



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

AGENDA REPORT

TO: Chair Steres and Members of the Architectural Review Board

FROM: Wendy Lao, Associate Planner

MEETING DATE: August 8, 2017

SUBJECT: Architectural Permit #17-637 to allow exterior changes including a second-story shed-roofed dormer window of 23 feet and 6 inches height, a new glass roof of 15 feet 5 inches over an open atrium, and the replacement of the composition shingle roof with standing seam metal. The structure will maintain its gross floor area of 4,676 square feet, and the site coverage shall be reduced to 60%.

ADDRESS: 1009 Forest Avenue (APN 006-701-022)

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

APPLICANT: John Mason, on behalf of Ouita Martin, property owner

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

BACKGROUND

On July 5, 2017, John Mason, contractor, applied for an Architectural Permit #17-637 for a property located at 1009 Forest Avenue in Pacific Grove. The Architectural Permit would allow exterior changes including a second-story shed-roofed dormer window of 23 feet and 6 inches height. The Architectural Permit would also allow a new glass roof of 15 feet 5 inches over an open atrium, and the replacement of the composition shingle roof with standing seam metal. The structure will maintain its legal non-conforming gross floor area and building coverage, and the site coverage shall be reduced to 60%.

DISCUSSION

Zoning Code

The proposed development would be in conformance with all requirements of the R-1 zone, with the exception of the legal non-conforming gross floor area and building coverage. The site coverage will be reduced to 60% to comply with current regulations.

The proposed project would have a building height of 23 feet and 5 inches, which is within the allowable maximum height limit of 25 feet. The proposed project would maintain its legal non-conforming gross floor area of 4,676 square feet. The proposed project would maintain its

building coverage of 46%, which exceeds the allowable maximum of 40% but is legal non-conforming.

Architecture Review Guidelines:

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

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

The addition does not expand the building footprint, and does not significantly increase the existing building height.

Guideline #31: Additions should be designed so that the pitch of the new roof matches or complements the pitch of the existing roof lines.

The new roof proposed complements the pitch of the existing roof line.

Guideline #35: Design a façade to provide visual interest to the street.

The project proposes a varying use of materials, including lap siding combined with stucco, to provide architectural details to the street and break up and otherwise flat façade.

Historic Review

The subject property was built in 1960. A Phase 1 Historic Report was completed by Elizabeth Moore on June 29, 2017, and determined that the subject property is not eligible for the Historic Resources Inventory.

Environmental Determination:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(2) – 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 environment, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase 1 Historic Report
- E. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, 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

Item 6a

Application # 170637
Date: 7/5/17
Total Fees: 466.00

APPLICANT/OWNER:

Project Address: 1009 FOREST AVE APN: 006-701-022
 Project Description: REMODEL (E) RESIDENCE

Tree Work? Yes No

| | |
|---|---|
| <u>Applicant</u> | <u>Owner</u> |
| Name: <u>JOHN MASON</u> | Name: <u>QUITA MARTIN</u> |
| Phone: <u>831-224-5868</u> | Phone: <u>831-905-5598</u> |
| Email: <u>JMASON3849@AOL.COM</u> | Email: _____ |
| Mailing Address: <u>P.O. BOX 221893</u> | Mailing Address: <u>1172 S. MAIN ST. #174</u> |
| <u>CARMEL CA. 93922</u> | <u>SALINAS CA. 93901</u> |

Permit Request:

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

PLANNING STAFF USE ONLY:

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

Property Information

Lot: 3 Block: 4 Tract: COUNTRY CLUB HEIGHTS
 ZC: R-1 GP: Med. 174 DU/AC Lot Size: 7711 SF

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: TS **\$ PAID** 466.00
 Assigned to: WL 7-5-17

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: _____ **Date:** 7-5-17
Owner Signature (Required): _____ **Date:** _____

PROJECT DATA SHEET

Project Address: 1009 Forest AveSubmittal Date: 7-5-17Applicant(s): JOHN MASON

Permit Type(s) & No(s): _____

| | REQUIRED/ Permitted | Existing Condition | Proposed Condition | Notes |
|--|------------------------|-----------------------|-----------------------|---------------------------------------|
| Zone District | | R-1 | R-1 | |
| Building Site Area | 4,000 | 7556 | 7556 | Approximately |
| Density (multi-family projects only) | | | | |
| Building Coverage 40% | 3022 | 3489 | 3489 | legal non-conforming |
| Site Coverage 60% | 4533 | 4642 | 4642 | condition of approval: per use to 60% |
| Gross Floor Area | 3,408 | 4,676 | 4,676 | legal non-conforming |
| Square Footage not counted towards Gross Floor Area | — | — | — | |
| Impervious Surface Area Created and/or Replaced | — | — | — | |
| Exterior Lateral Wall Length to be demolished in feet & % of total* | ∅ | ∅ | ft/ % | |
| Exterior Lateral Wall Length to be built | ∅ | ∅ | | |
| Building Height | 25'-0" | 22'-6" | 23'-5" | Approximately |
| Number of stories | | 2 | 2 | |
| Front Setback | 15'-0" | 27'-0" | 27'-0" | |
| <u>North</u> Side Setback (specify side) | 6'-9" 6'-11" | 6'-11" 8'-0" | 6'-11" 8'-0" | Approximately |
| <u>South</u> Side Setback (specify side) | 6'-9" 6'-11" | 6'-7" 7'-0" | 6'-7" 7'-0" | Approximately |
| Rear Setback | 10'-0" | 17'-0" | 17'-0" | Alley less than 16'-0" width |
| Garage Door Setback | 10'-0" | 17'-0" | 17'-0" | " " |
| Covered Parking Spaces | 1 | 4 | 3 | |
| Uncovered Parking Spaces | 1 | ∅ | ∅ | |
| Parking Space Size (Interior measurement) | 9' x 20' | 9' x 21' | 9' x 21' | |
| Number of Driveways | 1 | 1 | 1 | |
| Driveway Width(s) | | 35'-0" | 35'-0" | |
| Back-up Distance | | 32' | 32' | Driveway + Alley (17+15) |
| Eave Projection (Into Setback) | 3' maximum | 2'-4" | 2'-4" | |
| Distances Between Eaves & Property Lines | 3' minimum | 4'-6" | 4'-6" | |
| Open Porch/Deck Projections | | | | |
| Architectural Feature Projections | | | | |
| Number & Category of Accessory Buildings | | ∅ | | |
| Accessory Building Setbacks | | ∅ | | |
| Distance between Buildings | | ∅ | | |
| Accessory Building Heights | | ∅ | | |
| Fence Heights | | 6'-0" | 6'-0" | |

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



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT #17-637

FOR A PROPERTY LOCATED AT 1009 FOREST AVENUE TO ALLOW EXTERIOR CHANGES INCLUDING A SECOND-STORY SHED-ROOFED DORMER WINDOW OF 23 FEET AND 6 INCHES HEIGHT, A NEW GLASS ROOF OF 15 FEET 5 INCHES OVER AN OPEN ATRIUM, AND THE REPLACEMENT OF THE COMPOSITION SHINGLE ROOF WITH STANDING SEAM METAL. THE STRUCTURE WILL MAINTAIN ITS GROSS FLOOR AREA OF 4,676 SQUARE FEET, AND THE SITE COVERAGE SHALL BE REDUCED TO 60%.

FACTS

1. The subject site is located at 1009 Forest Avenue, Pacific Grove, 93950 (APN 006-701-022)
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 a through lot of 7,556 square feet.
5. The subject site is developed with a two-story single-family residence of 4,676 gross square feet.
6. The subject site is located in the Area of Special Biological Significance Watershed.
7. The subject property was built in 1960, and is not listed in the Historic Resources Inventory.
8. A Phase 1 Historic Report was completed by Elizabeth Moore on June 29, 2017, and determined that the subject property is not eligible for the Historic Resources Inventory.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1), Existing Facilities.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks height requirements, with the exception of legal non-conforming gross floor area and building coverage, 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 No. 28, 31, and 36 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) #17-637 to allow exterior changes including a second-story shed-roofed dormer window of 23 feet and 6 inches height, a new glass roof of 15 feet 5 inches over an open atrium, and the replacement of the composition shingle roof with standing seam metal. The structure will maintain its gross floor area of 4,676 square feet, and the site coverage shall be reduced to 60%.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for “Remodel to Martin Residence” dated May 23, 2017, on file with the Community 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. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
9. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
10. **Site Coverage:** The site coverage shall be reduced to 60% of the site.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 17-637 to to allow exterior changes including a second-story shed-roofed dormer window of 23 feet and 6 inches height, a new glass roof of 15 feet 5 inches over an open atrium, and the replacement of the composition shingle roof with standing seam metal. The structure will maintain its gross floor area of 4,676 square feet, and the site coverage shall be reduced to 60%.
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 8th day of August, 2017, by the following vote:

AYES: XXX

NOES: XXX

ABSENT: XXX

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.

