



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

AGENDA REPORT

TO: Members of the Architectural Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: July 13th, 2017

SUBJECT: Architectural Permit (AP) #17-415 to allow the removal of a 522 square feet detached garage to be rebuilt with a 273 square feet single-story detached garage, and to allow the single-story historic residence of 1,221 square feet to add a single-story addition of 766 square feet in the rear, which will create a total of a 1,987 square feet single-story single-family residence with a detached single-story garage of 273 square feet. A condition of approval requires the detached garage to be lowered from 13' to 11.5' height, not to exceed the height of the existing garage.

ADDRESS: 859 Maple Street (APN 006-634-021)

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

APPLICANT: Glenn E. Warner, architect, on behalf of Lyle Somerton, owner

CEQA: Categorical Exemption, Section 15301, Class 1; and Section 15331, Class 31

RECOMMENDATION

Receive report, hold public hearing, and approve AP #17-415 based on the findings and subject to the staff-recommended conditions, including lowering the garage height to 11.5' height.

BACKGROUND

On April 27, 2017, Glenn E. Warner, architect, applied for an Architectural Permit #17-415 for a property located at 859 Maple Street in Pacific Grove. The permit would allow an existing single-story historic residence of 1,221 square feet to add a single-story addition of 766 square feet in the rear of the property. The permit would also allow the non-historic detached garage of 522 square feet which encroaches into the setback to be demolished, and rebuilt with a single-story garage of 273 square feet outside of the required setback area. This will create a total of a 1,987 square feet single-story single-family residence with a detached single-story garage of 273 square feet. A condition of approval requires the detached garage to be lowered from 13' to 11.5' height, not to exceed the height of the existing garage.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-1 zone, including but not limited to coverage, setbacks, and height requirements.

The proposed project will have a building coverage of 31%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. §23.16.040. The proposed project will have a site coverage of 58%, which is within the allowable maximum site coverage of 60%. The proposed project will have a gross floor area 2,260 square feet, which is within the allowable maximum gross floor area of 2,868 square feet.

The proposed addition in the rear will have a building height of 14', which is under the allowable maximum height limit of 25'. The proposed garage will have a building height of 11.5' if the condition of approval is effective, which will match the height of the existing garage.

Garage Height – Condition of Approval

The permit's condition of approval requires that the height of the proposed garage shall be lowered to 11.5', not to exceed the height of the existing garage. After story poles and netting were installed on June 5, 2017 which indicated a garage height of 13', a neighbor expressed concern about the height. Staff reviewed and also determined that the mass appears larger than intended, perhaps due to the non-historic detached garage being brought forward on the lot. The larger mass is not consistent with the Secretary of Interior's Standards, as a non-historic garage addition should be subordinate to the historic main residence. As a result, staff recommends lowering the building height to 11.5', so that even though the garage will be brought forward on the lot, it will be subordinate to the main residence. Staff spoke with the property owner and architect on June 6, 2017, who are in support of a lowered garage height.

Historic Review:

The subject property is listed in the City's Historic Resources Inventory (HRI) and is considered to be locally significant. The property resembles that of a Spanish Eclectic Style circa-1930, and has gable roofs, arched window and door openings, and stucco exterior wall cladding. Additional Spanish Eclectic-style details include rounded building corners, a landscape archway on the right side elevation, and decorative tile/concrete inserts in the chimney and gable ends. According to the Phase 2 Historic Report, the original garage was replaced by the existing garage sometime in the 1960s, and an addition was constructed to the rear of the building sometime in the 1970s.

A Phase 2 Historic Report was completed by Seth A. Bergstein of PAST Consultants on April 26, 2017. The report concluded that the proposed design alterations will be consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed alterations to the property retain character-defining features of the historic resource, allowing the property to maintain its local historic significance. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource.

Architecture Review Guidelines:

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

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

The proposed garage will maintain a building height of 11.5', which is smaller and will complement the existing building's one-story height. The roof of the proposed garage will have a 5:12 pitch and use asphalt shingles, which will match the pitch and material of the existing main residence.

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

The project proposes to keep the front of the historic house as is, and expand in the rear of the property, keeping with the Secretary of Interior's standards. The existing detached garage of 522 square feet currently encroaches into the setback area, and is located only 2 feet away from the side property line. The existing garage will be demolished and instead replaced by a smaller detached garage of 273 square feet, and will be built outside of the setback area required, providing a clearance of 6'-9" from the side property line. The size of the structure, combined with the roof pitch and materials proposed, appears to complement the overall form, mass, and composition of the existing building.

Architecture Review Guidelines for Historic Buildings:

Guideline #2: Effects of additions on historic scale and character: additions to historic buildings should be designed to preserve, as much as possible, the scale and overall character of the original structure.

The project proposes to place the new addition on the rear elevation so that the new work does not result in a dramatic change to the form and character of the historic building. The new garage will be replacing the non-historic garage, and proposes to match the main residence's existing pitch and materials.

Guideline #3: Preservation of character-defining features.

The proposed rehabilitation design retains and rehabilitates the remaining character-defining features of the main residence. The Phase 2 Historic Report determined that the proposed addition is consistent with the Secretary of Interior's standards – please see attachment for more information.

Guideline #4: Compatibility of new work with old.

The style of the new construction as proposed is similar to and subtly differentiated from that of the historic house, making it visually clear between historic and new construction. The proposed new work will be differentiated from the old through numerous methods: the rooflines of the rear addition are lower than the historic residence, will have a low-pitched roof, and will have a different window pattern. The proposed garage replacement will be smaller than the existing garage and be in better scale and massing to the historic residence. The garage will be differentiated from the residence by using a double-door garage design

that fits with the residence, but does not confuse it with the existing character-defining features of the historic residence.

Environmental Determination:

The project qualifies for a Class 1 and Class 3 exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities and Section 15331 – Historical Resource Restoration/Rehabilitation. 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 historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase 2 Historic Report
- E. Water Credit Form
- F. Windows
- G. CEQA Documentation
- H. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant 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 17-415
Date: 4/27/17
Total Fees: 3209.30

APPLICANT/OWNER:

Project Address: 859 Maple St PG Ca 93940 APN: 006-634-021

Project Description: Add to ex SFD, remove ex garage
Build new garage, add Bath, no grading
no tree removal

Tree Work? Yes No

<u>Applicant</u>	<u>Owner</u>
Name: <u>Glenn Warner Architect</u>	Name: <u>Lyle Somerton</u>
Phone: <u>(831) 625-2862</u>	Phone: <u>(831) 594-0779</u>
Email: <u>GlennWarner@gmail.com</u>	Email: _____
Mailing Address: <u>Box 22811 Carmel</u> <u>Ca 93922</u>	Mailing Address: <u>859 Maple St</u> <u>PG Ca 93940</u>

Permit Request:

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

PLANNING STAFF USE ONLY:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 1 Block: 340 Tract: ACRES

ZC: R-1 GP: Med. 17.4 DU/ac Lot Size: 7379

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: [Signature] APR 27 2017

Assigned to: CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

3,209.30
4-27-17
Runoff Retention Zone 1

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: 4-27-17

Owner Signature (Required): [Signature]

Date: 4/27/17

RECEIVED

APR 27 2017

PROJECT DATA SHEET

Project Address: 859 Maple St PG Submittal Date:

Applicant(s): Glen Warner Architect Permit Type(s) & No(s):

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	7172	7172	7172	
Density (multi-family projects only)		1793 sf +	2260 sf +	
Building Coverage	40%	24.3%	31%	1221 + 766 + 273 = 2260 sf
Site Coverage	60%	55.9%	58.1%	
Gross Floor Area	2868	1743	2260	
Square Footage not counted towards Gross Floor Area	—	—	—	
Impervious Surface Area Created and/or Replaced	—	1479		
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	—	101 ft / 40%	
Exterior Lateral Wall Length to be built	—	—	183	
Building Height	25'	14'	14'	
Number of stories	2	1	1	
Front Setback	15'	30'	30'	
<u>West</u> Side Setback (specify side)	6'-9"	2'	6'-9"	
<u>East</u> Side Setback (specify side)	6'-9"	8'	8'	
Rear Setback	10'	26'	10'	
Garage Door Setback	20'	30'	30'	
Covered Parking Spaces	1	2	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'	18' x 30'	18' x 30'	
Number of Driveways	1	1	1	
Driveway Width(s)	9'	18'	18'	
Back-up Distance	—	10'	10'	
Eave Projection (Into Setback)	3' maximum	2'		
Distances Between Eaves & Property Lines	3' minimum	2'	4'-9"	
Open Porch/Deck Projections	5'	0	0	
Architectural Feature Projections	3'	0	0	
Number & Category of Accessory Buildings	—	1	1	
Accessory Building Setbacks	20'	30'	20'	
Distance between Buildings	3'	6'	6'	
Accessory Building Heights	15'	14'	13'	
Fence Heights	6'	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.



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT #17-415

FOR A PROPERTY LOCATED AT 859 MAPLE STREET TO ALLOW THE REMOVAL OF A 522 SQUARE FEET DETACHED GARAGE TO BE REBUILT WITH A 273 SQUARE FEET DETACHED GARAGE, AND TO ALLOW THE SINGLE-STORY RESIDENCE OF 1,221 SQUARE FEET TO ADD A SINGLE-STORY ADDITION OF 766 SQUARE FEET, WHICH WILL CREATE A TOTAL OF A 1,987 SQUARE FEET SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE OF 273 SQUARE FEET. A CONDITION OF APPROVAL REQUIRES THE DETACHED GARAGE TO BE LOWERED TO 11.5 FEET HEIGHT, NOT TO EXCEED THE HEIGHT OF THE EXISTING GARAGE.

