



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: 725 Pine Avenue, Pacific Grove (APN 006-462-008)

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

SUBJECT: Architectural Permit and Administrative Use Permit 17-968 To allow the addition of 176 square feet on the first floor and a second story addition of 1,166 square feet to a single story 1,753 square foot residence with a 427 square foot garage for a total residence of 3,095 square feet including a 72 square foot second floor balcony in the rear of the residence. To also allow the addition of a second Category 1 Accessory Structure consisting of an 84 square foot garden shed in the rear of the yard.

APPLICANT/OWNER: Andrew and Rachel Hunter, Owners

CEQA STATUS: Categorical Exemption; §15301

PROJECT DESCRIPTION

Architectural Permit and Administrative Use Permit 17-968 would allow the addition of 176 square feet on the first floor and a second story addition of 1,166 square feet to a single story 1,753 square foot residence with a 427 square foot garage for a total residence of 3,095 square feet including a 72 square foot second floor balcony in the rear of the residence.. To also allow the addition of a second Category 1 Accessory Structure consisting of an 84 square foot garden shed in the rear of the yard.

BACKGROUND

On October 11, 2017 Rachel Hunter applied for an Architectural Permit to allow the remodel and addition of the existing single story residence located at 725 Pine Avenue. A Phase I Historic report was prepared by Kent Seavey September 15, 2017 and determined the residence is considered to be 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 except for the right side legal non-conforming setback and height requirements. The residence is also located in an Area of Special Biological Significance.

DISCUSSION

The subject residence is a one-story, wood-framed California Ranch Style residence constructed in 1948, irregular in plan, resting on a concrete foundation with a detached two-car garage. The exterior wall-

cladding is stucco. The subject property occupies a large lot on the SW corner of Pine Avenue and Cypress Avenue. It is located in a residential neighborhood with homes of varying ages, sizes and styles.

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 30%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 58%. The allowable maximum gross floor area is 3097 square feet and the proposed project will create a 3095 square foot 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. The addition will not impact trees that surround the property.

Area of Special Biological Significance:

The site plans have implemented two drywells on the property along Cypress Avenue to collect and percolate runoff from the lot. Roof downspouts that cannot be directed to these drywells are planned to be conveyed with splash-blocks to landscape areas around the perimeter of the house. Additionally a non-asphalt based roof is proposed so any runoff that does not leave the lot will be cleaner than standard construction houses.

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 maintaining and adding to the exterior stucco and bungalow maple color and it highlights a craftsman theme that can be found in many homes in Pacific Grove.

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 Phase I report by Kent Seavey, qualified historian, determined the residence is not eligible for the City's Historic Resources Inventory. The subject property does not meet the necessary criterion for listing in the California Register of Historical Resources, and therefore cannot be considered an historic resource as defined by CEQA.

Details:

The proposed project will have a mix of blue board and batten siding and maple color stucco siding with a new comp shingle roof and steel painted gutters. The windows will be aluminum clad wood windows in a pacific beige finish.

STAFF SUGGESTIONS

Staff proposes the second floor addition be pulled in on the right side to meet the required side yard setback of 6'. The first floor has an existing non-conforming setback of 5.84'. Staff suggests the site coverage be reduced even further to include more organic pervious surface. Please note page A-1.3

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

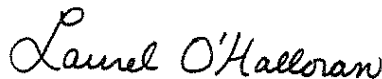
Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP 17-968 pursuant to PGMC 23.70.060(c) (1) and 23.64.180 and subject to the attached Findings and Conditions.

ATTACHMENTS

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

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 # AD/AUP 17-968 **Item 7d**

Date: October 11, 2017

Total Fees: \$4,215.24

APPLICANT/OWNER:

Project Address: 725 PINE AVENUE APN: 006-462-008

Project Description: Remodel of existing single family residence. 201 sf will be extended to the 1st floor and a 1195 sf 2nd floor will be added. An 84 sf garden shed and other site improvements are also part of the project.

Tree Work? Yes No

<u>Applicant</u>	<u>Owner</u>
Name: <u>ANDREW AND RACHEL HUNTER</u>	Name: <u>SAME</u>
Phone: <u>(831) 224-2047</u>	Phone: <u>SAME</u>
Email: <u>RACHELHUNTER711@GMAIL.COM</u>	Email: <u>SAME</u>
Mailing Address: <u>725 PINE AVENUE</u> <u>PACIFIC GROVE, CA 93950</u>	Mailing Address: <u>SAME</u>

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

Property Information

Lot: 2, 4, 6 Block: 96 Tract: PG Addition

ZC: R-1 GP: Med Dens 17.4 DU/AC Lot Size: 6,643 SF

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: Laurel **PAID** 4,215.24 10-11-17 **OCT 11 2017**

Assigned to: Laurel

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

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: *Laurel*

Date: 10/10/2017

Owner Signature (Required): *Paul*

Date: 10/10/2017

PROJECT DATA SHEET

Project Address: 725 Pine Ave Submittal Date: 10/11/17 (re-submitted 11/6/17)
 Applicant(s): Andrew and Rachel Hunter Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area		6680	6680	
Density (multi-family projects only)	—	—	—	
Building Coverage	2672	1753	1929	
Site Coverage	4008	3500	3919	
Gross Floor Area	3097	1753	3095	
Square Footage not counted towards Gross Floor Area	—	—	—	
Impervious Surface Area Created and/or Replaced	—	—	947	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	—	48 ft / 31%	
Exterior Lateral Wall Length to be built	—	—	69' / 151'	1st Floor / 2nd Floor
Building Height	25	14.7'	25'	
Number of stories		1	2	
Front Setback	15'	12.76'	12.76'	
Right Side Setback (specify side)	6'	5.84'	5.84'	
Left Side Setback (specify side)	10'	12.69'	12.69'	
Rear Setback	10'	25.61'	25.61'	Garage set back
Garage Door Setback		37.21	37.21	
Covered Parking Spaces		2	2	
Uncovered Parking Spaces		2	2	
Parking Space Size (Interior measurement)	9' x 20'	17'4" x 19'4"	17'4" x 19'4"	Garage
Number of Driveways	1	1	1	
Driveway Width(s)		14'-18'	14'-18'	From approach to garage
Back-up Distance	—	—	—	
Eave Projection (Into Setback)	3' maximum	12"	18"	
Distances Between Eaves & Property Lines	3' minimum	4.76'	4.34'	Right side setback (Smallest on property)
Open Porch/Deck Projections	—	—	—	
Architectural Feature Projections	—	—	—	
Number & Category of Accessory Buildings		one Category 1	two Category 1	Garage + Garden Shed
Accessory Building Setbacks		2.85	2.85 / 5'	Garage / shed
Distance between Buildings		7.57'	10.14' / 13.5'	House to garage / garage to shed
Accessory Building Heights		12'	12' / 9.5'	Garage / shed
Fence Heights		42"-60"	42"-60"	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the subject property's exterior walls facing a public street or streets, if applicable.

RECEIVED



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) ADMINISTRATIVE USE PERMIT (AUP) 17-968

FOR A PROPERTY LOCATED AT 725 PINE AVENUE TO ALLOW THE ADDITION OF 176 SQUARE FEET ON THE FIRST FLOOR AND A SECOND STORY ADDITION OF 1,166 SQUARE FEET TO A SINGLE STORY 1,753 SQUARE FOOT RESIDENCE WITH A 427 SQUARE FOOT GARAGE FOR A TOTAL RESIDENCE OF 3,095 SQUARE FEET INCLUDING A 72 SQUARE FOOT SECOND FLOOR BALCONY IN THE REAR OF THE RESIDENCE. TO ALSO ALLOW THE ADDITION OF A SECOND CATEGORY 1 ACCESSORY STRUCTURE CONSISTING OF AN 84 SQUARE FOOT GARDEN SHED IN THE REAR OF THE YARD.

FACTS

1. The subject site is located at 725 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 6,680 square feet.
5. The subject site is developed with a single story 1,753 square foot residence including a detached garage.
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-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 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) 17-968:

To allow the addition of 176 square feet on the first floor and a second story addition of 1,166 square feet to a single story 1,753 square foot residence with a 427 square foot garage for a total residence of 3,095 square feet including a 72 square foot second floor balcony in the rear of the residence. To also allow the addition of a second Category 1 Accessory Structure consisting of an 84 square foot garden shed in the rear of the yard. Pursuant to PGMC 23.70.060(c) (1) and 23.64.180

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. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.
8. **Curbs and sidewalks.** Install curbs and sidewalks along all public street frontages.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **Setbacks:** The proposed second floor setback on the right side shall be pulled in to the required 6' setback.
11. **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.
12. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
13. **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) 17-968
- 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:

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.

Rachel Hunter, 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: 725 Pine, Pacific Grove, CA 93950

Project Description: AP/AUP 170968

To allow the addition of 176 square feet on the first floor and a second story addition of 1,166 square feet to a single story 1,753 square foot residence with a 427 square foot garage for a

Description: total residence of 3,095 square feet including a 72 square foot second floor balcony in the rear of the residence. To also allow the addition of a second Category 1 Accessory Structure consisting of an 84 square foot garden shed in the rear of the yard.

APN: 006462008000

ZC: R-1

Lot Size: 6,643 sf

Applicant Name: Andrew & Rachel Hunter
Mailing Address: 725 Pine
Email Address: rachelhunter711@gmail.com

Phone #: 224-2047

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 O'Halloran

Date: 11-9-17

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

September 15, 2017

Mr. Joshua Stewman
HOMELIFE Design Studio
1042 Egan Avenue
Pacific Grove, CA 93950

Dear Mr. Stewman:

Thank you for the opportunity to comment of the possible historic significance of the residential property owned by Andrew & Rachel Hunter, located at 725 Pine Ave. (APN# 006-462-008) in Pacific Grove.

According to Monterey County Assessor's and Pacific Grove building records records the subject property was constructed in 1948. with a detached two-car garage on the SW side of the parcel (PGBP# 3031). The original owner/builder was Mr. H.C. McClung, who does not appear in any local business directories for the time, nor in local research files. The second owner, Mr. Clifford Schupbach, is in residence by 1953. He was an employee of the Top Hat Market in Pacific Grove.

The subject property is a one-story, wood-framed California Ranch Style residence, irregular in plan, resting on a concrete foundation. The exterior wall-cladding is cement stucco.

The low-pitched, stepped, and intersecting hip-and-gable roof partially overhangs open porches on the north facing facade and rear (south) elevations. A low-pitched, hipped roof bay extends north off the west end of the building envelope and abuts the west end of the porch roof on the facade. The porch is supported on simple wood posts, resting on a concrete stoop.

The rear (south) porch runs west from the edge of the lower steeped bay that characterizes the east side elevation. This porch is also supported on simple wood posts. The lower east bay is offset to the south and lacks any design character. There is one exterior eave-wall brick chimney present. It pierces the rear porch roof at the roof wall junction, toward the west along the rear elevation. All roof covering is in composition shingles.

Fenestration is irregular, with a combination of 1/1 double-hung wood windows in a variety of sizes and shapes, a tripartite focal window centered on the facade with heavy wood mullions, and at least one coated aluminum sliding window on the rear elevation. Planked wood shutters on the facade and east side-elevation appear to be a more recent addition. The principal entry is adjacent to the east wall of the bay on the west side of the north facing facade. It is a modern six-panel stock wood door.

The simple, side-gabled two-car detached garage, aside from its overhead doors, appears to be similar in basic design and building materials as the main residence.

The subject property occupies a large lot on the SW corner of Pine Ave. and Cypress, surrounded by a rather tall, modern picket fence with a cap rail. It is screened from Pine Ave. by a row of mature Cypress trees, and open to view along Cypress Street. It is located in a residential neighborhood with homes of varying ages, sizes and styles.

The subject property is one of a number of California Ranch Style residences found in Pacific Grove. The style is perhaps the most popular residential architectural form from the post WWII period into the 1960s. California Ranch homes became the standard American domicile during the period of midcentury post war expansion and rapid suburbanization, most characterized by the proliferation of the style in tract housing. Because of their numbers such properties, to qualify for architectural significance, need to demonstrate particularly strong artistic merit, clearly demonstrate the influence of a particular architect or builder, and should be excellent examples of types or styles.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e. rests on the twin factors of historic significance and integrity. Both must be present to be considered for listing in the National Register of Historic Places, The California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

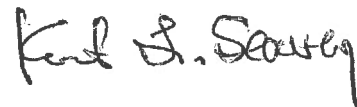
Integrity is measured by the application of seven aspects designated by the National Register Criteria for Evaluation. They include; Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of the building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property;

Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

Age alone does not qualify a property for historic listing. 725 Pine Ave., was owner built in 1948. It retains its original location and setting, but its design is pedestrian at best. Its owner/builder materials and craftsmanship appear to be reasonably intact, except for some window changes and decorative shutters. It does not evoke a strong sense of time and place or of feeling and association with the post WWII era in Pacific Grove. The property lacks any artistic merit, does not demonstrate the influence of a particular architect or builder and is definitely not an excellent example of the style, conditions that are called out in the 2011 Pacific Grove Historic Context Statement to be considered for historic listing.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. Lacking historic significance, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove to qualify for inclusion in the Pacific Grove Historic Resource Survey, and therefore cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,



