



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: July 18, 2017

ADDRESS: 906 Egan, Pacific Grove (APN 006-091-011)

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

SUBJECT: Architectural Permit Application No. 17-629 to allow the demolition of the existing 2,144 square foot residence and to build a new 2,965 square foot residence.

CEQA STATUS: Categorical Exemption; §15301

PROJECT DESCRIPTION

Architectural Permit 17-629 would allow the demolition of the existing 2,144 square foot residence and to build a new single –story 2,965 square foot residence.

BACKGROUND

On July 5, 2017 Charles Huff applied for an Architectural Permit to allow the demolition and addition of the existing 2,144 square foot residence located at 906 Egan Avenue and to build a 2,965 square foot single-story residence. The applicant applied and received approval for an Administrative Architectural Permit to allow for an addition of 821 square feet on June 21, 2016. When work commenced on the addition the amount of dry rot on the existing residence triggered a demolition. The Building Official has posted a Stop Work order until all permit approvals are received. Pursuant to PGMC 23.70.06(c) (1) an Architectural Permit is required for demolition and reconstruction of structures.

The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements. The new garage will need to meet the required side yard setback of 7' and not keep the legal non-conforming setback of 5'6" since it has been demolished.

The residence is in an Archeological zone and an Archeologist Report was prepared by Susan Morley, MA. Register of Professional Architects in March of 2016.

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

DISCUSSION

The subject residence was a single-story wood framed plain structure that was built in 1949. An Initial Historic Screening from July 22, 2015 determined the residence to be ineligible for the City's Historic Resources Inventory. The property is located in the Archaeological Zone and in an Area of Special Biological Significance

The following General Plan, Archaeological Resources, Chapter 7 and Chapter 8, goals, policies, and programs are applicable to the Architectural Permit application.

Program AA Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of the known archaeological resources.

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 allowable maximum building coverage is 40% and the proposed project site will have a building coverage of 40%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 44%. The allowable maximum gross floor area is 3,335 sf and the proposed project site will create a 2,965 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 #24: A new structure should appear similar in scale to those seen as traditional in the neighborhood.

The building design maintains a proportional relationship to adjoining properties and enhances the neighborhood streetscape.

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

The proposed design provides enough open space around the structure which 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 combination of siding elements softens the elevation.

Details:

The proposed project will have new beige painted stucco siding. The windows will be Sierra Pacific aluminum clad windows with wood trim. There is a proposed wainscot stone at the entry walls and a wood entry door and garage door with wood trim.

Archaeological Review:

Susan Morley, MA prepared an Archaeological Report in March of 2016. The findings were that there was no evidence of cultural resources in the soils of this project parcel. There are no marine shell fragments present; there are no cobbles or thermally affected rock, or other indicators expected for a site in this area. Based upon these negative findings there is no reason to delay the project due to archaeological concerns.

If archaeological resources or human remains are inadvertently encountered 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

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

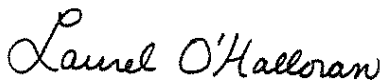
Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP No 17-187 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 # 17-629
 Date: July 6, 2017
 Total Fees: \$2,368.60

Project Address: 906 Egan APN: 006-091-011

Project Description: To Demo existing house ADD ADDITIONAL BEDROOM AND BATHROOM, NEW PORCH AND ENTRY; ENLARGE EXISTING LIVING AND DINING ROOM INTO A CENTRAL GATHERING ROOM (INCL. REMODELED KITCHEN; ENLARGE (E) UTILITY RM. AND BATHRM. IN GARAGE; REMODEL (E) MAST. BDRM. & BATH & A NEW WALK-IN CLOSET

APPLICANT/OWNER

Tree Work? Yes No

Applicant

Owner

Name: CHARLES HUFF, ARCHITECT
 Phone: 925/462-9226 (o) 925/AD7-6732 (c)
 Email: charles@charleshuffarchitect.com
 Mailing Address: AAA1 RAILROAD AVE.
PLEASANTON, CA 94566

Name: MIKE AND NORLEEN CLARK
 Phone: 661-747-0490 / 661-747-0491
 Email: mikeandnorleen@gmail.com
 Mailing Address: _____

PLANNING STAFF USE ONLY:

Permit Request:

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

CEQA Determination:

- Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority:

- Staff HRC
 ZA PC
 SPRC CC
 ARB _____

Active Permits:

- Active Planning Permit
 Active Building Permit
 Active Code Violation
 Permit #: _____

Overlay Zones:

- Butterfly Zone
 Coastal Zone
 Area of Special Biological Significance (ASBS)
 Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 12 Block: 346 Tract: Fairway Homes Tract
 ZC: R-1 GP: Med Den 17.4 dw/ac Lot Size: 8,292 SF
 Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: Laurel
 Assigned to: Laurel

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: Charles Huff

Date: 7/5/17

Owner Signature (Required): Mike Clark

Date: 7/5/17

PROJECT DATA SHEET

Project Address: 906 EGAN AVE. P.G.Submittal Date: 7/5/17Applicant(s): CHARLES HUFF, ARCHITECTPermit Type(s) & No(s): ARB

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	—	7575 S.F.	7375 S.F.	
Density (multi-family projects only)	—	—	—	
Building Coverage $40\% \times 7575 = 3030$	3030 S.F.	1821 S.F.	2905 S.F.	
Site Coverage $45\% \times 7575 = 3409$	3409 S.F.	3192 S.F.	3248 S.F.*	*INCLUDES GARAGE
Gross Floor Area	3335 S.F.	2144 S.F.	2965 S.F.	
Square Footage not counted towards Gross Floor Area	—	23 S.F.	76 S.F.	
Impervious Surface Area Created and/or Replaced	—	3192 S.F.	3248 S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	—	297 ft/297%	100%
Exterior Lateral Wall Length to be built	—	—	244.5 FT.	
Building Height	25'-0"	15'-0"	17'-6"	
Number of stories	—	1	1	
Front Setback	15'-0"	35'-0"	31'-0"	
<u>WEST</u> Side Setback (specify side)	7'-0"	5'-6"	5'-6"	
<u>EAST</u> Side Setback (specify side)	10'-0"	14'-6"	15'-0"	
Rear Setback	10'-0"	6'-0"	6'-0"	
Garage Door Setback	15'-0"	35'-6"	33'-0"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	19x20	19x20	
Number of Driveways	1	1	1	
Driveway Width(s)	—	17'-0"	17'-0"	
Back-up Distance	20'-0"	35'-6"	33'-0"	
Eave Projection (Into Setback)	3' maximum	6'-0" *	6'-0" *	* NORTH PROP. LINE
Distances Between Eaves & Property Lines	3' minimum	6'-6" (W) 12'-0" (E) 4'-0" (N) 29'-0" (S)	6'-6" (W) 13'-0" (E) 4'-0" (N) 29'-0" (S)	
Open Porch/Deck Projections	—	24 φ	60 φ	
Architectural Feature Projections	—	—	—	
Number & Category of Accessory Buildings	—	—	—	
Accessory Building Setbacks	—	—	—	
Distance between Buildings	—	4'-0" *	0'	* HOUSE TO GARAGE
Accessory Building Heights	—	N/A	N/A	
Fence Heights	6'-0"	6'-0"	3'-6"	* EAST PROP. LINE

*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 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: 906 Egan, Pacific Grove, CA 93950

Project Description: AP 170629

Description: To allow the demolition of the existing residence and to build a 2,965 sf residence

APN: 006091012000

ZC: R-1

Lot Size: 8,292 sf

Applicant Name:	Charles Huff	Phone #:
Mailing Address:	4441 Railroad Ave Pleasonton, CA 94566	
Email Address:		

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

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number:

- Statutory Exemption

Type and Section Number: Class 1 Section 15301 (e)

- Other:

Exemption Findings:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

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

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: July 11, 2017



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Initial Historic Screening Determination

Address: 906 Egan Ave. APN: 006-091-012
 Owner: Bob and Betty Ricks Applicant: Charles Huff

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 07/22/15 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
 - 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - _____ (description of known alteration)
 - _____ (type of documentation)
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;

or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:


 Maureen Mason, HRC Chair

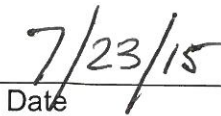

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COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

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


 Mark Brodeur, CDD Director


 Date



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

**ADMINISTRATIVE ARCHITECTURAL PERMIT ENTER #16-518
FOR A PROPERTY LOCATED AT 906 EGAN AVENUE TO ALLOW THE ADDITION OF 821 SF TO A 2,144 SF SINGLE STORY SINGLE
FAMILY RESIDENCE FOR A TOTAL OF A 2,965 SF SINGLE-STORY RESIDENCE.**

FACTS

1. The subject site is located at 906 Egan Avenue., Pacific Grove, CA 93950 APN 006-091-012
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 8,292 square feet
5. The subject site is developed with a single family dwelling.
6. The subject site has been determined to be ineligible for the City's Historic Resources 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 section 23.70.030(2)(A) 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, 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.
5. The exterior alteration of the structure is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and they comply with appendices I through IV of the Pacific Grove Architectural Review guidelines.