FACTS

1. The subject site is located at 859 Maple Street, Pacific Grove, 93950 (APN 006-634-021)
2. The subject site has a designation of Medium Density to 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is an interior lot of 7,172 square feet.
5. The subject site is developed with a single-story single-family residence of 1,221 square feet, and a detached garage of 522 square feet.
6. The main residence was built circa-1930 and is listed on the City's Historic Resources Inventory.
7. A Phase 2 Historic Report was completed by Seth A. Bergstein, qualified historian of PAST Consultants, and determined that the proposed project meets the Secretary of Interior's Standards for the Treatment of Historic Properties, and that the detached garage is not original and not a historic resource.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331, Historic Resource Restoration/Rehabilitation.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 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. 27, 28, and 29, and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
5. The exterior alteration of any structure on the historic resources inventory is consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and;
6. The exterior alteration of the structure on the historic resources inventory complies with Appendices I through IV of the City of Pacific Grove Architectural Review Guidelines.

PERMIT

Architectural Permit (AP) #17-415 to allow: the removal of a 522 square feet detached garage to be rebuilt with a 273 square feet detached garage, and to allow the single-story residence of 1,221 square feet to add a single-story addition of

766 square feet, which will create a total of a 1,987 square feet single-story single-family residence with a detached garage of 273 square feet. A condition of approval requires the detached garage to be lowered to 11.5 feet height, not to exceed the height of the existing garage.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for "859 Maple Street" dated June 1, 2017, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.
8. **Curbs and sidewalks.** Install concrete curbs and sidewalks along all public street frontages.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
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. **Garage:** The detached garage shall be lowered to 11.5 feet height, not to exceed the height of the existing garage.

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 Architectural Permit (AP) #17-415 to allow: the removal of a 522 square feet detached garage to be rebuilt with a 273 square feet detached garage, and to allow the single-story residence of 1,221 square feet to add a single-story addition of 766 square feet, which will create a total of a 1,987 square feet single-story single-family residence with a detached garage of 273 square feet. A condition of approval requires the detached garage to be lowered to 11.5 feet height, not to exceed the height of the existing garage.
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 13th day of June, 2017, by the following vote:

AYES: **XXX**

NOES: **XXX**

ABSENT: **XXX**

APPROVED:

Rick Steres, Chair

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

Lyle Somerton, property owner

Date

RECEIVED

APR 27 2017

P A S T
CONSULTANTS LLCSeth A. Bergstein
415.515.6224
seth@pastconsultants.comCITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

April 26, 2017

Lyle Somerton
859 Maple St.
Pacific Grove, CA 93950

Re: Phase Two Historic Assessment for 859 Maple Street, Pacific Grove, CA
APN. 006-634-021-000

Dear Mr. Somerton:

This letter evaluates the proposed alterations to the property located at 859 Maple Street, in Pacific Grove, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on October 31, 2016 to view the property's existing conditions. The subject property contains a circa-1930 Spanish Eclectic-style single-family residence and replaced, circa-1960s garage to the west of the existing residence.

The following Phase Two Historic Assessment provides a description and summary history of the property; a chronology of the changes made to all buildings on the subject property; a list of the property's remaining character-defining features; a list of proposed alterations; and an evaluation of the proposed alterations to the property's historic buildings for conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the

Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

859 Maple Street: Summary of Property History

Located on Block 340, Lot 1 of Pacific Grove Acres, the property does not appear on historic Sanborn maps, as the area was not incorporated by Pacific Grove in 1928. Pacific Grove Heritage archives were contacted to gather existing research on the building. Their records, including a 1928 Building Classification and Computation Record, indicate that the site originally contained a board-and-batten cottage, a small shed and a poultry house on the site. These buildings appear to have been removed in 1930 for the construction of the current Spanish Eclectic-style residence.²

The original permit for the circa-1930 Spanish Eclectic-style residence's construction dates to 1930 and was granted to W.W. Stopp.³

Existing Site Conditions

The property contains a single-family residence constructed in the Spanish Eclectic Style and a garage that replaced the circa-1930 garage sometime in the 1960s. The residence is L-shaped in plan, with gable roofs, arched window and door openings, and stucco exterior wall cladding. Additional Spanish Eclectic-style details include rounded building corners, a landscape archway on the right side elevation and decorative tile/concrete inserts in the chimney and gable ends. An addition was constructed to the rear of the building sometime in the 1970s (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front elevation of the residence, with gable roofs, arched window and door openings and Spanish Eclectic-style decorative details. Right image shows the circa-1970s rear addition, with newer window technology in the openings.

² Letter from Betty Aickelin, Research Director, The Heritage Society of Pacific Grove to Tricia Wotan, Associate Planner, City of Pacific Grove, June 7, 2007, archives of the Pacific Grove Heritage Society.

³ Permit No. 412, 857 Maple St., granted to owner W.W. Stopp, July 5, 1930 in the archives of the Pacific Grove Heritage Society.

Alterations to the property include a circa-1970s rear addition to the residence (**Figure 2**), replacement of the circa-1930 garage with a larger garage sometime in the 1960s and selective window replacements (**Figures 3 and 4**).



Figures 3 and 4. Left image shows the circa-1960s replaced garage to the right of the existing residence. Right image shows the garage's rear building wall with circa-1960s aluminum sliding doors installed in the rear-building wall.

Remaining Character-defining Features of 859 Maple Street

- Gable roof massing with L-shaped roofline and front gable facing the street.
- Decorative tile/concrete panels and circular roof vents in the front gable end.
- Arched openings for the front door and left-front window.
- Garden archway in stucco on the right side elevation.
- Stucco wood exterior wall cladding with rounded building corners.
- Stucco chimney with decorative cast panels on the left side elevation.
- Wood casement windows in the circa-1930 openings on the front and left side elevations.

Previous Alterations to 859 Maple Street

Based on a records search of files at the Pacific Grove Community Department and Pacific Grove Heritage, the following list summarizes permits for exterior modifications. Estimated dates are based on the material conditions found on the building during the site visit.

- Permit #412, 1930: Erect stucco bungalow and garage. Both appear to have replaced a board-and-batten cottage and storage shed previously on the site.
- No Permit, circa-1960s: Remove circa-1930 garage and construct larger garage. The presence of aluminum-slider windows dates the garage to circa-1960s.
- No Permit, circa 1960s-1970s: Expand garage at an unknown date for additional living space. Construction only partially complete on the garage expansion and of poor quality.

- No Permit, circa-1970s: Construct rear addition to the residence. The presence of non-historic aluminum-clad windows dates the addition to circa-1970 or later.
- Permit #86-0358, 1986: Replace driveway and front path.
- Permit #95-0176, 1995: Remove and replace roof.
- Permit #95-0193, 1995: Replace garage door.

Summary of Proposed Alterations

Design drawings by Glenn E. Warner, Architect and dated April 26, 2017 were the design drawings evaluated for this Phase Two Historic Assessment. The proposed alterations are:

- Remove circa-1960s garage and construct new, smaller garage on the existing driveway. The proposed new garage's roofline will be lower than the roofline of the circa-1930 residence.
- Construct 733 sq. ft. rear addition to existing residence. The rear addition's roofline will not be taller than the circa-1930s roofline and be in scale and massing with the circa-1930 residence.
- Retain and rehabilitate the existing character-defining features of the circa-1930 residence.

Evaluation of Proposed Alterations

The following lists the ten *Standards* for rehabilitation, with an evaluation for the proposed new garage roof only, given below each *Standard*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations will allow the historic single-family residence to retain its residential use, while retaining the existing character-defining features and satisfying this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed rehabilitation design removes the circa-1960s garage, which replaced an earlier garage constructed circa-1930. The existing garage has been partially altered in the 1960s/1970s with window and door insertions and is in poor condition. Because of the recent construction date and alterations to the garage, the existing garage is not considered to be a distinctive character-defining feature of the circa-1930 residence and can be removed. It should be noted that the new garage will be smaller and in better proportion to the existing historic residence and maintains the spatial relationship between the residence and garage.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed alterations do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The proposed alterations do not impact any changes to the residence that may have acquired historic significance. The circa-1970s rear addition is not a character-defining feature of the circa-1930 residence and has not acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed rehabilitation design retains and rehabilitates the remaining character-defining features of the single-family residence, satisfying this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will maintain the residence's existing character-defining features, matching stucco repairs to the existing stucco in texture, appearance and application method. The proposed alterations will also rehabilitate existing wood casement windows and tile decorative details that represent the character-defining features of the property.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Physical treatments to repair existing stucco wall cladding and wood windows will be undertaken with appropriate methods that will not damage the historic fabric.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed rear addition is designed with appropriate scale and massing relative to the historic residence. The rooflines of the rear addition are lower than the historic residence, which keep it in scale with the historic residence. Differentiation will be achieved by using a low-pitched roof for the addition and a different window pattern. The proposed rear addition meets this *Standard*.

