



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

**AGENDA REPORT**

**TO:** Chair Boyle and Members of the Architectural Review Board

**FROM:** Laurel O'Halloran, Associate Planner

**MEETING DATE:** July 9, 2019

**SUBJECT:** Architectural Permit Application No. 18-1031 to allow a comprehensive exterior remodel, allowing for a contemporary exterior.

**ADDRESS:** 1205 Ocean View Boulevard, Pacific Grove (APN 006-012-017)

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

**APPLICANT:** Mark Mueckenheim architect, on behalf of Stacey Tang, owner

**CEQA:** Categorical Exemption, Section 15301(a)(1), Existing Facilities

**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 18-1031 pursuant to PGMC 23.70.060(a) (1) and subject to the attached findings, conditions of approval and a Section 15301(a)(1) CEQA categorical exemption for existing facilities.

**PROJECT DESCRIPTION**

The proposed exterior remodel creates a contemporary style by allowing the removal of the exterior siding to be replaced with vertical open joint untreated cedar cladding and removing and replacing all windows. The new windows will be extended from the floor to ceiling and the window sill parapet on the second floor will be removed. The existing bay windows will also be removed. The new façade will be flat. The angled shingle siding mansford roof will be removed and the garden wall will have new cedar siding. The front door is proposed to be replaced with a new pivoting glass door.

The new wooden siding replicates the design and construction of other wood buildings in the area and fits harmoniously into the natural setting and the surrounding urban fabric as a modern vernacular style. The natural coloring of the siding will give the house a very modest and subdued appearance over time.

**BACKGROUND**

On December 19, 2018, an application was received for an Architectural Permit to allow the exterior renovation of the existing two story residence located at 1205 Ocean View Boulevard.

The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements. The residence is in an archeological zone and in an Area of Special Biological Significance, however no ground disturbance is proposed for this permit.

**SURROUNDING LAND USES**

The property is located in the Pacific Grove Fairway Homes Tract across the street from the ocean. The property is relatively flat and will be served by public utilities.

## **DISCUSSION**

### **Applicable General Plan Policies**

The subject residence is a two-story wood framed structure that was built in 1987. 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.

### **Applicable Zoning Code Regulations**

The intention of the R-H district is to preserve the characteristics of a feeling of open space around dwellings and to preserve public views of the ocean, sky and trees. The proposed project does not add any additional square footage to the existing residence. The allowable maximum building coverage is 35% and the existing residence has a building coverage of 29%. The allowable maximum site coverage is 60% and the existing residence has site coverage of 28.47%.

### **Architecture and Design Consideration**

Diverse architectural styles lie at the heart of Pacific Grove's distinctive character. The Architectural Review Guidelines do not define contemporary or modern style. Instead the following styles are described and illustrated: Tudor, Spanish Revival, Italianate, Craftsman Bungalow, Prairie, American Foursquare, Shingle, Vernacular, Colonial Revival, and Queen Anne., the " Ranch-style" of the existing house is also not listed. However, a "mix of diverse architectural styles" including modern and "a variety of other historic and modern architectural styles" is described as distinctive for the urban and suburban fabric of Pacific Grove in the Architectural Design Guidelines. The remodel of the house is within a modern vernacular architectural style,

The project proposal adheres to the following Architectural Review Guidelines:

*Guideline # 12: Choose light fixtures that are compatible with the architectural style of the project.*

The project proposes light fixture which are compatible with the contemporary exterior changes.

*Guideline #33: Door and window proportions should relate to the scale and style of the building itself.*

The project proposes floor to ceiling windows throughout the building, which is compatible with the horizontal cedar siding and contemporary style. The windows are located to maintain an aesthetic rhythm between voids and solid wall.

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

The project proposes to use vertical open joint untreated cedar cladding, throughout the building. The project also proposes to replace the windows and remove faux architecture to create visual interest allowing for a contemporary design.

### **Landscape & Lighting**

The project includes landscaping and exterior lighting as shown on the plans. In conformance to the Design Guidelines and all exterior lighting fixtures shall conform to Architectural Design Guidelines #10-12.

### **Tree Protection**

No tree removal is being proposed as part of this project.

### **Stormwater Treatment Measure**

In accordance to the City's National Pollution Discharge Elimination Permit issued by the State Water Board, single-family residences that create and/or replace more than 2,500 square feet (Tier 1) of impervious surface, shall implement the following Low Impact Development (LID) measures:

- Limit disturbance of natural drainage features
- Limit clearing, grading, and soil compaction
- Minimize impervious surfaces
- Minimize runoff by dispersing runoff to landscape or using permeable pavements

The project includes a landscape plan that shows how much of the site will remain in a natural condition.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

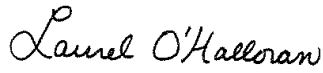
In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemption, Section 15301(e)(1), Class 1, Existing Facilities.

Class 1 consists of existing facilities. The key consideration is whether the project involves negligible or no expansion of an existing use. The proposed alterations do not constitute a substantial adverse change to the structure. The proposed remodel and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

### **ATTACHMENTS**

- A. Application
- B. Project Data Sheet
- C. Draft Permit
- D. CEQA Documentation
- E. Site Plan & Elevations



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Laurel O'Halloran  
Associate Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Application # AP-18-1031

Date: 12/19/18

Total Fees: \$3524.90

APPLICANT/OWNER:	Project Address: <u>1205 OCEANVIEW BOULEVARD</u> APN: <u>006 01 201 7000</u>																				
	Project Description: <u>HOUSE REMODEL</u>																				
PLANNING STAFF USE ONLY:	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
	<table style="width:100%; border:none;"> <tr> <td style="width:50%; text-align:center;"><b>Applicant</b></td> <td style="width:50%; text-align:center;"><b>Owner</b></td> </tr> <tr> <td>Name: <u>MARK MUECKENHEIM MARIA PAZ</u></td> <td>Name: <u>STACEY + JOAO TANG</u></td> </tr> <tr> <td>Phone: <u>(415) 3169029</u></td> <td>Phone: <u>408 840 1581</u></td> </tr> <tr> <td>Email: <u>MAIL@MCKNIM.COM</u></td> <td>Email: <u>STACEY1359@GMAIL.COM</u></td> </tr> <tr> <td>Mailing Address: <u>542 BRANNAN ST. #304 SAN FRANCISCO, CA 94107</u></td> <td>Mailing Address: <u>1359 SCOSSA AVE. SAN JOSE 95118, CA</u></td> </tr> </table>		<b>Applicant</b>	<b>Owner</b>	Name: <u>MARK MUECKENHEIM MARIA PAZ</u>	Name: <u>STACEY + JOAO TANG</u>	Phone: <u>(415) 3169029</u>	Phone: <u>408 840 1581</u>	Email: <u>MAIL@MCKNIM.COM</u>	Email: <u>STACEY1359@GMAIL.COM</u>	Mailing Address: <u>542 BRANNAN ST. #304 SAN FRANCISCO, CA 94107</u>	Mailing Address: <u>1359 SCOSSA AVE. SAN JOSE 95118, CA</u>									
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<b>Permit Request:</b> <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> EIR: Environmental Impact <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____																					
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<b>Property Information</b> Lot: <u>2</u> Block: <u>356</u> Tract: <u>Fairway Homes</u> ZC: <u>R-1-H</u> GP: <u>MD, (17.4 du/ac)</u> Lot Size: <u>10,335.62 sq ft</u> <input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area																					
<b>Staff Use Only:</b> Received by: <u>AO</u> <span style="color:blue; font-weight:bold;">DEC 20 2018</span> <span style="color:red; font-weight:bold; font-size:1.5em;">\$ PAID</span> Assigned to: <u>LO</u> <span style="color:blue; font-weight:bold;">CITY OF PACIFIC GROVE COMMUNITY DEV DEPT</span> <u>3,728.29</u> <span style="color:blue; font-weight:bold;">RECEIVED</span> <u>12-20-18</u>																					

**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:** [Signature]    **Date:** 02/27/2018

**Owner Signature (Required):** [Signature]    **Date:** 02/27/2018

**PROJECT DATA SHEET**

**Project Address:** 1205 Ocean View Boulevard      **Submittal Date:** 12/19/2018 (Update May 2019)  
**Applicant(s):** Mark Mueckenheim & Maria Paz      **Permit Type(s) & No(s):** AP-18-1031 Architectural Permit

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
<b>Zone District</b>	R-1-H	R-1-H	R-1-H	(SINGLE FAMILY RESIDENTIAL DISTRICT)
<b>Building Site Area</b>	10476.89 sqft	10476.89 sqft	10476.89 sqft	
<b>Density (multi-family projects only)</b>				
<b>Building Coverage</b>	35%	2982.40 sqft	2982.40 sqft	2% allowed 3,667sf
<b>Site Coverage</b>	60%	28.47%	28.47%	
<b>Gross Floor Area</b>	3,390 sqft	5057.00 sqft	5057.00 sqft	
<b>Square Footage not counted towards Gross Floor Area</b>	0 sqft			
<b>Impervious Surface Area Created and/or Replaced</b>	6285.60 sqft in total =60%	5582.37 sqft = 53.28%	5582.37 sqft = 53.28%	Brick Decking is Pervious
<b>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</b>	_____	3372' 6.361"	23' 6.716" 8.37%	Removal of two bay windows
<b>Exterior Lateral Wall Length to be built</b>	_____	_____	18' 9.776"	Sliding Glass Doors (replacing bay windows)
<b>Building Height</b>	19'5.76"	19'5.76"	19'5.76"	
<b>Number of stories</b>		2	2	
<b>Front Setback</b>	12ft	12ft	12ft	
<b>South Eastern Side Setback (specify side)</b>	20% or 15'Maximum	20% or 15'Maximum	20% or 15'Maximum	
<b>North Western Side Setback (specify side)</b>	10% = 9ft	10% = 9ft	10% = 9ft	
<b>Rear Setback</b>	8ft	8ft	8ft	
<b>Garage Door Setback</b>	20ft	20'10.203"	20'10.203"	
<b>Covered Parking Spaces</b>	3	3	3	
<b>Uncovered Parking Spaces</b>	4	4	4	
<b>Parking Space Size (Interior measurement)</b>	9' x 20'	2x > 9'x20' 1x = 9'x17.5'	2x > 9'x20' 1x = 9'x17.5'	One parking space is shorter
<b>Number of Driveways</b>	1	1	1	Driveway width for 3 cars
<b>Driveway Width(s)</b>	28'7.2"	28'7.2"	28'7.2"	
<b>Back-up Distance</b>		20'10.203"	20'10.203"	
<b>Eave Projection (Into Setback)</b>	3' maximum	0	0	
<b>Distances Between Eaves &amp; Property Lines</b>	3' minimum	9'2.84" +	11'5.16" +	
<b>Open Porch/Deck Projections</b>		max. 7' 11.78'		
<b>Architectural Feature Projections</b>		654 sqft	157 sqft	Roof Overhang
<b>Number &amp; Category of Accessory Buildings</b>		0	0	
<b>Accessory Building Setbacks</b>				n/a
<b>Distance between Buildings</b>				n/a
<b>Accessory Building Heights</b>				n/a
<b>Fence Heights</b>		6' and 4' or less	6' and 4' or less	will be lowered were necessary please see plan

\*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 (AP) 18-1031 FOR A PROPERTY LOCATED AT 1205 OCEAN VIEW BOULEVARD TO ALLOW A COMPREHENSIVE EXTERIOR REMODEL

#### FACTS

1. The subject site is located at 1205 Ocean View Boulevard (APN 006-012-017)
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 subject site is located in the R-1-H zoning district.
4. The subject site is approximately 10,335 sf with a 5,057 sf two- story single family dwelling.
5. The property is located in an archaeologically sensitive area and in the Area of Special Biological Significance (ASBS), and is not the Historic Resources Inventory.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301(a)(1), Class 1

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 12,33, 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 Board 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) 18-1031 to allow a comprehensive exterior remodel.

#### 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 TWO (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community Development Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Tree Protection Standards During Construction.** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
6. **Stormwater Treatment Measure.** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
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.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of Architectural Permit (AP) 18-1031 as conditioned and pursuant to a Class 1, Section 15301, CEQA categorical exemption for Existing Facilities.
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 9<sup>th</sup> DAY OF JULY, 2019, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

\_\_\_\_\_  
Sarah Boyle, 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.

\_\_\_\_\_  
Stacey Tang, 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](http://www.ci.pg.ca.us/cdd)

**NOTICE OF EXEMPTION FROM CEQA**

**Property Address/Location: 1205 Ocean View Blvd, Pacific Grove, CA 93950**

**Project Description: AP 181031**

Description: Remodel and facade updates

APN: 006012017000

ZC: R-1-H

Lot Size: 10,335.624

Applicant Name:	Mark Mueckenheim	Phone #:	415-316-9029
Mailing Address:	542 Brannan St #304 San Francisco, CA 94107		
Email Address:	mail@mcknhm.com		

**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: 15301(a)(1)
- Statutory Exemption  
Type and Section Number:
- Other:

**Exemption Findings:**

Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. This Class of exemption is subject to exceptions from the exemption under 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

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

**Contact Phone: (831) 648-3183**

**Signature:** Laurel O'Halloran

**Date:** July 9, 2019



34"

22"

11"

34"

25.5"

17"

8.5"

4.25"

22"

11"

**Project Team**

Architectural Design:  
Mark Mueckenheim and Maria Paz  
Staff Members: Jing Zhang / Kawintra Chongsuksantikul

Address:  
MCKNHM Architekten & RIZOMA Arquitetura  
912 Sonora Ave  
Half Moon Bay  
CA 94019 - 4223

Project Contact: tang-oceanview@mcknhm.com  
General Contact: mail@mcknhm.com  
Phone: 1 (415) 316 9029

Client/Owner:  
Stacey and Joao Tang

**Drawing List**

Architectural:  
A0.0 TITLE SHEET  
A0.1 PERMIT DATA  
A0.2 ABBREVIATIONS  
A0.3 NOTES & LEGEND  
A0.4 EXISTING SITUATION (PHOTOS)  
A0.5 DESIGN VISUALIZATIONS (IMAGES)  
A0.6 DESIGN VISUALIZATIONS (IMAGES)

A1.1 EXISTING SITE PLAN  
A1.2 PROPOSED SITE PLAN  
A1.3 EXISTING SIMPLE SITE PLAN  
A1.4 PROPOSED SIMPLE SITE PLAN  
A1.5 SITE PLAN FOR CALCULATIONS

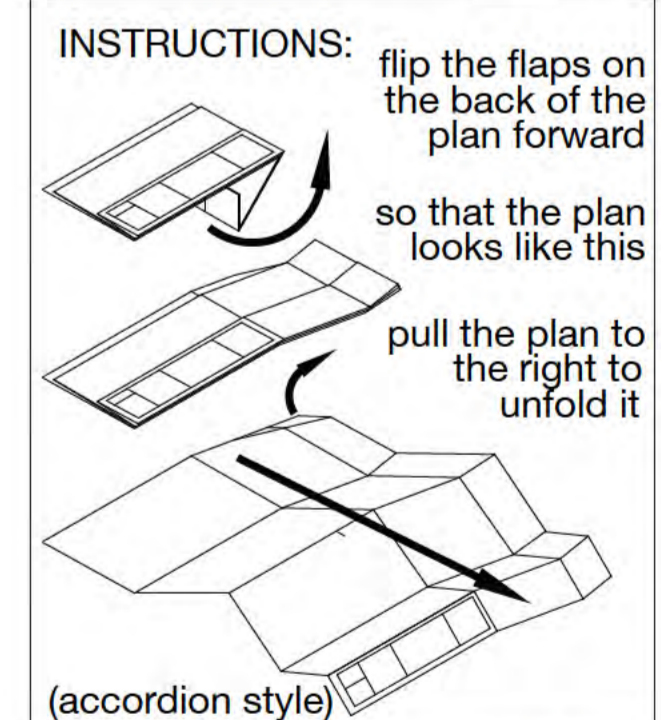
A2.1 EXISTING PLANS  
A2.2 EXISTING PLANS  
A2.3 PROPOSED PLANS  
A2.4 PROPOSED PLANS

A3.1 EXISTING & PROPOSED ELEVATIONS NORTH  
A3.2 EXISTING & PROPOSED ELEVATIONS WEST  
A3.3 EXISTING & PROPOSED ELEVATIONS SOUTH  
A3.4 EXISTING & PROPOSED ELEVATIONS EAST

A4.1 EXISTING & PROPOSED LONGITUDINAL BUILDING SECTION A-A  
A4.2 EXISTING & PROPOSED CROSS BUILDING SECTION B-B

A5.1 NEW FACADE DETAIL AND ENLARGED ELEVATION  
A5.2 MATERIAL ELEVATIONS

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



**Title  
Sheet**

SCALE: AS NOTED  
DRAWN BY: MMM  
UP-DATE: 01|16|19



**A0.0**

**Project Scope:**  
 THE SCOPE OF WORK UNDER THIS BUILDING PERMIT  
 SHALL INCLUDE THE RENOVATION OF THE EXISTING HOUSE.

**Project Data (Legal):**  
 Site Address: 1205 Ocean View Boulevard  
 City: Pacific Grove  
 Zip Code: 93950  
 County: Monterey County  
 APN: 006012017000  
 Zoning R-1-H (SINGLE FAMILY RESIDENTIAL DISTRICT)

**Building Setbacks:**  
 Front Setback: 12 feet  
 Rear Setback: 1 Story = 5 feet 2 Story = 8 feet  
 Side Setback: 10% of lot width / East (corner): 20% or 15ft Maximum

<b>Building:</b>	<b>Existing:</b>	<b>Proposed:</b>
Lot Area (Sq. Ft.):	10476.89 SF	10476.894 SF
Building Size (Sq. Ft.):	4343.00 SF	4343.00 SF
Garage (Sq. Ft.):	714.00 SF	714.00 SF
Unfinished Sq. Ft.:	0	0

**Building Type:** Single Family Residence  
**Building Sequence Number:** 1  
**Quality Class:** D8.5  
**Year Built:** 1987  
**Effective Year:** 1987

Maximum height allowed: 25 feet

<b>Building Height:</b>	<b>Existing:</b>	<b>Proposed:</b>
	19'5.76"	19'5.76"
<b>Roof Overhang:</b>	<b>Existing:</b>	<b>Proposed:</b>
	654 SqFt	157 SqFt
<b>Unit Sequence Number:</b>	1	
<b>Unit Size (Sq. Ft.):</b>	4343	

	<b>Existing:</b>	<b>Proposed:</b>
<b>Number of Bedrooms:</b>	7	5
<b>Number of Full Bathrooms:</b>	7	7
<b>Number of Half Bathrooms:</b>	0	0
<b>Number of Kitchens:</b>	1	1
<b>Number of halfKitchens/Bars</b>	2	2
<b>Number of Fireplaces:</b>	2	3

**Archaeological Zone:** Yes / but archaeological assesment  
 already conducted and approved  
**Coastal Zone:** No  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance Watershed:** Yes  
**Butterfly Habitat:** No  
**Environmentally Sensitive Habitat Area:** No  
**Septic:** No  
**Runoff Retention Required:** No

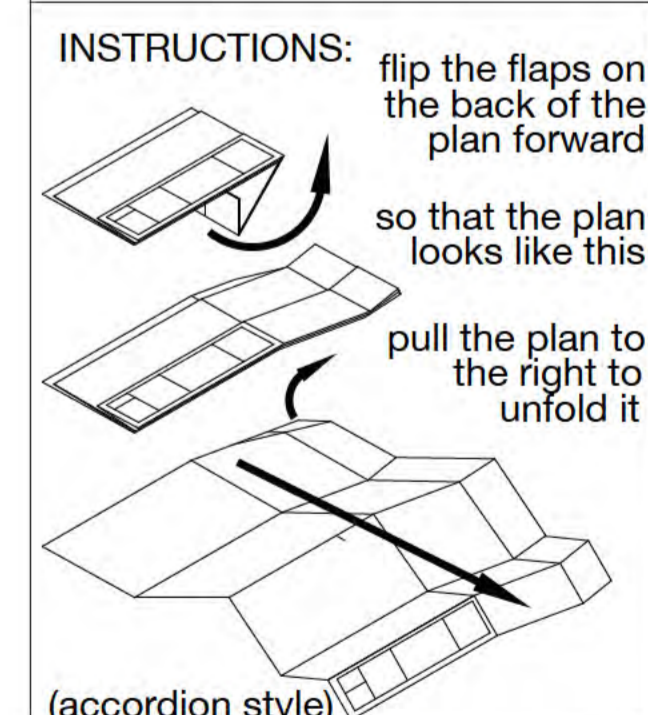
**Land Use:** Med Dens to 17.4 DU/ac  
**Lot/Block:** FAIRWAY HOMES TRACT LOT 2 BLK 356  
**Tract:** Beach Tract / Fairway Homes

**APPLICABLE BUILDING CODES:**

ALL WORK NOTED SHALL BE IN FULL ACCORD AND  
 COMPLY WITH THE LATEST RULES, REGULATIONS,  
 ORDINANCES, CODES AND STANDARDS LISTED  
 BELOW AND ANY AND ALL LOCAL CODES AND  
 ORDINANCES CURRENTLY IN EFFECT IN THE CITY  
 OF PACIFIC GROVE

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2013 CALIFORNIA PLUMBING CODES (CPC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA ENERGY CODE 2013
- CALIFORNIA ENERGY EFFICIENCY STANDARDS

**Project:**  
**Contemporary  
 Cottage**  
 House Remodel for  
 Stacey and Joao Tang



**Permit  
 Data**

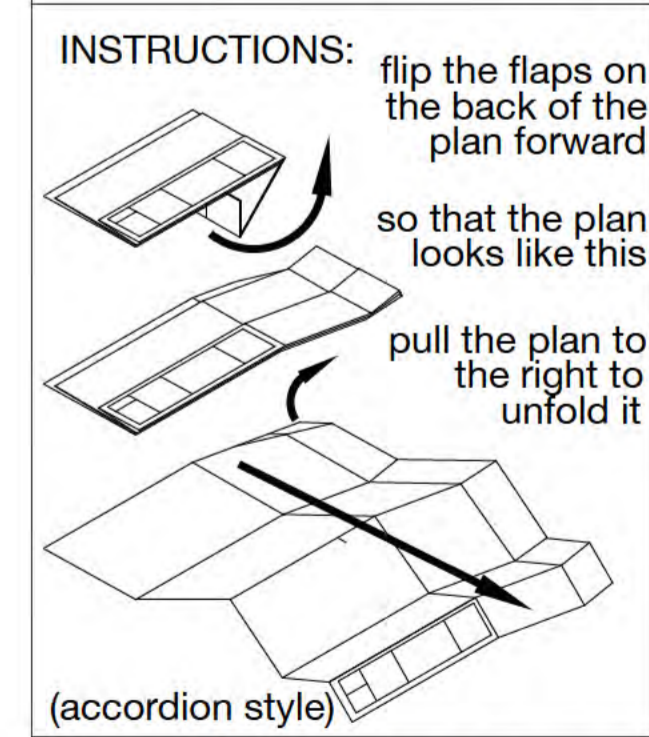
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 DRAWN BY: MMM  
 DATE: 06|17|18



**Abbreviations:**

ACT	Acoustical Ceiling Tile	GGB	Gypsum Greenboard	PROP	Property	VIF	Verify in Field
BLDG	Building	GL	Glass/Glazing	PT	Paint(ed)	VNR	Veneer
BLKG	Blocking	GLDR	Glass Door (swinging)	QT	Quarry Tile	VT	Vinyl Tile
BOS	Bottom of Steel	GWB	Gypsum Wallboard	QTY	Quantity	VWC	Vinyl Wall Covering
BOT	Bottom	GYP	Gypsum	R	Riser	W/	With
BRG	Bearing	HB	Hose Bibb	RAD/(R)	Radius(ed)	W/O	Without
CAB	Cabinet	HC	Hollow Core, Hose Cabinet	RB	Rubber	W	West
CG	Corner Guard	HM	Hollow Metal	RCP	Reflected Ceiling Plan	WC	Water Closet
CJ	Control/Construction Joint	HOR	Horizontal	RD	Roof Drain	WD	Wood
CL	Centerline	HT	Height	REC	Recessed	WDW	Window
CEIL	Ceiling	HTG	Heating	RECPT	Receptical	WH	Wall Hung
CLR	Clear/Clearance	HVAC	Heating/Ventilation/AC	REF	Reference/Refrigerator	W.H.	Water Heater
CMU	Concrete Masonry Unit	HDW	Hardwood	REINF	Reinforce(d), (ing)	WFF	Welded Wire Fabric
COL	Column	ID	Inside Diameter	REQD	Required		
CONC	Concrete	INCL	Include(ed), (ing)	REV	Reverse		
CONST	Construction	INSUL	Insulation	RH	Right Hand		
CONT	Continuous	INT	Interior	RM	Room		
COORD	Coordinate/Coordination	INV	Invert	RO	Rough Opening		
CPT	Carpet	JAN	Janitor	RT	Resilient Tile		
CSWK	Casework	JT	Joint	RVS	Roof Vent		
CP	Centerpoint	KIT	Kitchen/Kitchenette	S	South		
CT	Ceramic Tile	KO	Knockout	SC	Solid Core, Sealed Concrete		
DEMO	Demolition	LAV	Lavatory	SCH	Schedule		
DF	Drinking Fountain	LH	Left Hand	SLDRFT	Sliding Door Floor to Ceiling		
DIA	Diameter	MANF	Manufacture(r)	SE	Southeast		
DIAG	Diagonal	MATL	Material(s)	SECT	Section		
DIM	Dimension	MAX	Maximum	SHT	Sheet		
DISP	Dispenser	MECH	Mechanical	SHTG	Sheathing		
DN	Down	MED	Medium	SIM	Similar		
DR	Door	MEMBR	Membrane	SPEC(S)	Specification(s)		
DTL	Detail	MEZZ	Mezzanine	SPKLR	Sprinkler		
DWG(S)	Drawing/Drawings	MTL	Metal	SQ	Square		
E	East	MIN	Minimum	SS	Stainless Steel		
EXIST	Existing	MIR	Mirror(ed)	STD	Standard		
EIFS	Exterior Insulation & Finish System	MISC	Miscellaneous	STL	Steel		
EL	Elevation	MO	Masonry Opening	STOR	Storage		
ELEC	Electric/Electrical	MTD	Mounted	STRUCT	Structural		
ELEV	Elevator	MULL	Mullion	SURF	Surface		
EPDM	Elastomeric Membrane	N	North	SUSP	Suspend(ed)		
EQ	Equal	NE	Northeast	SW	Southwest		
EQUIP	Equipment	NIC	Not in Contract	SYS	System(s)		
EXP	Exposed/Expansion	NO.#	Number	T&G	Tongue and Groove		
EJ	Expansion Joint	NOM	Nominal	T	Tread, Thermostat		
EXT	Exterior	NTS	Not to Scale	TI	Tenant Improvement(s)		
FAST	Fasten/Fastener	NW	Northwest	TAN	Tangent		
FD	Floor Drain	OC	On Center(s)	TBD	To Be Determined		
FE	Fire Extinguisher	OD	Outside Diameter	TEL	Telephone		
FEC	Fire Extinguisher Cabinet	OF/CI	Owner Furnished/ Contractor Installed	TEMP	Temperature/Temporary		
FF	Finish Floor	OF/OI	Owner Furnished/ Owner Installed	THRU	Through		
FIN	Finish	OFRD	Overflow Roof Drain	TOB	Top of Beam		
FIXT	Fixture	OFS	Overflow Scupper	TOC	Top of Curb/Coping/Concrete		
FL/FLR	Floor	OH	Overhead	TOF	Top of Floor		
FOS	Face of Stud	OPDRFC	Operating Door Floor to Ceiling	TOFW	Top of Foundation Wall		
FR	Frame(s), (ing)	OPNG	Opening	TOP	Top of Parapet		
FRP	Fiber Reinforced Polyester	OPP	Opposite	TOS	Top of Steel		
FTG	Footing	OPWFT	Operable Window Floor to Ceiling	TOW	Top of Wall		
FTC	Floor to Ceiling	PERM	Permanent	TP	Toilet Partition		
FUR	Furr(ed), (ing)	PERP	Perpendicular	TYP	Typical		
FXGL	Fixed Glazing	PL	Plate	UNFIN	Unfinished		
GA	Guage	PLYWD	Plywood	UNO	Unless Noted Otherwise		
GALV	Galvanized	PNL	Panel	V	Vinyl		
GBB	Gypsum Backing Board	PR	Pair	VB	Vinyl Base		
GC	General Contractor	PREFAB	Prefabricate(d)	VCT	Vinyl Composition Tile		
GEN	General	PREFIN	Prefinish(ed)	VERT	Vertical		
GFRC	Glass Fiber Reinforced Concrete	PRKG	Parking	VEST	Vestibule		

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Abbreviations**

NO SCALE  
DRAWN BY: MMM  
DATE: 06|18|18



General Notes and Conditions:

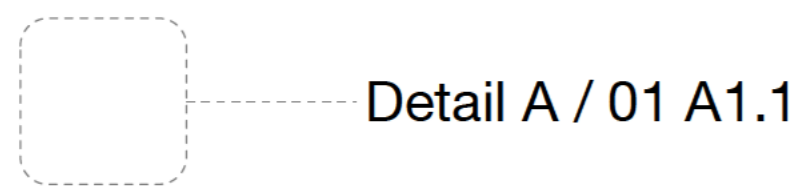
1. Notify architectural designer promptly if any conditions conflict with construction documents.
2. Field verify all existing conditions and dimensions prior to fabrication/ construction.
3. Notify architectural designer of any discrepancies between documents, including discrepancies between engineering documents and construction documents.
4. Provisions shall be made for the undergrounding of all utilities serving the property, including but not limited to electrical, telephone, and cable television, by the installation of appropriately sized underground conduits extending from the street property, as per BBC 705A.1.
5. All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system. Failure to utilize adequate controls is a violation of BMC 17.20. A copy of the manual is available upon request at the Permit Service Center and available online at [www.cabmphandbooks.com](http://www.cabmphandbooks.com).
6. Approval of this permit for work in the public right-of-way or easement does not relieve the applicant of the responsibility of obtaining permission to enter neighboring property or properties in the course of this work if necessary. It shall not be construed as a license to alter or adversely impact any facilities located in these easements which are privately owned. Full restitution and restoration shall be the responsibility of the permittee. Permittee shall notify property owner of intentions 72 hrs prior to entering the property.
7. This is a permit set of design drawing not intended for the actual construction.

Dimensioning Conventions:

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECTURAL DESIGNER BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.
3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.
5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."
6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS: - STRUCTURAL OR DIMENSIONAL GRID LINES - CENTERLINE OF STEEL - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING
8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

Project Symbols:

DETAIL MARKER  
(with Drawing Number  
and Sheet Reference)



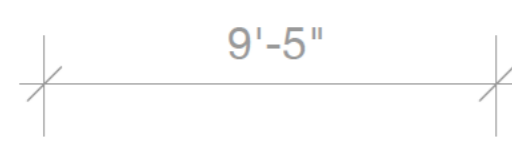
MAIN ACCESS DOOR  
MARKER



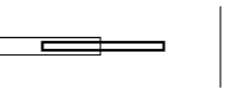
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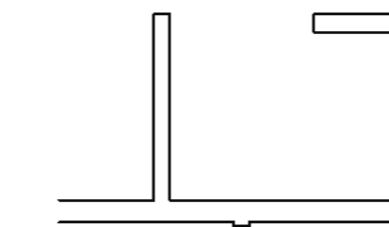
DIMENSION LINES



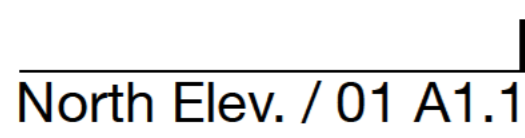
SLIDING POCKET  
DOOR



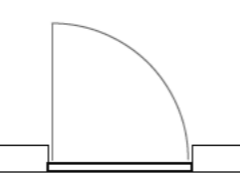
WALLS NEW



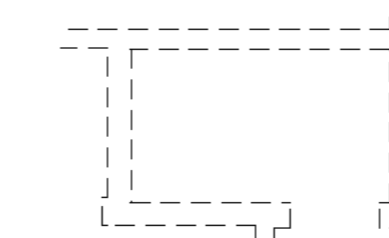
ELEVATION MARKER  
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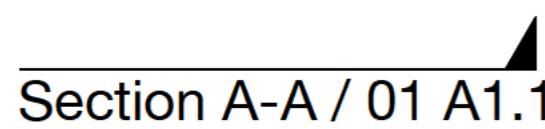
INTERIOR DOOR  
(SWINGING)



WALLS DEMOLISHED



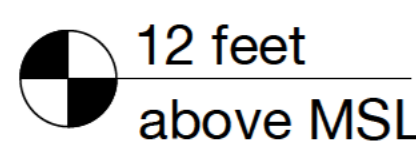
SECTION MARKER  
(with Drawing Number  
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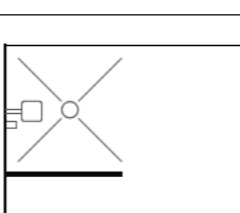
SLIDING GLASS  
DOOR



VERTICAL ELEVATION  
MARKER



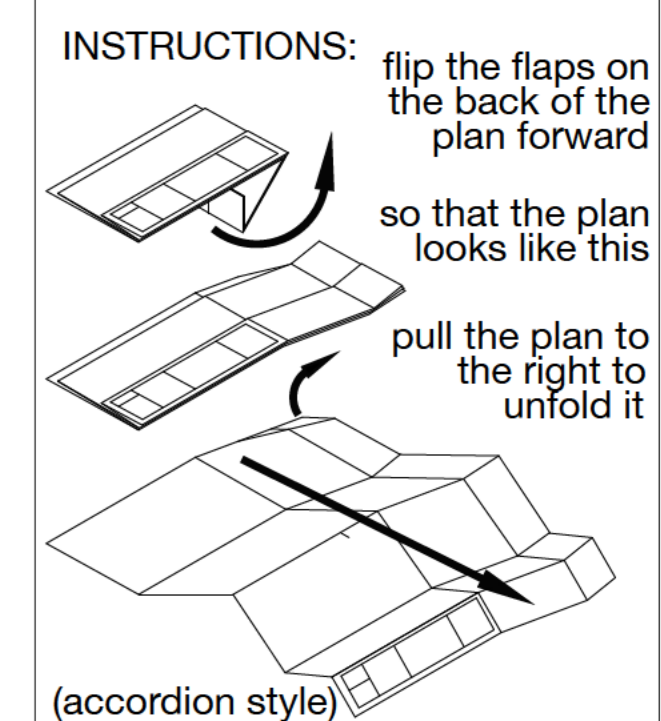
SHOWER WITH  
FLOOR DRAIN



NOTES / ANNOTATIONS



Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



**Notes and  
Legend**

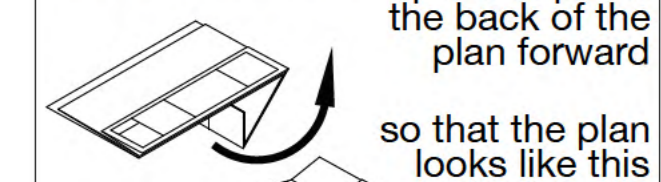
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DATE: 06|18|18



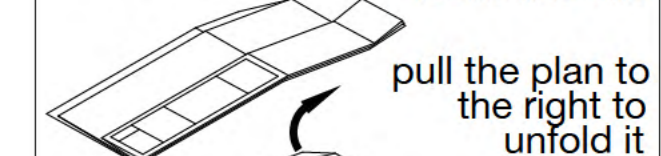


Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang

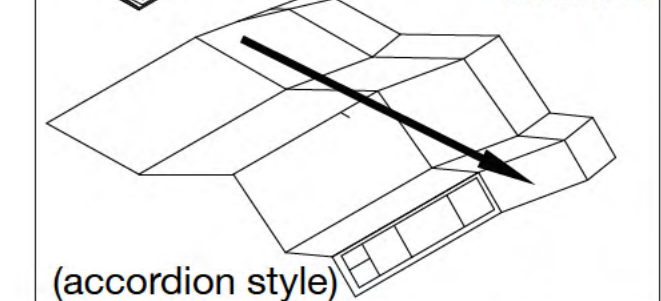
INSTRUCTIONS: flip the flaps on  
the back of the  
plan forward



so that the plan  
looks like this



pull the plan to  
the right to  
unfold it



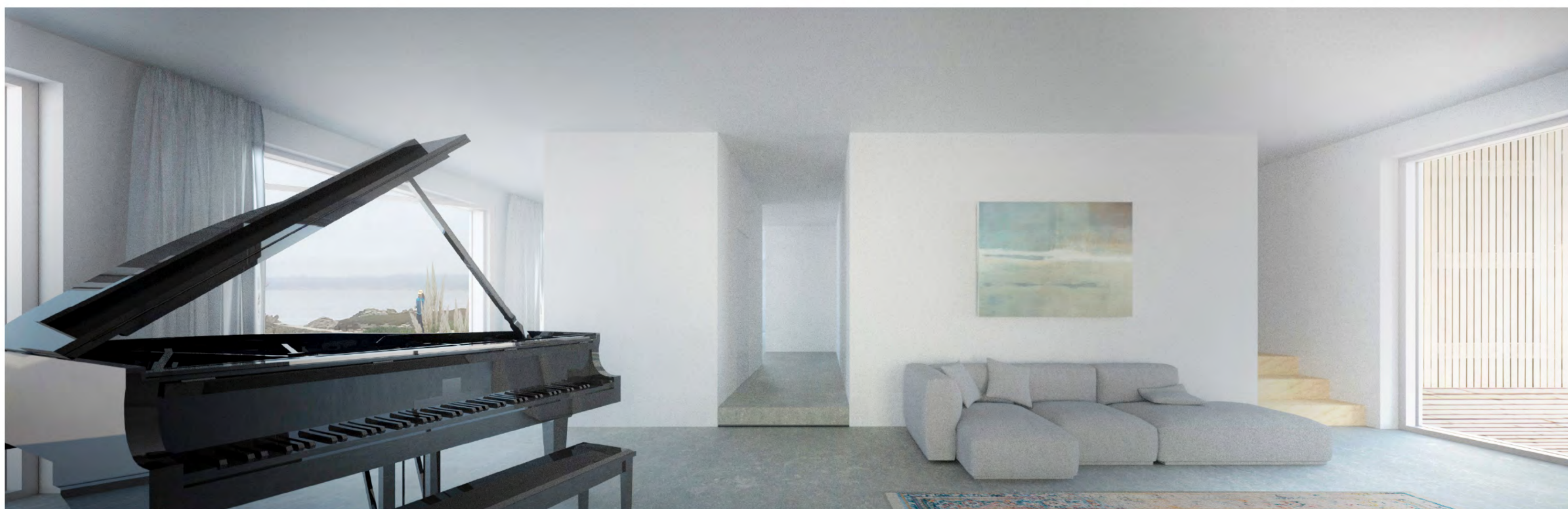
(accordion style)

**Site  
Photographs**

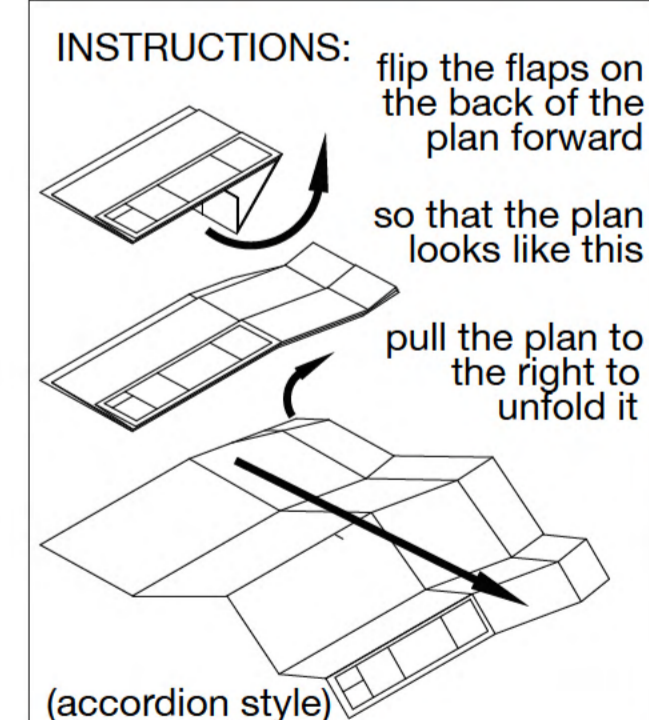
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DATE: 06|18|18



**A0.4**



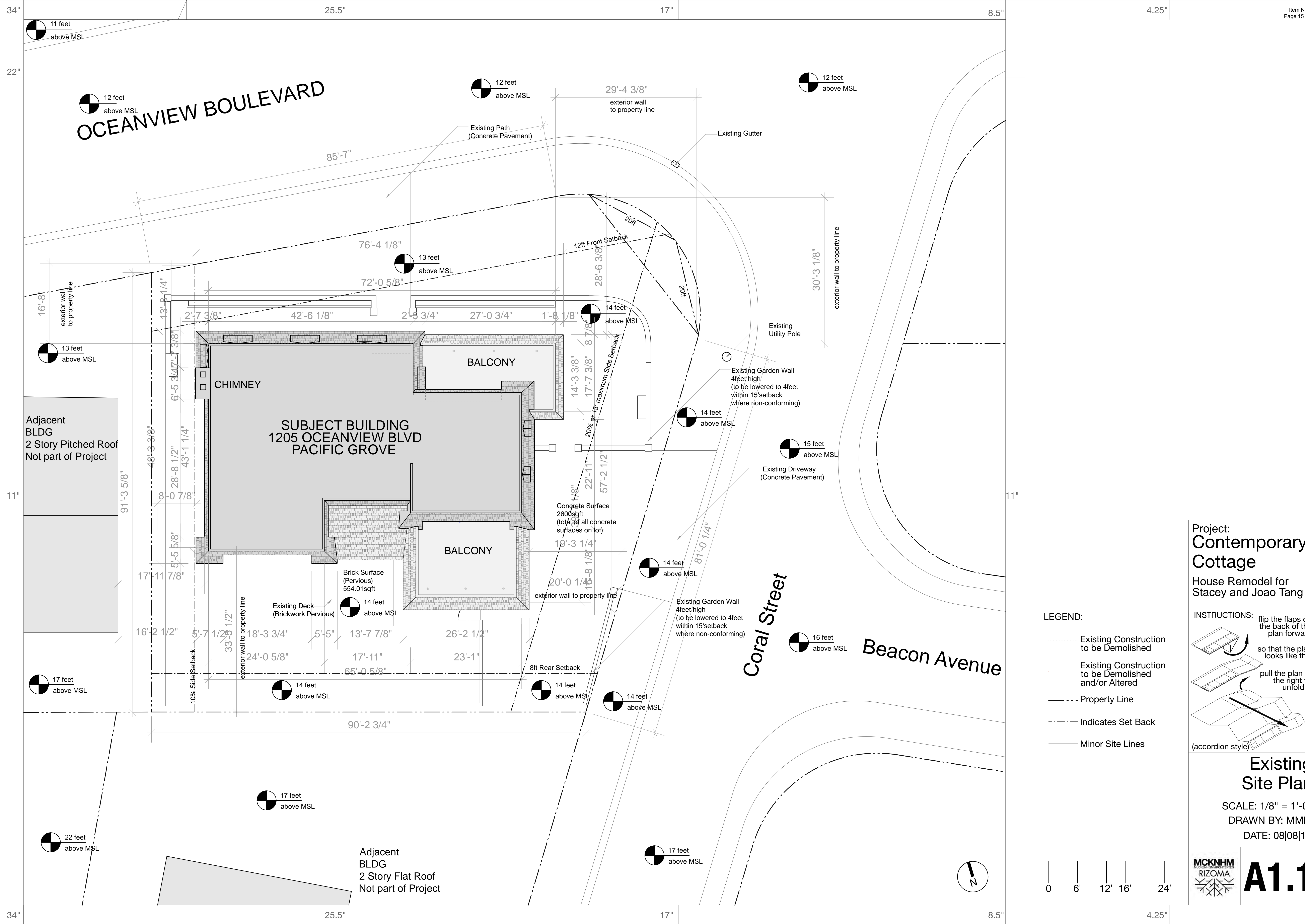
Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Design Visualizations**

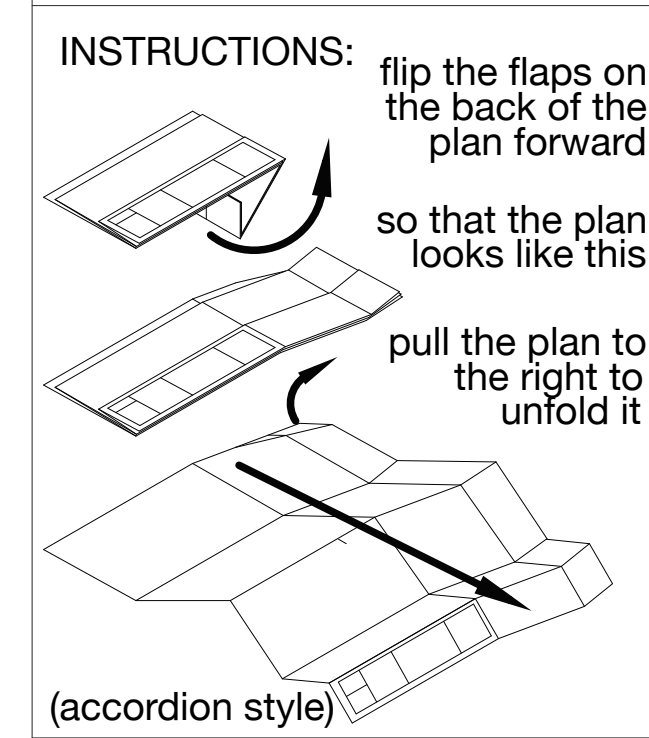
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DATE: 06|18|18





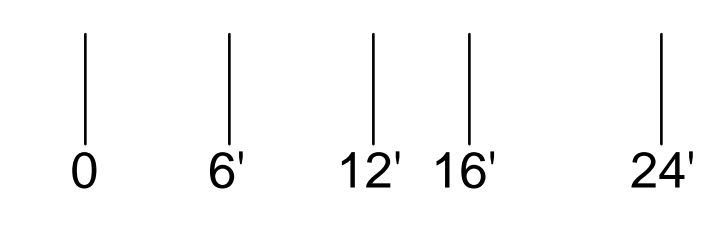
Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines

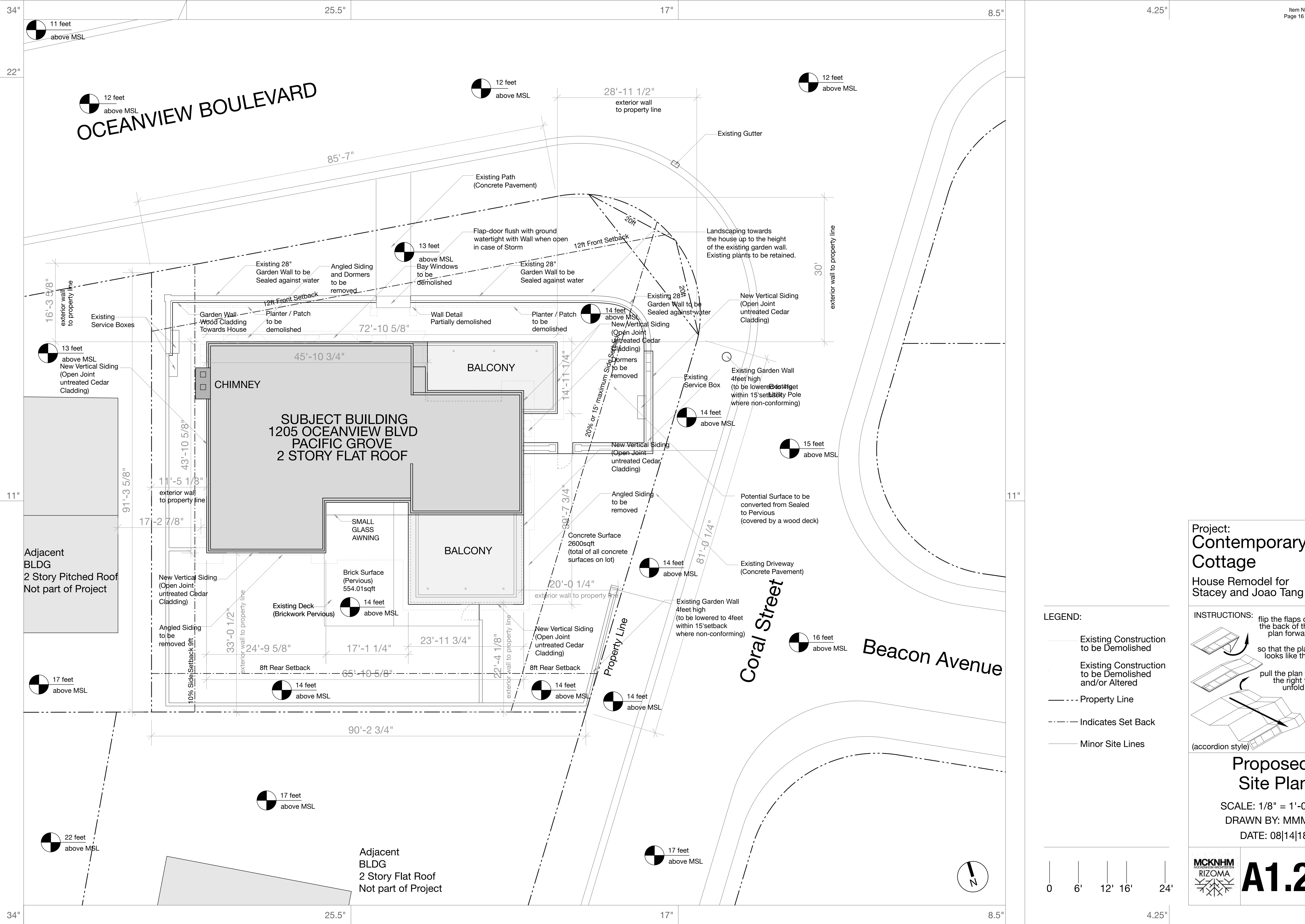


**Existing Site Plan**

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DRAWN BY: MMM  
DATE: 08|08|18

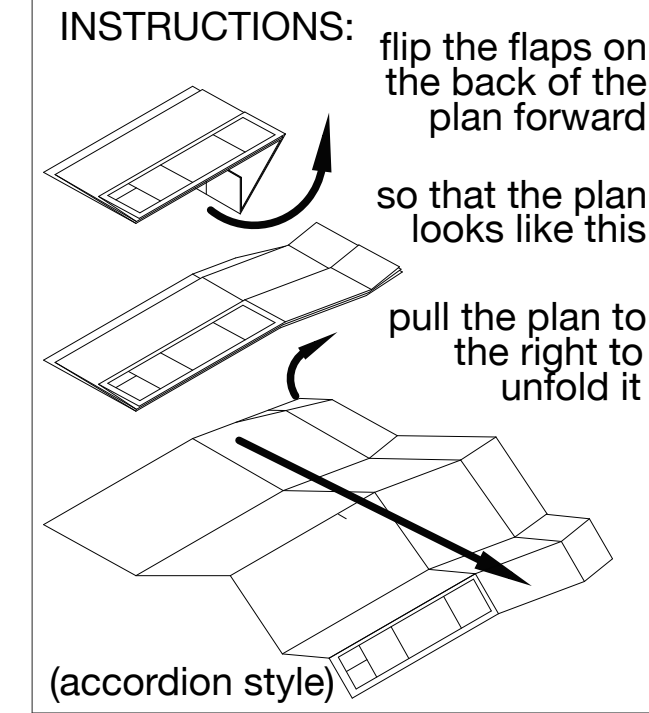


MCKNHM  
MUSCOYER KIMMEL NICHOLS & HERRIN  
RIZOMA  
**A1.1**



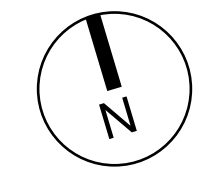
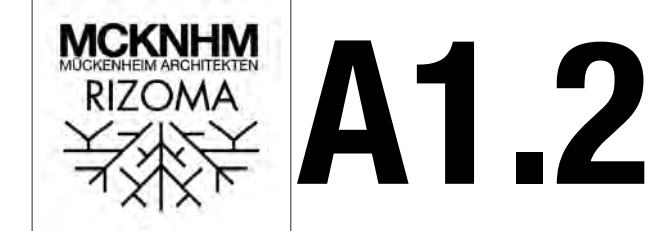
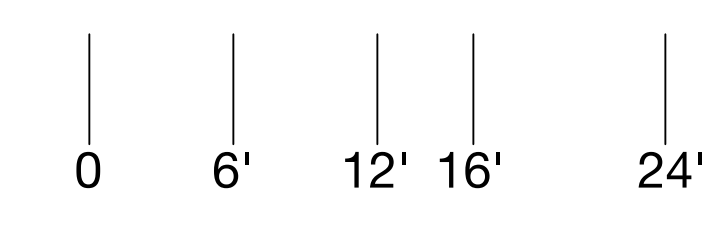
Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines

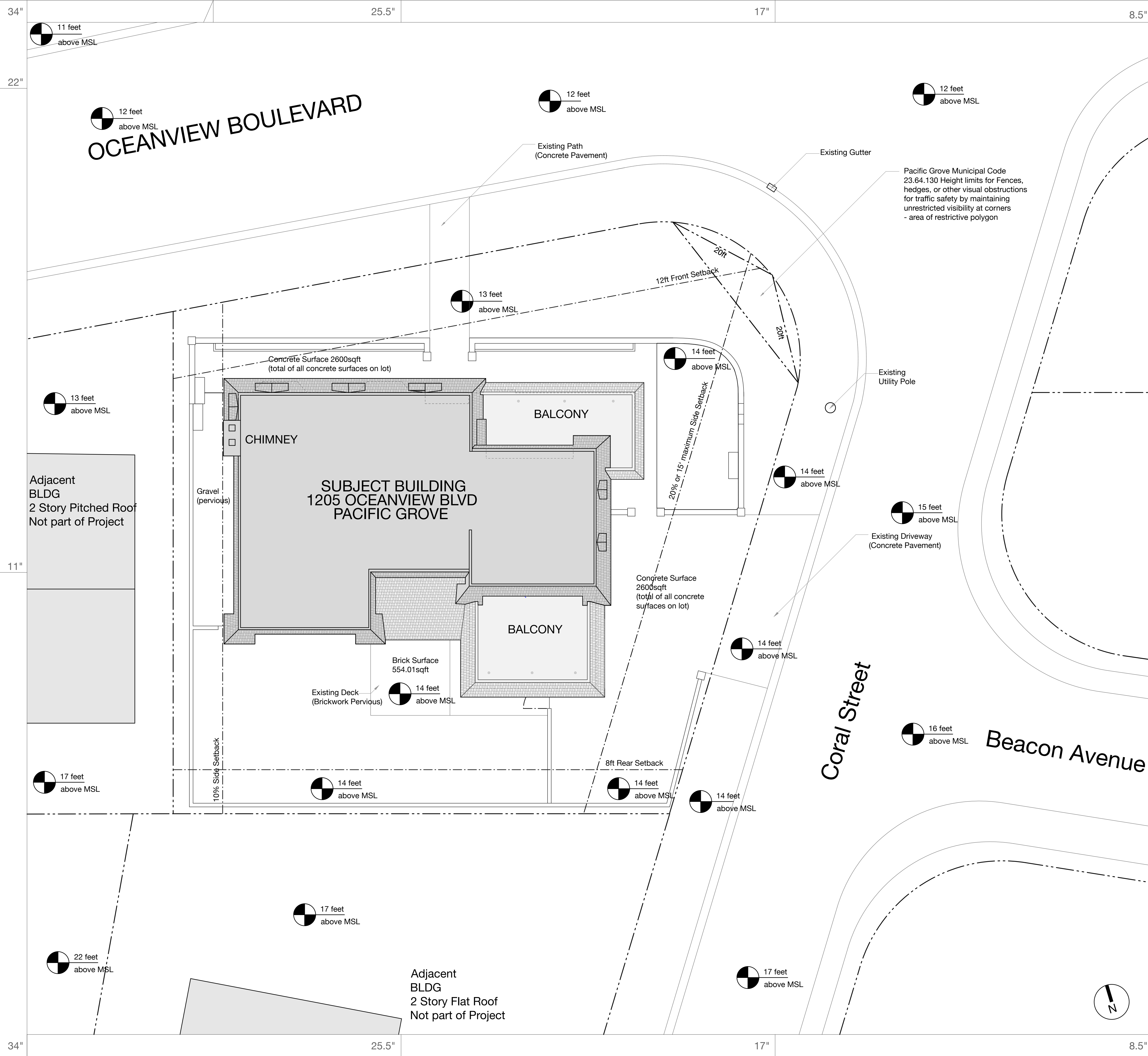


**Proposed Site Plan**

SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 08|14|18



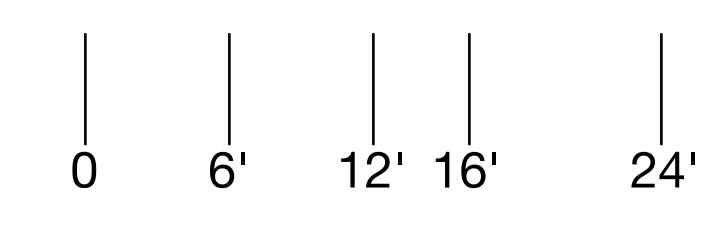




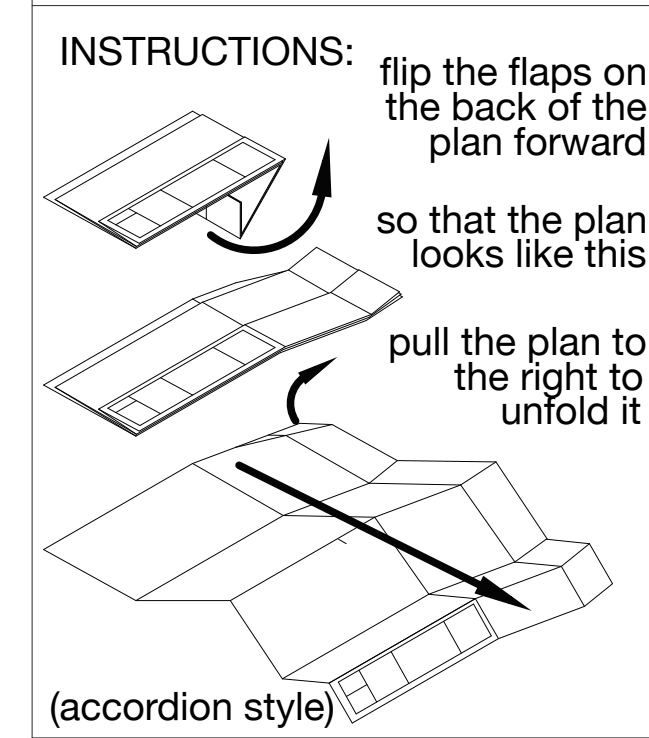
impervious outdoor concrete paving	2599.955 sqft
brick deck garden	554.014 sqft
building footprint (existing & proposed)	3087.654 sqft
garden walls	321.944 sqft
<b>Sub-Total</b>	<b>6458.321 sqft</b>
total lot area	10476.894 sqft
60% of total lot area	6286.136 sqft
possible conversion area	- 430.594 sqft
<b>Total</b>	<b>6028.321 sqft</b>

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines

PLEASE SEE DIGITAL FILE FOR DETAILED SURFACE AREAS AND BOUNDARIES



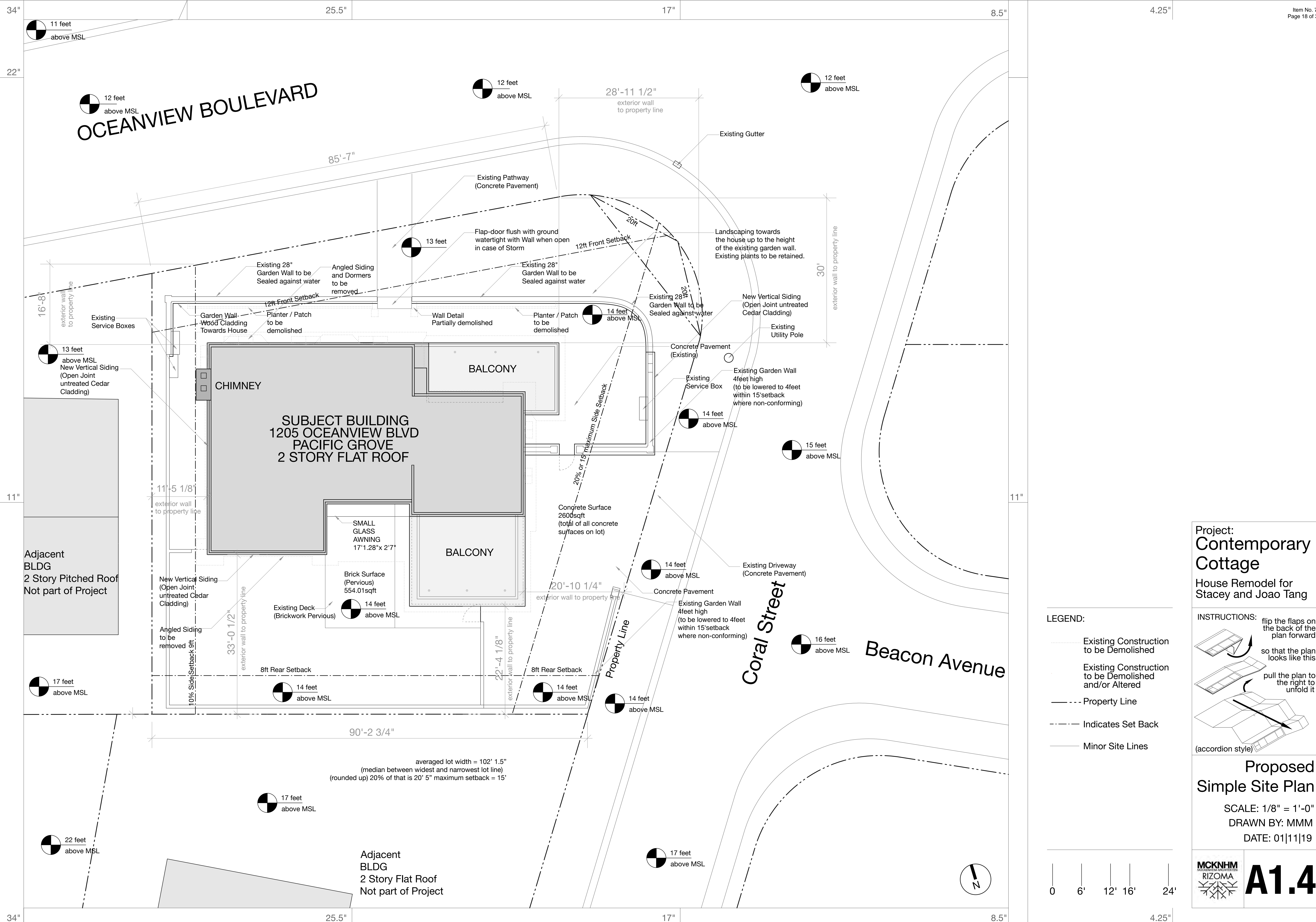
**Project:**  
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House Remodel for Stacey and Joao Tang



**Site Plan for Calculations**

SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|14|19

**A1.5**



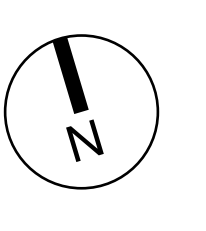
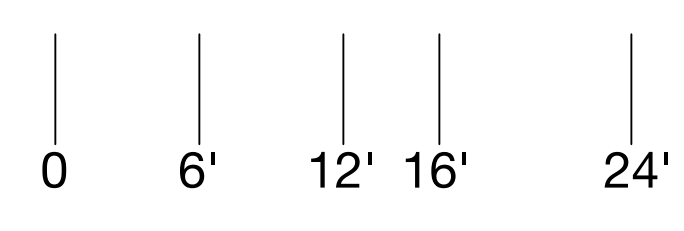
**Project:**  
Contemporary Cottage  
House Remodel for Stacey and Joao Tang

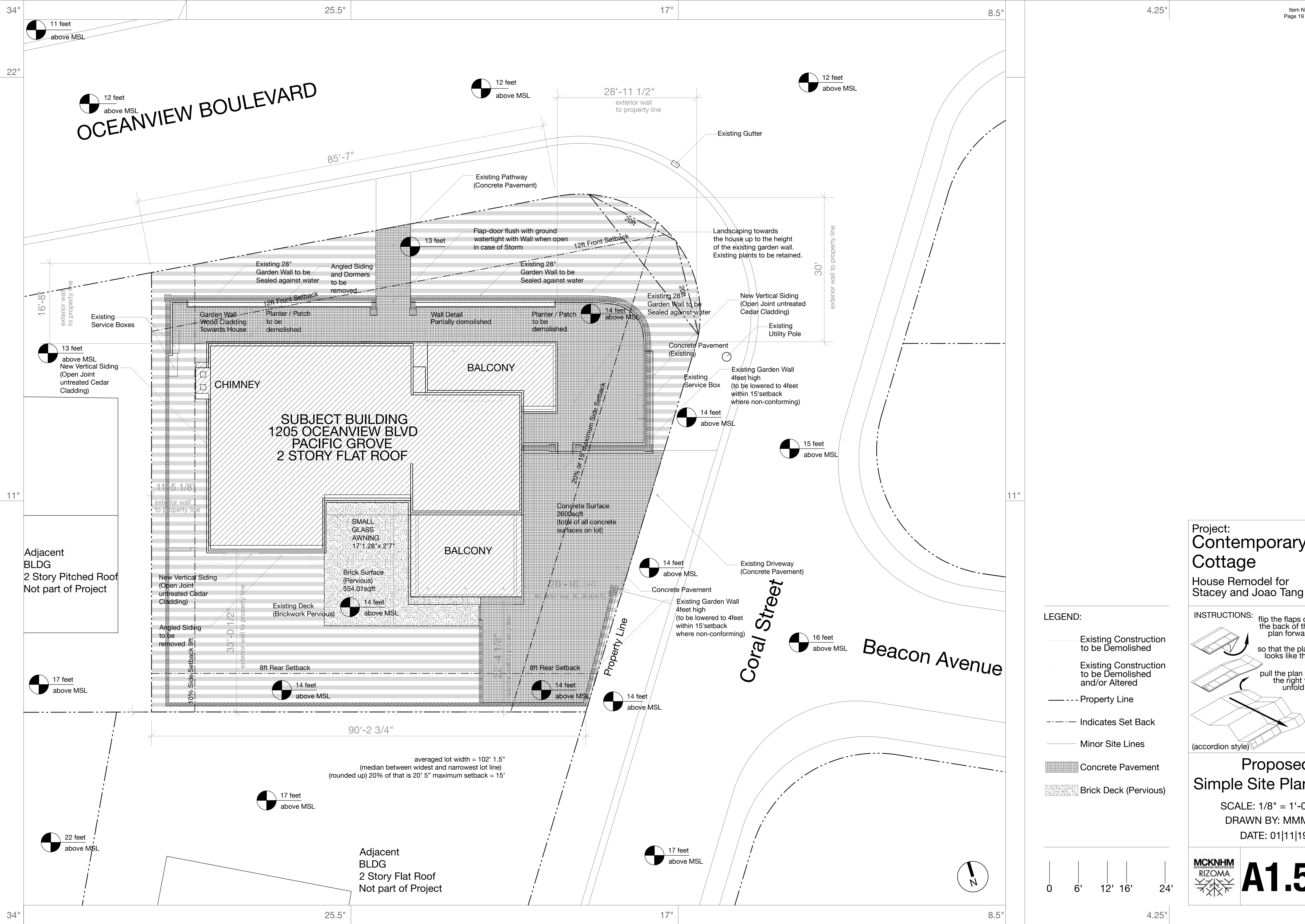
**INSTRUCTIONS:** flip the flaps on the back of the plan forward so that the plan looks like this  
pull the plan to the right to unfold it (accordion style)

**Proposed Simple Site Plan**  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|11|19

MCKNHM  
RIZOMA  
A1.4

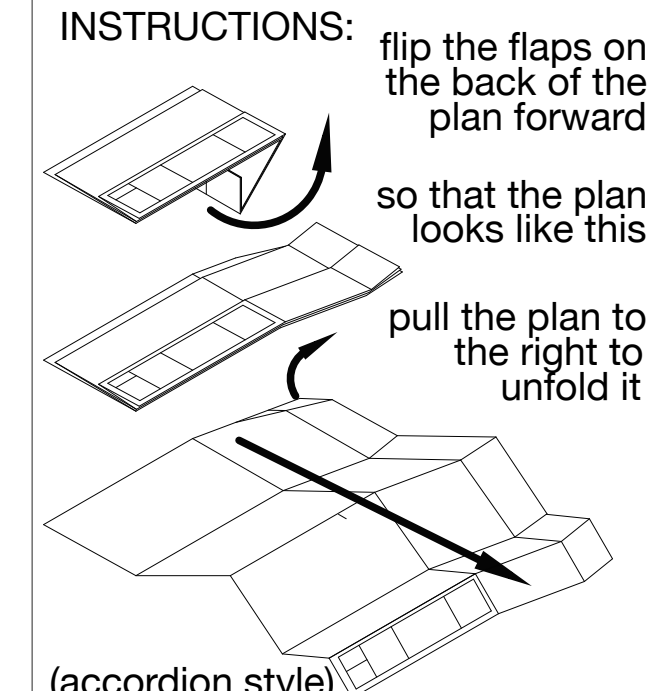
- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines



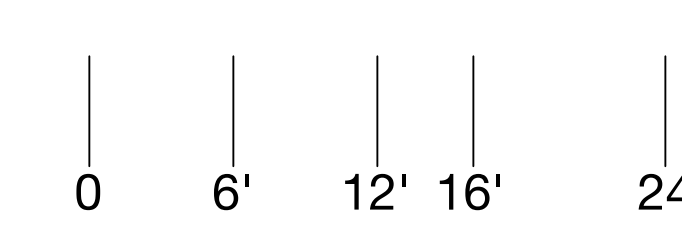


Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines
  - Concrete Pavement
  - Brick Deck (Pervious)



**Proposed Simple Site Plan**  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|11|19

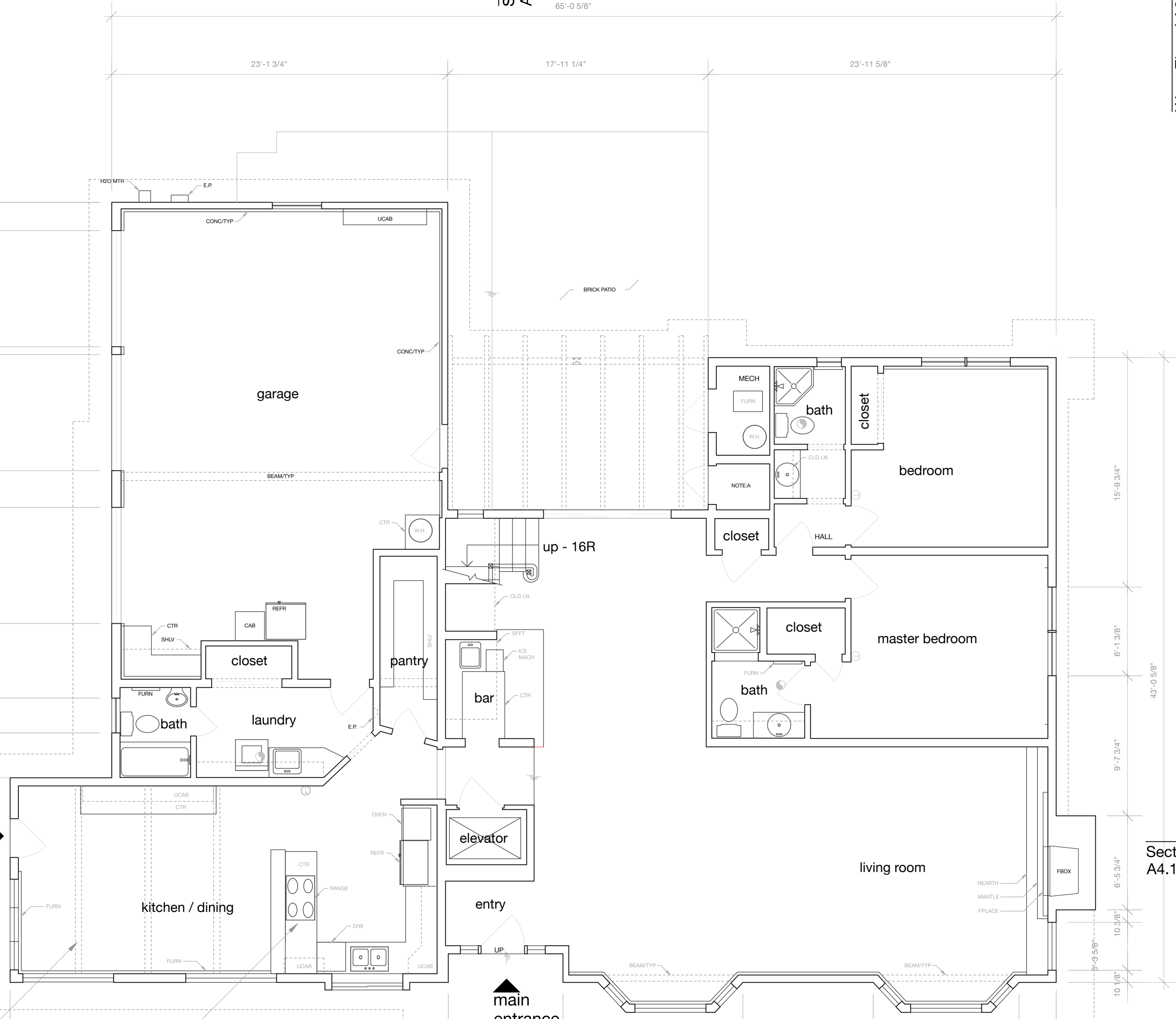


South Elev. / A3.3

Section B-B  
A012A1.1

West Elev. / A3.2

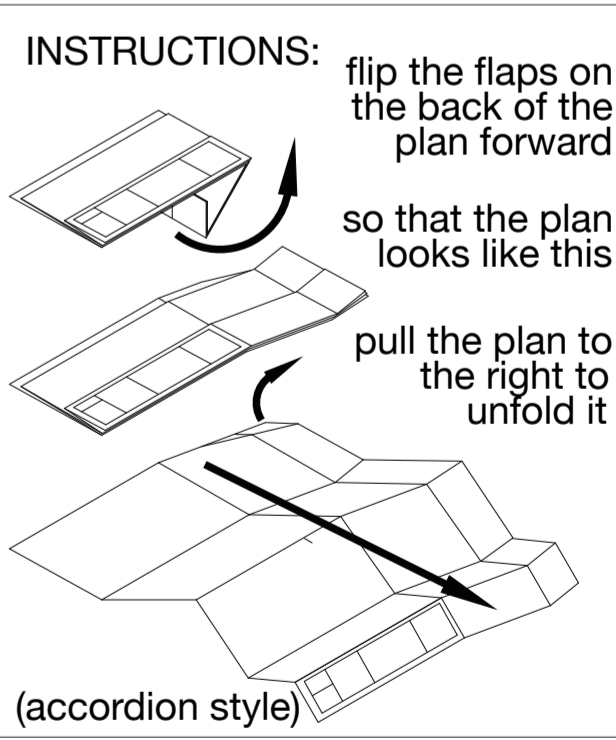
East Elev. / A3.4



**LEGEND**

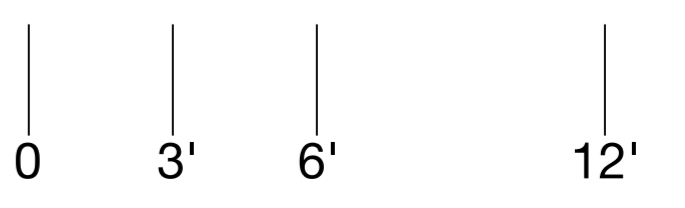
- ⊖ THERMOSTAT
- ⊙ FAN

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 House Remodel for  
 Stacey and Joao Tang



**Existing Ground Floor**

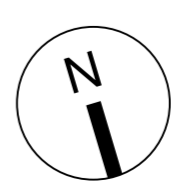
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 DRAWN BY: MMM  
 DATE: 03|08|18



Section A-A  
A4.1

Section B-B  
A4.2

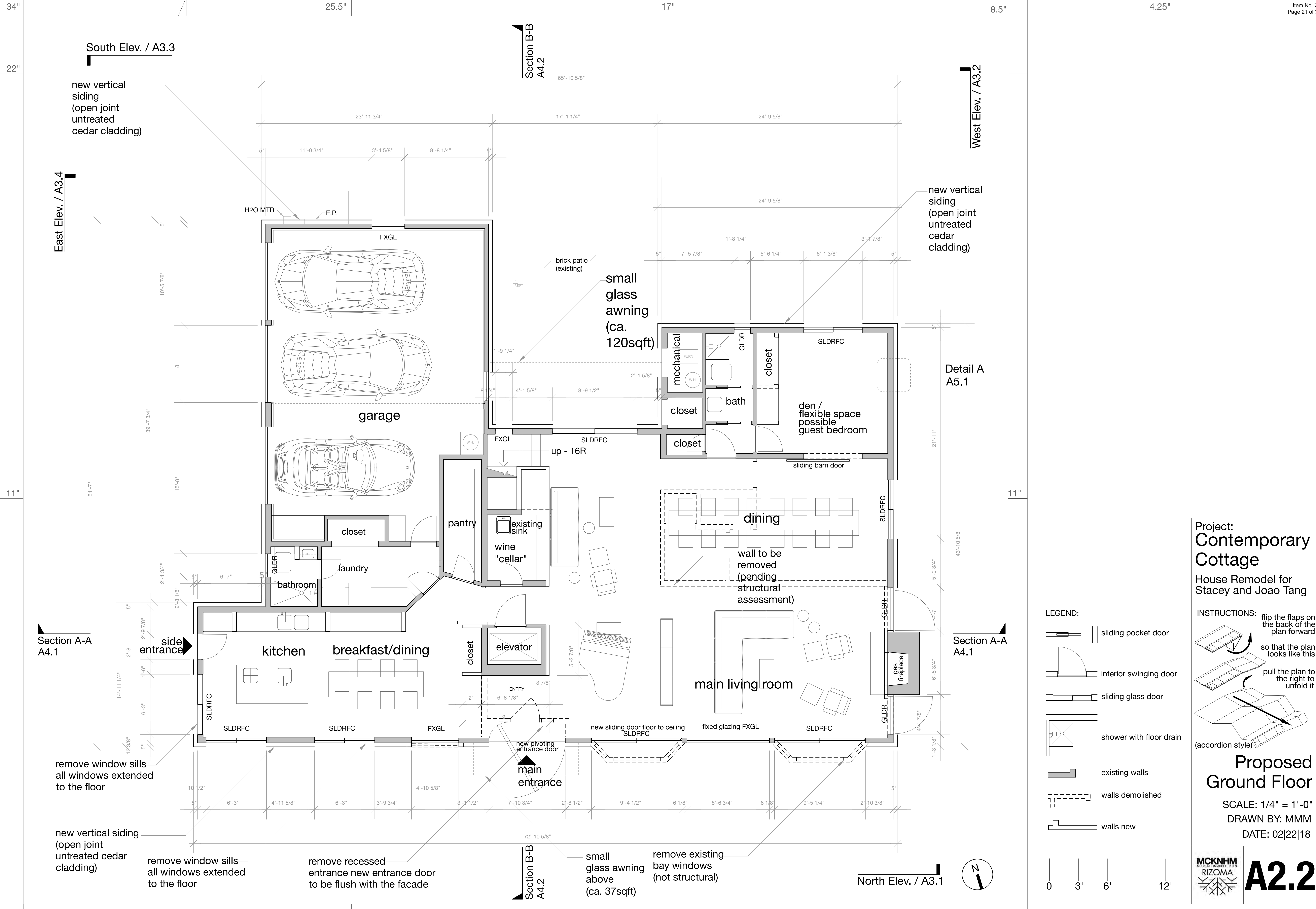
North Elev. / A3.1



decorative "beams" on ceiling to be removed

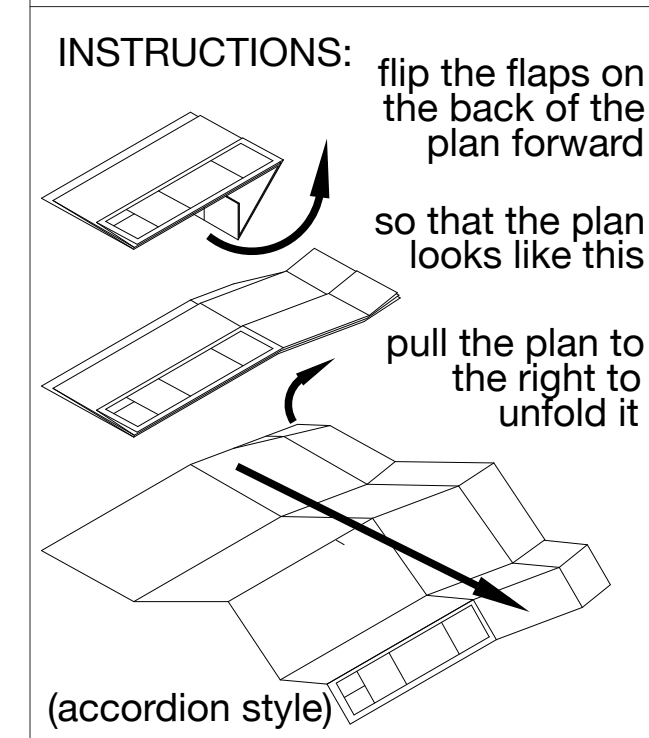
existing kitchen to be removed and relocated

existing bay windows to be removed



**Project:**  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang

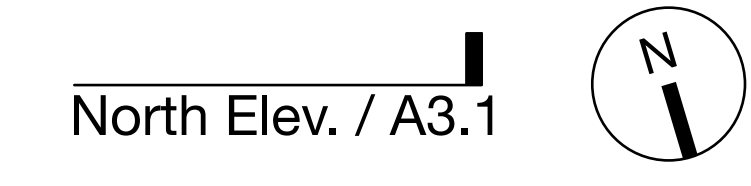
- LEGEND:**
- sliding pocket door
  - interior swinging door
  - sliding glass door
  - shower with floor drain
  - existing walls
  - walls demolished
  - walls new



**Proposed Ground Floor**  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM  
 DATE: 02|22|18

**MCKNHM**  
**RIZOMA**  
 ARCHITECTS

**A2.2**



remove window sills  
all windows extended  
to the floor

new vertical siding  
(open joint  
untreated cedar  
cladding)

remove window sills  
all windows extended  
to the floor

remove recessed  
entrance new entrance door  
to be flush with the facade

small glass awning  
above  
(ca. 37sqft)

remove existing  
bay windows  
(not structural)

new vertical siding  
(open joint  
untreated cedar  
cladding)

small glass awning  
(ca. 120sqft)

new vertical siding  
(open joint  
untreated cedar  
cladding)

East Elev. / A3.4

West Elev. / A3.2

Section B-B  
A4.2

Section A-A  
A4.1

Section A-A  
A4.1

Section B-B  
A4.2

North Elev. / A3.1

34"

22"

11"

34"

8.5"

4.25"

South Elev. / A3.3

East Elev. / A3.4

Section B-B  
A4.2

West Elev. / A3.2

all dormers  
to be  
removed

roof to be  
removed

Section A-A  
A4.1

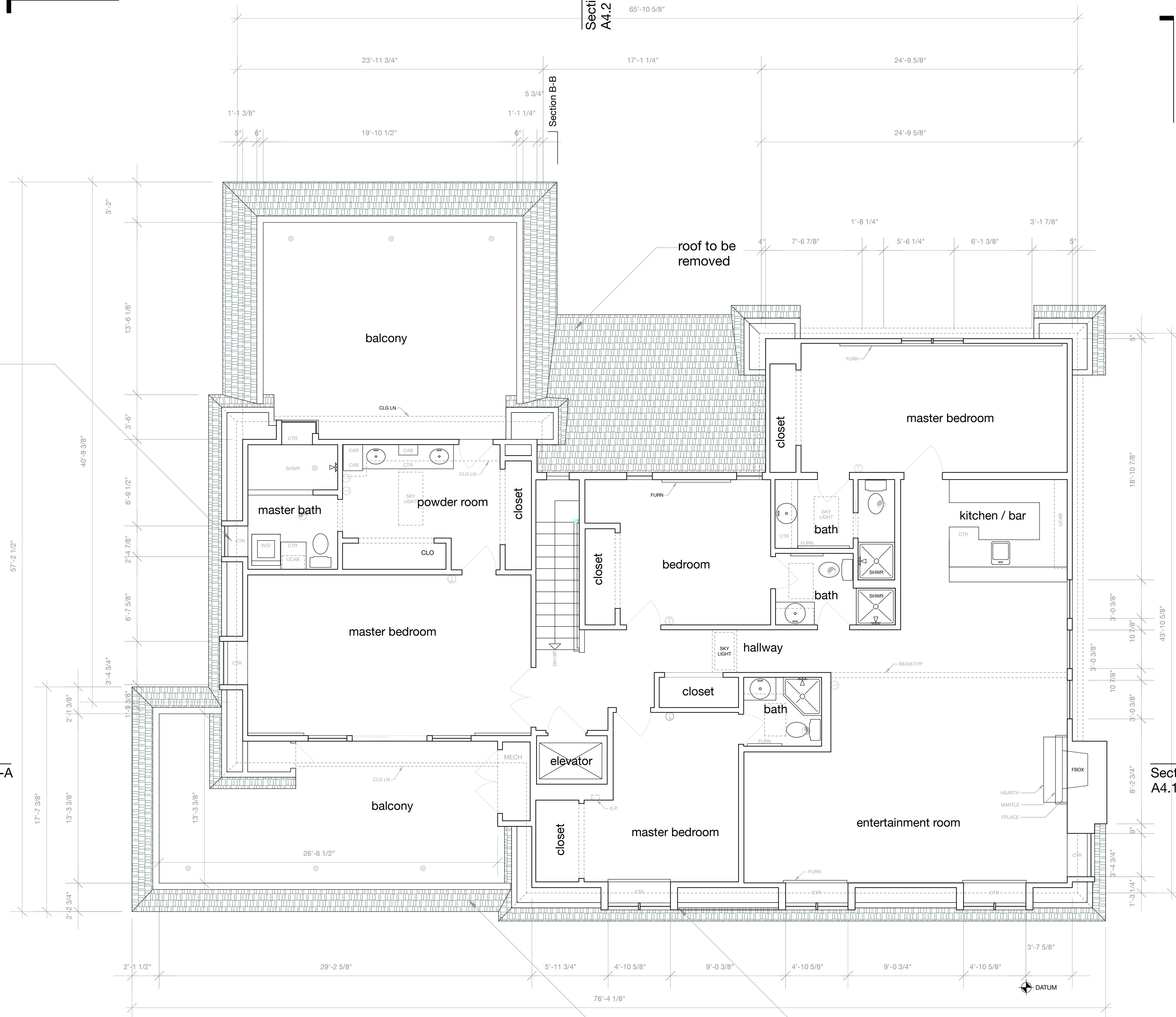
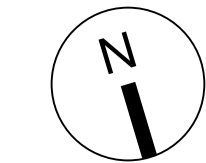
Section A-A  
A4.1

Section B-B  
A4.2

angled  
shingle siding  
(faux roof)  
to be removed

all dormers  
to be  
removed

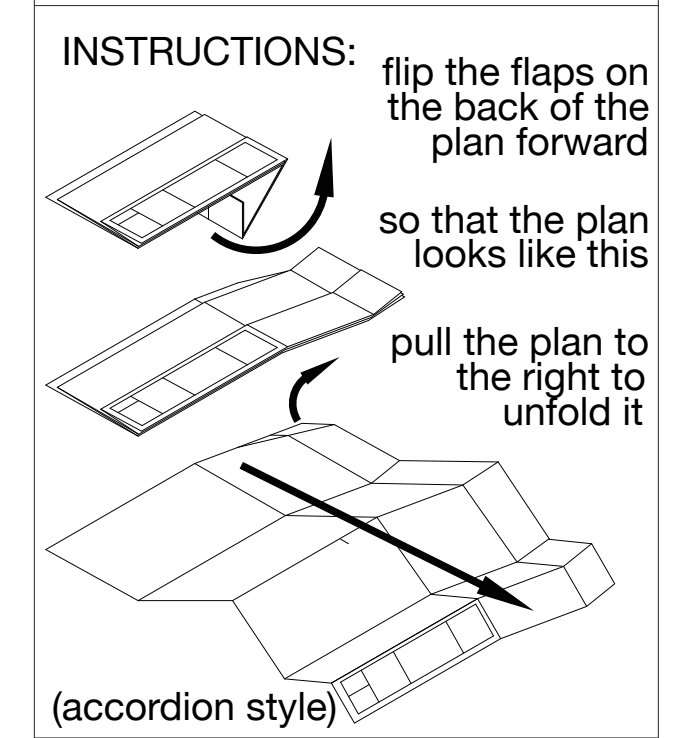
North Elev. / A3.1



LEGEND

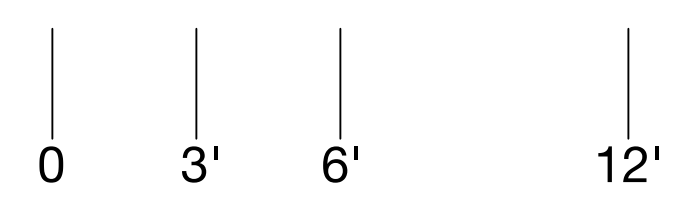
- ⊕ THERMOSTAT
- ⊙ FAN

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



**Existing  
Second Floor**  
SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM  
DATE: 03|16|18

**A2.3**



34"

22"

11"

34"

8.5"

4.25"

South Elev. / A3.3

Section B-B  
A4.2

West Elev. / A3.2

22"

new vertical siding  
(open joint untreated cedar cladding)

wall to be removed  
(pending structural assessment)

dormers to be removed

angled siding to be removed

Detail A  
A5.1

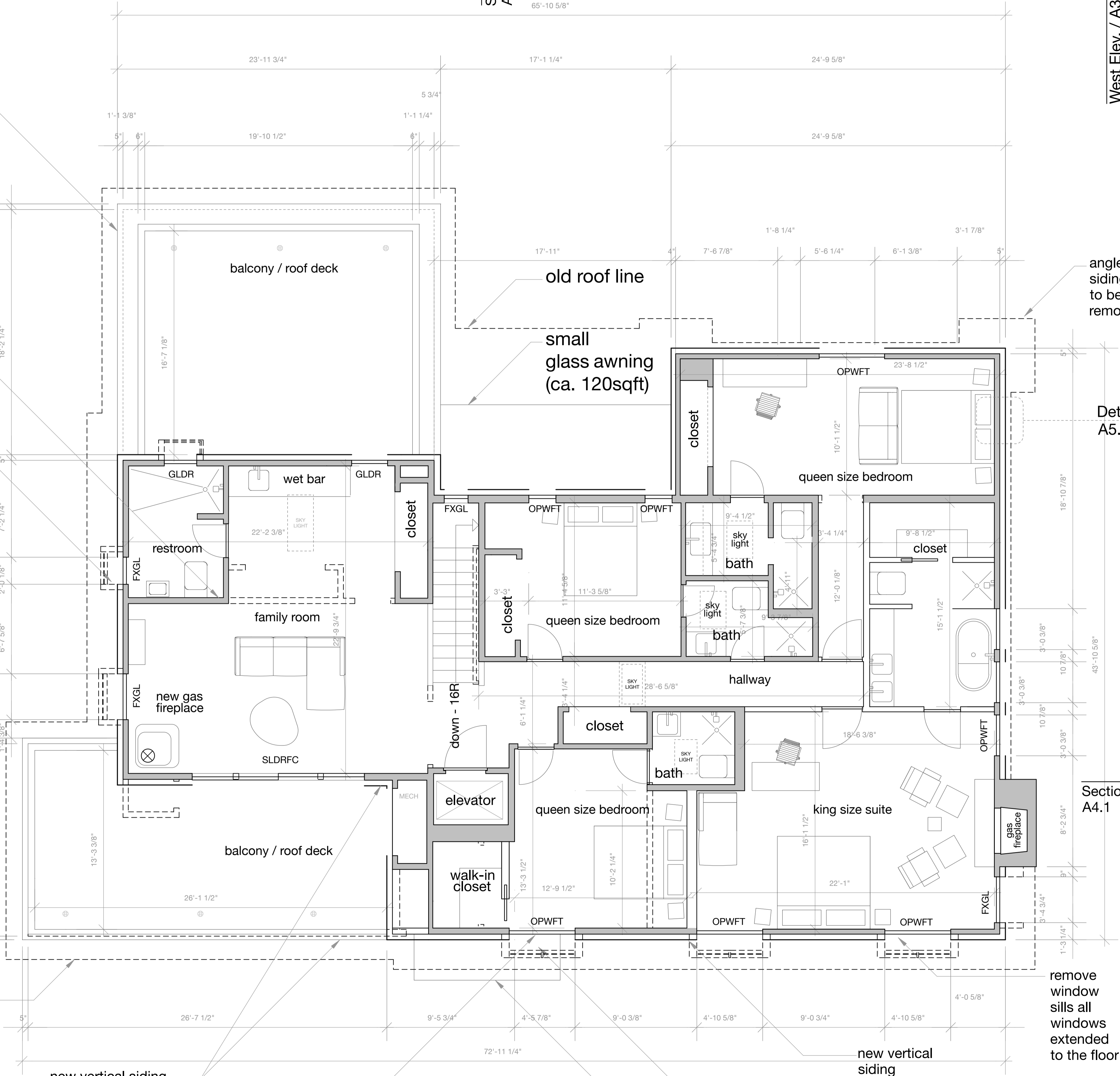
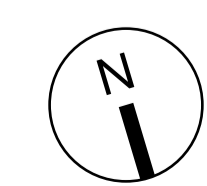
Section A-A  
A4.1

Section A-A  
A4.1

East Elev. / A3.4

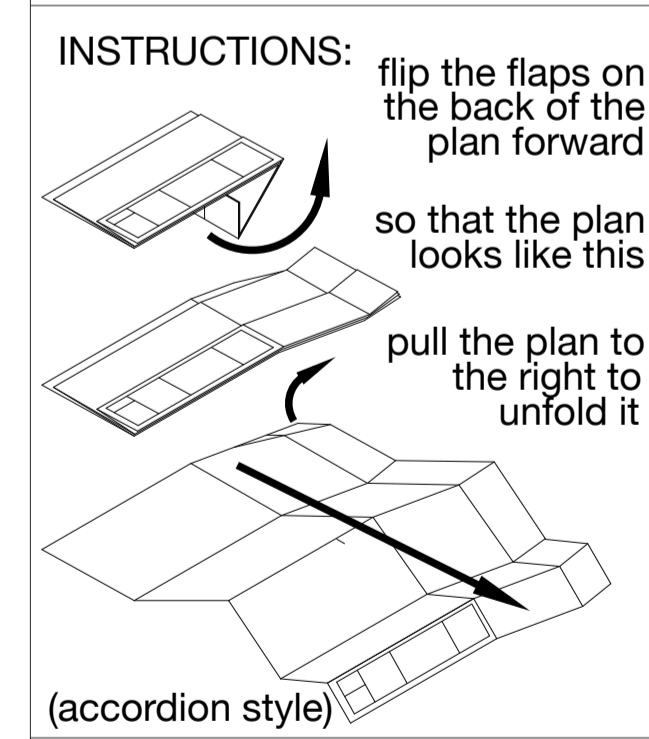
North Elev. / A3.1

Section B-B  
A4.2



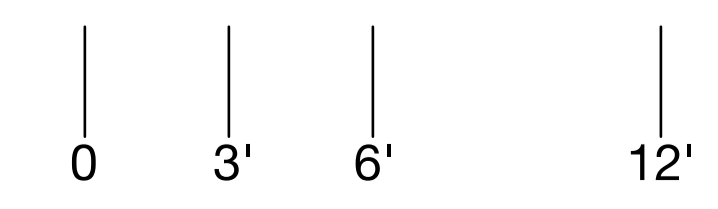
Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

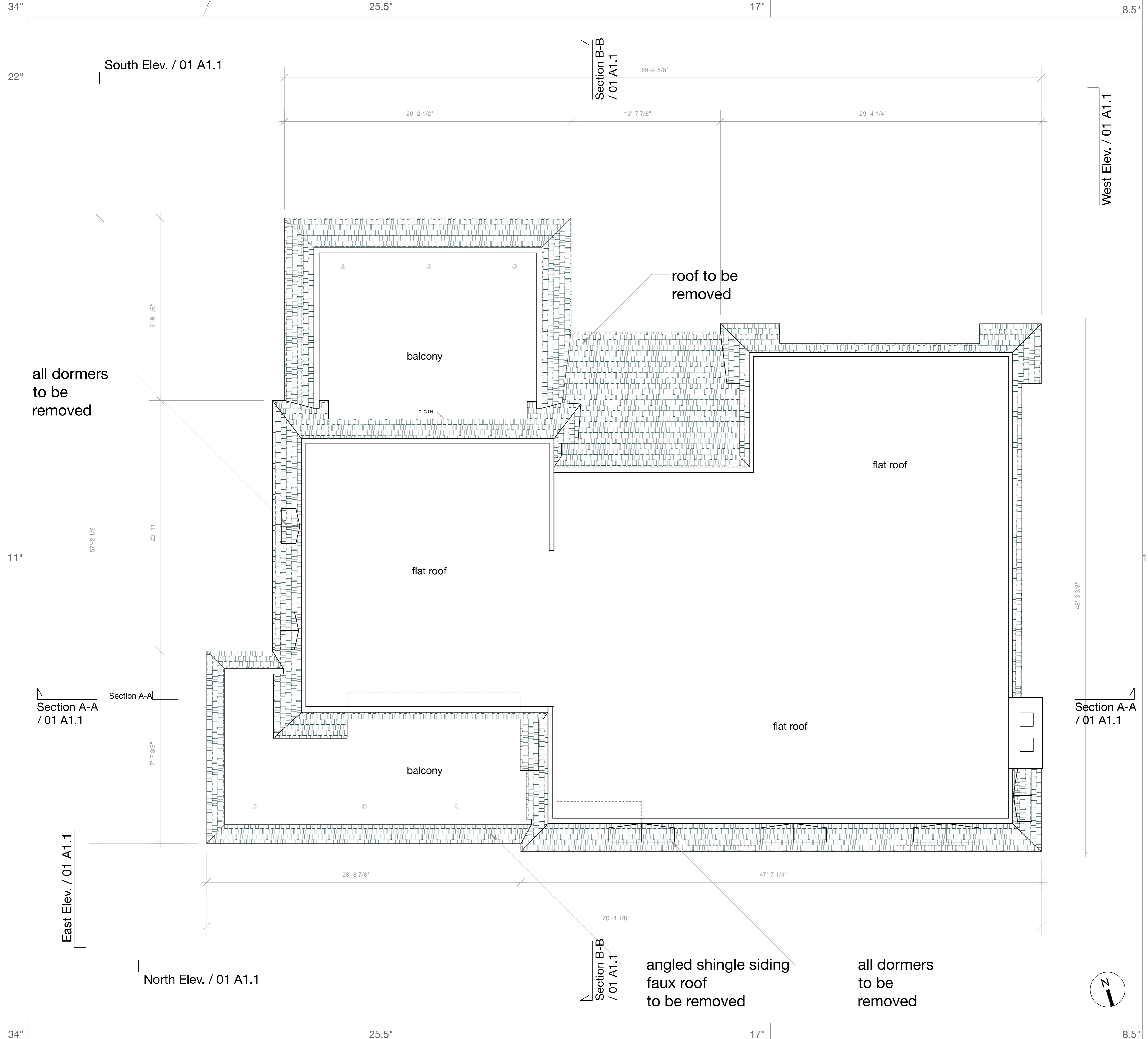
- LEGEND:**
- sliding pocket door
  - interior swinging door
  - sliding glass door
  - shower with floor drain
  - existing walls
  - walls demolished
  - walls demolished



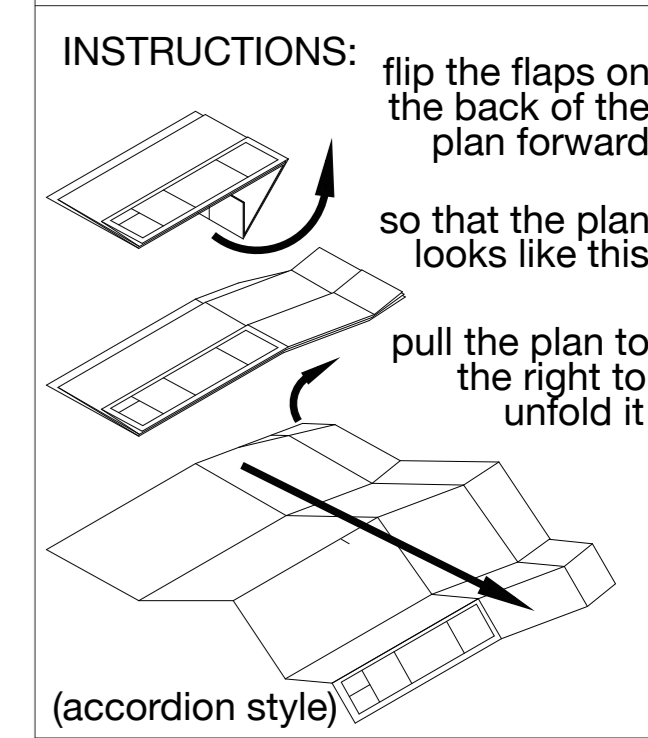
**New Upper Floor Plan**

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM  
UPDATE 04|05|19





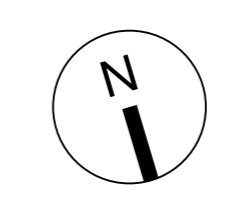
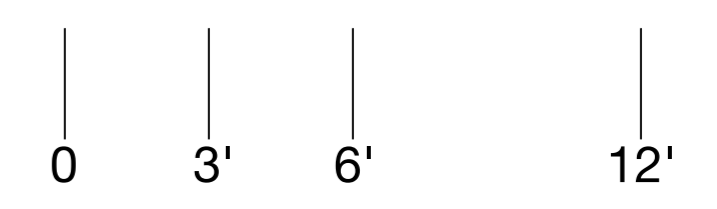
Project:  
**Contemporary Cottage**  
 House Remodel for  
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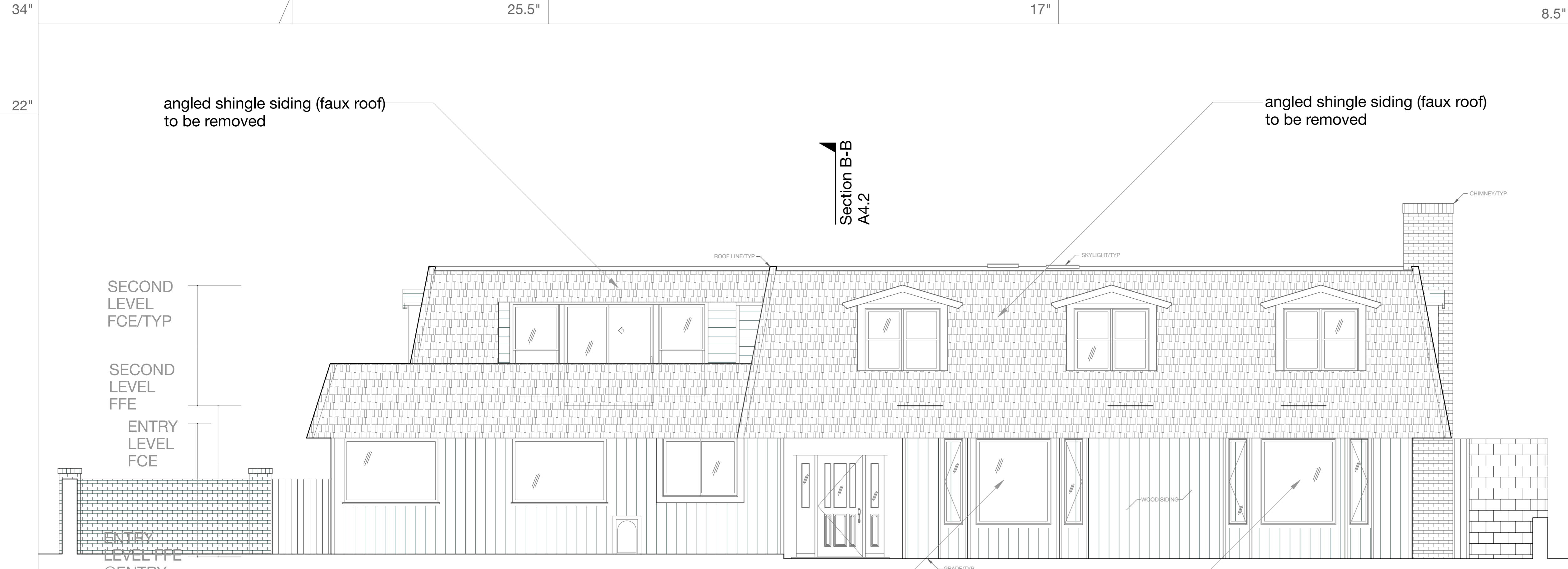
**Existing Roof Plan**

SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM  
 DATE: 03|20|18

**A2.5**



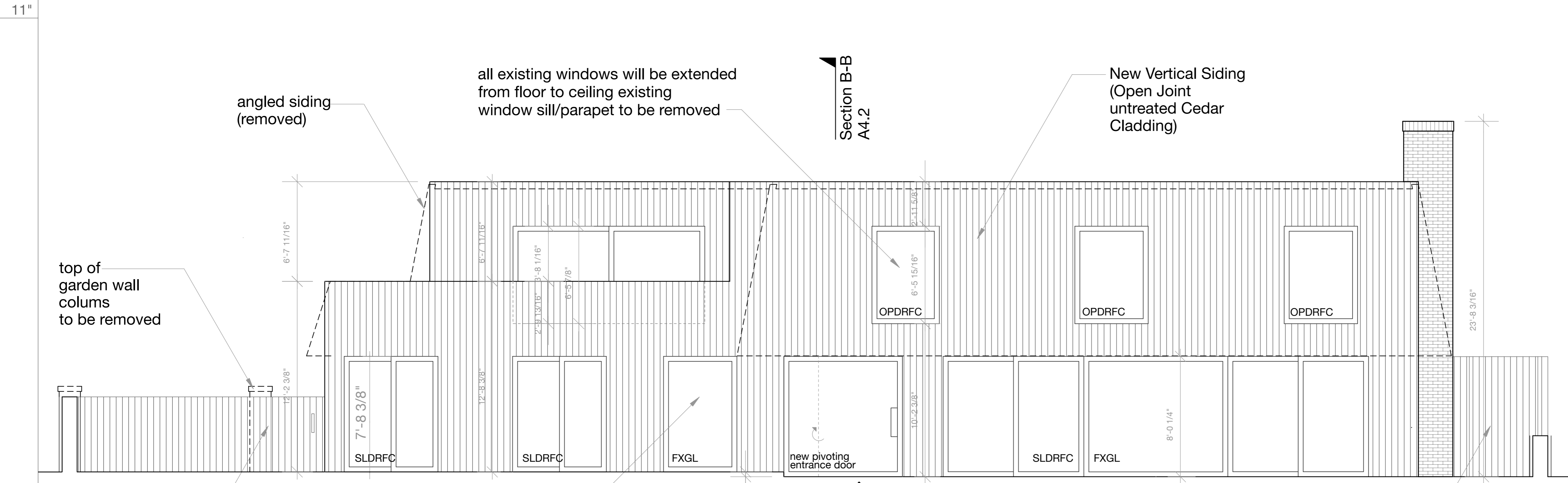




Existing North Elevation

existing bay windows to be removed the new facade will be straight

existing bay windows to be removed the new facade will be straight



Proposed North Elevation

LEGEND:

to be demolished

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

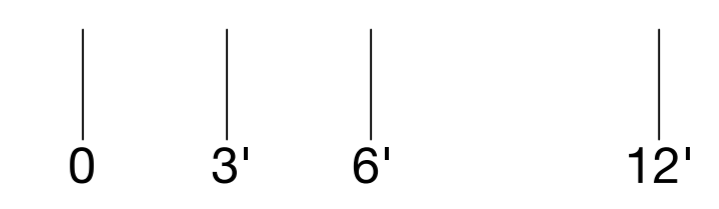
INSTRUCTIONS: flip the flaps on the back of the plan forward so that the plan looks like this  
pull the plan to the right to unfold it  
(accordion style)

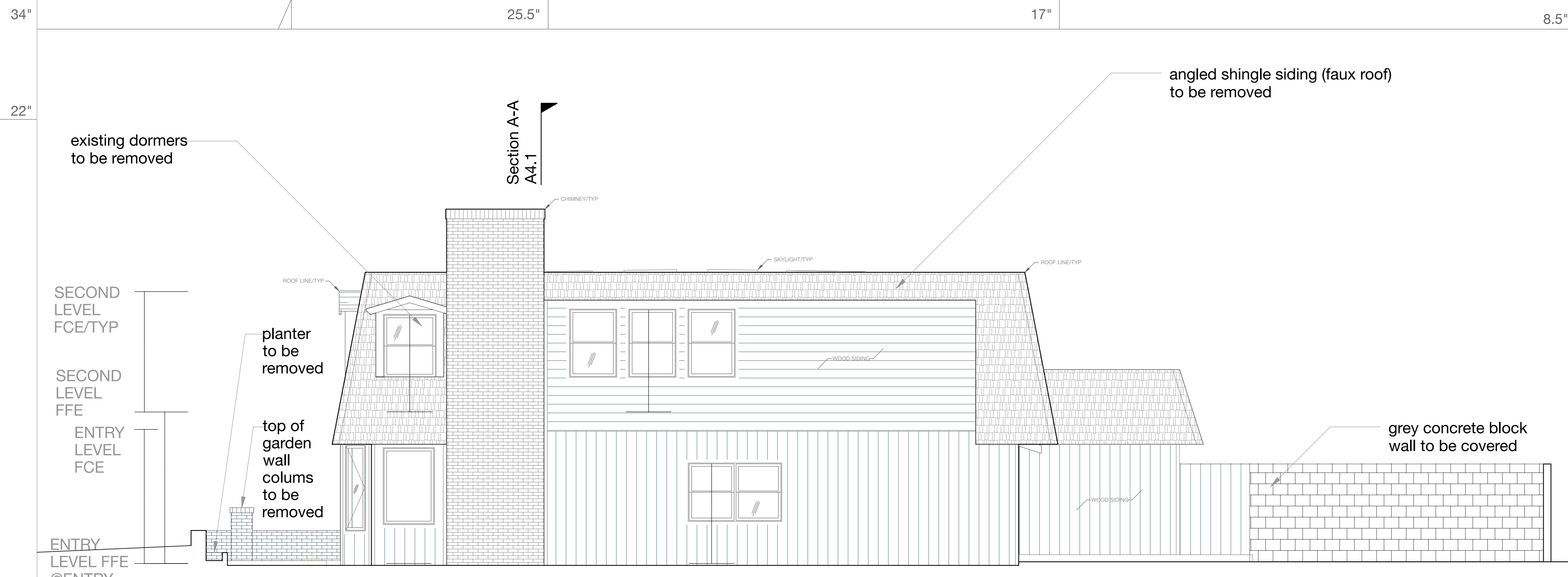
North Elevations

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM&MPDC  
DATE: 05|09|18

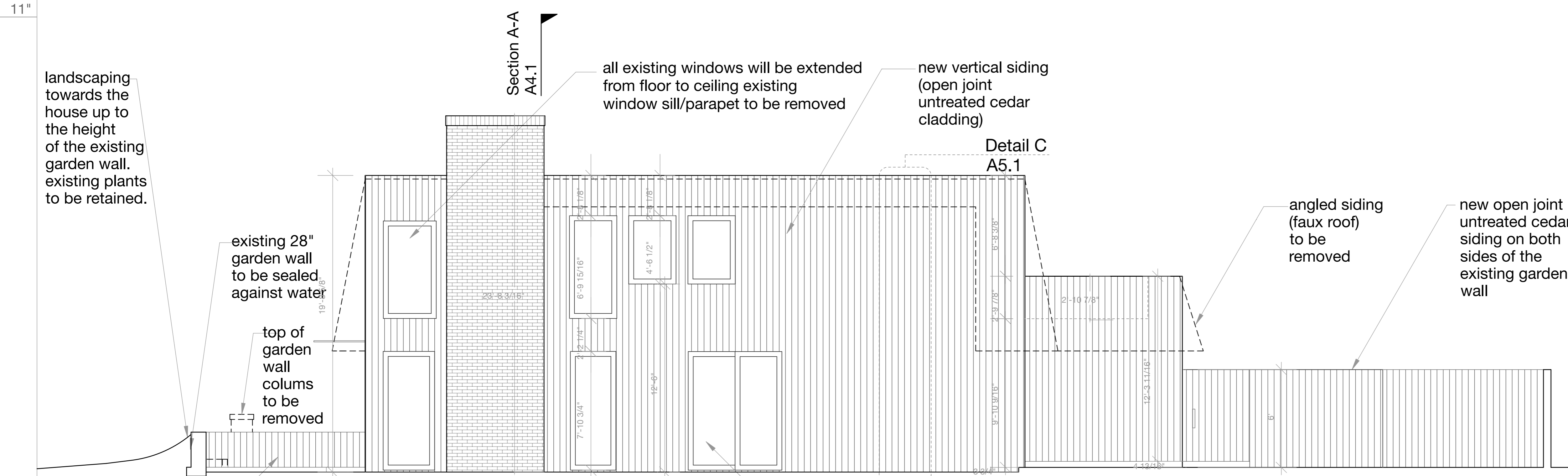
MCKNHM  
RIZOMA

**A3.1**

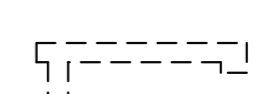




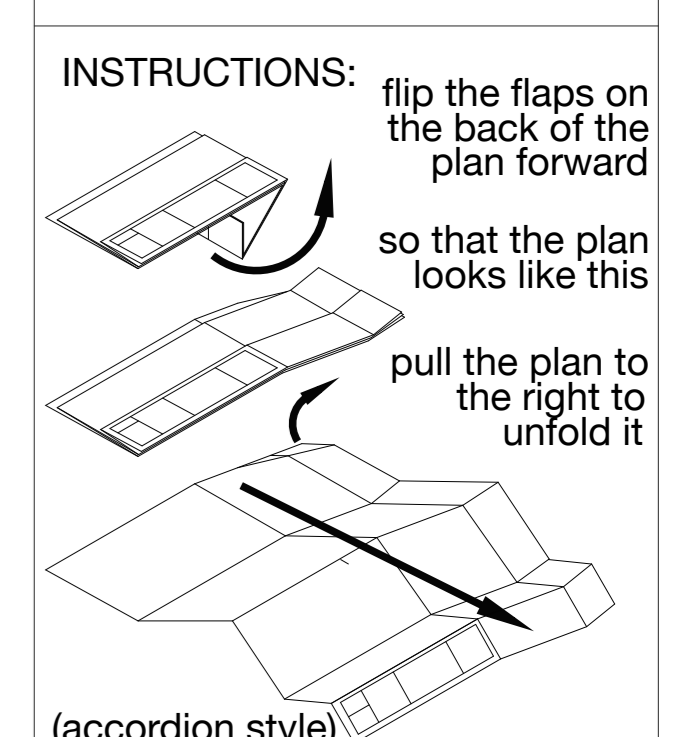
Existing West Elevation



Proposed West Elevation

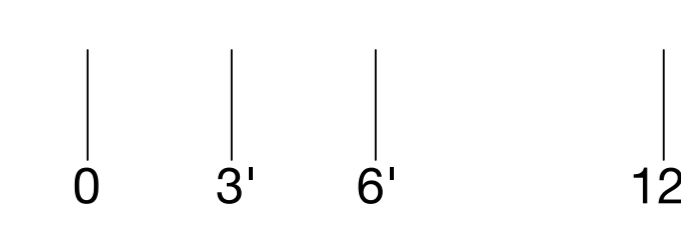
LEGEND:  
 to be demolished

Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang



**West Elevations**

SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM&MPDC  
 DATE: 05|17|18



MCKNHM ARCHITECTURE  
 RIZOMA  
 **A3.2**

34"

22"

11"

34"

25.5"

25.5"

17"

17"

8.5"

8.5"

4.25"

4.25"

angled shingle siding (faux roof)  
to be removed

angled shingle siding (faux roof)  
to be removed

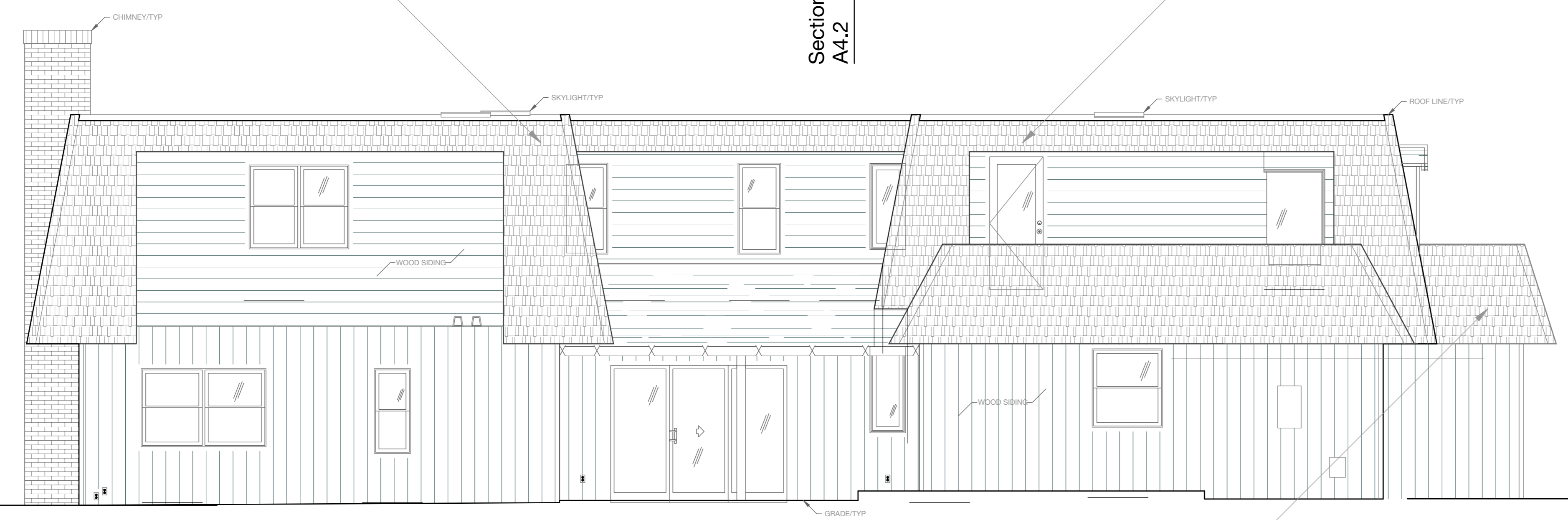
Section B-B  
A4.2

SECOND LEVEL  
FCE/TYP

SECOND LEVEL  
FFE

ENTRY LEVEL  
FCE

ENTRY LEVEL FFE  
@ENTRY



angled shingle siding (faux roof)  
to be removed

Existing South Elevation

new vertical siding  
(open joint  
untreated cedar  
cladding)

angled siding  
removed

angled siding  
removed

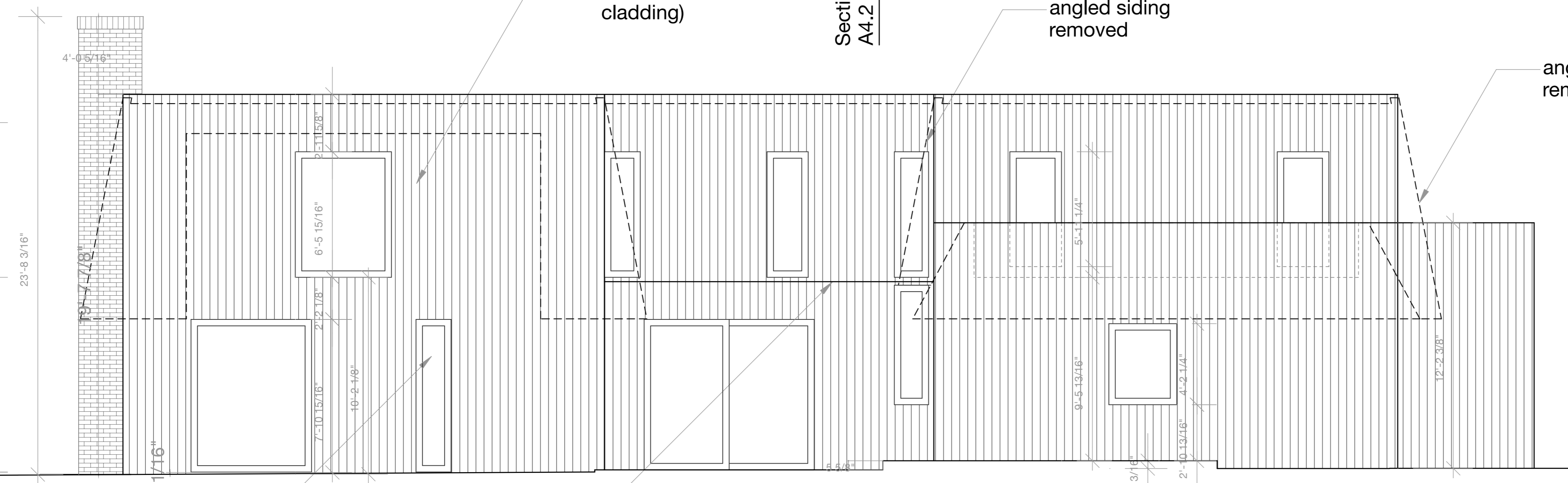
Section B-B  
A4.2

SECOND LEVEL  
FCE/TYP

SECOND LEVEL  
FFE

ENTRY LEVEL  
FCE

ENTRY LEVEL FFE  
@ENTRY



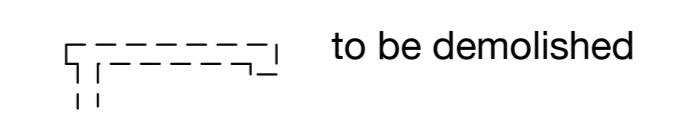
all existing windows will be extended  
from floor to ceiling existing  
window sill/parapet to be removed

small  
glass  
awning

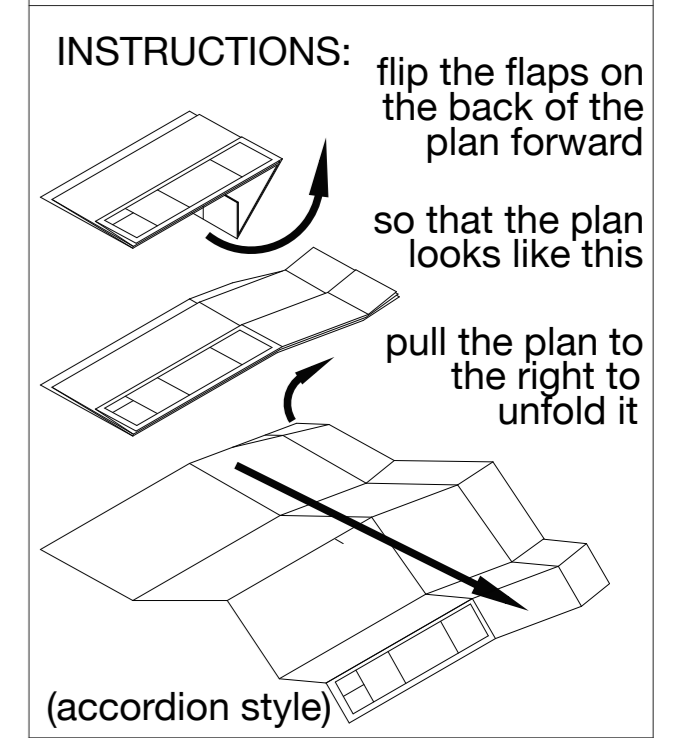
Existing South Elevation

Section B-B  
A4.2

LEGEND:



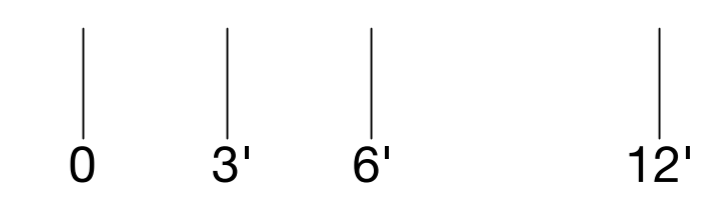
Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang

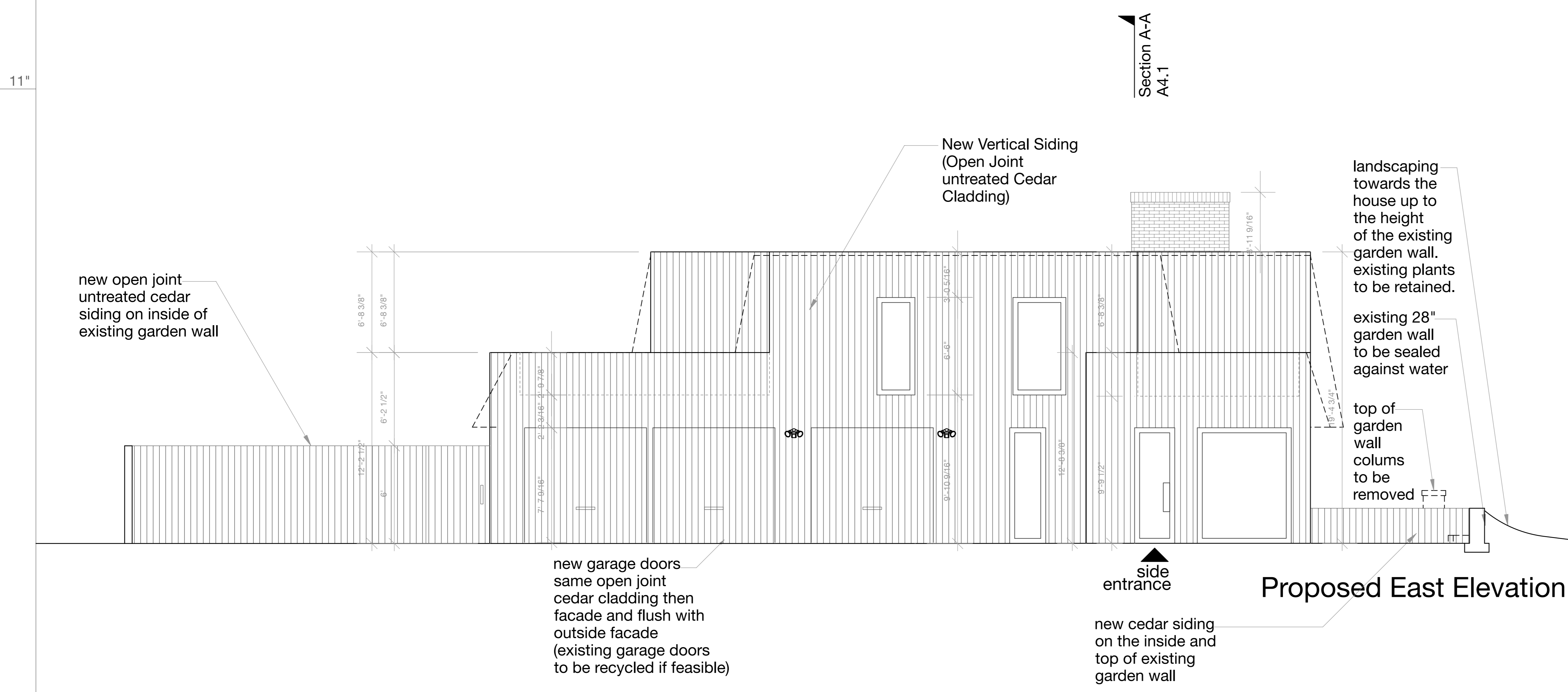
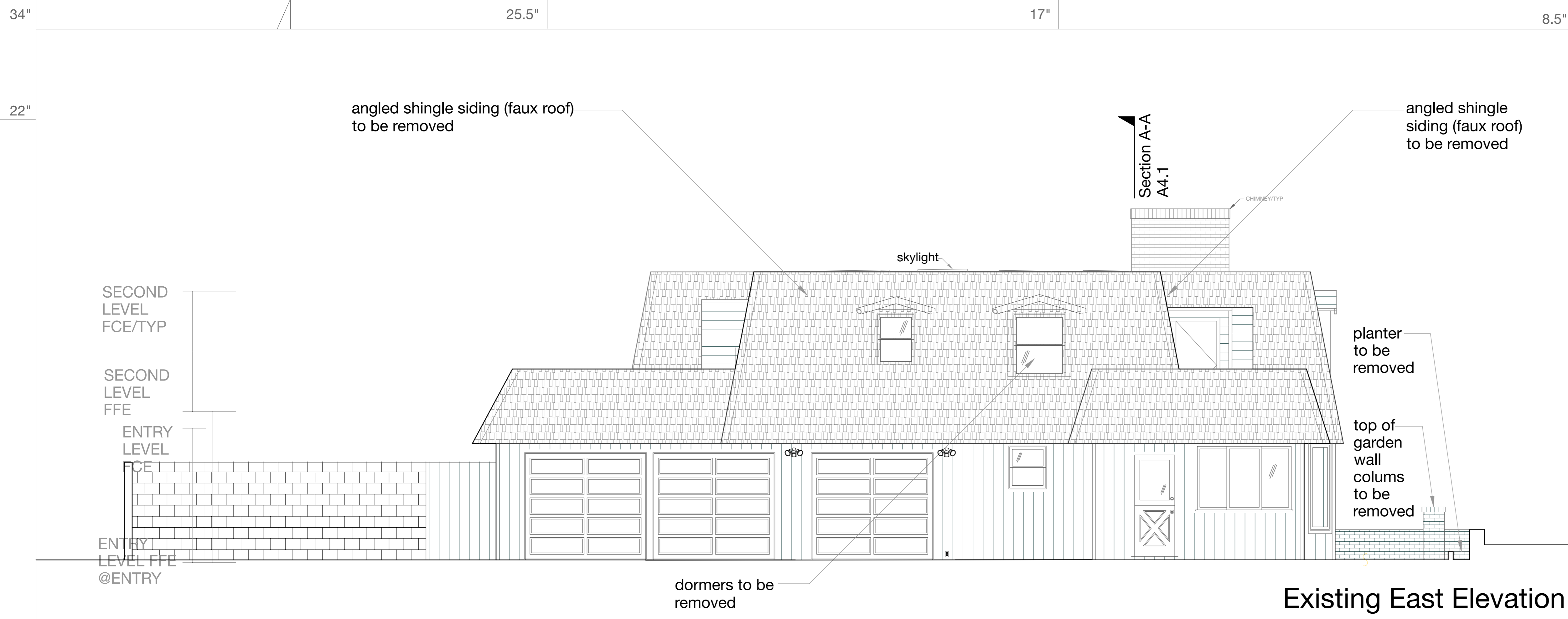


**South  
Elevations**

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM&MPDC  
DATE: 04|26|18

**A3.3**

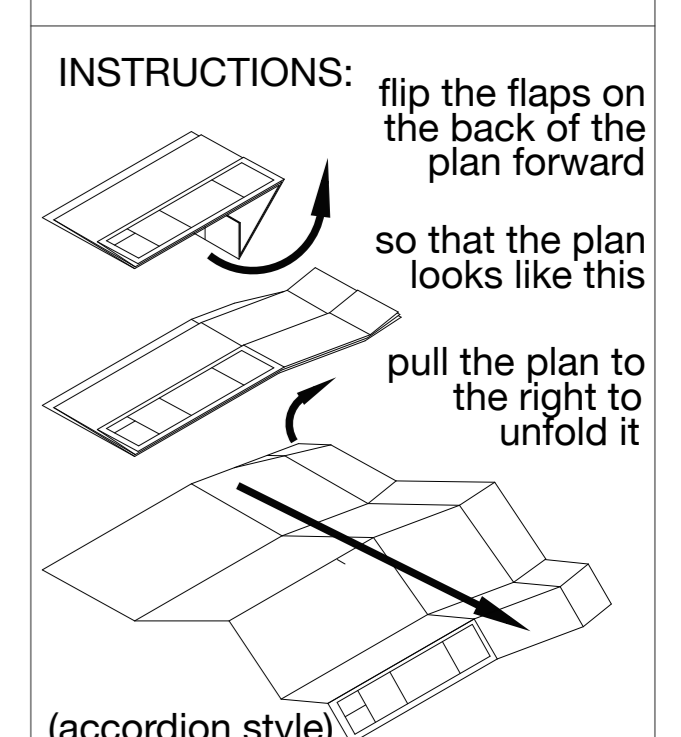




LEGEND:

to be demolished

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

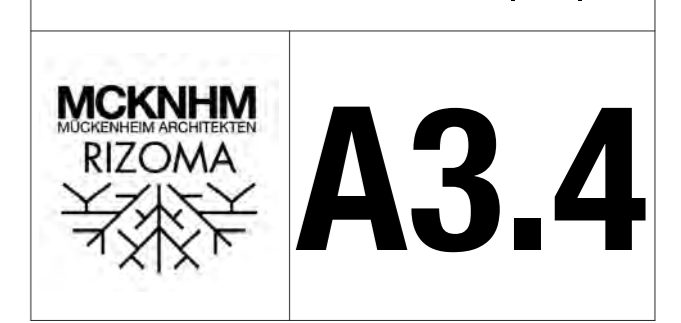
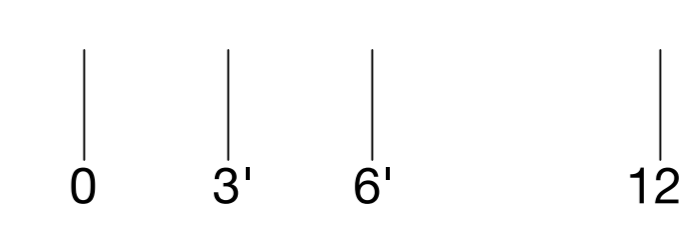


**East Elevations**

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

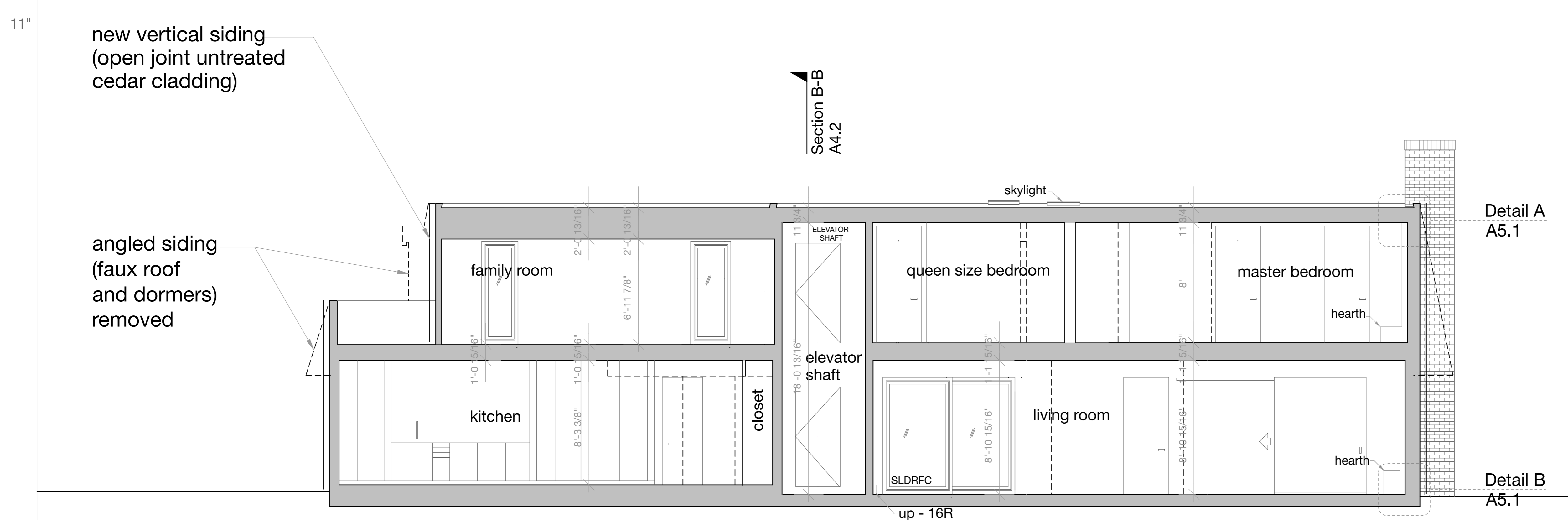
DRAWN BY: MMM&MPDC

DATE: 05|24|18



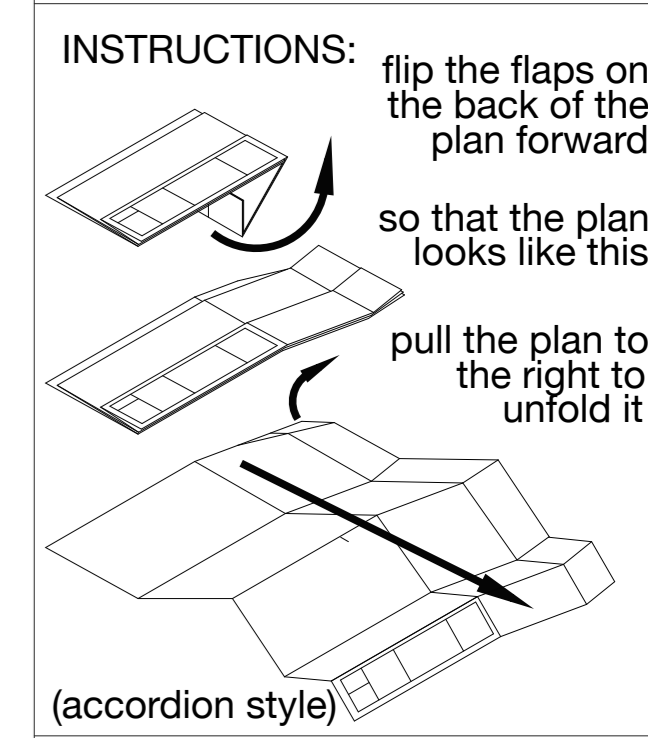


Existing Longitudinal Section A-A



Proposed Longitudinal Section A-A

Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang



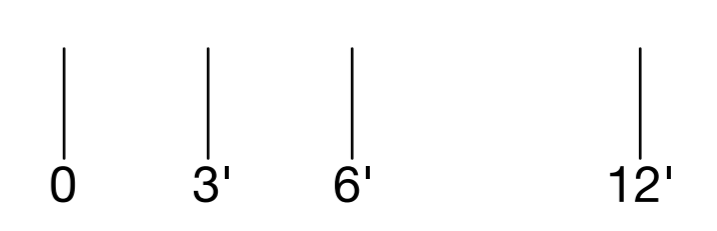
**Longitudinal Sections**

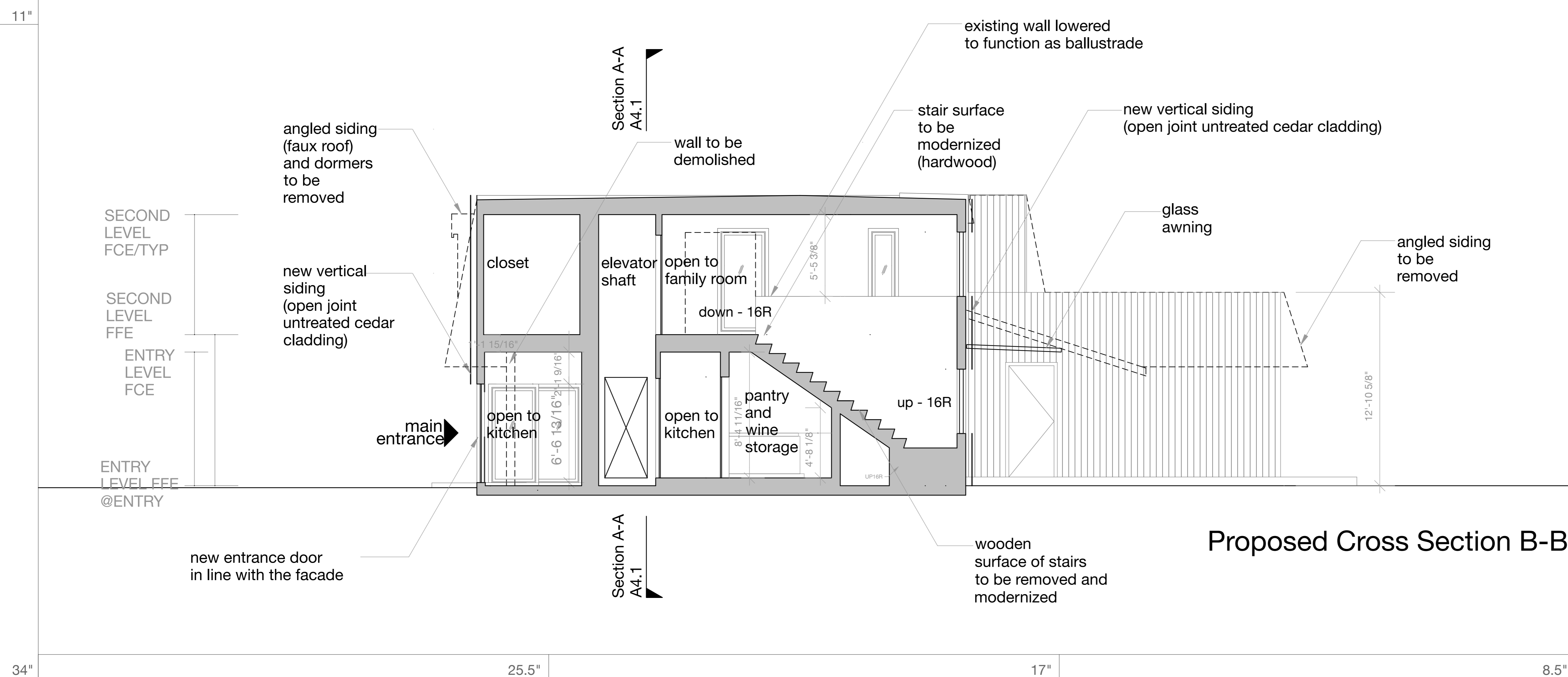
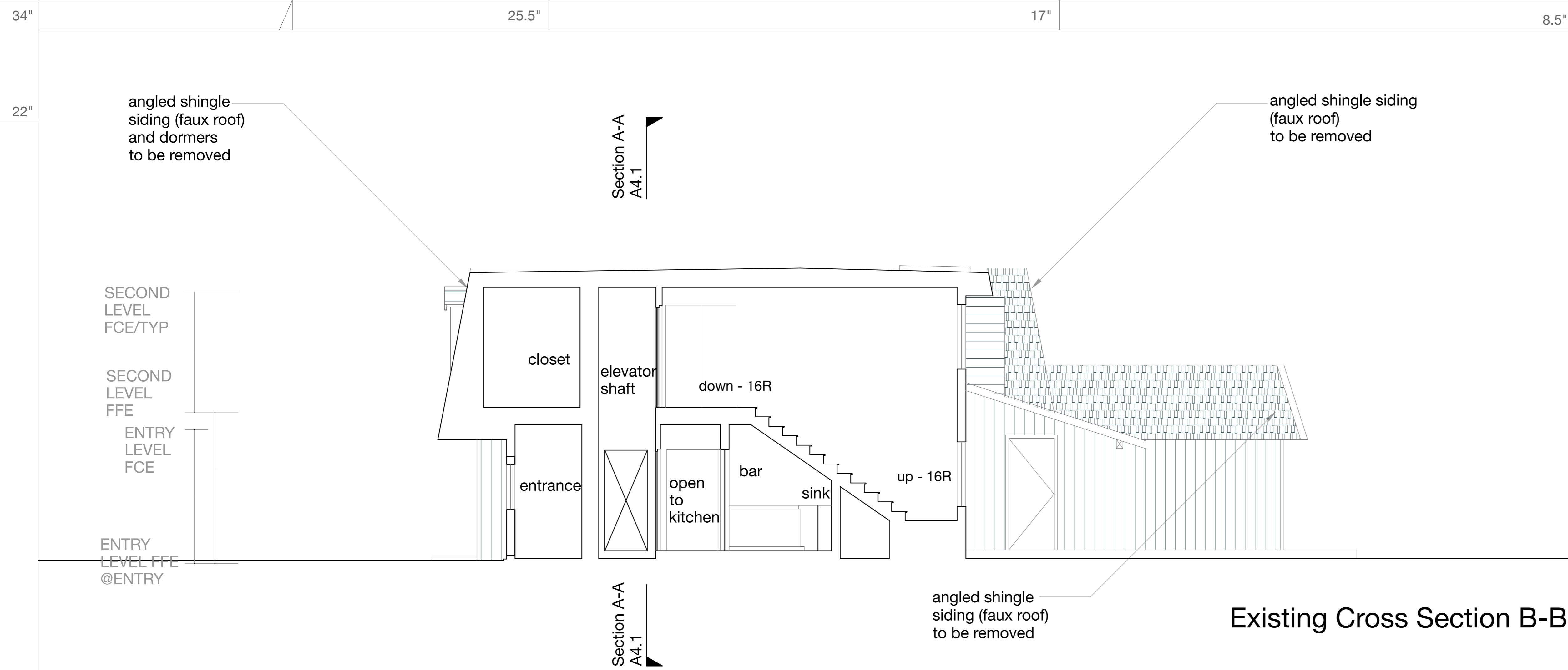
SCALE: 1/4" = 1'-0"

DRAWN BY: MMM&MPDC

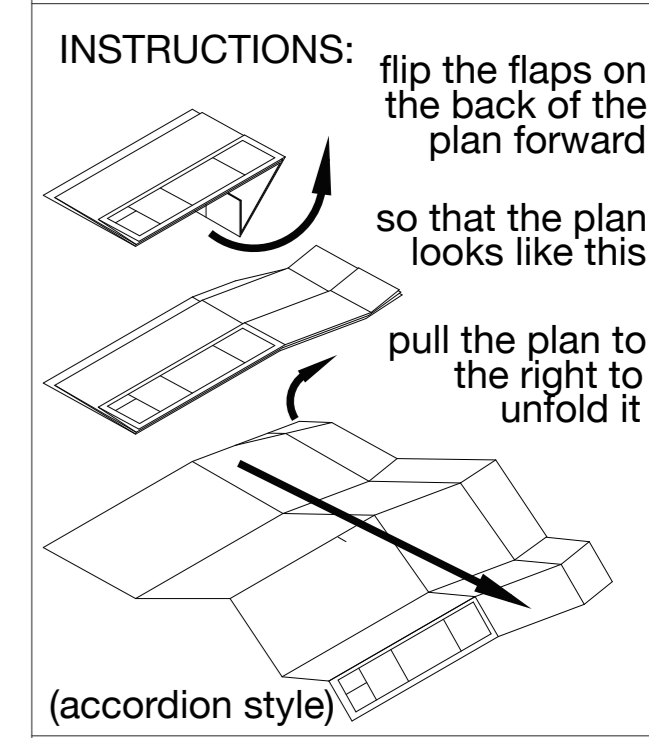
DATE: 06|04|18

**A4.1**



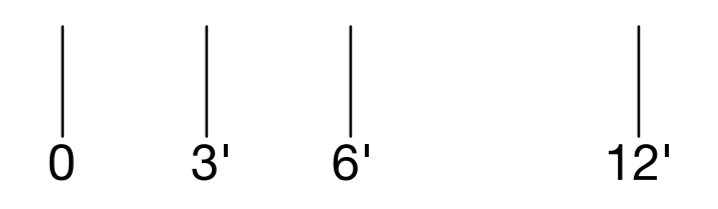


Project:  
**Contemporary Cottage**  
House Remodel for  
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**Cross Sections**

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM&MPDC  
DATE: 06|13|18



### Enlarged Detail Elevation

### Wall Section

black breathable UV resistant and water resistant membrane  
Dorken DELTA®-FASSADE S or DuPont Tyvek UV

2"x 4" horizontal cladding support fixing batten pre-treated and painted black machine angled to 15° to shed water into cavity starting 6" off the ground and then every three feet

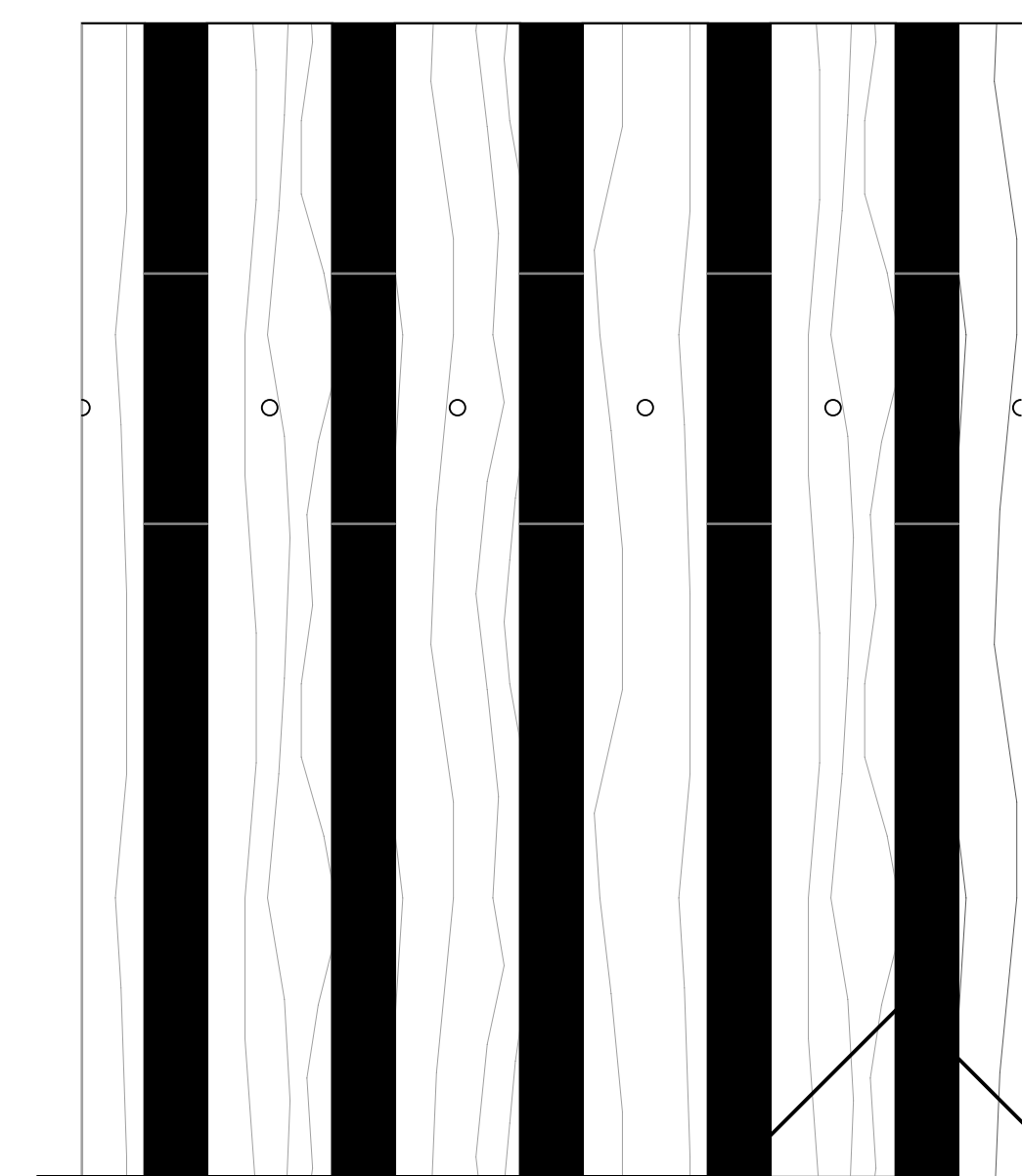
1"x 2" vertical battens pre-treated and painted black frequent distribution around 2' and additional as needed

2x2" open joint untreated raw cedar cladding with 1" gaps machine angled to 45° on top and sealed cross cut on top and bottom

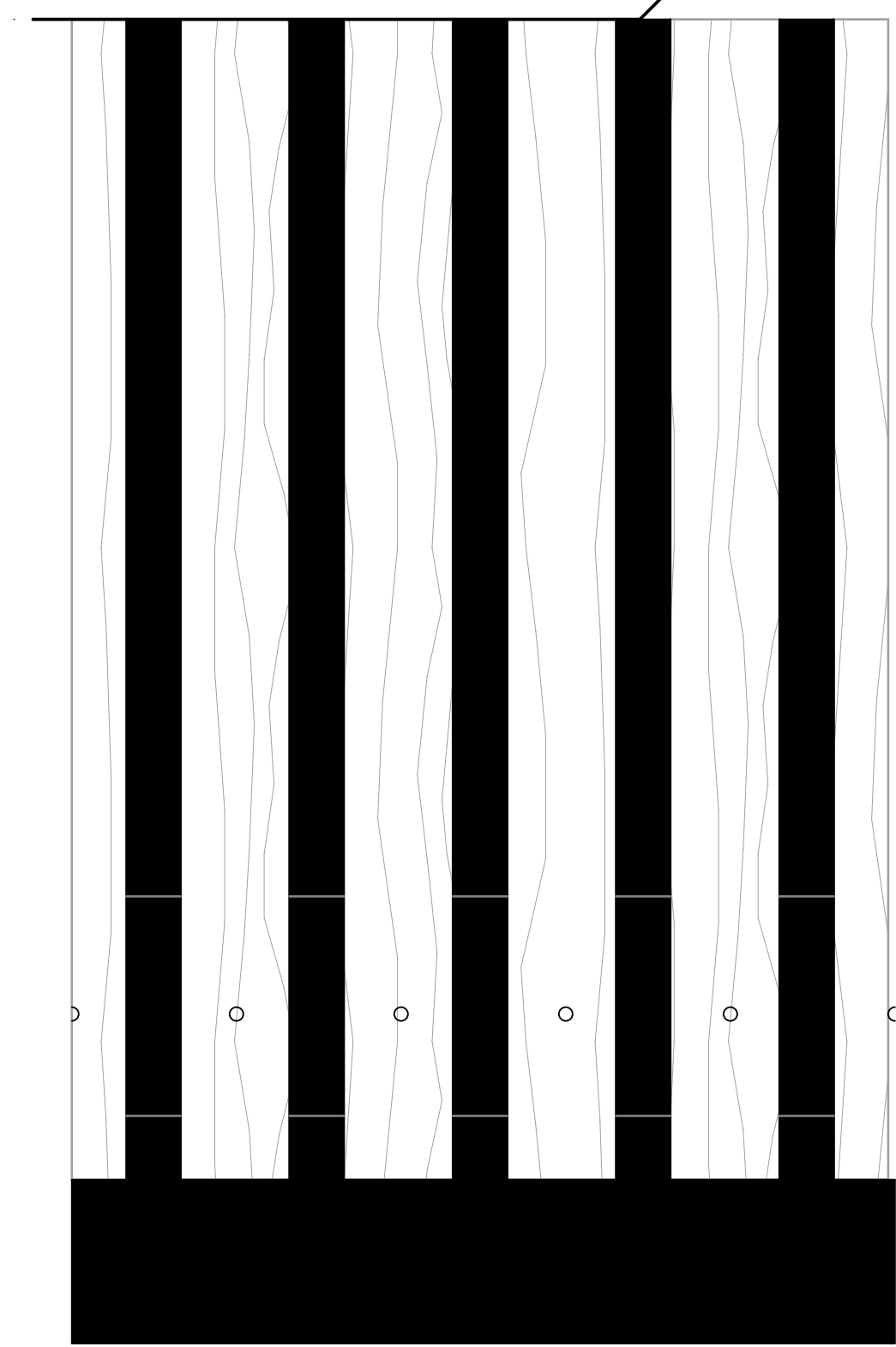
existing metal cap to be re-used if possible

existing roof membrane water proof to be re-used if possible

existing wall and roof



5"



outside

existing wall

inside

membrane sealed to footing of existing facade

6"

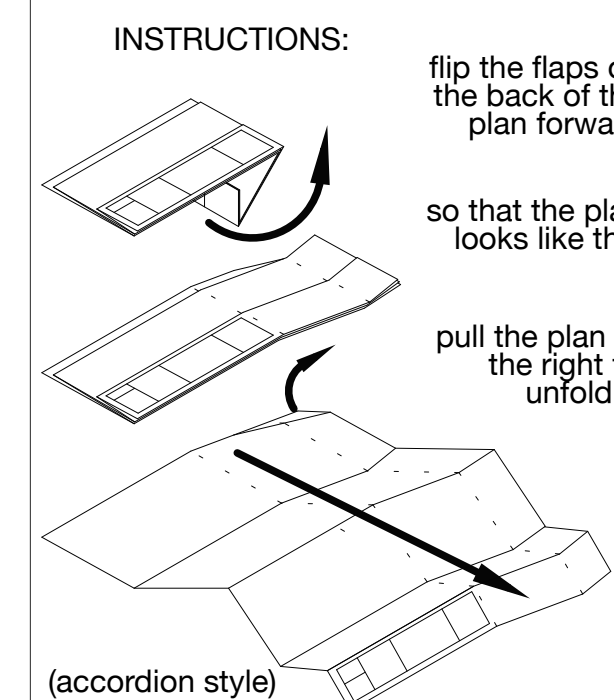
3"

existing floorplate

outside pavement

outside pavement

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



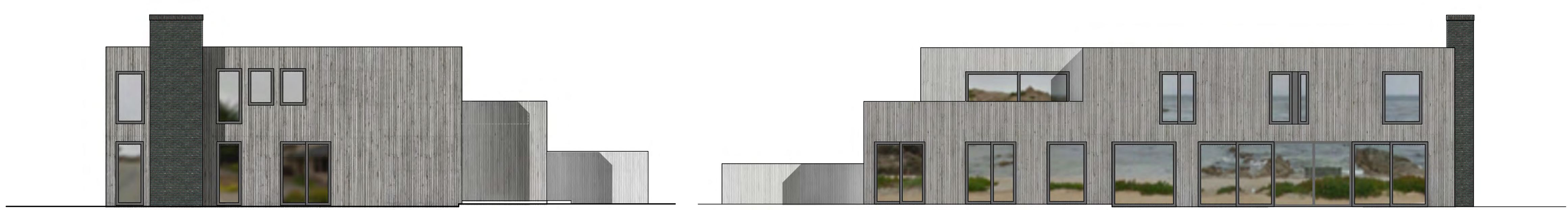
### Façade Detail

SCALE: 2" = 1'-0"  
DRAWN BY: MMM  
DATE: 08|20|18



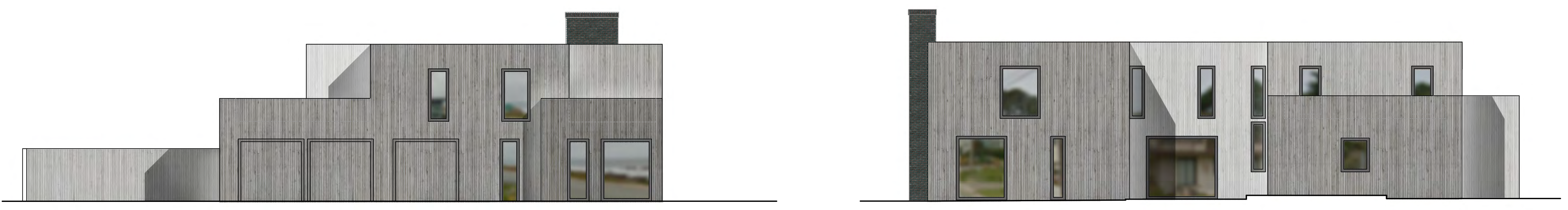
# A5.1





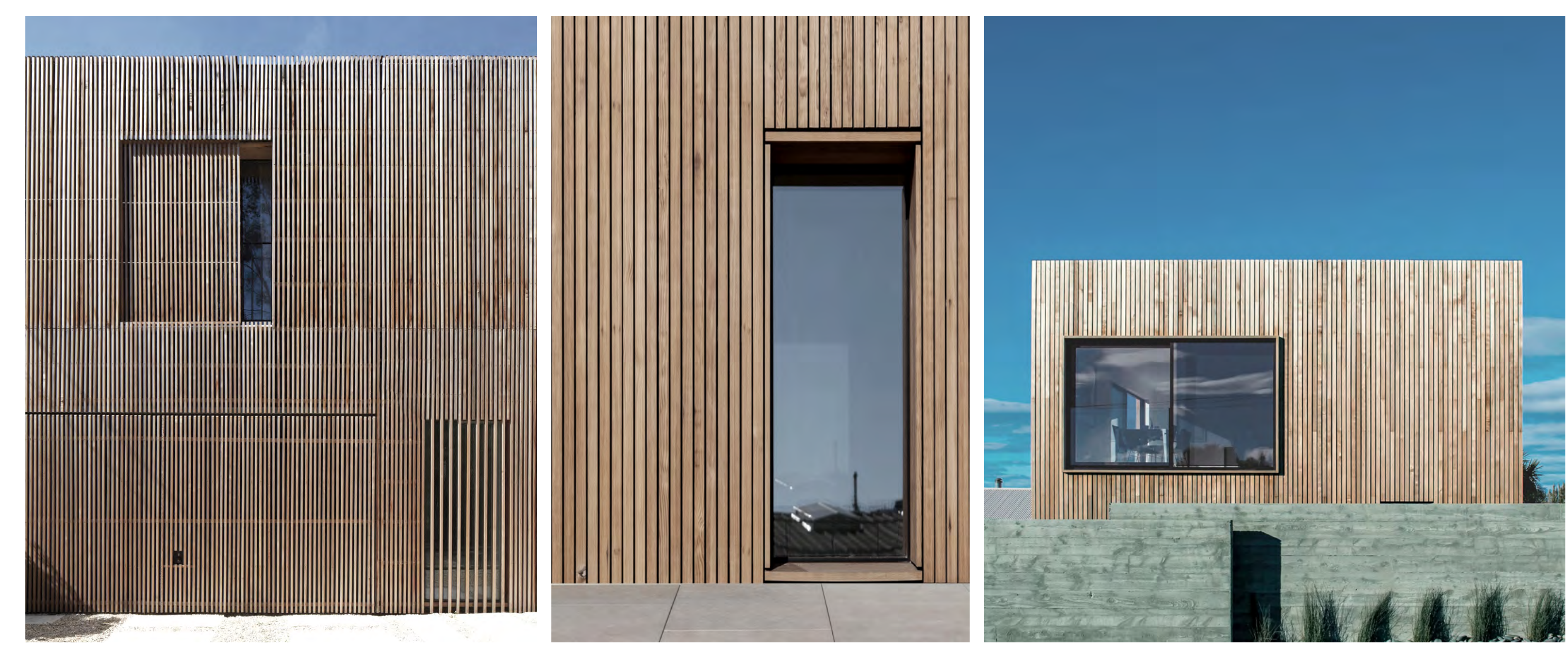
West Elevation

North Elevation



East Elevation

South Elevation



### Examples of the newly projected untreated open Cedar Cladding

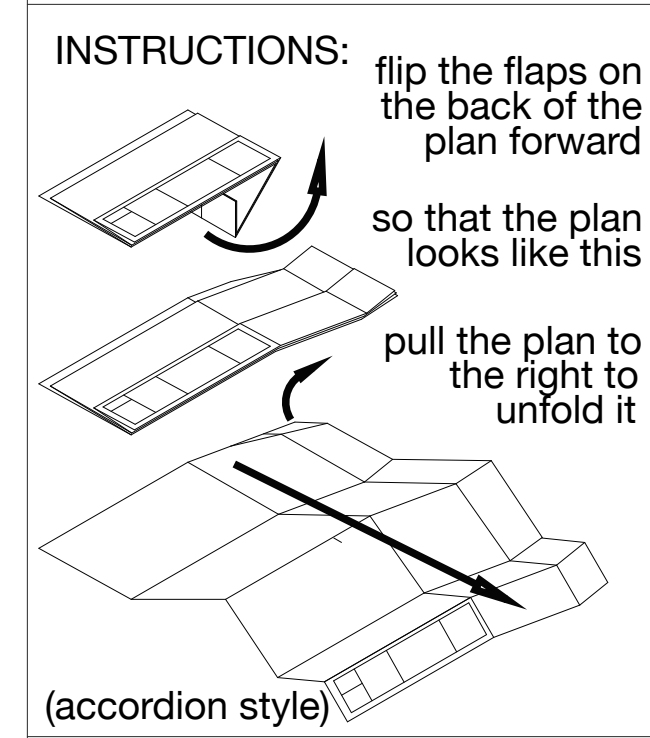
The wood will attain a beautiful natural grey over time, this weathered look is in line with many contemporary or modern buildings along the Northern California Coast since the 1960s (Sea Ranch)



### Door and Window Frames

Modern Fleetwood or Western Window Systems  
Clear Anodize (Aluminum) or Dark Bronze Anodize  
Frames (the elevations above show the Bronze version  
which we probably prefer)

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



### Material Elevations

SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 12|20|18

