



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: August 8, 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 3,018 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 3,018 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 3,018 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 and not keep the legal non-conforming that existed before the demolition.

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 37%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 43%. The allowable maximum gross floor area is 3,611 sf and the proposed project site will create a 3,018 sf residence.

Trees and Landscaping:

No tree removal is being proposed as part of this development. The City Arborist will ensure 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

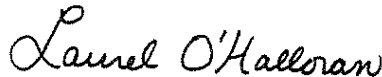
Because of the project’s consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

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 [x] No

Applicant

Owner

Name: CHARLES HUFF, ARCHITECT

Name: MIKE AND NORLEEN CLARK

Phone: 925/462-9226 (o) 925/AD7-6732 (c)

Phone: 661-747-0490 / 661-747-0491

Email: charles@charleshuffarchitect.com

Email: mikeandnorleen@gmail.com

Mailing Address: AAA1 RAILROAD AVE.

Mailing Address:

PLEASANTON, CA 94566

Permit Request:

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

PLANNING STAFF USE ONLY:

CEQA Determination:

Review Authority:

Active Permits:

Overlay Zones:

- Exempt [] Initial Study & Mitigated Negative Declaration [] Environmental Impact Report []
Staff [] ZA [] SPRC [] ARB [x] HRC [] PC [] CC []
Active Planning Permit [] Active Building Permit [] Active Code Violation []
Butterfly Zone [] Coastal Zone [] Area of Special Biological Significance (ASBS) [x] 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

Date: 7/5/17

Date: 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: Charles Huff

Owner Signature (Required): Mike Clark

PROJECT DATA SHEET

Project Address: 906 EGAN AVE. P.G. Submittal Date: 7/27/17
 Applicant(s): CHARLES HUPF, ARCHITECT Permit Type(s) & No(s): ARB

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	8,290 SF	8,290 S.F.	8,290 S.F.	
Density (multi-family projects only)	—	—	—	
Building Coverage	40%	—	37%	
Site Coverage	60%	—	43%	
Gross Floor Area	3,161 S.F.	2144 S.F.	3018 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.	3658 S.F.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	—	297 ft/297%	100%
Exterior Lateral Wall Length to be built	—	—	238 FT.	
Building Height	25'-0"	15'-0"	17'-9"	
Number of stories	—	1	1	
Front Setback	15'-0"	35'-0"	26'-6"*	* PORCH
WEST Side Setback (specify side)	7'-0"	5'-6"	7'-0"	
EAST Side Setback (specify side)	10'-0"	14'-6"	13'-0"	
Rear Setback	10'-0"	6'-0"	10'-0"	
Garage Door Setback	15'-0"	35'-6"	32'-6"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	19 x 20	20 x 20	
Number of Driveways	1	1	1	
Driveway Width(s)	—	17'-0"	25'-0"	
Back-up Distance	20'-0"	35'-6"	32'-6"	
Eave Projection (Into Setback)	3' maximum	2'-0"	2'-0"	
Distances Between Eaves & Property Lines	3' minimum	5'-0" (W) 12'-0" (E) 4'-0" (N) 33'-6" (S) 24' φ	5'-0" (W) 11'-6" (E) 8'-0" (N) 30'-0" (S) 140' φ	
Open Porch/Deck Projections	—	—	—	
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"	6'-0" (W) & (N) 3'-6" (E) *	* 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: 831.648.3183 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT 17-629

FOR A PROPERTY LOCATED AT 906 EGAN AVENUE TO ALLOW DEMOLITION OF THE EXISTING 2,144 SQUARE FOOT SINGLE STORY RESIDENCE AND TO BUILD A 3,018 SQUARE FOOT SINGLE STORY SINGLE FAMILY RESIDENCE.

FACTS

1. The subject site is located at 906 Egan Avenue., Pacific Grove, CA 93950 APN 006-091-011
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 setbacks, height requirements, and parking requirement, 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.'s 24,27,36;
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) 17-629:

to allow demolition of the existing 2,144 square foot single story residence and to build a 3,018 square foot single story single family residence.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.

3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the 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 approve plans for “Clarks residence” dated July 25, 2017, 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. **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.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12.
10. **Windows:** All windows must conform to Architectural Review Guidelines Nos. 37 and 38.
11. **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.
12. **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 AP 17-629
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 18th day of July, 2017 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Mike Clark, 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: 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



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

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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

7/28/15
 Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

- Made a determination of ineligibility, which will remain in effect for 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

7/23/15
 Date

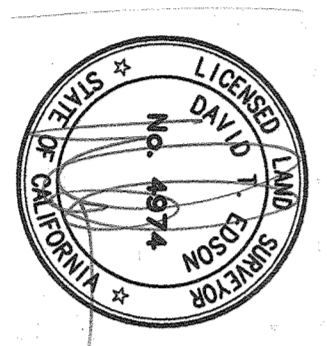
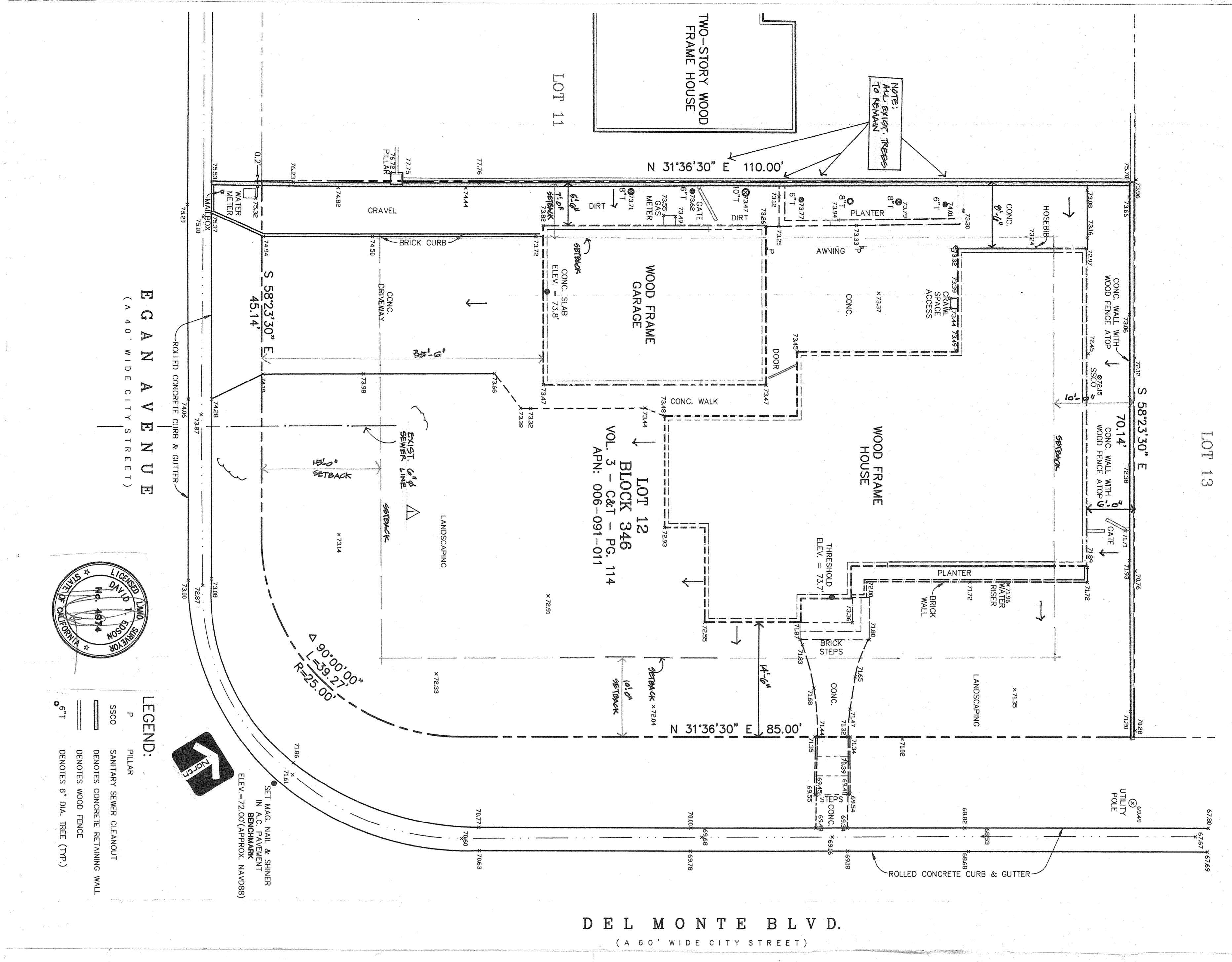