The proposed garage replacement will be smaller than the existing garage and in better scale and massing to the historic residence. The garage will be differentiated from the residence by using a double-door garage design that fits with the residence, but does not confuse it with the existing character-defining features of the historic residence and satisfying this *Standard*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed rear addition will likely not be removable in the future. However, the proposed rehabilitation design will retain and rehabilitate the remaining exterior character-defining features of the historic residence, allowing it to maintain adequate historic integrity and satisfy this *Standard*.

The proposed garage replaces an existing, non-historic and replaced garage. Removing the circa-1960s garage does not impact the character-defining features of the property.

Conclusion

In conclusion, the proposed design alterations to the historic single-family residence at 859 Maple Street, Pacific Grove meets the *Secretary of the Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

Cc: City of Pacific Grove, Community Development Department; Glenn Warner, Architect

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

Item 8b

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: Lyle Somerton
Daytime telephone: 831 594-0779
Mailing Address: 859 Maple St, PG, Ca 93940
E-Mail Address: _____

2. AGENT/REPRESENTATIVE INFORMATION: Name: Glenn Warner
Daytime telephone: 831 625-2862
Mailing Address: Box 22811, Carmel Ca 93922
E-Mail Address: GlennEWarner@gmail.com

3. PROPERTY INFORMATION: Existing Square-footage 1221 Proposed Square-footage 1954
Address: 859 Maple St PG Ca 93940 Assessor Parcel Number 006 634 021
Water company serving parcel: cal am Is a water meter needed? YES or NO If yes, how many? _____

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): remove Powder room, new master Bath & powder room

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	<u>2</u>	x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>2</u>	x 1.8 =	<u>3.6</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)	<u>1</u>	x 2.0 =	<u>2</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)	<u>1</u>	x 2.0 =	<u>2</u>
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)		x 2.0 =	
Clothes Washer	<u>1</u>	x 2.0 =	<u>2</u>
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 _____ =	

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

Type of Fixture	Fixture	Value	Count
Washbasin	<u>2</u>	x 1.0 =	<u>2</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>1</u>	x 1.8 =	<u>1.8</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)	<u>3</u>	x 0.8 =	<u>2.4</u>
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one head)	<u>2</u>	x 2.0 =	<u>4</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	<u>1</u>	x 2.0 =	<u>2</u>
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	<u>1.5</u>
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	<u>1</u>	x 2.0 =	<u>2</u>
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	<u>1</u>
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	<u>1</u>	x -0.5 =	<u>-0.5</u>
Subtotal proposed indoor fixtures			
New Connection - Refer to District Rule 24-A5			
"Exterior Residential Water Demand Calculations"		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 11.6

(2nd Bath Rule)
PROPOSED FIXTURE UNIT COUNT TOTAL = 11.4

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 Capacity to use water. "PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent: Glenn E Warner Date: 4-22-17 Location Where Signed: Carmel
Print Name: _____ File or Plan Check Number: _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

____ AF Paralta Allocation ____ AF Public Credits ____ AF Second Bathroom Protocol
____ AF Pre-Paralta Credits ____ WDS (Private Well) ____ Water Entitlement ____ No water needed

Notes: _____ Authorized by: _____ Date: _____

Architect Series® Traditional Windows

4.46 (Based on 1762 ratings)

Why Choose Architect Series® Traditional?

- Your home's design calls for stunningly beautiful craftsmanship.
- The authentic, long-lasting beauty of wood.
- You want custom-crafted views.
- You're looking for added security and comfort.

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APR 27 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Overview



Download Brochure (<http://content.pella.com/cs/groups/public/documents/document/mhat/mde1/~edisp/p-015622.pdf>)

Available Architect Series® Windows

(<http://www.pella.com/pella/pella/windows/doors/single-windows/doors/architect-series/windows/doors/architect-series/>)

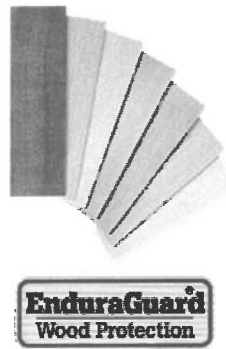


Exquisitely detailed wood windows.

Built like fine furniture. All Architect Series products feature distinctive, fine-furniture detailing that adds drama and architectural interest to your home, inside and out.

The most authentic look of individual window panes. Pella's Integral Light Technology® grilles create the realistic look of divided light while providing exceptional energy efficiency.

Stunning hardware in rich patinas. Choose from Pella's own collection of hardware styles and finishes.



Nothing compares to the beauty of wood.

Exquisite wood interiors. The natural beauty of Mahogany, Douglas Fir, Pine, White Oak,²⁶

(/cs/Satellite?c=PELLA_Link_C&childpagename=PELLA%2FPELLA2_Layout&cid=1343843304903&pagename=PELLA2_Wrapper) Cherry,²⁶ (/cs/Satellite?

c=PELLA_Link_C&childpagename=PELLA%2FPELLA2_Layout&cid=1343843304903&pagename=PELLA2_Wrapper) Red Oak²⁶ (/cs/Satellite?

c=PELLA_Link_C&childpagename=PELLA%2FPELLA2_Layout&cid=1343843304903&pagename=PELLA2_Wrapper) or Maple²⁶ (/cs/Satellite?

c=PELLA_Link_C&childpagename=PELLA%2FPELLA2_Layout&cid=1343843304903&pagename=PELLA2_Wrapper) to blend tastefully with other woods in your home.

Exceptional protection and performance.

- Pella's EnduraGuard® wood protection provides advanced protection against the effects of moisture, decay, stains from mold and mildew - as well as termite damage.
- Low-maintenance aluminum-clad exterior with our EnduraClad® protective finish. Resists fading and helps protect the exterior for years. Available in standard and custom colors.
- Pella's wood windows and patio doors are designed to last. And we stand behind them with a limited lifetime warranty. See written Limited Warranty (<http://content.pella.com/cs/groups/public/documents/document/mdaw/mde3/~edisp/p-030238.pdf>) for details, including exceptions and limitations.



Hardware collections balance style and function.

Add personality to your windows and patio doors with our beautiful hardware collections - created with the sophistication you would expect from Pella and Baldwin® Reserve Hardware.



Windows ([/windows/](#))

Doors ([/doors/](#))



Stores ([/where-to-buy/find-a-store/](#))



More



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: 859 Maple St, Pacific Grove, CA 93950

Project Description: AP 170415

To allow the removal of a 522 sf detached garage to be rebuilt with a 273 sf detached garage, and to allow the single-story residence of 1,221 sf to add a single-story addition of Description: 766 sf, which will create a total of a 1,987 sf single-story single-family residence with a detached garage of 273 sf. A condition of approval requires the detached garage to be lowered to 11.5' height, not to exceed the height of the existing garage.

APN: 006634021000

ZC: R-1

Lot Size: 7,172 square feet

Applicant Name:	Glenn E. Warner Architect	Phone #:	831-625-2862
Mailing Address:	P.O. Box #22811, Carmel, CA 93922		
Email Address:	glennwarner@gmail.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: Section 15301(e)(1) – Existing Facilities and Section 15331 – Historical Resource Restoration/Rehabilitation
- Statutory Exemption
 - Type and Section Number:
- Other:

Exemption Findings:

The project qualifies for a Class 1 and Class 3 exemption from CEQA requirements, pursuant to Section 15301(e)(1) and Section 15331. The project proposes to keep with the Secretary of Interior's Standards for Rehabilitation. 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 historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Contact: Wendy Lao, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Wendy Lao

Date: 6/6/17

OWNER: LYLE SOMERTON
 (831) 534-0119

OWNER & PROJECT ADDRESS:
 859 MAPLE ST
 PACIFIC GROVE, CA, 93950

APN: 006-634-021

PROJECT ADDRESS:
 ADD TO EXIST'G ONE STORY SFD,
 ADD BATH, NO TREE REMOVAL,
 NO GRAD'G. HISTORIC, REMOVE EX
 GARAGE, NEW GARAGE

FLOOR AREA:
 EX. SFD ——— 1221
 EX. GARAGE ——— (522)
 EX. DECK ——— 160
 EX. TRELLIS ——— 132
 EX. PAVING ——— 1479
 NEW ADDITIONS ——— 766
 NEW PAV'G ——— 136
 NEW GARAGE ——— 273