Ouita Martin, Property Owner

Date

E L I Z A B E T H M O O R E A R C H I T E C T
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(8 3 1) 5 9 4 - 9 3 8 5 b i z m o o r e @ m s n . c o m

PHASE I HISTORIC ASSESSMENT

NAME AND ADDRESS OF THE PROPERTY

MARTIN RESIDENCE - BUILT IN 1960
1009 Forest Ave
Pacific Grove, CA 93923

APPLICANT

John Mason, Contractor
PO Box 221893
Carmel CA 93923

OWNER

Ouita Martin
1172 South Main St
Salinas CA 93901

June 28, 2017
Revised June 29, 2017

PHASE I HISTORIC ASSESSMENT

MARTIN RESIDENCE - BUILT IN 1960
1009 Forest Ave, Pacific Grove CA 93950

INTRODUCTION

The following Phase I Historic Assessments for the residential property located at 1009 Forest Ave (APN 006-701-002-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

PHASE I HISTORIC ASSESSMENT

HISTORIC CONTEXT

In the US, little residential property was purchased, and few single-family dwellings were built during the Great Depression and World War II. When development began anew it was represented in Pacific Grove by Ranch, Colonial Revival and Modern Styles. When assessed per the City of Pacific Grove's Historic Context Statement (HCS), approved in October 2011, the subject building possesses features of Modern Style, (now more commonly referred to as Mid-Century Modern). The period of historical significance for this style is from the 1940s - 1970s. Per the Pacific Grove HCS page 259: The preeminent theme of the "Suburban Expansion" period is the post war growth of the City reflecting the corresponding dominance of the automobile.

The subject house possesses characteristics of Modern Style but it is average rather than exceptional or ideal. It does not demonstrate a particularly high artistic value as an example of that style as might buildings designed by individuals influential in the development of the style, such as Cliff May, Abraham Levitt and Sons, or Joseph Eichler, among others. Per the National Register of Historic Places Criteria for Evaluation, Bulletin 15 (NRB15): "High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

The facet of history associated with this building and many similar houses, is becoming more significant in regard to residential architecture, design and construction as the period of significance slips further into the past. It was a period in which Modern Style was a common residential architectural style. The subject house is not a particularly good example. Many good examples remain in Pacific Grove and around the state and country.



1009 Forest Ave

DESCRIPTION OF THE HISTORIC RESOURCE

Per the HCS, the architectural style of subject house most closely resembles that of a mid century modern.

The house is a large rectangle with a low to medium pitched gable roof with a central courtyard and attached garage facing the ally to the rear of the building.

There is little landscaping, a lawn and a large oak tree.

The subject property is part of a neighborhood of one and two story houses of varying sizes and style, built in the 1900s through the 1960s. The neighborhood is tidy. Most of the houses are there are in good condition. The subject house is not typical of the houses in the neighborhood. While the structure seems sound, the building has not been well maintained.

EVALUATION FOR HISTORIC SIGNIFICANCE

The following assessment considers the subject property for historic significance and integrity based on the specific evaluation criteria for listing of the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), and the

Pacific Grove Historic Resources Inventory (PGHRI). Each of the three resource inventories' evaluation criteria asks more specific, increasingly local questions of concern. A resource that does not qualify for listing based on the National Criteria may still demonstrate significant integrity for California or Pacific Grove listing.

National Register of Historic Places Sec. 60.4 Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history;

No, the site is not associated with events significant to the broad patterns of our history.

(b) that are associated with the lives of persons significant in our past;

No, the site is not associated with the lives of persons significant in our past.

(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

No, this property does not possess individual distinction, nor does it represent the work of a master or possess high artistic values. It does not represent a significant and distinguishable entity.

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

No, the property has not and is not likely to information important in prehistory or history.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1

CEQA requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for significance in PRC Sec. 5024.1(a) asks;

1. Did any event of importance to the region, state or nation occur on the property?

No such event is associated with this house.

2. Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives?

No such person appear to have occupied this property.

3. Does the building represent an important architectural type, period, method of construction, or is it a good example of a noted architect or master-builder?

No. It is not an exemplary representation of an important architectural style, period or method of construction, nor is it the work of a noted architect or master builder.

4. Is the property is likely to yield information significant to the understanding of the areas history?

No. It is unlikely to yield information significant to the area's history.

The City of Pacific Grove Municipal Code, Sec. 23.76.025, evaluation criteria includes consideration of the following;

(a) Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

No. The house does not possess significant character to convey the aspect of history with which it is associated.

(b) Whether it is the site of a significant historic event;

No record found shows this was the site of a significant historic event.

(c) Whether it is strongly identified with a person who, or an organization, which significantly contributed to the culture, history or development of the city of Pacific Grove;

No such person was identified.

(d) Whether it is a particularly good example of a period or style;

No. The building is not a good example of a period or style.

(e) Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

No. There are many such buildings remaining in Pacific Grove.

(f) Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

No reference to an architect or builder could be found.

(g) Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

No. It does not embody a significant architectural innovation.

(h) Whether it has representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

No. This structure does not represent a familiar visual feature.

(i) Whether it retains the integrity of the original design;

No. The property does not possess significant original integrity.

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

No. It does not contribute to the street's architectural aesthetic or continuity.

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

No. The neighborhood is made up of houses of a number of styles and ages.

The Subject Property is not listed in any of the following inventories of historic significance:

Pacific Grove Historic Resources Inventory
California Register of Historic Places,
National Register of Historic Places,

Evaluation of this property includes use of the above as well as the following resources:

National Register Federal Program Regulations,
California Environmental Quality Act (CEQA), PRC Sec. 21084.1
Monterey County Assessors and Recorders Offices
Pacific Grove Planning Department
City of Pacific Grove Historic Resources Inventory
The Heritage Society of Pacific Grove

SUMMARY

Based on this evaluation, the building on the subject property at 1009 Forest Avenue in Pacific Grove, California:

Does not appear to meet the national criteria of significance used for determining eligibility for the listing of resources, as it does not demonstrate historic significance when evaluated using NRHR Criteria. Further, it does not demonstrate, as stated in the NRHP Guidelines a "quality of significance in American History, architecture, archeology, engineering or culture";

Does not appear to meet the state criteria for listing, as it does not demonstrate historic significance when evaluated using CRHR Criteria;

Does not retain sufficient overall integrity to convey historical significance and qualify for listing in the National or California Registers. It does not demonstrate sufficient historic integrity, based on evaluation of location, design, setting, workmanship, materials, feeling and association. The building design, materials, and workmanship are not exemplary as they relate to construction methods and architectural details, though the context of the building has not changed dramatically since its period of significance, it lacks any particular cohesiveness, and is not particularly exemplary of the period;

Does not meet the Pacific Grove criteria of significance used for determining eligibility for the listing of resources, when evaluated using the PGHRI criteria

PHASE I ASSESSMENT CONCLUSION

Based on the above analysis, the subject property located at 1009 Forest Ave, Pacific Grove CA., does not meet the criteria for historic significance per The City of Pacific Grove Municipal Code, Sec. 23.76.025, based on evaluation criteria.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Elizabeth Moore', written in a cursive style.

Elizabeth Moore



Location Map



Vicinity Map



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

NEIGHBORHOOD CONTEXT



ABBREVIATIONS

Table of abbreviations and their corresponding full names, including terms like JOIST, ANCHOR BOLTS, ASPHALTIC CONCRETE, etc.

CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM WITH FOLLOWING: 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS, 2016 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS, ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS.