PERMIT

Administrative Architectural Permit (AAP) #16-518

To allow the addition of 821 sf to a 2,144 sf single story single family residence for a total of a 2,965 sf single-story residence.

Per Pacific Grove Municipal Code 23.70.030(2)(A) with the following conditions:

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 CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for "Ricks Residence" dated May 9, 2016, on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees
8. **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.

APPROVED this day of June 21, 2016

Anyone wishing to request a public hearing on this matter may do so through submittal of a written request by 5:00pm on July 1, 2016 to Laurel O'Halloran, Associate Planner at 300 Forest Ave., Pacific Grove, CA 93950 or lohalloran@cityofpacificgrove.org

If a written request for hearing is received by the above noted deadline, a public hearing will be held by the Zoning Administrator, and a separate notice will be mailed indicated when and where said hearing will take place. If a written request for hearing is not received by the above noted deadline, the CEDD Director's decision described above is final, and may not be appealed.

Mark Brodeur, CEDD Director

June 21, 2016

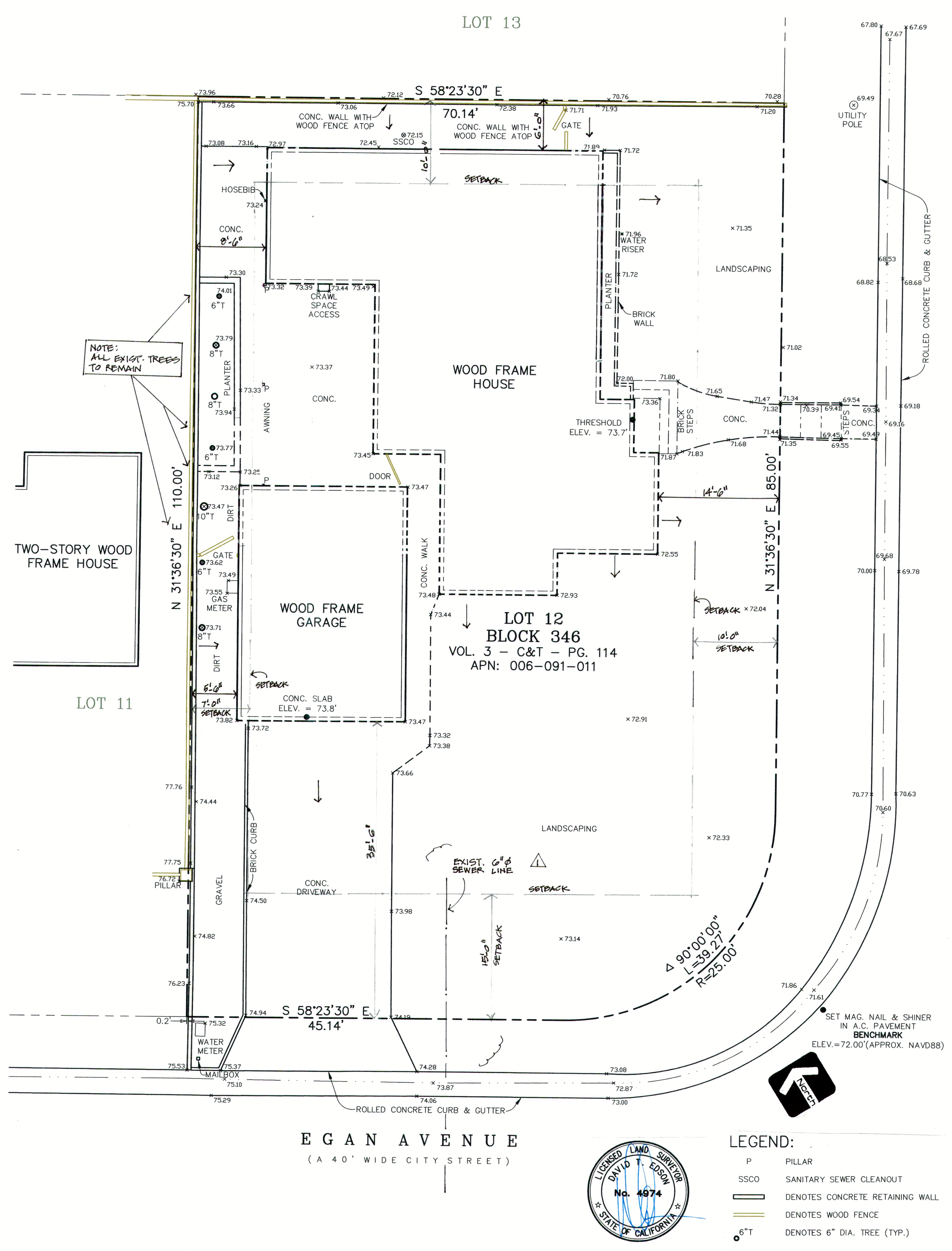
Date



PREVIOUS HOME







PLANIMETRIC MAP WITH SELECTED SPOT ELEVATIONS
 OF
 LOT 12 IN BLOCK 346
 FAIRWAY HOMES TRACT
 VOLUME 3, CITIES & TOWNS, PAGE 86
 OFFICIAL RECORDS OF MONTEREY COUNTY

PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

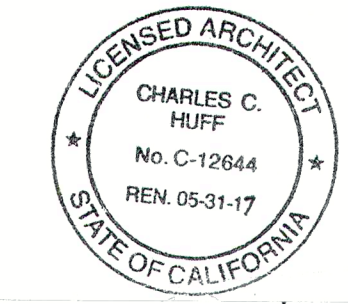
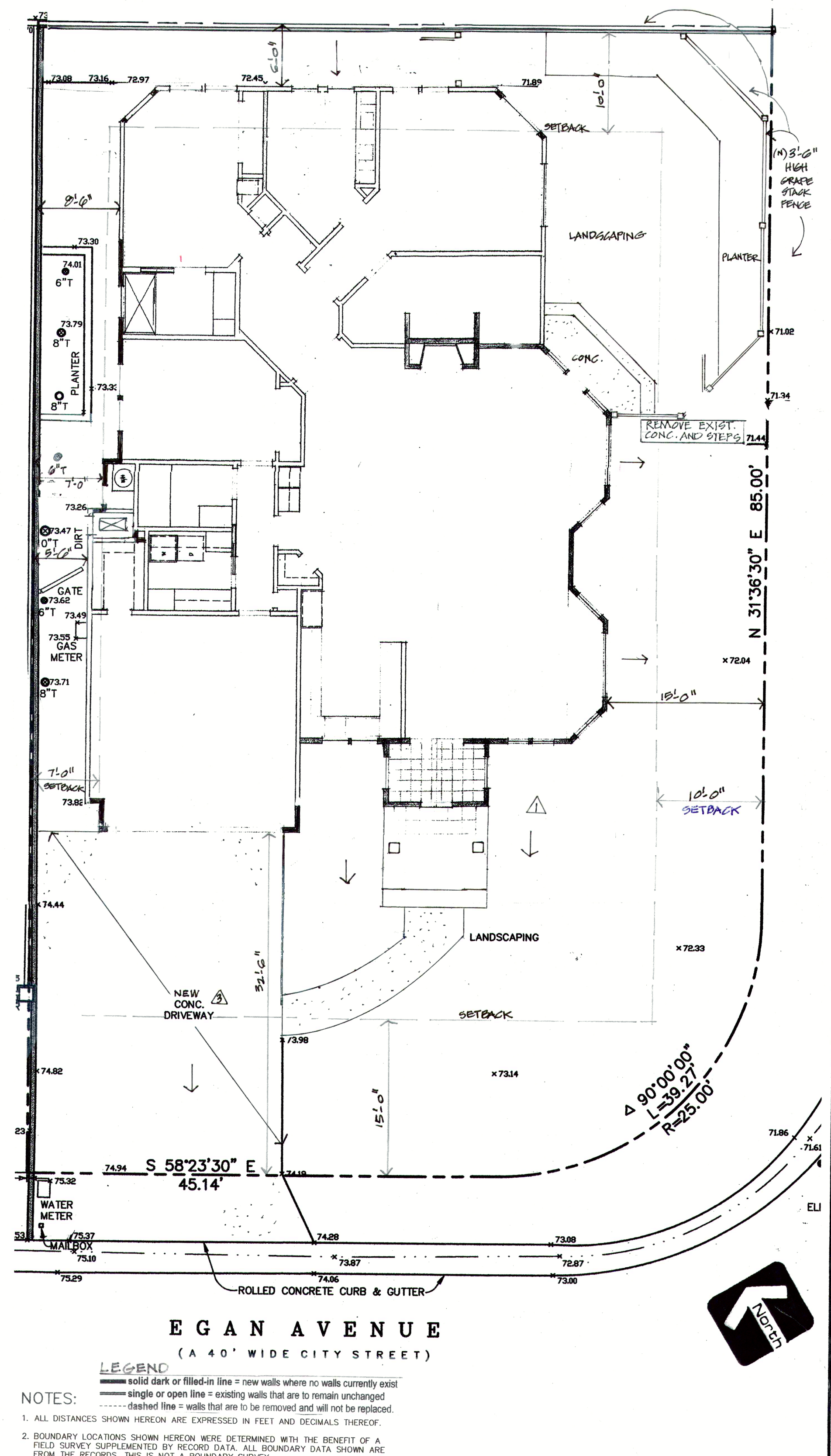
PREPARED FOR
Betty Ricks