SITE COVERAGE:
 $1221 + 273 + 160 + 132 + 766 = 2552 / 7172 = 35.6\%$

W/ PAV'G:
 $2552 + 1479 + 136 / 7172 = 58.1\%$

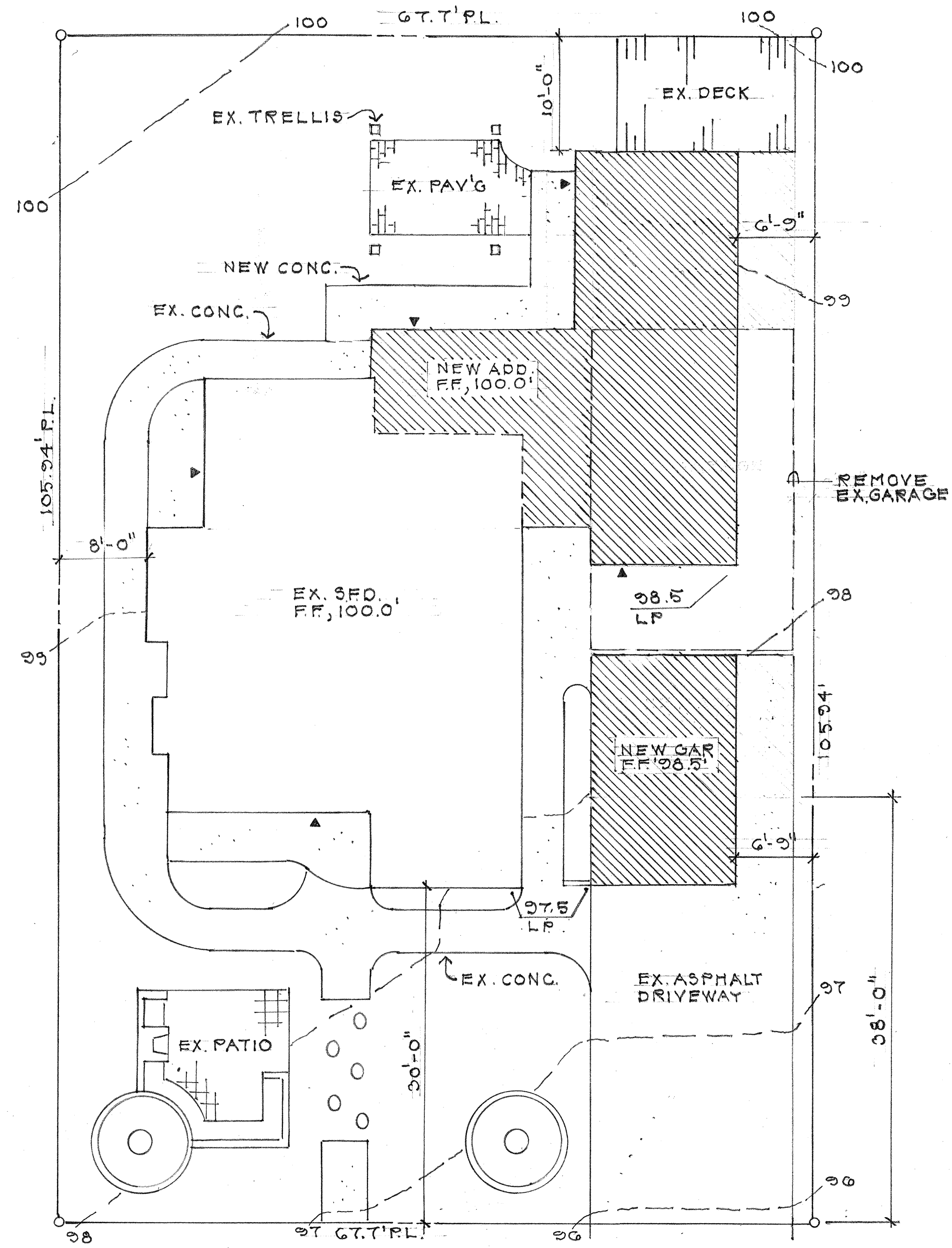
FAR:
 $1221 + 273 + 766 / 7172 = 31.5\%$

OCC. R-3, U
 TYPE V

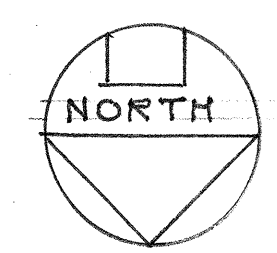
ALL WORK SHALL CONFORM TO 2013
 CRC, CEC, CMC, CPC, CGBC, & T24

DATA 13

- A-1 SITE PLAN
- A-2 FLOOR PLAN
- A-3 ELEVATIONS



▽ LIGHT'G, TYPE



SITE PLAN 1/8" = 1'-0" A

INDEX C

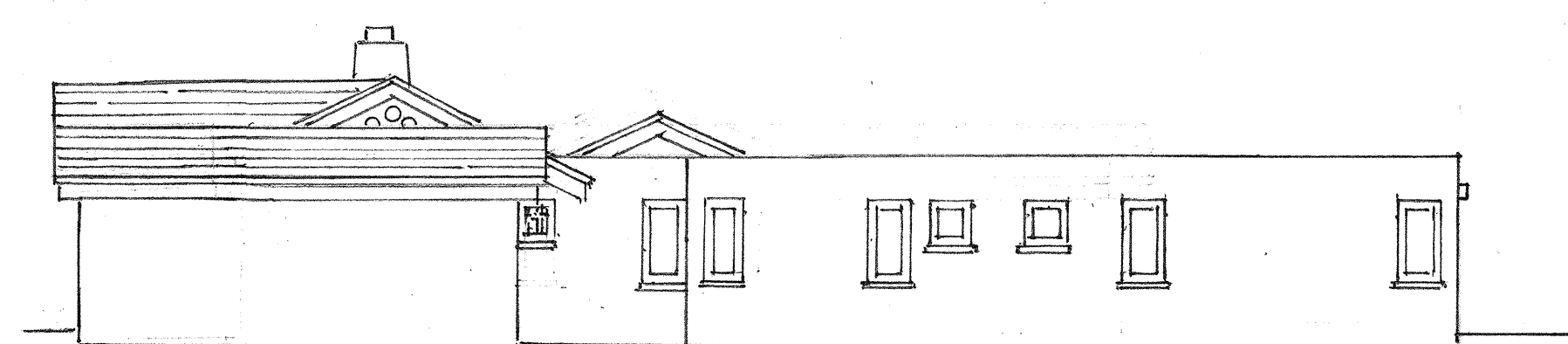
GLENN E WARNER ARCHITECT
 37752 PALO COLORADO RD, CARMEL, CA,
 MAILING: PO BOX 22811, CARMEL, CA, 93922
 (831) 625-2862

859 MAPLE ST
 P.G., CA., 93950
 APN: 006-634-021

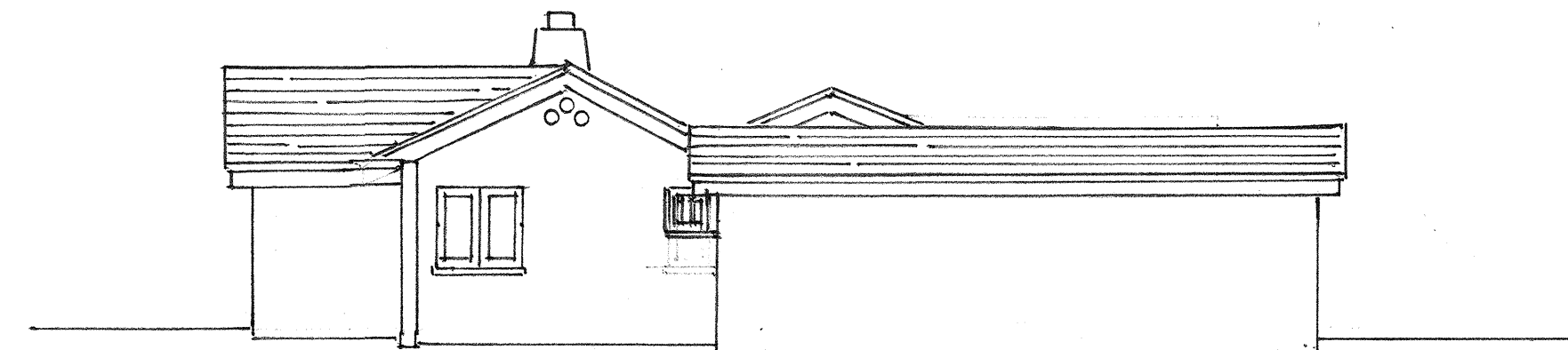
A-1



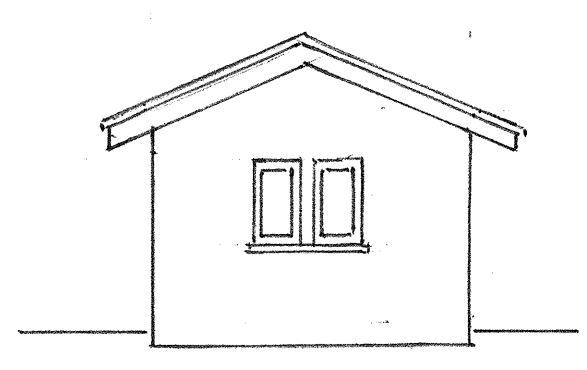
WEST, NEW 1/8" = 1'-0" M
NEW MAIN RESIDENCE WITHOUT NEW GARAGE



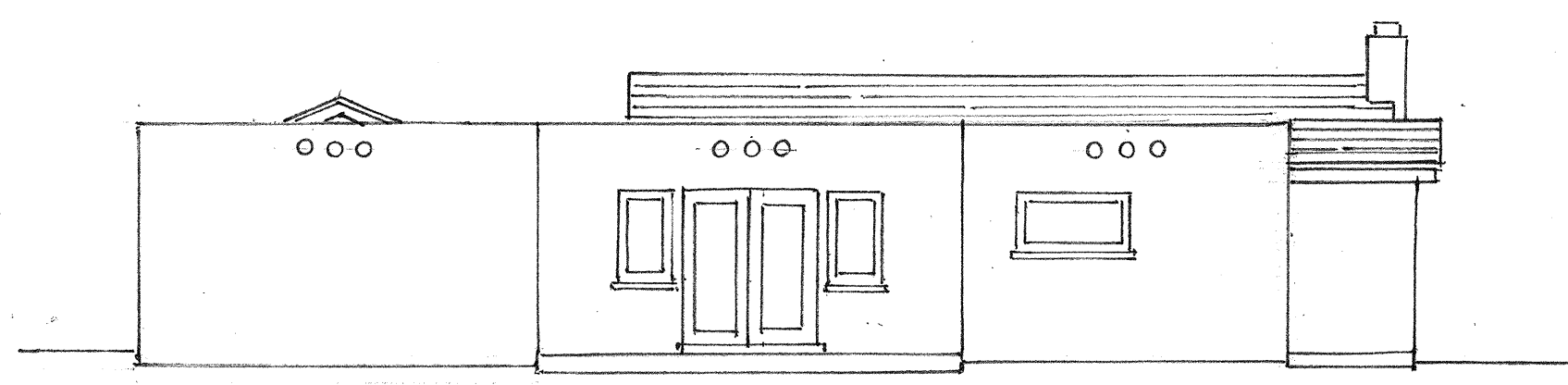
WEST, NEW 1/8" = 1'-0" H
NEW MAIN RESIDENCE W/NEW GARAGE