PREVIOUS HOME





EXISTING SITE PLAN



LEGEND:
 P PILLAR
 SSCO SANITARY SEWER CLEANOUT
 DENOTES CONCRETE RETAINING WALL
 DENOTES WOOD FENCE
 DENOTES 6" DIA. TREE (TYP.)

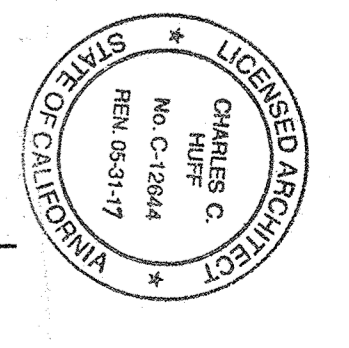
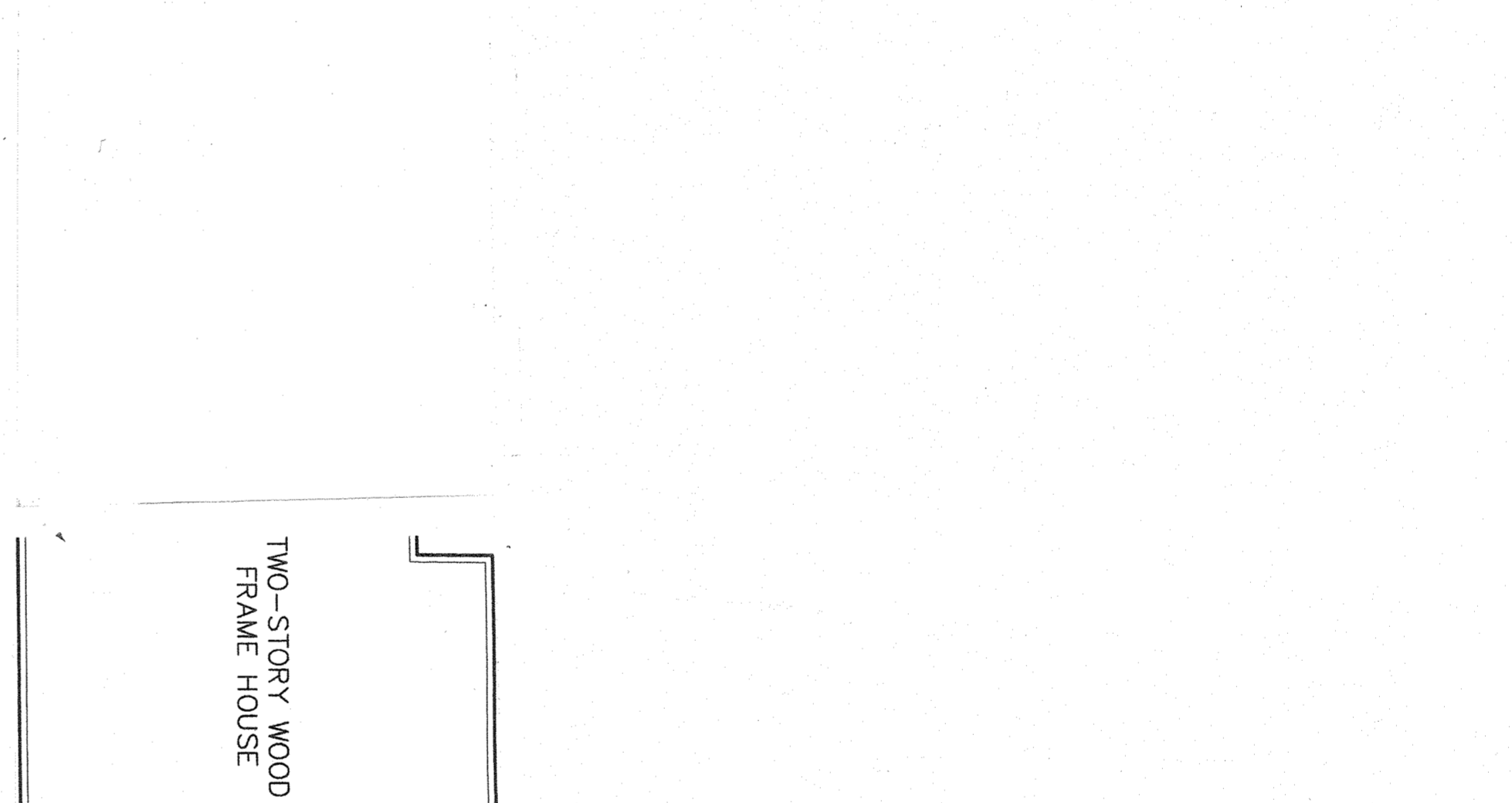
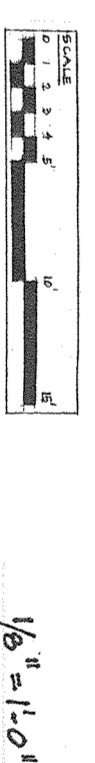
DEL MONTE BLVD.
 (A 60' WIDE CITY STREET)

**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
 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
 PREPARED: LUS
 OCTOBER 2015
 APN 006-091-011



PROPOSED SITE PLAN

LEGEND:
 (A 40' WIDE CITY STREET)

NOTES:
 1. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. BOUNDARY CONDITIONS SHOWN WERE DETERMINED WITH THE BENEFIT OF A SURVEY CONDUCTED BY CENTRAL COAST SURVEYORS, INC. ON 10/15/15.
 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE MEAN SEA LEVEL. THIS IS NOT A BOUNDARY SURVEY.
 4. ELEVATION = 72.00 FEET (APPROX. NAVD83)
 5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.