BY
CENTRAL COAST SURVEYORS
 5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
 Phone: (831) 394-4930
 Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 15-97 OCTOBER 2015
 PREPARER: LLJS

APN 006-091-011

1/8" = 1'-0"

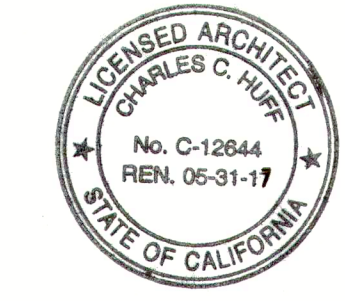


DEL MONTE BLVD.
CHARLES HUFF, A.I.A.
 ARCHITECT
 Pacific Grove
 122 9th St.
 (831) 655-1492

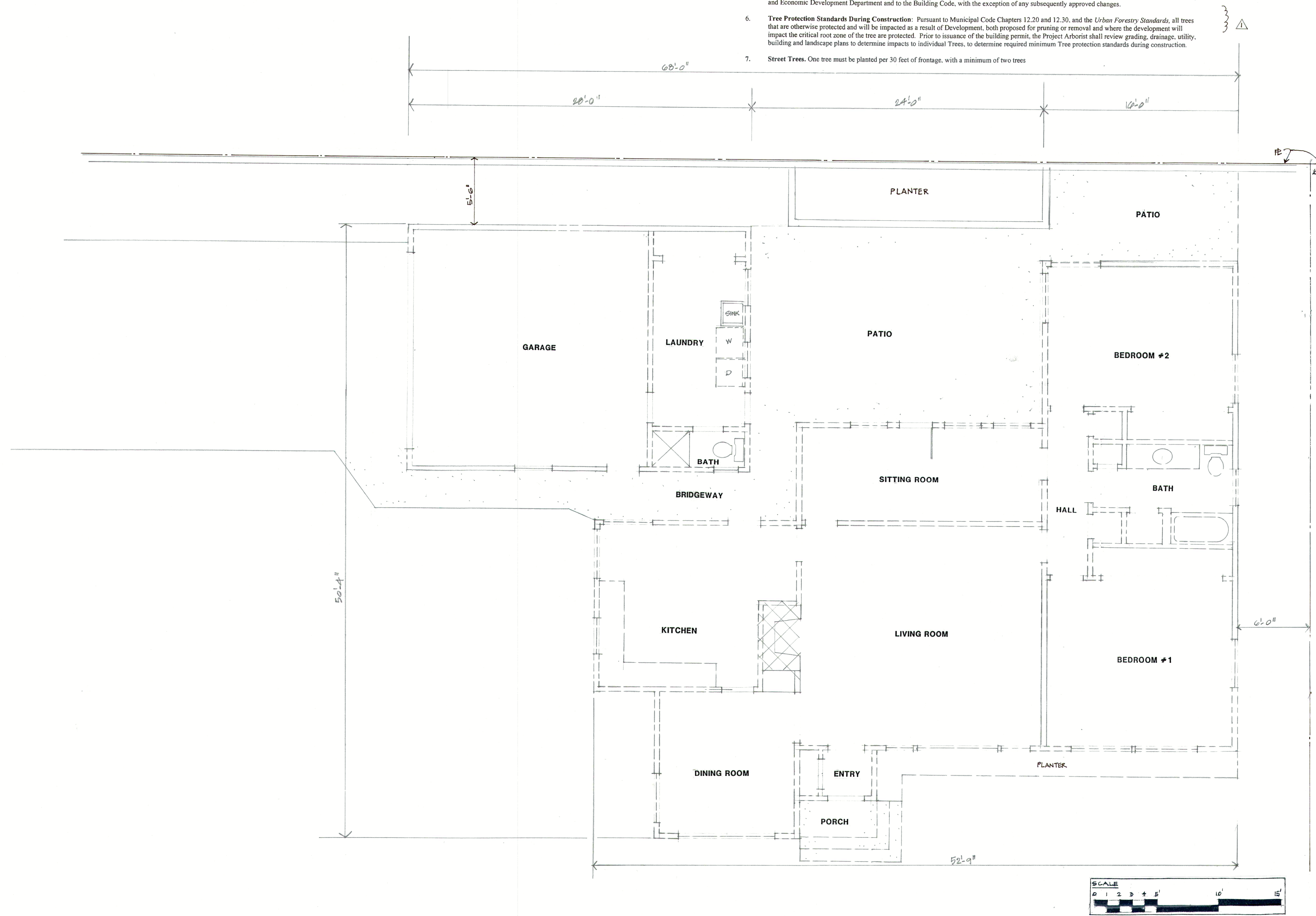
Date	Job No.	Drawn	Revisions
12/18/16			2/17/17 3/9/17 5/8/17

Remodel and Addition for:
Bob and Betty Ricks
 Pacific Grove
 906 Egan Avenue

Sheet No.
1



- CONDITIONS OF APPROVAL**
- 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.
 - 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.
 - Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CEDD 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.
 - 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.
 - Conformance to Plans.** Development of the site shall conform to approved plans for "Ricks Residence" dated May 9, 2016, on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
 - 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.
 - Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees



LEGEND

— single or open line = existing walls that are to remain unchanged
 - - - - - dashed line = walls that are to be removed and will not be replaced.

EXISTING FLOOR PLAN

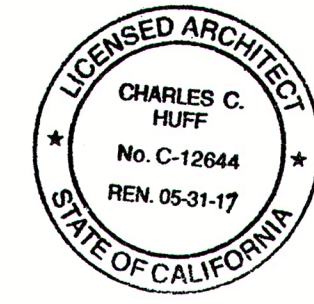
1/4" = 1'-0"

CHARLES HUFF, A.I.A.
ARCHITECT
 Pacific Grove
 Pleasanton
 122 9th St.
 4441 Railroad Ave., Suite B
 (831) 655-1492
 (925) 462-9226