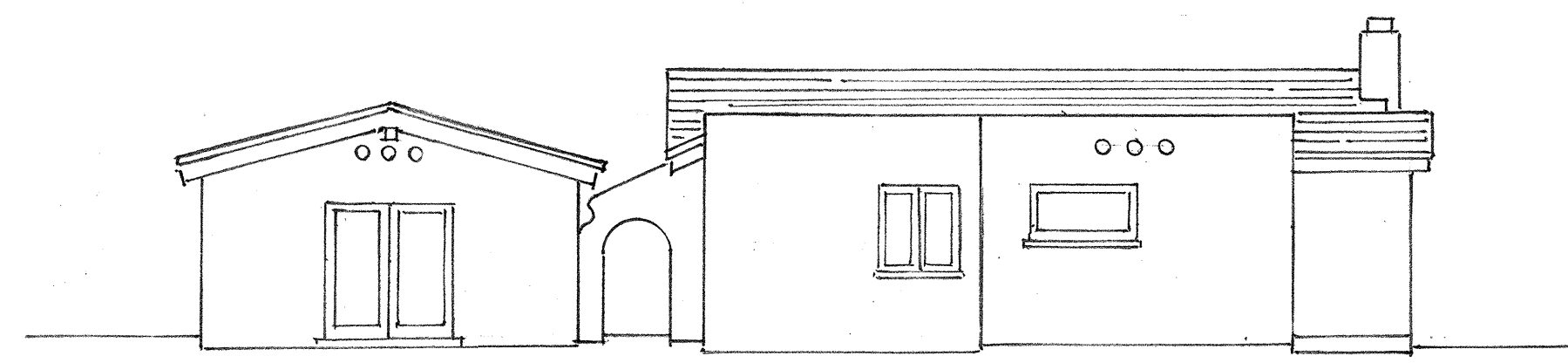
WEST, EX. 1/8" = 1'-0" G
EX. MAIN RESIDENCE W/ EX. GARAGE



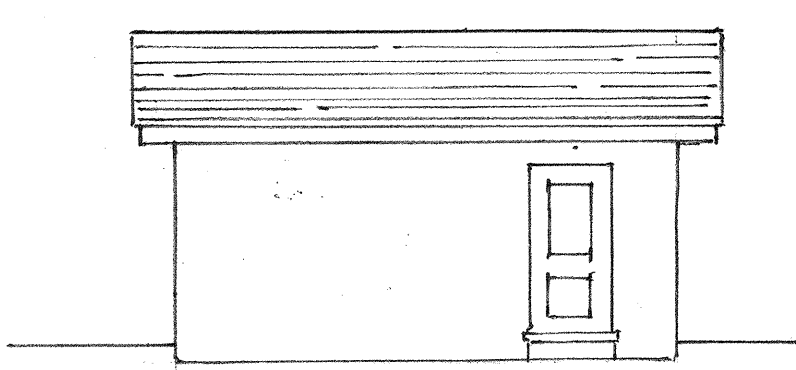
SOUTH, NEW 1/8" = 1'-0" L
NEW GARAGE WITHOUT NEW HOUSE



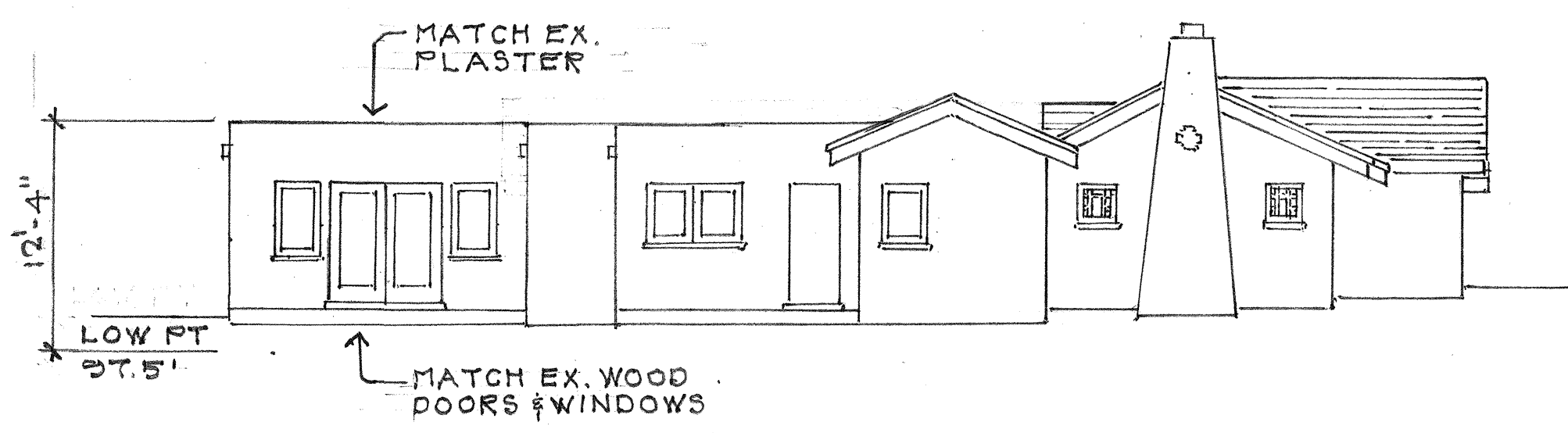
SOUTH, NEW 1/8" = 1'-0" F
NEW MAIN RESIDENCE W/NEW GARAGE



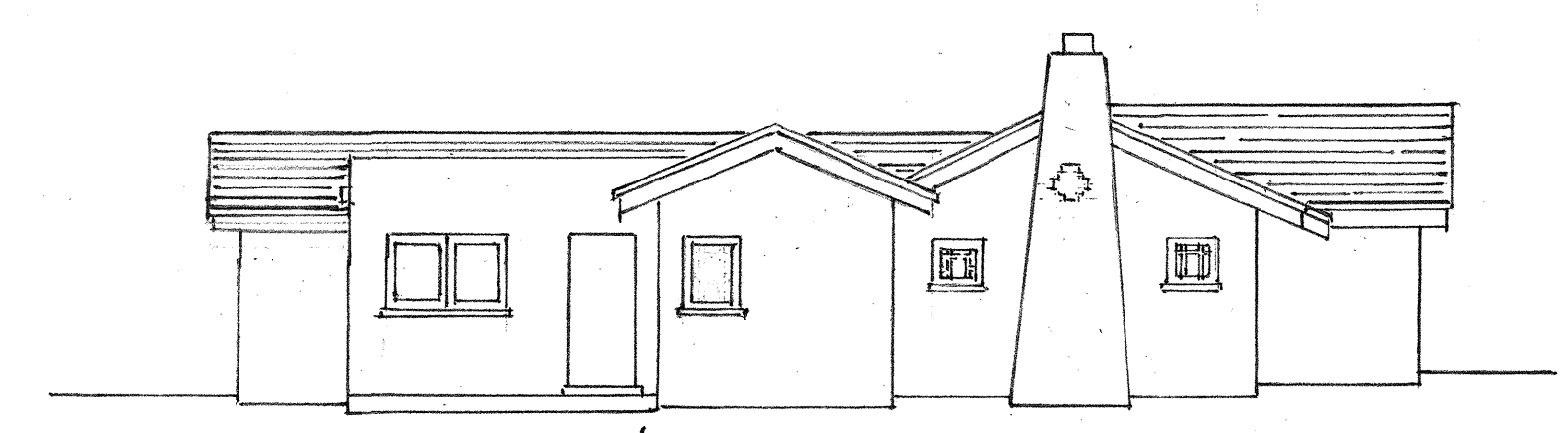
SOUTH, EX. 1/8" = 1'-0" E
EX. MAIN RESIDENCE W/ EX. GARAGE