725 Pine Avenue-Pacific Grove

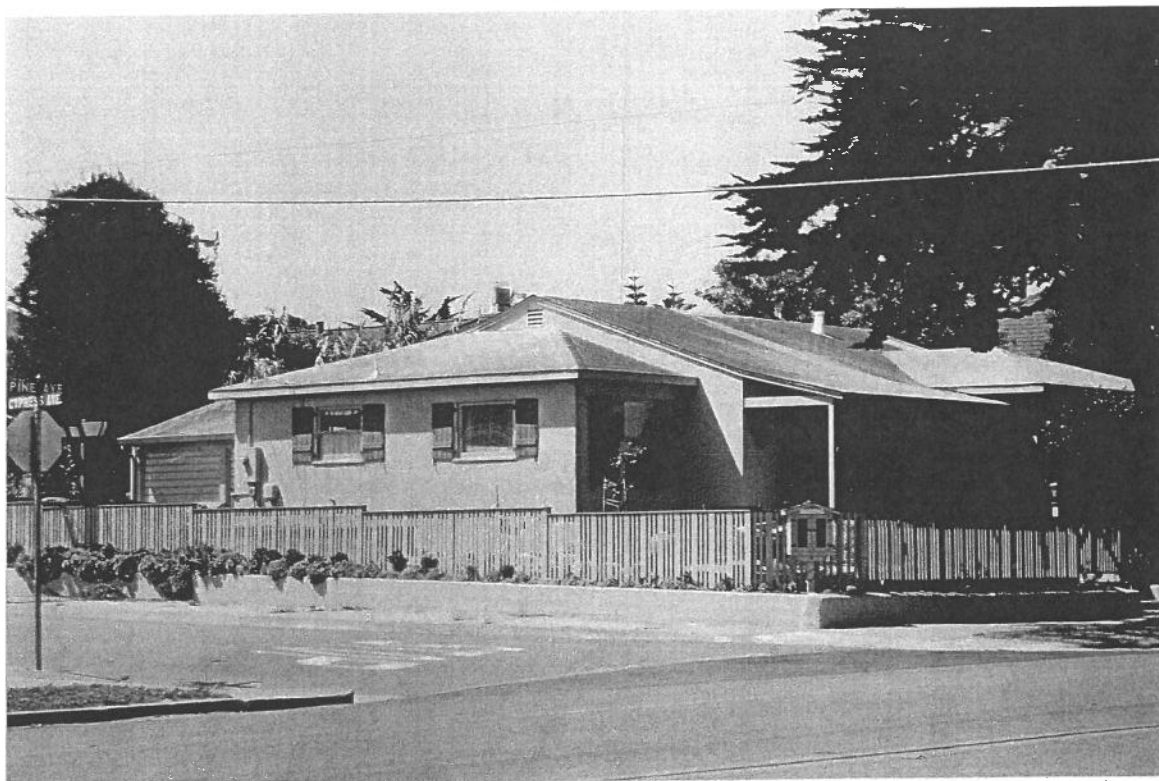
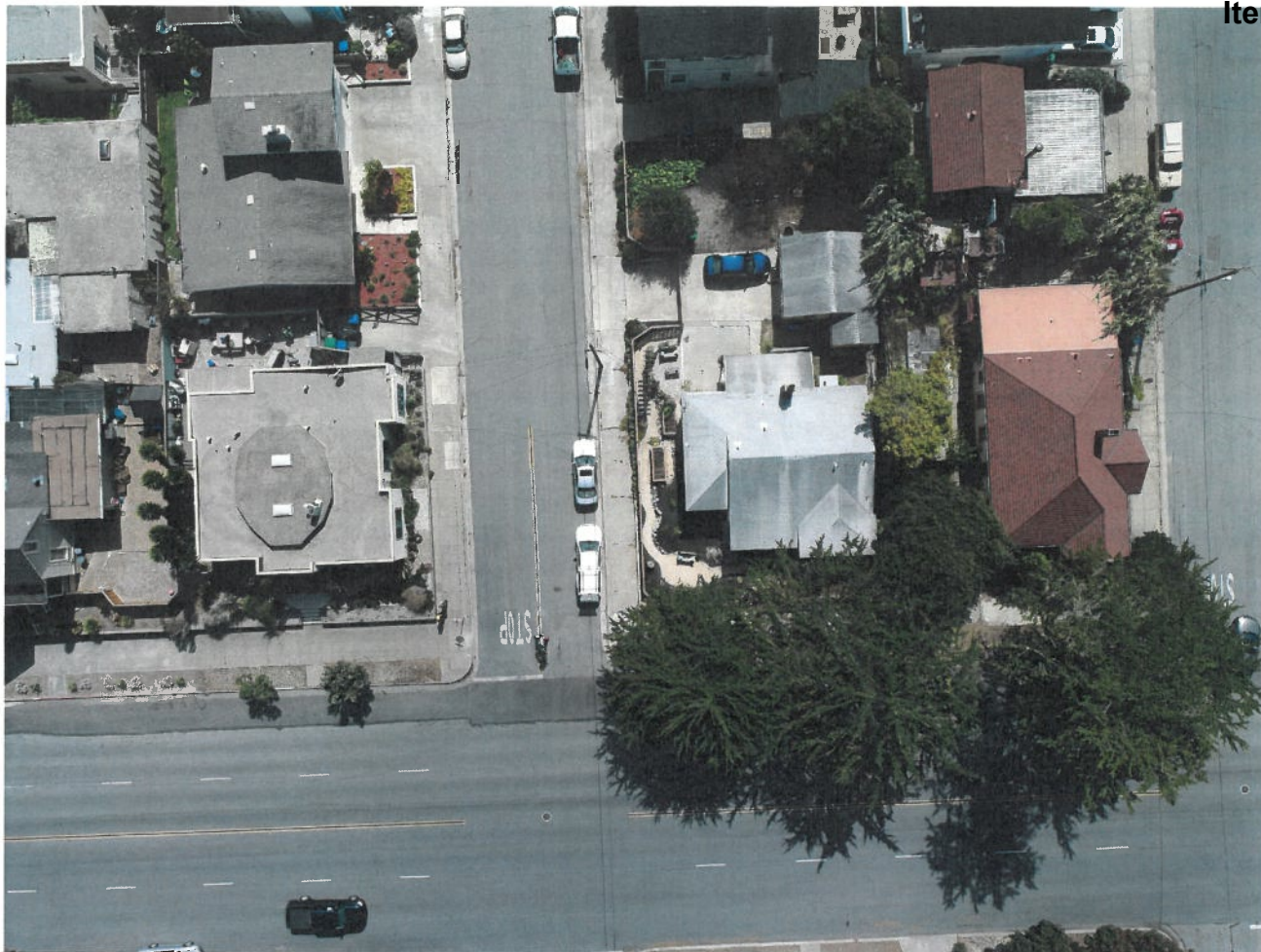


Photo #1, Looking SW at the north facing facade & the east side Elevation, Kent Seavey, September, 2017.





HUNTER RESIDENCE

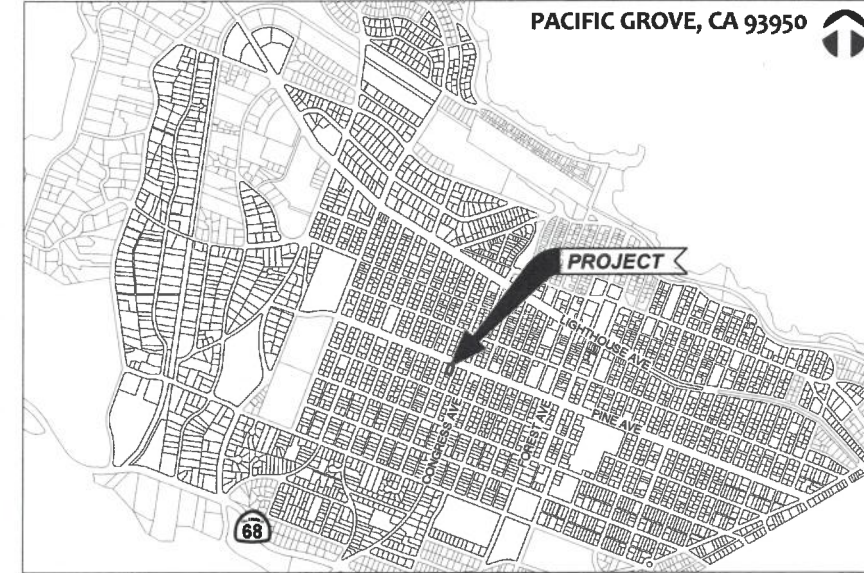
GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. THE CONTRACTOR SHALL OPERATE TO BEST MANAGEMENT PRACTICES.
- RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMANS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- CLEAN UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (C.B.C.), 2016 CA-BLDG, MECH, PLUMBING, CFC, 2016 CA ELEC. AND 2016 CALIFORNIA ENERGY CODE AND ANY AMENDMENTS BY THE CITY OF PACIFIC GROVE.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
- ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
- SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
- CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND/OR BINDING.
- CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1

PERSPECTIVE



VICINITY MAP (SCALE: 1" = 1000')



PROJECT TEAM

OWNER/ BUILDER:	ANDREW AND RACHEL HUNTER 725 PINE AVENUE PACIFIC GROVE, CA 93950 (831) 224-2047 · rachelhunter711@gmail.com
DESIGNER:	HOMELIFE DESIGN STUDIO - JOSHUA STEWMAN 1042 EGAN AVE. PACIFIC GROVE, CA 93950 (831) 920-8814 · joshua@homelifedesignstudio.com
STRUCTURAL/ ENGINEER:	KYLER ENGINEERING - MATTHEW KYLER (831) 920-4744 · matthewk@kylerengineering.com
MECHANICAL/ ENGINEER:	TBD

DRAWING INDEX ARCHITECTURAL

A-0.1	TITLE SHEET
A-1.0	EXISTING AND PROPOSED SITE PLANS
A-1.1	DEMOLITION PLAN
A-1.2	EXISTING AND PROPOSED DRAINAGE AND UTILITY PLAN
A-1.3	EXISTING AND PROPOSED PAVEMENT SURFACES
A-2.0	EXISTING FLOOR & ROOF PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED SECOND FLOOR PLAN
A-2.3	PROPOSED ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS (NORTH-FRONT)
A-3.1	EXTERIOR ELEVATIONS (EAST-LEFT)
A-3.2	EXTERIOR ELEVATIONS (SOUTH-REAR)
A-3.3	EXTERIOR ELEVATIONS (WEST-RIGHT)
A-3.4	BUILDING SECTIONS (NORTH-FRONT)
A-3.5	BUILDING SECTIONS (EAST-LEFT)
A-3.6	PROJECT PERSPECTIVES

CIVIL

C-1.0	725 PINE AVE TOPOGRAPHIC SURVEY
C-2.0	PHOTOMONTAGE EXHIBIT - EXISTING CONDITIONS
C-2.1	PHOTOMONTAGE EXHIBIT - PROPOSED CONDITIONS

PROJECT DATA

PROPERTY ADDRESS:	725 PINE AVE PACIFIC GROVE, CA 93950																														
ASSESSOR'S PARCEL NO.:	006-462-008																														
ZONING:	R1 - SINGLE FAMILY RESIDENTIAL DISTRICT																														
TYPE OF CONSTRUCTION:	V-B																														
BUILDING HEIGHT:	EXISTING HEIGHT = 14.7 ft +/- PROPOSED HEIGHT = 25 ft **																														
LOT SIZE:	6,680 Sqft (60 ft x 111.33 ft)																														
BUILDING COVERAGE CALCULATION	<table border="0"> <tr> <td>40% Allowable = 2,672 Sqft</td> <td>PROPOSED BUILDING COVERAGE</td> </tr> <tr> <td>House: 1,326 Sqft</td> <td>House: 1,508 Sqft</td> </tr> <tr> <td>Garage: 427 Sqft</td> <td>Garage: 427 Sqft</td> </tr> <tr> <td>TOTAL (E) COVERAGE: 1,753 Sqft</td> <td>TOTAL (P) COVERAGE: 1,935 Sqft</td> </tr> <tr> <td>(E) Building Coverage %: 26.2%</td> <td>(P) Building Coverage %: 29.0%</td> </tr> </table>	40% Allowable = 2,672 Sqft	PROPOSED BUILDING COVERAGE	House: 1,326 Sqft	House: 1,508 Sqft	Garage: 427 Sqft	Garage: 427 Sqft	TOTAL (E) COVERAGE: 1,753 Sqft	TOTAL (P) COVERAGE: 1,935 Sqft	(E) Building Coverage %: 26.2%	(P) Building Coverage %: 29.0%																				
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SITE COVERAGE CALCULATION:	<table border="0"> <tr> <td>60% Allowable = 4,008 Sqft</td> <td>PROPOSED SITE COVERAGE</td> </tr> <tr> <td>EXISTING SITE COVERAGE</td> <td>House: 1,502 Sqft</td> </tr> <tr> <td>House: 1,326 Sqft</td> <td>Garage: 427 Sqft</td> </tr> <tr> <td>Garage: 427 Sqft</td> <td>Garden Shed: 84 Sqft</td> </tr> <tr> <td>Garden Shed: 0 Sqft</td> <td>Net Conc. Walk/Patio*: 161 Sqft</td> </tr> <tr> <td>Net Conc. Walk/Patio*: 565 Sqft</td> <td>Conc. Driveway: 609 Sqft</td> </tr> <tr> <td>Conc. Driveway: 590 Sqft</td> <td>Sand Set Pavers: 372 Sqft</td> </tr> <tr> <td>Sand Set Pavers: 113 Sqft</td> <td>DG Pathways: 516 Sqft</td> </tr> <tr> <td>DG Pathways: 479 Sqft</td> <td>Concrete Play Court: 248 Sqft</td> </tr> <tr> <td>Concrete Play Court: 0 Sqft</td> <td>TOTAL (P) COVERAGE: 3,919 Sqft</td> </tr> <tr> <td>TOTAL (E) COVERAGE: 3,500 Sqft</td> <td>(P) Site Coverage %: 58.7%</td> </tr> <tr> <td>(E) Site Coverage %: 52.4%</td> <td></td> </tr> <tr> <td></td> <td>New Site Coverage: 546 Sqft</td> </tr> <tr> <td></td> <td>Replaced Site Coverage: 401 Sqft</td> </tr> <tr> <td></td> <td>Removed Site Coverage: 127 Sqft</td> </tr> </table>	60% Allowable = 4,008 Sqft	PROPOSED SITE COVERAGE	EXISTING SITE COVERAGE	House: 1,502 Sqft	House: 1,326 Sqft	Garage: 427 Sqft	Garage: 427 Sqft	Garden Shed: 84 Sqft	Garden Shed: 0 Sqft	Net Conc. Walk/Patio*: 161 Sqft	Net Conc. Walk/Patio*: 565 Sqft	Conc. Driveway: 609 Sqft	Conc. Driveway: 590 Sqft	Sand Set Pavers: 372 Sqft	Sand Set Pavers: 113 Sqft	DG Pathways: 516 Sqft	DG Pathways: 479 Sqft	Concrete Play Court: 248 Sqft	Concrete Play Court: 0 Sqft	TOTAL (P) COVERAGE: 3,919 Sqft	TOTAL (E) COVERAGE: 3,500 Sqft	(P) Site Coverage %: 58.7%	(E) Site Coverage %: 52.4%			New Site Coverage: 546 Sqft		Replaced Site Coverage: 401 Sqft		Removed Site Coverage: 127 Sqft
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	Removed Site Coverage: 127 Sqft																														
GROSS FLOOR AREA CALCULATION:	<table border="0"> <tr> <td>Per Table Allowable = 3,097 Sqft</td> <td>PROPOSED FLOOR AREA</td> </tr> <tr> <td>EXISTING FLOOR AREA</td> <td>House First Floor: 1,502 Sqft</td> </tr> <tr> <td>House First Floor: 1,326 Sqft</td> <td>House Second Floor: 1,166 Sqft</td> </tr> <tr> <td>House Second Floor: 0 Sqft</td> <td>Garage: 427 Sqft</td> </tr> <tr> <td>Garage: 427 Sqft</td> <td>TOTAL (P): 3,095 Sqft</td> </tr> <tr> <td>TOTAL (E): 1,753 Sqft</td> <td>(P) Ratio of Lot Area: 46.3%</td> </tr> <tr> <td>(E) Ratio of Lot Area: 26.2%</td> <td></td> </tr> </table>	Per Table Allowable = 3,097 Sqft	PROPOSED FLOOR AREA	EXISTING FLOOR AREA	House First Floor: 1,502 Sqft	House First Floor: 1,326 Sqft	House Second Floor: 1,166 Sqft	House Second Floor: 0 Sqft	Garage: 427 Sqft	Garage: 427 Sqft	TOTAL (P): 3,095 Sqft	TOTAL (E): 1,753 Sqft	(P) Ratio of Lot Area: 46.3%	(E) Ratio of Lot Area: 26.2%																	
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TOTAL (E): 1,753 Sqft	(P) Ratio of Lot Area: 46.3%																														
(E) Ratio of Lot Area: 26.2%																															
2 COVERED (GARAGE) AND 2 UNCOVERED (DRIVEWAY) PARKING SPACES ON LOT																															
NO TREE REMOVAL OR GRADING PROPOSED																															
** AVERAGE GRADE AT HOUSE PERIMETER: 98.5 / HOUSE FINISH FLOOR ELEVATION: 100.0																															
** MAXIMUM PROPOSED ROOF RIDGE ELEVATION: 123.5 (25 Ft High Maximum from Average Grade)																															

PROJECT DESCRIPTION

THIS IS A REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE. 176 SQFT WILL BE EXTENDED TO THE FIRST FLOOR AND A 1,166 SQFT SECOND FLOOR WILL BE ADDED. AN 84 SF GARDEN SHED AND OTHER SITE IMPROVEMENTS ARE ALSO A PART OF THE PROJECT.

