



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

Permit & Request Application

Project Permit(s) & Fees			
Permit: <u>AP</u>	Fee: <u>\$2282</u>	Multiple Permit Discount: _____	App. #: <u>15-411</u>
_____	_____	_____	Date: <u>7/30/15</u>
_____	_____	_____	Received By: <u>A. Hobson</u>
_____	_____	_____	Total Fee: <u>\$2282</u>

Project/Property Information			
Project Address: <u>858 17 Mile Dr, PG</u>	APN: <u>006-611-018</u>	_____	
Lot: <u>4</u> Block: <u>837</u>	Tract: <u>PG Acres</u>	_____	
ZC: <u>R-1-B-3</u> GP: <u>Low Den 5.4 dula</u>	Lot Size: <u>13,538.54</u>	_____	
Project Description: <u>Remodel Kitchen/Living, new covered porch & window seat, convert ex garage to family add 2nd story above, add detached garage</u>	_____		
Applicant Name: <u>Glenn Warner</u>	Phone #: <u>(831) 625-2862</u>	_____	
Mailing Address: <u>Box 22811 Carmel Ca 93922</u>	_____		
Email Address: <u>GlennEWarner@yahoo.com</u>	_____		
Owner Name: <u>Matt & Adrianna James</u>	Phone #: <u>(831) 333-6190</u>	_____	
Mailing Address: <u>858 17 Mile Dr PG</u>	_____		
Email Address: <u>LMattoJames@gmail.com</u>	_____		

Permit(s)/Request(s)			
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other _____
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other _____

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input checked="" type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
	<input type="checkbox"/> NRC		<input type="checkbox"/> BP: Butterfly Preserve Buffer
	<input type="checkbox"/> HRC		
	<input type="checkbox"/> PC		
	<input type="checkbox"/> CC		

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.

[Signature] 6.11.15 [Signature] 7/30/15
 Applicant Signature Date Owner Signature (Required) Date

PROJECT DATA SHEET

Item 7b

Project Address: 858 17 Mile Dr Submittal Date: _____
 Applicant(s): Glen Warner Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1 B-3	R-1 B-3	R-1 B-3	
Building Site Area		13,736	13,736	
Density (multi-family projects only)	—	—	—	
Building Coverage		13.3%	24.9%	
Site Coverage		1795	3423	
Gross Floor Area		1795	3230	
Square Footage not counted towards Gross Floor Area	—	—	—	
Impervious Surface Area Created and/or Replaced		1668-	280-	
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	242	84.35%	
Exterior Lateral Wall Length to be built	—	—	—	
Building Height		18'	25'	
Number of stories		1	2	
Front Setback		20'	20'	
<u>West</u> Side Setback (specify side)	6' 6"	6' 6"	6' 6"	
<u>East</u> Side Setback (specify side)	6' 6"	9'	12'	
Rear Setback	10'	129'	83'	
Garage Door Setback	—	—	—	
Covered Parking Spaces		2	3	
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		9'	12'	
Back-up Distance		24'	24'	
Eave Projection (Into Setback)	3' maximum	2'	2'	
Distances Between Eaves & Property Lines	3' minimum	4' 6"	4' 6"	
Open Porch/Deck Projections		0	0	
Architectural Feature Projections		0	3'	
Number & Category of Accessory Buildings		1 SHED	2 Garage, 1 SHED	
Accessory Building Setbacks		—	94'	
Distance between Buildings		—	27'	
Accessory Building Heights		—	15'	
Fence Heights		6'	6'	

*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.



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Item 7b

ARCHITECTURAL PERMIT (AP) 15-411

FOR A PROPERTY LOCATED AT 858 17 MILE DRIVE TO ALLOW A TWO-STORY ADDITION OF 774 GROSS SQUARE FEET, A DECK OF 364 SQUARE FEET, A PORCH OF 150 SQUARE FEET, A SECOND-STORY BALCONY OF 56 SQUARE FEET, A GABLE-FRONT DORMER WINDOW OF 10 SQUARE FEET, A REPLACEMENT OF EXISTING DRIVEWAY WITH 1,944 SQUARE FEET OF PERMEABLE PAVERS, AND A DETACHED GARAGE/WORKSHOP OF 661 SQUARE FEET, TO AN EXISTING SINGLE-STORY RESIDENCE OF 1,795 SQUARE FEET, FOR A TOTAL OF A TWO-STORY RESIDENCE OF 2,569 GROSS FLOOR AREA AND A DETACHED GARAGE/SHOP OF 661 SQUARE FEET.

FACTS

1. The subject site is located at 858 17 Mile Drive, Pacific Grove, 93950 APN 006-611-180.
2. The subject site has a designation of Low Density 5.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is 13,736 square feet (0.3 acres).
5. The subject site is developed with a one story, single family residence of approximately 1,795 gross square feet.
6. The subject site was built in 1955 and is not on the City's Historic Resources Inventory.
7. An Initial Historic Screening was completed by the City of Pacific Grove, and the Historic Resources Committee determined at its July 23, 2015 meeting that the property is ineligible as a "Historical Resource" because the property does not exhibit unique architectural, site, or locational characteristics.
8. The subject site is located in the Watershed Management Zone 1.
9. 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-B-3 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 No. 4 and 28, and;
3. The proposed development will meet the parking requirements of 2 covered parking spaces for the R-1-B-3 zone, and;
4. The proposed development is in conformance with the Monterey Peninsula Water Management District because the water fixture unit count will be reduced from 16.6 to 16.2, and;
5. The proposed development will help reduce stormwater runoff by replacing the existing driveway with 1,944 square feet of permeable pavers, and;
6. 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;
7. 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) 15-411 to allow a two-story addition of 774 gross square feet, a deck of 364 square feet, a porch of 150 square feet, a second-story balcony of 56 square feet, a gable-front dormer window of 10 square feet, a replacement of existing driveway with 1,944 square feet of permeable pavers, and a detached garage/workshop of 661 square feet, to an existing single-story residence of 1,795 square feet, for a total of a two-story residence of 2,569 gross floor area and a detached garage/shop of 661 square feet.