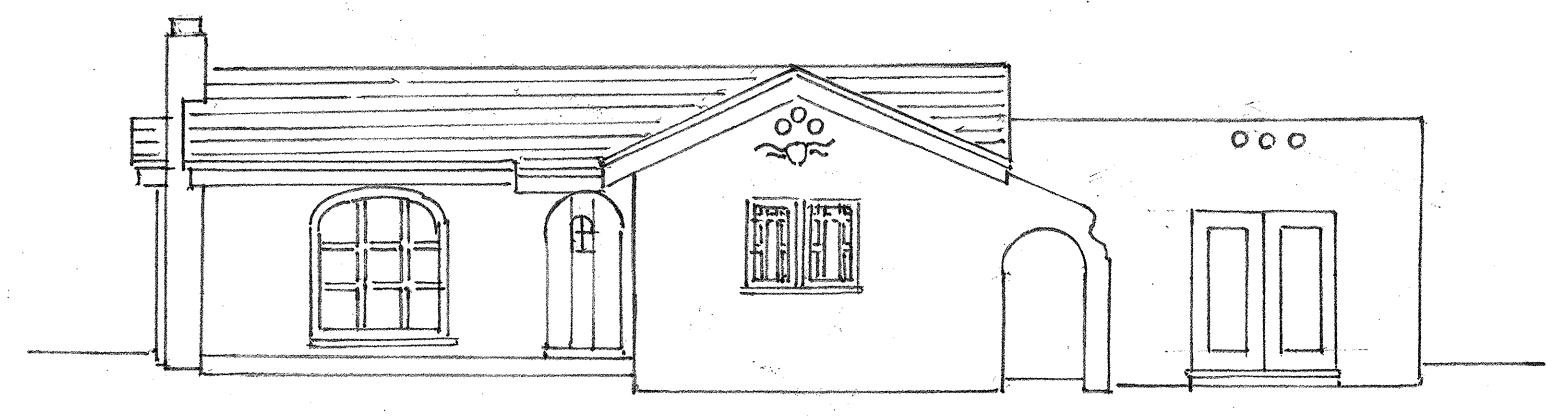
EAST, NEW 1/8" = 1'-0" K
NEW GARAGE WITHOUT NEW HOUSE



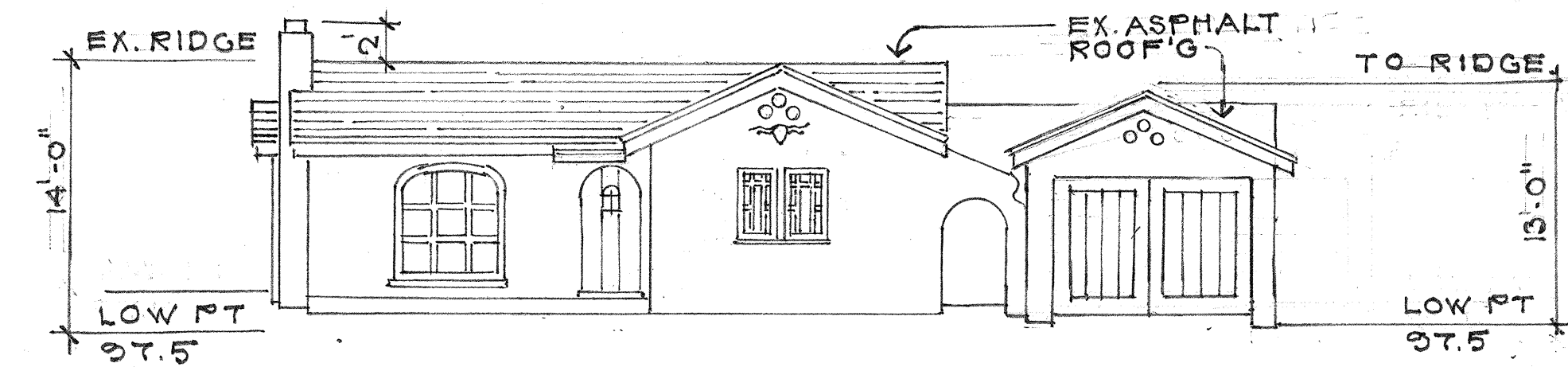
EAST, NEW 1/8" = 1'-0" D
NEW MAIN RESIDENCE W/NEW GARAGE



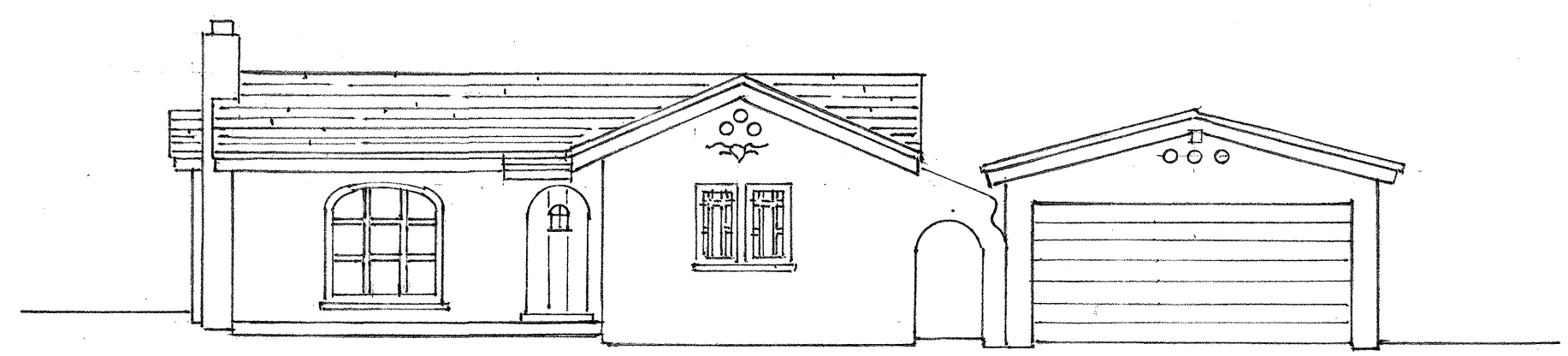
EAST, EX. 1/8" = 1'-0" C
EX. MAIN RESIDENCE W/ EX. GARAGE