CONTRACTOR NOTE:
 SEE SHIT DMP FOR EROSION AND SEDIMENT CONTROL PLAN. INCLUDED ARE NOTES CONCERNING CONSTRUCTION SITE CONDITIONS.

DEL MONTE BLVD.

CHARLES HUFF, A.I.A.
ARCHITECT

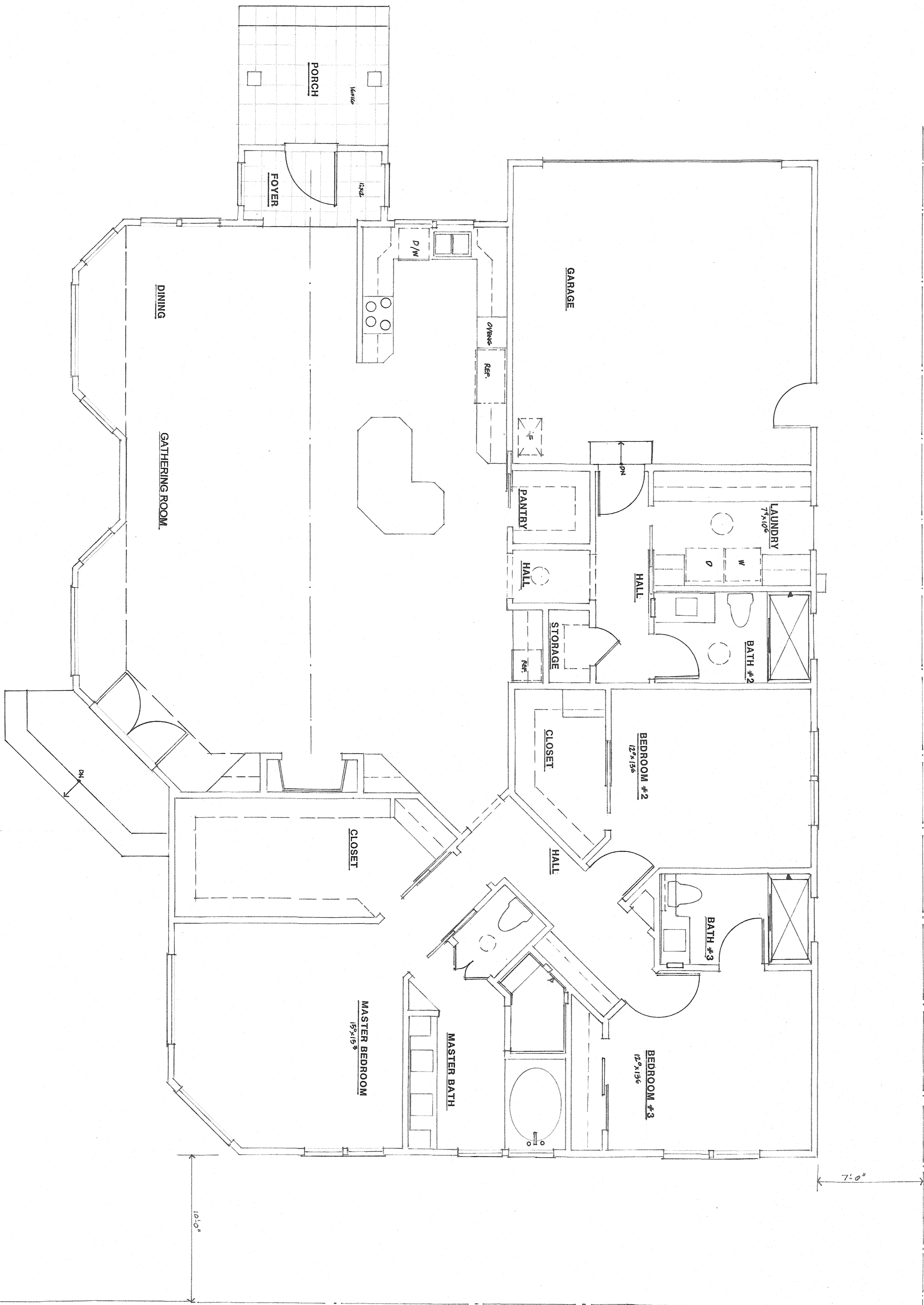
122 9th St. Pacific Grove (831) 655-1492

Date	12/17/16
Job No.	
Drawn	CH
Revisions	
2/17/17	
3/3/17	
7/25/17	

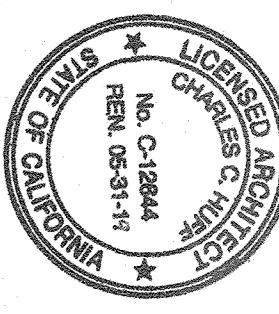
Remodel and Addition for:
Mike and Norleen Clark
 906 Egan Avenue Pacific Grove

Sheet No. **1**

FLOOR PLAN



1/4" = 1'-0"