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. **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. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
8. **Conditions of Approval in 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) 15-411 to allow a two-story addition of 774 gross square feet, a deck of 364 square feet, a porch of 150 square feet, a second-story balcony of 56 square feet, a gable-front dormer window of 10 square feet, a replacement of existing driveway with 1,944 square feet of permeable pavers, and a detached garage/workshop of 661 square feet, to an existing single-story residence of 1,795 square feet, for a total of a two-story residence of 2,569 gross floor area and a detached garage/shop of 661 square feet.
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 10th of November, 2015, 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.

Matt and Adrianna James

Date



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NOTICE OF EXEMPTION FROM CEQA

Item 7b

Property Address/Location: 858 17 Mile Drive, Pacific Grove, CA 93950

Project Description: AP 15-411

Description: To allow a two-story addition of 774 gross square feet, a deck of 364 square feet, a porch of 150 square feet, a second-story balcony of 56 square feet, a gable-front dormer window of 10 square feet, a replacement of existing driveway with 1,944 square feet of permeable pavers, and a detached garage/workshop of 661 square feet, to an existing single-story residence of 1,795 square feet, for a total of a two-story residence of 2,569 gross floor area and a detached garage/shop of 661 square feet.

APN: 006-611-180

ZC: R-1-B-3 GP: Low Density to 5.4 du/ac Lot Size: 13,736 sf

Applicant Name: Glenn Warner Phone #: (831) 625-2862

Mailing Address: PO Box 22811, Carmel, CA 93922

Email Address: GlennEWarn@yahoo.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: Categorical Exemption - Section 15301(e)(1) Class 1

Exemption Findings:

The project includes the the addition of 2,015 square feet, and therefore qualifies for a Categorical Exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities.

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact: Wendy Lao, Assistant Planner **Contact Phone:** (831) 648-3185

Signature:

Date: November 3, 2015



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Initial Historic Screening Determination

Address: 858 17 Mile Dr. APN: 006-611-018-000
 Owner: Adrianna James Applicant: Same

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
 - X 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 _____ 7/28/15
 Maureen Mason, HRC Chair Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

- X 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 _____ 7/23/15
 Mark Brodeur, CEDD Director Date

IMPERVIOUS SURFACE CALC.:
 EX. DRIVE - (3 x 44) + (26 x 40) = 1406 ASPHALT
 EX. PORCH & WALK - (8 x 10) + (4 x 18) = 152 CONC.
 EX. SHED - 8 x 10 = 80 CONC.
TOTAL EX - 1668

NEW PORCH - 8 x 25 = 200 CONC.
NEW DRIVE, PATH, & LAND'GS, PERMEABLE
 (3 x 3) + (4 x 10) + (8 x 8) + (12 x 80) + (16 x 38) + (10 x 24.5) = 1044
EX. SHED - 80 CONC.
TOTAL NEW - 280 (1044 PERMEABLE)

PROJECT DATA SHEET

Project Address: 858 17 Mile Dr Submittal Date:
 Applicant(s): Glenn Warner Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1 B-3	R1 B-3	R1 B-3	
Building Site Area		13,736	13,736	
Density (multi-family projects only)				
Building Coverage		13,322	24,392	
Site Coverage		1795	3423	
Gross Floor Area		1795	3200	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		1668	280	
Exterior Lateral Wall Length to be demolished in feet & % of total*		242	84.35%	
Exterior Lateral Wall Length to be built				
Building Height		13'	25'	
Number of stories		1	2	
Front Setback		20'	20'	
Left Side Setback (specify side)	6' 6"	6' 6"	6' 6"	
Right Side Setback (specify side)	6' 6"	9'	12'	
Rear Setback	10'	129'	83'	
Garage Door Setback				
Covered Parking Spaces		2	3	
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1			
Driveway Width(s)		9'	12'	
Back-up Distance		24'	24'	
Eave Projection (Into Setback)	3' maximum	2'	2'	
Distances Between Eaves & Property Lines	3' minimum	4' 6"	4' 6"	
Open Porch/Deck Projections		0	0	
Architectural Feature Projections		0	3'	
Number & Category of Accessory Buildings		1 SHED	2 GARAGE, 1 SHED	
Accessory Building Setback			44'	
Distance between Buildings			22'	
Accessory Building Heights			15'	
Fence Heights		6'	6'	

*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.
 [Rev. 01/14/14]