GENERAL NOTES

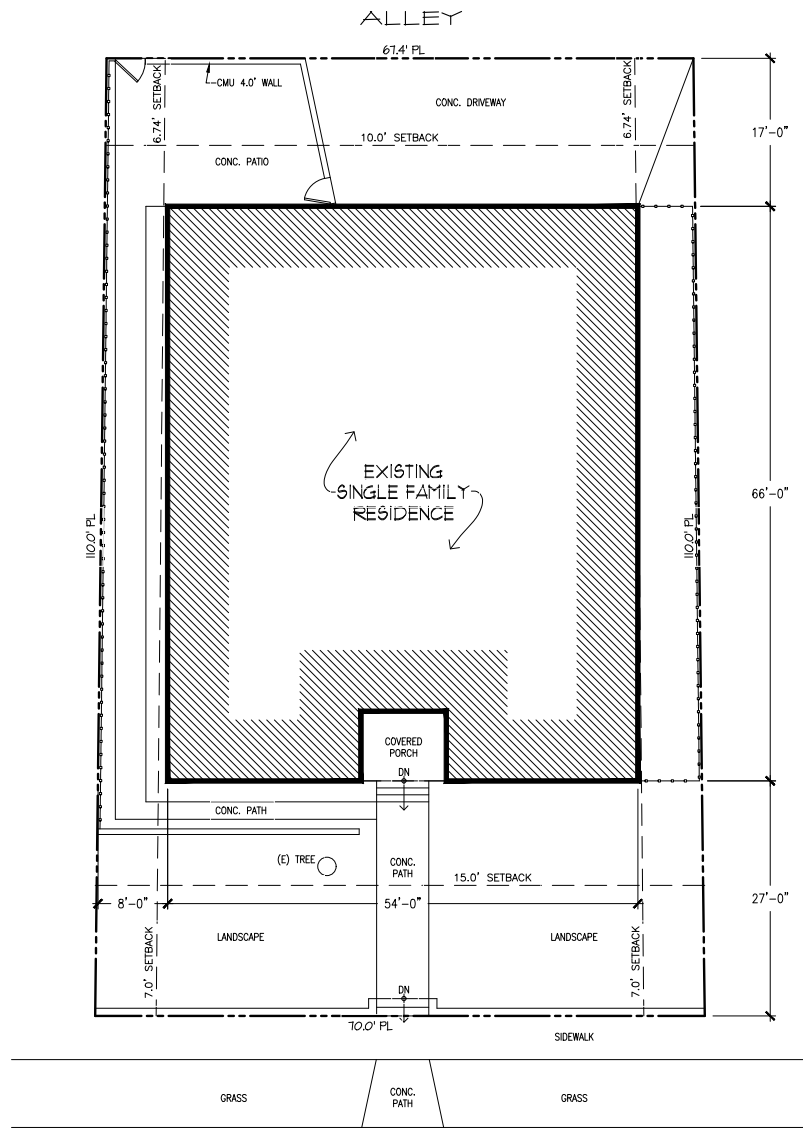
- WORKMANSHIP: WHERE NOT SPECIFICALLY DESCRIBED IN ANY OF THE DRAWINGS AND OR SPECIFICATIONS, WORKMANSHIP SHALL CONFORM TO ALL METHODS AND OPERATIONS OF THE BEST STANDARDS AND ACCEPTED PRACTICES OF THE TRADES INVOLVED. THE CONTRACTOR SHALL VERIFY ALL WORK, DIMENSIONS AND DRAWINGS, REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
CLEAN-UP: THE ENTIRE PREMISES SHALL BE MAINTAINED REASONABLY NEAT. CLEAN AND HAZARD FREE DURING THE COURSE OF CONSTRUCTION. ALL TRADES SHALL REMOVE TOOLS, RUBBISH AND UNUSED MATERIALS AS SOON AS THEIR RESPECTIVE WORK IS COMPLETE, LEAVING ALL AREAS IN BROOM CLEAN CONDITION. THE TRASH SHALL BE REMOVED DAILY AND NOT BE ALLOWED TO ACCUMULATE.
LOCATION OF ALL UTILITIES SHOWN IS APPROXIMATE AND THE CONTRACTOR SHALL CONTACT THE OWNER IF UNKNOWN CONDITIONS ARISE.
THE CONTRACTOR SHALL PROVIDE ANY OR ALL SHORING AND BRACING TO THE STABILITY OF ANY OF THE PARTS OF THE PROJECT DURING CONSTRUCTION TO ASSURE SAFETY.

DISCLAIMER

THE PROPERTY LINE LAYOUT (DIMENSIONS, ORIENTATION AND LOCATION) WERE PRODUCED FROM ASSESSOR MAPS. THESE MAPS DO NOT REPRESENT ACTUAL SURVEYS AND ARE ONLY USED FOR SCHEMATIC (ESTIMATE) PURPOSES. THE DIMENSIONS PROVIDED ON THE PLANS ARE A RESULT OF FIELD OBSERVATIONS, AND WERE TAKEN FROM ASSUMED PROPERTY LINES. IF AN ACCURATE SURVEY IS REQUIRED, THE SURVEY SHALL BE PERFORMED BY A COMPETENT LAND SURVEYOR CURRENTLY LICENSED IN THE STATE OF CALIFORNIA.

1009 Forest Ave - REMODEL

Pacific Grove, CA 93950



LEGEND

- PROPERTY LINE
EXISTING STRUCTURE
WOOD FENCE



SITE PLAN

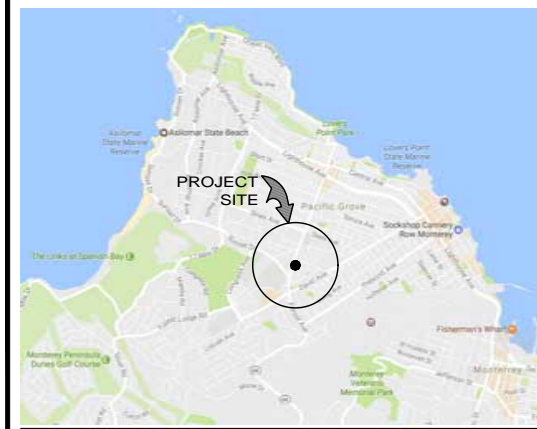
SCALE: 1"=10'



DRAWING INDEX

- T-1 COVER SHEET / PROJECT DATA
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EXISTING SECOND FLOOR PLAN & LOWER ROOF PLAN
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A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN & LOWER ROOF PLAN
A2.3 PROPOSED ROOF PLAN
A3.0 EXISTING EXTERIOR ELEVATION
EXTERIOR PICTURES
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS

VICINITY MAP



DRAWN BY:

OWNER:

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1172 S. MAIN ST.#114
SALINAS, CA 93901
(831) 905-5598

SCOPE OF WORK

- CHANGE ROOF DESIGN
NEW ROOFING
INTERIOR REMODEL
NEW EXTERIOR DOORS & WINDOWS
NEW FIRE SPRINKLES

PROJECT DATA:

APN#: 006-701-022-000
ZONING: R-1
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: 2
FIRE SPRINKLERS: YES

EXISTING BUILDING AREAS

FIRST FLOOR AREA: 2,200 SF
4-CAR GARAGE: 782 SF
COVERED ATRIUM: 506 SF
SECOND FLOOR AREA: 1,188 SF
TOTAL EXISTING FLOOR AREA: 4,676 SF

EXISTING COVERED FRONT PORCH: 75 SF

PROPOSED BUILDING AREAS

FIRST FLOOR AREA: 2,200 SF
PROPOSED FIRST FLOOR AREA: 182 SF
3-CAR GARAGE: 600 SF
COVERED ATRIUM: 506 SF
SECOND FLOOR AREA: 1,188 SF
TOTAL EXISTING FLOOR AREA: 4,676 SF

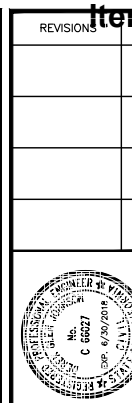
EXISTING COVERED FRONT PORCH: 75 SF

LOT AREA: 7,556 SF
EXISTING BUILDING HEIGHT: 23.0 Ft
PROPOSED BUILDING HEIGHT: 23.83 Ft
ALLOWABLE BUILDING HEIGHT: 25.0 Ft

EXISTING GROSS FLOOR AREA: 4,676 SF
PROPOSED GROSS FLOOR AREA: 4,676 SF
ALLOWABLE GROSS FLOOR AREA: 4,676 SF

EXISTING BUILDING COVERAGE: 46% (3,488 SF)
PROPOSED BUILDING COVERAGE: 46% (3,488 SF)
ALLOWABLE BUILDING COVERAGE: 40% (3,022 SF)

EXISTING SITE COVERAGE: 61% (4,642 SF)
PROPOSED SITE COVERAGE: 61% (4,642 SF)
ALLOWABLE SITE COVERAGE: 60% (4,533 SF)



STRUCTURAL DESIGN
P.O. BOX 2503
SALINAS, CA 93902
P 831-757-5554
F 831-757-2226
CENTRAL COAST ENGINEERS, INC.