Date	Job No.	Drawn	Revisions
12/19/16			

Remodel and Addition for:
Bob and Betty Ricks
 906 Egan Avenue
 Pacific Grove

Sheet No.
2

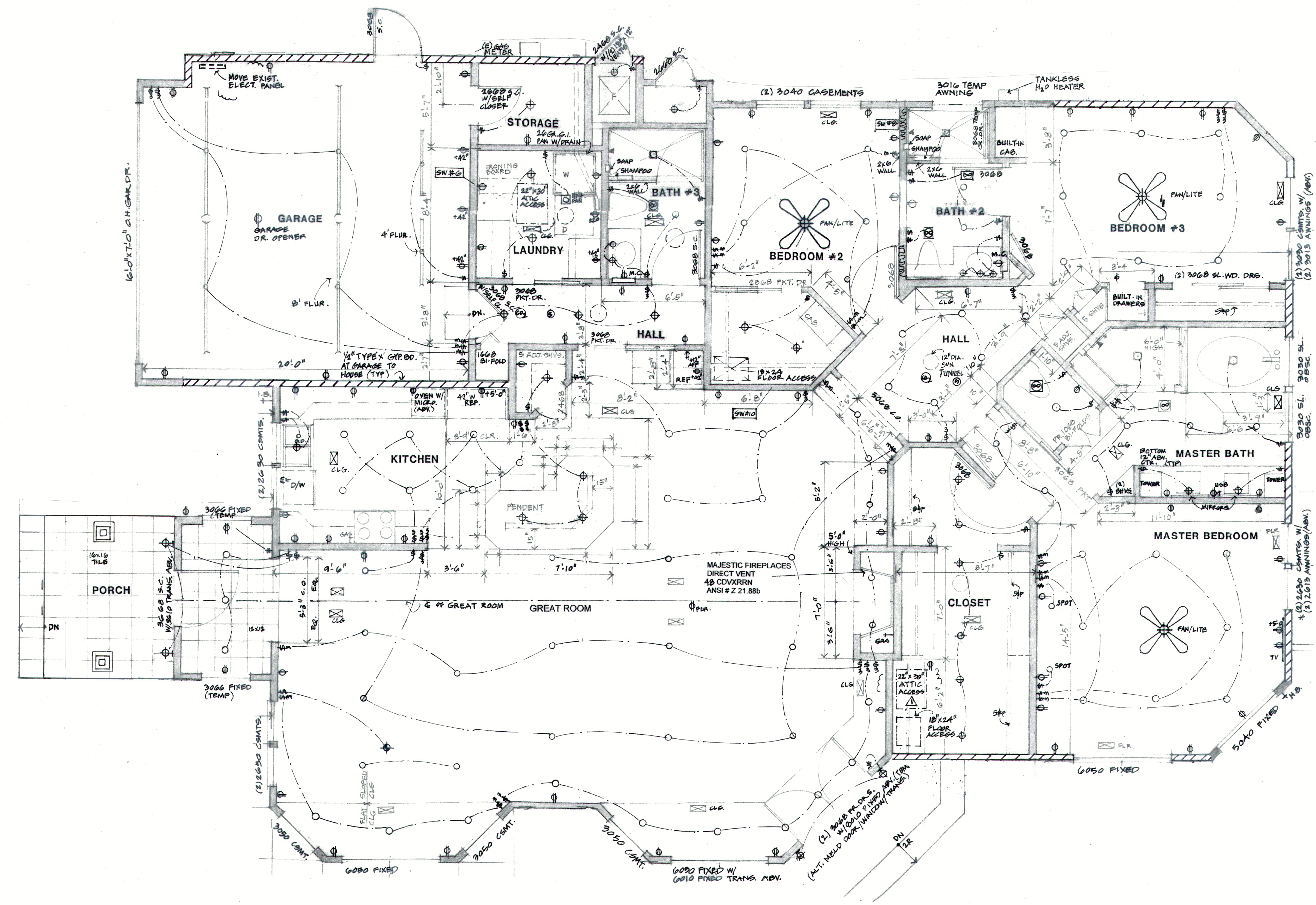


CHARLES HUFF, A.I.A.
A R C H I T E C T
122 9th St.
Pacific Grove
(831) 655-1492

Date	7/1/17
Job No.	
Drawn	
Revisions	

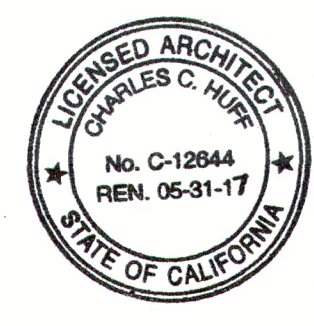
Remodel and Addition for:
Bob and Betty Ricks
 906 Egan Avenue
 Pacific Grove

Sheet No.
3

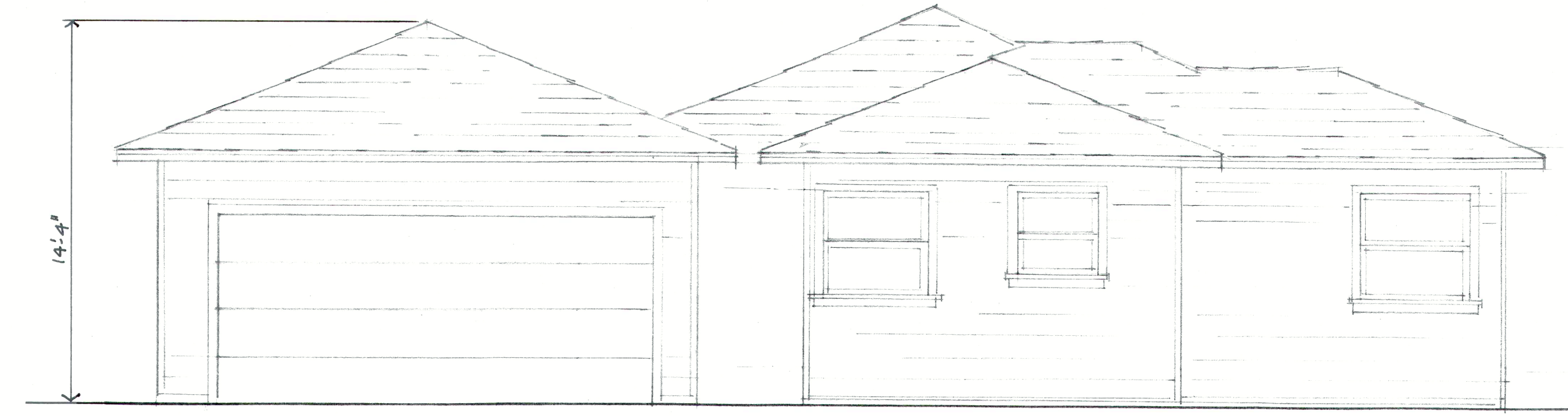


FLOOR PLAN

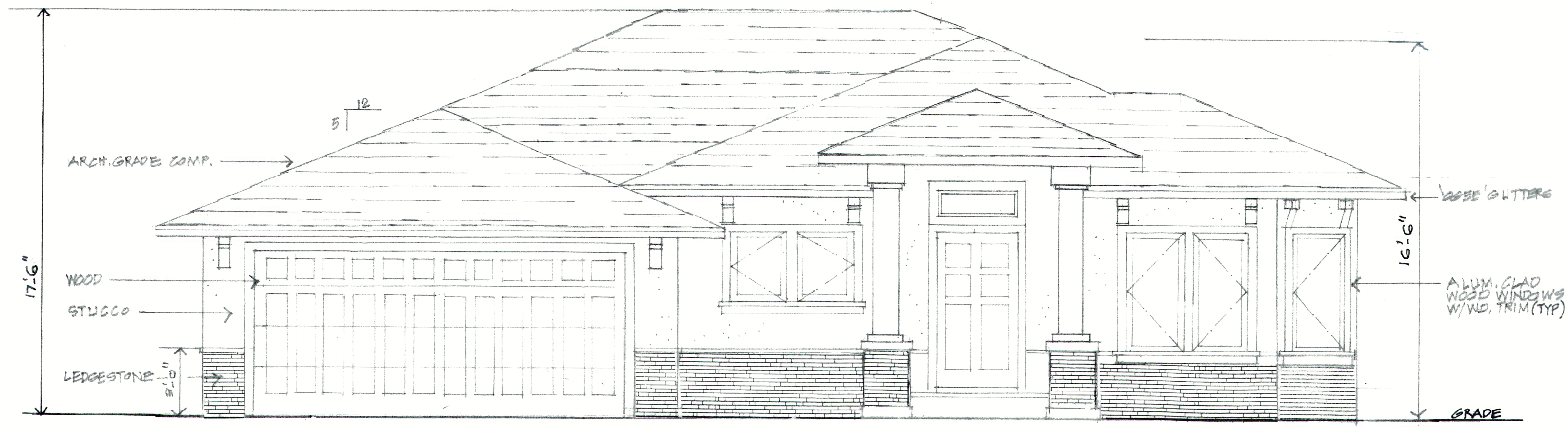
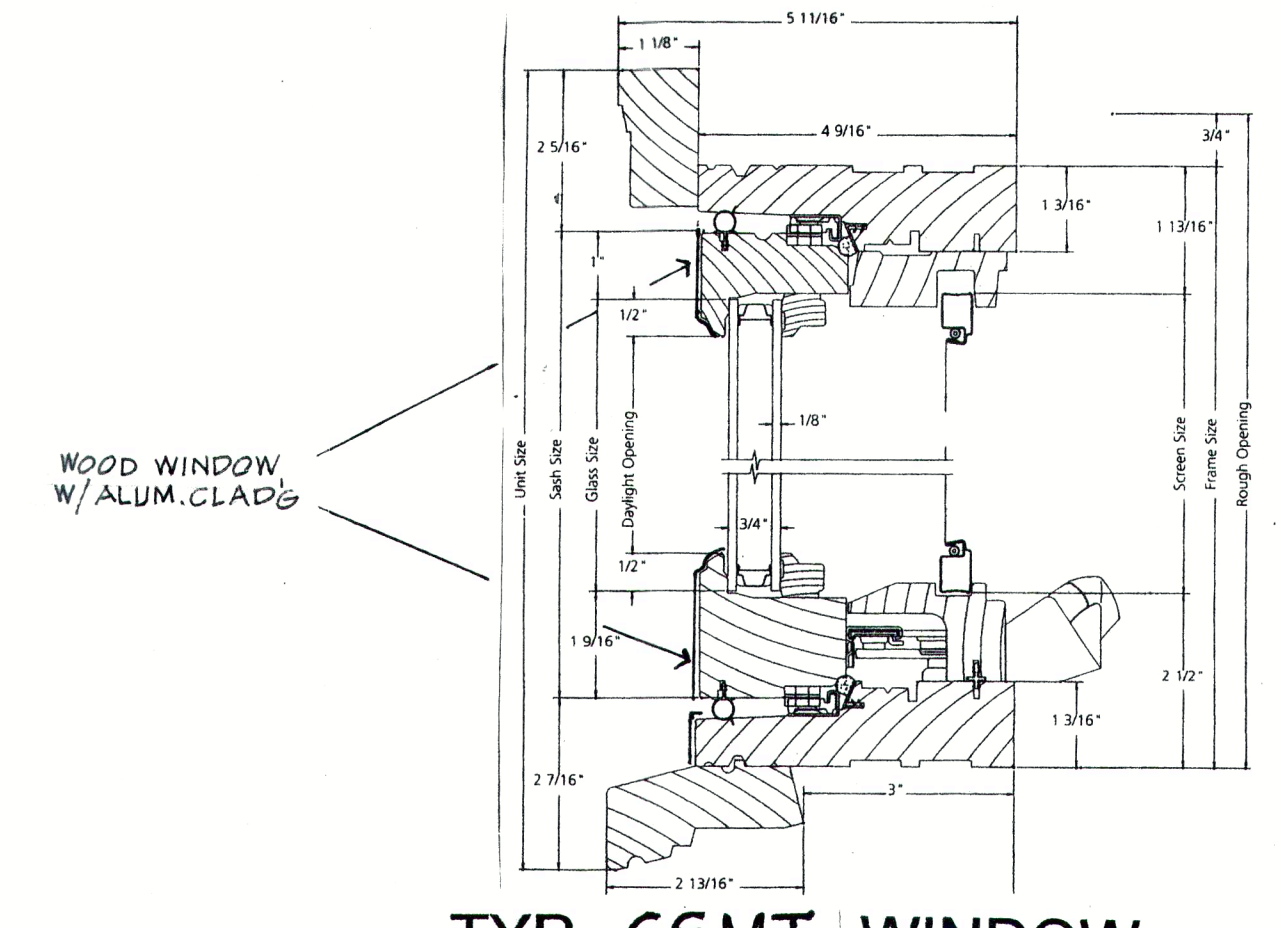
1/4" = 1'-0"