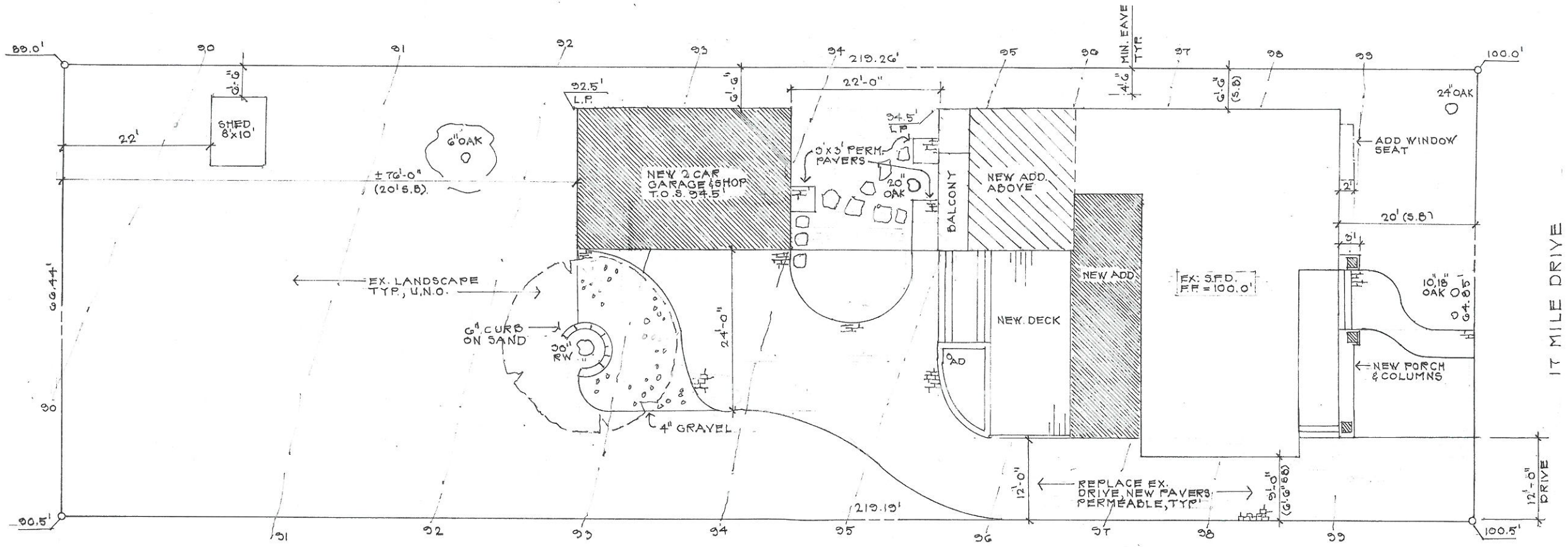
A-1	SITE PLAN	OWNER: MATT & ADRIANNA JAMES (631) 333-6190 PROJECT & OWNER ADDRESS: 858 17 MILE DR PACIFIC GROVE, CA, 93950 APN: 006-611-018 PROJECT SUMMARY: REMODEL KITCHEN/LIVING & ADD NEW COVERED PORCH & WINDOW SEAT. CONVERT EX. GARAGE TO FAMILY ADD 2ND STORY ABOVE, ADD DETACHED GARAGE. NO GRAD'G. ADD BATH FLR AREA: EX. SHED 80 EX. GARAGE 410 NEW LOWER 373 NEW GARAGE 661 NEW UPPER 401 NEW PORCH 150 NEW DECK 364 NEW BALCONY 56 PAVING 1944 SHED 80 COVERAGE: 1385+410+373+661+150+364+80/13,736 = 24.9% W/PAVING: 3423+1944/13,736 = 39.0% FAR: 1385+410+373+661+401/13,736 = 23.5% TYPE X OCC: R, D, U	
A-2	PLAN & ELEV.'S		
A-3	EX. PLAN & ELEV.'S		
A-4	EX. & NEW ELEV.'S		
INDEX		C DATA	13

LEGEND:
 EX. - EXISTING
 T.O.S. - TOP OF SLAB
 FF - FINISH FLOOR
 RW - REDWOOD
 TYP - TYPICAL
 S.D. - SETBACK
 A.D. - AREA DRAIN

RECEIVED

OCT 20 2015

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT



SITE PLAN, PROPOSED

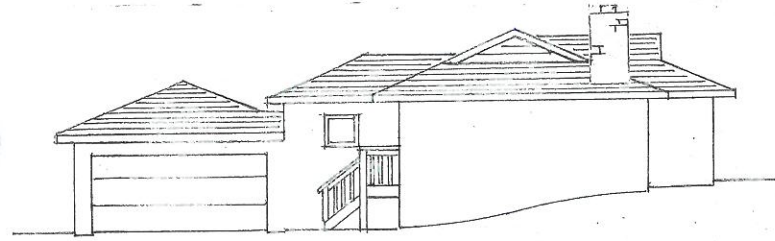
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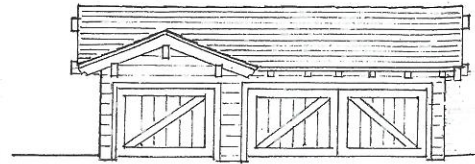
GLENN E. WARNER, ARCHITECT
 51752 PALO COLORADO RD, CARMEL, CA.
 MAILING: P.O. BOX 22611, CARMEL, CA, 93922
 (631) 625-2862

858 17 MILE DR
 P.G., CA., 93950
 APN: 006-611-018

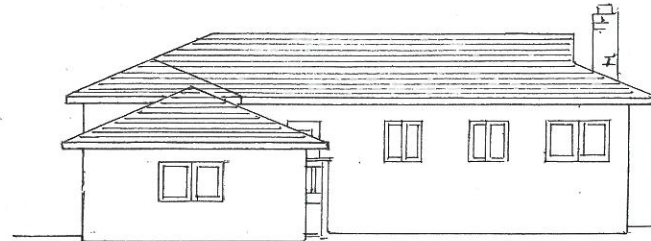
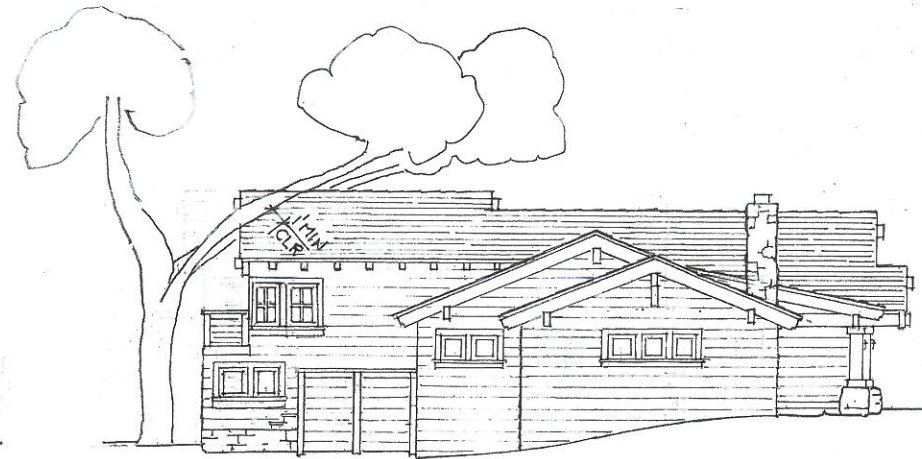
A-1



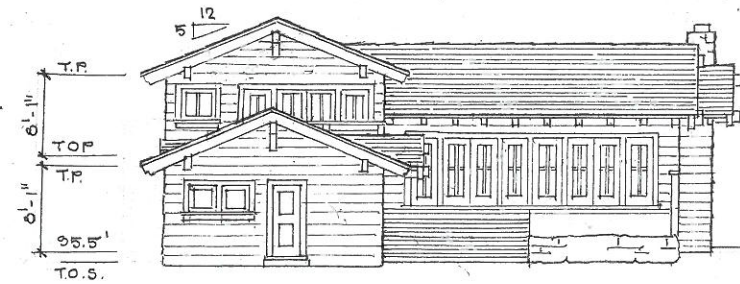
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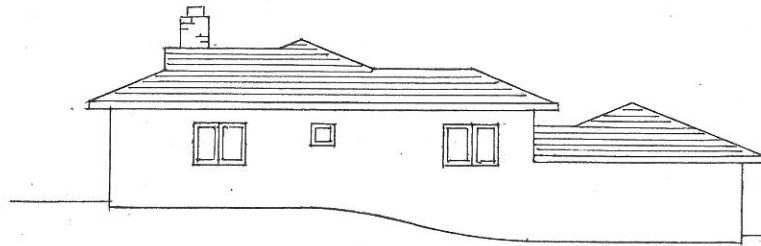
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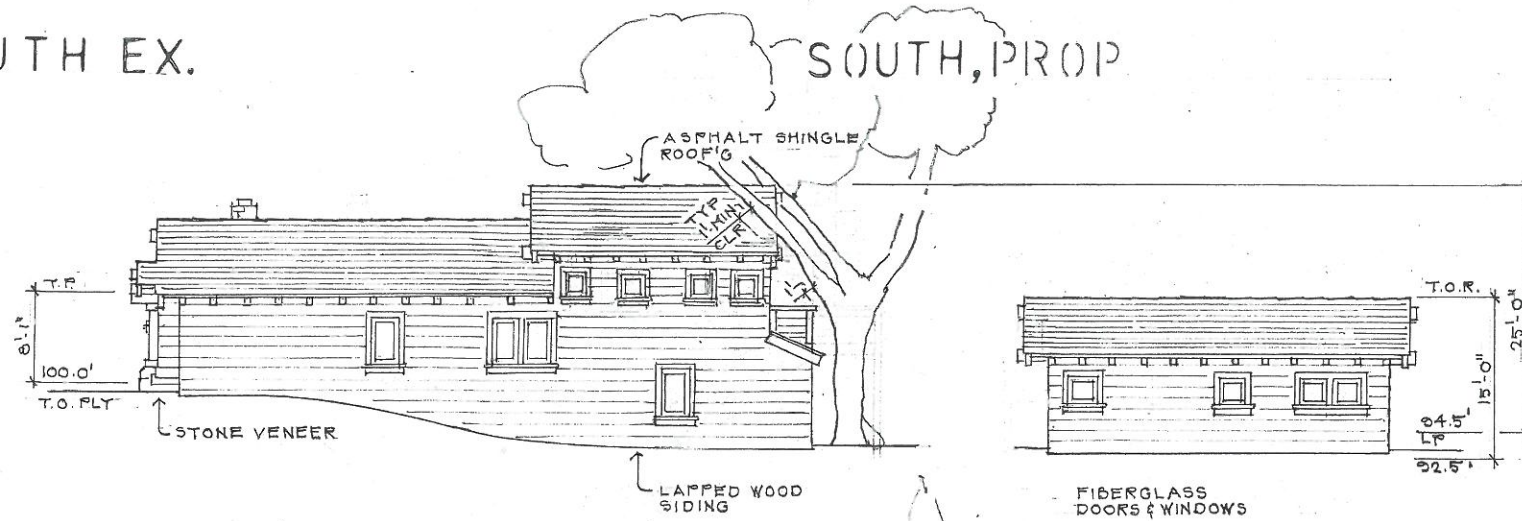
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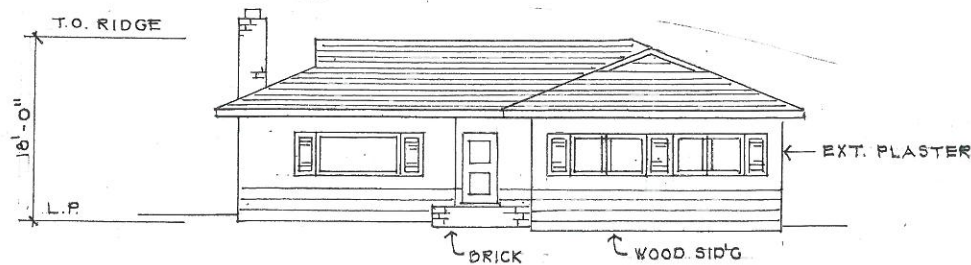
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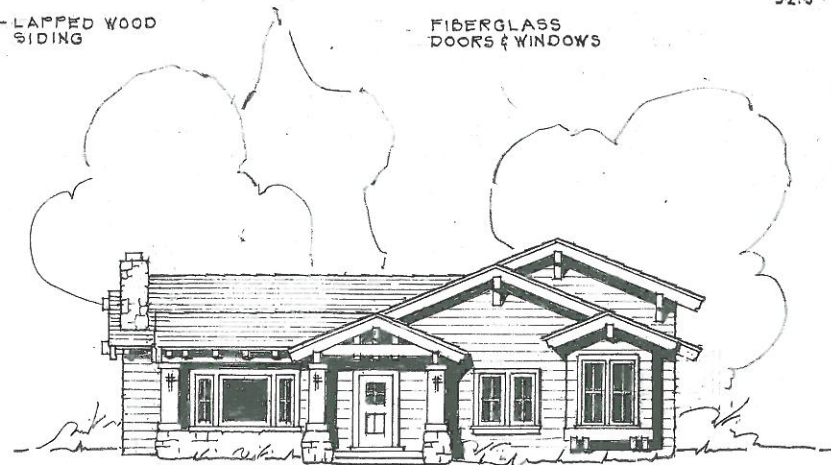
WEST EX.



WEST, PROP.



NORTH EX.

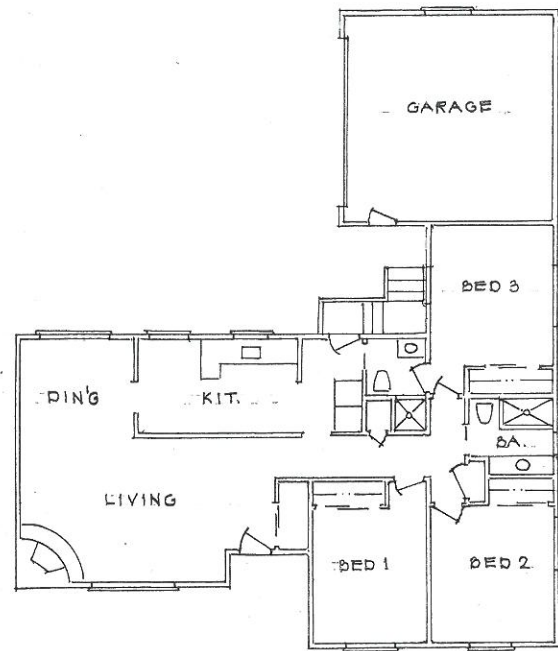


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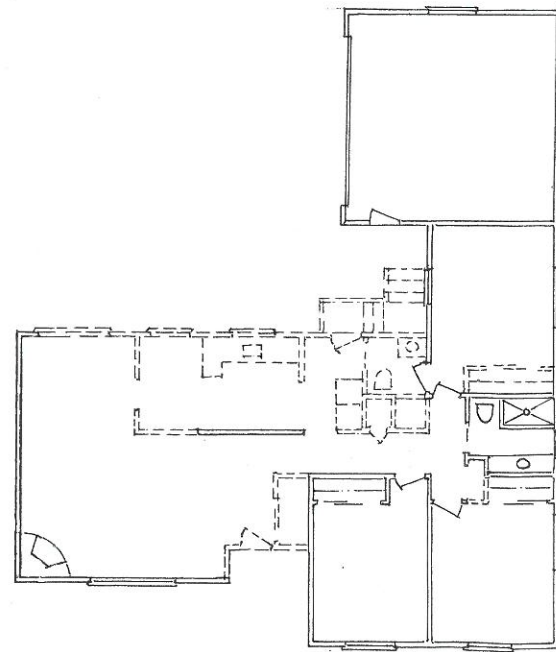
GLENN E WARNER ARCHITECT
57152 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA, 95022
(831) 625-2862

656 1/2 MILE DR
P.G., CA., 95050
APN: 006-011-018

A42

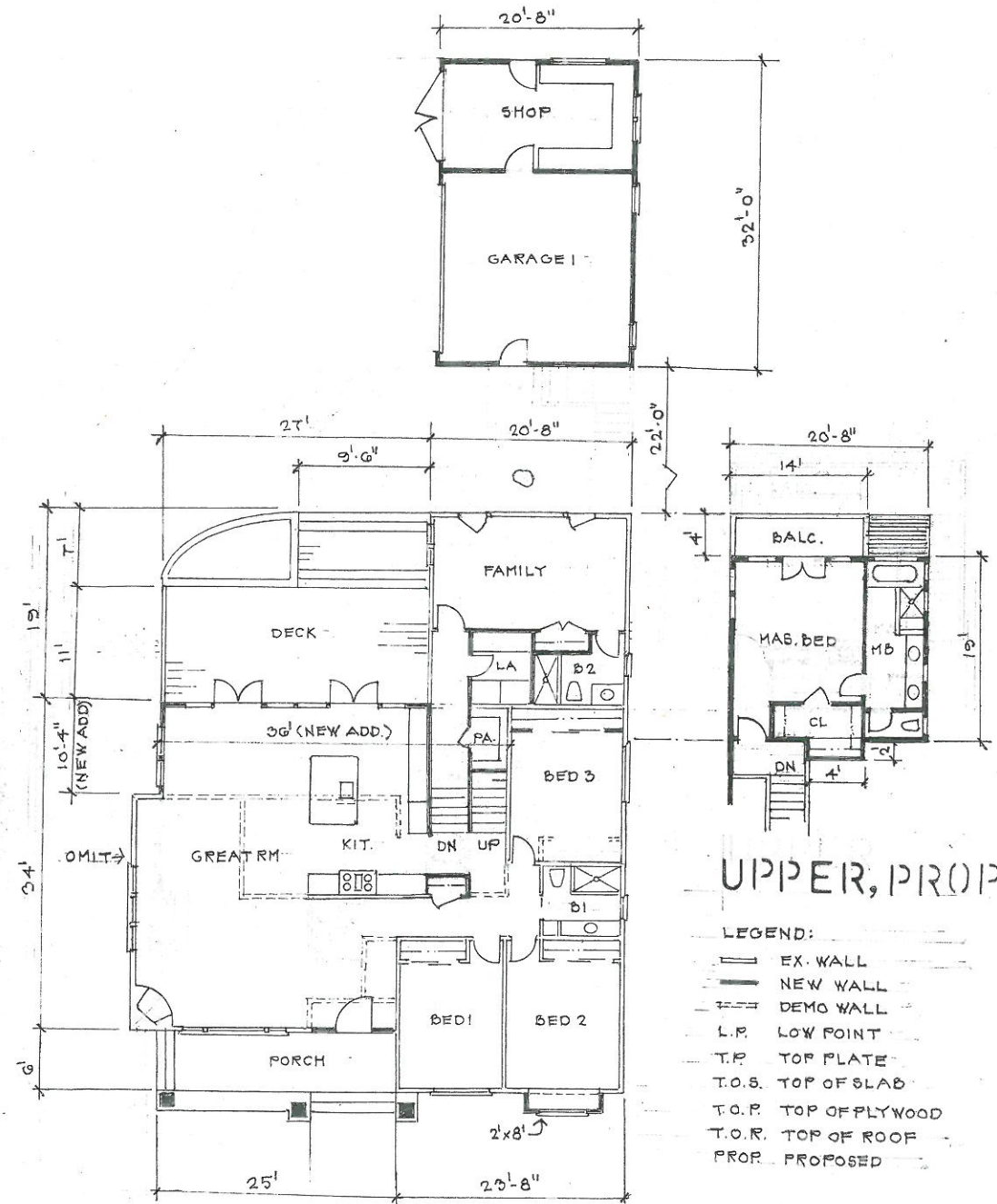


EX. PLAN

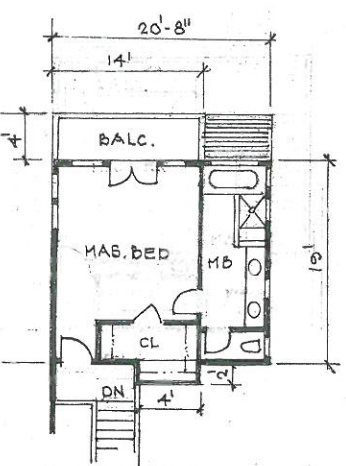
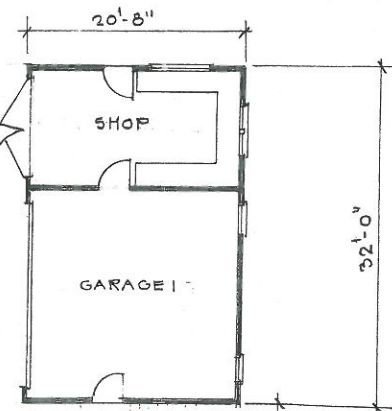


DEMO.

EX. WALLS ——— 414'
 REMOVED WALLS - - - - 133'
 NEW WALLS ——— 402'



LOWER, PROPOSED



UPPER, PROPOSED

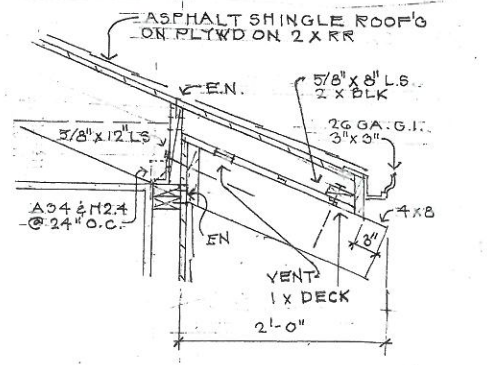
LEGEND:

- EX. WALL
- NEW WALL
- - - DEMO WALL
- L.P. LOW POINT
- T.P. TOP PLATE
- T.O.S. TOP OF SLAB
- T.O.P. TOP OF PLYWOOD
- T.O.R. TOP OF ROOF
- PROP. PROPOSED

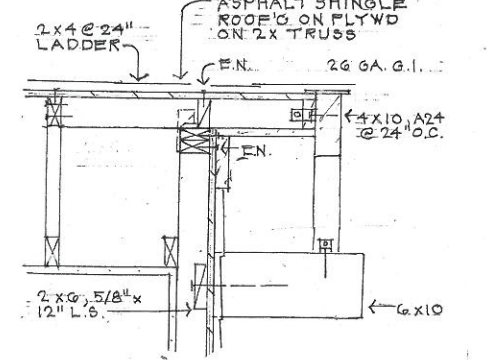
GLENN E. WARNER ARCHITECT
 21152 PALO COLORADO RD, CARMEL, CA
 MAILING: PO BOX 22811, CARMEL, CA, 95522
 (831) 625-2862

65817 MILE DR
 P.G., CA, 90950
 APN: 006-G11-01B

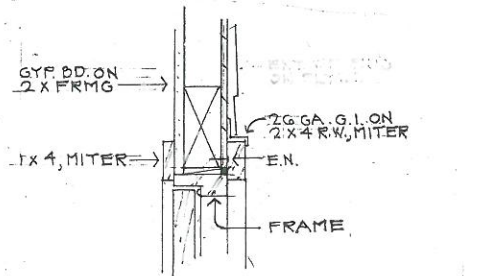
A-3



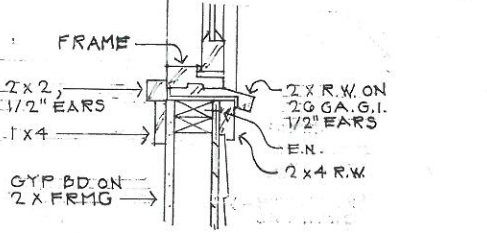
EAVE 1/8" = 1'-0" ①



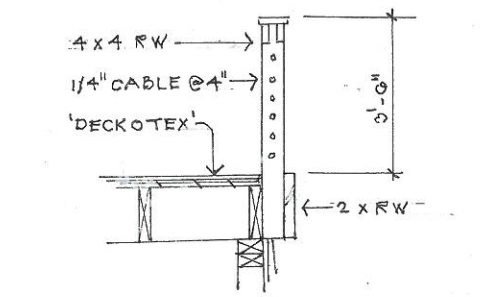
RAKE 1/8" = 1'-0" ②



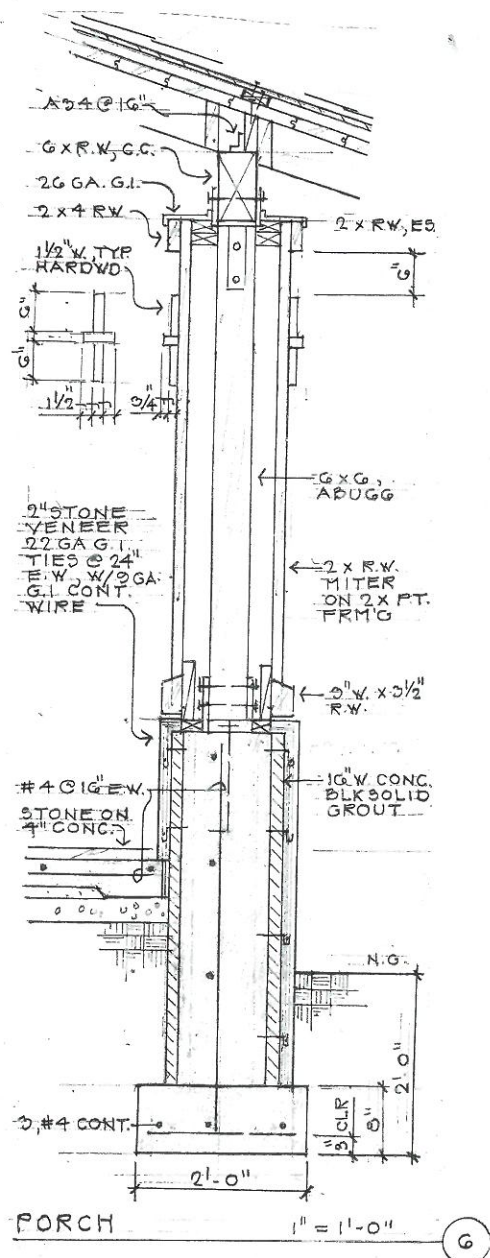
DOOR & WINDOW TRIM 1/2" = 1'-0" ③



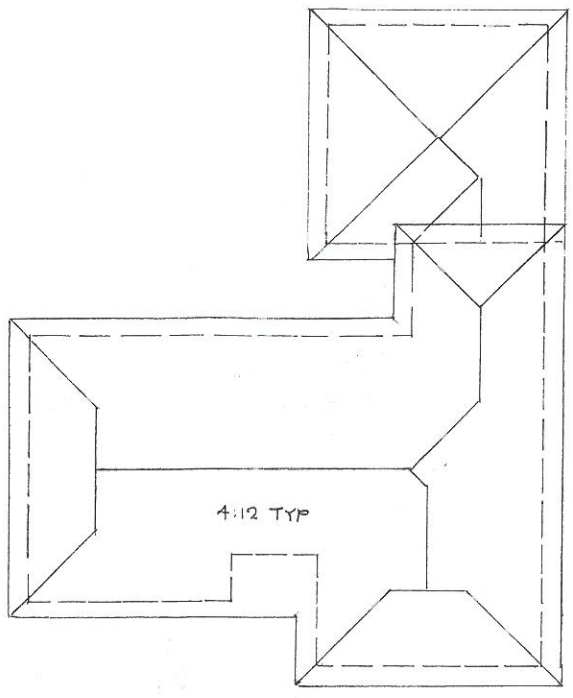
WINDOW SILL 1/2" = 1'-0" ④



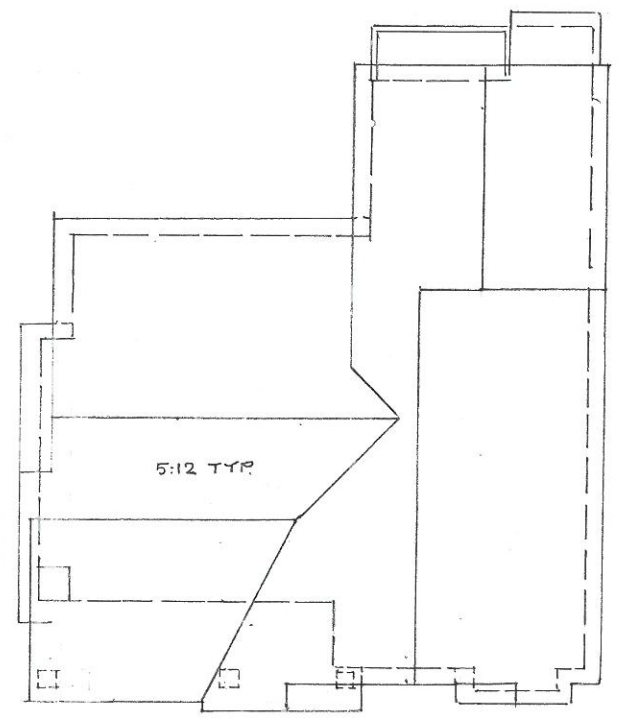
BALCONY 1/2" = 1'-0" ⑤



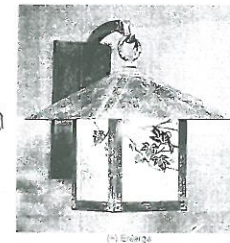
PORCH 1/8" = 1'-0" ⑥



EX ROOF 1/8" = 1'-0" 858 IT MILE DR



NEW ROOF, PROPOSED 1/8" = 1'-0" 858 IT MILE DR

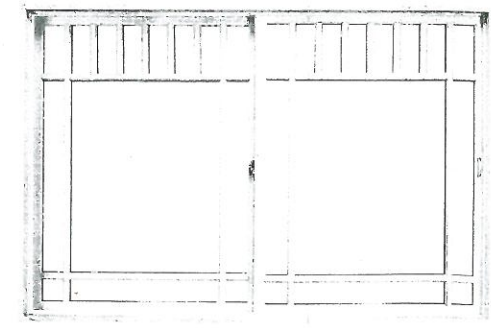


Evergreen #EB-12
 Finish Shows: EB-12 shown with sycamore (SF) fillfree clear seedy (CS) glass and verdigris patina (VP) metal finish.
 12" evergreen wall mount available with classic arch or T-bar overlay, (also round, humpbacked or sycamore figure, or simply with a 3/4" arch on 5" x 11" rock plate.
 Width 12"
 Height 15 1/8"
 Depth 14 3/8"
 Primary Lamps 1
 Primary Lamp Wattage 100 W
 Primary Lamp Type Medium
 Mounting Base 5" x 11"
 Center To Top 7 1/2"
 UL Rating Incand Damp
 Available Finishes
 • For best results, finish options are available.
 • All on glass options are available.

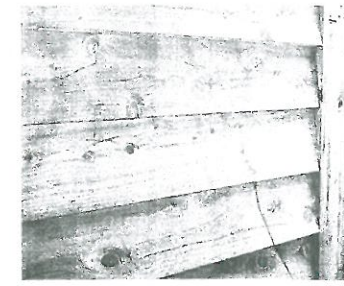
'ARROYO CRAFTSMAN'

3110 & 3110U Horizontal Sliding Windows

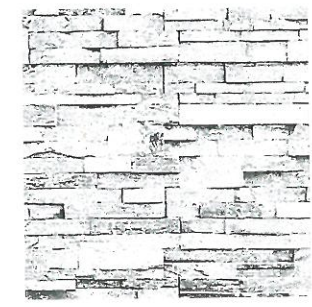
3000 SERIES FIBERGLASS



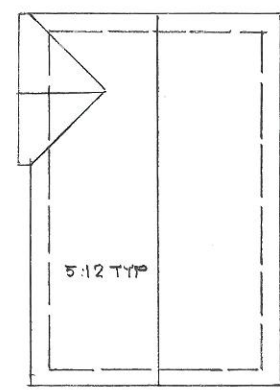
DOORS & WINDOWS



1 X 8 LAPPED CEDAR



'CULTURED STONE' LEDGE STONE



PROPOSED GARAGE ROOF 1/8" = 1'-0" 858 IT MILE DR

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 APN: 006 - G 11-018

Ax4