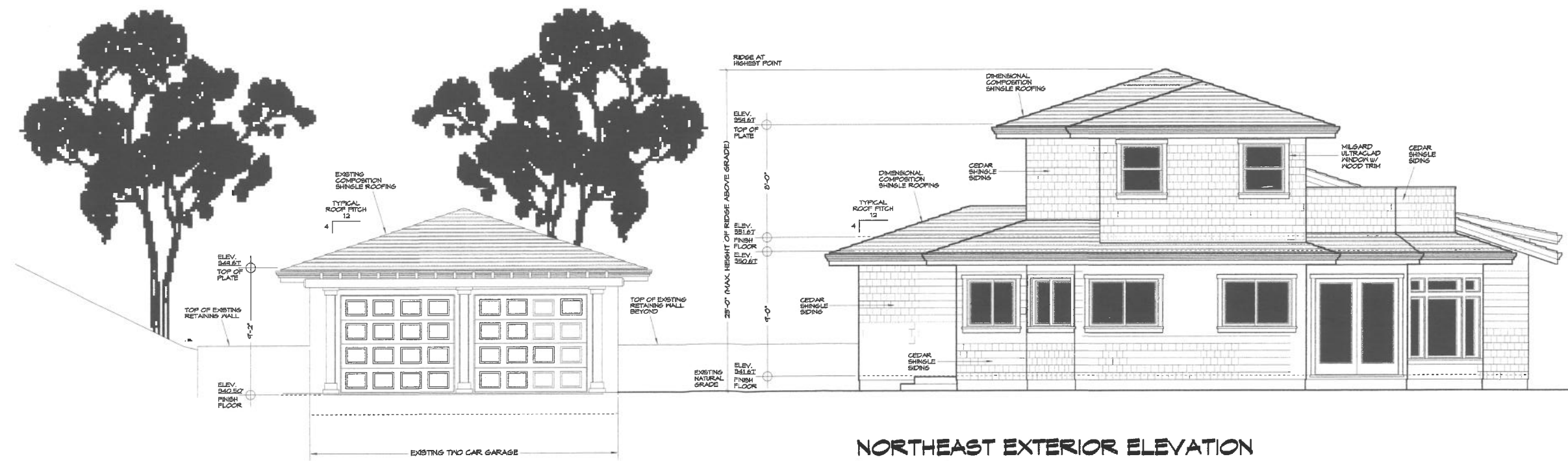
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SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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Item 7c

NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

EXTERIOR
 ELEVATIONS

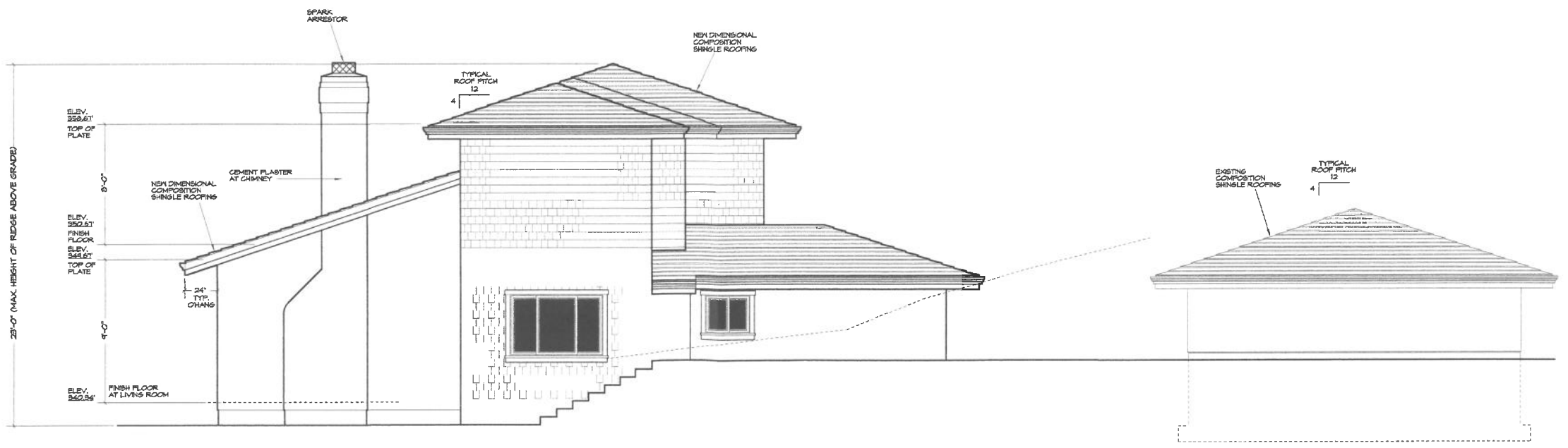
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 OF TWELVE

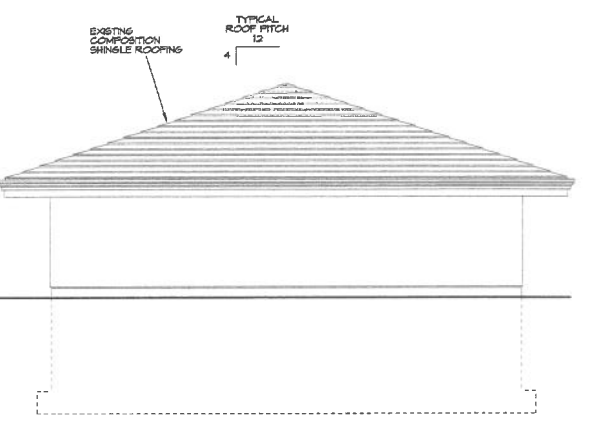
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED. REPRODUCTION OR REUSE IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. CONSULT WITH THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE THE FINAL CONTRACT DOCUMENTS OF THE PROJECT AND SHALL BE USED AS SUCH.



NORTHWEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SOUTHWEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH EXTERIOR ELEVATION
(SHOWING PROPOSED DETACHED GARAGE)
SCALE: 1/4" = 1'-0"

ROBERT C. MEIN
 ARCHITECT & ASSOCIATES
 P.O. BOX 892
 (857) 373-1866 email: rmein@rcma.com

NEW SINGLE FAMILY DWELLING FOR:
PETE & DEBRA MANGAN
 1141 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA

EXTERIOR ELEVATIONS

ISSUED
 SEPT. 18, 2017
REVISED

SHEET
A11
 OF TWELVE

Item 7c

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
 Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: PETE & DEBRA MANGAN

Daytime telephone: (408) 406-3115

Mailing Address: 884 RUSSET DRIVE
SUMMITRE, CA 94087

E-Mail Address:

2. AGENT/REPRESENTATIVE INFORMATION:

Name: ROBERT WEIN, ARCHITECT

Daytime telephone: (831) 373-1765

Mailing Address: P.O. BOX 682, PACIFIC GROVE, CA

E-Mail Address: rcwein@gcsb.net

Proposed Square-footage: 3030 SF

Assessor Parcel Number: 007-572-010

Water company serving parcel: CAL-AM Is a water meter needed? YES or **(NO)** If yes, how many? _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): REMOVE EXISTING 1.029 sq. S.F.D. CONCRETE NEW 2,603 sq. TWO STORY SINGLE FAMILY DWELLING EXISTING 484 sq. TWO CAR GARAGE CONSTRUCTED UNDER PREVIOUS PERMIT.

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

**Table No. 1 Existing Property Fixture Count
(All fixtures before project)**

Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>2</u>	x 1.8 =	<u>3.6</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bath tub (may have Showerhead above)		x 3.0 =	
Standard Bath tub or Shower Stall (one head)	<u>1</u>	x 2.0 =	<u>2</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (spears)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	<u>1</u>	x 2.0 =	<u>2</u>
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	<u>1</u>	x 2.0 =	<u>2</u>
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 11.6

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

Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>2</u>	x 1.8 =	<u>3.6</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bath tub (may have Showerhead above)		x 3.0 =	
Standard Bath tub or Shower Stall (one head)	<u>1</u>	x 2.0 =	<u>4</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (spears)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	<u>1</u>	x 1.5 =	<u>1.5</u>
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	<u>1</u>	x 1.0 =	<u>1</u>
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	<u>1</u>	x -0.5 =	<u>-1.5</u>
Subtotal proposed indoor fixtures		=	
New Connection - Refer to District Rule 24-A5		=	
"Exterior Residential Water Demand Calculations"		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

PROPOSED FIXTURE UNIT COUNT TOTAL = 12.6

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

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

Robert C. Wein 9/18/17 Pacific Grove, CA.
 Signature of Owner/Agent Date Location Where Signed

File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol _____
 AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed _____
 Notes: _____ Authorized by: _____ Date: _____