CHARLES HUFF, A.I.A.
ARCHITECT
Pacific Grove
Pleasanton
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EXISTING SOUTH ELEVATION



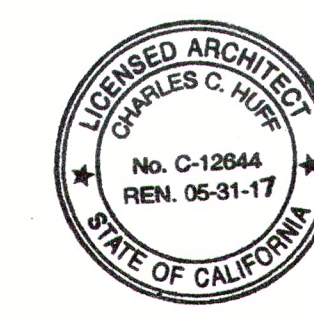
PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

Date	7/1/17
Job No.	
Drawn	
Revisions	

Remodel and Addition for:
Bob and Betty Ricks
906 Egan Avenue
Pacific Grove

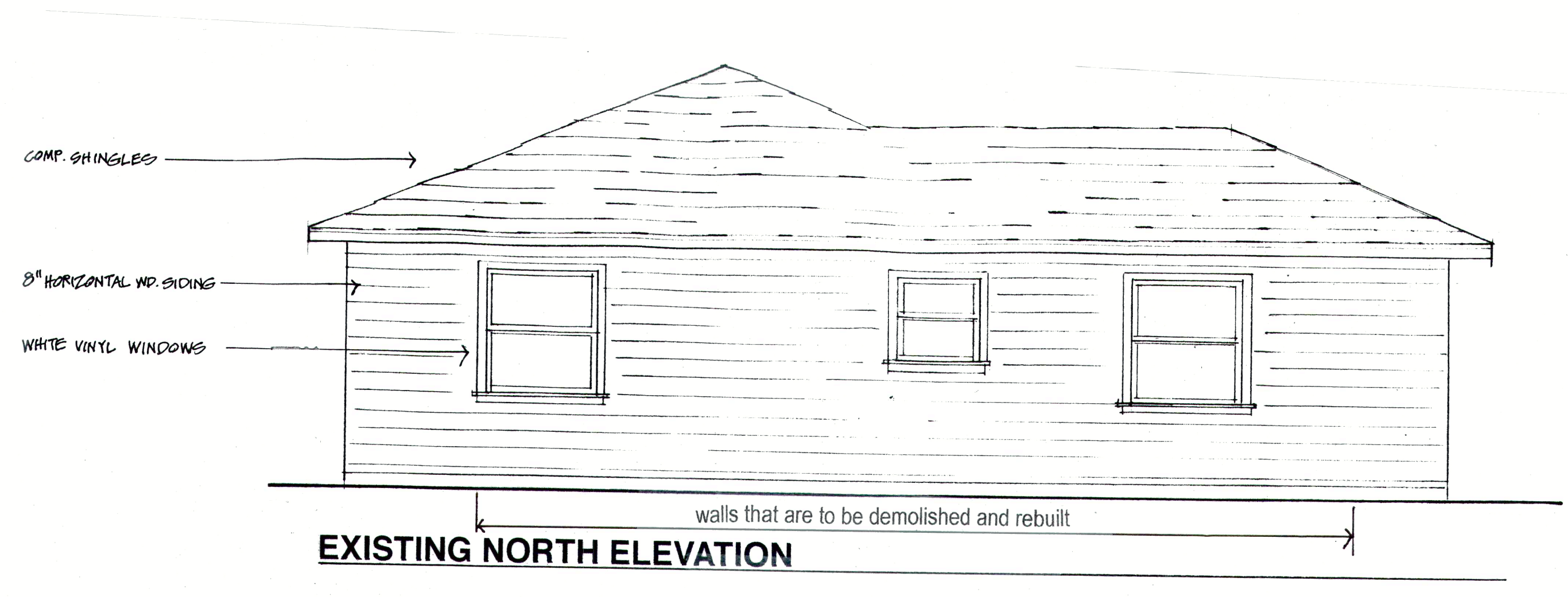
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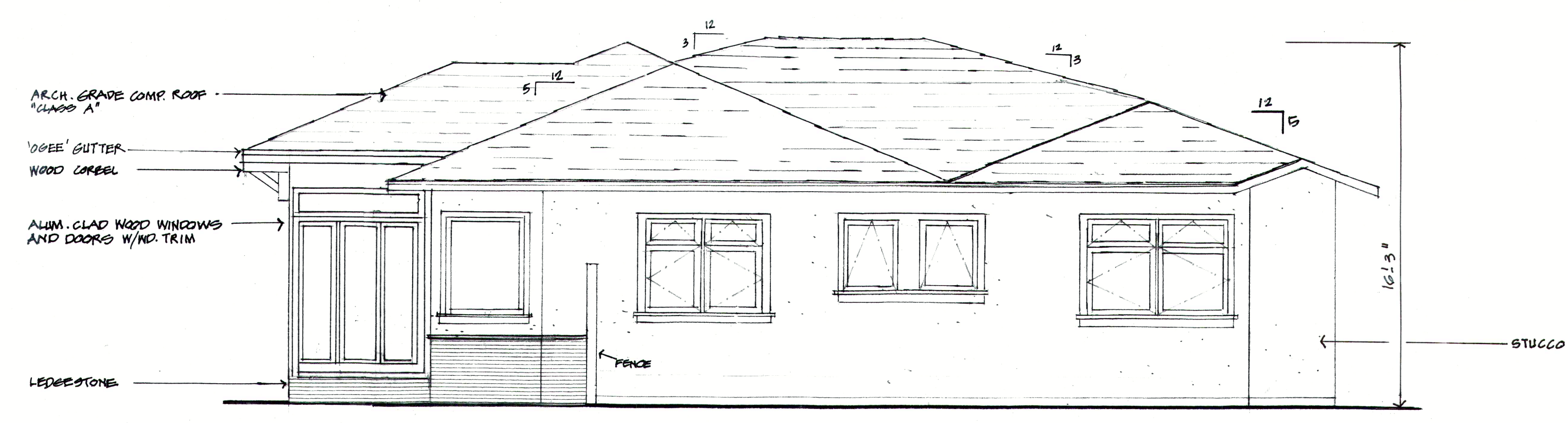
CHARLES HUFF, A.I.A.
A R C H I T E C T