REMODEL TO:
MARTIN RESIDENCE
1009 FOREST AVE PACIFIC GROVE CA 93950
APN # 006-701-022-000

COVER SHEET / PROJECT DATA
EXISTING & PROPOSED SITE PLANS

JOB No. CCE-17-022
DATE: 5/23/2017
SCALE: AS NOTED
DRAWN BY: Victor Ruiz
SHEET No.: T-1
OF SHEETS

| REVISIONS | DATE | BY |
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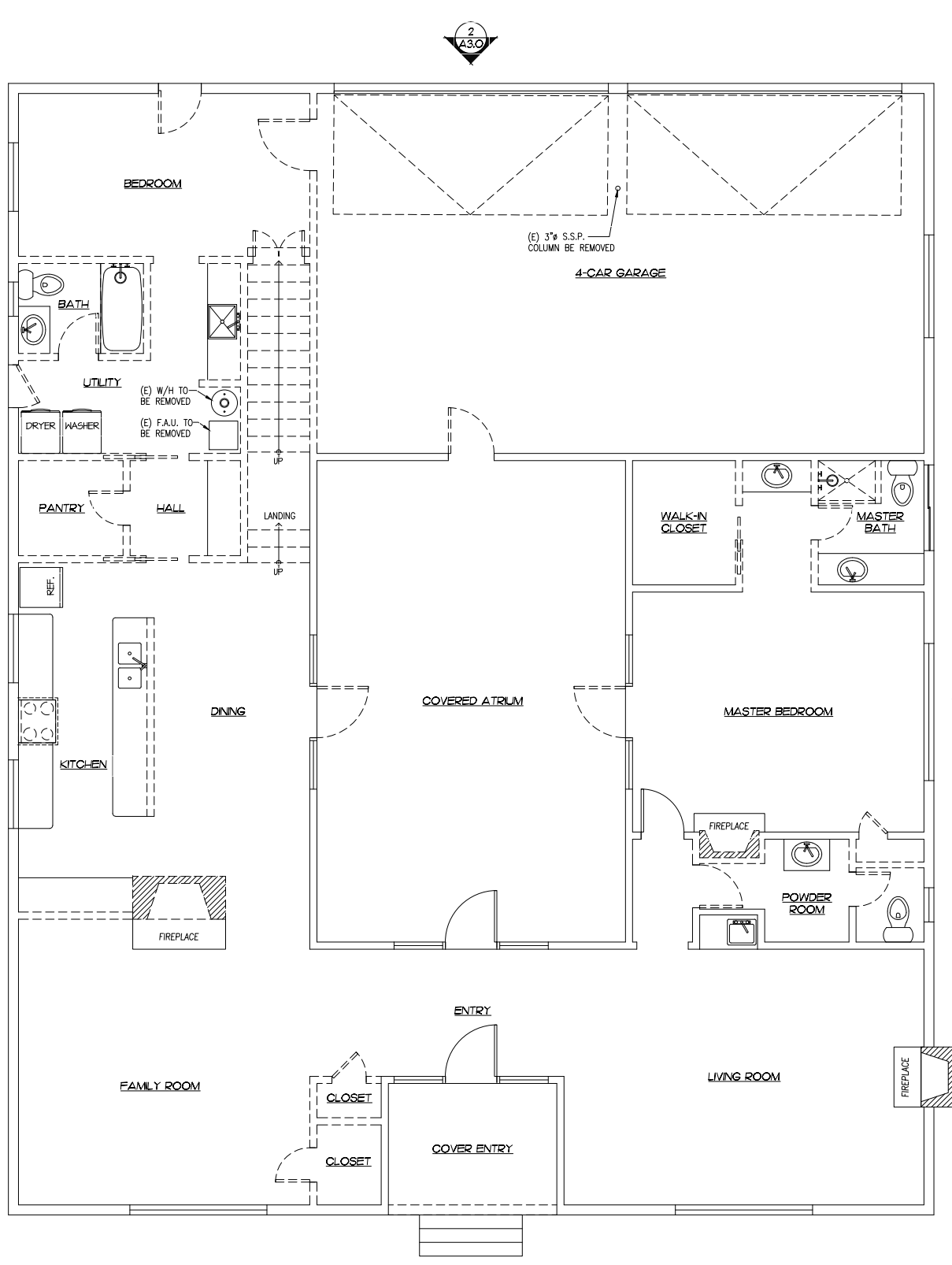
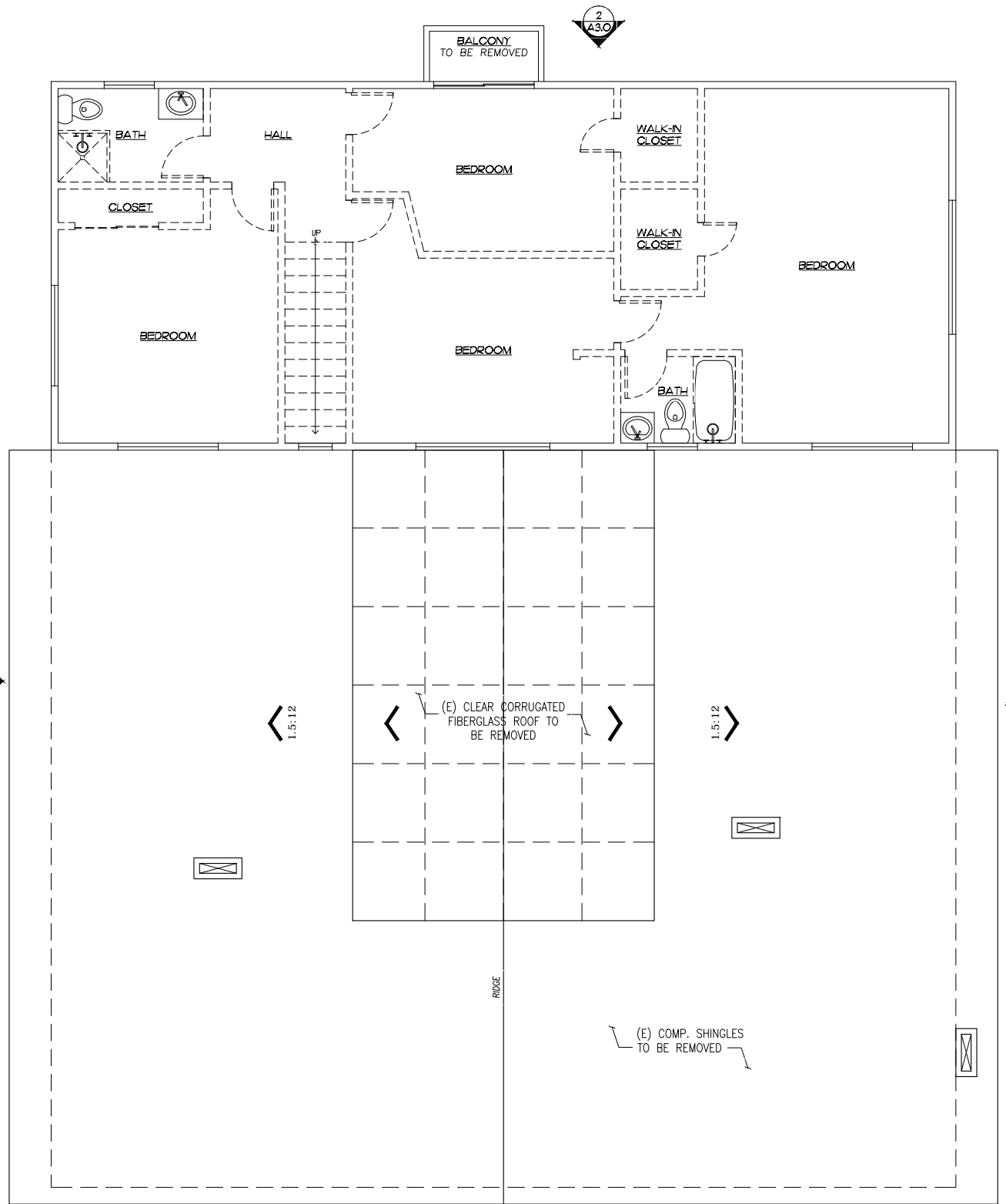
REMODEL TO:
MARTIN RESIDENCE
 1009 FOREST AVE PACIFIC GROVE CA 93950
 APN # 006-701-022-000

PROJECT TITLE:

SHEET TITLE:
 EXISTING FIRST FLOOR PLAN
 EXISTING SECOND FLOOR PLAN
 & LOWER ROOF PLAN

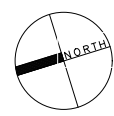
JOB No. CCE-17-022
 DATE: 5/23/2017
 SCALE: AS NOTED
 DRAWN BY: Victor Ruz

SHEET No.:
A1.0
 OF SHEETS



LEGEND

- =— EXISTING WALL TO REMAIN
- - - - - EXISTING WALL TO BE REMOVED



| REVISIONS | DATE | BY |
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REMODEL TO:
MARTIN RESIDENCE
 1009 FOREST AVE PACIFIC GROVE CA 93950
 APN # 006-701-022-000

PROJECT TITLE:

EXISTING ROOF PLAN

SHEET TITLE:

JOB No. CCE-17-022

DATE: 5/23/2017

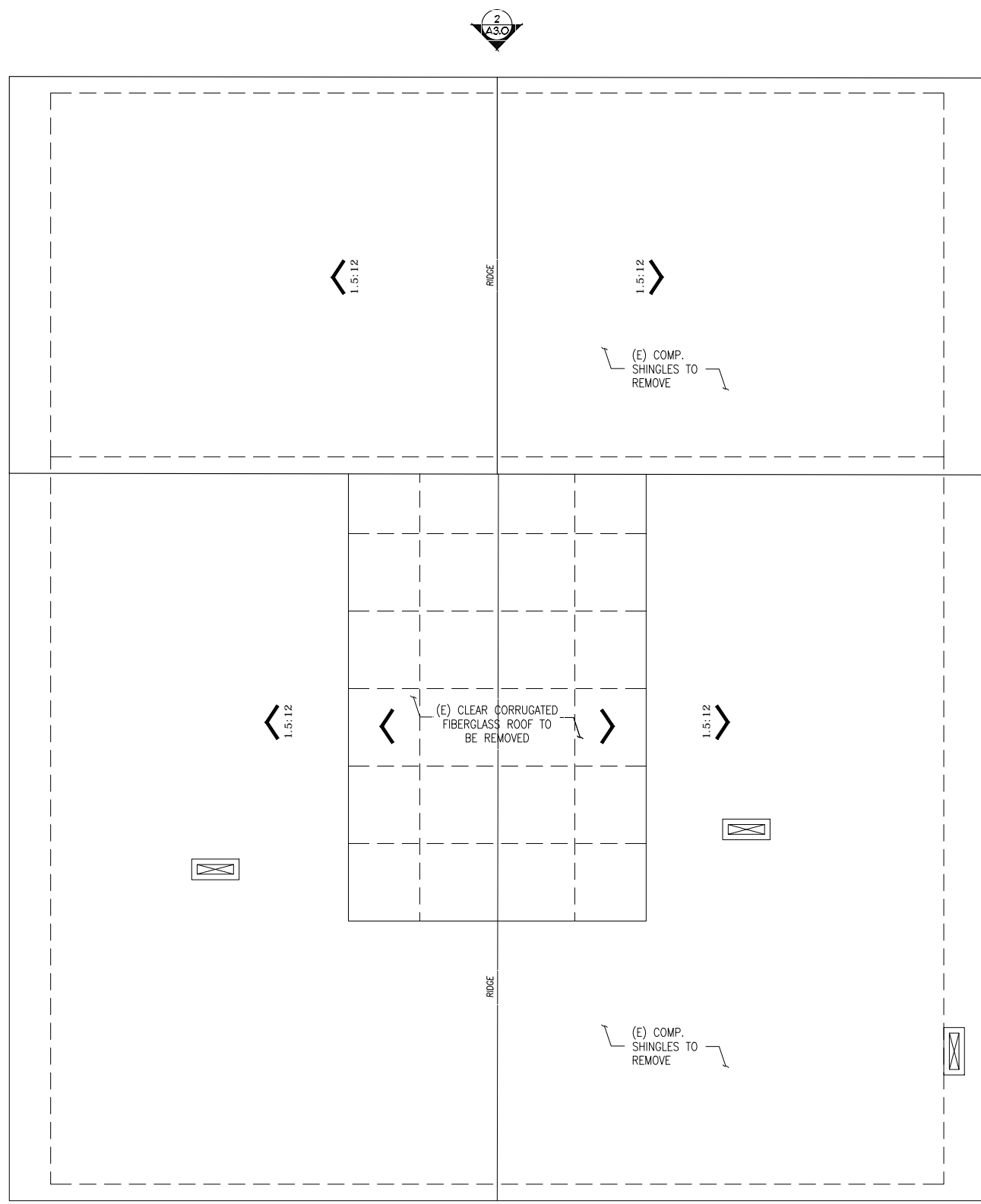
SCALE: AS NOTED

DRAWN BY: Victor Ruiz

SHEET No.:

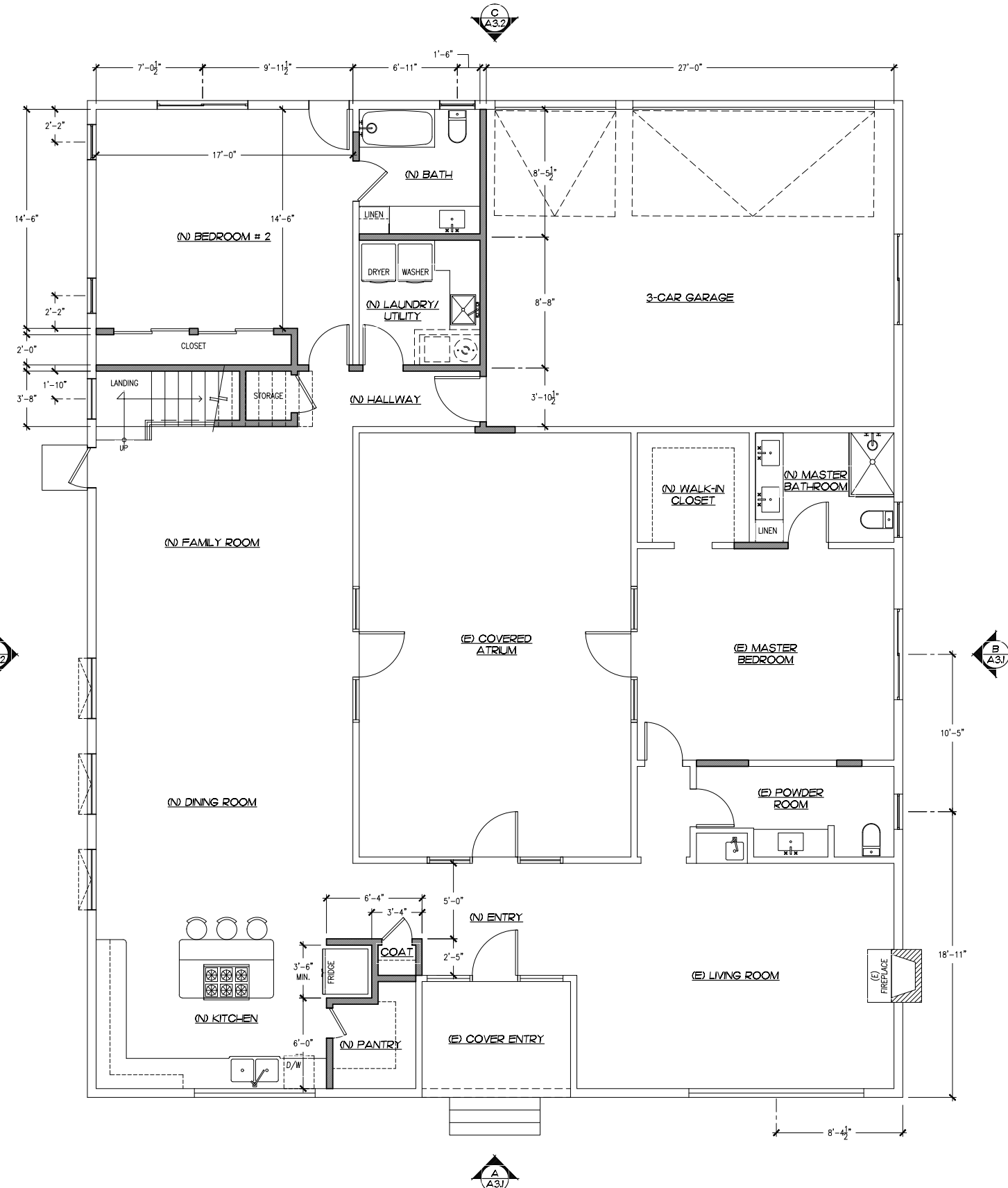
A2.0

OF SHEETS



EXISTING ROOF PLAN

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



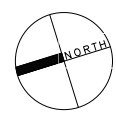
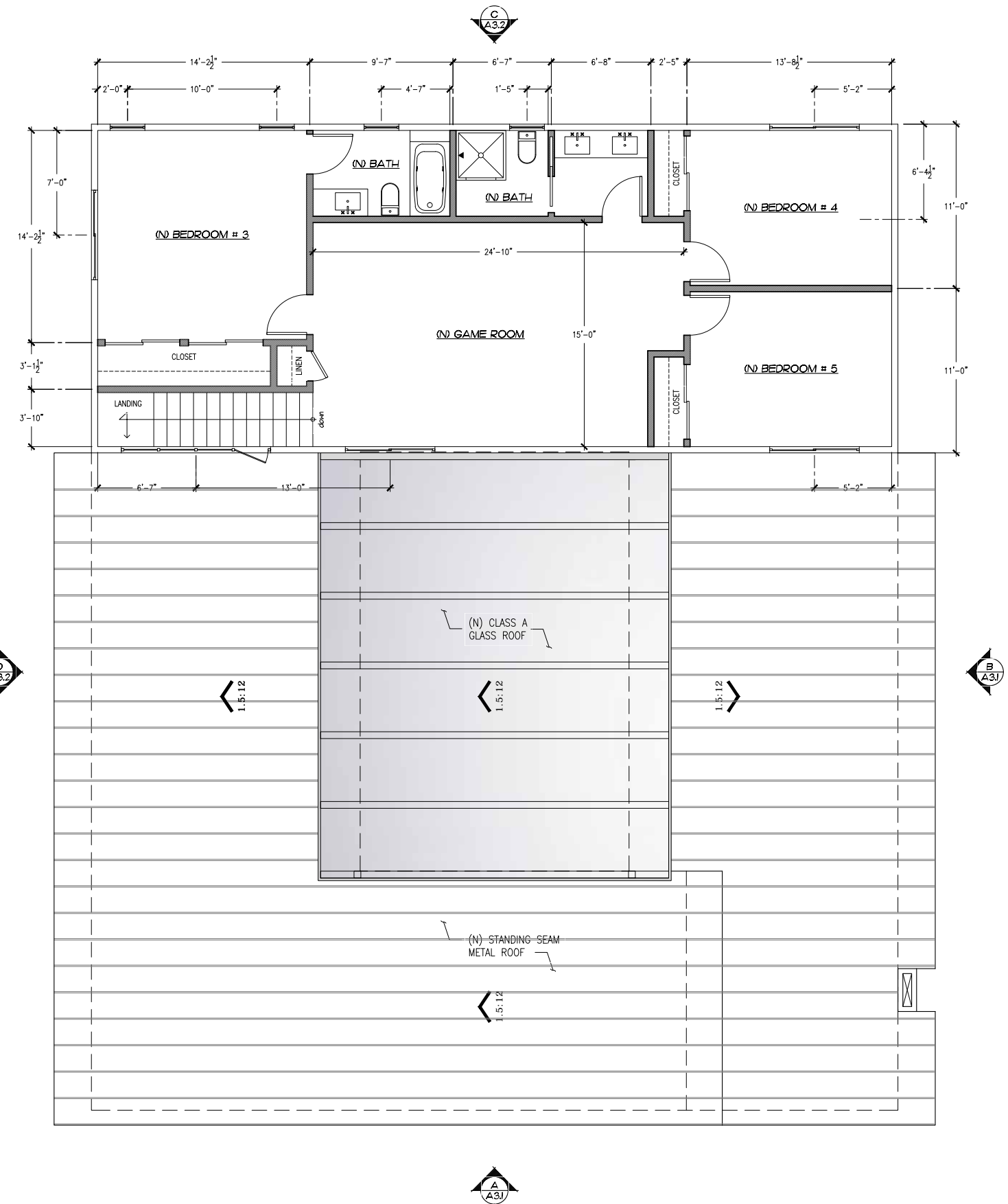
PROPOSED FIRST FLOOR PLAN
 SC: 1/4"=1'-0"

- LEGEND**
- EXISTING WALL TO REMAIN
 - PROPOSED WALL

SHEET NOTES

- 1 THE NUMBER AND SIZE OF FASTENERS CONNECTING WOOD MEMBERS SHALL BE NOT LESS THAN THAT SHOWN IN 2013 C.B.C. TABLE 2304.9.1.
- 2 STUDS SHALL BE STANDARD GRADE OR BETTER SPACED AT MAXIMUM 16" O.C. U.O.N.
- 3 ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED TO RESIST WIND AND SEISMIC FORCES.
- 4 METAL CONNECTORS REFER TO SIMPSON STRONG-TIE CONNECTORS U.O.N. USE ADDITIONAL CONNECTORS WHERE NECESSARY.
- 5 GYPSUM BOARD ON CEILINGS WITH JOISTS OR TRUSSES SPACED 24" O.C. SHALL BE MIN. 5/8" THICK. GYPSUM BOARD ON WALLS SHALL BE MIN. 1/2" THICK. U.O.N.
- 6 EXTERIOR WALLS OF CONDITIONED SPACE SHALL BE INSULATED WITH R-19 BATT TYPE INSULATION
- 7 CEILINGS SHALL BE INSULATED WITH MIN. R-38 BATT TYPE INSULATION U.O.N.
- 8 EXTERIOR WINDOWS OF CONDITIONED SPACE SHALL BE WEATHERSTRIPPED AND ALL JOINTS AND PENETRATIONS CAULKED AND SEALED. WINDOW SILLS SHALL BE OF MATERIAL NOT ADVERSELY AFFECTED BY MOISTURE. BOTTOM OF CLEAR OPENING OF SLEEPING ROOM ESCAPE OR RESCUE WINDOW SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- 9 EGRESS WINDOW NOTES:
 - a. MIN. NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.
 - b. MIN. NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.
 - c. MIN. NET CLEAR OPENABLE DIMENSION OF 5.7 sq. ft. IN AREA.
 - d. BOTTOM OF OPENING SHALL BE NO MORE THAN 44" ABOVE FINISHED FLOOR
 - e. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- 10 ALL EXTERIOR DOORS OF CONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED WITH ALUMINUM & VINYL DRIP CAP AND DOOR BOTTOM COMBINATION AND JAMB-UP DOOR WEATHERSTRIPPED OR EQUAL.
- 11 THRESHOLDS AT DOOR WAYS SHALL NO EXCEED 0.75 INCH IN HEIGHT FOR SLIDING DOORS OR 0.5 INCH FOR OTHER DOORS [CBC 1008.1.7] EXCEPTION: THRESHOLDS AT DOOR WAY SHALL BE PERMITTED TO BE UP TO 7/8" IN HEIGHT.
- 12 PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 inches. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%).
- 13 JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (2013 CALIFORNIA ENERGY CODE, SECTION 110.7)
- 14 PROVIDE AN APPROVED ATTIC ACCESS IN A READILY ACCESSIBLE LOCATION SIZED 22 IN BY 30 IN WITH MIN. 30 IN VERTICAL HEADROOM. WHEN LOCATED IN A WALL, THE OPENING SHALL BE A MINIMUM OF 22 IN WIDE BY 30 IN HIGH. [CRC R807.1]
- 15 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [CRC R327.5.4]
- 16 SHOWER AND BATHTUBS--WALLS TO BE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g., CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. W.R. GYP. BD., CEMENT BOARD, ETC.) TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET [CRC R307 & R702.3.8] --ALL DOORS AND PANELS OF SHOWER AND BATHTUBS ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC. [CRC R 308.4 #5] --SHOWER COMPARTMENTS SHALL HAVE A MINIMUM INTERIOR AREA OF 1,024 SQ. INCHES AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE.
- 17 WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE MINIMUM 30" WIDE AND HAVE A MINIMUM 24" CLEARANCE IN FRONT OF WATER CLOSET.
- 18 FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OR THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS. [CRC R1004.1 & R1005.1]
- 19 HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE THAT GENERATES A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH SOURCES OF IGNITION AT LEAST 18 IN ABOVE THE FLOOR LEVEL [CMC 307.1]
- 20 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCTS IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF TWO. SHALL BE MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT. [504.3 CMC] ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE A MINIMUM OF 3' FROM PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING. [504.5 CMC]

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| REVISIONS | | | | | |
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| STRUCTURAL DESIGN P.O. BOX 2503 SALINAS, CA 93902 P 831-757-5554 F 831-757-2226 CCE ENGINEERS, INC. | | | | | |
| REMODEL TO: MARTIN RESIDENCE 1009 FOREST AVE PACIFIC GROVE CA 93950 APN # 006-701-022-000 | | | | | |
| PROJECT TITLE: PROPOSED FIRST FLOOR PLAN | | | | | |
| SHEET TITLE: PROPOSED FIRST FLOOR PLAN | | | | | |
| JOB No. CCE-17-022 | | | | | |
| DATE: 5/23/2017 | | | | | |
| SCALE: AS NOTED | | | | | |
| DRAWN BY: Victor Ruiz | | | | | |
| SHEET No.: A2.1 OF SHEETS | | | | | |

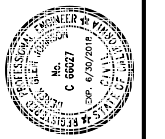


**PROPOSED SECOND FLOOR PLAN
& LOWER ROOF PLAN**
SC: 1/4"=1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL

| REVISIONS | DATE | BY |
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 ENGINEERS, INC.