CODE COMPLIANCE

CODE EDITIONS:
2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND
2016 CALIFORNIA MECHANICAL, PLUMBING, ELECTRICAL, CFC, & 2016 CALIFORNIA ENERGY CODE

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PROJECT:

HUNTER RESIDENCE

725 PINE AVE.
PACIFIC GROVE, CA 93950

APN: 006-462-008

PROJECT NO: 17-001

OWNER:
ANDREW & RACHEL
HUNTER
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
TITLE SHEET

SCALE: -

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 05, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

FILE: A0.dwg view:

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SHEET NUMBER:

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SHEET 1 OF 19 SHEETS

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PROJECT:

HUNTER RESIDENCE

725 PINE AVE.
PACIFIC GROVE, CA 93950

APN: 006-462-008

PROJECT NO: 17-001

OWNER:
ANDREW & RACHEL HUNTER
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
EXISTING AND PROPOSED SITE PLAN

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

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 05, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

BUILDING PERMIT SUBMITTAL DATE: --

DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

FILE: A1.dwg VIEW:

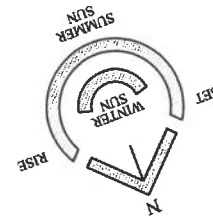
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SHEET 2 OF 19 SHEETS

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KEYNOTES

- EXISTING TREE TO REMAIN
- EXISTING DRIVEWAY APPROACH TO REMAIN
- EXISTING RAISED PLANTER BOXES
- LINE OF EXTERIOR WALL
- LINE OF ROOF OVERHANG/EAVE
- EXISTING GATE
- PROPOSED LANDSCAPE WALL
- PROPOSED GARDEN SHED (9.5 FT MAXIMUM HEIGHT - 84 SQFT)
- PROPOSED 376 SQFT AT-GRADE WOOD PLATFORM (PERVIOUS)
- PROPOSED 196 SQFT PAVER PATIO TO REPLACE EXISTING CONCRETE
- PROPOSED 56 SQFT PAVER ENTRANCE WALK TO REPLACE EXISTING CONCRETE
- PROPOSED 314 SQFT TURF AREA
- PROPOSED 140 SQFT PERVIOUS ARTIFICIAL TURF
- PROPOSED 248 SQFT CONCRETE PLAY COURT
- PROPOSED 332 SQFT PERVIOUS LANDSCAPE GRAVEL

LEGEND / ABBREVIATIONS

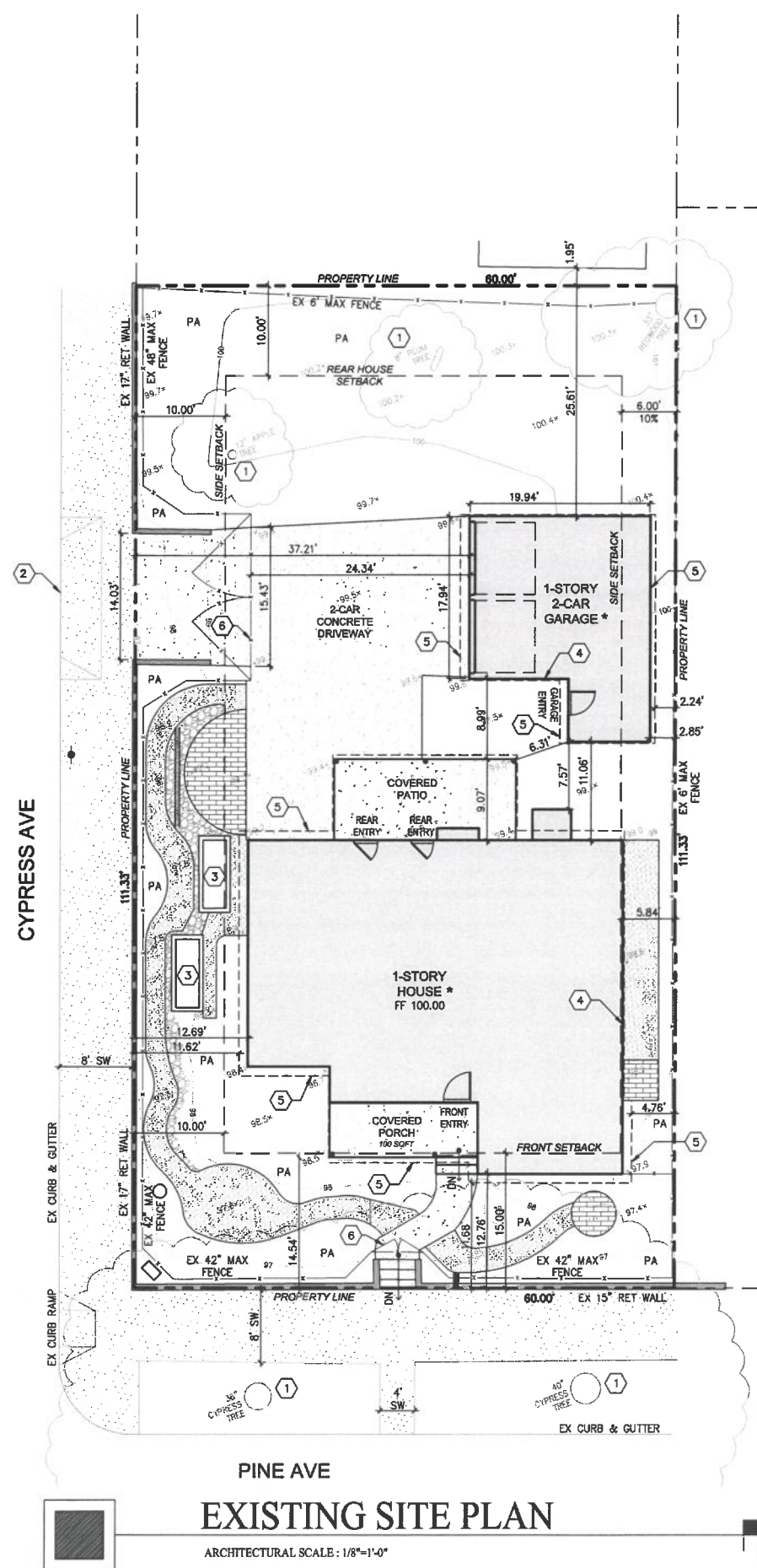
- EXISTING/PROPOSED STRUCTURE
- CONCRETE DRIVEWAY/PATHWAY/PATIO
- EXISTING CITY SIDEWALK
- LANDSCAPE ROCK/GRAVEL (PERVIOUS)
- SAND SET PAVERS
- DECOMPOSED GRANITE (DG) PATH
- ARTIFICIAL TURF (PERVIOUS)
- TURF (PERVIOUS)
- AT-GRADE WOOD PLATFORM (PERVIOUS)
- EXISTING PROPERTY LINE
- PROPERTY SETBACK LINE
- ROOF OVERHANG
- FENCE
- PA PLANTER AREA

LEGAL DESCRIPTION:

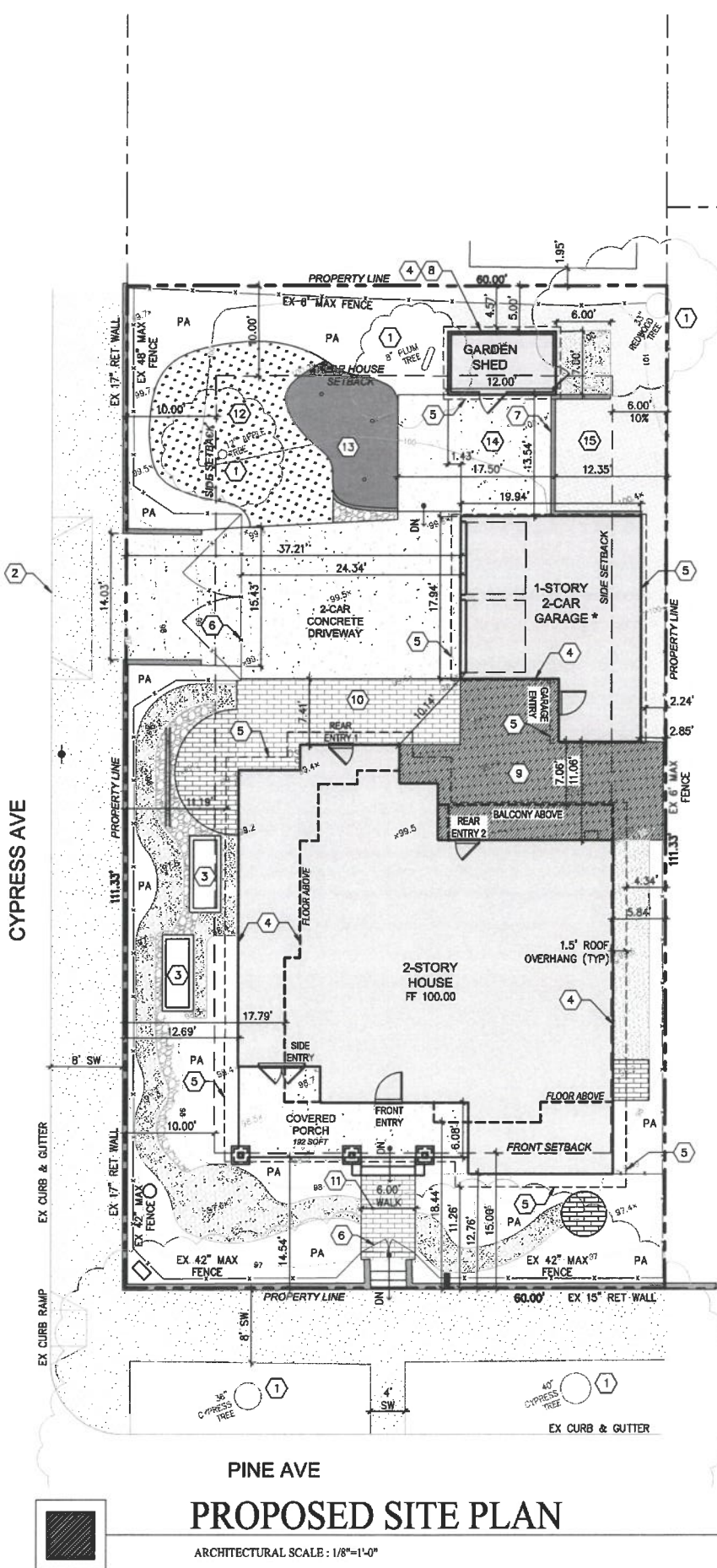
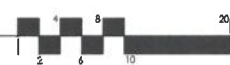
LOTS TWO (2), FOUR (4), SIX (6), AND THE NORTHEAST TWENTY ONE FEET FOUR INCHES (21'4") OF LOT EIGHT (8) IN BLOCK 95 OF THE THIRD ADDITION TO PACIFIC GROVE RETREAT, AS SHOWN ON "MAP OF PACIFIC GROVE RETREAT, MONTEREY COUNTY, CALIFORNIA", FILED FOR RECORD MAY 7, 1887, IN THE OFFICE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 1 OF MAPS, "CITIES AND TOWNS" AT PAGE 10. AREA = 6,680 SF

NOTES:

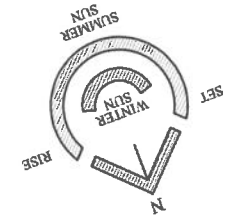
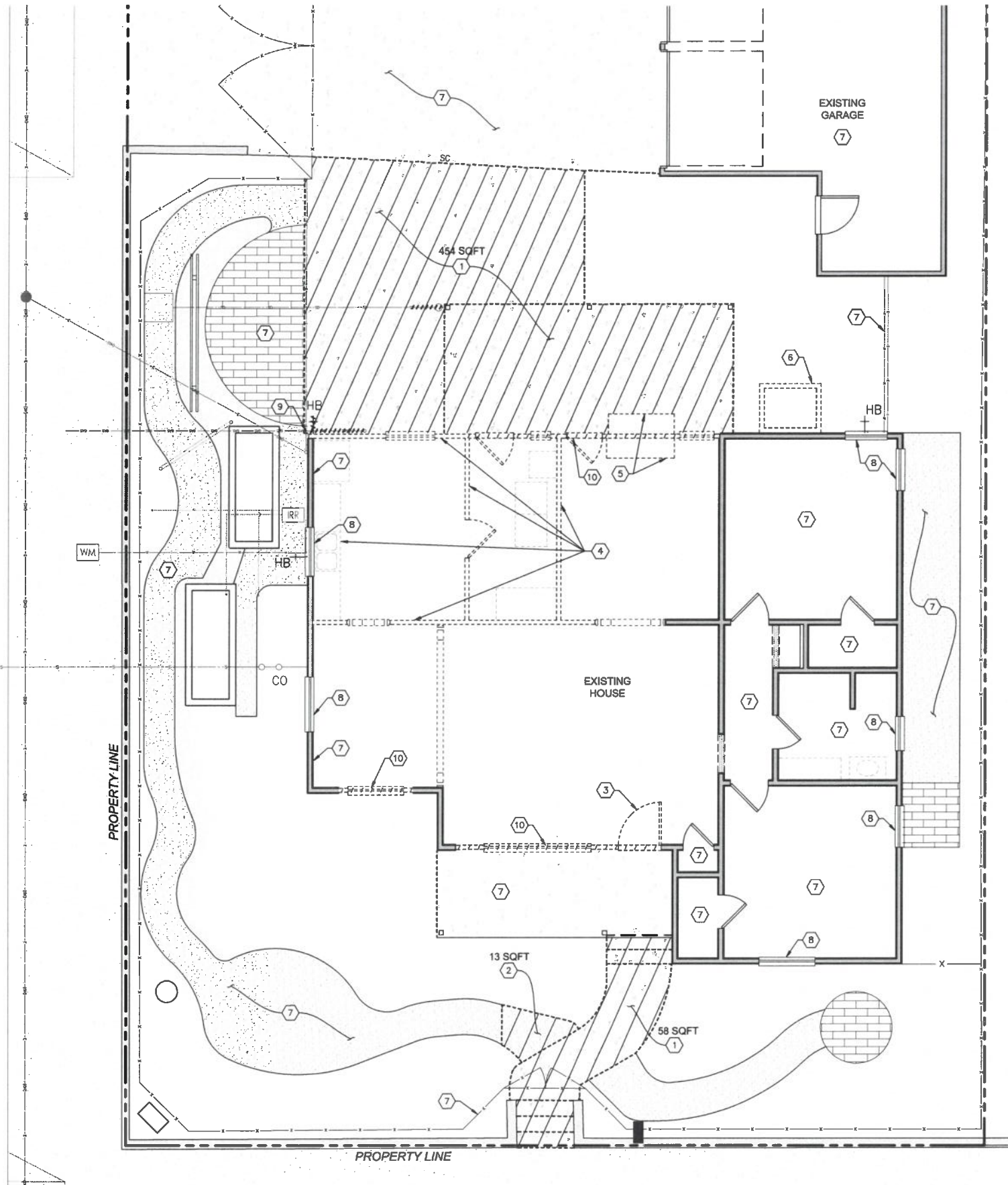
- SEE SHEETS C-2.0 AND C-2.1 FOR PHOTOMONTAGE EXHIBITS OF EXISTING AND PROPOSED SITE CONDITIONS.
- SEE SHEET A-0.1 FOR SITE AND BUILDING COVERAGE CALCULATIONS.



* ORIGINAL CONSTRUCTION
- NO KNOWN REMODELS



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KEYNOTES ○

1. REMOVE EXISTING CONCRETE (512 SQFT)
2. REMOVE EXISTING DECOMPOSED GRANITE (13 SQFT)
3. RELOCATE EXISTING DOOR
4. REMOVE EXISTING WALLS
5. REMOVE EXISTING FIREPLACE AND CHIMNEY
6. REMOVE EXISTING FURNACE
7. TO REMAIN - PROTECT IN PLACE
8. EXISTING WINDOW TO BE REPLACED
9. CAP EXISTING GAS SERVICE
10. RECONSTRUCT EXISTING WALL

LEGEND

- REMOVE EXISTING HARDSCAPE (538 SF)
- EXISTING UTILITY TO BE REMOVED
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO BE RECONSTRUCTED (37 FEET)
- EXISTING WALL TO REMAIN
- SAWCUT EXISTING CONCRETE

TOTAL LATERAL WALL LENGTH TO BE DEMOLISHED OR RECONSTRUCTED (INCLUDING DOORS AND WINDOWS): 90 FEET
 TOTAL WALL AREA TO BE DEMOLISHED OR RECONSTRUCTED (INCLUDING DOORS AND WINDOWS): 720 SF

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 (831) 920-8814

PROJECT:

HUNTER RESIDENCE

725 PINE AVE.
 PACIFIC GROVE, CA 93950

APN: 006-462-008
 PROJECT NO: 17-001

OWNER:
 ANDREW & RACHEL HUNTER
 725 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:

DEMOLITION PLAN

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

DRAWN BY: JOSHUA I. STEWMAN
 PRINT DATE: Nov 04, 2017
 PLANNING PERMIT SUBMITTAL DATE: 10/11/17
 BUILDING PERMIT SUBMITTAL DATE: --
 DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

FILE: A1.dwg view:

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SHEET NUMBER:

A-1.1

SHEET 3 OF 19 SHEETS

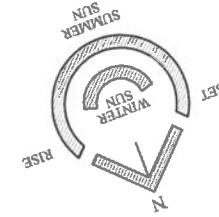
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 TEL: 831-920-5814 • joshua@homelifedesignstudio.com



PROPOSED DEMOLITION

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





- KEYNOTES**
- 1. EXISTING DRY WELL
 - 2. LANDSCAPE WALL

LEGEND

- SLOPE DIRECTION
- Ⓜ ELECTRIC METER
- Ⓜ GAS METER AND SERVICE
- FENCE
- OVERHEAD ELECTRIC LINES
- ELECTRIC AND DATA JOINT TRENCH
- STORM DRAIN PIPE & INLET
- PERFORATED SUB-DRAIN PIPE
- Ⓜ WATER METER AND SERVICE
- Ⓜ SEWER LATER AND CLEANOUT (CO)
- IRRIGATION CONTROL VALVES AND MAINS
- EXISTING UTILITY TO BE REMOVED
- Ⓜ HOSE BIB
- PA PLANTER AREA