122 9th St.
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 (831) 655-1482
 (925) 462-9226

Date	7/1/17
Job No.	
Drawn	CH
Revisions	
	△ △ △



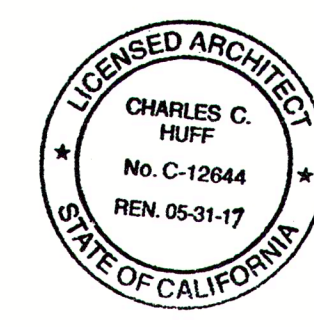
EXISTING NORTH ELEVATION



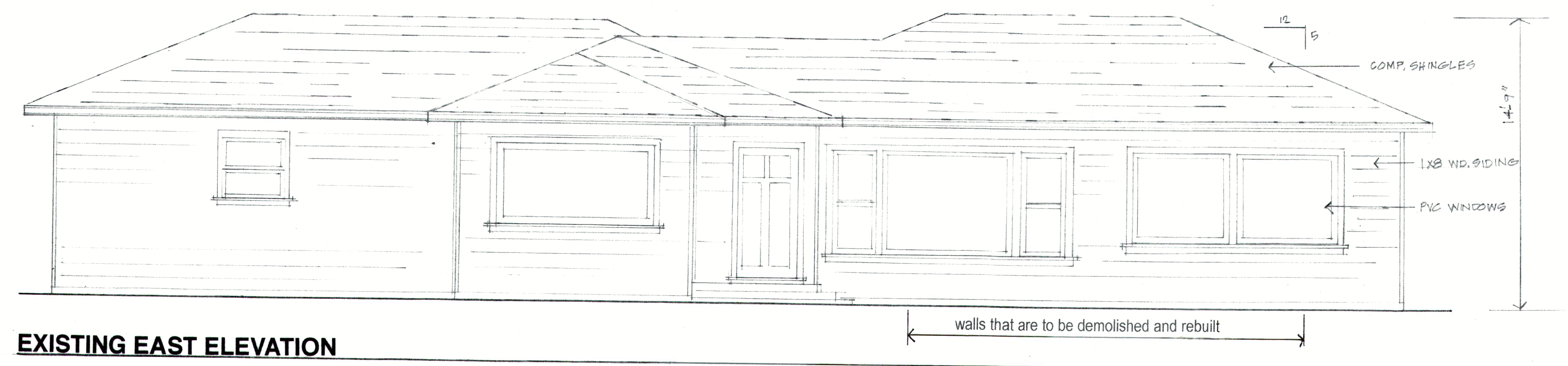
PROPOSED NORTH ELEVATION

Remodel and Addition for:
Bob and Betty Ricks
 906 Egan Avenue
 Pacific Grove

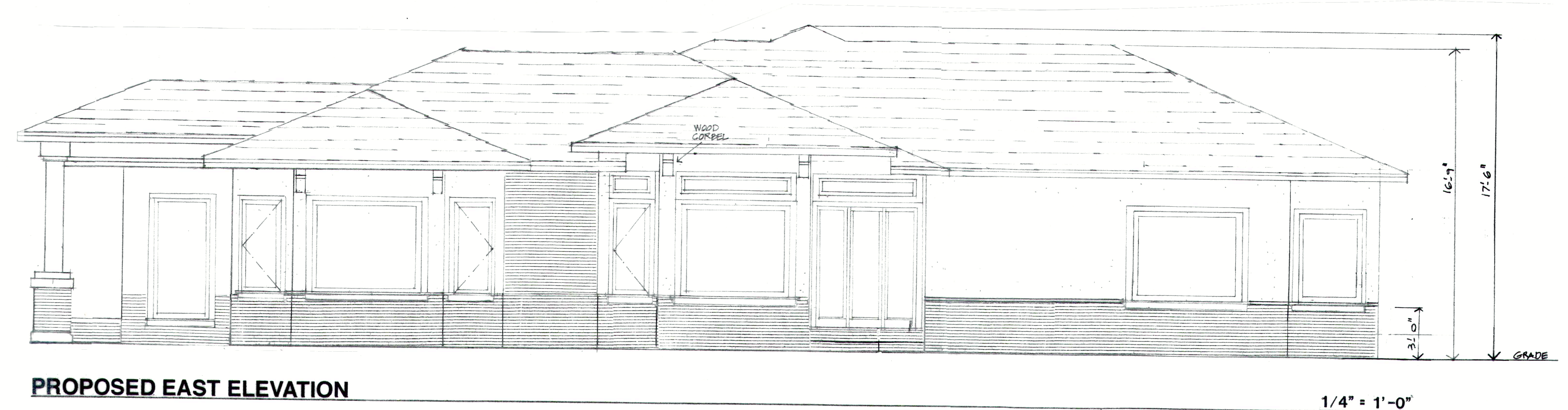
Sheet No.
5



CHARLES HUFF, A.I.A.
ARCHITECT
Pacific Grove
122 9th St.
(831) 655-1492



EXISTING EAST ELEVATION



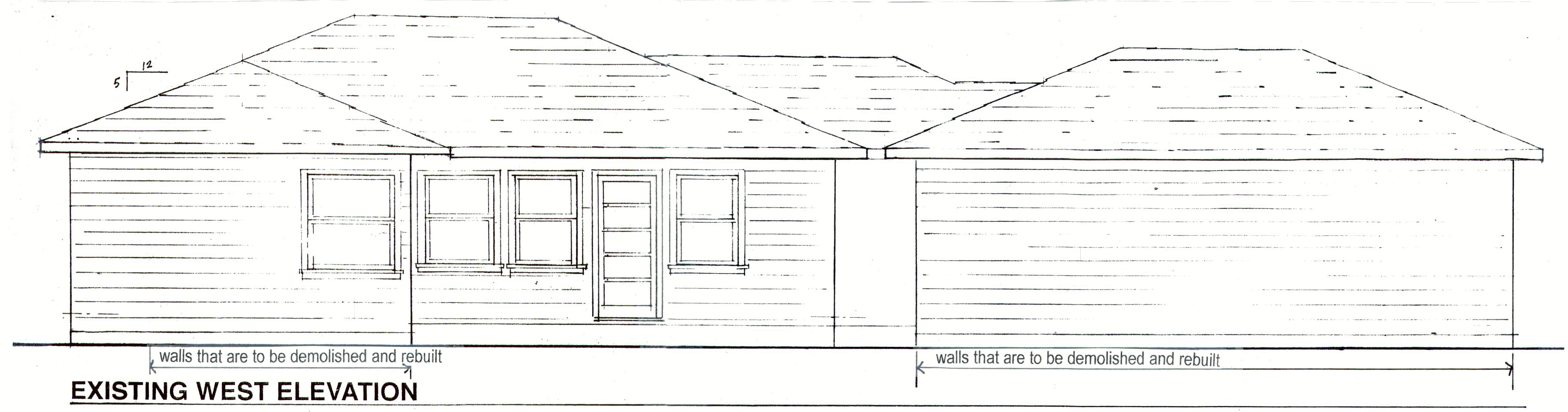
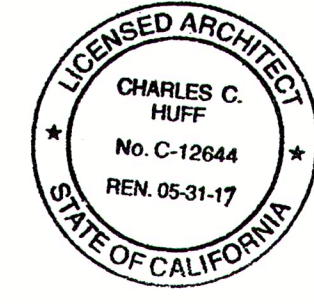
PROPOSED EAST ELEVATION

1/4" = 1'-0"