NORTH, NEW 1/8" = 1'-0" J
NEW HOUSE WITHOUT NEW GARAGE



NORTH, NEW 1/8" = 1'-0" B
NEW MAIN RESIDENCE W/ NEW GARAGE

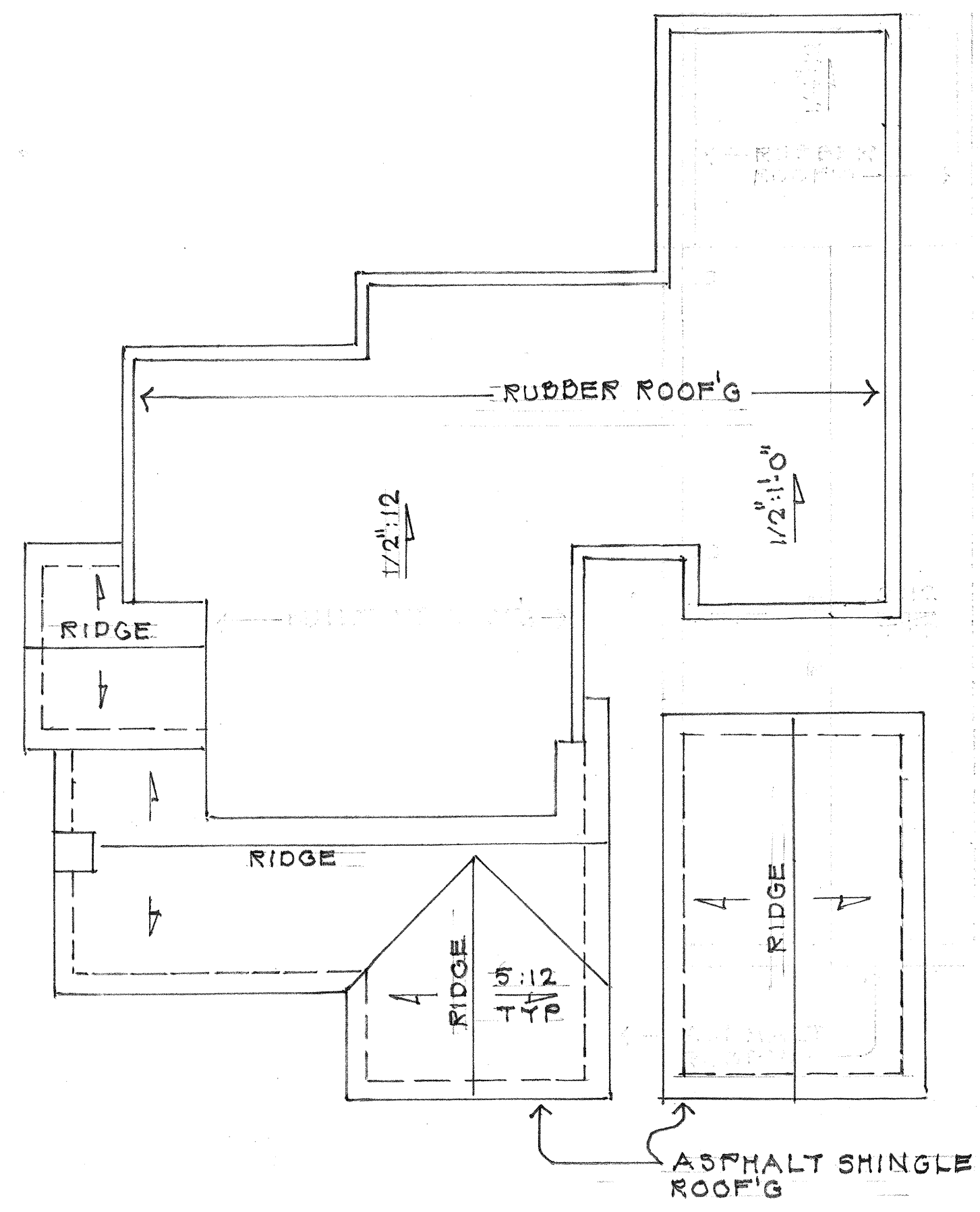


NORTH, EX. 1/8" = 1'-0" A
EX. MAIN RESIDENCE W/ EX. GARAGE

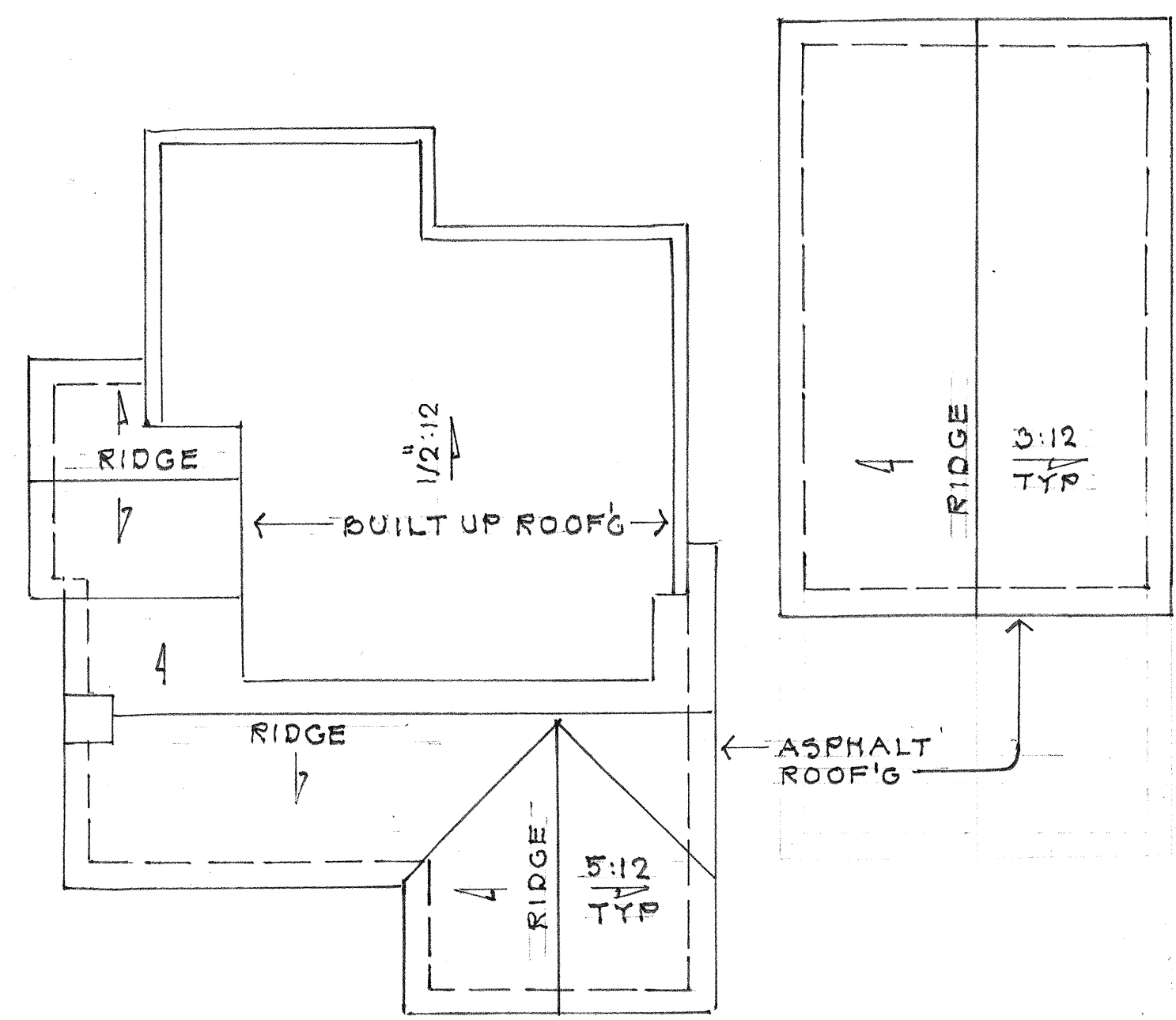
GLENN E. WARNER ARCHITECT
37752 PALO COLORADO RD. CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA, 95022
(831) 625-2862