REMODEL TO:
MARTIN RESIDENCE
 1009 FOREST AVE. PACIFIC GROVE, CA 93950
 APN # 006-701-022-000

PROJECT TITLE:
PROPOSED SECOND FLOOR PLAN

JOB No. CCE-17-022
 DATE: 5/23/2017
 SCALE: AS NOTED
 DRAWN BY: Victor Ruiz

SHEET No.:
A2.2
 OF SHEETS

| REVISIONS | DATE | BY |
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REMODEL TO:
MARTIN RESIDENCE
 1009 FOREST AVE PACIFIC GROVE CA 93950
 APN # 006-701-022-000

PROJECT TITLE:

SHEET TITLE:
PROPOSED ROOF PLAN

JOB No. CCE-17-022

DATE: 5/23/2017

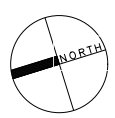
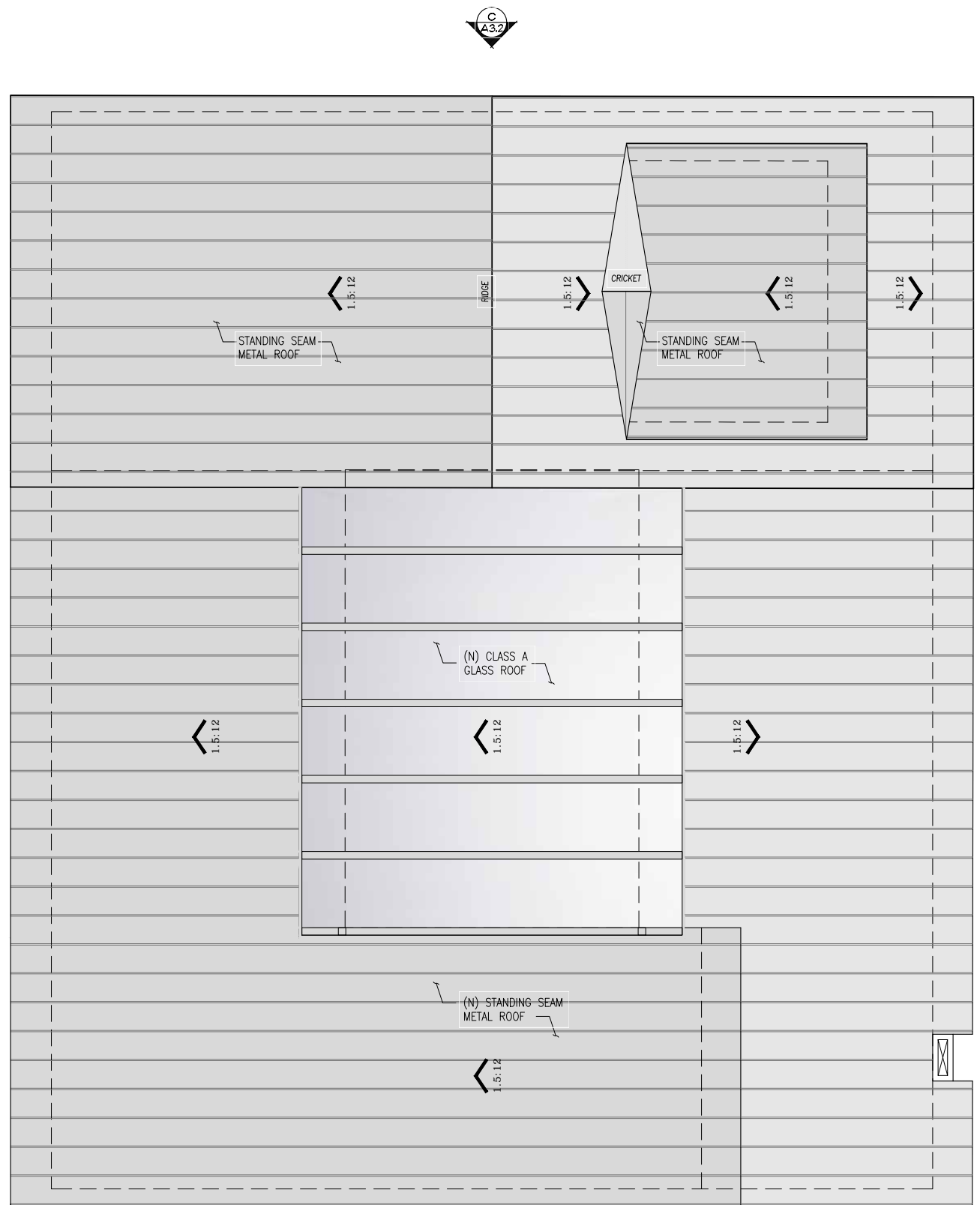
SCALE: AS NOTED

DRAWN BY: Victor Ruiz

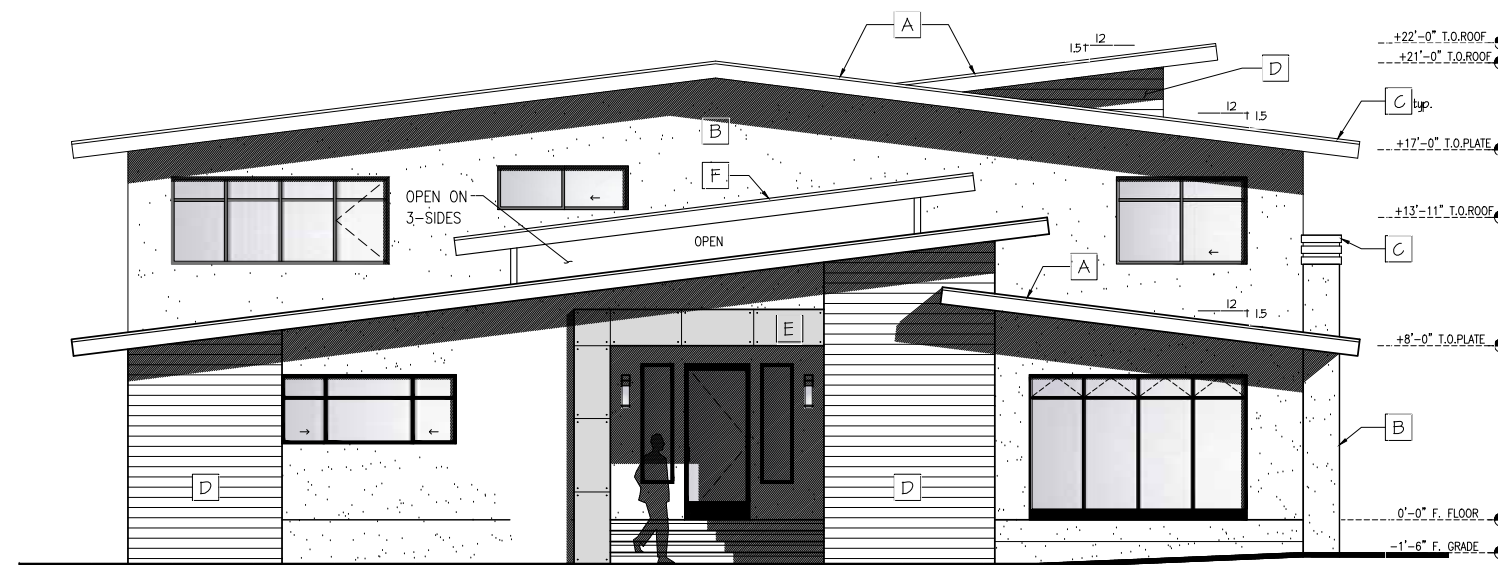
SHEET No.:

A2.3

OF SHEETS



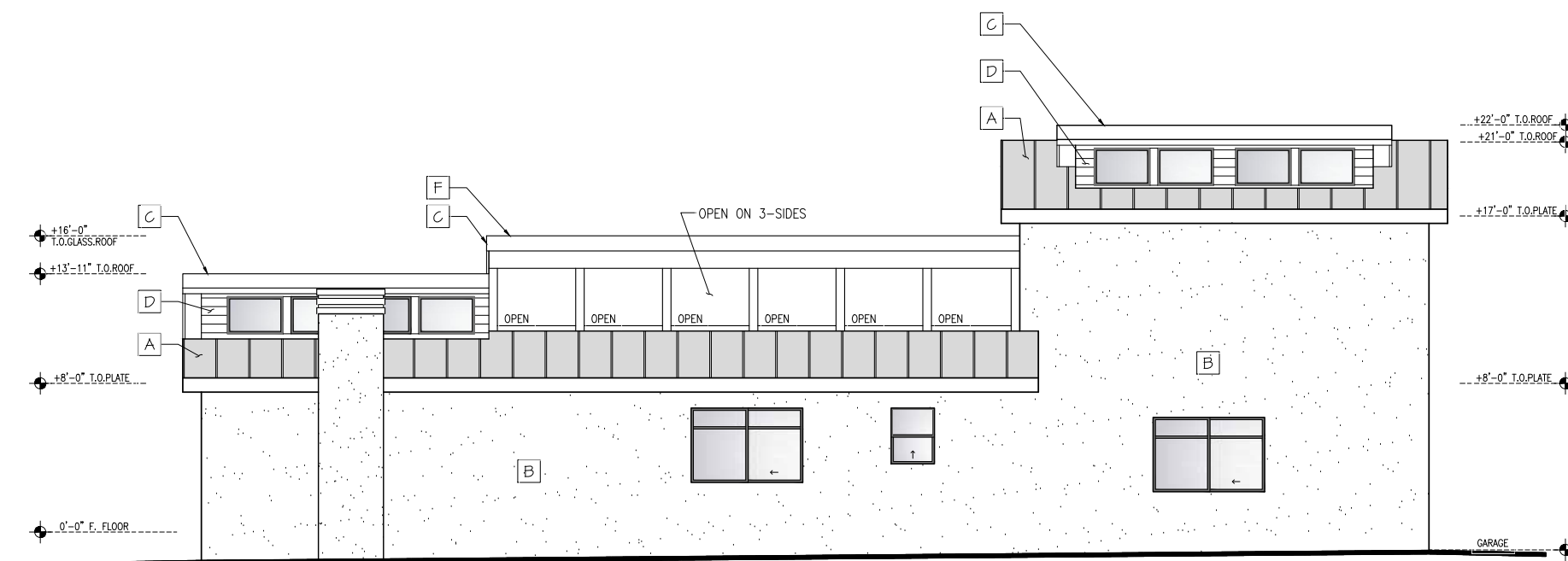
PROPOSED ROOF PLAN
 SC: 1/4"=1'-0"