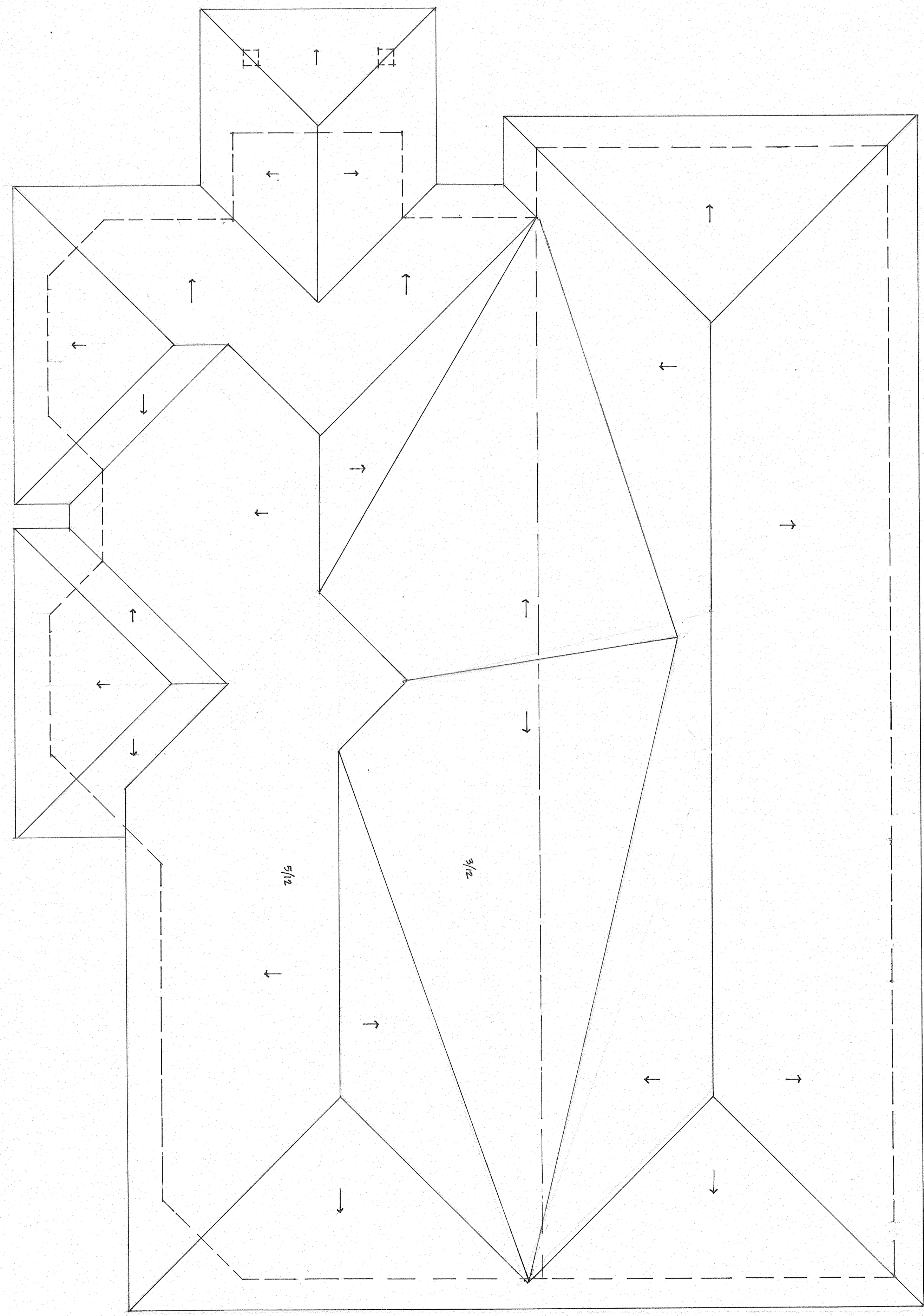
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Remodel and Addition for:
Mike and Norleen Clark
 906 Egan Avenue Pacific Grove

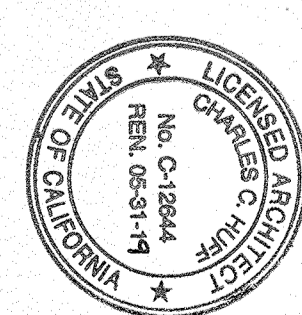
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Revisions	
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	▲

CHARLES HUFF, A.I.A.
 ARCHITECT
 4441 Railroad Ave., Suite B Pleasanton, CA (925) 462-9226

PROPOSED ROOF PLAN



1/4" = 1'-0"



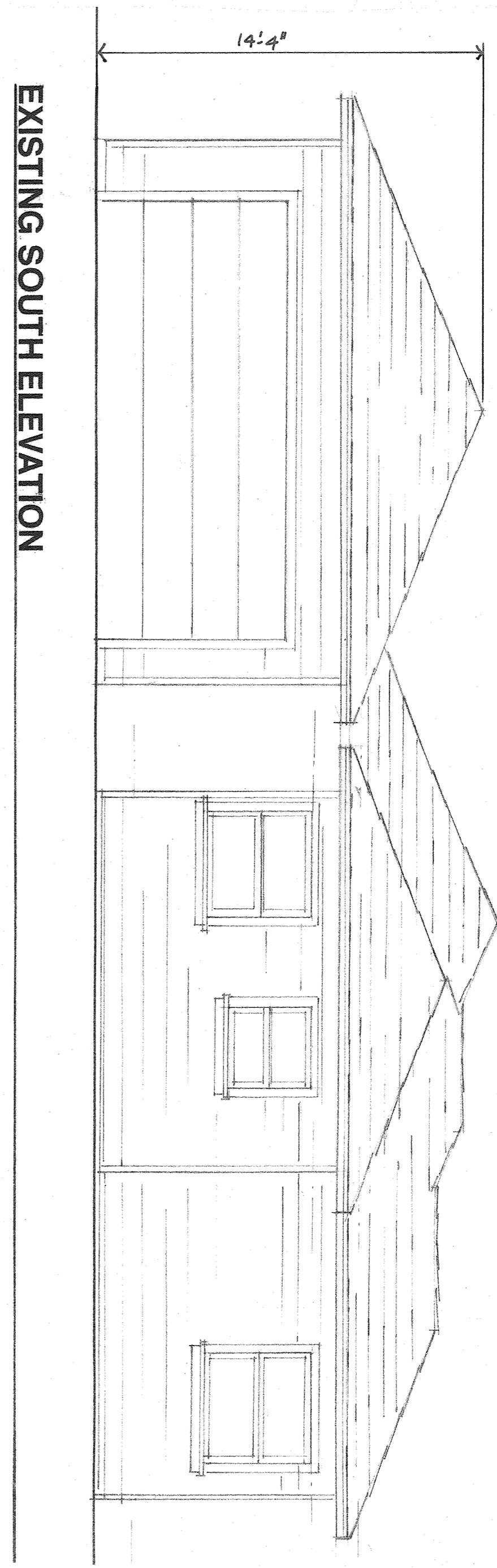
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Remodel and Addition for:
Mike and Norleen Clark
 906 Egan Avenue Pacific Grove

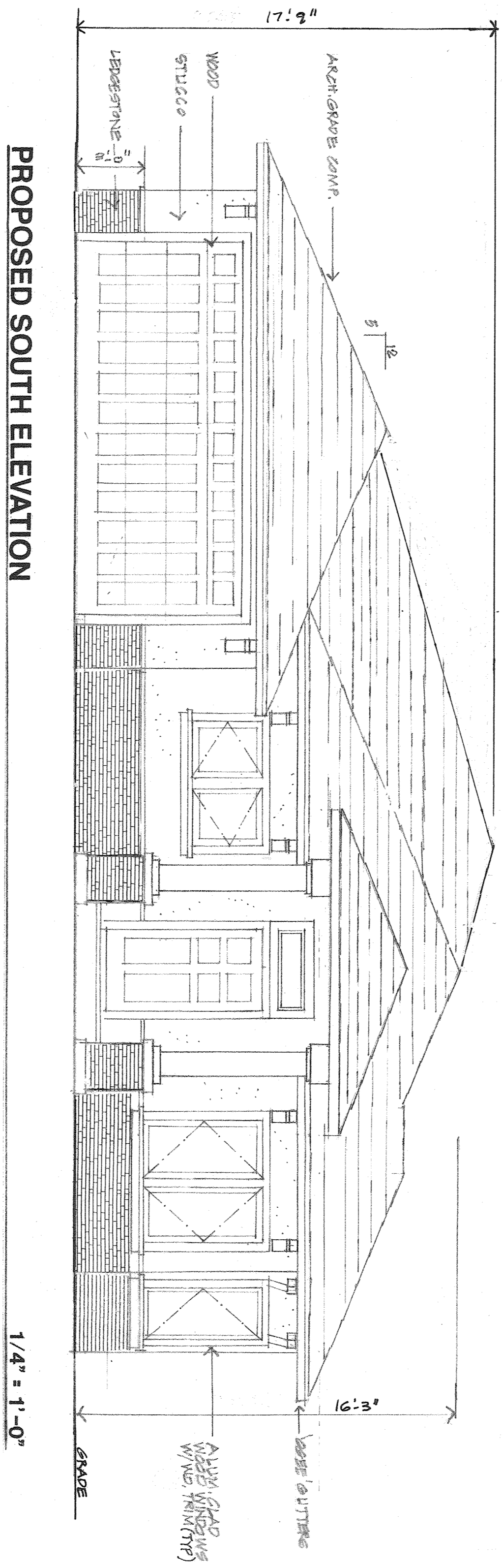
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CHARLES HUFF, A.I.A.
 ARCHITECT

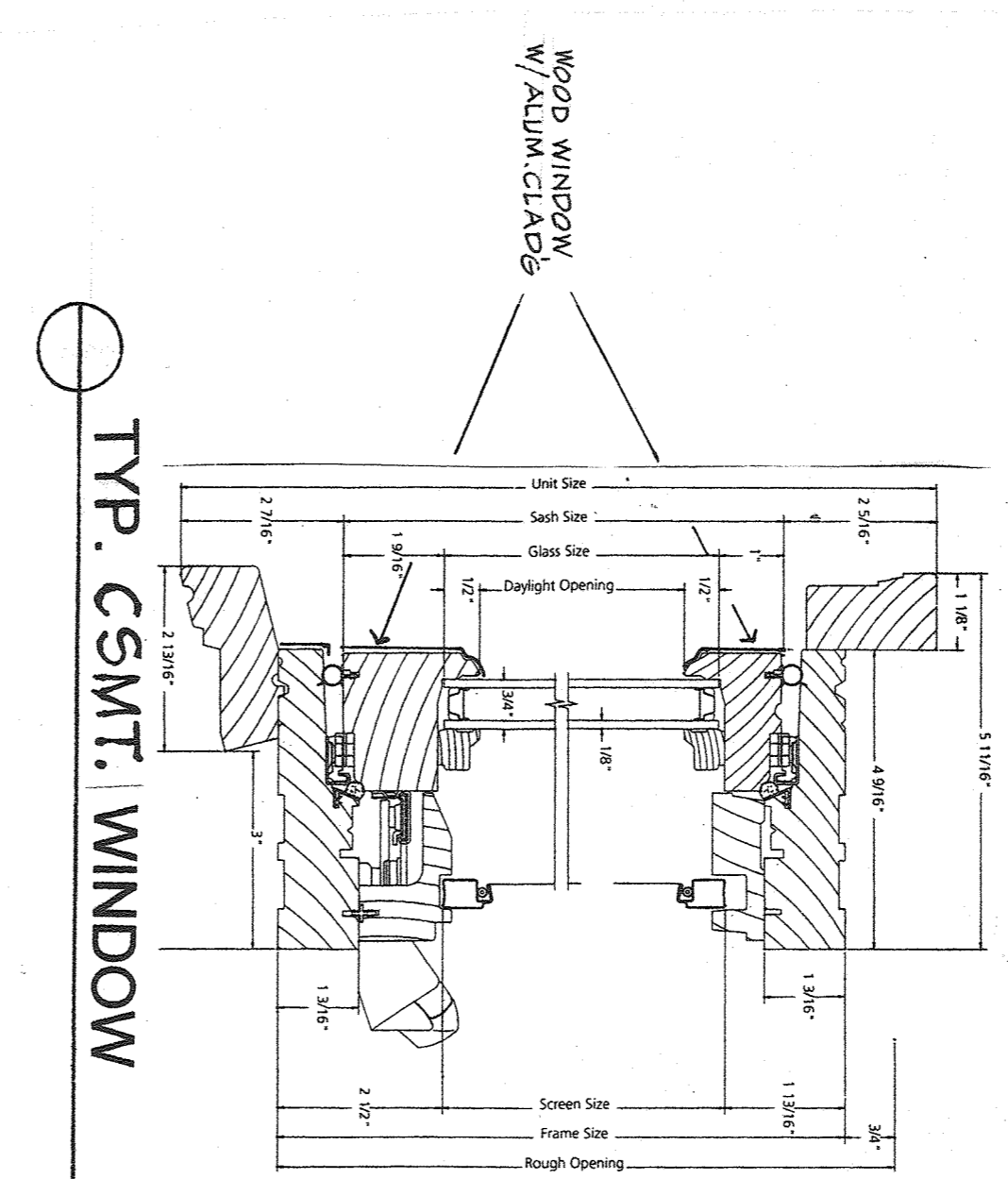
122 9th St. Pacific Grove (831) 655-1492
 4441 Railroad Ave., Suite B Pleasanton (925) 462-9226



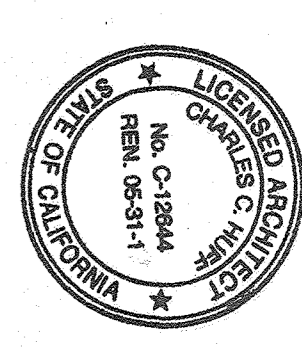
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



TYP. CSMT. WINDOW

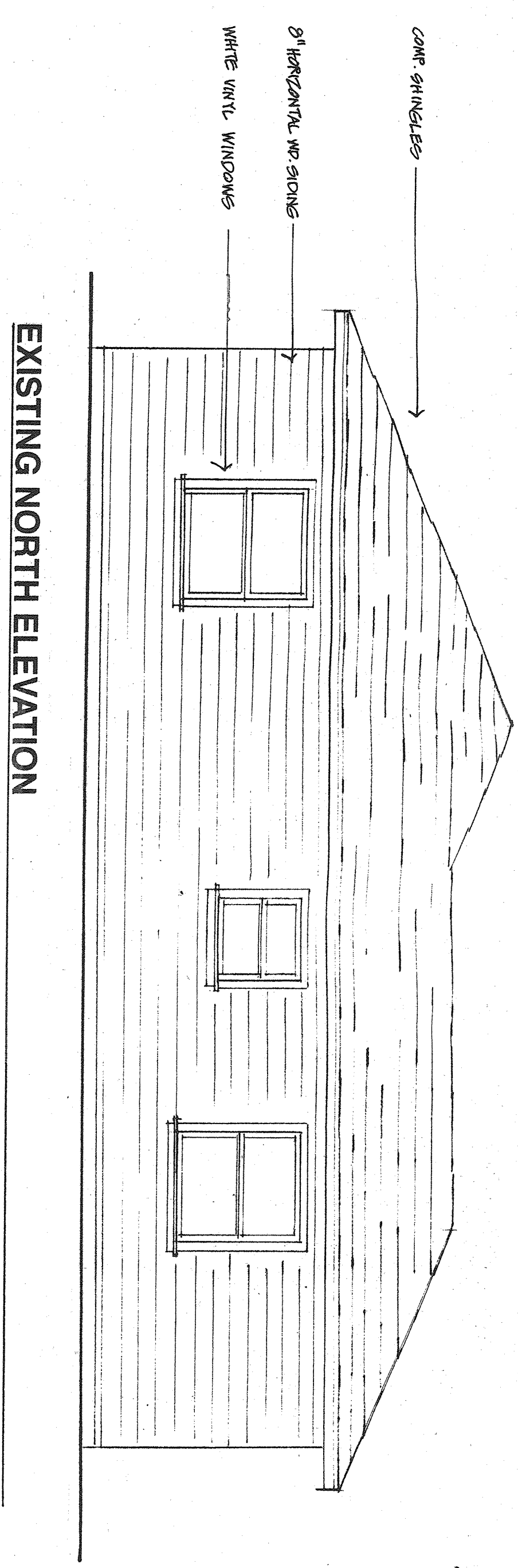


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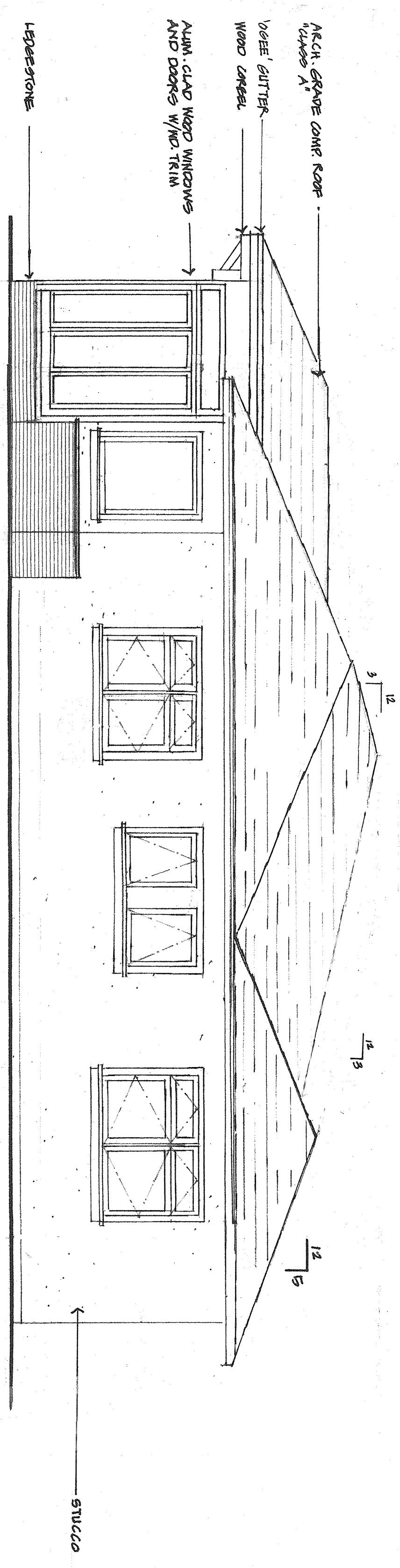
Remodel and Addition for:
Mike and Norleen Clark
906 Egan Avenue Pacific Grove

Date
7/27/17
Job No.
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Revisions
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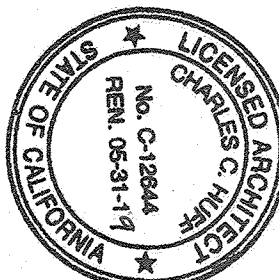
CHARLES HUFF, A.I.A.
ARCHITECT
122 9th St. Pacific Grove (831) 655-1492
4441 Railroad Ave., Suite B Pleasanton (925) 462-9226



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



CHARLES HUFF, A.I.A.
ARCHITECT

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

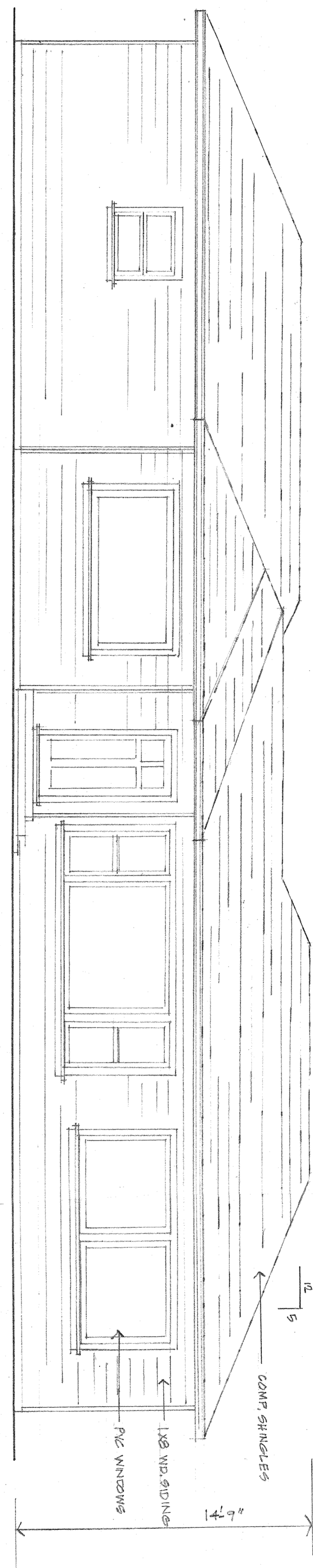
Date	7/25/17
Job No.	
Drawn	CH
Revisions	

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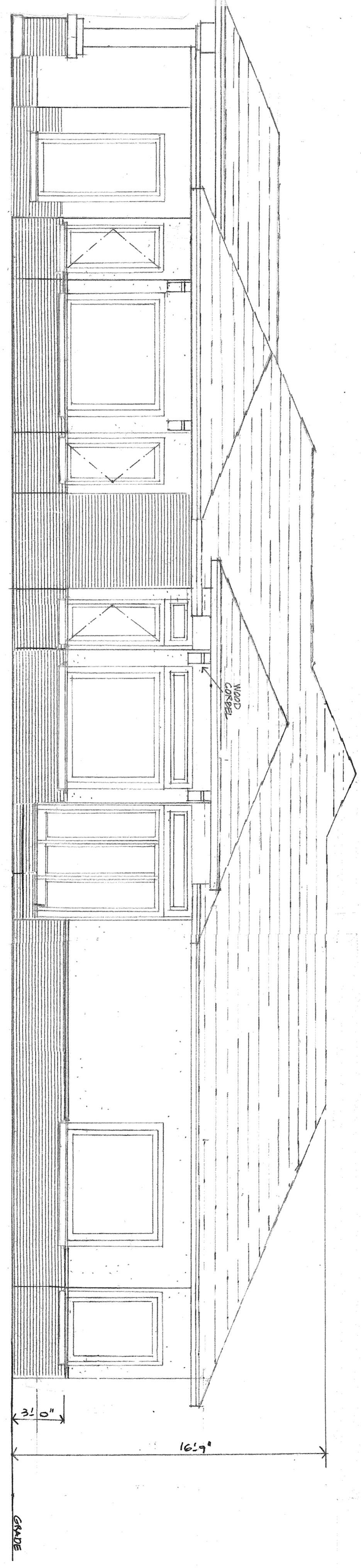
Remodel and Addition for:
Mike and Norleen Clark
906 Egan Avenue Pacific Grove

Sheet No.
5

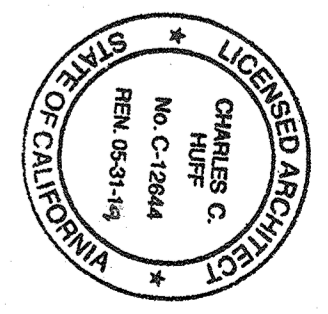
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



1/4" = 1'-0"

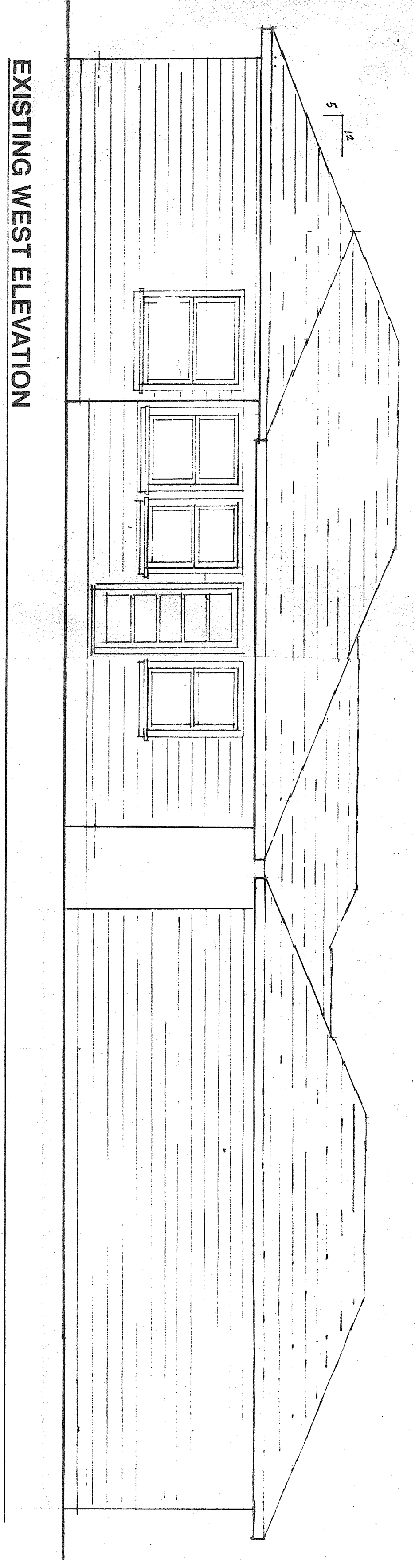


Sheet No. **9**

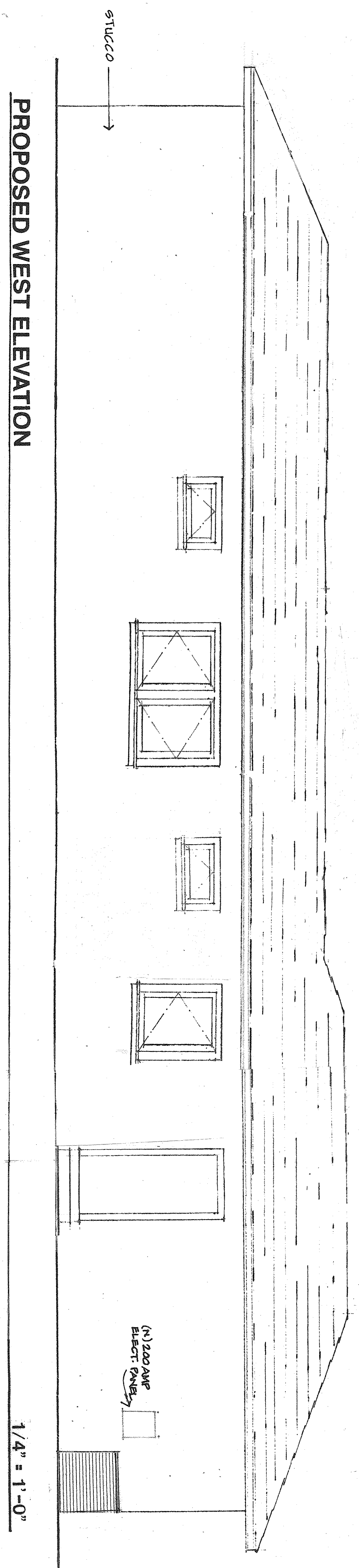
Remodel and Addition for:
Mike and Norleen Clark
 906 Egan Avenue Pacific Grove

Date	7/25/17
Job No.	
Drawn	CH
Revisions	

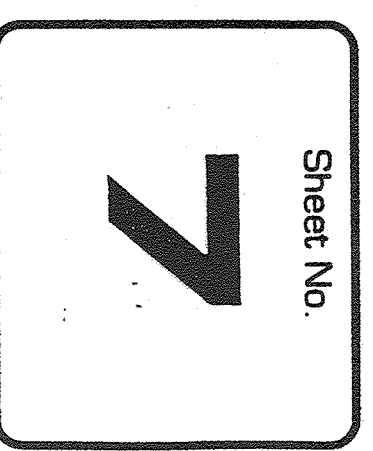
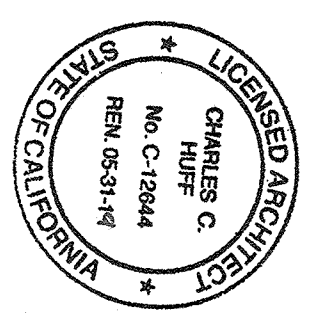
CHARLES HUFF, A.I.A.
 ARCHITECT
 122 9th St. Pacific Grove (831) 655-1492



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



Remodel and Addition for:
Mike and Norleen Clark
 906 Egan Avenue Pacific Grove

Date: 7/25/11
 Job No.:
 Drawn: CH
 Revisions:

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

Remodel and Addition for:

Mike and Norleen Clark

906 Egan Avenue

Pacific Grove

HOUSE BODY

TRIM

WINDOWS

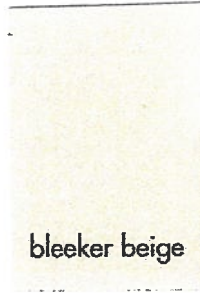
ACCENT

GUTTER

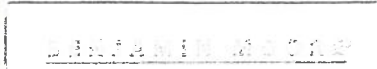
ROOF

WAINSCOT

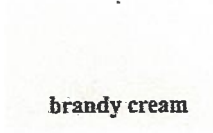
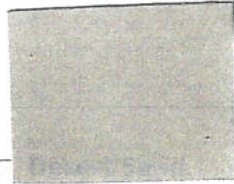
FLATWORK



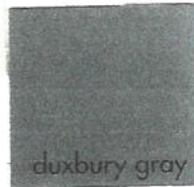
bleeker beige



chelsea gray



brandy cream



duxbury gray

Sierra Pacific Windows



GOOD CHARLES HUFF, A.I.A.
ARCHITECT

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

Pacific Grove
Pleasanton

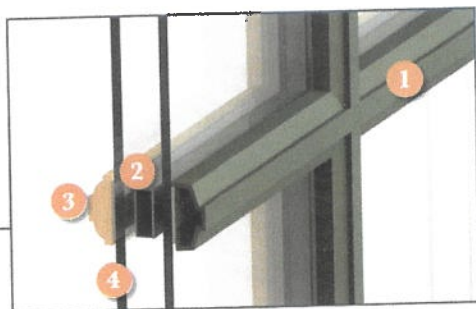
(831) 655-1492
(925) 462-9226

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

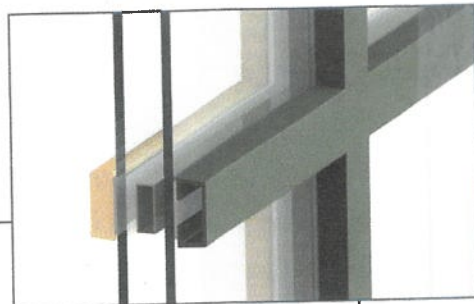
2 Shadow bar between the glass

3 Interior simulite bar

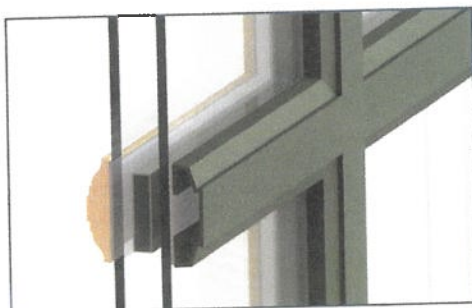
4 Insulated glass



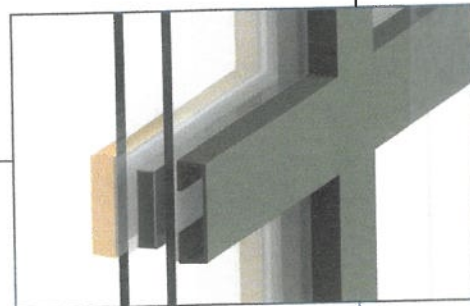
7/8"
Colonial Simulite



7/8"
Contemporary Simulite

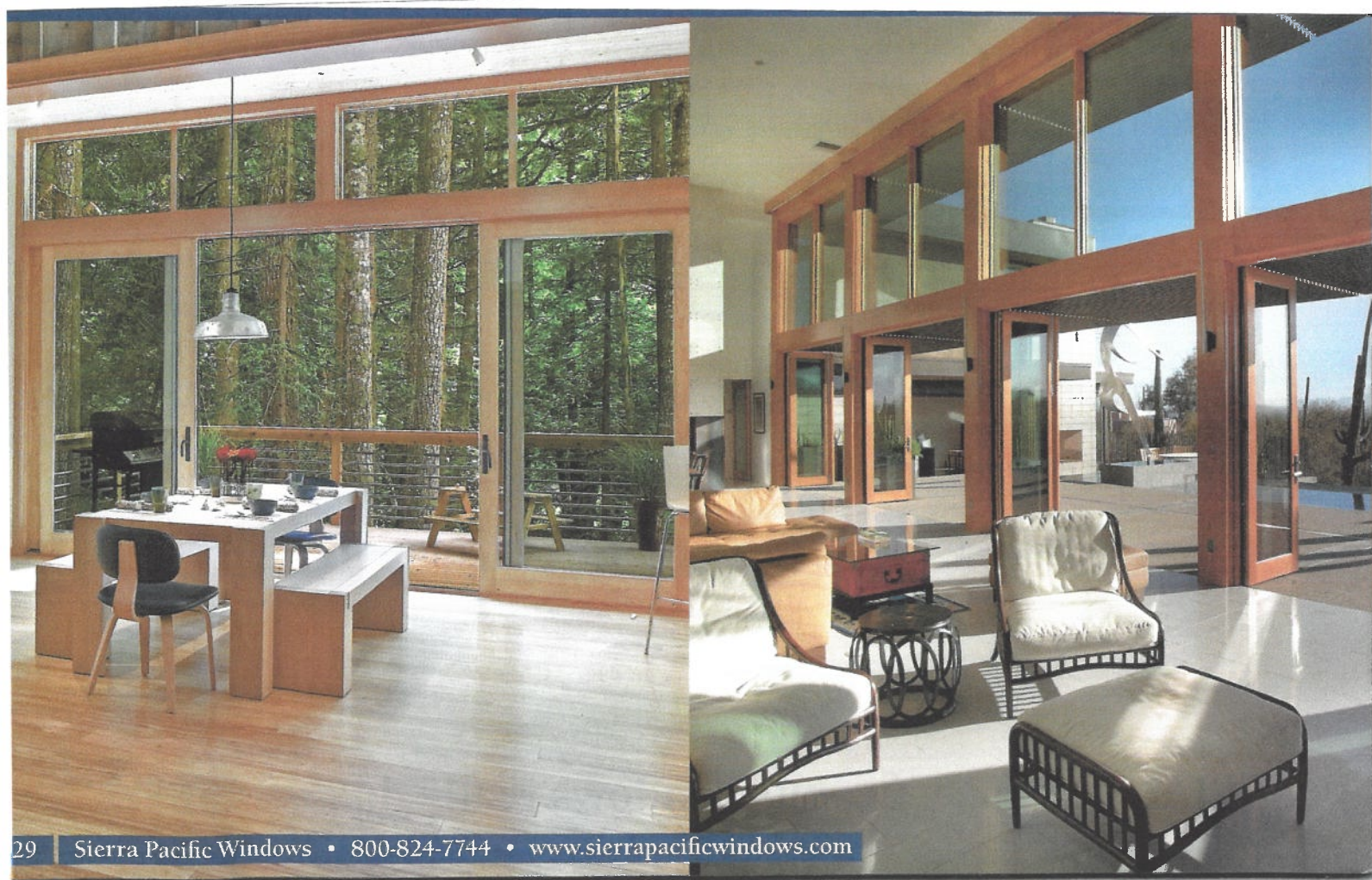
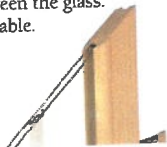


1 5/16"
Colonial Simulite



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@CHARLESHUFFARCHITECT.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"		x =	
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