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PROJECT:

HUNTER RESIDENCE

725 PINE AVE.
PACIFIC GROVE, CA 93950

APN: 006-462-008
PROJECT NO: 17-001

OWNER:
ANDREW & RACHEL HUNTER
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
EXISTING AND PROPOSED DRAINAGE & UTILITY PLAN

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

DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: Nov 04, 2017
PLANNING PERMIT SUBMITTAL DATE: 10/11/17
BUILDING PERMIT SUBMITTAL DATE: --
DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

FILE: A1.dwg VIEW:

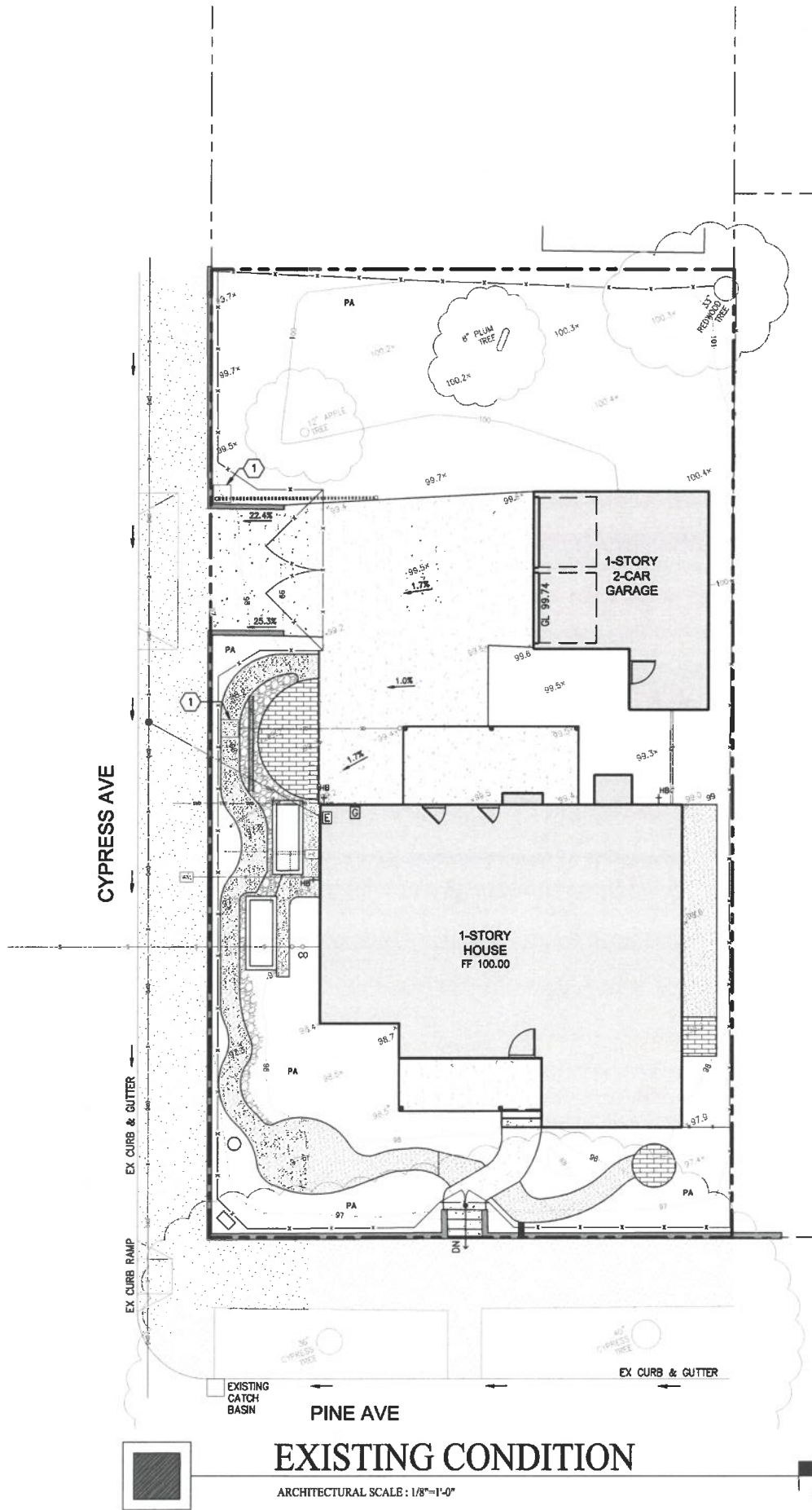
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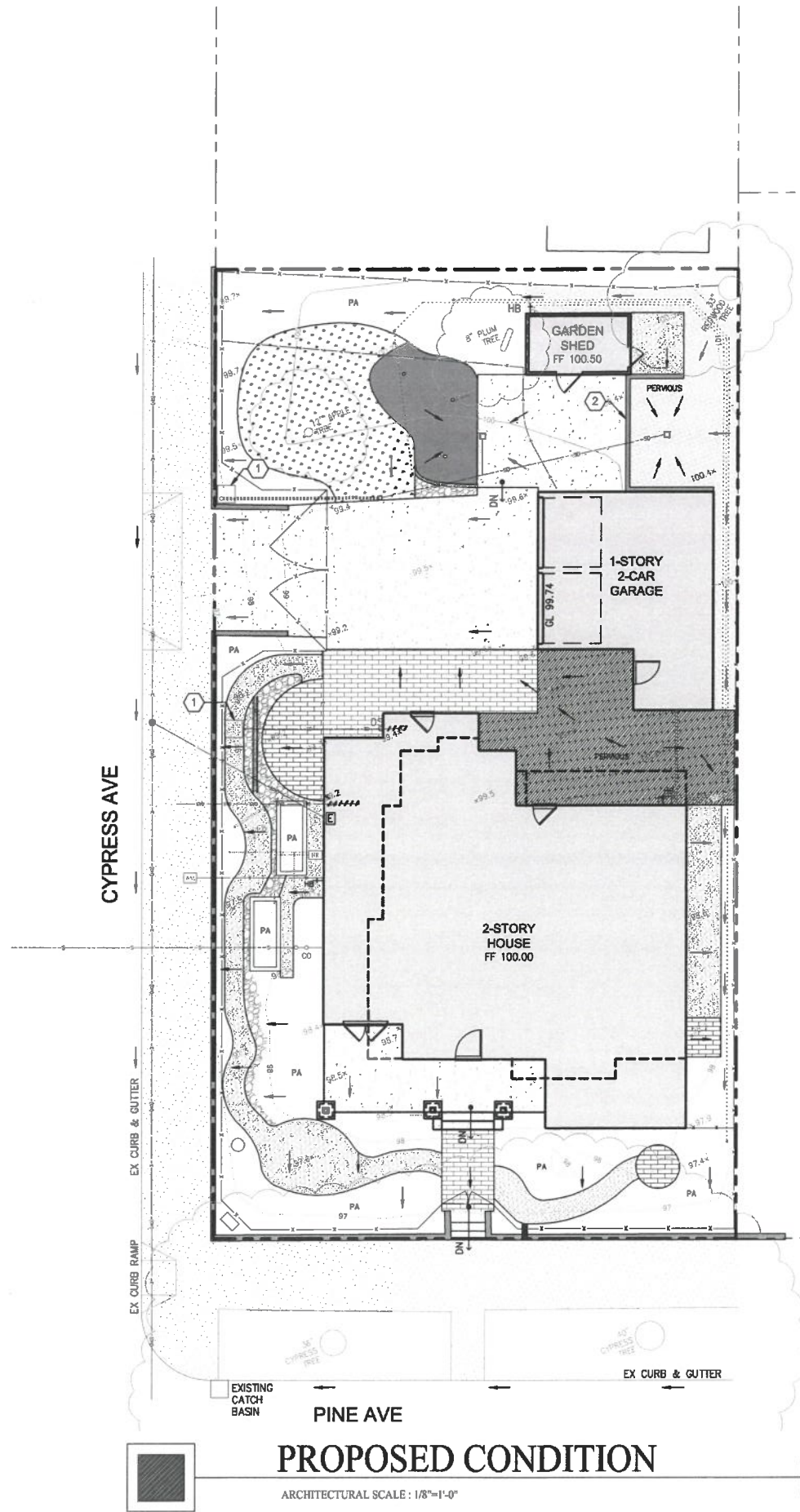
SHEET 4 OF 19 SHEETS

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TEL 831 - 920 - 8814 • joshua@homelifedesignstudio.com



EXISTING CONDITION

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



PROPOSED CONDITION

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

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PROJECT:
HUNTER RESIDENCE
 725 PINE AVE.
 PACIFIC GROVE, CA 93950
 APN: 006-462-008
 PROJECT NO: 17-001
 OWNER:
ANDREW & RACHEL HUNTER
 725 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
EXISTING AND PROPOSED PERVIOUS SURFACES

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

DRAWN BY: JOSHUA I. STEWMAN
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FILE: A1.dwg VIEW:

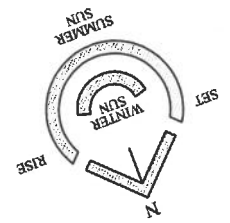
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A-1.3

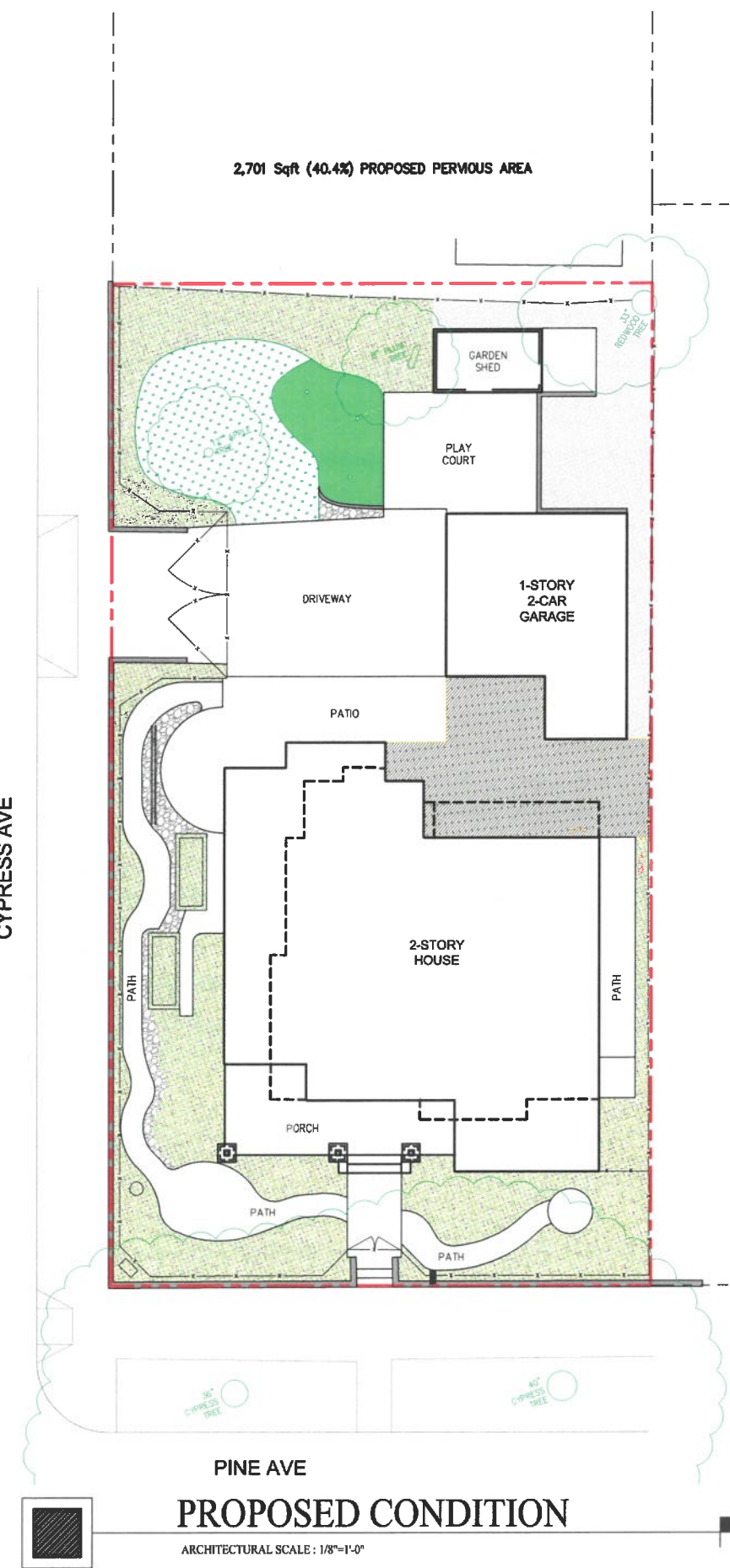
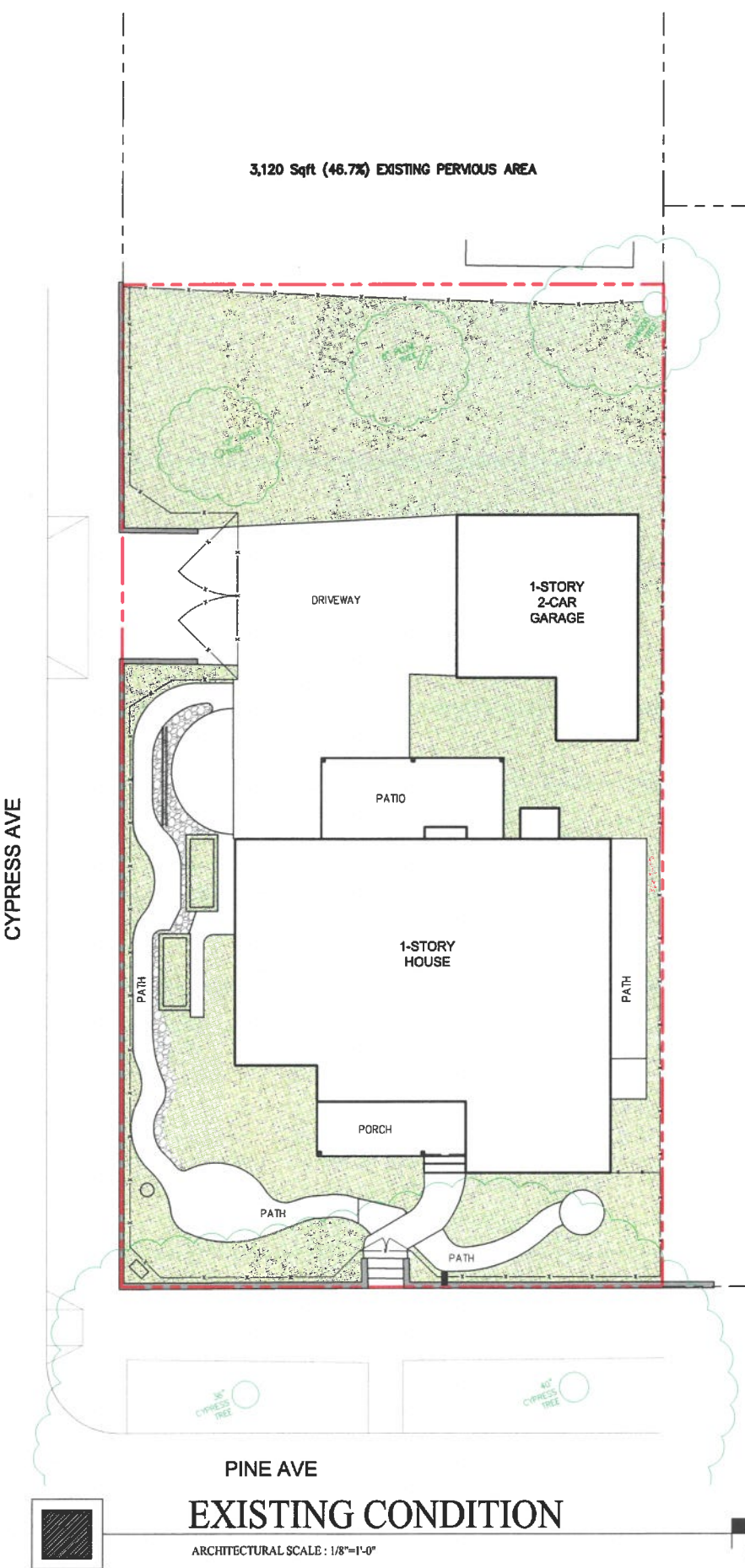
SHEET 5 OF 19 SHEETS