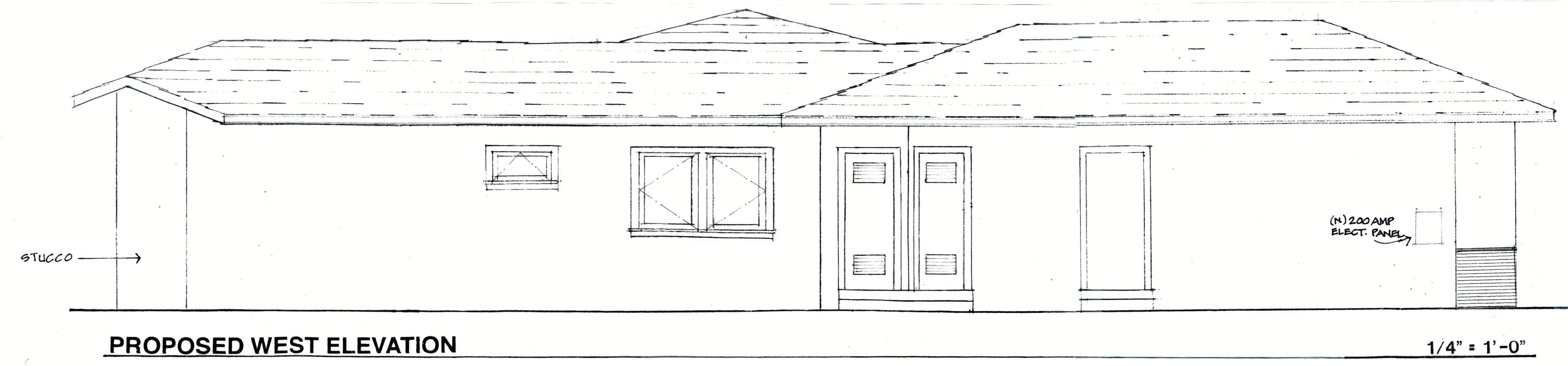
Date	7/17/17
Job No.	
Drawn	CH
Revisions	

Remodel and Addition for:
Bob and Betty Ricks
906 Egan Avenue
Pacific Grove

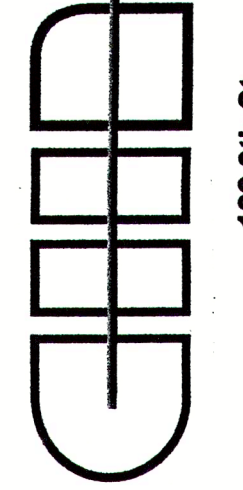
Sheet No.
6



EXISTING WEST ELEVATION




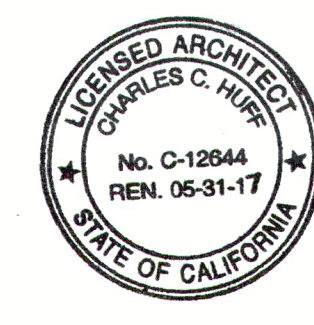
PROPOSED WEST ELEVATION


CHARLES HUFF, A.I.A.
 ARCHITECT
 Pacific Grove (831) 665-1492
 122 9th St.

Date	7/1/2017
Job No.	
Drawn	CH
Revisions	

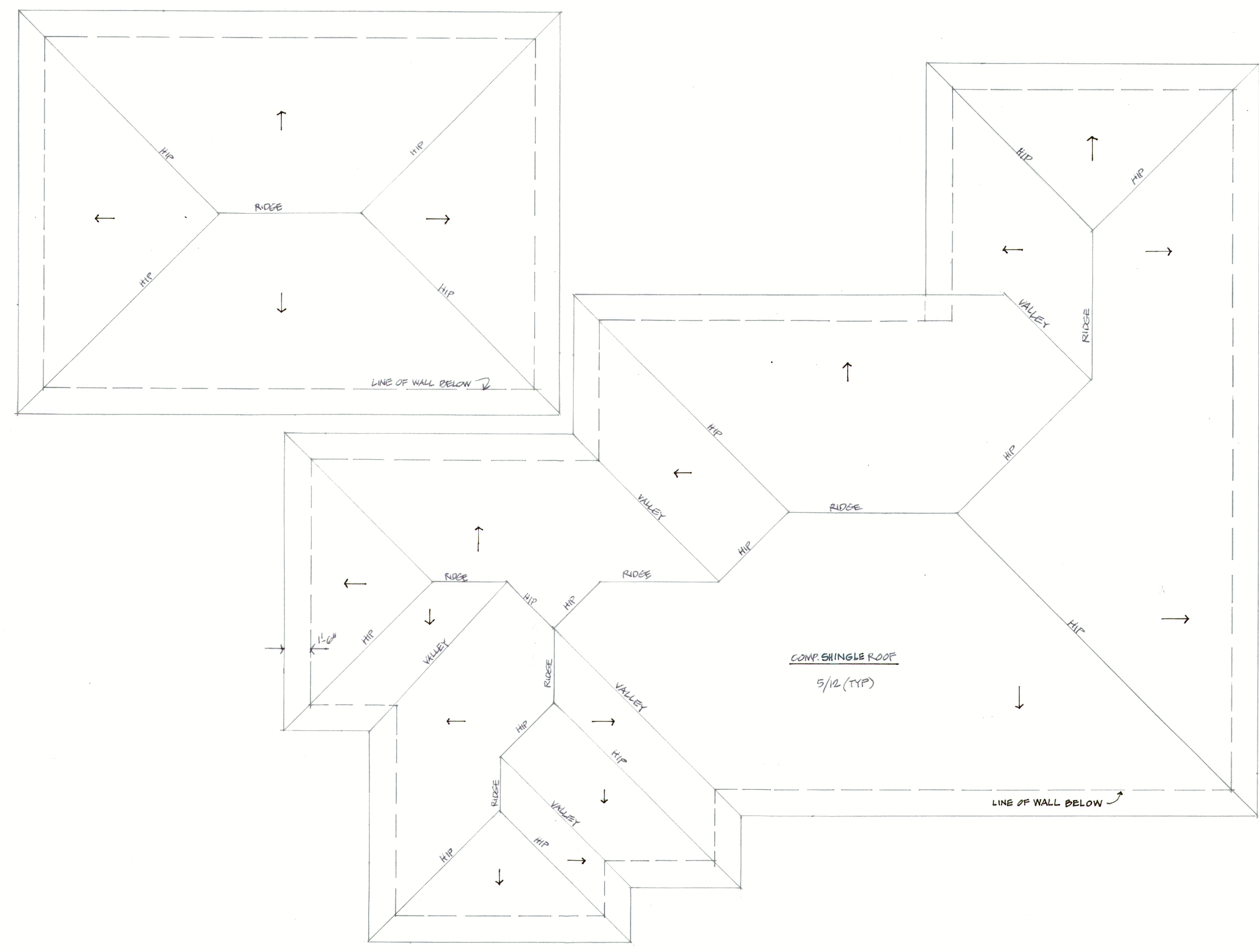
Remodel and Addition for:
Bob and Betty Ricks
 906 Egan Avenue
 Pacific Grove

Sheet No.




CHARLES HUFF, A.I.A.
ARCHITECT
122 9th St
4441 Railroad Ave., Suite B
Pacific Grove
Pleasanton
(831) 655-1492
(925) 462-9226

Date	Job No.	Revisions
12/17/16		△△△
Drawn		



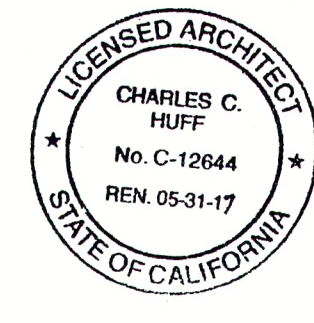
EXISTING ROOF PLAN

1/4" = 1'-0"

Remodel and Addition for:

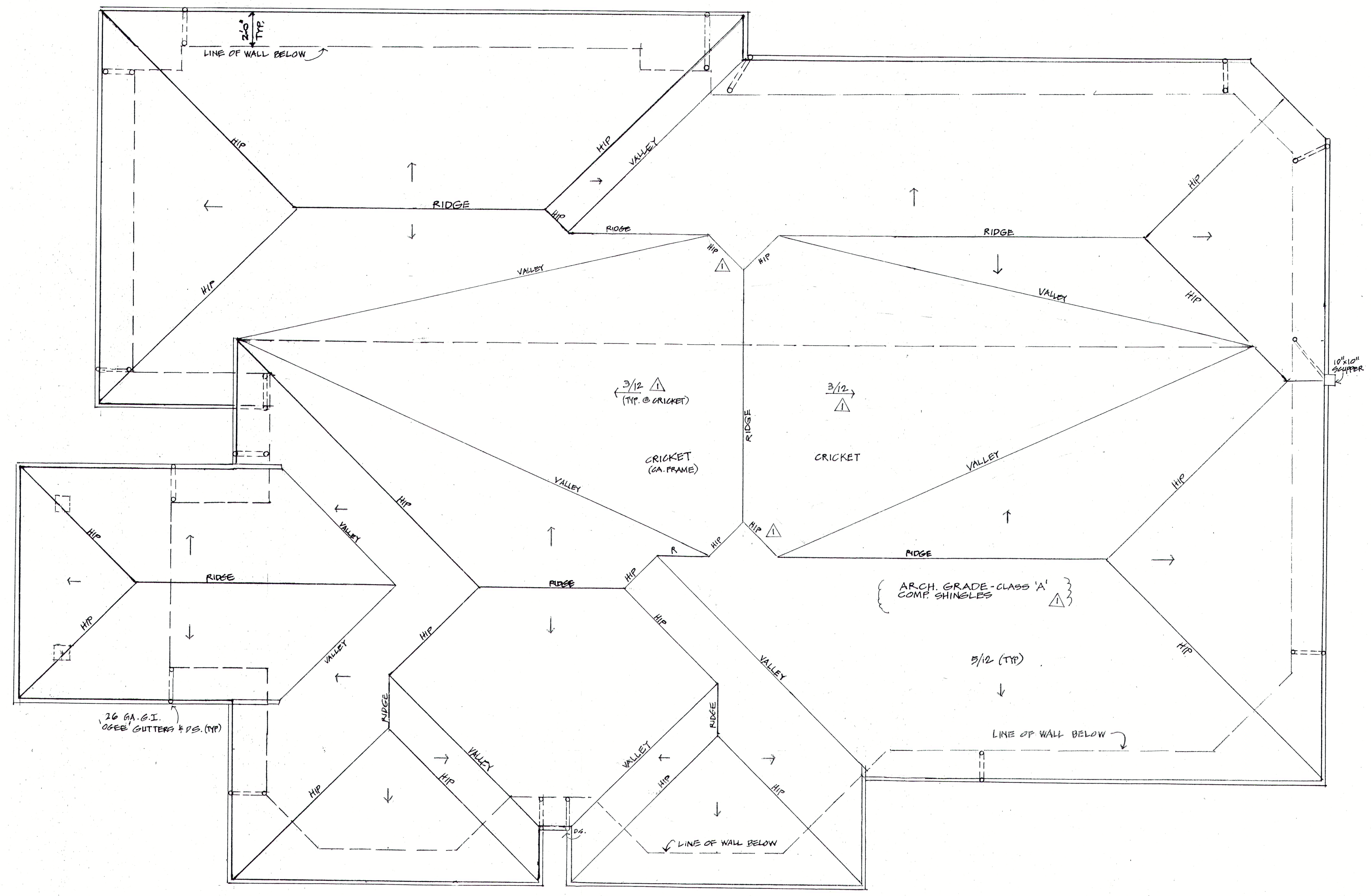
Bob and Betty Ricks
906 Egan Avenue
Pacific Grove

Sheet No.
08

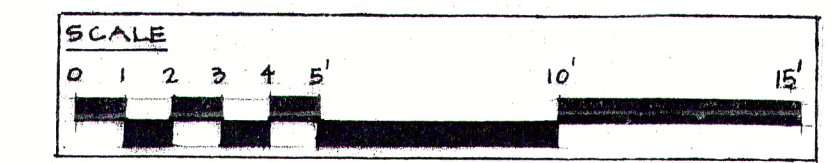


CHARLES HUFF, A.I.A.
ARCHITECT
122 9th St.
Pacific Grove
(831) 655-1492

Date	12/13/16
Job No.	21
Drawn	CH
Revisions	2/17/17



PROPOSED ROOF PLAN



1/4" = 1'-0"

Remodel and Addition for:

Bob and Betty Ricks
906 Egan Avenue
Pacific Grove

Sheet No.



Remodel and Addition for:

Item 8b

Bob and Betty Ricks

906 Egan Avenue

Pacific Grove

HOUSE BODY

TRIM

WINDOWS

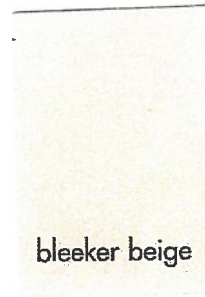
ACCENT

GUTTER

ROOF

WAINSCOT

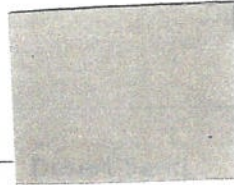
FLATWORK



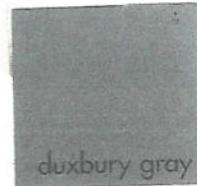
bleeker beige



chelsea gray



brandy cream



duxbury gray



CHARLES HUFF, A.I.A.
ARCHITECT

122 9th St.
4441 Railroad Ave., Suite B

Pacific Grove
Pleasanton

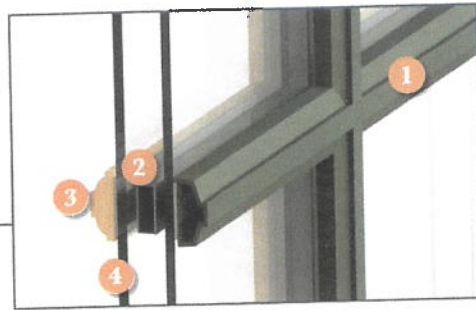
(831) 655-1492
(925) 482-9226

1 Aluminum clad exterior simulite bar shown. Wood exterior products feature wood simulite on both interior and exterior sides.

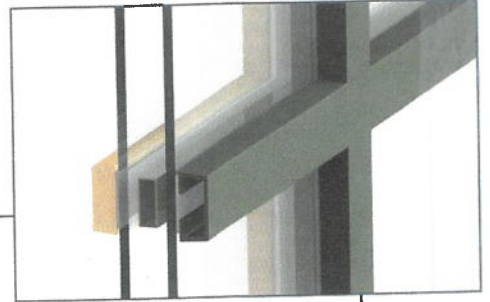
2 Shadow bar between the glass

3 Interior simulite bar

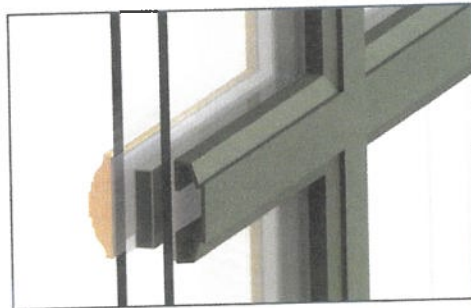
4 Insulated glass



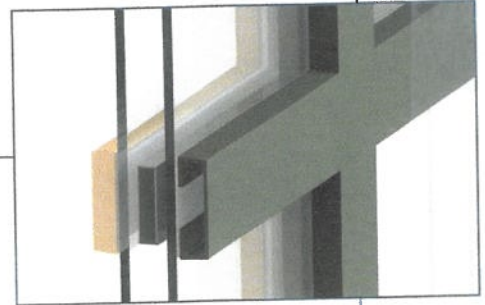
7/8"
Colonial Simulite



7/8"
Contemporary Simulite



1 5/16"
Colonial Simulite



1 5/16"
Contemporary Simulite

5/8" and 1" white and champagne aluminum grilles between the glass. Additional colors available.



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: BOB & BETTY RICKS

Daytime telephone: 408/309-4100 (C)

Mailing Address: 910 EGAN AVE. P.O. 93950

EMAIL BETTYRICKS1@AOL.COM

2. AGENT/REPRESENTATIVE INFORMATION:

Name: CHARLES HUFF, ARCH.

Daytime telephone: 925/402-9220

Mailing Address: 4441 SUITE B RAILROAD AVE.

PLEASANTON, CA

EMAIL: CHARLES@CHARLESHUFFARCHTECT.COM

3. PROPERTY INFORMATION:

What year was the house constructed? 1949 Existing Square-footage 1821 Proposed Square-footage 2965

Address: 900 EGAN AVE. P.O. Assessor Parcel Number 006-091-012

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

Water company serving parcel: CAL AM Account Number: _____

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): ADD ADDITIONAL BEDROOM AND BATHROOM, NEW PORCH AND ENTRY; ENLARGE EXISTING LIVING AND DINING ROOM INTO A CENTRAL GATHERING ROOM (INCL. REMODELED KITCHEN); ENLARGE (E) UTILITY RM. AND BATHRM. IN GARAGE; REMODEL (E) MAST. BDRM & BATH & A NEW WALK-IN CLOSET

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	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	2	x 1.8 =	3.6
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 Bathtub (may have Showerhead above)	1	x 3.0 =	3.0
Standard Bathtub or Shower Stall (one showerhead)	2	x 2.0 =	4.0
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 =	
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)	1	x 2.0 =	2.0
Clothes Washer	1	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 _____ =	
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.

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

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom	1	x 1.0 =	1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.8 =	5.4
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 Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	3	x 2.0 =	6.0
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	1	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	1	x 1.0 =	1.0
Bidet		x 2.0 =	
Bar Sink	1	x 1.0 =	1.0
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection - Refer to District Rule 24-A5			
"Exterior Residential Water Demand Calculations"			
Subtotal proposed fixtures		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

EXISTING FIXTURE UNIT COUNT TOTAL = 18.0

PROPOSED FIXTURE UNIT COUNT TOTAL = 18.4

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