PROPOSED FINISH LEGEND

- A** ROOFING
STANDING SEAM METAL ROOF
DEEP CHARCOAL
- B** STUCCO
Body Color: KELLY-MOORE PAINTS
KM4927 Polished Limestone
- C** FASCIA & TRIM
Body Color: KELLY-MOORE PAINTS
KM4903 Zinc Dust
- D** FIBRE CEMENT LAP SIDING
- E** JAMES HARDIE REVEAL PANEL SYSTEM
- F** GLASS ROOF TOP, OPEN
TRANSPARENT GLASS

A PROPOSED FRONT ELEVATION
SC: 1/4"=1'-0"



B PROPOSED RIGHT ELEVATION
SC: 1/4"=1'-0"



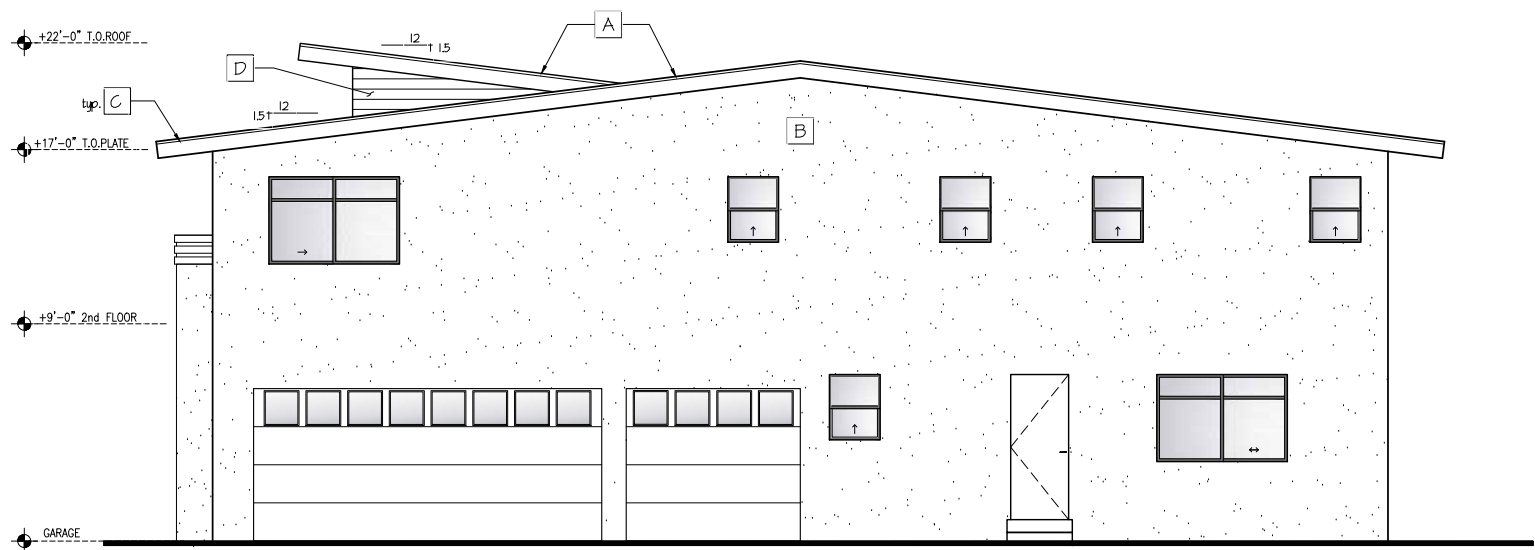
STRUCTURAL DESIGN
CCE
CENTRAL COAST ENGINEERS, INC.
P.O. BOX 2503
SALINAS, CA 93902
P 831.757.5554
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REMODEL TO:
MARTIN RESIDENCE
1009 FOREST AVE PACIFIC GROVE CA 93950
APN # 006-701-022-000

PROPOSED EXTERIOR ELEVATIONS

JOB No. CCE-17-022
DATE: 5/23/2017
SCALE: AS NOTED
DRAWN BY: Victor Ruiz

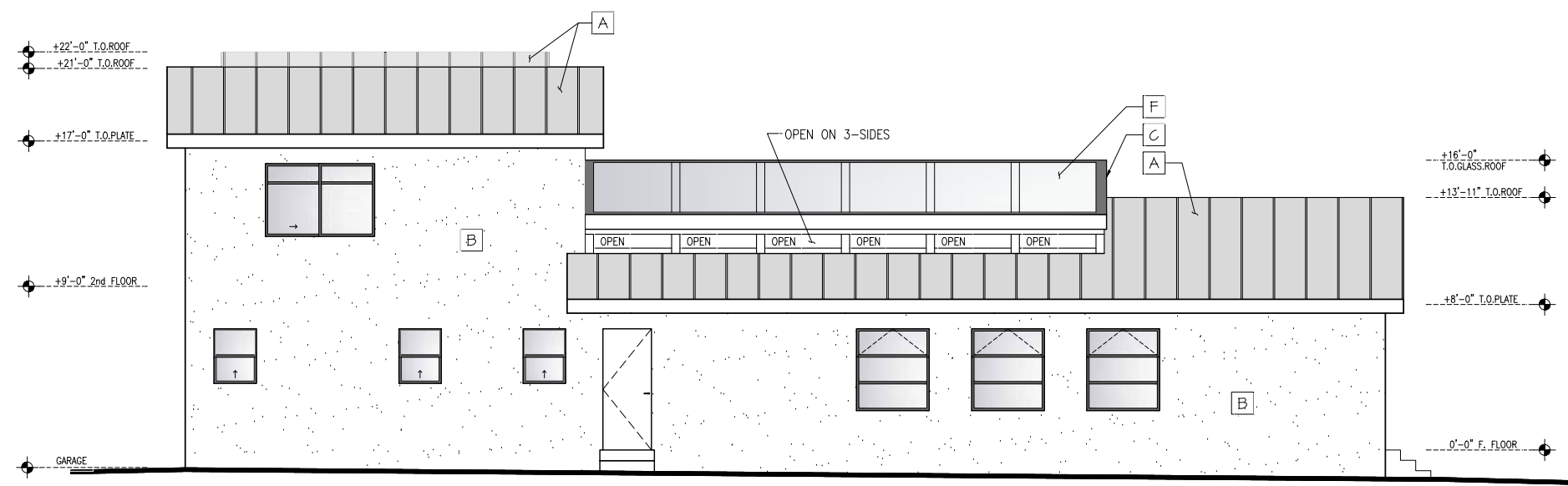
SHEET No.:
A3.1
OF SHEETS



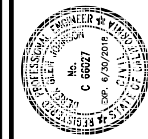
(C) PROPOSED REAR ELEVATION
SC: 1/4"=1'-0"

PROPOSED FINISH LEGEND

- A** ROOFING
STANDING SEAM METAL ROOF
DEEP CHARCOAL
- B** STUCCO
Body Color: KELLY-MOORE PAINTS
KM4927 Polished Limestone
- C** FASCIA & TRIM
Body Color: KELLY-MOORE PAINTS
KM4903 Zinc Dust
- D** FIBRE CEMENT LAP SIDING
- E** JAMES HARDIE REVEAL PANEL SYSTEM
- F** GLASS ROOF TOP, OPEN
TRANSPARENT GLASS



(D) PROPOSED LEFT ELEVATION
SC: 1/4"=1'-0"



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CENTRAL COAST
ENGINEERS, INC.

REMODEL TO:
MARTIN RESIDENCE
1009 FOREST AVE PACIFIC GROVE CA 93950
APN # 006-701-022-000

PROJECT TITLE:
PROPOSED EXTERIOR ELEVATIONS

JOB No. CCE-17-022
DATE: 5/23/2017
SCALE: AS NOTED
DRAWN BY: Victor Ruiz

SHEET No.:
A3.2
OF SHEETS