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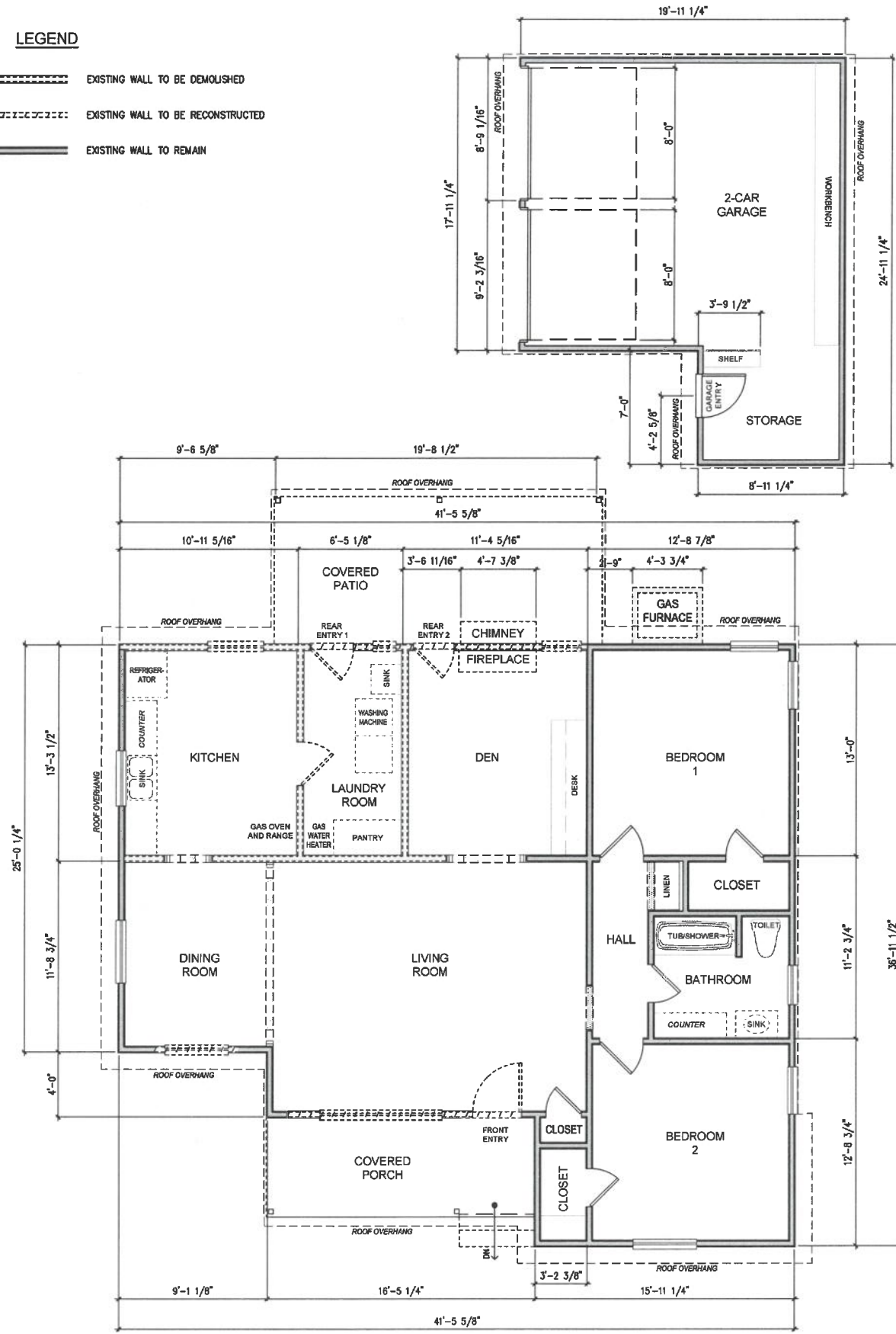
LEGEND

- LANDSCAPE ROCK/GRAVEL (PERVIOUS)
- ARTIFICIAL TURF ON OPEN GRADED STONE (PERVIOUS)
- TURF (PERVIOUS)
- AT-GRADE WOOD PLATFORM ON GRAVEL (PERVIOUS)
- LANDSCAPE AREA (PERVIOUS)



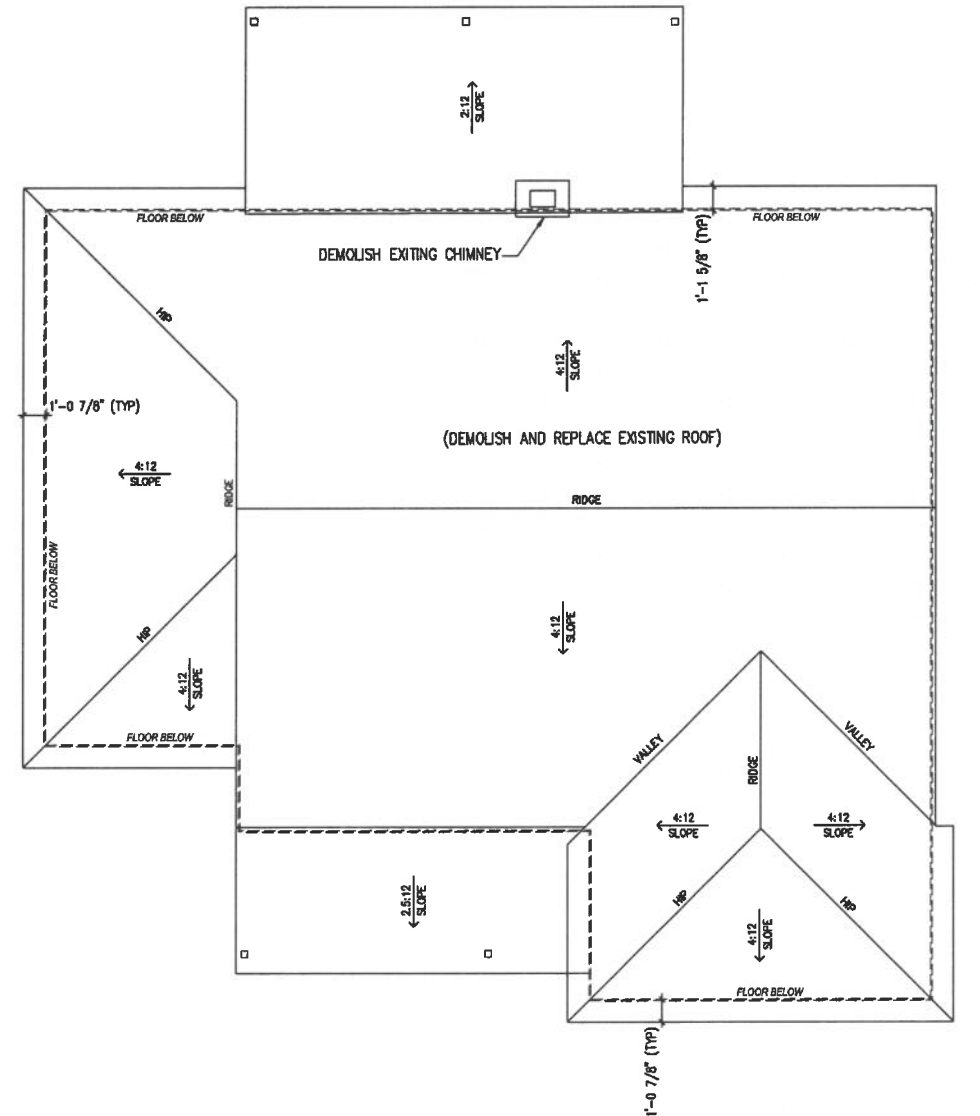
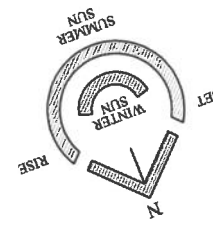
LEGEND

-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO BE RECONSTRUCTED
-  EXISTING WALL TO REMAIN



EXISTING FLOOR PLAN

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



EXISTING ROOF PLAN

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



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PROJECT:

HUNTER RESIDENCE

725 PINE AVE.
PACIFIC GROVE, CA 93950

APN: 006-462-008

PROJECT NO: 17-001

OWNER:
ANDREW & RACHEL HUNTER
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
EXISTING FLOOR PLAN & ROOF PLAN

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

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 04, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

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REVISIONS:

FILE: A2.dwg VIEW:

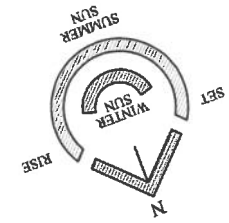
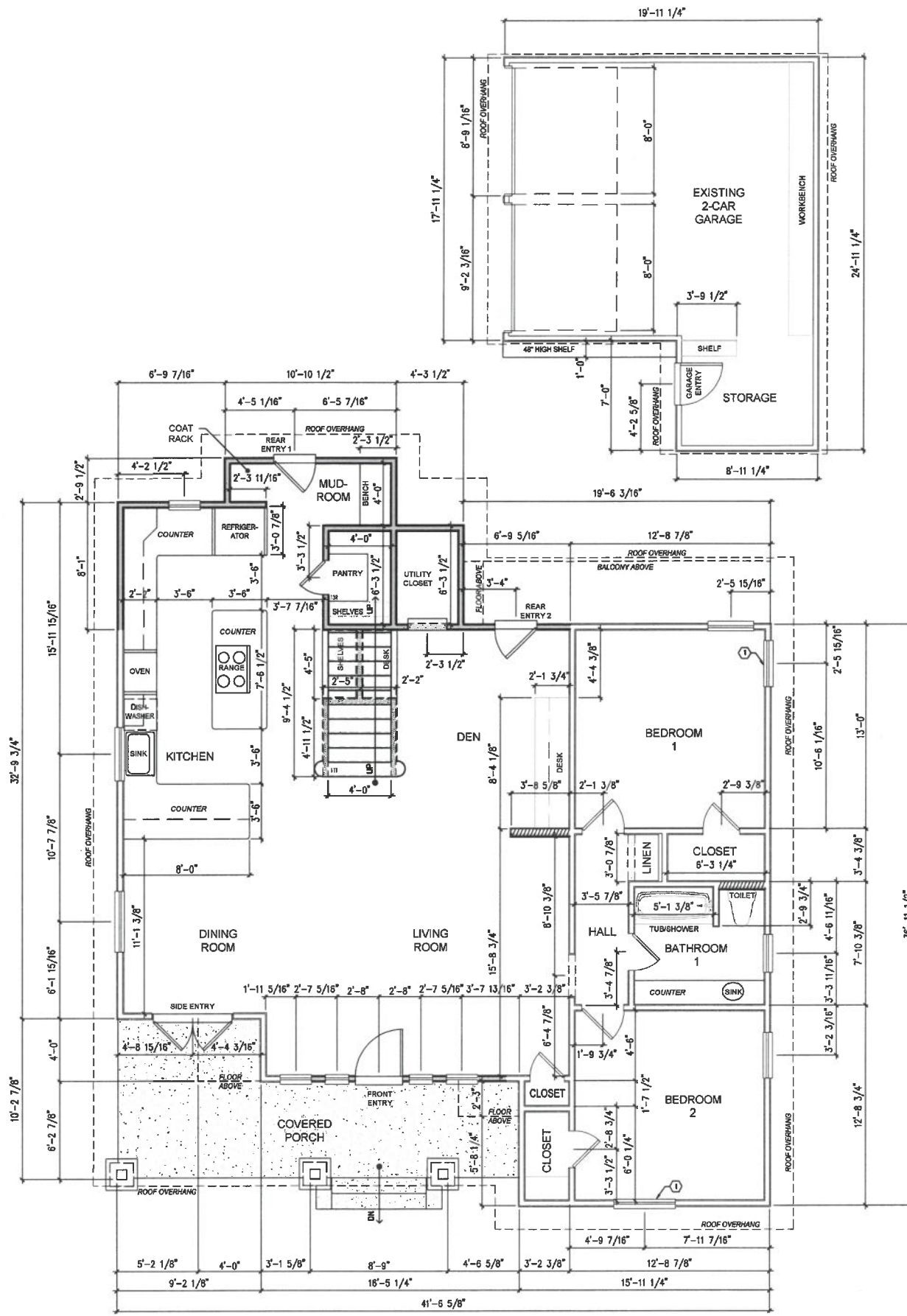
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SHEET NUMBER:

A-2.0

SHEET 6 OF 19 SHEETS

D:\Documents\Planning\Home Improvement\1725 Pine\CD\Sheet\Planning\A2.dwg Nov 04, 2017 - 02:29pm



- LEGEND**
- EXISTING 2X4 WALL
 - PROPOSED 2X4 WALL
 - THICKENED WALL
 - WALL BELOW / SOFFIT ABOVE
 - DOOR
 - WINDOW
 - LIMITS OF ROOF OVERHANG
 - LIMITS OF FLOOR ABOVE
- KEYNOTES**
1. BEDROOM EGRESS WINDOW

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APN: 006-462-008
 PROJECT NO: 17-001

OWNER:
ANDREW & RACHEL HUNTER
 725 PINE AVE.
 PACIFIC GROVE, CA 93950

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

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

DRAWN BY: JOSHUA I. STEWMAN
 PRINT DATE: Nov 04, 2017
 PLANNING PERMIT SUBMITTAL DATE: 10/11/17
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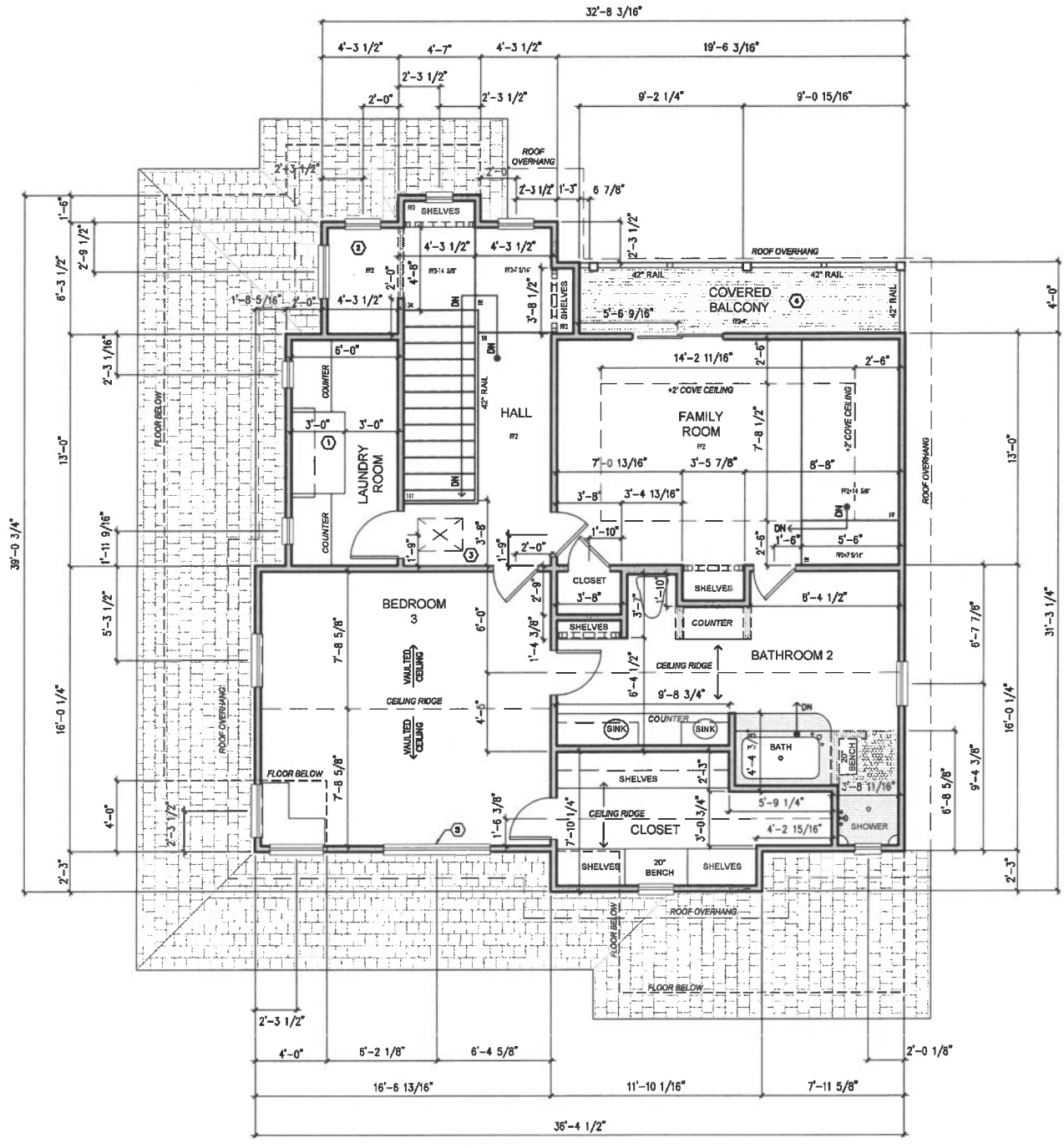
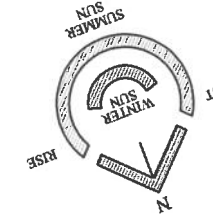
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PROPOSED FIRST FLOOR PLAN