859 MAPLE ST
P.G., CA., 95050
APN: 00G-634-021

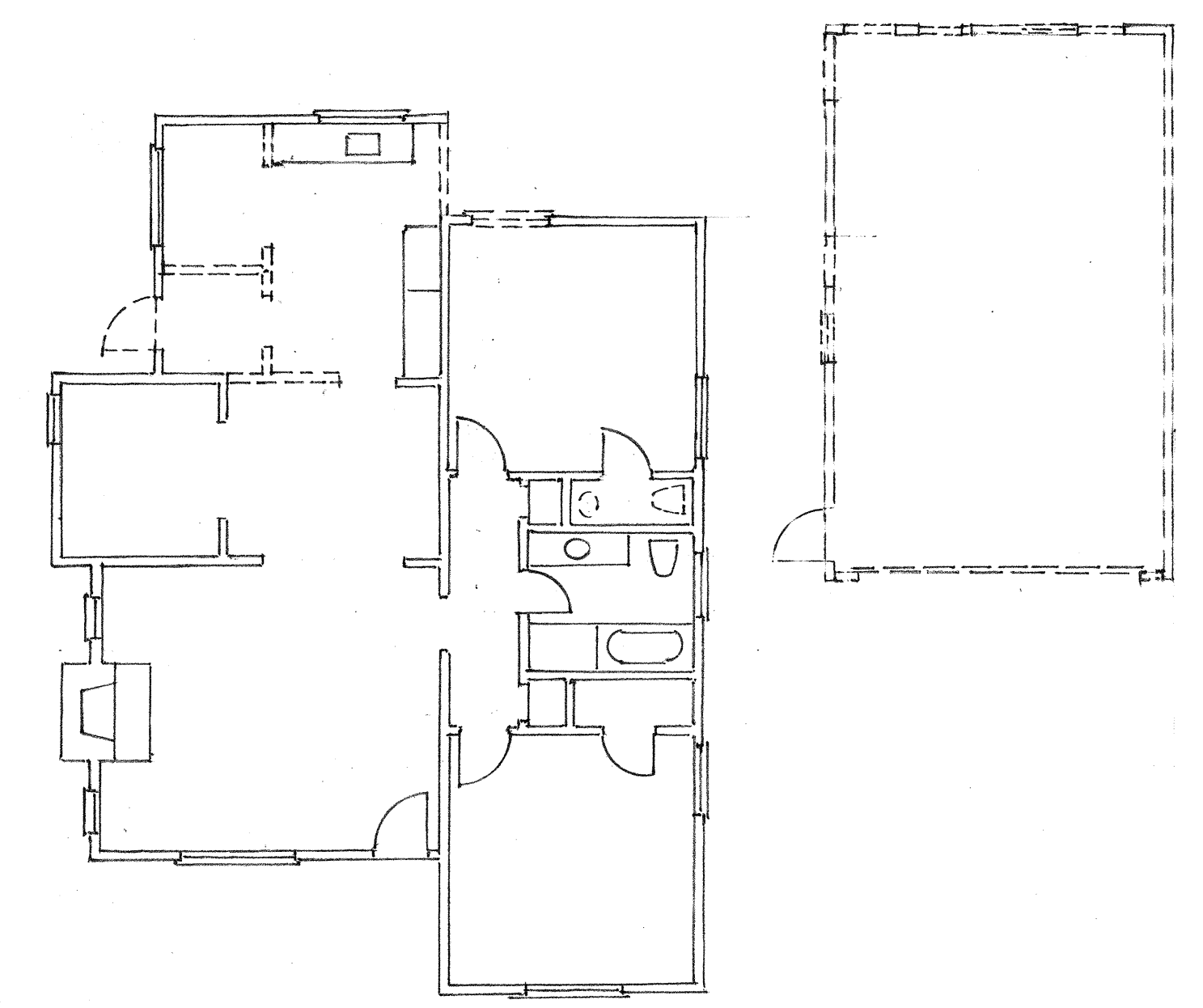
A43



NEW ROOF 1/8" = 1'-0" E

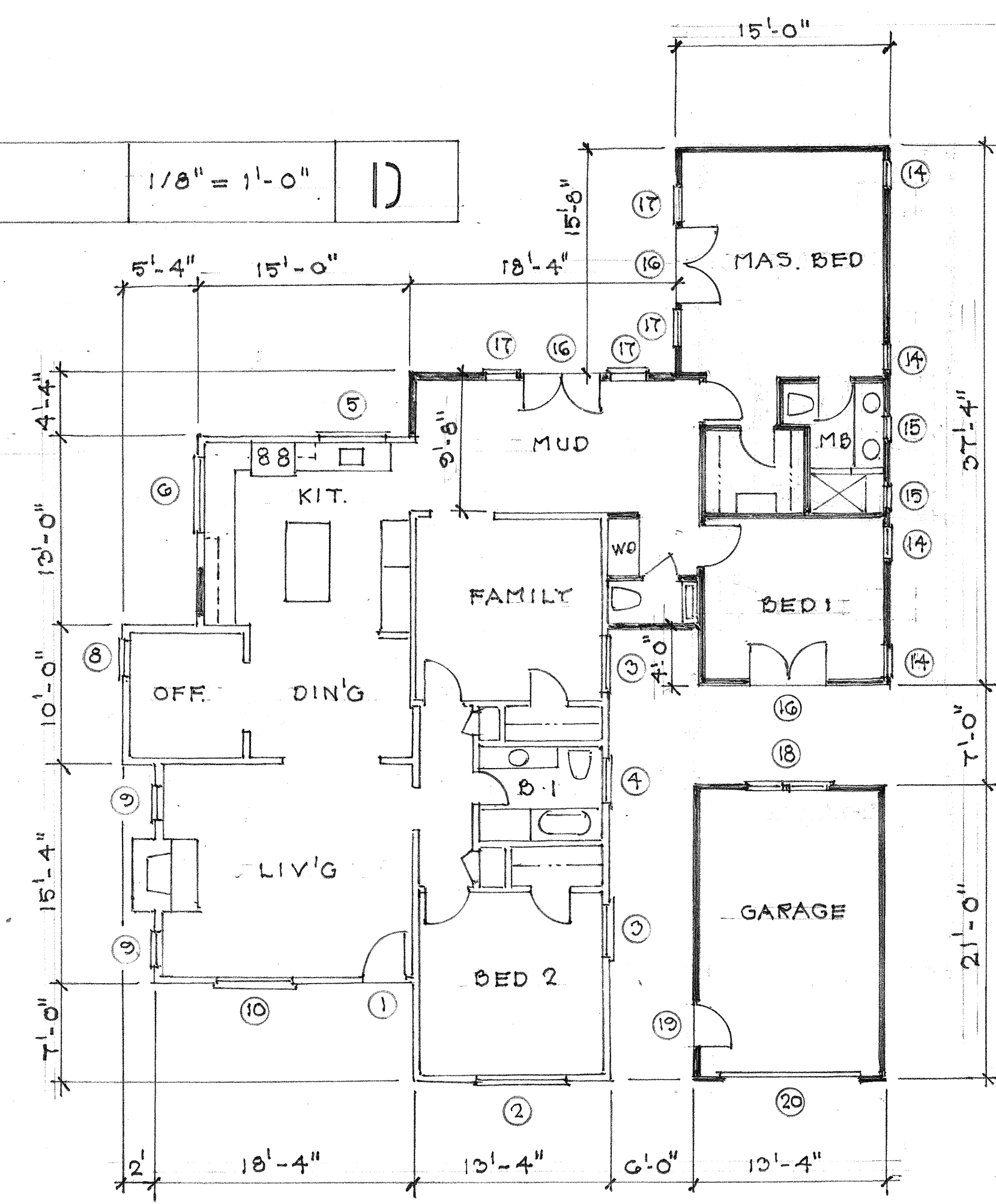


EX. ROOF 1/8" = 1'-0" D

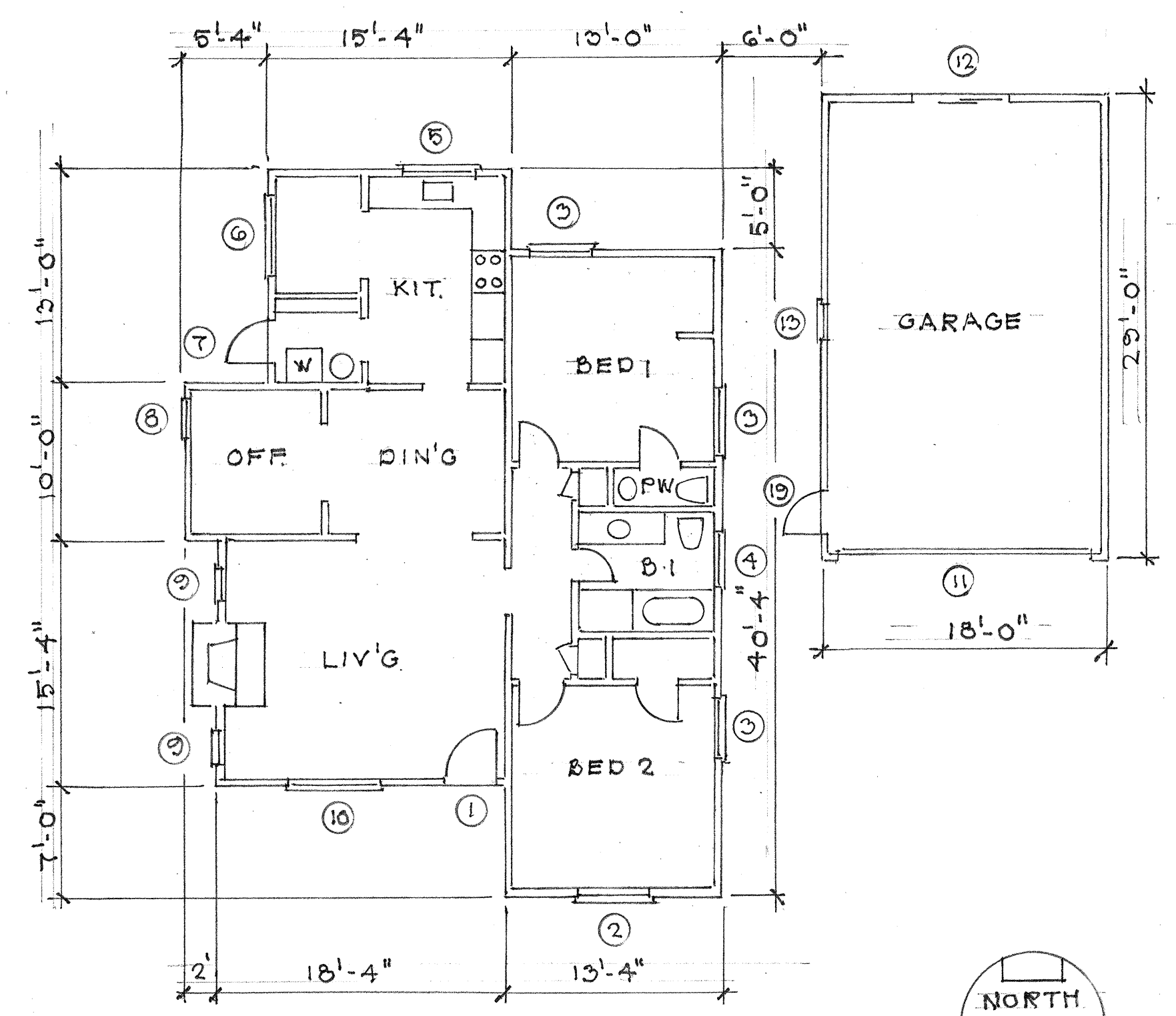


DEMO. 1/8" = 1'-0" B

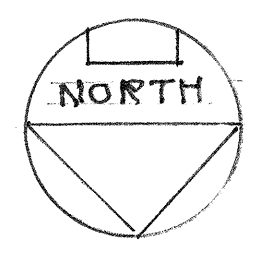
- WINDOWS & DOORS (WOOD TYP)
- ① 3'-0" x 6'-8" CUSTOM, SEE ELEV.
 - ② 2'-2'-6" x 4'-0" CASEMENT, TDL
 - ③ 2'-2'-6" x 4'-0" CASEMENT
 - ④ 2'-0" x 3'-0" FRENCH, CASEMENT, TDL
 - ⑤ 4'-0" x 2'-6" AWING
 - ⑥ 5'-0" x 3'-0" SLIDER
 - ⑦ 3'-0" x 6'-8" FLAT
 - ⑧ 2'-6" x 3'-6" CASEMENT
 - ⑨ 2'-0" x 2'-0" CASEMENT, TDL
 - ⑩ 5'-0" x 6'-0" FIXED TDL
 - ⑪ 16' x 7'-0" CUSTOM, SEE ELEV'S
 - ⑫ 6'-0" x 6'-8" SLIDER
 - ⑬ 2'-0" x 3'-0" CASEMENT
 - ⑭ 2'-0" x 4'-0" CASEMENT
 - ⑮ 2'-0" x 2'-0" CASEMENT
 - ⑯ 3'-0" x 6'-8" FAIR FRENCH
 - ⑰ 2'-6" x 4'-0" CASEMENT
 - ⑱ 3'-0" x 6'-8" 2 PANEL
 - ⑲ 9'-0" x 7'-0" CUSTOM, SEE ELEV.



NEW PLAN 1/8" = 1'-0" C



EX. PLAN 1/8" = 1'-0" A



GLENNE WARNER ARCHITECT
 31152 PALO COLORADO RD, CARMEL, CA, 95022
 MAILING: PO BOX 22811, CARMEL, CA, 95022
 (831) 625-2862
 1859 MAPLE ST
 P.G., CA., 95050
 APN: 066-634-021

A-2