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



LEGEND

- PROPOSED 2X4 WALL
- PROPOSED 2X6 WALL
- WALL BELOW / SOFFIT ABOVE
- DOOR
- WINDOW
- LIMITS OF ROOF OVERHANG
- LIMITS OF FLOOR ABOVE

KEYNOTES

1. WASHER AND DRYER
2. READING NOOK
3. ATTIC ACCESS WITH PULL-DOWN LADDER (24"x30" MINIMUM SIZE OPENING)
4. COVERED BALCONY (WOOD DECK WITH RAILINGS AT 42" HIGH)
5. BEDROOM EGRESS WINDOW

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 PROJECT NO: 17-001
 OWNER:
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SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

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

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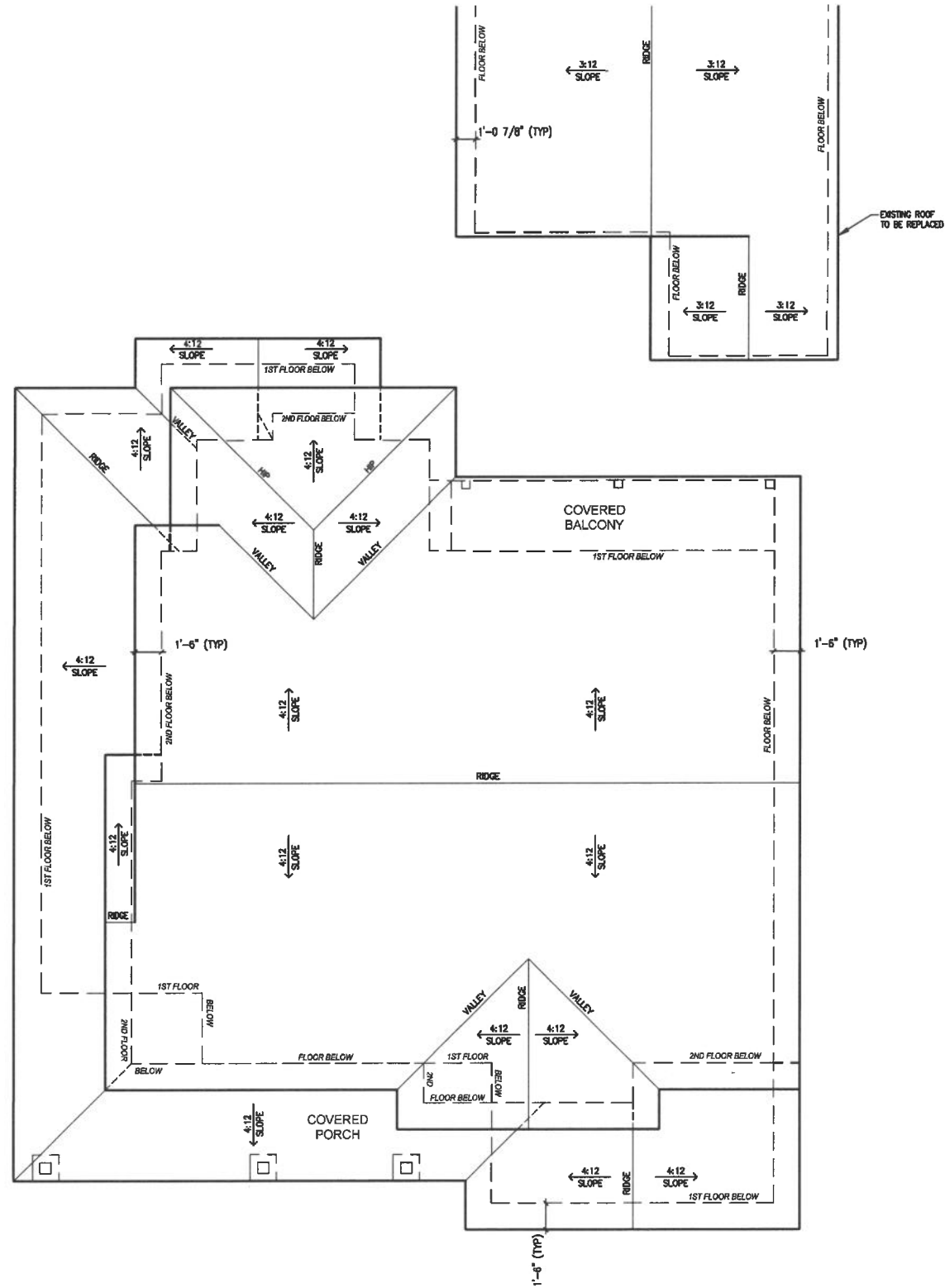
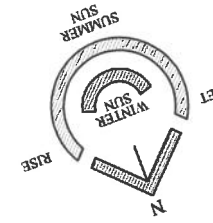
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PROPOSED SECOND FLOOR PLAN
 ARCHITECTURAL SCALE: 1/4"=1'-0"



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SHEET TITLE:
PROPOSED ROOF PLAN

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

DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: Oct 30, 2017
PLANNING PERMIT SUBMITTAL DATE: 10/11/17
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PROPOSED ROOF PLAN

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





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KEYNOTES ○

1. TESLA SOLAR TILE (SLATE) OR ASPHALT SHINGLE ROOF
2. HARD-TROWELED EXTERIOR STUCCO (KELLY MOORE BUNGALOW MAPLE PAINT COLOR)
3. ENGINEERED LAP SIDING (KELLY MOORE SCATMAN BLUE PAINT COLOR)
4. BOARD AND BATTEN CLADDING (KELLY MOORE SCATMAN BLUE PAINT COLOR)
5. SIERRA PACIFIC ALUMINUM CLAD DUAL-PANE WINDOWS (BEIGE & BATTLESHIP GRAY COLOR)
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10. REDWOOD SHUTTERS (SEMI-TRANSPARENT REDWOOD STAIN)
11. HAMPTON BAY MALFORD DARK RUBBED BRONZE OUTDOOR WALL MOUNT LANTERN
12. REDWOOD TRELIS (SEMI-TRANSPARENT REDWOOD STAIN)
13. 6"x6" REDWOOD POSTS (SEMI-TRANSPARENT REDWOOD STAIN)

PROJECT:

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APN: 006-462-008

PROJECT NO: 17-001

OWNER:
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HUNTER**
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
**EXTERIOR ELEVATIONS
(NORTH - FRONT)**

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

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 05, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

BUILDING PERMIT SUBMITTAL DATE: --

DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

FILE: A3.dwg VIEW:

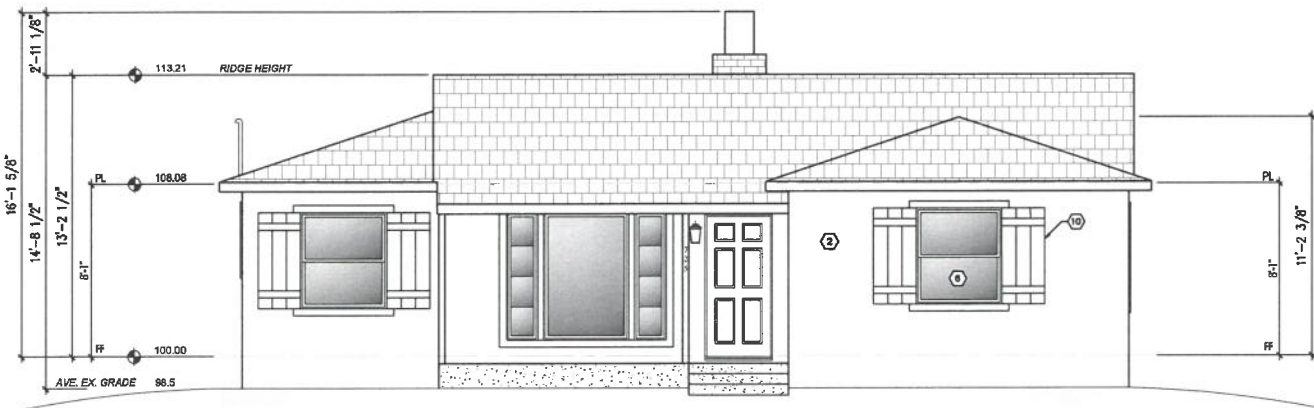
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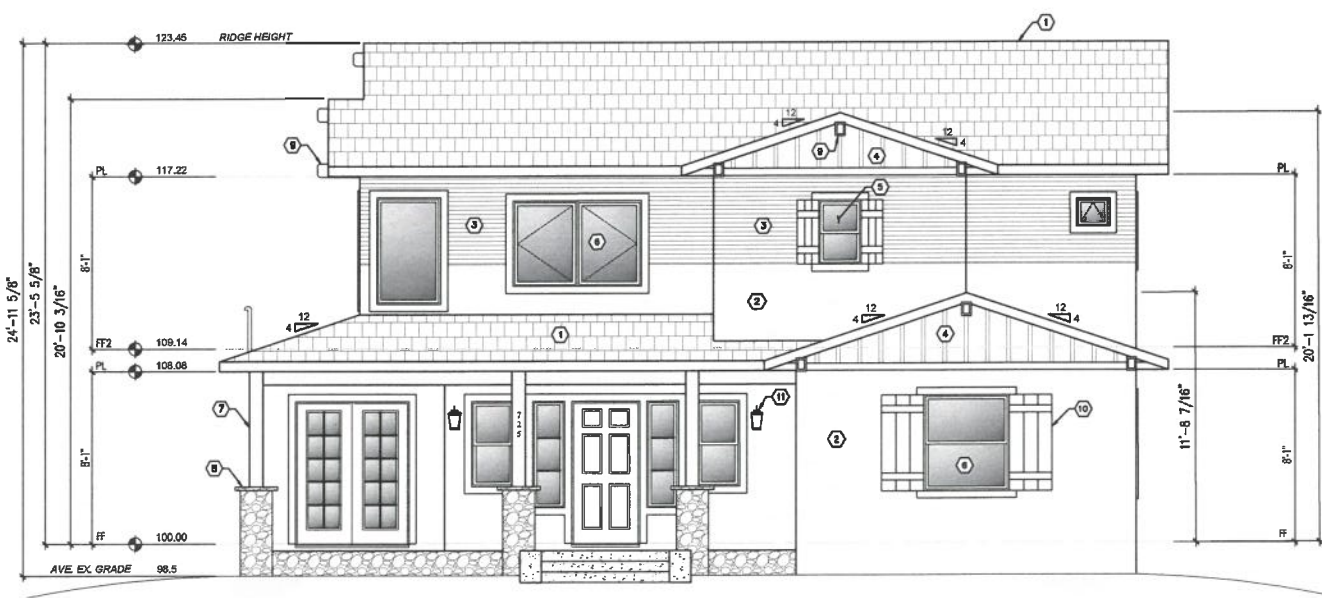
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EXISTING NORTH (FRONT) ELEVATION

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



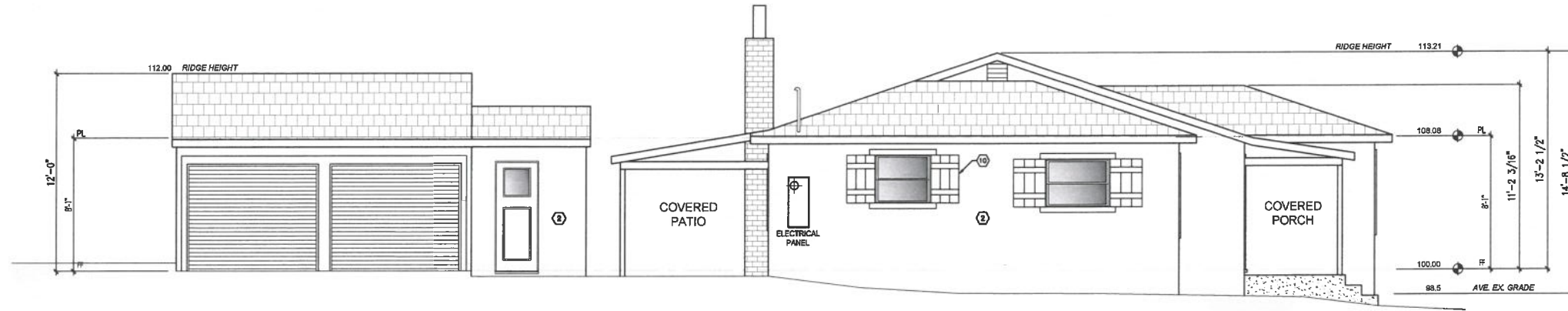
PROPOSED NORTH (FRONT) ELEVATION

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



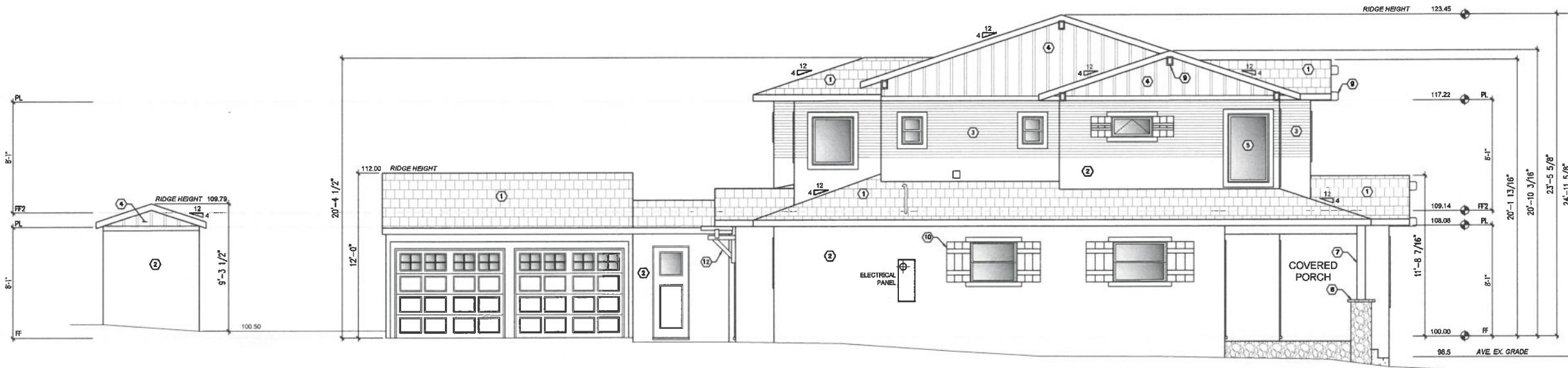
KEYNOTES

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12. REDWOOD TRELLIS (SEMI-TRANSPARENT REDWOOD STAIN)
13. 6"x6" REDWOOD POSTS (SEMI-TRANSPARENT REDWOOD STAIN)



EXISTING EAST (LEFT) ELEVATION

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



PROPOSED EAST (LEFT) ELEVATION

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



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SHEET TITLE:
EXTERIOR ELEVATIONS
(EAST - LEFT)

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

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APN: 006-462-008

PROJECT NO: 17-001

OWNER:
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SHEET TITLE:
EXTERIOR ELEVATIONS (SOUTH - REAR)

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

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 05, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

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EXISTING SOUTH (REAR) ELEVATION

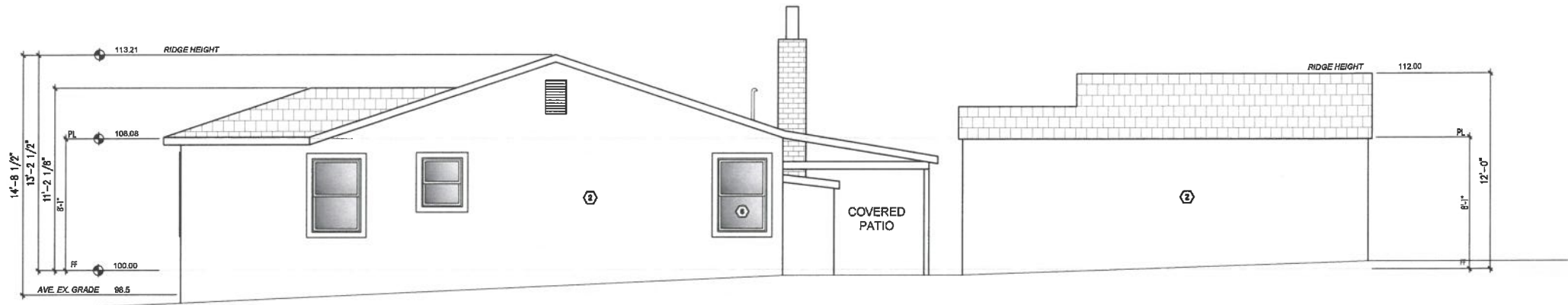
ARCHITECTURAL SCALE: 1/4"=1'-0"



PROPOSED SOUTH (REAR) ELEVATION

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





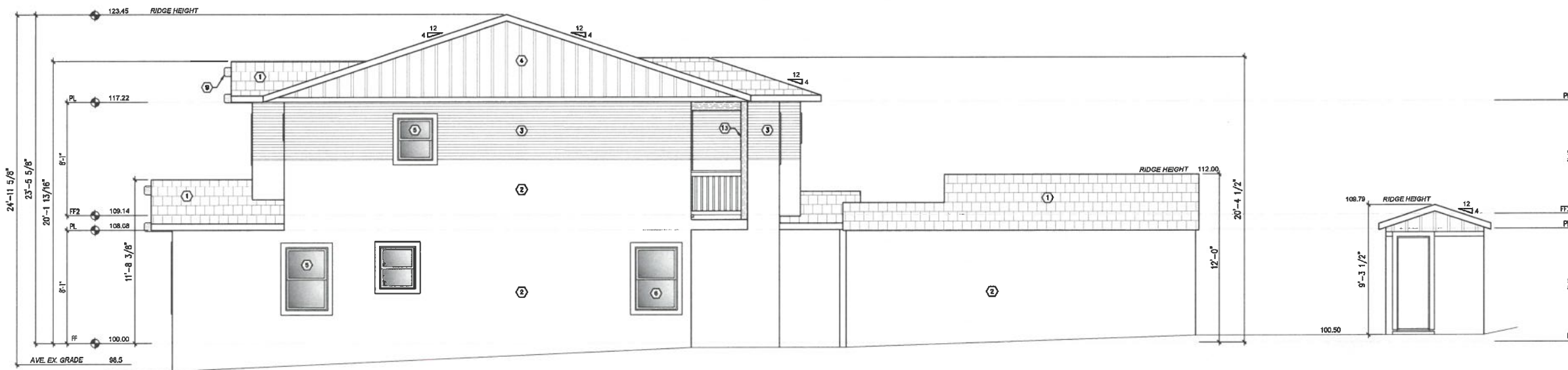
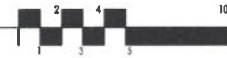
KEYNOTES

1. TESLA SOLAR TILE (SLATE) OR ASPHALT SHINGLE ROOF
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13. 6"x6" REDWOOD POSTS (SEMI-TRANSPARENT REDWOOD STAIN)



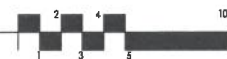
EXISTING WEST (RIGHT) ELEVATION

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



PROPOSED WEST (RIGHT) ELEVATION

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



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APN: 006-462-008

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SHEET TITLE:
EXTERIOR ELEVATIONS
(WEST - RIGHT)

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

DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: Nov 05, 2017
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APN: 006-462-008

PROJECT NO: 17-001

OWNER:
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SHEET TITLE:
**BUILDING SECTIONS
(NORTH - FRONT)**

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

DRAWN BY: JOSHUA I. STEWMAN
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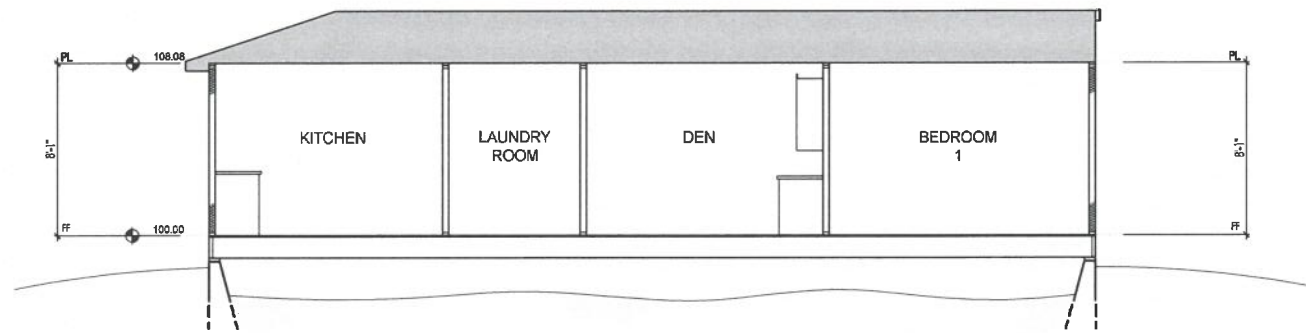
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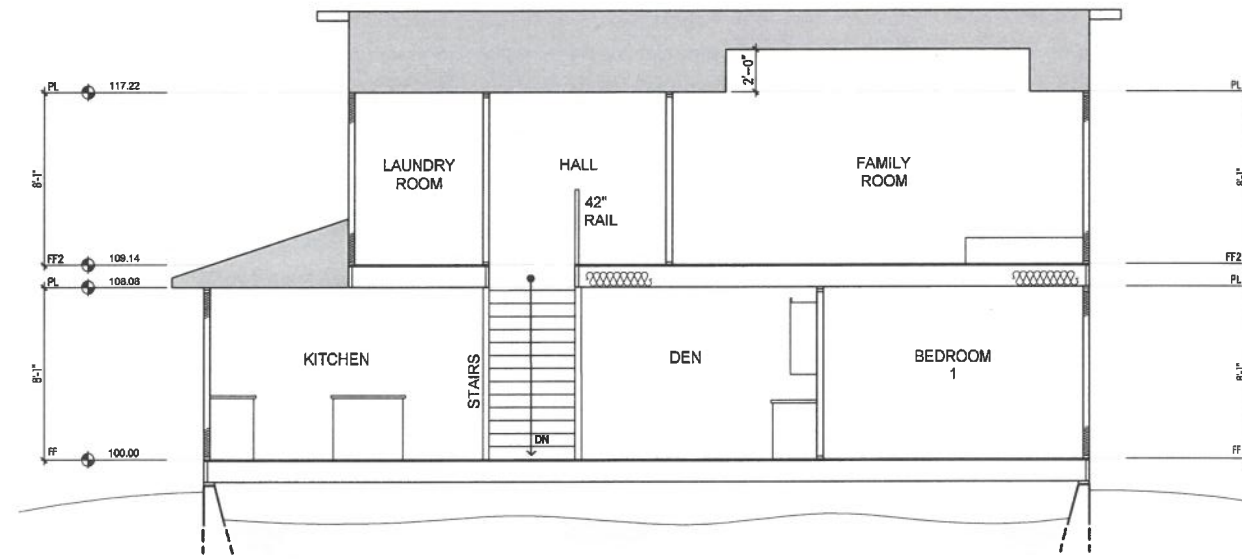
SHEET 14 OF 19 SHEETS

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EXISTING NORTH (FRONT) SECTION

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



PROPOSED NORTH (FRONT) SECTION

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



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APN: 006-462-008

PROJECT NO: 17-001

OWNER:
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HUNTER**
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PACIFIC GROVE, CA 93950

SHEET TITLE:
**BUILDING SECTIONS
(EAST - LEFT)**

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

DRAWN BY: JOSHUA I. STEWMAN
PRINT DATE: Nov 05, 2017
PLANNING PERMIT SUBMITTAL DATE: 10/11/17
BUILDING PERMIT SUBMITTAL DATE: --
DATE ISSUED FOR CONSTRUCTION: --

REVISIONS:

FILE: A3.dwg VIEW:

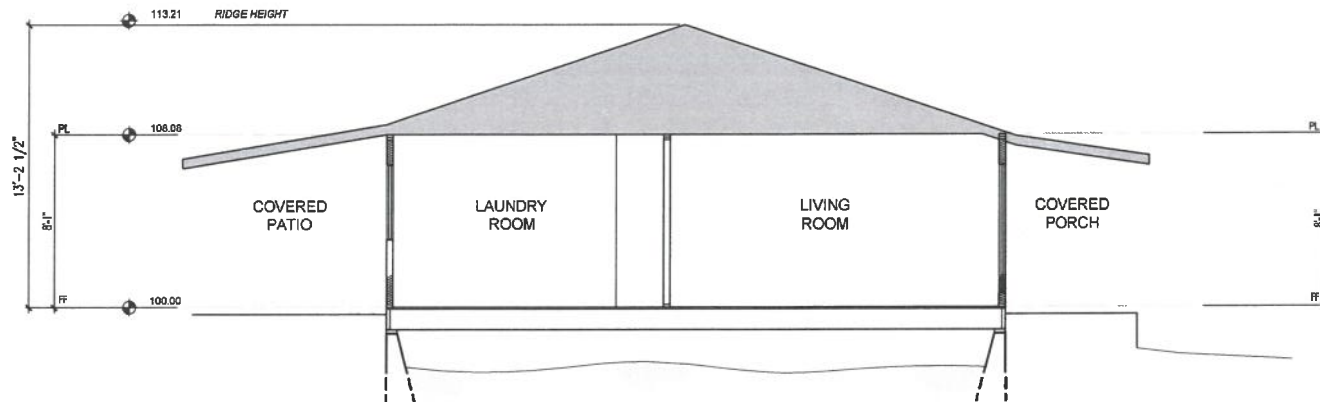
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SHEET NUMBER:

A-3.5

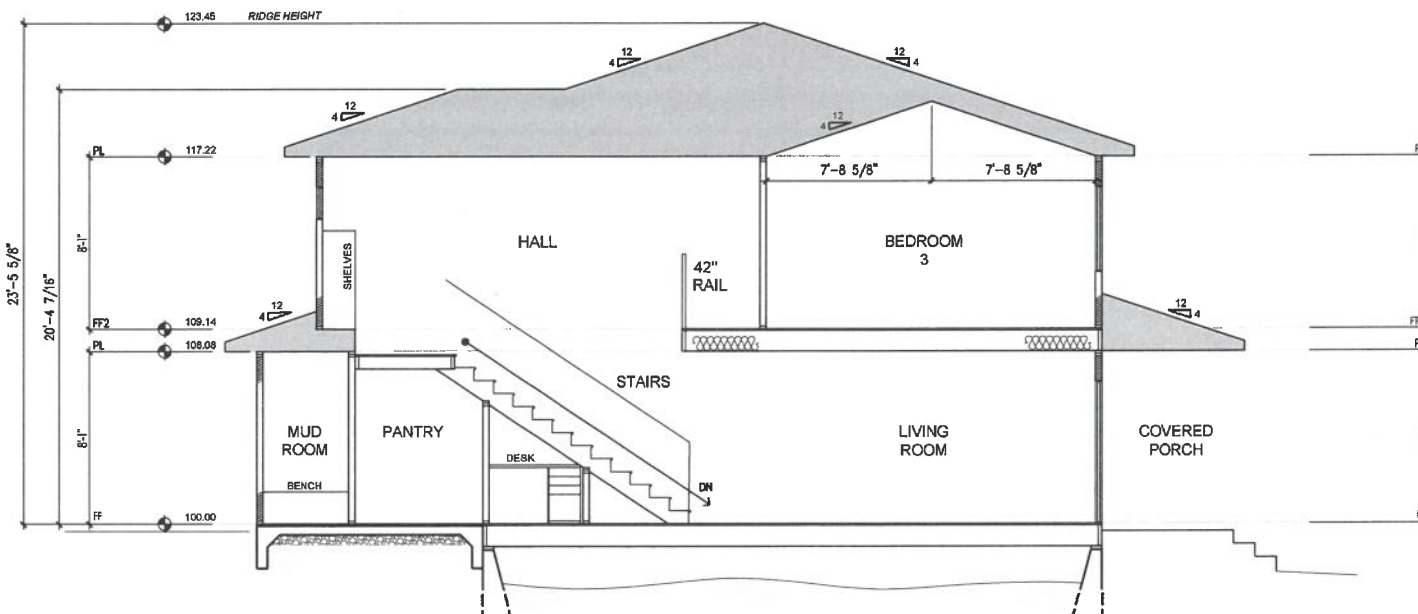
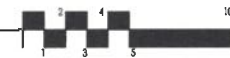
SHEET 15 OF 19 SHEETS

1042 EGAN AVE. • PACIFIC GROVE, CALIFORNIA 93950
TEL: 831 - 920 - 8814 • jstewman@homelifedesignstudio.com



EXISTING EAST (LEFT) SECTION

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



PROPOSED EAST (LEFT) SECTION

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



FRONT LEFT PERSPECTIVE



REAR LEFT PERSPECTIVE



FRONT RIGHT PERSPECTIVE



FRONT PERSPECTIVE



HOMELIFE DESIGN STUDIO



**HOMELIFE
DESIGN STUDIO**

RESIDENTIAL DESIGN - LEED AP
PROJECT MANAGEMENT -
www.homelife-designstudio.com
(831) 920-8814

PROJECT:

**HUNTER
RESIDENCE**

725 PINE AVE.
PACIFIC GROVE, CA 93950

APN: 006-462-008

PROJECT NO: 17-001

OWNER:
**ANDREW & RACHEL
HUNTER**
725 PINE AVE.
PACIFIC GROVE, CA 93950

SHEET TITLE:
PROJECT PERSPECTIVES

SCALE: -

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: Nov 05, 2017

PLANNING PERMIT SUBMITTAL DATE: 10/11/17

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

FILE: A3.dwg VIEW:

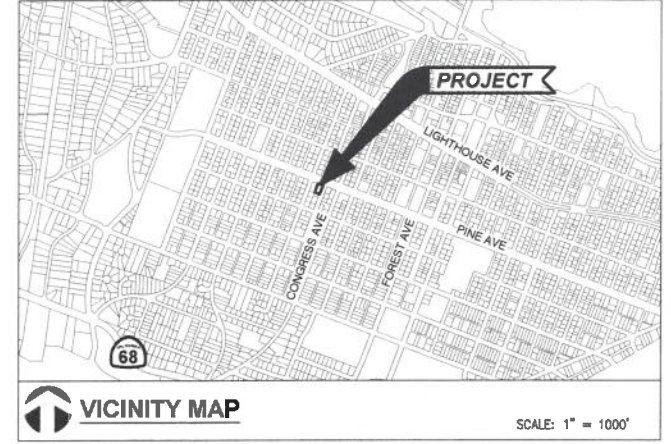
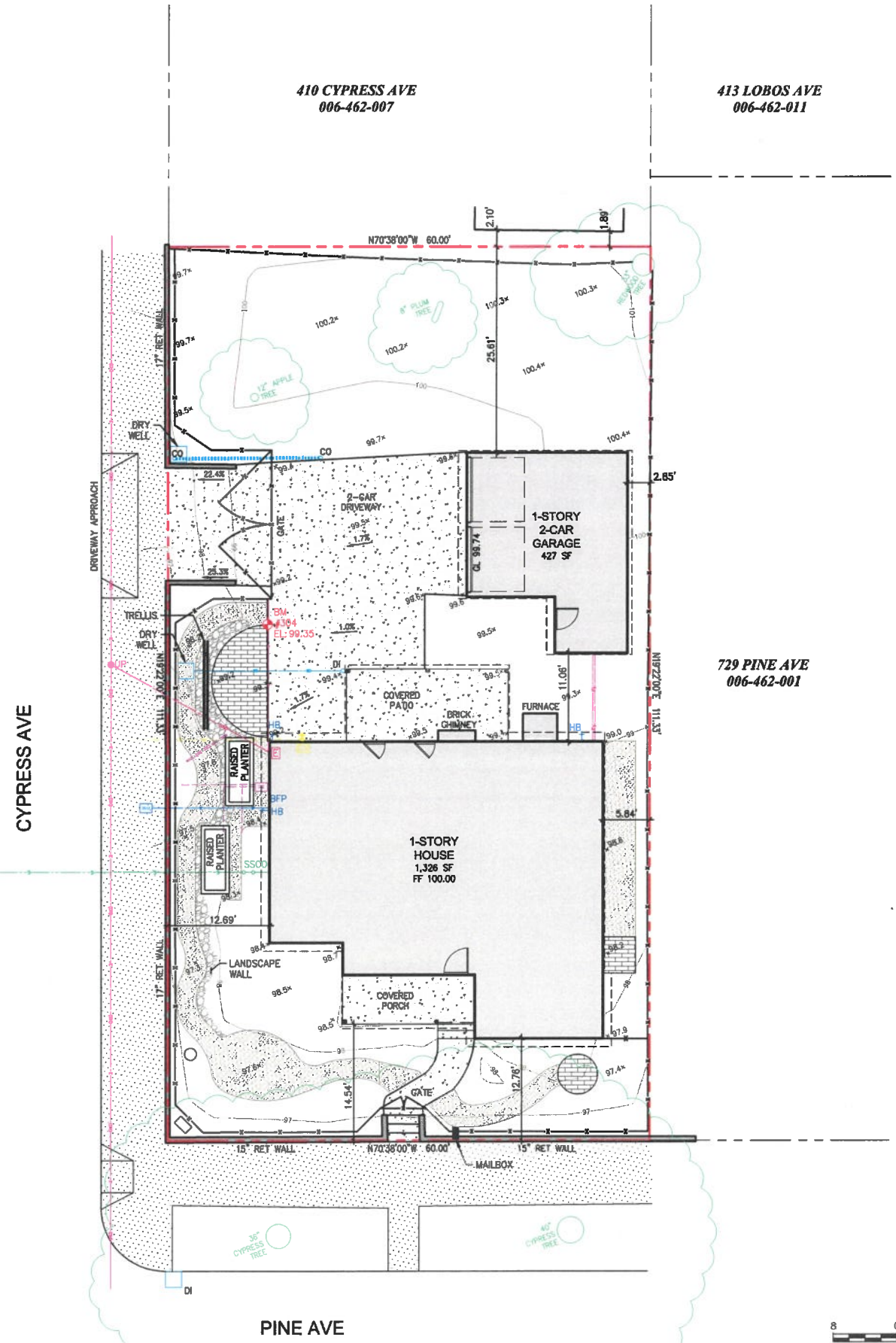
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SHEET NUMBER:

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SHEET 16 OF 19 SHEETS

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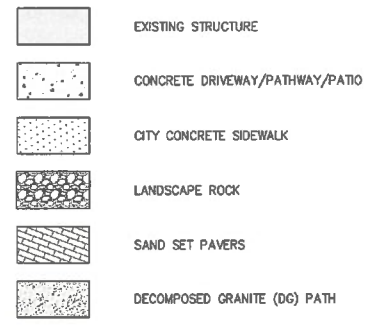
NOTES:

- 1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON SEPTEMBER 14, 2017.
- 2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
- 3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
- 4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 5. LOCAL SITE BENCHMARK IS A SPIKE, DESIGNATED POINT NUMBER 304 SHOWN HEREON. ELEVATION 99.35. (ASSUMED DATUM)
- 6. UNDERGROUND UTILITIES, IF SHOWN, ARE BASED ON FIELD LOCATION OF VISIBLE SURFACE FEATURES IN CONJUNCTION WITH SCHEMATICS OF UNDERGROUND UTILITIES PROVIDED BY OWNER. EXACT LOCATIONS AND DEPTHS SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
- 7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

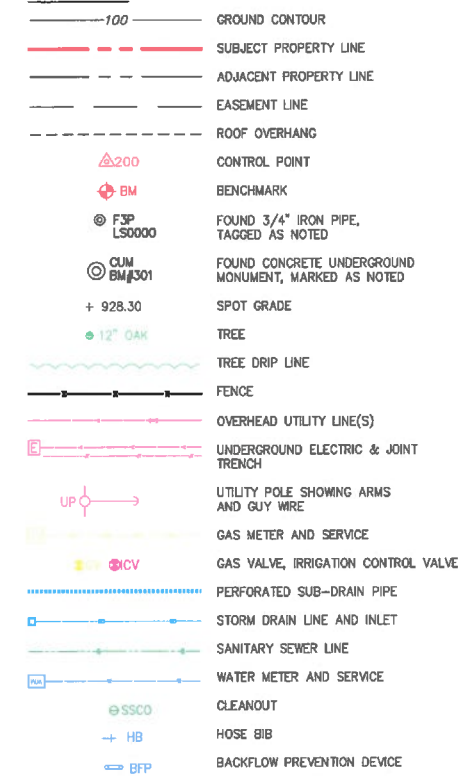
LEGAL DESCRIPTION:

LOTS TWO (2), FOUR (4), SIX (6), AND THE NORTHEAST TWENTY ONE FEET FOUR INCHES (21'4") OF LOT EIGHT (8) IN BLOCK 96 OF THE THIRD ADDITION TO PACIFIC GROVE RETREAT, AS SHOWN ON "MAP OF PACIFIC GROVE RETREAT, MONTEREY COUNTY, CALIFORNIA", FILED FOR RECORD MAY 7, 1987, IN THE OFFICE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 1 OF MAPS, "CITIES AND TOWNS" AT PAGE 10. AREA = 6,680 SF

MATERIAL LEGEND



LEGEND



ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AT	AT
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CGSW	CURB, GUTTER AND SIDEWALK
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DI	DRAIN INLET
DS	DOWNSPOUT
(E)	EXISTING
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GRT	GRATE
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
OG	ORIGINAL GROUND
PA	PLANTER AREA
PP	POWER POLE
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
W	WATER
WM	WATER METER
WV	WATER VALVE



REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 9/23/17
SCALE: 1" = 8'
ENGR: RFW
JOB NO.: 3680.00

PROFESSIONAL ENGINEER
MICHAEL P. WEBER
No. 55019
831 649-5225 • Fax 831 373-5065
STATE OF CALIFORNIA
CIVIL ENGINEER

WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CALIFORNIA
725 PINE AVE
PACIFIC GROVE
BLOCK 96 OF THE THIRD ADDITION TO PACIFIC GROVE RETREAT
VOLUME 1 OF MAPS, CITIES AND TOWNS, PAGE 10
TOPOGRAPHIC SURVEY
APN 008-462-008
SHEET
C-1.0
OF 19

© Document(s) created by: (Name) (Address) (City) (State) (Zip) (Date) (Scale) (Drawing) (Project) (Client)



NO.	BY	DATE	DESCRIPTION

DATE: 9/23/17
 SCALE: 1"=8'
 ENGR: RFW
 JOB NO: 3860.00



WHITSON ENGINEERS
 6 Harris Court • Monterey, CA 93940
 831 649-6225 • Fax 831 373-6065
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

CALIFORNIA
 725 PINE AVE

PHOTOMONTAGE EXHIBIT

PACIFIC GROVE
 EXISTING CONDITIONS
 APN 006-462-008

SHEET
C-2.0
 OF 19

E:\Documents\Planning\Home Improvements\1725 - 1725 (2017) (Pac Grove)\Pac Grove\1725.dwg 10/15/2017 7:58am



1 STORY SINGLE-FAMILY HOUSE
407 CYPRESS AVE
 006-463-008
 EL: 118.8

2-STORY SINGLE FAMILY HOUSE
410 CYPRESS AVE
 006-462-007
 EL: 125.3

413 LOBOS AVE
 006-462-011
 EL: 121.4

711 PINE AVE
 006-463-909
 EL: 111.4
 EL: 113.4

GARDEN SHED
 EL: 109.0

EXISTING 1-STORY 2-CAR GARAGE
 GL 99.74
 EL: 110.0
 EL: 112.0

1-STORY & 2-STORY MULTI-FAMILY LOT
729 PINE AVE
 006-462-001
 EL: 121.6
 EL: 122.3

2-STORY HOUSE
 FF 100.00
 EL: 120.4
 EL: 123.5
 EL: 120.9
 EL: 120.2

SUBJECT PROPERTY

CYPRESS AVE

PINE AVE

LOBOS AVE

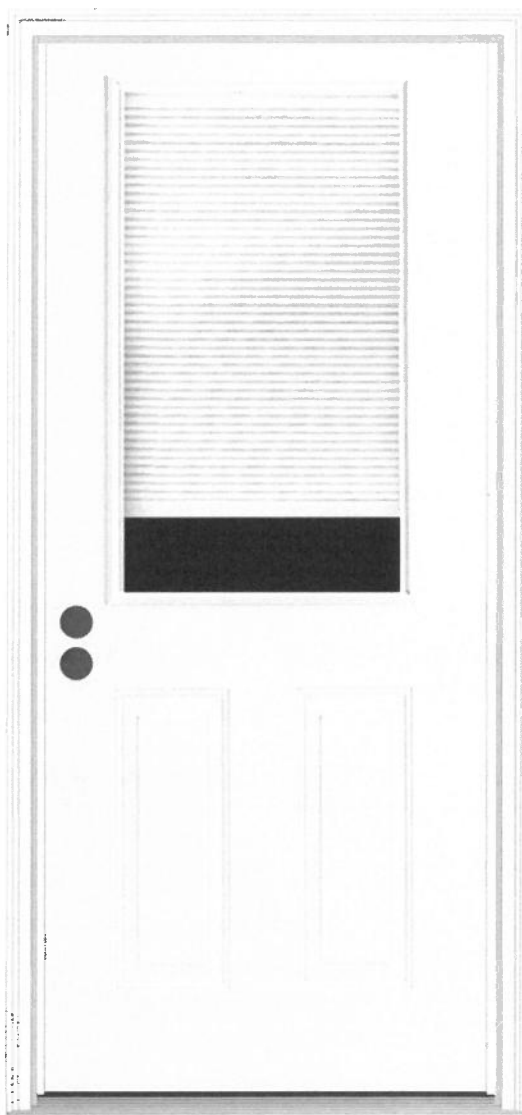


PHOTOMONTAGE EXHIBIT PACIFIC GROVE APN 006-462-008		CALIFORNIA PROPOSED CONDITIONS 725 PINE AVE	
SHEET C-2.1 OF 19			
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT WHITSON ENGINEERS 6 Harris Court • Monterey, CA 93940 831 649-6226 • Fax 831 373-6065			
REGISTERED PROFESSIONAL ENGINEER RICHARD P. WHELAN No. 50918 CIVIL STATE OF CALIFORNIA			
DATE:	9/23/17	SCALE:	1"=8'
NO.:		ENGR:	RPW
REVISIONS:		JOB NO.:	3680.00
NO.:		DESCRIPTION:	

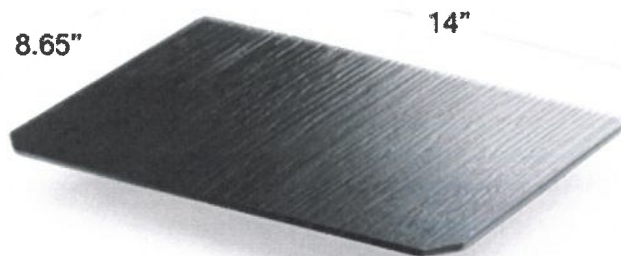
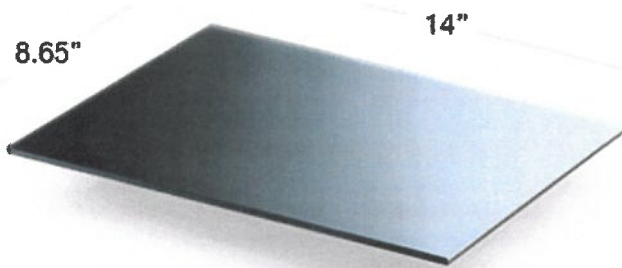




1/2 Light Entry Door
(Rear Entry)



Tesla Solar Roof (Slate)



o

•

Hampton Bay Malford Dark Rubbed
Bronze Outdoor Lantern



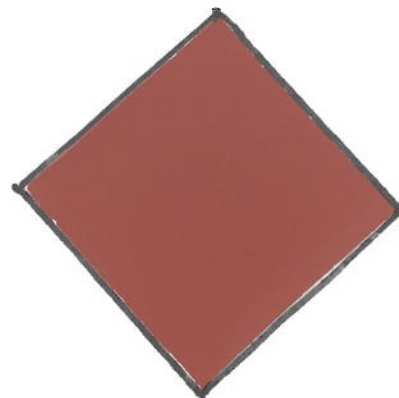
AND WINDOW COLORS



SIDING AND BOARD AND BATTEN COLOR - KELLY MOORE SCATMAN BLUE



TRIM COLOR KELLY MOORE MALIBU BEIGE



FRONT DOOR COLOR KELLY MOORE INDIAN RED



WINDOW TRIM COLOR - SIERRA PACIFIC BEIGE



WINDOW RAIL AND STILE COLOR SIERRA PACIFIC BATTLESHIP GRAY

**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: ANDREW AND RACHEL HUNTER

Daytime telephone: (831) 224-2047

Mailing Address: 725 PINE AVENUE

PACIFIC GROVE, CA 93950

3. PROPERTY INFORMATION:

What year was the house constructed? 1949 Existing Square-footage 1294 Proposed Square-footage 2690

Address: 725 PINE AVE, PACIFIC GROVE Assessor Parcel Number 006-462-008

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____

Water company serving parcel: CALIFORNIA AMERICAN WATER Account Number: 1015-220004251581

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): Remodel of existing single family residence. 2015f will be extended to the 1st floor and a 1195 sf 2nd floor will be added. The house is currently 2 bedroom, 1 bathroom. There will be an addition of 1 bedroom and 1 bathroom.

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	= 1.0
Two Washbasins in the Master Bathroom	x	1.0	=
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	= 1.8
Toilet, High Efficiency (HET)	x	1.3	=
Toilet, Ultra High Efficiency (UHET)	x	0.8	=
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x	0.5	=
Zero Water Consumption Urinal*	x	0.0	=
Masterbath (one per Dwelling): Tub & Separate Shower	x	3.0	=
Large Bathub (may have Showerhead above)	x	3.0	=
Standard Bathub or Shower Stall (one showerhead)	x	2.0	= 2.0
Shower, each additional fixture (heads, body spray)	x	2.0	=
Shower system, Rain Bars or Custom Shower (specs)	x	2.0	=
Kitchen Sink (with optional Dishwasher)	x	2.0	= 2.0
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	= 2.0
Clothes Washer	x	2.0	= 2.0
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		=

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 10.8

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

Type of Fixture	Fixture	Value	Count
Washbasin	x	1.0	= 1.0
Two Washbasins in the Master Bathroom	x	1.0	= 1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	= 1.8
Toilet, High Efficiency (HET)	x	1.3	= 1.3
Toilet, Ultra High Efficiency (UHET)	x	0.8	= 1.3
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)	x	0.5	=
Zero Water Consumption Urinal*	x	0.0	=
Masterbath (one per Dwelling): Tub & Separate Shower	x	3.0	=
Large Bathub (may have Showerhead above)	x	3.0	=
Standard Bathub or Shower Stall (one showerhead)	x	2.0	= 2.0
Shower, each additional fixture (heads, body spray)	x	2.0	= 2.0
Shower system, Rain Bars or Custom Shower (specs)	x	2.0	=
Kitchen Sink (optional dishwasher)	x	2.0	= 2.0
Kitchen Sink with High Efficiency Dishwasher	x	1.5	=
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	x	1.0	= 1.0
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)	x	1.0	=
New Connection - Refer to District Rule 24-A5	x		=
Exterior Residential Water Demand Calculations	x		=
Subtotal proposed fixtures	x		=
Swimming Pool (each 100 sq-ft of pool surface)	x	1.0	=

PROPOSED FIXTURE UNIT COUNT TOTAL = 14.1

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

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 be 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.

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. Pacific Grove, CA

Signature of Owner/Agent: Rachel Hunter Date: 10/10/2017

Print Name: Rachel Hunter 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: _____

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction