CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION AGENDA

Planning Commissioners Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, Stephanie Locke

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
between Ocean and 7th Avenues

Regular Meeting
Wednesday, May 13, 2026

TOUR - 2:00 PM
MEETING - 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS
This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: https://www.youtube.com/@CityofCarmelbytheSea/streams. To participate in the meeting via Zoom, copy and paste the link below into your browser.

https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1
To attend Zoom webinar via telephone, dial +1 (669) 444-9171, Webinar ID: 850 7527 4055, Passcode: 001916

HOW TO OFFER PUBLIC COMMENT
The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour

of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DS 26081 (P&T 2024 LLC):** 11th Avenue 2 northeast of Torres Street
B. **DS 26146 (The Golden Mean, LLC):** Santa Fe Street 3 southwest of Mountain View Avenue
C. **DS 25393 (Michie-McLevis):** Mountain View Avenue 3 northwest of 8th Avenue
D. **DS 25363 (Mardani):** Ocean Avenue 4 northeast of Guadalupe Street
E. **DS 26055 (Stewart):** Santa Fe Street 4 southwest of 4th Avenue
F. **DS 25172 (Munoz):** 4th Avenue 3 northeast of Monte Verde Street
G. **DS 26130 (Newman):** Carmelo Street 3 southeast of 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

ANNOUNCEMENTS

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1) Monthly Activity Report: April 2026

2) April 8, 2026 Regular Meeting Minutes

ORDERS OF BUSINESS

3) Receive an update on the work plan for the Residential Design Guidelines 1.5 project.

4) Consider the design for the replacement Scenic Pathway signage.

PUBLIC HEARINGS

5) **CDP 16-155 (Mission Trail Nature Preserve):** Consideration of a five-year extension of a Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). None of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

6) **DS 24046 (Teresi):** Consideration of a Final Design Study, DS 24046 (Teresi), and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

   STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

7) **DS 25393 (Michie-McLevis):** Consideration of a combined Concept and Final Design Study, DS 25393 (Michie-McLevis), for minor addition to the lower floor and substantial alterations on the exterior to an existing single-family residence located at Mountain View Avenue 3 northwest of 8th Avenue in the Single-family Residential (R-1) District. APN 010-044-003-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions tot he exemptions contained in Section 15300.2 can be

made in this case.

8) **DS 26055 (Stewart):** Consideration of a combined Concept and Final Design Study, DS 26055 (Stewart), for the replacement of all windows and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements to an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-020-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

9) **DS 25172 (Munoz):** Consideration of a Concept Design Study, DS 25172 (Munoz), for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000

   Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

10) **DS 26081 (P&T 2024 LLC):** Consideration of a Concept Design Study, DS 26081 (P&T 2024 LLC), for the demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage, located at 11th Avenue 2 northeast of Torres Street in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay. APN: 010-331-008-000

    Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

11) **DS 26130 (Newman):** Consideration of a Track 1 Design Study Referral, DS 26130 (Newman), for the request to install glass railings on a single-

family residence located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000

Proposed CEQA Action: Finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270

12) **DS 26146 (Golden Mean LLC):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 23-290 (Golden Mean LLC), located on Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family (R-1) Zoning District. APN: 010-082-021-000 (010-082-002-000)

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

13) **DS 25363 (Mardani):** Consideration of a Track 1 Design Study Referral, DS 25363 (Mardani), for the addition of a 156-square-foot front staircase and entry deck, and associated site improvements on an existing single - family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

14) Next Special Meeting: May 19, 2026

15) Next Regular Meeting: June 10, 2026

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th

Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (http://www.ci.carmel.ca.us) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA
Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this agenda, received after the posting of the agenda will be available at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	May 1, 2026
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

APRIL 2026 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In April 2026, 42 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In April 2026, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In April 2026, 49 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In April 2026, 31 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In April 2026, 2 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In April 2026, 24 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In April 2026, 24 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following April 2026 totals:

- Planning Permit Applications
- Business License Applications
- Building Permit Applications
- Code Compliance Cases
- Transient Rental Cases
- Encroachment Permit Applications
- Tree Permit Applications

April 2026 totals are provided alongside April 2025 totals for comparison. Compared to the same time period in the year 2025, Table 1 denotes percentage changes in the year 2026.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2025 YTD Totals	126	14	189	74	7	101	124
2026 YTD Totals	150	26	223	96	4	101	100
YTD % Difference	+19.05%	+85.71%	+17.99%	+29.73%	-42.86%	+0.00%	-19.35%

Planning Permit Report

04/01/2026 - 04/30/2026

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
26150	Municipal Project	MP 26150 (Vista Lobos - Panel Upgrade & EV Charging Stations)		Electrical Panel Upgrade and EV Charging Stations	SW Corner of Torres & 3rd	5/1/2026		Pending Assignment
26149	Municipal Project	MP 26149 (Devendorf Park - Water Refill Station)		Water Bottle Refill Station at Park Bathrooms	NW Corner of Junipero & Ocean	5/1/2026		Pending Assignment
26148	Appeal	APP 26148 (Stonehouse Terrace)		Appeal of HE 26090 (Stonehouse Terrace)	San Carlos 2 SW of 7th	4/30/2026		Pending Assignment
26147	Temporary Use Permit	TUP 26147 (Il Fornaio - Wedding)		SATURDAY 5/02/26 - TEMP USE PERMIT FOR WEDDING DISC JOCKEY (LIVE MUSIC) IN IL FORNAIO RESTAURNTS PRIVATE DINING ROOM " THE OCEAN AVE ROOM " LOCATEDI NSIDE THE PINE INN HOTEL 4PM - 9PM	OCEAN AVE BETWEEN LINCOLN & MONTE VERDE STREET	4/30/2026		In Review
26146	Design Study	DS 26146 (The Golden Mean, LLC)	One	Amendment to CoAs for DS 23-290 (Golden Mean)	Santa Fe 3 SW of Mountain View	4/28/2026		In Review
26145	Historic Evaluation	HE 26145 (Henderson)		New roof using composite slate Davinci product	Torres 2 SE of 5th			Pending Assignment
26144	Preliminary Site Assessment	PSA 26144 (Fortune)		1. Add 195 SF to main floor and remodel bathrooms / kitchen. 2. Add new 404 SF second floor with a 77 SF deck.	Ocean 1 NE of Carpenter ST			Pending Assignment
26143	Planning Permit Revision	DS 26143 (Minelli)	One	1. Add an additional skylight on the addition area (2) total. 2. Keep the main 100A as is no upgrade. 3. Add an outside shower. 4. Add step lighting at the outside stair. 5. To replace entire roofing material - asphalt shingles - on the entire building	Santa Fe 3 NE Mountain View			Incomplete Submission
26142	Preliminary Site Assessment	PSA 26142 (Guidi)		New Second Floor Addition	NE corner of Ocean Ave. & Carpenter St.	4/27/2026		In Review
26141	Design Study	DS 26141 (Lutz)	One	To supply & install a Generac 22kW Guardian Series Generator. It will be tied into the existing Enphase IQ System Controller 3.	Santa Fe 4 NW of 6th			Incomplete Submission
26140	Historic Evaluation	HE 26140 (Schoone)		Lower Floor: proposed JADU 464 s.f. Main Floor: kitchen & bathrooms remodel Exterior Changes: entry porch remodel. / D&W to be replaced / horizontal wood siding & brick veneer to be replaced w/ cement plaster. / driveway - replace Asphalt surface w/ pavers / Chimney - Apply stone veneer over existing brick	SE corner of Guadalupe and 3rd	4/23/2026		In Review
26139	Design Study	DS 26139 (Kimmel)	One	Installation of two franklin batteries; installation of a franklin energy management system	NW corner of Lincoln & 9th			Incomplete Submission
26138	Preliminary Site Assessment	PSA 26138 (Rothacker)		This project is a whole house remodel of an existing SFD. The kitchen will be enlarged and updated with new cabinets, appliances and counter tops. All bathrooms to be updated. All windows and exterior doors will be replaced. The leaky slate roof will be repaired in kind. Also included is a 615 sqft addition towards the rear of the house, as well as a new 484 sqft attached ADU. 136 sqft basement/cellar will also be added	Forest 2 NW of 8th			Incomplete Submission

26137	Design Study	DS 26137 (Henderson)	One	New roof using composite slate Davinci product	Torres 2 SE of 5th			Incomplete Submission
26136	Historic Evaluation	HE 26136 (Bailey)		Replace gravel roof with galvalume mechanical standing seam metal roof and replace skylights	Junipero 4 SW of 10th	4/20/2026		In Review
26135	Design Study	DS 26135 (Bailey)	Streamlined	Replace gravel roof with galvalume mechanical standing seam metal roof and replace skylights	Junipero 4 SW of 10th	4/20/2026		In Review
26134	Appeal	APP 26134 (Diamond)		Appeal of DS 25206 (Diamond) for any excavation in the beach dine vicinity for concern of beach erosion which would be caused by ADU construction on beach side of Lot 8. Dune has displayed signs of destabilization and erosion in winter months threatening public use.	Scenic Rd 5 NW of 8th	4/17/2026		In Review
26133	Appeal	APP 26133 (Diamond)		Appeal of DS 25206 (Diamond)	Scenic Rd 5 NW of 8th	4/17/2026		In Review
26132	Design Study	DS 26132 (Whatley-Kallas)	Streamlined	Replacement of existing 6' grape stake fence in front setback	SE corner Carmelo & Ocean	4/22/2026		In Review
26131	Use Permit	UP 26131 (VIN by the Sea)		Expansion of use case permit UP 24-077. Expand interior seats from 26 to 40 total, 20 total exterior. Expand current restaurant into adjacent space on the parcel, that new space to include storage, retail, and private dining.	Dolores 2NW of 6th Ave			Incomplete Submission
26130	Design Study	DS 26130 (Newman)	One	Change deck railing material from wood to glass.	Carmelo Street 3 SE of 4th	4/21/2026		In Review
26129	Use Permit	UP 26129 (Char Steakhouse)		Expansion of existing restaurant using space next door as a new lounge for the restaurant	Dolores btwn Ocean & 7th			Incomplete Submission
26128	Design Study	DS 26128 (Zaslow)	Streamlined	Full Reroof - Tear-off existing wood shake roof, Install 1/2" CDX laminated plywood sheathing over existing skip sheathing. Install new underlayment. Install 36 Sq of Sheffield Metals 16" wide snap-lock metal roof panels in the color TLG MEDIUM BRONZE	2984 Santa Lucia Ave	4/30/2026		In Review
26127	Design Study	DS 26127 (Smith)	One	Installation of a Kohler 30RCLA 30kW natural gas standby generator with 200A automatic transfer switch (Kohler RDT). Generator located on exterior concrete pad. Associated electrical conduit, gas piping, and disconnecting means.	NW corner of Carmelo & 8th			Incomplete Submission
26126	Design Study	DS 26126 (Rothacker)	Two	This project is a whole house remodel of an existing SFD. The kitchen will be enlarged and updated with new cabinets, appliances and counter tops. All bathrooms to be updated. All windows and exterior doors will be replaced. The leaky slate roof will be repaired in kind. Also included is a 615 sqft addition towards the rear of the house, as well as a new 484 sqft attached ADU. 136 sqft basement/cellar will also be added.	Forest 2 NW of 8th			Incomplete Submission
26125	Planning Permit Revision	DS 26125 (DeCaussin)	One	Plan Amendment to permit DS 24-198 to include: Add new window to existing living room, to match existing. No change to site coverage or F.A.R. calculations.	Carmelo St. 2NE of 8th Ave.			Incomplete Submission
26124	Historic Evaluation	HE 26124 (Laney)		Remodel	Santa Rita 2 SW 4th	4/13/2026		In Review
26123	Use Permit	UP 26123 (Max & Mike's Creamery)		Conditional Use Permit for a 400-square-foot Ice Cream Shop (Specialty Restaurant)	SW corner of Lincoln & Ocean	4/21/2026		In Review
26122	Temporary Use Permit	TUP 26122 (7th & Dolores - Tent)		Installation and breakdown of a 20x40 temporary tent in the restaurant patio for a private event. Guests will be having a reception inside the tent to shelter from the incoming rain. Install to take place on 4/9. Event is on 4/10/2026 from. Breakdown to take place on 4/14/2026.	7th & Dolores	4/9/2026		Closed

26121	Design Study	DS 26121 (Gustaveson)	Streamlined	Replace current front door and window on the side of the door with a new front door and window.	Santa Fe 5 SW of 5th	4/13/2026		Incomplete Submission
26120	Preliminary Site Assessment	PSA 26120 (Branch)		Residential remodel	7th & Forest NW	4/8/2026		In Review
26119	Notice of Exempt Work	EW 26119 (Sheffield)		Replace front door.	3 SE 4th on Carpenter	4/7/2026	4/7/2026	Approved
26118	Design Study	DS 26118 (Nye)	Two	Scope of Work: 1. Remodel and addition to a new one-story s.f.d. with a detached parking pad. 2. New detached garage in the same location of the existing parking pad. 3. New 27.3 sq.ft. Addition to the main dwelling, new windows, new wood shingle siding to replace the existing board and battens, and a new rear covered porch. 4. Interior remodel; reconfigure the program of the existing bedrooms, 5. A new roof structure; replacing the existing flat roof and sections of the pitch roof with a new 4:12 pitch roof. 6. Replacing the walkways and patio, bringing the coverage into compliance. 7. New landscaping 8. Two new loe canopy trees and one new upper canopy tree. Removing one non-native tree on the rear yard. 9. No grading	Junipero St 2 SE of 10th Ave	4/13/2026		Corrections Required
26117	Design Study	DS 26117 (Louth)	Two	DEMOLITION OF AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE, AND ALL SITE IMPROVEMENTS. 2. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING, TWO STORY, WITH AN ATTACHED ONE-CAR GARAGE. 4. NEW WALKWAYS, DRIVEWAY, AND FENCES 5. GRADING PENDING 6. NO PROTECTED TREE REMOVAL, AND PROPOSING ONE NEW PINE TREE.	Lincoln 3 NE of 12th & Lincoln 2 SE of 12th Ave	4/13/2026		In Review
26116	Design Study	DS 26116 (Nudelman)	One	Replace all windows and french doors; replacement to be exact size of current	Santa Rita 4 SW of 2nd			Incomplete Submission
26115	Design Study	DS 26115 (Heron)	Two	Remodel existing single family home. No new floor area: existing 3,263 sqft proposed 3,253 sqft. Remodeled paving and landscaping	6 Sand & Sea	4/20/2026		In Review
26114	Design Study	DS 26114 (Realmuto)	Streamlined	Tear off existing wood shake roof and install all new 1/2" OSB sheathing and all new 24 gauge pre-painted steel 1 1/2" snaplock 15" wide metal panel standing steam. 2,400 sqft with detached garage.	NWC Torres & 2nd	4/6/2026		In Review
26113	Preliminary Site Assessment	PSA 26113 (Maurutto)	Two	Construction of a new 247 SF detached garage to replace an existing parking pad in the side yard setback	NE corner of Mountain View Avenue and Guadalupe	4/24/2026		In Review
26112	Historic Evaluation	HE 26112 (Reinitz)		Replacing old and damaged shake roof with new Composition roof	Monte Verde 3 SE 9th	4/8/2026		In Review

26111	Design Study	DS 26111 (Sweet)	One	MINOR EXTERIOR REHABILITATION AND SELECTIVE RECONSTRUCTION OF AN EXISTING DESIGNATED HISTORIC SINGLE- FAMILY RESIDENCE. WORK INCLUDES REPLACEMENT OF DETERIORATED NON-ORIGINAL WINDOW AND DOOR ASSEMBLIES, RECONSTRUCTION OF AN EXISTING NON-ORIGINAL SHED ROOF STRUCTURE, INSTALLATION OF HISTORICALLY COMPATIBLE WINDOW UNITS, A 36 S.F BAY PROJECTING OFF WALL FACE AND CORRECTION OF AN EXISTING NON-HISTORIC KITCHEN NOOK, WITH REINTRODUCTION OF A WINDOW OPENING TO RESTORE HISTORIC COMPATIBILITY FOLLOWING PRIOR NON- ORIGINAL ALTERATIONS COMPLETED IN 1999. MOST PROPOSED WORK OCCURS ON ELEVATIONS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. NO CHANGE TO USE, OCCUPANCY, OR PRIMARY HISTORIC MASSING OF THE STRUCTURE IS PROPOSED.	SW corner Casanova & 11th	4/13/2026		In Review
26110	Design Study	DS 26110 (Morey)	Streamlined	replacement of the existing driveway using the existing driveway pavers. The existing driveway pavers will be removed to allow for excavation and replacement of approximately 6 cubic yards of base material and pavers re-installed in the same location. Work will consist of carefully removing existing pavers, preparing the subgrade, installing a new base material, compacting to proper specifications, and reinstalling the original pavers. No changes will be made to the driveway's size, location, configuration, or drainage patterns. Not removing any walls. The authorized work is	Carpenter 5 NW of 6th	4/13/2026	4/28/2026	Approved
26109	Notice of Exempt Work	EW 26109 (Hirshman)		Replace existing fence with 6-foot wooden fence at eastern and southern property lines, not within the front setback	Lincoln 3 SE of 1st Ave	4/1/2026	4/6/2026	Approved

Total Records: 42 **5/1/2026**

Business License Report

04/01/2026 - 04/30/2026

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
26026	Ownership Change	Devine & Co Private Jeweler & Appraiser	Jewelry appraisals, custom jewelry, repair, consignment	6th Ave 2 NW of Dolores St	4/21/2026		In Review
26025	New Business	Continuum Physical Therapy	Physical Therapy	Mission 3 SW 5th	4/20/2026	4/22/2026	Approved
26024	New Business	Law Office of James R. Janz	Legal services provided by sole proprietor - semi-retired	NEC Carpenter & 4th	4/20/2026		In Review
26023	Ownership Change	Carmel Gardens Inn	Inn/ BnB	Torres St & 4th Ave	4/8/2026		In Review
26022	New Business	KLB Design, LLC	Floral Design Services; floral & floral supply purchases; design for wholesale, resale, & design consulting services	San Carlos 3 SW of 11th	4/6/2026	4/15/2026	Approved

Total Records: 5 **5/1/2026**

Building Permit Report

04/01/2026 - 04/30/2026

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
260223	4/30/2026		Construction of a new 252sf one car garage.	380,000	Building	5855 Junipero Ave
260222	4/30/2026		SFR remodel to include a 148sf addition, new covered entry of 50sf, new exterior doors and windows, and new site site coverage throughout. Replacement of existing flat roof with new sloped roof.	380,000	Building	5855 Junipero Ave
260221	4/29/2026		install 2 batteries 27kwh ESS	20,000	Electrical	Monte Verde 2 NW of 10th
260220	4/29/2026		Install a roof mounted 4.14 kW pv system with nine panels and two 10kWh batteries.	39,240	Electrical	NW Corner of Santa Fe & 6th
260219	4/29/2026		Tear off existing concrete tile roof system on buildings 5 & 6. Install 49.5 squares of Saxony 900 slate standard weight concrete tile to match existing color.	113,060	Roofing	SE Corner of Ocean & Junipero
260218	4/29/2026	4/29/2026	Remove 2 50 gallon water heaters - Install 1= 100 gallon Bradford White residential water heater.	3,900	Plumbing	Scenic 5 NW of 8th
260217	4/29/2026	4/29/2026	Replace 100 amp main panel like for like same location.	2,500	Electrical	Lopez 8 NW of 4th
260216	4/27/2026	4/27/2026	Retroactive permit for installation of tankless water heater.	1,500	Plumbing	Lobos 5 NE of 2nd
260215	4/27/2026	4/29/2026	Partial re-roof overlay. Install 10 squares of Duro-Last 50 mil single-ply PVC membrane in the color "Grey" with crushed rock ballast.	27,047	Roofing	San Carlos 2 SW of Ocean
260214	4/27/2026		Installation of new 27kwh ESS	20,000	Electrical	Torres 4 NE of 3rd
260213	4/27/2026	4/27/2026	Replace 100amp subpanel in kind.	1,000	Electrical	San Antonio 3 SE of 4th
260212	4/27/2026	4/27/2026	Remove wood shingle roof and install Certainteed Presidential TL roof in color "Country Gray".	80,028	Roofing	San Carlos 8 SE 13th
260211	4/24/2026		Overlay existing cap sheet membrane with new Duro-Last 50 mil PVC single ply membrane in color "White".	89,169	Roofing	Carmel Plaza

260210	4/24/2026	4/29/2026	Overlay existing cap sheet roof with new Duro-Last 50mil single-ply PVC membrane in the color "Tan". Install new Malarkey Highlander comp shingles in the color "Natural Wood" at pitched roof section.	55,252	Roofing	Ocean 2 SE of San Carlos
260209	4/27/2026		Proposed existing deck and balcony retrofit/rebuild.	100,000	Building	Acacia 3 NW of Flanders
260208	4/24/2026	4/27/2026	Exploratory demolition to determine extent of dry rot. Remove tile in rooms 9 and 11 to access first floor ceiling framing.	25,000	Demolition	NE Corner of Monte Verde & 7th
260207	4/24/2026	4/27/2026	Interior remodel of existing half bathroom to new full bathroom with addition of tub/shower combo and second sink. Modify interior walls to create dedicated closet space for master bedroom. Reduce size of one bedroom window.	20,000	Building	Carpenter 3 NW of 6th
260206	4/21/2026		Replace two patio doors and skylights. Install new garage door and stone facade at retaining walls. Replace kitchen and bathroom cabinetry, fixtures, and finishes. Install new fireplace insert.	185,000	Building	Dolores 3 NE of 3rd
260205	4/20/2026		Addition of a washer back to the main residence and one HE washer/dryer in the ADU.	1,000	Building	San Carlos 2 SW of 1st
260204	4/20/2026		Installation of gas line to fireplace.	2,500	Plumbing	San Carlos 2 NE of 12th
260203	4/20/2026		Installation of an automatic security gate for the police department parking lot.	42,650	Building	SE Corner of Junipero & 4th
260202	4/20/2026		Replace gravel roof with galvalume mechanical standing seam metal roof. Replace skylights.	48,393	Roofing	Junipero 4 SW of 10th
260201	4/20/2026	4/27/2026	Add 30kw battery backup and replace existing sub-panel with "Span" smart panel.	20,000	Electrical	NW Corner of Carmelo & 12th
260200	4/16/2026		Foundation Repair install 6 push pier 8 Intelli Jacks.	29,000	Building	8th 2 SE of Santa Fe
260199	4/16/2026	4/16/2026	Replace FAU with Bryant 927TA48060 FAU in existing area	11,000	Mechanical	25905 Junipero Street
260198	4/15/2026	4/21/2026	Install 13.5 kW ESS inside the garage	19,500	Electrical	San Carlos 4 NW of 2nd

260197	4/14/2026	4/15/2026	Remove and recycle existing FAU and water heater. Install new two-ton Midea air handler and heat pump mounted on outside of house. Run power from panel to service disconnects. Install new fifty-gallon Navien heat pump water heater. CONDITION: Heat pump shall not be placed on the front of property and shall maintain a 36" clear working space in front of installation.	18,500	Mechanical	SE Corner of Santa Fe & 3rd
260196	4/14/2026	4/29/2026	1) Remove 2 existing rooftop gas/electric package units and dispose of. 2) Install 2 new Bryant rooftop gas/electric units with equal capacity. 3) Install 2 curb adapters to adapt new units to existing curbs. 4) Connect to existing duct work, electric, thermostat & control wiring. 5) Install new electric disconnects at each unit connecting to existing wiring. 6) Provide crane rigging to remove old and install new units. 7) Provide Tropicoat protection to the new units for enhanced corrosion protection to coils and cabinets of the units	80,000	Mechanical	SW Corner of Ocean & Junipero
260195	4/14/2026		Reroof 1700 sq ft with DaVinci Multi-Width Slate (Color: European) Class A	50,000	Roofing	Torres 2 SE of 5th
260194	4/13/2026	4/13/2026	Replace leaking water heater - Install Bradford White RG150T6n 50 gallon natural gas heater	2,100	Plumbing	Mission 2 NE of 11th
260193	4/13/2026	4/13/2026	Remove existing cedar shake roof and replace with new class "A" Certainteed Presidential TL roof in color "Autumn Blend".	64,870	Roofing	Lopez 8 SE of 2nd
260192	4/13/2026		Remove existing cedar shake roof and replace with a new class "A" Brava Shake natural cedar roof. Replace low slope section with IB 18 mil bronze PVC.	75,000	Roofing	Mission 5 SW of 10th
260191	4/10/2026		Installation of 20'x40' tent on patio.	0	Building	SE Corner of Dolores & 7th

260190	4/10/2026	4/10/2026	Replacement of 12 existing windows with new aluminum windows within the same opening (no change to locations/sizes)	0	Exempt Work	4801 Monterey St
260189	4/10/2026		Generator Install w/ minor garage modification: Remove 10'x8' section of north wall, build gen room w/ 1-hr rates walls. Install 38kW Kohler 38RCL, 200A RDT ATS + WMAG	45,000	Building	Scenic 2 SW of Ocean
260188	4/10/2026		Install 30kW Kohler 30RCLA generator and 200A RDT automatic transfer switch on north side of driveway. Visual enclosure + WMAG sound system	25,000	Electrical	NW Corner of Carmelo & 8th
260187			Refurbish Bath #2 with new fixtures and finishes. Layout to remain the same.	25,000	BP Revision	Santa Fe 5 SW of 5th
260186	4/10/2026	4/20/2026	Interior renovations to bathroom and kitchen. No exterior changes associated with work.	120,000	Building	Vizcaino 11 SW of Mountain View
260185	4/9/2026	4/9/2026	Retroactive permit for reroof with Owens Corning Duration Max Shingles in "Sycamore" color, using hot-dipped galvanized nails, install ridge vents on ridge line, new copper edge metal & pipe jacks.	22,600	Roofing	Camino Real 4 SW of 2nd
260184	4/8/2026		Install a 20kWh energy storage system to the existing PV system. Install two 10C batteries, no main service panel upgrade.	28,525	Electrical	Perry Newberry 2 SW of 4th
260183	4/8/2026	4/8/2026	Remove existing wood shake roof system and install new Presidential TL roof system in color "Autumn Blend".	21,285	Roofing	Santa Rita 3 SE of 4th
260182	4/8/2026	4/13/2026	New roof-mounted PV solar system (4.14 kW) with Energy storage (18 kWh storage).	27,826	Electrical	Santa Fe 3 SW of Mountain View
260181	4/6/2026	4/6/2026	Tear off wood shingle roof and install Certainteed Presidential TL roof in color "Autumn Blend".	58,578	Roofing	NW Corner of Mission & 12th
260180	4/6/2026	4/24/2026	Legalize previously installed bathroom in basement.	12,000	Building	26126 Ladera Drive
260179	4/2/2026	4/2/2026	Install New Mitsubishi Heat Pump Model # MXZ-2D20NL, 20,000BTU, 1.5Ton on right side of house	13,000	Mechanical	10th 2 NW of Dolores

260178	4/2/2026	4/20/2026	500sf remodel of an existing SFR with a 16sf closet addition including the removal of a deck and stairs in the rear, addition of a deck and stairs over existing site coverage in the rear, a sand-wash station enclosure, new comp shingle roof in "Weathered Wood" color, replacement of all windows and doors finished in "Sierra Pacific "Westchester" white cladding, repainting of exterior in Sherwin Williams "Riverway" and trim in Sherwin Williams "Moderne White".	200,000	Building	Guadalupe 3 SW of 2nd
260177	4/1/2026		Remove and replace existing FAU with a Bryant 37MUHA heat pump.	35,000	Mechanical	San Antonio 3 NE of 4th
260176	4/1/2026	4/1/2026	Remove existing wood shake roof and install new Landmark TL composition roof in color "Shenandoah".	24,000	Roofing	Carmelo 2 NW of 4th

Total Records: 49 **5/1/2026**

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Code Compliance Report

04/01/2026 - 04/30/2026

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
26096	4/30/2026	Open	25960 JUNIPERO ST	Excessive organic waste	4/29/2026	
26095	4/30/2026	Closed	South side of Ocean between Monte Verde and Lincoln	Chairs and utility cart in the public right-of-way	4/30/2026	4/30/2026
26094	4/29/2026	Open	WS San Carlos between Ocean & 7th	Pebbles installed in the public right-of-way	4/29/2026	
26093	4/29/2026	Open	San Carlos 2 NE of 7th	Violation of Use Permit	4/29/2026	
26092	4/24/2026	Closed	Dolores SW of 5th	Sign in public sidewalk	4/24/2026	4/24/2026
26091	4/17/2026	Closed	SWC Carpenter and 2nd	Signs in public right-of-way	4/17/2026	4/17/2026
26090	4/29/2026	Closed	ES Dolores between Ocean & 7th	Sandwich board sign in the public right-of-way	4/28/2026	4/29/2026
26089	4/28/2026	Closed	Guadalupe 2 SE of 2nd	Excessive noise from chainsaw	4/28/2026	4/28/2026
26088	4/25/2026	Open	SW Corner of Ocean & Dolores	Unpermitted sign adjacent to public right-of-way	4/25/2026	4/25/2026
26087	4/25/2026	Open	NW Corner of Santa Rita and 2nd	"Open House" real estate signs in public right-of-way	4/25/2026	
26086	4/25/2026	Closed	Lopez 8 NE of 4th	Tables, cones and woodworking materials in the public right-of-way	4/25/2026	4/25/2026
26085	4/18/2026	Open	SW Corner of Mountain View & Crespi	Unpermitted real estate "Open House" sign.	4/18/2026	
26084	4/18/2026	Open	SE Corner of Ocean & Forest	Unpermitted real estate "Open House" sign.	4/18/2026	
26083	4/18/2026	Closed	Carmel Plaza, upper level	Unpermitted large banner sign at storefront entrance	4/17/2026	4/18/2026
26082	4/18/2026	Open	Carmel Plaza	Unpermitted exterior A-frame sign in the public right-of-way	4/17/2026	4/18/2026
26081	4/18/2026	Open	Carmel Plaza, Ocean Ave and Mission St., Ste. 115	Unpermitted floor-standing sign in public right-of-way on upper level of Carmel Plaza.	4/17/2026	
26080	4/18/2026	Open	Carmel Plaza	Various Tenants: Excessive exterior signage, window signage and unapproved banners.	4/18/2026	

26079	4/15/2026	Closed	2nd 3 SE of Carpenter	Unshielded portable toilet in public right-of-way without a permit. BP 250086 (Martin)	4/15/2026	4/25/2026
26078	4/14/2026	Closed	N Carmelo 5 SE of 2nd / 246 N Carmelo Street	Site coverage without a permit	4/14/2026	4/16/2026
26077	4/15/2026	Open	SW Corner of Santa Rita & 1st	Utility trailer and black Ford Fusion parked in public right-of-way for more than 72 hours. BP 240491 (Salehi - ADU) & BP 240490 (Salehi)	4/15/2026	
26076	4/15/2026	Closed	SE Corner of Santa Rita & 1st	Possible short-term rental	4/15/2026	
26075	4/15/2026	Closed	Camino del Monte / NE Corner of Mission & 3rd	Trucks blocking traffic on Camino del Monte	4/15/2026	4/15/2026
26074	4/10/2026	Closed	SW Corner of San Carlos and 10th	Two "Open House" signs in the public right-of-way	4/11/2026	4/11/2026
26073	4/4/2026	Closed	NW Corner of Torres & 8th	"Open House" signs in the public right-of-way	4/4/2026	4/11/2026
26072	4/4/2026	Closed	NE Corner of Carpenter & 2nd	"Open House" sign in public right-of-way	4/4/2026	4/11/2026
26071	4/4/2026	Closed	NW Corner of Carpenter & 2nd	"Open House" sign in public right-of-way		4/11/2026
26070	4/8/2026	Open	SW Corner of Monte Verde and Ocean	Unpermitted Construction/Conversion of Unit	4/7/2026	
26069	4/9/2026	Open	NW Corner Lincoln & 8th 010-920-080	Remodel construction at subordinate unit/ADU including but not limited to framing of floor system without proper vapor barrier, drywall (purple board not approved for shower compartment) & potentially M.E.P. all without a building permit.	4/9/2026	
26068	4/9/2026	Open	Torres 5 NE of 5th	Transient Rental	4/8/2026	
26067	4/8/2026	Closed		Landscaping contractors using gas leaf blowers	4/3/2026	4/8/2026
26066	4/2/2026	Open	SW Corner of Torres & 10th	Siding in disrepair; overabundance of bees and woodpeckers disturbing adjacent properties.	4/1/2026	

Total Records: 31 **5/1/2026**

Transient Rental Report

01/01/2026 - 04/30/2026

Case #	Street	Status	Date Received	Last Status Date	Date Closed
26076	Santa Rita	Closed	4/15/2026	4/15/2026	4/25/2026
26068	Torres	Open	4/8/2026	4/11/2026	
26063		Open	3/24/2026		
26013	Mission	Closed	1/13/2026	1/27/2026	4/11/2026

Total Records: 4

5/1/2026

Encroachment Permit Report

04/01/2026 - 04/30/2026

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
260101	Temp Ench	4/30/2026	Restore a 28'x4' asphalt patch.	Casanova 2 NW of 13th	4/30/2026	Issued
260100	Temp Ench	4/29/2026	Cal-Al will be renewing the water service from a 3/4" service to a 1" water service.	Santa Fe 3 SW of 2nd	4/30/2026	Issued
260099	Temp Ench	4/29/2026	Applicant to trench, backfill and install electric substructures/ PG&E to install new underground electric services. ROAD CLOSURE REQUIRED. PM #35709694.	Torres 5 NE of 5th		In Review
260098	Temp Ench	4/29/2026	Repair section of sewer lateral using pipe bursting.	Vizcaino 3 NW of Flanders	4/30/2026	Issued
260097	Temp Ench	4/27/2026	Placement of a POD container in public right of way for moving & storage.	Santa Rita 2 NW of 1st	4/29/2026	Issued
260096	Temp Ench	4/27/2026	Closure of sidewalk and parking stalls for associated building permit. CONDITION: "Sidewalk Closed Ahead" signs are required at the corners of Monte Verde & 7th and Lincoln & 8th.	SWC of Lincoln & 7th	4/29/2026	Issued
260095	Temp Ench	4/27/2026	PG&E to replace pole, replace overhead service and install overhead transformer. Tree trimming and road closure required. PM# 35694769	Carmelo St & 4th Ave, Carmel		In Review
260094	Temp Ench	4/24/2026	Applicant to trench, backfill and install electric substructures. PG&E to replace pole, replace overhead services, install new overhead transformer install new underground electric service. ROAD CLOSURE AND TREE TRIMMING REQUIRED. PM# 35715481	12th 2 NE of Camino Real		In Review
260093	Temp Ench	4/23/2026	8'x6' asphalt patch after water leak.	Lincoln 150' NE of 5th	4/24/2026	Issued
260092	Temp Ench	4/23/2026	Replace 100' of 4" cast iron sewer lateral with 4" SDR 17. Opening a 8'x6'x9' hole in street to access.	NE Corner of Dolores & 11th	4/23/2026	Issued

260091	Temp Ench	4/21/2026	25'x2' patch to repair following CalAm leak.	Intersection of Santa Lucia & San Antonio	4/21/2026	Issued
260090	Temp Ench	4/21/2026	5'x4' asphalt patch in parking area for CalAm repair.	Mission 150' NE of 5th	4/21/2026	Issued
260089	Temp Ench	4/20/2026	Dig trench for PG&E electrical conduit from pole to meter. No lane closure required.	NE Corner of Camino Real & 12th	4/20/2026	Issued
260088	Temp Ench	4/20/2026	Vegetation management - trimming of one tree near power facilities. PM# 8210320	3024 Santa Lucia		In Review
260087	Temp Ench	4/16/2026	1) Remove 2 existing rooftop gas/electric package units and dispose of. 2) Install 2 new Bryant rooftop gas/electric units with equal capacity. 3) Install 2 curb adapters to adapt new units to existing curbs. 4) Connect to existing duct work, electric, thermostat & control wiring. 5) Install new electric disconnects at each unit connecting to existing wiring. 6) Provide crane rigging to remove old and install new units	Ocean ave Suite #213, Carmel-By-The-Sea, CA 93921	4/29/2026	Issued
260086	Temp Ench	4/15/2026	Proposal to replace sidewalk in front of property.	Monte Verde 2 NE of 6th		In Review
260085	Temp Ench	4/14/2026	Patch 6'x6' road repair.	Lincoln 10' SW of 6th	4/15/2026	Issued
260084	Temp Ench	4/13/2026	Replace portion of a 8" cast iron main that is tied into a 4" cast iron main above the existing hydrant. Relocate to middle of intersection. CONDITION: The applicant must notify residents impacted by this upcoming work.	Intersection of Dolores & 1st	4/16/2026	Issued
260083	Temp Ench	4/13/2026	Excavate for a new sewer line. Additionally, rectify code compliance case by removing all DG except for a 4' wide pathway straight from the ROW to front entrance.	SE Corner of Santa Fe & Mountain View	4/15/2026	Issued

260082	Temp Ench	4/10/2026	Replace sewer lateral using pipe bursting.	San Antonio 3 SW of 10th	4/13/2026	Issued
260081	Temp Ench	4/8/2026	Expand traffic control plan and parking closures for foundation only building permit.	SW Corner of Dolores & 5th	4/20/2026	Issued
260080	Temp Ench	4/6/2026	PG&E to replace pole, replace overhead service, replace overhead transformer and install span guy. ROAD CLOSURE REQUIRED. PM# 35703027	Lincoln 3 NW of 11th	4/8/2026	Issued
260079	Driveway	4/3/2026	Replace concrete driveway with pavers in existing footprint	NEC Camino Real & 12th		Closed
260078	Temp Ench	4/2/2026	4'x4' asphalt patch and replace of curb and gutter.	Mission 2 NE of 5th	4/8/2026	Issued

Total Records: 24 **5/1/2026**

Tree Permit Report

04/01/2026 - 04/30/2026

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
26077	4/2/2026	2. Tree Removal/Pruning	Forest 2NW 7th	New construction 548sf attached ADU; tree removal due to proposed ADU construction footprint	Approved	4/2/2026
26078	4/3/2026	2. Tree Removal/Pruning	Santa Fe 5 NW of 3rd	100 foot Carmel pine in front yard near property line of 5 NW 3rd and 6 NW 3rd. There have been so many of these old pines falling that I'd like to take it out before it does. I'd like to evaluate its current condition.	Approved	4/3/2026
26079	4/6/2026	2. Tree Removal/Pruning	25935 Ridgewood Rd	1 20" DBH Oak	Approved	4/7/2026
26080	4/7/2026	4. Emergency Tree Work	San Carlos 2 SE of 10th	Dead Pine Tree	Approved	4/7/2026
26081	4/7/2026	1. Tree Evaluation	Torres 3 SE of 5th	Monterey pine in front of doorway + path	Approved	4/13/2026
26082	4/9/2026	2. Tree Removal/Pruning	Fraser Way 2 NE of Camino Real	Removal of dead Oak Trees	Approved	4/22/2026
26083	4/10/2026	2. Tree Removal/Pruning	Santa Fe 5 SE of Ocean Ave	Fire dept request on one of the trees	Approved	4/8/2026
26084	4/10/2026	2. Tree Removal/Pruning	NE Corner of 3rd & Santa Rita	1 tree, approx a little over single-story roof height (20'?), oak	Approved	4/22/2026
26085	4/13/2026	1. Tree Evaluation	Forest 2 NW of 8th	3 distress Douglas Fir trees seem damaged by beetles and show problems, dead branches	In Review	
26086	4/13/2026	2. Tree Removal/Pruning	SE Corner of 7th and Lincoln	see attached	In Review	
26087	4/13/2026	2. Tree Removal/Pruning	Guadalupe 2 SE of 2nd	40 inch Cypress	Approved	4/14/2026

26088	4/13/2026	2. Tree Removal/Pruning	Mission 3 NW of 12th	3 oak trees and rose bushes on house siding. Branches over 6" diameter overhanging above home	Approved	4/15/2026
26089	4/14/2026	2. Tree Removal/Pruning	Torres 3 SE of 5th	Monterey pine in front of doorway + path	Approved	4/14/2026
26090	4/15/2026	1. Tree Evaluation	Ocean 2 NW Santa Fe	douglas fir, 34 inch diameter, 50 to 60 feet high	Approved	4/20/2026
26091	4/20/2026	2. Tree Removal/Pruning	3rd Ave 3 NW of Junipero	Refer to attached requested Structural Engineers Report	Approved	4/23/2026
26092	4/20/2026	2. Tree Removal/Pruning	Camino Real 4 SE Ocean	After meeting with Gates Tree Service we require the removal of 2 dead oak trees.	In Review	
26093	4/21/2026	1. Tree Evaluation	Guadalupe St 3SE of 4th	EVALUATE dead coast live oak on private property	In Review	
26094	4/21/2026	1. Tree Evaluation	Torres 4 SW of 8th	Remove one 15DBH California Live Oak tree from the north side of the house	In Review	
26095	4/21/2026	2. Tree Removal/Pruning	Ocean 2 NW Santa Fe	douglas fir, 34 inch diameter, 50 to 60 feet high	Approved	4/20/2026
26096	4/22/2026	1. Tree Evaluation	Guadalupe 2 SE of 3rd	1 pine tree, 60ft tall	In Review	
26097	4/23/2026	2. Tree Removal/Pruning	Lopez Avenue, 8 NW Fourth Avenue	Prune Large Coast Live Okay so that none of its limbs overhang the house, or the neighbor's house, per the demand of our insurance company, Safeco Insurance.	Approved	4/23/2026
26098	4/29/2026	1. Tree Evaluation	Junipero 2 NW of 10th	Two 12DBH Coast live Oak,	In Review	
26099	4/29/2026	2. Tree Removal/Pruning	Carmelo 4 SW of 9th	2 oak trees? Removal?	Approved	4/16/2026
26100	4/29/2026	2. Tree Removal/Pruning	Lincoln 2 SW of 3rd	Oak Tree (1)	Approved	4/16/2026

Total Records: 24 **5/1/2026**

CARMEL-BY-THE-SEA
PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, April 8, 2026

CALL TO ORDER AND ROLL CALL - TOUR

The following Commission members were present for the tour: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DS 25162 (5855 Junipero LLC):** 5855 Junipero Avenue
B. **APP 26045 (Polito):** Monte Verde Street 7 southwest of 9th Avenue
C. **DS 25206 (Diamond):** Scenic Road 5 northwest of 8th Avenue
D. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Avenue
E. **DS 24046 (Teresi):** Carmelo Street 5 northeast of Ocean Avenue
F. **DS 26060 (Las Olas):** Carmelo Street 5 northwest of Ocean Avenue
G. **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Northwest corner of San Carlos Street and 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the

agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

The following members of the public appeared before the Commission: None

ANNOUNCEMENTS

None

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1) Monthly Activity Report: March 2026

2) March 11, 2026 Regular Meeting Minutes

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve the consent agenda.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

ORDERS OF BUSINESS

3) Receive an update on the Design Traditions 1.5 project, and review the proposed Plan, defined Scope of Work, and Proposed Timeline to finalize the Residential Design Guidelines 1.5.

Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

Speakers:
Anna Ginette, Director of Community Planning and Building
Jeff Baron, Council Member
Tom Ford, Administrative Analyst
Bob Delves, Council Member

Public Comment
None

The Commission endorsed the proposed plan, scope of work, and timeline to finalize the Residential Design Guidelines 1.5 and provided staff with specific issues to be addressed and/or clarified in the final document.

PUBLIC HEARINGS

4) **APP 26045 (Polito):** Consideration of an Appeal, APP 26045 (Polito), of a denial of Design Study, DS 25311 (Polito), for after-the-fact changes in site coverage that exceed what is allowed for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-186-005-000

   Proposed CEQA Action: Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Speakers:
Leah Young, Planning Permit Technician
Robert Polito, Property Owner

Public Comment:
Shirley Moon

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to table Item 4: APP 26045 (Polito).

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

5) **DS 25162 (5855 Junipero LLC):** Consideration of a Final Design Study, DS 25162 (5855 Junipero LLC), and Coastal Development Permit for a 148-square-foot addition, a new 264-square-foot garage, and associated site improvements to an existing single-story single-family residence located at 5855 Junipero Avenue in the Single-Family Residential (R-1) District. APN: 010-073-004-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and

that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Jacob Olander, Associate Planner
Jonn Moore, Applicant

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Allen to approve a resolution finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and approving a final Design Study and Coastal Development Permit for the remodel of a one-story single-family residence and the construction of a 148-square-foot addition, a 50-square-foot covered entry, and a 252 square foot detached garage. The project includes replacing the existing flat tar and gravel roof with a gable composite shingle roof and associated site improvements located at 5855 Junipero Avenue in the Single-family Residential (R-1) Zoning District Archeological Overlay Zone, APN 010-073-004-000 with the added condition to adjust the location of the hallway skylight as directed.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

6) **DS 25019 (McWhorter):** Consideration of a Final Design Study, DS 25019 (McWhorter), and Coastal Development Permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15302 (Replacement or Reconstruction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Jacob Olander, Associate Planner
Eric Miller, Eric Miller Architects

Public Comment:
Krista Ostoich
Bruce Taylor
Eric Miller
Bruce Taylor
Eric Miller
Bruce Taylor

It was moved by Commissioner Locke and seconded by Commissioner Locke to continue Item 6: DS 25019 (McWhorter) to a date uncertain with direction to the Architect to work with the neighbors on redesigning a proposal that takes into consideration the comments of the Commission.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to take from the table Item 4: APP 26045 (Polito).

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

4) **APP 26045 (Polito):** Consideration of an Appeal, APP 26045 (Polito), of a denial of Design Study, DS 25311 (Polito), for after-the-fact changes in site coverage that exceed what is allowed for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-186-005-000

   Proposed CEQA Action: Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

Speakers:
None

Public Comment:
None

It was moved by Chair LePage and seconded by Commissioner Karapetkov to approve a resolution finding that the action on the appeal is categorically

exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, granting the appeal (APP 26045) by Robert and Patricia Polito, and approving Design Study application (DS 25311) for the installation of a 42-square-foot walkway, finding the work is not a substantial alteration, and falls under repair and maintenance with the removal the language reading "placed as a pathway" from the Condition of Approval.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

RECESS 7:16PM-7:34PM

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke
The following Commission members were absent: None

7) **DS 24046 (Teresi):** Consideration of a Final Design Study, DS 24046, (Teresi) and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

   STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.

Speakers:
Evan Kort, Senior Planner

Public Comment:
None

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 7: DS 24046 (Teresi) to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES Commissioner(s): None
ABSTAINED: Commissioner(s): None
ABSENT: Commissioner(s): None

8) **DS 25206 (Diamond):** Consideration of a Track 1 Design Study Referral, DS 25206 (Diamond), and Coastal Development Permit for the construction of a new roof deck associated with the construction of a new 800-square-foot accessory dwelling unit located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay. APN: 010-312-012-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Evan Kort, Senior Planner
Anthony Lombardo, representative for the Property Owner
Jun Siliano, International Design Group

Public Comment:
John Dilks
Patricia Dilks
Diana McCallister
Larry Chazen
Ms. Diamond, Property Owner
Jun Siliano
John Dilks

It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution finding the project qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; denying a Design Study referral for the construction of a new roof deck above a proposed 800-square-foot accessory dwelling unit (under a separate ministerial permit); approving a Coastal Development Permit to allow non-excluded development (ground disturbance for an 800-square-foot accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work) located west of Carmelo Street. The property is located at Scenic Road 5 northwest of 8th Avenue in the Single-family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay; and

approving a Design Study referral for the installation landscaping consistent with the proposed landscaping plan as authorized by the Coastal Development Permit. APN: 010-312-012-000

The motion passed by the following roll call vote:
AYES: Commissioner(s): Ahlborn, Allen, Locke, LePage
NOES Commissioner(s): Karapetkov
ABSTAINED: Commissioner(s): None
ABSENT: Commissioner(s): None

9) **DS 26060 (Las Olas):** Consideration of a Track 1 Design Study Referral, DS 26060 (Las Olas), for the request to revise existing fence and retaining wall plan on the southern property line, restoration of previously existing trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo Street 5 northwest of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-253-005-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Evan Kort, Senior Planner
Anthony Lombardo, representing the Property Owner

Public Comment:
Paul Sallomi
Anthony Lombardo
Anthony Lombardo
Paul Sallomi

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemption contained in Section 15300.2 apply in this case; and approving a Track 1 Design Study referral for the construction of a fence and retaining wall on the southern property line, construction of a trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo Street 5 northwest of Ocean Avenue in the Single-family Residential (R-1) District. APN: 010-253-005-000 with the correction of the omitted "not" in Condition 9 and the added conditions for the facade of the retaining wall to match the color pallet of the

property and that Rhamnus Alaternus replace Myrica California on the south side of the property. The Commission recommended the permanent encroachment of a metal handrail be permitted.

The motion passed by the following roll call vote:

AYES:	**Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage**
NOES	**Commissioner(s): None**
ABSTAINED:	**Commissioner(s): None**
ABSENT:	**Commissioner(s): None**

Commissioners Ahlborn and Locke recused and left the dais.

10) **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Consideration of a Use Permit Amendment, UP 26053 (PRG Carmel LLC), and Track 1 Design Review, (DR 26002 (PRG Carmel LLC), for the expansion of the approved mechanical equipment and screening on the roof of the existing hotel, and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager's unit located at the northwest corner of San Carlos Street and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

    Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Jacob Olander, Assocate Planner

Public Comment:
None

It was moved by Commissioner Allen and seconded by Chair LePage to approve a resolution finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and approving a Design Review and Use Permit for the expansion of the approved mechanical equipment and screening on the roof of the existing hotel and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager's unit located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-

000

The motion passed by the following roll call vote:
AYES: Commissioner(s): Allen, Karapetkov, LePage
NOES Commissioner(s): None
ABSTAINED: Commissioner(s): None
ABSENT: Commissioner(s): Ahlborn, Locke

Commissioners Ahlborn and Locke returned to the dais.

11) **UP 25373 (Gelato-by-the-Sea):** Consideration of a Use Permit Amendment, UP 25373 (Gelato-by-the-Sea), to change business hours from "12 pm to 7 pm daily" to "11am to 11pm daily", located at San Carlos 2 northeast of 7th Avenue, Carmel Square, Unit 6, in the Central Commercial (CC) Zoning District. APN: 010-141-005-000

    Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Erin Lewis, Assistant Planner
Danny Hala, Business Owner

Public Comment:
None

It was moved by Commissioner Locke and seconded by Chair LePage to approve a resolution finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions apply in this case, and approving a Use Permit Amendment (UP 25373) for the extension of the hours of operation from 12:00 PM - 7:00 PM by five hours, resulting in the operational hours of 11:00 AM to 11:00 PM, seven days a week for an existing specialty restaurant, Gelato-by-the-Sea, in an existing commercial space located in Carmel Square on San Carlos 2 northeast of 7th Avenue. APN 010-141-005-000 with the added condition the Use Permit be reviewed in one year.

The motion passed by the following roll call vote:
AYES: Commissioner(s): Ahlborn, Allen, Karapetkov, Locke, LePage
NOES Commissioner(s): None
ABSTAINED: Commissioner(s): None
ABSENT: Commissioner(s): None

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report to and answered questions of the Commission:

- **Upcoming Community Meeting:** Chief Trayer will be hosting a community meeting on April 14, 2026, to present AB481, the miliary equipment annual report.
- **Upcoming Evacuation Drill:** On May 30, 2026, an evacuation drill will be held in the Council Chambers.
- **Upcoming Workshop:** On April 29, 2026, the third workshop for the Objective Design and Development Standards (ODDS) will take place.
- **Water Allocation Update:** The City Council discussed whether water allocation reviews should happen more frequently and gave direction to staff to draft a letter to the Monterey Peninsula Water Management District to request guidance on thresholds for when water supply becomes critically low. Staff will report back once more information is received.
- **Capital Improvement Projects (CIP):** The Commission should track CIP projects to determine consistency with the General Plan.
- **Fee Schedule Update:** Fees are proposed to increase with the new fiscal year. At this point, there have been no final decisions or formal adoption.
- **A.W. Shucks Appeals:** The two appeals received for the Planning Commission's decision on the Use Permit for A.W. Shucks were consolidated and granted by the City Council with the condition to apply for a Use Permit Amendment to change the ancillary use from "limited food service" to a "full-line restaurant" with an ancillary use greater than ten percent. The Council also directed staff to refund the fees paid for the appeal. The Council noted that the Planning Commission acted appropriately based on their interpretation of the law. However, the Council relied on past determinations, including a 2015 classification as one of three drinking places. The Use Permit Amendment will return to the Planning Commission. Commissioner Locke requested a Director's Determination on the definition of a "drinking place".
- **Lot Coverage Interpretation:** The Director will develop an official interpretation of lot coverage repairs and maintenance and bring it to the Planning Commission for review before finalizing.
- **New Fire Truck:** The City's new fire truck has been spotted and looks great.

FUTURE AGENDA ITEMS

13) Next Regular Meeting: May 13, 2026

ADJOURNMENT

10:20 PM

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Commission Clerk

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
ORDERS OF BUSINESS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Tom Ford, Administrative Analyst
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: Receive an update on the work plan for the Residential Design Guidelines 1.5 project.

Application: N/A
APN: N/A
Block & Lot: N/A
Location: N/A

Applicant: N/A
Owner: N/A

Recommendation:

Receive an update on the Residential Design Guidelines 1.5 project and provide any comments or feedback to staff and the Production Team.

Summary, Background, and Project Description:

In April and May 2026, staff presented a proposed plan, scope, and timeline to the Planning Commission and City Council, respectively, to finalize the Residential Design Guidelines 1.5 document. The past month of April constituted the first of four proposed work cycles. The following represents the status of several key project areas:

Process Update: Instead of relying on a single editing period, the Production Team is adopting a hybrid model that incorporates small-group working sessions focused specifically on editing and finding common language for specific guidelines.

Architectural Community Outreach: The team received three responses from the architectural and design community. Two of these responses were submitted through a distributed survey, and one was received via email.

Fire Resiliency: Extensive preliminary work was conducted in this area. While specific document edits have not yet been finalized, the research was distributed among Production Team members to inform their collaborative work in upcoming cycles. To

ensure alignment on guidance, a meeting will be scheduled with the Wildfire Preparedness Committee and other identified stakeholders, including city staff who are experts in building and planting materials. The group will continue to utilize state-mandated regulations, Wildland-Urban Interface (WUI) requirements, and CalFire guidelines to integrate this crucial topic into the Residential Design Guidelines.

Staff Review: Staff conducted a thorough review of the draft document and provided substantial feedback.

Redline options: Staff has prepared a matrix that will be discussed with Coastal Commission representatives during cycle two. This will ensure the layout is appropriate for the Local Coastal Plan amendment review, which is required following the completion of the 1.5 update.

City Council Feedback: A list of specific items noted by the City Council was received last week **(Attachment 1)**. These items will be addressed during the second and third work cycles.

Planning Commission Directives: The following are examples of straightforward adjustments proposed for the draft document, reflecting the requests expressed by Planning Commissioners at last month's meeting. Staff and the Production Team welcome any feedback on these proposed guidelines:

- **Flat Roofs (Section 5.1.6):** "...basic gable and hip roofs are traditional and their use is encouraged. Flat roofs can be appropriate on single-story structures in more architectural styles."
- **Rooftop Decks (Section 3.3.4):** "Second-story rooftop decks are inappropriate in all neighborhoods. Rooftop decks on single-story homes shall meet all guidelines and requirements for balconies and decks."
- **Grills, Hot Tubs, and Entertainment (Section 3.4.2):** "Outdoor entertainment facilities (grills, hot tubs, televisions) shall not be visible from the public right-of-way and shall not have a negative privacy impact on neighboring properties."

Pending Items: Two items mentioned by the Planning Commission at their April meeting that likely cannot be addressed in the Design Guidelines at this time are Accessory Dwelling Units (ADUs) and solar panels. Because both of these areas are subject to significant state-level regulations, the Production Team is instead exploring ways to make reference to the governing regulations in the design guidelines.

Next Steps: The Production Team will continue its diligent efforts through cycle two and will return next month with expanded examples of edits and updates.

Staff Analysis:

N/A

Other Project Components:

N/A

Attachments:

1. City Council Feedback 05.04.2026

Summary of City Council Feedback on the Design Guidelines 1.5 process

(Derived from the May 4, 2026 Special Meeting of the City Council)

Clarity and Tracking

- **Document Tracking and Management:** Establish a clear methodology for vetting and tracking modifications made from the original Design Guidelines. Improve overall document management processes throughout the drafting and review phases.
- **Clarification of Vague Terminology:** Ensure guidelines are clearly defined to avoid ambiguity. For example, when encouraging homes to be architecturally diverse from nearby structures, clarify definitions for terms like "nearby" and outline the specific intent of the guideline (e.g., addressing the proximity of homes with similar architectural styles).

Practicality, Enforcement, and Flexibility

- **Practical Enforcement:** Guidelines must be practical and enforceable in real-world contexts. For instance, a guideline discouraging fences is undermined if the existing neighborhood context features fences on most properties.
- **Built-in Flexibility:** Incorporate flexibility into the design standards to accommodate unique site conditions. For example, while encouraging plate heights to remain at or below 8 feet, the guidelines should account for instances where the plate is not visible or when dealing with sloped topographies.
- **Incremental Changes:** Consider establishing guidelines regarding incremental changes to properties.
- **Track 2 Reviews:** Consider establishing clear criteria or a "trigger" mechanism for Track 2 reviews.

Building Materials, Landscaping, and Fire Safety

- **Fire Code Alignment:** Reconcile potential contradictions between the preservation of original building materials and current fire and safety codes (e.g., retaining original windows versus upgrading to modern double-pane windows).
- **Material Flexibility:** Maintain practicality regarding approved building materials. For example, prohibiting all petroleum-based materials may be impractical given the widespread use of composition shingles.
- **Expanded Options:** Expand the approved lists for both building materials and landscaping.
- **Alternative Materials:** Consider the allowance of high-quality faux materials, such as modern faux grape-stake fencing, as a practical solution to meet fire code requirements while preserving desired aesthetic character.

Additional Focus Areas

- **Accessory Dwelling Units (ADUs):** Explore the feasibility of incorporating design guidelines specifically for ADUs.
- **Project Timeline:** Ensure the project timeline provides sufficient flexibility to complete this work thoroughly, while effectively integrating feedback from residents.
- **Final Polishing:** Consider engaging a professional editor upon completion of the draft to ensure the final Design Guidelines document is fully polished and professional.

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
ORDERS OF BUSINESS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Anna Ginette, Community Planning & Building Director
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: Consider the design for the replacement Scenic Pathway signage.

Application:
APN: 010-294-001-000
Block & Lot: Block: A7 Lot: All
Location: Carmel Scenic Pathway

Applicant: Carmel Cares
Owner: City of Carmel-by-the-Sea

Recommendation:

Staff recommends the Planning Commission consider the design of the informational pathway signs and find the design appropriate for the character of the area.

Summary, Background, and Project Description:

The existing signage along the scenic pathway comprises an assortment of different designs and materials, resulting in a lack of cohesiveness and uniformity. Over the years, Carmel Cares, in collaboration with City staff, has developed replacement signs affixed on posts that are complimentary to the built environment of the pathway as well as the natural features of the area.

The sign posts will be made from reclaimed redwood (approximately 8 inches by 8 inches and 43 inches above ground), contain information notifying users of applicable rules and directions to nearby facilities, and be installed in 12 locations along the pathway.

On November 13, 2025, the Forest and Beach Commission considered the proposal and approved the informational signage finding them consistent with the City's Local Coastal Land Use Plan and Shoreline Management Plan (see Staff's Report included as **Attachment 1**).

This item is before the Planning Commission to allow consideration and approval of the overall design of the signposts. Photos of sample signs are included in **Attachment 1**.

During the meeting, the Commission will be provided with a presentation by Shirley Moon, member of Carmel Cares, who will provide detail and examples to allow thorough consideration of the sign design.

Staff Analysis:

N/A

Other Project Components:

N/A

Attachments:

1. F&B Agenda Item Report - Informational Signage Along Carmel Scenic Pathway

CITY OF CARMEL-BY-THE-SEA
Forest and Beach Commission
Staff Report

November 13, 2025
ORDERS OF BUSINESS

TO: Forest and Beach Commission

SUBMITTED BY: Mary Bilse, Environmental Programs Manager

APPROVED BY: Ken Wysocki, Public Works Director

SUBJECT: Informational Signage Along Carmel Scenic Pathway

RECOMMENDATION:

Review and approve the proposed informational signage along the Carmel Scenic Pathway for consistency with the City's Local Coastal Land Use Plan and Shoreline Management Plan.

BACKGROUND / SUMMARY:

Carmel Cares, a local volunteer organization, is proposing to enhance public information and safety signage along the Carmel Scenic Pathway. The proposal includes installing new informational sign posts at twelve (12) locations along the pathway, as well as additional signs at bluff access points and pedestrian walk-throughs. The signs would be constructed of high-pressure laminate material and are intended to provide clear, attractive, and consistent messaging to pathway users regarding appropriate use and safety, while maintaining the natural aesthetic and material character of the area.

Proposed Signage

Sign #1 — Informational Sign Posts

Twelve informational sign posts are proposed at various locations along the Scenic Pathway (**Attachment No. 1 – Site Map)**. Each post will be constructed of reclaimed redwood measuring 8 inches by 8 inches and standing 43 inches above ground. Posts will be installed along the pathway only, in areas wide enough to accommodate them without impeding pedestrian movement. No signs will be placed off the pathway or

within vegetated areas.

Messages will include: “Pedestrians Only,” “Dogs on Pathway Must Be on Leash,” “Pick Up After Your Dog, ”Please Do Not Feed Wildlife,” “No Smoking on Pathway or Beach,” and directional information such as “Stairways” or “Restroom __ ft.”

Sign #2 — California Coastal Trail Emblem
Each informational sign post will also display a California Coastal Trail emblem at the top, recognizing the Scenic Pathway as part of the statewide Coastal Trail network.

Sign #3 — Bluff Area Signs
Up to ten bluff area signs are proposed to discourage informal access and minimize erosion in areas where visitors have created trails along the bluffs. These signs will read “Walking on Slopes Prohibited – Please Use Stairs” and will be mounted on 6-inch by 6-inch reclaimed redwood posts with 8-inch by 8-inch sign panels. The intent is to direct pedestrians to designated stairways and prevent further damage to sensitive bluff slopes.

Sign #4 — Walk-Through Safety Signs
Eight safety signs, measuring 8 inches by 8 inches, are proposed for the four pedestrian walk-throughs connecting San Antonio Avenue to Scenic Road at Ninth, Tenth, Eleventh, and Twelfth Avenues. One sign will be located at the top and one at the bottom of each walk-through. The signs will read “Caution: Slippery When Wet” and are intended to alert pedestrians of potentially slippery conditions during foggy or rainy weather.

Because the adjacent fences are on private property, the final placement of these signs has not yet been determined. Carmel Cares will coordinate with the Planning and Public Works Departments to identify appropriate locations for sign installation.

Sign #5 — No Smoking Fence Post Signs
Smaller “No Smoking” signs, measuring approximately 4.5 inches by 4.5 inches, will be mounted on existing vertical fence posts near benches where smoking activity has been observed. The Scenic Pathway currently contains 36 benches, and Carmel Cares anticipates installing approximately 15 signs adjacent to selected benches. The initial installations are proposed for benches located south of Thirteenth Avenue. These small signs will reinforce the City’s existing “No Smoking on Pathway or Beach” regulations and help discourage smoking in high-use areas.

Sign #6 — Recycling Cart Access Sign
One “Access to Recycling Cart” sign, measuring 12 inches by 6.5 inches, is proposed for installation on the stone wall adjacent to the waste containers near Eighth Avenue to identify the location of the recycling cart access point.

Next Steps

Because the proposed signage is located within the Coastal Zone and adjacent to sensitive bluff and shoreline areas, the project must be reviewed for consistency with the City's Coastal Land Use Plan (CLUP) and Shoreline Management Plan.

Upon approval by the Forest and Beach Commission, Carmel Cares will be authorized to fabricate and install the approved signage.

Regulatory Considerations

Municipal Code Compliance
Installation of the proposed signage is subject to the requirements of the Carmel Municipal Code. Section 12.32.140 ("Signs") prohibits posting or displaying any sign without City approval. Section 12.32.165 ("Beach Use Restrictions") authorizes the City to designate specific access paths, prohibit traversal outside those paths, and requires signage to inform the public of such restrictions.

Shoreline Management Plan and Local Coastal Program
The City's certified Local Coastal Program (LCP) incorporates the Shoreline Management Plan, which establishes design and policy guidelines for signage within the coastal zone. The plan emphasizes minimal and consistent signage, preservation of scenic views, and the use of materials that complement the coastal environment, such as reclaimed redwood and other non-rusting materials.

Section 4.2.6 (Signage) of the Shoreline Management Plan provides guidelines regarding signage along the Scenic Pathway to ensure signs enhance the coastal experience without detracting from the natural viewshed. The following excerpt from Section 4.2.6 (Signage) of the Shoreline Management Plan is provided for reference:

> *Signs provide information for shoreline visitors. They identify traffic and parking regulations, give directions to nearby beach accesses, warn of hazardous conditions, and inform about City ordinances regarding alcohol use, beach fires and fragile slope protection.*
>
> *Of all the topics dealt with by the Carmel Beach Rehabilitation Task Force, signage was the subject of the most intense deliberations. The final design was a compromise between notifying beach visitors and pertinent information and not causing them to be overwhelmed or the unique coastal viewshed to be disrupted.*
>
> *The number of signs along the Pathway was limited by consolidating information at selected locations (e.g. signs on trash/recycling container enclosures and on "access" sign posts). All informational signs were of muted earth tones to sustain the integrity of the landscape design. To avoid unsightly rust, non-metal signs and fasteners were used. When signs were legally required to be made of metal (e.g. traffic and parking signs), they were enclosed within a wooden frame.*

One type of sign purposely stands out from the others. The signs that warn of hazardous surf conditions are standard dark brown with bright yellow lettering and made of metal. They were designed by a consortium of Monterey Bay municipalities, in conjunction with the California Department of Parks and Recreation and the U.S. Coast Guard. They are placed mid-level on each beach accessway and are double-sided to be seen from both the beach and the bluff.

Over the years, the number and types of signs have gradually increased. Sign colors and locations have expanded beyond the original design and intent. At some locations, signs are now competing with the natural viewshed.

Signage is a critical part of Carmel's shoreline management program. To ensure that signs enhance, rather than detract from, the City's coastal resources, adopted policies require that signs:

- *provide information in a clear, accurate and concise manner;*
- *are visible to the public without detracting from protected coastal viewsheds;*
- *are consistent in design style, use of color and materials;*
- *are efficiently used, limiting overall numbers and avoiding a cluttered appearance; and*
- *reflect the aesthetic sensitivities of the Carmel community.*

Review and Approval
The Forest and Beach Commission serves as the approving body for this project. The Commission will review the proposed signage for consistency with the Shoreline Management Plan and Local Coastal Program. If the Commission finds the signage to be consistent, the project may proceed with installation.

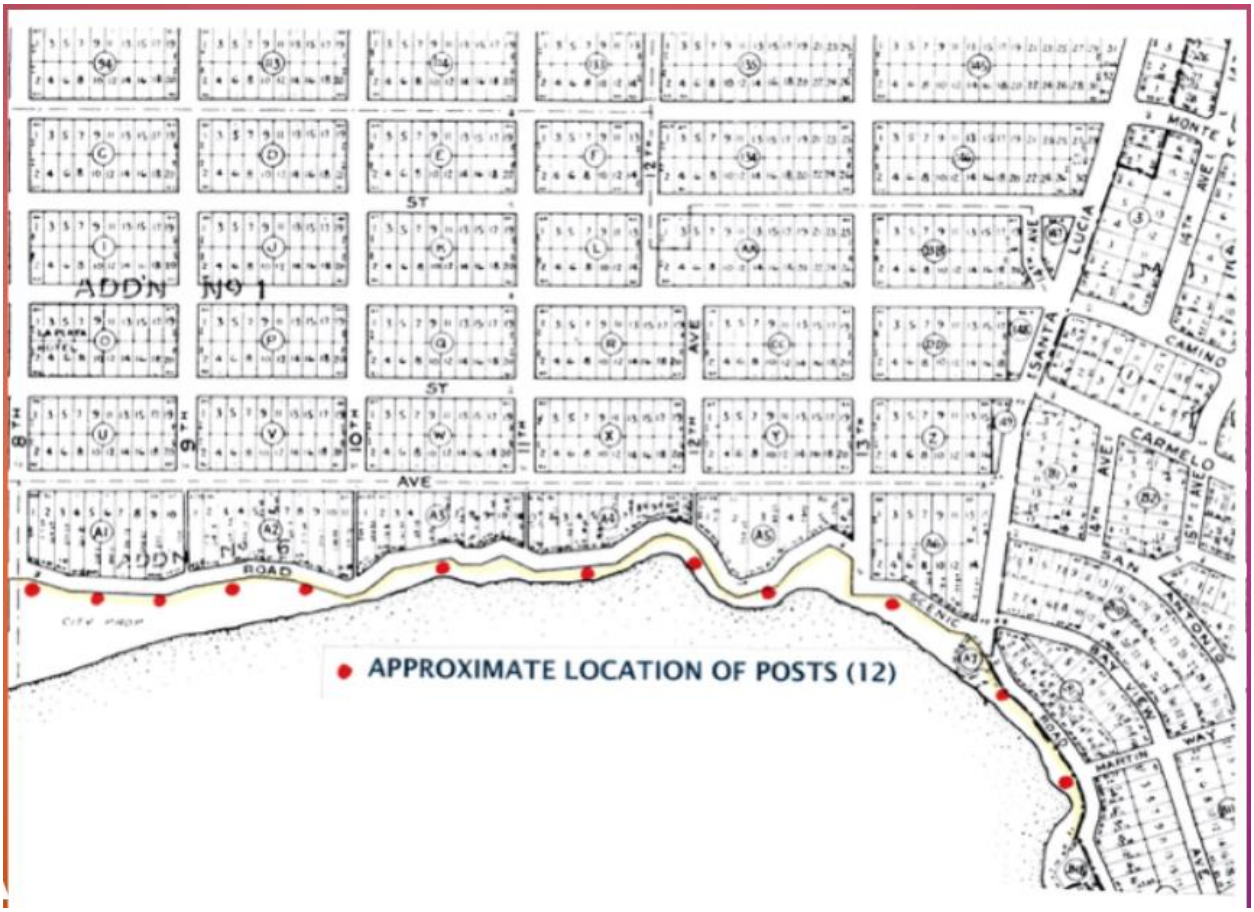
Environmental Evaluation

The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures – On-Premise Signs), as the proposal involves the installation of minor signage within existing improved areas. The City will file a Notice of Exemption upon Forest and Beach Commission approval.

FISCAL IMPACT:
There is no fiscal impact to the City for the proposed signs, as Carmel Cares is fully funding this project.

ATTACHMENTS:

1. Site Map Informational Sign Posts


ADD'N No 1
ADD'N No 6
ST
AVE
ROAD
SCENIC
SANTA LUCIA
CAMINO
CARMELO
SAN ANTONIO
MONTE
APPROXIMATE LOCATION OF POSTS (12)

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Anna Ginette, Community Planning & Building Director
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT: **CDP 16-155 (Mission Trail Nature Preserve):** Consideration of a five-year extension of a Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). None of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Application: **APN:** 010-061-006-000; 010-061-007-000; 010-061-008-000; 009-341-001-000; 009-341-008-000

Block & Lot:
Location: Mission Trail Nature Preserve
Applicant: City of Camel-by-the-Sea Department of Public Works **Owner:** City of Camel-by-the-Sea

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (**Attachment 1)**:

A. Finding the extension Categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301, 15304, 15307 and 15308, and none of the exceptions to the exemptions found in Section 15300.2 apply in this case; and
B. Approving a five-year renewable extension of the Mission Trail Nature Preserve Coastal Development Permit (CDP 16-155) to allow ongoing invasive species

removal and maintenance activities in the Mission Trail Nature Preserve.

Summary, Background, and Project Description:

The Mission Trail Nature Preserve ('Preserve") was established as a natural parkland for passive recreational use by City Council in 1979. The park boundaries encompass 35 acres of mostly undeveloped lands and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow of Martin Road. Primary uses include hiking, jogging, birding and relaxation in a quiet natural setting.

The entire Preserve, except for the Flanders Mansion parcel and the Lester Rowntree Native Plant Garden, is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHA is defined in the City's Local Coastal Program/Land Use Plan (LCP/LUP) and in the California Coastal Act of 1976 as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." In a more natural setting, ESHA would be self-sustaining and would not need active management. However, the Preserve is an isolated remnant of a larger environmentally sensitive area and is surrounded by urban development. Active management is essential if the resource values of this habitat are to be protected and preserved.

The Mission Trail Nature Preserve Master Plan (**Attachment 2**) was adopted by the City in 1996 and incorporated into the City's General Plan and LCP/LUP in 2004. The purpose of the Master Plan is to establish and maintain long-range goals for preservation and use of the Preserve and to guide the City in its decision-making process concerning the management of the Mission Trail Nature Preserve. Several goals, objectives, and policies within the Master Plan identify the various maintenance activities the City needs to do in order to keep the Preserve in an attractive natural state and define the scope of work for the 2016 Coastal Development Permit (CDP 16-155). In 2015, the City retained the services of Nicole Nedeff, a consulting biologist, to create a Baseline Biological Assessment Report (**Attachment 3**) for the Preserve, which details the implementation of the Master Plan maintenance policies, particularly as they relate to habitat restoration. Table 3 of the report provides a work plan for priority projects and invasive species removal (**Attachment 4**). This table has been the basis for the invasive species removal work completed over the past ten years and continues to be the guide for restoration activities at the Preserve.

Many of the restoration and maintenance activities identified in the Baseline Biological Assessment are implemented in partnership between the City and the Friends of Mission Trail Nature Preserve volunteer organization. All activities conducted within the Preserve are required to conform to the recommendations and impact avoidance measures contained in the Baseline Biological Assessment and to the conditions of approval of the Coastal Development Permit.

Work Completed to Date

The following discussion provides a status update on all the restoration activities conducted to date per the guidelines of Table 3 of the Baseline Biological Assessment. The following tasks were completed in partnership with the Friends of Mission Trail Nature Preserve:

- Invasive Eradication Programs initiated and substantially completed (initial invasive tree eradication and initial genista removal completed); ongoing invasive species management and maintenance is continuing;
- Annual maintenance – clearing of downed trees, plot sweeps and invasive vegetation removal; ladder fuel reduction; reforestation of areas cleared of invasive trees;
- Fire fuel, weedy brush, and ivy removal in many parts of the Preserve;
- Weed removal for native habitat restoration in the Lower Riparian Zone (as described in the Baseline Biological Assessment);
- Completion of a Stream Stability Study that identified several projects to restore the natural hydrology in the Preserve and reduce erosion impacts;
- Removed water tank, PG&E pole, pump house, and decommissioned the well;
- Completed three of the Stream Stability Study Projects including the Doolittle Trail Drainage, Willow Trail Boardwalk, and Willow Trail Drainage and Trail Improvements;
- Trail and amenity improvements including single-track trails developed, restored and rerouted;
- Mountain View entrance stairs and ramp installed;
- Entrance & trail signage, and benches installed;
- Pine root point-of-interest display installed;
- Two Folks overlook installed;
- Annual trail and Amenity Maintenance – trail, bridge and signs maintained; trees blocking trails or posing hazards removed;
- Annual mowing of the Martin Meadow;
- Restoration of the meadow area adjacent to Rio Road through planting and establishment of native plant species; and,
- Maintenance of the Lester Rowntree Native Plant Garden.

The following activities have also been completed in conformance with the CDP:

- Repair of the Doolittle Trail;
- Installation of trail directional signage;
- Maintenance and repair of split rail fencing in several areas of the Preserve; and,
- Maintenance of trails to minimize erosion.

Staff Analysis:

A CDP is required under City if Carmel-by-the-Sea Municipal Code Chapter 17.52

(Permit Procedures) to provide authorization for the City to continue to perform regular maintenance activities such as road clearance, hazardous tree removal, mowing, and trail maintenance, as well as invasive species removal. Staff is requesting a five-year extension to the previously-approved CDP to continue the progress on invasive vegetation removal, to implement the recommendations of the Stream Stability Study, and to conduct annual maintenance activities such as mowing annual grasses for fuel reduction.

Individual projects that are outside of the scope of maintenance activities, such as wildfire fuel management activities beyond those historically conducted in the Preserve, would require separate CDP approval. Activities within the drainage channel in the Preserve may also require a Streambed Alteration Permit from the California Department of Fish and Wildlife prior to commencing work.

Scope of Work for this CDP: Various types of maintenance activities are identified in the Master Plan (**Attachment 2**) particularly in sections C, D, E, and K. These maintenance activities help advance the overall goals of the Master Plan by maintaining and enhancing the physical and environmental attributes of the Preserve while avoiding and minimizing adverse environmental impacts. The activities covered by the CDP support Goal G5-11 of the Master Plan, which states:

- Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.

Section F of the Master Plan includes the following objective:

- O5-38: Manage environmentally sensitive habitats in Mission Trail Nature Preserve to maintain and enhance their natural integrity. Preserve and protect the Mission Trail Nature Preserve native plant, wild animal and bird population.

Specific maintenance activities that are covered by this CDP are also reflected in policies set forth in Section K of the Master Plan. These include the following:

- P5-149: Repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. (Annually: September – October.)
- P5-150: Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October.)
- P5-151: Remove fallen limbs and trees from the stream channels. (As needed.)
- P5-152: Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed.)
- P5-153: Mow meadow grasses to reduce the risk of fire (June) if consistent with special status plant management needs. (Note: per consultation with the project biologist, mowing of the meadow is done either in April-May or in August to avoid

impacting special-status species)
- P5-154: Maintain Serra trail to allow access of emergency vehicles. (Semi-annually.)
- P5-155: Remove dead/hazardous trees only as needed. Leave dead trunks in place when not hazardous to provide habitat for woodpeckers and other fauna.
- P5-156: Conduct trail maintenance and clearance. (June – August.)

Other policies within the Plan that address maintenance activities are:

- P5-270: Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.
- P5-118: Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment.
- P5-119: Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.
- P5-122: Organize volunteer work groups to remove nonnative plants from the Preserve.
- P5-131: Remove fallen trees and limbs from the stream channels as needed. Place natural boulders and creek cobbles to prevent erosion only in situations where private property or public safety is at risk.
- P5-124: Remove intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.
- P5-133: Maintain the box culvert inlet adjacent to Rio Road to prevent flooding.
- P5-135: Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.
- P5-136: Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.
- P5-137: Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach staff will be conducted to the extent necessary to allow access by the City maintenance equipment and fire apparatus.

Specific provisions in the Master Plan directing the removal of invasive horticultural species from the Preserve are the following:

- O5-27: Reduce the introduction and population of invasive horticultural species in the Preserve.
- P5-22: Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of Forestry and Fire Protection crews from

Gabilan Camp could be used to assist this effort.
- P5-124: Consider removal of both intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.

While many of the maintenance activities and removal of non-native horticultural species has been accomplished by hand or with simple hand tools, there has been a need for more specialized equipment for certain elements, in particular for the removal of invasive trees. Special equipment to be used includes work trucks of various size, chainsaws, backhoes, cranes, chippers, bucket trucks, dumpsters, and stump grinders.

Other Project Components:

Environmental Review: The proposed Coastal Development Permit extension involves the continuation of routine maintenance, invasive species removal, and habitat management activities previously authorized for the Mission Trail Nature Preserve. These activities qualify for several categorical exemptions under the California Environmental Quality Act (CEQA).

The continued operation and maintenance of existing trails, drainage infrastructure, and park amenities qualify for a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines Section 15301, as the activities involve negligible or no expansion of existing use.

Minor alterations to land and vegetation associated with trail maintenance, erosion control, invasive plant removal, and habitat restoration qualify for the Class 4 Categorical Exemption (Minor Alterations to Land) pursuant to CEQA Guidelines Section 15304.

In addition, invasive species removal and habitat restoration activities intended to maintain and enhance native habitat conditions qualify under the Class 7 and Class 8 Categorical Exemptions, which apply to actions undertaken by regulatory agencies for the protection of natural resources and the environment (CEQA Guidelines Sections 15307 and 15308).

The extension does not authorize new or expanded activities beyond the scope of the previously approved permit.

In order to comply with and complete all of the maintenance objectives within the Preserve, each activity will include the appropriate environmental impact avoidance measures as set forth in the Baseline Biological Assessment. Table 3 of the Assessment (**Attachment 4**) provides a work plan for the removal of invasive species and other associated projects within the Preserve, and includes potential habitat impacts of projects, best management practices, and success criteria. Additionally, each work project includes a pre-project site visit by a qualified botanist or biologist to evaluate any changed circumstances in the flora and fauna that may be affected, such

as nesting birds and the following special status and federal or state “listed” plants and animals in the Preserve:

- Monterey Dusky-footed Woodrat
- Monarch Butterfly winter roost
- Yadon’s rein-orchid
- Hickman’s onion

Any work where these species are present follows impact avoidance protocol(s) as set forth in the Baseline Biological Assessment to prevent any long-term damage to the species and their habitat within the Preserve. A qualified botanist or biologist is retained prior to work in areas known or suspected to have sensitive species and habitat to provide pertinent information and direction regarding work where these species are present.

Additional project components that will continue to be implemented for individual maintenance activities include:

- Seasonal limitations. Planned work in the riparian areas will be scheduled during the dry months when there is less water around, access is improved, and soil compaction is less likely.
- Bird nesting. The bird nesting season is recognized as January 1 through August 31. Projects involving tree or brush removal should be conducted outside of the nesting season when feasible. Any proposed vegetation removal during the nesting season will require a pre-project nesting bird survey conducted by a qualified biologist. If active nests are identified, appropriate avoidance buffers or timing restrictions will be implemented in accordance with the recommendations of the project biologist.
- Trail closures. Some work activities will require temporary closure of roads and trails for public safety while work is in progress. The duration of trail closures will be limited to the maximum practicable extent, and temporary trail closure signage installed on either end of the work zone.
- Fire safety and fuel loads. Fire safety activities will be completed prior to the declaration of fire season (typically in late April or in May) for public safety. Consultation with the local and regional fire department staff will occur to help determine the scale and timing of these activities. The Community Wildfire Protection Plan adopted by the City of Carmel-by-the-Sea in 2024 identifies the Mission Trail Nature Preserve as an area for which vegetation management strategies are being further evaluated to address wildfire risk within the wildland–urban interface. The City is continuing to evaluate appropriate vegetation management and fuel reduction strategies for the Preserve, including determining which activities may require additional environmental review and/or Coastal Development Permit approval prior to implementation.
- Habitat restoration. Some maintenance activities will include site restoration to enhance the habitat values of the Preserve upon completion. Removing large

areas of invasive trees or cape and English ivy are examples of activities that would require site restoration with erosion control materials such as jute netting and reseeding or replanting with native plants.

To ensure continued compliance with the Coastal Development Permit and the Baseline Biological Assessment, staff recommends that the City establish a clear administrative review and coordination process for activities conducted within the Preserve. This process would provide a mechanism for staff to review and confirm that proposed maintenance, restoration, and volunteer activities are consistent with the scope of work authorized by the CDP and with the environmental protection measures identified in the Baseline Biological Assessment prior to implementation.

ATTACHMENTS:

1. Resolution_MTNP CDP Extension 2026
2. Mission Trail Nature Preserve Master Plan
3. Baseline Biological Assessment Report
4. Baseline Biological Assessment Report Table 3
5. Stream Stability Study

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15301, 15304, 15307 AND 15308 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A FIVE-YEAR EXTENSION OF A RENEWABLE COASTAL DEVELOPMENT PERMIT (CDP 16-155) TO ALLOW CONTINUED INVASIVE SPECIES REMOVAL AND MAINTENANCE ACTIVITIES IN THE MISSION TRAIL NATURE PRESERVE. THE PROPERTY IS LOCATED WITHIN THE MISSION TRAIL NATURE PRESERVE, WEST OF THE CITY OF CARMEL BY-THE-SEA'S EASTERN BOUNDARY LINE, WITHIN THE NATURAL PARKLANDS AND PRESERVES ("P-1") ZONING DISTRICT; APNS 010-061-006-000, 010-061-007-000, 010-061-008-000, 009-341-001-000, AND 009-341-008-000.

WHEREAS, in 1996, the City adopted the Mission Trail Nature Preserve Master Plan for the purpose of establishing and maintaining long-range goals for preservation and use of the Preserve and to guide the City in its decision-making process concerning the management of the Mission Trail Nature Preserve (MTNP). In 2004, the MTNP Master Plan was incorporated into the City's General Plan and Local Coastal Program;

WHEREAS, Carmel-by-the-Sea Municipal Code (CMC) Section 17.52.100.E.3, requires a Coastal Development Permit (CDP) for maintenance activities, including the use of mechanized equipment, in an environmentally sensitive habitat area;

WHEREAS, on April 19, 2016, a CDP (CDP 16-155) application was filed by the City Public Works Department for a five year, renewable term program for invasive species removal and maintenance activities to implement the MTNP Master Plan;

WHEREAS, on May 11, 2016, the Planning Commission approved CDP 16-155, allowing weed management, trail maintenance, parking strategies, rare plant conservation, stream stabilization and general property management with an initial five-year term (through May 2021);

WHEREAS, on May 12, 2021, the Planning Commission adopted Resolution No. 2021-023-PC approving a five-year renewable extension to CDP 16-155;

WHEREAS, activities approved through CDP 16-155 are ongoing and therefore a subsequent permit extension is required;

WHEREAS, a public hearing was held by the Planning Commission on May 13, 2026, for consideration of the CDP extension, with notice of said hearing published in the *Carmel Pine Cone*, mailed to owners within 300 feet of the project site, and delivered to occupants within 100 feet of the project site at least 10 days prior to the public hearing;

WHEREAS, Staff from the Community Planning and Building Department evaluated the potential environmental impacts of the project and determined that the project meets the criteria for a categorical exemption under Sections 15301, 15304, 15307, and 15308 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA);

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.52.020 – Permit Procedures, Development Applications.

3. The Planning Commission has considered the MTNP CDP 16-155 extension at a public hearing. Based on the facts of this particular case, the Commission determines that the required findings (see Sections 1 and 2 below) can be made and therefore approves the five-year extension of the Coastal Development Permit.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

5. Approval of the five-year extension of the Coastal Development Permit by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.010.C and the California Coastal Commission pursuant to CMC Section 17.54.020.C.

6. The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Community Planning and Building Department of the City of Carmel-by-the-Sea located at Monte Verde Street

between Ocean and 7th Avenues, Carmel-by-the-Sea, California, 93921.

Section 1: FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).

1. Finding – Local Coastal Program Consistency: The project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program (LCP).

    a. Evidence: The land use designation of the subject property is Open Space/Recreation/Cultural, as identified on General Plan Land Use Map Figure 1.3, which is intended to provide public open space and recreation lands available for public use. Uses committed to public recreation that are compatible with natural resources are allowed. The project includes active management of the preserve, resulting in protecting and enhancing environmentally sensitive habitat and the natural setting.

    b. Evidence: The project, as conditioned, is consistent with the General Plan of the City of Carmel, including the Local Coastal Program and Title 17 (Zoning) of the City Municipal Code. In compliance with the City's requirements, a Coastal Development Permit has been requested and is approved.

    c. Evidence: The project, as conditioned, is consistent with and implements the Mission Trail Nature Preserve Master Plan, which is an appendix to the City's Local Coastal Program.

    d. Evidence: The proposed project, as conditioned, will not generate adverse impacts to the Mission Trail Nature Preserve or surrounding properties.

    e. Evidence: A Baseline Biological Assessment Report, prepared by Nicole Nedeff, details the implementation of the Mission Trail Nature Preserve Master Plan maintenance policies. Activities covered under this CDP extension is derived from the work plan contained in the baseline report.

    f. Evidence: Best management practices and avoidance protocols identified in the Baseline Biological Assessment Report are incorporated in this approval by reference and as conditions of approval. Implementation and compliance with these conditions ensure the activity is consistent with the LCP's requirements for the protection of coastal resources (e.g. ESHA and public access/recreation).

    g. Evidence: See findings and supporting evidence contained in Section 2.

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

    a. Evidence: The subject property is not identified in LCP Coastal Access and Recreation Element, Figure 4.1 – Public Access.

    b. Evidence: The subject property is designated as Parks & Open Space, as identified on Coastal Access & Recreation Figure 4.2 – Parks, Open Space, Recreation and Community Facilities. The project is limited to ongoing maintenance and implementation of the Mission Trail Nature Preserve Master Plan. Impacts to access during maintenance activities will be temporary.

Section 2: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15301 – Existing Facilities, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is for continued maintenance of the Mission Trail Nature Preserve, and existing public recreation facility, and implementation of the Mission Trail Nature Preserve Master Plan. Project implementation will not result in a change in use or permanently impact public recreation access. Therefore, the project qualifies under this exemption.

    b. Evidence: CEQA Guidelines Section 15304 – Minor Alterations in Land Use Limitations, categorically exempts minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The project is for continued maintenance of the Mission Trail Nature Preserve and implementation of the Mission Trail Nature Preserve Master Plan. The activities will occur within areas with an average slope of less than 20% and implementation of the project will not result in a change inland use or density, which qualifies under this exemption.

    c. Evidence: CEQA Guidelines Section 15307 – Actions by Regulatory Agencies for the Protection of Natural Resources, categorically exempts actions taken by

regulatory agencies, as authorized by state law or local ordinance, to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. The project is consistent with, and implements the Mission Trail Nature Preserve Master Plan, which is an appendix to the City's Local Coastal Program. Therefore, the project qualifies under this exemption.

d. Evidence: CEQA Guidelines Section 15308 – Actions by Regulatory Agencies for the protection of the Environment, categorically exempts actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The project is consistent with, and implements the Mission Trail Nature Preserve Master Plan, which is an appendix to the City's Local Coastal Program. Therefore, the project qualifies under this exemption.

e. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case. The subject property is not within a highway officially designated as a state scenic highway or included on any list compiled by the Environmental Protection Agency pursuant to Section 65962.5 of the Government Code. A historical resource, Flanders Mansion, is within the subject property; however, project activities are limited to maintaining trails and vegetation and do not include work to the resource. The Mission Trail Nature Preserve contains environmentally sensitive habitat areas which are considered a sensitive environment. However, project activities are limited to the recommendations of the Baseline Biological Assessment Report, prepared by Nicole Nedeff. Further, best management practices and avoidance protocols identified in this report have been incorporated as conditions of approval and Implementation and compliance with these conditions will ensure the activity is consistent with the LCP's requirements for the protection of coastal resources.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301, 15304, 15307 and 15308, and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and **APPROVE** the five-year extension of a renewable Coastal Development Permit (FILE NO. 16-155) to allow continued invasive species removal and maintenance activities in the Mission Trail Nature Preserve. the property is located within the Mission Trail Nature Preserve, west of the City of Carmel by-the-Sea's eastern boundary line, within the Natural Parklands and Preserves ("P-1") zoning district; APNs 010-061-006-000, 010-061-007-000, 010-061-008-000, 009-341-001-000, and 009-341-008-000.

All of which are in conformance with, and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

AUTHORIZATION:

1. This CDP authorizes an initial 5-year period of maintenance activities in the Mission Trail Nature Preserve (Preserve) with the intention of renewal and extension as set forth in Special Condition #6 below. The scope of the maintenance activities is as set forth in the 1996 Mission Trail Nature Preserve Master Plan, which is an appendix to the City's certified Local Coastal Plan, and supported by the 2015 Baseline Biological Assessment. In addition to the routine seasonal and annual maintenance activities within the Preserve, this CDP also authorizes an invasive species removal program as described in the Baseline Biological Assessment.

2. Activities authorized by this CDP include weed management, trail maintenance, rare plant conservation, the Lester Rowntree Native Plant Garden and Flanders Mansion, stream stabilization, and general property management. Maintenance activities including invasive species removal are to be conducted during normal working days and hours, except for emergency work which may be conducted off-hours if necessary for public safety or to avoid environmental impacts.

3. Mechanized equipment such as work trucks of various size, chainsaws, backhoes, cranes, chippers, bucket trucks, dumpsters, and stump grinders are authorized under this CDP.

4. The initial term of this permit is for 5 years (through May of 2026). Following the fifth year and before a sixth-year event is approved, the item shall return to the Planning Commission for discussion on any issues or suggested improvements. The Planning Commission may add or amend the conditions of approval, or may decline to extend the permit. Should there not be any issues, the permit may be extended for another 5-year period or for some other term acceptable to the Planning Commission.

SPECIAL CONDITIONS:

5. For each year of the permit, the City shall maintain a list of specific activities carried out under the permit and by June 30th of each year provide a year-end summary of such activities to the Community Planning and Building Director for distribution to and presentation before the Planning Commission at the Commission's July or August meeting.

6. In April or May of 2031, and prior to the expiration of any extended term for the CDP, the

activities authorized under this CDP will be reviewed by the Planning Commission at a duly-noticed public hearing with the CDP will be considered for extension and renewal for an additional 5-year period or for some other term acceptable to the Planning Commission. As part of this extension request, an updated biological assessment may be prepared and provided to the Planning Commission for review.

7. The activities authorized by this permit shall adhere to the impact avoidance components as set forth in the Baseline Biological Assessment and as summarized in the staff report for this item. These include:

   a. Seasonal limitations. Planned work in the riparian areas will be scheduled during the dry months when there is less water around, access is improved, and soil compaction is less likely;
   b. Bird nesting. Projects involving invasive tree removal should be performed outside the bird nesting season, or between September 1 and December 31. Any proposed tree or brush removal within the nesting season (January 1 through August 31) will require a pre-project bird nesting survey by a qualified biologist;
   c. Trail closures. Some work activities will require temporary closure of roads and trails for public safety while work is in progress. The duration of and trail closures will be limited to the maximum practicable extent, and temporary trail closure signage installed on either end of the work zone;
   d. Fire safety and fuel loads. Fire safety activities will be completed prior to the declaration of fire season (typically in late April or in May) for public safety. Consultation with the local fire department staff will occur to help determine the scale and timing of these activities. The Community Wildfire Protection Plan adopted by the City of Carmel-by-the-Sea in 2024 identifies the Mission Trail Nature Preserve as an area for which vegetation management strategies are being further evaluated to address wildfire risk within the wildland–urban interface. The City is continuing to evaluate appropriate vegetation management and fuel reduction strategies for the Preserve, including determining which activities may require additional environmental review and/or Coastal Development Permit approval prior to implementation;
   e. Habitat restoration. Some maintenance activities will include site restoration to enhance the habitat values of the Preserve upon completion. Removing large areas of invasive trees or cape and English ivy are examples of activities that would require site restoration with erosion control materials such as jute netting and reseeding or replanting with native plants.

8. In the event of unanticipated issues associated with the project, this permit may be scheduled for reconsideration by the Planning Commission to amend the permit or conditions as necessary.

Attachment 2

Mission Trail Nature Preserve Master Plan

Available at City website at:

https://ci.carmel.ca.us/sites/main/files/file-attachments/mtnp_master_plan.pdf?1523563223

Attachment 3

Baseline Biological Assessment Report

Available on City website at:

https://ci.carmel.ca.us/sites/main/files/file-attachments/report_2016-01-20_final_revised_sm.pdf?1557850887

TABLE 3 - PRIORITY PROJECTS AND INVASIVE SPECIES WORK PLAN

Immediate Action = Complete within 3 years
Long-term Action = Initiate within 5 years
Routine Action = Areas where ongoing, continuous action occurs as part of regular maintenance

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
WETLAND MEADOW – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Remove Cape ivy, English ivy, hemlock, wild radish, curly dock, Himalayan blackberry, Crocosmia, Echium and other weedy forbs	Total eradication of limited infestations.	Hand pull, or grub out. Cut English ivy vines in trees at ground level and spot-treat stems with herbicide. Consider green flaming or foliar chemical application in spring. Bag and dispose of biomass.	Minimal, localized ground disturbance.	Immediately treat new shoots with herbicide or hand pull or grub. Bag for disposal. On-going monitoring and treatment will be required.	Minimize ground disturbance – if needed, cover treated area with native chips or duff. Allow native species to revegetate naturally.	Reduction in extent and containment of ivy; eradication of invasive forbs in 3 years.
* Misc. invasive grasses in matrix of Wetland indicators (Bermuda and Kikuyu, in particular)	Total eradication	Hand pull or grub out	Ground disturbance with barren areas	Hand pull or grub. On-going monitoring and treatment will likely be required.	Allow native grasses to cover site and revegetate large barren areas with plugs of Santa Barbara sedge and creeping wild ryegrass. Control sediment during revegetation process with silt fencing around work site.	Eradication of velvet grass in 3 years and continuing reduction of cover of Bermuda & Kikuyu over time
Trim willow branches creeping into Wetland Meadow near Rio Road without disturbing root crowns	Remove tree cover over Wetland Meadow	Prune branches	Willow cover removed	Seasonal trimming		On-going pruning will be required.
Cypress hedge along Rio Road	Improve shoulder parking	Remove trees and grind stumps	Tree cover removed		Revegetate embankment with native plants.	Remove hedge

Build-up roadbed at Rio entry	Improve drainage and street runoff into Wetland Meadow	Installation of appropriate road material	Temporary sedimentation potential	Monitor performance during rain events	Temporary fiber wattles around construction site	Reduction of ponding at trailhead
Remove dead redwoods	Reduce fire hazard, enhance Wetlands	Removal of dead wood at ground level	Temporary localized disturbance	Monitor areas with increased sunlight and remove invasives that recruit	Plant arroyo willow cuttings, if appropriate.	On-going removal if trees continue to die
* Wet-season boardwalk link	Reduce impacts to Wetland vegetation	Construct elevated boardwalk connecting Willow and Serra trails. Use non-toxic materials.	Temporary ground disturbance during construction, installation of boardwalk and pilings.	Monitor for stability during rain events, remove debris if material catches on boardwalk.	Revegetate all disturbed ground with native Wetland species and propagules collected on-site.	Reduction in foot traffic and trampling in Wetland area.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
LOWER RIPARIAN – IMMEDIATE ACTION						
Remove Cape ivy, English ivy, weedy forbs, periwinkle, white poplars, acacia, cactus, succulents, Pittosporum, Himalayan blackberry and other invasive plants	Total eradication of limited infestations before they become out of control.	Hand pull, grub or chainsaw; cut English ivy vines in trees at ground level and spot treat stems with herbicide. Consider green flaming or foliar chemical application in spring. Bag and dispose of biomass. Fell trees and spot treat stumps with herbicide.	Minimal, localized ground disturbance.	Immediately treat new tree shoots with herbicide; hand pull and bag vines and sprouts of other forbs for disposal. On-going monitoring and treatment will be required.	Cover treated area with native chips or duff and allow native species to revegetate naturally. Consider spreading native grass seed along western margin of Willow Trail. Plant arroyo willow cuttings where canopy is broken by tree removal. Plant plugs of Santa Barbara sedge.	Eradication of trees, reduction in extent and containment of ivy, eradication of invasive forbs in 3 years.
Remove dead redwoods	Reduce fuel loads and fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, potential for increased light	Monitor areas with increased sunlight and remove invasives that recruit	Plant arroyo willow cuttings, if appropriate.	On-going removal if trees continue to die
Remove invasive from Wetland areas bordering Serra Trail	Total eradication	Hand pull or grub out	Minimal disturbance	Hand pull or grub out as new plants appear	Allow native Wetland species to recruit	Eradication in 3 years

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
MARTIN'S MEADOW AND TRAILHEAD – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Remove ivy, eucalyptus, acacia and cypress from cul-de-sac area on Martin Road. Remove cotoneaster and ivy on trail below.	Eradication of invasive plants, revegetation with native species.	Remove trees entirely, grind stumps or apply spot treatment of herbicide; hand pull ivy and remove biomass.	Temporary ground disturbance	On-going monitoring to hand pull or grub ivy and address sprouting stumps	Revegetate tree removal area with coast live oaks or toyon. Cover bare ground with native duff or light mulch of chipped biomass. Avoid disturbing clay soil lens where rushes are located	Eradication of invasives in 3 years, with containment of ivy along trail below cul-de-sac.
* Realign trail across meadow	Merge fragmented prairie habitat and utilize existing CAWD easement. Remove trail through Prairie.	Rebuild fence and change access location; lightly score existing trail and reseed.	Temporary ground disturbance along old trail	Remove any invasives that colonize old trailbed	Revegetate with native grass seed collected on-site and lightly mulch with weed-free thatch or native chipped material. Avoid removing rushes, to the extent possible. Maintain CAWD easement as firebreak, as well as access to Mansion.	Growth of Coastal Prairie species, with less than 30% cover of non-native barnyard weeds.
Change mowing strategy	Promote late-season forbs	Mowing later in the summer or early fall every few years	Enhancement of late-season seed production and diversity	Regular monitoring to assess species diversity with and without regular mowing	Monitor and evaluate changed conditions, adjust mowing schedule if appropriate. Note influx of Coastal Scrub shrubs and remove if necessary to maintain Prairie habitat.	Increased cover of late-season flowering forbs after 3 years.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
LAIOLO GROVE – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
Remove dead redwoods	Reduce fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, increased light	Monitor areas with increased sunlight; remove invasives.	Plant cuttings of black cottonwood to maintain canopy.	On-going removal if redwood trees continue to die
* Realign creek crossing to Doolittle Trail	Reduce damage to stream banks	Remove concrete step structure and widen trail on eastern bank, or construct bridge downstream	Temporary localized disturbance	Revegetate disturbed ground, or lightly much with native duff or chipped materials	Monitor new trail access for signs of erosion and correct, if needed	Reduced damage to stream bank an easier access to trail.
Remove Cape ivy, English ivy, annual nasturtium, invasive grasses	Control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy species	Ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry	Reduction in extent and containment of ivy, eradication of nasturtium in 3 years. Increased cover of native Wetland vegetation.
* Remove large eucalyptus and acacia and consider removing cypress. Remove invasive periwinkle. Remove ivy.	Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings. Hand pull periwinkle	Temporary ground disturbance, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees and periwinkle in 3 years, with containment of ivy
Address need and safety of well and rusted water tank	Secure well-head. Remove tank	Remove tank and revegetate pad.	Exposed ground below tank.	Revegetate with native species.	Revegetation of exposed site	Restoration of tank site

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
FLANDERS GROVE – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs, including hedge of cypress, and weedy vines	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing and spot treatment of all cut stumps	Temporary localized ground disturbance, increased light to forest floor	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs, coast live oak and Monterey pine. Cover exposed ground with native duff or chip materials.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Scout new potential trail alignment if/when alternate parking is developed and Mansion is sold or leased.		Locate potential trail to avoid removal of native vegetation	* New trail construction will impact localized area.			
LOWER GARDEN – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing. Spot treatment of all cut stumps with herbicide	Temporary localized ground disturbance, increased light to forest floor. Survey to identify whether trees are utilized by Monarchs for winter roosting	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs and Monterey pine. Cover exposed ground with native duff or chipped materials. Survey in winter for butterflies.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Expand garden area southwards into transitional zone at top of Martin's Meadow.	Address open transitional area and revegetate. Enhance seating area	Revegetate with native species appropriate for transitional habitat. Level sloped ground for flat trail and seating area.	Potential erosion from soil leveling or placement of imported material to enhance seating and create level trail bed.	Monitor, maintain weeding program and garden maintenance	Utilize native species appropriate for garden and natural environment. Contain newly leveled soil area with vegetation and fiber wattle.	Reduction of open, unvegetated area. Enhancement of seating area and views of Meadow and Mission
Formalize trail to Martin Road trailhead	Identify trail route	Create pathway between Mansion and CAWD easement	Temporary, minimal disturbance	Monitor for erosion, trail avoidance and mitigate if needed	Establish new trail tread with hand tools	Utilization of new trail alignment

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
UPPER GROVE – IMMEDIATE ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
* Remove invasive eucalyptus, acacia, shrubs	Restoration of native habitat	Logging of trees; eradication of shrubs by grubbing. Spot treatment of all cut stumps with herbicide	Temporary localized ground disturbance, increased light to forest floor. Survey to identify whether trees are utilized by Monarchs for winter roosting	Monitoring of stumps for resprouting and follow-up herbicide treatment, if necessary	Minimize damage from equipment used during logging, revegetate with toyon, other native shrubs and Monterey pine. Cover exposed ground with native duff or chipped materials. Survey in winter for roosting Monarch Butterflies.	Eradication of non-native trees and shrubs in 3 years. Containment of invasive vines. On-going maintenance will be required.
Identify and construct alternate parking area	Creation of alternate parking area near Garden entrance	Utilize flat area as far west of adjacent residence. Construct after removal of invasive trees	Ground leveling, vegetation removal, altered drainage	Monitor recruitment of invasive seedlings. Address potential erosion from drainage off impervious surface.	Pave or chip seal to reduce soil erosion and transport. Encircle work area with fiber wattle. Screen neighboring residence by planting Monterey pine and coast live oaks, with toyon for sub-canopy screening.	Development of parking to replace sites at Flanders Mansion
Remove informal use trails	Reduce habitat fragmentation	Use hand tools to replace native duff and leaf litter. Consider signage directing walkers to alternate trails	Temporary alteration of soil environment	Monitor and replace native duff if walkers continue to bypass formal trail network	Use hand tools and minimize soil disturbance	Reduction of off-trail walking and habitat fragmentation
* Identify new trail route connecting new parking area with formal trail network	Reduce habitat fragmentation by directing visitors to formal trail network	Employ minimal ground disturbance and align to avoid removal of native vegetation	Localized soil disturbance, potential for erosion	Monitor for erosion and mitigate if needed	Establish new trail tread with hand tools. Avoid disturbing roots of adjacent plants	Utilization of new trail alignment

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
FLANDERS MANSION – IMMEDIATE ACTION						
Remove invasive, non-native plants from grounds and garden areas	Reduction of seed sources for Preserve	Log larger trees, grub shrubs and paint all cut stumps with herbicide. Hand pull or consider foliar application of herbicide on vines.	Removal of horticultural plantings will disturb soil and eliminate landscaping	Monitor for resprouting weedy plants and hand pull or spot treat.	Revegetate with native plants in garden settings and restore transitional areas at edge of natural Preserve habitat. Place chipped material over exposed soils to reduce erosion and mulch native plantings	Eradication of weeds in 3 years and restoration of natural habitat. Containment of invasive plants.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
EASTERN DRAINAGE – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native riparian habitat. Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia and consider removing cypress.	Restore native Riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years
Work with CAWD staff and contractors to identify partnership opportunities to reduce invasive species along utility easement	Reduction of invasive species and restoration of native habitat					

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
CENTRAL RIPARIAN – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor						
Remove dead redwoods	Reduce fuel loads and fire hazard, enhance Riparian habitat	Removal of dead wood at ground level	Temporary localized disturbance, potential for increased light	Monitor areas with increased sunlight and remove invasives that recruit	Plant cuttings of black cottonwood to maintain canopy.	On-going removal if redwood trees continue to die
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native Riparian and Wetland habitat Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia and consider removing cypress.	Restore native riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years
UPPER FLANDERS TRAIL – LONG-TERM ACTION						
Remove German and Cape ivy infestations along trail and from adjacent Monterey Pine Forest habitat areas	Restore native understory in Monterey Pine Forest	Hand pull or grub, consider foliar application of herbicide	Temporary ground disturbance	Monitoring and continual removal of sprouts	Cover exposed soil areas with native duff or chipped material. Revegetate larger areas with Monterey pine seedlings and native understory species	Containment of ivy infestation in 5-10 years. On-going weed control will be required.

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
UPPER CANYON – LONG-TERM ACTION * Significant ground-disturbing work to be covered by Coastal Development Permit						
Retain hydrological – geomorphic consultant to evaluate drainage and channel stability, and propose options to reduce stream bank failure and channel incision	Clear direction on causes of channel instability and remedial action to address on-going erosion.	Bio-mechanical erosion control utilizing native riparian vegetation. Consider potential uses of repurposed eucalyptus trunks for channel structures.				
Obtain CDFW Streambed Alteration Agreement for work in riparian corridor.						
* Remove Cape ivy, English ivy, annual nasturtium, invasive grasses, passion vine, periwinkle, Himalayan blackberry. Remove Pittosporum and all invasive shrubs.	Restore native Riparian habitat in canyon corridor. Eradication or control of invasive plants and revegetation with native species	Hand pull or grub and bag all biomass. Remove vines of nasturtium before seed sets. Consider green flaming or foliar chemical application on ivy and passion vine	Temporary, significant ground disturbance with barren areas.	Immediately treat new shoots with herbicide or hand pull and bag for disposal.	Revegetate with plugs of Santa Barbara sedge, creeping wild rye or native blackberry. Install cuttings of arroyo willow and black cottonwood. Mulch exposed soils.	Reduction in extent and containment of vines in 5-10 years. Eradication of shrubs in 5-10 years. Increased cover of native Wetland and Riparian vegetation.
* Remove large eucalyptus and acacia	Restore native Riparian habitat. Eradication of invasive plants, revegetation with native species	Fell trees and either grind or spot treat stumps with herbicide, grub out acacia seedlings.	Temporary significant ground disturbance with barren areas, increased light	Monitor areas with increased sunlight and remove invasives that recruit by hand pulling or foliar herbicide application	Revegetate tree area with arroyo willow and black cottonwood seedlings. Install plugs of Santa Barbara sedge and wild blackberry. Lightly mulch exposed soils with native chipped material	Eradication of invasive trees in 5-10 years

HABITAT MANAGEMENT ZONE, PRIORITY & PROJECTS	GOAL	PREFERRED TREATMENT	POTENTIAL IMPACTS TO HABITAT	FOLLOW-UP TREATMENT	BEST MANAGEMENT PRACTICES – Always Remove Biomass	SUCCESS CRITERIA
ROUTINE MAINTENANCE ACTION						
Remove German and Cape ivy infestations, as well as all other invasive tree, shrub and forb species along internal trails and from adjacent natural habitat	Restore native understory in Monterey Pine Forest and Oak Woodland. Revegetate Coastal Scrub areas	Hand pull or grub, consider foliar application of herbicide	Temporary ground disturbance	Monitoring and regular removal of sprouts	Cover exposed soil areas with native duff or chipped material. Revegetate with appropriate native species	Containment of ivy infestation in 5-10 years. Eradication of misc. shrubs and forbs. On-going weed control will be required.
Monitor trails for erosion, damaged water bars, bridges and broken tree limbs	Reduction of erosion, trail safety	Use of hand tools		Monitoring and regular maintenance	Address as needed	Safe and stable trails, well-maintained infrastructure
Collaborate with CAWD, PG&E and other easement holders to address weed management issues	Coordination of vegetation management					
Collaborate with Friends group to address weed control and other Preserve management opportunities.	Coordination of vegetation and general Preserve management					
Collaborate with MEarth, local schools and other partners for assistance with weed control, revegetation and general Preserve management issues	Coordination of vegetation and general Preserve management.					
Manage and enhance Lester Rowntree Native Plant Garden	Sustainable, well-maintained native plant garden. Educational opportunity and potential plant conservation benefits	Hand pull or grub oak and pine seedlings. Remove all invasive non-native species	Regular monitoring as part of overall Preserve management	Utilize native chipped materials and native leaf litter. Remove dried or dead plant materials. Replace native specimens, as needed		Sustainable, well-maintained garden

Attachment 5

Stream Stability Study

Available on City website at:

https://ci.carmel.ca.us/sites/main/files/file-attachments/mission_trail_preserve_memo_final__2-14-19-signed_0.pdf?1557850927

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 24046 (Teresi):** Consideration of a Final Design Study, DS 24046 (Teresi), and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Application: DS 24046 (Teresi)
APN: 010-252-016-000
Block & Lot:
Location:

Applicant:
Owner:

Recommendation:

Staff recommends the Planning Commission continue the item to a date uncertain.

Summary, Background, and Project Description:

While staff originally agendized this item for Final Details Review, a continuance to a date uncertain is now recommended to address outstanding design and functional elements identified during report preparation. Rather than managing these items through various Conditions of Approval, which could result in a project outcome inconsistent with the Commission's expectations, a continuance allows staff and the applicant time to reconcile these matters beforehand. This ensures the Planning Commission considers a scope that is fully defined and not inherently reliant on substantive modifications via Conditions of Approval.

Staff Analysis:

Other Project Components:

Attachments:

None

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Erin Lewis, Assistant Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25393 (Michie-McLevis):** Consideration of a combined Concept and Final Design Study, DS 25393 (Michie-McLevis), for minor addition to the lower floor and substantial alterations on the exterior to an existing single-family residence located at Mountain View Avenue 3 northwest of 8th Avenue in the Single-family Residential (R-1) District. APN 010-044-003-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions tot he exemptions contained in Section 15300.2 can be made in this case.

Application: DS 25393 (Michie-McLevis)
APN: 010-044-003-000
Block & Lot: Block 86, Lot 2
Location: Mountain View Avenue 3 northwest of 8th Avenue
Applicant: Alan Lehman, Designer
Owner: Michie Andrew J & McClevis Tamara G

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

A. Find the project categorically exempt pursuant to CEQA Guidelines section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and
B. Approving a combined Concept and Final Design Study for a substantial alteration to an existing two-story single family residence including an 84 square foot lower floor addition, replacement of wood shake siding, altered fenestration, altered roof profile, replacement of all doors and windows, and associated site improvements to an existing single-family residence located at Mountain View 3 NW of 8th in the Single-Family Residential (R-1) District, APN: 010-044-003-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single-family residence. While the project would result in an increase in floor area, the overall mass of the structure would be effectively unchanged as the addition is proposed as an understory addition into the crawl space. The architectural style of the residence would substantially change due to the removal of wood shake siding for proposed new stucco siding, board and batten siding, and stone siding to match existing stone siding on the north. In addition, new fenestration patterns, new doors and windows, removal of a parapet, and various site modifications are proposed. Collectively, these changes qualify the project as a substantial alteration requiring Planning Commission review. The existing garage would be converted to an ADU, which is not under the purview of the Commission.

BACKGROUND AND PROJECT DESCRIPTION

The project is considered a substantial alteration which qualifies for Track 2 processing in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B.1. A substantial alteration is defined as *"any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a visual change exterior design modification that results in a change in architectural style to a building, the project is considered to be a substantial alteration and therefore subject to the Track 2 process including adoption of the applicable Design Study findings for approval.

The project site is a 5,980 square-foot lot developed with a 2,385 square foot existing single-family residence finished with Carmel stone on the original cottage at the north end of the house, with the remainder of the single-family residence being clad in wood shake. The applicant is proposing to substantially alter the residence by replacing the existing wood shakes with board and batten wood siding and stucco, both painted in Benjamin Moore "Coastal Fog" (color). The existing garage at the south end would be wrapped in Carmel stone to reflect the north end of the house. The garage would be converted to an ADU. The deck rail would be changed from grape stake to stucco walls with a metal railing. The existing decorative peaked parapet would be removed to reveal the existing flat roof with a functional eave for the deck. A Juliette balcony would be added for visual interest at the south street side windows. All windows and doors would be replaced with aluminum clad wood components by Sierra Pacific and installed in a new fenestration pattern. There would be other small changes to site coverage. The property was reviewed for historical significance December 3, 2025 and found ineligible for the Carmel Historic Inventory. This determination remains in effect and would expire December 3, 2030.

The maximum allowable floor area for the building site is 2,454 square feet. The project

includes an 84 square feet addition which would result in a new floor area of 2,448.3 square feet. Additional square footage is being made available through the height reduction of an accessory structure (shed), which would no longer be counted as floor area. Excavation and framing alterations of the crawl area are proposed to accommodate the additional floor area. As an excavation expansion, the addition is not a visual impact and is less than 2% of the maximum volume for the site, exempting it from a volumetric study.

At 21'-11/16", the highest ridge height of the residence is not changing. One roofline would be altered by having a solo decorative parapet removed from the south elevation, revealing the existing flat roof and creating a functional eave in its place.

Site coverage is non-conforming, with an existing 2,051.94 square feet of site coverage. In compliance with CMC Section 17.10.030.C.2.b, excess site coverage is required to be reduced at a rate of 2:1 for all additions, resulting in a net reduction of 184 square feet.

Existing exterior lights would be reused but altered to meet Design Guidelines by painting the interior of the glass to ensure the lighting is shielded and down-facing. Additional landscape lighting is proposed to be installed with three shielded and down-facing lights at a maximum height of 18 inches, spaced more than 10 feet apart on the main walkway.

A Preliminary Site Assessment for this project was conducted, during which the City Forester completed a survey of trees and found that the site meets tree canopy minimums. There are no proposals to remove any trees.

Staff Analysis:

Based on staff's analysis of the project, and as demonstrated in the attached draft resolution, the proposed design is consistent with the policies contained in the Land Use Plan, requirements of the CMC, and the Residential Design Guidelines.

No issues have been identified and staff recommends approval of the project.

Other Project Components:

Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 13501 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case.

Attachments:

1. Attachment 1 DS 25393 (Michie-McLevis) Resolution packet
2. Attachment 2 DS 25393 (Michie-McLevis) Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 2 DESIGN STUDY TO ALLOW A 84 SQUARE FOOT SINGLE FAMILY DWELLING ADDITION, REPLACEMENT OF WOOD SHAKE SIDING, ALTERED FENESTRATION, ALTERED ROOF PROFILE, REPLACEMENT OF ALL DOORS AND WINDOWS, AND ASSOCIATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED MOUNTAIN VIEW 3 NW OF 8TH IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-044-003-000.

WHEREAS, on January 7, 2026, Alan Lehman ("Applicant"), submitted an application requesting approval of Track 2 Design Study application ("DS 25393 (Michie-McLevis)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to add 84 square feet to the lower floor, replace all wood shake siding, change fenestration and replace all windows and doors, and other associated site improvements ("Project"); and

WHEREAS, the replacement of all wood shake siding, alteration and replacement of fenestration and other site improvements was determined to be a substantial alteration of the property which requires approval by the Planning Commission Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.40; and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. As demonstrated in Section 5 of this resolution, approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 13501 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case.

3. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was conducted on December 12, 2025. The property is in the Moderate Fire Hazard Severity Zone. The property is not in any other overlay districts. Tree density is met. The preliminary site assessment also includes information on nonconforming structures because the residence has nonconforming elements. Additionally, notes were added that any development should take neighbor privacy and view concerns into consideration.

4. The Planning Commission has considered the Design Study, DS 25393 (Michie-McLevis) application, including the project plans (**Exhibit B)** at a public hearing. Based on the facts of this particular case a determination that the required findings (see Sections 1-5 below) can be made and therefore approves the Design Study.

5. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

6. Approval of the Track 2 Design Study Concept and Final by the Planning Commission is appealable to City Council pursuant to CMC Section 17.54.010.C.

Section 1: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: Housing Element Policies are not applicable to Design Study DS 25393 (Michie-McLevis). The Michie-McLevis project does not involve the development of any new market rate or affordable housing.

    b. Evidence: Public Facilities and Services Element Policies are not applicable to Design Study DS 25393 (Michie-McLevis). DS 25393 (Michie-McLevis) does not relate to and will have no effect on public health, safety, or recreation.

    c. Evidence: Open Space, Conservation and Scenic Highways Element policies are not applicable to Design Study DS 25393 (Michie-McLevis). DS 25393 (Michie-McLevis) does not relate to and will have no effect on water conservation, pollution, or parks and open space.

d. Evidence: Environmental Safety Element policies are not applicable to Design Study DS 25393 (Michie-McLevis). DS 25393 (Michie-McLevis) does not relate to emergency preparedness, natural disasters, hazardous waste sites, or work in areas of excessive risk. The proposed project is for renovation of an existing single-family residence.

e. Evidence: Noise Element policies are not applicable to Design Study DS 25393 (Michie-McLevis). DS 25393 (Michie-McLevis) will not create any changes to the intensity of use on site.

2. Finding – Zoning Standards: The proposed use will comply with all zoning standards applicable to the use and zoning district.

a. Evidence: The subject property is within the Single-Family Residential or "R1" zoning district.

b. Evidence: CMC Section 17.10.020 Dimensional Standards require that a property must be a legal building site to be issued a building permit. The Michie-McLevis property is a single, independent lot of record with 5,980 square feet of land. CMC Section 17.10.030 outlines required parking, height limits, floor area limits, site coverage limits, and setback standards. The proposed work meets parking, height, floor area, and setback standards, and increases compliance with site coverage limits by proposed removal of gravel and pavement in the amount of 190 square feet. CMC Section 17.58.040 requires that Track 2 projects go through a discretionary review process and public hearing and associated noticing, be reviewed by the City Forester, assessed for neighborhood design compatibility and neighbor impact, grade conditions, and historic determination. This project has been presented at a public hearing of the Planning Commission with the public duly noticed, surveyed by the City Forester, and has been found compatible with the design and privacy of the neighborhood. It was found ineligible for Carmel's Historic Inventory on December 3, 2025.

c. Evidence: The project is in a Moderate Fire Severity Zone. The project will be reviewed by the Building Division prior to the issuance of a building permit to ensure that the proposed materials meet the required fire rating.

d. Evidence: This project is consistent with the Residential Design Guidelines and therefore this finding can be made.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

a. Evidence: Design Guidelines 9.5 encourages the use "natural" building materials and that stucco, in conjunction with some natural materials, may be considered depending on neighborhood character. The applicant is proposing a combination of board and batten and stucco, along with stone siding to match existing stone siding on the portion of the house that constitutes the "original cottage". The existing wood-shingle siding would be replaced with board and batten and stucco, painted in Benjamin Moore "Coastal Fog" (color). Neighboring properties contain structures with a combination of board and batten or horizontal wood cladding and a combination of natural landscaping and variety of fencing. The project contributes to the neighborhood character with no changes to the existing landscaping, a small reduction in site coverage, and complimentary siding and fenestrations with warm earth tone colors.

b. Evidence: Design Guidelines 11.3 states that fences and walls along street frontages should be kept low and have open, transparent qualities, such as open pickets, that permit filtered views into the front garden. The project would add grape stake fencing at the 8th Street side of the property to create a closed garden space connecting the existing grape stake fencing which meets the guideline for filtered light views. Therefore, the project is consistent with this policy.

c. Evidence: Design Guidelines 9.9 states that when stonework is incorporated, the design should be simple and traditional in character. The project incorporates Carmel stone at the exterior to match the existing/remaining stone that is located at the opposite end of the house. Therefore, the project is consistent with this policy.

d. Evidence: Design Guidelines 9.10 discourages the use of stone on one elevation. The project proposes wrapping the entire garage element in stone to match the Carmel stone found at the other end of the house. Therefore, the project is consistent with this policy.

e. Evidence: Design Guidelines 9.11 states window materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture and that window styles and materials should be consistent with the architecture of the building. The Planning Commission has approved other materials in the past, allowing clad wood, aluminum, and Fibrex windows as acceptable deviations from the Residential Design Guidelines. The applicant is proposing Sierra Pacific aluminum clad windows throughout the property, painted in Benjamin Moor "Dragon's Breath 1547" (color), complimenting the proposed design changes to a more modernist style. Design Guidelines 9.11 also states that Divided light windows are encouraged." The number of windows and doors with divided lite glass are increasing, especially noted that all fenestrations visible at the street facing elevations would have divided light glass as encouraged in the Design Guidelines. Therefore, the window component of the project is consistent.

4. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: As demonstrated in the findings and supporting evidence contained in Sections 1, 2, 3, 4, 5, and 6, the project does conform to the applicable zoning standards. This finding can be made.

5. Finding – Neighborhood Character: The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.

    a. Evidence: DS 25393 (Michie-McLevis) proposes only a reduction in site coverage with no other proposed changes to landscaping. This finding can be made.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.

a. Evidence: DS 25393 (Michie-McLevis) does not require grading outside of the existing footprint. There are no steep slopes on the site. This finding can be made.

7. Finding – Modesty and Simplicity: The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.

    a. Evidence: DS 25393 (Michie-McLevis) uses simple finishes and muted earth tones for the exterior. The building forms would be unchanged except the removal of a parapet that runs along the street side of a flat roof, giving the false impression that the roof is peaked. Simplifying the roofline and removing complex decoration is in keeping with simplicity and modesty. This finding can be made.

8. Finding – Mass and Bulk: The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

    a. Evidence: DS 25393 (Michie-McLevis) this project includes an 84 square foot addition, which is less than 2% of the maximum volume which would not be visible outside the existing structure. New fenestration is in keeping with Design Guidelines for sizing and styling. This finding can be made.

9. Finding – Detail and Material: Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.

    a. Evidence: The project includes the use of simple colors, which are repeated on a variety of surfaces, and the materials are consistent with neighborhood character and Design Guidelines. Proposed materials are appropriate for the architectural style of the existing single-family residence. This finding can be made.

10. Finding – Forest and Open Space: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.

    a. Evidence: The City Forester surveyed and found that the site meets minimum tree density. No changes are being proposed to landscaping. This finding can be made.

11. Finding – Simple and Modest Roof Forms: The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City’s design objectives.

    a. Evidence: The existing rooflines are unchanged outside of the removal of a parapet that disguises an existing flat roof, simplifying the design and converting a decorative roofline to a functional eave. There are no proposals to increase height or alter the shape of the roofline. This

finding can be made.

12. Finding – Context: The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.

    a. Evidence: The mass and bulk of the existing single-family residence is unchanged. This finding does not apply.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood.

    a. Evidence: The project does not include a change to the existing size, scale, and form of the single-family residence. This finding does not apply.

14. Finding – Significant Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.

    a. Evidence: There are no tree removals proposed. This finding does not apply.

Section 3: FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section 17.64.080.A).

1. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: The subject property is within the Single-Family Residential or "R-1" zoning district.

    b. Evidence: As demonstrated in Section 1, Finding 2, evidence a, b, and c, the project complies with the R-1 district site development standards, notwithstanding the allowed maintenance of legal nonconforming site coverage pursuant to CMC Section 17.36.020.A.

    c. Evidence: The project is in the Moderate Fire Severity Zone. The project would be reviewed by the Building Division prior to the issuance of a building permit to ensure that the proposed materials meet the required fire rating.

    d. Evidence: See the evidence Section 1, Finding 4. This finding can be made.

2. Finding – Forest, Open Space and Site Design: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.

    a. Evidence: The project is for an existing single-family residence and proposes no changes to the landscaping. This finding does not apply.

3. Finding – Simplicity and Restraint: The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.

    a. Evidence: See the evidence in Section 1, Finding 11. This finding can be made.

4. Finding – Human Scale, Mass and Bulk: The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows and entryways. The development is similar in size, scale, and form to building on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

    a. Evidence: Changes to Mass and Bulk are not proposed in this project. This finding does not apply.

5. Finding – Public and Private Views: The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.

    a. Evidence: There are only minor changes proposed to window locations which will have no impact on neighbors due to existing vegetation and fencing. This finding can be made.

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

    a. Evidence: See evidence in Section 3, Findings 1, 2, 3 and 4. This finding can be made.

7. Finding – Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.

    a. Evidence: See evidence in Section 1, Finding 14. This finding can be made.

Section 4: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with design on nearby sites.

    a. Evidence: See evidence in Section 3, Findings 2, 3,4 and 5. This finding can be made.

2. Finding – Materials and Design: The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.

a. Evidence: See evidence in Section 1, Findings 5, 6, 7, 8, 9, 10 and 11. This finding can be made.

3. Finding – Design Elements: Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.

    a. Evidence: See evidence in Section 1, Findings 5, 6, 7, 8, 9, 10 and 11. This finding can be made.

4. Finding – Visual Continuity: Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.

    a. Evidence: See evidence in Section 3, Findings 2 and 7. This finding can be made.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15301 – Existing Facilities – categorically exempts negligible or no expansion of use. The project is for renovation of an existing single-family residence which would have no intensification or expansion of use, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case

        i. Location. The project is the renovation of an existing single-family residence. The existing and proposed use as a single-family home is a permitted use for the site's designated residential zoning district.

        ii. Cumulative Impact. The proposed project is to replace the majority of the siding, all windows and doors, and other associated site improvements. The project would not result in a cumulative impact because there are no known successive project of the same type in the same location.

        iii. Significant Effect. The proposed project is for the renovation of and existing single-family residence. No significant trees are being proposed to be removed, and minimal ground disturbance is proposed within the existing footprint.

        iv. Scenic Highways. The project is not located on a scenic highway and would not result in any impacts to scenic highways or scenic resources.

        v. Hazardous Waste. The subject site would not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

        vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic

Inventory December 3, 2025. The proposed project would not have any negative effects on a historic resource on or adjacent to the subject site.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project DS 25393 (Michie-McLevis) categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Design Study, DS 25393 (Michie-McLevis) to allow an 84 square foot addition, replacement of wood shake siding, altered fenestration, altered roof profile, replacement of all doors and windows, and associated site improvements. The property is located at Mountain View 3 NW of 8th in the Single-Family Residential (R-1) District, APN: 010-044-003-000.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 25393 (Michie-McLevis)) substantial alterations to an existing single-family residence, inclusive of an 84 square foot addition, new stucco, board and batten and stone siding, new skylights, windows, and doors in aluminum clad wood from Sierra Pacific, removal of single roof parapet and addition of an awning, new fenestration pattern, reduction of 190 square feet of site coverage and various site modifications located at Mountain View 3 NW of 8th in the Single-Family Residential (R-1). APN: 010-044-003-000 as depicted in the plans prepared by Lehman Design Studio as approved by City of Carmel-by-the-Sea Planning Commission on May 13, 2026 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
6.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
7.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.

8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
10.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
11.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
12.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior

	Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
13.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
14.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
15.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
17.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
18.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
19.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and

	3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
20.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
Environmental Compliance Conditions	
22.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than

	focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
23.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
24.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
25.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
26.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
27.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
28.	**Construction Management Plan.** Prior to building permit issuance, the applicant shall submit a construction management plan for review and approval by the Community Planning and Building, and Public Works Department.

Exhibit B
Project Plans

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3.NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

PERMIT NOTES

1. NO ADDITIONAL WATER REQUESTED FOR ADU CONVERSION

REVISION NOTES

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CARMEL MUNI. CODES.

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	MICHIE-MCLEVIS
SITE ADRESS	MOUNTAIN VIEW 3 NW of 8th., CARMEL CA 93921
A P N	APN 010-044-003
LEGAL	CARMEL BY THE SEA ADD 5 LOT 2 BLK 86
LOT/BLOCK	LOT 2 / BLOCK 86
YEAR BUILT	1940
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO
WUI	NO

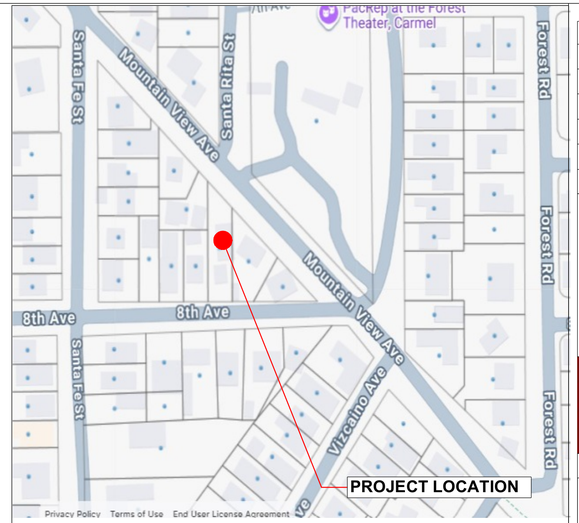
LOT SIZE	5980 S.F.
EXISTING	
HOUSE (UP-1574.5, DN- 472)	2046.5 S.F.
GARAGE	314 S.F.
UTILITY SHED	25 S.F.
TOTAL EXISTING BUILDING AREA	**2385.5 S.F**
FAR	39.90%
PROPOSED	
HOUSE (UP-1574.5, DN- 559.8)	2134.3 S.F.
ADU	314 S.F.
TOTAL NEW BUILDING AREA	**2448.3 S.F.**
NEW FAR	40.90%

2454 S.F. ALLOWABLE

SITE AREA TABLE	
LOCATION	AREA
REAR DRIVEWAY LANDING	17.13
BRICK PATH B	46.26
GRAVEL PATH A	512.07
BRICK PATH AND PATIO	661.17
DRIVEWAY	637.13
FLAGSTONE PATIO	84.95
REAR DOOR LANDING	47.03
GRAVEL PATH B	37.95
ADU BRICK LANDING	8.25
TOTALS:	2051.94

SITE COVERAGE REDUCTIONS = 190 S.F.

SET BACKS	CODE (R-1)	EXISTING/PROPOSED
FRONT YARD SET BACK	15'	9'-3" EXIST.
REAR YARD ADU	3'	17'-10"
REAR YARD 2ND STORY	15'	53'-10"
SIDE YARD MIN.	3'	2'-2" SFR/ 10'-4' ADU
SIDE YARD COMPOSITE	25%= 12'	VARIES, EXISTING
PLATE HEIGHT 1ST STORY	12'	VARIES EXISTING NON COMPLIANT
PLATE HEIGHT 2ND STORY	18'	VARIES, EXISTING COMPLIANT
RIDGE HEIGHT 1ST STORY	18'	13'-1" MAX., VARIES
RIDGE HEIGHT 2ND STORY	24'	20'-7" MAX., VARIES



VICINITY MAP

NO SCALE

SCOPE OF WORK

CONVERT GARAGE TO ADU (314 S.F.), INTERIOR REMODEL INCLUDING KITCHEN, BATHROOMS, RELOCATE LAUNDRY, NEW STUCCO AND BOARD & BATTEN SIDING, NEW WINDOWS AS SHOWN, REMODELED AREA 800 S.F. (+/-)

DRAWING INDEX

SHEET #	CONTENTS
P-1	Project Overview
SV1	SURVEY
A1	SITE PLAN, FLOOR LEVEL MAP
A2	DRAINAGE PLAN AND DETAILS
A3	EXISTING FLOOR PLANS, SCHEDULES
A4	PROPOSED FLOOR PLANS
A5	ELEVATIONS
A6	ELEVATIONS
A7	ELEVATIONS
A8	ROOF PLAN, FLOOR WINDOW AND SKYLIGHT INFORMATION
A9	LANDSCAPE PLAN
A10	MATERIALS AND COLORS
A11	VOLUME INFORMATION

CONTACT INFORMATION

Owner- Tamara and Adrew Michie	510-220-1229
Designer – Alan Lehman	831-747-4718

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

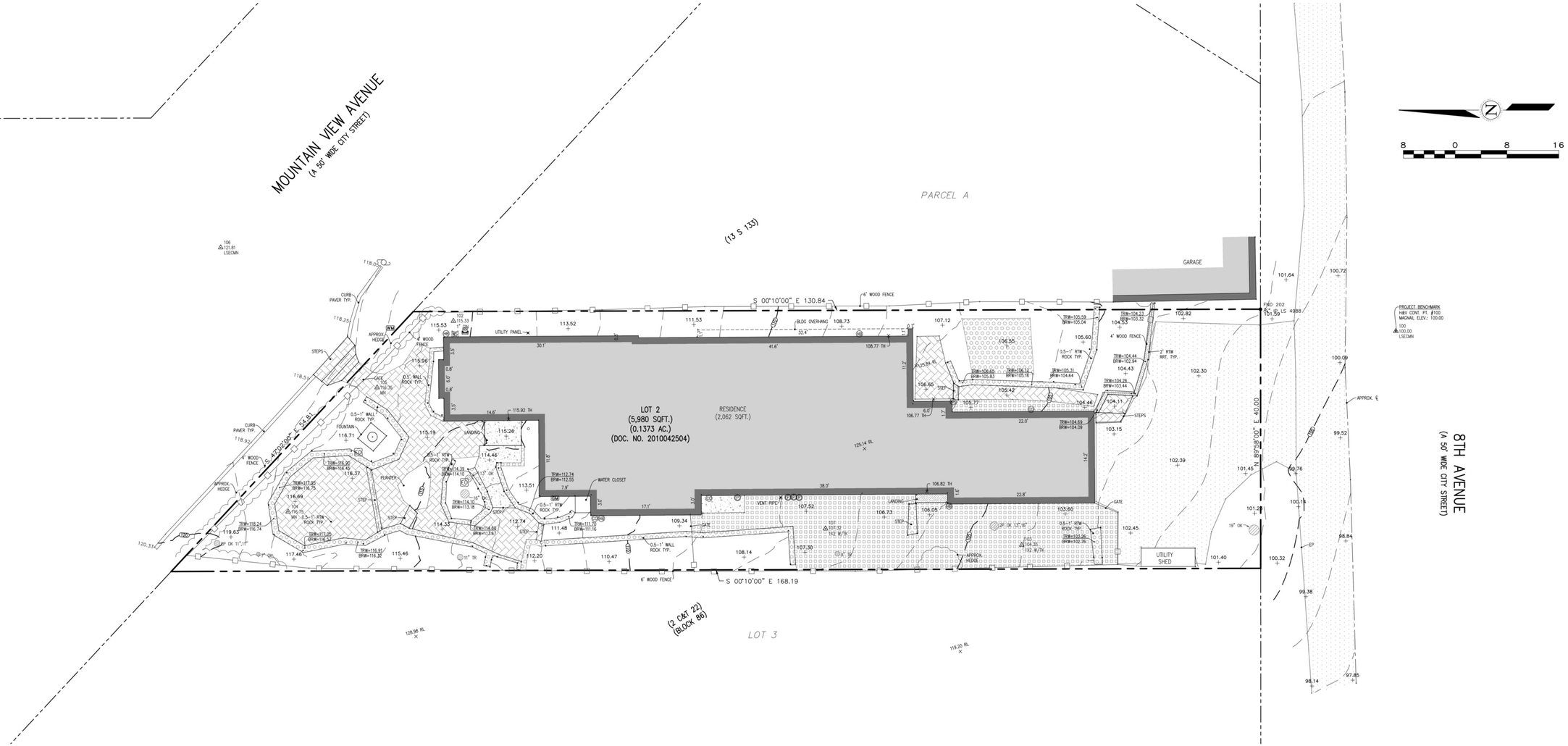
DRAWN BY
ALAN LEHMAN

Project Overview

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
P-1



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL OUTLET
- ELECTRIC METER
- GAS METER
- GUY WIRE
- HOSE BIB
- IRRIGATION BOX
- PIPE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 + SPOT ELEVATION
- 100.00 RL RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	GR	=	GRATE
BLDG	=	BUILDING	MON	=	MONUMENT
BRK	=	BRICK	MTL	=	METAL
BRKR	=	BREAKER	OK	=	OAK
BRW	=	BOTTOM OF RETAINING WALL	PN	=	PINE
BSW	=	BACK OF SIDEWALK	RL	=	RIDGE LINE
CB	=	CATCH BASIN	RW	=	RETAINING WALL
CL	=	CENTERLINE	RRT	=	RAILROAD TIE
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	TH	=	THRESHOLD
CYP	=	CYPRESS	TR	=	TREE
DG	=	DECOMPOSED GRANITE	TRW	=	TOP OF RETAINING WALL
ELEC	=	ELECTRIC			
EP	=	EDGE OF PAVEMENT	TYP	=	TYPICAL
ESMT	=	EASEMENT	UTIL	=	UTILITY
FF	=	FINISHED FLOOR	WD	=	WOOD
FL	=	FLOWLINE			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED 21' SOUTHERLY AND 3' WESTERLY OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION IS 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/28/25) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES. THIS SURVEY
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. ANDREW MICHIE & MS. TAMARA MCLEVIS
P.O. BOX 1282
CARMEL-BY-THE-SEA, CA 93921

SITE LOCATION:
MOUNTAIN AVENUE, 3 W OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landsetengr.com

APN: 010-044-003

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2010042504
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. ANDREW MICHIE & MS. TAMARA MCLEVIS

SCALE: 1" = 8'
DATE: NOV 2025
JOB NO. 2957-01

No.	DATE	BY	REVISION
	11/18/25	AL	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2957 - McLevis Michie\2957-01 Site Topo\DWG\2957-TOPO.dwg

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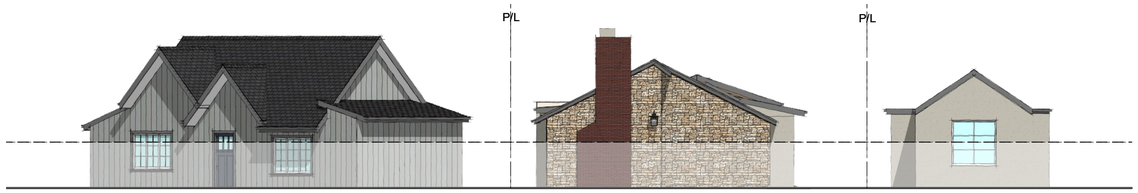
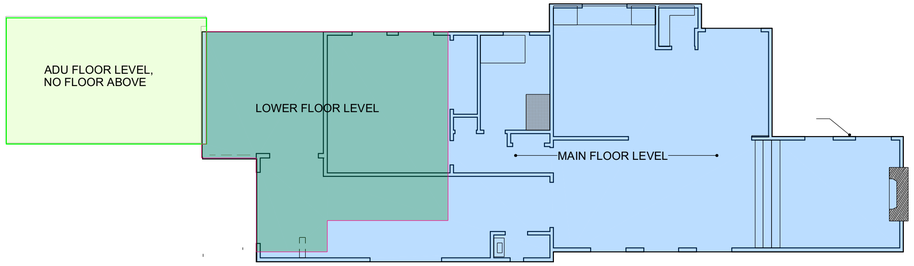
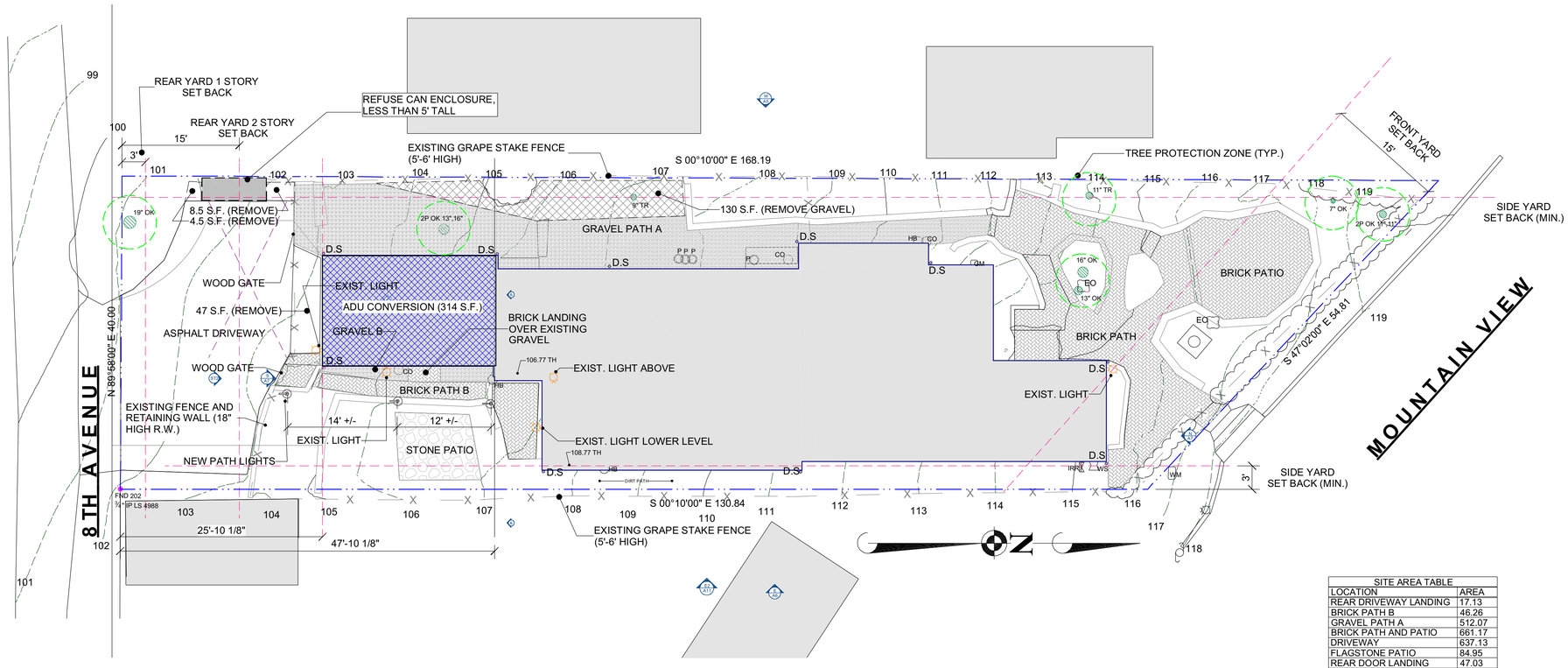


STREET ELEVATION - MOUNTAIN VIEW AVE.
1/8 IN = 1 FT

STREET ELEVATION - 8TH AVENUE
NOT TO SCALE



FLOOR LEVEL MAP
1/8 IN = 1 FT



SITE PLAN
1/8 IN = 1 FT

0 5 10 20 feet

SITE AREA TABLE	
LOCATION	AREA
REAR DRIVEWAY LANDING	17.13
BRICK PATH B	46.26
GRAVEL PATH A	512.07
BRICK PATH AND PATIO	661.17
DRIVEWAY	637.13
FLAGSTONE PATIO	84.95
REAR DOOR LANDING	47.03
GRAVEL PATH B	37.95
ADU BRICK LANDING	8.25
TOTALS:	2051.94

ALLOWABLE SITE COVERAGE = 778.4 S.F. WITH BONUS
190 S.F. OF COVERAGE PROPOSED TO BE REMOVED FROM SITE

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, FLOOR LEVEL MAP

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A1

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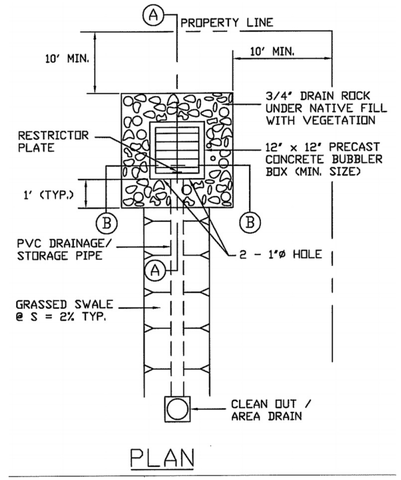
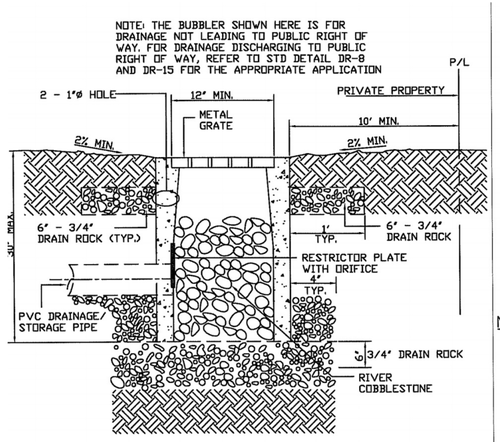
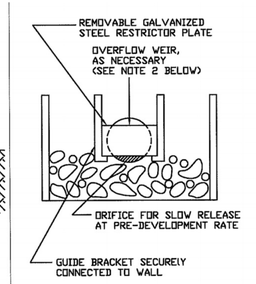


PLAN



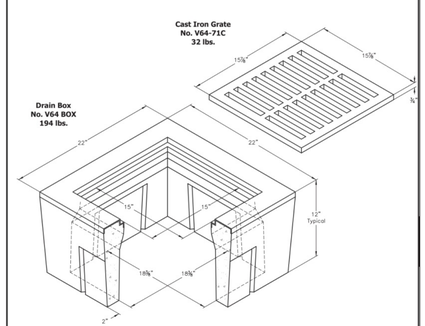
SECTION A - A



SECTION B - B

NOTE:

1. PVC DRAINAGE/STORAGE PIPE AND RESTRICTOR PLATE WITH ORIFICE ARE IN ADDITION TO GRASSED SWALE TO CONTROL ADDITIONAL RUN-OFF (RETENTION AND SLOW RELEASE) SIZE SYSTEM FOR 10-YEAR STORM EVENT (SEE CITY DESIGN CRITERIA)
2. PROVIDE DESIGN CONSIDERATION FOR SAFE OVERFLOW DISCHARGE OF A 100-YEAR STORM EVENT.



This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. ADA approved grates available upon request.

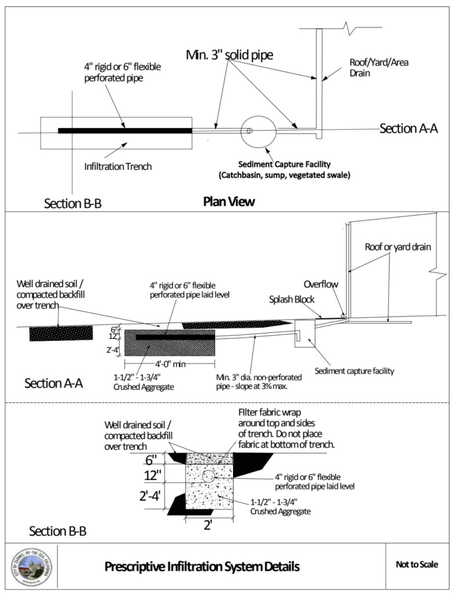
Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
V648OX	BOX	194 lbs.	V64 Drain Box (18⅝" x 18⅝") – 12 per pallet
V64-71C	LID	32 lbs.	Cast Iron Grate - ADA Compliant available upon request
V64X12	EXTENSION	152 lbs.	12" Reinforced Concrete – 12 per pallet

Oldcastle Infrastructure

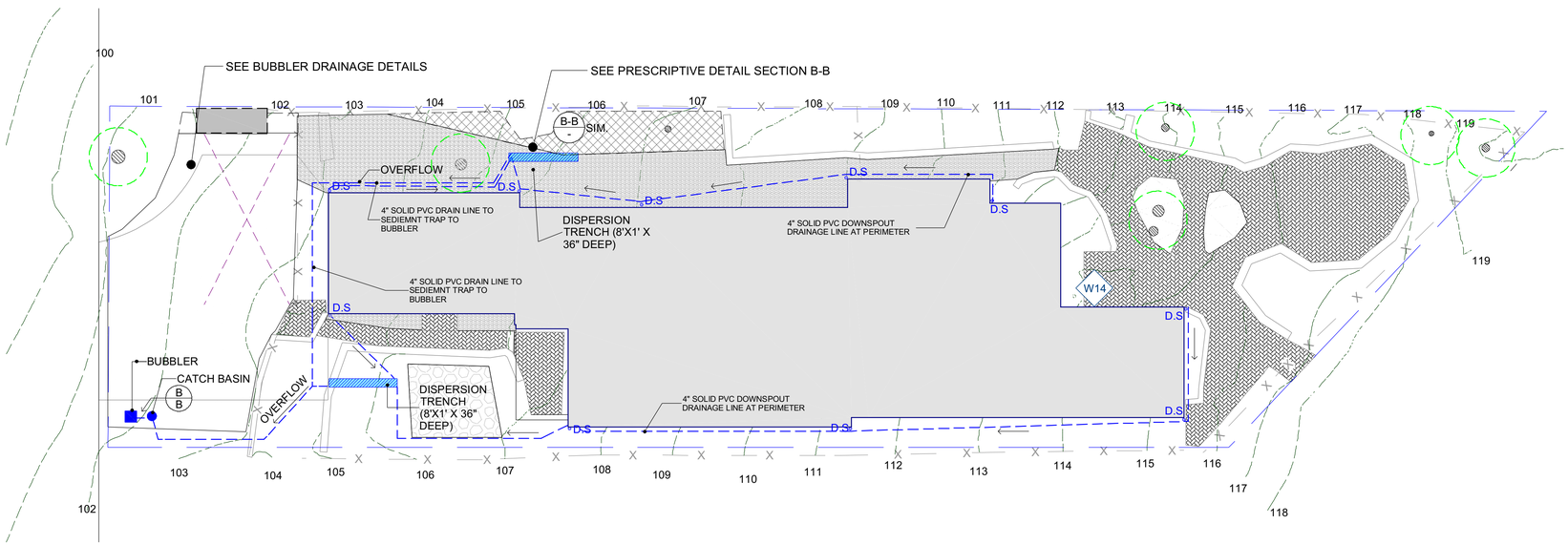
V64 DRAIN BOX	V64 DRAIN BOX 18-3/8" x 18-3/8" CHRISTY
FILE NAME: V64_ISO	
ISSUE DATE: January, 2011	

2 BUBBLER DRAINAGE DETAILS

NO SCALE



Prescriptive Infiltration System Details — Not to Scale



0 5 10 20 feet

DRAINAGE/GRADING PLAN
1/8 IN = 1 FT

REVISIONS

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DRAWN BY
ALAN LEHMAN

DRAINAGE PLAN AND DETAILS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A2

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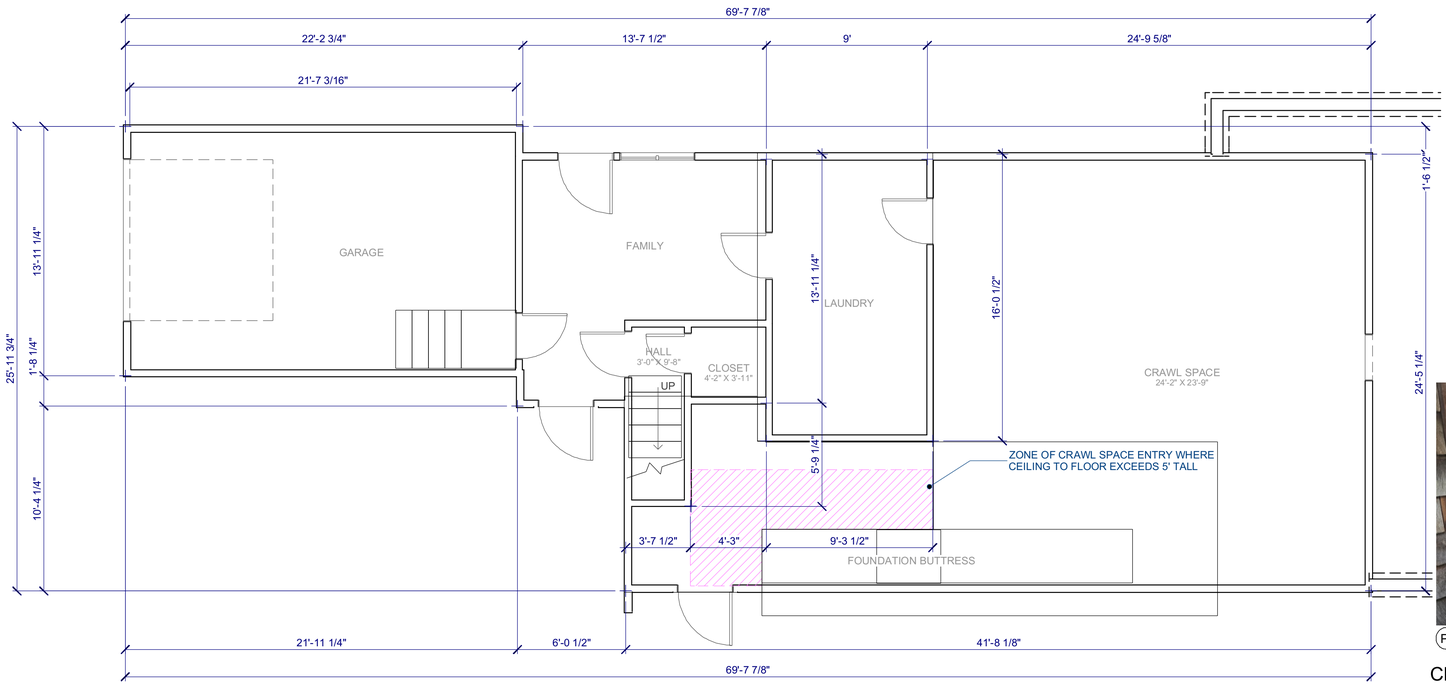


FLOOR PLAN LOWER LEVEL

1/4 IN = 1 FT

DOOR SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	HEIGHT	FIRE	DESCRIPTION	COMMENTS
D01	3068	3	36"	80"		EXT. HINGED-DOOR E21	
D02	3168	1	35 3/4"	80"		HINGED-7322 BUNGALOW	
D03	41168	1	59 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D04	2868	1	32 7/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D05	2468	1	27 1/2"	80"		HINGED-7322 BUNGALOW	
D06	2768	1	31 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D07	3568	1	41 1/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D08	4668	1	53 5/8"	80"		SLIDER-DOOR P04	
D10	6068	2	72"	80"		EXT. SLIDER-GLASS PANEL	
D11	4968	1	56 9/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D12	2668	6	30"	80"		HINGED-7322 BUNGALOW	
D13	2268	1	25 7/8"	80"		HINGED-7322 BUNGALOW	
D14	2868	1	32"	80"		HINGED-7322 BUNGALOW	
D16	2368	1	27 3/16"	80"		HINGED-7322 BUNGALOW	
D17	9080	1	108"	96"		GARAGE-GARAGE DOOR CHD05	
D18	2668	1	30"	80"		DOUBLE HINGED-7322 BUNGALOW	
TOTALS:			993 13/16"	1936"			

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W02	4040FX	1	48"	48"			FIXED GLASS	
W03	21140FX	1	35 3/16"	48"			FIXED GLASS	
W04	2640FX	1	30 3/16"	48"			FIXED GLASS	
W05	7340FX	1	86 3/4"	48"			FIXED GLASS	
W07	4030FX	1	48"	36"			FIXED GLASS	
W08	311310FX	3	47"	46"			FIXED GLASS	
W09	4226RS	1	50 1/8"	30"			RIGHT SLIDING	
W10	13026TC	1	156"	30"			TRIPLE CASEMENT-LHL/CHL/RHL	
W11	8146TC	1	97"	54"			TRIPLE CASEMENT-LHL/CHL/RHL	
W12	31146DC	2	47"	54"			DOUBLE CASEMENT-LHL/RHR	
TOTALS:			786 1/4"	588"				

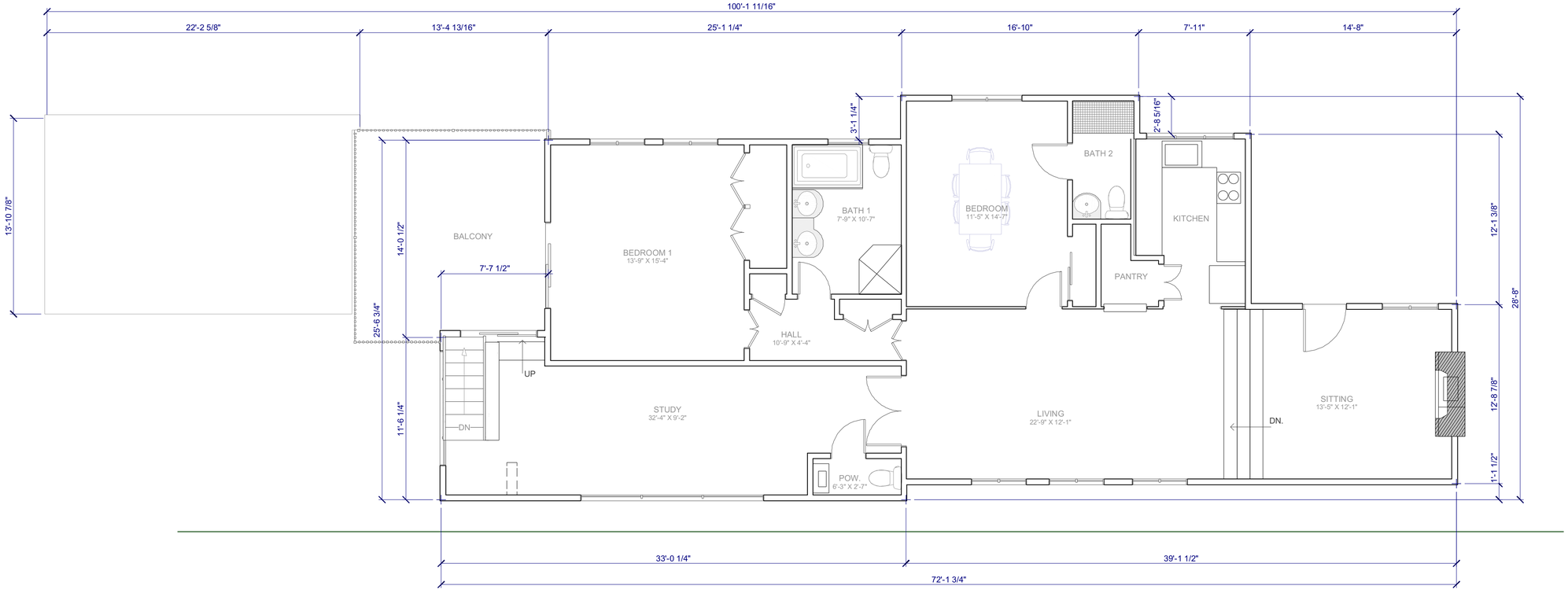
P1

P2

P3

P4

CRAWL SPACE IMAGES



0 5 10 20 feet

FLOOR PLAN UPPER LEVEL

1/4 IN = 1 FT

REVISIONS

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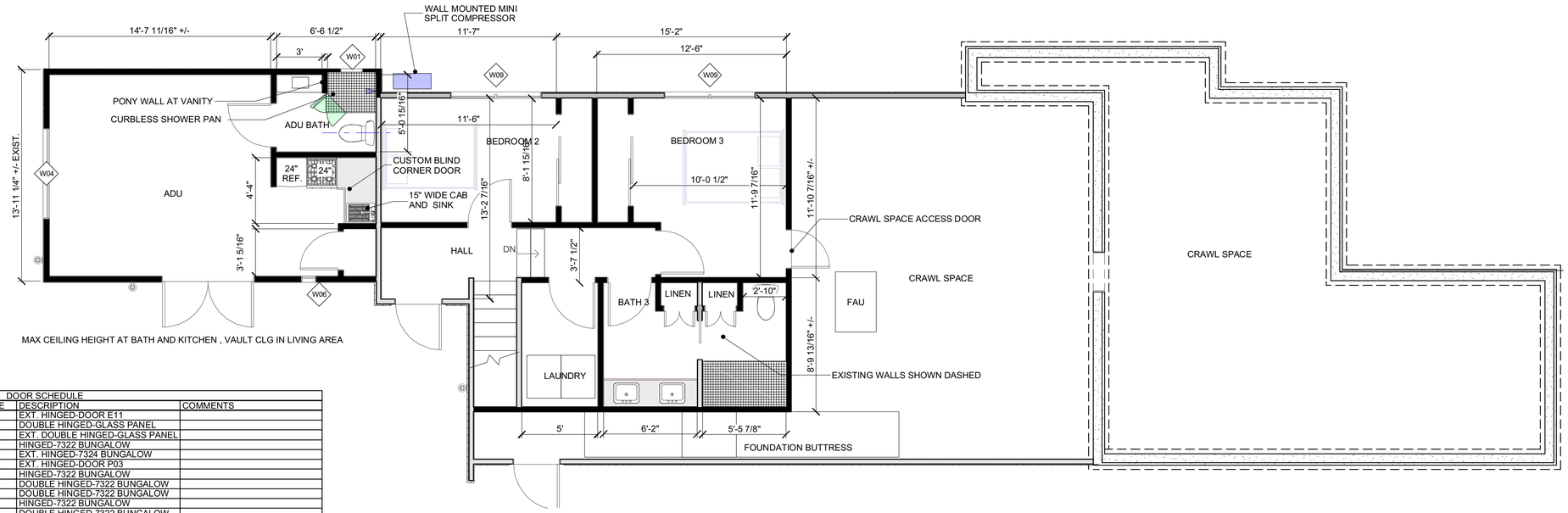
ALAN LEHMAN

EXISTING FLOOR PLANS, SCHEDULES

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A3



FLOOR PLAN LOWER LEVEL
1/4 IN = 1 FT

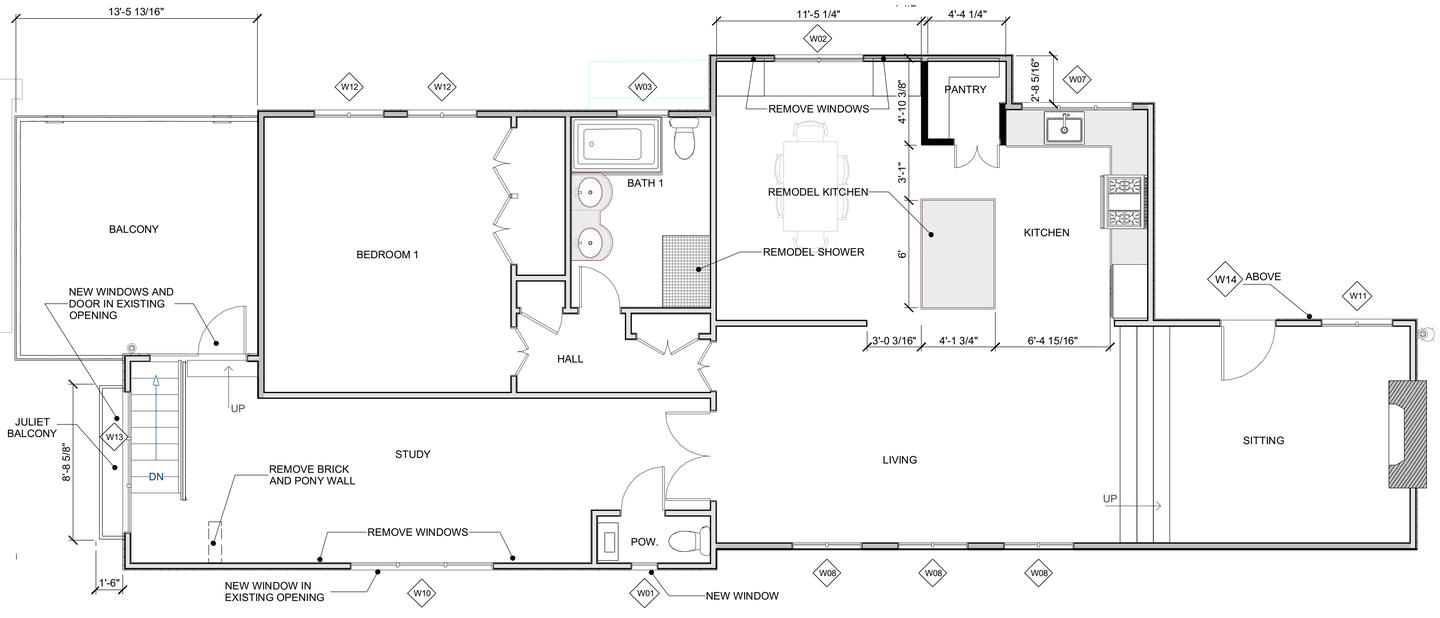
DOOR SCHEDULE							
NUMBER	QTY	EX/IN	WIDTH	HGT	FIRE	DESCRIPTION	COMMENTS
D01	1	EX	36"	80"		EXT. HINGED-DOOR E11	
D02	1	IN	64"	80"		DOUBLE HINGED-GLASS PANEL	
D03	1	EX	72"	80"		EXT. DOUBLE HINGED-GLASS PANEL	
D04	2	IN	30"	80"		HINGED-7322 BUNGALOW	
D05	1	EX	36"	80"		EXT. HINGED-7324 BUNGALOW	
D06	1	EX	36"	80"		EXT. HINGED-DOOR P03	
D07	1	IN	28 7/8"	80"		HINGED-7322 BUNGALOW	
D08	1	IN	59 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D09	1	IN	32 7/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D10	1	IN	27 1/2"	80"		HINGED-7322 BUNGALOW	
D11	1	IN	31 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D12	1	IN	41 1/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D13	1	IN	30"	80"		DOUBLE HINGED-7322 BUNGALOW	
D14	4	IN	34"	80"		HINGED-7322 BUNGALOW	
D16	2	IN	46 15/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D17	2	IN	24"	80"		DOUBLE HINGED-7322 BUNGALOW	
D18	1	IN	30"	80"		POCKET-7322 BUNGALOW	
D19	1	IN	27 3/16"	80"		HINGED-7322 BUNGALOW	
D20	2	IN	72"	80"		SLIDER-DOOR P04	
D21	1	IN	36"	80"		HINGED-7322 BUNGALOW	
TOTALS:			1069 3/4"	2160"			

WINDOW SCHEDULE								
NUMBER	QTY	WIDTH	HGT	AREA	EGRESS	TMPD	DESCRIPTION	COMMENTS
W01	2	18"	24"	3			SINGLE CASEMENT-HL	
W02	1	60"	36"	15			DOUBLE CASEMENT-LHL/RHR	
W03	1	35 3/16"	48"	11.73			SINGLE CASEMENT-HL	
W04	1	72"	48"	24			DOUBLE CASEMENT-LHL/RHR	
W05	1	24"	21"	3.5			FIXED GLASS	NEW
W06	1	12"	20"	1.67			SINGLE CASEMENT-HL-RT	
W07	1	74 3/4"	36"	18.68			TRIPLE CASEMENT-LHL/RHR	
W08	3	47"	46"	15.01			DOUBLE CASEMENT-LHL/RHR	
W09	2	72"	42"	21			DOUBLE CASEMENT-LHL/RHR	
W10	1	96"	36"	24			TRIPLE CASEMENT-LHL/RHR	NEW
W11	1	48"	48"	16			DOUBLE CASEMENT-LHL/RHR	
W12	2	47"	54"	17.62			DOUBLE CASEMENT-LHL/RHR	
W13	1	95"	75 3/8"	49.71			TRIPLE CASEMENT-RHR	
W14	4	28"	36"	7			FIXED GLASS	
TOTALS:		1043 15/16"	890 3/8"	220.56				

NEW WINDOWS SHALL BE ALL WOOD WINDOWS AND EXTERIOR DOORS BY SIERRA PACIFIC WITH SIMULATED DIVIDED LITES, PAINT TO MATCH EXISTING WINDOWS

Aspen Casement Window

WOOD WINDOWS AND DOORS BY SIERRA PACIFIC



0 5 10 20 feet

FLOOR PLAN UPPER LEVEL
1/4 IN = 1 FT

REVISIONS

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DRAWN BY
ALAN LEHMAN

PROPOSED FLOOR PLANS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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SHEET
A4

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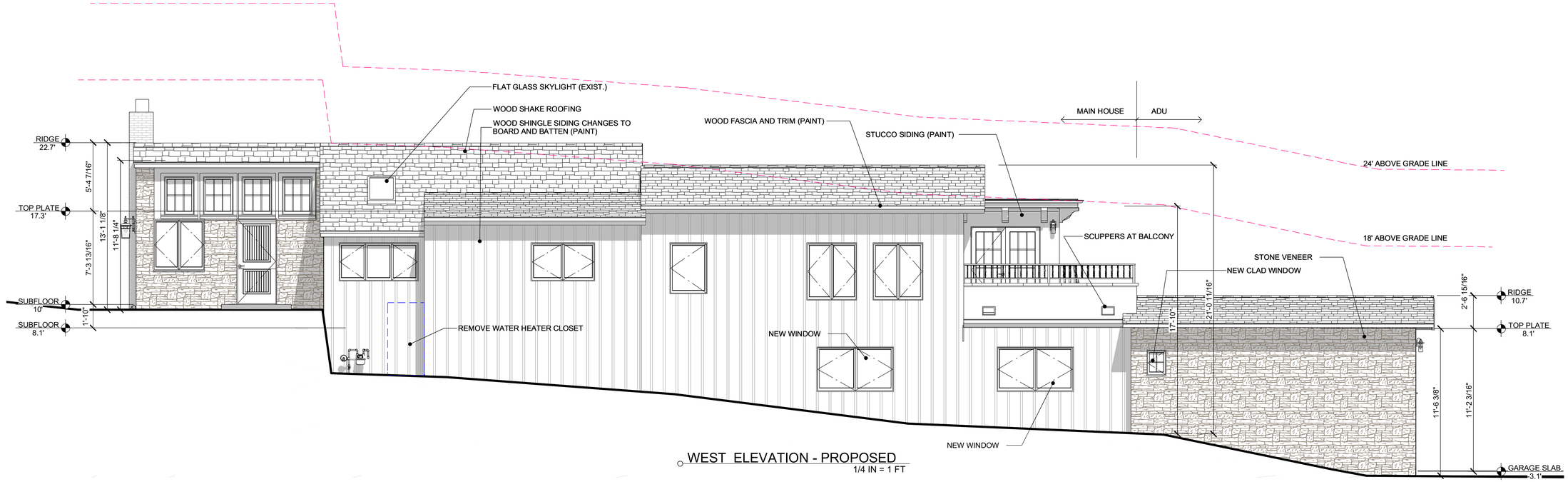
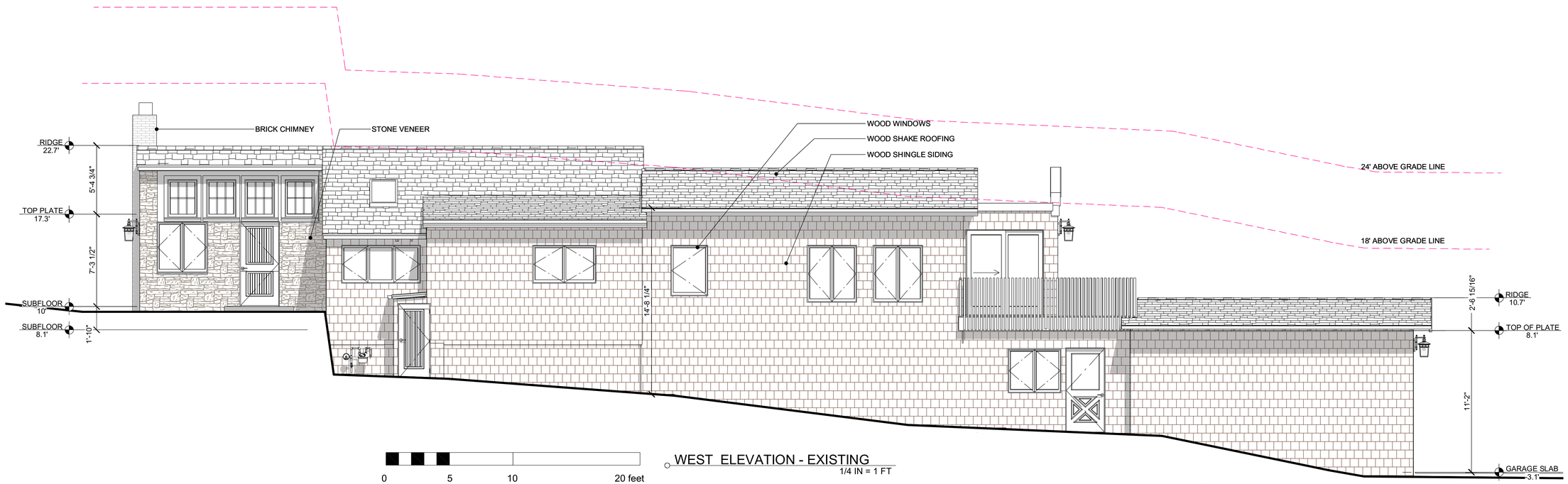


WEST ELEVATION - PROPOSED
1/4 IN = 1 FT



WEST ELEVATION - EXISTING
1/4 IN = 1 FT

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ELEVATIONS

MICHIE-MCLEVIS Remodel
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APN 010-044-003

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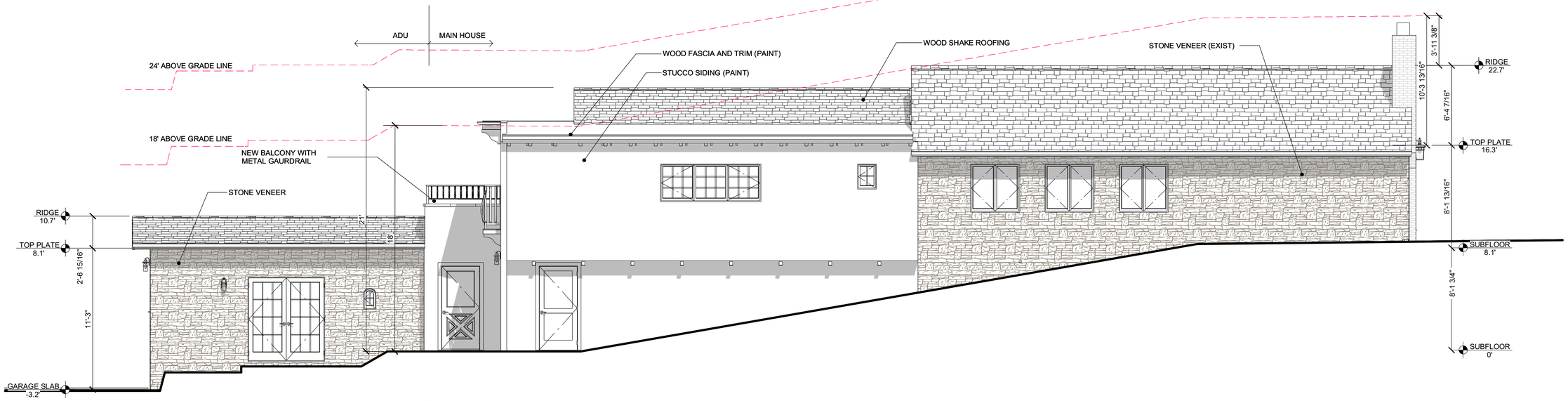
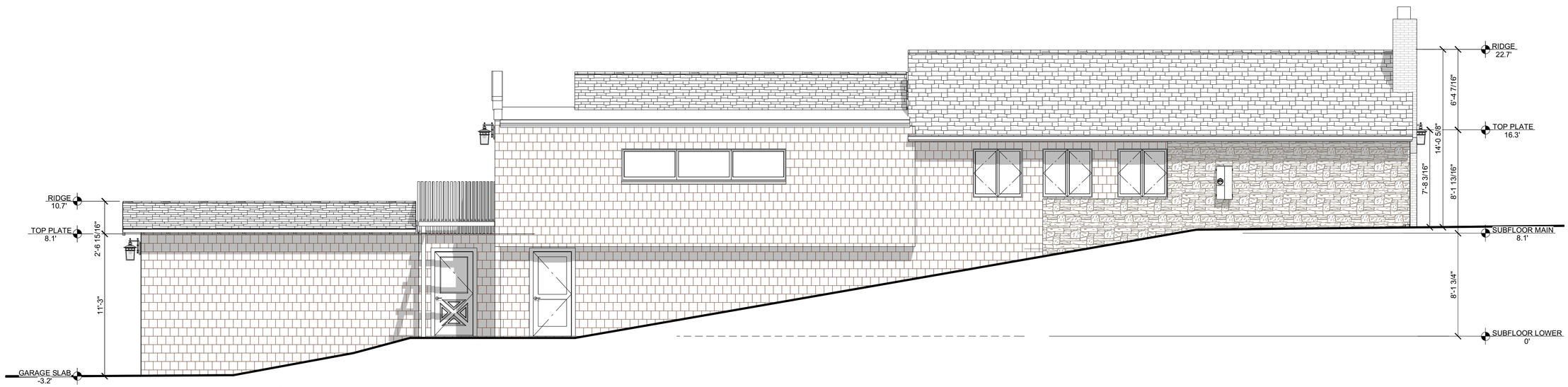


EAST ELEVATION - PROPOSED
1/4 IN = 1 FT



0 5 10 20 feet

EAST ELEVATION - EXISTING
1/4 IN = 1 FT

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ELEVATIONS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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A6

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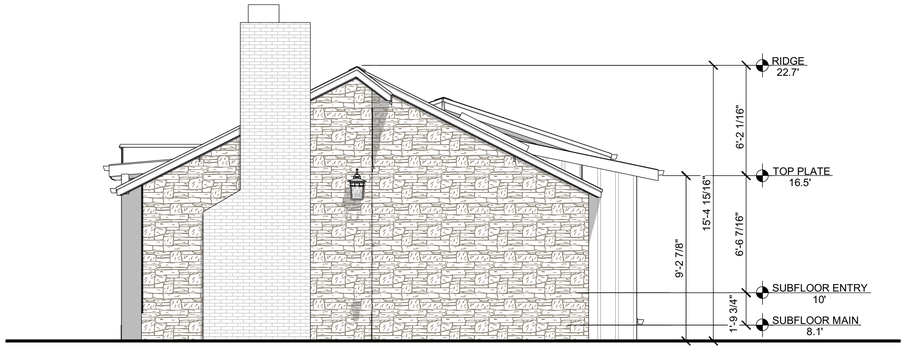
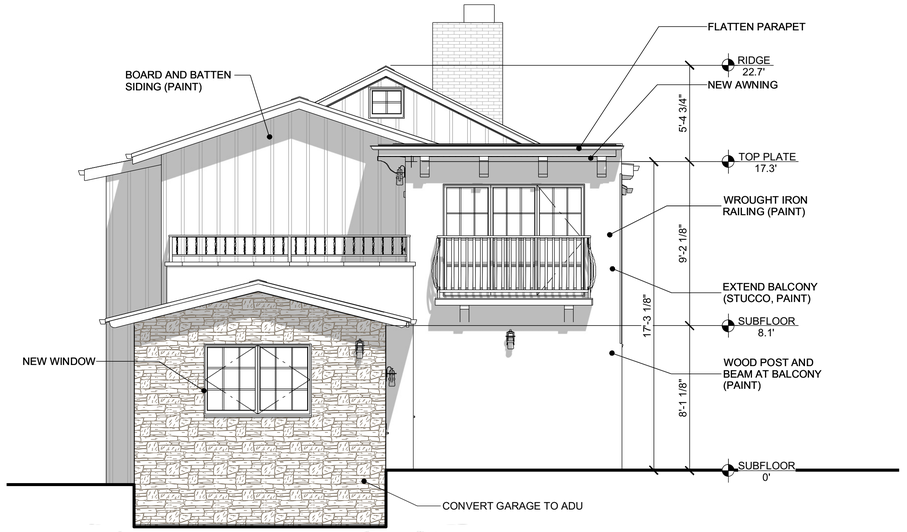
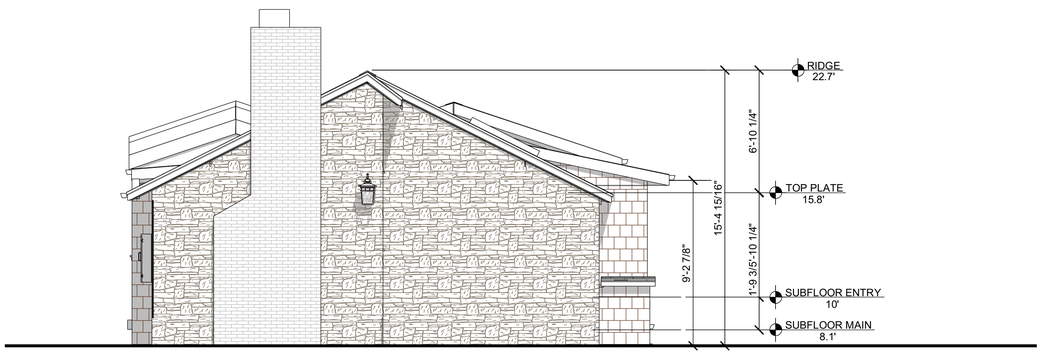


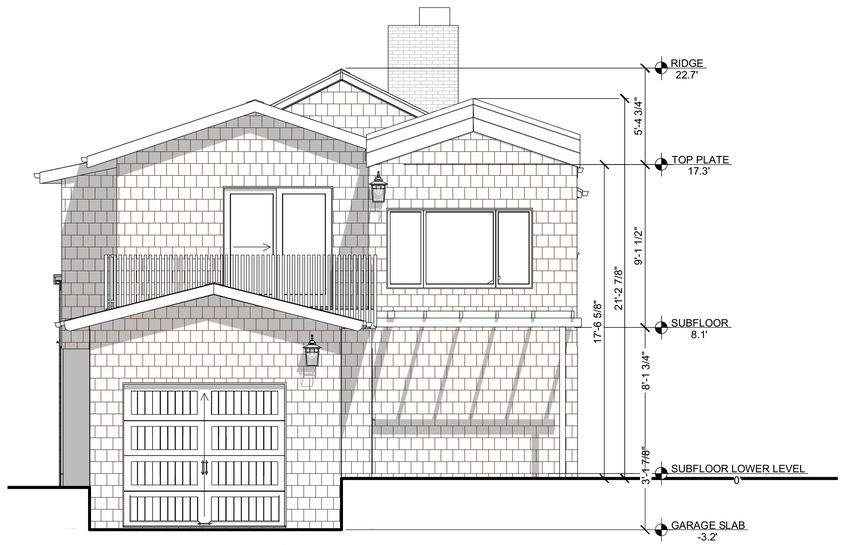
NORTH ELEVATION - PROPOSED
1/4 IN = 1 FT



SOUTH ELEVATION
1/4 IN = 1 FT



NORTH ELEVATION - EXISTING
1/4 IN = 1 FT



SOUTH ELEVATION - EXISTING
1/4 IN = 1 FT

0 5 10 20 feet

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ELEVATIONS

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VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a **Federal Solar Tax Credit** off product and installation

Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.

FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades

PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

veluxusa.com
*For more information visit veluxusa.com/taxcredit.

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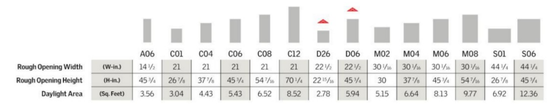


		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-in.)	14 1/2	21	21	21	21	21	22 1/2	22 1/2	30 1/8	30 1/8	30 1/8	30 1/8	44 1/4	44 1/4
Rough Opening Height	(H-in.)	45 1/4	26 7/8	37 7/8	45 1/4	54 7/8	70 1/4	22 11/16	45 1/4	30	37 1/8	45 1/4	54 7/8	26 7/8	45 1/4
Daylight Area	(Sq. Feet)	3.56	3.04	4.43	5.43	6.52	8.52	2.78	5.94	5.15	6.64	8.13	9.77	6.92	12.36

Model FS sizes D26 and D06 fit perfectly between roof trusses.

EXISTING SKYLIGHT (SIM.)

FLAT GLASS SKYLIGHTS

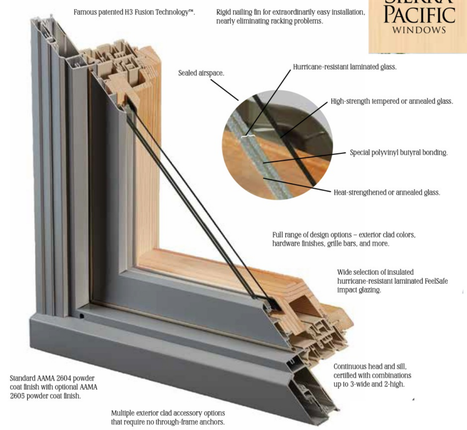
NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.

H3®

SIERRA PACIFIC WINDOWS



WINDOW INFORMATION

WOOD SHAKE ROOFING

ROOF PLAN UPPER LEVEL
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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DRAWN BY
ALAN LEHMAN

ROOF PLAN, FLOOR WINDOW AND SKYLIGHT INFORMATION

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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WOOD FENCE, EXTEND IN AREA SHOWN HATCHED

Kichler Single CBR LED Integrated 12V LED Bollard Path Light

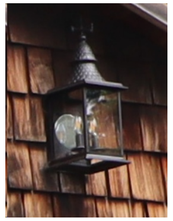
Dimensions:

- Width: 6-1/4" (158.75 mm)
- Height: 15" (381 mm)
- Depth: 6-1/4" (158.75 mm)
- Product Weight: 1.5 lbs

Specifications:

- Number of Light Source(s): 1
- Bulbs Included: Yes
- Wattage: 2 watts
- Color Temperature: 2700K
- Color Rendering Index: 80 CRI
- Lumens: 160
- Average Hours: 40000

EXTERIOR PATH LIGHT



EXISTING LIGHT FIXTURES SHALL BE SHIELDED WITH A PERMANENT OPAQUE FILM (MINIMAL LIGHT OPACITY TO BE DETERMINED BY A MOCK UP PRESENTED TO PLANNING STAFF FOR REVIEW). MAX 25 WATT BULB FOR EXISTING FIXTURES.

EXTERIOR WALL SCONCE

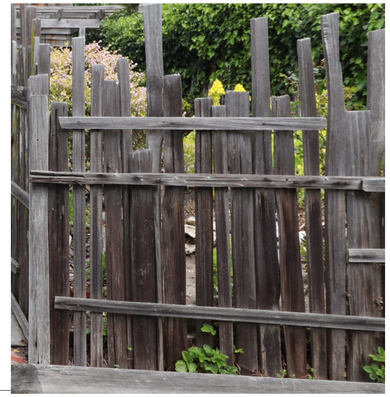
LIGHTING LEGEND	
	PATH LIGHT (4)
	WALL SCONCE (5)

LIGHTING NOTES

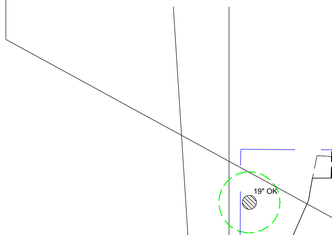
1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PATH LIGHTS (LESS THAN 18" ABOVE GRADE)
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
2. NO CHANGES TO EXISTING LANDSCAPE EXCEPT AS REQUIRED FOR TREE COMPLIANCE



EXISTING FENCE, NEW FENCE AREAS TO MATCH EXISTING FENCE DESIGN AND CHARACTER. MAX. 6' TALL. NO CHANGES TO FENCE IN THE FRONT YARD SETBACK



LANDSCAPE PLAN
1/8 IN = 1 FT

NO CHANGES TO EXISTING LANDSCAPING

(6) COAST LIVE OAKS ON PROPERTY AND (1) COAST LIVE OAK IN R.O.W.

EXISTING WOOD FENCE AND RETAINING WALL

EXISTING WOOD FENCE BURIED IN HEDGEROW WITH WOOD GATE (LESS THAN 4' TALL)

REVISIONS

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DRAWN BY
ALAN LEHMAN

LANDSCAPE PLAN

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A9

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WOOD SHAKE ROOFING, CLASS A UNDERLAYMENT
WITH FIRE TREATED SHAKES

PAINTED METAL RAILING AT BALCONY

BENJAMIN MOORE -
BLACK SATIN 2131-10

WOOD TRIM AND WINDOW/DOOR COLOR (PAINT)

BENJAMIN MOORE -
DRAGON'S BREATH 1547

BOARD AND BATTEN SIDING

BENJAMIN MOORE -
COASTAL FOG 976

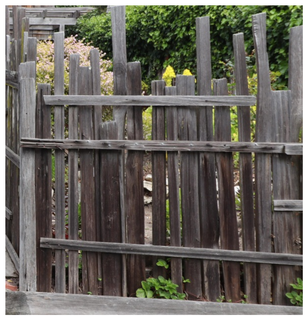
CONCRETE STUCCO SIDING

BENJAMIN MOORE -
COASTAL FOG 976

BALCONY TRIM

BENJAMIN MOORE -
DRAGON'S BREATH 1547

STONE VENEER, SIMILAR PATTERN AND
COLORS TO EXISTING CARMEL STONE



GRAPE STAKE FENCE, MATCH EXISTING

REVISIONS

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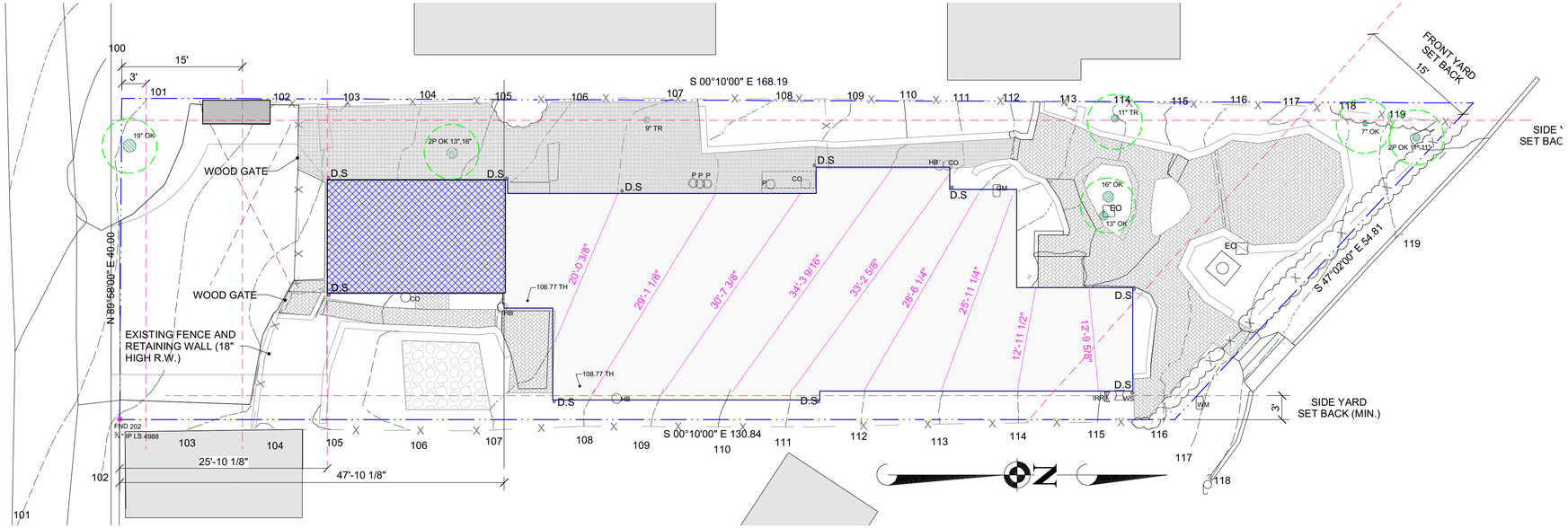
DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A10



SITE PLAN

1/8 IN = 1 FT

EXISTING AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	1571.5	sq. ft.	X(12)=	18,858	cu. ft.
b. One Story Floor Area (less than 3:12):	226	sq. ft.	X(11)=	2,486	cu. ft.
c. Two Story Floor Area (3:12 or greater):	316	sq. ft.	X(11)=	3,476	cu. ft.
d. Two Story Floor Area (less than 3:12):	272	sq. ft.	X(10)=	2,720	cu. ft.
e. Unused floor area or basement floor area not including bonus:	68.5	sq. ft.	X(12)=	822	cu. ft.
Total Allowed Volume			=	28,362	**cu. ft.**

GARAGE (1 STORY + 3:12)- 314 S.F.

DOWN
(1 STORY -3:12) 183 S.F.
(2 STORY -3:12) 131 S.F.
(2 STORY +3:12) 158 S.F.

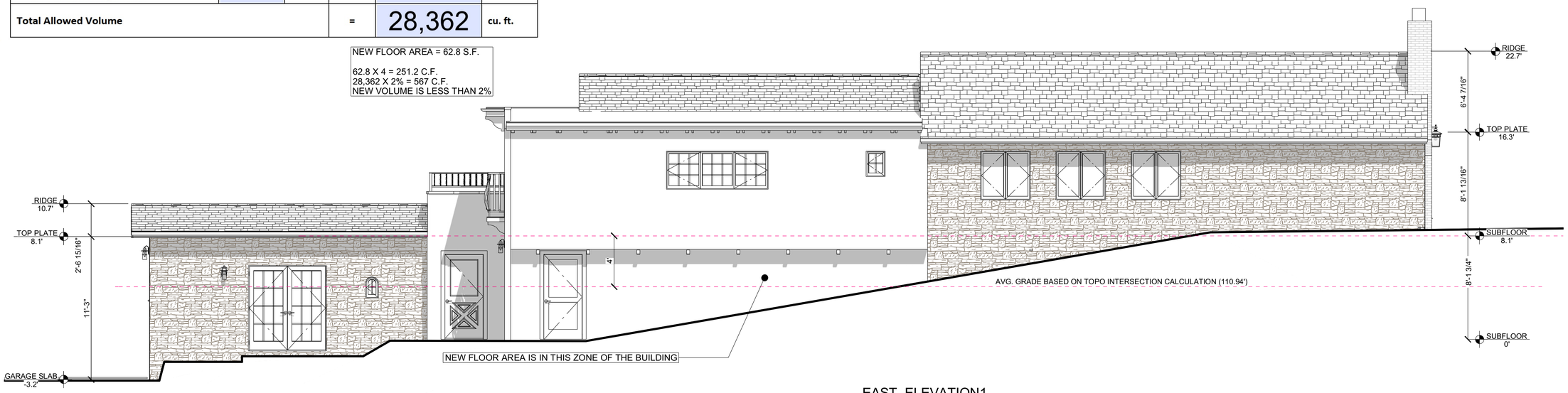
UP
(2 STORY -3:12) 141 S.F.
(2 STORY+3:12) 158 S.F.
(1 STORY -3:12) 131 S.F.
(1 STORY+3:12) 1074.5 S.F.

GARAGE
(1 STORY+3:12) 314 S.F.

SHED
(1 STORY-3:12) 25 S.F.

NEW FLOOR AREA = 62.8 S.F.

62.8 X 4 = 251.2 C.F.
28,362 X 2% = 567 C.F.
NEW VOLUME IS LESS THAN 2%



EAST ELEVATION1

1/4 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

VOLUME INFORMATION

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A11

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GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERIFY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3.NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

PERMIT NOTES

1. NO ADDITIONAL WATER REQUESTED FOR ADU CONVERSION

REVISION NOTES

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHERBASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2025 CALIFORNIA RESIDENTIAL CODE, 2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA FIRE CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA ENERGY CODE, 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CARMEL MUNI. CODES.

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	MICHIE-MCLEVIS
SITE ADRESS	MOUNTAIN VIEW 3 NW of 8th., CARMEL CA 93921
A P N	APN 010-044-003
LEGAL	CARMEL BY THE SEA ADD 5 LOT 2 BLK 86
LOT/BLOCK	LOT 2 / BLOCK 86
YEAR BUILT	1940
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO
WUI	NO

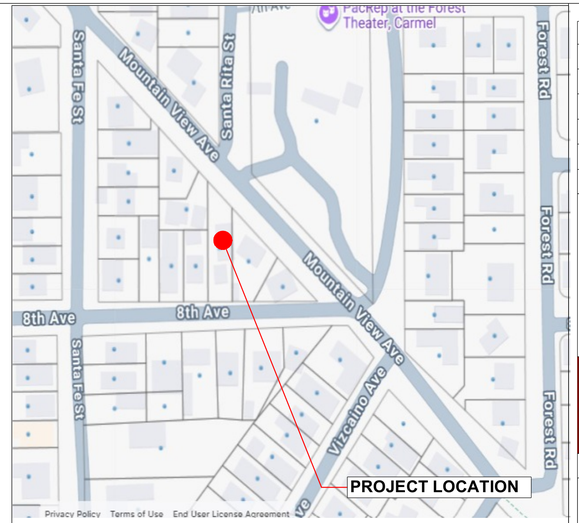
LOT SIZE	5980 S.F.
EXISTING	
HOUSE (UP-1574.5, DN- 472)	2046.5 S.F.
GARAGE	314 S.F.
UTILITY SHED	25 S.F.
TOTAL EXISTING BUILDING AREA	**2385.5 S.F**
FAR	39.90%
PROPOSED	
HOUSE (UP-1574.5, DN- 559.8)	2134.3 S.F.
ADU	314 S.F.
TOTAL NEW BUILDING AREA	**2448.3 S.F.**
NEW FAR	40.90%

2454 S.F. ALLOWABLE

SITE AREA TABLE	
LOCATION	AREA
REAR DRIVEWAY LANDING	17.13
BRICK PATH B	46.26
GRAVEL PATH A	512.07
BRICK PATH AND PATIO	661.17
DRIVEWAY	637.13
FLAGSTONE PATIO	84.95
REAR DOOR LANDING	47.03
GRAVEL PATH B	37.95
ADU BRICK LANDING	8.25
TOTALS:	2051.94

SITE COVERAGE REDUCTIONS = 190 S.F.

SET BACKS	CODE (R-1)	EXISTING/PROPOSED
FRONT YARD SET BACK	15'	9'-3" EXIST.
REAR YARD ADU	3'	17'-10"
REAR YARD 2ND STORY	15'	53'-10"
SIDE YARD MIN.	3'	2'-2" SFR/ 10'-4' ADU
SIDE YARD COMPOSITE	25%= 12'	VARIES, EXISTING
PLATE HEIGHT 1ST STORY	12'	VARIES EXISTING NON COMPLIANT
PLATE HEIGHT 2ND STORY	18'	VARIES, EXISTING COMPLIANT
RIDGE HEIGHT 1ST STORY	18'	13'-1" MAX., VARIES
RIDGE HEIGHT 2ND STORY	24'	20'-7" MAX., VARIES



VICINITY MAP

NO SCALE

SCOPE OF WORK

CONVERT GARAGE TO ADU (314 S.F.), INTERIOR REMODEL INCLUDING KITCHEN, BATHROOMS, RELOCATE LAUNDRY, NEW STUCCO AND BOARD & BATTEN SIDING, NEW WINDOWS AS SHOWN, REMODELED AREA 800 S.F. (+/-)

DRAWING INDEX

SHEET #	CONTENTS
P-1	Project Overview
SV1	SURVEY
A1	SITE PLAN, FLOOR LEVEL MAP
A2	DRAINAGE PLAN AND DETAILS
A3	EXISTING FLOOR PLANS, SCHEDULES
A4	PROPOSED FLOOR PLANS
A5	ELEVATIONS
A6	ELEVATIONS
A7	ELEVATIONS
A8	ROOF PLAN, FLOOR WINDOW AND SKYLIGHT INFORMATION
A9	LANDSCAPE PLAN
A10	MATERIALS AND COLORS
A11	VOLUME INFORMATION

CONTACT INFORMATION

Owner- Tamara and Adrew Michie	510-220-1229
Designer – Alan Lehman	831-747-4718

REVISIONS

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LEHMAN DESIGN STUDIO

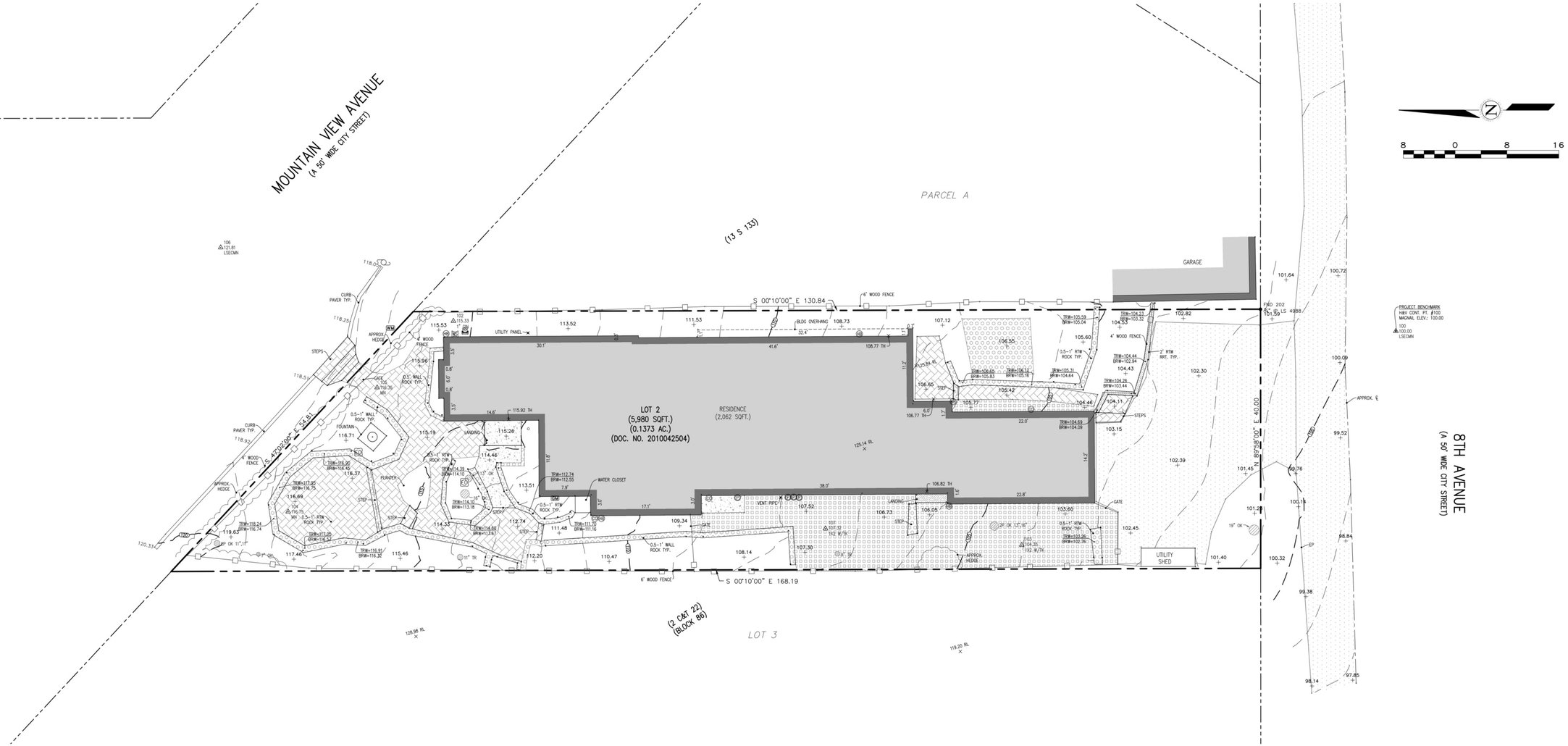
DRAWN BY
ALAN LEHMAN

Project Overview

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
P-1



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL OUTLET
- ELECTRIC METER
- GAS METER
- GUY WIRE
- HOSE BIB
- IRRIGATION BOX
- PIPE
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 + SPOT ELEVATION
- 100.00 RL RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FND	=	FOUND
AD	=	AREA DRAIN	GR	=	GRATE
BLDG	=	BUILDING	MON	=	MONUMENT
BRK	=	BRICK	MTL	=	METAL
BRKR	=	BREAKER	OK	=	OAK
BRW	=	BOTTOM OF RETAINING WALL	PN	=	PINE
BSW	=	BACK OF SIDEWALK	RL	=	RIDGE LINE
CB	=	CATCH BASIN	RW	=	RETAINING WALL
CL	=	CENTERLINE	RRT	=	RAILROAD TIE
CMU	=	CONCRETE MASONRY UNIT	RWD	=	REDWOOD
CONC	=	CONCRETE	STN	=	STONE
CTL	=	CONTROL	TH	=	THRESHOLD
CYP	=	CYPRESS	TR	=	TREE
DG	=	DECOMPOSED GRANITE	TRW	=	TOP OF RETAINING WALL
ELEC	=	ELECTRIC			
EP	=	EDGE OF PAVEMENT	TYP	=	TYPICAL
ESMT	=	EASEMENT	UTIL	=	UTILITY
FF	=	FINISHED FLOOR	WD	=	WOOD
FL	=	FLOWLINE			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED 21' SOUTHERLY AND 3' WESTERLY OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION IS 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/28/25) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES. THIS SURVEY
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. ANDREW MICHIE & MS. TAMARA MCLEVIS
P.O. BOX 1282
CARMEL-BY-THE-SEA, CA 93921

SITE LOCATION:
MOUNTAIN AVENUE, 3 W OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	11/18/25	AL	RELEASED TO CLIENT

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-25 * No. 8703 * CALIFORNIA *

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9390 Fax (831) 443-3801
www.landseteng.com

APN: 010-044-003

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2010042504
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. ANDREW MICHIE & MS. TAMARA MCLEVIS

SCALE: 1" = 8'
DATE: NOV 2025
JOB NO. 2957-01

SHEET 1
OF 1 SHEETS

L:_PROJECTS - LANDSET ENGINEERS\2957 - McLevis Michie\2957-01 Site Topo\DWG\2957-TOPO.dwg

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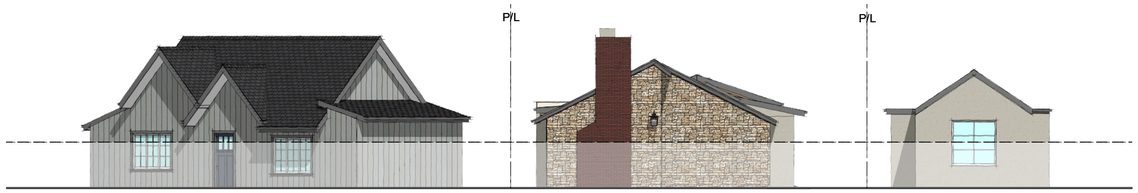
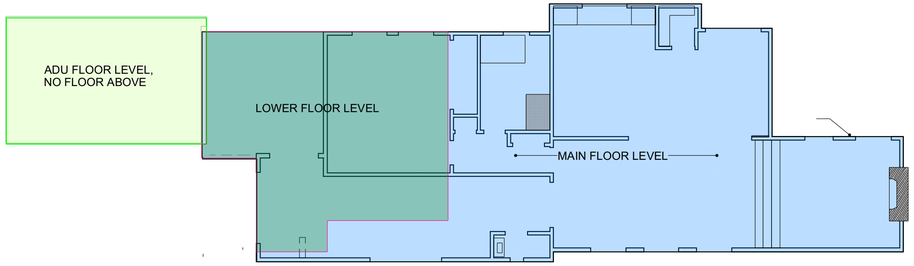
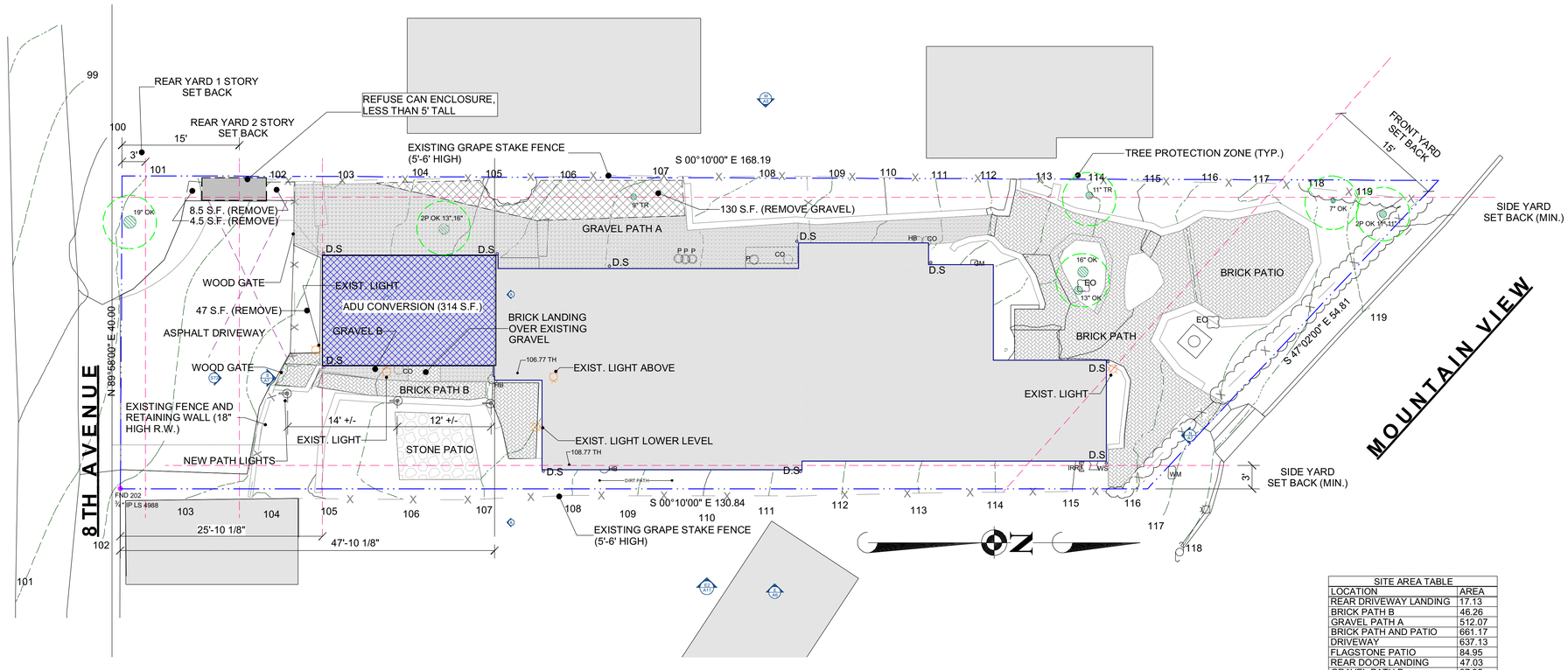


STREET ELEVATION - MOUNTAIN VIEW AVE.
1/8 IN = 1 FT

STREET ELEVATION - 8TH AVENUE
NOT TO SCALE



FLOOR LEVEL MAP
1/8 IN = 1 FT



SITE PLAN
1/8 IN = 1 FT

0 5 10 20 feet

SITE AREA TABLE	
LOCATION	AREA
REAR DRIVEWAY LANDING	17.13
BRICK PATH B	46.26
GRAVEL PATH A	512.07
BRICK PATH AND PATIO	661.17
DRIVEWAY	637.13
FLAGSTONE PATIO	84.95
REAR DOOR LANDING	47.03
GRAVEL PATH B	37.95
ADU BRICK LANDING	8.25
TOTALS:	2051.94

ALLOWABLE SITE COVERAGE = 778.4 S.F. WITH BONUS
190 S.F. OF COVERAGE PROPOSED TO BE REMOVED FROM SITE

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, FLOOR LEVEL MAP

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SHEET
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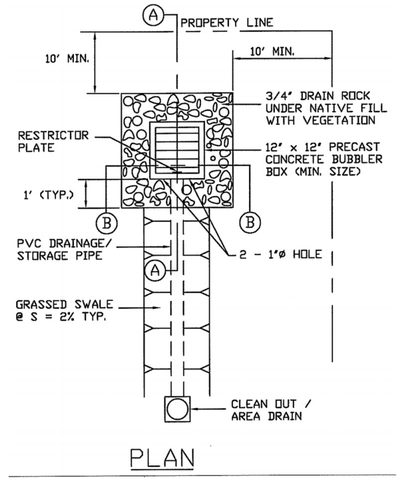
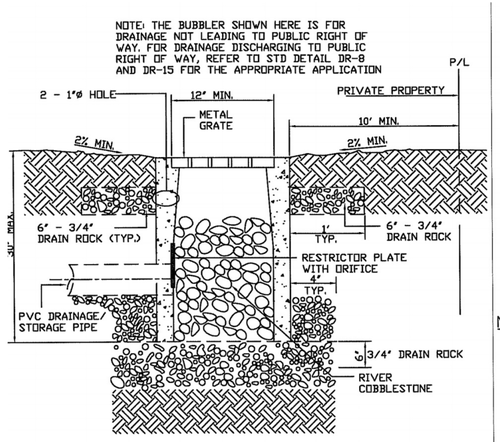
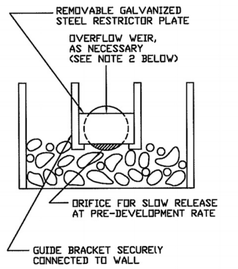


PLAN



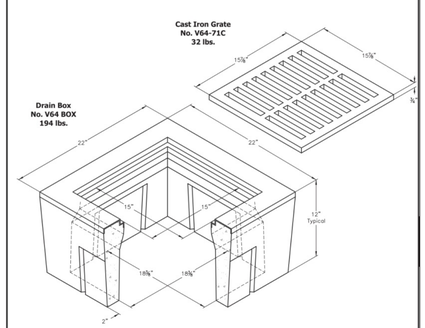
SECTION A - A



SECTION B - B

NOTE:

1. PVC DRAINAGE/STORAGE PIPE AND RESTRICTOR PLATE WITH ORIFICE ARE IN ADDITION TO GRASSED SWALE TO CONTROL ADDITIONAL RUN-OFF (RETENTION AND SLOW RELEASE) SIZE SYSTEM FOR 10-YEAR STORM EVENT (SEE CITY DESIGN CRITERIA)
2. PROVIDE DESIGN CONSIDERATION FOR SAFE OVERFLOW DISCHARGE OF A 100-YEAR STORM EVENT.



This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium areas such as parking lots, school grounds, walkways, ects. Its design permits final grading material to "lock in" and finish clean. Knock-outs accommodate up to 8" O.D. pipe. Approximate dimensions and weight shown. ADA approved grates available upon request.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
V648OX	BOX	194 lbs.	V64 Drain Box (18⅝" x 18⅝") – 12 per pallet
V64-71C	LID	32 lbs.	Cast Iron Grate - ADA Compliant available upon request
V64X12	EXTENSION	152 lbs.	12" Reinforced Concrete – 12 per pallet

Oldcastle Infrastructure

V64 DRAIN BOX

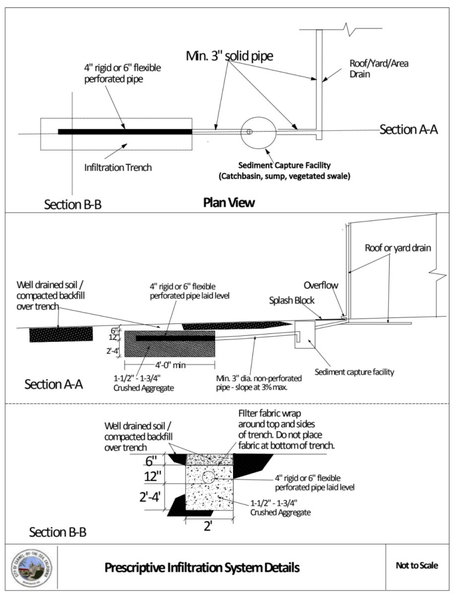
FILE NAME: V64_I50

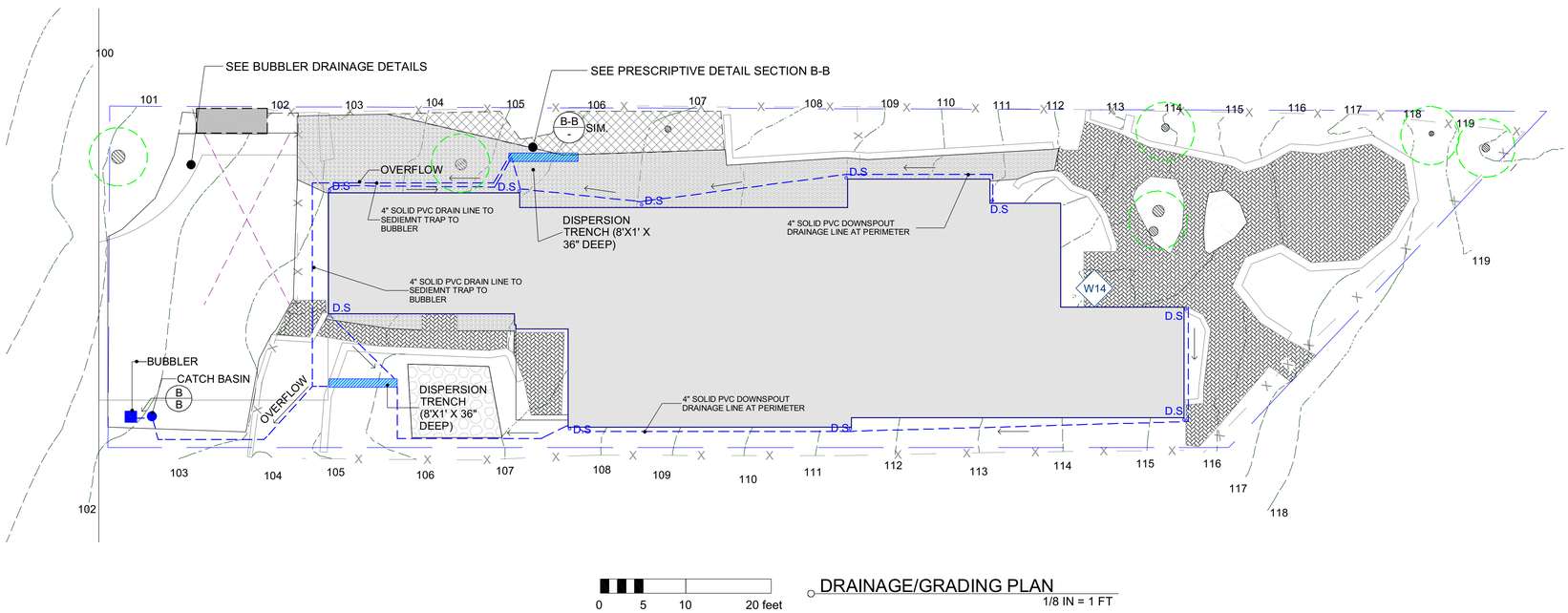
ISSUE DATE: January, 2011

V64 DRAIN BOX 18-3/8" x 18-3/8" CHRISTY

2 BUBBLER DRAINAGE DETAILS

NO SCALE





DRAINAGE/GRADING PLAN

1/8 IN = 1 FT

REVISIONS

LEHMAN DESIGN STUDIO
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info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

DRAINAGE PLAN AND DETAILS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

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A2

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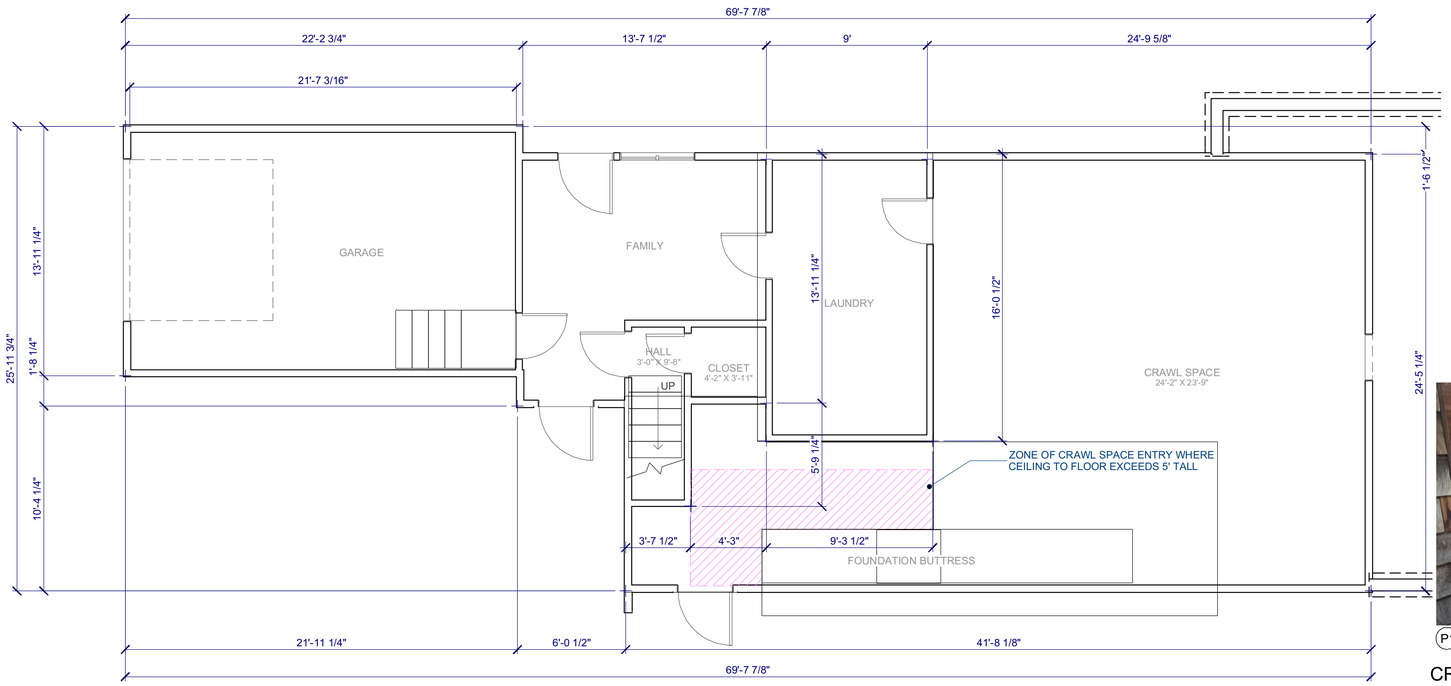


FLOOR PLAN LOWER LEVEL

1/4 IN = 1 FT

DOOR SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	HEIGHT	FIRE	DESCRIPTION	COMMENTS
D01	3068	3	36"	80"		EXT. HINGED-DOOR E21	
D02	3168	1	35 3/4"	80"		HINGED-7322 BUNGALOW	
D03	41168	1	59 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D04	2868	1	32 7/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D05	2468	1	27 1/2"	80"		HINGED-7322 BUNGALOW	
D06	2768	1	31 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D07	3568	1	41 1/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D08	4668	1	53 5/8"	80"		SLIDER-DOOR P04	
D10	6068	2	72"	80"		EXT. SLIDER-GLASS PANEL	
D11	4968	1	56 9/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D12	2668	6	30"	80"		HINGED-7322 BUNGALOW	
D13	2268	1	25 7/8"	80"		HINGED-7322 BUNGALOW	
D14	2868	1	32"	80"		HINGED-7322 BUNGALOW	
D16	2368	1	27 3/16"	80"		HINGED-7322 BUNGALOW	
D17	9080	1	108"	96"		GARAGE-GARAGE DOOR CHD05	
D18	2668	1	30"	80"		DOUBLE HINGED-7322 BUNGALOW	
TOTALS:			993 13/16"	1936"			

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W02	4040FX	1	48"	48"			FIXED GLASS	
W03	21140FX	1	35 3/16"	48"			FIXED GLASS	
W04	2640FX	1	30 3/16"	48"			FIXED GLASS	
W05	7340FX	1	86 3/4"	48"			FIXED GLASS	
W07	4030FX	1	48"	36"			FIXED GLASS	
W08	311310FX	3	47"	46"			FIXED GLASS	
W09	4226RS	1	50 1/8"	30"			RIGHT SLIDING	
W10	13026TC	1	156"	30"			TRIPLE CASEMENT-LHL/CHL/RHL	
W11	8146TC	1	97"	54"			TRIPLE CASEMENT-LHL/CHL/RHL	
W12	31146DC	2	47"	54"			DOUBLE CASEMENT-LHL/RHR	
TOTALS:			786 1/4"	588"				

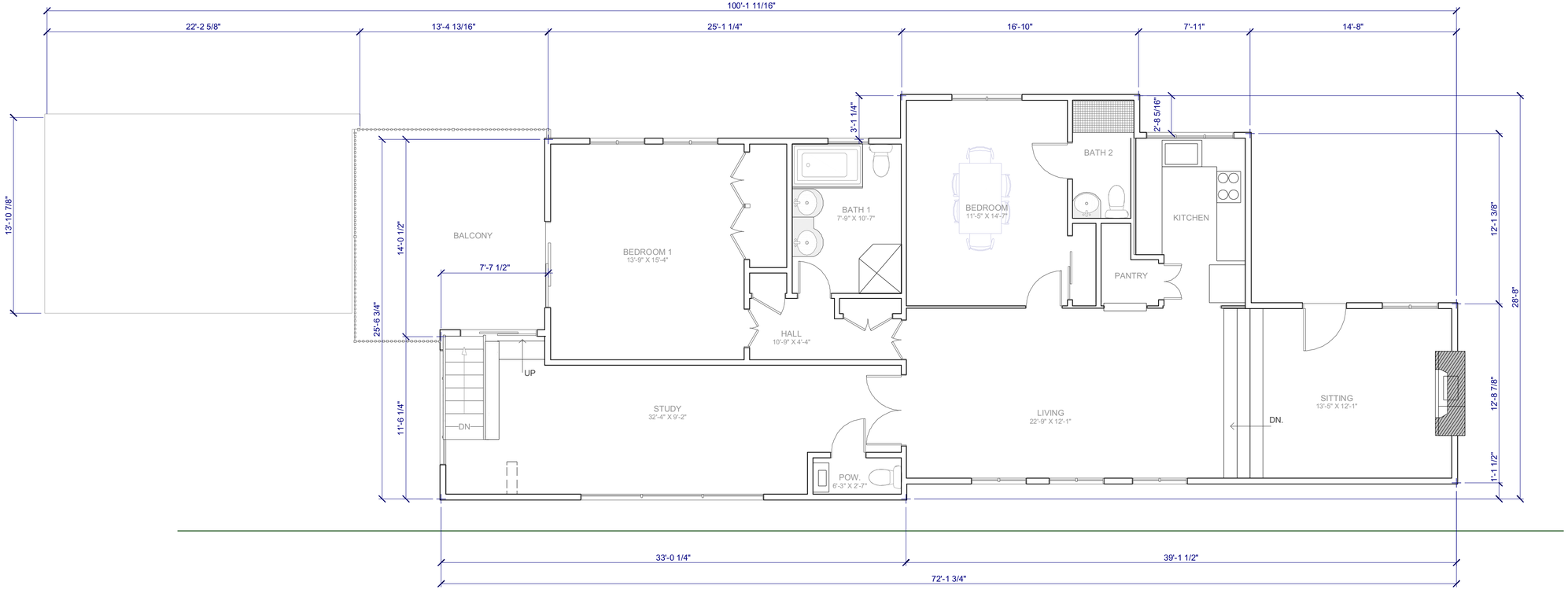
P1

P2

P3

P4

CRAWL SPACE IMAGES



0 5 10 20 feet

FLOOR PLAN UPPER LEVEL

1/4 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

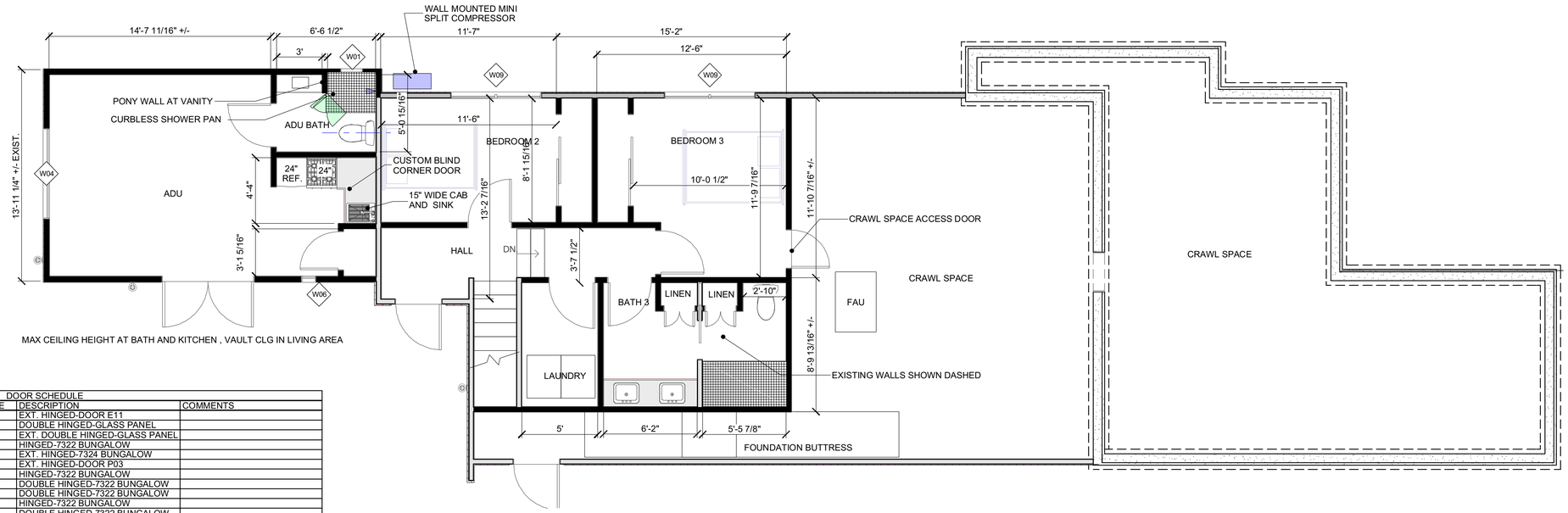
DRAWN BY
ALAN LEHMAN

EXISTING FLOOR PLANS, SCHEDULES

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A3



FLOOR PLAN LOWER LEVEL

1/4 IN = 1 FT

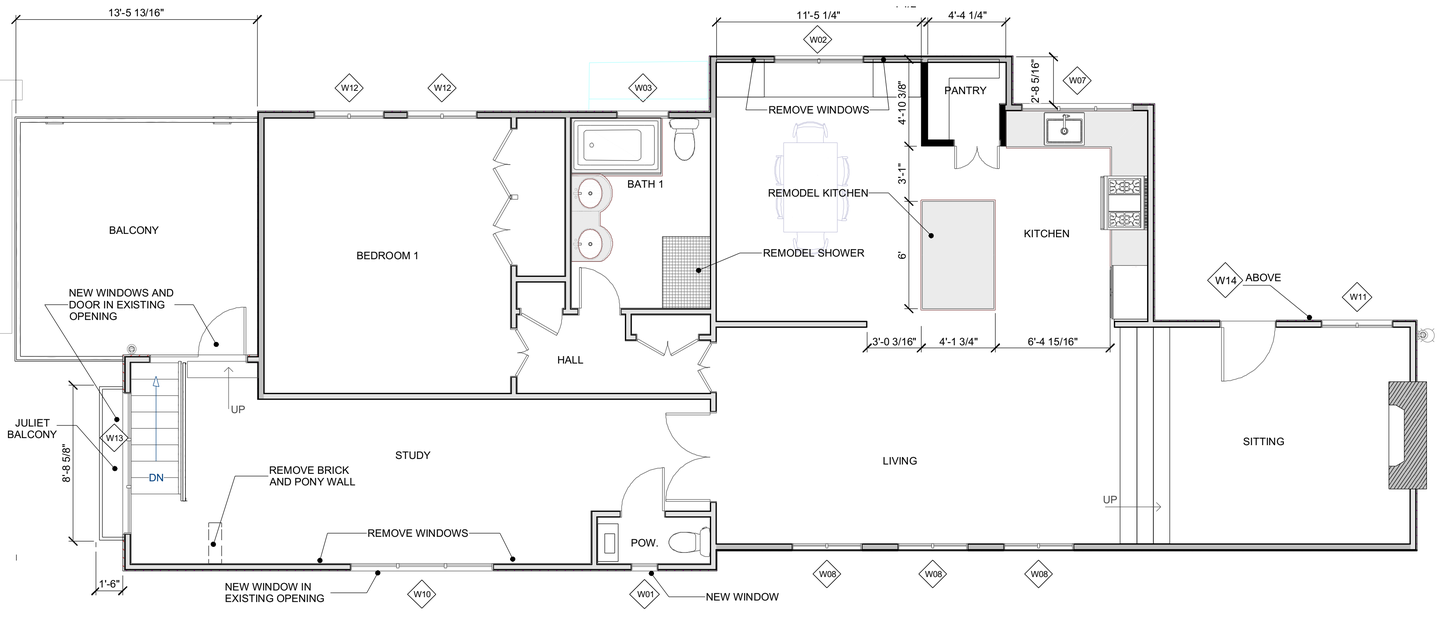
DOOR SCHEDULE							
NUMBER	QTY	EX/IN	WIDTH	HGT	FIRE	DESCRIPTION	COMMENTS
D01	1	EX	36"	80"		EXT. HINGED-DOOR E11	
D02	1	IN	64"	80"		DOUBLE HINGED-GLASS PANEL	
D03	1	EX	72"	80"		EXT. DOUBLE HINGED-GLASS PANEL	
D04	2	IN	30"	80"		HINGED-7322 BUNGALOW	
D05	1	EX	36"	80"		EXT. HINGED-7324 BUNGALOW	
D06	1	EX	36"	80"		EXT. HINGED-DOOR P03	
D07	1	IN	28 7/8"	80"		HINGED-7322 BUNGALOW	
D08	1	IN	59 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D09	1	IN	32 7/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D10	1	IN	27 1/2"	80"		HINGED-7322 BUNGALOW	
D11	1	IN	31 3/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D12	1	IN	41 1/8"	80"		DOUBLE HINGED-7322 BUNGALOW	
D13	1	IN	30"	80"		DOUBLE HINGED-7322 BUNGALOW	
D14	4	IN	34"	80"		HINGED-7322 BUNGALOW	
D16	2	IN	46 15/16"	80"		DOUBLE HINGED-7322 BUNGALOW	
D17	2	IN	24"	80"		DOUBLE HINGED-7322 BUNGALOW	
D18	1	IN	30"	80"		POCKET-7322 BUNGALOW	
D19	1	IN	27 3/16"	80"		HINGED-7322 BUNGALOW	
D20	2	IN	72"	80"		SLIDER-DOOR P04	
D21	1	IN	36"	80"		HINGED-7322 BUNGALOW	
TOTALS:			1069 3/4"	2160"			

WINDOW SCHEDULE								
NUMBER	QTY	WIDTH	HGT	AREA	EGRESS	TMPD	DESCRIPTION	COMMENTS
W01	2	18"	24"	3			SINGLE CASEMENT-HL	
W02	1	60"	36"	15			DOUBLE CASEMENT-LHL/RHR	
W03	1	35 3/16"	48"	11.73			SINGLE CASEMENT-HL	
W04	1	72"	48"	24			DOUBLE CASEMENT-LHL/RHR	
W05	1	24"	21"	3.5			FIXED GLASS	NEW
W06	1	12"	20"	1.67			SINGLE CASEMENT-HL-RT	
W07	1	74 3/4"	36"	18.68			TRIPLE CASEMENT-LHL/RHR	
W08	3	47"	46"	15.01			DOUBLE CASEMENT-LHL/RHR	
W09	2	72"	42"	21			DOUBLE CASEMENT-LHL/RHR	
W10	1	96"	36"	24			TRIPLE CASEMENT-LHL/RHR	NEW
W11	1	48"	48"	16			DOUBLE CASEMENT-LHL/RHR	
W12	2	47"	54"	17.62			DOUBLE CASEMENT-LHL/RHR	
W13	1	95"	75 3/8"	49.71			TRIPLE CASEMENT-RHR	
W14	4	28"	36"	7			FIXED GLASS	
TOTALS:		1043 15/16"	890 3/8"	330.56				

NEW WINDOWS SHALL BE ALL WOOD WINDOWS AND EXTERIOR DOORS BY SIERRA PACIFIC WITH SIMULATED DIVIDED LITES, PAINT TO MATCH EXISTING WINDOWS

Aspen Casement Window

WOOD WINDOWS AND DOORS BY SIERRA PACIFIC



FLOOR PLAN UPPER LEVEL

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROPOSED FLOOR PLANS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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SHEET
A4

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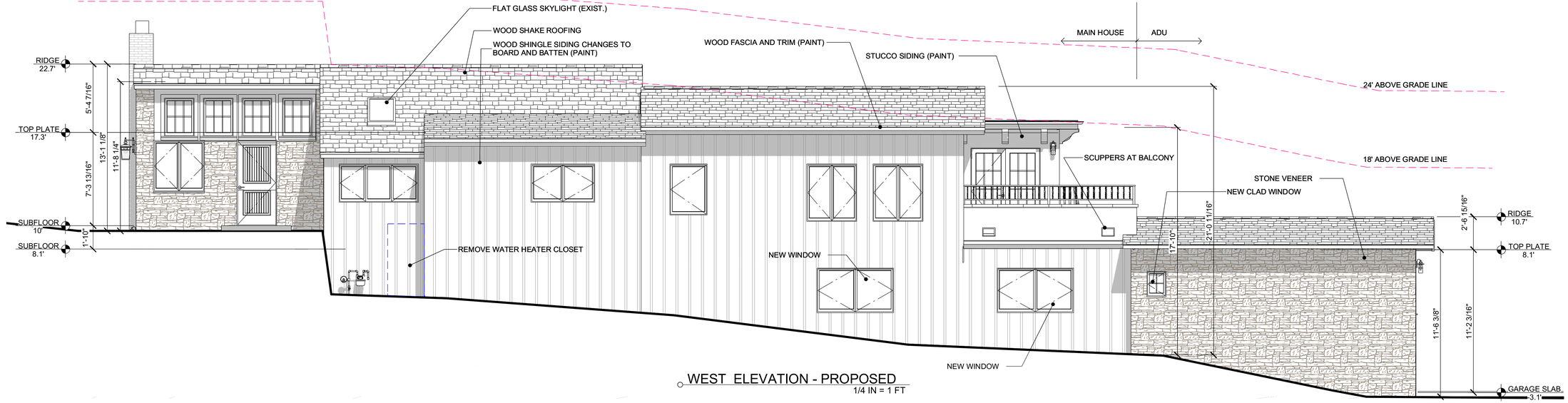
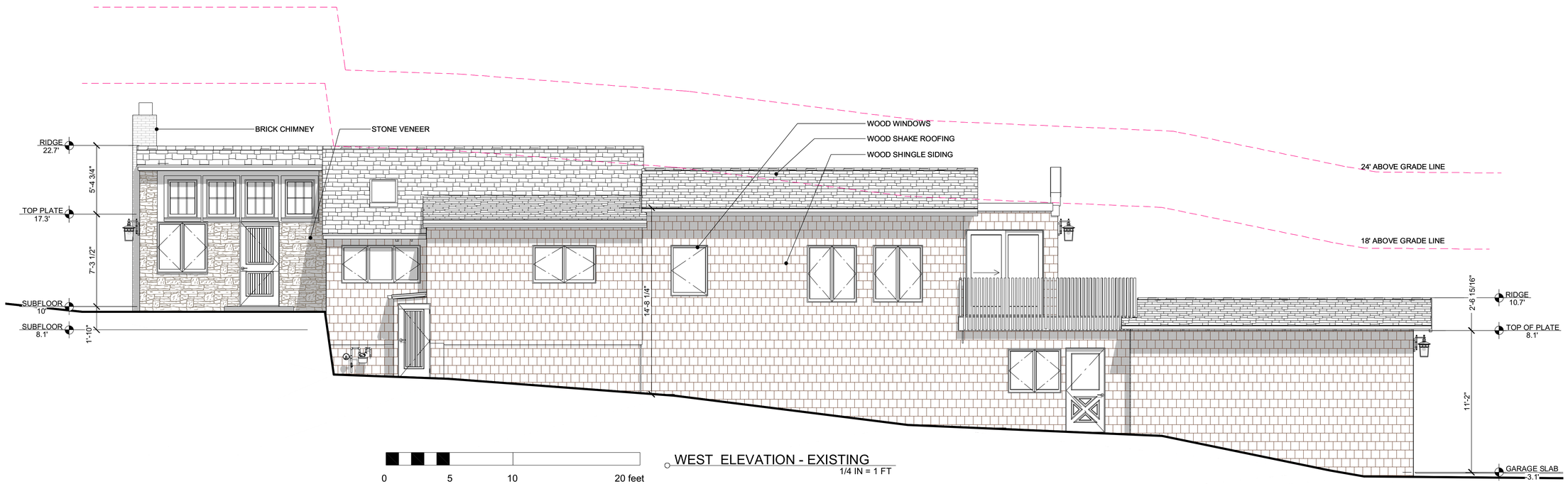


WEST ELEVATION - PROPOSED
1/4 IN = 1 FT



WEST ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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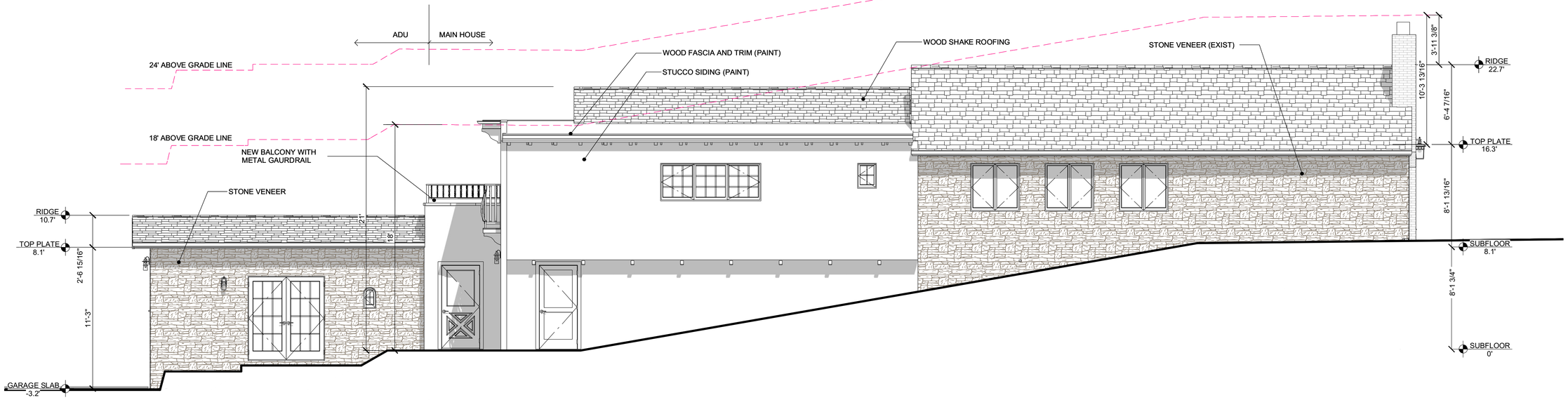
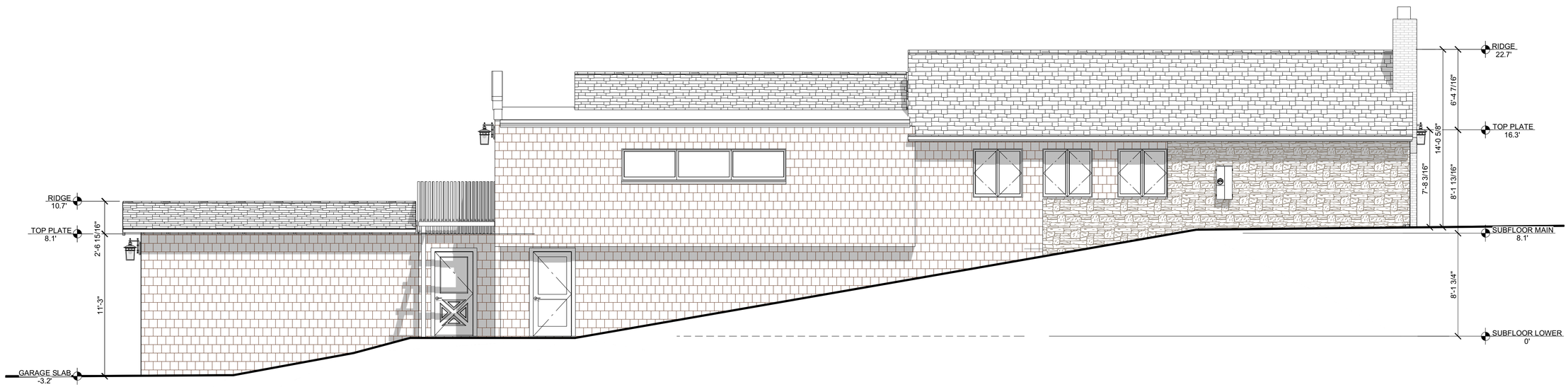


EAST ELEVATION - PROPOSED
1/4 IN = 1 FT



0 5 10 20 feet

EAST ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

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DRAWN BY
ALAN LEHMAN

ELEVATIONS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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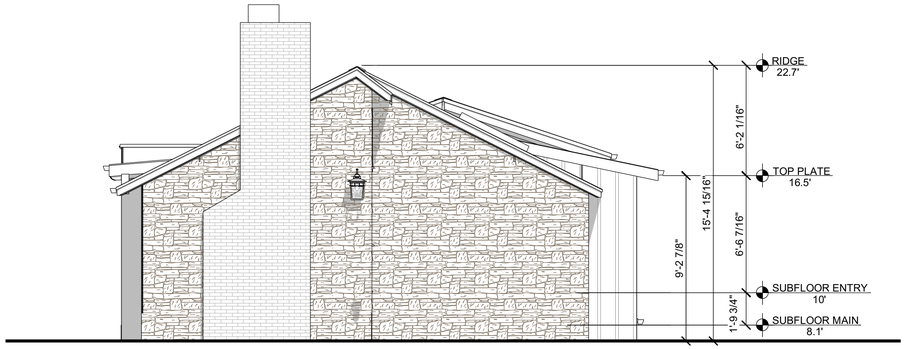
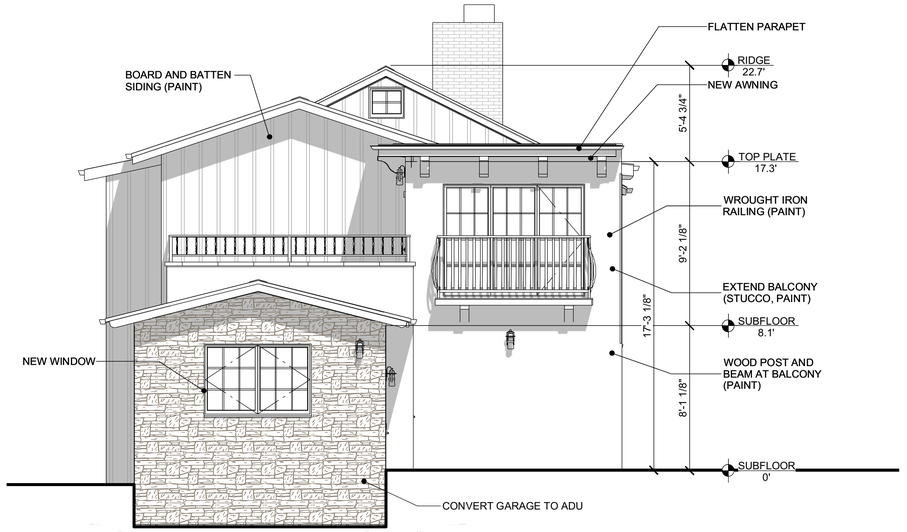
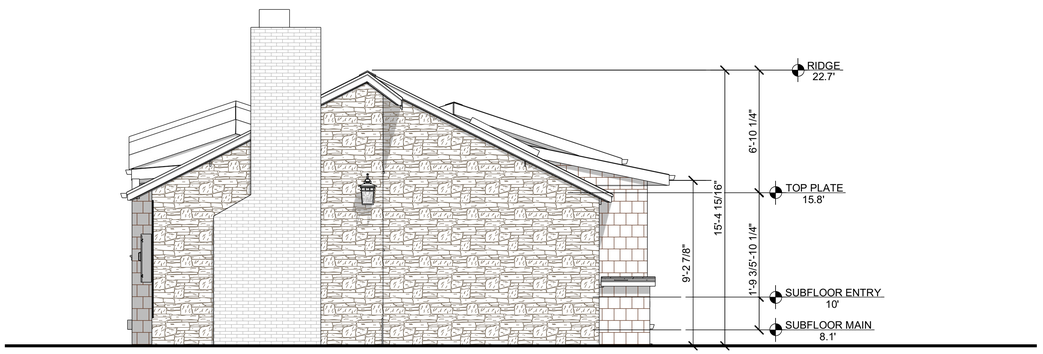


NORTH ELEVATION - PROPOSED
1/4 IN = 1 FT

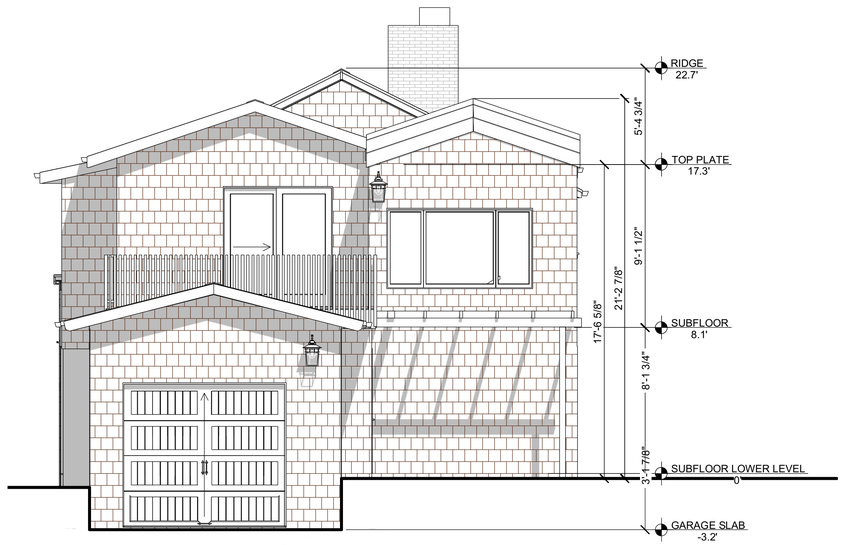


SOUTH ELEVATION
1/4 IN = 1 FT



NORTH ELEVATION - EXISTING
1/4 IN = 1 FT

0 5 10 20 feet



SOUTH ELEVATION - EXISTING
1/4 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
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ELEVATIONS

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APN 010-044-003

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VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a **Federal Solar Tax Credit** off product and installation

Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.

FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades

PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

veluxusa.com
*For more information visit veluxusa.com/taxcredit.

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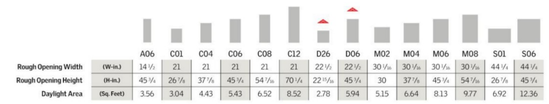


		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-in.)	14 1/2	21	21	21	21	21	22 1/2	22 1/2	30 1/8	30 1/8	30 1/8	30 1/8	44 1/4	44 1/4
Rough Opening Height	(H-in.)	45 1/4	26 7/8	37 7/8	45 1/4	54 7/8	70 1/4	22 11/16	45 1/4	30	37 7/8	45 1/4	54 7/8	26 7/8	45 1/4
Daylight Area	(Sq. Feet)	3.56	3.04	4.43	5.43	6.52	8.52	2.78	5.94	5.15	6.64	8.13	9.77	6.92	12.36

Model FS sizes D26 and D06 fit perfectly between roof trusses.

EXISTING SKYLIGHT (SIM.)

FLAT GLASS SKYLIGHTS

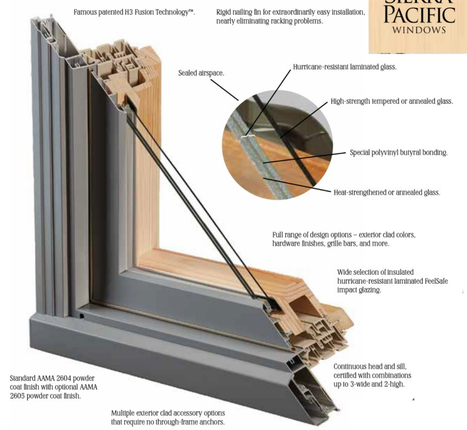
NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.

H3®

SIERRA PACIFIC WINDOWS



WINDOW INFORMATION

WOOD SHAKE ROOFING

ROOF PLAN UPPER LEVEL
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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DRAWN BY
ALAN LEHMAN

ROOF PLAN, FLOOR WINDOW AND SKYLIGHT INFORMATION

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

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WOOD FENCE, EXTEND IN AREA SHOWN HATCHED

Kichler Single CBR LED Integrated 12V LED Bollard Path Light

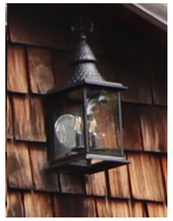
Dimensions:

- Width: 6-1/4" (158.75 mm)
- Height: 15" (381 mm)
- Depth: 6-1/4" (158.75 mm)
- Product Weight: 1.5 lbs

Specifications:

- Number of Light Source(s): 1
- Bulbs Included: Yes
- Wattage: 2 watts
- Color Temperature: 2700K
- Color Rendering Index: 80 CRI
- Lumens: 160
- Average Hours: 40000

EXTERIOR PATH LIGHT



EXISTING LIGHT FIXTURES SHALL BE SHIELDED WITH A PERMANENT OPAQUE FILM (MINIMAL LIGHT OPACITY TO BE DETERMINED BY A MOCK UP PRESENTED TO PLANNING STAFF FOR REVIEW). MAX 25 WATT BULB FOR EXISTING FIXTURES.

EXTERIOR WALL SCONCE

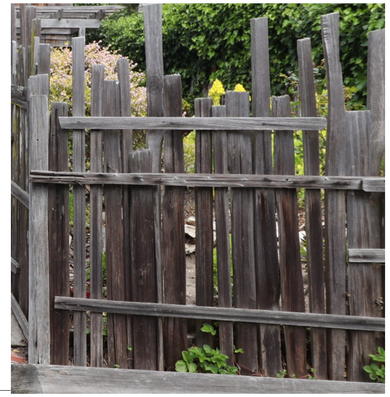
LIGHTING LEGEND	
	PATH LIGHT (4)
	WALL SCONCE (5)

LIGHTING NOTES

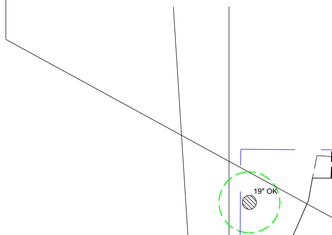
1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PATH LIGHTS (LESS THAN 18" ABOVE GRADE)
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
2. NO CHANGES TO EXISTING LANDSCAPE EXCEPT AS REQUIRED FOR TREE COMPLIANCE



EXISTING FENCE, NEW FENCE AREAS TO MATCH EXISTING FENCE DESIGN AND CHARACTER. MAX. 6' TALL. NO CHANGES TO FENCE IN THE FRONT YARD SETBACK



LANDSCAPE PLAN
1/8 IN = 1 FT

NO CHANGES TO EXISTING LANDSCAPING

(6) COAST LIVE OAKS ON PROPERTY AND (1) COAST LIVE OAK IN R.O.W.

EXISTING WOOD FENCE AND RETAINING WALL

EXISTING WOOD FENCE BURIED IN HEDGEROW WITH WOOD GATE (LESS THAN 4' TALL)

REVISIONS

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DRAWN BY
ALAN LEHMAN

LANDSCAPE PLAN

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A9

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

WOOD SHAKE ROOFING, CLASS A UNDERLAYMENT
WITH FIRE TREATED SHAKES

PAINTED METAL RAILING AT BALCONY

BENJAMIN MOORE -
BLACK SATIN 2131-10

WOOD TRIM AND WINDOW/DOOR COLOR (PAINT)

BENJAMIN MOORE -
DRAGON'S BREATH 1547

BOARD AND BATTEN SIDING

BENJAMIN MOORE -
COASTAL FOG 976

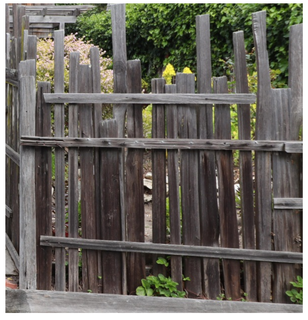
CONCRETE STUCCO SIDING

BENJAMIN MOORE -
COASTAL FOG 976

BALCONY TRIM

BENJAMIN MOORE -
DRAGON'S BREATH 1547

STONE VENEER, SIMILAR PATTERN AND
COLORS TO EXISTING CARMEL STONE



GRAPE STAKE FENCE, MATCH EXISTING

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A10

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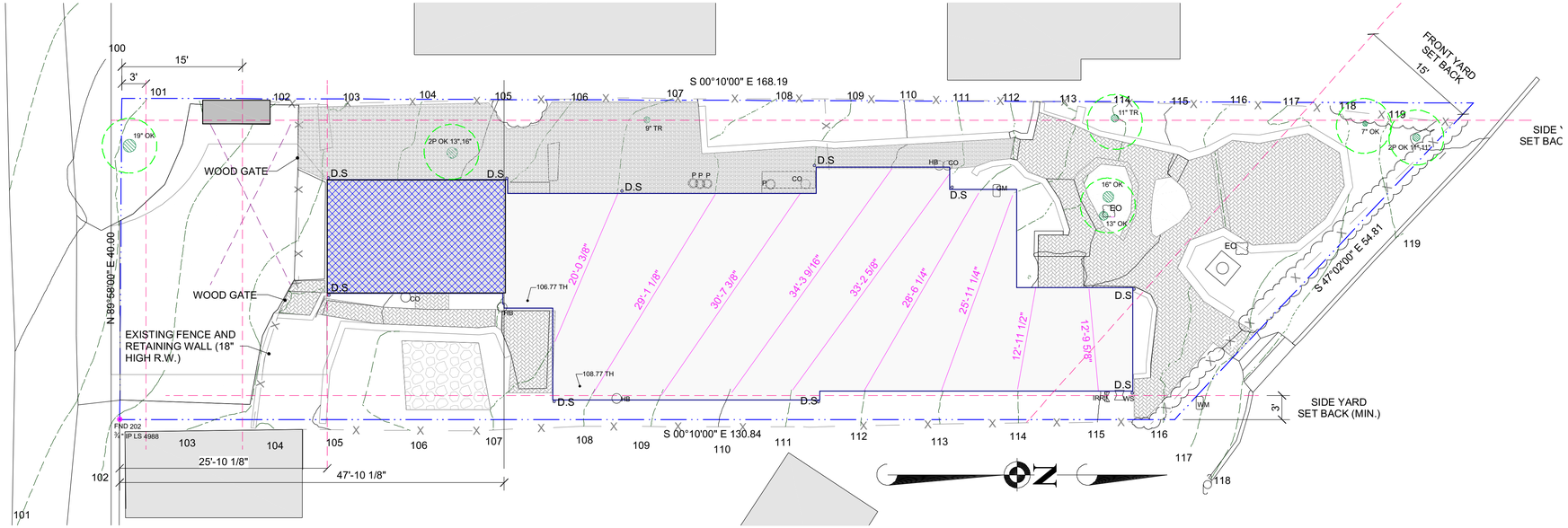


SITE PLAN

1/8 IN = 1 FT

EXISTING AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	1571.5	sq. ft.	X(12)=	18,858	cu. ft.
b. One Story Floor Area (less than 3:12):	226	sq. ft.	X(11)=	2,486	cu. ft.
c. Two Story Floor Area (3:12 or greater):	316	sq. ft.	X(11)=	3,476	cu. ft.
d. Two Story Floor Area (less than 3:12):	272	sq. ft.	X(10)=	2,720	cu. ft.
e. Unused floor area or basement floor area not including bonus:	68.5	sq. ft.	X(12)=	822	cu. ft.
Total Allowed Volume			=	28,362	**cu. ft.**

GARAGE (1 STORY + 3:12)- 314 S.F.

DOWN
(1 STORY -3:12) 183 S.F.
(2 STORY -3:12) 131 S.F.
(2 STORY +3:12) 158 S.F.

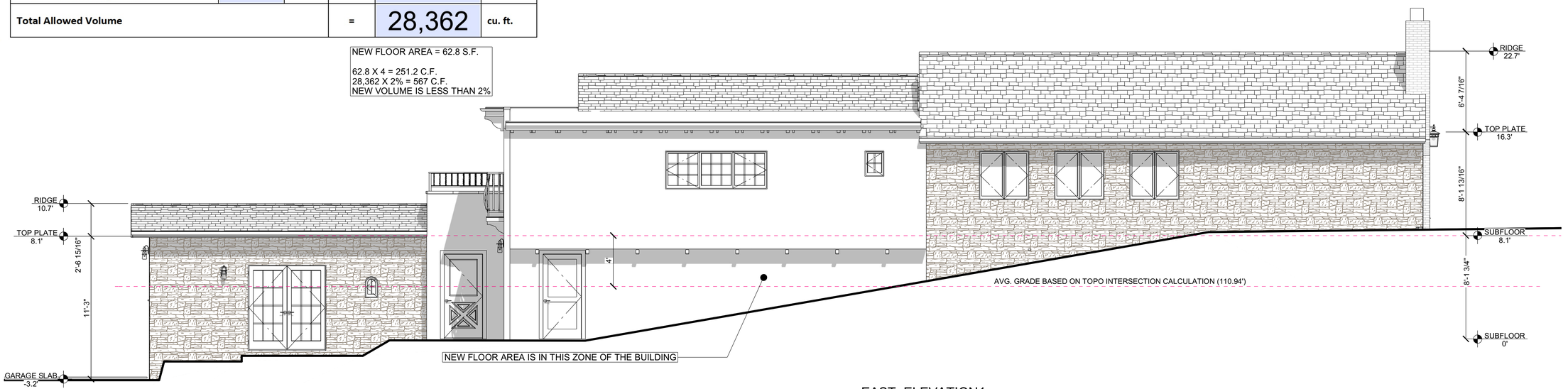
UP
(2 STORY -3:12) 141 S.F.
(2 STORY+3:12) 158 S.F.
(1 STORY -3:12) 131 S.F.
(1 STORY+3:12) 1074.5 S.F.

GARAGE
(1 STORY+3:12) 314 S.F.

SHED
(1 STORY-3:12) 25 S.F.

NEW FLOOR AREA = 62.8 S.F.

62.8 X 4 = 251.2 C.F.
28,362 X 2% = 567 C.F.
NEW VOLUME IS LESS THAN 2%



EAST ELEVATION1

1/4 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

VOLUME INFORMATION

MICHIE-MCLEVIS Remodel
MOUNTAIN VIEW 3 NW of 8th., CARMEL
CA 93921
APN 010-044-003

4/22/2026

SHEET
A11

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Jacob Olander, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 26055 (Stewart):** Consideration of a combined Concept and Final Design Study, DS 26055 (Stewart), for the replacement of all windows and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements to an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-020-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Application: DS 26055 (Stewart)
APN: 010-091-020-000
Block & Lot: Block 47 & RW, Lot 9
Location: Santa Fe Street 4 southwest of 4th Avenue
Applicant: Patrick LeMaster
Owner: Malcolm and Michele Stewart

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

A. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case;
B. Approving a Coastal Development permit for the partial demolition, repair, and remodeling of an existing single-family residence; and

C. Approving the combined Concept and Final Design Study, DS 26055 (Stewart), for the replacement of all windows and doors, replacement of the wood and stucco siding, the partial replacement of the tar and gravel roof, the removal of a portion of entry

driveway, and the creation of a new front entry on the upper level of an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-020-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to replace all windows and doors, replace the wood and stucco siding, partially replace the tar and gravel roof, and associated site improvements on a 4,000-square-foot lot.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is a steeply sloped 4,000-square-foot residentially zoned lot with a 26-foot elevation rise from west to east (rear to front, respectively). Existing development includes a 2,757-square-foot three-story home, which was constructed in 1962. Multiple additions occurred over the years and extensive alterations occurred in 1980. The forest character is sparse at the front of the property as the existing home and site coverage cover most of the front of the lot. The rear of the lot has steeper slopes and is largely comprised of dirt, landscaping, and trees. Nine trees were identified on or adjacent to the lot, all of which are native Coast live oaks. The existing home has horizontal wood, wood shake, and stucco siding. The residence has a flat tar and gravel roof with a negligible slope for drainage. The property was reviewed for historical significance in 2025, and found ineligible for the Carmel Historical Inventory. This determination remains in effect for 5 years and will expire in 2030.

The property received a Variance on December 20, 1979, to allow a deck in the front setback. The deck was used as a driveway to access the garage and entry to the top story of the residence. As proposed, the deck would be reduced and a portion of the deck would be retained to maintain access to the upper level and to provide entry to a proposed JADU.

The property currently has a subordinate unit that was approved by the City Council, on appeal, June 4, 1991. The subordinate unit occupied a portion of the top story of the property, including what was previously the garage for the property. The applicant is proposing to remodel the existing home and convert the existing subordinate unit to a JADU. The JADU will be reviewed as part of a separate ministerial permit and is not inter-accessible with the primary residence. The data table on the title page of the project plans states that the property will have a floor area of 2,757 square feet and 798 square feet of site coverage.

New windows and doors will be aluminum, matching the original fenestrations. The applicant is proposing to change the horizontal wood siding and wood shingle siding to vertical wood shiplap siding. Portions of the existing stucco siding will be retained, and some portions of the stucco will be replaced with vertical wood shiplap siding. The proposed roofing will be a PVC system with a gravel ballast to match the replaced tar and gravel roof.

During the Preliminary Site Assessment, nine trees were found on or immediately adjacent to the property. All nine were determined to be significant. All 9 significant trees are coastal live oaks and proposed to be retained.

At the time of writing this report, staff did not receive any feedback from residents on the proposed work.

Staff Analysis:

Existing development is nonconforming as to floor area, site coverage, and height. These elements are legally nonconforming. Carmel Municipal Code (CMC) Section 17.36.040.E states, “The substantial alteration of any nonconforming building or structure, that includes the removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.” The applicant demonstrated that the proposed work on site does not constitute the full demolish of any nonconforming building element. CMC Section 17.70.020 defines demolition as, “the removal or replacement of 50 percent or more of both the structural framing and cladding.” As part of the project plans, the architect included calculation of how much of the structural cladding and framing will be removed on each floor and throughout the entire structure total. The applicant has demonstrated that the amount of replacement and repair do not qualify the project as a demolition. The nonconforming site coverage and floor area are being reduced by 10 square feet and 11 square feet, respectively. None of the proposed work requires the applicant to bring their legal nonconforming site elements into compliance.

Based on staff’s analysis of the project, and as demonstrated in the attached draft resolution, the proposed design is consistent with the policies contained in the Land Use Plan, requirements of the CMC, and the Residential Design Guidelines.

No issues have been identified, and staff recommends approval of the project.

Other Project Components:

Environmental Review:

Approval of the DS 26055 (Stewart) is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case. The evidence for the categorical exemption and exceptions analysis are provided in section 5 of the attached resolution (Exhibit A).

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 2 DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPLACEMENT OF ALL WINDOWS AND DOORS, THE REPLACEMENT OF PLASTER AND WOOD SIDING, THE PARTIAL REPLACEMENT OF THE TAR AND GRAVEL ROOF, THE REMOVAL OF A PORTION OF ENTRY DRIVEWAY, AND THE CREATION OF A NEW FRONT ENTRY ON THE UPPER LEVEL. THE PROPERTY IS LOCATED SANTA FE 4 SOUTHWEST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-091-020-000.

WHEREAS, on February 23, 2026, Patrick LeMaster ("Applicant"), submitted an application requesting approval of Track 2 Design Study application ("DS 26055 (Stewart)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to replace all windows and doors, replace the wood and stucco siding, partially replace the tar and gravel roof, the removal of a portion of entry driveway, and the creation of a new front entry on the upper level ("Project"); and

WHEREAS, the replacement of all exterior building materials was determined to be a substantial alteration of the property which requires approval of Track 2 Design Study and Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.B.2; and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning

Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

a. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

b. As demonstrated in Section 5 of this resolution, approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case.

c. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    i. Preliminary Site Assessment. A preliminary site assessment was conducted on February 18, 2026. The property is located in the Very High Fire Hazard Severity Zone. The property is not in any other overlay districts. The preliminary site assessment notes concern regarding steep slopes. Portions of lots with slopes over 30% for 10 linear feet are deemed unbuildable areas The preliminary site assessment also includes information on nonconforming structures because the residence has nonconforming elements. Additionally, notes were added that any development should take neighbor privacy and view concerns into consideration.

d. The Planning Commission has considered the Design Study, DS 26055 (Stewart), application at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see Sections 1-6 below) can be made and therefore approves the Design Study and Coastal Development Permit.

e. Conditions of approval have been incorporated as Exhibit A to this resolution to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

f. Approval of the Design Study and Coastal Development Permit by the Planning Commission is appealable to City Council pursuant to CMC Section 17.54.040.C.

Section 1: FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).

1. Finding – Local Coastal Program Consistency: The project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program (LCP).

    a. Evidence: Land Use and Community Character Policies P1-37 through P1-54 relate to residential development in Carmel-by-the-Sea. These policies require Design Review permits for new buildings, additions, and remodels of homes. Additionally, larger projects require a Preliminary Site Assessment. The purpose of the permit processes and policies consistency is to maintain neighborhood, forest, and street character; promote harmonious yet diverse designs; and ensure compliance with the Residential Design Guidelines. Design Study, DS 26055 (Stewart), is for a project to replace windows, doors, siding, railings, and partially replace the roofing on an existing single-family residence. The home has current legal, nonconforming building elements that will be maintained. The property has nonconforming height, floor area, parking, and site coverage. However, approved work will not increase any nonconformities. The repairs and renovations will ensure the home continues to fit into design context of Carmel-by-the-Sea and will not fall into disrepair. The proposed work meets the intent of the applicable policies in the Land Use and Community Character Element of the General Plan.

    b. Evidence: Circulation Element policies are not applicable to Design Study, DS 26055 (Stewart). The project will not have any effect on parking, circulation, or roadway safety in Carmel-by-the-Sea.

    c. Evidence: Coastal Access and Recreation policies are not applicable to Design Study, DS 26055 (Stewart). The project will not have any effect on vertical or lateral access to the beach in Carmel-by-the-Sea. The project will not have any effects on tourism or visitor accommodation.

    d. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. DS 26055 (Stewart) reduces the nonconforming site coverage by 10 square feet, which will allow for increased storm water percolation. In addition, the project has been conditioned requiring the applicant submit a drainage plan, for review and approval, that demonstrates compliance with CMC Chapter 17.42 and the City's drainage guidance, SOG 17.07. No other policies in the Coastal Resource Management element are applicable to the proposed project. DS 26055 (Stewart) does not involve any new landscaping, tree planting, or view concerns. Due to the site's location and project scope, the project will not have any effect on beach, ESHA, or coastal access.

    e. Evidence: CMC Section 17.10.030 outlines required parking, height limits, floor area limits, site coverage limits, and setback standards. The Stewart property has existing

nonconforming site coverage, floor area, parking and height. CMC Section 17.36.020.A allows for legal nonconforming buildings to may be used and maintained. CMC Section 17.36.040 requires nonconforming buildings and/or building elements that are destroyed or demolished to be reconstructed to conform to the applicable zoning standards. The applicant included tables in the project plans that demonstrate that the nonconforming building elements will not be demolished, as defined in CMC Section 17.70.020, and therefore they can be maintained consistent with the CMC.

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

    a. Evidence: The subject property is located at Santa Fe 4 SW of 4th Avenue, APN 010-091-020-000 which is not between the first public road and the sea. Therefore, this finding does not apply in this case.

    b. Evidence: The project will not impact existing public access illustrated in LCP Coastal Access and Recreation Element, Figure 4.1. The subject property is not located at or along any beach access points, pathways, or stairs. See Section 1, Finding 1, Evidence "c", regarding beach access.

    c. Evidence: The project will not impact existing Parks, Open Space, Recreation and Community Facilities illustrated in LCP Coastal Access and Recreation Element, Figure 4.2. The subject property is not located on or adjacent to any Parks, Open Space, Recreation and Community Facilities. The proposed project is for maintenance and repair of an existing structure.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: See Section 1, Finding 1 and supporting evidence.

    b. Evidence: Housing Element policies are not applicable to Design Study, DS 26055 (Stewart). The Stewart project does not involve the development of any new market rate or affordable housing.

    c. Evidence: Public Facilities and Services Element policies are not applicable to Design Study, DS 26055 (Stewart). DS 26055 (Stewart) does not relate to, and will have no effect on public health, safety, or recreation.

    d. Evidence: Open Space and Conservation Element policies are not applicable to Design Study, DS 26055 (Stewart). DS 26055 (Stewart) does not relate to, and will have no effect

on water conservation, pollution, or parks and open space.

e. Evidence: Environmental Safety Element policies are not applicable to Design Study, DS 26055 (Stewart). DS 26055 (Stewart) does not relate to emergency preparedness, natural disasters, hazardous waste sites, or work in areas of excessive risk. The proposed project is for maintenance, repair, and remodeling an existing single-family residence.

a. Evidence: Noise Element policies P9-4 and P9-5 are applicable to Design Study, DS 26055 (Stewart). P9-4 and P9-5 require construction noise to be minimized and monitored. DS 26055 (Stewart) includes a construction management plan that includes best management practices to ensure construction produces the least amount of noise possible. Additionally, the CMC Section 8.56.040 requires all construction noise to occur between 8:00 AM and 6:30 PM. .

b. Evidence: As demonstrated Section 1, Finding 1 and supporting evidence, the project conforms to the Carmel-by-the-Sea Local Coastal Program.

2. Finding – CMC Compliance: The project complies with all applicable provisions of the Carmel-by-the-Sea Municipal Code.

a. Evidence: See evidence in Section 1, Finding 1, Evidence "e".

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

a. Evidence: Design Guidelines 9.5 encourages the use "natural" building materials and that stucco, in conjunction with some natural materials, may be considered depending on neighborhood character.

b. Evidence: The existing residence has horizontal wood (bottom floor of the east and the two top floors of the west elevations), wood shake (top floor of the east and a small portion of the top floor of the south elevations) and stucco (north, majority of the south and the bottom floor of the west elevations) siding. The project includes vertical wood shiplap siding painted "Flint Rock" color and stucco painted "Cloud Cover" by Omega Products, replacing the existing horizontal shiplap siding, wood shingles, and stucco. The new design reduces the number of types of siding, simplifying the design. The proposed siding complies with the Design Guidelines.

c. Evidence: The existing tar and gravel roofing is proposed to be replaced with a PVC roof with a gravel ballast that replicates the look of a tar and gravel roof. The Design Guidelines do not specifically address tar and gravel roofing. The city's 2016 roofing policy, and 2025 roofing policy update, support the use of tar and gravel on flat roofs. The 2025 roofing policy supports the use of PVC with a gravel ballast on flat roofs.

Therefore, the roof component of the project is consistent.

d. Evidence: The Residential Design Guidelines state that any material other than unclad wood windows is inappropriate. The Design Guidelines further states, "By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences." The Planning Commission has approved other materials in the past, allowing clad wood, aluminum, and Fibrex windows as acceptable deviations from the Residential Design Guidelines. Residential Design Guideline 9.11 states, "Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building." The applicant is proposing black "Vue" aluminum windows throughout the property. Therefore, the window component of the project is consistent.

e. Evidence: Residential Design Guideline 9.14 states, "Skylights should not be visually prominent from the street or from neighboring windows." The applicant is proposing to remove the existing skylight and replace it slightly further south. The skylight will not be visually prominent from the street or neighboring properties.
f. Evidence: The proposed project is consistent with the Residential Design Guidelines and therefore this finding can be made.

4. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: As demonstrated in the findings and supporting evidence contained in Sections 1, 2, 3, 4, and 5, the project does conform to the applicable zoning standards.

5. Finding – Neighborhood Character: The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.

    a. Evidence: DS 26055 (Stewart) does not include any proposed landscaping work or new structures in setbacks. This finding is not applicable.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.

    a. Evidence: The project scope for DS 26055 (Stewart) is limited to development within the existing footprint and does not include any grading, cuts, fills, or new structures on slopes. This finding is not applicable.

7. Finding – Modesty and Simplicity: The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.

    a. Evidence: The proposed project includes a new recessed entry that does not add any unnecessary complexity to the subject site. As demonstrated in Section 2, Finding 3, Evidence "b", the project modifications to the existing siding will result in a more simplified design. This finding can be made.

8. Finding – Mass and Bulk: The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

    a. Evidence: The proposed project will not change the mass and bulk of the existing structure. All new windows and doors are comparable to the existing openings. This finding can be made.

9. Finding – Detail and Material: Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.

    a. Evidence: The proposed project details, and Design Guideline consistency, are outlined and demonstrated in Section 2, Finding 3 and supporting evidence. This finding can be made.

10. Finding – Forest and Open Space: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.

    a. Evidence: As demonstrated in Section 2, Findings 5 and 6 and supporting evidence, the project complies with applicable neighborhood character and natural features and built environment requirements. This finding can be made.

11. Finding – Simple and Modest Roof Forms: The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives.

    a. Evidence: As demonstrated in Section 2, Finding 7 and supporting evidence, the project complies with modesty and simplicity design requirements. This finding can be made.

12. Finding – Context: The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.

    a. Evidence: As demonstrated in Section 2, Finding 8 and supporting evidence. This finding can be made.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood.

    a. Evidence: As demonstrated in Section 2, Finding 8 and supporting evidence. The project scope for DS 26055 (Stewart) is limited to development within the existing footprint and height, maintaining the legal nonconformities on site. This finding can be made.

14. Finding – Significant Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.

    a. Evidence: No trees are being removed. This finding can be made.

Section 3: FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section 17.64.080.A).

1. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: The subject property is within the Single-Family Residential or "R-1" zoning district.

    b. Evidence: As demonstrated in Section 1, Finding 1, Evidence "e", the project complies with the R-1 district site development standards, notwithstanding the allowed maintenance of legal nonconforming aspects contained in CMC section 17.36.020.A.

    c. Evidence: The project is in the Very High Fire Severity Zone. The project will be reviewed by the Building Division prior to the issuance of a building permit to ensure that the proposed materials meet their required fire rating.

    d. Evidence: Also see CMC compliance demonstrated in Section 2, Finding 2 and supporting evidence. This finding can be made.

2. Finding – Forest, Open Space and Site Design: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is

characteristic of the neighborhood.

a. Evidence: See Section 1, Findings 1 and 2, and supporting evidence. See Section 2, Findings 5, 6, and 10, and supporting evidence. The project complies with the design objectives for protection and enhancement of the urbanized forest, open space resources, and site design. This finding can be made

3. Finding – Simplicity and Restraint: The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.

a. Evidence: See Section 2, Findings, 3, 7, and 11, and supporting evidence. The project maintains a simple, rectilinear building and form without unnecessary offsets and appendages. This finding can be made.

4. Finding – Human Scale, Mass and Bulk: The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows and entryways. The development is similar in size, scale, and form to building on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

a. Evidence: See Section 2, Findings 3, 8, 12, 13, and supporting evidence. The project is will not change the scale of the building or fit in the neighborhood context. This finding can be made

5. Finding – Public and Private Views: The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.

a. Evidence: See Section 1, Finding 1, and supporting evidence. See Section 2, Finding 8, and supporting evidence. All new windows and doors are going into comparable locations and the balconies are being repair/reconstructed in their existing locations. The project conforms with public and private view requirements. This finding can be made

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

a. Evidence: See Section 1, Finding 1, and supporting evidence. See Section 2, Finding 3, and supporting evidence. As demonstrated, the project conforms with the applicable General Plan policies and Residential Design Guidelines. This finding can be made.

7. Finding – Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.

    a. Evidence: The project does not include the removal of any trees on or adjacent to the site. The project involves the repair and renovation of an existing residence that will not expand the footprint of the existing structure. No work is being proposed within six feet of a significant tree. This finding can be made

Section 4: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with design on nearby sites.

    a. Evidence: See Section 2, Finding 3, 5, 7, and 8, and the supporting evidence. As demonstrated above, the project is for repair and renovation to an existing residence. All proposed work simplifies the design of the residence and maintains the fit with the neighborhood. This finding can be made

2. Finding – Materials and Design: The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.

    a. Evidence: See Section 2, Finding 3, and supporting evidence. The project complies with all material and design guidelines in the Residential Design Guidelines. This finding can be made.

3. Finding – Design Elements: Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.

    a. Evidence: See Section 2, Finding 3, and supporting evidence. The project meets applicable design guidelines and fits into the context of the neighborhood character. This finding can be made

4. Finding – Visual Continuity: Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.

    a. Evidence: The project will not result in changes in landscaping, paving, fences, and walls

are proposed. This finding is not applicable.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15301 – Existing Facilities categorically exempts 15301. The project is for the replacement of all windows and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements, which qualifies under this exemption.
    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

        a. Location. The project is for the repair of an existing single-family residence. The existing and proposed use as a single-family home is a permitted use for the site's designated residential zoning district.

        b. Cumulative Impact. The proposed project is to replace windows, doors, siding, railings, and partially replace the roofing on an existing single-family residence. Due to the size of the city, it is not unusual for construction projects to occur in proximity to other active projects. The project will not result in a cumulative impact because there have not be successive projects of the same type in the same location.

        c. Significant Effect. The proposed project is for the repair and renovation of an existing single-family residence. No significant trees are being proposed to be removed, and no ground disturbance is proposed.

        d. Scenic Highways. The project is not located on a scenic highway and will not result in any impacts to scenic highways or scenic resources.

        e. Hazardous Waste. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

        f. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory November 5, 2026. The proposed project will not have any negative effects on a historic resource on or adjacent to the subject site.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and **APPROVE** the combined Concept and Final Design Study, DS 26055 (Stewart), and Coastal Development Permit for the replacement of all windows and doors, replacement of the wood and stucco siding, the partial replacement of the tar and gravel roof, the removal of a portion of entry

driveway, and the creation of a new front entry on the upper level of an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-020-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13 day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 26055 (Stewart)) substantial alterations to an existing single-family residence, inclusive of the replacement of all windows and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District, APN: 010-091-020-000 as depicted in the plans prepared by Masterwork Buildings as approved by City of Carmel-by-the-Sea Planning Commission on January 24, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
6.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
7.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning

	Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
10.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
11.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
12.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.

13.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
14.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
15.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
17.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
18.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
19.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.

	The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
20.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
Environmental Compliance Conditions	
22.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.

23.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
24.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
25.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
26.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
27.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
28.	**Construction Management Plan.** Prior to building permit issuance, the applicant shall submit a construction management plan for review and approval by the Community Planning and Building, and Public Works Department.

Exhibit B
Project Plans

PROJECT TEAM

OWNER: **Malcolm and Michele Stewart**
4048 W Lake Sammamish Pkwy SE
Bellevue WA 98008

ARCHITECT: **Lx Design Studio**
3771 Rio Road Suite 101 - A
Carmel, Ca 93923
Phone: 831-293-8691
E-mail: patrick@lxdesignstudio.com
Contact: Patrick LeMaster, AIA, Leed AP

STRUCTURAL: **T.B.D.**

GENERAL CONTRACTOR: **T.B.D.**

Lx Design Studio
ARCHITECTURE + PLANNING

3771 Rio Road - Suite 101A
Carmel CA 93923
(PH) 206.427.3539
lxdesignstudio.com

LICENSED ARCHITECT
PATRICK LEMASTER
NO. C-28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET NO.	SHEET NAME	PLANNING PERMIT 3.27.26
GENERAL INFORMATION		
G1.00	COVER SHEET- GENERAL INFO	•
G1.10	GENERAL NOTES	•
G5.10	CONSTRUCTION MGMNT	•
G5.11	CONSTRUCTION MGMNT - STORM WATER MGMNT	•
G7.00	(E) WALL DEMOLITION DIAGRAM	•
G9.00	TREE EVALUATION - CITY ARBORIST	•
CIVIL		
C1.00	SURVEY	•
ARCHITECTURE		
A1.00	SITE PLAN	•
A2.01	EXISTING/ DEMOLITION PLANS	•
A2.12	PROPOSED FLOOR PLANS	•
A2.14	EXISTING & PROPOSED ROOF PLANS	•
A3.01	EXISTING / DEMO EXTERIOR ELEVATIONS	•
A3.02	EXISTING / DEMO EXTERIOR ELEVATIONS	•
A3.10	EXTERIOR MATERIAL PALETTE	•
A3.11	EXTERIOR MATERIAL PALETTE	•
A3.21	PROPOSED EXTERIOR ELEVATIONS	•
A3.22	PROPOSED EXTERIOR ELEVATIONS	•
A3.23	STREET ELEVATIONS	•
A6.00	DOOR AND WINDOW SCHEDULE	•
ELECTRICAL		
E1.00	EXTERIOR LIGHTING PLAN	•
LANDSCAPE		
L1.00	LANDSCAPE PLAN	•

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

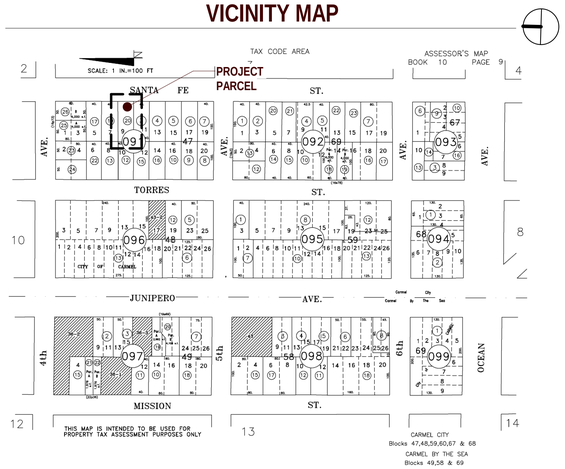
Scale:
Job: 2503

Sheet
COVER SHEET- GENERAL INFO

G1.00

3/30/2026 2:39:07 PM

VICINITY MAP



BUILDING CODE INFO

OCCUPANCY TYPE R3 SINGLE FAMILY RESIDENCE
TYPE VB - CONSTRUCTION

FIRE SPRINKLERS TO BE INSTALLED

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS

DEFFERED SUBMITTALS

NONE

GRADING ESTIMATES

NO GRADING

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC SEWER
TREES TO BE REMOVED	NONE

BUILDING AREA

GROSS BLDG AREA (EXISTING)

1ST FLOOR AREA	466 SF
2ND FLOOR AREA	1035 SF
3RD FLOOR AREA	1067 SF
PARKING	200 SF
GRAND TOTAL	2768 SF

GROSS BLDG AREA (PROPOSED)

LEVEL 1 AREA	466 SF
2ND FLOOR AREA	794 SF
JADU	231 SF
3RD FLOOR AREA	1067 SF
PARKING	200 SF
GRAND TOTAL	2757 SF

SITE COVERAGE (EXISTING)

(E) CONCRETE	23 SF	IMPERVIOUS
(E) DECK	399 SF	PERVIOUS
(E) GRAVEL	163 SF	PERVIOUS
(E) HARDSCAPE	132 SF	IMPERVIOUS
(E) STAIR	91 SF	IMPERVIOUS
Grand total	808 SF	

SITE COVERAGE (PROPOSED)

(E) CONCRETE	23 SF	IMPERVIOUS
(E) DECK	389 SF	PERVIOUS
(E) GRAVEL	163 SF	PERVIOUS
(E) HARDSCAPE	132 SF	IMPERVIOUS
(E) STAIR	91 SF	IMPERVIOUS
GRAND TOTAL	798 SF	

SCOPE OF WORK

THE PROJECT CONSISTS OF:

- A PROPOSED INTERIOR RENOVATION TO AN EXISTING RESIDENCE, INCLUDING REPLACEMENT OF ALL WINDOWS AND DOORS, NEW PLASTER AND WOOD SIDING, REMOVAL OF A PORTION OF THE EXISTING ROOF STRUCTURE, AND REPLACEMENT OF ROOFING MEMBRANE.
- 222 SF JADU ON LEVEL 2

ZONING INFORMATION

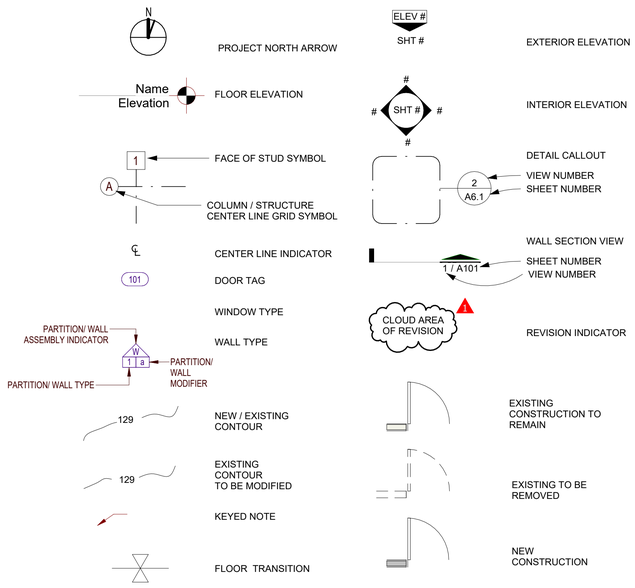
PROPERTY ADDRESS	Santa Fe 4SW of 4th, Carmel-by-the-Sea, CA
APN:	010-091-020-000
ZONING	R1
LOT SIZE	4000 SF
(E) MAX. BUILDING HEIGHT - NO CHANGE	28' - 1-5/8"
(E) MAX. PLATE HEIGHT - NO CHANGE	

EXISTING SETBACKS - SEE SITE PLAN (NO CHANGES PROPOSED)

ABBREVIATIONS

&	AND	E	EAST	IB	IMPERIAL BOARD	R	RADIUS / RISER
<	ANGLE	(E)	EXISTING	I.D.	INSIDE DIAMETER	R.A	RETURN AIR
@	AT	EA.	EACH	IN.	INCHES	R.D.	ROOF DRAIN
"	DIAMETER	E.J.	EXPANSION JOINT	INSL.	INSULATION	REF.	REFRIGERATOR
2CP	2 COAT PLASTER	EL.	ELEVATION	INV.	INVERT	REINF.	REINFORCED
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL			RES.	RESIN
		ELEV.	ELEVATOR	JAN.	JANITOR	REV.	REVISED(ION)
AB.	AGGREGATE BASE	EMER.	EMERGENCY	JT.	JOINT	REQD.	REQUIRED
A.B.T	ANCHOR BOLT	E.M.R	ELEVATOR MACHINE RM.			RM.	ROOM
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	L	ANGLE	R.O.	ROUGH OPENING
ACD.	ACCESS DOOR	ENGR.	ENGINEER	LB.	POUND		
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LG.	LONG, LENGTH	S	SOUTH
AD.	AREA DRAIN	EQ.	EQUAL	LAM.	LAMINATE(ION)	SAFB	SOUND ATTENTUATION FIRE BLANKET
A.D.A	AMERICANS WITH DISABILITIES ACT	EQP.	EQUIPMENT	LAV.	LAVATORY	SC.	SEALED CONCRETE SOLID CORE
		EST.	ESTIMATE	LLH	LONG LEG HORZ.	SCH.	SCHEDULE
ADJ.	ADJUSTABLE	EX.	EXISTING	LLV	LONG LEG VERT.	SCP	SKIM COAT PLASTER
A.F.F.	ABOVE FINISH FLOOR	EXH.	EXHAUST	LT(G)	LIGHT(ING)	SEC.	SECTION
AL.	ALUMINUM	EXP.	EXPANSION	LVR.	LOUVER	S.F.	SQUARE FEET
ANOD.	ANODIZED	EXT.	EXTERIOR			SHT.	SHEET
A.P.	ACCESS PANEL			MACH.	MACHINE	SIG.	SOUND INSULATING GLASS
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	SIM.	SIMILAR
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MECH.	MECHANICAL	SIP	Structural Insulated Panel
		FDN.	FOUNDATION	MEMB.	MEMBRANE	S.J.	SCORED JOINT
BO.	BOARD	F.E.	FIRE EXTINGUISHER	MEZZ.	MEZZANINE	SPKLR.	SPRINKLER
BITUM.	BITUMINOUS	FF	FINISH FLOOR OR FINISHED FACE	MFR.	MANUFACTURER	SPKR.	SPEAKER
BLDG.	BUILDING	F.G.	FINISH GRADE	MH.	MAN HOLE	SQ.	SQUARE
BLK.	BLOCKING	FGL.	FIBERGLASS	MIN.	MINIMUM	S.S.	STAINLESS STEEL
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	SMI	SEE MANUFACTURERS INSTRUCTIONS
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING	SED	SEE ENGINEERING DRAWINGS
B.O.	BOTTOM OF	FIN.	FINISH	MTD.	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS
BR.	BRASS	FLR.	FLOOR	MTG.	MEETING	ST	STONE TILE / STONE
BRK.	BRICK	FL.	FLUORESCENT	MTL.	METAL	STL.	STEEL
B.S.	BOTH SIDES	F.O.	FACE OF			STC.	SOUND TRANSMISSION COEFFICIENT
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.	N	NORTH	STD.	STANDARD
B.U.R.	BUILT-UP ROOF	F.O.M.	FACE OF MASONRY	NAT.	NATURAL	STOR.	STORAGE
		F.O.S	FACE OF STUD	N.I.C.	NOT IN CONTRACT	STRUC.	STRUCTURAL
CAB.	CABINET	F.P.	FIRE PROOFING	NO.	NUMBER	SUSP.	SUSPENDED
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	NOM.	NOMINAL	SW.	STAINED WOOD
CAT.	CATALOG	F.S.	FULL SIZE/SCALE	NRC	NOISE REDUCTION COEFFICIENT		
C.C.F.I.	CLOSED CELL FOAM INSULATION	FT.	FOOT/FEET			T	TREAD
		FTG.	FOOTING	N.T.S.	NOT TO SCALE	TB.	TILE BACKER BOARD
C.B.	CATCH BASIN	FXTR.	FIXTURE			T.C.	TERRA COTTA
CE.	CEDAR	GA.	GAUGE	O/	OVER	TEL.	TELEPHONE
CEM.	CEMENTITOUS	GALV.	GALVANIZED	O.C.	ON CENTER	TEMP.	TEMPORARY
CER.	CERAMIC	G.C	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER	TERR.	TERRACE
CFM.	CUBIC FEET/MIN.	GEN.	GENERAL	OFF.	OFFICE	T&G	TONGUE AND GROOVE
C.I.	CAST IRON	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OPPOSITE HAND	THK.	THICK
C.L.	CENTERLINE			OPG.	OPENING	THRU.	THROUGH
CLG.	CEILING	G.I.	GALVANIZED IRON	OPP.	OPPOSITE	TMPD.	TEMPERED
CLOS.	CLOSET	GL.	GLASS	OVHD.	OVERHEAD	(T)	TEMPERED
CLR.	CLEAR	GLM	GLUELAM			T.O.P.	TOP OF PLATE
CLW.	CLEAR FINISH WOOD	GLZ.	GLAZING			T.O.S.	TOP OF SLAB
C.J.	CONTROL JOINT	GMT.	GLASS MOSIAC TILE	PERF.	PERFORATED	T.O.W.	TOP OF WALL
CMU.	CONC. MASONRY UNIT	GR.	GRADE	PL.	PLATE	T.S.S.	TOP OF STRUCTURAL STEEL
CNTR.	COUNTER	GT.	GLASS TILE	PLAS.	PLASTER	TYP.	TYPICAL
C.O.	CLEANOUT	GWB.	GYPSUM WALL BOARD	PLBG.	PLUMBING	TZ	TERRAZZO
CONF.	CONFERENCE	GYP.	GYPSUM	PLG.	PANELLING		
COL.	COLUMN			PLY	PLYWOOD	UNF.	UNFINISHED
COMM.	COMMUNICATION	HC.	HOLLOW CORE	PM.	PERF. MTL.	U.N.O	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	HD(R).	HEAD(ER)	POL.	POLISH(ED)	UPD.	UPHOLSTERED
CONST.	CONSTRUCTION	HDWD.	HARDWOOD	PR.	PAIR		
CONT.	CONTINOUS	HDWR.	HARDWARE	PT.	PAINTED	VENT.	VENTILATION
CORR.	CORRIDOR	H.M.	HOLLOW MTL.	PTN.	PARTITION	VERT.	VERTICAL
CPT.	CARPET	HORZ.	HORIZONTAL	PW.	PAINTED WOOD	VEST.	VESTIBULE
CRS.	COURSE	HR.	HOUR			VIF.	VERIFY IN FIELD
CT.	CERAMIC TILE	H.S.	HEADED STUD	QT.	QUARRY TILE	V.R.	VENEER PLASTER
CTR.	CENTER	HT.	HEIGHT	QTY.	QUANTITY	V.P.	VENETIAN PLASTER
CW	COLD WATER	HTG.	HEATING				
		HTR.	HEATER			W	WIDE, WIDTH
DBL.	DOUBLE	HVAC	HEATING VENTILATION & AIR CONDITIONING			W(O)/	WITH (OR WITHOUT)
DEMO	DEMOLITION					WA.	WALNUT
DET.	DETAIL	HW	HOT WATER			W.C.	WATER CLOSET
DF.	DOUGLAS FIR					WD.	WOOD
DIA.	DIAMETER	IB	IMPERIAL BOARD			WDW.	WINDOW
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER			WLP.	WALL PAPER
DIM.	DIMENSION	IN.	INCHES			W.P.	WATERPROOFING
DKG.	DECKING	INSL.	INSULATION			WT.	WEIGHT
DN.	DOWN	INV.	INVERT			W.R.B.	WATER RESISTIVE BARRIER
D.O.	DOOR OPENING						
DR.	DOOR	JAN.	JANITOR			YD	YARD
D.S.	DOWNSPOUT	JT.	JOINT				
DTL.	DETAIL						
DWG.	DRAWING						

ARCHITECTURAL SYMBOLS



ELECTRICAL NOTES:

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) SHALL BE TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE. PER CEC [210.52 (C)(1)]
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 ' FROM A RECEPTACLE OUTLET. ANY SPACE 2 ' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18 " OF WALL. [210-52 (A)]
9. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS (NOT INTENDED AS HABITABLE ROOMS); OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, LAUNDRY ROOMS, (AND HEAT PUMPS).
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)] - SEE NOTE #1
12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
13. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
14. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT MANUALLY TURN THE LIGHTS ON AND OFF. LIGHTING IN HABITABLE SPACES SHALL ALSO HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS. [150.0(K)F]
15. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR, AND IN GARAGES, LAUNDRY, UTILITY ROOMS AND WALK-IN CLOSETS.
16. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
17. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]
18. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.
19. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON / OFF SWITCH AND BY A PHOTOCELL AND MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
20. AT LEAST ONE WALL SWITCH CONTROLLED LIGHT SHALL BE INSTALLED OUTDOOR TO PROVIDE ILLUMINATION OF ENTRANCES OR EXITS, INCLUDING GARAGES.
21. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED (SUITABLE FOR WET/DAMP LOCATIONS).
22. RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
23. AT LEAST ONE 20-AMP DEDICATED CIRCUIT REQ'D FOR BATHOOMS, AND LAUNDRY OUTLETS.
24. TWO SMALL APPLIANCE OUTLET CIRCUITS, 20-AMP EACH, ARE REQUIRED IN KITCHENS.
25. PROVIDE OUTSIDE GFCI PROTECTED WATHERPROOF 120-VOLT RECEPTACLE AT FRONT AND REAR OF DWELLING UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE.
26. SURGE PROTECTION DEVICE (SPD), TYPE 1 OR TYPE 2, REQUIRED FOR ALL SERVICES SUPPLYING DWELLING UNITS (MAIN SERVICE ENTREANCE AND EACH MAIN PANEL), AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LACATED IMMEDIATEDLY ADJACENT THERETO.
27. FOR FUTURE ENERGY STORAGE SYSTEM (ESS) PROVIDE 1-INCH DEDICATED RACEWAY THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS - AT LEAST ONE CURCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING NEAR PRIMARY EGRESS AND ONE FOR SLEEPING ROOM OUTLET.
28. INDIVIDUAL ESS UNITS SHALL HAVE A MAXIMUM RATING OF 20 KWH.
29. A READILY ACCESSIBLE DISCONNECTING MEANS FOR AN ESS BATTERY SYSTEM SHALL BE LOCATED OUTSIDE THE BILDING AND BE LABELED (EMERGENCY DISCONNECT).

ARCHAEOLOGICAL & CULTURAL RESOURCES:

ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

PLUMBING NOTES:

1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

A. SHOWER HEADS	1.8 GMP @ 80 PSI
B. LAVATORY FAUCETS	MAX. 1.2 GMP @ 60 PSI MIN , 0.8 GMP @ 20 PSI
C. KITCHEN FAUCETS	1.8 GPM @ 60 PSI
D. WATER CLOSET	1.28 GAL/ FLUSH

MECHANICAL NOTES:

1. EACH BATHROOM CONTAINING A BATH TUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 50 CFM. VENTILATION SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING ENVELOPE.
2. BATHROOM EXHAUST FANS SHALL BE PROTECTED BY BACKDRAFT PREVENTION DEVICES.
3. BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH HUMIDITY CONTROLS.
4. EXHAUST SYSTEMS SHALL TERMINATE A MINIMUM OF 3 ' FROM PROPERTY LINES, DOORS, OPERABLE WINDOWS ANDSKYLIGHTS, ATTIC VENTS AND SIMILAR BUILDING OPENINGS.
5. THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO THE OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK -DRAFT DAMPER.

GENERAL NOTES

EQUIPMENT

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER'S MODEL FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON EXACT MANUFACTURER'S MODEL FURNISHED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

1. PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR 'S RISK.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
6. CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND ACCEPTED BY THE PROJECT 'S STRUCTURAL ENGINEER OF RECORD.

DEFINITIONS

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.
4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
5. WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
6. THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
7. THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.
8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
9. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
10. THE TERM "P.T." REFERS TO PRESSURE TREATED LUMBER.

GENERAL

1. CONTRACTOR SHALL OBTAIN A 8-1-1/ DIG ALERT TICKET PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AS REQ'D FOR NEW WORK.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL HIRE (AT OWNERS EXPENSE) A HAZARDOUS MATERIALS TESTING AGENCY TO PERFORM A HAZARDOUS MATERIAL INSPECTION ON PORTIONS OF WORK TO BE DISTURBED / DEMOLISHED.

CONFLICTS

1. N THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEK CLARIFICATION/RESOLUTION WITH THE DESIGN INTENT FROM THE ARCHITECT. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS INCONSISTENT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF WORK.
2. REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS ' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK INSTALLED NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON FINDING ANY CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL INCLUDE THE HIGHER COST APPROACH WHEN INFORMATION IN THE DRAWINGS OR SPECIFICATIONS IS IN CONFLICT.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES AND LOCAL MUNICIPAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.

COORDINATION

1. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL DUCTWORK, ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECT

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfers excavated materials to dump trucks on the site, not in the street.

❑ Contaminated Soils

❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:

- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extesi possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (but don't overuse) aguas reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos un contenedores que no puedan, pongalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia un las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ❑ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ❑ Chequee los contenedores de residuos. Nunca use una mangueta para lavar un contenedor de basura en el sitio de construcción.
- ❑ Limpie o reemplace los excasados portátiles e inspecciónelos con frecuencia para controlar pérdidas o derrames.
- ❑ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, caños, etc.).
- ❑ Deshágase de los residuos líquidos como pinturas, dilluyantes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perimetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perimetros y estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con mangueta las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquiden peligrosos que se derramen.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recegor el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comuníque inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.

TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declivo o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.

❑ Suelos contaminados

❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua

- Condiciones inusuales en la tierra, descoloramiento u olor.
- Tanques enterrados abandonados
- Pozos de agua abandonados.
- Barriles, basuras o residuos enterrados.

TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento un tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagüe de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, limpielo inmediatamente.

APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deban llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya aplados manteniéndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las closcas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvante como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para removcr pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..

EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¿QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

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LICENSED ARCHITECT
PATRICK LUMPKIN
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale:
Job: Project Number

Sheet
CONSTRUCTION MGMNT

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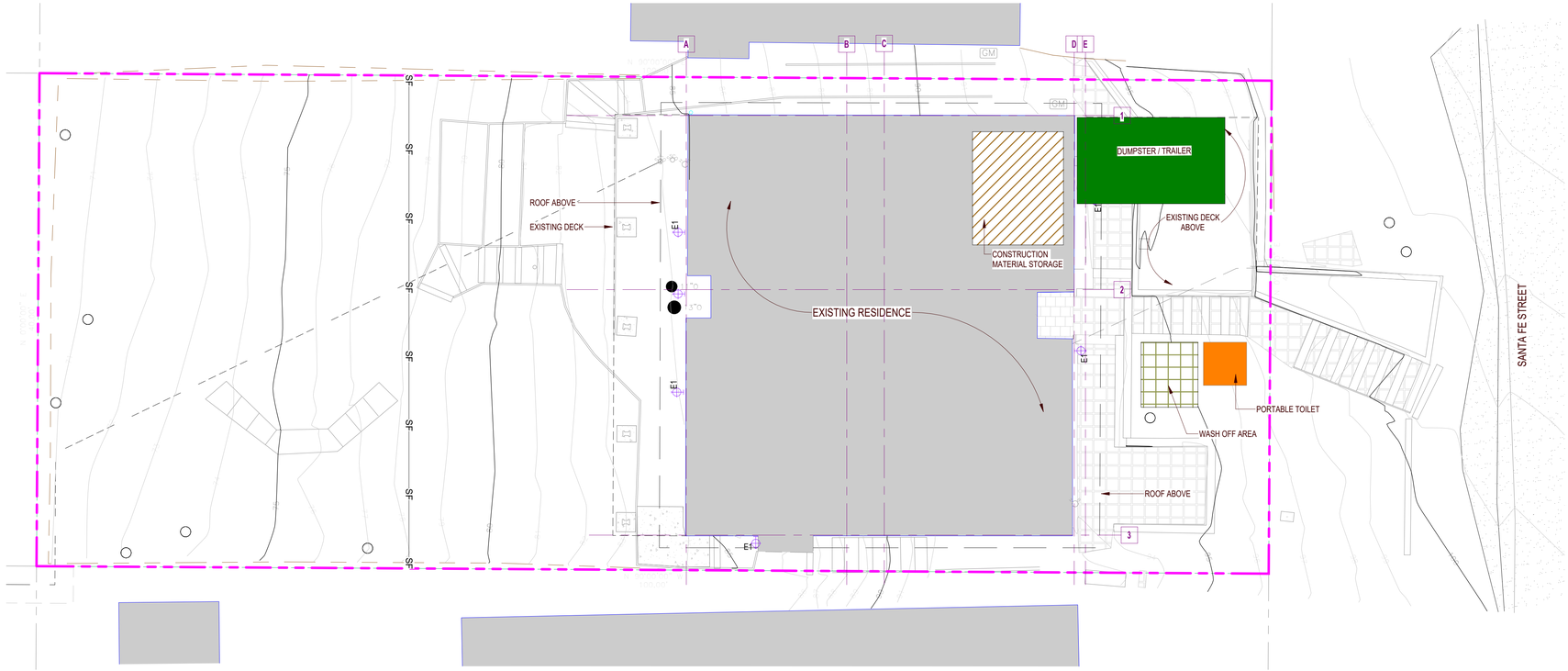

LEGEND

- DUMPSTER / TRAILER
- PORTABLE SANITATION FACILITY
- CONSTRUCTION MATERIAL STORAGE
- WASHOFF AREA
- DIRECTION OF DRAINAGE
- WORKER PARKING

NOTE: WORKER PARKING TO BE ALONG STREET SOUTH OF SITE WHERE THERE IS AMPLE OFF STREET PARKING.

— SF — SILT FENCE BARRIER

— SR — SEDIMENT RETENTION FIBER ROLL

CONSTRUCTION NOTES:

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
2. HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
3. COVER INACTIVE STORAGE PILES.
4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
6. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
7. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION:

1. DURATION: APRIL 2026 - FEBRUARY 2027
2. MONDAY THRU FRIDAY, 8AM - 5PM
3. 4 WORKERS
   2 REGULAR PICKUP TRUCKS
4. 85% RECYCLE RATE FOR LUMBER
5. TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE **MARINA LANDFILL.**
6. GRADING: 300 CY CUT / 1300 CY FILL = 100 CY OF IMPORT, DELIVERED AS NEEDED 5 CY LOADS = 67 TRUCK LOADS

EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PREVENT EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE MULCHED, SEEDED, IRRIGATED, VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 10 DAYS.
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15:
   A. ALL DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK WALKING TO PREVENT MOVEMENT BY WIND OR WATER.
   B. ALL DISTURBED AREAS DOWNSLOPE FROM GRADED AREAS SHALL BE PROTECTED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ENSURE THEIR EFFECTIVENESS THROUGHOUT THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. ALL DISTURBED SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
   4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL EXERCISE DUST CONTROL ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM DUST ORIGINATING ON THE SITE.
5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL DURING THE WINTER MONTHS ONLY. IT DOES NOT INCLUDE PERMANENT IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREETS, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY SUCH BLOW, SPILL OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. STREETS SHALL BE MAINTAINED IN A CONDITION TO PREVENT SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE SHALL BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGED BERMS BY END OF EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRED AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. ALL SEDIMENT REMOVED FROM THE SITE SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE WINTER MONTHS ONLY. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO OCTOBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY BY THE APPROVAL OF THE ENGINEER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL VEHICLES LEAVING THE SITE MUST PASS OVER THESE ENTRANCES. ALL TRAFFIC ROUTES MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A HEAVY APPLICATION OF 12 SEED, MULCH, FERTILIZER, (2) BLOWN STRAW, (3) TACKIFIER AND MULCH.
7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY EXIST DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD, NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE PRECONSTRUCTION MEETING AND PERIODICALLY DURING CONSTRUCTION FOR ALL EMPLOYEES, MONITORS AND REGULATORY AGENCY PERSONNEL INVOLVED BY ALL CONTRACTORS. WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - GOOD HOUSEKEEPING PRACTICES OF SEDIMENT/EROSION CONTROL DEVICES;
   - LOCAL ORDINANCES;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
   A. INSPECT BMPs:
      - WEEKLY, AND
      - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
      - WITHIN 48 HOURS AFTER EACH STORM EVENT.
   B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
   C. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE THEY HAVE FILLED BEYOND 50% OF THEIR CAPACITY. SEDIMENT REMOVED FROM THE SEDIMENT BARRIER OR TRAP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
   D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED MAINTENANCE.
   E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
   F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON–STORM WATER DISCHARGES

1. NON–STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS OR LEAKAGE FROM STORAGE TANKS OR TRANSPORT VEHICLES. NON–STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, ILLICIT DISCHARGES, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON–STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON–STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DESIGNATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON–STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGES HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NON–STORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT.
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR OTHER SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
   - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

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LICENSED ARCHITECT
PATRICK LAMPERT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: Project Number

Sheet
CONSTRUCTION MGMNT - STORM WATER MGMNT

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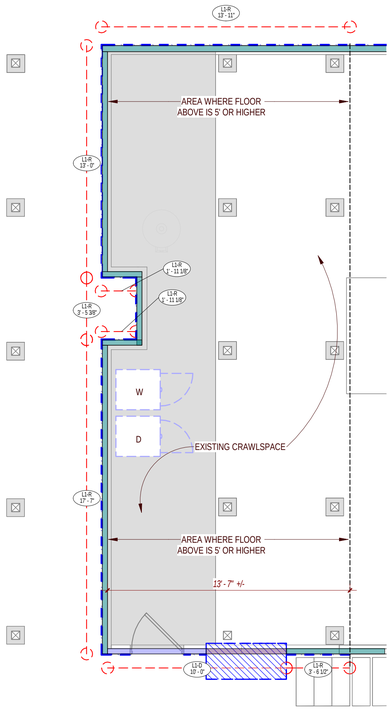
LEVEL 1 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L1-R	13' - 11"
L1-R	13' - 0"
L1-R	1' - 11 1/8"
L1-R	3' - 5 3/8"
L1-R	1' - 11 1/8"
L1-R	17' - 7"
L1-R	3' - 6 1/2"
	55' - 4 1/8"

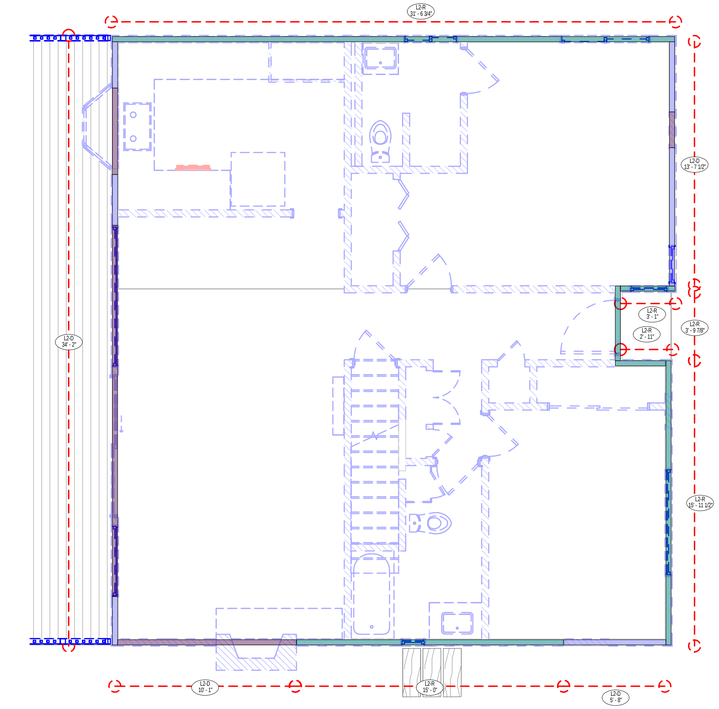
LEVEL 1 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L1-D	10' - 0"
	10' - 0"



1 LEVEL 1 - DEMOLITTION - DIAGRAM
1/4" = 1'-0"

LEVEL 2 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L2-R	31' - 6 3/4"
L2-R	3' - 1"
L2-R	2' - 11"
L2-R	3' - 9 7/8"
L2-R	15' - 11 1/2"
L2-R	15' - 0"
	72' - 4 1/8"

LEVEL 1 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L2-D	13' - 7 1/2"
L2-D	5' - 8"
L2-D	10' - 1"
L2-D	34' - 2"
	63' - 6 1/2"



2 LEVEL 2- DEMOLITION - DIAGRAM
1/4" = 1'-0"

DEMO WALL LEGEND

(E) EXTERIOR WALL & SIDING TO BE DEMOLISHED

(E) EXTERIOR WALL LESS THAN 10'

(E) EXTERIOR WALL TO REMAIN

LEVEL 3 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L3-R	15' - 7"
L3-R	24' - 11 7/8"
L3-R	32' - 5"
	72' - 11 7/8"

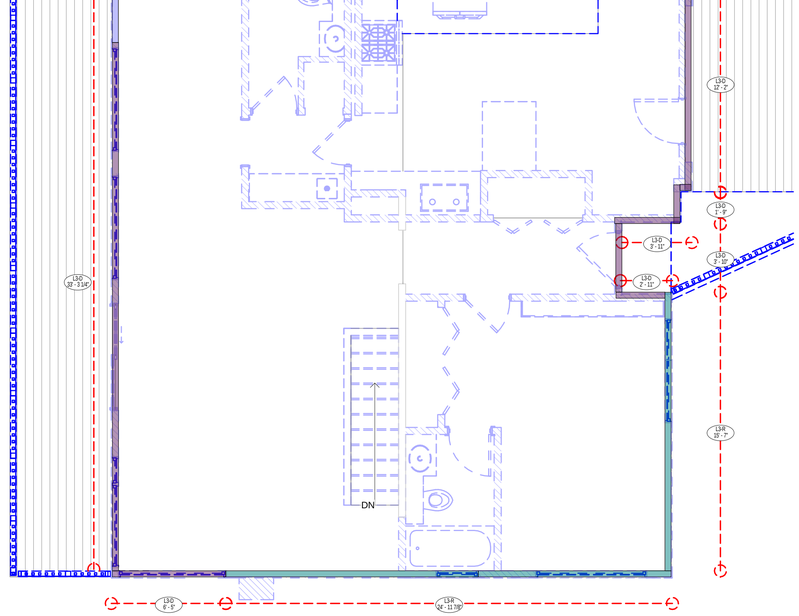
LEVEL 3 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L3-D	12' - 2"
L3-D	3' - 11"
L3-D	2' - 11"
L3-D	1' - 9"
L3-D	3' - 10"
L3-D	6' - 5"
L3-D	33' - 3 1/4"
	64' - 3 1/4"

EXTERIOR WALL CALCULATIONS:

LEVEL	LENGTH OF (E) WALLS TO REMAIN	LENGTH OF (E) WALLS TO BE DEMOLISHED	TOTAL LENGTH OF ALL WALLS
LEVEL 1	55' - 4 1/8"	10' - 0"	65' - 4 1/8"
LEVEL 2	72' - 4 1/8"	63' - 6 1/2"	135' - 10 5/8"
LEVEL 3	72' - 11 7/8"	64' - 3 1/4"	137' - 3 1/8"
TOTAL	200' - 8 1/8"	137' - 9 3/4"	338' - 5 7/8"

LVL 3 WALL PERCENTAGE
64.27 / 137.26 = 47 %

TOTAL DEMOLISHED WALL PERCENTAGE 137.81 / 338.49 = 40.7%



3 LEVEL 3 DEMOLITION- DIAGRAM
1/4" = 1'-0"

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LICENSED ARCHITECT
NO. C-28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
(E) WALL DEMOLITION DIAGRAM

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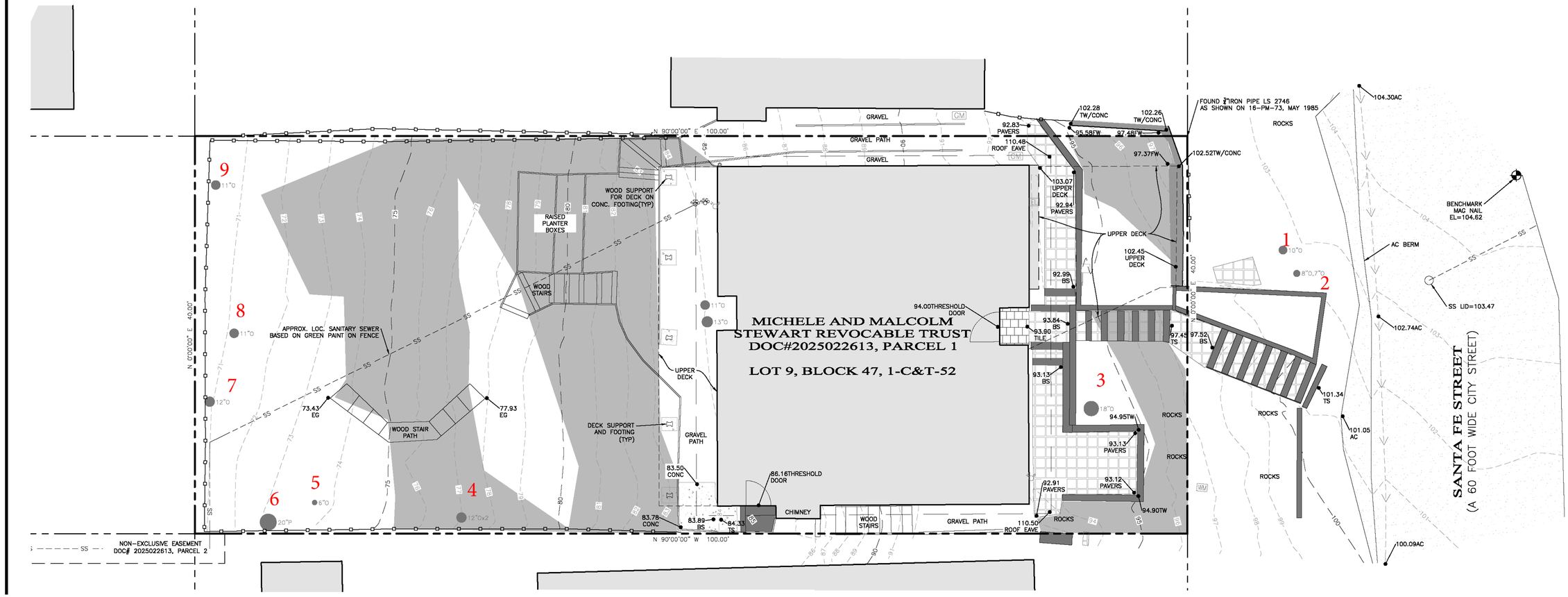

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	8	8	8	8	10	8	8	8						

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	2	2	2	2	2	2						

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	6	6	8	7	7	8	8	8	8						

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x	x	x	x	x	x	x	x						
MOD SIGNIF															
NOT SIGNIF															

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	2	2	2	2	2	2						

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	1	1	2	2	2	2						

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2	2	2							

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

Significant Tree Evaluation Worksheet

APN:
Street Location:
Planner: Jacob Olander
City Forester: Justin Ono
Property Owner:
Recommended Tree Density:

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x						

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO						
YES	x	x	x	x	x	x	x	x	x						
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10	8+7	18	12+12	6	20	12	11	11						
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

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LICENSED ARCHITECT
ALEXANDER LOMBARDI
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale:
Job: 2503

Sheet
TREE EVALUATION - CITY ARBORIST

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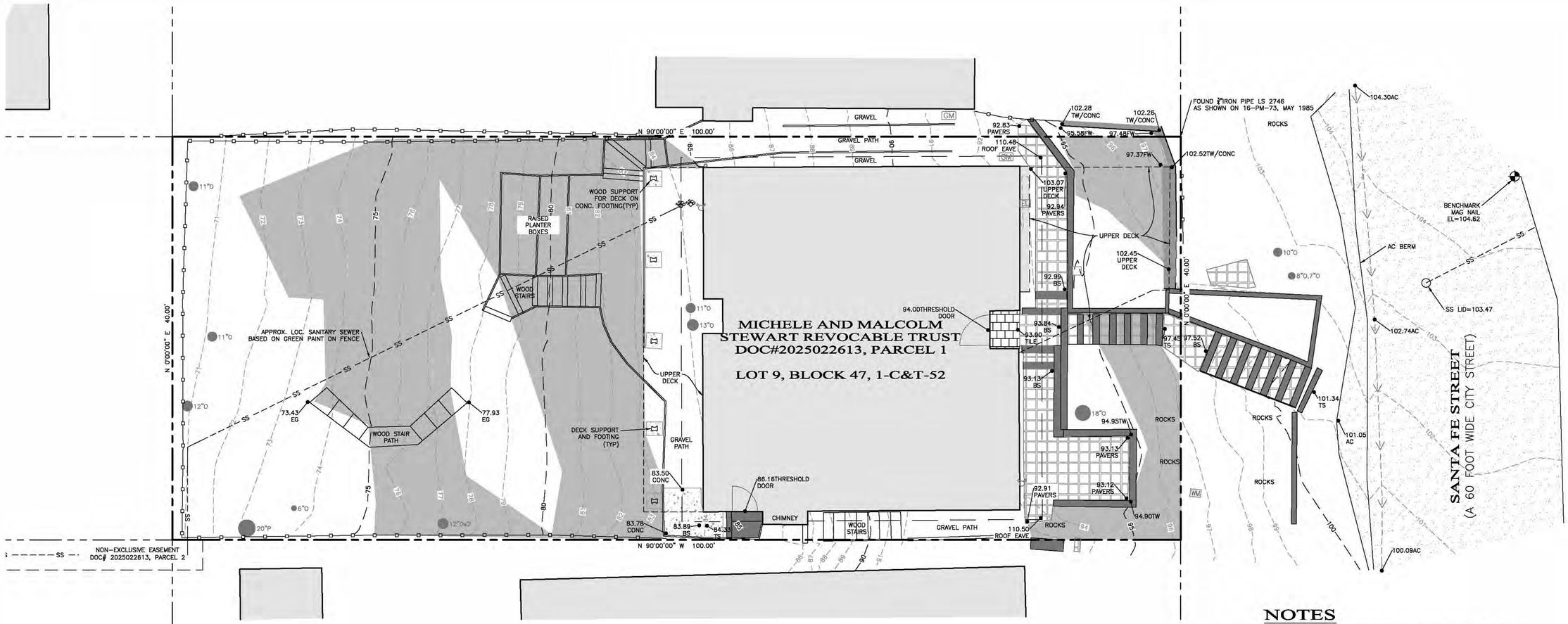


LEGEND

- PROPERTY LINE
- FLOW LINE
- BUILDING OVERHANG
- WOOD FENCE
- 80 MAJOR CONTOUR
- MINOR CONTOUR
- 80.00 SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
CONC	CONCRETE
C	CYPRESS TREE
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRICAL
FF	FINISHED FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGE LINE
RR	RAILROAD TIE
TS	TOP OF STAIRS
TYP	TYPICAL

- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL
- HOSE BIB
- EL ELECTRICAL METER
- UTILITY POLE
- GM GAS METER
- SEWER CLEANOUT
- DOWNSPOUT

- AC PAVEMENT
- CONCRETE
- BRICK PAVERS
- TILE
- 25% AND GREATER SLOPE

5 0 2.5 5 10
1" = 5'

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 1, CITIES & TOWNS, PAGE 52, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL FOUND ON SANTA FE STREET, AS SHOWN HEREON, HAVING AN ELEVATION OF 104.62 FEET, BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST 2025.

LICENSED LAND SURVEYOR
BRIAN J. STRAYER
No. 7453
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER STOUT
No. 59685
CIVIL
STATE OF CALIFORNIA

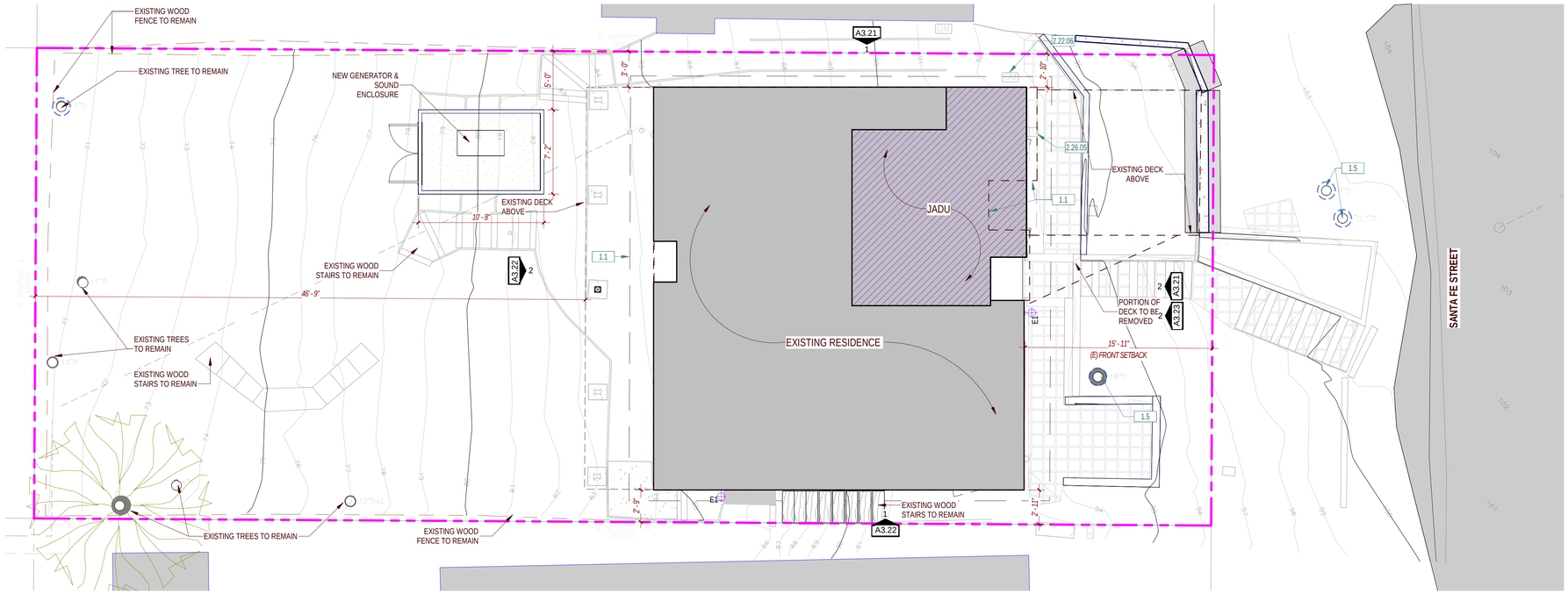
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 9/8/25
SCALE: 1" = 5'
JOB NUMBER: 25-39
LAST REVISED:
REVISED BY:

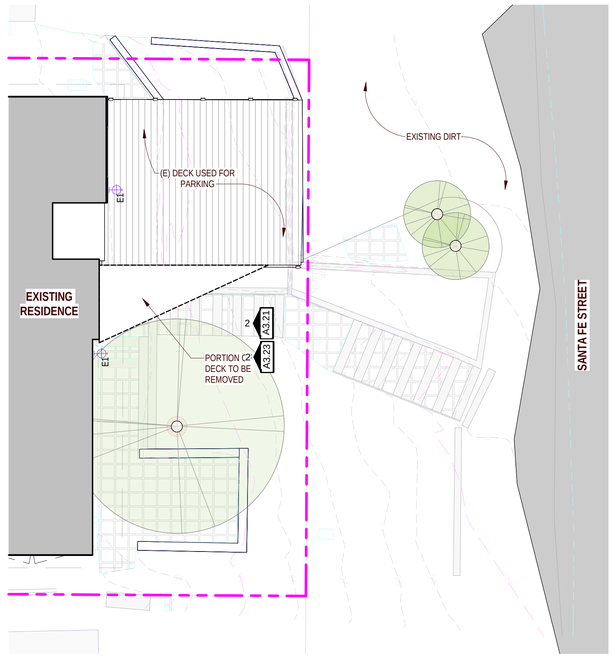
PREPARED FOR:
MALCOLM STEWART
4048 W LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
mcds001@gmail.com
stewart.malcolm@gmail.com

TOPOGRAPHIC SURVEY
SANTA FE ST 4 SW OF 4TH AVE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-091-020

SHEET 1 OF 1 SHEET



1 SITE - PROPOSED
3/16" = 1'-0"



2 SITE - PROPOSED AT STREET LEVEL
3/16" = 1'-0"

GENERAL NOTES

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.5	PROVIDE TREE PROTECTION AROUND EXISTING TREES
2.22.06	(E) GAS METER
2.26.05	(E) 200 AMP ELECTRICAL SERVICE PANEL

LEGEND

- EXISTING RESIDENCE
- JADU
- EXISTING IMPERVIOUS PAVERS

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LICENSED ARCHITECT — NO. C28415 — EXP. 05/27 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

Sheet
SITE PLAN

A1.00

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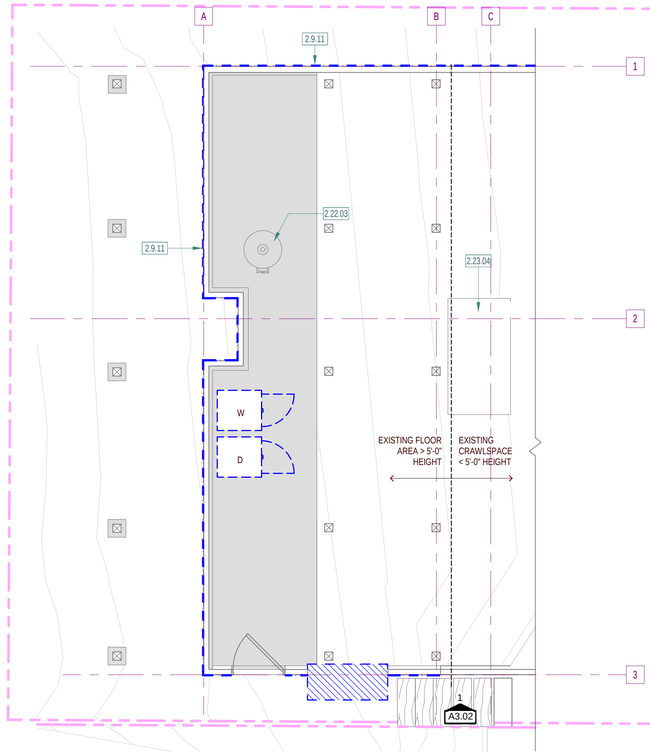
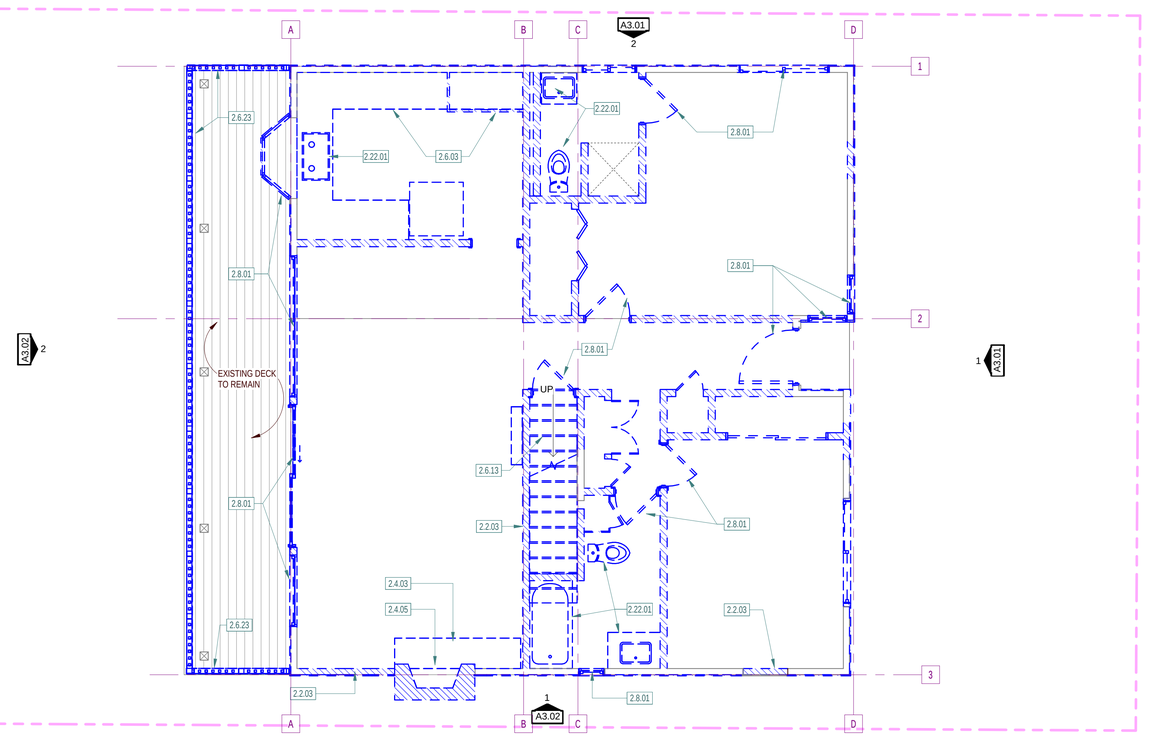
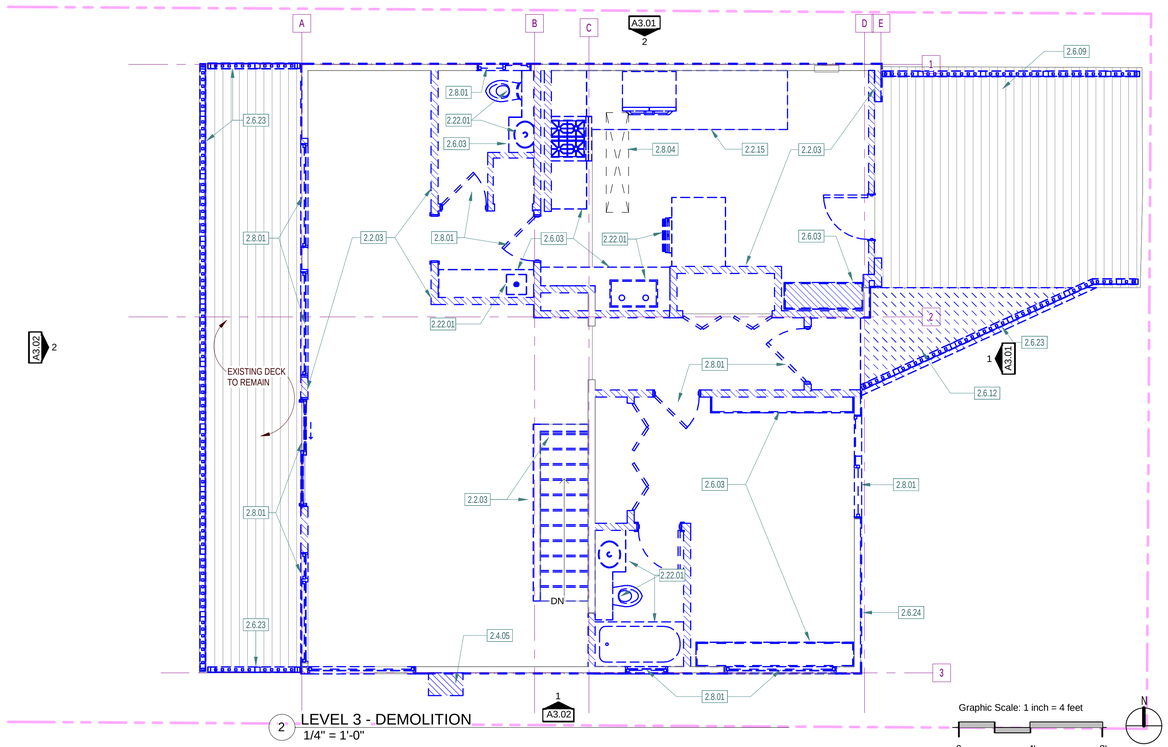


3 LEVEL 1 - EXISTING
1/4" = 1'-0"



1 LEVEL 2 - DEMOLITION
1/4" = 1'-0"



2 LEVEL 3 - DEMOLITION
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet
0 4' 8'
N

GENERAL NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.03	REMOVE (E) WALL
2.2.15	REMOVE PORTION OF (E)FLOOR STRUCTURE
2.4.03	REMOVE (E) STONE VENEER
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.03	REMOVE (E) CABINETRY
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.13	REMOVE (E) WOOD STAIRS
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT
2.9.11	REMOVE (E) STUCCO
2.22.01	REMOVE (E) PLUMBING FIXTURE, ALL NEW FIXTURES TO MEET STATE REQUIRED FLOW RATES
2.22.03	(E) WATER HEATERS TO REMAIN -INSTALL SEISMIC STRAP IF NEEDED
2.23.04	(E) FAU TO REMAIN

LEGEND

EXISTING WALL TO REMAIN

EXISTING DOOR TO REMAIN

EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

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LICENSED ARCHITECT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING/ DEMOLITION PLANS

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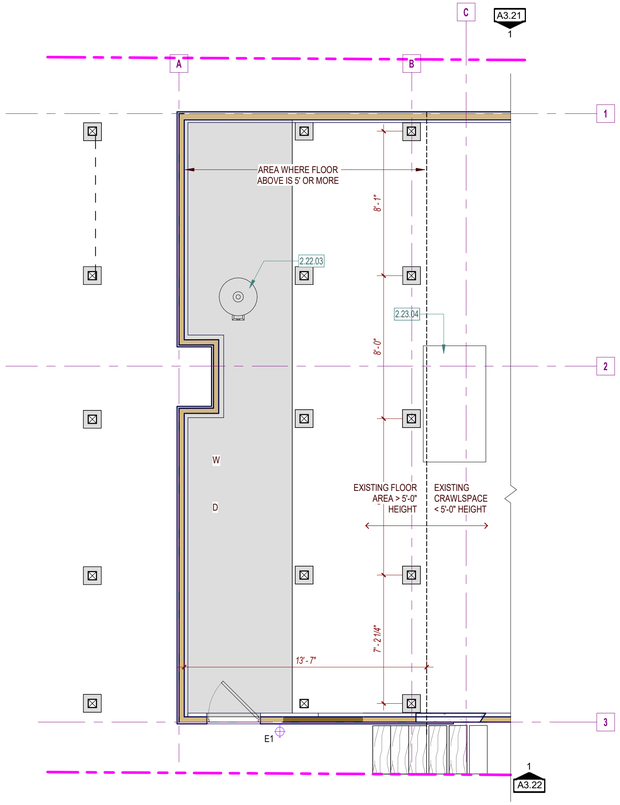
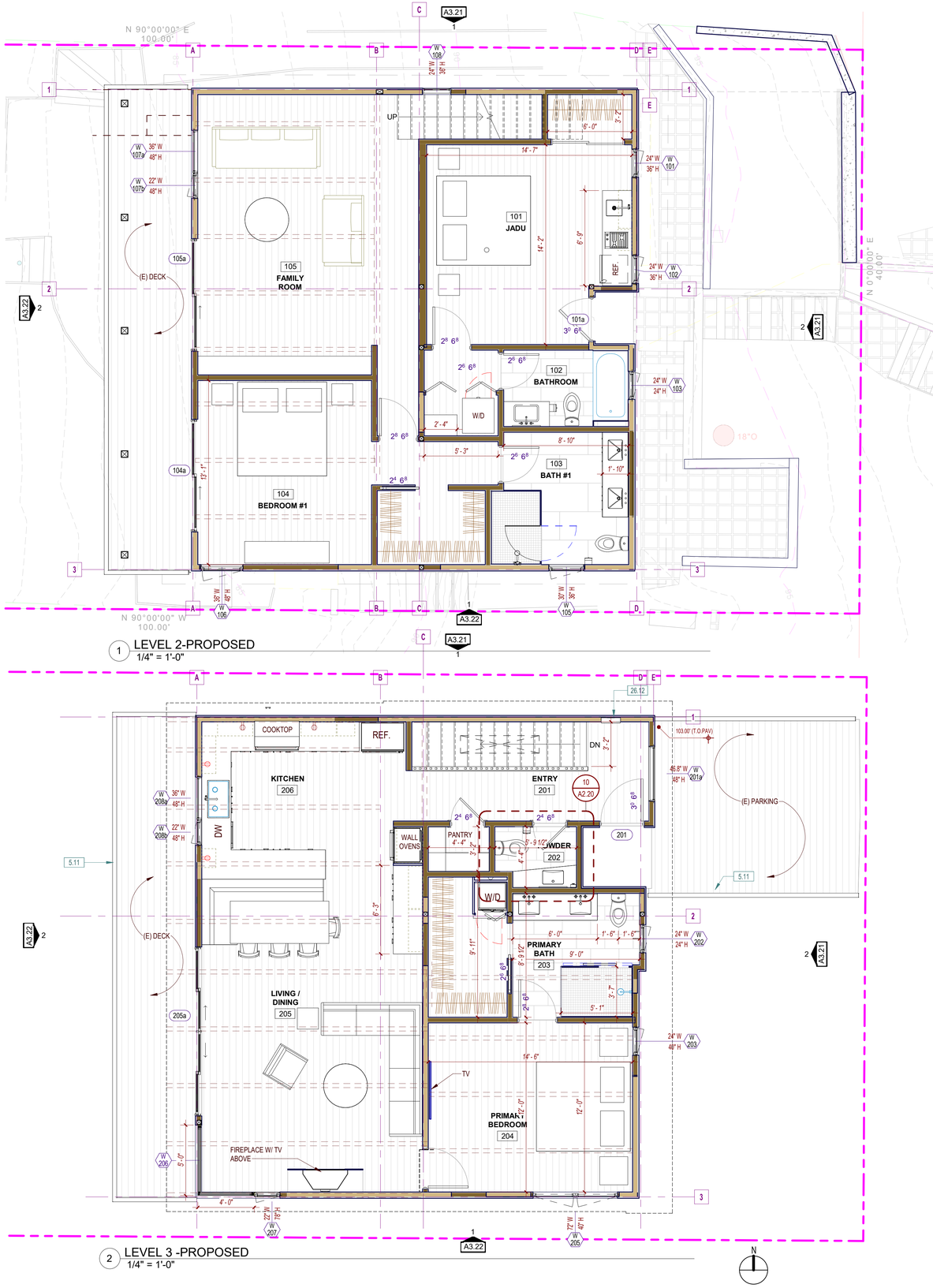


3 LEVEL 1 - PROPOSED
1/4" = 1'-0"



1 LEVEL 2-PROPOSED
1/4" = 1'-0"

2 LEVEL 3 -PROPOSED
1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE

Type Mark	Description	Manufacturer	Model	Material	finish	Comments
P-1	8" Widespread lavatory faucet	California Faucets	7202-PC		Polished chrome	
P-2	vanity sink	by vanity manufacture	NA		<varies>	
P-3	Water Closet - dual flush	Kohler	K-3564-0			
P-4	LAVATORY	Kohler	K-2214-0			
P-5	BATHTUB					
P-6	JADU SINK FAUCET	TBD			T.B.D.	BAR FAUCET
P-7	SHOWER HEAD					
P-8	SHOWER HEAD					
P-9	Simplice Pull-Down Kitchen Sink Faucet	KOHLER Co.	K-596-VS		Polished chrome	
P-10	LAVATORY FAUCET	California Faucets	6602-PC			STANDARD HANDLES
P-11	15inch x 15inch under-mount bar sink with sink rack	KOHLER Co.	K-5287-NA			
P-12	Strive Under-Mount Double-Equal Kitchen Sink With Basin Rack	Kohler Company	K-5281-NA			

APPLIANCE SCHEDULE

Type Mark	Manufacturer	Model	Finish	Description	Comments

FINISH SCHEDULE

Mark	Manufacturer	Line/ Model	Color	Material Type	Description	Dimensions	Finish	Comments	Approx. area (verify in field)
TL-01	Arizona Tile	Invictus Vein Cut	White	PORCELAIN TILE	MAIN BATHROOM FLOOR	12" X 24"			120 SF
TL-02	Arizona Tile	Invictus Vein Cut	White	PORCELAIN TILE	MAIN BATHROOM SHOWER FLOOR	2" X 2"			18 SF
TL-03	Arizona Tile	Borgo	Luce	PORCELAIN TILE	JADU BATHROOM FLOOR	12" X 24"	MATTE		49 SF
TL-04	Ann Sacks	Benton Parquetry	Belgium Blue	MASONRY & STONE	POWDER ROOM FLOOR	12" X 24"			24 SF
TL-05	Z collection	Epoque	Arabescato	PORCELAIN TILE	BATHROOM 1 FLOORS	24" X 48"			70 SF
TL-06	Z collection	Epoque	Arabescato	PORCELAIN TILE	BATHROOM 1 SHOWER FLOORS	2" X 2"			19 SF
TL-07	MSI	Urban Flat Flute Timber	Beige	Ceramic	MAIN BATHROOM WALL	16"X48"			68 SF
TL-08	Tile Shop	Satoria Memorie	Nuvola	Ceramic	JADU BATHROOM WALL	2 1/2"X5"			79 SF
TL-09	Z collection	Zellij Bars	White	Ceramic	BATHROOM 1 WALL	2"X6"	GLOSSY		77 SF
WF-01	Monarch Plank Tableau Collection	Manor Winslow	WOOD	WOOD	NEW WOOD FLOOR	9 1/2"X23"			1748 SF

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
4. PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
7. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
8. FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
9. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
• MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.22.03	(E) WATER HEATERS TO REMAIN -INSTALL SEISMIC STRAP IF NEEDED
2.23.04	(E) FAU TO REMAIN
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
26.12	EXISTING 200 AMP ELECTRICAL PANEL

LEGEND

- EXISTING STUD WALL TO REMAIN (RENOVATION PROJECTS ONLY)
- NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
- CMU WALL
- CONCRETE WALL
- PARTITION/ WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
- PARTITION/ WALL MODIFIER
- PARTITION/ WALL TYPE
- FLOOR/ ROOF ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
- DOOR TAG (SEE A6 SERIES SHEETS)
- WINDOW TAG (SEE A6 SERIES SHEETS)

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LICENSED ARCHITECT PATRICK LEBRETON NO. C-28415 EXP. 05/27 STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

Sheet
PROPOSED FLOOR PLANS

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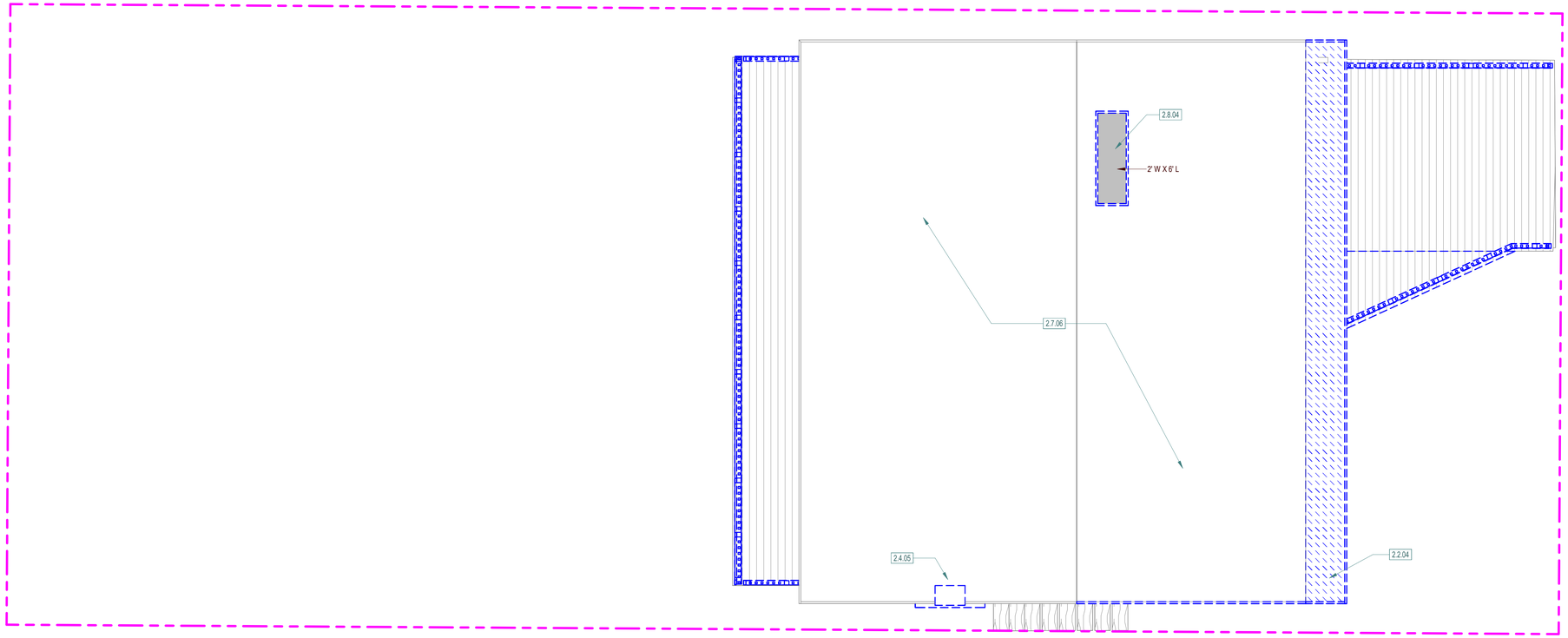
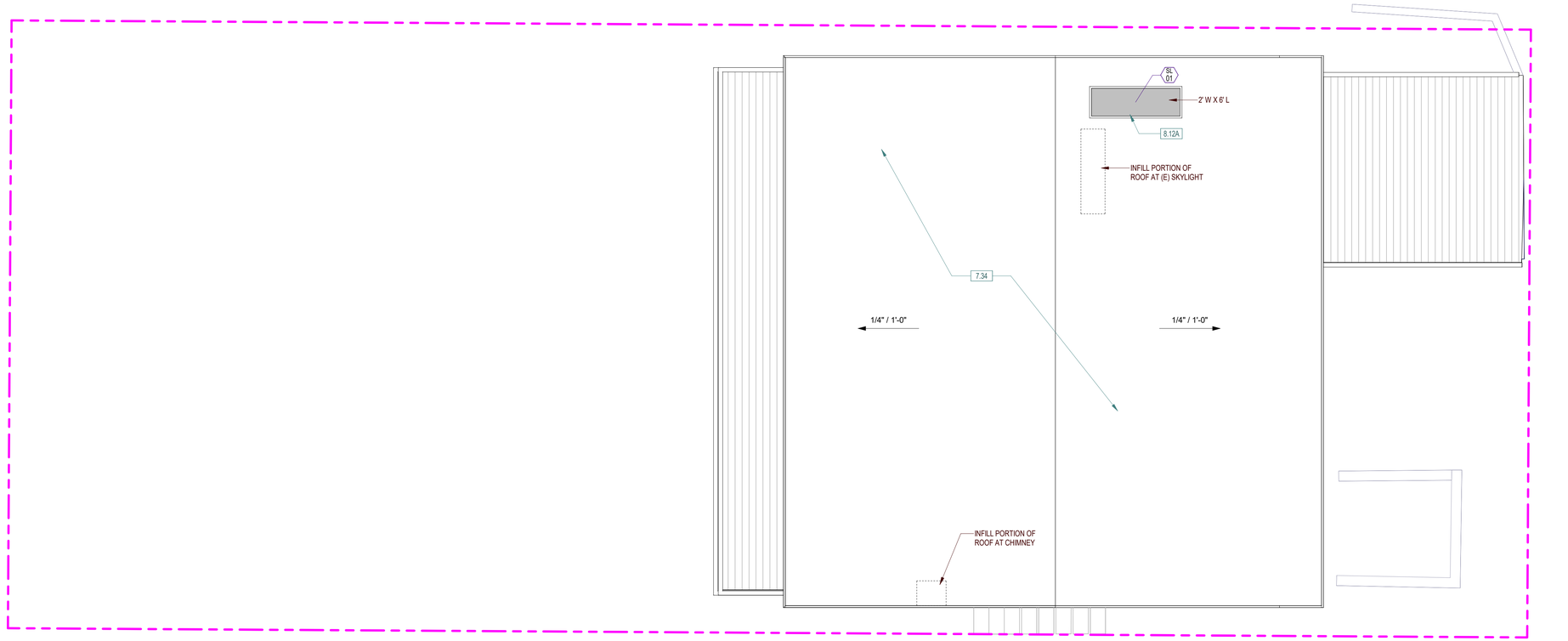


1 EXISTING / DEMOLITION ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

Graphic Scale: 1 inch = 20 feet
0 20' 40'
N

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
4. PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
7. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
8. FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
9. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
• MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.04	REMOVE (E) SKYLIGHT
7.34	NEW CLASS "A" TAR AND GRAVEL ROOF
8.12A	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS AND INTERIOR SHADE

LEGEND

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LICENSED ARCHITECT
PATRICK LeMASTER
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

Sheet
EXISTING & PROPOSED ROOF PLANS

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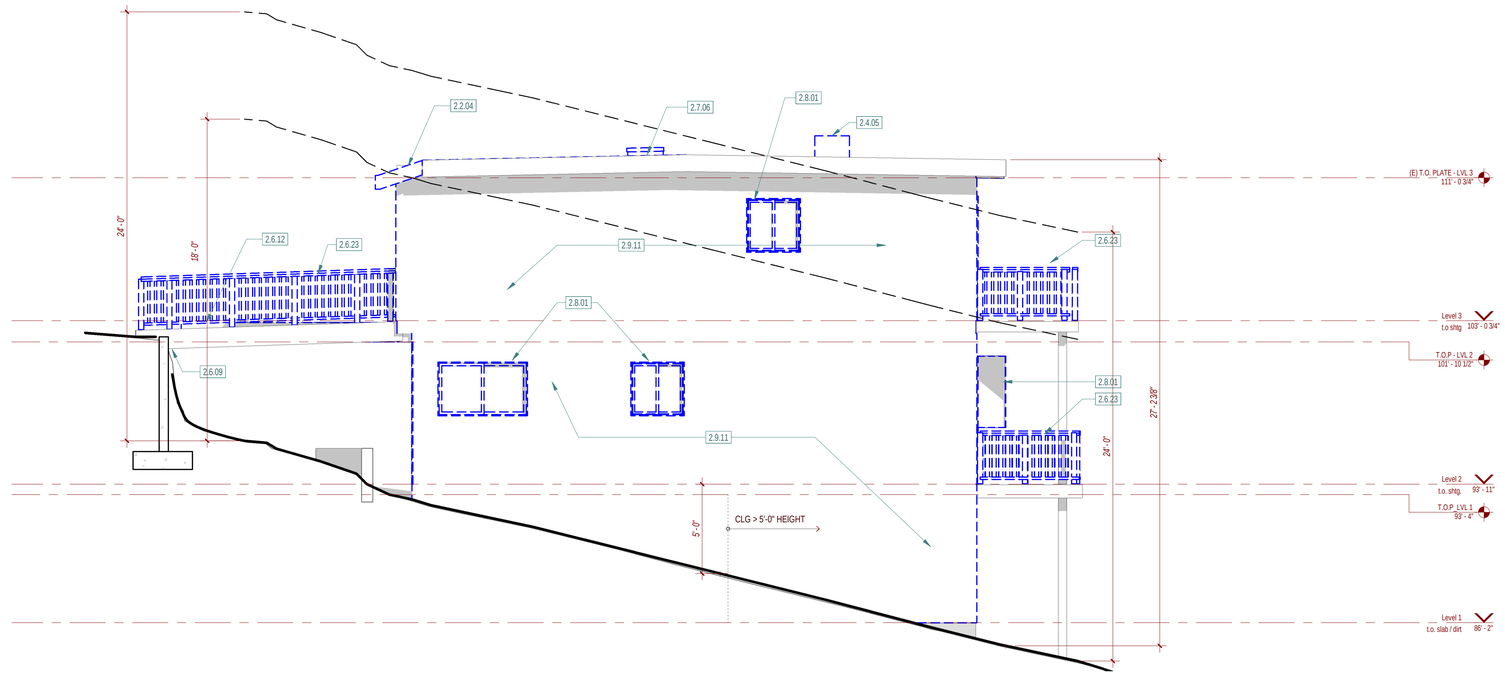
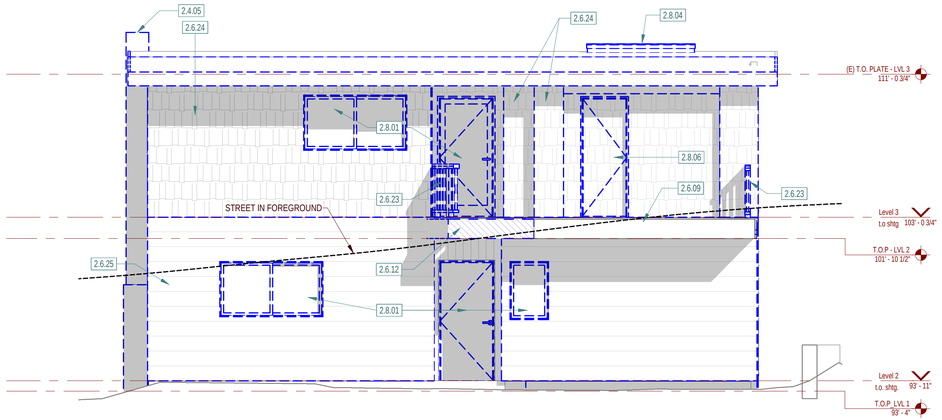


2 NORTH ELEVATION (E)
1/4" = 1'-0"



1 EAST ELEVATION (E)
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.6.25	REMOVE (E) RED WOOD LAP SIDING
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT
2.8.06	REMOVE EXISTING GARAGE DOOR
2.9.11	REMOVE (E) STUCCO

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PATRICK LEMPERT
NO. C28415
EXP. 05/27
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SHEET ISSUE

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MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING / DEMO EXTERIOR ELEVATIONS

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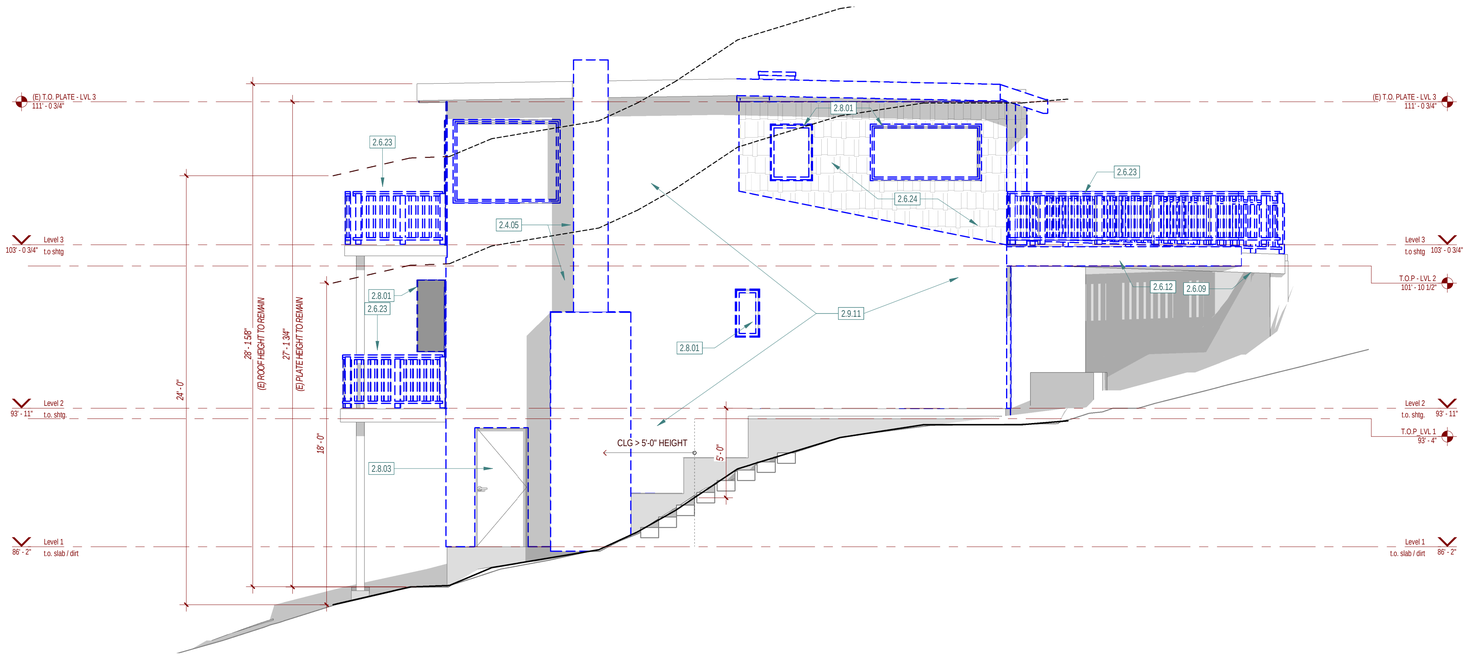
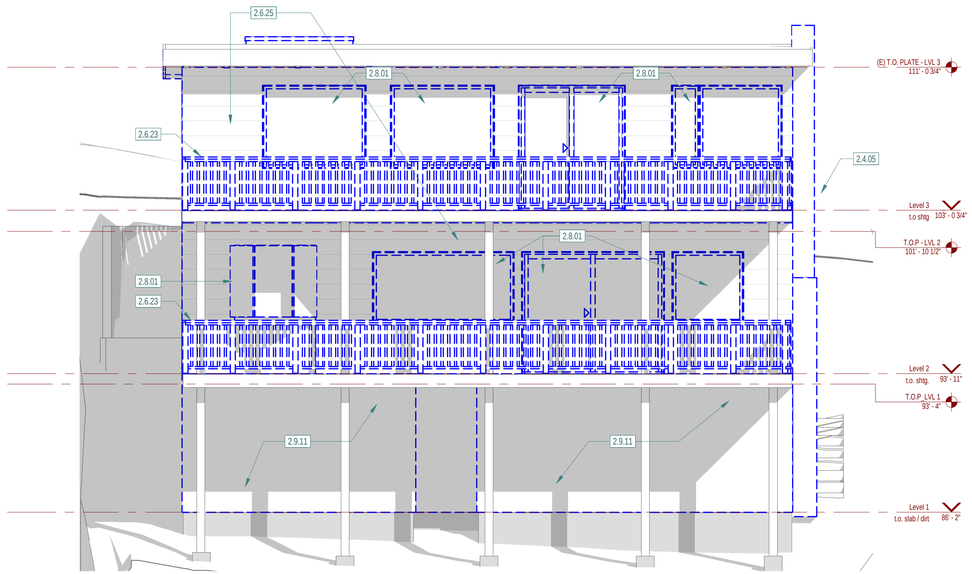


1 SOUTH ELEVATION (E)
1/4" = 1'-0"



2 WEST ELEVATION (E)
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.6.25	REMOVE (E) RED WOOD LAP SIDING
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.03	(E) DOOR / WINDOW TO REMAIN
2.9.11	REMOVE (E) STUCCO

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LICENSED ARCHITECT
PATRICK LEBRETT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING / DEMO EXTERIOR ELEVATIONS

A3.02

3/30/2026 6:28:22 PM

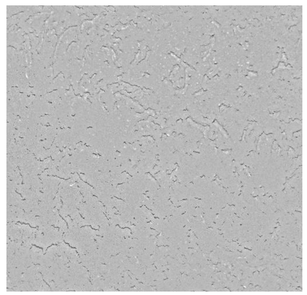
7.7 PAINTED FASCIA AND ALUMINUM GUTTER AND DOWNSPOUTS COLOR TO BE "ZINC GREY" BY AEP SPAN

6.10C - 1X6 ACCOYA SHIPLAP SIDING (VERTICAL) "FLINT ROCK" COLOR

8.17 NEW SOLID CORE FIR DOOR - STAINED

7.20 - PVC LOW SLOPE ROOF - COVERED WITH GREY PEBBLES (EPOXY ADHERED)

8.13 - ALUMINUM EXTERIOR DOORS AND WINDOWS - "BLACK" COLOR BY WEATHERSHIELD VUE WINDOWS



9.9 EXTERIOR PLASTER - SEMI SMOOTH FINISH COLOR TO BE "CLOUD COVER-1C110" BY OMEGA PRODUCTS

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ARCHITECTURE + PLANNING
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Carmel CA 93923
(PH) 206.427.3539
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LICENSED ARCHITECT
PATRICK LEMPERT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale:
Job: 2503

Sheet
EXTERIOR MATERIAL PALETTE

A3.10

3/30/2026 6:51:40 PM

7.7 PAINTED FASCIA AND ALUMINUM GUTTER AND DOWNSPOUTS COLOR TO BE "ZINC GREY" BY AEP SPAN

6.10C - 1X6 ACCOYA SHIPLAP SIDING (VERTICAL) "FLINT ROCK" COLOR

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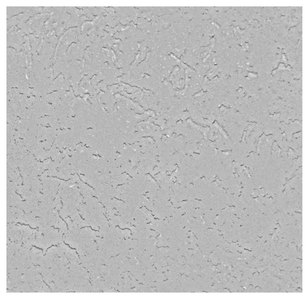

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Scale:
Job: 2503

Sheet
EXTERIOR MATERIAL PALETTE

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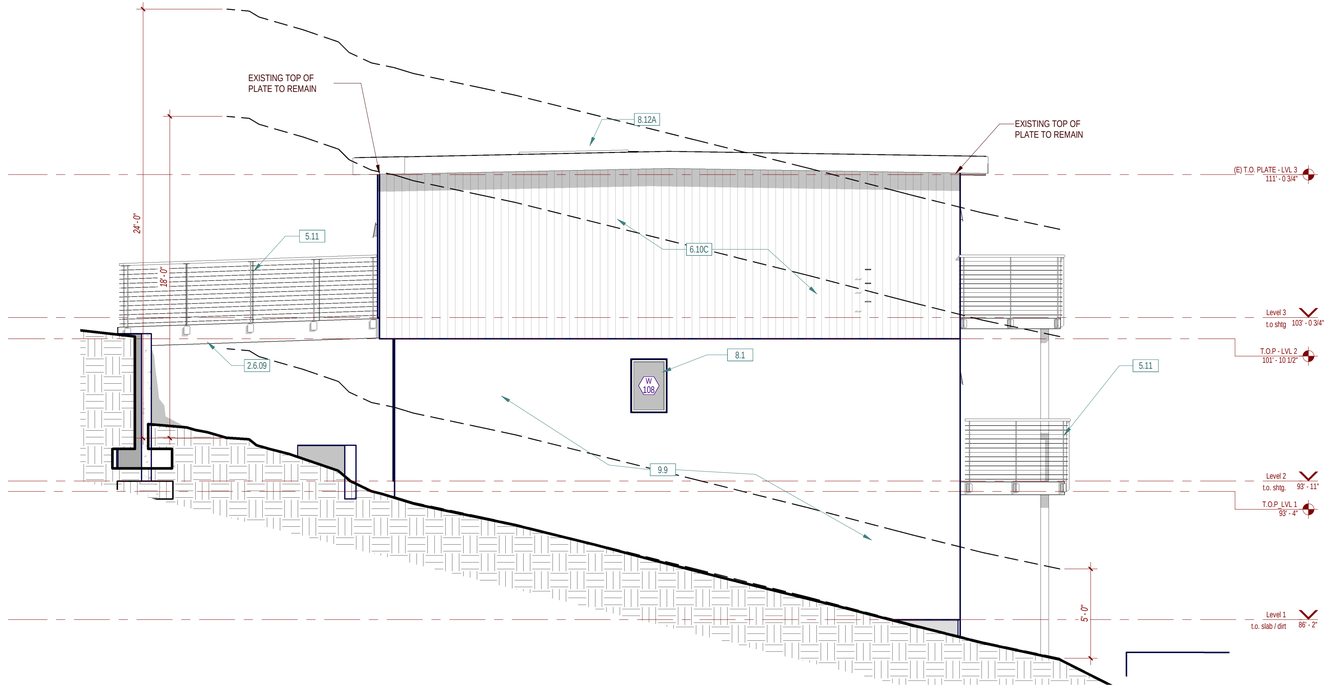
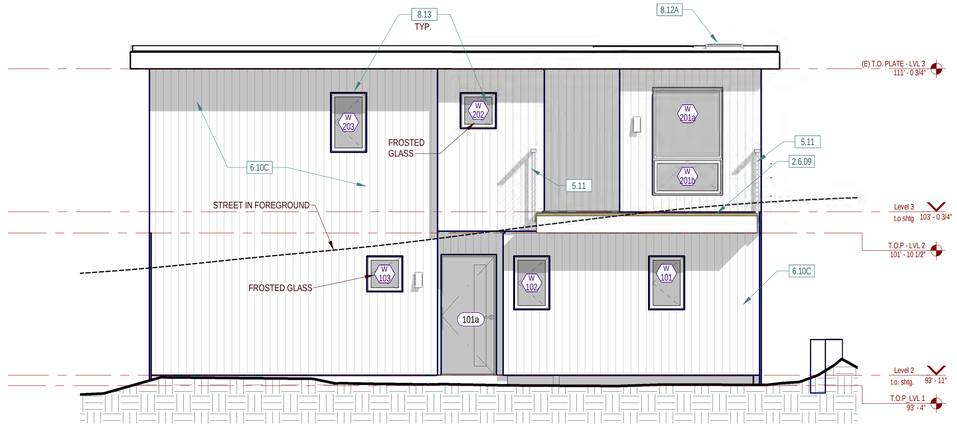


1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.09	(E) WOOD DECK TO REMAIN
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
6.10C	NEW WOOD VERTICAL T&G SIDING 5-1/8" EXPOSURE
8.1	NEW ALUMINUM WINDOWS AND DOORS
8.12A	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS AND INTERIOR SHADE
8.13	NEW WOOD/ALUMINUM CLAD WINDOWS AND DOORS
9.9	NEW 3 COAT PLASTER

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Santa Fe, 4 SW of 4th
APN 010-091-020-000

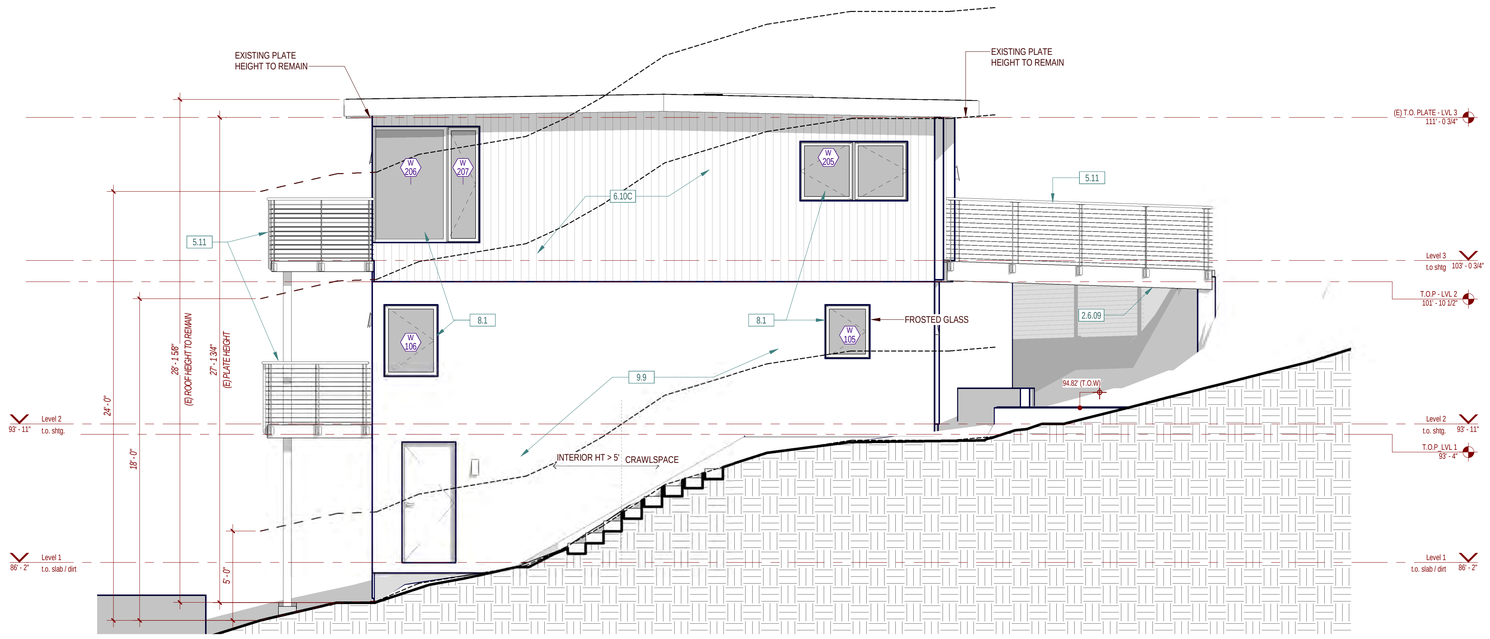
PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

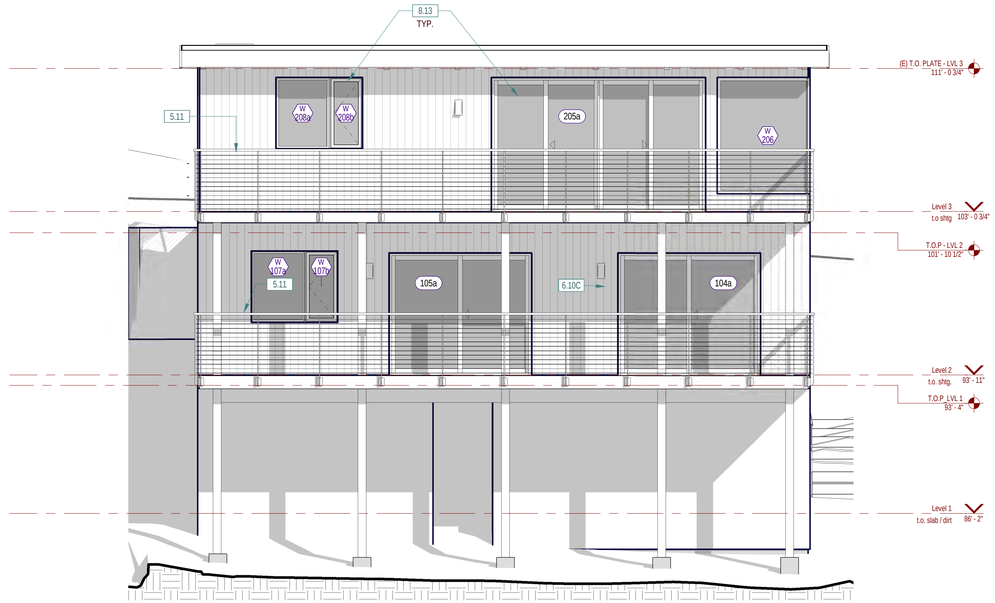
Sheet
PROPOSED EXTERIOR ELEVATIONS

A3.21

3/30/2026 7:26:50 PM



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.09	(E) WOOD DECK TO REMAIN
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
6.10C	NEW WOOD VERTICAL T&G SIDING 5-1/8" EXPOSURE
8.1	NEW ALUMINUM WINDOWS AND DOORS
8.13	NEW WOOD/ALUMINUM CLAD WINDOWS AND DOORS
9.9	NEW 3 COAT PLASTER

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LICENSED ARCHITECT
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NO. C28415
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MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
PROPOSED EXTERIOR ELEVATIONS

A3.22

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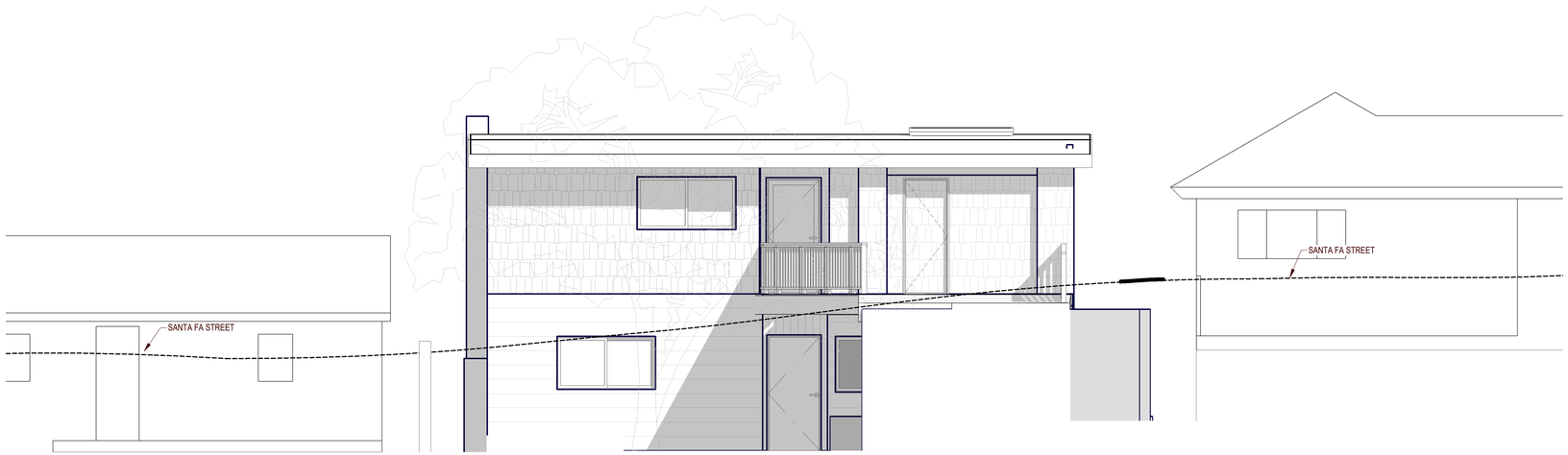
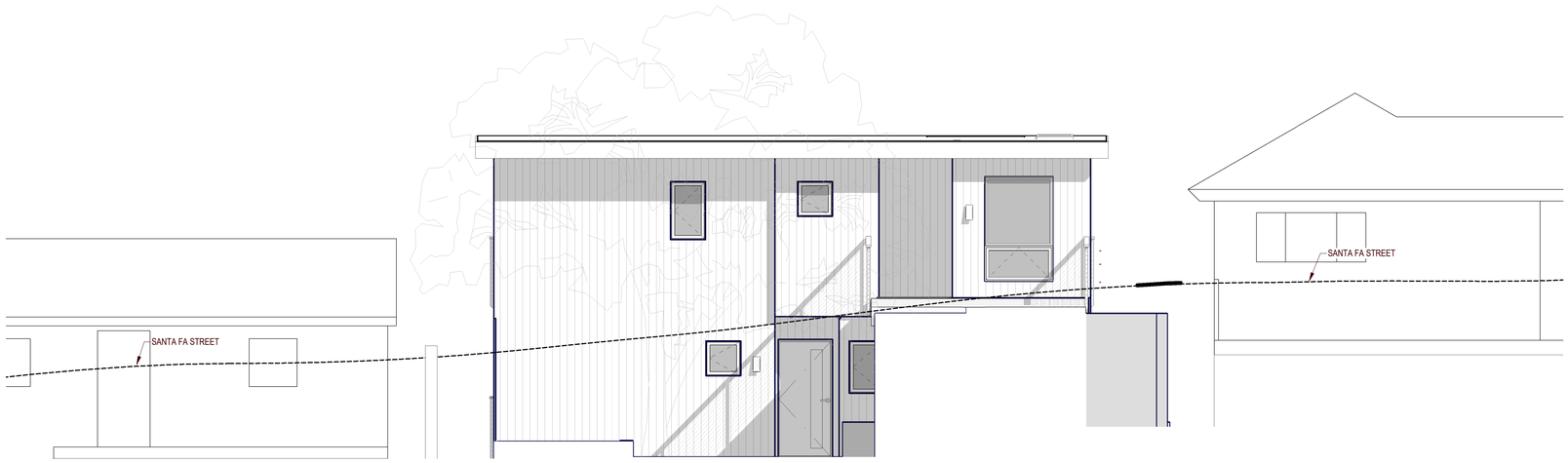


1 STREET ELEVATION - EXISTING
1/4" = 1'-0"



2 STREET ELEVATION - PROPOSED
1/4" = 1'-0"

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LICENSED ARCHITECT PATRICK LEBRETON NO. C28415 EXP. 05/27 STATE OF CALIFORNIA

SHEET ISSUE

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Scale: 1/4" = 1'-0"
Job: 2503

Sheet
STREET ELEVATIONS

A3.23
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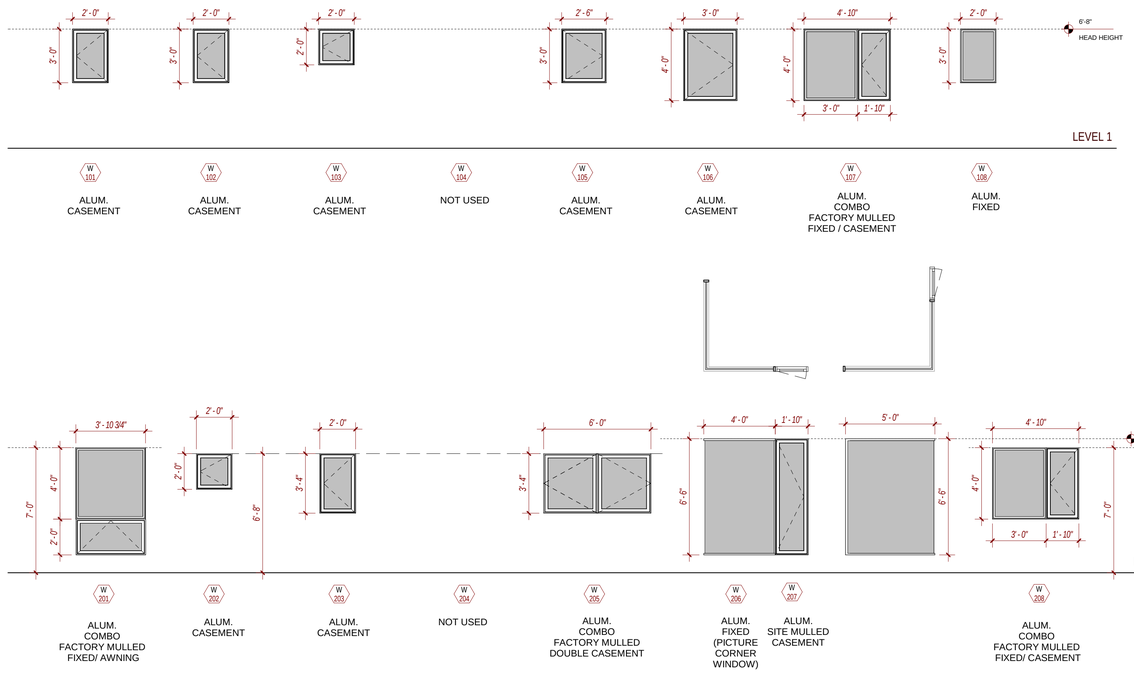
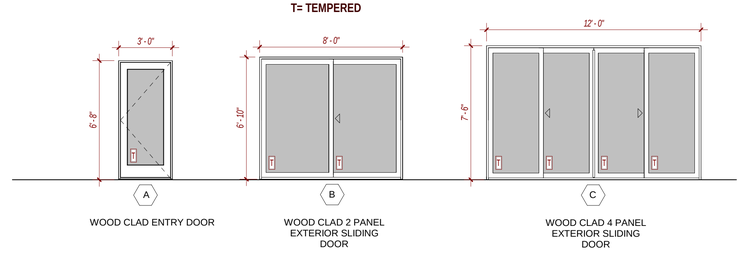
DOOR SCHEDULE

DOOR NO.	ORIENTATION FROM ROOM NAME	ORIENTATION TO ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL.	FRAME FINISH	HRDW GROUP	COMMENTS
101a	EXTERIOR	JADU	3' - 0"	6' - 8"	0' - 1 3/4"	-	A						
104a		BEDROOM #1	8' - 0"	6' - 10"	0' - 4 7/8"		B						
105a		FAMILY ROOM	8' - 0"	6' - 10"	0' - 4 7/8"		B						
205a		LIVING / DINING	12' - 0"	7' - 6"	0' - 4 27/32"		C						



WINDOW TYPES
1/4" = 1'-0"

NOTE:
T= TEMPERED



DOOR TYPES
1/4" = 1'-0"

GENERAL NOTES

1. **CONTRACTOR TO COORDINATE EXACT ROUGH OPENINGS & HEADER HEIGHTS FOR DOORS & WINDOWS BASED ON EXISTING FIELD CONDITIONS AND MANUFACTURER'S SUPPLIED SHOP DRAWINGS ILLUSTRATING ALL SILL / JAMB CONDITIONS.**

DOOR NOTES:

1. ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
2. SEE DOOR TYPES FOR ELEVATIONS
3. GENERAL ABBREVIATIONS:
   WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINIUM,
   GLS = TEMPERED GLASS, FG = FIBERGLASS

WINDOW NOTES:

1. WINDOWS
   MFG: WEATHER SHIELD - VUE SERIES
   GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
   MTL: ALUM.
   COLOR: BLACK
2. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
3. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
4. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
5. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
6. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
7. ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

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LICENSED ARCHITECT
LEWIS LEMPERT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

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MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
DOOR AND WINDOW SCHEDULE

A6.00

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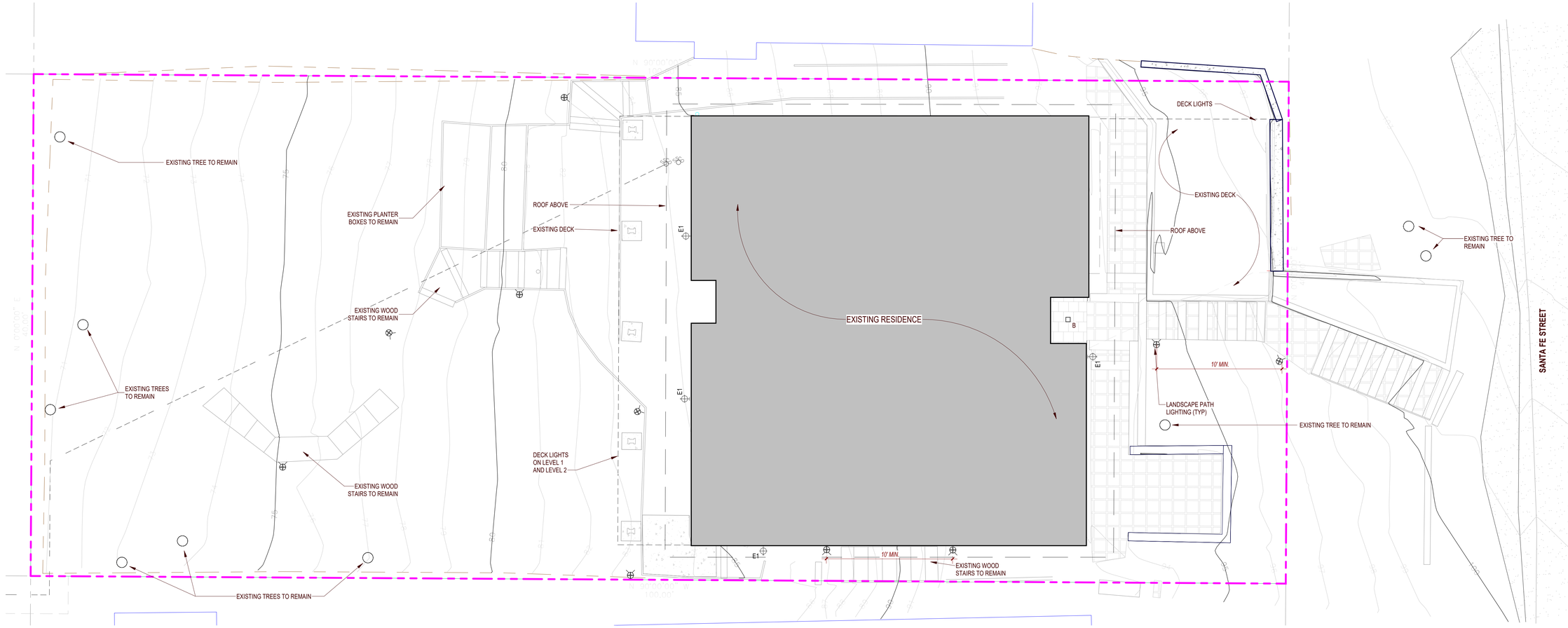
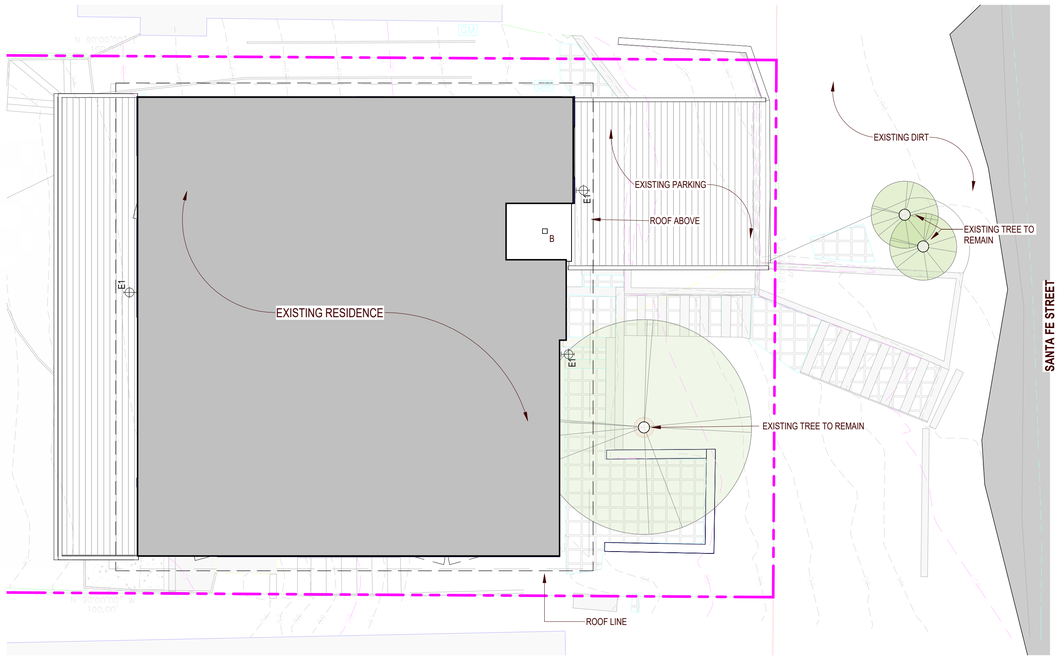


1 SITE LIGHTING
1/4" = 1'-0"

LED RECESSED CEILING LIGHT - TYPE 'B'
1" RECESSED CAN LIGHT BY WAC LIGHTING - HR-LED251E-30-BN
TUSCAN BRONZE FINISH - 4 WATTS - 316 LUMENS MAX (DIMMABLE)

L.E.D. WALL SCONCE - TYPE 'E1'
CUBIX BY WAC LIGHTING - WS-W220208-30-BZ
BRONZE FINISH - 18 WATTS - 325 LUMENS

LANDSCAPE L.E.D. PATH LIGHT
DOME PATH LIGHT BY KICHLER - 15810BBR
BRONZE FINISH - 4 WATTS - 66 LUMENS



2 SITE LIGHTING AT STREET LEVEL
3/16" = 1'-0"

LEGEND

EXTERIOR LIGHTING

- B — LED RECESSED CEILING LIGHT
- E1 — EXTERIOR WALL SCONCE
- RECESSED WALL LIGHTING
- STAIR TREAD LIGHT
- POST MOUNTED DECK LIGHT @ 18" ABOVE DECK
- LANDSCAPE PATH LIGHT

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MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: Project Number

Sheet
EXTERIOR LIGHTING PLAN

E1.00
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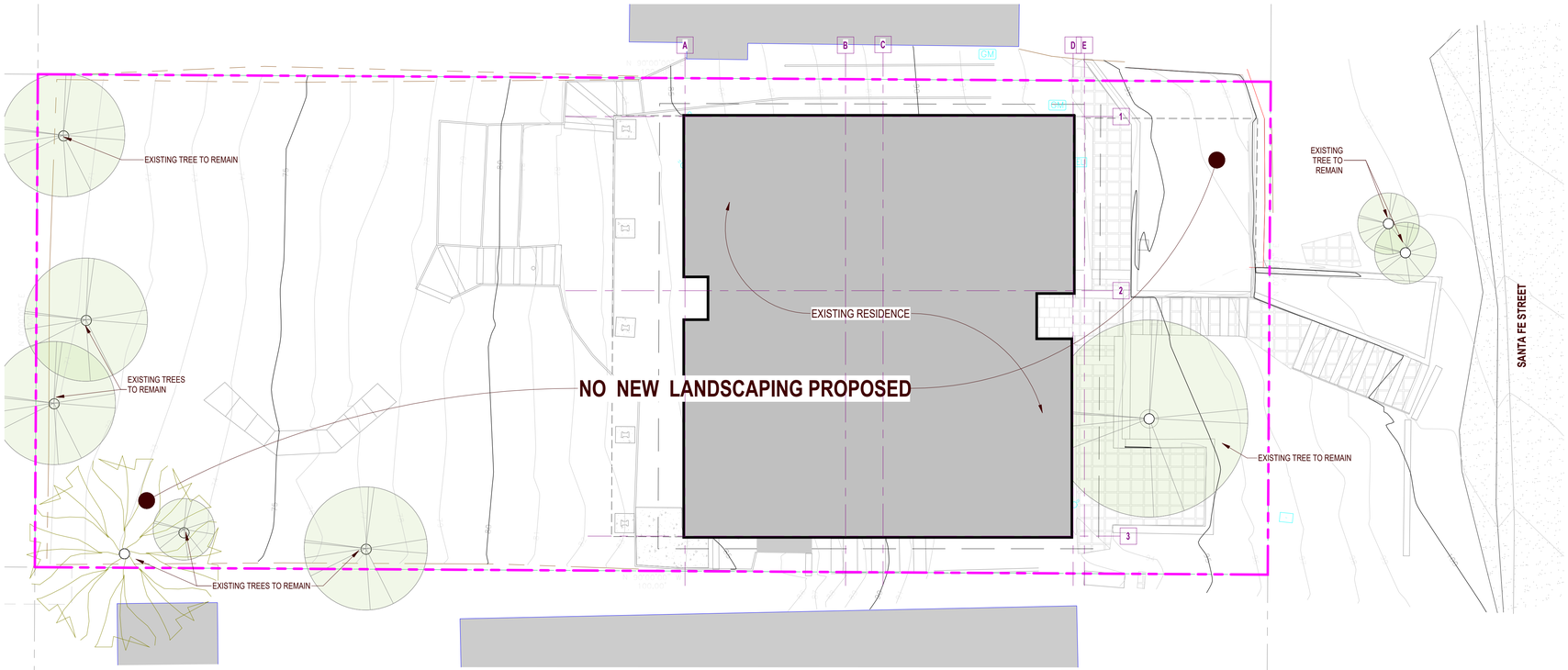
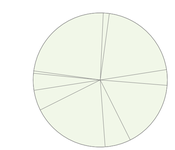
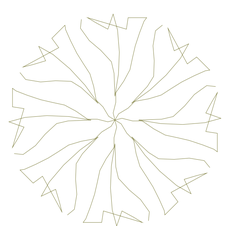


1 SITE - PROPOSED LANDSCAPE
3/16" = 1'-0"

PLANTING LEGEND



EXISTING OAK TREES



EXISTING PINE TREE

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PLANNING SUBMITTAL

Scale: 3/16" = 1'-0"
Job: Project Number

Sheet
LANDSCAPE PLAN

L1.00
2/19/2026 4:58:51 PM

PROJECT TEAM

OWNER: **Malcolm and Michele Stewart**
4048 W Lake Sammamish Pkwy SE
Bellevue WA 98008

ARCHITECT: **Lx Design Studio**
3771 Rio Road Suite 101 - A
Carmel, Ca 93923
Phone: 831-293-8691
E-mail: patrick@lxdesignstudio.com
Contact: Patrick LeMaster, AIA, Leed AP

STRUCTURAL: **T.B.D.**

GENERAL CONTRACTOR: **T.B.D.**

Lx Design Studio
ARCHITECTURE + PLANNING

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LICENSED ARCHITECT
PATRICK LEMASTER
NO. C-28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET NO.	SHEET NAME	PLANNING PERMIT 3.27.26
GENERAL INFORMATION		
G1.00	COVER SHEET- GENERAL INFO	•
G1.10	GENERAL NOTES	•
G5.10	CONSTRUCTION MGMNT	•
G5.11	CONSTRUCTION MGMNT - STORM WATER MGMNT	•
G7.00	(E) WALL DEMOLITION DIAGRAM	•
G9.00	TREE EVALUATION - CITY ARBORIST	•
CIVIL		
C1.00	SURVEY	•
ARCHITECTURE		
A1.00	SITE PLAN	•
A2.01	EXISTING/ DEMOLITION PLANS	•
A2.12	PROPOSED FLOOR PLANS	•
A2.14	EXISTING & PROPOSED ROOF PLANS	•
A3.01	EXISTING / DEMO EXTERIOR ELEVATIONS	•
A3.02	EXISTING / DEMO EXTERIOR ELEVATIONS	•
A3.10	EXTERIOR MATERIAL PALETTE	•
A3.11	EXTERIOR MATERIAL PALETTE	•
A3.21	PROPOSED EXTERIOR ELEVATIONS	•
A3.22	PROPOSED EXTERIOR ELEVATIONS	•
A3.23	STREET ELEVATIONS	•
A6.00	DOOR AND WINDOW SCHEDULE	•
ELECTRICAL		
E1.00	EXTERIOR LIGHTING PLAN	•
LANDSCAPE		
L1.00	LANDSCAPE PLAN	•

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Scale:
Job: 2503

Sheet
COVER SHEET- GENERAL INFO

G1.00

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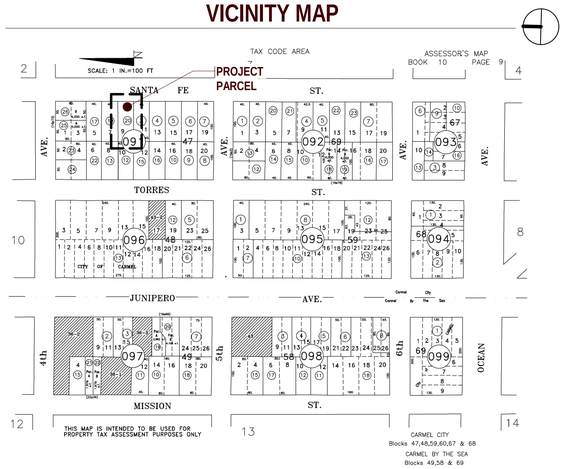
VICINITY MAP



BUILDING CODE INFO

OCCUPANCY TYPE R3 SINGLE FAMILY RESIDENCE
TYPE VB - CONSTRUCTION

FIRE SPRINKLERS TO BE INSTALLED

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS

DEFFERED SUBMITTALS

NONE

GRADING ESTIMATES

NO GRADING

MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC SEWER
TREES TO BE REMOVED	NONE

BUILDING AREA

GROSS BLDG AREA (EXISTING)

1ST FLOOR AREA	466 SF
2ND FLOOR AREA	1035 SF
3RD FLOOR AREA	1067 SF
PARKING	200 SF
GRAND TOTAL	2768 SF

GROSS BLDG AREA (PROPOSED)

LEVEL 1 AREA	466 SF
2ND FLOOR AREA	794 SF
JADU	231 SF
3RD FLOOR AREA	1067 SF
PARKING	200 SF
GRAND TOTAL	2757 SF

SITE COVERAGE (EXISTING)

(E) CONCRETE	23 SF	IMPERVIOUS
(E) DECK	399 SF	PERVIOUS
(E) GRAVEL	163 SF	PERVIOUS
(E) HARDSCAPE	132 SF	IMPERVIOUS
(E) STAIR	91 SF	IMPERVIOUS
Grand total	808 SF	

SITE COVERAGE (PROPOSED)

(E) CONCRETE	23 SF	IMPERVIOUS
(E) DECK	389 SF	PERVIOUS
(E) GRAVEL	163 SF	PERVIOUS
(E) HARDSCAPE	132 SF	IMPERVIOUS
(E) STAIR	91 SF	IMPERVIOUS
GRAND TOTAL	798 SF	

SCOPE OF WORK

THE PROJECT CONSISTS OF:

- A PROPOSED INTERIOR RENOVATION TO AN EXISTING RESIDENCE, INCLUDING REPLACEMENT OF ALL WINDOWS AND DOORS, NEW PLASTER AND WOOD SIDING, REMOVAL OF A PORTION OF THE EXISTING ROOF STRUCTURE, AND REPLACEMENT OF ROOFING MEMBRANE.
- 222 SF JADU ON LEVEL 2

ZONING INFORMATION

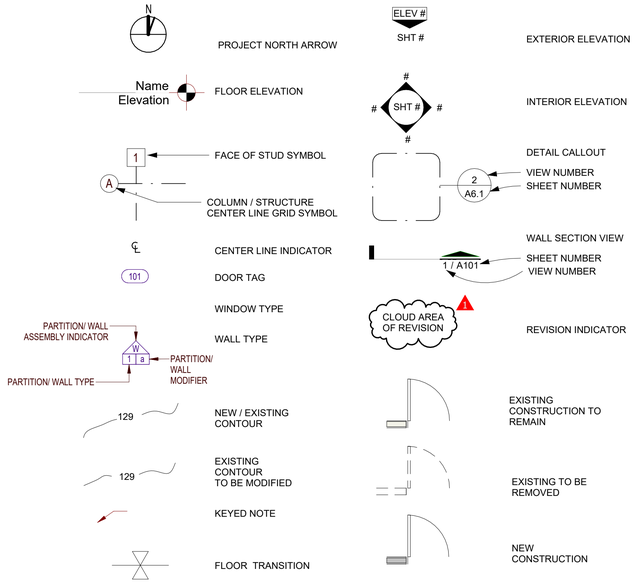
PROPERTY ADDRESS	Santa Fe 4SW of 4th, Carmel-by-the-Sea, CA
APN:	010-091-020-000
ZONING	R1
LOT SIZE	4000 SF
(E) MAX. BUILDING HEIGHT - NO CHANGE	28' - 1-5/8"
(E) MAX. PLATE HEIGHT - NO CHANGE	

EXISTING SETBACKS - SEE SITE PLAN (NO CHANGES PROPOSED)

ABBREVIATIONS

&	AND	E	EAST	IB	IMPERIAL BOARD	R	RADIUS / RISER		
<	ANGLE	(E)	EXISTING	I.D.	INSIDE DIAMETER	R.A	RETURN AIR		
@	AT	EA.	EACH	IN.	INCHES	R.D.	ROOF DRAIN		
"	DIAMETER	E.J.	EXPANSION JOINT	INSL.	INSULATION	REF.	REFRIGERATOR		
2CP	2 COAT PLASTER	EL.	ELEVATION	INV.	INVERT	REINF.	REINFORCED		
3CP	3 COAT PLASTER	ELEC.	ELECTRICAL			RES.	RESIN		
		ELEV.	ELEVATOR	JAN.	JANITOR	REV.	REVISED(ION)		
AB.	AGGREGATE BASE	EMER.	EMERGENCY	JT.	JOINT	REQD.	REQUIRED		
A.B.T	ANCHOR BOLT	E.M.R	ELEVATOR MACHINE RM.			RM.	ROOM		
AC.	AIRCONDITIONER	ENCL.	ENCLOSURE, ENCLOSED	L	ANGLE	R.O.	ROUGH OPENING		
ACD.	ACCESS DOOR	ENGR.	ENGINEER	LB.	POUND				
ACT.	ACOUSTIC TILE	ENTR.	ENTRANCE	LG.	LONG, LENGTH	S	SOUTH		
AD.	AREA DRAIN	EQ.	EQUAL	LAM.	LAMINATE(ION)	SAFB	SOUND ATTENTUATION FIRE BLANKET		
A.D.A	AMERICANS WITH DISABILITIES ACT	EQP.	EQUIPMENT	LAV.	LAVATORY	SC.	SEALED CONCRETE SOLID CORE		
		EST.	ESTIMATE	LLH	LONG LEG HORZ.	SCH.	SCHEDULE		
ADJ.	ADJUSTABLE	EX.	EXISTING	LLV	LONG LEG VERT.	SCP	SKIM COAT PLASTER		
A.F.F.	ABOVE FINISH FLOOR	EXH.	EXHAUST	LT(G)	LIGHT(ING)	SEC.	SECTION		
AL.	ALUMINUM	EXP.	EXPANSION	LVR.	LOUVER	S.F.	SQUARE FEET		
ANOD.	ANODIZED	EXT.	EXTERIOR			SHT.	SHEET		
A.P.	ACCESS PANEL			MACH.	MACHINE	SIG.	SOUND INSULATING GLASS		
ARCH.	ARCHITECTURAL	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	SIM.	SIMILAR		
AVG.	AVERAGE	F.D.	FLOOR DRAIN	MECH.	MECHANICAL	SIP	Structural Insulated Panel		
		FDN.	FOUNDATION	MEMB.	MEMBRANE	S.J.	SCORED JOINT		
BO.	BOARD	F.E.	FIRE EXTINGUISHER	MEZZ.	MEZZANINE	SPKLR.	SPRINKLER		
BITUM.	BITUMINOUS	FF	FINISH FLOOR OR FINISHED FACE	MFR.	MANUFACTURER	SPKR.	SPEAKER		
BLDG.	BUILDING	F.G.	FINISH GRADE	MH.	MAN HOLE	SQ.	SQUARE		
BLK.	BLOCKING	FGL.	FIBERGLASS	MIN.	MINIMUM	S.S.	STAINLESS STEEL		
BM.	BEAM	F.H.	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS	SMI	SEE MANUFACTURERS INSTRUCTIONS		
B.M.	BENCH MARK	F.H.C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING	SED	SEE ENGINEERING DRAWINGS		
B.O.	BOTTOM OF	FIN.	FINISH	MTD.	MOUNTED	SSD	SEE STRUCTURAL DRAWINGS		
BR.	BRASS	FLR.	FLOOR	MTG.	MEETING	ST	STONE TILE / STONE		
BRK.	BRICK	FL.	FLUORESCENT	MTL.	METAL	STL.	STEEL		
B.S.	BOTH SIDES	F.O.	FACE OF			STC.	SOUND TRANSMISSION COEFFICIENT		
BSMT.	BASEMENT	F.O.C.	FACE OF CONC.	N	NORTH	STD.	STANDARD		
B.U.R.	BUILT-UP ROOF	F.O.M.	FACE OF MASONRY	NAT.	NATURAL	STOR.	STORAGE		
		F.O.S	FACE OF STUD	N.I.C.	NOT IN CONTRACT	STRUC.	STRUCTURAL		
CAB.	CABINET	F.P.	FIRE PROOFING	NO.	NUMBER	SUSP.	SUSPENDED		
CAP.	CAPACITY	FR.	FRAME / FIRE RATED	NOM.	NOMINAL	SW.	STAINED WOOD		
CAT.	CATALOG	F.S.	FULL SIZE/SCALE	NRC	NOISE REDUCTION COEFFICIENT				
C.C.F.I.	CLOSED CELL FOAM INSULATION	FT.	FOOTFEET			T	TREAD		
		FTG.	FOOTING	N.T.S.	NOT TO SCALE	TB.	TILE BACKER BOARD		
C.B.	CATCH BASIN	FXTR.	FIXTURE			T.C.	TERRA COTTA		
CE.	CEDAR	GA.	GAUGE	O/	OVER	TEL.	TELEPHONE		
CEM.	CEMENTITOUS	GALV.	GALVANIZED	O.C.	ON CENTER	TEMP.	TEMPORARY		
CER.	CERAMIC	G.C	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER	TERR.	TERRACE		
CFM.	CUBIC FEET/MIN.	GEN.	GENERAL	OFF.	OFFICE	T&G	TONGUE AND GROOVE		
C.I.	CAST IRON	GFCI.	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OPPOSITE HAND	THK.	THICK		
C.L.	CENTERLINE			OPG.	OPENING	THRU.	THROUGH		
CLG.	CEILING	G.I.	GALVANIZED IRON	OPP.	OPPOSITE	TMPD.	TEMPERED		
CLOS.	CLOSET	GL.	GLASS	OVHD.	OVERHEAD	(T)	TEMPERED		
CLR.	CLEAR	GLM	GLUELAM			T.O.P.	TOP OF PLATE		
CLW.	CLEAR FINISH WOOD	GLZ.	GLAZING			T.O.S.	TOP OF SLAB		
C.J.	CONTROL JOINT	GMT.	GLASS MOSIAC TILE	PERF.	PERFORATED	T.O.W.	TOP OF WALL		
CMU.	CONC. MASONRY UNIT	GR.	GRADE	PL.	PLATE	T.S.S.	TOP OF STRUCTURAL STEEL		
CNTR.	COUNTER	GT.	GLASS TILE	PLAS.	PLASTER	TYP.	TYPICAL		
C.O.	CLEANOUT	GWB.	GYPSUM WALL BOARD	PLBG.	PLUMBING	TZ	TERRAZZO		
CONF.	CONFERENCE	GYP.	GYPSUM	PLG.	PANELLING				
COL.	COLUMN			PLY	PLYWOOD	UNF.	UNFINISHED		
COMM.	COMMUNICATION	HC.	HOLLOW CORE	PM.	PERF. MTL.	U.N.O	UNLESS NOTED OTHERWISE		
CONC.	CONCRETE	HD(R).	HEAD(ER)	POL.	POLISH(ED)	UPD.	UPHOLSTERED		
CONST.	CONSTRUCTION	HDWD.	HARDWOOD	PR.	PAIR				
CONT.	CONTINOUS	HDWR.	HARDWARE	PT.	PAINTED	VENT.	VENTILATION		
CORR.	CORRIDOR	H.M.	HOLLOW MTL.	PTN.	PARTITION	VERT.	VERTICAL		
CPT.	CARPET	HORZ.	HORIZONTAL	PW.	PAINTED WOOD	VEST.	VESTIBULE		
CRS.	COURSE	HR.	HOUR			VIF.	VERIFY IN FIELD		
CT.	CERAMIC TILE	H.S.	HEADED STUD	QT.	QUARRY TILE	V.R.	VENEER PLASTER		
CTR.	CENTER	HT.	HEIGHT	QTY.	QUANTITY	V.P.	VENETIAN PLASTER		
CW	COLD WATER	HTG.	HEATING						
		HTR.	HEATER			W	WIDE, WIDTH		
DBL.	DOUBLE	HVAC	HEATING VENTILATION & AIR CONDITIONING			W(O)/	WITH (OR WITHOUT)		
DEMO	DEMOLITION					WA.	WALNUT		
DET.	DETAIL	HW	HOT WATER			W.C.	WATER CLOSET		
DF.	DOUGLAS FIR					WD.	WOOD		
DIA.	DIAMETER	IB	IMPERIAL BOARD			WDW.	WINDOW		
DIAG.	DIAGONAL	I.D.	INSIDE DIAMETER			WLP.	WALL PAPER		
DIM.	DIMENSION	IN.	INCHES			W.P.	WATERPROOFING		
DKG.	DECKING	INSL.	INSULATION			WT.	WEIGHT		
DN.	DOWN	INV.	INVERT			W.R.B.	WATER RESISTIVE BARRIER		
D.O.	DOOR OPENING								
DR.	DOOR	JAN.	JANITOR			YD	YARD		
D.S.	DOWNSPOUT	JT.	JOINT						
DTL.	DETAIL								
DWG.	DRAWING								

ARCHITECTURAL SYMBOLS



ELECTRICAL NOTES:

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS SHALL BE PROTECTED BY LISTED ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC.) SHALL BE TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE. PER CEC [210.52 (C)(1)]
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 ' FROM A RECEPTACLE OUTLET. ANY SPACE 2 ' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18 " OF WALL. [210-52 (A)]
9. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT; BATHROOMS; GARAGES AND ACCESSORY BUILDINGS (NOT INTENDED AS HABITABLE ROOMS); OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, LAUNDRY ROOMS, (AND HEAT PUMPS).
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)] - SEE NOTE #1
12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)]
13. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2016 CERTIFIED AND LABELED. [CENC 150.0(K)1A]
14. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT MANUALLY TURN THE LIGHTS ON AND OFF. LIGHTING IN HABITABLE SPACES SHALL ALSO HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS. [150.0(K)F]
15. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR, AND IN GARAGES, LAUNDRY, UTILITY ROOMS AND WALK-IN CLOSETS.
16. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2016-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C]
17. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]
18. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.
19. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON / OFF SWITCH AND BY A PHOTOCELL AND MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
20. AT LEAST ONE WALL SWITCH CONTROLLED LIGHT SHALL BE INSTALLED OUTDOOR TO PROVIDE ILLUMINATION OF ENTRANCES OR EXITS, INCLUDING GARAGES.
21. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS MUST BE MARKED (SUITABLE FOR WET/DAMP LOCATIONS).
22. RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
23. AT LEAST ONE 20-AMP DEDICATED CIRCUIT REQ'D FOR BATHOOMS, AND LAUNDRY OUTLETS.
24. TWO SMALL APPLIANCE OUTLET CIRCUITS, 20-AMP EACH, ARE REQUIRED IN KITCHENS.
25. PROVIDE OUTSIDE GFCI PROTECTED WATHERPROOF 120-VOLT RECEPTACLE AT FRONT AND REAR OF DWELLING UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE.
26. SURGE PROTECTION DEVICE (SPD), TYPE 1 OR TYPE 2, REQUIRED FOR ALL SERVICES SUPPLYING DWELLING UNITS (MAIN SERVICE ENTREANCE AND EACH MAIN PANEL), AS AN INTEGRAL PART OF SERVICE EQUIPMENT OR LACATED IMMEDIATEDLY ADJACENT THERETO.
27. FOR FUTURE ENERGY STORAGE SYSTEM (ESS) PROVIDE 1-INCH DEDICATED RACEWAY THAT SUPPLIES A MIN. OF FOUR DESIGNATED BRANCH CIRCUITS - AT LEAST ONE CURCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING NEAR PRIMARY EGRESS AND ONE FOR SLEEPING ROOM OUTLET.
28. INDIVIDUAL ESS UNITS SHALL HAVE A MAXIMUM RATING OF 20 KWH.
29. A READILY ACCESSIBLE DISCONNECTING MEANS FOR AN ESS BATTERY SYSTEM SHALL BE LOCATED OUTSIDE THE BILDING AND BE LABELED (EMERGENCY DISCONNECT).

ARCHAEOLOGICAL & CULTURAL RESOURCES:

ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AN DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98.

PLUMBING NOTES:

1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

A. SHOWER HEADS	1.8 GMP @ 80 PSI
B. LAVATORY FAUCETS	MAX. 1.2 GMP @ 60 PSI MIN , 0.8 GMP @ 20 PSI
C. KITCHEN FAUCETS	1.8 GPM @ 60 PSI
D. WATER CLOSET	1.28 GAL/ FLUSH

MECHANICAL NOTES:

1. EACH BATHROOM CONTAINING A BATH TUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 50 CFM. VENTILATION SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING ENVELOPE.
2. BATHROOM EXHAUST FANS SHALL BE PROTECTED BY BACKDRAFT PREVENTION DEVICES.
3. BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH HUMIDITY CONTROLS.
4. EXHAUST SYSTEMS SHALL TERMINATE A MINIMUM OF 3 ' FROM PROPERTY LINES, DOORS, OPERABLE WINDOWS ANDSKYLIGHTS, ATTIC VENTS AND SIMILAR BUILDING OPENINGS.
5. THE KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT, VENTED TO THE OUTDOORS, HAVE A MINIMUM EXHAUST RATE OF 100 CFM AND BE PROVIDED WITH A BACK -DRAFT DAMPER.

GENERAL NOTES

EQUIPMENT

1. DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN ON THE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SINCE DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND THE SIZES, LOCATIONS FOR MOUNTING AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON THE EXACT MANUFACTURER'S MODEL FURNISHED, THE CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS, FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS, PRODUCTS OR ASSEMBLIES THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
3. THE SIZES, LOCATION FOR MOUNTINGS AND ATTACHMENTS AND LOCATIONS OF UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT SHOWN IN THE DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL CAN VARY FROM ONE MANUFACTURER TO ANOTHER AND ARE DEPENDENT ON EXACT MANUFACTURER'S MODEL FURNISHED. THE CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT DIMENSIONS RELATING TO THE SIZE OF EACH ITEM OF EQUIPMENT, THE LOCATIONS OF ALL MOUNTINGS AND ATTACHMENTS, AND FOR ALL UTILITY CONNECTIONS FOR EACH ITEM OF EQUIPMENT. IF THE SELECTED PRODUCT RESULTS IN STRUCTURAL CHANGES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERING THE CHANGE AND FOR ALL RELATED COSTS.

FIELD CONDITIONS

1. PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR 'S RISK.
2. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ANY EXISTING CONDITION OR EQUIPMENT THAT IS INTENDED TO REMAIN IN PLACE IF DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CASEWORK FABRICATION.
6. CUTTING, BORING OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS SHALL BE ALLOWED ONLY WHEN SO DETAILED IN THE DRAWINGS OR WHEN REVIEWED AND ACCEPTED BY THE PROJECT 'S STRUCTURAL ENGINEER OF RECORD.

DEFINITIONS

1. THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
2. THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
3. THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM INDICATED IN THE PROJECT DOCUMENTS.
4. THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
5. WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
6. THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
7. THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, NOTE, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS TYPICAL ("TYP"), CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN OTHER INSTANCES.
8. THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
9. ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
10. THE TERM "P.T." REFERS TO PRESSURE TREATED LUMBER.

GENERAL

1. CONTRACTOR SHALL OBTAIN A 8-1-1/ DIG ALERT TICKET PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AS REQ'D FOR NEW WORK.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL HIRE (AT OWNERS EXPENSE) A HAZARDOUS MATERIALS TESTING AGENCY TO PERFORM A HAZARDOUS MATERIAL INSPECTION ON PORTIONS OF WORK TO BE DISTURBED / DEMOLISHED.

CONFLICTS

1. N THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEK CLARIFICATION/RESOLUTION WITH THE DESIGN INTENT FROM THE ARCHITECT. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS INCONSISTENT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF WORK.
2. REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS ' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK INSTALLED NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON FINDING ANY CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL INCLUDE THE HIGHER COST APPROACH WHEN INFORMATION IN THE DRAWINGS OR SPECIFICATIONS IS IN CONFLICT.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES AND LOCAL MUNICIPAL CODES AS ADOPTED BY THE LOCAL JURISDICTION.

COORDINATION

1. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST RELY ON ALL OF THESE DISCIPLINES TO COMP

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfers a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.
- ❑ Suelos contaminados
- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extesi possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un bordo alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (but don't overuse) aguas reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos un contenedores que no puedan, pongalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia un las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ❑ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ❑ Choquee los contenedores de residuos. Nunca use una mangueta para lavar un contenedor de basura en el sitio de construcción.
- ❑ Limpie o reemplace los excasados portátiles e inspecciónelos con frecuencia para controlar pérdidas o derrames.
- ❑ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, caños, etc.).
- ❑ Deshágase de los residuos líquidos como pinturas, dilluyantes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perimetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perimetros y estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con mangueta las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquiden peligrosos que se derramen.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recegor el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbantes, aserrín de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comuníque inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.

TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declivo o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.
- ❑ Suelos contaminados
- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.

TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento un tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagüe de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, limpielo inmediatamente.

APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deban llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvante como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..

EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

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ARCHITECTURE + PLANNING
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Carmel CA 93923
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LICENSED ARCHITECT
PATRICK LUMPKIN
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale:
Job: Project Number

Sheet
CONSTRUCTION MGMNT

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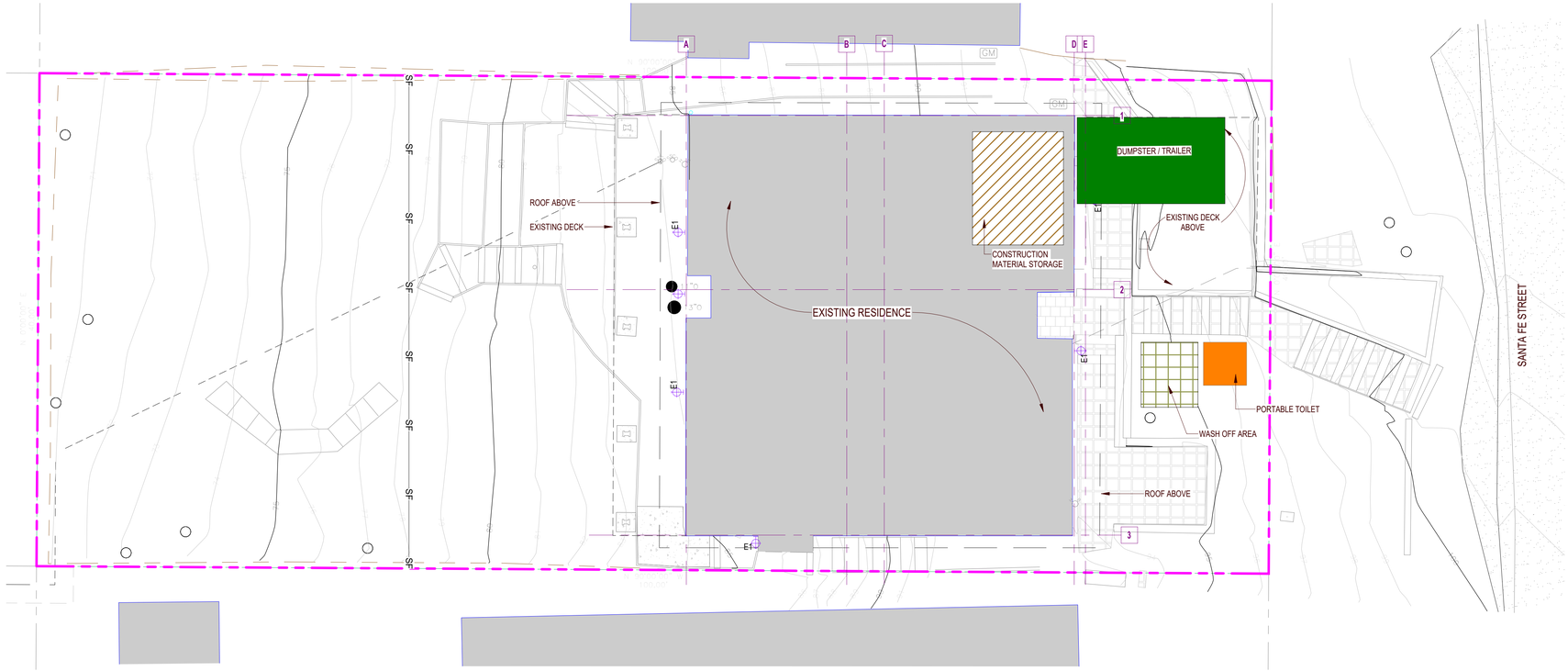

LEGEND

- DUMPSTER / TRAILER
- PORTABLE SANITATION FACILITY
- CONSTRUCTION MATERIAL STORAGE
- WASHOFF AREA
- DIRECTION OF DRAINAGE
- WORKER PARKING

NOTE: WORKER PARKING TO BE ALONG STREET SOUTH OF SITE WHERE THERE IS AMPLE OFF STREET PARKING.

— SF — SILT FENCE BARRIER

— SR — SEDIMENT RETENTION FIBER ROLL

CONSTRUCTION NOTES:

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM.
2. HAUL TRUCKS SHALL MAINTAIN 2 FEET FREEBOARD AND BE COVERED.
3. COVER INACTIVE STORAGE PILES.
4. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES AND COPIES ARE TO BE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
6. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEAN-UP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER.)
7. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION RELATED RUNOFF AND / OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF THE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION:

1. DURATION: APRIL 2026 - FEBRUARY 2027
2. MONDAY THRU FRIDAY, 8AM - 5PM
3. 4 WORKERS
   2 REGULAR PICKUP TRUCKS
4. 85% RECYCLE RATE FOR LUMBER
5. TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND REGULAR PICKUP TRUCK, ONCE A MONTH TO THE **MARINA LANDFILL.**
6. GRADING: 300 CY CUT / 1300 CY FILL = 100 CY OF IMPORT, DELIVERED AS NEEDED 5 CY LOADS = 67 TRUCK LOADS

EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PREVENT EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE MULCHED, SEEDED, IRRIGATED, REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 10 DAYS.
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15:
   A. ALL DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK WALKING TO PREVENT MOVEMENT BY WIND OR WATER.
   B. ALL DISTURBED AREAS DOWNSLOPE FROM GRADED AREAS SHALL BE PROTECTED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ENSURE THEIR EFFECTIVENESS THROUGHOUT THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. ALL DISTURBED SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
   F. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, SUBCONTRACTORS AND SUPPLIERS SHALL EXERCISE DUST CONTROL ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM DUST EMANATING FROM THE OPERATION.
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL DURING THE WINTER MONTHS ONLY. IT DOES NOT INCLUDE PERMANENT IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A HEAVY APPLICATION OF 12 SEED, MULCH, FERTILIZER, (2) BLOWN STRAW, (3) TACKIFIER AND MULCH.
7. ALL EXPOSED SOILS SHALL BE PROTECTED BY EROSION CONTROL BLANKETS, OR A HEAVY APPLICATION OF 12 SEED, MULCH, FERTILIZER, (2) BLOWN STRAW, (3) TACKIFIER AND MULCH.
8. ROADWAYS SHALL BE MAINTAINED FREE OF SEDIMENT AND OTHER DEBRIS. SWEEPING IS PERMITTED; WASHING IS PROHIBITED.
9. ANY SEDIMENT TRAPPED BY EROSION CONTROL MEASURES SHALL BE REMOVED BEFORE THE NEXT RAIN EVENT. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SEDIMENTATION AND EROSION.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE SHALL BE PERFORMED AS FOLLOWS:
   A. REPAIR CHANNELS DAMAGED BY EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRED AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE WINTER MONTHS ONLY. IT IS NOT INTENDED TO BE USED FOR THE GRADING PRIOR TO OCTOBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY BY THE APPROVAL OF THE ENGINEER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL VEHICLES LEAVING THE SITE MUST PASS OVER THESE ENTRANCES. PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.
6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A HEAVY APPLICATION OF 12 SEED, MULCH, FERTILIZER, (2) BLOWN STRAW, (3) TACKIFIER AND MULCH.
7. SILT PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION, DUE TO UNANTICIPATED FIELD CONDITIONS, VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD, NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE PRECONSTRUCTION MEETING AND PERIODICALLY DURING CONSTRUCTION FOR ALL EMPLOYEES, MONITORS, AND REGULATORY AGENCIES SHALL BE PROVIDED BY ALL CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - GOOD HOUSEKEEPING PRACTICES OF SEDIMENT/EROSION CONTROL DEVICES;
   - LOCAL ORDINANCES;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
   A. INSPECT BMPs:
      - WEEKLY, AND
      - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
      - WITHIN 48 HOURS AFTER EACH STORM EVENT.
   B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
   C. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE THEY HAVE FILLED BEYOND 50% OF THEIR CAPACITY. SEDIMENT SHALL BE REMOVED IN SUCH A WAY AS TO NOT DISCHARGE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
   D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED MAINTENANCE.
   E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
   F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON–STORM WATER DISCHARGES

1. NON–STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON–STORM WATER DISCHARGES MAY CONTRIBUTE SUBSTANTIAL POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, ILLICIT DISCHARGES, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON–STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON–STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DESIGNATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON–STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGES HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NON–STORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT.
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR OTHER SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
   - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

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LICENSED ARCHITECT
PATRICK LAMPERT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: Project Number

Sheet
CONSTRUCTION MGMNT - STORM WATER MGMNT

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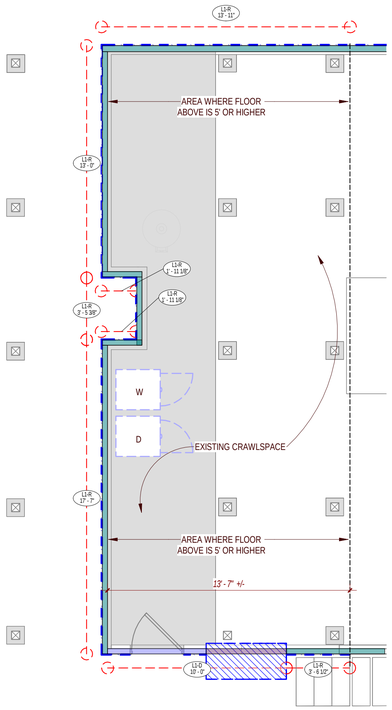
LEVEL 1 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L1-R	13' - 11"
L1-R	13' - 0"
L1-R	1' - 11 1/8"
L1-R	3' - 5 3/8"
L1-R	1' - 11 1/8"
L1-R	17' - 7"
L1-R	3' - 6 1/2"
	55' - 4 1/8"

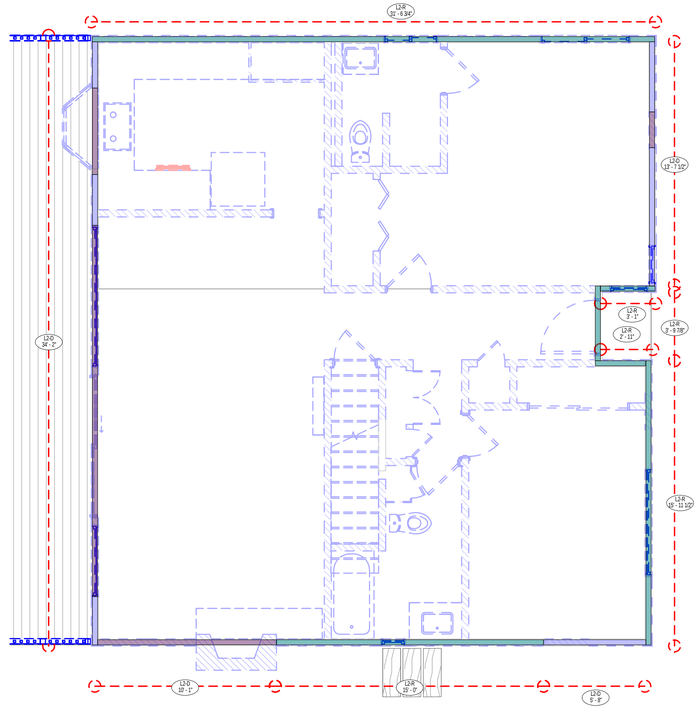
LEVEL 1 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L1-D	10' - 0"
	10' - 0"



1 LEVEL 1 - DEMOLITTION - DIAGRAM
1/4" = 1'-0"

LEVEL 2 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L2-R	31' - 6 3/4"
L2-R	3' - 1"
L2-R	2' - 11"
L2-R	3' - 9 7/8"
L2-R	15' - 11 1/2"
L2-R	15' - 0"
	72' - 4 1/8"

LEVEL 1 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L2-D	13' - 7 1/2"
L2-D	5' - 8"
L2-D	10' - 1"
L2-D	34' - 2"
	63' - 6 1/2"



2 LEVEL 2- DEMOLITION - DIAGRAM
1/4" = 1'-0"

DEMO WALL LEGEND

(E) EXTERIOR WALL & SIDING TO BE DEMOLISHED

(E) EXTERIOR WALL LESS THAN 10'

(E) EXTERIOR WALL TO REMAIN

LEVEL 3 - (E) WALLS TO REMAIN	
WALL ID	WALL LENGTH
L3-R	15' - 7"
L3-R	24' - 11 7/8"
L3-R	32' - 5"
	72' - 11 7/8"

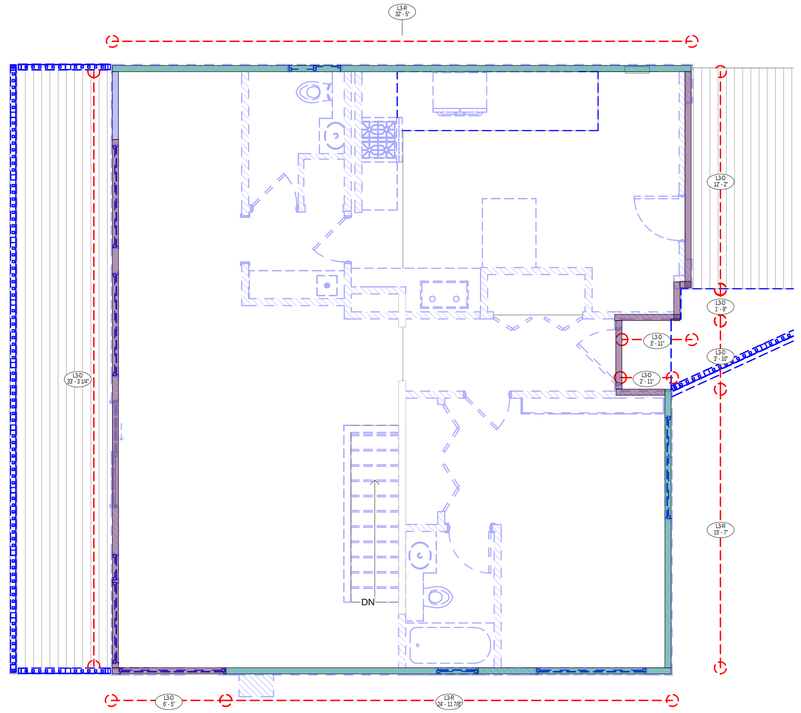
LEVEL 3 - (E) WALLS DEMOLISHED	
WALL ID	WALL LENGTH
L3-D	12' - 2"
L3-D	3' - 11"
L3-D	2' - 11"
L3-D	1' - 9"
L3-D	3' - 10"
L3-D	6' - 5"
L3-D	33' - 3 1/4"
	64' - 3 1/4"

EXTERIOR WALL CALCULATIONS:

LEVEL	LENGTH OF (E) WALLS TO REMAIN	LENGTH OF (E) WALLS TO BE DEMOLISHED	TOTAL LENGTH OF ALL WALLS
LEVEL 1	55' - 4 1/8"	10' - 0"	65' - 4 1/8"
LEVEL 2	72' - 4 1/8"	63' - 6 1/2"	135' - 10 5/8"
LEVEL 3	72' - 11 7/8"	64' - 3 1/4"	137' - 3 1/8"
TOTAL	200' - 8 1/8"	137' - 9 3/4"	338' - 5 7/8"

LVL 3 WALL PERCENTAGE
64.27 / 137.26 = 47 %

TOTAL DEMOLISHED WALL PERCENTAGE 137.81 / 338.49 = 40.7%



3 LEVEL 3 DEMOLITION- DIAGRAM
1/4" = 1'-0"

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LICENSED ARCHITECT
NO. C-28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
(E) WALL DEMOLITION DIAGRAM

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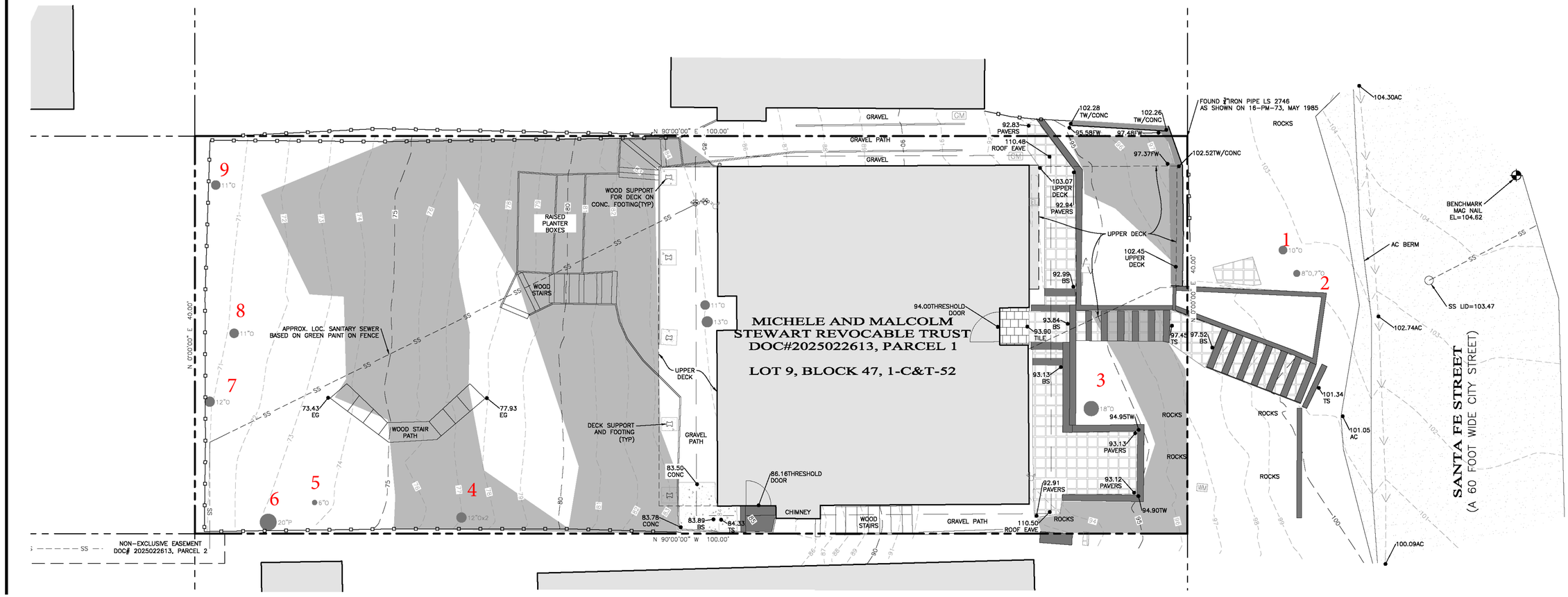

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6	6	6	6	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	8	8	8	8	10	8	8	8						

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	2	2	2	2	2	2						

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	6	6	8	7	7	8	8	8	8						

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO															

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x	x	x	x	x	x	x	x						
MOD SIGNIF															
NOT SIGNIF															

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	2	2	2	2	2	2						

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	1	1	2	2	2	2						

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	2	2	2	2	2							

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

Significant Tree Evaluation Worksheet

APN:
Street Location:
Planner: Jacob Olander
City Forester: Justin Ono
Property Owner:
Recommended Tree Density:

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x						

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO						
YES	x	x	x	x	x	x	x	x	x						
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10	8+7	18	12+12	6	20	12	11	11						
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

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LICENSED ARCHITECT
ALEXANDER LOMBARDI
NO. C28415
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SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale:
Job: 2503

Sheet
TREE EVALUATION - CITY ARBORIST

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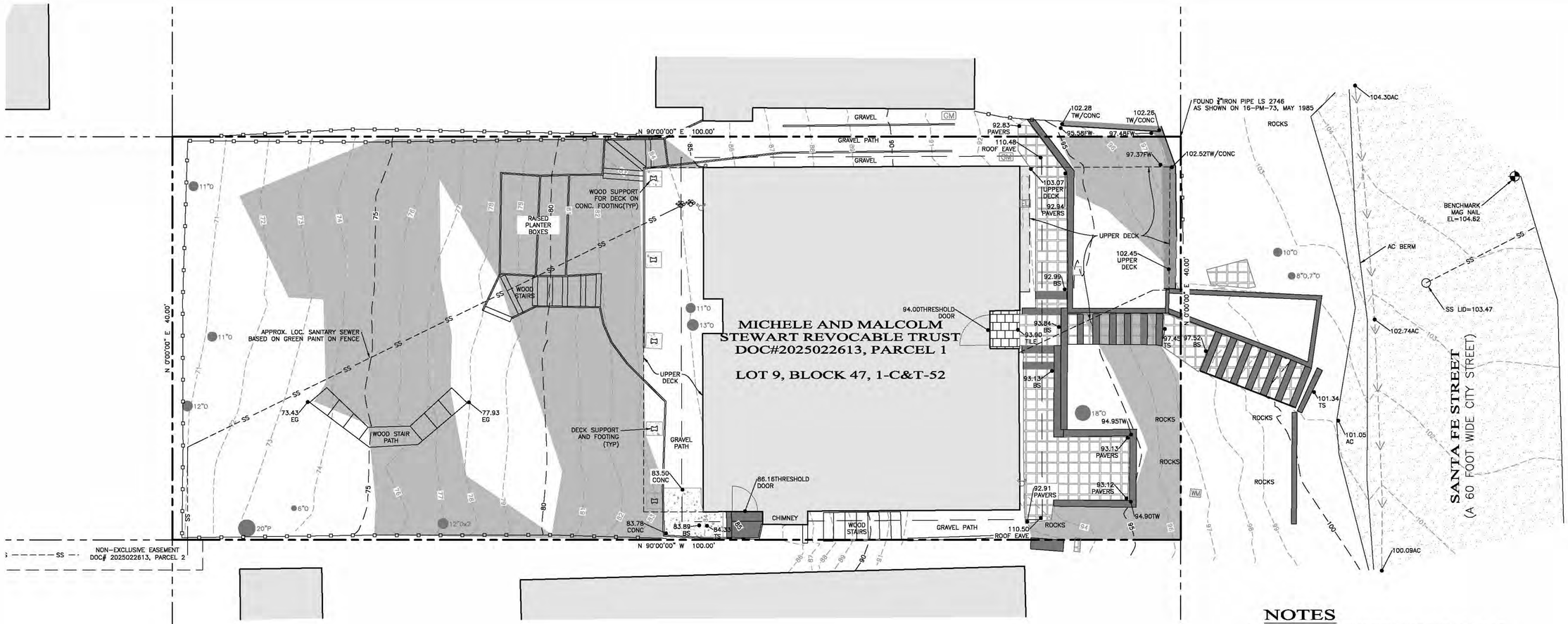


LEGEND

	PROPERTY LINE
	FLOW LINE
	BUILDING OVERHANG
	WOOD FENCE
80	MAJOR CONTOUR
	MINOR CONTOUR
80.00	SPOT ELEVATION

AC	ASPHALT	WM	WATER METER
BS	BOTTOM STAIRS	WV	WATER VALVE
CONC	CONCRETE	ICV	IRRIGATION CONTROL
C	CYPRESS TREE		HOSE BIB
E	EXISTING	EL	ELECTRICAL METER
EG	EXISTING GRADE		UTILITY POLE
EL	ELEVATION	GM	GAS METER
ELEC	ELECTRICAL		SEWER CLEANOUT
FF	FINISHED FLOOR		DOWNSPOUT
FL	FLOW LINE		
FP	FINISH PAVEMENT		
FW	FACE OF WALL		
O	OAK TREE		
P	PINE TREE		
RL	RIDGE LINE		
RR	RAILROAD TIE		
TS	TOP OF STAIRS		
TYP	TYPICAL		

AC PAVEMENT

CONCRETE

BRICK PAVERS

TILE

25% AND GREATER SLOPE

5 0 2.5 5 10

1" = 5'

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 1, CITIES & TOWNS, PAGE 52, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL FOUND ON SANTA FE STREET, AS SHOWN HEREON, HAVING AN ELEVATION OF 104.62 FEET, BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST 2025.

LICENSED LAND SURVEYOR BRIAN J. STRAYER No. 7453 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. STOUT No. 59685 CIVIL STATE OF CALIFORNIA

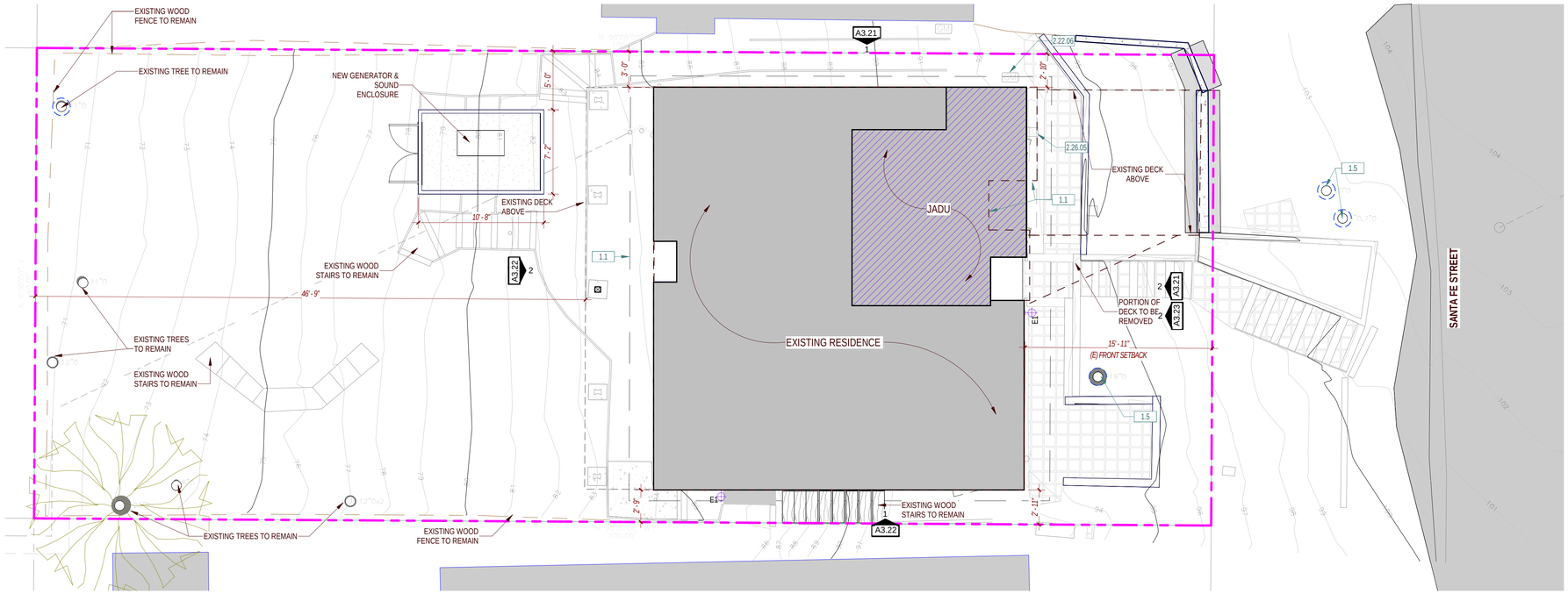
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 9/8/25
SCALE: 1" = 5'
JOB NUMBER: 25-39
LAST REVISED:
REVISED BY:

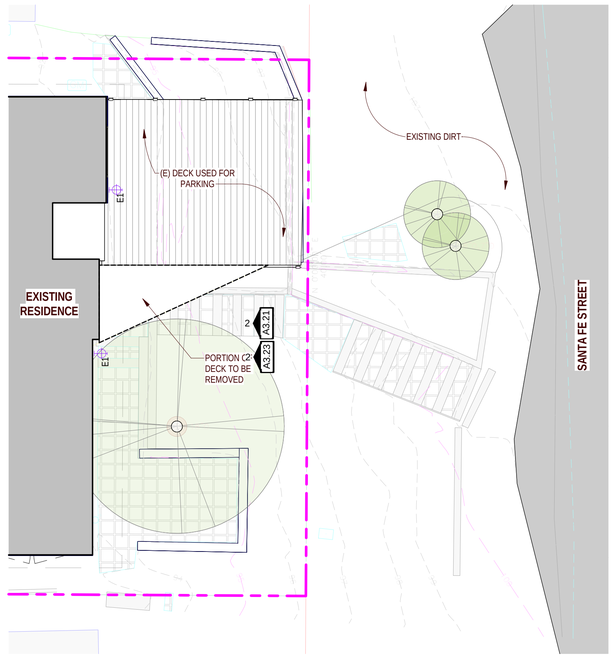
PREPARED FOR:
MALCOLM STEWART
4048 W LAKE SAMMAMISH PKWY SE
BELLEVUE, WA 98008
mcds001@gmail.com
stewart.malcolm@gmail.com

TOPOGRAPHIC SURVEY
SANTA FE ST 4 SW OF 4TH AVE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-091-020

SHEET 1 OF 1 SHEET



1 SITE - PROPOSED
3/16" = 1'-0"



2 SITE - PROPOSED AT STREET LEVEL
3/16" = 1'-0"

GENERAL NOTES

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.5	PROVIDE TREE PROTECTION AROUND EXISTING TREES
2.22.06	(E) GAS METER
2.26.05	(E) 200 AMP ELECTRICAL SERVICE PANEL

LEGEND

- EXISTING RESIDENCE
- JADU
- EXISTING IMPERVIOUS PAVERS

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LICENSED ARCHITECT — NO. C28415 — EXP. 05/27 — STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

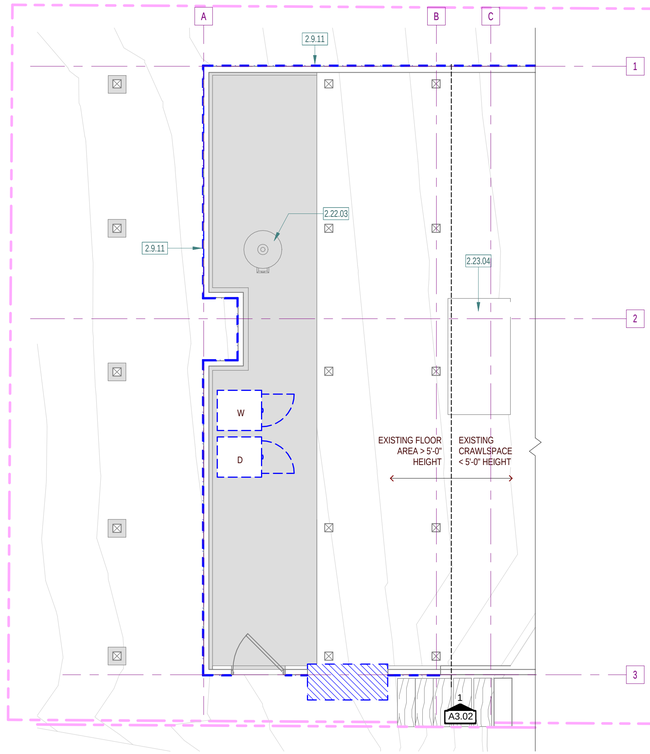
PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

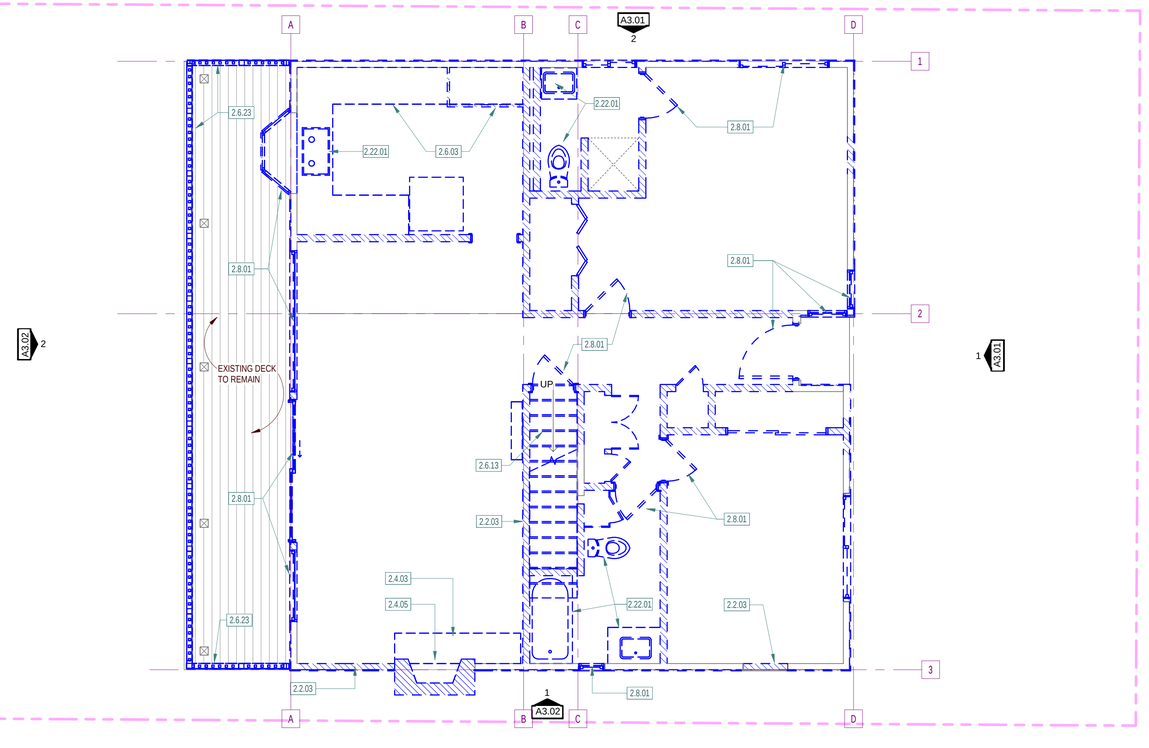
Sheet
SITE PLAN

A1.00

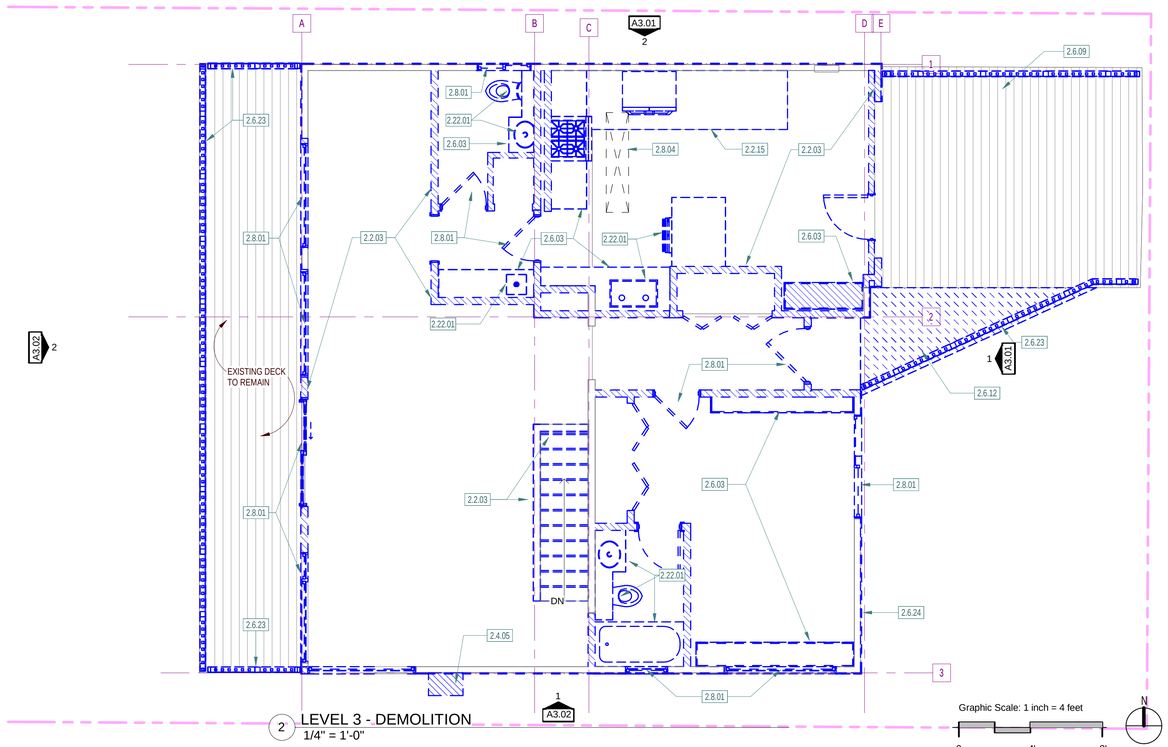
3/30/2026 4:53:44 PM



3 LEVEL 1 - EXISTING
1/4" = 1'-0"



1 LEVEL 2 - DEMOLITION
1/4" = 1'-0"



2 LEVEL 3 - DEMOLITION
1/4" = 1'-0"

GENERAL NOTES

1. MATERIAL SALVAGE: COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
2. SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
3. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
4. REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
5. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
6. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.03	REMOVE (E) WALL
2.2.15	REMOVE PORTION OF (E)FLOOR STRUCTURE
2.4.03	REMOVE (E) STONE VENEER
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.03	REMOVE (E) CABINETRY
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.13	REMOVE (E) WOOD STAIRS
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT
2.9.11	REMOVE (E) STUCCO
2.22.01	REMOVE (E) PLUMBING FIXTURE, ALL NEW FIXTURES TO MEET STATE REQUIRED FLOW RATES
2.22.03	(E) WATER HEATERS TO REMAIN -INSTALL SEISMIC STRAP IF NEEDED
2.23.04	(E) FAU TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

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LICENSED ARCHITECT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING/ DEMOLITION PLANS

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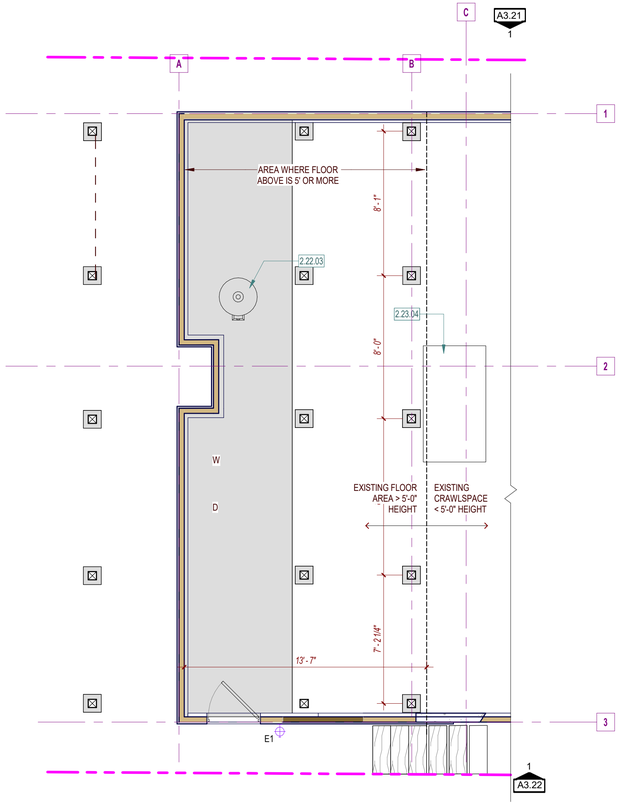
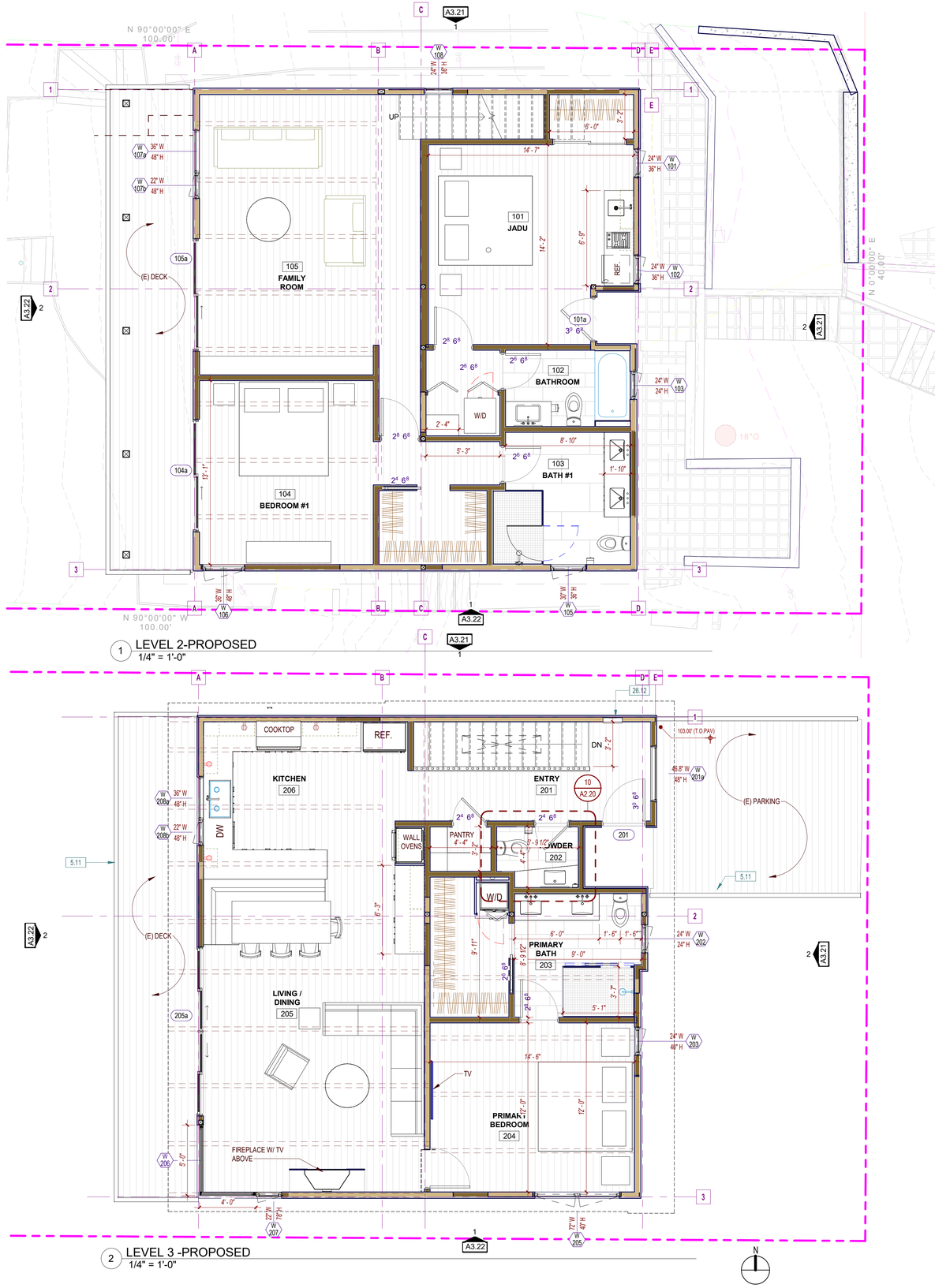


3 LEVEL 1 - PROPOSED
1/4" = 1'-0"



1 LEVEL 2-PROPOSED
1/4" = 1'-0"

2 LEVEL 3 -PROPOSED
1/4" = 1'-0"

PLUMBING FIXTURE SCHEDULE

Type Mark	Description	Manufacturer	Model	Material	finish	Comments
P-1	8" Widespread lavatory faucet	California Faucets	7202-PC		Polished chrome	
P-2	vanity sink	by vanity manufacture	NA		<varies>	
P-3	Water Closet - dual flush	Kohler	K-3564-0			
P-4	LAVATORY	Kohler	K-2214-0			
P-5	BATHTUB					
P-6	JADU SINK FAUCET	TBD			T.B.D.	BAR FAUCET
P-7	SHOWER HEAD					
P-8	SHOWER HEAD					
P-9	Simplice Pull-Down Kitchen Sink Faucet	KOHLER Co.	K-596-VS		Polished chrome	
P-10	LAVATORY FAUCET	California Faucets	6602-PC			STANDARD HANDLES
P-11	15inch x 15inch under-mount bar sink with sink rack	KOHLER Co.	K-5287-NA			
P-12	Strive Under-Mount Double-Equal Kitchen Sink With Basin Rack	Kohler Company	K-5281-NA			

APPLIANCE SCHEDULE

Type Mark	Manufacturer	Model	Finish	Description	Comments

FINISH SCHEDULE

Mark	Manufacturer	Line/ Model	Color	Material Type	Description	Dimensions	Finish	Comments	Approx. area (verify in field)
TL-01	Arizona Tile	Invictus Vein Cut	White	PORCELAIN TILE	MAIN BATHROOM FLOOR	12" X 24"			120 SF
TL-02	Arizona Tile	Invictus Vein Cut	White	PORCELAIN TILE	MAIN BATHROOM SHOWER FLOOR	2" X 2"			18 SF
TL-03	Arizona Tile	Borgo	Luce	PORCELAIN TILE	JADU BATHROOM FLOOR	12" X 24"	MATTE		49 SF
TL-04	Ann Sacks	Benton Parquetry	Belgium Blue	MASONRY & STONE	POWDER ROOM FLOOR	12" X 24"			24 SF
TL-05	Z collection	Epoque	Arabescato	PORCELAIN TILE	BATHROOM 1 FLOORS	24" X 48"			70 SF
TL-06	Z collection	Epoque	Arabescato	PORCELAIN TILE	BATHROOM 1 SHOWER FLOORS	2" X 2"			19 SF
TL-07	MSI	Urban Flat Flute Timber	Beige	Ceramic	MAIN BATHROOM WALL	16"X48"			68 SF
TL-08	Tile Shop	Satoria Memorie	Nuvola	Ceramic	JADU BATHROOM WALL	2 1/2"X5"			79 SF
TL-09	Z collection	Zellij Bars	White	Ceramic	BATHROOM 1 WALL	2"X6"	GLOSSY		77 SF
WF-01	Monarch Plank Tableau Collection	Manor Winslow	WOOD	WOOD	NEW WOOD FLOOR	9 1/2"X23"			1748 SF

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
4. PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
6. ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
7. UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
8. FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
9. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R314.3 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
10. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R315.2 OF THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
• MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.22.03	(E) WATER HEATERS TO REMAIN -INSTALL SEISMIC STRAP IF NEEDED
2.23.04	(E) FAU TO REMAIN
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
26.12	EXISTING 200 AMP ELECTRICAL PANEL

LEGEND

- EXISTING STUD WALL TO REMAIN (RENOVATION PROJECTS ONLY)
- NEW WALL - SEE WALL / PARTITION TYPES (SEE SHEET A0.1 SERIES SHEETS)
- CMU WALL
- CONCRETE WALL
- PARTITION/ WALL ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
- PARTITION/ WALL MODIFIER
- PARTITION/ WALL TYPE
- FLOOR/ ROOF ASSEMBLY INDICATOR - (SEE A0.10 SERIES SHEETS)
- DOOR TAG (SEE A6 SERIES SHEETS)
- WINDOW TAG (SEE A6 SERIES SHEETS)

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LICENSED ARCHITECT PATRICK LEBRETON NO. C-28415 EXP. 05/27 STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

Sheet
PROPOSED FLOOR PLANS

A2.12

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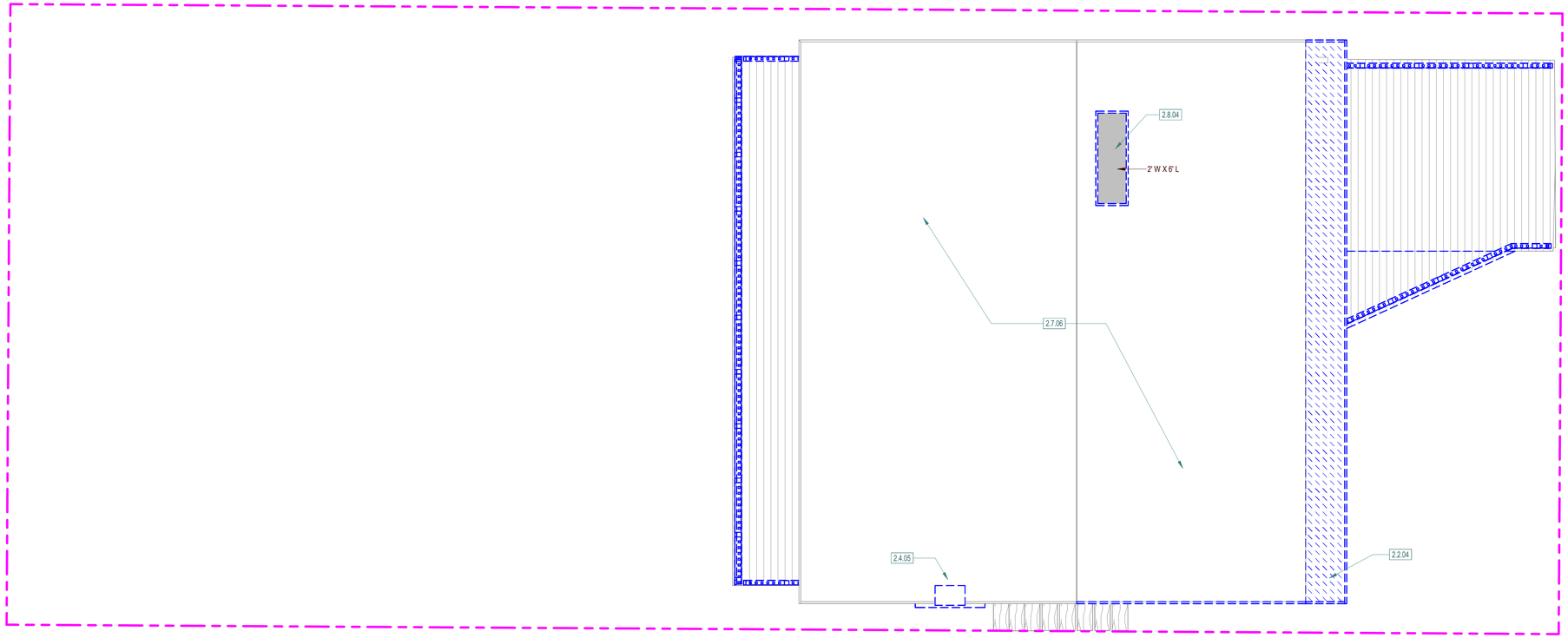
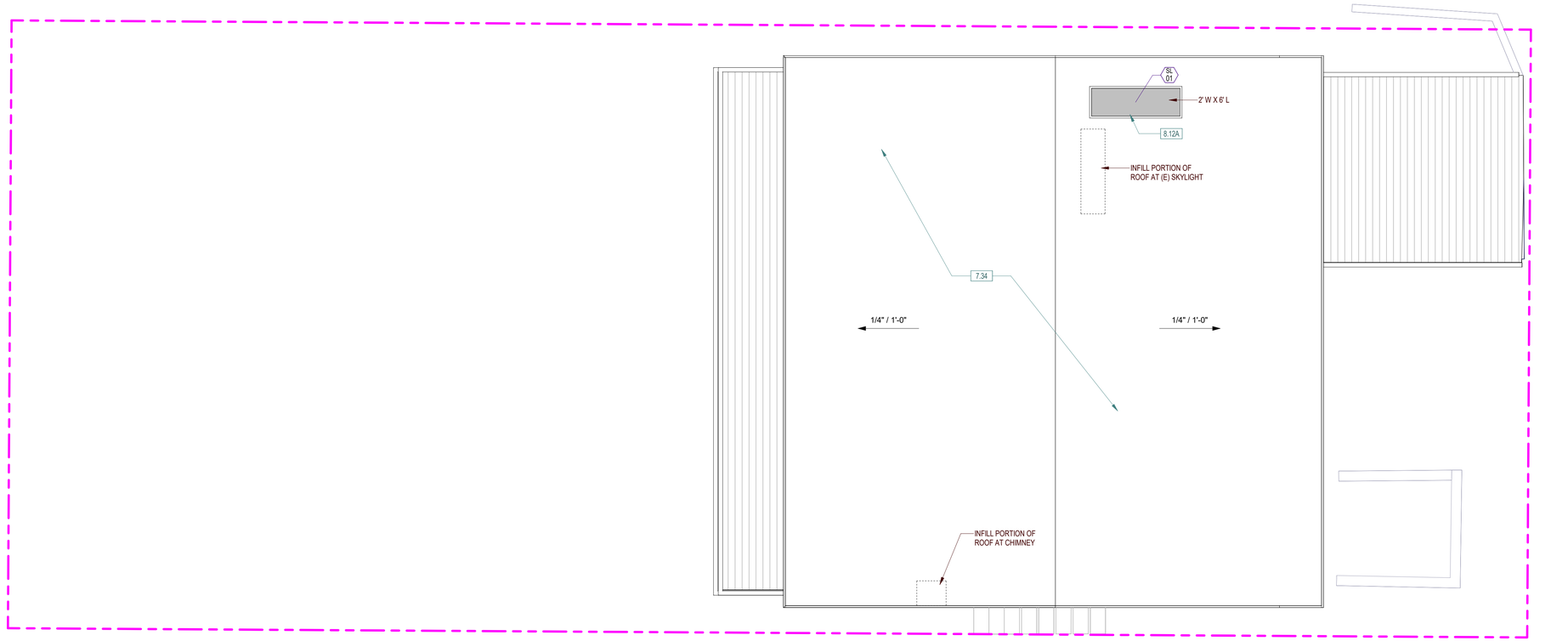


1 EXISTING / DEMOLITION ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

Graphic Scale: 1 inch = 20 feet
0 20' 40'
N

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
2. SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
3. DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
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• MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.04	REMOVE (E) SKYLIGHT
7.34	NEW CLASS "A" TAR AND GRAVEL ROOF
8.12A	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS AND INTERIOR SHADE

LEGEND

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LICENSED ARCHITECT
NO. C-28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN: 010-091-020-000

PLANNING SUBMITTAL

Scale: As indicated
Job: 2503

Sheet
EXISTING & PROPOSED ROOF PLANS

A2.14

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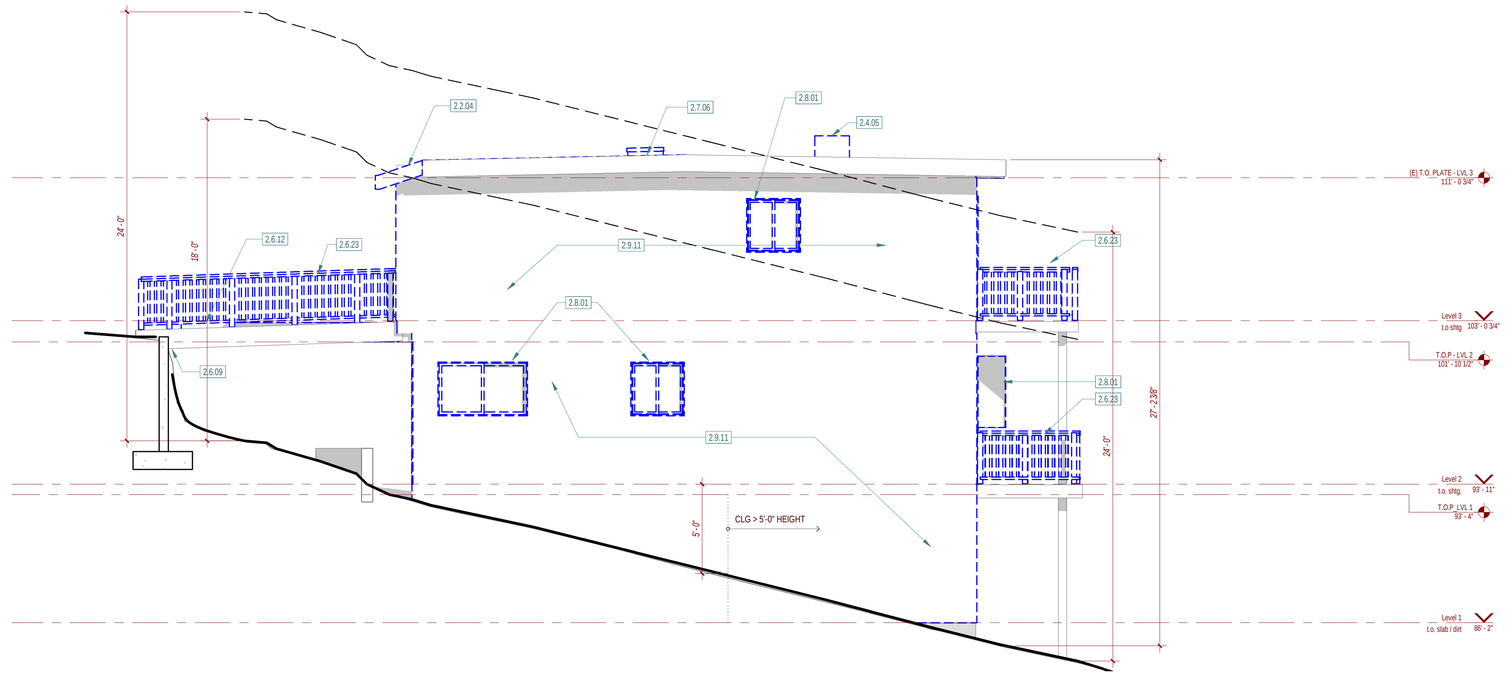
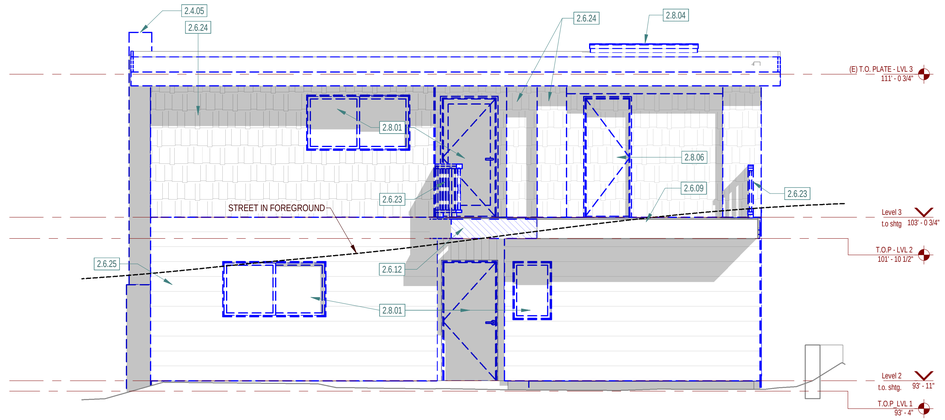


2 NORTH ELEVATION (E)
1/4" = 1'-0"



1 EAST ELEVATION (E)
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.6.25	REMOVE (E) RED WOOD LAP SIDING
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT
2.8.06	REMOVE EXISTING GARAGE DOOR
2.9.11	REMOVE (E) STUCCO

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LICENSED ARCHITECT
PATRICK LEMPERT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN: 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING / DEMO EXTERIOR ELEVATIONS

A3.01

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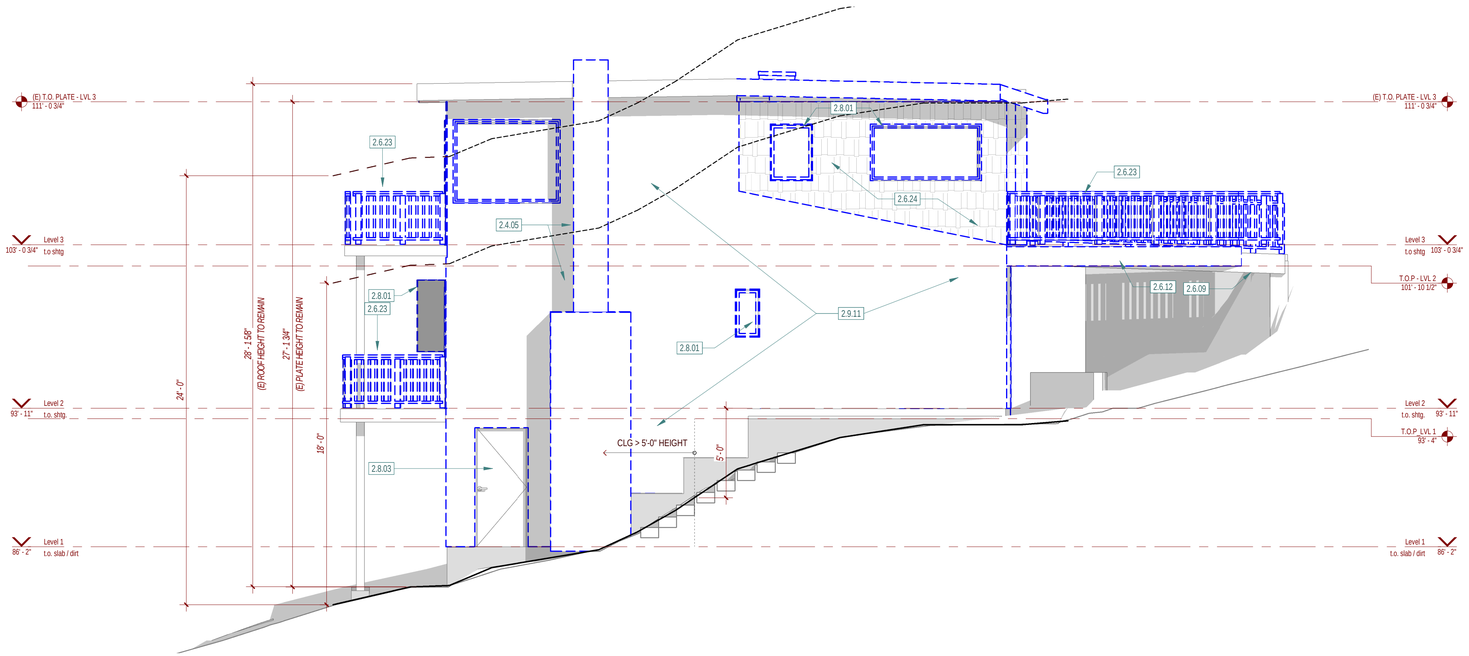
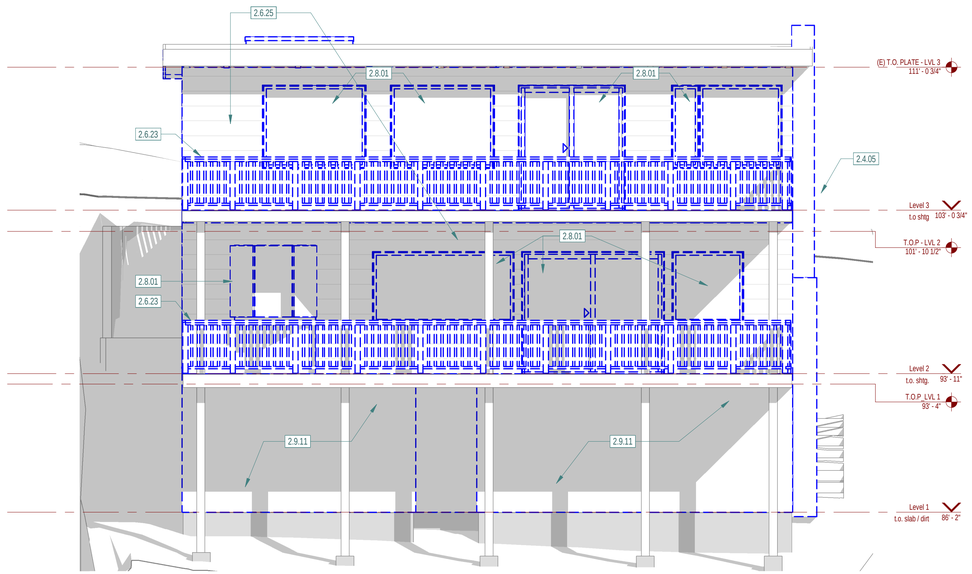


1 SOUTH ELEVATION (E)
1/4" = 1'-0"



2 WEST ELEVATION (E)
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.09	(E) WOOD DECK TO REMAIN
2.6.12	REMOVE (E) WOOD DECK
2.6.23	REMOVE (E) WOOD RAILING
2.6.24	REMOVE (E) CEDAR SHINGLES
2.6.25	REMOVE (E) RED WOOD LAP SIDING
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.03	(E) DOOR / WINDOW TO REMAIN
2.9.11	REMOVE (E) STUCCO

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PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
EXISTING / DEMO EXTERIOR ELEVATIONS

A3.02

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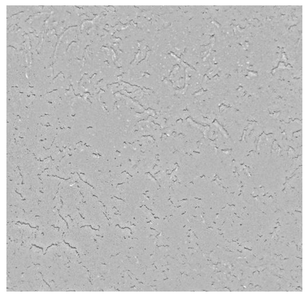
7.7 PAINTED FASCIA AND ALUMINUM GUTTER AND DOWNSPOUTS COLOR TO BE "ZINC GREY" BY AEP SPAN

6.10C - 1X6 ACCOYA SHIPLAP SIDING (VERTICAL) "FLINT ROCK" COLOR

8.17 NEW SOLID CORE FIR DOOR - STAINED

7.20 - PVC LOW SLOPE ROOF - COVERED WITH GREY PEBBLES (EPOXY ADHERED)

8.13 - ALUMINUM EXTERIOR DOORS AND WINDOWS - "BLACK" COLOR BY WEATHERSHIELD VUE WINDOWS



9.9 EXTERIOR PLASTER - SEMI SMOOTH FINISH COLOR TO BE "CLOUD COVER-1C110" BY OMEGA PRODUCTS

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SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-081-020-000

PLANNING SUBMITTAL

Scale:
Job: 2503

Sheet
EXTERIOR MATERIAL PALETTE

A3.10

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7.7 PAINTED FASCIA AND ALUMINUM GUTTER AND DOWNSPOUTS COLOR TO BE "ZINC GREY" BY AEP SPAN

6.10C - 1X6 ACCOYA SHIPLAP SIDING (VERTICAL) "FLINT ROCK" COLOR

8.17 NEW SOLID CORE FIR DOOR - STAINED

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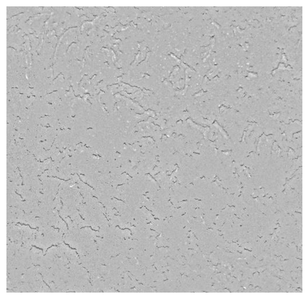

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PLANNING SUBMITTAL

Scale:
Job: 2503

Sheet
EXTERIOR MATERIAL PALETTE

A3.11

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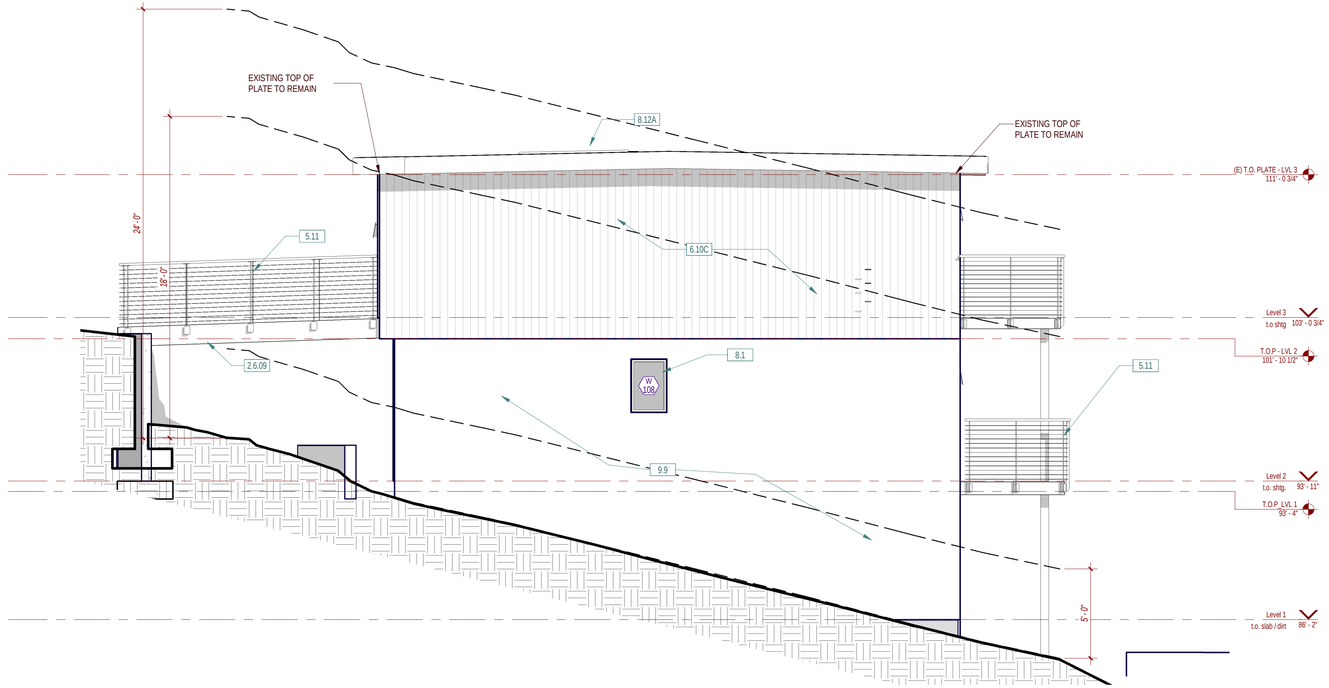
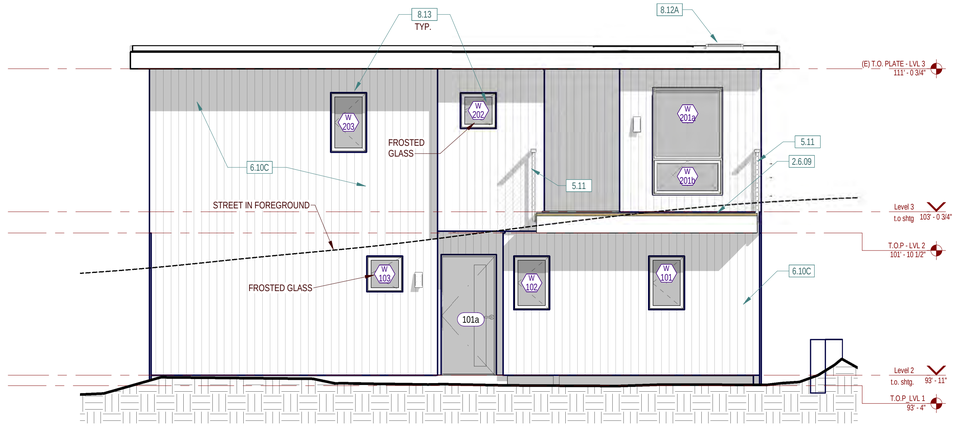


1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.09	(E) WOOD DECK TO REMAIN
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
6.10C	NEW WOOD VERTICAL T&G SIDING 5-1/8" EXPOSURE
8.1	NEW ALUMINUM WINDOWS AND DOORS
8.12A	FLAT SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS AND INTERIOR SHADE
8.13	NEW WOOD/ALUMINUM CLAD WINDOWS AND DOORS
9.9	NEW 3 COAT PLASTER

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EXP. 05/27
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SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
PROPOSED EXTERIOR ELEVATIONS

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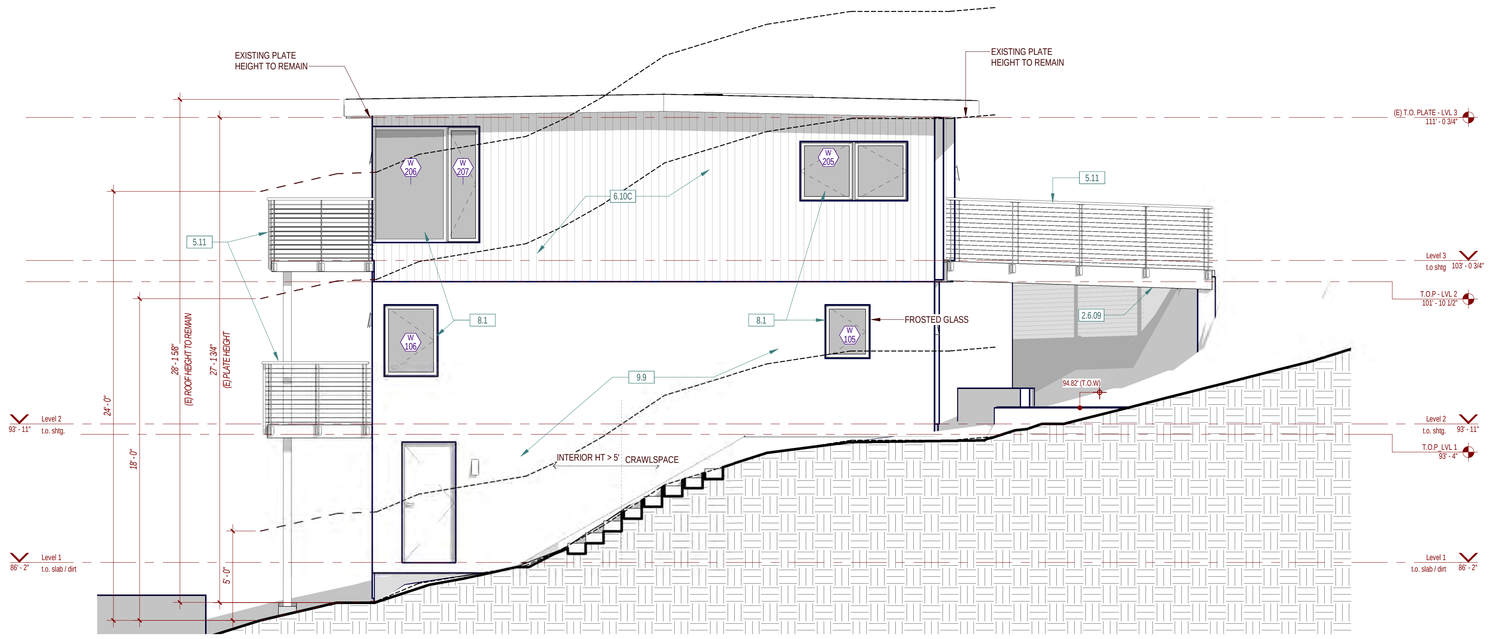
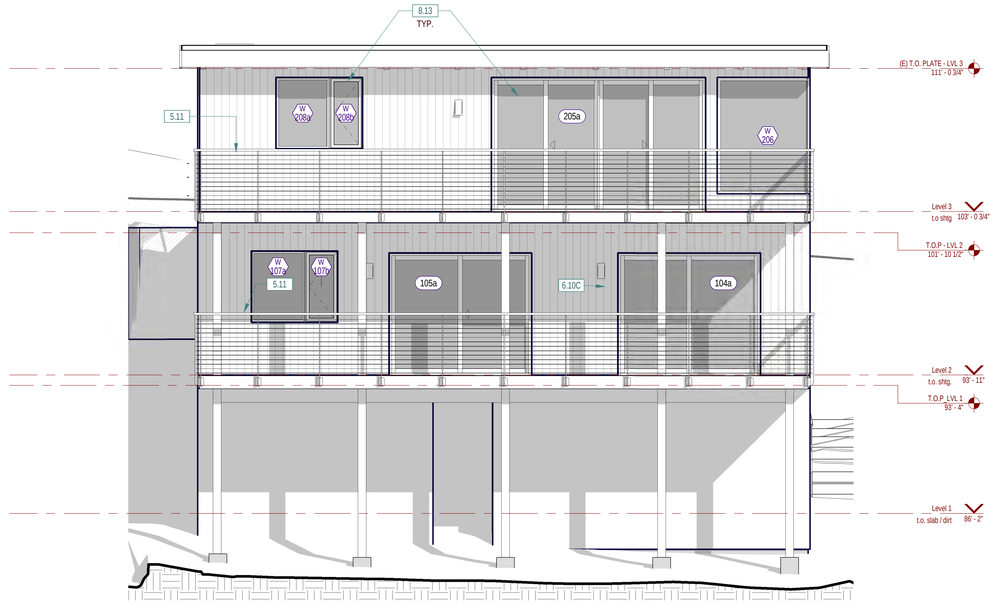


1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.6.09	(E) WOOD DECK TO REMAIN
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8.1	NEW ALUMINUM WINDOWS AND DOORS
8.13	NEW WOOD/ALUMINUM CLAD WINDOWS AND DOORS
9.9	NEW 3 COAT PLASTER

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LICENSED ARCHITECT
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SHEET ISSUE

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MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
PROPOSED EXTERIOR ELEVATIONS

A3.22

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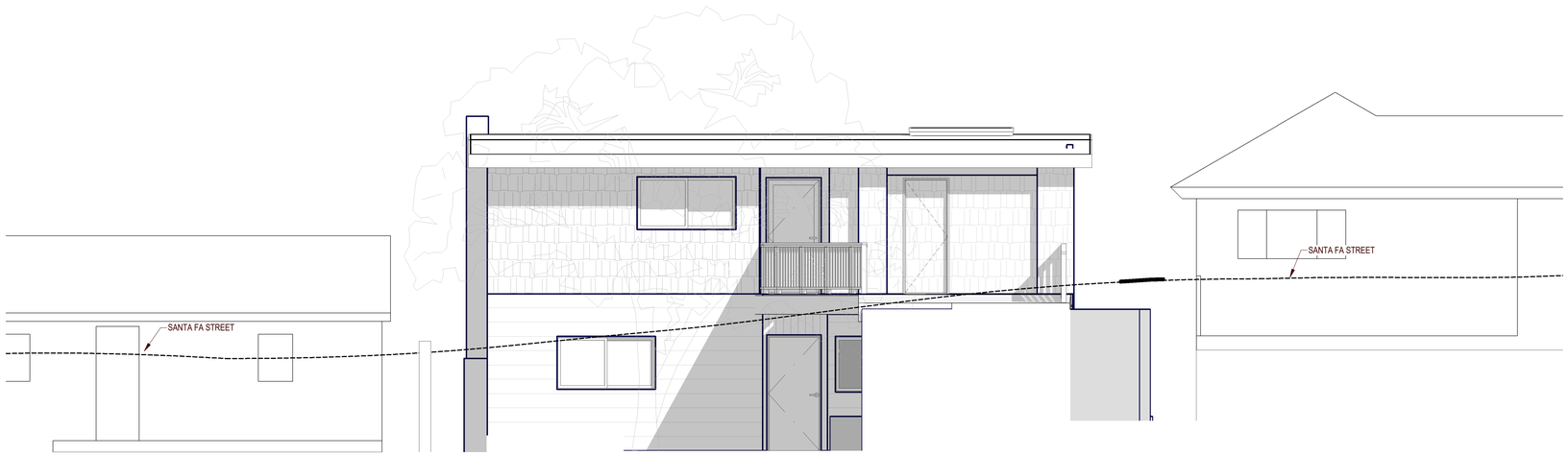
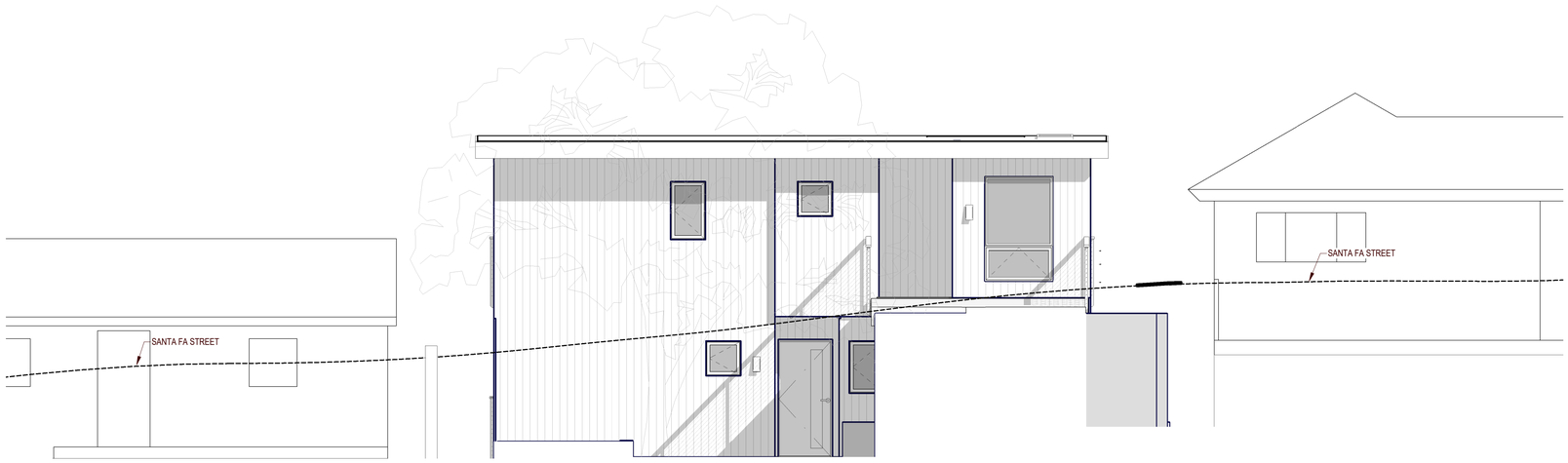


1 STREET ELEVATION - EXISTING
1/4" = 1'-0"



2 STREET ELEVATION - PROPOSED
1/4" = 1'-0"

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EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

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RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
STREET ELEVATIONS

A3.23
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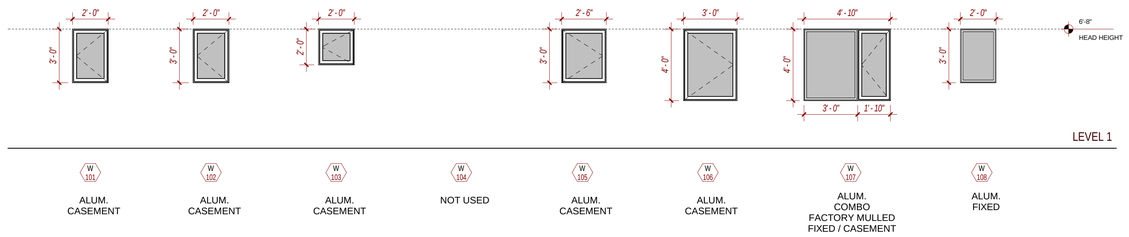
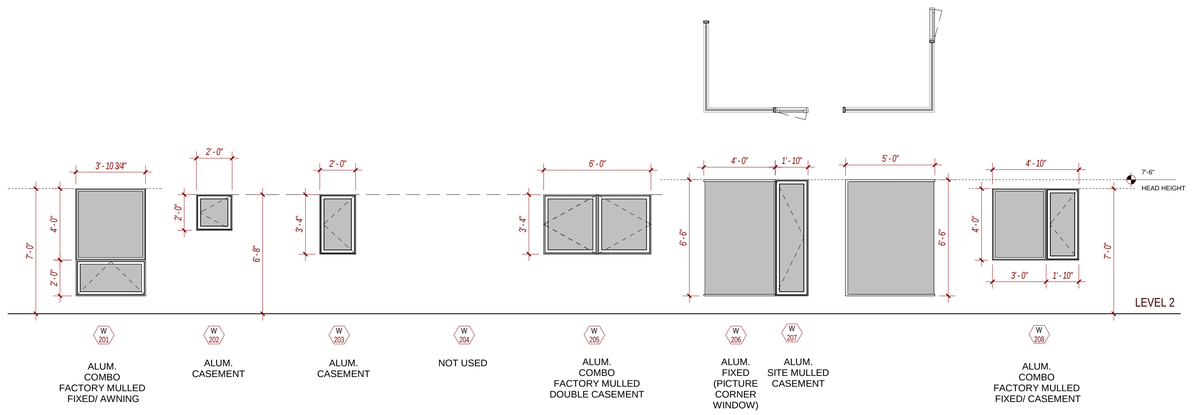
DOOR SCHEDULE

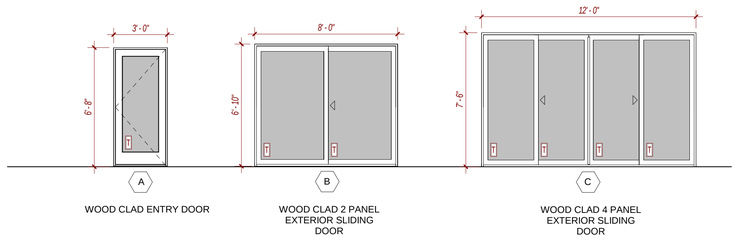
DOOR NO.	ORIENTATION FROM ROOM NAME	ORIENTATION TO ROOM NAME	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL.	FRAME FINISH	HRDW GROUP	COMMENTS
101a	EXTERIOR	JADU	3' - 0"	6' - 8"	0' - 1 3/4"	-	A						
104a		BEDROOM #1	8' - 0"	6' - 10"	0' - 4 7/8"		B						
105a		FAMILY ROOM	8' - 0"	6' - 10"	0' - 4 7/8"		B						
205a		LIVING / DINING	12' - 0"	7' - 6"	0' - 4 27/32"		C						





WINDOW TYPES
1/4" = 1'-0"

NOTE:
T= TEMPERED



DOOR TYPES
1/4" = 1'-0"

GENERAL NOTES

1. **CONTRACTOR TO COORDINATE EXACT ROUGH OPENINGS & HEADER HEIGHTS FOR DOORS & WINDOWS BASED ON EXISTING FIELD CONDITIONS AND MANUFACTURER'S SUPPLIED SHOP DRAWINGS ILLUSTRATING ALL SILL / JAMB CONDITIONS.**

DOOR NOTES:

1. ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
2. SEE DOOR TYPES FOR ELEVATIONS
3. GENERAL ABBREVIATIONS:
   WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINIUM,
   GLS = TEMPERED GLASS, FG = FIBERGLASS

WINDOW NOTES:

1. WINDOWS
   MFG: WEATHER SHIELD - VUE SERIES
   GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED
   MTL: ALUM.
   COLOR: BLACK
2. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
3. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
4. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
5. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
6. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
7. ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

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LEWIS LEBRATT
NO. C28415
EXP. 05/27
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER:
MALCOLM AND MICHELE STEWART

RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 1/4" = 1'-0"
Job: 2503

Sheet
DOOR AND WINDOW SCHEDULE

A6.00

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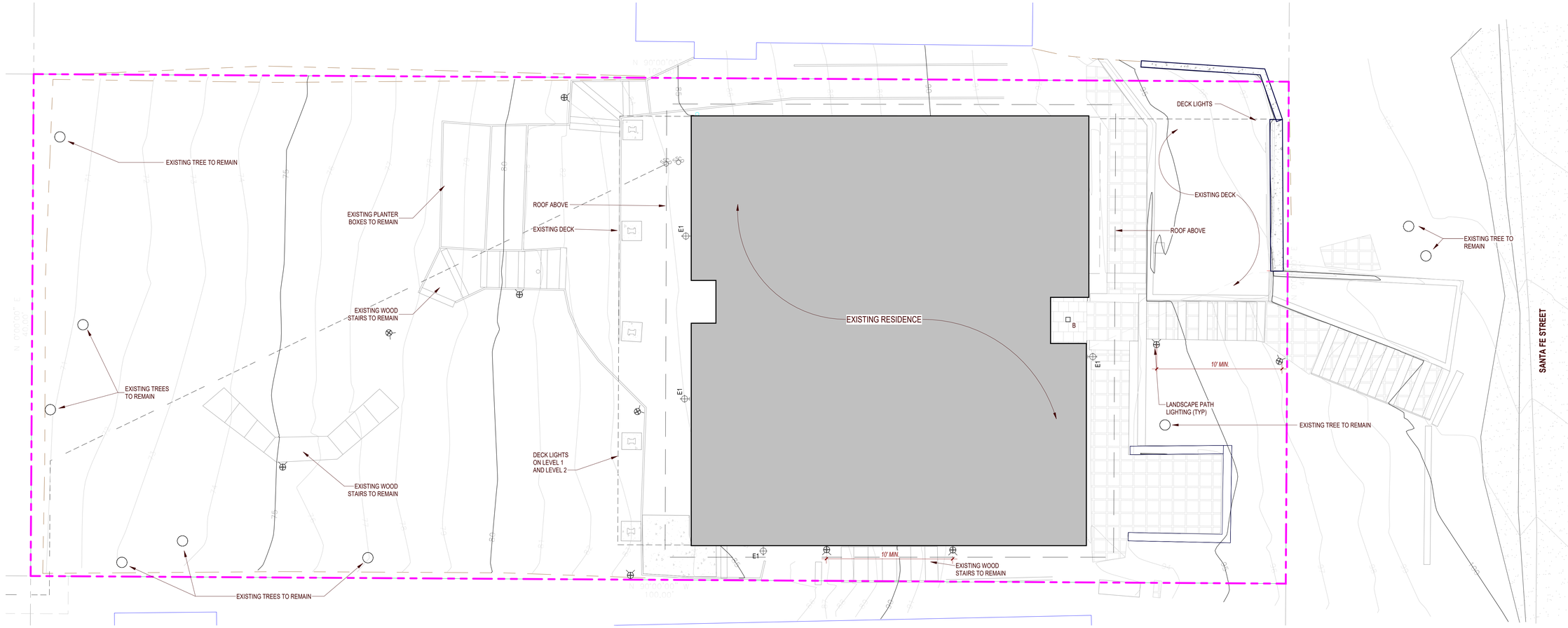
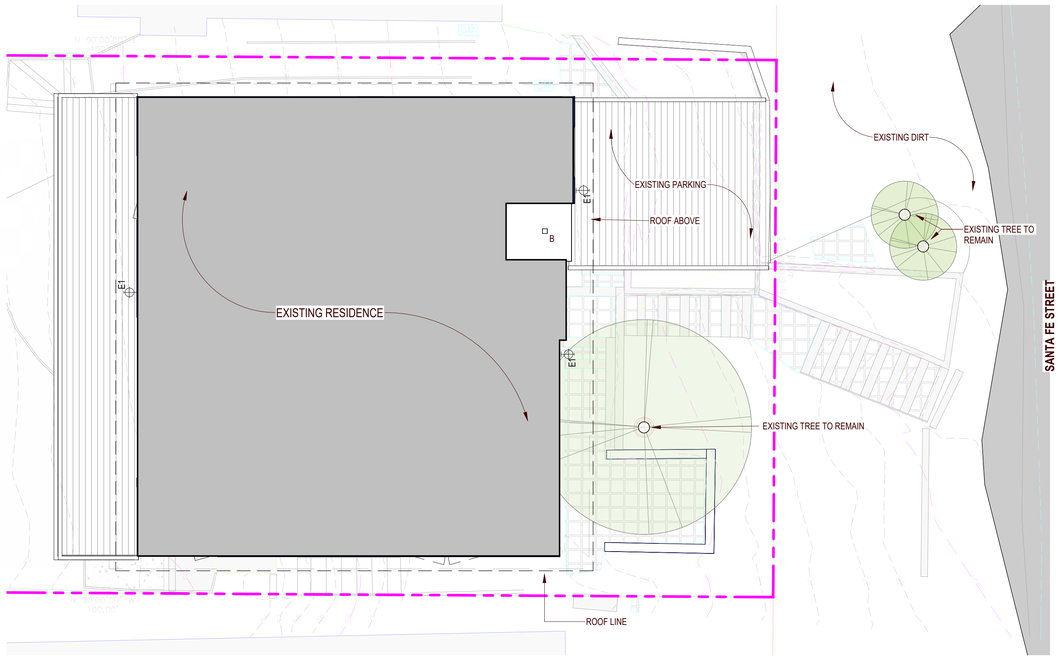


1 SITE LIGHTING
1/4" = 1'-0"

LED RECESSED CEILING LIGHT - TYPE 'B'
1" RECESSED CAN LIGHT BY WAC LIGHTING - HR-LED251E-30-BN
TUSCAN BRONZE FINISH - 4 WATTS - 316 LUMENS MAX (DIMMABLE)

L.E.D. WALL SCONCE - TYPE 'E1'
CUBIX BY WAC LIGHTING - WS-W220208-30-BZ
BRONZE FINISH - 18 WATTS - 325 LUMENS

LANDSCAPE L.E.D. PATH LIGHT
DOME PATH LIGHT BY KICHLER - 15810BBR
BRONZE FINISH - 4 WATTS - 66 LUMENS



2 SITE LIGHTING AT STREET LEVEL
3/16" = 1'-0"

LEGEND

EXTERIOR LIGHTING

- B — LED RECESSED CEILING LIGHT
- E1 — EXTERIOR WALL SCONCE
- RECESSED WALL LIGHTING
- STAIR TREAD LIGHT
- POST MOUNTED DECK LIGHT @ 18" ABOVE DECK
- LANDSCAPE PATH LIGHT

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Scale: As indicated
Job: Project Number

Sheet
EXTERIOR LIGHTING PLAN

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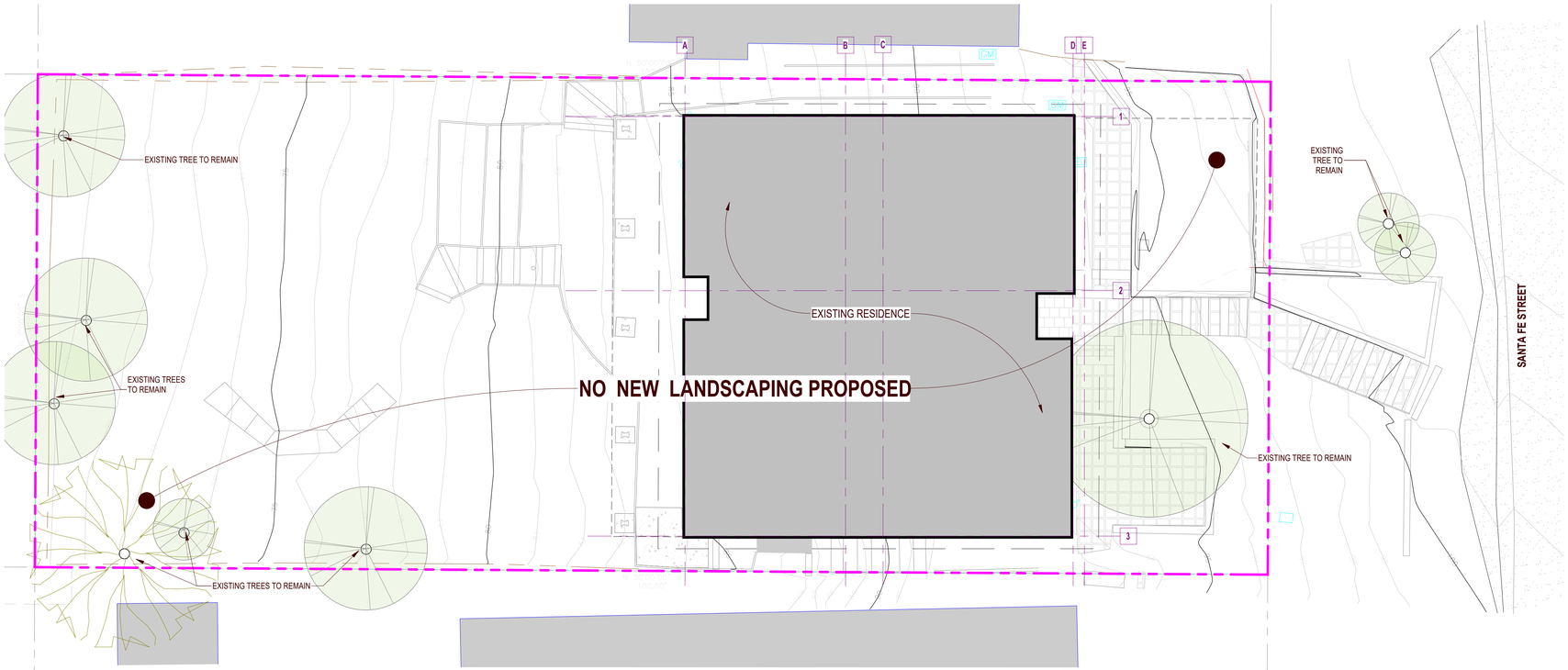
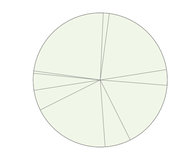
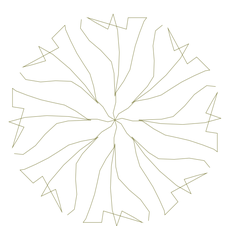


1 SITE - PROPOSED LANDSCAPE
3/16" = 1'-0"

PLANTING LEGEND



EXISTING OAK TREES



EXISTING PINE TREE

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RENOVATION TO THE STEWART RESIDENCE
Santa Fe, 4 SW of 4th
APN 010-091-020-000

PLANNING SUBMITTAL

Scale: 3/16" = 1'-0"
Job: Project Number

Sheet
LANDSCAPE PLAN

L1.00
2/19/2026 4:58:51 PM

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25172 (Munoz):** Consideration of a Concept Design Study, DS 25172 (Munoz), for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000

Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

Application: DS 25172 (Munoz)
APN: 010-222-014-000
Block & Lot: Block 32, Lot 17, 19
Location: 4th Avenue 3 northeast of Monte Verde Street
Applicant: Danwei Wang, Architect
Owner: Munoz Chris & Glide Mary

Recommendation:

Recommendation
Staff recommends the Planning Commission adopt a Resolution (**Attachment 1, Draft Resolution**):

1. Finding the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting a Concept Design Study, DS 25172 (Munoz), as conditioned, for substantial exterior alterations and a 407-square-foot addition to an existing

1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000.

Summary, Background, and Project Description:

The project site is a 4,000 square-foot resubdivided corner lot developed with a 1,141 square-foot single-story residence and a 181 square-foot detached studio. The site is located within the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. An 8' wide storm drain easement crosses the southeast corner of the property, and a 3' wide sewer line easement extends parallel to the west property line and crosses the northwest corner of the property. The proposed project, DS 25172 (Munoz), avoids both easement areas.

The applicant proposes substantial exterior alterations to the existing residence (**Attachment 2, Proposed Plans**, and **Attachment 3, Site Photos**). A 120 square-foot area at the northwest corner of the existing residence is proposed to be demolished, with two separate addition areas of 506 square feet and 18 square feet bringing the residence floor area to 1,548 square feet. The 506 square-foot addition is proposed to be located at the south elevation of the existing residence. The 18 square-foot addition is proposed to be located at the rear of the residence. The applicant proposes to replace existing board and bat siding with Hardie siding, install new fenestration, and modestly increase the height of the residence throughout. The applicant is also proposing to fully demolish the existing detached 181 square-foot studio and construct a new 250 square-foot detached garage in the front setback, at the property line. The new 1,548 square-foot residence and 250 square-foot garage result in a total floor area of 1,798 square feet, which is under the maximum allowed floor area of 1,800 square feet.

The existing residence is 11 feet, 4 inches tall, with an 11 foot plate height, and the proposed residence is 13 feet, 10 inches tall, with an 11 foot, 11 inch plate height. The proposed height and plate are below the maximum allowed 18 foot building height and 12 foot plate height for a one-story building. New construction meets the minimum required setbacks.

The site contains four trees, all of which are rated significant: tree no. 1 is a Coast live oak; tree no. 2 is a Monterey pine; tree no. 3 is a deodar cedar; and tree no. 4 is a Coast live oak. The proposed residence and garage have been designed to avoid the root zones of all trees. The Forester's recommended tree density for the site is 3 upper canopy trees and 1 lower canopy tree. As the lower canopy category is already satisfied, and one upper canopy tree already exists (the Monterey pine), two additional upper canopy trees would need to be planted. Condition of Approval No. 2 requires the applicant to provide a landscaping plan that satisfies the tree density prior to Final Details.

Staff Analysis:

The proposed alterations and additions to the one-story residence and construction of a detached garage comply with floor area and height limits as described above. There is an existing non-conforming setback at the northeast (east rear side) portion of the house which is proposed to be maintained in place; the proposed project does not increase the non-conformity be encroaching further towards the east property line. The portions of structure encroaching into the sewer easement are proposed to be demolished, as well as the eaves (greater than 18") along the west elevation of the residence which extend into the easement and 3' side setback. The residence is proposed to feature a 3/8"/12" pitch at the primary volume (presently, 1/4"/12") and a 2 ¼"/12" pitch at the rear volume (presently, 2 ¾"/12"), while the new detached garage is proposed to feature a 1/4"/12" pitch. The Residential Design Guidelines state: *The use of multiple roof pitches add unnecessary complexity to the roof form*. While projects are typically conditioned to feature a consistent roof pitch throughout, the existing pitches are already varied and the proposed pitches are sufficiently subtle to the eye and do not add unnecessary complexity to the roof form.

The size and scale of exterior doors have been a re-occurring topic at Commission hearings with most regular direction being that exterior doors should not exceed 6 feet, 8 inches tall. The applicant has proposed exterior doors of various heights: 8 foot 10 inches, 8 foot 6 inches, 8 foot, and 7 foot 10 inches. Design Guideline 9.3 states that *appropriately sized [doors] can be used to reduce scale and achieve well-integrated design. Making any of these elements oversized can exaggerate the building's scale and should be avoided*. Design Guideline 9.4 encourages design details and surface materials to be used throughout the full exterior of the building to maintain consistency. The Commission should consider the size and scale of the doors, and the varied dimensions, and provide direction as appropriate. The existing residence features varied door heights, though none exceed 7 foot 6 inches. Condition of Approval No. 6 has been added requiring reduction of door heights to 7 foot 6 inches (rather than the standard 6 foot 8 inches) throughout.

The applicant has proposed taupe-colored Hardie panel painted siding in Benjamin Moore "Pashmina" for the residence, and concrete siding for the garage. The proposed concrete siding is the Rieder oko line in Terracotta, Sahara, and Vanilla colors. While finish details may be finalized at Final Details, the Commission may wish to evaluate the proposed cladding and provide feedback to the applicant.

The proposed placement of the detached garage in the front setback requires findings to be made by the Planning Commission, per Carmel-by-the-Sea Municipal Code (CMC) Section 17.10.030.A.1, which states, "*To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street,"* provided that the proposal is compliant with the following municipal code requirements:

1. Garages/carports in the front setback shall not exceed 12 feet in width, 250

square feet in floor area and 15 feet in height.

Staff Response: The garage is proposed to be 12 feet wide, 20 feet, 10 inches long, 250 square feet, and 9 feet, 5 inches tall. The project meets standard No. 1.

2. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The existing right-of-way along the property frontage presently features dirt. The applicant is developing a landscaping plan to present at the Final Details hearing. Condition of Approval No. 2 requires the proposed landscaping to be consistent with Residential Design Guidelines as well as CMC Sections 17.34.040.C and 17.34.070, and 17.10.030.A.1a.i. As conditioned, the project meets standard No. 2.

3. The proposed setback encroachment would not impact significant trees.

Staff Response: The site features four significant trees. The proposed garage, located precisely at the front property line, does not encroach into any root zones. The project meets standard No. 3.

4. The protection of the free and safe movement of pedestrians and vehicles.

Staff Response: As represented in the plans, the garage location does not appear to impact the free and safe movement of pedestrians or vehicles. The roadway is flat and few properties are accessed via vehicle east of the subject property. This stretch of 4th Avenue does not accommodate high vehicular traffic. There does appear to be moderate pedestrian traffic, due to the location of a footbridge east of the subject property. However, there appears to be reasonable visibility maintained for pedestrians and vehicles alike. The project meets standard No. 4.

5. All development on site will be in scale with adjacent properties.

Staff Response: Residential Design Guideline 6.5 states, *Position a garage (or carport) to maximize opportunities for open space, views and privacy.* At 250 square feet, the proposed garage is the maximum permitted size. The square footage may be acceptable, considering the neighboring property directly west of the subject property – while set back significantly from the street – is two stories, and the neighboring property directly south of the subject property – while one story – is situated at a higher topography. The surrounding conditions indicate a one-story garage would be subordinate to immediately neighboring structures. However, a proposed site wall and projecting shed roof feature serve to effectively create the appearance of an attached garage, and attached garages are not permitted to encroach into the front setback. The applicant has proposed an 11-foot tall, 7-foot-wide projecting shed roof feature that fully spans the concrete deck area between the residence and the detached garage and overlaps the garage roof for approximately one foot. The projecting shed roof feature extends from directly below the residence eave and projects over the roof of the 9-foot, 5-inch-tall garage leaving approximately 1 foot, 7 inches of vertical clearance. A

proposed 11 foot tall site wall meets the west end of the projecting shed roof. These design elements create a visual appearance of an attached garage that extends all the way to the front property line, which is not in scale with adjacent properties. Condition of Approval No. 8 has been added requiring the omission of the 11-foot site wall and projecting shed roof feature. As conditioned, the proposed garage meets standard No. 5.

6. Placement of the garage within the front setback will add diversity to the neighborhood streetscape.

Staff Response: Concept Design Guideline 6.2 states, “Parking facilities that maintain or enhance variety along the street edge are encouraged.” The inclusion of a new detached garage in the front setback on the subject site would add diversity to the neighborhood, as no properties on the subject block feature detached garages. The project meets standard No. 6.

While the proposed garage appears to meet the necessary findings for a garage in the front setback, as conditioned, a proposed 6” concrete site wall proposed within the right-of-way does not appear to meet the findings for a permanent encroachment, as described in CMC Section 12.08.060. It additionally does not meet Design Guideline 2.3, which states, *A plain concrete curb is usually inappropriate in all neighborhoods*. Should the applicant choose to pursue a permanent encroachment permit for the proposed right-of-way wall, the permit would be considered by the City Council. However, the Planning Commission may provide comments on the proposed feature for the Council’s consideration. Condition of Approval No. 7 has been added requiring the applicant to omit the encroaching feature, or obtain a permanent encroachment permit and associated insurance prior to Final Inspection.

Other Project Components:

Public Correspondence: At the time of writing this report, staff has received two public correspondence letters (**Attachment 4, Public Correspondence**). Staff has confirmed the proposed garage sits at the property line and does not encroach into public property.

Environmental Review

Staff recommends that acceptance of a Concept Design Study be found to be “not a project” as defined in Public Resources Code Section 21065 and Section 15378 of the CEQA Guidelines. Consideration of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1 - Resolution, Conditions, Plans
2. Attachment 2 - Project Plans
3. Attachment 3 - Site Photos

4. Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACCEPTANCE OF THE CONCEPT DESIGN STUDY IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378; AND ACCEPTING CONCEPT DESIGN STUDY, DS 25172 (MUNOZ), FOR SUBSTANTIAL EXTERIOR ALTERATIONS AND A 407-SQUARE-FOOT ADDITION TO AN EXISTING 1,141-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, AND THE DEMOLITION OF AN EXISTING 181-SQUARE-FOOT STUDIO TO BE REPLACED WITH A NEW 250-SQUARE-FOOT DETACHED GARAGE. THE PROJECT IS LOCATED ON 4TH AVENUE 3 NORTHEAST OF MONTE VERDE STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT, APN 010-222-014-000.

WHEREAS, on June 5, 2025, Danwei Wang, Architect ("Applicant"), submitted an application requesting approval of Design Study application ("DS 25172 (Munoz)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes a height increase, substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage; and

WHEREAS, the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040); and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to

the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was conducted on July 11, 2025. The property is located within the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay, Very High Fire Hazard Severity Zone and the Wildland Urban Interface. The property features a sewer easement and a storm drain easement. The City Forester issued a final annotated topographic map and corresponding tree evaluation survey on August 27, 2025.

    b. Historic Determination. The City's contracted professional architectural historian authored a Phase I Initial Historic Evaluation on July 12, 2025, concluding that the subject property, developed in 1962, appeared to relate to the historic context theme of Postwar Development (1946-1965) and the Postwar Modern Style property type established in Carmel's Historic Context Statement. Because a definitive determination could not be made without conducting additional research, a Phase I Intensive Historic Evaluation was prepared. The Intensive evaluation concluded that the property did not embody enough of the distinctive characteristics common to the Postwar Modern style of architecture in Carmel, and did not meet the eligibility requirements for any of the California Register criteria. Staff subsequently issued a Determination of Ineligibility for listing on the Carmel Inventory of Historic Resources on September 2, 2026 and no appeals were received.

3. The Planning Commission has considered the DS 25172 (Munoz) application, including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, and as determined, the required findings (see Sections 1, 2, and 3 below) can be made. Therefore, the Planning Commission accepts the Concept design.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

Section 1: FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section

17.64.080.A).

1. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: The project, as proposed and conditioned, conforms to the applicable zoning standards for a single-family residence in the Single-Family Residential (R-1) District. The project does not require a use permit or variance. The project includes placement of a detached garage within the front setback that requires approval of the Planning Commission, which is considered as an exception. The project site is a 4,000 square-foot resubdivided corner lot developed with a 1,141 square-foot single-story residence and a 181 square-foot detached studio. An 8 foot wide storm drain easement crosses the southeast corner of the property, and a 3 foot wide sewer line easement extends parallel to the west property line and across the northwest corner of the property.

    b. Evidence: The applicant proposes a height increase and substantial exterior alterations to the existing residence. A 120 square-foot area at the northwest corner of the existing residence is proposed to be demolished, with two new separate addition areas of 506 square feet and 18 square feet bringing the residence floor area to 1,548 square feet. The 506 square-foot addition would be located at the south elevation of the existing residence, and the 18 square-foot addition would be located at the rear of the residence. The applicant is also proposing to fully demolish the existing detached 181 square-foot studio and construct a new 250 square-foot detached garage in the front setback. The new 1,548 square-foot residence and 250 square-foot garage result in a total floor area of 1,798 square feet, which is under the maximum allowed floor area of 1,800 square feet.

    c. Evidence: The existing residence is 11 feet 4 inches tall, with an 11 foot plate height. The proposed residence is 13 feet 10 inches tall, with an 11 foot 11 inch plate height. The proposed height and plate are below the maximum allowed 18 foot building height and 12 foot plate height for a one-story building.

    d. Evidence: New construction meets the minimum required setbacks. The existing non-conforming setback at the northeast portion of the house is proposed to be maintained in place; the proposed project does not increase the non-conformity by encroaching further towards the east property line. The portions of structure encroaching into the sewer easement are proposed to be demolished, as well as the eaves (greater than 18") along the west elevation of the residence which extend into the easement and 3 foot side setback. The onsite additions proposed under DS 25172 (Munoz) avoid both the sewer line and storm drain easement areas.

2. Finding – Forest, Open Space and Site Design: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public

right-of-way that is characteristic of the neighborhood.

a. Evidence: The site contains four trees, all of which are rated significant: tree no. 1 is a Coast live oak; tree no. 2 is a Monterey pine; tree no. 3 is a deodar cedar; and tree no. 4 is a Coast live oak. The proposed project has been designed to avoid the root zones of all trees. The Forester's recommended tree density for the site is 3 upper canopy trees and 1 lower canopy tree. As the lower canopy category is already satisfied, and one upper canopy tree already exists (the Monterey pine), two additional upper canopy trees would need to be planted. Condition of Approval No. 2 requires the applicant to provide a landscaping plan that includes the species, size, and location of new trees to be planted on-site necessary to meet the site's recommended tree density; landscaping consistent with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines; and landscaping consistent with the requirements of CMC 17.10.030.A.1.a.i.

b. Evidence: The subject property gently slopes to the southwest. The project includes approximately 27.3 cubic yards of cut, and 16.3 cubic yards of fill to accommodate the proposed addition at the south elevation, the proposed detached garage, and the concrete deck area between the residence and garage. No onsite grading is proposed within the root zones of significant trees. The driveway, however, which is entirely proposed to be located on City property, does encroach into the root zone of tree no. 2. The proposed driveway crosses undisturbed, uncompacted dirt and any cut required to lay proposed pavers has the potential to damage roots. Condition of approval no. 9 has been added: Prior to Final Details, the applicant shall consult with the City Forester and revise the driveway plan accordingly, if necessary, to avoid damage to the roots of tree no. 2.

c. Evidence: As conditioned, the project is consistent with Land Use & Community Character policies including: 1) Policy P1-38 which speaks to neighborhood character, forest resources, character of the street, topography, setbacks, landscaping, and diversity in architecture while preserving the broader elements of community design that characterize the streetscape within each neighborhood; 2) Policy P1-39, which speaks to sensitive site improvements and respect of existing topography and vegetation; and 3) Policy P1-44 which speaks to retention of significant trees and protection of existing significant trees, and continuity of landscape elements throughout the neighborhood. The project, as conditioned, can be found consistent with Residential Design Guidelines 1.1 through 1.4 which encourage preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. See Finding 1 and Finding 2 and supporting evidence above. As conditioned, the project meets Concept Finding No. 2.

3. Finding – Simplicity and Restraint: The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.

a. Evidence: The applicant has proposed a one-story residence that is 13'10" tall, with

an 11'11" plate height, under the maximum height limit of 18 feet with a 12-foot plate. Residential Design Guideline 8.1 states, *Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms*. Residential Design Guideline 8.2 states, *Use restraint when introducing variation in building planes. Keep building walls simple in the extent of variation in wall and roof planes. Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element. Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context*. Lastly, Design Guideline 9.2 states, *Keep building forms, materials, and details simple and visually restrained*. The proposed project features a simple building form and footprint, however, the roof overhang proposed at the south elevation, spanning the distance between the residence and the garage, is an unnecessary appendage that is inconsistent with neighborhood character. The proposed site wall and projecting shed roof feature serve to effectively create the appearance of an attached garage, and attached garages are not permitted to encroach into the front setback. The applicant has proposed an 11-foot tall, 7-foot-wide projecting shed roof feature that fully spans the concrete deck area between the residence and the detached garage and overlaps the garage roof for approximately one foot. The projecting shed roof feature extends from directly below the residence eave and projects over the roof of the 9-foot, 5-inch-tall garage leaving approximately 1 foot, 7 inches of vertical clearance. A proposed 11' tall site wall meets the west end of the projecting shed roof. These design elements create a visual appearance of an attached garage that extends all the way to the front property line, which is not in scale with adjacent properties. Condition of Approval No. 8 has been added requiring the omission of the 11-foot site wall and projecting shed roof feature.

b. Evidence: The proposed one-story residence and detached garage comply with floor area and height limits. Existing non-conforming setbacks are proposed to be maintained in place; the proposed project does not increase the non-conformity. The residence is proposed to feature a 3/8"/12" pitch at the primary volume (presently, 1/4"/12") and a 2 ¼"/12" pitch at the rear volume (presently, 2 ¾"/12"), while the new detached garage is proposed to feature a 1/4"/12" pitch. The Residential Design Guidelines state: *The use of multiple roof pitches add unnecessary complexity to the roof form*. While projects are typically conditioned to feature a consistent roof pitch throughout, the existing pitches are already varied and the proposed pitches are sufficiently subtle to the eye and do not add unnecessary complexity to the roof form.

4. Finding – Human Scale, Mass and Bulk: The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and would not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

a. Evidence: The proposed project is human scale with a 13'10" tall roof and an 11'11" plate height. The massing of the building is human scaled, and similar in size and scale to other buildings in the neighborhood. The proposed height is compatible with the site and surrounding development. The 11 foot site wall and the projecting shed roof feature should be omitted to avoid excess mass and bulk that is out of context with surrounding homes.

b. Evidence: The size and scale of exterior doors have been a re-occurring topic at Commission hearings with most regular direction being that exterior doors should not exceed 6 feet, 8 inches tall. The applicant has proposed exterior doors of various heights: 8'10", 8'6", 8' and 7'10". Design Guideline 9.3 states that *appropriately sized [doors] can be used to reduce scale and achieve well-integrated design. Making any of these elements oversized can exaggerate the building's scale and should be avoided*. Design Guideline 9.4 encourages design details and surface materials to be used throughout the full exterior of the building to maintain consistency. The Commission should consider the size and scale of the doors, and the varied dimensions, and provide direction as appropriate. The existing residence features varied door heights, though none exceed 7'6". Condition of Approval No. 6 has been added requiring reduction of door heights to 7'6" (rather than the standard 6'8") throughout.

5. Finding – Public and Private Views: The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.

    a. Evidence: Adverse privacy or view impacts associated with the project have not been identified. Correspondence from neighbors or the public indicating any privacy or view impacts have not received.

    b. Evidence: Based on the information available at the time of writing this report, the project is consistent with the applicable Residential Design Guidelines pertaining to Privacy and Views, and meets Concept Phase Approval Finding No. 5 pertaining to public and private views, and solar access.

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

    a. Evidence: As illustrated in the City's General Plan Land Use Map, Figure 1.3 of the General Plan/Coastal Land Use Plan, the land use designation of the site is "Single Family Residential". As described in the Plan(s), *"this land use designation is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. Above-ground building intensity in this area may not exceed 45 percent floor area ratio and all development requires at least 45 percent open space. Proportionately less floor area and greater open space are required on larger lots."*

The project consists of the substantial remodel and expansion of an existing single-family residential dwelling, and the demolition of an existing studio to be replaced with a detached garage. The scope of work is consistent with the land use designation as well as the underlying zoning for the site. The zoning designation for the site is Single Family (R-1), and the new single-family dwelling meets the associated development standards for a single-family dwelling.

b. Evidence: *"The proposed use is in conformance with, or would not impede implementation of, the goals and policies of the General Plan and the Coastal Land Use Plan and the intent thereof."*

As demonstrated in Section 2, Finding 1, Evidence "a", both the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations. The use does not impede the implementation, goals, or policies of the General Plan or Coastal Land Use Plan.

c. Evidence: *"The proposed use is established and maintained in a manner consistent with all elements of the General Plan and the Coastal Land Use Plan, and all applicable provisions contained therein."*

As demonstrated in Section 1, Finding 1, Evidence "a", the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations.

d. Evidence: *The proposed physical development conforms with the goals and policies of the General Plan and the Coastal Land Use Plan, including, but not limited to, such design considerations as: Providing public access, recreational use of, and views to open-space lands, while protecting natural resources; Maintaining a mix of commercial uses compatible with the character of Carmel-by-the-Sea as a residential village; and Ensuring that design considers such items as natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns*.

i. The project has no impact on public access or open space. It does not conflict with the policies described in the Coastal Access and Recreation Element of the General Plan/Coastal Land Use Plan as these policies do not relate to the proposed project. The project does not adversely impact public or private views (CMC Section 17.64.080.A.5).

ii. The applicant has adequately demonstrated the areas of site disturbance. Sheet A1.5 of the project plans (**Exhibit B**) identify that 27.3 cubic yards of cut and 16.3 cubic yards of fill are proposed in the area of the proposed south addition, detached garage, and concrete deck between. The project is consistent with the Residential Design Guidelines (Guidelines 3.1-3.4) as: there is no construction located within steep slope areas; excavations are primarily located within the building footprint, as encouraged by the Residential Design Guidelines; and there are no abrupt changes in grade

between the subject site and adjacent properties.

e. Evidence: General Plan Policy P1-37 and P1-47 establish the standard of review - Design Review -and the use of the Residential Design Guidelines. The proposed project, as conditioned, is consistent with the requisite findings for Design Review approval and is found consistent with the Residential Design Guidelines.

   i. Design Guideline 9.5 states, *Use natural building materials. Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls*. Guideline 9.5 goes on to specify stone and stucco are also appropriate materials. The applicant has proposed taupe-colored Hardie panel painted siding in Benjamin Moore "Pashmina" for the residence, and concrete siding for the garage. The proposed concrete siding is the Rieder oko line in Terracotta, Sahara, and Vanilla colors. While finish details may be finalized at Final Details, the Commission may wish to evaluate the proposed cladding in the context of neighborhood character and provide feedback. While Hardie is not a natural material, the Planning Commission has found Hardie board to be an acceptable alternative to wood. Design Guideline 9.6 states, *Avoid the use of synthetic materials*, and *Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials*. Design Guideline 9.7 states, *Provide variety in building materials along a block*. The remainder of the block features wood (board and bat, or vertical wood siding) adobe brick, and stone cladding materials.

   ii. The proposed concrete deck between the house and garage is subject to Design Guideline 10.5, which speaks to appropriate patio materials and states, *Avoid using turf block and grey concrete* [a] *material uncharacteristic of a village in a forest*. Design Guideline 10.6 states, *Avoid formal or urban paving treatments such as grass-crete or wide areas of asphalt or concrete*. Design Guideline 11.5 speaks to garden walls and states, *Unfinished grey concrete and concrete block are inappropriate*. The use of concrete for a deck is inconsistent with the guidelines.

   iii. Design Guideline 9.11 states that any material other than unclad wood for windows is inappropriate. The Planning Commission has approved other materials on a case by case basis. The applicant is proposing metal-frame glazed doors and windows by Blomberg in "clear anodized aluminum." A specifications brochure will be included in the Final Details plan set.

7. Finding – Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.

   a. Evidence: The proposed project (residence and garage) on private property does not require the removal of any significant trees, is set back a minimum of six feet from significant trees, and does not encroach into the root zones of any of the significant trees. The driveway, however, which is entirely proposed to be located on City

property, does encroach into the root zone of tree no. 2. The proposed driveway crosses undisturbed, uncompacted dirt and any cut required to lay proposed pavers has the potential to damage roots. Condition of approval no. 9 has been added: Prior to Final Details, the applicant shall consult with the City Forester and revise the driveway plan accordingly, if necessary, to avoid damage to the roots of tree no. 2.

Section 2: FINDINGS REQUIRED FOR ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY

The purpose of the Archaeological Significance Overlay District is to implement the General Plan/Coastal Plan Land Use Plan and to:

A. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation; help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions;
B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean; and
C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. In accordance with CMC Section 17.20.020, the following standards shall apply to all building sites located in the AS district:

Pursuant to CMC Section 17.20.040, applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060.

1. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.040.

    a. Evidence: The applicant is required to submit an Archaeological Resource Management Report prior to scheduling for Final Details review (Condition of Approval No. 4). Notwithstanding, the City maintains a standard Condition of Approval for all projects (Condition of Approval No. 5) which requires work to immediately cease if cultural resources are discovered on the site.

Section 3: CEQA FINDING – NOT A PROJECT

1. Finding – Activity Not Subject to CEQA: Acceptance of the Design Concept is not an activity subject to CEQA.

    a. Evidence: Public Resources Code Section 21065 defines a project as an activity which may cause either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease,

permit, license, certificate, or other entitlement for use by one or more public agencies.

b. Evidence: CEQA Guidelines Section 15378 defines a project as the whole of an action, which has the potential for resulting in either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Section 65100-65700; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

c. Evidence: Pursuant to CMC Section 17.58.040.B.2, a Residential Track Two Design Study is a three-phase discretionary review process, where the application shall not be deemed complete until the design concept review is completed and a complete application for final details is submitted. Acceptance of this Design Concept does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. Therefore, the action is defined as a project and is not subject to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** acceptance of the Concept Design Study is not a project under CEQA as defined in Public Resource Code Section 21065 and CEQA Guidelines Section 15378, and **ACCEPT** the Concept Design Study DS 25172 (Munoz) for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Shelby Gorman
Chair Planning Commission Secretary

Attachment 1, Exhibit A, Conditions of Approval

CONDITIONS OF APPROVAL FOR CONCEPT ACCEPTANCE	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	**Landscape Plan.** Prior to scheduling for final details review, the applicant shall submit a landscape plan for review by the Planning Division, City Forester, and Planning Commission that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following: a. The species, size, and location of new trees to be planted on-site necessary to meet the site's recommended tree density; and b. Landscaping consistent with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines; c. Landscaping consistent with the requirements of CMC 17.10.030.A.1.a.i
3.	**Submittal Requirements.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.
4.	**Archaeological Resource Management Report**. Pursuant to CMC Section 17.20.040, applications for new construction or additions, alterations and remodels in the Archaeological Overlay involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060. The report shall be provided to the Planning Division prior to scheduling for Final Details.
5.	**Archaeological Resources**. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
6.	**Human Scale Doors.** The proposed project plans shall be revised to feature door heights no higher than 7'6".

7.	**Right-of-way**. The applicant shall submit a permanent encroachment application for any encroachments that meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) and obtain a permanent encroachment permit and insurance prior to issuance of a building permit. Alternatively, the applicant shall revise the plans to omit the proposed encroachment.
8.	**Omit Site Wall and Projecting Shed Roof**. The applicant shall submit revised plans prior to Final Details to omit the proposed 11-foot site wall and projecting shed roof feature spanning the distance between the residence and garage.
9.	**Driveway.** Prior to Final Details, the applicant shall consult with the City Forester and revise the driveway plan accordingly, if necessary, to avoid damage to roots of tree no. 2.

Attachment 1, Exhibit B, Project Plans

These plans and specifications are the property of the architect and may not be used in any way without permission. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

PROPOSED STREET ELEVATION

EXISTING HOUSE FACADE

EXISTING STREET ELEVATION

SHEET INDEX

1	COVER PAGE
2	SURVEY
3	EXISTING SITE PLAN
4	PROPOSED SITE PLAN
5	EXISTING ROOF PLAN
6	PROPOSED ROOF PLAN
7	PRELIMINARY GRADING AND DRAINAGE PLAN
8	EXISTING FLOOR PLANS
9	PROPOSED FLOOR PLANS
10	RENDERED PROPOSED FLOOR PLAN
11	SOUTH STREET ELEVATION
12	SOUTH ELEVATION
13	EAST ELEVATION
14	NORTH ELEVATION
15	WEST ELEVATION
16	STREETSCAPE ELEVATIONS
17	FINISH MATERIALS
18	EXISTING DOOR & WINDOW SCHEDULE
19	PROPOSED SKYLIGHT & WINDOW SCHEDULE
20	PROPOSED DOOR SCHEDULE
21	APPENDIX A - GRADING AND DRAINAGE PLAN
22	APPENDIX B - LANDSCAPE (FORTHCOMING)
23	APPENDIX C - ARCHAEOLOGICAL RESOURCE MANAGEMENT PLAN (FORTHCOMING)

PROJECT DATA

CLIENT NAME Chris Munoz & Mary Glide c/o Studio Schicketanz

ARCHITECT

Studio Schicketanz
P.O. Box 2704
Carmel, CA 93921
Phone: 831.238.6650 Fax: 831.309.9932
Contact: Danwei Wang
E-Mail: buildingpermit@studioschicketanz.com

PROPERTY ADDRESS 4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

APN/ LOT SIZE: 010-222-014 / 0.1 ACRES (4,000.0 SF)

ZONING: R-1

LOT TYPE: SUBDIVIDED CORNER LOT

LOT COVERAGE CALCULATIONS: (PER CARMEL-BY-THE-SEA ZONING CODE 17.10.030 SEC.C)

LOT SIZE 4,000 SF

	EXISTING	PROPOSED	ALLOWED
PERVIOUS	2,441 SF	1,952 SF	N/A
IMPERVIOUS	237 SF	268 SF	396 SF

FLOOR AREA CALCULATIONS:

	EXISTING	PROPOSED
MAIN HOUSE	1,141 SF	1,548 SF
DETACHED STUDIO	181 SF	0 SF
-	0 SF	0 SF
-	0 SF	0 SF
TOTAL W/O GARAGE	1,322 SF	1,548 SF
GARAGE	0 SF	250 SF
TOTAL W/ GARAGE	1,322 SF	1,798 SF

PER CARMEL-BY-THE-SEA ZONING
CODE 17.10.030 SEC.D TABLE 17.10-D ALLOWABLE FLOOR AREA IS 1,800 SF

FLOOR AREA RATIO: 33% 39%

ZONING REGULATIONS

SETBACKS:	EXISTING	PROPOSED	ALLOWED
FRONT YARD	43' - 2"	29' - 8"	10' - 0"
SIDE YARD STREET SIDE	4' - 8"	4' - 8"	9' - 0"
SIDE YARD	3' - 0"	3' - 0"	3' - 0"
REAR YARD	5' - 11"	3' - 0" *	3' - 0" *
COMPOSITE SIDE YARD	25.6% (4'-0 1/2")	25.6%(4'-0 1/2")	25% (4' - 0")

* AS PER CARMEL-BY-THE-SEA ZONING CODE 17.10.030 A THE REAR SETBACK IS THREE FEET FOR THOSE PORTIONS OF STRUCTURES LESS THAN 15 FEET IN HEIGHT.

BUILDING HEIGHT:

	EXISTING	PROPOSED	ALLOWED
BUILDING HEIGHT:	11' - 4"	13' - 10"	18' - 0"
PLATE HEIGHT:	11' - 0"	11' - 11"	12' - 0"

TREE REMOVAL: NO TREE TO BE REMOVED

PROPOSED GRADING:

CUT: 27.3 CY
FILL: 16.3 CY

WATER SOURCE: CALIFORNIA AMERICAN WATER

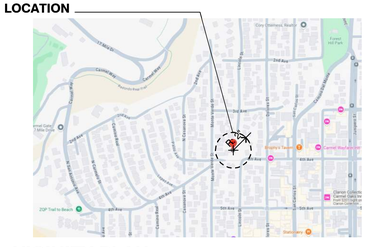
SEWER PROVIDER: CARMEL AREA WASTEWATER DISTRICT

ELECTRICITY PROVIDER: PG&E

SCOPE OF WORK

DEMOLITION OF EXISTING DETACHED STUDIO.
ADDITION OF 407 SF TO AN EXISTING 1,141 SF.
ADDING NEW DETACHED GARAGE. NO TREE SHALL BE REMOVED.

PROJECT LOCATION



VICINITY PLAN

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	COVER PAGE
SCALE	
DRAWN BY	PP
JOB NUMBER	2502
SHEET	1
	02/17/2026

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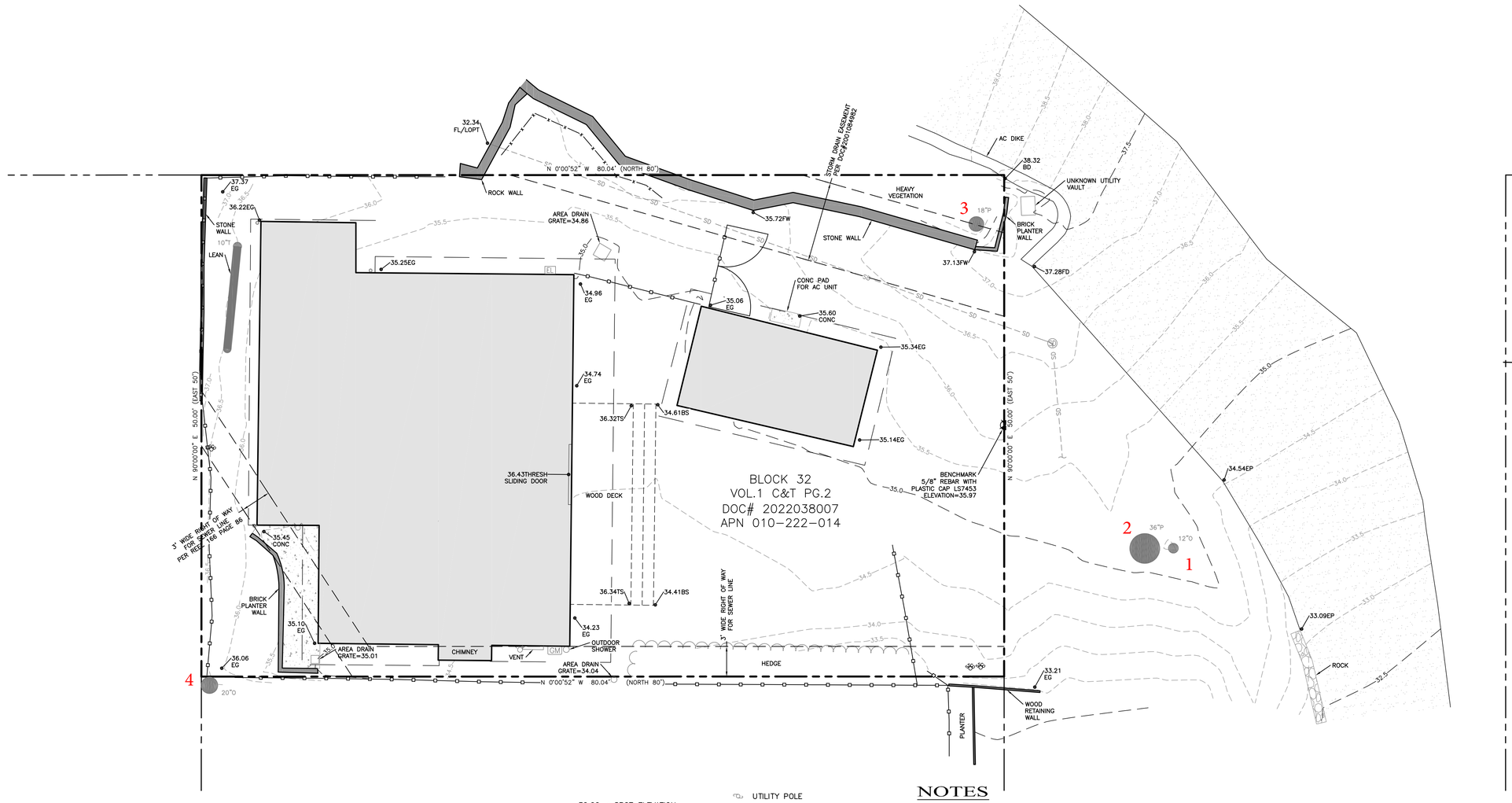

LEGEND

	PROPERTY LINE
	ROOF LINE
	WOOD FENCE
	METAL FENCE
SD	STORM DRAIN
OHW	OVERHEAD WIRE
85.0	MAJOR CONTOUR
	MINOR CONTOUR

5 0 2.5 5 10

1" = 5'

30.00 → SPOT ELEVATION

AC	ASPHALT
BD	BACK OF AC DIKE
BS	BOTTOM STAIRS
CONC	CONCRETE
E	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
ELEC	ELECTRICAL
FD	FACE OF AC DIKE
O	OAK TREE
P	PINE TREE
THRESH	THRESHOLD
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

- UTILITY POLE
- GUY WIRE
- WM WATER METER
- WATER VALVE
- IRRIGATION CONTROL
- FIRE HYDRANT
- HOSE BIB
- EL ELECTRICAL METER
- GM GAS METER
- SD STORM DRAIN MANHOLE
- SEWER CLEANOUT
- DOWNSPOUT

AC PAVEMENT

CONCRETE

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER TITLE REPORT ORDER NO: FWMN-5222200690-RS, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE HALF FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A 5/8" REBAR WITH PLASTIC CAP LS7453 AS SHOWN HEREON, HAVING AN ELEVATION OF 35.97 BASED UPON AN ASSUMED DATUM.

10. THE SANITARY SEWER EASEMENT GOES UNDER THE HOUSE. THERE WAS NO VISIBLE CLEAN-OUT AT THE ANGLE IN THE SEWER EASEMENT.

11. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER 2024.

LICENSED LAND SURVEYOR — BRIAN STANTON — No. 7453 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. STOUT — No. 59685 — CIVIL — STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 11/19/24
SCALE: 1" = 5'
JOB NUMBER: 24-59
LAST REVISED:
REVISED BY:

TOPOGRAPHIC SURVEY
4TH AVENUE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-222-014

PREPARED FOR:
CHRIS MUNOZ
(650)464-0841
chris@chrismunoz.com

SHEET 1
OF
1 SHEET

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

TITLE	SURVEY
SCALE	
DRAWN BY	
JOB NUMBER	2502
SHEET	2
	02/17/2026

2/16/2026 1:24:57 PM

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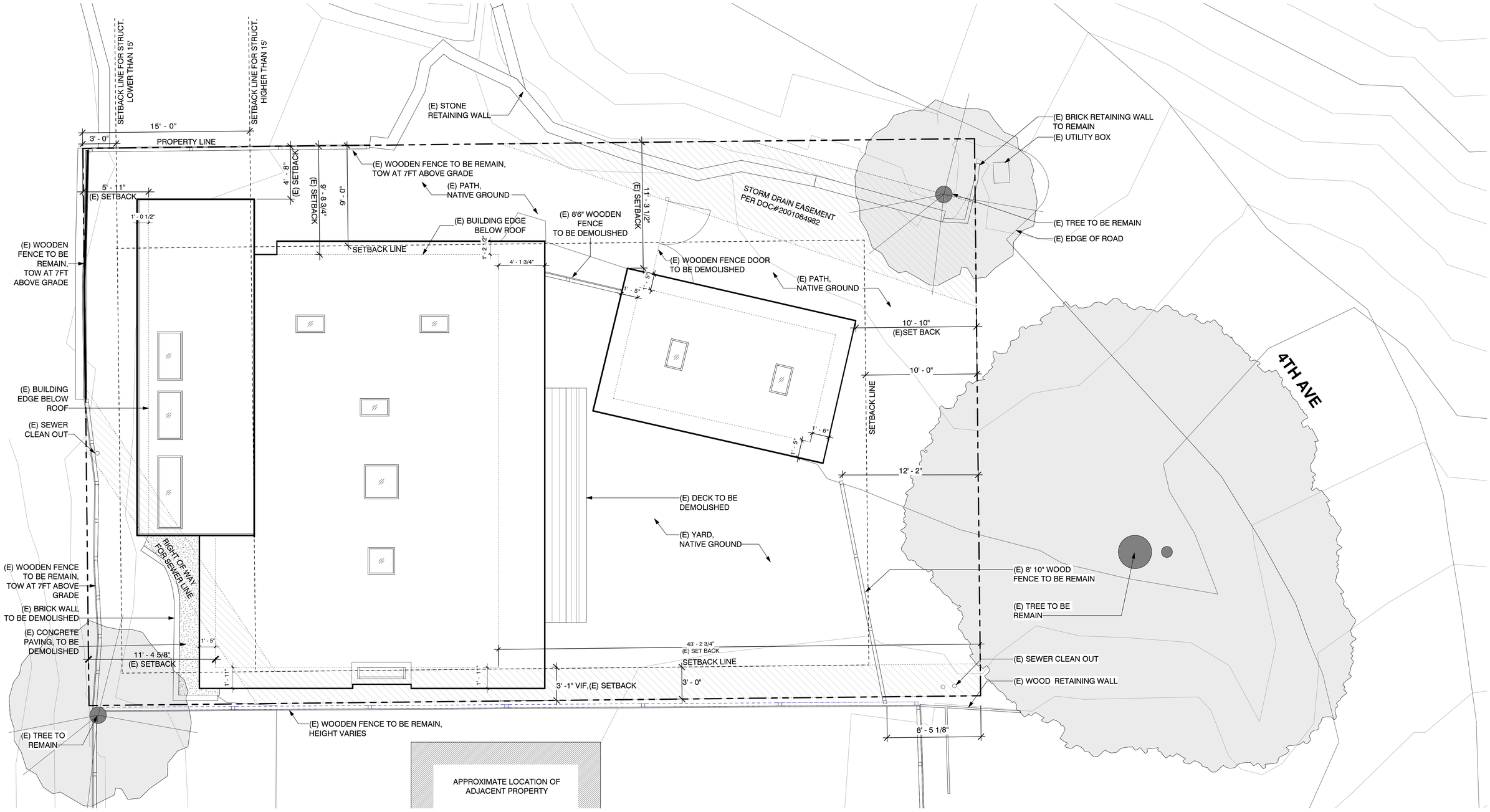

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	EXISTING SITE PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	3
	02/17/2026

2/17/2026 5:08:45 PM

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SETBACK LINE FOR STRUCT. LOWER THAN 15'
SETBACK LINE FOR STRUCT. HIGHER THAN 15'
15' - 0"
3' - 0"
PROPERTY LINE
5' - 11"
(E) SETBACK
4' - 8"
(E) SETBACK
9' - 8 3/4"
(E) SETBACK
(N) GATE
(N) 4'11" TRASH ENCLOSURE, PAINTED ALUMINUM COVER, PAINTED CEMENT SIDING
(N)SIDE YARD
(N) 4' 10" FENCE, WOOD PLANK
(N) 6' FREESTANDING WALL, CEMENT SIDING
9' - 0"
STORM DRAIN EASEMENT PER DOC#2001084982
SETBACK LINE
14' - 10 1/2"
(E) PATH, NATIVE GROUND
TR 3 STRUCT ROOT ZONE
R: 8' - 0"
TR 3 PROTECTION ZONE
R: 10' - 0"
(E) BUILDING EDGE BELOW ROOF
(N) BUILDING EDGE BELOW ROOF
4' - 0"
2' - 6"
1' - 6"
1' - 6"
1' - 6"
1' - 6"
1' - 6"
NEW ADDTION OF THE MAIN HOUSE (18 SQFT)
AREA DEMOLISHED (120 SQFT)
(N) GUTTER
RIGHT OF WAY FOR SEWER LINE
1' - 5 1/4"
(N)BACK YARD
14' - 5"
(N) SETBACK
(N) BUILDING EDGE BELOW ROOF
NEW ADDITION OF THE MAIN HOUSE (506 SQFT)
(N) BUILDING EDGE BELOW ROOF
(N) DETACHED GARAGE
(N) BUILDING EDGE BELOW ROOF
(N) WOODEN STEP
(N)FENCE WALL, GFRC T.O.W.+/- 11'
(N) YARD
SETBACK LINE
10' - 0"
29' - 8"
(N) SETBACK
SETBACK LINE
3' - 0"
EXISTING BUILDING EDGE
APPROXIMATE LOCATION OF ADJACENT PROPERTY
4TH AVE
(N) DRIVEWAY, ASPHALT UNDER SEPERATE PERMIT
14' - 0" DRIVEWAY
(N) CONCRETE RETAINNING WALL, TOW AT 6" ABOVE DRIVEWAY
R: 12' - 0"
TR 2 PROTECTION ZONE
R: 10' - 0"
TR 2 STRUCT ROOT ZONE
(E) 8' 10" WOOD FENCE TO BE REMAIN

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	PROPOSED SITE PLAN
SCALE	1/4" = 1'-0"
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JOB NUMBER	2502
SHEET	4
	02/17/2026

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MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	EXISTING ROOF PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	5
	02/17/2026

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SETBACK LINE FOR STRUCT. LOWER THAN 15'
SETBACK LINE FOR STRUCT. HIGHER THAN 15'
15' - 0"
3' - 0"
PROPERTY LINE
4' - 8" (E) SETBACK
9' - 0"
SETBACK LINE
R: 8' - 0"
TR 3 STRUCT ROOT ZONE
R: 10' - 0"
TR 3 PROTECTION ZONE
(E) BUILDING EDGE BELOW ROOF
(N) BUILDING EDGE BELOW ROOF
(N) GUTTER
2 1/4" / 12"
(N) GUTTER AT LOW ROOF
(N) GUTTER
(N) BUILDING EDGE
(N) ROOF, GRAVEL BALLAST
(N) ROOF, GRAVEL BALLAST
3/8" / 12"
(N) BUILDING EDGE BELOW ROOF
(N) DETACHED GARAGE
1/4" / 12"
1/4" / 12"
ROOF, GRAVEL BALLAST
4TH AVE
14' - 0" DRIVEWAY
MAIN HOUSE
3/8" / 12"
(N) FIREPLACE CHIMNEY W/METAL SHROUD. FINISH: SIDING
3' - 0"
2' - 4"
(N) GUTTER
3' - 5"
3' - 6"
SK-01
(N) HOOD EXHAUST
SK-02
3' - 6"
R: 12' - 0"
TR 2 PROTECTION ZONE
R: 10' - 0"
TR 2 STRUCT ROOT ZONE
SETBACK LINE
10' - 0"
(N) SKYLIGHT
(N) BUILDING EDGE BELOW ROOF
(N) PV PANELS, TYP.
14' - 5"
(N) SETBACK
(N) BUILDING EDGE BELOW ROOF
29' - 8"
(N) SETBACK
SETBACK LINE
3' - 0"
EXISTING BUILDING EDGE
APPROXIMATE LOCATION OF ADJACENT PROPERTY

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	PROPOSED ROOF PLAN
SCALE	1/4" = 1'-0"
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JOB NUMBER	2502
SHEET	6
	02/17/2026

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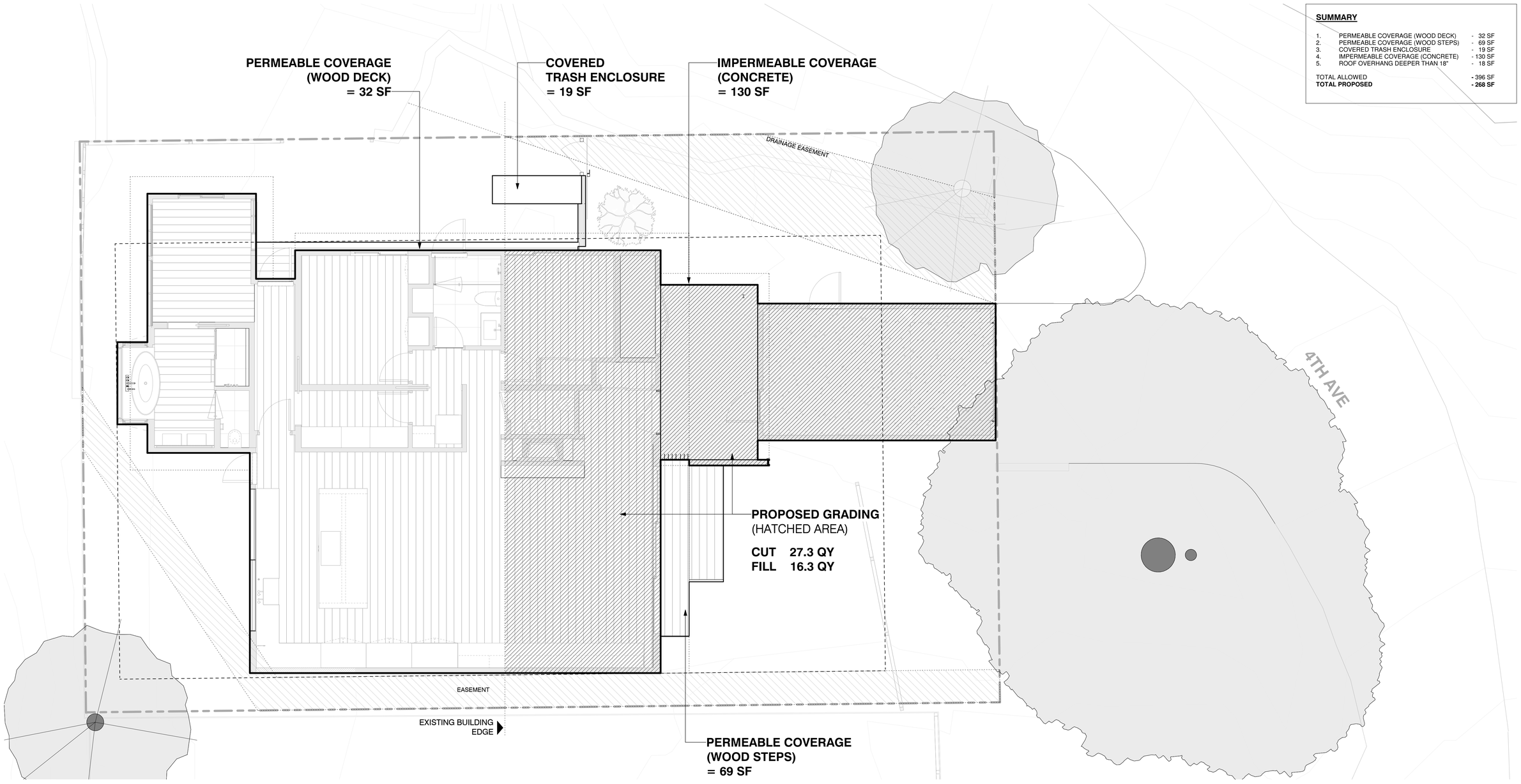

SUMMARY

1.	PERMEABLE COVERAGE (WOOD DECK)	- 32 SF
2.	PERMEABLE COVERAGE (WOOD STEPS)	- 69 SF
3.	COVERED TRASH ENCLOSURE	- 19 SF
4.	IMPERMEABLE COVERAGE (CONCRETE)	- 130 SF
5.	ROOF OVERHANG DEEPER THAN 18"	- 18 SF
TOTAL ALLOWED		- 396 SF
TOTAL PROPOSED		**- 268 SF**

1 PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	7
	02/17/2026

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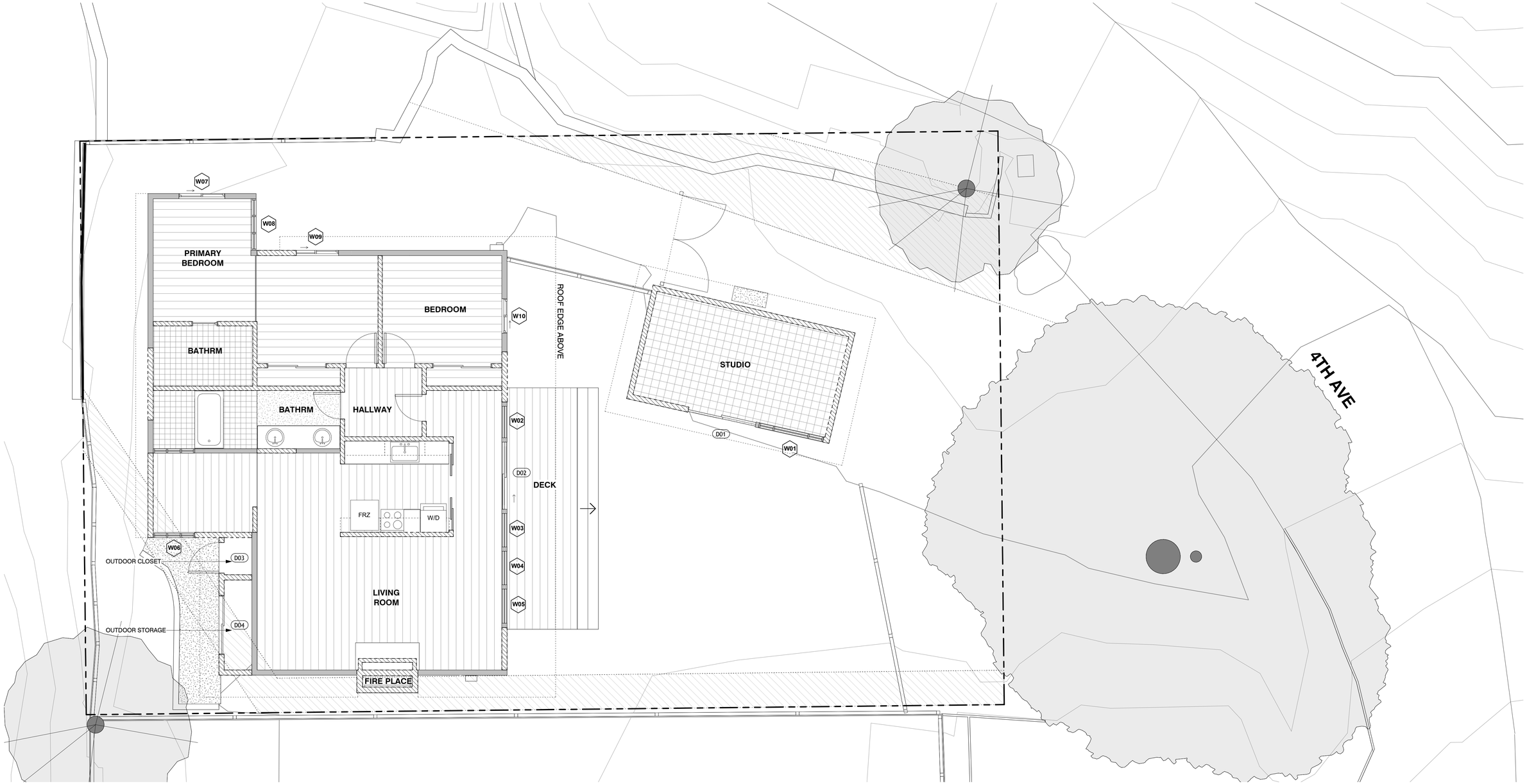

1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. 48.6% OF EXISTING EXTERIOR STRUCTURAL WALLS ARE PROPOSED FOR DEMOLITION

DEMOLOTION

EXISTING WALL

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	EXISTING FLOOR PLANS
SCALE	As indicated
DRAWN BY	PP
JOB NUMBER	2502
SHEET	8
	02/17/2026

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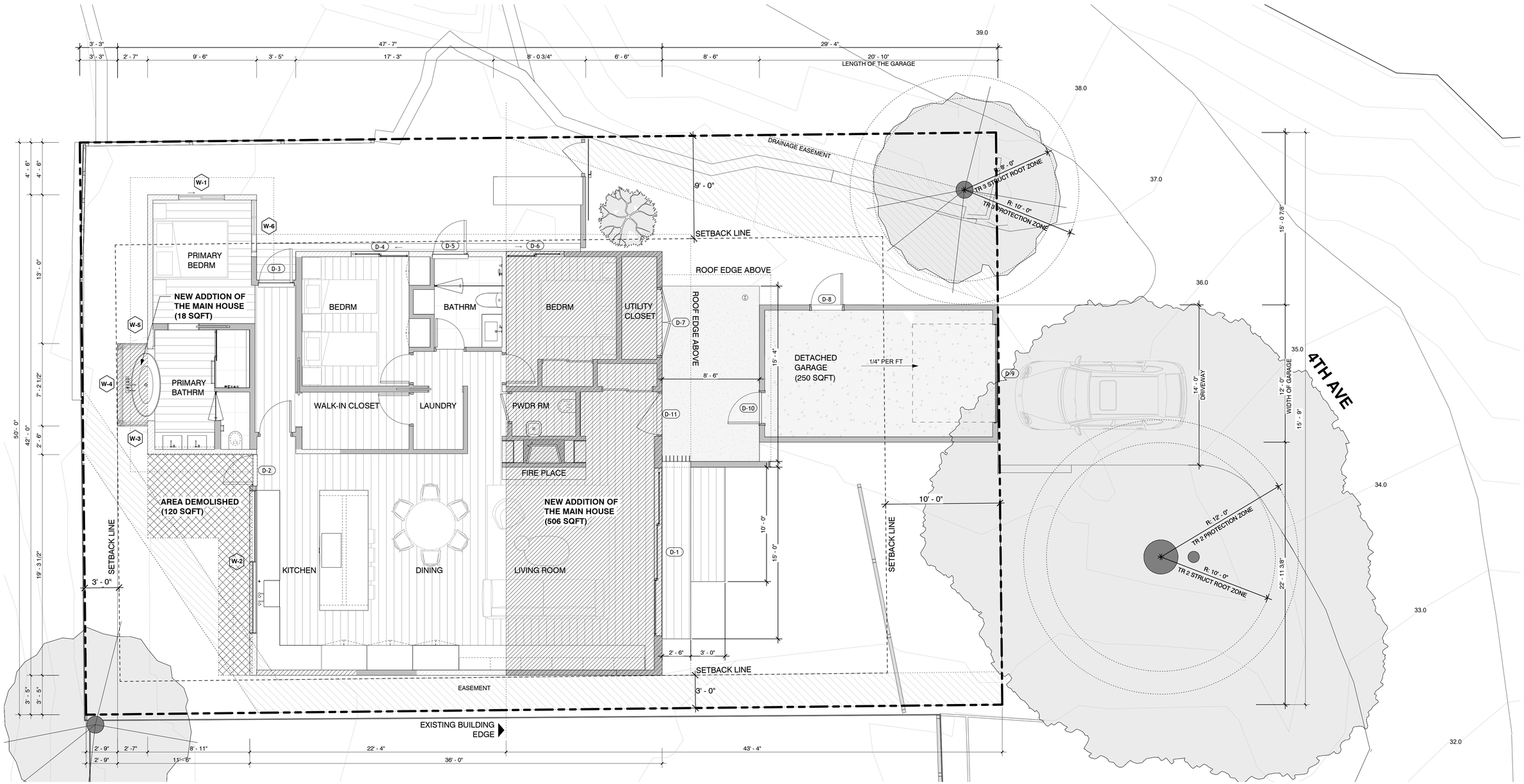


1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. 48.6% OF EXISTING EXTERIOR STRUCTURAL WALLS ARE PROPOSED FOR DEMOLITION

EXISTING WALL

NEW CONSTRUCTION

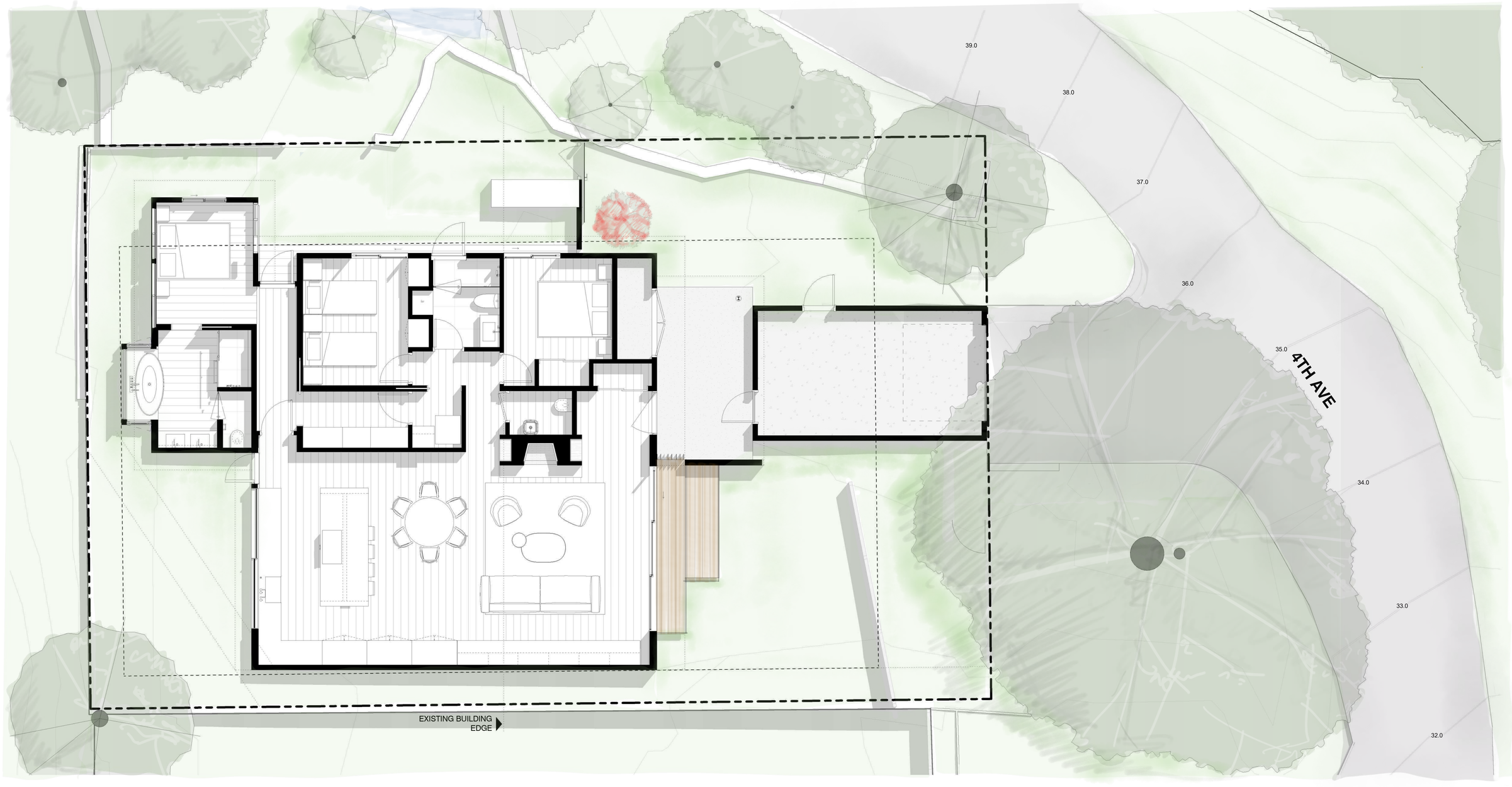
MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	PROPOSED FLOOR PLANS
SCALE	As indicated
DRAWN BY	PP
JOB NUMBER	2502
SHEET	9
	02/17/2026

2/16/2026 1:25:08 PM



1 RENDERED PROPOSED FLOOR PLAN
1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	RENDERED PROPOSED FLOOR PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	10
	02/17/2026

2/16/2026 1:25:11 PM

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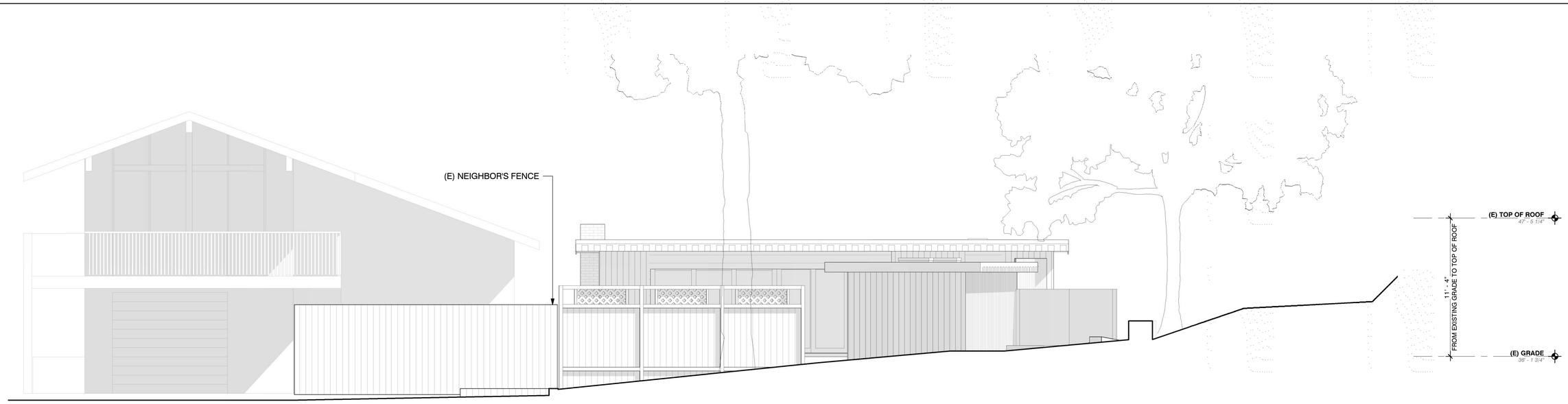
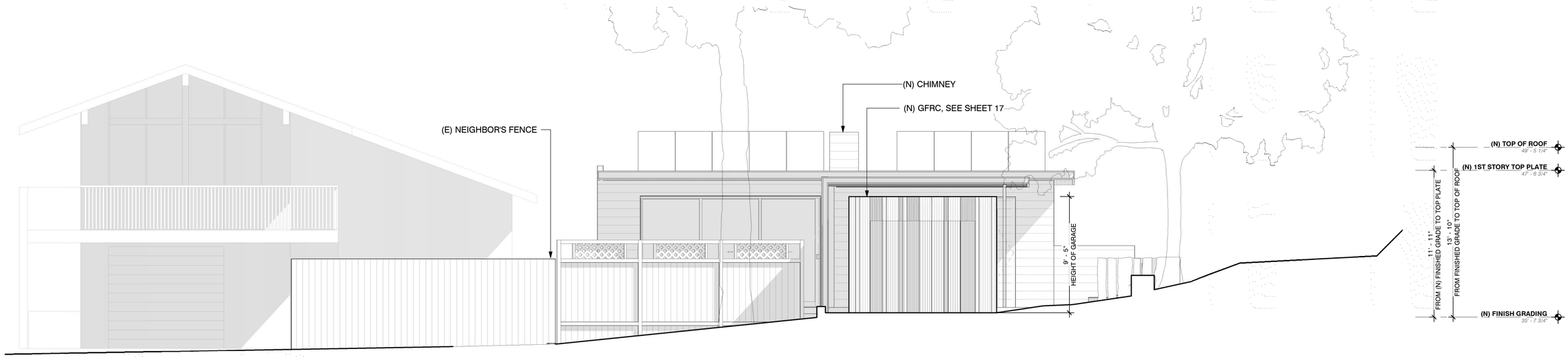


1 EXISTING SOUTH STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH STREET ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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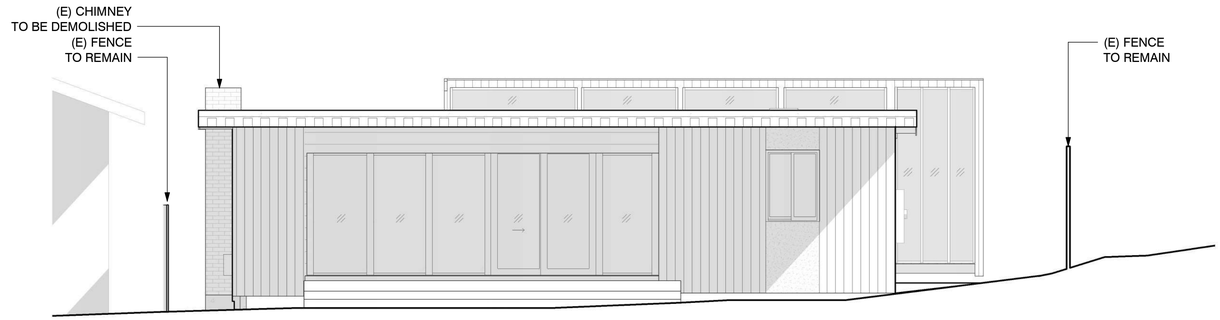
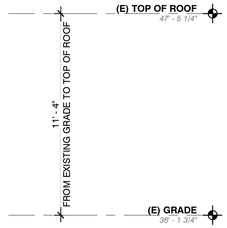
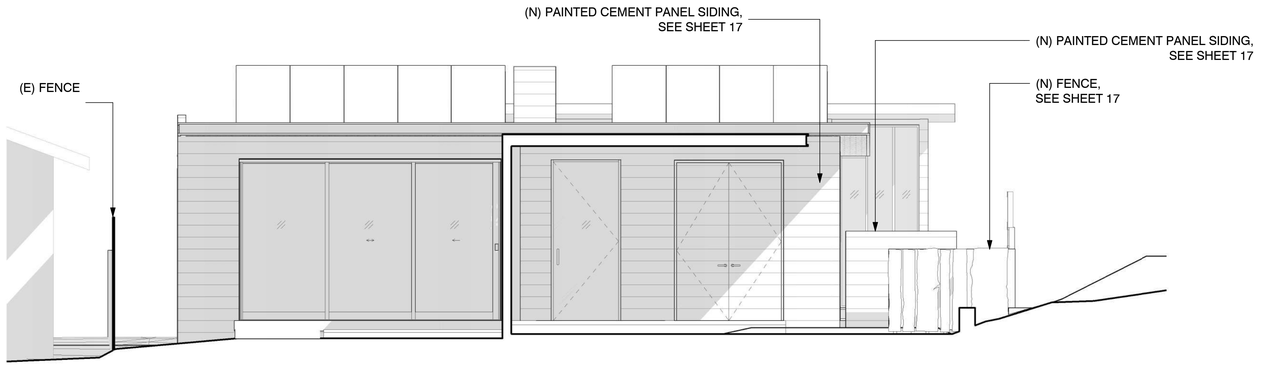
TITLE	SOUTH STREET ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	11
	02/17/2026

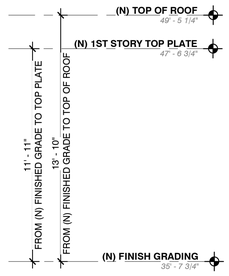
5/7/2026 11:15:48 AM





1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	SOUTH ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	12
	02/17/2026

2/16/2026 1:25:16 PM
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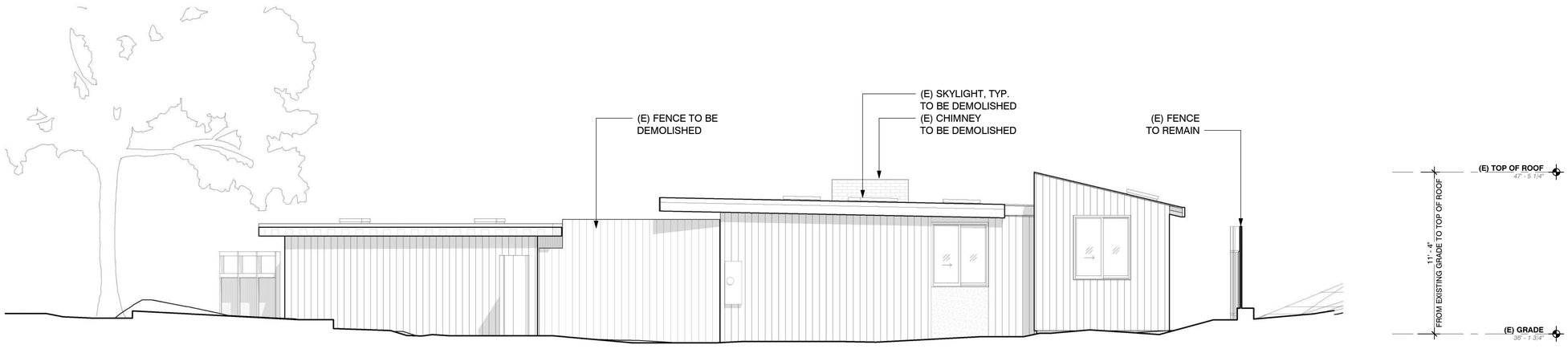

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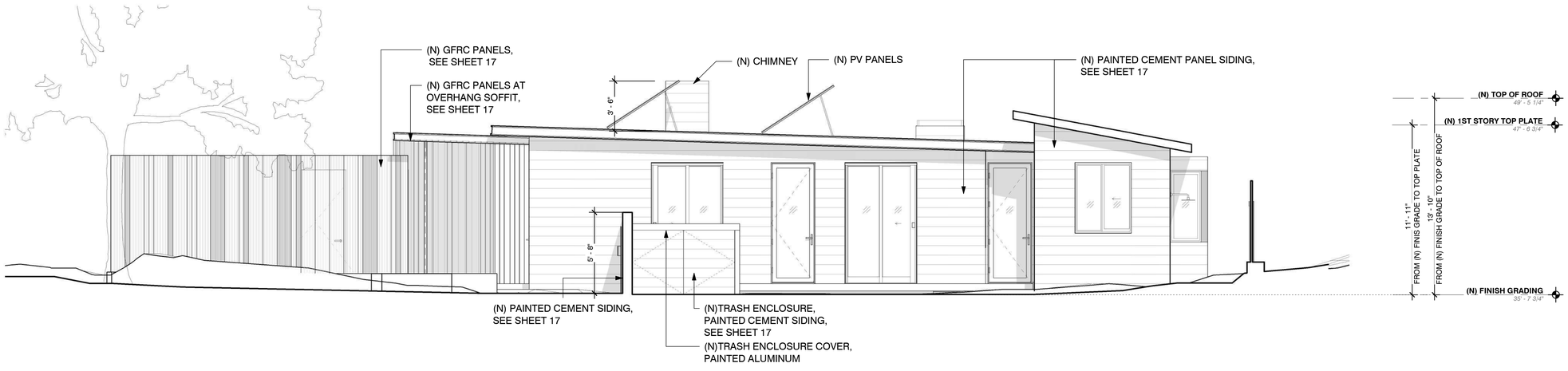
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	EAST ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	13
	02/17/2026

2/16/2026 1:25:18 PM

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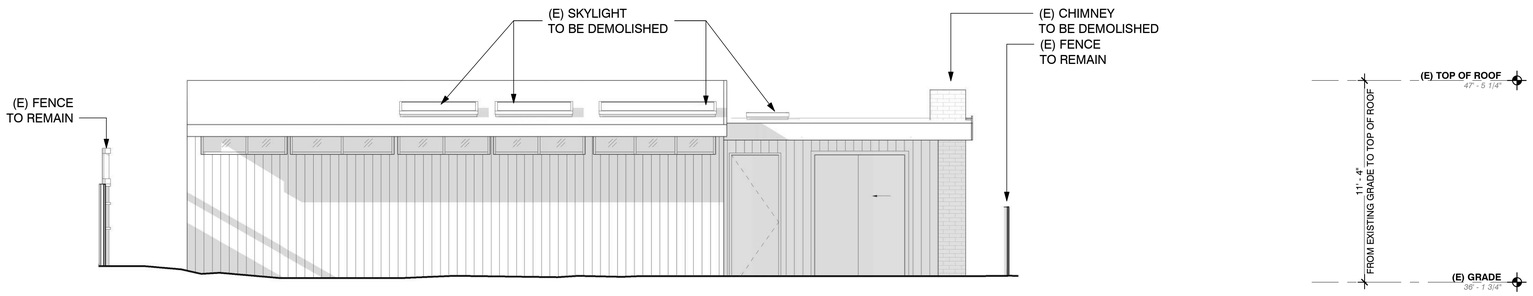
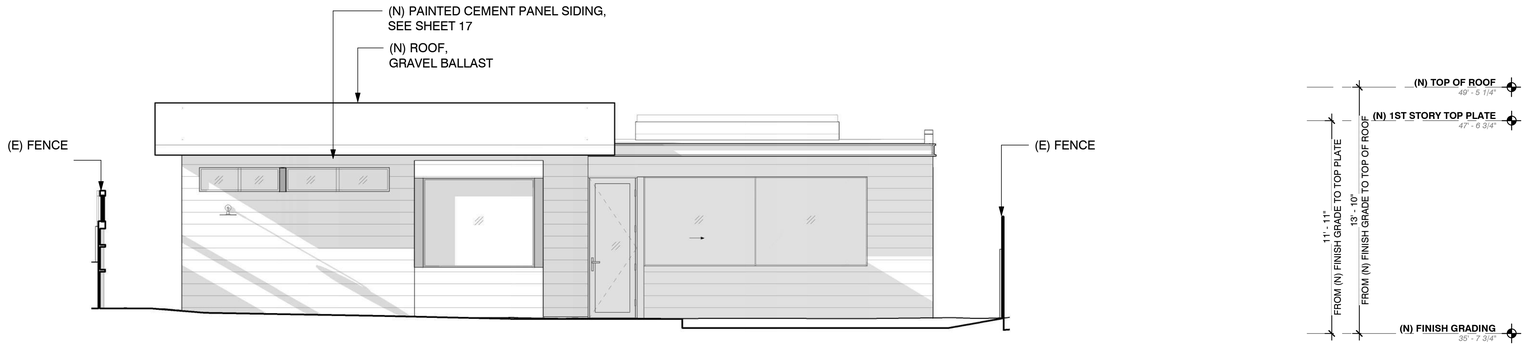


1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	NORTH ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	14
	02/17/2026

2/16/2026 1:25:20 PM
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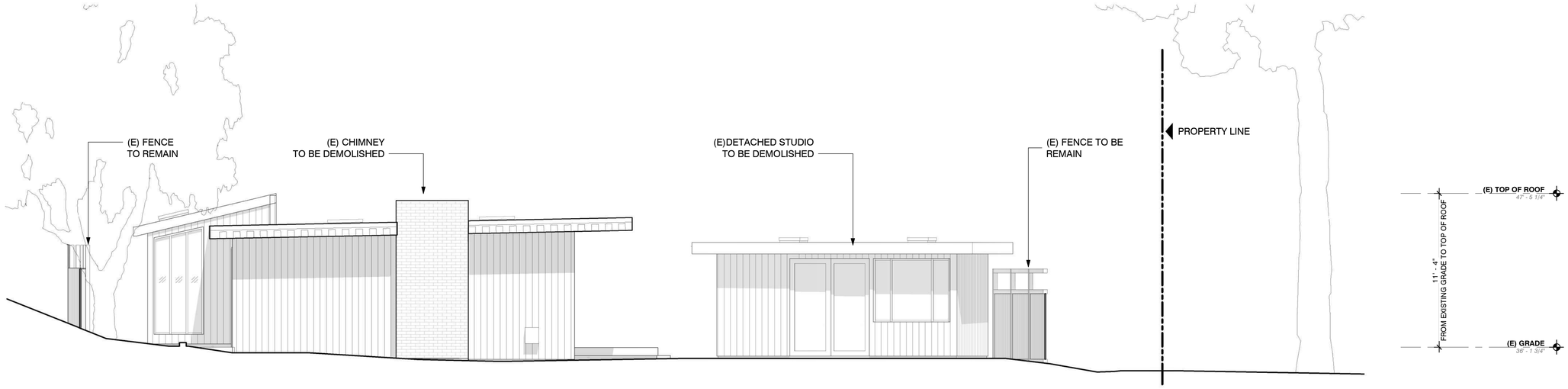

1 EXISTING WEST ELEVATION
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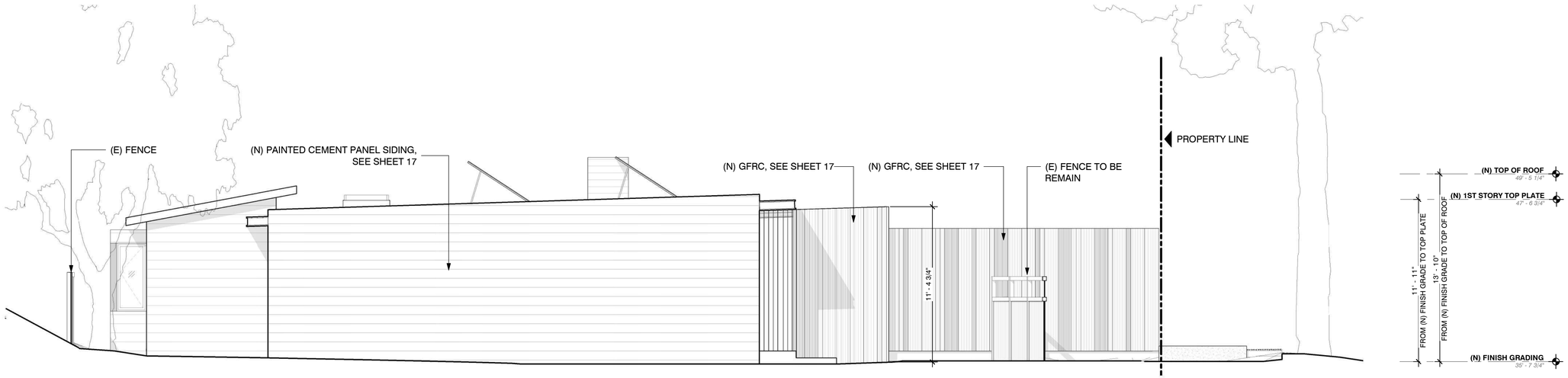

2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	WEST ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	15
	02/17/2026

2/16/2026 1:25:22 PM
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EXISTING NEIGHBOUR WEST OF PROPERTY
STREET ELEVATION

EXISTING STREET ELEVATION

EXISTING STREET EAST OF THE PROPERTY

MUNOZ GLIDE RESIDENCE

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TITLE	STREETSCAPE ELEVATIONS
SCALE	
DRAWN BY	PP
JOB NUMBER	2502
SHEET	16
	02/17/2026

2/16/2026 1:25:22 PM
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(N) FENCE

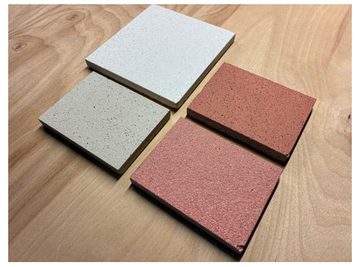
MATERIAL: NATURAL WOOD PLANK W/ LIVE EDGE

(N) EXTERIOR SIDING

BRAND: HARDIE PANEL/ PAINTED
COLOR: BENJAMIN MOORE AF-100

(N) GARAGE SIDING

BRAND: RIEDER
PRODUCT LINE: OKO SKIN/CONCRETE SKIN
COLOR: BR01 TERRACOTTA, NS01 SAHARA, NS01 VANILLA



(N) METAL EXTERIOR DOOR AND WINDOWS

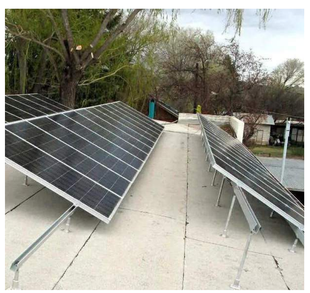
BRAND: BLOMBERG
COLOR: CLEAR ANODIZED ALUMINUM

(N) ROOFING

GRAVEL BALLAST

(N) PV PANEL

BRAND: REC SOLAR PANEL



(N) SKYLIGHT

BRAND: VELUX
PRODUCT LINE : GSM FIXED SKYMAX SKYLIGHT

(N) DECK

MATERIAL: TEAK DECKING
BRAND: INDOTEAK DESIGN

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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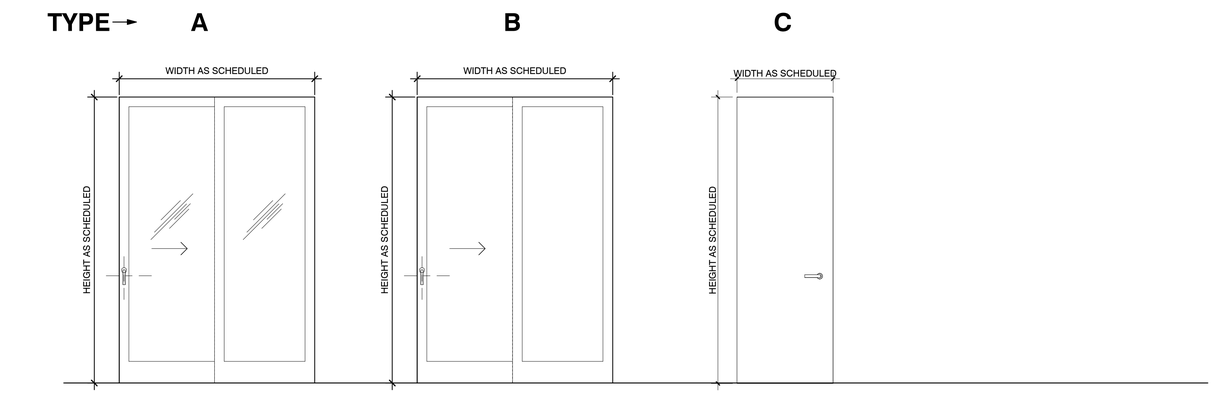
TITLE: FINISH MATERIALS
SCALE:
DRAWN BY: PP
JOB NUMBER: 2502
SHEET: 17
02/17/2026

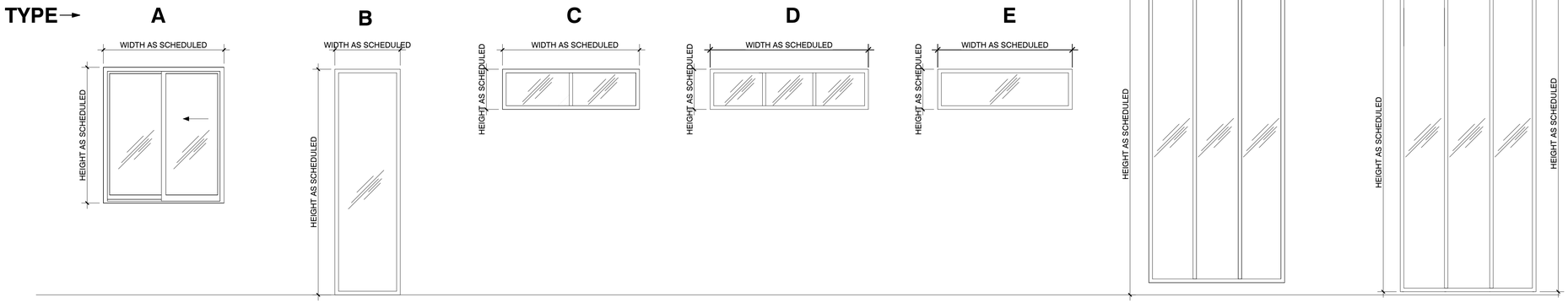
2/17/2026 4:56:00 PM



DOOR ELEVATION TYPES (E)
SCALE: 1/2" = 1'-0"

Door Schedule Existing

Number	Size		Exterior. Frame & Sash Material	Glass Type	D Type	Manufacturer	Numbered notes/ Remarks
	Width	Height				Brand	
D01	6' - 0"	7' - 2"			A		
D02	5' - 10 1/2"	6' - 10"			A		
D03	2' - 8"	7' - 6"			C		
D04	5' - 0"	7' - 6"			B		



WINDOW ELEVATION TYPES (E)
SCALE: 1/2" = 1'-0"

Skylight Schedule Existing

Mark	Length	Width	Frame Material	Manufacturer	Comments
SK01	2' - 6"	1' - 6"			SKYLIGHT
SK02	2' - 6"	1' - 6"			SKYLIGHT
SK03	2' - 6"	1' - 6"			SKYLIGHT
SK04	2' - 6"	1' - 6"			SKYLIGHT
SK05	2' - 6"	1' - 6"			SKYLIGHT
SK06	3' - 0"	3' - 0"			SKYLIGHT
SK07	2' - 4"	2' - 4"			SKYLIGHT
SK08	2' - 2"	4' - 3 1/2"			SKYLIGHT
SK09	2' - 2"	4' - 3 1/2"			SKYLIGHT
SK10	2' - 2"	6' - 5 1/2"			SKYLIGHT

Window Schedule Existing

Number	Window Type	Window Size			Frame Material	Glass Type	Numbered Notes/ Remarks
		Width	Height	Sill Height			
W01	A	5' - 9"	4' - 8"				
W02	B	3' - 6"	6' - 10"				
W03	B	3' - 3 1/2"	6' - 10"				
W04	B	3' - 3 1/2"	6' - 10"				
W05	B	3' - 6"	6' - 10"				
W06	G	3' - 7 1/2"					H1 - 7'-1" H2 - 7'10"
W07	A	4' - 0 1/2"	4' - 6 1/2"				
W08	F	4' - 6"	9' - 10"				
W09	A	4' - 0 1/2"	4' - 6 1/2"				
W10	A	3' - 0 1/2"	4' - 0 1/2"				
W11	E	5' - 8"	1' - 6"				CELESTORY
W12	E	5' - 4"	1' - 6"				CELESTORY
W13	E	5' - 8"	1' - 6"				CELESTORY
W14	E	7' - 1"	1' - 6"				CELESTORY
W15	C	4' - 10"	1' - 4"				CELESTORY
W16	C	5' - 9"	1' - 4"				CELESTORY
W17	C	5' - 1"	1' - 4"				CELESTORY
W18	C	5' - 1"	1' - 4"				CELESTORY
W19	D	6' - 10"	1' - 4"				CELESTORY

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE EXISTING DOOR & WINDOW SCHEDULE

SCALE 1/2" = 1'-0"

DRAWN BY PP

JOB NUMBER 2502

SHEET 18

02/17/2026

2/16/2026 1:25:23 PM
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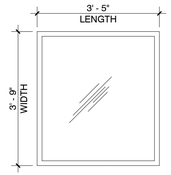
TYPE →

SK01



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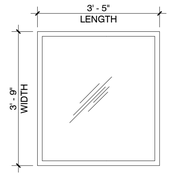

Skylight Schedule

Mark	Length	Width	Frame Material	Manufacturer	Comments
SK-1	3' - 5"	3' - 9"		GLAZING VISION	SKYLIGHT
SK-2	3' - 5"	3' - 9"		GLAZING VISION	SKYLIGHT

SKYLIGHT PLAN (N)
SCALE: 1/2" = 1'-0"

TYPE →

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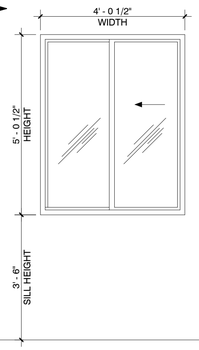

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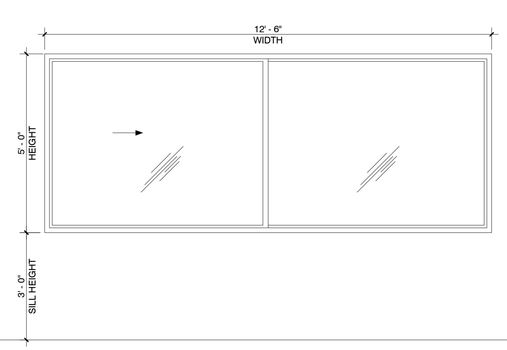

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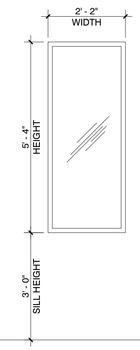

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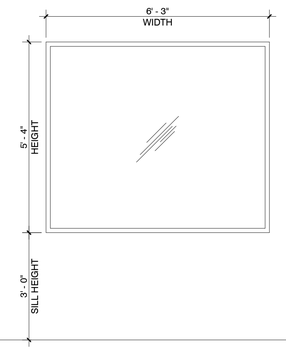

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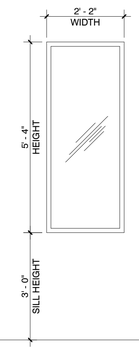

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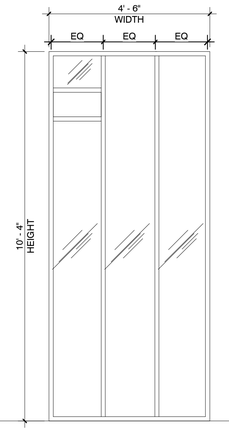

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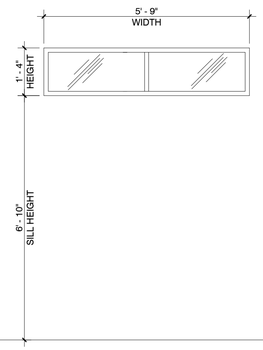

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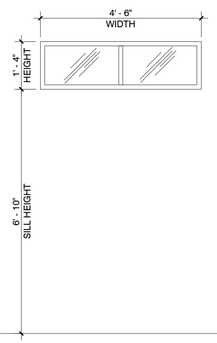

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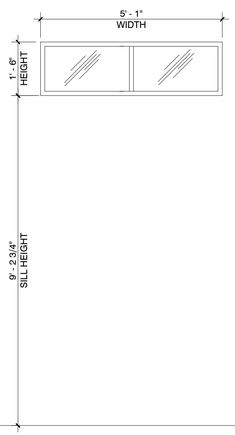

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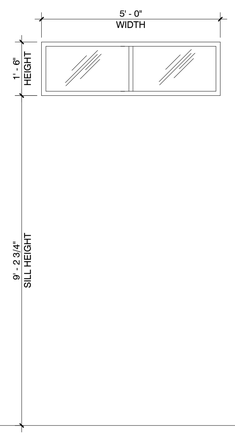

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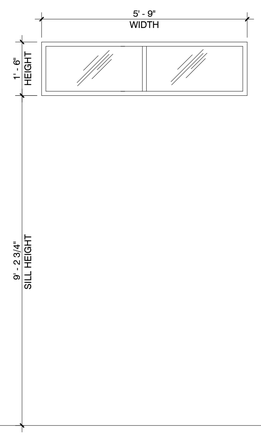


WINDOW ELEVATION TYPES (N)
SCALE: 1/2" = 1'-0"

Window Schedule

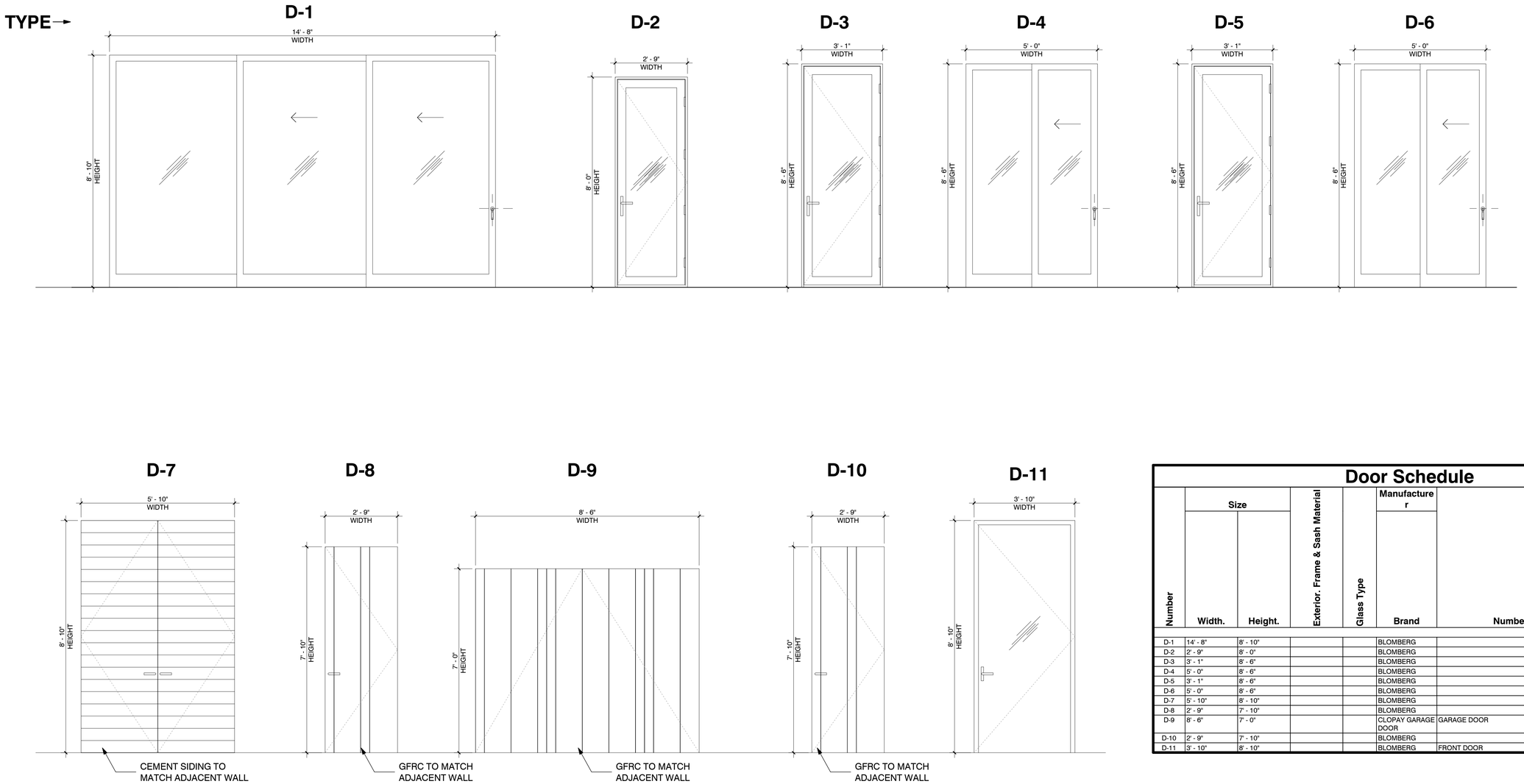
Number	Window Size			Frame Material	Glass Type	Manufacturer	Numbered Notes/ Remarks
	Width	Height	Sill Height			Brand	
W-1	4' - 0 1/2"	5' - 0 1/2"	3' - 6"	Aluminum		BLOMBERG	
W-2	12' - 6"	5' - 0"	3' - 0"	Aluminum		BLOMBERG	
W-3	2' - 2"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-4	6' - 3"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-5	2' - 2"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-6	4' - 6 1/2"	10' - 4"	0"	Aluminum		BLOMBERG	
W-7	5' - 9"	1' - 4"	6' - 10"	Aluminum		BLOMBERG	CELESTORY
W-8	4' - 6"	1' - 4"	6' - 10"	Aluminum		BLOMBERG	CELESTORY
W-9	5' - 1"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY
W-10	5' - 0"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY
W-11	5' - 9"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	PROPOSED SKYLIGHT & WINDOW SCHEDULE
SCALE	1/2" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	19
	12/17/25



DOOR ELEVATION TYPES (N)
SCALE: 1/2" = 1'-0"

Door Schedule

Number	Size: Width.	Size: Height.	Exterior. Frame & Sash Material	Glass Type	Manufacturer: Brand	Numbered notes/ Remarks
D-1	14' - 8"	8' - 10"			BLOMBERG	
D-2	2' - 9"	8' - 0"			BLOMBERG	
D-3	3' - 1"	8' - 6"			BLOMBERG	
D-4	5' - 0"	8' - 6"			BLOMBERG	
D-5	3' - 1"	8' - 6"			BLOMBERG	
D-6	5' - 0"	8' - 6"			BLOMBERG	
D-7	5' - 10"	8' - 10"			BLOMBERG	
D-8	2' - 9"	7' - 10"			BLOMBERG	
D-9	8' - 6"	7' - 0"			CLOPAY GARAGE DOOR	GARAGE DOOR
D-10	2' - 9"	7' - 10"			BLOMBERG	
D-11	3' - 10"	8' - 10"			BLOMBERG	FRONT DOOR

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE: PROPOSED DOOR SCHEDULE
SCALE: 1/2" = 1'-0"
DRAWN BY: PP
JOB NUMBER: 2502
SHEET: 20
12/17/25

2/17/2026 1:30:11 PM
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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

ABBREVIATIONS

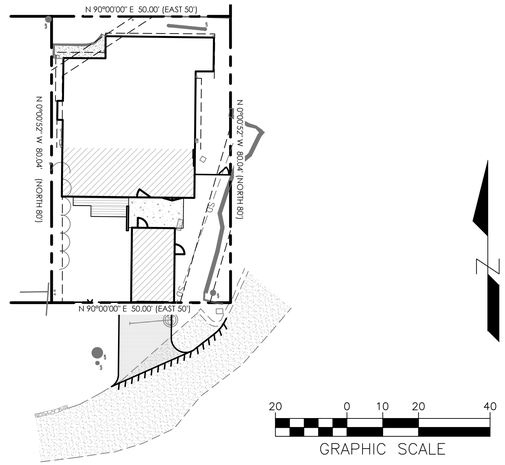
(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	STORMTECH DETAILS
C4	EROSION CONTROL PLAN
C5	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

VICINITY MAP

GRADING AND DRAINAGE PLAN FOR NEW ADDITION-GARAGE



A / C1 OVERALL SITE PLAN
SCALE: 1"=20'

LAND DISTURBANCE

LAND DISTURBANCE AREA = 2,007 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 6 CY
FILL = 31 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT (ESMT)		
DRAINAGE FLOW LINE		
SAWCUT		
GRADE BREAK		
MAJOR CONTOUR	50	50
MINOR CONTOUR	49	49
FENCE	X	X
STORM DRAIN		SD
SPOT ELEVATION	×05.46	TC 49.99
DRAINAGE FLOW		
TREE	11' SCUC	
CONCRETE PAVEMENT		
AC PAVEMENT		
BUILDING		

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
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6			
7			
8			
9			

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

PLANNING SUBMITTAL

TITLE SHEET

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 5 SHEETS	
PROJECT#	125140

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Plotted: Jan 21, 2026 - 2:04pm

CITY OF CARMEL PRIVATE STORMWATER SYSTEM

SUMMARY

TO MITIGATE THE ADDITION OF PROPOSED IMPERVIOUS AREAS THE PROJECT WILL INSTALL UNDERGROUND INFILTRATION CHAMBERS (STORMTECH SC-310) UNDER THE PATIO/LANDSCAPING. THE PROPOSED HARDSCAPE WILL DRAIN TO LANDSCAPE AREAS AND THE ROOF DOWNSPOUTS WILL BE PLUMBED TO A DIRECT CONNECTION TO THE CATCH BASIN AT THE HEAD OF THE INFILTRATION CHAMBERS. THE CATCH BASIN WILL FILL UNDERGROUND CHAMBERS (FIRST ONE TO FILL WILL BE INSTALLED AS AN "ISOLATOR ROW" TO ALLOW FOR SEDIMENT CLEANUP). DURING LARGE STORM EVENTS, OVERFLOW FROM THE SYSTEM WILL FLOW UP THROUGH THE GRATE AND POND UNTIL IT FLOWS THROUGH LANDSCAPE TO SMALL DEPRESSIONS THROUGHOUT THE SITE AND EVENTUALLY TO THE CITY RIGHT OF WAY ON 4TH AVENUE.

BASED ON THE FOLLOWING SETBACKS THE INFILTRATION AREA IS LIMITED TO (4) STORMTECH SC-310 CHAMBERS:
-NEIGHBORING PROPERTY =6' MIN
-STREET RIGHT OF WAY=3' MIN

CALCULATIONS
BASED ON THE LIMITED INFILTRATION AREA DISCUSSED ABOVE, THE BELOW VOLUME CALCULATIONS ARE BEING PROPOSED FOR ON-SITE STORM WATER MITIGATION.

PROPOSED NEW IMPERVIOUS AREA=958 SF

EXISTING ROOF AREA TO REMAIN=1,206 SF

TOTAL IMPERVIOUS AREA=2,164 SF

85TH PERCENTILE RAINFALL DEPTH = 0.8"

VOLUME REQUIRED=2,164 SF x 0.8"= 144 CF

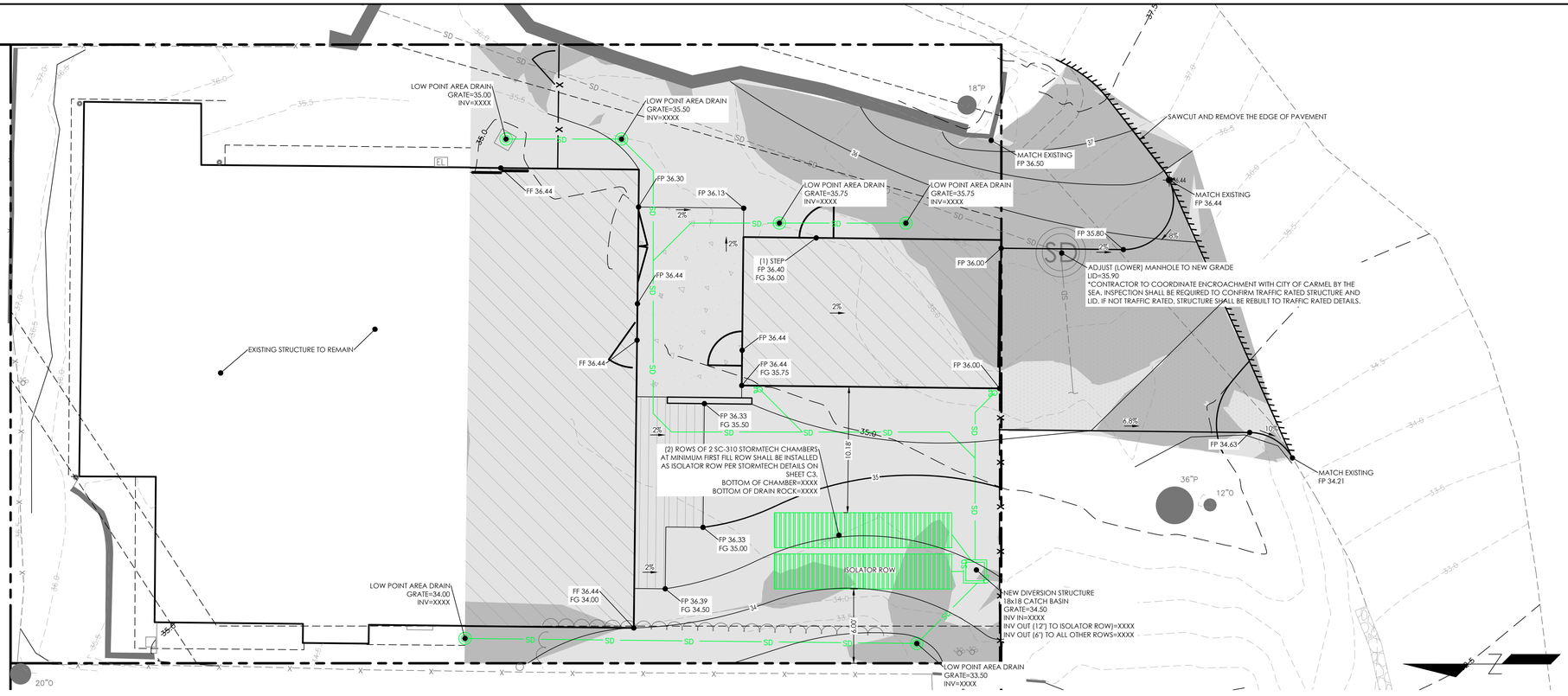
SC-310 CHAMBER WITH 18" ROCK BELOW = 40.4 CF

VOLUME PROVIDED IN CHAMBERS=4 X 40.4 CF = 161.6 CF

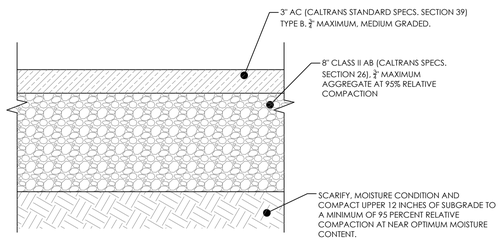
ADDITIONAL VOLUME PROVIDED= 17.6 CF

STORM DRAIN SYSTEM NOTES:

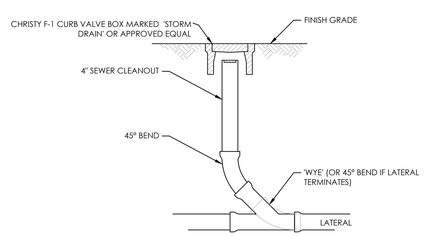
1. AREA DRAIN (IN LANDSCAPE) = NDS LOW PROFILE HOUSING 932 WITH 12x12 ATRIUM GRATE 1290 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 SQUARE GRATE12125 CONNECTED TO 4" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE THIS SHEET FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.



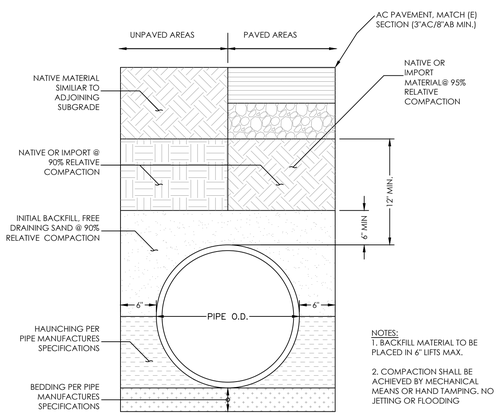
A C2 GRADING AND DRAINAGE PLAN
SCALE: 1"=5'



B C2 PAVEMENT SECTION
NTS



C C2 STORM DRAIN CLEANOUT
NTS



D C2 TRENCH BACKFILL
NTS

E C2 NOT USED
NTS

F C2 NOT USED
NTS

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PLANNING SUBMITTAL

GRADING AND DRAINAGE PLAN

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4TH AVE 3 NE MONTE VERDE
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DRAWN BY:	JPR
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SHEET NUMBER:	C2
OF	5 SHEETS
PROJECT#	125140

ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

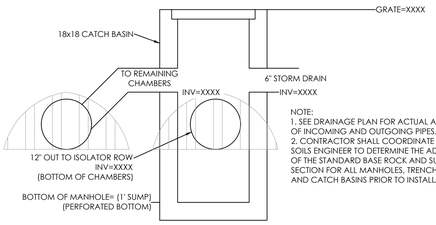
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

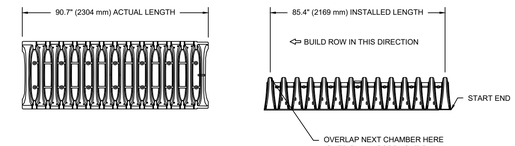
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



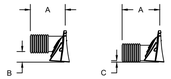
A C3 DIVERSION STRUCTURE
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

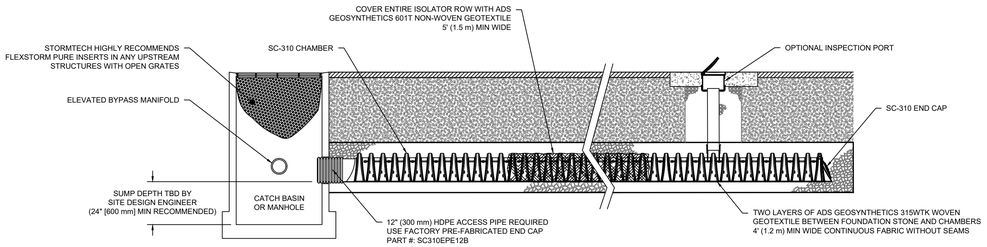
PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

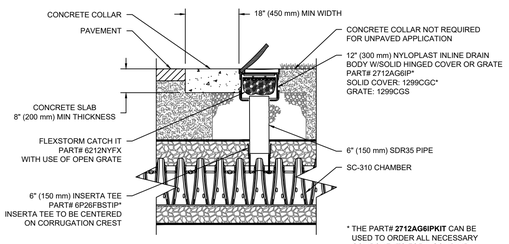
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS



3 SC-310 ISOLATOR ROW DETAIL



INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

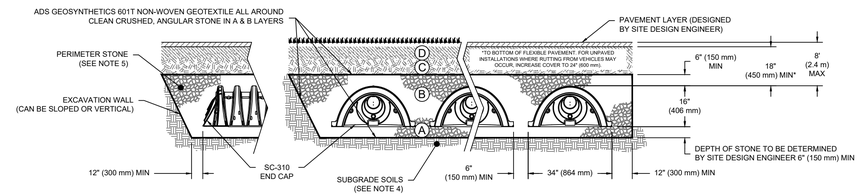
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 SC-310 6" (150 mm) INSPECTION PORT DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-310 CROSS SECTION DETAIL

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

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Plotted: Jan 21, 2026 - 2:04pm

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

BY	DESCRIPTION	DATE	REV.
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PLANNING SUBMITTAL

STORMTECH DETAILS

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF 5 SHEETS	
PROJECT#	125140

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GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. CONTRACTOR RESPONSIBLE FOR OBTAINING AND REVIEWING THE DOCUMENT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

INSTALLATION

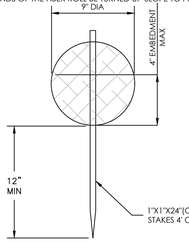
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

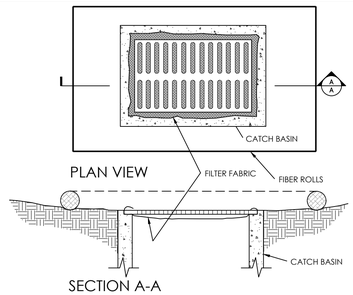
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

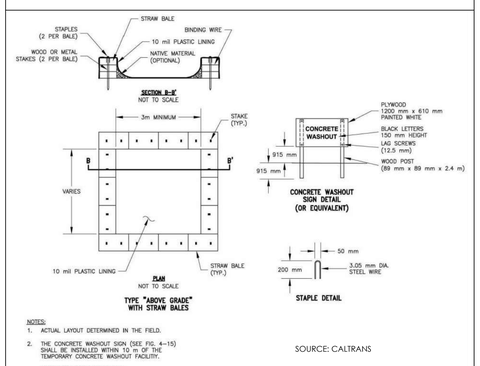


B / C4 FIBER ROLL
NTS

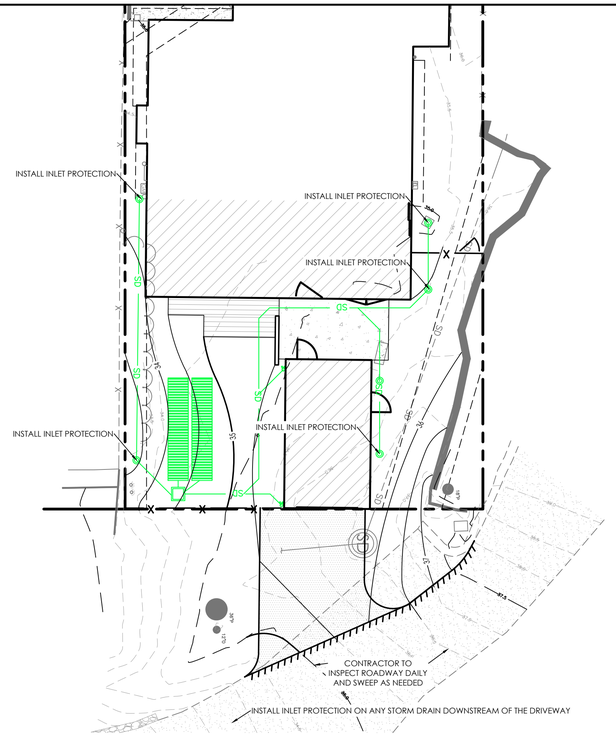


C / C4 INLET PROTECTION
NTS

D / C4 NOT USED
NTS



E / C4 CONCRETE WASHOUT
NTS



A / C4 EROSION CONTROL PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

F / C4 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

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Civil Engineering Land Development Stormwater Control
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mail@C3engineering.net

PLANNING SUBMITTAL

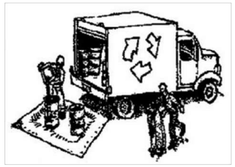
EROSION CONTROL PLAN

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF	5 SHEETS
PROJECT#	125140

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

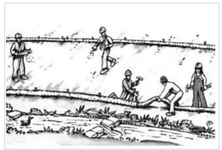
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

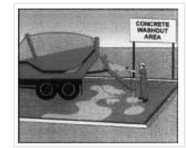
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

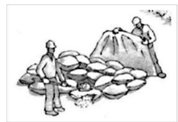
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



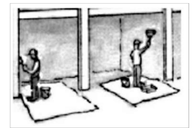
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



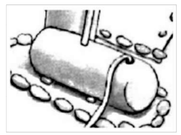
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

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Drawing file: C:\Users\Owner\AppData\Local\Temp\AcPublish_27404\125140 Grading Plan.dwg
Plotted: Jan 21, 2026 - 2:04pm

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Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REV.	DATE	DESCRIPTION	BY

PLANNING SUBMITTAL

CONSTRUCTION BEST MANAGEMENT PRACTICES

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C5
OF 5 SHEETS	
PROJECT#	125140

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PROPOSED STREET ELEVATION

EXISTING HOUSE FACADE

EXISTING STREET ELEVATION

SHEET INDEX

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2	SURVEY
3	EXISTING SITE PLAN
4	PROPOSED SITE PLAN
5	EXISTING ROOF PLAN
6	PROPOSED ROOF PLAN
7	PRELIMINARY GRADING AND DRAINAGE PLAN
8	EXISTING FLOOR PLANS
9	PROPOSED FLOOR PLANS
10	RENDERED PROPOSED FLOOR PLAN
11	SOUTH STREET ELEVATION
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13	EAST ELEVATION
14	NORTH ELEVATION
15	WEST ELEVATION
16	STREETSCAPE ELEVATIONS
17	FINISH MATERIALS
18	EXISTING DOOR & WINDOW SCHEDULE
19	PROPOSED SKYLIGHT & WINDOW SCHEDULE
20	PROPOSED DOOR SCHEDULE
21	APPENDIX A - GRADING AND DRAINAGE PLAN
22	APPENDIX B - LANDSCAPE (FORTHCOMING)
23	APPENDIX C - ARCHAEOLOGICAL RESOURCE MANAGEMENT PLAN (FORTHCOMING)

PROJECT DATA

CLIENT NAME Chris Munoz & Mary Glide c/o Studio Schicketanz

ARCHITECT

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PROPERTY ADDRESS 4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

APN/ LOT SIZE: 010-222-014 / 0.1 ACRES (4,000.0 SF)

ZONING: R-1

LOT TYPE: SUBDIVIDED CORNER LOT

LOT COVERAGE CALCULATIONS: (PER CARMEL-BY-THE-SEA ZONING CODE 17.10.030 SEC.C)

LOT SIZE 4,000 SF

	EXISTING	PROPOSED	ALLOWED
PERVIOUS	2,441 SF	1,952 SF	N/A
IMPERVIOUS	237 SF	268 SF	396 SF

FLOOR AREA CALCULATIONS:

	EXISTING	PROPOSED
MAIN HOUSE	1,141 SF	1,548 SF
DETACHED STUDIO	181 SF	0 SF
-	0 SF	0 SF
-	0 SF	0 SF
TOTAL W/O GARAGE	1,322 SF	1,548 SF
GARAGE	0 SF	250 SF
TOTAL W/ GARAGE	1,322 SF	1,798 SF

PER CARMEL-BY-THE-SEA ZONING
CODE 17.10.030 SEC.D TABLE 17.10-D ALLOWABLE FLOOR AREA IS 1,800 SF

FLOOR AREA RATIO: 33% 39%

ZONING REGULATIONS

SETBACKS:	EXISTING	PROPOSED	ALLOWED
FRONT YARD	43' - 2"	29' - 8"	10' - 0"
SIDE YARD STREET SIDE	4' - 8"	4' - 8"	9' - 0"
SIDE YARD	3' - 0"	3' - 0"	3' - 0"
REAR YARD	5' - 11"	3' - 0" *	3' - 0" *
COMPOSITE SIDE YARD	25.6% (4'-0 1/2")	25.6%(4'-0 1/2")	25% (4' - 0")

* AS PER CARMEL-BY-THE-SEA ZONING CODE 17.10.030 A THE REAR SETBACK IS THREE FEET FOR THOSE PORTIONS OF STRUCTURES LESS THAN 15 FEET IN HEIGHT.

BUILDING HEIGHT:

	EXISTING	PROPOSED	ALLOWED
BUILDING HEIGHT:	11' - 4"	13' - 10"	18' - 0"
PLATE HEIGHT:	11' - 0"	11' - 11"	12' - 0"

TREE REMOVAL: NO TREE TO BE REMOVED

PROPOSED GRADING:

CUT: 27.3 CY
FILL: 16.3 CY

WATER SOURCE: CALIFORNIA AMERICAN WATER

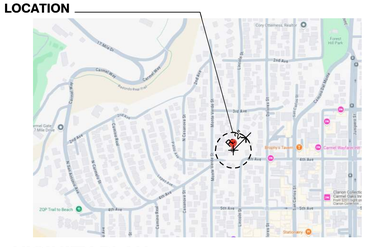
SEWER PROVIDER: CARMEL AREA WASTEWATER DISTRICT

ELECTRICITY PROVIDER: PG&E

SCOPE OF WORK

DEMOLITION OF EXISTING DETACHED STUDIO.
ADDITION OF 407 SF TO AN EXISTING 1,141 SF.
ADDING NEW DETACHED GARAGE. NO TREE SHALL BE REMOVED.

PROJECT LOCATION



VICINITY PLAN

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	COVER PAGE
SCALE	
DRAWN BY	PP
JOB NUMBER	2502
SHEET	1
	02/17/2026

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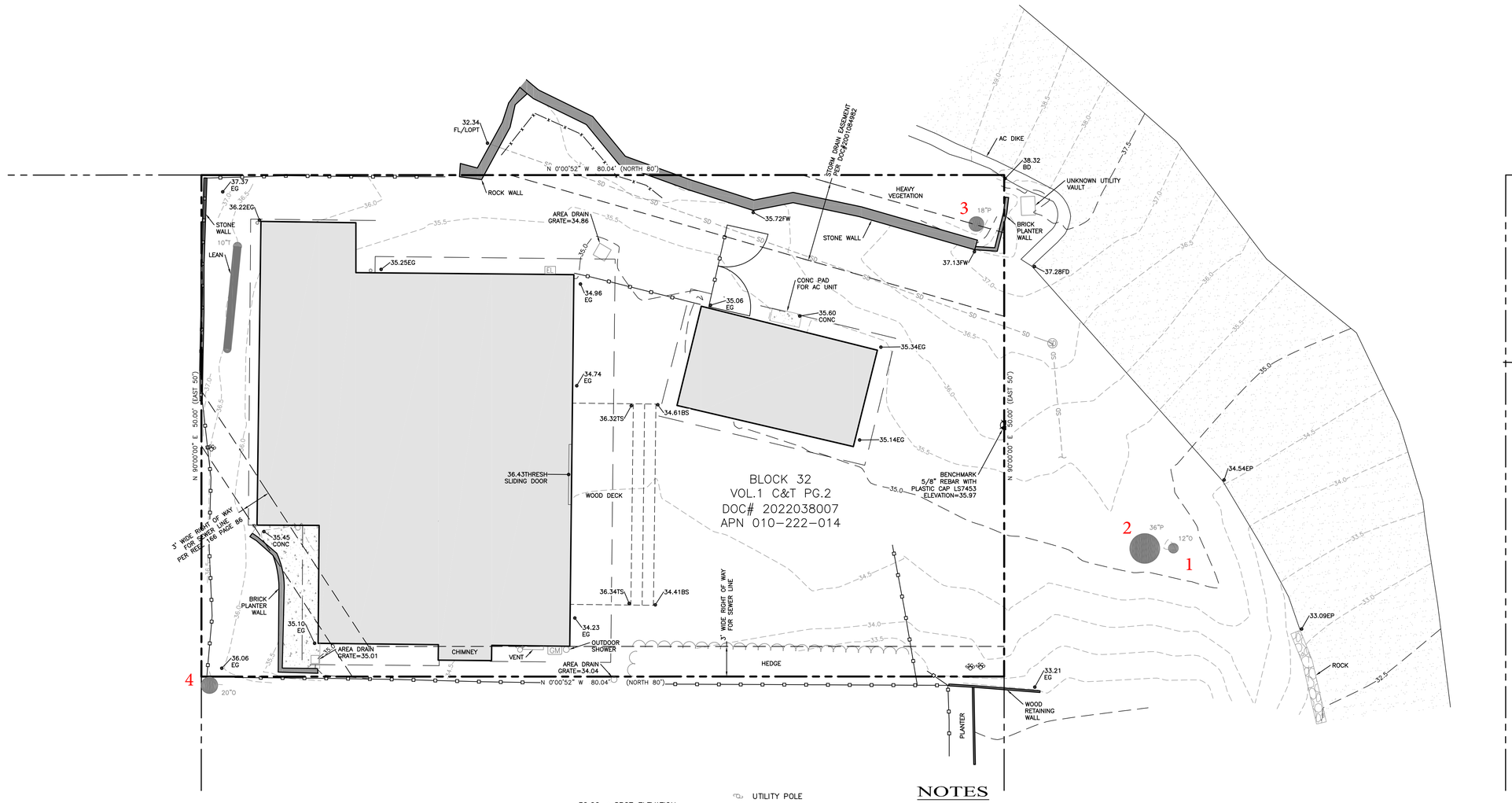
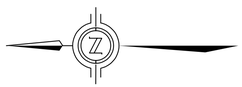




5 0 2.5 5 10

1" = 5'

LEGEND

	PROPERTY LINE
	ROOF LINE
	WOOD FENCE
	METAL FENCE
SD	STORM DRAIN
OHW	OVERHEAD WIRE
85.0	MAJOR CONTOUR
	MINOR CONTOUR

30.00 → SPOT ELEVATION

AC	ASPHALT
BD	BACK OF AC DIKE
BS	BOTTOM STAIRS
CONC	CONCRETE
E	EXISTING
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
ELEC	ELECTRICAL
FD	FACE OF AC DIKE
O	OAK TREE
P	PINE TREE
THRESH	THRESHOLD
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

	UTILITY POLE
	GUY WIRE
WM	WATER METER
	WATER VALVE
IRCV	IRRIGATION CONTROL
	FIRE HYDRANT
	HOSE BIB
EL	ELECTRICAL METER
GM	GAS METER
SD	STORM DRAIN MANHOLE
	SEWER CLEANOUT
	DOWNSPOUT

AC PAVEMENT

CONCRETE

NOTES

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER TITLE REPORT ORDER NO: FWMN-5222200690-RS, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE HALF FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A 5/8" REBAR WITH PLASTIC CAP LS7453 AS SHOWN HEREON, HAVING AN ELEVATION OF 35.97 BASED UPON AN ASSUMED DATUM.

10. THE SANITARY SEWER EASEMENT GOES UNDER THE HOUSE. THERE WAS NO VISIBLE CLEAN-OUT AT THE ANGLE IN THE SEWER EASEMENT.

11. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN NOVEMBER 2024.

LICENSED LAND SURVEYOR — BRIAN STRATTON — No. 7453 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER J. STOUT — No. 59685 — CIVIL — STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 11/19/24
SCALE: 1" = 5'
JOB NUMBER: 24-59
LAST REVISED:
REVISED BY:

TOPOGRAPHIC SURVEY
4TH AVENUE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-222-014

PREPARED FOR:
CHRIS MUNOZ
(650)464-0841
chris@chrismunoz.com

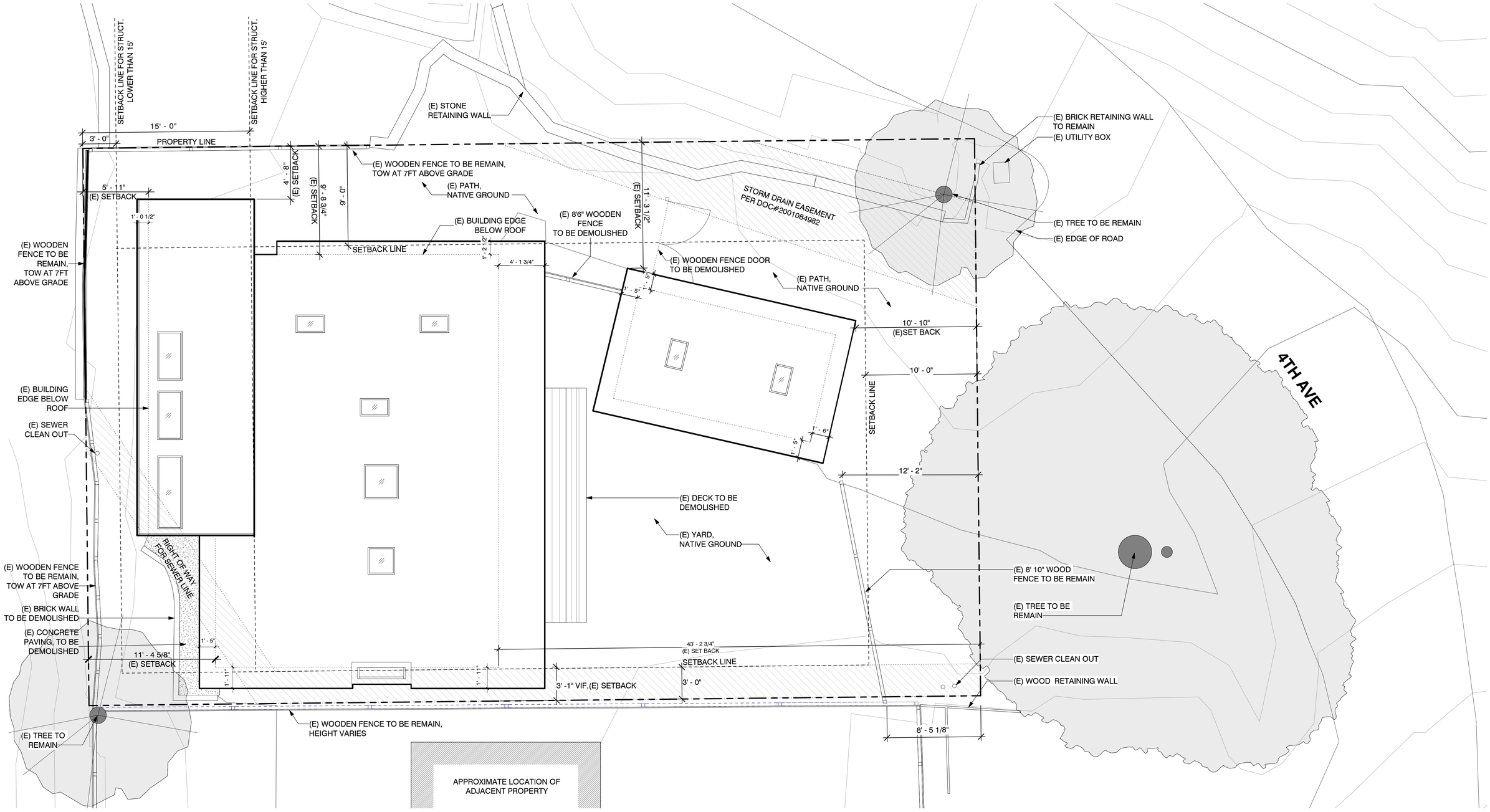
SHEET 1
OF
1 SHEET

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

TITLE	SURVEY
SCALE	
DRAWN BY	
JOB NUMBER	2502
SHEET	2
	02/17/2026

2/16/2026 1:24:57 PM
Page 243 of 491



MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	EXISTING SITE PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	3
	02/17/2026

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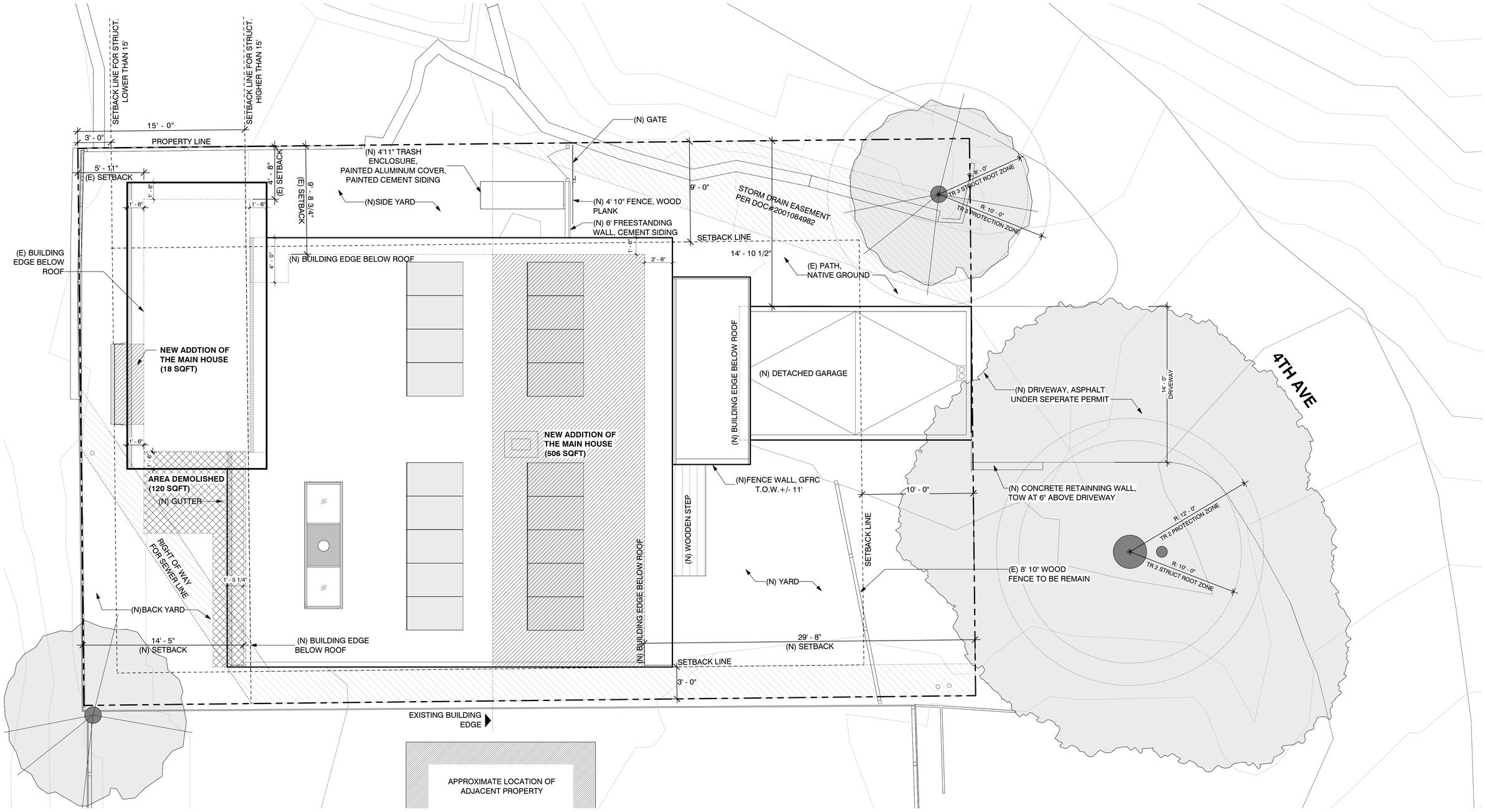

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	PROPOSED SITE PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	4
	02/17/2026

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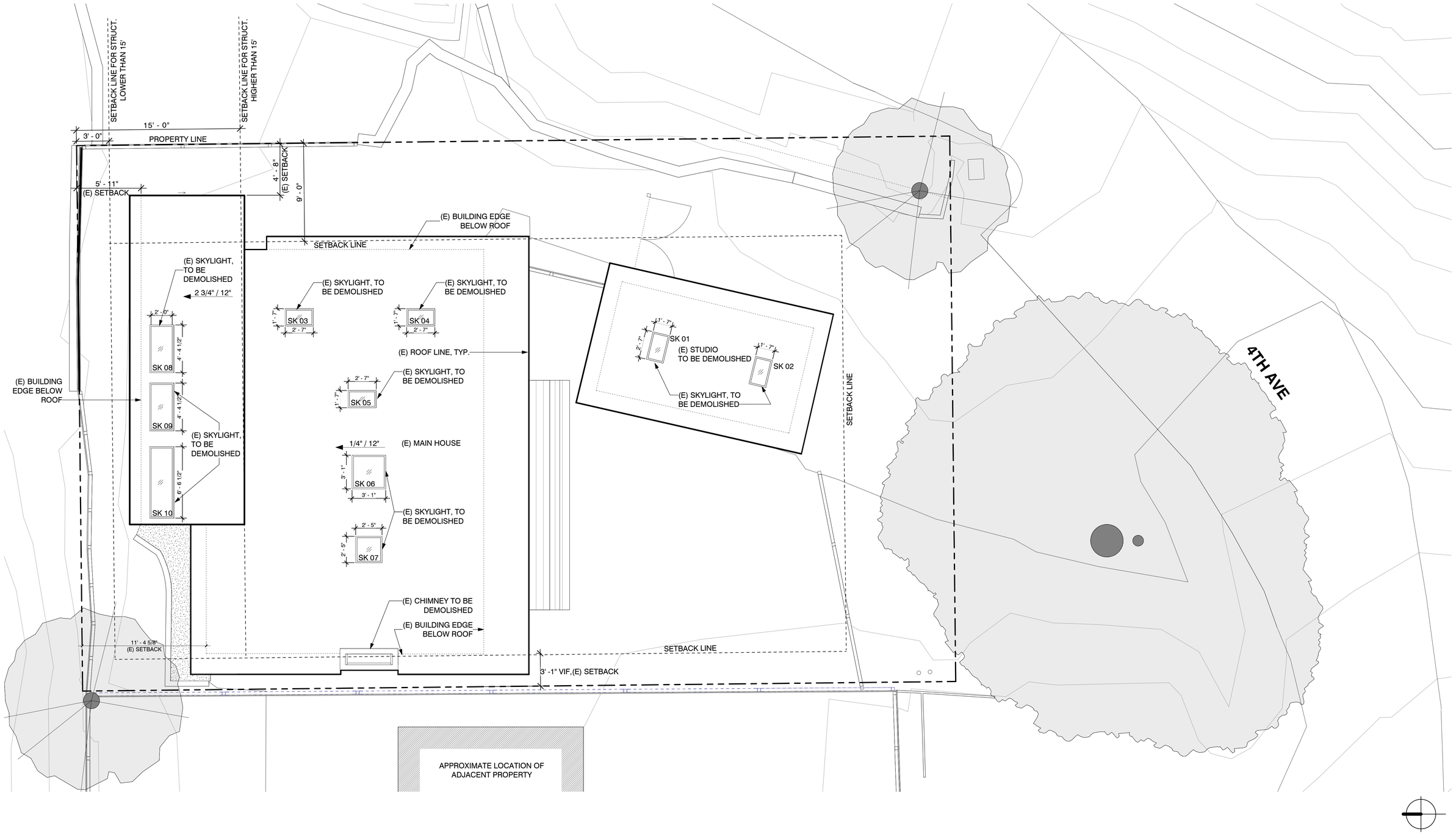

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	EXISTING ROOF PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	5
	02/17/2026

2/17/2026 5:29:40 PM

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SETBACK LINE FOR STRUCT. LOWER THAN 15'
SETBACK LINE FOR STRUCT. HIGHER THAN 15'
15' - 0"
3' - 0"
PROPERTY LINE
4' - 8" (E) SETBACK
9' - 0"
SETBACK LINE
R: 8' - 0"
TR 3 STRUCT ROOT ZONE
R: 10' - 0"
TR 3 PROTECTION ZONE
(E) BUILDING EDGE BELOW ROOF
(N) BUILDING EDGE BELOW ROOF
(N) GUTTER
2 1/4" / 12"
(N) GUTTER AT LOW ROOF
(N) GUTTER
(N) BUILDING EDGE
(N) ROOF, GRAVEL BALLAST
(N) ROOF, GRAVEL BALLAST
3/8" / 12"
(N) BUILDING EDGE BELOW ROOF
(N) DETACHED GARAGE
1/4" / 12"
1/4" / 12"
ROOF, GRAVEL BALLAST
4TH AVE
14' - 0" DRIVEWAY
MAIN HOUSE
3/8" / 12"
(N) FIREPLACE CHIMNEY W/METAL SHROUD. FINISH: SIDING
3' - 0"
2' - 4"
3' - 5"
3' - 6"
SK-01
(N) HOOD EXHAUST
SK-02
3' - 6"
(N) GUTTER
(N) SKYLIGHT
(N) BUILDING EDGE BELOW ROOF
(N) PV PANELS, TYP.
14' - 5" (N) SETBACK
(N) BUILDING EDGE BELOW ROOF
SETBACK LINE
10' - 0"
R: 12' - 0"
TR 2 PROTECTION ZONE
R: 10' - 0"
TR 2 STRUCT ROOT ZONE
29' - 8" (N) SETBACK
SETBACK LINE
3' - 0"
EXISTING BUILDING EDGE
APPROXIMATE LOCATION OF ADJACENT PROPERTY

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	PROPOSED ROOF PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	6
	02/17/2026

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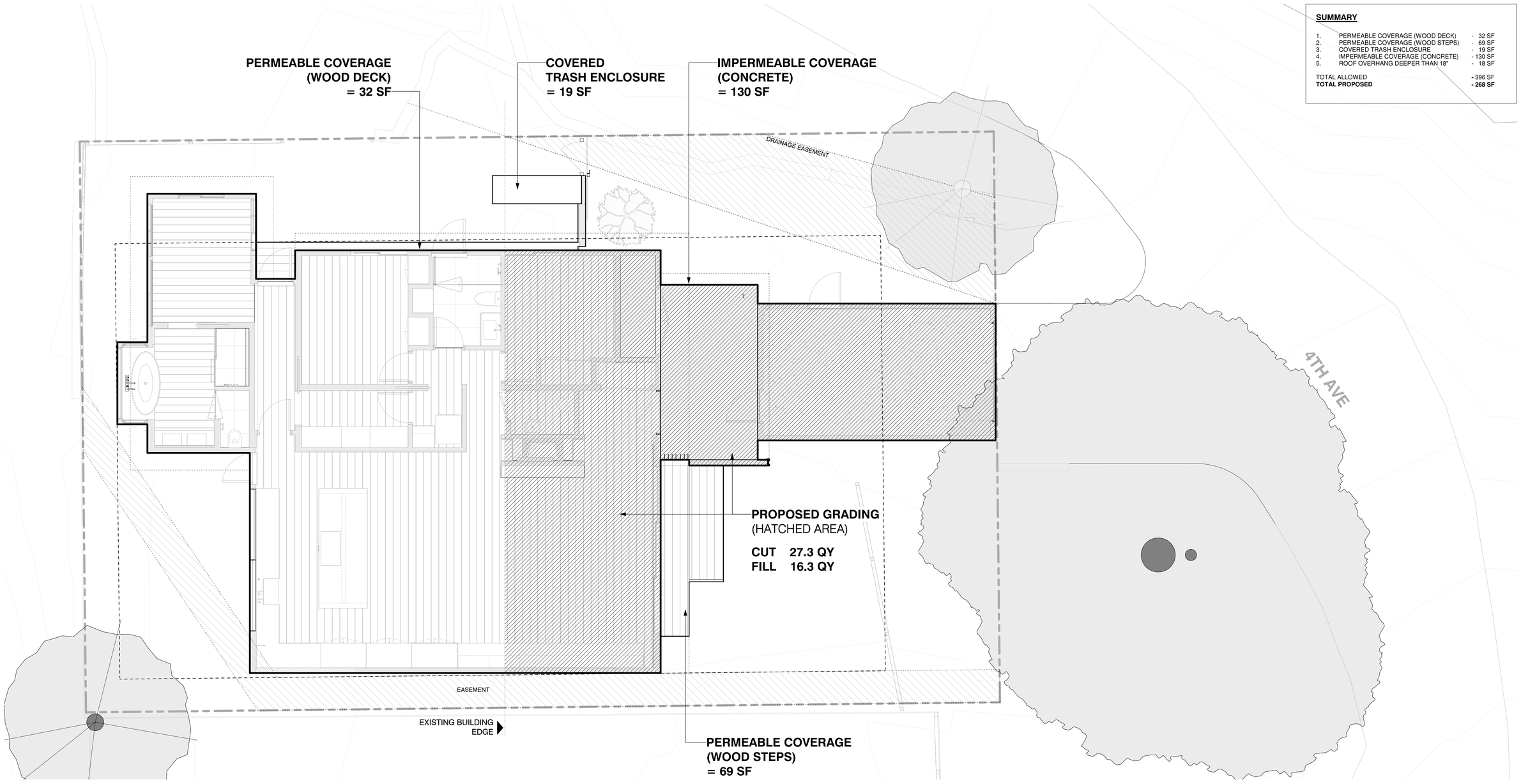

SUMMARY

1.	PERMEABLE COVERAGE (WOOD DECK)	- 32 SF
2.	PERMEABLE COVERAGE (WOOD STEPS)	- 69 SF
3.	COVERED TRASH ENCLOSURE	- 19 SF
4.	IMPERMEABLE COVERAGE (CONCRETE)	- 130 SF
5.	ROOF OVERHANG DEEPER THAN 18"	- 18 SF
TOTAL ALLOWED		- 396 SF
TOTAL PROPOSED		**- 268 SF**

1 PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	PRELIMINARY GRADING AND DRAINAGE PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	7
	02/17/2026

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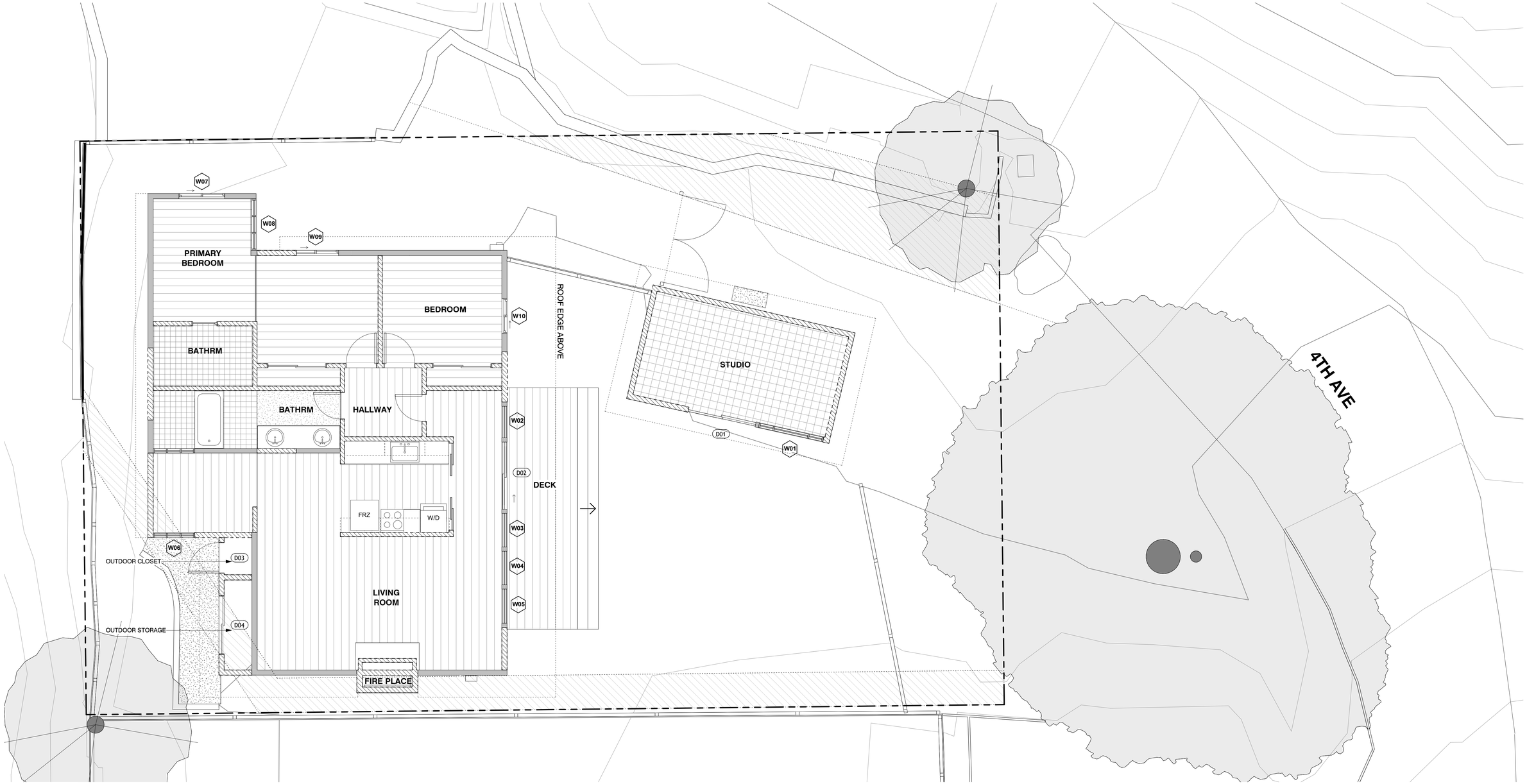

1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. 48.6% OF EXISTING EXTERIOR STRUCTURAL WALLS ARE PROPOSED FOR DEMOLITION

DEMOLOTION

EXISTING WALL

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	EXISTING FLOOR PLANS
SCALE	As indicated
DRAWN BY	PP
JOB NUMBER	2502
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	02/17/2026

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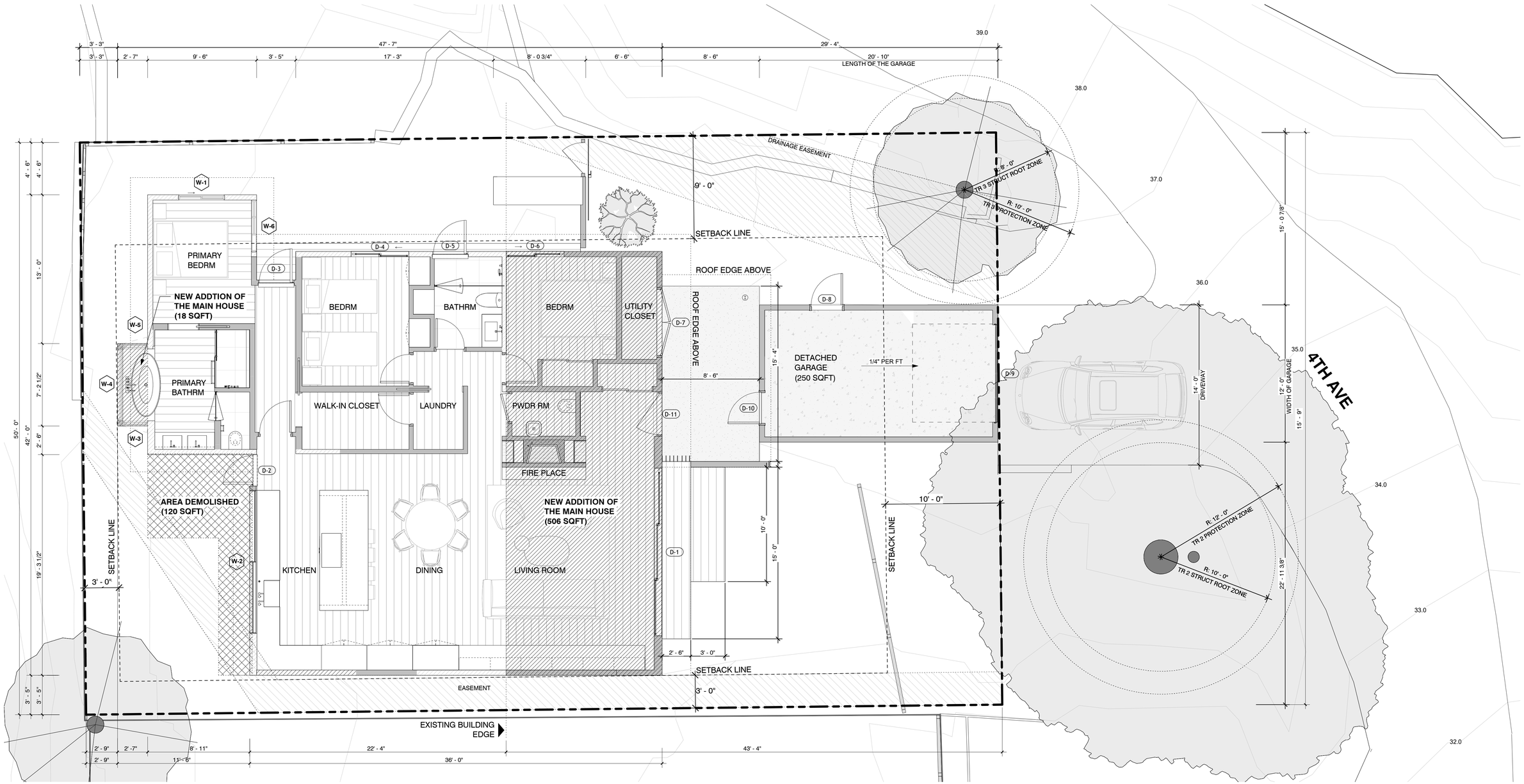

1 PROPOSED FLOOR PLAN

1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

1. 48.6% OF EXISTING EXTERIOR STRUCTURAL WALLS ARE PROPOSED FOR DEMOLITION

EXISTING WALL

NEW CONSTRUCTION

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	PROPOSED FLOOR PLANS
SCALE	As indicated
DRAWN BY	PP
JOB NUMBER	2502
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	02/17/2026

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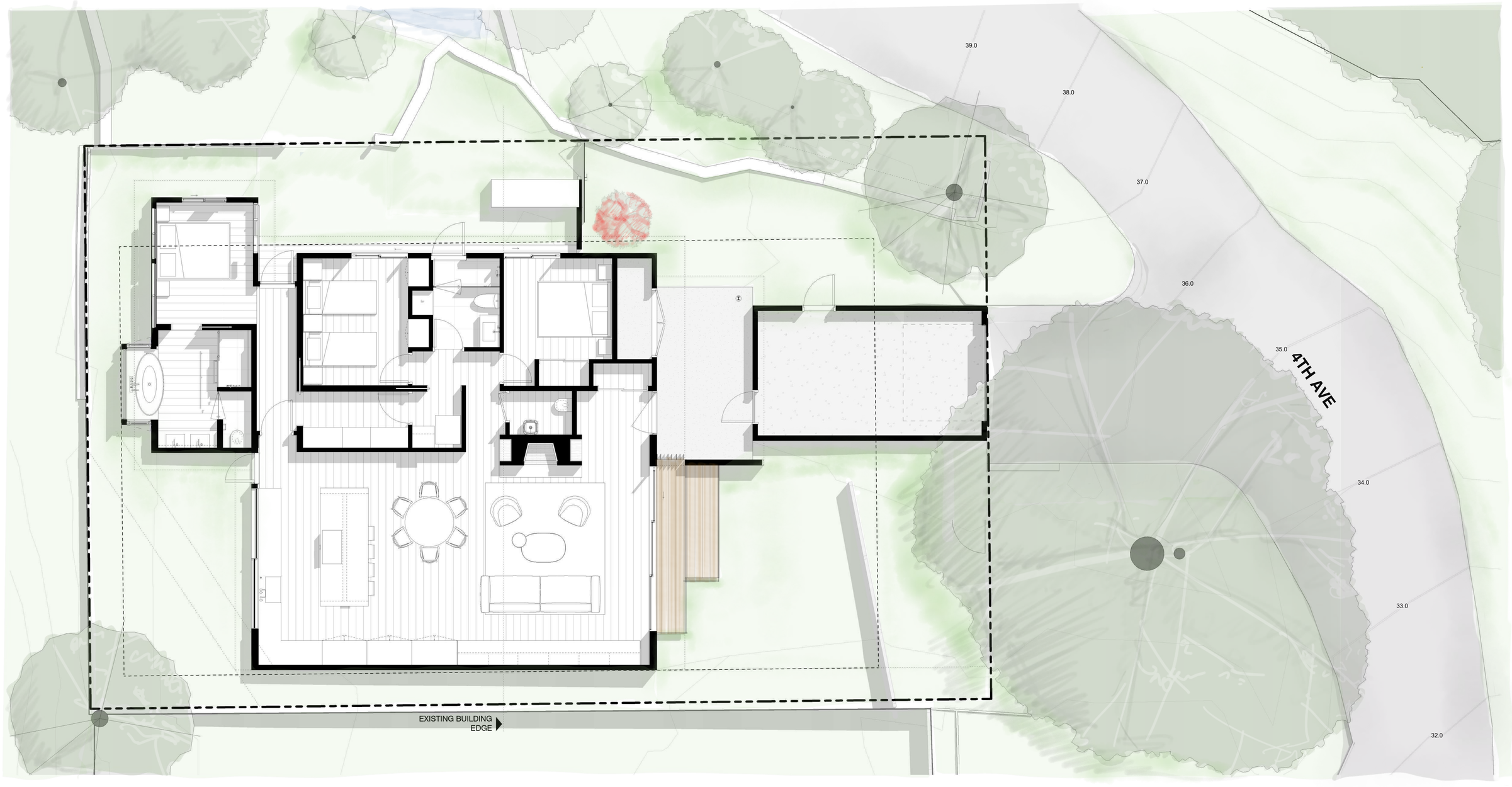

1 RENDERED PROPOSED FLOOR PLAN
1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	RENDERED PROPOSED FLOOR PLAN
SCALE	1/4" = 1'-0"
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JOB NUMBER	2502
SHEET	10
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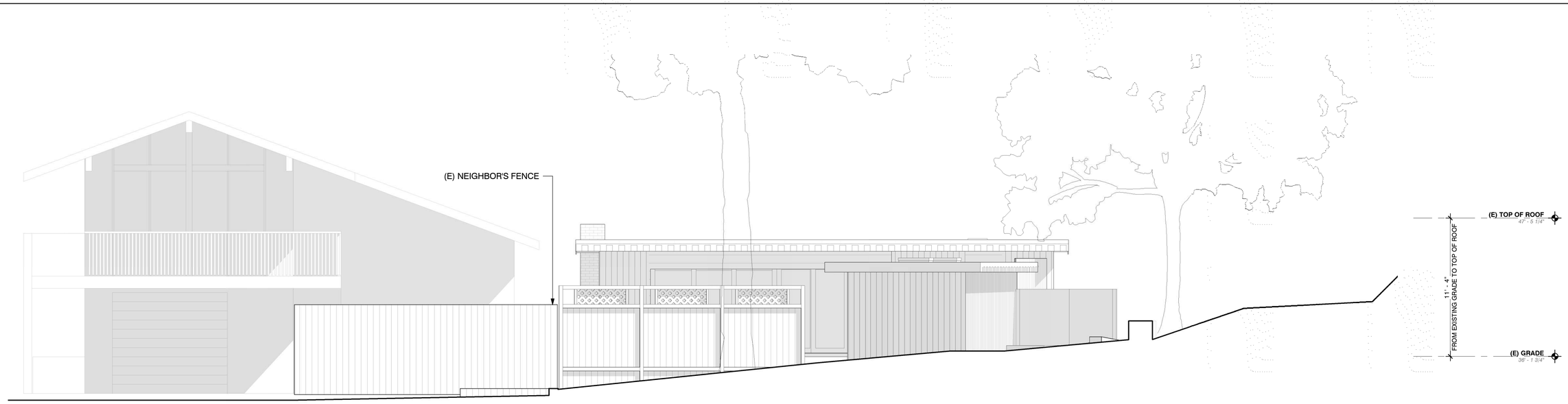
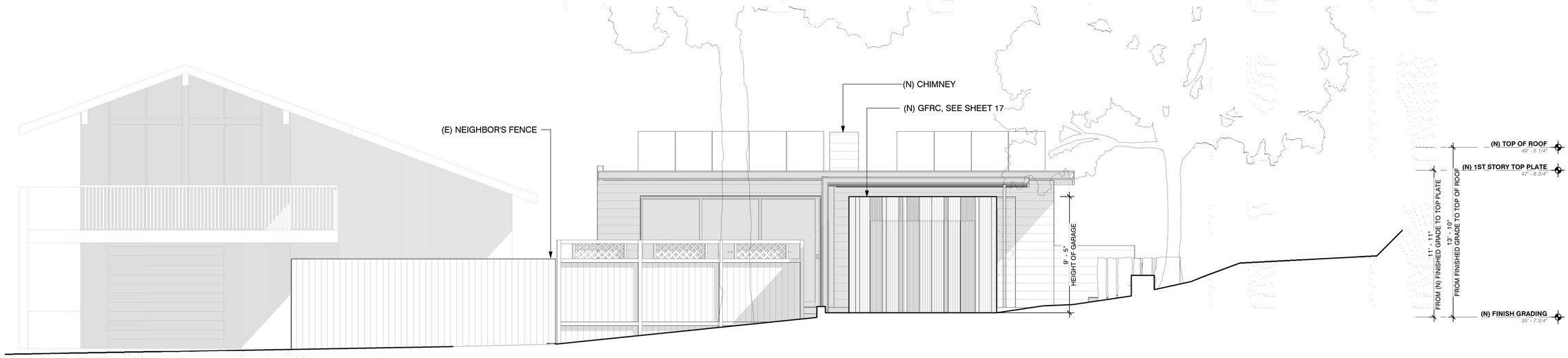


1 EXISTING SOUTH STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH STREET ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	SOUTH STREET ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	11
	02/17/2026

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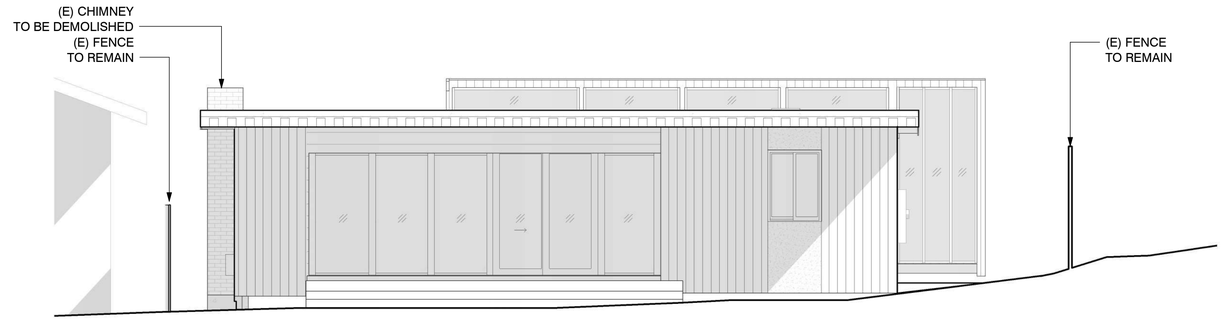
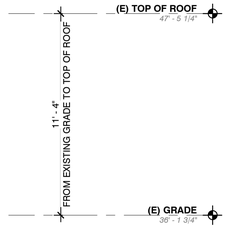
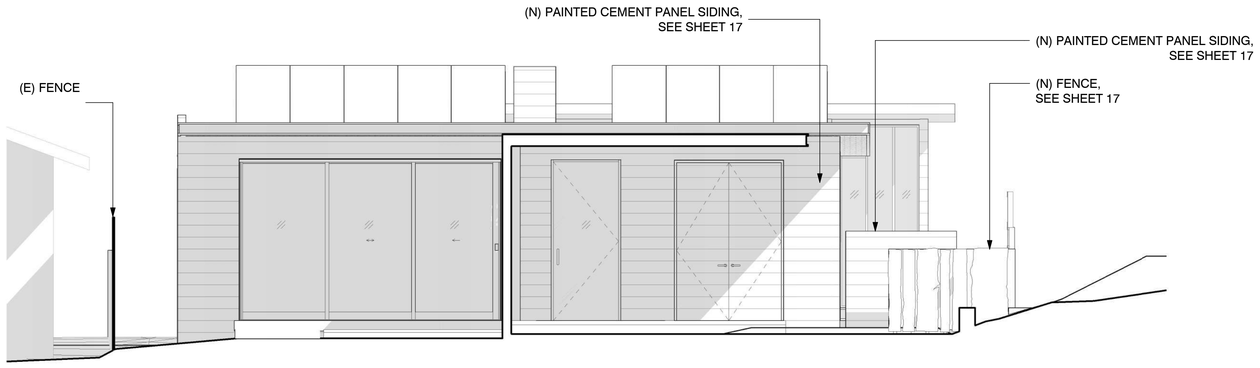
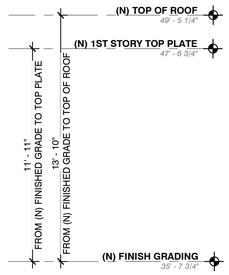




1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	SOUTH ELEVATION
SCALE	1/4" = 1'-0"
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SHEET	12
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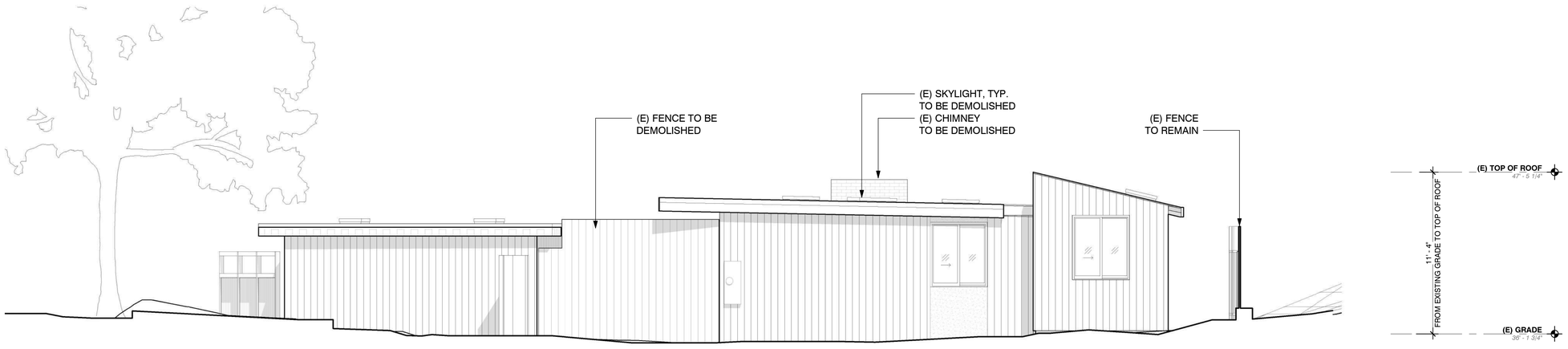

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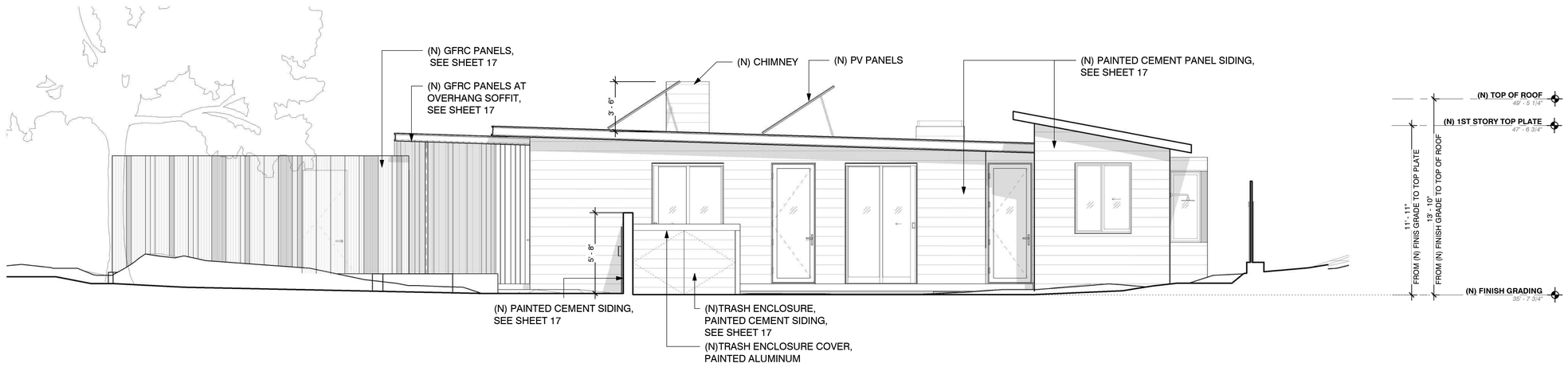

2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 **831.622.9000**

TITLE	EAST ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	13
	02/17/2026

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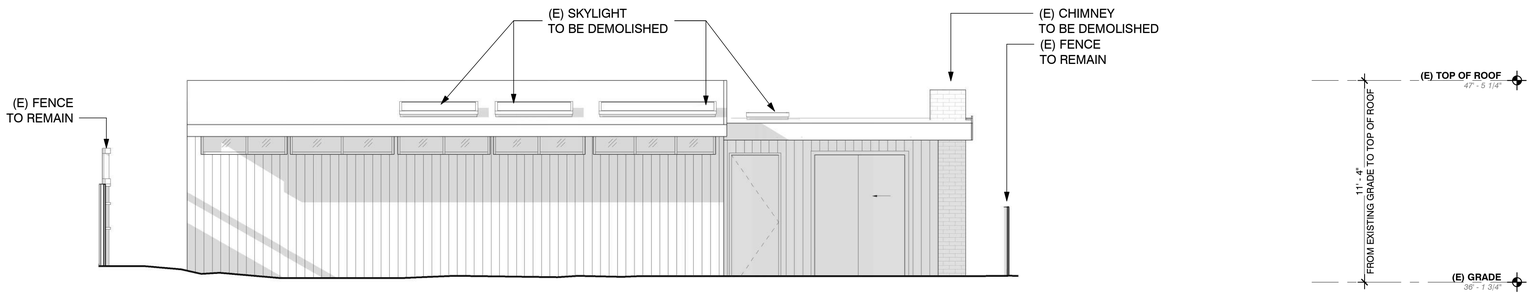
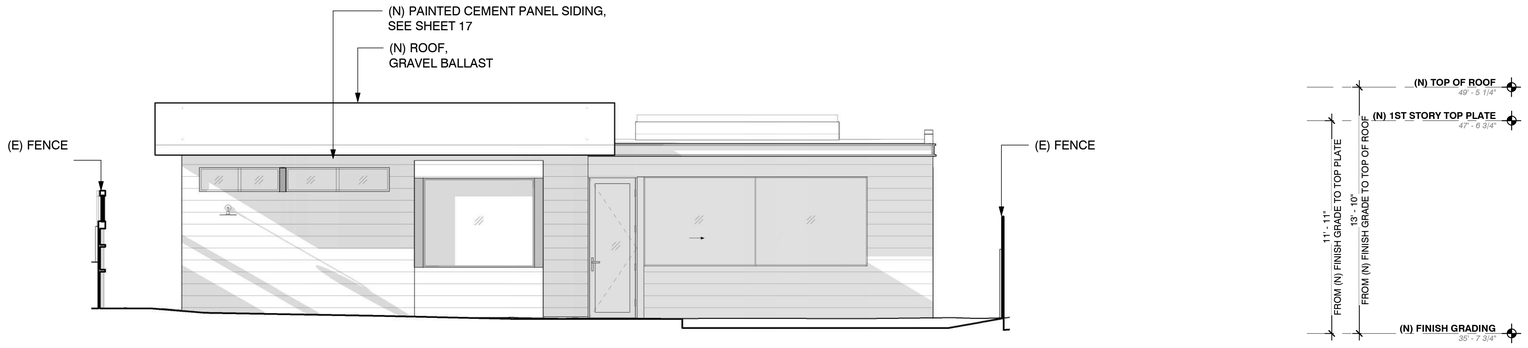


1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE	NORTH ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	14
	02/17/2026

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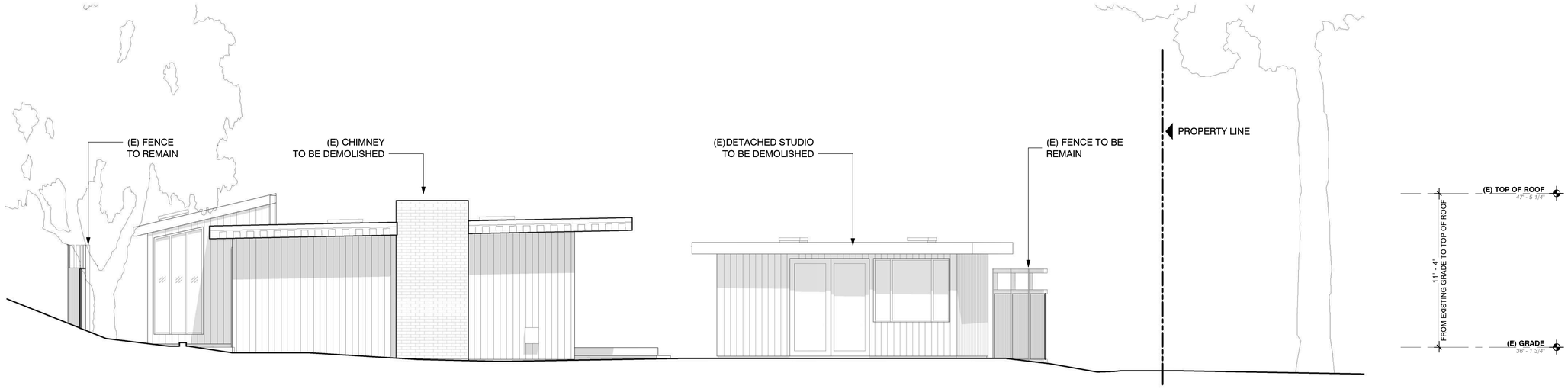
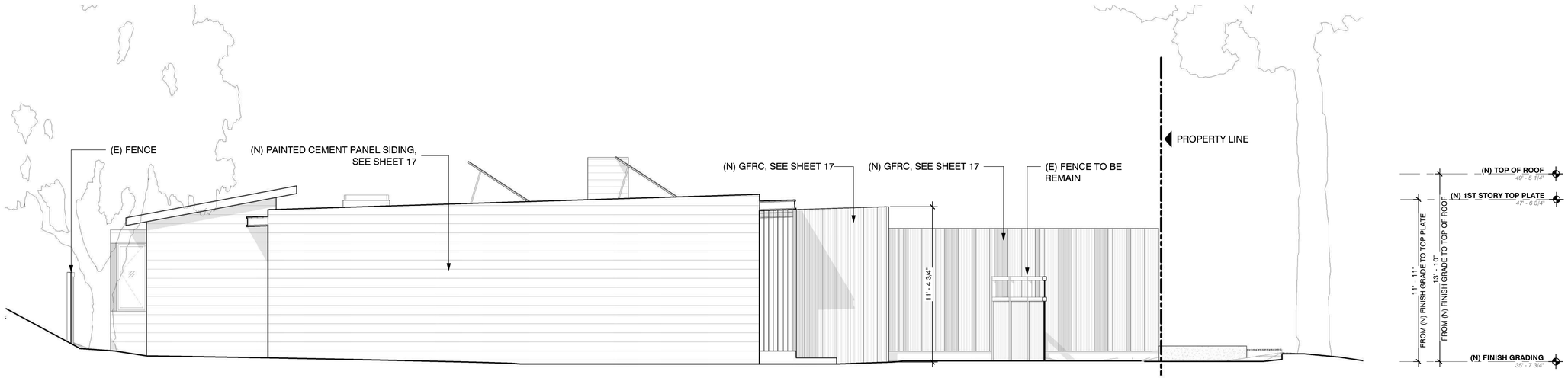


1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

STUDIO SCHICKETANZ P.O. Box 2704, Carmel, CA, 93921 831.622.9000

TITLE	WEST ELEVATION
SCALE	1/4" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	15
	02/17/2026

2/16/2026 1:25:22 PM

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EXISTING NEIGHBOUR WEST OF PROPERTY
STREET ELEVATION

EXISTING STREET ELEVATION

EXISTING STREET EAST OF THE PROPERTY

MUNOZ GLIDE RESIDENCE

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TITLE	STREETSCAPE ELEVATIONS
SCALE	
DRAWN BY	PP
JOB NUMBER	2502
SHEET	16
	02/17/2026

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(N) FENCE

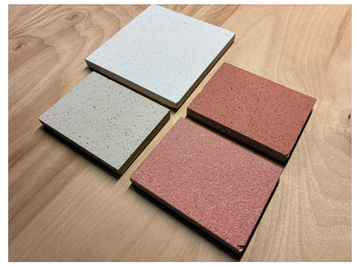
MATERIAL: NATURAL WOOD PLANK W/ LIVE EDGE

(N) EXTERIOR SIDING

BRAND: HARDIE PANEL/ PAINTED
COLOR: BENJAMIN MOORE AF-100

(N) GARAGE SIDING

BRAND: RIEDER
PRODUCT LINE: OKO SKIN/CONCRETE SKIN
COLOR: BR01 TERRACOTTA, NS01 SAHARA, NS01 VANILLA



(N) METAL EXTERIOR DOOR AND WINDOWS

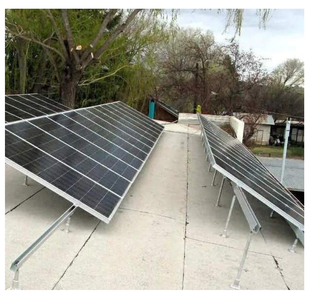
BRAND: BLOMBERG
COLOR: CLEAR ANODIZED ALUMINUM

(N) ROOFING

GRAVEL BALLAST

(N) PV PANEL

BRAND: REC SOLAR PANEL



(N) SKYLIGHT

BRAND: VELUX
PRODUCT LINE : GSM FIXED SKYMAX SKYLIGHT

(N) DECK

MATERIAL: TEAK DECKING
BRAND: INDOTEAK DESIGN

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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TITLE: FINISH MATERIALS
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DRAWN BY: PP
JOB NUMBER: 2502
SHEET: 17
02/17/2026

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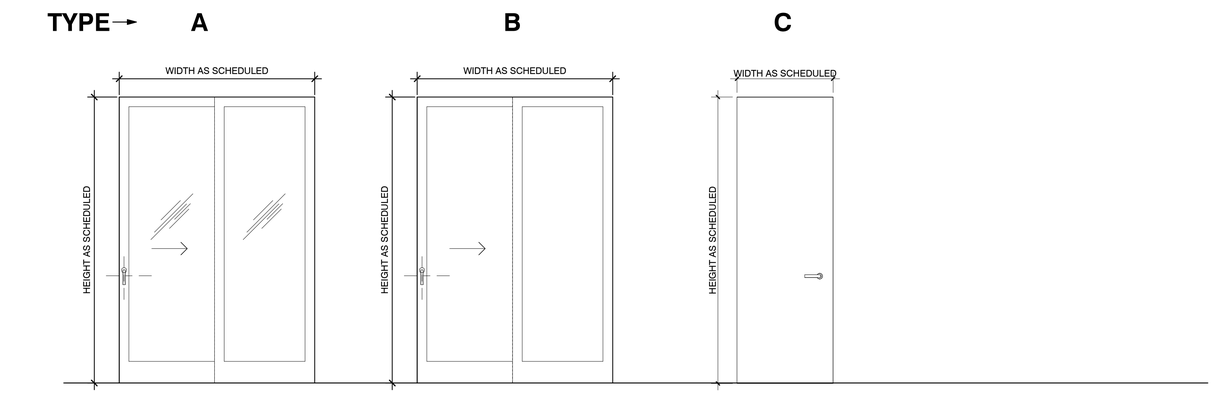
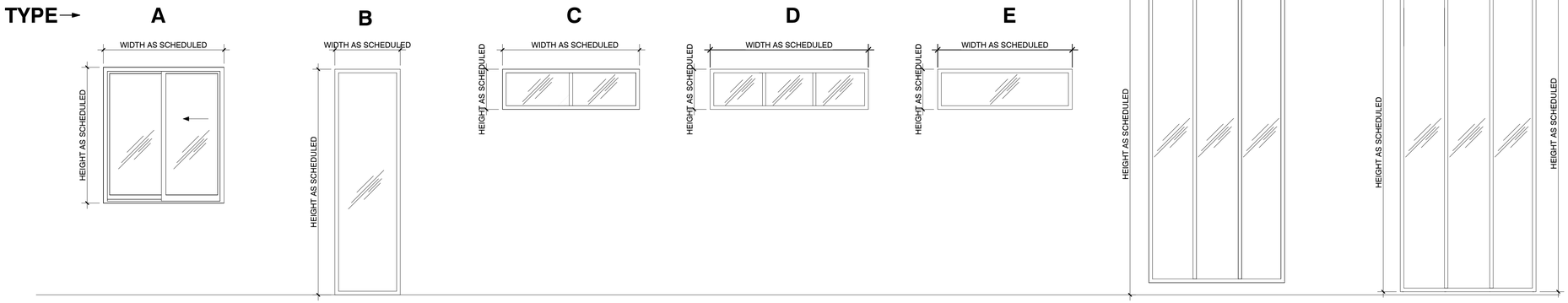


DOOR ELEVATION TYPES (E)
SCALE: 1/2" = 1'-0"

Door Schedule Existing

Number	Size		Exterior. Frame & Sash Material	Glass Type	D Type	Manufacturer	Numbered notes/ Remarks
	Width	Height				Brand	
D01	6' - 0"	7' - 2"			A		
D02	5' - 10 1/2"	6' - 10"			A		
D03	2' - 8"	7' - 6"			C		
D04	5' - 0"	7' - 6"			B		



WINDOW ELEVATION TYPES (E)
SCALE: 1/2" = 1'-0"

Skylight Schedule Existing

Mark	Length	Width	Frame Material	Manufacturer	Comments
SK01	2' - 6"	1' - 6"			SKYLIGHT
SK02	2' - 6"	1' - 6"			SKYLIGHT
SK03	2' - 6"	1' - 6"			SKYLIGHT
SK04	2' - 6"	1' - 6"			SKYLIGHT
SK05	2' - 6"	1' - 6"			SKYLIGHT
SK06	3' - 0"	3' - 0"			SKYLIGHT
SK07	2' - 4"	2' - 4"			SKYLIGHT
SK08	2' - 2"	4' - 3 1/2"			SKYLIGHT
SK09	2' - 2"	4' - 3 1/2"			SKYLIGHT
SK10	2' - 2"	6' - 5 1/2"			SKYLIGHT

Window Schedule Existing

Number	Window Type	Window Size			Frame Material	Glass Type	Numbered Notes/ Remarks
		Width	Height	Sill Height			
W01	A	5' - 9"	4' - 8"				
W02	B	3' - 6"	6' - 10"				
W03	B	3' - 3 1/2"	6' - 10"				
W04	B	3' - 3 1/2"	6' - 10"				
W05	B	3' - 6"	6' - 10"				
W06	G	3' - 7 1/2"					H1 - 7'-1" H2 - 7'10"
W07	A	4' - 0 1/2"	4' - 6 1/2"				
W08	F	4' - 6"	9' - 10"				
W09	A	4' - 0 1/2"	4' - 6 1/2"				
W10	A	3' - 0 1/2"	4' - 0 1/2"				
W11	E	5' - 8"	1' - 6"				CELESTORY
W12	E	5' - 4"	1' - 6"				CELESTORY
W13	E	5' - 8"	1' - 6"				CELESTORY
W14	E	7' - 1"	1' - 6"				CELESTORY
W15	C	4' - 10"	1' - 4"				CELESTORY
W16	C	5' - 9"	1' - 4"				CELESTORY
W17	C	5' - 1"	1' - 4"				CELESTORY
W18	C	5' - 1"	1' - 4"				CELESTORY
W19	D	6' - 10"	1' - 4"				CELESTORY

MUNOZ GLIDE RESIDENCE

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TITLE EXISTING DOOR & WINDOW SCHEDULE

SCALE 1/2" = 1'-0"

DRAWN BY PP

JOB NUMBER 2502

SHEET 18

02/17/2026

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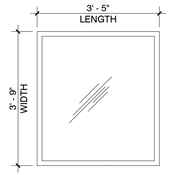
TYPE →

SK01



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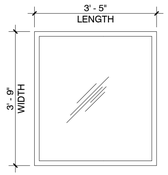


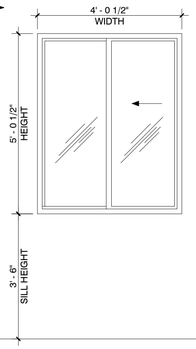
Skylight Schedule

Mark	Length	Width	Frame Material	Manufacturer	Comments
SK-1	3' - 5"	3' - 9"		GLAZING VISION	SKYLIGHT
SK-2	3' - 5"	3' - 9"		GLAZING VISION	SKYLIGHT

SKYLIGHT PLAN (N)
SCALE: 1/2" = 1'-0"

TYPE →

W1



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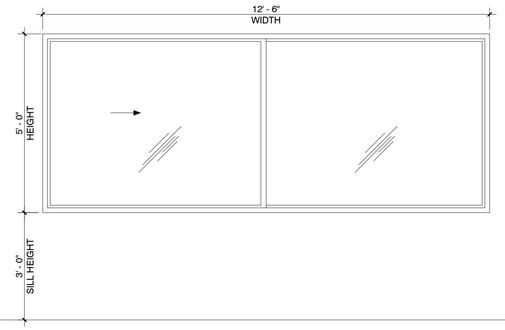

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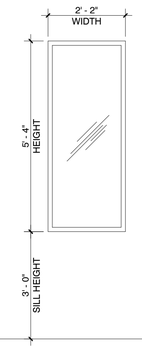

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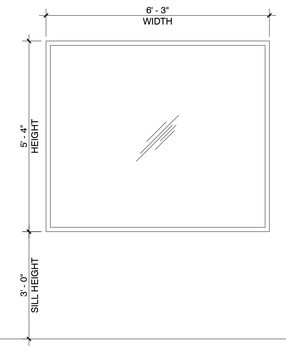

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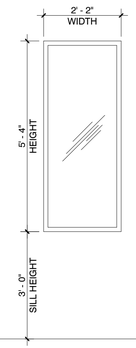

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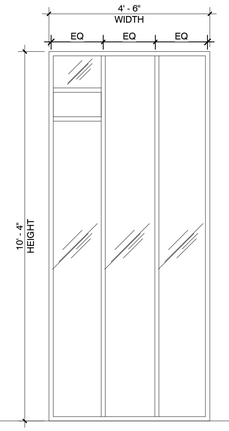

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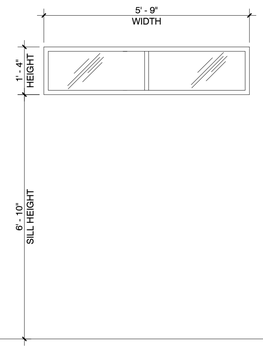

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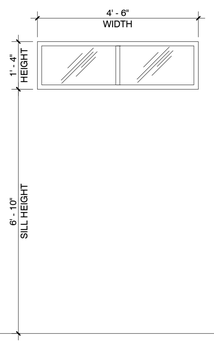

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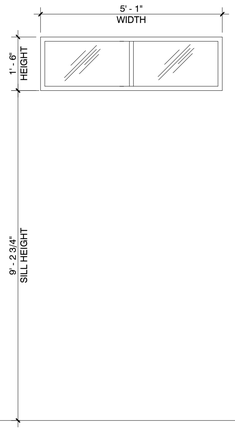

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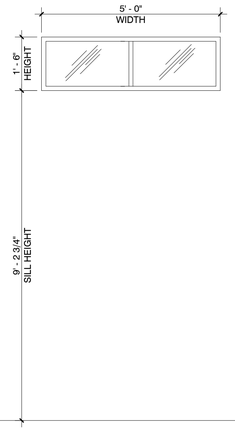

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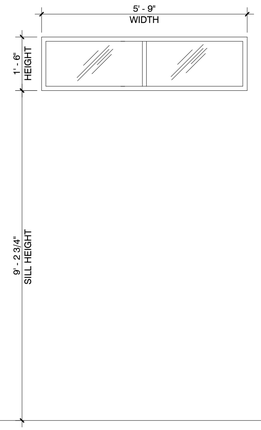

WINDOW ELEVATION TYPES (N)
SCALE: 1/2" = 1'-0"

Window Schedule

Number	Window Size			Frame Material	Glass Type	Manufacturer	Numbered Notes/ Remarks
	Width	Height	Sill Height			Brand	
W-1	4' - 0 1/2"	5' - 0 1/2"	3' - 6"	Aluminum		BLOMBERG	
W-2	12' - 6"	5' - 0"	3' - 0"	Aluminum		BLOMBERG	
W-3	2' - 2"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-4	6' - 3"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-5	2' - 2"	5' - 4"	3' - 0"	Aluminum		BLOMBERG	
W-6	4' - 6 1/2"	10' - 4"	0"	Aluminum		BLOMBERG	
W-7	5' - 9"	1' - 4"	6' - 10"	Aluminum		BLOMBERG	CELESTORY
W-8	4' - 6"	1' - 4"	6' - 10"	Aluminum		BLOMBERG	CELESTORY
W-9	5' - 1"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY
W-10	5' - 0"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY
W-11	5' - 9"	1' - 6"	9' - 2 3/4"	Aluminum		BLOMBERG	CELESTORY

MUNOZ GLIDE RESIDENCE

4th Ave 3 NE Monte Verde, Carmel-by-the-Sea, CA. 93921

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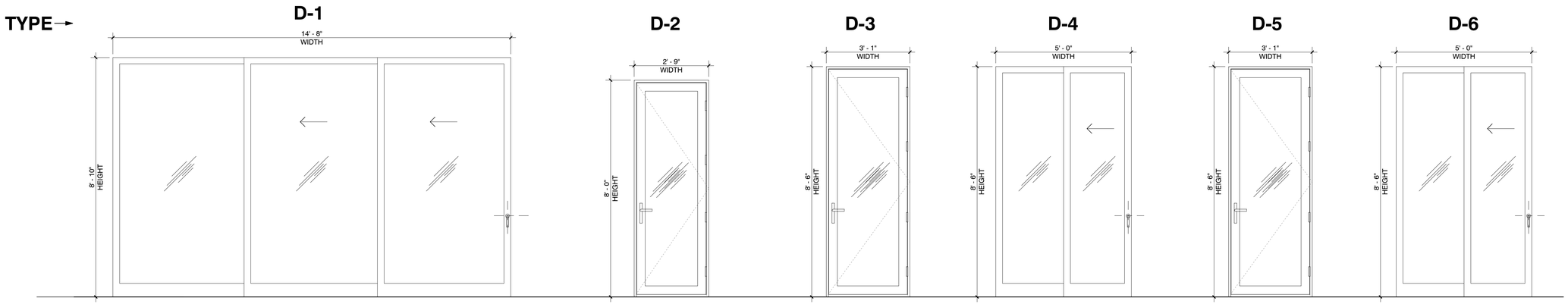
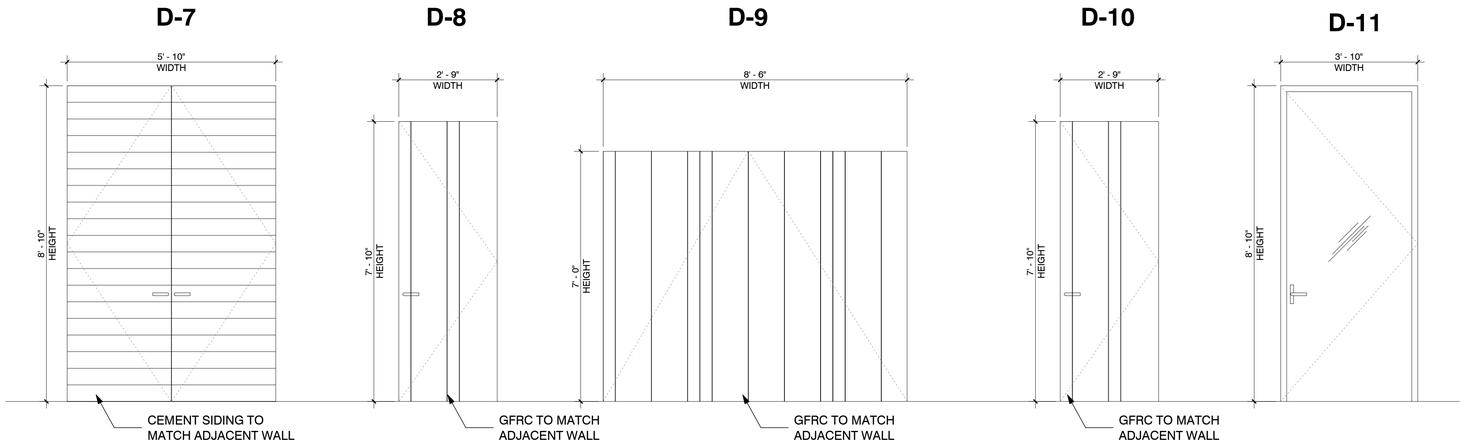
TITLE	PROPOSED SKYLIGHT & WINDOW SCHEDULE
SCALE	1/2" = 1'-0"
DRAWN BY	PP
JOB NUMBER	2502
SHEET	19
	12/17/25





DOOR ELEVATION TYPES (N)
SCALE: 1/2" = 1'-0"

Door Schedule

Number	Size		Exterior. Frame & Sash Material	Glass Type	Manufacturer	
	Width.	Height.			Brand	Numbered notes/ Remarks
D-1	14' - 8"	8' - 10"			BLOMBERG	
D-2	2' - 9"	8' - 0"			BLOMBERG	
D-3	3' - 1"	8' - 6"			BLOMBERG	
D-4	5' - 0"	8' - 6"			BLOMBERG	
D-5	3' - 1"	8' - 6"			BLOMBERG	
D-6	5' - 0"	8' - 6"			BLOMBERG	
D-7	5' - 10"	8' - 10"			BLOMBERG	
D-8	2' - 9"	7' - 10"			BLOMBERG	
D-9	8' - 6"	7' - 0"			CLOPAY GARAGE DOOR	GARAGE DOOR
D-10	2' - 9"	7' - 10"			BLOMBERG	
D-11	3' - 10"	8' - 10"			BLOMBERG	FRONT DOOR

MUNOZ GLIDE RESIDENCE

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TITLE PROPOSED DOOR SCHEDULE

SCALE 1/2" = 1'-0"

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JOB NUMBER 2502

SHEET 20

12/17/25

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY. SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12) AS APPLICABLE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

ABBREVIATIONS

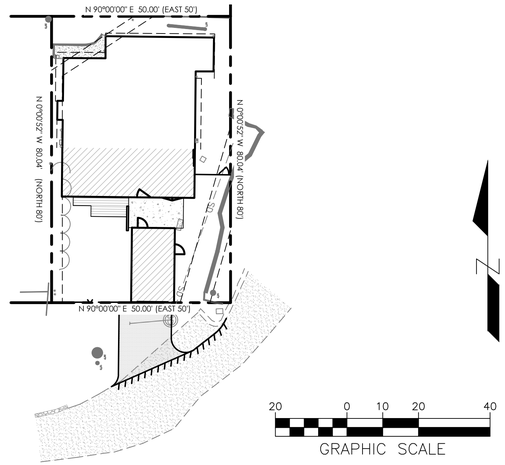
(E)	EXISTING
FG	FINISH GROUND GRADE
FF	FINISH FLOOR
FL	FLOW LINE
FP	FINISH PAVEMENT GRADE
G	GROUND
M.E.	MATCH EXISTING
(N)	NEW
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB GRADE
(TYP)	TYPICAL
W	WATER

SHEET INDEX

C1	TITLE SHEET
C2	GRADING AND DRAINAGE PLAN
C3	STORMTECH DETAILS
C4	EROSION CONTROL PLAN
C5	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

VICINITY MAP

GRADING AND DRAINAGE PLAN FOR NEW ADDITION-GARAGE



A / C1 OVERALL SITE PLAN
SCALE: 1"=20'

LAND DISTURBANCE

LAND DISTURBANCE AREA = 2,007 SF

GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 6 CY
FILL = 31 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY AND ASSUMES NO FILL IN RAISED FOUNDATION AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
EASEMENT (ESMT)		
DRAINAGE FLOW LINE		
SAWCUT		
GRADE BREAK		
MAJOR CONTOUR	50	50
MINOR CONTOUR	49	49
FENCE	X	X
STORM DRAIN		SD
SPOT ELEVATION	×05.46	TC 49.99
DRAINAGE FLOW		
TREE	11' SPAN	
CONCRETE PAVEMENT		
AC PAVEMENT		
BUILDING		

REV.	DATE	DESCRIPTION	BY
1			
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3			
4			
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6			
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8			
9			
10			

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PLANNING SUBMITTAL

TITLE SHEET

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C1
OF 5 SHEETS	
PROJECT#	125140

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CITY OF CARMEL PRIVATE STORMWATER SYSTEM

SUMMARY

TO MITIGATE THE ADDITION OF PROPOSED IMPERVIOUS AREAS THE PROJECT WILL INSTALL UNDERGROUND INFILTRATION CHAMBERS (STORMTECH SC-310) UNDER THE PATIO/LANDSCAPING. THE PROPOSED HARDSCAPE WILL DRAIN TO LANDSCAPE AREAS AND THE ROOF DOWNSPOUTS WILL BE PLUMBED TO A DIRECT CONNECTION TO THE CATCH BASIN AT THE HEAD OF THE INFILTRATION CHAMBERS. THE CATCH BASIN WILL FILL UNDERGROUND CHAMBERS (FIRST ONE TO FILL WILL BE INSTALLED AS AN "ISOLATOR ROW" TO ALLOW FOR SEDIMENT CLEANUP). DURING LARGE STORM EVENTS, OVERFLOW FROM THE SYSTEM WILL FLOW UP THROUGH THE GRATE AND POND UNTIL IT FLOWS THROUGH LANDSCAPE TO SMALL DEPRESSIONS THROUGHOUT THE SITE AND EVENTUALLY TO THE CITY RIGHT OF WAY ON 4TH AVENUE.

BASED ON THE FOLLOWING SETBACKS THE INFILTRATION AREA IS LIMITED TO (4) STORMTECH SC-310 CHAMBERS:
-NEIGHBORING PROPERTY =6' MIN
-STREET RIGHT OF WAY=3' MIN

CALCULATIONS
BASED ON THE LIMITED INFILTRATION AREA DISCUSSED ABOVE, THE BELOW VOLUME CALCULATIONS ARE BEING PROPOSED FOR ON-SITE STORM WATER MITIGATION.

PROPOSED NEW IMPERVIOUS AREA=958 SF

EXISTING ROOF AREA TO REMAIN=1,206 SF

TOTAL IMPERVIOUS AREA=2,164 SF

85TH PERCENTILE RAINFALL DEPTH = 0.8"

VOLUME REQUIRED=2,164 SF x 0.8"= 144 CF

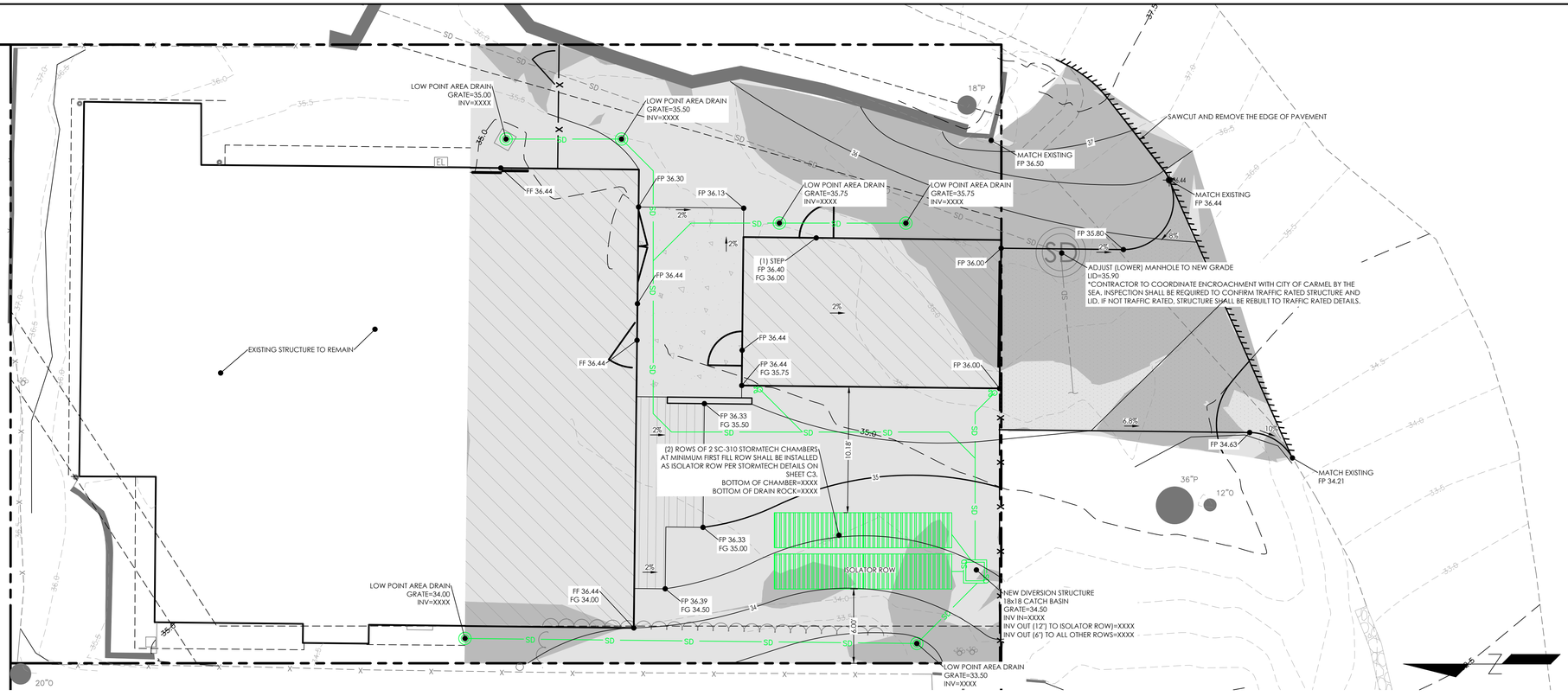
SC-310 CHAMBER WITH 18" ROCK BELOW = 40.4 CF

VOLUME PROVIDED IN CHAMBERS=4 X 40.4 CF = 161.6 CF

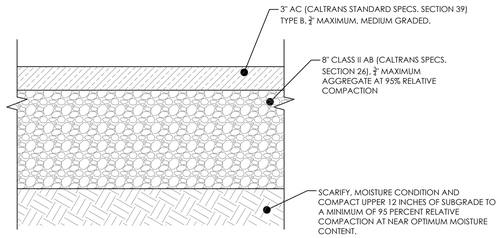
ADDITIONAL VOLUME PROVIDED= 17.6 CF

STORM DRAIN SYSTEM NOTES:

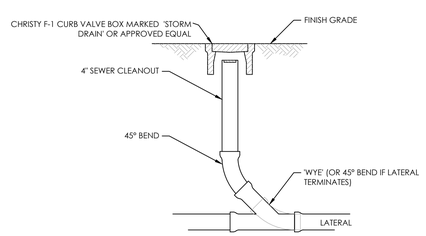
1. AREA DRAIN (IN LANDSCAPE) = NDS LOW PROFILE HOUSING 932 WITH 12x12 ATRIUM GRATE 1290 CONNECTED TO 6" PVC STORM DRAIN RISER.
2. COURTYARD DRAIN= NDS LOW PROFILE HOUSING 932 WITH 12x12 SQUARE GRATE12125 CONNECTED TO 4" PVC STORM DRAIN RISER.
3. STORM DRAIN PIPE SHALL BE PVC SDR 35 (ASTM D3034). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE THIS SHEET FOR TRENCH BACKFILL.
5. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 5' BETWEEN JOINT TRENCH AND WET UTILITIES UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL MAINTAIN HORIZONTAL SEPARATION OF 4' BETWEEN POTABLE WATER AND OTHER WET UTILITIES.



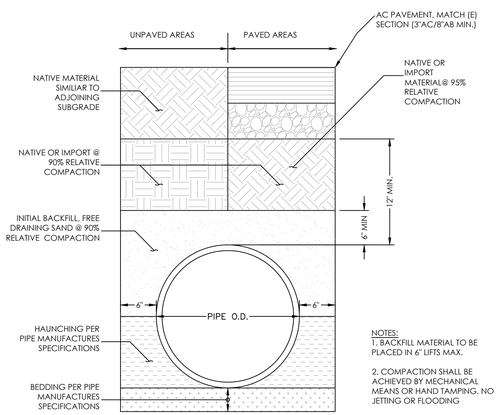
A C2 GRADING AND DRAINAGE PLAN
SCALE: 1"=5'



B C2 PAVEMENT SECTION
NTS



C C2 STORM DRAIN CLEANOUT
NTS



D C2 TRENCH BACKFILL
NTS

E C2 NOT USED
NTS

F C2 NOT USED
NTS

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PLANNING SUBMITTAL

GRADING AND DRAINAGE PLAN

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C2
OF	5 SHEETS
PROJECT#	125140

ADVANCED DRAINAGE SYSTEMS, INC.

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

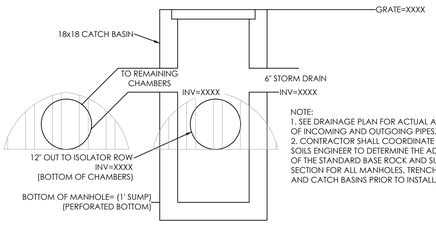
1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



A / C3 — DIVERSION STRUCTURE
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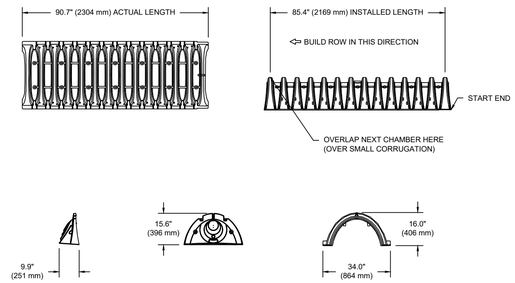
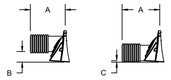


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE CORED END CAPS END WITH "PC"

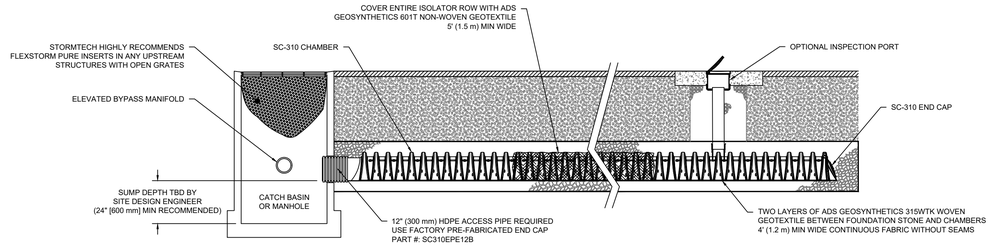
PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC			---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC			---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC			---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

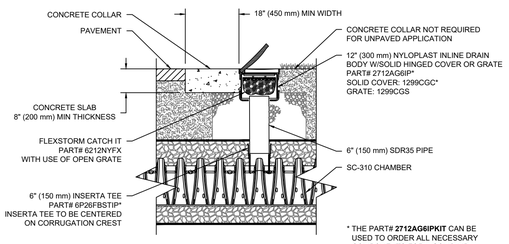
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 SC-310 TECHNICAL SPECIFICATIONS



3 SC-310 ISOLATOR ROW DETAIL



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

4 SC-310 6" (150 mm) INSPECTION PORT DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

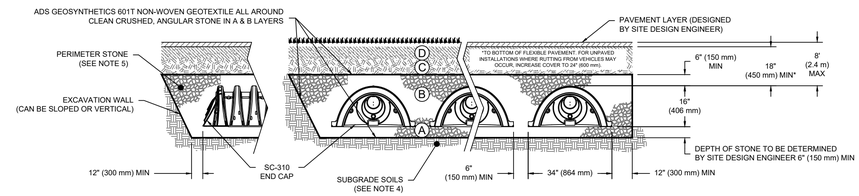
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-310 CROSS SECTION DETAIL

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

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Plotted: Jan 21, 2026 - 2:04pm

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

BY	DESCRIPTION	DATE	REV.
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PLANNING SUBMITTAL

STORMTECH DETAILS

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C3
OF 5 SHEETS	
PROJECT#	125140

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Plotted: Jan 21, 2026 - 2:04pm

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK. CONTRACTOR RESPONSIBLE FOR OBTAINING AND REVIEWING THE DOCUMENT.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

INSTALLATION

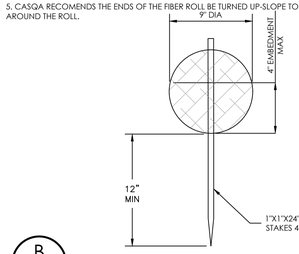
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

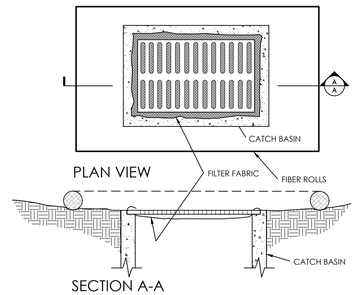
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.

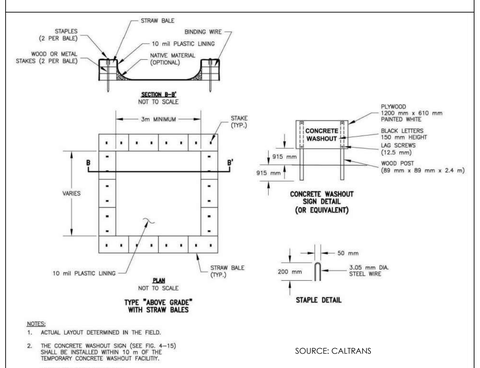


B / C4 FIBER ROLL
NTS

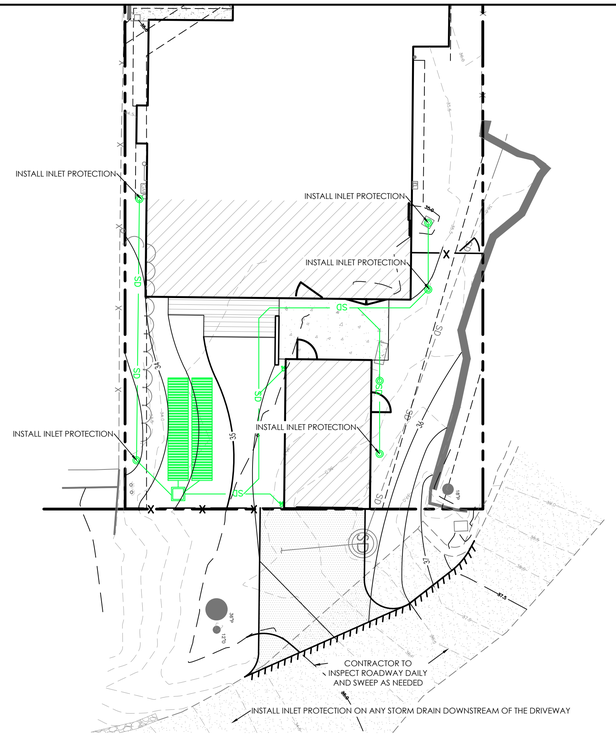


C / C4 INLET PROTECTION
NTS

D / C4 NOT USED
NTS



E / C4 CONCRETE WASHOUT
NTS



A / C4 EROSION CONTROL PLAN
SCALE: 1"=10'

10 0 5 10 20
GRAPHIC SCALE

F / C4 CONSTRUCTION HAUL ROUTE
NTS

BY	DESCRIPTION	DATE	REV.
			1
			2
			3
			4
			5
			6
			7
			8

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

PLANNING SUBMITTAL

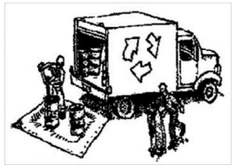
EROSION CONTROL PLAN

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C4
OF 5 SHEETS	
PROJECT#	125140

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

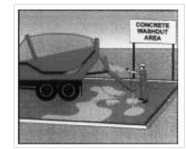
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

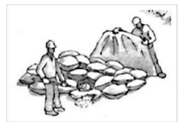
Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



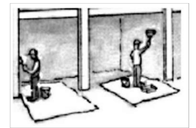
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



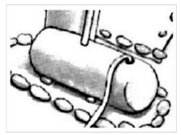
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: C:\Users\Owner\AppData\Local\Temp\AcPublish_27404\125140 Grading Plan.dwg
Plotted: Jan 21, 2026 - 2:04pm

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

PLANNING SUBMITTAL

CONSTRUCTION BEST MANAGEMENT PRACTICES

MUNOZ RESIDENCE
4TH AVE 3 NE MONTE VERDE
CARMEL-BY-THE-SEA

SCALE:	AS NOTED
DATE:	1/21/2026
DESIGN BY:	JPR
DRAWN BY:	JPR
CHECKED BY:	
SHEET NUMBER:	C5
OF 5 SHEETS	
PROJECT#	125140

4th Avenue, looking east.

Proposed detached garage in front setback, looking east.

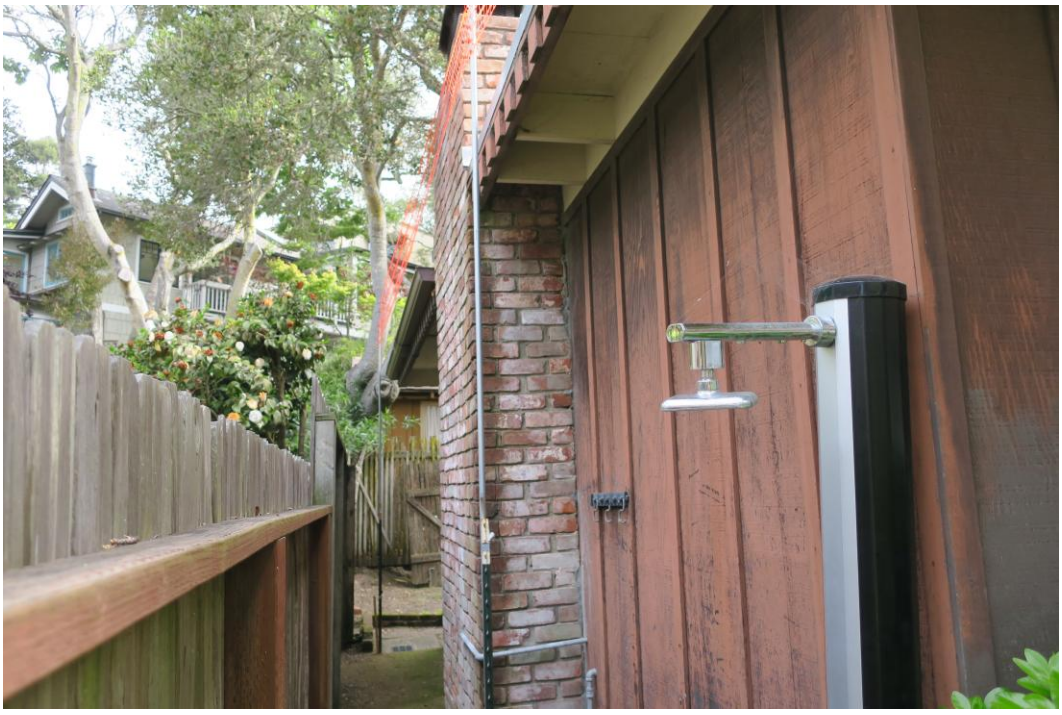
Subject property, view looking north.

4th Avenue, view looking southwest.

East elevation (image left), as viewed from 4th Avenue, view looking west. North neighboring property shown at image right.

South addition storypoles, with overhang storypoles at image right. View looking northeast.

View from area of proposed south addition, looking southeast to overhang and proposed garage.



West elevation, view looking north. Note eaves and chimney to be removed.

Northwest corner of building, to be demolished. View looking southeast.

Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>

Project at 4th 3NE Monte Verde

KERRY HOLDEN [redacted]
To: kwallace@ci.carmel.ca.us

Wed, May 6, 2026 at 10:19 AM

External Sender - From: (KERRY HOLDEN [redacted]
This message came from outside your organization.

I live a couple doors away from this project. I may be wrong, but it looks like the outline for the design will be infringing on one of the few public parking spots we have on the street. Maybe the markings are temporary, but the outline is over the parking area that does not belong to the property.
Kerry Holden

Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>

Proposed construction

Bruce Fairbanks [redacted]
To: Katherine Wallace <kwallace@ci.carmel.ca.us>

Wed, May 6, 2026 at 10:58 AM

External Sender - From: [redacted]
This message came from outside your organization.

This in reference to DS 25712 (Munoz)

I am the across the road neighbor at 4th avenue, 3SE, Monte Verde Street Carmel-by-the-Sea CA 93921

It appears that the construction outline in the front of the house enroachs on what I understand is public property

Please respond

Thanks

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 26081 (P&T 2024 LLC):** Consideration of a Concept Design Study, DS 26081 (P&T 2024 LLC), for the demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage, located at 11th Avenue 2 northeast of Torres Street in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay. APN: 010-331-008-000

Proposed CEQA Action: Find the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

Application: DS 26081 (P&T 2024 LLC) **Applicant:** Cindi Scarlett, Architect
APN: 010-331-008-000 **Owner:** P&T 2024 LLC
Block & Lot: Block 102 & 104, Lot 25
Location: 11th Avenue 2 northeast of Torres Street

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (**Attachment 1**):

1. Finding the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Accepting a Concept Design Study, DS 26081 (P&T 2024 LLC) for the demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage, located at 11th Avenue 2 northeast of Torres Street in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay,

Beach/Riparian (BR) Overlay, and Park (PO) Overlay, APN 010-331-008-000.

Summary, Background, and Project Description:

The project site is an irregularly shaped 13,311 square-foot lot developed with a 1,232 square-foot single-story residence and a 573 square-foot detached garage. The site is located within the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay, and is subject to R-1 development standards in addition to regulations associated with each overlay. The applicant is proposing to fully demolish the garage and effectively demolish the residence by removing more than 50% of the walls and 97 square feet of floor area – qualifying the project as a demolition per Carmel-by-the-Sea Municipal Code (CMC) Chapter 17.70. Due to areas of steep slope (1,725 square feet of slope greater than 30%), the building area is reduced to 11,586 square-feet, resulting in an allowable base floor area reduction from 3,777 square feet to 3,544 square feet.

The applicant is proposing to construct a new 3,530 square-foot single-story residence inclusive of a 529 square-foot attached garage (**Attachment 2, Project Plans, and Attachment 5, Site Photos**). The non-conforming portion of the existing residence which encroaches into a 30' Environmentally Sensitive Habitat Area (ESHA) setback is proposed to be maintained in place, however, new portions of the residence are proposed to avoid the 30' ESHA setback. The top of the ridge of the proposed development is 17 feet, 8 inches, below the maximum 18-foot height limit in the R-1-PO District. The maximum plate height of the proposed development is 11 feet, below the maximum plate height of 12 feet. The proposed project complies with floor area and height limits.

Per CMC Section 17.20.160.A.8, setbacks for projects on irregularly shaped lots or lots larger than 8,000 square feet shall be determined by the Planning Commission. As this is both an irregularly shaped lot and a lot larger than 8,000 square feet, the Planning Commission shall determine the minimum required setbacks. The subject property is set back approximately 95 feet from the 11th Avenue right-of-way and is exclusively accessed via an access easement. The proposed project would be minimally visible from 11th Avenue. The east elevation of the building would be visible from the Mission Trail Nature Preserve.

The site contains six (6) significant Coast live oaks and one (1) moderately significant Coast live oak. The proposed project has been designed to avoid the root zones of all significant trees and – with preliminary approval from the City Forester – features a bridged foundation design within the 9-foot root zone of moderately significant tree No. 3. (Condition of Approval No. 8). CMC Section 17.48.080.2 specifies that for lots over 8,000 square feet, the Forest & Beach Commission is required to determine required tree density, which may or may not align with the Forester's recommended tree density for the site: 5 upper canopy trees and 4 lower canopy trees. The project will be scheduled for a Forest & Beach hearing after the Concept Design hearing.

Staff Analysis:

SETBACKS

The subject property, while developed with a residence constructed in 1960, has not yet been reviewed by the Planning Commission for setbacks determinations. On those lots that are irregular in shape or that exceed 8,000 square feet in area, the Planning Commission shall establish setbacks that are appropriate for the property and that are consistent with the purposes of the beach and riparian overlay district. The project shall comply will determined setbacks and shall additionally comply with the 15' Park Overlay setback and the 30' EHSA setback (Condition of Approval No. 7). Recommended minimum setbacks and proposed setbacks are as follows:

	Recommended Minimum Setback	**Proposed Setback**
Front	15	18'11"
Side	3	7'2" west side and 19'9" east side
Rear	15 feet, or 3 feet for structures less than 15 feet	10'4"
Composite	25% of lot width at all points	Varies, but meets/exceeds the 25% composite setback at all points
Park	15' as required by CMC Section 17.20.090.C	The 15' park setback is met
ESHA	30' as required by CMC Section 17.20.220.F.2.b.	The 30' ESHA setback is met for new construction (the north wing does not encroach). The existing non-conforming building that does encroach into the 30' EHSA setback is proposed to be maintained in place.

BUILDING FORM

The irregular shape of the subject property combined with restrictive setbacks limits development options in several ways. Because the property is accessed exclusively via a driveway right-of-way easement, the applicant has opted to locate an attached garage at the end of the driveway. The proposed garage meets the proposed residence at an irregular angle. Excluding the garage, the proposed residence footprint is generally u-plan, though the east-west wings project beyond the north-south volume creating jogs in the wall planes. The angle of the garage intersection combined with the irregular residence footprint results in a complex building form with offsets and appendages that are inconsistent with neighborhood character. Residential Design Guideline 8.1 states, *Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms*. Residential Design Guideline 8.2 states, *Use restraint when introducing variation in building planes. Keep building walls simple in the extent of variation in wall and roof planes. Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element. Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context*. Lastly, Design Guideline 9.2 states, *Keep building forms, materials, and details simple and visually restrained*. Condition of Approval No. 9 requires the project to be

revised to feature a simpler building form and footprint that responds to direction provided by the Planning Commission, and Condition of Approval No. 10 requires the project to be revised to omit arched elements at the garage and entry to ensure design details are simple and visually restrained, and in keeping with the architectural style.

The proposed residence features multiple roof forms in various pitches. The attached garage and much of the residence is proposed to feature a 6:12 pitch, while the south wing of the building is proposed to feature a 5:12 pitch with a 3:12-pitched shed roof feature and a 6:12-pitched cross-gable. The Residential Design Guidelines state: *The use of multiple roof pitches add unnecessary complexity to the roof form*. Therefore, Condition of Approval No.11 requires a single, consistent roof pitch for all gabled roof forms, exempting the 3:12 shed roof form.

SIZE AND SCALE

The size and scale of exterior doors have been a re-occurring topic at Commission hearings with most regular direction being that exterior doors should not exceed 6 feet, 8 inches tall. The proposed 8'6" front door at the primary entry is not anticipated to be visible from the street, however, proposed 8' exterior doors will be visible from Mission Trail Nature Preserve. While Design Guideline 9.4 discusses the "street façade," in this case the view from the park should be equally considered. The applicant has proposed windows in a variety of dimensions, including some full-height windows reaching a 10 foot header height. The Commission should consider the size and scale of the windows and doors and provide direction as appropriate. Condition of Approval No. 12 has been added requiring reduction of door heights to 6'8", and reduction of window heights based on Planning Commission direction.

As assessed by the story poles, the proposed project is visible from the Mission Trail Nature Preserve. CMC Section 17.34.090.A.1 reinforces standard landscaping requirements by additionally mandating that new native trees or significant vegetation be planted between development and adjoining parklands when such planting would enhance visual resources by screening the buildings from public view. Although the visibility of the story poles indicates that the project is seen from the park, the project, as conditioned (Conditions of Approval No. 2 and No. 5) would substantially reduce or eliminate these views over time. Implementation of these landscaping and tree planting conditions and proper maintenance of the vegetative screening would lessen views of the structure from the park, consistent with the intent of the Park Overlay standards.

Other Project Components:

Public Correspondence: At the time of publication, staff has not received any correspondence from any neighbor or member of the public.

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be "not a project" as defined in Public Resources Code section 21065 and section 15378 of the CEQA Guidelines. Consideration of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of

exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Attachment 1, Resolution, CoA, Plans
2. Attachment 2 - Project Plans UPDATED 5.11.26
3. Attachment 3 - Biological Report
4. Attachment 4 - Phase I Archaeological Survey Report
5. Attachment 5 - Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACCEPTANCE OF THE CONCEPT DESIGN STUDY IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378; AND ACCEPTING CONCEPT DESIGN STUDY, DS 26081 (P&T 2024 LLC), FOR THE DEMOLITION OF A SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 3,530 SQUARE-FOOT RESIDENCE INCLUSIVE OF A 529 SQUARE-FOOT ATTACHED GARAGE. THE PROPERTY IS LOCATED AT 11TH AVENUE 2 NORTHEAST OF TORRES STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, BEACH/RIPARIAN (BR) OVERLAY, AND PARK (PO) OVERLAY, APN 010-331-008-000.

WHEREAS, on April 3, 2026, Cindi Scarlett, Architect ("Applicant"), submitted an application requesting approval of Design Study application ("DS 26081 (P&T 2024 LLC)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage ("Project"); and

WHEREAS, the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040; and

WHEREAS, on February 10, 2026, the Applicant submitted a "Biological Resources Report", prepared by Pat Regan of Regan Biological & Horticultural Consulting, dated February 5, 2026, pursuant to CMC Section 17.20.220.D. The report analyzed the type and location of sensitive resources and documented the habitat values of the property and concluded that the project would be supportable, as proposed, provided recommendations are adhered to; and

WHEREAS, on February 5, 2026, the Applicant submitted a "Phase I Archaeological Survey Report", prepared by Ruben G. Mendoza of Archives & Archaeology, dated February 5, 2026, pursuant to CMC Section 17.20.040.A. The report analyzed the proposed project for potential impacts to archaeological resources and concluded that the project would be supportable, as proposed, provided the Coroner's Office is contacted if human remains are disturbed during project-related excavation. This recommendation has been incorporated as Condition of Approval No. 6; and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was conducted on January 21, 2026. The property is located within the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, Park (PO) Overlay, and the Wildland Urban Interface. The property features a steep slope area (1,725 square feet) which reduces maximum floor area, as portions of lots with slopes over 30% for 10 linear feet are deemed unbuildable areas. The City Forester issued a final annotated topographic map and corresponding tree evaluation survey on April 3, 2026.

    b. Historic Determination: The City's contracted professional architectural historian authored a Phase I Initial Historic Evaluation on February 2, 2026, concluding the house exhibits some Ranch-style characteristics but does not embody enough characteristics to be considered a good example of the style, nor are there other historic associations; staff subsequently issued a Determination of Ineligibility for listing on the Carmel Inventory of Historic Resources on February 2, 2026 and no appeals were received.

3. The Planning Commission has considered the DS 26081 (P&T 2024 LLC) application, including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, and as determined, the required findings (see Sections 1, 2, 3, 4, 5, and

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6 below) can be made. Therefore, the Planning Commission accepts the Concept design.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

Section 1: <u>FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section 17.64.080.A).</u>

1. <u>Finding – Zoning Standards and Permits</u>: The project as proposed and conditioned conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. <u>Evidence</u>: The project conforms to the applicable zoning standards for a single-family residence in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay. The project does not require a use permit, nor variance or exception.

    The project site is an irregularly shaped 13,311 square-foot lot developed with a 1,232 single-story square-foot residence and a 573 square-foot detached garage. The applicant is proposing to fully demolish the garage and effectively demolish the residence by removing more than 50% of the walls and 97 square feet of floor area – qualifying the project as a demolition per CMC Chapter 17.70. Due to areas of steep slope (1,725 square feet of slope greater than 30%) the building area is reduced to a 11,586 square-foot building site, and the allowable base floor area reduced from 3,777 square feet to 3,544 square feet. The applicant is proposing to construct a new 3,530 square-foot single-story residence inclusive of a 529 square-foot attached garage. The non-conforming portion of the existing residence which encroaches into a 30' Environmentally Sensitive Habitat Area (ESHA) setback is proposed to be maintained in place, however, new portions of the residence are proposed to avoid the 30' ESHA setback. The top of the ridge of the proposed development is 17 feet, 8 inches, below the maximum 18-foot height limit in the R-1-PO District. The maximum plate height of the proposed development is 11 feet, below the maximum plate height of 12 feet. Per CMC Section 17.20.160.A.8, setbacks for projects on irregularly shaped lots or lots larger than 8,000 square feet shall be determined by the Planning Commission. As this is both an irregularly shaped lot and a lot larger than 8,000 square feet, the Planning Commission shall determine the minimum required setbacks; see Section 3, Finding 1, Evidence "h" for a discussion of setback compliance and Draft Condition of Approval No. 7 requiring setback compliance.

2. <u>Finding – Forest, Open Space and Site Design</u>: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.

a. Evidence: At the time of the Preliminary Site Assessment, the site contained eight (8) lower-canopy Coast live oak trees. Tree removal permit No. 26019 for non-significant tree No. 4 was approved on January 27, 2026, and the tree was subsequently removed. Of the remaining Coast live oaks, six (6) are significant and one (1) is moderately significant. CMC Section 17.48.080.2 specifies that for lots over 8,000 square feet, the Forest & Beach Commission is required to determine required tree density, which may or may not align with the Forester's recommended tree density for the site: 5 upper canopy trees and 4 lower canopy trees. Condition of Approval No. 2 requires the landscaping plan to reflect the required tree density as determined by the Forest & Beach Commission prior to the Final Details hearing.

b. Evidence: As assessed by the story poles, the proposed addition is visible from the park. CMC Section 17.34.090.A.1 reinforces standard landscaping requirements by additionally mandating that new native trees or significant vegetation be planted between development and adjoining parklands when such planting would enhance visual resources by screening the buildings from public view. Although the visibility of the story poles indicates that the project is seen from the park, the project, as conditioned (Condition of Approval No. 2), would substantially reduce or eliminate these views over time. Implementation of these landscaping and tree planting conditions and proper maintenance of the vegetative screening would lessen views of the structure from the park consistent with the intent of the Park Overlay standards.

c. Evidence: Existing, informal landscaping of grasses and non-native plants is proposed to be removed and replaced with new landscaping on a drip timer to include: one (1) Arroyo Willow; shrubs to California Coffeeberry, Blue Elderberry, and Blue Blossom; Perennials to include Coast Morning Glory, California Poppy, Santa Barbara Sedge, and Blue Eyed Grass; Sword and Giant Chain Ferns; and Common Rush. The proposed landscaping plan indicates a 'no plant zone' in the 5' building perimeter zone. Condition of Approval No. 2 requires Forester approval of the landscape plan in accordance with CMC Chapter 17.34 prior to the Final Details hearing.

d. Evidence: Except for area of steep slope ravine located north/northwest of the existing garage, the subject project gently slopes to the south. The project consists of approximately 20 cubic yards of cut, to accommodate the proposed north wing. The Residential Design Guidelines describe: *The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations…* As there are six significant trees and one moderately significant tree onsite, tree and root protection is a primary concern regarding the excavation. The proposed project has been designed to avoid the root zones of tree no.'s 1,2,5,6,7, and 8, and has included a bridged foundation design within the 9-foot root zone of tree no.3. Condition of Approval No. 8 has been added requiring Forester review and approval of the bridged foundation proposal.

e. Evidence: The subject property does not front a standard Right-of-Way. The subject property is exclusively accessed via an easement and is set back approximately 95

feet from the Right-of-Way and approximately 130 feet from 11th Avenue. The adobe wall and the wood and wire fence presently located within the Right-of-Way are associated with separate parcels. No changes to the Right-of-Way are proposed by the applicant or recommended by staff.

f. Evidence: As conditioned, the project can be found consistent with Land Use & Community Character policies including 1) Policy P1-38 which speaks to neighborhood character, forest resources, character of the street, topography, setbacks, landscaping, and diversity in architecture while preserving the broader elements of community design that characterize the streetscape within each neighborhood; and 2) Policy P1-39, which speaks to sensitive site improvements and respect of existing topography and vegetation; and 3) Policy P1-44 which speaks to retention of significant trees and protection of existing significant trees, and continuity of landscape elements throughout the neighborhood. The project, as conditioned, can be found consistent with Residential Design Guidelines 1.1 through 1.4 which encourage preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. See Finding 1 and Finding 2. As conditioned, the project meets Concept Finding No. 2.

3. Finding – Simplicity and Restraint: The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.

    a. Evidence: The applicant has proposed a one-story residence with a maximum height of 17 feet, 8 inches, under the maximum height limit of 18 feet. The plate height of 11 feet meets the maximum plate height of 12 feet. The proposed design features a new attached garage situated at the west side of the subject property, near the (fixed) property access point. The proposed garage meets the proposed residence at an irregular angle. Excluding the garage, the residence footprint is generally u-plan, though the east-west wings project beyond the north-south volume creating jogs in the wall planes. The angle of the garage intersection combined with the irregular residence footprint results in a complex building form with offsets and appendages that are inconsistent with neighborhood character. Residential Design Guideline 8.1 states, *Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms*. Residential Design Guideline 8.2 states, *Use restraint when introducing variation in building planes. Keep building walls simple in the extent of variation in wall and roof planes. Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element. Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context*. Lastly, Design Guideline 9.2 states, *Keep building forms, materials, and details simple and visually restrained*. Condition of Approval No.9 requires the project to be revised to feature a simpler building form and footprint that responds to direction provided by the Planning Commission. Condition of Approval No. 10 requires the project to be revised to omit arched elements to ensure design details are simple and visually

restrained, and in keeping with the architectural style.

b. Evidence: The proposed residence features multiple roof forms in various pitches. The attached garage and much of the residence is proposed to feature a 6:12 pitch, while the south wing of the building is proposed to feature a 5:12 pitch with a 3:12-pitched shed roof feature and a 6:12-pitched cross-gable. The Residential Design Guidelines state: *The use of multiple roof pitches add unnecessary complexity to the roof form*. Therefore, Draft Condition of Approval No.11 requires a single, consistent roof pitch for all gabled roof forms, exempting the 3:12 shed roof form.

4. Finding – Human Scale, Mass and Bulk: The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.

    a. Evidence: The proposed project is human scale with a 17 foot, 8 inch ridge, and 11 foot plate (additionally, 8- and 9-foot plates). The massing of the building may require adjustment per discussion above under Finding No. 3, Simplicity and Restraint. However, the development is similar in size and scale to other buildings in the neighborhood (apart from the much larger residence to the west). The proposed height is compatible with the site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties.

    b. Evidence: The size and scale of exterior doors have been a re-occurring topic at Commission hearings with most regular direction being that exterior doors should not exceed 6 feet, 8 inches tall. The proposed 8'6" front door at the primary entry is not anticipated to be visible from the street, however, proposed 8' exterior doors will be visible from Mission Trail Nature Preserve. The applicant has proposed a variety of window dimensions including full-height windows reaching a header height of 10'. While Design Guideline 9.4 discusses the "street façade," in this case the view from the park should be equally considered. The Commission should consider the size and scale of the windows and doors and provide direction as appropriate. Condition of Approval No.12 has been added requiring reduction of door heights to 6'8" and revision of windows per Planning Commission direction.

5. Finding – Public and Private Views: The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.

    a. Evidence: Staff has not identified any adverse privacy or view impacts associated with the project. Staff has not received any correspondence from neighbors or the public indicating any privacy or view impacts.

    b. Evidence: Based on the information available at the time of writing this report, the project is consistent with the applicable Residential Design Guidelines pertaining to

Privacy and Views, and meets Concept Phase Approval Finding No. 5 pertaining to public and private views, and solar access.

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

    a. Evidence: As illustrated in the City's General Plan Land Use Map, Figure 1.3 of the General Plan/Coastal Land Use Plan, the land use designation of the site is "Single Family Residential". As described in the Plan(s), *"this land use designation is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. Above-ground building intensity in this area may not exceed 45 percent floor area ratio and all development requires at least 45 percent open space. Proportionately less floor area and greater open space are required on larger lots."*

    b. Evidence: The project consists of the demolition of an existing single-family residential dwelling and replacement of a single-family dwelling which is consistent with the land use designation as well as the underlying zoning for the site. The primary zoning designation for the site is Single Family (R-1), and the new single-family dwelling meets the associated development standards for a single-family dwelling.

    c. Evidence: Policy P1-48 states, *"Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for a smaller ratio of allowable coverage and floor area on larger sites and on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods. (LUP)."*

        As demonstrated in the proposed plans, the 13,311 square-foot lot is developed with a 1,232 square-foot residence and a 573 square-foot detached garage. Due to areas of steep slope (1,725 square feet of slope greater than 30%) the 13,311 square-foot lot is reduced to a 11,586 square-foot building site, and the allowable base floor area reduced from 3,777 square feet to 3,544 square feet. The applicant is proposing to construct a new 3,530 square-foot residence inclusive of a 529 square-foot attached garage, and to comply with the site coverage limit of 780 square feet, or up to 1,243 square feet with the permeability bonus.

    d. Evidence: *"The proposed use is in conformance with, or would not impede implementation of, the goals and policies of the General Plan and the Coastal Land Use Plan and the intent thereof."*

        As demonstrated in Section 2, Finding 1, Evidence "a", both the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations. The use does not impede the implementation, goals, or policies of the General Plan or Coastal Land Use Plan.

    e. Evidence: *"The proposed use is established and maintained in a manner consistent*

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with all elements of the General Plan and the Coastal Land Use Plan, and all applicable provisions contained therein."

As demonstrated in Section 1, Finding 1, Evidence "a", the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations.

f. Evidence: *The proposed physical development conforms with the goals and policies of the General Plan and the Coastal Land Use Plan, including, but not limited to, such design considerations as: Providing public access, recreational use of, and views to open-space lands, while protecting natural resources; Maintaining a mix of commercial uses compatible with the character of Carmel-by-the-Sea as a residential village; and Ensuring that design considers such items as natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns*.

The subject application has no impact on public access. The proposed project is visible from Mission Trail Nature Preserve, a recreational use and open space land, however, it does not conflict with the policies described in the Coastal Access and Recreation Element of the General Plan/Coastal Land Use Plan as these policies do not relate to the proposed project. The project does not adversely impact public or private views (CMC section 17.64.080.A.5).

The applicant has adequately demonstrated the areas of site disturbance. Sheet A1.5 of the proposed plans identify that 20 cubic yards of cut are proposed in the area of the proposed north wing. The project is consistent with the Residential Design Guidelines (Guidelines 3.1-3.4) as: there is no construction located within steep slope areas and there are no abrupt changes in grade between the subject site and adjacent properties.

g. Evidence: General Plan Policy P1-37 and P1-47 establish the standard of review - Design Review -and the use of the Residential Design Guidelines. The proposed project, as conditioned, is consistent with the requisite findings for Design Review approval and is found consistent with the Residential Design Guidelines.

    i. Design Guideline 9.5 states, "Use natural building materials." The applicant is proposing a combination of Hardie board and batten and stone veneer. While not a natural material, the Planning Commission has found Hardie board to be an acceptable alternative to wood. The board and batten and stucco will be painted in Sherwin Williams "Caribou." Neighboring properties reflect board and batten siding, or stucco siding. The project contributes to the neighborhood character with complimentary siding and fenestrations with earth tone colors.

    ii. Design Guideline 9.10 states, "The use of stone on just on elevation, the street façade for example, is discouraged." The applicant is proposing to use stone on entire massing elements to avoid the appearance of a

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cosmetic applied material.

iii. Design Guideline 9.9 states, "Use natural stone." The applicant proposes to use "Sister Bay Buff" limestone on the residence, and Low Country permeable pavers in "Canyon – King Street Cobble" for site work.

iv. Design Guideline 9.11 states that any material other than unclad wood for windows is inappropriate. The Planning Commission has approved other materials in the past, allowing clad wood, aluminum, and Fibrex windows as acceptable deviations from the Residential Design Guidelines. The applicant is proposing clad-wood divided-lite windows and doors by Sierra Pacific in "Antique Bronze."

v. Design Guideline 9.11 states, "Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building." And "Divided light windows are encouraged" The applicant is proposing Sierra Pacific aluminum clad divided lite windows and doors throughout, with the exception of one sidelite adjacent to the front entry door which is proposed to feature diamond-pane glass.

vi. The proposed project meets the above Guidelines and is conditioned to meet other Guidelines previously discussed in this report; see Findings 3 and 4.

7. Finding – Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.

    a. Evidence: The proposed project does not require the removal of any significant trees and is set back a minimum of six feet from significant trees. The proposed project encroaches into the root zone of tree No. 3, a moderately significant coast live oak, therefore, Condition of Approval No. 8 has been added requiring a bridged foundation in the root zone if approved by the City Forester.

Section 2: FINDINGS REQUIRED FOR ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY

The purpose of the Archaeological Significance Overlay District is to implement the General Plan/Coastal Plan Land Use Plan and to:

A. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation; help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions;
B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean; and
C. Create a clear process and standards for evaluating projects that may affect

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archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. In accordance with CMC Section 17.20.020, the following standards shall apply to all building sites located in the AS district:

Pursuant to CMC Section 17.20.040, applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060.

1. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.040.

    a. Evidence: A "Phase I Archaeological Survey Report" (**Attachment 4**) dated February 5, 2026, was prepared for the subject property by Ruben G. Mendoza of Archives & Archaeology. The result of the report was negative and the author did not recommend any unique conditions or mitigations pertaining to Archaeological Resources. Notwithstanding, the City maintains a standard Condition of Approval for all projects (Condition of Approval No. 6) which requires work to immediately cease if cultural resources are discovered on the site.

Section 3: FINDINGS REQUIRED FOR BEACH AND RIPARIAN (BR) OVERLAY

The purpose of the Beach and Riparian Overlay District is to provide review standards applicable to public and private property development located near public beach lands to ensure that proposed development is compatible with the public enjoyment of the City's coastal resources and with the California Coastal Act. While the subject property is not located near public beach lands, the project site is located within 100-feet of a stream, a riparian habitat. The Beach and Riparian Overlay district shall be coterminous with the California Coastal Commission's coastal development permit appeal jurisdiction and shall include all public and private property, wholly or in part, within the boundaries of the appeal jurisdiction described in CMC Section 17.54.020. In accordance with CMC Section 17.20.160, the following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the Beach and Riparian Overlay District. No building permit for any development, as defined in CMC Chapter 17.70, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project.

1. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.1 – View Protection. Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas, while ensuring the private property owner reasonable development of the land.

    a. Evidence: Mission Trail Nature Preserve is within the line-of-sight of the proposed construction. A creek (labeled on the topographic map as "Ditch Flowline") provides a natural division between the subject property and the park boundary. The project does not propose the alteration of natural landforms, and grading of 20

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cubic feet for the proposed north wing is minimal. Limiting the proposed residence to one story serves to protect the visual integrity of the park environment, and proposed tree plantings will improve visual screening and restore visual quality.

2. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.2 – Location. All development shall be located and designed to avoid conflict with recreational use of any adjacent public property or conflict with coastal resources.

    a. Evidence: The proposed development is not anticipated to conflict with recreational uses. The Coastal Access and Recreation Element of the General Plan/Land Use Plan primarily focuses on Coastal (Beach) access and recreation. While Mission Trail Nature Preserve is specially designated as a city park in this Element, there are no policies that specifically address the park. The Mission Trail Master Plan describes the park as open to the public for passive recreational use. Primary uses include hiking, jogging, birding and relaxation in a quiet natural setting. [Five entrances] lead to a series of trails meandering throughout the preserve. These trails exceed three miles in length and are intended for foot traffic only. Provided landscaping is planted as proposed and conditioned, the proposed development is not anticipated to conflict with adjacent public uses.

3. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.3 – Design Compatibility. All development shall be compatible in design with existing buildings in the area for the purpose of protecting the neighborhood character and consistent with the R1 design guidelines established in CMC Section 17.10.010.

    a. Evidence: The subject property is set back from 11th Avenue such that the proposed development will be minimally visible from the south (11th Avenue). The neighboring 64,468 square-foot parcel directly west of the subject property features the historic Spanish-style “Col. Henry L. Watson House,” a mansion constructed in 1925. The neighboring 21,600 square-foot parcel south of the subject property features a one- and two-story vernacular residence constructed in 1940, clad in un-painted vertical wood board and batten siding. The immediate area reflects a diversity of design. Therefore, the proposed development is compatible with existing buildings in the area.

    b. Evidence: As proposed and conditioned, the project is consistent with the R-1 design guidelines. See discussions in described in Section 1, Finding 2s-5.

4. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.4 – Review of City Needs. The property has been reviewed for potential acquisition and the review indicated the City has no need to acquire the property.

    a. Evidence: There is no need for the City to acquire the subject property. This finding can be made.

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5. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.5 – Utilities. All utilities connecting the development to the source in the public rights-of-way shall be placed underground.

    a. Evidence: Existing utilities such as power, water and sewer currently serve the project site. There is no indication the proposed project will require new connections to these services.

6. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.6 – Sewer Services. The property shall be connected to the sanitary sewer system upon issuance of the permit. Alternatively, the Planning Commission may authorize an area-wide agreement among several adjacent properties (executed through no-protest agreements) for future connection to the sanitary sewer if the infrastructure for a single connection would place an undue burden on a single property owner.

    a. Evidence: Existing sewer service to the subject property is provided by the Carmel Area Wastewater District (CAWD). There is no indication that CAWD will not continue sewer service to the project.

7. Finding - The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.7 – Drainage. A drainage system shall be provided for all new development to minimize erosion, minimize runoff, and to infiltrate and filter stormwater prior to conveyance off-site.

    a. Evidence: To ensure the project complies with CMC Chapter 17.42 and the City's drainage guidance, SOG 17.07, the project has been conditioned requiring the applicant submit a drainage plan, for review and approval, by Community Planning and Building and the Public Works department.

8. Finding – The project, as proposed and conditioned, is consistent with the regulations contained in CMC Section 17.20.160.A.8 – Projects on Irregularly Shaped Lots or Lots Larger Than 8,000 Square Feet. On those lots that are irregular in shape or that exceed 8,000 square feet in area, the Planning Commission shall establish setbacks that are appropriate for the property and that are consistent with the purposes of the beach and riparian overlay district. Where a large lot size creates an opportunity to establish significantly increased setbacks from adjoining beach lands, and the topography or shape of the site allow sufficient area to build away from the beach, the Planning Commission may designate larger setbacks for the property that preserve an open space buffer adjacent to the beach while providing a reasonable area to build elsewhere on the property.

    a. Evidence: Within the context of the above finding, reference to the "beach" also refers to the Mission Trail Nature Preserve, which contains a riparian habitat and provides public recreation. Therefore, the Planning Commission establishes the following minimum setbacks for the subject property, as contained in the table below.

	Established Minimum Setback

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Front	15
Side	3
Rear	15 feet, or 3 feet for structures less than 15 feet
Composite	25% of lot width at all points
Park	15' as required by CMC Section 17.20.090.C
ESHA	30' as required by CMC Section 17.20.220.F.2.b.

b. Evidence: As demonstrated in the table below, the project meets the established setbacks contained in Evidence "a" above.

	Proposed Project Setback
Front	18'11"
Side	7'2" west side and 19'9" east side
Rear	10'4"
Composite	Varies, but meets/exceeds the 25% composite setback at all points
Park	The 15' park setback is met
ESHA	The 30' ESHA setback is met for new construction (the north wing does not encroach). The existing non-conforming building that does encroach into the 30' EHSA setback is proposed to be maintained in place.

Section 4: FINDINGS REQUIRED FOR ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA)

While the subject property itself is not an ESHA, the stream directly east of the property is an ESHA. While CMC Section 17.20.220.F.2 requires new development to be set back 100 feet from riparian areas, the findings outlined in 17.20.220.F.2.b, Riparian Habitat Setback Adjustment, can be made, permitting a 30 foot rather than 100 foot ESHA setback. CMC 17.20.220.F.2.b states: Coastal development permit approval may include the reduction of a minimum riparian setback if the City first makes the findings required by subsection (F)(2)(a) of this section, and all the following findings; provided, that in no case shall structures be allowed closer than 30 feet from a stream bank.

1. Finding – The project will have no significant negative impact on ESHA.

    a. Evidence: The Applicant submitted a "Biological Resources Report", (**Attachment 3**) prepared by Pat Regan of Regan Biological & Horticultural Consulting, dated February 5, 2026, pursuant to CMC Section 17.20.220.D.

    b. Evidence: The report identified that the subject property does not support ESHA and that although the Mission Trail Nature Preserve contains valuable ESHA, the portion of the preserve adjacent to the subject property is significantly degraded from an

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ecological perspective. The biologist concludes that due to the topography of the subject property, the abundance of nonnative plant species on the preserve within 30 of the subject property and the general lack of native species, it is unlikely for the project to negatively impact ESHA.

c. Evidence: The drainage ditch angling down out of the Nature Preserve toward the Lecomte property line does support some riparian tree and perennial species and would be treated as ESHA on its own apart from the location in the Nature Preserve and its buffer.

d. Evidence: Trees and areas within the vicinity of the development have the potential to provide refuge for nesting birds. In accordance with the Migratory Bird Treaty Act of 1918, the biologist recommended that a preconstruction bird nesting survey is prepared for any tree removal, demolition, or construction activities occurring during the generally accepted bird breeding season of February 22 to August 1. This recommendation has been incorporated as Condition of Approval No. 4.

2. Finding – The proposed development and use will be consistent with the biological continuance of the habitat.

    a. Evidence: The biological report prepared for the project (Finding 1, Evidence "a" above), acknowledges the requirement for vegetative screening of the development from the Mission Trail Nature Preserve. To avoid further ecological degradation of the site, the biologist recommended using ecologically appropriate shrubs as planting between the single-family dwelling and the Nature Preserve Boundary when screening potential visual impacts from the Mission Trail Nature Preserve into the subject property yard. This recommendation has been incorporated as Condition of Approval No. 5.

    b. Evidence: As demonstrated in Finding 4 and 5, and supporting evidence, below, the riparian habitat setback adjustment would not negatively impact the biological continuance of the nearby ESHA.

3. Finding – Finding for approval of a Coastal Development Permit can be made.

    a. Evidence: The action before the Planning Commission is acceptance of the Concept Design Study. Pursuant to CMC Section 17.58.040.B.2, the application, including the Coastal Development Permit, shall not be deemed complete until the Concept Design Study is accepted and the final details is submitted. Therefore, it is inappropriate to make findings for approval of the Coastal Development Permit with this action. This finding does not apply.

4. Finding – The Riparian Habitat Setback Adjustment is necessary to allow a principal permitted use of the property and redesign of the proposed development would not allow the use with the standard setbacks.

    a. Evidence: The biological report prepared for the project (Finding 1, Evidence "a" above), identified a drainage ditch angling down out of the Nature Preserve toward

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the subject property along the eastern property line. The drainage ditch supports some riparian tree and perennial species.

b. Evidence: An adjustment from 100 to 30 feet setback from ESHA is required to allow the principal permitted use of the property: a single-family residence. The current residence is approximately 24 to 28 feet from the drainage ditch and appears to have no impact on the ESHA. Apply a 100-foot setback as part of the project would, at the northern portion of the lot, end approximately 2 feet from the west property line.

c. Evidence: The proposed project maintains the existing development footprint along the 30 foot setback area. Additional development is not proposed to further encroach into the setback.

5. Finding – The Riparian Habitat Setback Adjustment is the minimum that would allow for the establishment of a principal permitted use.

    a. Evidence: As demonstrated in Finding 4 and supporting evidence above, an increased setback would reduce the feasibility of establishing a one-story residence. A two-story residence would be more likely to impact neighboring properties and the Mission Trail Nature Preserve. The project, as proposed and conditioned, will have no impact on ESHA. Further, the existing residence is well within the 100 foot setback and therefore the operational component of the project will not change the intensity of the site beyond what is existing, resulting in no increase to impacts on ESHA. Therefore, the 30 foot setback adjustment, and the project as a whole, balances resource protection of both ESHA and aesthetics.

Section 5: FINDINGS REQUIRED FOR PARK (PO) OVERLAY

The specific purposes of the Park Overlay District are to implement the General Plan/Coastal Plan Land Use Plan and to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. It is the intent of these regulations to protect park resources from the visual and physical impacts that may be associated with development of private property near designated parklands, to enhance the public enjoyment of parks and to preserve the habitat values of parks (CMC Section 17.20.070). In accordance with CMC Section 17.20.090, the following standards regulating construction activity and use shall apply to all building sites located in the park overlay district.

1. Finding – The project, as proposed and conditioned, is consistent with the minimum standards contained in CMC Section 17.20.090.A. The site design includes a drainage plan that is adequate to prevent erosion and excess runoff as determined by the Building Official. The site shall be connected to the sanitary sewer system.

    a. Evidence: A preliminary Drainage Plan has been provided on Sheet A1.5 of the plan set. Condition of Approval No. 13 requires the Drainage Plan to be approved by Environmental Compliance. Also see Section 3, Finding 7 and supporting evidence.

DRAFT

2. Finding - The project, as proposed and conditioned, is consistent with the minimum standards contained in CMC Section 17.20.090.B. No tree shall be removed within the park overlay district without written approval from the City Forester regardless of whether the removal is associated with construction activities.

    a. Evidence: The proposed project does not propose any tree removals. Also see Section 1, Finding 2, Evidence "d".

3. Finding - The project, as proposed and conditioned, is consistent with the minimum standards contained in CMC Section 17.20.090.C. All proposed construction must maintain a setback of at least 15 feet from any property line that also constitutes a park boundary. However, this special setback shall not apply to property across the street from a park. The Planning Commission may modify other setbacks through the design review process to provide flexibility for properties unreasonably restricted by this required park setback.

    a. Evidence: The proposed development maintains a setback of at least 15 feet from any property line that also constitutes a park boundary. The proposed west side setback is 16 feet, 1 inch.

4. Finding - The project, as proposed and conditioned, is consistent with the minimum standards contained in CMC Section 17.20.090.C. When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with CMC Section 17.34, Landscaping.

    a. Evidence: A preliminary Landscaping Plan has been provided on Sheet L1.1 of the plan set. Condition of Approval No. 2 requires the Drainage Plan to be approved by the City Forester and by Planning.

Section 6: CEQA FINDING – NOT A PROJECT

1. Finding – Activity Not Subject to CEQA: Acceptance of the Design Concept is not an activity subject to CEQA.

    a. Evidence: Public Resources Code Section 21065 defines a project as an activity which may cause either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

    b. Evidence: CEQA Guidelines Section 15378 defines a project as the whole of an action, which has the potential for resulting in either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment

DRAFT

of local General Plans or elements thereof pursuant to Government Code Section 65100-65700; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

c. Evidence: Pursuant to CMC Section 17.58.040.B.2, a Residential Track Two Design Study is a three-phase discretionary review process, where the application shall not be deemed complete until the design concept review is completed and a complete application for final details is submitted. Acceptance of this Design Concept does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. Therefore, the action is defined as a project and is not subject to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** acceptance of the Concept Design Study is not a project under CEQA as defined in Public Resource Code Section 21065 and CEQA Guidelines Section 15378, and **ACCEPT** the Concept Design Study DS 26080 (P&T 2024 LLC) for demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage. The property is located at 11th Avenue 2 northeast of Torres Street, APN 010-331-008-000, subject to the conditions listed below:

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Shelby Gorman
Chair Planning Commission Secretary

DRAFT

CONDITIONS OF APPROVAL FOR CONCEPT ACCEPTANCE	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	**Landscape Plan.** Prior to scheduling for final details review, the applicant shall submit a landscape plan for review by the Planning Division, City Forester, and Planning Commission that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following: a. The species, size, and location of new trees to be planted on-site necessary to meet the site's recommended tree density (as determined by the Forest & Beach Commission); and b. Landscaping consistent with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.
3.	**Submittal Requirements.** Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.
4.	**Raptor and Migratory Bird Nesting.** The beginning of demolition or construction activities shall occur before or after the generally accepted bird breeding season of February 22 to August 1. If the beginning of demolition or construction activities occurs between February 22 and August 1, a preconstruction bird nesting survey shall be completed by a qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or within 100 feet of the demolition or construction activities. If nesting birds are found, an appropriate buffer plan shall be established by the qualified biologist and provided to Community Planning and Building for review and approval. Implementation of the buffer plan shall occur prior to commencement of demolition or construction activities. This condition of approval shall be carried forward for Final Details and Coastal Development Permit approvals for the project.
5.	**Vegetative Screening.** Potential visual impacts from the Mission Trail Nature Preserve into the subject property yard shall be mitigated by planting ecologically appropriate screening shrubs between the single-family dwelling and the Nature Preserve Boundary, as reviewed and approved by the Planning Division, City Forester, and Planning Commission.
6.	**Archaeological Resources**. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are

	determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
7.	**Setbacks.** The proposed project shall comply with the front, side, rear, composite setbacks as determined by the Planning Commission, and shall additionally comply with the 15' Park Overlay setback and the 30' EHSA setback.
8.	**Bridged Foundation.** The proposed project plans shall be revised to show a bridged foundation within the 9' root zone of tree No. 3, to be reviewed and approved by the City Forester prior to Final Details.
9.	**Building Form and Footprint.** The proposed project plans shall be revised to feature a simpler building form and footprint that responds to direction provided by the Planning Commission.
10.	**Omit Arched Elements**. The proposed project plans shall be revised to omit arched elements.
11.	**Roof Pitch.** The proposed project plans shall be revised to feature a single, consistent roof pitch for all gabled roof forms, exempting the 3:12 shed roof form.
12.	**Human Scale Windows and Doors.** The proposed project plans shall be revised to feature door heights at 6'8" and window heights revised per Planning Commission direction.
13.	**Drainage Plan.** Prior to Final Details, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.

Proposed Remodel & Addition

LECOMTE RESIDENCE
11TH STREET 2NE TORRES
APN 010-331-008
BLOCK 102 - LOT 25

CODE COMPLIANCE:
2025 CALIF. RESIDENTIAL CODE
2025 CALIF. BUILDING CODE
2025 CALIF. MECHANICAL CODE
2025 CALIF. ELECTRICAL CODE
2025 CALIF. ENERGY CODE
2025 CALIF. FIRE CODE
2025 CALIF. GREEN BUILDING CODE
2025 NEC
CITY OF CARMEL MUNICIPAL CODE

LOT SIZE 13,311 SQUARE FEET

EXISTING FLOOR AREA CALCULATION:	
EXISTING HOUSE EXISTING GARAGE	1232 S.F. 573 S.F.
EXISTING TOTAL	1800 S.F.
ALLOWABLE BASE FLOOR AREA	3544.11 S.F.

PROPOSED FLOOR AREA CALCULATION:	
EXISTING HOUSE HOUSE DEMO PROPOSED GARAGE PROPOSED ADDITION	1232 S.F. -97 S.F. 529 S.F. 1866 S.F.
PROPOSED FLOOR AREA	3530 S.F.
ALLOWABLE FLOOR AREA	3544.11 S.F.

EXISTING SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
ASPHALT DRIVEWAY CONCRETE WALKWAYS CONCRETE PATIO CONCRETE LANDING AT GARAGE	2205 S.F. 270 S.F. 599 S.F. 67 S.F.	
SUBTOTALS:	3141 S.F.	
TOTAL (E) SITE COVERAGE		3141 S.F.
ALLOWABLE SITE COVERAGE		1243.14 S.F.

PROPOSED SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
SAND SET PAVERS DRIVEWAY		665 S.F.
CONCRETE COURTYARD	400 S.F.	
ENTRY STEPPING STONES	30 S.F.	
ENTRY LANDING & STEPS	85 S.F.	
PRIMARY BEDROOM LANDING	63 S.F.	
SUBTOTAL:	578 S.F.	665 S.F.
TOTAL PROPOSED SITE COVERAGE		1243 S.F.
ALLOWABLE SITE COVERAGE		1243.14 S.F.

PROJECT DESCRIPTION:

1,866 S.F. ADDITION AND REMODEL TO EXISTING 1,232 S.F. SINGLE STORY SINGLE-FAMILY RESIDENCE WITH NEW 529 S.F. ATTACHED 2 CAR GARAGE. INCLUDES DEMOLITION OF EXISTING 573 S.F. GARAGE AND 97 S.F. OF EXISTING HOUSE.

PROJECT DATA

A.P.N. 010-331-008
CARMEL BY THE SEA BLOCK 104, LOT 24
LOT SIZE 13,311 S.F.

ZONING R-1
OVERLAYS:
COASTAL COMMISSION APPEAL JURISDICTION
ARCHAEOLOGICAL SIGNIFICANCE
PARK
BEACH AND RIPARIAN
ENVIRONMENTALL SENSITIVE HABITAT AREA
VERY HIGH FIRE HAZARD/WUI
LAND USE DESIGNATION RESIDENTIAL
OCCUPANCY R-3/U
BUILDING TYPE VB
FIRE DEPARTMENT CARMEL-BY-THE-SEA
WATER CAL-AM
TREES TO BE REMOVED 1 INSIGNIFICANT
SETBACKS: FRONT 15'
SIDE/REAR 3'
PARK SIDE 15'
RIPARIAN 30' FROM CENTER
HEIGHT: EXISTING 15'
PROPOSED 17'-8"

OWNERS:
P&T 2024 LLC
PO BOX 1721
CARMEL-BY-THE-SEA CA 93921
609-977-8647
pierre-lecomte@hotmail.fr

ARCHITECT:
CINDI SCARLETT
6C SCARLETT ROAD
CARMEL VALLEY, CA 93924
831-402-1800
scarlett-ramsey@comcast.net

SURVEYOR:
ZACHARY KAMP LAND SURVEYING
831-915-5267
kampsurveying@gmail.com

ARCHAEOLOGIST:
ARCHIVES & ARCHAEOLOGY
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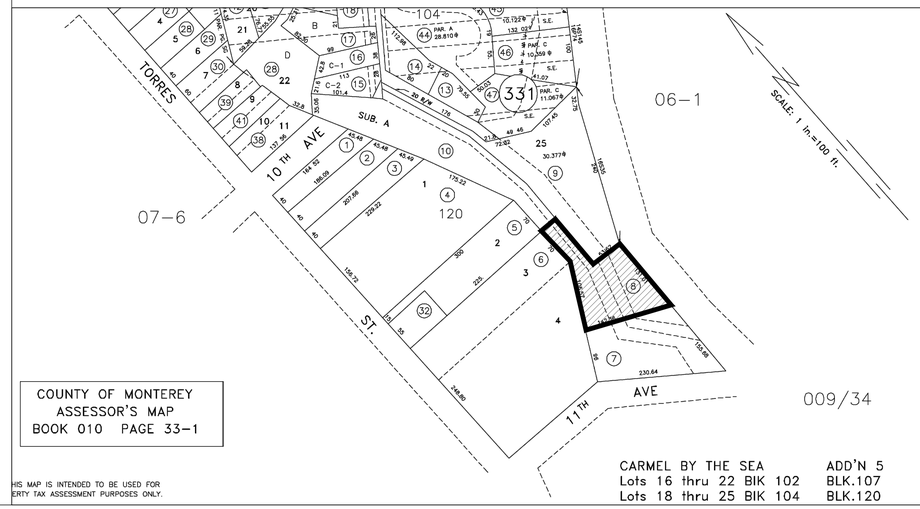
1645 BEACON HILL DRIVE
SALINAS, CA 93906
831-320-9360
info@archivesarchaeology.com

BIOLOGIST:
REGAN BIOLOGICAL & HORT. CONSULT.
8 ALISO ROAD
CARMEL VALLEY, CA 93924
831-747-7756
patrick@reganbhc.com

SHEET INDEX

T1.1 TITLE SHEET & DESCRIPTION
A1.0 TOPOGRAPHIC SURVEY
A1.1 SITE PLANS
A1.2 DRAINAGE PLAN
A2.1 FLOOR PLANS
D2.1 DEMOLITION PLAN
A6.1 EXTERIOR ELEVATIONS
A6.2 EXTERIOR ELEVATIONS
A3.1 ROOF PLAN
L1.1 LANDSCAPE PLAN
A6.3 FINISH MATERIALS
A8.1 DOOR & WINDOW SCHEDULES

PARCEL MAP

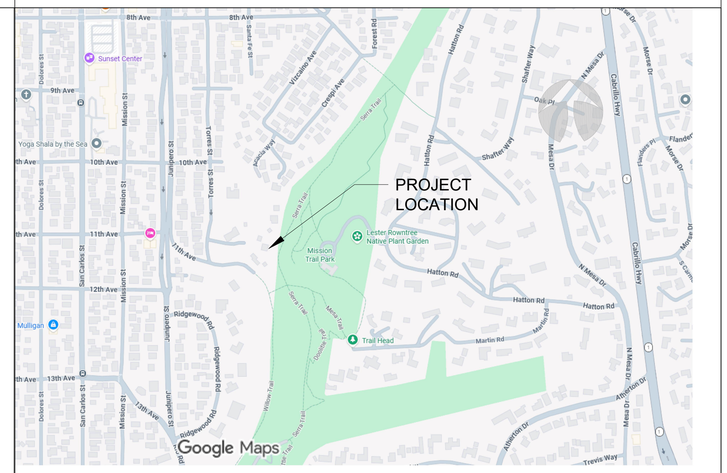


COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 010 PAGE 33–1

HIS MAP IS INTENDED TO BE USED FOR
ERTY TAX ASSESSMENT PURPOSES ONLY.

CARMEL BY THE SEA ADD'N 5
Lots 16 thru 22 BLK 102 BLK.107
Lots 18 thru 25 BLK 104 BLK.120

VICINITY MAP



Imagery ©2026 , Map data ©2026 Google 200 ft

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LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

TITLE SHEET

DATE: 03.28.26

Sheet Number
T1.1

SUBMITTAL SHEET 1

TOPOGRAPHIC MAP

OF

PARCELS 1 & 2

AS DESCRIBED IN THE DEED RECORDED AS

DOCUMENT# 2013019005

OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

PIERRE LECOMTE

BY

ZACHARY KAMP LAND SURVEYING
(831) 915-5267 KAMPSURVEY@GMAIL.COM

SCALE: 1" = 8' DECEMBER 2025

APN 010-331-008

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME DECEMBER 2025 IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF PIERRE LECOMTE.

Zachary Kamp
PLS 9888

JANUARY 2026
DATE

LICENSED LAND SURVEYOR ZACHARY KAMP No. 9888 STATE OF CALIFORNIA

SCALE: 1"=8'

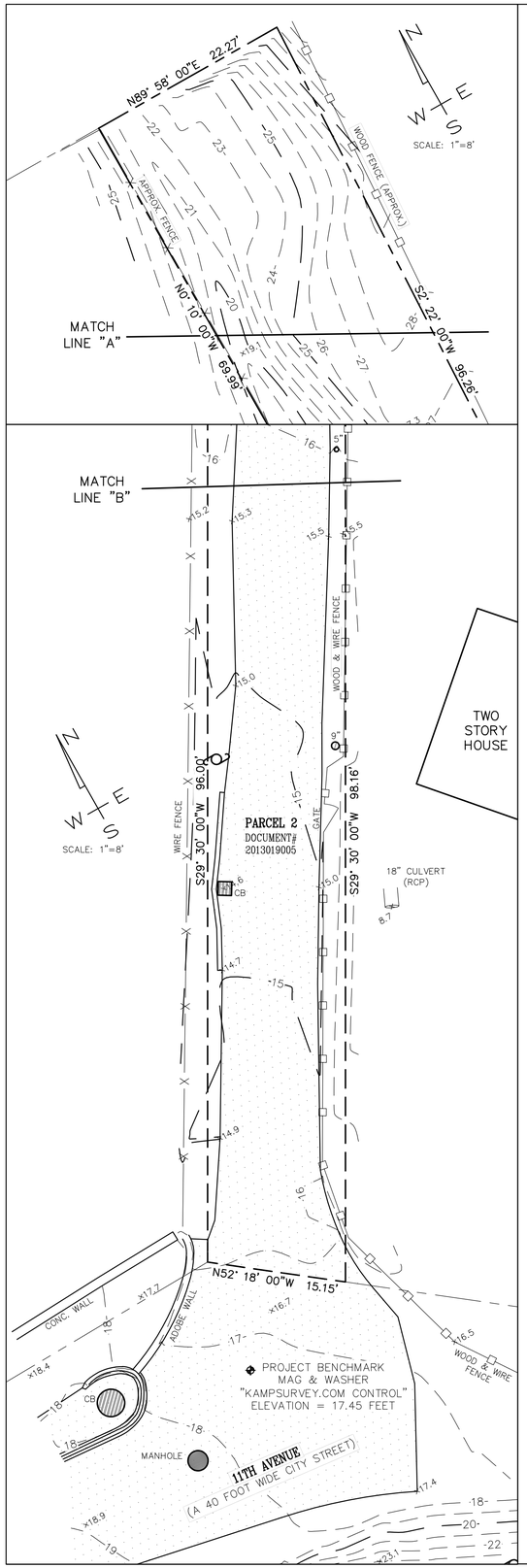
NOTES:

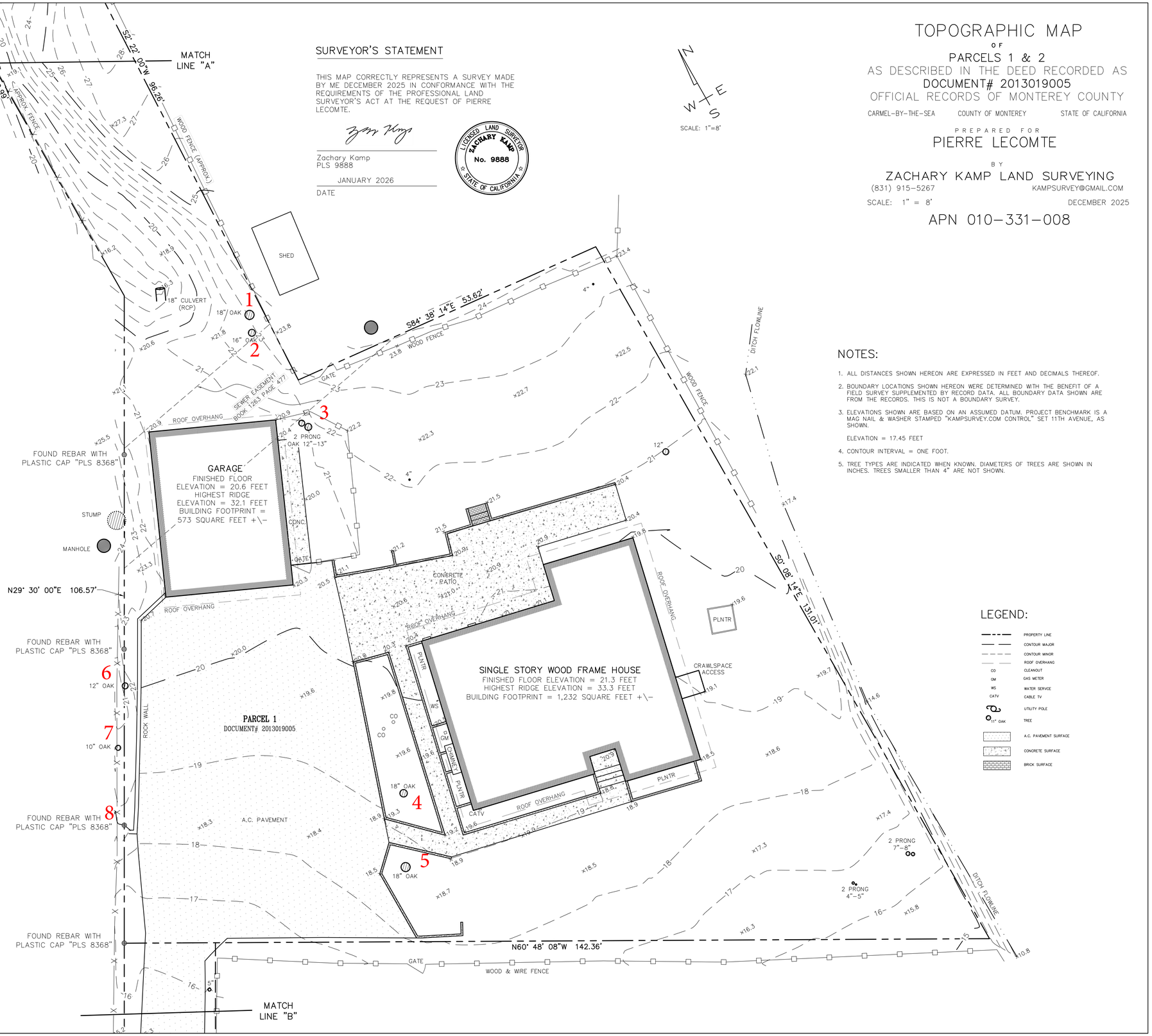
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL & WASHER STAMPED "KAMPSURVEY.COM CONTROL" SET 11TH AVENUE, AS SHOWN.

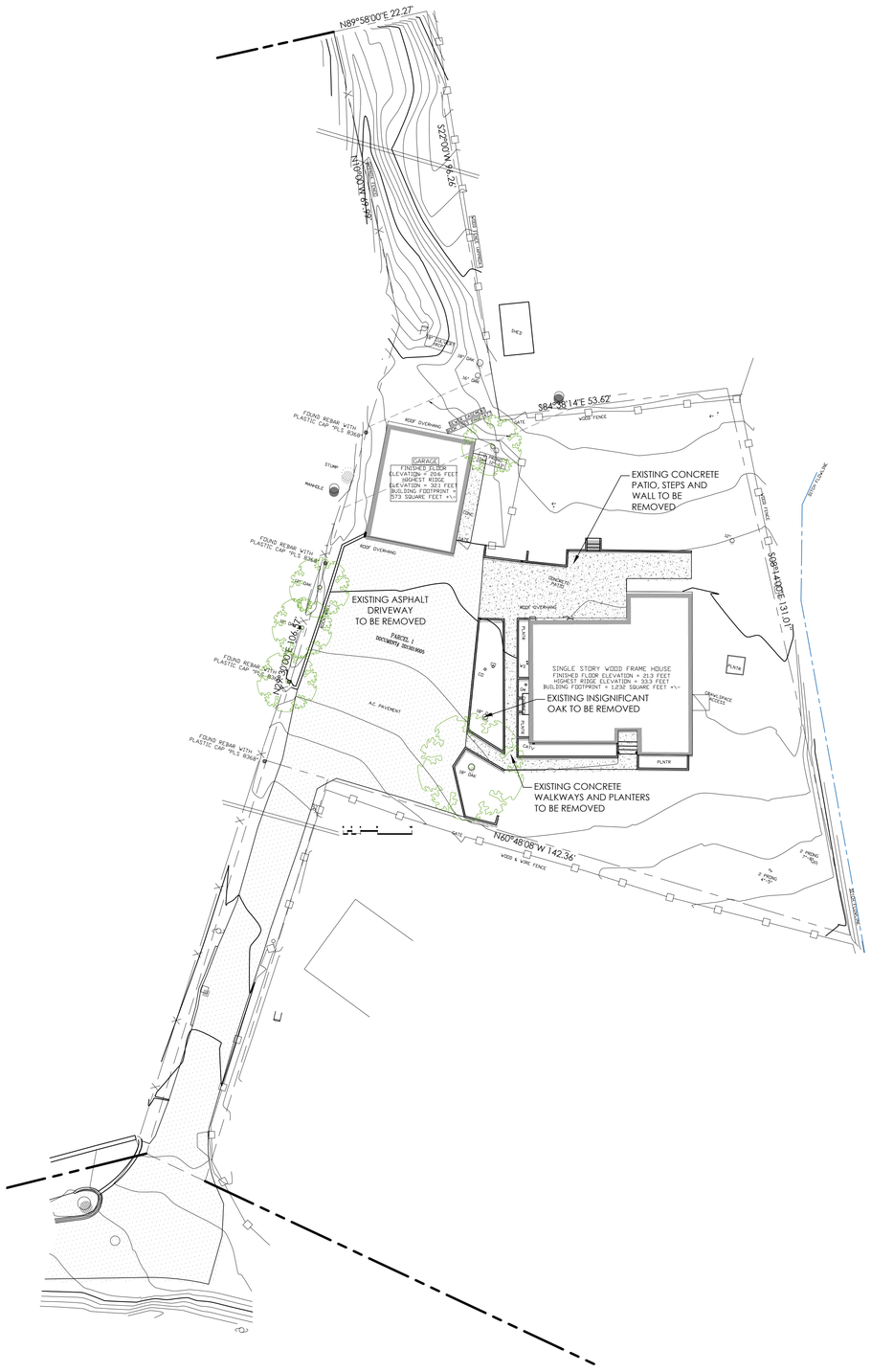
   ELEVATION = 17.45 FEET
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 4" ARE NOT SHOWN.

LEGEND:

- PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ROOF OVERHANG
- CO CLEANOUT
- GM GAS METER
- WS WATER SERVICE
- CATV CABLE TV
- UTILITY POLE
- 11" OAK TREE
- A.C. PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE



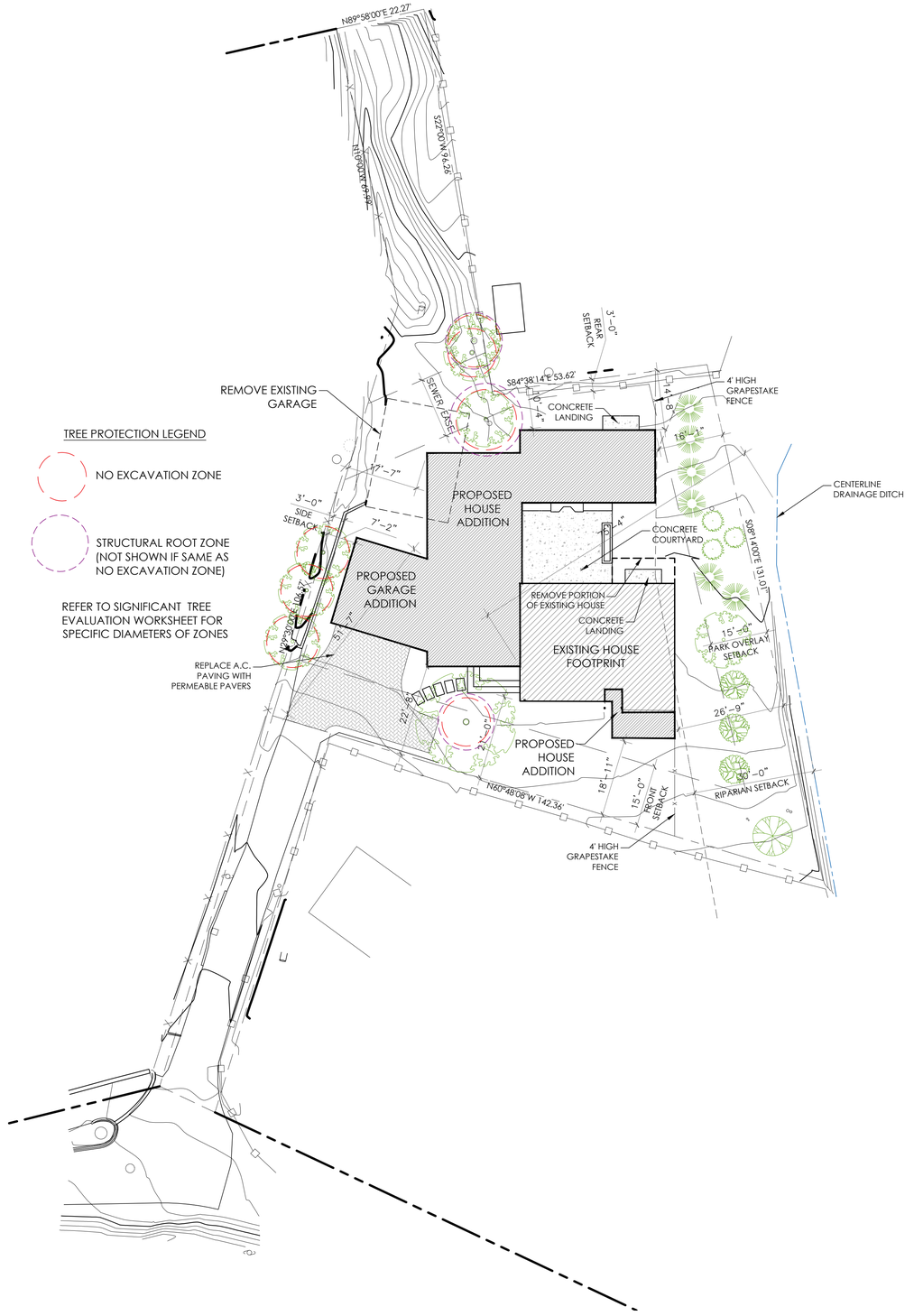




EXISTING SITE PLAN

NORTH

SCALE 1/16" = 1'-0"



PROPOSED SITE PLAN

NORTH

SCALE 1/16" = 1'-0"

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LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA

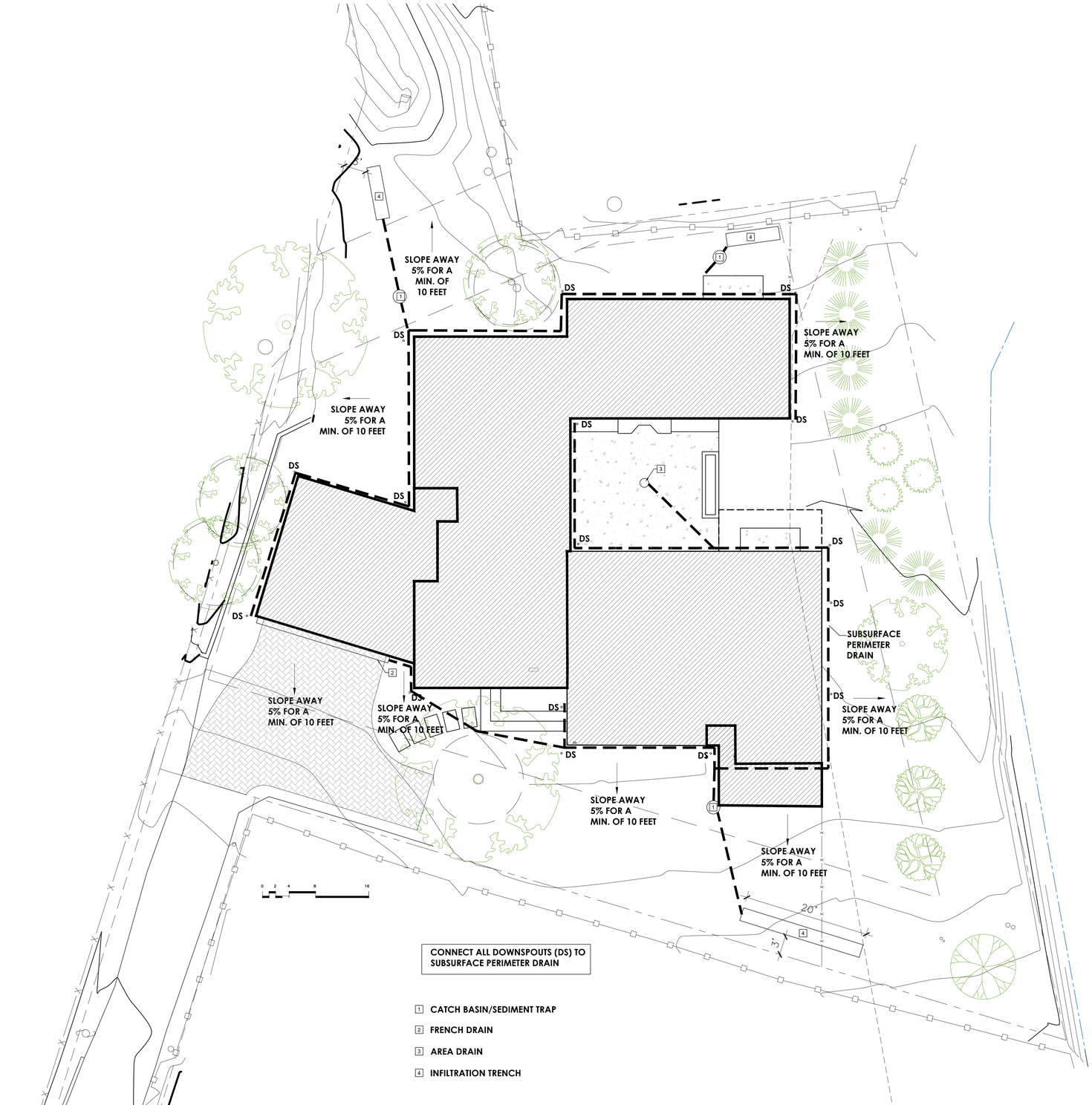
APN 010-331-008

SITE PLAN

DATE: 03.28.26

Sheet Number

A1.1



PROPOSED DRAINAGE PLAN

SCALE 1/16" = 1'-0"

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LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

DRAINAGE PLAN

DATE: 03.28.26

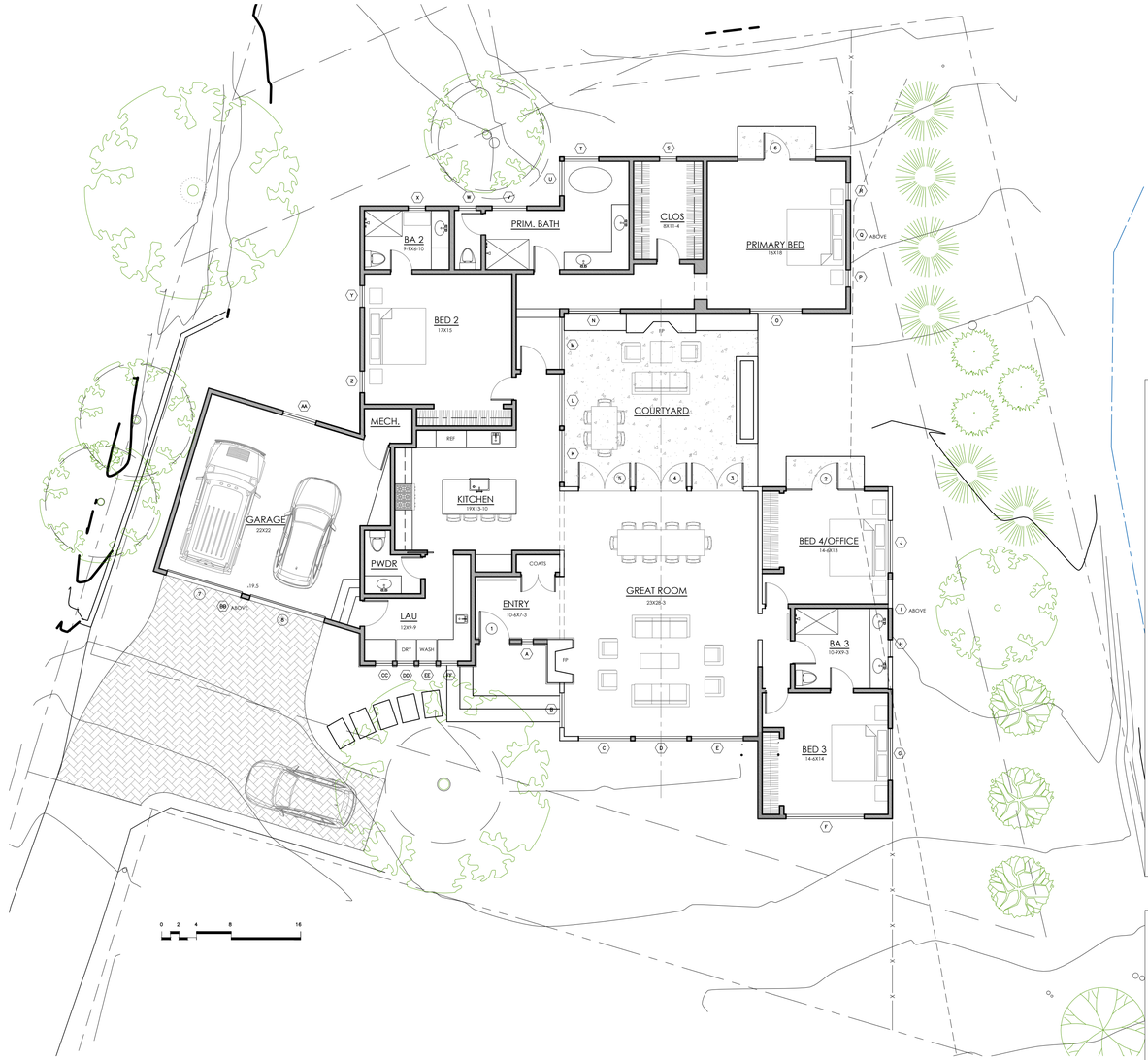
Sheet Number
A1.2

SUBMITTAL SHEET 4

EXISTING FLOOR PLAN

NORTH

SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN

NORTH

SCALE 1/8" = 1'-0"

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STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA

APN 010-331-008

FLOOR PLANS

DATE: 03.28.26

Sheet Number

A2.1

DEMOLITION KEYNOTES

1. REMOVE ENTIRE BUILDING, CONCRETE FLOORS, DOORS AND WINDOWS & DISCARD
2. REMOVE AND DISCARD DOOR(S)/WINDOW(S) (PER NOTE #2 BELOW).
3. REMOVE (E) WALL. SHORE AND BRACE AS NECESSARY.
4. REMOVE EXISTING CONCRETE & RECYCLE
5. REMOVE PLUMBING/APPLIANCE (SEE NOTE #2)
6. REMOVE AND DISCARD CABINETS & SHELVES (NOTE #2).
7. REMOVE ASPHALT PAVING AND BASE AND RECYCLE

DEMO GENERAL NOTES

1.) CONTRACTOR SHALL PROVIDE SAFE SUPPORT FOR FLOOR AND ROOF BEARING POINTS DURING AND AFTER REMOVAL UNTIL SECURELY RESUPPORTED WITH WEIGHT TRANSFER TO PROPER SIZED FOOTING.

2.) CONTRACTOR SHALL COORDINATE RECYCLING OF SALVAGEABLE BUILDING MATERIALS WITH LOCAL NONPROFIT OR OTHER.

3.) CONTRACTOR SHALL REFER TO ARCHITECTURAL & STRUCTURAL ENGINEERING PLANS TO COORDINATE EXTENT OF REQUIRED DEMOLITION.

DEMO WALL LEGEND

(E) 2x STUDS

(E) 2x STUDS TO BE REMOVED

NORTH

DEMO FLOOR PLAN

SCALE 1/4" = 1'-0"

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LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

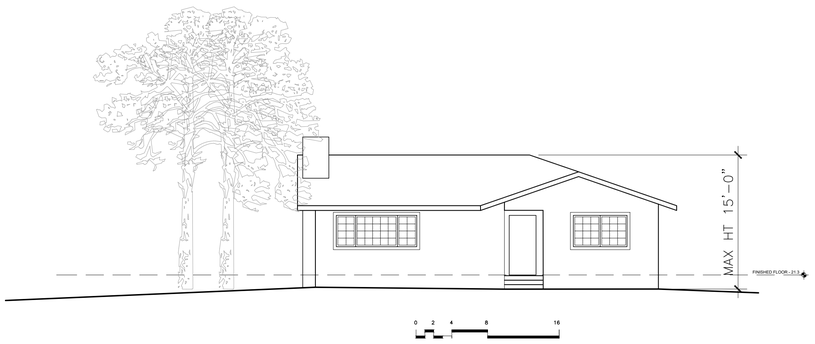
DEMO PLAN

DATE: 03.28.26

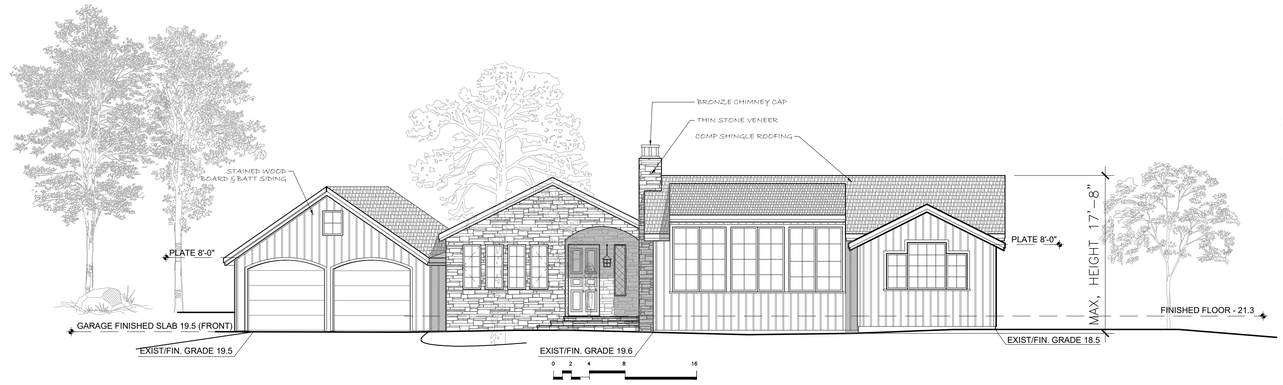
Sheet Number

D2.0

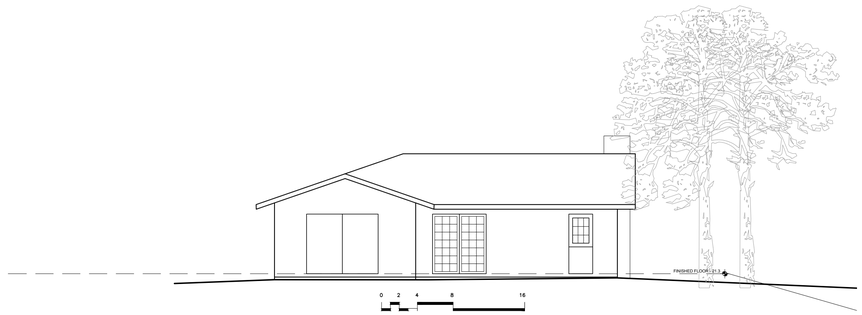
SUBMITTAL SHEET 5A



EXISTING FRONT(SOUTH) ELEVATION

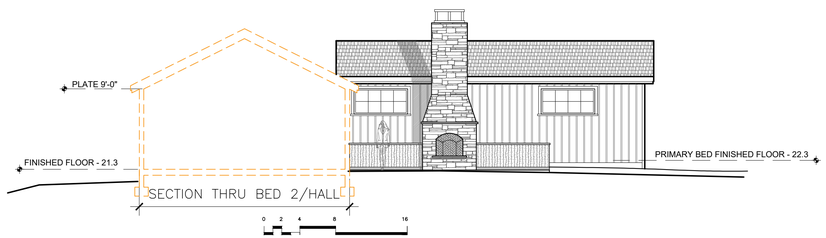


PROPOSED FRONT (SOUTH) ELEVATION

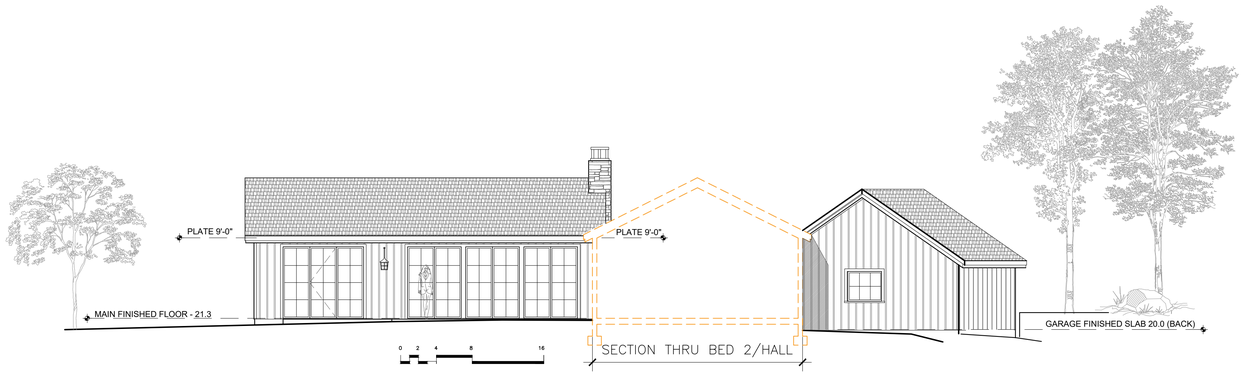


EXISTING BACK (NORTH) ELEVATION

PROPOSED BACK (NORTH) ELEVATION



PROPOSED COURTYARD (SOUTH) ELEVATION



PROPOSED COURTYARD (NORTH) ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

Cindi Scarlett
architecture
Residential Design
tel. 831-402-1800
license C-34319
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA. 93924

LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

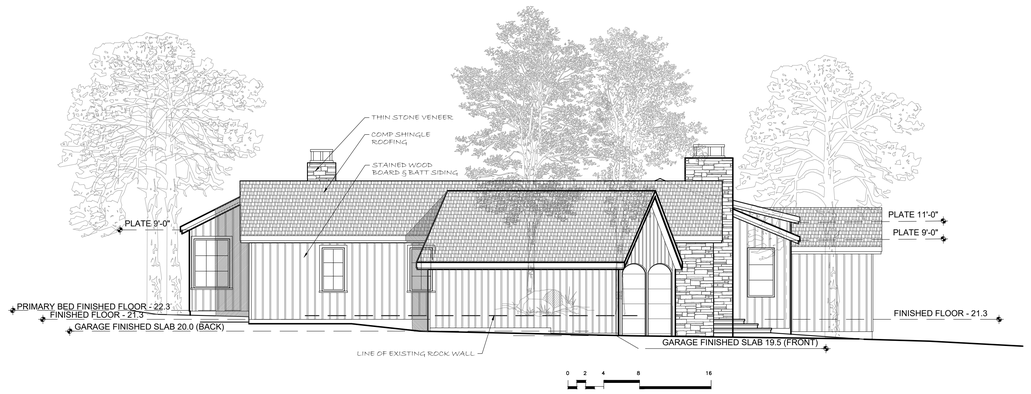
Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

EXTERIOR ELEVATIONS

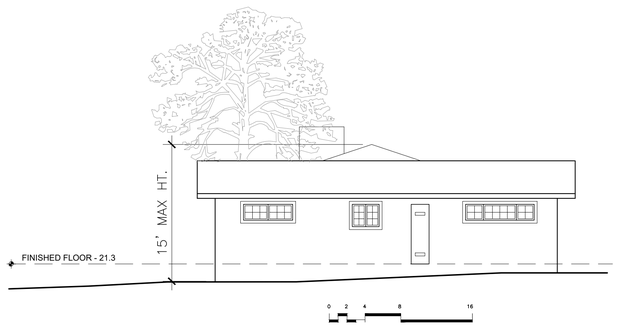
DATE: 03.28.26

Sheet Number
A6.1

EXISTING SIDE (WEST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



EXISTING PARK SIDE (EAST) ELEVATION

PROPOSED PARK SIDE (EAST) ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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LICENSED ARCHITECT
CINDI SCARLETT
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11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

EXTERIOR ELEVATIONS

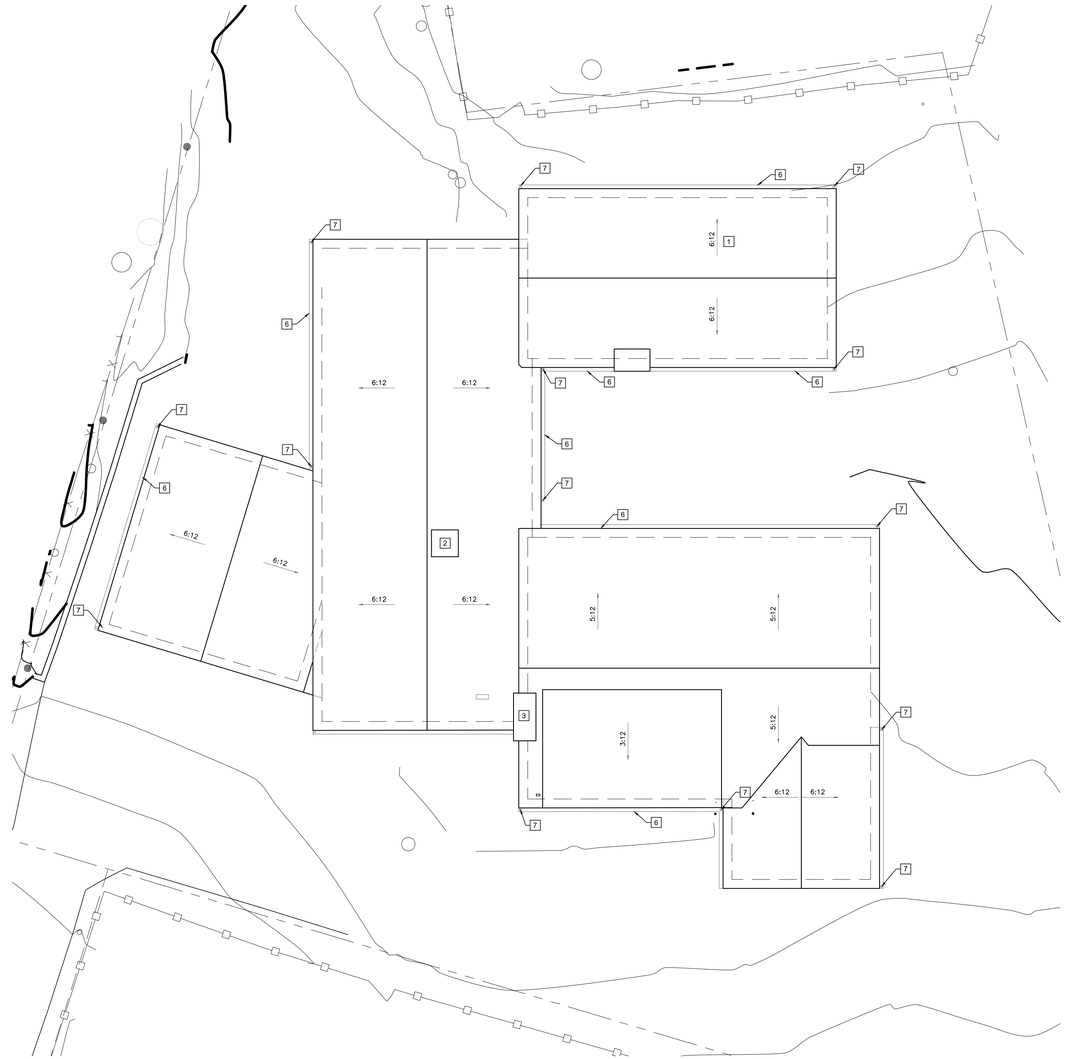
DATE: 03.28.26

Sheet Number
A6.2

NORTH

EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"



ROOF PLAN KEYNOTES

1. NEW CLASS 'A' COMPOSITION SHINGLE ROOFING
2. 36" SQUARE VELUX FCM SKYLIGHT
3. EXISTING BRICK CHIMNEY TO REMAIN REFACE WITH THIN STONE VENEER
4. NEW THIN STONE VENEER CHIMNEY
5. NOT USED
6. PAINTED SHEET METAL GUTTERS
7. PAINTED SHEET METAL DOWNSPOUTS

NORTH

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

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architecture
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA 93924
Residential Design
tel. 831-402-1800
license C-34319

LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

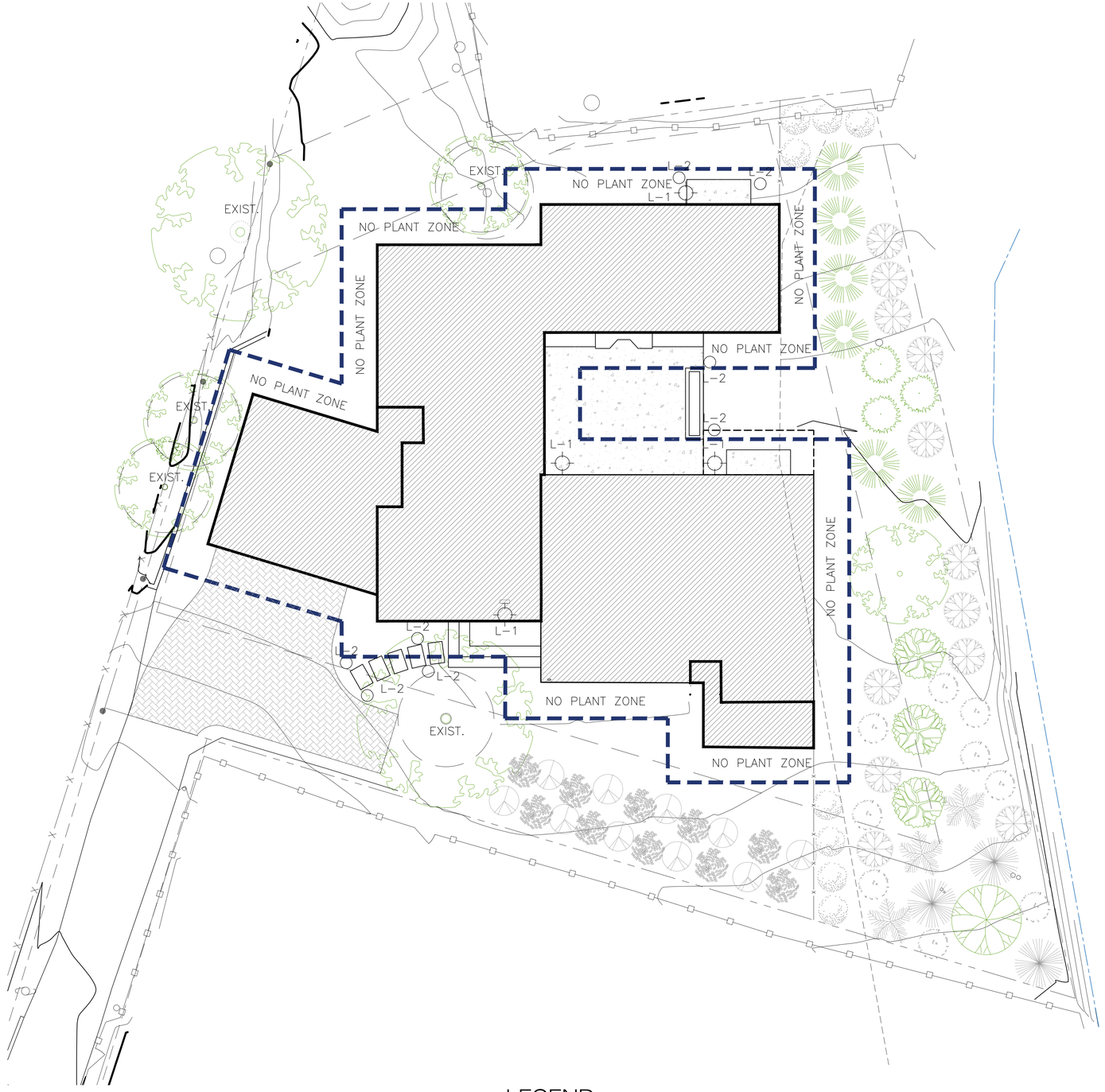
ROOF PLAN

DATE: 03.28.26

Sheet Number

A3.1

SUBMITTAL SHEET 9



PLANT LEGEND:

TREES

- COAST LIVE OAK
  QUERCUS ARGIFOLIA
- ARROYO WILLOW
  SALIX LASIOLEPSIS

SHRUBS

- CALIFORNIA COFFEE BERRY
  FRANGULA CALIFORNICA
- BLUE ELDERBERRY
  SAMBUCUS NIGRA SSP CAERULEA
- BLUE BLOSSOM
  CEANOTHUS THYRSIFLORUS

PERENNIALS

- COAST MORNING GLORY
  CALYSTEGIA MACROSTEGIA SSP CYCLOSTEGIA
- CALIFORNIA POPPY
  ESCHSCHOLZIA CALIFORNICA
- SANTA BARBARA SEDGE
  CAREX BARBARAE
- BLUE EYED GRASS
  SISYRICHIUM BELLUM

FERNS

- SWORD FERN
  POLYSTICHUM MUNITUM
- GIANT CHAIN FERN
  WOODWARDIA FIBRIATA

RUSHES

- COMMON RUSH
  JUNCUS EFFUSUS

LANDSCAPE NOTES:

1. ALL NON-NATIVE INVASIVE PLANTS TO BE REMOVED ON THE PROPERTY
2. ALL IRRIGATION TO BE DRIP, ON A TIMER
3. SEE SHEET A6.3 FOR LIGHT FIXTURES
4. ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.

LEGEND:

QTY.	SYM.	DESCRIPTION
5	L-1	25 WATT MAX. INCANDESCENT WEATHERPROOF EXTERIOR WALL LIGHT - SIZE VARIES
8	L-2	20 WATT MAX. LOW VOLTAGE WATERPROOF PATH LIGHT

NORTH

LANDSCAPE/LIGHTING PLAN

Cindi Scarlett
architecture
Residential Desi
tel. 831-402-18
license C-343
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA. 93924

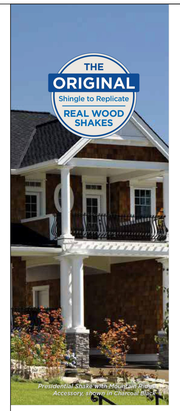
LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

LANDSCAPE

DATE: 03.28.26

Sheet Number
L1.1



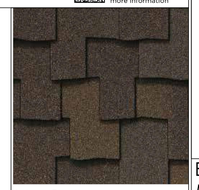
Executive-Level Appeal

PRESIDENTIAL® SHAKE®

The founding father of wood shake replicas, Presidential Shake established it all. The top tier performance of asphalt, the curb appeal of hand-split cedar shake roofing, and the unwavering quality of CertainTeed.

- **Certified to meet UL 2218 Class 3 Impact Resistance**
- Select colors* available in a version that is **Certified to meet UL 2218 Class 4 Impact Resistance**
- An intricate shingle design that creates an architecturally beautiful roof
- A rich color palette to enhance and complement any home exterior

Scan code for more information



Autumn Blend*

ROOF:
CERTAINTEED PRESIDENTIAL SHAKE
"AUTUMN BLEND"

Product Specifications

MAXIM LIGHTING · INTERNATIONAL

3144MOSE - Santa Barbara Dark Sky 3-LT Outdoor Wall Lantern

Fixture Dimensions

Width: 9"	**Height:** 16"
Length:	**Extension:** 11"
HCO: 6"	**Back Plate:** x
Chain:	**Wire:** 0"

Bulbs

Quantity: 3	**Type:** CA
Wattage: 60w Max	**Included:** No

Certifications/Qualifications

Energy Star: No

Other

UPC: 783209314405

Item: 3144MOSE
Collection: Santa Barbara Dark Sky
Finish: Sienna
Glass: Mocha

Santa Barbara Dark Sky is a traditional, craftsman/mission style collection from Maxim Lighting International in Sienna finish with Mocha glass.

Shipping Information

Individual	Weight	Length	Width	Height	Case	Weight	Length	Width	Height
Qty: 1	11 lbs	13"	12"	28"	Qty: 1				

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Maxim Lighting International products are UL and CSA approved.

EXTERIOR WALL MOUNT LIGHT"
MAXIM "SANTA BARBARA" LANTERN

EXTERIOR PATH LIGHTING:
KICHLER LOW VOLTAGE BRONZE
STYLE #99823

ROOFING

OUTDOOR LIGHTING

PRODUCT DATA SHEET

Clad Swing Patio Door (CA)

SIERRA PACIFIC WINDOWS

Available as an inswing or outswing operation, single, double, or triple, with or without sidelites, Sierra Pacific's California based swinging doors are the most eloquent answer to opening your world to the outdoors. Personalize your design with a graceful radius top, lockrail, or panel insert. Beyond their beauty, you'll quickly see our doors are built to the highest quality of standards.

Standard Construction:

- 1-3/4" thick panel is constructed with 0.075" thick extruded aluminum. Available with 3-3/8" or 4-5/8" stiles and with 4-5/8", 6-13/16", or 10" bottom rail.
- Standard 4-9/16" jamb depth frame constructed with 0.062" thick extruded aluminum and integral nailing flange.
- Multi-point locking mechanism with solid forged brass handles
- 3, 4, or 5 hinges depending on door height. Standard adjustable hinges and optional ball bearing hinges on inswing and outswing operating doors.

MINIMUM / MAXIMUM FRAME SIZES - OPERATING

Additional sizes may be available upon approval.

	1-WIDE	2-WIDE	3-WIDE
	INSWING DOOR		
Minimum Frame Width*	19-11/16"	38-9/16"	59-1/16"
Maximum Frame Width*	43-11/16"	86-9/16"	113-1/16"
	OUTSWING DOOR		
Minimum Frame Width*	19-13/16"	39-1/4"	59-7/16"
Maximum Frame Width*	43-13/16"	87-1/4"	113-7/16"
Minimum Frame Height	61-3/4" (Inswing)	61-3/16" (Outswing)	
Maximum Frame Height	121-3/4" (Inswing)	121-3/16" (Outswing)	

*Actual minimum and maximum width limitations will vary depending on height selected.

Performance Data:

Inswing French: 74.5625" x 98"
AIR INFILTRATION.....0.06/0.06/A3
WATER.....NO LEAKAGE @ 3.76 PSF
STRUCTURAL.....LC-PG25 (+25/-25)

Outswing French: 75.125" x 97.25"
AIR INFILTRATION.....0.03/0.03/A3
WATER.....NO LEAKAGE @ 2.92 PSF
STRUCTURAL.....LC-PG25 (+25/-25)

Inswing w/Mulled Sidelite: 87.25" x 98"
AIR INFILTRATION.....0.04/0.07/A3
WATER.....NO LEAKAGE @ 4.59 PSF
STRUCTURAL.....LC-PG30 (+30/-30)

Outswing w/Mulled Sidelite: 88" x 97"
AIR INFILTRATION.....0.02/0.06/A3
WATER.....NO LEAKAGE @ 2.93 PSF
STRUCTURAL.....LC-PG40 (+40/-40)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Swing Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Low-E 272/180/i89**	**Low-E 272 Clear**	**Low-E 366**	**Low-E 272/180/i89**
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.22
SHGC.....0.25	SHGC.....0.17	SHGC.....0.22	SHGC.....0.25	SHGC.....0.17	SHGC.....0.22
VT.....0.43	VT.....0.38	VT.....0.37	VT.....0.43	VT.....0.38	VT.....0.37
CR.....59	CR.....59	CR.....53	CR.....62	CR.....63	CR.....59

Values represent the California based Clad Inswing Doors. Insulated glass units using standard black warm edge spacer. Additional glazing options available.

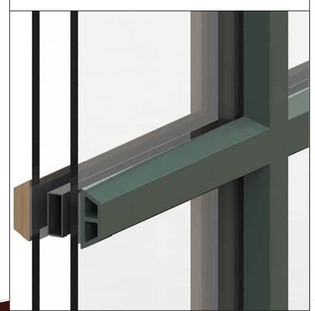
For a comprehensive list of glazing configurations, please refer to the Clad Swing Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

3/15/2024

A DIVISION OF SIERRA PACIFIC INDUSTRIES

800.824.7744 SIERRAPACIFICWINDOWS.COM

"ANTIQUE BRONZE" CLADDING



PUTTY CLAD GRILLES

PRODUCT DATA SHEET

Sierra Pacific Clad Casement

NEW PRODUCT

SIERRA PACIFIC WINDOWS

With architecturally sculpted lines, wide and narrow sash, hidden locking system, and large standard sizes, the Sierra Pacific Clad Casement combines the best features, style, and performance expected in a premium clad casement window. Available as rectangular and arched crank-out operating and fixed units.

MINIMUM / MAXIMUM FRAME SIZES

Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.

OPERATING		FIXED/PICTURE	
Minimum Frame Width	16.5"	Minimum Frame Width	14"
Minimum Frame Height	18"	Minimum Frame Height	14"
Maximum Frame Width	48"	Maximum Frame Width	120"
Maximum Frame Height	96"	Maximum Frame Height	120"
		Maximum Square Feet	56

Standard Construction:

- 0.0625" thick extruded aluminum exterior.
- Clad frame is extruded with integral nail fin, mechanically fastened, and corners sealed.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- 2-1/4" sash thickness, with narrow 1-3/4" stiles and top rail, and 2-7/16" bottom rail. Optional wide sash with 2-11/16" stiles and rails.
- Continuous perimeter closed cell foam frame weatherstrip. Perimeter rigid cap, hollow bulb leaf sash weatherstrip.
- Exclusive hidden locking system. Truth Encore operators and standard 'Attraction' magnetic handle and cover.
- Standard interior removable FlexScreen.

Performance Data:

Operating Casement: 48"x 96" (w/sash limiter)
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

Operating Casement: 40"x 84"
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

Casement Picture: 84"x 96"
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Sierra Pacific Casement Product Performance Guide (Structural) located in the Sierra Pacific Clad Casement Architectural Design Manual (ADM) on our website.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366 Clear**	**Triple IG (LE272/CLR/LE272)**	**Low-E 272 Clear**	**Low-E 366 Clear**	**Triple IG (LE272/CLR/LE272)**
U-FACTOR.....0.29	U-FACTOR.....0.29	U-FACTOR.....0.19	U-FACTOR.....0.26	U-FACTOR.....0.26	U-FACTOR.....0.17
SHGC.....0.26	SHGC.....0.18	SHGC.....0.22	SHGC.....0.26	SHGC.....0.17	SHGC.....0.22
VT.....0.45	VT.....0.40	VT.....0.36	VT.....0.45	VT.....0.40	VT.....0.36
CR.....56	CR.....57	CR.....72	CR.....60	CR.....60	CR.....76

All values represent operating units with wide sash and insulated glass using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Sierra Pacific Casement Product Performance Guide (NFRC) located in the Sierra Pacific Clad Casement Architectural Design Manual (ADM) on our website.

5/2/2025

A DIVISION OF SIERRA PACIFIC INDUSTRIES

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SIERRA PACIFIC DOORS AND WINDOWS

GUTTERS:
DARK BRONZE SHEET METAL

BOARD & BATT SIDING:
SHERWIN WILLIAMS SW3025
"CARIBOU" FULL BODY STAIN

STONE VENEER:
"SISTER BAY BUFF" LIMESTONE

WALL MATERIALS

EXTERIOR MATERIALS & COLORS

Cindi Scarlett
architecture
Residential Design
tel. 831-402-1800
license C-34319
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA 93924

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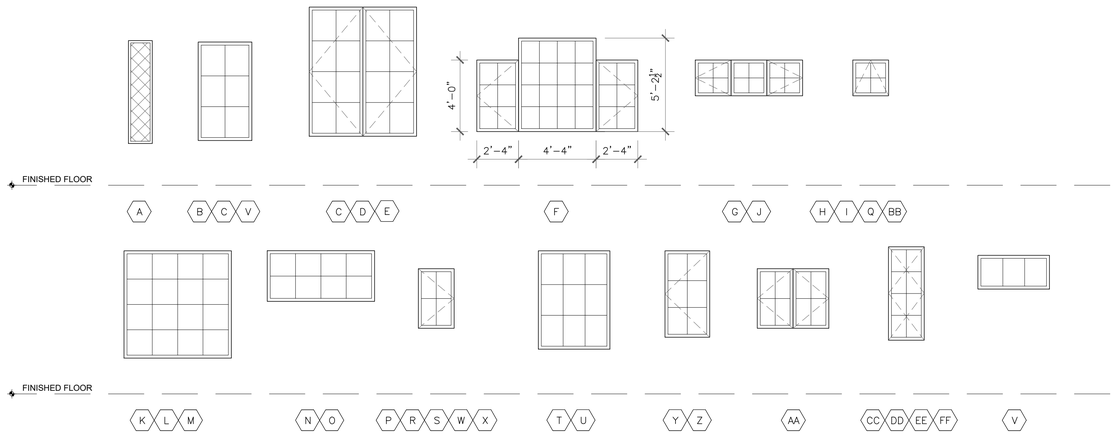
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

EXTERIOR ELEVATIONS

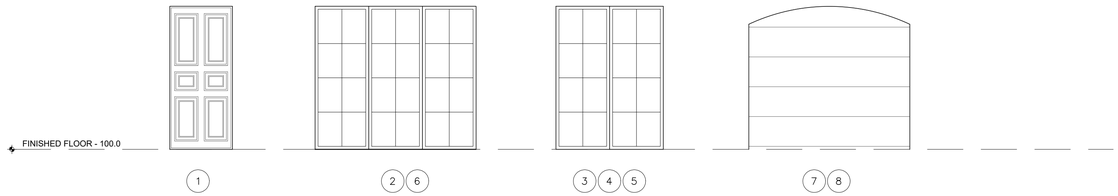
DATE: 03.28.26

Sheet Number
A6.3



WINDOW ELEVATIONS

SCALE 1/4" = 1'-0"



DOOR ELEVATIONS

SCALE 1/4" = 1'-0"

DOOR & WINDOW FINISHES:

1. WINDOWS AND DOORS TO BE SIERRA PACIFIC (OR EQUIVALENT) CLAD-WOOD.

EXTERIOR DOOR SCHEDULE

SYM ◯	ROOM LOCATION	SIZE WIDTH x HGT	ACTION	REMARKS
1	ENTRY	3-6X8-6	INSWING	WOOD PANELED DOOR, FINAL STYLE TBD
2	BEDROOM 3	9-0X8-0	OUTSWING	TEMPERED GLASS, 3 EQUAL PANELS
3	DINING ROOM	PR3-0X8-0	OUTSWING	TEMPERED GLASS
4	DINING ROOM	PR3-0X8-0	OUTSWING	TEMPERED GLASS
5	DINING ROOM	PR3-0X8-0	OUTSWING	TEMPERED GLASS
6	PRIMARY BEDROOM	9-0X8-0	OUTSWING	TEMPERED GLASS, 3 EQUAL PANELS
7	PRIMARY BEDROOM	9-0X8-0	SECTIONAL	STAINED WOOD PANELS OVER ALUMINUM FRAME, ARCH TOP
8	PRIMARY BEDROOM	9-0X8-0	SECTIONAL	STAINED WOOD PANELS OVER ALUMINUM FRAME, ARCH TOP

DOOR GENERAL NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

1. HARDWARE SHALL BE MOUNTED 30" TO 44" ABOVE FINISH FLOOR
2. THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF ¾" ABOVE INTERIOR FINISH FLOOR AND 1-1/2" ABOVE EXTERIOR FINISH FLOOR
3. ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
4. ALL GLAZING IN DOORS TO BE TEMPERED GLASS, DUAL GLAZED AND LOW E UNLESS OTHERWISE NOTED.
5. MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
6. ALL FIRE-RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING AND SELF-LATCHING.
7. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
8. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NVPA 252 OR MEET THE REQUIREMENTS OF SFM 7A-1 (R327.8.3)
9. VERIFY ALL SWING DIRECTIONS AND POCKET LOCATIONS WITH CONTRACTOR PRIOR TO ORDERING.

WINDOW SCHEDULE

SYM ◇	ROOM LOCATION	SIZE WIDTH x HGT	HDR HGT	ACTION	REMARKS
A	ENTRY	1-4X5-9	8-0	FIXED	DIAMOND PANED GLASS
B	LIVING ROOM	3-0X5-6	8-0	FIXED	
C	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	
D	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	
E	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	
F	BEDROOM 3	9-0XVARIES	7-0	CASE-FXD-CASE	SEE WINDOW ELEVATION
G	BEDROOM 3	6-0X2-0	7-0	CASE-FXD-CASE	
H	BATH 1	2-0X2-0	7-0	AWNING	
I	ATTIC	2-0X2-0	12-10	AWNING	
J	BEDROOM 4/OFFICE	6-0X2-0	7-0	CASE-FXD-CASE	
K	HALL	6-0X6-0	8-0	FIXED	
L	HALL	6-0X6-0	8-0	FIXED	
M	HALL	6-0X6-0	8-0	FIXED	
N	PRIMARY HALL	6-0X2-10	8-0	FIXED	
O	PRIMARY BEDROOM	6-0X2-10	8-0	FIXED	
P	PRIMARY BEDROOM	2-0X3-4	8-0	CASEMENT	
Q	PRIMARY BEDROOM	2-0X2-0	11-9	FIXED	
R	PRIMARY BEDROOM	2-0X3-4	8-0	CASEMENT	
S	PRIMARY CLOSET	2-0X3-4	8-0	CASEMENT	
T	PRIMARY BATH	4-0X5-6	8-0	FIXED	TEMPERED GLASS
U	PRIMARY BATH	4-0X5-6	8-0	FIXED	TEMPERED GLASS
V	PRIMARY BATH	4-0X2-0	7-0	AWNING	
W	PRIMARY W.C.	2-0X3-4	7-0	CASEMENT	
X	BATH 2	2-0X2-0	7-0	AWNING	
Y	BEDROOM 2	2-6X4-10	8-0	CASEMENT	MEETS EGRESS
Z	BEDROOM 2	2-6X4-10	8-0	CASEMENT	MEETS EGRESS
AA	GARAGE	4-0X3-4	7-0	DBL CASE	-
BB	GARAGE	2-0X2-0	13-6	FIXED	
CC	LAUNDRY	2-0X3-4	7-0	CASEMENT	-
DD	LAUNDRY	2-0X3-4	7-0	CASEMENT	-
EE	LAUNDRY	2-0X3-4	7-0	CASEMENT	-
FF	LAUNDRY	2-0X3-4	7-0	CASEMENT	-

WINDOW GENERAL NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

1. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS, GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR. GLAZING IN INGRESS AND EGRESS DOORS, ABOVE DOORS & GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE (C.B.C. 2406.1).
2. EGRESS WINDOWS SHALL COMPLY WITH ALL OF THE FOLLOWING:
   A. MINIMUM NET CLEAR OPENING DIMENSION OF 24" IN HEIGHT.
   B. MINIMUM NET CLEAR OPENING DIMENSION OF 20" IN WIDTH.
   C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
   D. OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR.
3. ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
4. ALL DOOR/WINDOWS TO BE DUAL GLAZED UNLESS NOTED OTHERWISE.
5. ALL GLAZING SHALL BE LOW-E.
6. MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
7. CONTRACTOR/MANUFACTURE TO VERIFY WINDOW STYLE WITH EXTERIOR ELEVATIONS.
8. ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
9. SEE WINDOW TYPES, THIS PAGE AND EXTERIOR ELEVATIONS FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.3.

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6C Scarlett Road
Carmel Valley, CA. 93924

LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

D/W SCHEDULES

DATE: 03.28.26

Sheet Number

A8.1

Proposed Remodel & Addition

LECOMTE RESIDENCE
11TH STREET 2NE TORRES
APN 010-331-008
BLOCK 102 - LOT 25

LOT SIZE 13,311 SQUARE FEET

ALLOWABLE BASE FLOOR AREA CALCULATION (CMC 17.06.020.D)
LOT SIZE (13,311 S.F.) MINUS AREA OVER 30% SLOPE (1,725 S.F.) SITE AREA = 11,586 S.F., THEREFORE: BASE FLOOR AREA = 3544.11 S.F. SITE COVERAGE = 779.7042 S.F. SITE COVERAGE WITH BONUS = 1243.1442 S.F.

EXISTING FLOOR AREA CALCULATION:	
EXISTING HOUSE EXISTING GARAGE	1232 S.F. 573 S.F.
EXISTING TOTAL	1800 S.F.
ALLOWABLE BASE FLOOR AREA	3544.11 S.F.

PROPOSED FLOOR AREA CALCULATION:	
EXISTING HOUSE HOUSE DEMO PROPOSED GARAGE PROPOSED ADDITION	1232 S.F. -97 S.F. 529 S.F. 1866 S.F.
PROPOSED FLOOR AREA	3530 S.F.
ALLOWABLE FLOOR AREA	3544.11 S.F.

EXISTING SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
ASPHALT DRIVEWAY CONCRETE WALKWAYS CONCRETE PATIO CONCRETE LANDING AT GARAGE	2205 S.F. 270 S.F. 599 S.F. 67 S.F.	
SUBTOTALS:	3141 S.F.	
TOTAL (E) SITE COVERAGE		3141 S.F.
ALLOWABLE SITE COVERAGE		1243.14 S.F.

PROPOSED SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERMEABLE	PERMEABLE
SAND SET PAVERS DRIVEWAY		619 S.F.
CONCRETE COURTYARD & FIREPLACE	400 S.F.	
ENTRY STEPPING STONES	30 S.F.	
ENTRY LANDING & STEPS	85 S.F.	
BEDROOM LANDINGS	63 S.F.	
GATE PILASTER	8 S.F.	
SUBTOTAL:	586 S.F.	619 S.F.
TOTAL PROPOSED SITE COVERAGE		1205 S.F.
ALLOWABLE SITE COVERAGE		1243.14 S.F.

HEIGHTS	
EXISTING MAXIMUM RIDGE HEIGHT	15'-0"
PROPOSED MAXIMUM RIDGE HEIGHT	17'-8"
EXISTING MAXIMUM PLATE HEIGHT	8'-0"
PROPOSED MAXIMUM PLATE HEIGHT	11'-0"

PROJECT DESCRIPTION:

1,866 S.F. ADDITION AND REMODEL TO EXISTING 1,232 S.F. SINGLE STORY SINGLE-FAMILY RESIDENCE WITH NEW 529 S.F. ATTACHED 2 CAR GARAGE. INCLUDES DEMOLITION OF EXISTING 573 S.F. GARAGE AND 97 S.F. OF EXISTING HOUSE.

PROJECT DATA

A.P.N. 010-331-008
CARMEL BY THE SEA BLOCK 104, LOT 24
LOT SIZE 13,311 S.F.

ZONING R-1
OVERLAYS:
COASTAL COMMISSION APPEAL JURISDICTION
ARCHAEOLOGICAL SIGNIFICANCE
PARK
BEACH AND RIPARIAN
ENVIRONMENTALL SENSITIVE HABITAT AREA
VERY HIGH FIRE HAZARD/WUI
LAND USE DESIGNATION RESIDENTIAL
OCCUPANCY R-3/U
BUILDING TYPE VB
FIRE DEPARTMENT CARMEL-BY-THE-SEA
WATER CAL-AM
TREES TO BE REMOVED 1 INSIGNIFICANT
SETBACKS: FRONT 15'
SIDE/REAR 3'
PARK SIDE 15'
RIPARIAN 30' FROM CENTER
HEIGHT: EXISTING 15'
PROPOSED 17'-8"

OWNERS:
P&T 2024 LLC
PO BOX 1721
CARMEL-BY-THE-SEA CA 93921
609-977-8647
pierre-lecomte@hotmail.fr

ARCHITECT:
CINDI SCARLETT
6C SCARLETT ROAD
CARMEL VALLEY, CA 93924
831-402-1800
scarlett-ramsey@comcast.net

SURVEYOR:
ZACHARY KAMP LAND SURVEYING
831-915-5267
kampsurveying@gmail.com

ARCHAEOLOGIST:
ARCHIVES & ARCHAEOLOGY
RUBEN G. MENDOZA
1645 BEACON HILL DRIVE
SALINAS, CA 93906
831-320-9360
info@archivesarchaeology.com

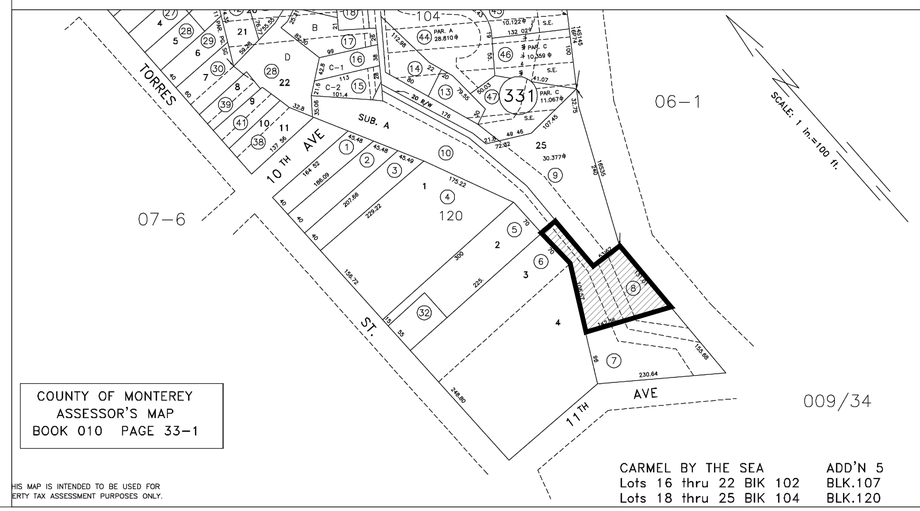
BIOLOGIST:
REGAN BIOLOGICAL & HORT. CONSULT.
8 ALISO ROAD
CARMEL VALLEY, CA 93924
831-747-7756
patrick@reganbhc.com

SHEET INDEX

T1.1 TITLE SHEET & DESCRIPTION
A1.0 ANNOTATED TOPOGRAPHIC SURVEY
A1.1 FORRESTER TREE EVALUATION
A1.2 TOPOGRAPHIC SURVEY
A1.3 SITE PLANS
A1.4 SITE SETBACKS
A1.5 DRAINAGE PLAN
A2.1 FLOOR PLANS
D2.1 DEMOLITION PLAN
A6.1 EXTERIOR ELEVATIONS
A6.2 EXTERIOR ELEVATIONS
A3.1 ROOF PLAN
L1.1 LANDSCAPE PLAN
A6.3 FINISH MATERIALS
A8.1 DOOR & WINDOW SCHEDULES

CODE COMPLIANCE:
2025 CALIF. RESIDENTIAL CODE
2025 CALIF. BUILDING CODE
2025 CALIF. MECHANICAL CODE
2025 CALIF. ELECTRICAL CODE
2025 CALIF. ENERGY CODE
2025 CALIF. FIRE CODE
2025 CALIF. GREEN BUILDING CODE
2025 NEC
CITY OF CARMEL MUNICIPAL CODE

PARCEL MAP

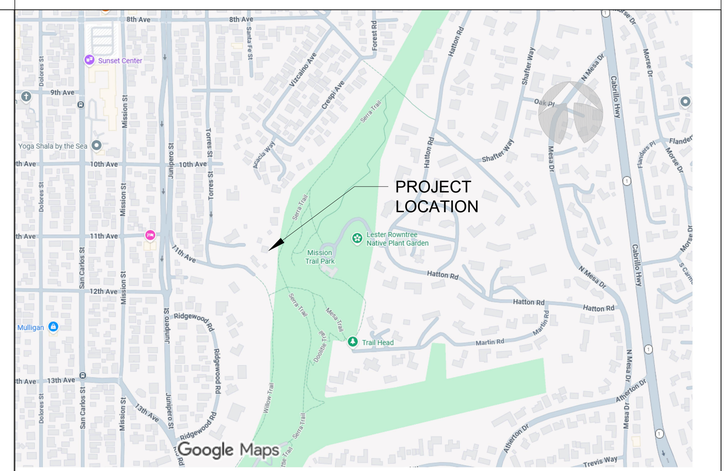


COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 010 PAGE 33–1

HIS MAP IS INTENDED TO BE USED FOR
ERTY TAX ASSESSMENT PURPOSES ONLY.

CARMEL BY THE SEA ADD'N 5
Lots 16 thru 22 BLK 102 BLK.107
Lots 18 thru 25 BLK 104 BLK.120

VICINITY MAP



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Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

TITLE SHEET

DATE: 05.05.26

Sheet Number
T1.1

TOPOGRAPHIC MAP

OF

PARCELS 1 & 2

AS DESCRIBED IN THE DEED RECORDED AS

DOCUMENT# 2013019005

OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

PIERRE LECOMTE

BY

ZACHARY KAMP LAND SURVEYING
(831) 915-5267 KAMPSURVEY@GMAIL.COM

SCALE: 1" = 8' DECEMBER 2025

APN 010-331-008

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME DECEMBER 2025 IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF PIERRE LECOMTE.

Zachary Kamp
PLS 9888

JANUARY 2026
DATE

LICENSED LAND SURVEYOR ZACHARY KAMP No. 9888 STATE OF CALIFORNIA

SCALE: 1"=8'

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
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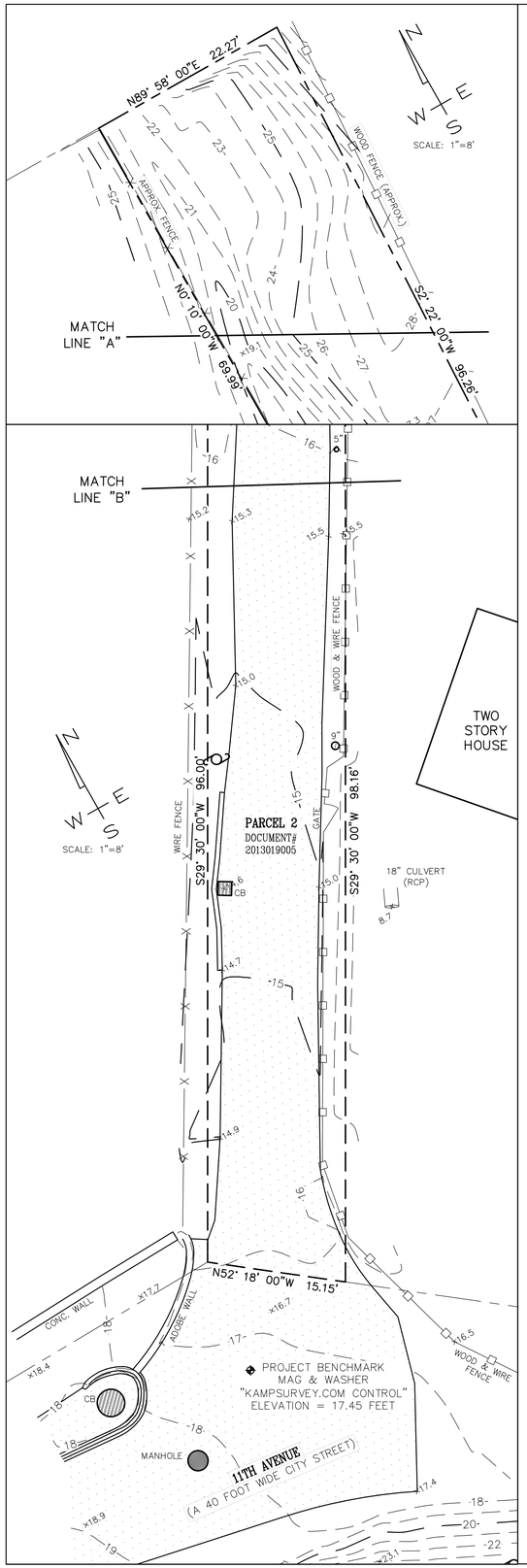
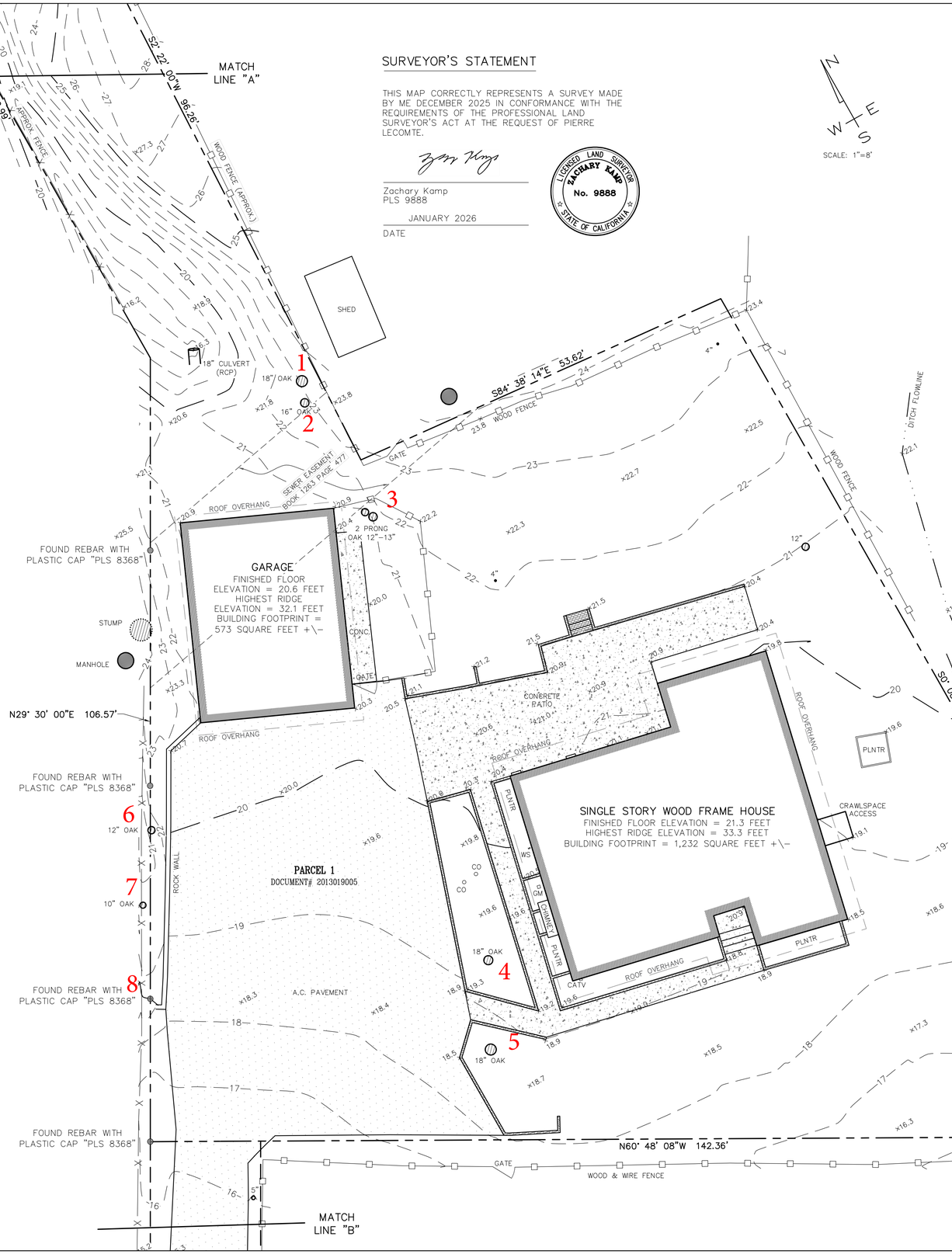
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL & WASHER STAMPED "KAMPSURVEY.COM CONTROL" SET 11TH AVENUE, AS SHOWN.

   ELEVATION = 17.45 FEET
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 4" ARE NOT SHOWN.

LEGEND:

- PROPERTY LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- ROOF OVERHANG
- CO CLEANOUT
- GM GAS METER
- WS WATER SERVICE
- CATV CABLE TV
- UTILITY POLE
- 11" OAK TREE
- A.C. PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE





Significant Tree Evaluation Worksheet

APN: 010-331-008-000
Street Location: 11th 2 NE Torres
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: LeComte
Recommended Tree Density: 5 upper 4 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x							

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CLO	CLO	CLO	CLO	CLO	CLO	CLO	CLO							
YES	x	x	x	x	x	x	x	x							
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	18	16	12+13	18	18	12	10	10							
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	0	2	2	2	2							

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	1	2	2	2	2	2							

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2	2	2	0	2	2	2	2							

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	1	2	2	1	1	1							

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	7	7	5	4	8	7	7	7							

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x	x		x	x	x	x							
NO				x											

B. Are there any other factors that would disqualify a tree from a determination of significance? (Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF	x	x			x	x	x	x							
MOD SIGNIF			x												
NOT SIGNIF				x											

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7	6	9	6	7	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	8	8	10	6	8	8	8	8							

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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architecture
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tel. 831-402-1800
license C-34319
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA 93924

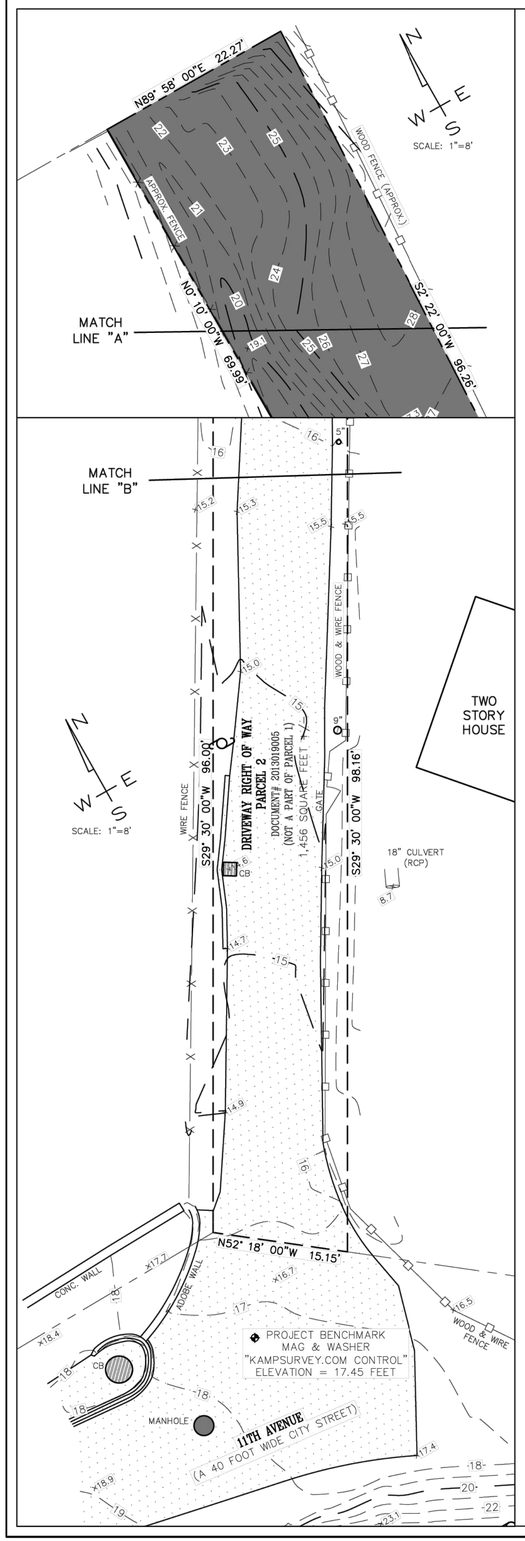
LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

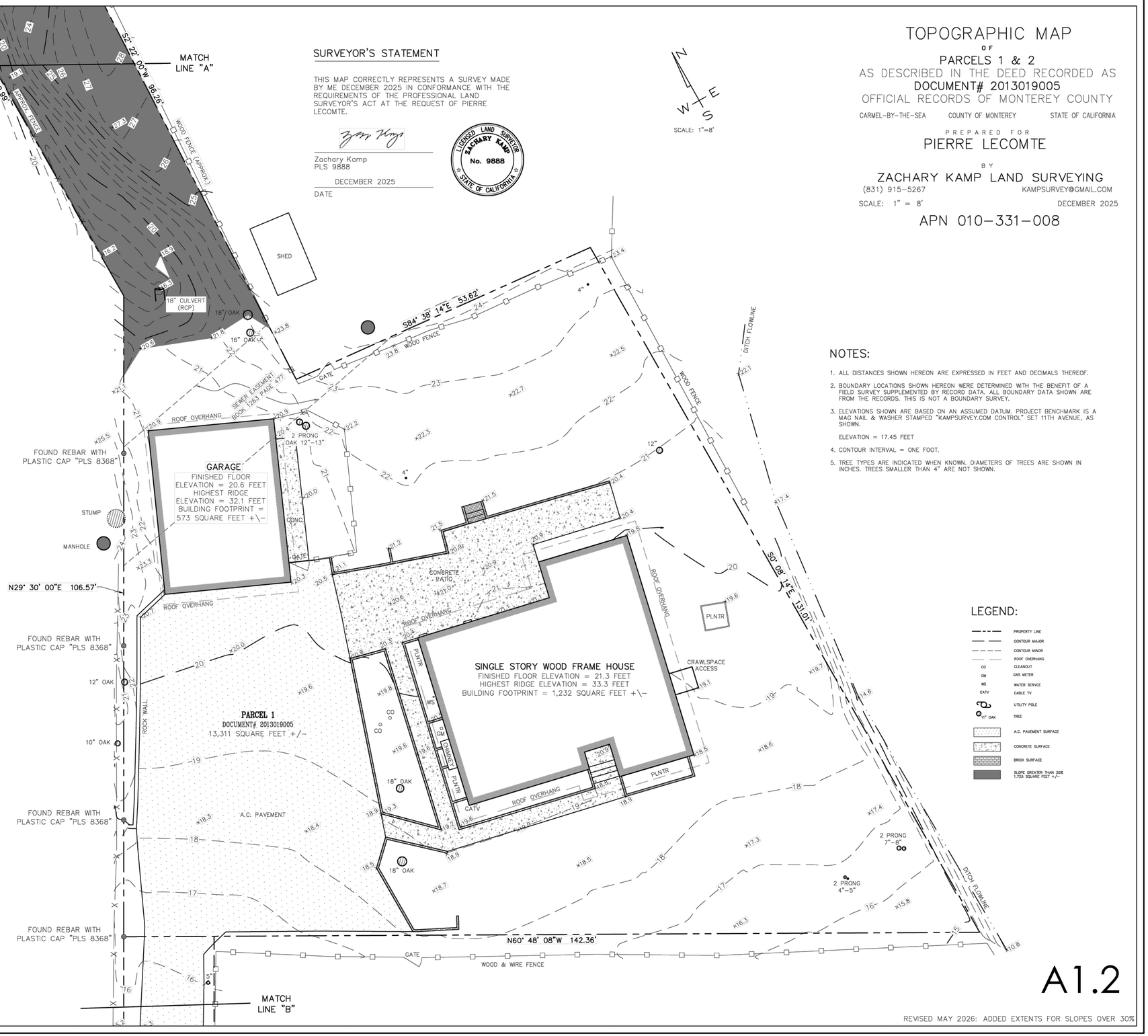
Proposed Addition and Remodel
LECOMTE RESIDENCE
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

TREE EVALUATION

DATE: 05.05.26

Sheet Number
A1.2





SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME DECEMBER 2025 IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF PIERRE LECOMTE.

Zachary Kamp
PLS 9888

DECEMBER 2025
DATE

LICENSED LAND SURVEYOR
ZACHARY KAMP
No. 9888
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

PARCELS 1 & 2

AS DESCRIBED IN THE DEED RECORDED AS

DOCUMENT# 2013019005

OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

PIERRE LECOMTE

BY

ZACHARY KAMP LAND SURVEYING
(831) 915-5267 KAMPSURVEY@GMAIL.COM

SCALE: 1" = 8' DECEMBER 2025

APN 010-331-008

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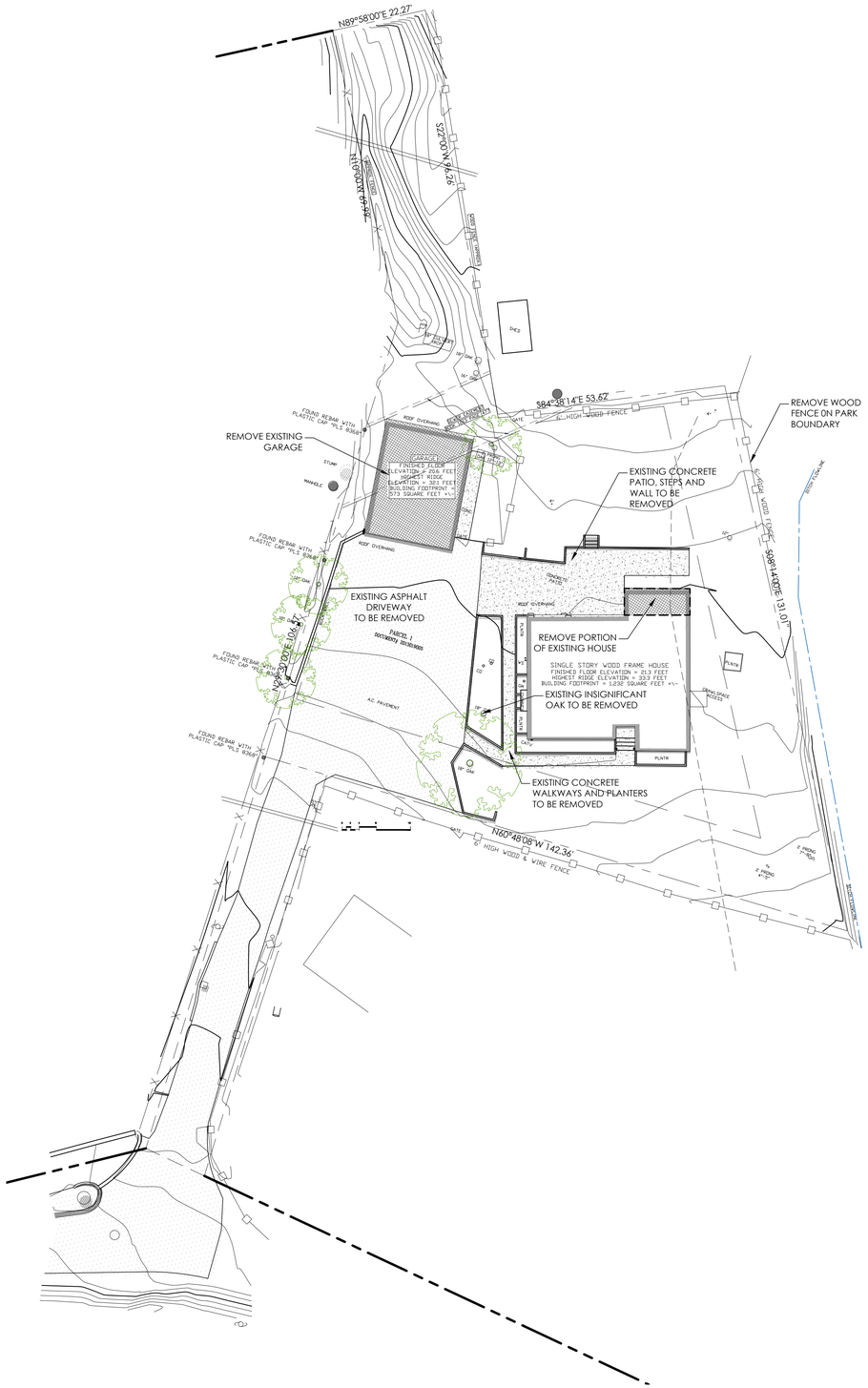
- UTILITY POLE
- 11" OAK TREE
- A.C. PAVEMENT SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- SLOPE GREATER THAN 30% 1,725 SQUARE FEET +/-

A1.2

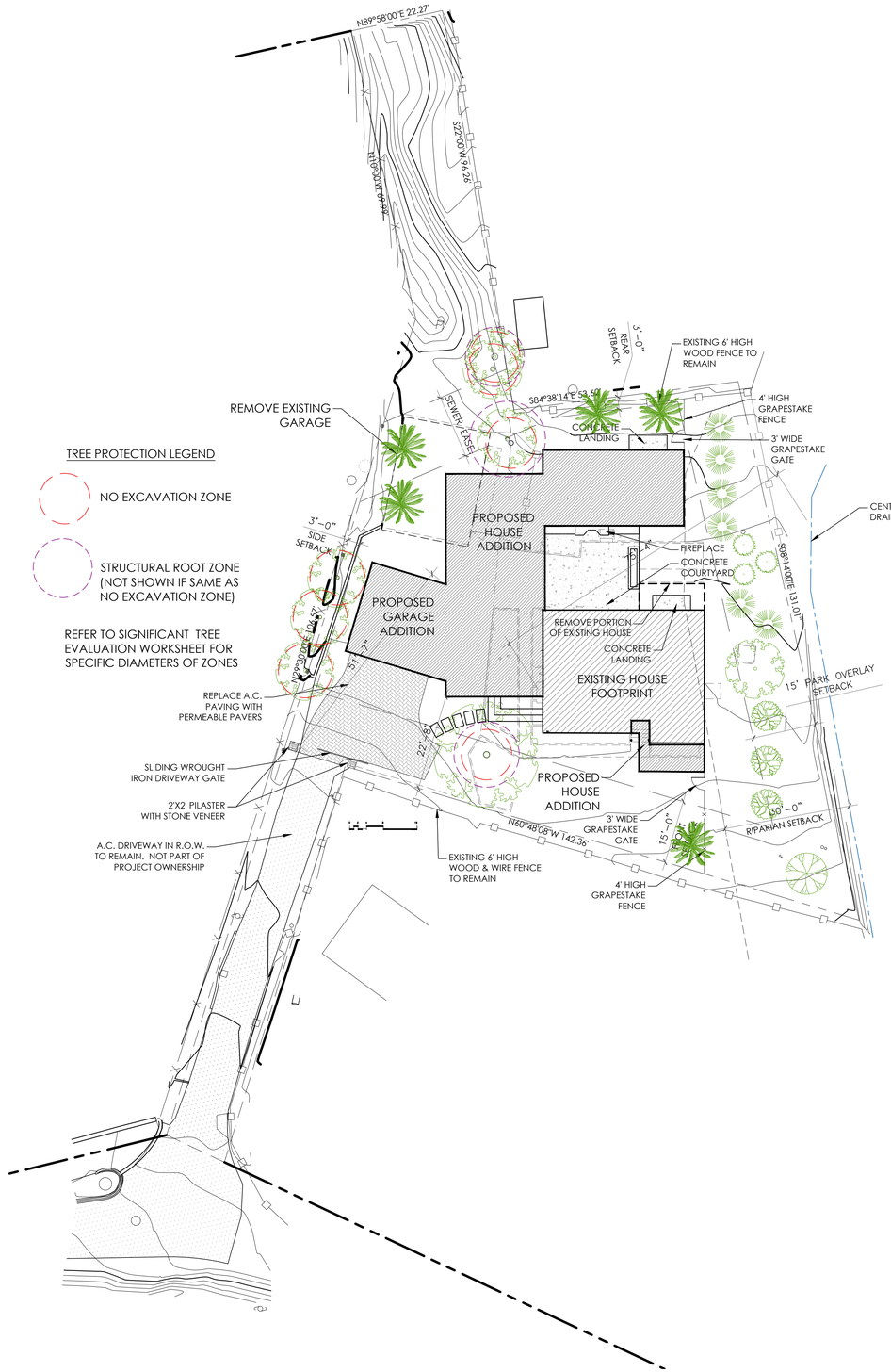
REVISED MAY 2026: ADDED EXTENTS FOR SLOPES OVER 30%



EXISTING SITE PLAN

NORTH

SCALE 1/16" = 1'-0"



PROPOSED SITE PLAN

NORTH

SCALE 1/16" = 1'-0"

Cindi Scarlett
architecture
Residential Design
tel. 831-402-1800
license C-34319
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA. 93924

LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA

APN 010-331-008

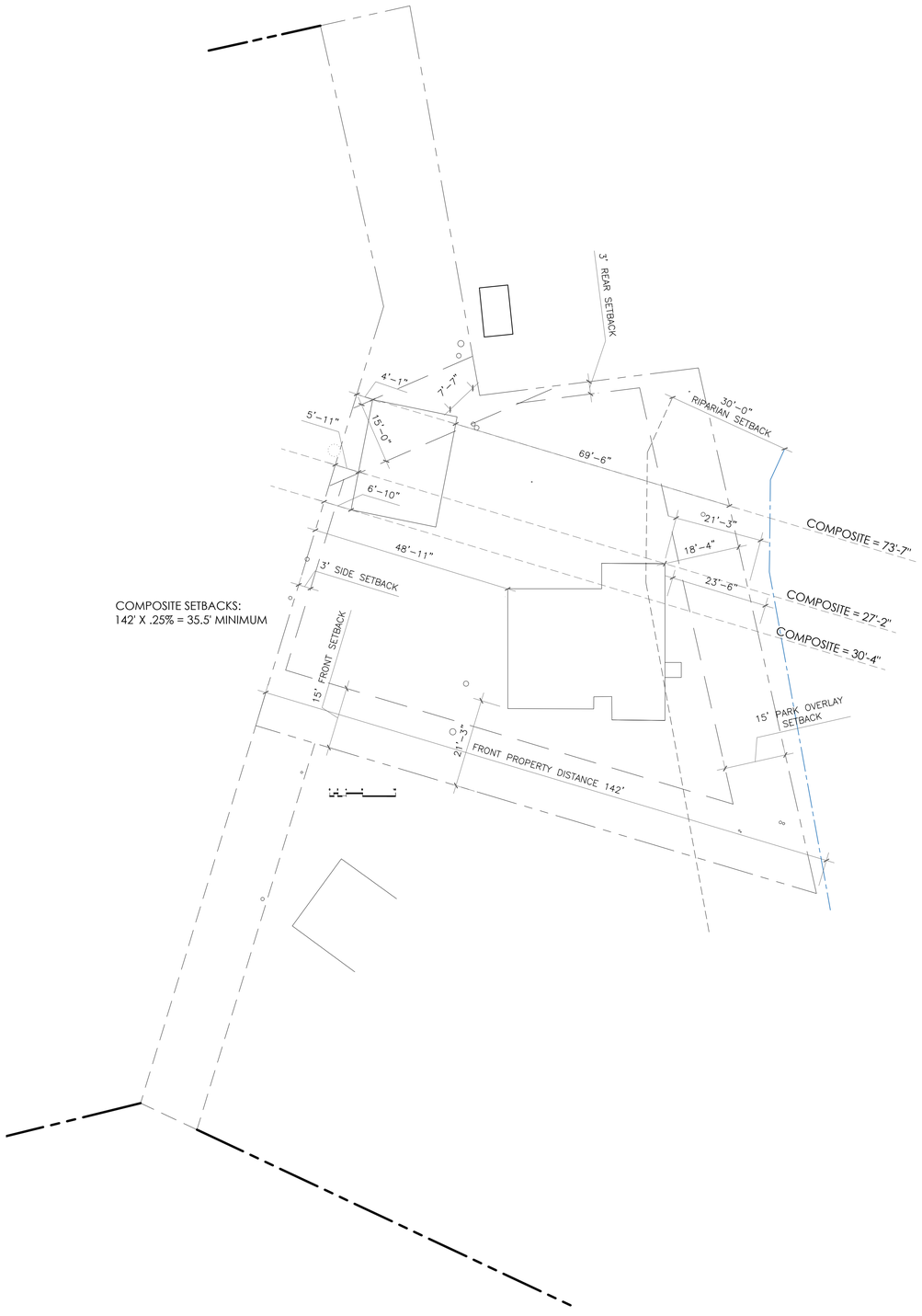
SITE PLAN

DATE: 05.05.26

Sheet Number

A1.3

SUBMITTAL SHEET 3

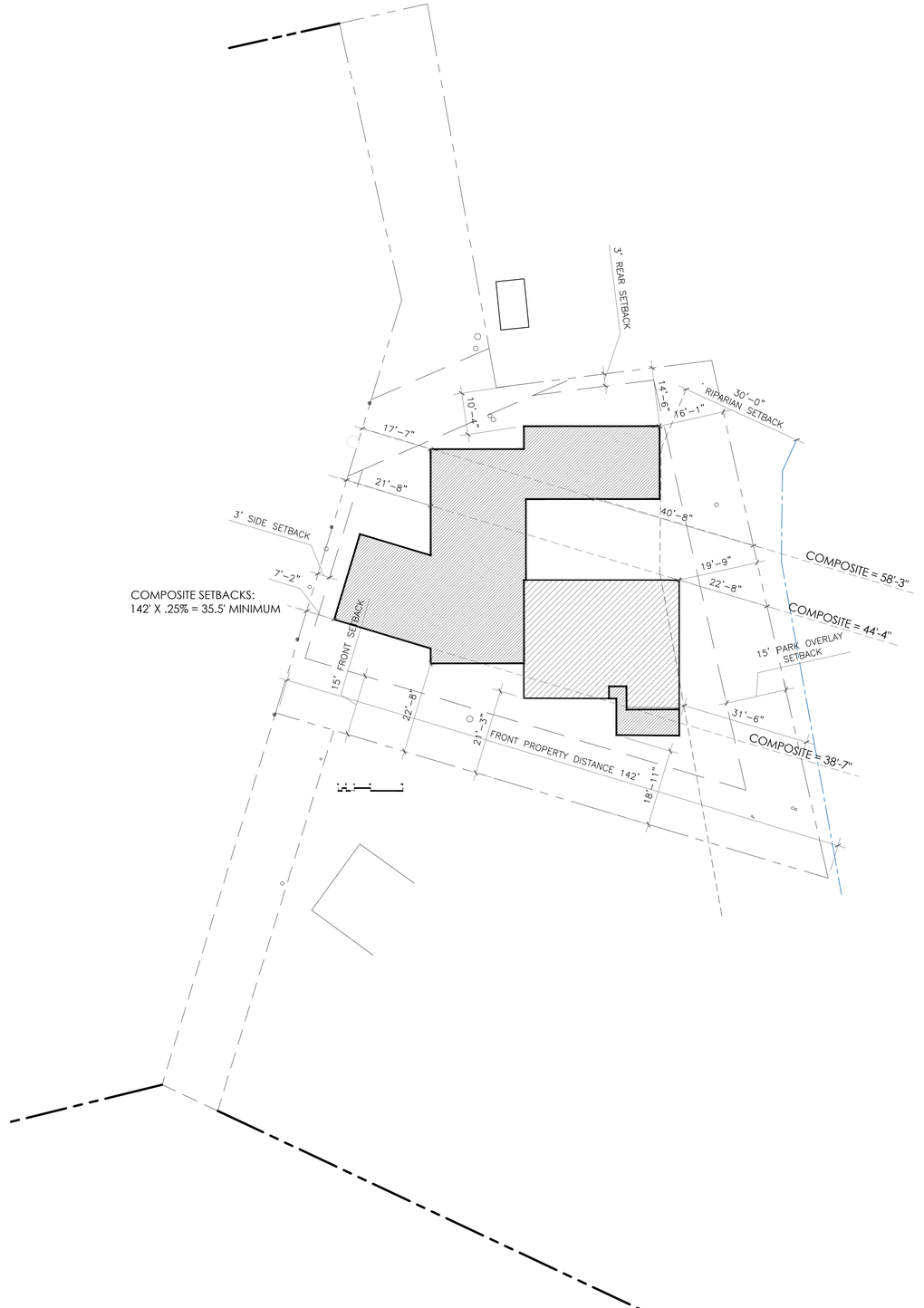


COMPOSITE SETBACKS:
142' X .25% = 35.5' MINIMUM

NORTH

EXISTING SITE SETBACKS

SCALE 1/16" = 1'-0"



COMPOSITE SETBACKS:
142' X .25% = 35.5' MINIMUM

NORTH

PROPOSED SITE SETBACKS

SCALE 1/16" = 1'-0"

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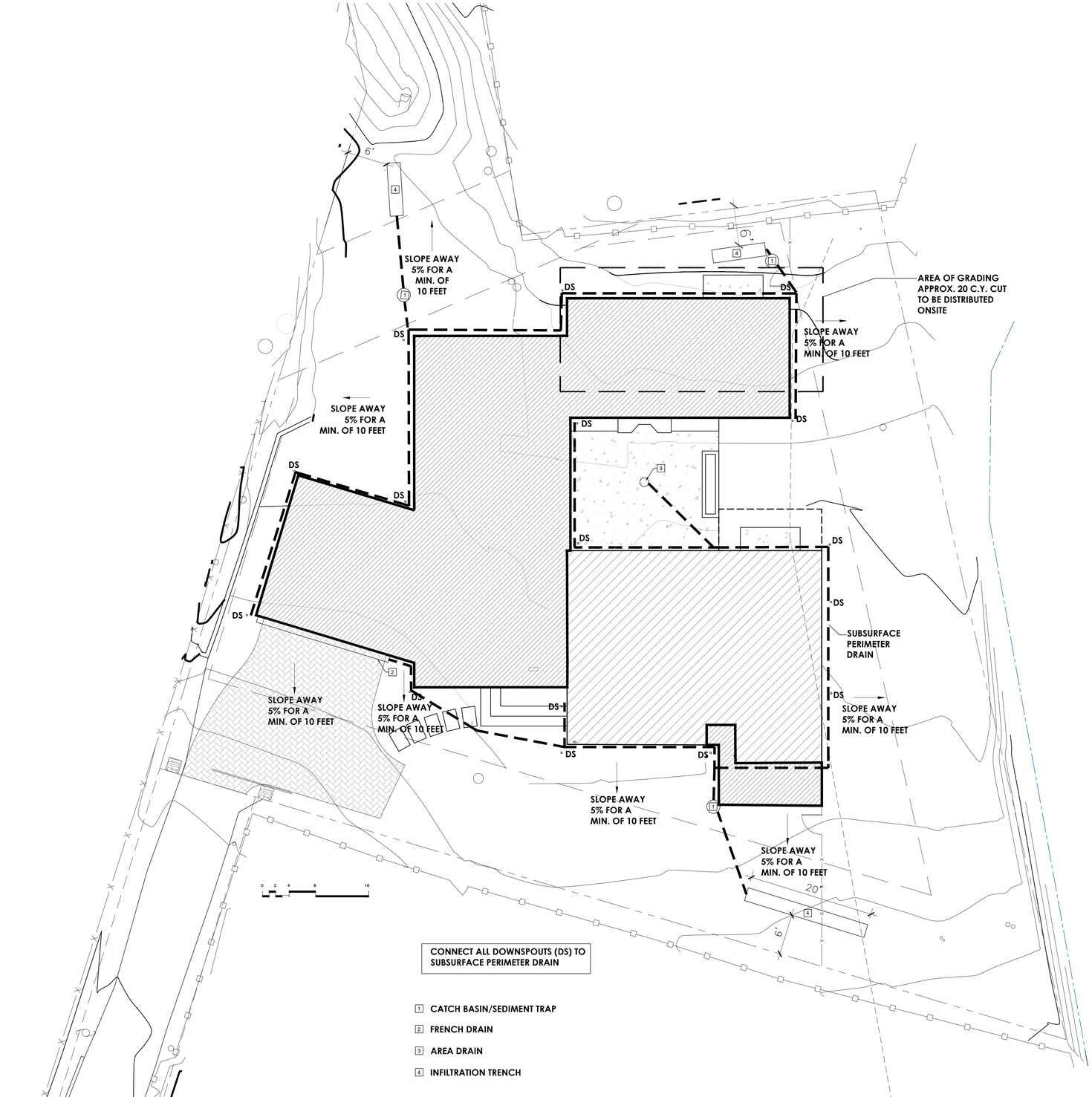
SITE SETBACKS

DATE: 05.05.26

Sheet Number
A1.4

SUBMITTAL SHEET 3a



PROPOSED DRAINAGE PLAN

SCALE 1/16" = 1'-0"

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APN 010-331-008

GRADING AND DRAINAGE PLAN

DATE: 05.05.26

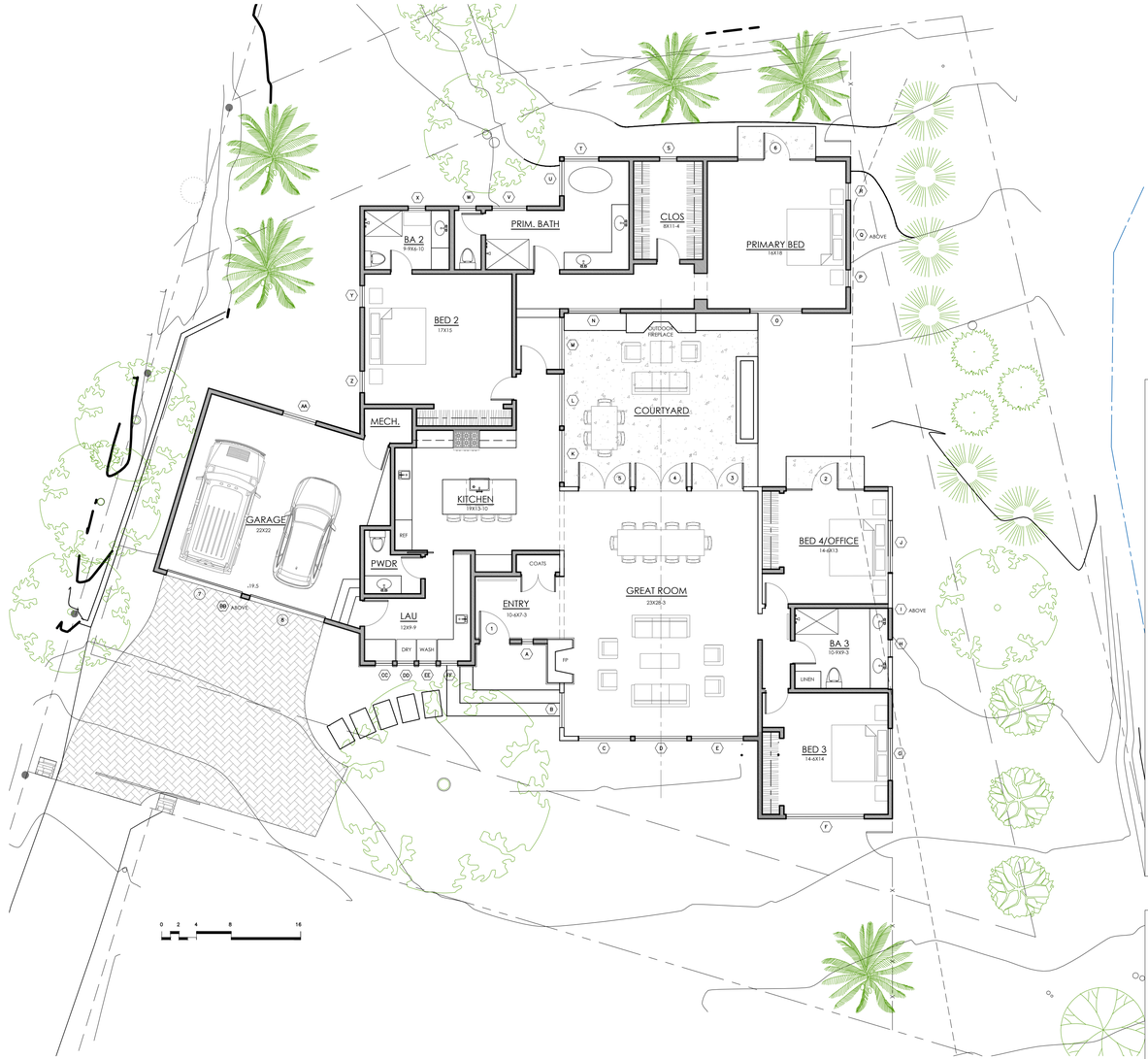
Sheet Number
A1.5

SUBMITTAL SHEET 4

EXISTING FLOOR PLAN

NORTH

SCALE 1/8" = 1'-0"



PROPOSED FLOOR PLAN

NORTH

SCALE 1/8" = 1'-0"

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LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA

APN 010-331-008

FLOOR PLANS

DATE: 05.05.26

Sheet Number

A2.1

DEMOLITION KEYNOTES

1. REMOVE ENTIRE BUILDING, CONCRETE FLOORS, DOORS AND WINDOWS & DISCARD
2. REMOVE AND DISCARD DOOR(S)/WINDOW(S) (PER NOTE #2 BELOW).
3. REMOVE (E) WALL. SHORE AND BRACE AS NECESSARY.
4. REMOVE EXISTING CONCRETE & RECYCLE
5. REMOVE PLUMBING/APPLIANCE (SEE NOTE #2)
6. REMOVE AND DISCARD CABINETS & SHELVES (NOTE #2).
7. REMOVE ASPHALT PAVING AND BASE AND RECYCLE

LINEAL WALL CALCS

EXISTING WALLS	381 L.F.
EXISTING WALLS TO BE REMOVED	231 L.F.
EXISTING WALLS TO BE REPLACED	62 L.F.
WALLS TO BE ADDED	499 L.F.
WALLS REMOVED, REPLACED OR ADDED	792 L.F.
PERCENTAGE OF REMOVED, REPLACED OR ADDED WALLS TO EXISTING	792/381 2.08%

DEMO GENERAL NOTES

1.) CONTRACTOR SHALL PROVIDE SAFE SUPPORT FOR FLOOR AND ROOF BEARING POINTS DURING AND AFTER REMOVAL UNTIL SECURELY RESUPPORTED WITH WEIGHT TRANSFER TO PROPER SIZED FOOTING.

2.) CONTRACTOR SHALL COORDINATE RECYCLING OF SALVAGEABLE BUILDING MATERIALS WITH LOCAL NONPROFIT OR OTHER.

3.) CONTRACTOR SHALL REFER TO ARCHITECTURAL & STRUCTURAL ENGINEERING PLANS TO COORDINATE EXTENT OF REQUIRED DEMOLITION.

DEMO WALL LEGEND

(E) 2x STUDS

(E) 2x STUDS TO BE REMOVED

NORTH

DEMO FLOOR PLAN

SCALE 1/4" = 1'-0"

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APN 010-331-008

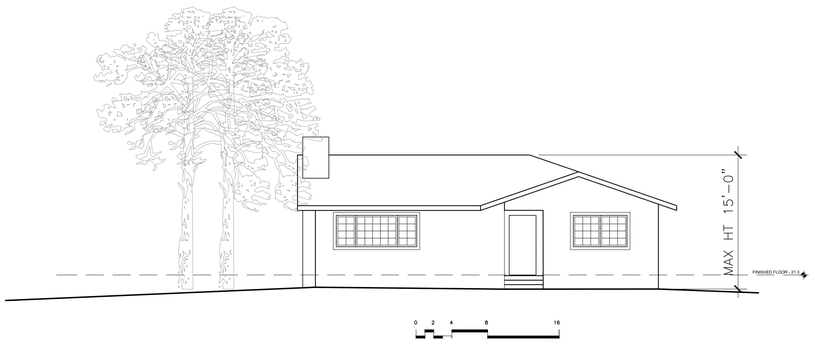
DEMO PLAN

DATE: 05.05.26

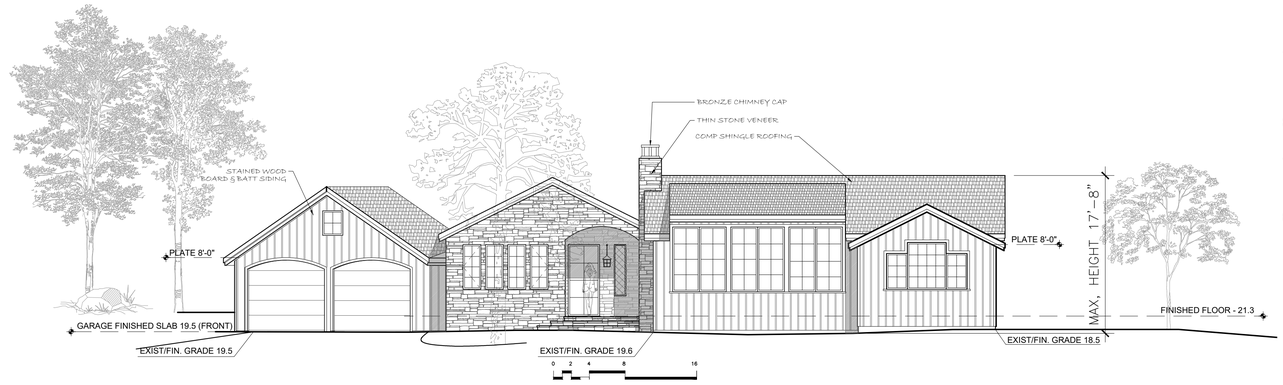
Sheet Number

D2.0

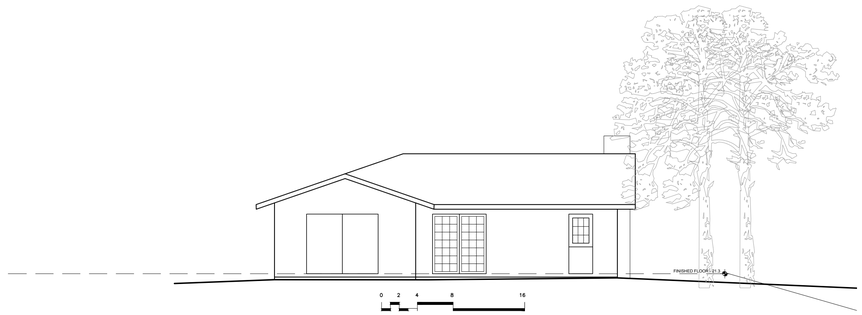
SUBMITTAL SHEET 5A



EXISTING FRONT(SOUTH) ELEVATION

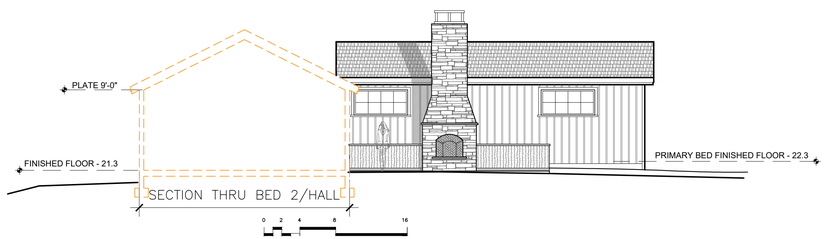


PROPOSED FRONT (SOUTH) ELEVATION

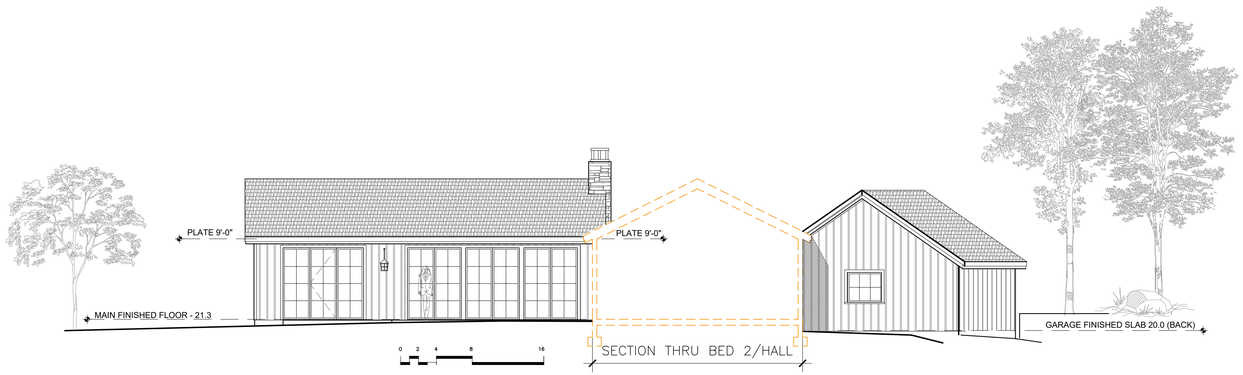


EXISTING BACK (NORTH) ELEVATION

PROPOSED BACK (NORTH) ELEVATION



PROPOSED COURTYARD (SOUTH) ELEVATION



PROPOSED COURTYARD (NORTH) ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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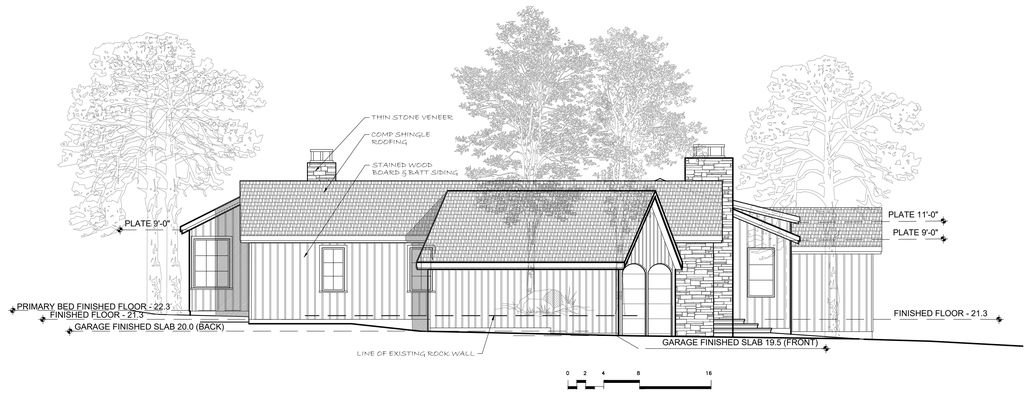
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

EXTERIOR ELEVATIONS

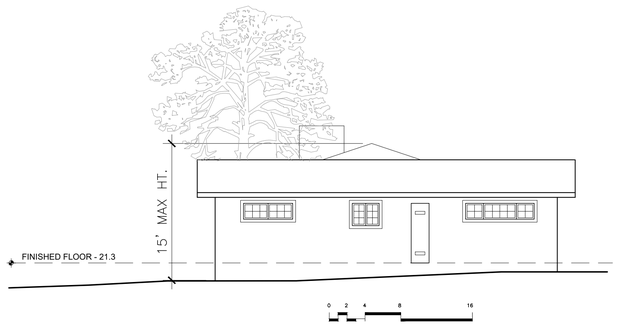
DATE: 05.05.26

Sheet Number
A6.1

EXISTING SIDE (WEST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



EXISTING PARK SIDE (EAST) ELEVATION

PROPOSED PARK SIDE (EAST) ELEVATION

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

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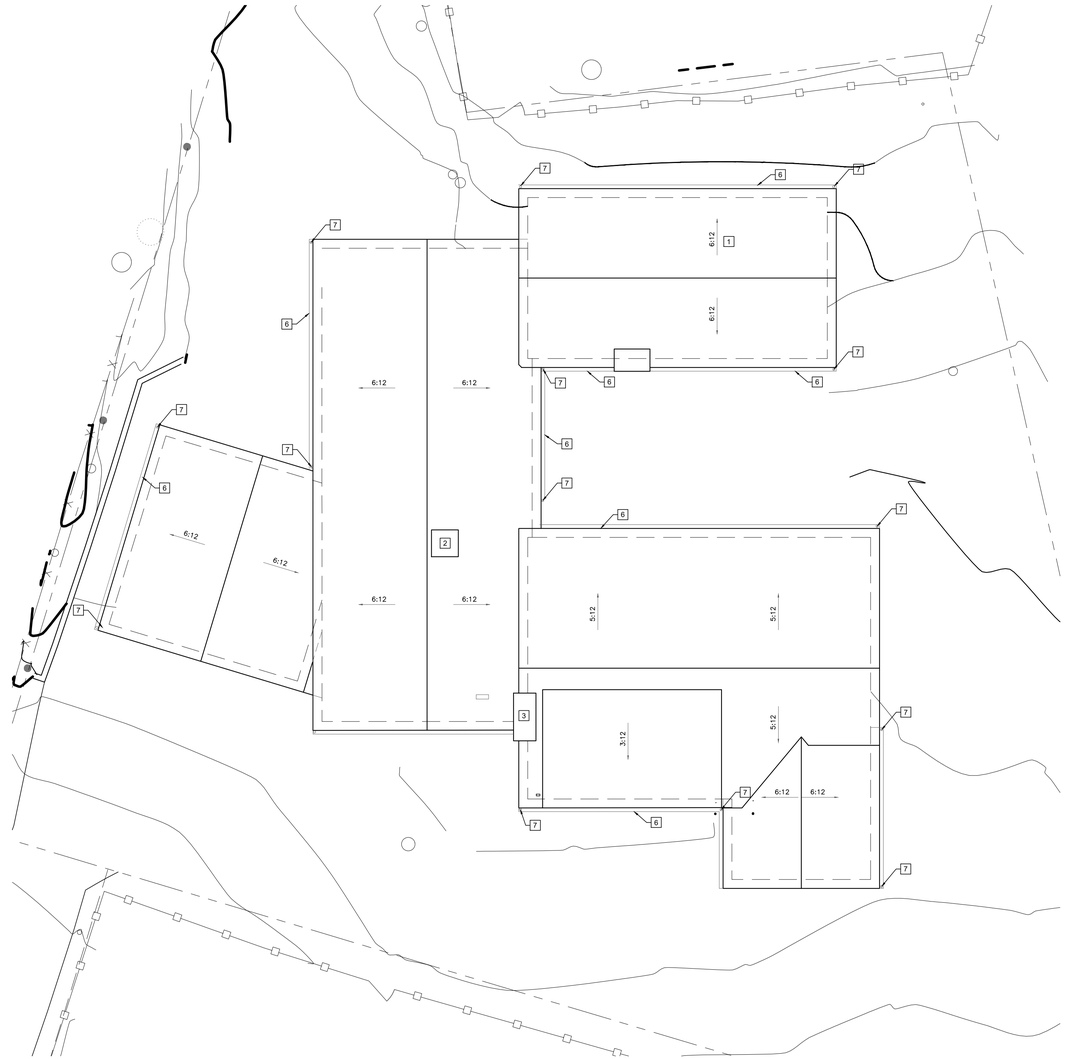
EXTERIOR ELEVATIONS

DATE: 05.05.26

Sheet Number
A6.2

SUBMITTAL SHEET 7



ROOF PLAN KEYNOTES

1. NEW CLASS 'A' COMPOSITION SHINGLE ROOFING
2. 36" SQUARE VELUX FCM SKYLIGHT WITH AUTOMATIC SHADE
3. EXISTING BRICK CHIMNEY TO REMAIN REFACE WITH THIN STONE VENEER
4. NEW THIN STONE VENEER CHIMNEY
5. NOT USED
6. PAINTED SHEET METAL GUTTERS
7. PAINTED SHEET METAL DOWNSPOUTS

NORTH

EXISTING ROOF PLAN

SCALE 1/8" = 1'-0"

NORTH

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

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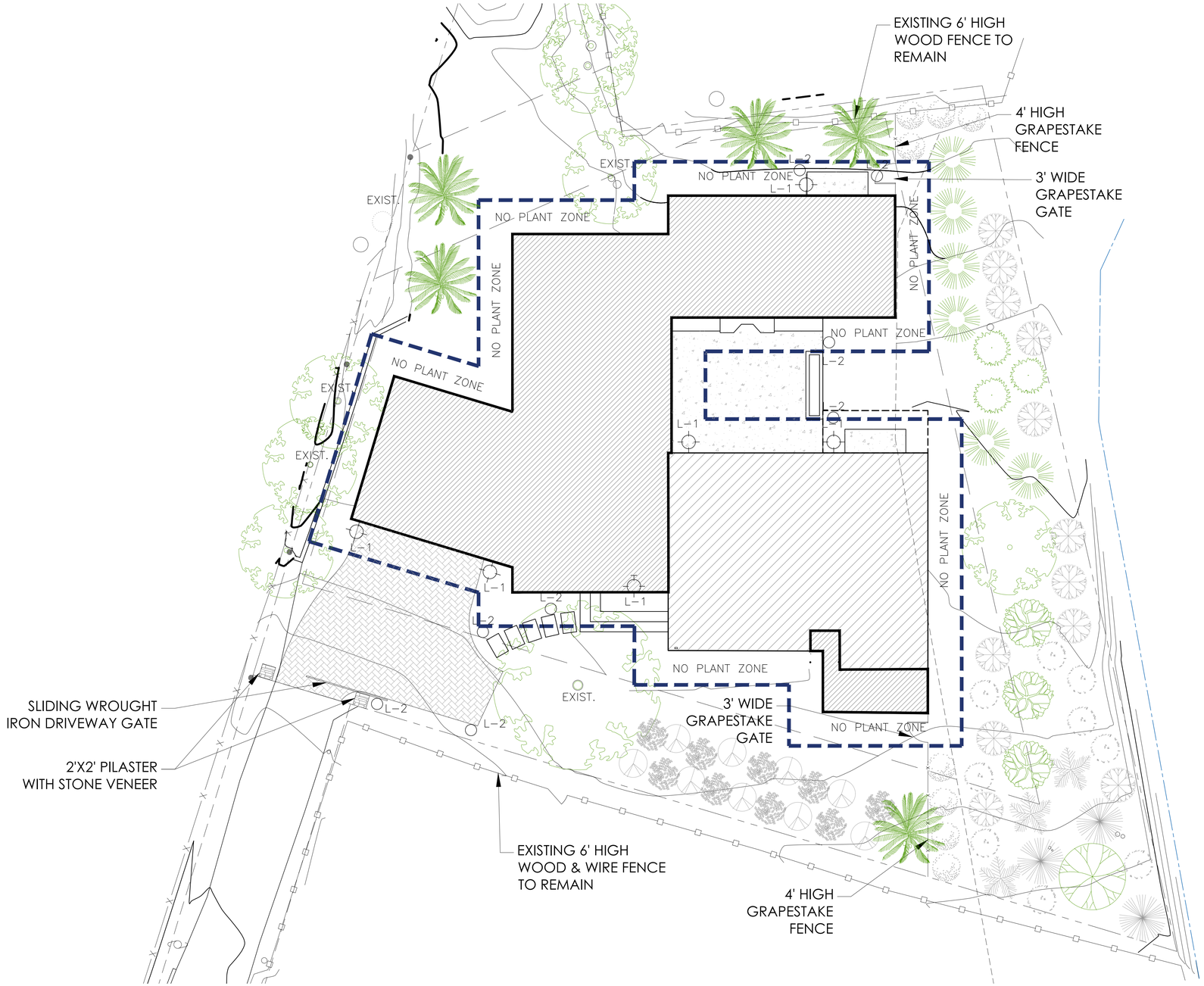
ROOF PLAN

DATE: 05.05.26

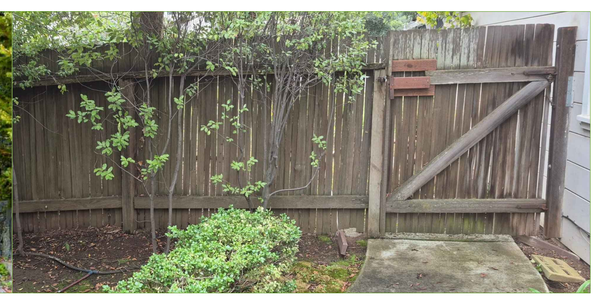
Sheet Number

A3.1

SUBMITTAL SHEET 9



DRIVEWAY GATE & PILASTERS



GRAPE STAKE FENCE & GATE

PLANT LEGEND:

TREES; 15 GALLON

- COAST LIVE OAK *QUERCUS ARGIFOLIA*
- ARROYO WILLOW *SALIX LASIOLEPSIS*
- DEODAR CEDAR *CEDRYS DEODARA*

SHRUBS: 5 GALLON

- CALIFORNIA COFFEE BERRY *FRANGULA CALIFORNICA*
- BLUE ELDERBERRY *SAMBUCUS NIGRA SSP CAERULEA*
- BLUE BLOSSOM *CEANOTHUS THYRSIFLORUS*

PERENNIALS: 5 GALLON

- COAST MORNING GLORY *CALYSTEGIA MACROSTEGIA SSP CYCLOSTEGIA*
- CALIFORNIA POPPY *ESCHSCHOLZIA CALIFORNICA*
- SANTA BARBARA SEDGE *CAREX BARBARAE*
- BLUE EYED GRASS *SISYRICHIUM BELLUM*

FERNS: 5 GALLON

- SWORD FERN *POLYSTICHUM MUNITUM*
- GIANT CHAIN FERN *WOODWARDIA FIBRIATA*

RUSHES: 5 GALLON

- COMMON RUSH *JUNCUS EFFUSUS*

LEGEND: SEE SHEET A-6.3 FOR SPEC SHEET

QTY.	SYM.	DESCRIPTION
7	L-1	25 WATT MAX. INCANDESCENT WEATHERPROOF EXTERIOR WALL LIGHT – SIZE VARIES
8	L-2	15 WATT MAX. LOW VOLTAGE WATERPROOF PATH LIGHT

LANDSCAPE NOTES:

1. ALL NON-NATIVE INVASIVE PLANTS TO BE REMOVED ON THE PROPERTY
2. ALL IRRIGATION TO BE DRIP, ON A TIMER
3. SEE SHEET A6.3 FOR LIGHT FIXTURES
4. ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, HARMONIOUS WITH THE LOCAL AREA CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED.

NORTH

LANDSCAPE/LIGHTING PLAN

SCALE 1/8" = 1'-0"

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APN 010-331-008

LANDSCAPE

DATE: 05.05.26

Sheet Number

L1.1

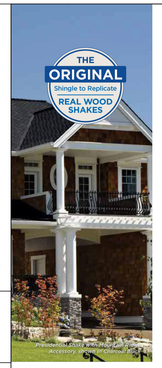
SUBMITTAL SHEET 10

BRONZE
METAL
"CONCAVE"

CHIMNEY SHROUD

LOW COUNTRY PAVER
PERMEABLE PAVERS
"CANYON" IN KING STREET COBBLE

PAVERS



Executive-Level Appeal

PRESIDENTIAL® SHAKE®

The founding father of wood shake replicas, Presidential Shake established it all. The top tier performance of asphalt, the curb appeal of hand-split cedar shake roofing, and the unwavering quality of CertainTeed.

- **Certified to meet UL 2218 Class 3 Impact Resistance**
- Select colors* available in a version that is **Certified to meet UL 2218 Class 4 Impact Resistance**
- An intricate shingle design that creates an architecturally beautiful roof
- A rich color palette to enhance and complement any home exterior

Scan code for more information

Autumn Blend*

ROOF:
CERTAINTEED PRESIDENTIAL SHAKE
"AUTUMN BLEND"

ROOFING

Product Specifications — MAXIM LIGHTING INTERNATIONAL

3144MOSE - Santa Barbara Dark Sky 3-LT Outdoor Wall Lantern

Item: 3144MOSE
Collection: Santa Barbara Dark Sky
Finish: Sienna
Glass: Mocha

Fixture Dimensions

Width: 9"	**Height:** 16"
Length:	**Extension:** 11"
HCO: 6"	**Back Plate:** x
Chain:	**Wire:** 0"

Bulbs

Quantity: 3	**Type:** CA
Wattage: 60w Max	**Included:** No

Certifications/Qualifications

Energy Star: No

Other

UPC: 783209314425

25 WATT

Santa Barbara Dark Sky is a traditional, craftsman/mission style collection from Maxim Lighting International in Sienna finish with Mocha glass.

Shipping Information

Individual	Weight	Length	Width	Height	Case	Weight	Length	Width	Height
Qty: 1	11 lbs	13"	12"	28"	Qty: 1				

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Maxim Lighting International products are UL and CSA approved.

EXTERIOR WALL MOUNT LIGHT"
MAXIM "SANTA BARBARA" LANTERN

1.5 WATT
16" TALL

SPRINGFIELD LG. CLASSIC
PATH LIGHT

SPRINGFIELD SMALL LED CLASSIC PATH LIGHT

160228K-LL

Inspired by Hinkley's superior Hardy Island collection, the complementary new Springfield path light is a robust, practical option in durable cast aluminum with a powder coated finish. Sleek and minimal, Springfield is available in a variety of best-selling sizes and classic finishes to easily accomodate any project.

FINISH: Black
WIDTH: 8"
HEIGHT: 16"
DEPTH: 8"
LIGHT SOURCE: LED Lamp
WATTAGE: 1-1.50w T3 LED *Included

EXTERIOR PATH LIGHTING:
HINKLEY LOW VOLTAGE
SPRINGFIELD LG CLASSIC

OUTDOOR LIGHTING

FCM Fixed Skylight System
Technical Product Data Sheet

VELUX

Description

- FCM Fixed Curb Mount Skylight System that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various insulated glass units. Manufactured with a solar powered shade, a neutral gray aluminum profile and integral gasket preventing air and water infiltration while allowing the removal of interior condensation.

Installation

- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.

Flashings

- ECL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitch above 10-60 degrees.
- ECW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Interior Accessories

- VELUX Active – Indoor climate sensor.
- VELUX App Control – Automating scheduling and smart device control.
- Home Automation Integration Kit – Wirelessly control up to five groups of solar/electric powered skylights or shades.
- VELUX Touch Remote – Operate multiple skylights and shades with one remote from anywhere in the room.

Type Sign

- Example: FCM 2222 0004SD 01BT05
- Etched on bottom right of exterior frame cover. Also, labeled on bottom left of interior shade tray.

Standard System Sizes

- 1943*, 2222, 2230, 2234, 2246, 2270, 2347*, 3030, 3171*, 3040, 3055, 3422, 3434, 3446, 4622, 4630, 4646, 4672
- Custom sizes available.

Special Stocked Sizes**

- 1430, 1446, 190365, 190435, 225225, 225470, 315470, 315700, 315715, 365365

Systems for Undersize Curb

- 2020, 2044, 3232, 4444

Warranty

- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight, installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

*Flashing kits not available
** Flashing kits available for 1430 and 1446 only

VELUX America LLC • 1-800-88-VELUX • velux.com

1

VELUX FCM 3434 SKYLIGHT SYSTEM
WITH SHADE & VELUX APP CONTROL

SKYLIGHT

PRODUCT DATA SHEET

Clad Swing Patio Door (CA)

SIERRA PACIFIC WINDOWS

Available as an inswing or outswing operation, single, double, or triple, with or without sidelites, Sierra Pacific's California based swinging doors are the most eloquent answer to opening your world to the outdoors. Personalize your design with a graceful radius top, lockrail, or panel insert. Beyond their beauty, you'll quickly see our doors are built to the highest quality of standards.

Standard Construction:

- 1-3/4" thick panel is constructed with 0.075" thick extruded aluminum. Available with 3-3/8" or 4-5/8" stiles and with 4-5/8", 6-13/16", or 10" bottom rail.
- Standard 4-9/16" jamb depth frame constructed with 0.062" thick extruded aluminum and integral nailing flange.
- Multi-point locking mechanism with solid forged brass handles
- 3, 4, or 5 hinges depending on door height. Standard adjustable hinges and optional ball bearing hinges on inswing and outswing operating doors.

MINIMUM / MAXIMUM FRAME SIZES - OPERATING

Additional sizes may be available upon approval.

	1-WIDE	2-WIDE	3-WIDE
		INSWING DOOR	
Minimum Frame Width*	19-11/16"	38-9/16"	59-1/16"
Maximum Frame Width*	43-11/16"	86-9/16"	113-1/16"
		OUTSWING DOOR	
Minimum Frame Width*	19-13/16"	39-1/4"	59-7/16"
Maximum Frame Width*	43-13/16"	87-1/4"	113-7/16"
Minimum Frame Height	61-3/4" (Inswing)		61-3/16" (Outswing)
Maximum Frame Height	121-3/4" (Inswing)		121-3/16" (Outswing)

*Actual minimum and maximum width limitations will vary depending on height selected.

Performance Data:

Inswing French: 74.5625" x 98"
AIR INFILTRATION.....0.06/0.06/A3
WATER.....NO LEAKAGE @ 3.76 PSF
STRUCTURAL.....LC-PG25 (+25/-25)

Outswing French: 75.125" x 97.25"
AIR INFILTRATION.....0.03/0.03/A3
WATER.....NO LEAKAGE @ 2.92 PSF
STRUCTURAL.....LC-PG25 (+25/-25)

Inswing w/Mulled Sidelite: 87.25" x 98"
AIR INFILTRATION.....0.04/0.07/A3
WATER.....NO LEAKAGE @ 4.59 PSF
STRUCTURAL.....LC-PG30 (+30/-30)

Outswing w/Mulled Sidelite: 88" x 97"
AIR INFILTRATION.....0.02/0.06/A3
WATER.....NO LEAKAGE @ 2.93 PSF
STRUCTURAL.....LC-PG40 (+40/-40)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Swing Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Low-E 272/180/i89**	**Low-E 272 Clear**	**Low-E 366**	**Low-E 272/180/i89**
U-FACTOR.....0.31	U-FACTOR.....0.31	U-FACTOR.....0.24	U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.22
SHGC.....0.25	SHGC.....0.17	SHGC.....0.22	SHGC.....0.25	SHGC.....0.17	SHGC.....0.22
VT.....0.43	VT.....0.38	VT.....0.37	VT.....0.43	VT.....0.38	VT.....0.37
CR.....59	CR.....59	CR.....53	CR.....62	CR.....63	CR.....59

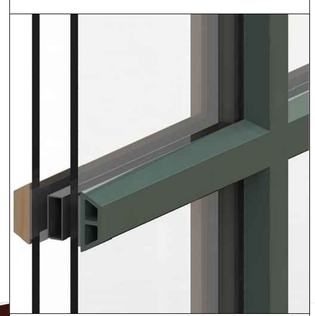
Values represent the California based Clad Inswing Doors. Insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Swing Door Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

3/15/2024

800.824.7744 SIERRAPACIFICWINDOWS.COM A DIVISION OF SIERRA PACIFIC INDUSTRIES

"ANTIQUE BRONZE" CLADDING



PUTTY CLAD GRILLES

PRODUCT DATA SHEET

Sierra Pacific Clad Casement

NEW PRODUCT

SIERRA PACIFIC WINDOWS

With architecturally sculpted lines, wide and narrow sash, hidden locking system, and large standard sizes, the Sierra Pacific Clad Casement combines the best features, style, and performance expected in a premium clad casement window. Available as rectangular and arched crank-out operating and fixed units.

MINIMUM / MAXIMUM FRAME SIZES

Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.

OPERATING		FIXED/PICTURE	
Minimum Frame Width	16.5"	Minimum Frame Width	14"
Minimum Frame Height	18"	Minimum Frame Height	14"
Maximum Frame Width	48"	Maximum Frame Width	120"
Maximum Frame Height	96"	Maximum Frame Height	120"
		Maximum Square Feet	56

Standard Construction:

- 0.0625" thick extruded aluminum exterior.
- Clad frame is extruded with integral nail fin, mechanically fastened, and corners sealed.
- 5-3/4" overall frame depth with standard 4-9/16" jamb depth.
- 2-1/4" sash thickness, with narrow 1-3/4" stiles and top rail, and 2-7/16" bottom rail. Optional wide sash with 2-11/16" stiles and rails.
- Continuous perimeter closed cell foam frame weatherstrip. Perimeter rigid cap, hollow bulb leaf sash weatherstrip.
- Exclusive hidden locking system. Truth Encore operators and standard 'Attraction' magnetic handle and cover.
- Standard interior removable FlexScreen.

Performance Data:

Operating Casement: 48"x 96" (w/sash limiter)
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

Operating Casement: 40"x 84"
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

Casement Picture: 84"x 96"
AIR INFILTRATION.....<0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Sierra Pacific Casement Product Performance Guide (Structural) located in the Sierra Pacific Clad Casement Architectural Design Manual (ADM) on our website.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366 Clear**	**Triple IG (LE272/CLR/LE272)**	**Low-E 272 Clear**	**Low-E 366 Clear**	**Triple IG (LE272/CLR/LE272)**
U-FACTOR.....0.29	U-FACTOR.....0.29	U-FACTOR.....0.19	U-FACTOR.....0.26	U-FACTOR.....0.26	U-FACTOR.....0.17
SHGC.....0.26	SHGC.....0.18	SHGC.....0.22	SHGC.....0.26	SHGC.....0.17	SHGC.....0.22
VT.....0.45	VT.....0.40	VT.....0.36	VT.....0.45	VT.....0.40	VT.....0.36
CR.....56	CR.....57	CR.....72	CR.....60	CR.....60	CR.....76

All values represent operating units with wide sash and insulated glass using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Sierra Pacific Casement Product Performance Guide (NFRC) located in the Sierra Pacific Clad Casement Architectural Design Manual (ADM) on our website.

5/27/25

800.824.7744 SIERRAPACIFICWINDOWS.COM A DIVISION OF SIERRA PACIFIC INDUSTRIES

SIERRA PACIFIC DOORS AND WINDOWS

GUTTERS:
DARK BRONZE SHEET METAL

STONE VENEER:
"SISTER BAY BUFF" LIMESTONE

BOARD & BATT SIDING:
JAMES HARDIE
SHERWIN WILLIAMS SW3025
"CARIBOU" FULL BODY STAIN

WALL MATERIALS

EXTERIOR MATERIALS & COLORS

Cindi Scarlett
architecture
Residential Design
tel. 831-402-1800
Cindi Scarlett
6C Scarlett Road
Carmel Valley, CA 93924
license C-34319

LICENSED ARCHITECT
CINDI SCARLETT
NO. C-34319
11-30-27
RENEWAL DATE
STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

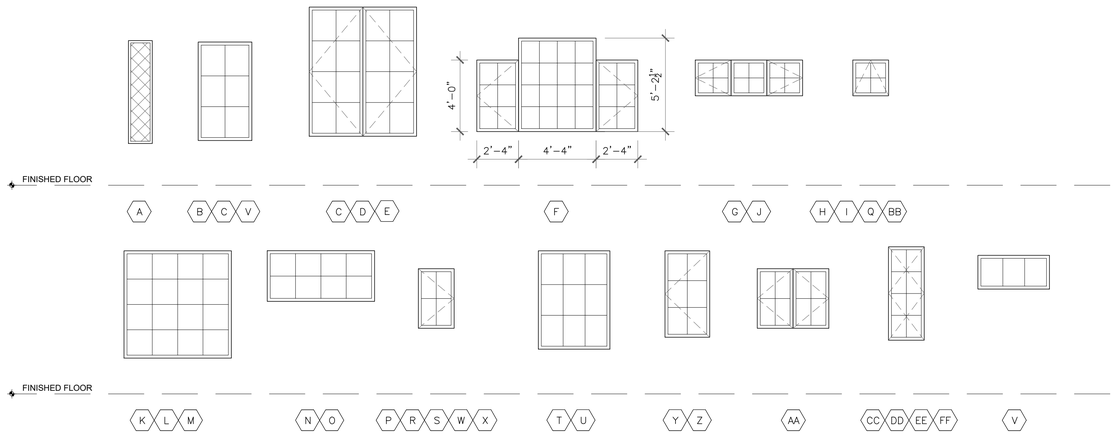
11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA
APN 010-331-008

EXTERIOR ELEVATIONS

DATE: 05.05.26

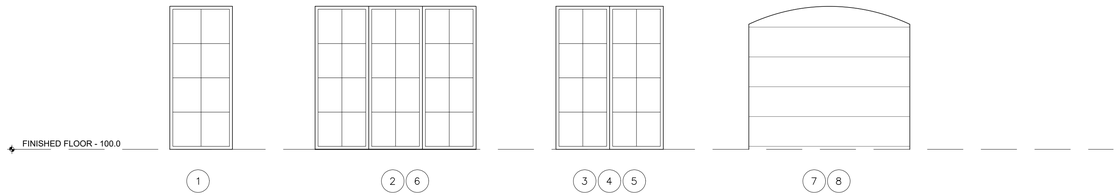
Sheet Number
A6.3

SUBMITTAL SHEET 11



WINDOW ELEVATIONS

SCALE 1/4" = 1'-0"



DOOR ELEVATIONS

SCALE 1/4" = 1'-0"

DOOR & WINDOW FINISHES:

1. WINDOWS AND DOORS TO BE SIERRA PACIFIC (OR EQUIVALENT) CLAD-WOOD.

EXTERIOR DOOR SCHEDULE

SYM ◯	ROOM LOCATION	SIZE WIDTH x HGT	ACTION	MATERIAL FRAME	REMARKS
1	ENTRY	3-6X8-6	INSWING	CLAD WOOD	TEMPERED GLASS
2	BEDROOM 3	9-0X8-0	OUTSWING	CLAD WOOD	TEMPERED GLASS, 3 EQUAL PANELS
3	DINING ROOM	PR3-0X8-0	OUTSWING	CLAD WOOD	TEMPERED GLASS
4	DINING ROOM	PR3-0X8-0	OUTSWING	CLAD WOOD	TEMPERED GLASS
5	DINING ROOM	PR3-0X8-0	OUTSWING	CLAD WOOD	TEMPERED GLASS
6	PRIMARY BEDROOM	9-0X8-0	OUTSWING	CLAD WOOD	TEMPERED GLASS, 3 EQUAL PANELS
7	PRIMARY BEDROOM	9-0X8-0	SECTIONAL	CLAD WOOD	STAINED WOOD PANELS OVER ALUMINUM FRAME, ARCH TOP
8	PRIMARY BEDROOM	9-0X8-0	SECTIONAL	CLAD WOOD	STAINED WOOD PANELS OVER ALUMINUM FRAME, ARCH TOP

DOOR GENERAL NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

1. HARDWARE SHALL BE MOUNTED 30" TO 44" ABOVE FINISH FLOOR
2. THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF ¾" ABOVE INTERIOR FINISH FLOOR AND 1-1/2" ABOVE EXTERIOR FINISH FLOOR
3. ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
4. ALL GLAZING IN DOORS TO BE TEMPERED GLASS, DUAL GLAZED AND LOW E UNLESS OTHERWISE NOTED.
5. MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
6. ALL FIRE-RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING AND SELF-LATCHING.
7. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED.
8. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NVPA 252 OR MEET THE REQUIREMENTS OF SFM 7A-1 (R327.8.3)
9. VERIFY ALL SWING DIRECTIONS AND POCKET LOCATIONS WITH CONTRACTOR PRIOR TO ORDERING.

WINDOW SCHEDULE

SYM ◇	ROOM LOCATION	SIZE WIDTH x HGT	HDR HGT	ACTION	FRAME MATERIAL	REMARKS
A	ENTRY	1-4X5-9	8-0	FIXED	WOOD CLAD	DIAMOND PANED GLASS
B	LIVING ROOM	3-0X5-6	8-0	FIXED	WOOD CLAD	
C	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	WOOD CLAD	
D	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	WOOD CLAD	
E	LIVING ROOM	6-0X7-3	10-0	DBL CASEMENT	WOOD CLAD	
F	BEDROOM 3	9-0XVARIES	7-0	CASE-FXD-CASE	WOOD CLAD	SEE WINDOW ELEVATION
G	BEDROOM 3	6-0X2-0	7-0	CASE-FXD-CASE	WOOD CLAD	
H	BATH 1	2-0X2-0	7-0	AWNING	WOOD CLAD	
I	ATTIC	2-0X2-0	12-10	AWNING	WOOD CLAD	
J	BEDROOM 4/OFFICE	6-0X2-0	7-0	CASE-FXD-CASE	WOOD CLAD	
K	HALL	6-0X6-0	8-0	FIXED	WOOD CLAD	
L	HALL	6-0X6-0	8-0	FIXED	WOOD CLAD	
M	HALL	6-0X6-0	8-0	FIXED	WOOD CLAD	
N	PRIMARY HALL	6-0X2-10	8-0	FIXED	WOOD CLAD	
O	PRIMARY BEDROOM	6-0X2-10	8-0	FIXED	WOOD CLAD	
P	PRIMARY BEDROOM	2-0X3-4	8-0	CASEMENT	WOOD CLAD	
Q	PRIMARY BEDROOM	2-0X2-0	11-9	FIXED	WOOD CLAD	
R	PRIMARY BEDROOM	2-0X3-4	8-0	CASEMENT	WOOD CLAD	
S	PRIMARY CLOSET	2-0X3-4	8-0	CASEMENT	WOOD CLAD	
T	PRIMARY BATH	4-0X5-6	8-0	FIXED	WOOD CLAD	TEMPERED GLASS
U	PRIMARY BATH	4-0X5-6	8-0	FIXED	WOOD CLAD	TEMPERED GLASS
V	PRIMARY BATH	4-0X2-0	7-0	AWNING	WOOD CLAD	
W	PRIMARY W.C.	2-0X3-4	7-0	CASEMENT	WOOD CLAD	
X	BATH 2	2-0X2-0	7-0	AWNING	WOOD CLAD	
Y	BEDROOM 2	2-6X4-10	8-0	CASEMENT	WOOD CLAD	MEETS EGRESS
Z	BEDROOM 2	2-6X4-10	8-0	CASEMENT	WOOD CLAD	MEETS EGRESS
AA	GARAGE	4-0X3-4	7-0	DBL CASE	WOOD CLAD	-
BB	GARAGE	2-0X2-0	13-6	FIXED	WOOD CLAD	
CC	LAUNDRY	2-0X3-4	7-0	CASEMENT	WOOD CLAD	-
DD	LAUNDRY	2-0X3-4	7-0	CASEMENT	WOOD CLAD	-
EE	LAUNDRY	2-0X3-4	7-0	CASEMENT	WOOD CLAD	-
FF	LAUNDRY	2-0X3-4	7-0	CASEMENT	WOOD CLAD	-

WINDOW GENERAL NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED:

1. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS CONFORMING TO C.B.C. CHAPTER 24. SUCH AREAS SHALL INCLUDE BUT ARE NOT LIMITED TO SLIDING GLASS DOORS, TUB & SHOWER ENCLOSURES, STEAM ROOMS, GLAZING WITHIN A 24" RADIUS OF THE VERTICAL JAMB OF ANY DOOR. GLAZING IN INGRESS AND EGRESS DOORS, ABOVE DOORS & GLAZING LESS THAN 60" ABOVE THE WALKING SURFACE (C.B.C. 2406.1).
2. EGRESS WINDOWS SHALL COMPLY WITH ALL OF THE FOLLOWING:
   A. MINIMUM NET CLEAR OPENING DIMENSION OF 24" IN HEIGHT.
   B. MINIMUM NET CLEAR OPENING DIMENSION OF 20" IN WIDTH.
   C. MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
   D. OPENING SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR.
3. ALL HEAD HEIGHTS (HD. HT.) INDICATED ARE FROM FINISH FLOOR.
4. ALL DOOR/WINDOWS TO BE DUAL GLAZED UNLESS NOTED OTHERWISE.
5. ALL GLAZING SHALL BE LOW-E.
6. MANUFACTURE SHOP DRAWINGS REQUIRED FOR FINAL APPROVAL PRIOR TO ORDERING OF WINDOWS.
7. CONTRACTOR/MANUFACTURE TO VERIFY WINDOW STYLE WITH EXTERIOR ELEVATIONS.
8. ALL EXTERIOR WINDOWS SHALL HAVE A MINIMUM OF ONE TEMPERED PANE PER WUI REQUIREMENTS
9. SEE WINDOW TYPES, THIS PAGE AND EXTERIOR ELEVATIONS FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1203.3.

Cindi Scarlett architecture
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6C Scarlett Road
Carmel Valley, CA 93924

LICENSED ARCHITECT CINDI SCARLETT NO. C-34319 11-30-27 RENEWAL DATE STATE OF CALIFORNIA

Proposed Addition and Remodel

LECOMTE RESIDENCE

11TH AVE, 2NE OF TORRES, CARMEL-BY-THE-SEA

APN 010-331-008

D/W SCHEDULES

DATE: 05.05.26

Sheet Number

A8.1

City of Carmel Planning Division
P.O. Box CC
Carmel-by-the-Sea, CA 93921

February 5, 2026

RE: Lecomte Residence APN 010-331-008

Mr. Pierre Lecomte proposes to remodel and build an addition to his residence at 11th 2 Southeast of Torres in the City of Carmel-by-the-Sea. The project will include the demolition of an existing 573 square foot garage and parts of the existing 1232 square foot single family residence and new construction of a garage, kitchen, and laundry room, Great room and 4 bedrooms and 3 bathrooms.

Due to the location of the lot contiguous with the Western Boundary of the Mission Trails Nature Preserve park in the City of Carmel by-the-Sea, Special considerations are required for development within the Lecomte property. The city has Park overlay standards for lots adjacent to the parks within the City Limits and include minimum standards. *The following standards regulating construction activity and use shall apply to all building sites located in the park overlay district. The provisions of the park overlay district shall be coordinated with the ESHA overlay district whenever a property is located within both overlay districts.* This is the case with the Lecomte property.

A. The site design must include a drainage plan that is adequate to prevent erosion and excess runoff as determined by the Building Official. The site shall be connected to the sanitary sewer system.

B. No tree shall be removed within the park overlay district without written approval from the City Forester regardless of whether the removal is associated with construction activities.

C. All proposed construction must maintain a setback of at least 15 feet from any property line that also constitutes a park boundary. However, this special setback shall not apply to property across the street from a park. The Planning Commission may modify other setbacks through the design review process to provide flexibility for properties unreasonably restricted by this required park setback.

D. When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with Chapter 17.34 CMC, Landscaping.

The Park overlay district for the Mission Trails Nature Preserve is also considered ESHA and has additional standards included in the regulation of construction on lots contiguous with the Preserve boundaries. A 30-foot buffer is required between the Nature Preserve (ESHA) boundary and new construction on the adjacent lots.

The subject site is located immediately adjacent to Mission Trail Nature Preserve, an Environmentally Sensitive Habitat Area (ESHA), and falls within the ESHA buffer as described in CMC section 17.20.220.B.

Mr. Lecomte has been required to have a city of Carmel by the Sea approved Biologist conduct a Biological Assessment of the property and the adjacent area within the Mission Trails park property. Per CMC 17.20.220.

a. include a biological survey of the site that identifies the type and location of sensitive resources and documents the habitat values of the property. The report shall also evaluate the impact that existing and proposed development may have on the habitat, including whether the existing and

proposed development will result in a significant disruption of habitat values. The report shall identify feasible alternatives to avoid disrupting the habitat values. If avoidance is not possible, mitigation measures shall be identified that protect the resource from disturbance or degradation, and a program for monitoring and evaluating the effectiveness of the mitigation measures.

I visited the Lecomte property on February 2, 2026, and walked the entire property taking photographs and notes on plant and animal presence on and adjacent to the property. The Lecomte property is an irregular shaped lot that has been occupied by development – a small 1232 square foot single-family dwelling and 573 square foot detached garage and basic landscaping for at least 65 years. The Lot has 6-7 senescing Coast Live oak trees (the largest being 18" dbh) near the west side of the house and garage but otherwise is entirely vegetated with introduced exotic landscape plants or weeds typical of the Carmel area. The yard contains several small deciduous fruit trees (apples, plums) Several large English Holly bushes (*Ilex aquifolium**), Victorian Box (*Pittosporum undulatum**), Tropical Yucca (*Yucca* sp.), Italian arum *(Arum italicum**), carpets of Bermuda buttercup (*Oxalis pes-caprae**), Rattlesnake grass (*Briza maxima**) red stem filaree (*Erodium cicutarium*),* gazania (*Gazania linearis**), Cut leaf geranium, cheeseweed, horseweed, Cut leaf plantain, African daisy (*Euryops pectinatus),* jade plant (*Crassula ovata*), Spurge (*Euphorbia characias subsp. wulfenii)* ,Himalayan blackberry (*Rubus armeniacus*) , English Ivy , periwinkle (*Vinca major*),* Purple nightshade and Calla lily (*Zantedeschia aethiopica**). The majority of these plants are easily naturalized and require no horticultural care to persist and become invasive. This group includes some of the most invasive plants of the Central Coast. Those with an asterisk next to their Latin name are considered significantly invasive by the California Invasive Plant Council. (Cal-IPC)

The Mission Trails Nature Preserve property directly adjacent to the Lecomte property is equally dominated by nonnative plants. East of a short section of wooden fence and low dry stacked rock and concrete retaining wall, the preserve vegetation is dominated by highly invasive nonnative species climbing over several fallen coast Live oak trees (*Quercus agrifolia* variety *agrifolia*), a few coyote bush (*Baccharis pilularis* var. *pilularis*) plants and a small cluster of Arroyo willow trees (*Salix lasiolepis*). The photo at left is the view from the Lecomte property looking west into the reserve.

The bright green vegetation just above the fence top is primarily Cape Ivy (Delairea odorata*) an exceptionally invasive vine from South Africa that is very common in coastal areas of Monterey County. Growing under it is blue periwinkle (*Vinca major**), Bermuda buttercup (*Oxalis pes-caprae**), Poison hemlock (*Conium maculatum**) English Ivy (*Hedera helix**), watercress, Garden Nasturtium (*Tropaeolum majus**), Curly dock (*Rumex crispus**), Petty spurge (*Euphorbia peplus**), and Three-cornered onion (*Allium triquetrum**). One native species is growing in a drainage that angles down from the NE within the nature preserve toward the property line and stays along the edge of the Nature preserve property before dropping off to the south beyond the Lecomte property SE boundary. Tall Cyperus (*Cyperus eragrostis*) is the only native perennial that persists in this part of the Nature Preserve property. The photo on the left here shows the back fence of the Lecomte property and mass of nonnative perennial and shrub species dominating the Mission Trails Nature Preserve property at this location. The foreground is Bermuda buttercup, poison hemlock English Ivy, Cape Ivy and Nasturtium. In the background uphill several large Victorian Box shrubs are competing with

the planted coast Redwood trees next to the adjacent neighbor's property. Upslope approximately 80-100 feet to the east is one of the Nature Preserve trails (Serra Trail) running north and south. It is well above the Lecomte property in the Monterey Pine forest with a sparser open understory. To the south of the fence the drainage squeezes closer to the property line where the topography at the west edge of the Nature Preserve becomes steeper and the English Ivy and Cape Ivy drape over several native willow trees and the poison hemlock and nasturtium grow along the water. From here the drainage begins to drop down into a narrower channel that is almost entirely obscured by dense English Ivy growth before it disappears downslope of the southerly neighbor's property.

b. *Identify potential significant impacts on the habitat from noise, sediment, and other potential disturbances that may occur during project construction*.

The topography of the Lecomte property, the abundance of nonnative plant species on the Mission Trails Nature Preserve within 30 feet of the property and the general lack of native species greatly reduces the potential for the demolition and remodel of the Lecomte house and garage to negatively impact habitat from noise, sediment and other potential construction related disturbances. Standard BMP's and seasonally appropriate erosion control measures should suffice for preventing any demolition or construction related activities from creating discharge that would leave the property.

There is however the potential for bird nesting to occur in the degraded habitat within 100 feet of the house remodel and the nesting and rearing behavior of resident native and migratory native species of birds is protected by State, Federal and International laws.

In particular, the Migratory Bird Treaty Act (MBTA) establishes special protection for migratory birds by regulating hunting or trade in migratory birds. The MBTA prohibits anyone to take, possess, buy, sell, purchase, or barter any migratory birds list in 50 CFR 10, including feathers or other part, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The definition of "take" includes any disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young).

To reduce potential impacts to nesting and rearing bird species - Time any tree removal and the beginning of demolition or construction activities to occur before or after the generally accepted bird breeding season of February 22 to August 1 -OR If any tree removal and/or the beginning of demolition or construction activities occurs between Feb 22 and August 1 of any given year a pre removal or construction survey of the trees to be removed as well as those surrounding it within 100 feet shall be conducted to determine if the trees are being utilized for bird nesting or rearing. A Qualified Biologist from the city of Carmel List of approved biological consultants shall conduct a nesting survey within 100 feet of the impacted trees, no more than 15 days prior to commencement of tree removal or demolition/construction activities. If active nesting or rearing activities of migratory, non-game birds are detected, the Biologist may at their discretion set a buffer zone around the nesting area that allows for activities to continue beyond that buffer zone (typically 100 Feet). If an active nest of any bird of prey is detected the tree removal shall be postponed until a follow up survey determines the activity has ceased or after August 1 whichever comes first.

c. *Verify that proposed setbacks from ESHAs will be adequate to protect the ESHA from disturbance or degradation or recommend, where applicable, more effective setbacks*.

The 30-foot buffer recommended between the Mission Trails Nature Preserve (ESHA) and new development on lots contiguous to the boundary of the Preserve is intended to protect the Preserve/ESHA from disturbance and degradation. From an ecological perspective the condition of

the ESHA in the Preserve adjacent to the Lecomte property (see photo at left taken in late 2018 looking from the MT Nature Preserve into the Lecomte property) is significantly degraded already and appears to be worse today than it was 8 years ago. The foreground in this photo is entirely English Ivy, albeit a very invasive plant and in the highest category of concern in the Cal-PC invasive plant inventory *High – These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment*. Today this area is additionally layered with Cape Ivy draped over the surrounding trees and shrubs. Cape Ivy is also rated High by Cal-IPC. To the far right in this image is the Blue periwinkle which is rated by Cal-IPC as *Moderate – These species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread*.

It is hard to conceive of the proposed House remodel having an ecological impact that would be more significant than what has already occurred in this area. Frankly, the invasive plants of the Nature Preserve pose a significant risk of invading the privately owned lot, not vice versa.

The drainage ditch angling down out of the Nature Preserve toward the Lecomte property line does support some riparian tree and perennial species and would be treated as ESHA on its own apart from the location in the Nature Preserve and its buffer. There is a conflict with the various city buffer and riparian setbacks based on existing and proposed development that will require further discussion and analysis.

d. Recommend performance criteria for revegetation of the site, including milestones for the re-establishment of native vegetation cover in ESHA and EHSA buffer areas affected by development. All projects involving an increase in lot coverage or tree removal shall be conditioned to provide an appropriate number and mix of native trees and/or native shrubs consistent with ESHA habitat

The photo above is not taken from as high up the slope as the Serra trail, but it does illustrate the potential visual impact of the house remodel and expansion could be significant. The photo at the bottom of page 2 shows a reverse angle view looking up toward this location from patio area on the far-right side of this photo. It will not have an impact on the ecology of the Nature Preserve, but several appropriate trees or shrubs typical of coastal live oak or Monterey Pine or Riparian woodlands planted along the property boundary would significantly reduce the visual impact of the proposed remodel. Pacific wax myrtle (*Morella californica*), Toyon (*Heteromeles arbutifolia*) California coffeeberry (*Frangula californica*), Blue Blossom (*Ceanothus thyrsiflorus var. thyrsiflorus*) are all suitable shrubs that would meet this requirement; Evergreen, versatile and ranging in height from 8 to 20 feet at maturity. Each would be appropriate ecologically and naturalize easily after a 12-18 month establishment period of supplemental irrigation.

Conclusions

The proposed remodel of the Lecomte Single-family dwelling and garage at 11th 2 Southeast of Torres in the City of Carmel-by-the-Sea is within the 30-foot ESHA Buffer of the Mission Trails Nature Preserve and the minimum 30-foot setback from a drainage ditch that flows along the western extreme of the Nature preserve and just outside the east boundary of the Lecomte property. The existing single-family dwelling has been in that ESHA buffer zone since before the City of Carmel by-the-Sea purchased the property that became the Nature Preserve and before the California Coastal Act was enacted and the acronym ESHA was coined.

The proposed remodel is unlikely to have any negative impact on habitat value in the Mission Trails Nature Preserve. Potential demolition and construction impacts on nesting birds can be entirely avoided with appropriate timing and/or preconstruction nesting surveys. Potential visual impacts from the Nature Preserve into the Lecomte yard can be mitigated by planting ecologically appropriate screening shrubs between the single-family dwelling and the Nature Preserve boundary.

Please feel free to contact me with any questions

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Appendices

California Rare Plant Inventory for Monterey Quadrangle - Lecomte property specific

California natural Diversity Database special status animal Inventory for Monterey Quadrangle -Lecomte property specific

PLANT SPECIES

Allium hickmanii - Hickman's onion. CA Rare Plant rank 1B.2. Perennial Bulb 8–12 mm, ovoid to ± spheric; outer coat pale brown to gray, sculpture laterally elongate, wavy, irregularly herringbone-like. Stem 5–17 cm. Flower 5–7 mm; perianth parts lanceolate to narrowly ovate, entire, white to pale pink; ovary crests 0 or 3, minute, central. Flowers April May. Ecology: Grassy, wooded slopes Elevation: ± 50 m.
Bioregional distribution: c Central Coast (Monterey Peninsula: Arroyo de la Cruz, San Luis Obispo Co.) **No habitat on site.**

Arctostaphylos hookeri ssp, hookeri - Hooker's manzanita. CA Rare Plant rank 1B.2. Shrub, mat- to mound-like, generally < 1 m, sometimes 2–3 m; no burl. Ecology: Coastal scrub, woodland, Maritime chaparral. Flowers February to April.
Elevation: < 600 m.
Bioregional distribution: n&c Central Coast, w San Francisco Bay Area. **No habitat on site.**

Arctostaphylos pumila - Sandmat manzanita. CA Rare Plant rank 1B.1. Shrub, mat- to mound-like, < 1.5 m; no burl. Ecology: Sandy soils, hills, woodland, coniferous forest. Flowers February to April.
Elevation: < 200 m.
Bioregional distribution: c Central Coast (around Monterey Bay). **No habitat on site**.

Astragalus nuttallii var. nuttallii - *ocean bluff milk-vetch.* CA Rare Plant rank 4.2. Perennial, generally robust, leafy; hairs fine, incurved-ascending or curly, grayish, or ± 0, generally prostrate or decumbent (ascending in sheltered places) Ecology: Rock, sandy areas, bluffs. Flowers January to October.
Elevation: < 70 m.
Bioregional distribution: c&s Central Coast. **No habitat on site.**

Astragalus tener var. titi- coastal dunes milk-vetch. CA Rare Plant rank 4.2. Annual, delicate, ± sparsely strigose to ± glabrous. Stem 2–12 cm. Flower: petals pink-purple, banner 5.2–11.8 mm, recurved 35–40°, keel 3.4–6.4 mm, occurs March to June. Ecology: Moist sandy depressions near coast, coastal bluffs, dunes
Elevation: < 20 m.
Bioregional distribution: c Central Coast (Monterey Co.). **No habitat on site**.

Bryoria spiralifera - twisted horsehair lichen CA Rare Plant rank 1B.1. Epiphytic lichen found in Coastal Dunes and shrublands. **No habitat on site.**

Castilleja ambigua* var. *insalutata - pink Johnny-nip CA Rare Plant rank 1B.1. Annual plant found in Coastal Prairie and Coastal Scrub habitats. **No habitat on site.**

Castilleja latifolia - Monterey Coast paintbrush. CA Rare Plant rank 4.3. Perennial or subshrub 30–60 cm, gray-green becoming purplish, ± bristly, mostly non-glandular. Inflorescence 5–20 cm;

bracts 15–20 mm, widely wedge-shaped to widely obovate, lobes 0–3, bright red to yellow, central lobe tip truncate to rounded, flowering February to September. Ecology: UNCOMMON. Coastal dunes, scrub. Elevation: < 100 m.
Bioregional distribution: n&c Central Coast. Scattered but locally abundant in good years. **No habitat on site.**

Ceanothus rigidus - Monterey ceanothus. CA Rare Plant rank 4.2. Shrub, prostrate to erect, < 1.5 m. Ecology: UNCOMMON. Sandy hills, flats, closed-cone-pine forests. Flowers February to April Elevation: < 200 m.
Bioregional distribution: s San Francisco Bay Area, Central Coast (near Hazard Canyon, San Luis Obispo Co.) **No habitat on site.**

Chorizanthe douglasii - Douglas' spineflower CA Rare Plant rank 4.3. Annual herb found in sandy openings of chaparral, coastal scrub, cismontane woodland, Lower montane forest, valley and foothill grassland. **No habitat on site.**

Chorizanthe pungens var. pungens - Monterey spineflower. Federal Threatened, CA Rare Plant rank 1B.2. Annual plant, prostrate or ascending. Ecology: Sandy openings in maritime chaparral, old and active dunes. Blooms April to July. Elevation: 0-65 m.Bioregional distribution: Central coast Monterey and Santa Cruz counties. **No habitat on site**.

Clarkia jolonensis - Jolon clarkia. CA Rare Plant rank 1B.2. Annual, stem erect, < 6 dm, glabrous, glaucous. lower: hypanthium 2–3 mm; sepals staying fused in 4's; corolla bowl-shaped, petals 1–2 cm, fan-shaped, pale lavender to pinkish lavender, generally red-flecked; stamens 8, outer anthers lavender, inner smaller, paler; stigma beyond anthers. Flowers April to June. Ecology: UNCOMMON. Dry woodland. Elevation: ± 500 m.
Bioregional distribution: n Outer South Coast Ranges (near Jolon, Monterey Co.). **No habitat on site**

Clarkia lewisii - Lewis' clarkia. CA Rare Plant rank 4.3. Annual herb found in undisturbed sunny openings in Broad leaved forest, Coastal Scrub, Chaparral, and Closed cone coniferous forest. **No habitat on site.**

Collinsia multicolor - San Francisco collinsia. CA Rare Plant rank 1B.2. Annual plant generally 30–60 cm. Stem loosely branched, weak Flower: calyx lobes acute; corolla 12–18 mm, throat longer than wide, pouch rounded, not prominent, upper lip whitish, not or faintly dotted and lined, lower lip lavender to bluish purple, lateral lobes obovate, notched, middle lobe sometimes sparsely hairy; upper filaments hairy, spur 0–0.5 mm, blooms March to May. Ecology: UNCOMMON. Moist, ± shady scrub, forests
Elevation: < 250 m.
Bioregional distribution: n&c Central Coast, n Outer South Coast Ranges. **No habitat on site.**

Cordylanthus rigidus ssp. littoralis - seaside bird's-beak. State Endangered, CA Rare Plant rank 1B.1. Annual Plant 30–150 cm, yellow-green or tinged red, puberulent to soft hairy. Ecology: Dunes, openings in Maritime chaparral and Pine woodland. Blooms June to September. Elevation: 0–200 m.
Bioregional distribution: c Central Coast (s Monterey Bay and Peninsula), s Central Coast (w Santa Barbara Co.) **No habitat on site**.

Cryptantha rattanii - Rattan's cryptantha CA Rare plant rank 4.3. Annual herb found in Cismontane woodland, Riparian Woodland and Foothill grassland above 800 feet. **No habitat on site.**

Delphinium hutchinsoniae - Hutchinson's larkspur. CA Rare plant rank 1B.2. Perennial **Stem** 25–100 cm; base puberulent. **Flower**: lateral sepals 12–24 mm, spur 11–19 mm, generally downcurved for > 3 mm at tip; lower petal blades 5–10 mm, hairs few but more common on inner lobes, Deep purple-blue, April-May. **Ecology:** Coastal prairie, chaparral, forest
Elevation: 0–400 m.
Bioregional distribution: c Central Coast (c Monterey Co.) **No habitat on site.**

Eriastrum virgatum - virgate eriastrum CA Rare Plant rank 4.3. Annual herb found in sandy conditions in Coastal bluff scrub, Chaparral, Coastal dunes, Coastal scrub. **No habitat on site.**

Ericameria fasciculata - Eastwood's goldenbush. CA Rare Plant rank 1B.1. Shrub, plant < 5 dm, densely leafy, glabrous to sparsely puberulent. Ecology: Dunes, coastal chaparral, closed-cone-pine forest. Flowers July to October. Elevation: < 100 m.
Bioregional distribution: c Central Coast (n Monterey Co.) **No habitat on site**.

Eriogonum nortonii - Pinnacles buckwheat CA Rare Plant rank 1B.3. Annual herb found in sandy gravelly openings in Chaparral and Valley and Foothill grassland above 1000 feet. **No habitat on site.**

Erysimum ammophilum - sand-loving wallflower. CA Rare Plant rank 1B.2. Biennial or short-lived perennial herb. Leaves: basal 4–15 cm, 2–10 mm wide, narrowly (ob) lanceolate, entire or slightly toothed; cauline wider, especially near inflorescence; hairs 2–several-branched. Flower: petals 14–25 mm, rich yellow, March to June. Ecology: UNCOMMON. Coastal dunes
Elevation: < 50 m.
Bioregional distribution: c Central Coast (Monterey Bay). **No habitat on site**.

Erysimum menziesii ssp. menziesii - Menzies' wallflower. Federal endangered, State endangered, CA Rare Plant rank 1B.1. Biennial or short-lived perennial herb, flowers generally winter, spring: petals rich yellow. Ecology: Foredunes
Elevation: 0–300 m.
Bioregional distribution: c North Coast (near Fort Bragg, Mendocino Co.), c Central Coast (Monterey Bay Area, s of Point Pinos) **No habitat on site.**

Fritillaria agrestis - stinkbells CA Rare Plant rank 4.2. Perennial bulb found in Chaparral, Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland in Clay soils; sometimes serpentinite. **No habitat on site**.

Fritillaria liliacea - fragrant fritillary. CA Rare plant rank 1B.2. Perennial bulb; large scales 2–7; small scales 1–2. Ecology: Heavy soil, open hills and fields near coast. Blooms February to April.
Elevation: generally < 200 m.
Bioregional distribution: Sacramento Valley (Solano Co.), Central Western California. **No habitat on site.**

Gilia tenuiflora* ssp. *amplifaucalis - trumpet-throated gilia CA Rare Plant rank 4.3. Annual herb found in sandy soils of dry creeks, flood plains and slopes. **No habitat on site.**

Gilia tenuiflora ssp. arenaria - *sand gilia*. Federal Endangered, State Threatened, CA Rare Plant rank 1B.2. Annual, Elevation: < 100 m. Annual herb, lower branches decumbent, 6–17 cm, generally densely glandular or base cobwebby. Flowers April to May, calyx densely glandular, rib width > membrane; corolla 10–14 mm, tube purple, throat generally tapered, partly or all purple, lobes bright pinkish lavender, white at base; stamens unequal, exserted. Ecology: US. Coastal sand dunes
Elevation: < 30 m.
Bioregional distribution: c Central Coast (Monterey Bay). Intergrades with subsp. *tenuiflora* near Salinas River mouth. **No habitat on site.**

Hesperocyparis goveniana - Gowen cypress. Federal threatened, CA Rare Plant rank 1B.2. Tree generally 5–50 m. Ecology: Closed-cone-pine/cypress forests, coastal terraces
Elevation: < 500 m.
Bioregional distribution: c&s North Coast, c Central Coast. **No habitat on site.**

Hesperocyparis macrocarpa - Monterey cypress CA Rare Plant rank 1B.2 Tree 20–25 m. Ecology: Closed-cone-pine/cypress forests
Elevation: < 30 m.
Bioregional distribution: North Coast, Central Coast. **No habitat on site.**

Horkelia cuneata ssp. sericea - Kellogg's Horkelia. CA Rare Plant rank 1B.1. Perennial, generally ± glandular, generally resinous-smelling; caudex generally branched Plant matted, green or grayish Hairs dense, ± nonglandular, often appressed
Inflorescence dense to ± open; clusters several–many, several-flowered; pedicels generally 1–12mm Ecology: Old dunes, coastal sandhills
Elevation: generally < 200 m.
Bioregional distribution: Central Coast. **No habitat on site**

Hosackia gracilis - harlequin lotus CA Rare Plant rank 4.2. Perennial herb found in water, springy areas, shores, meadows, roadside ditches. **Marginal habitat on site (In drainage ditch) not found**

Iris longipetala - coast iris CA Rare Plant rank 4.2. Perennial rhizomatous plant found in wet meadows, Coastal prairie, and seeps and moist areas in coniferous forests. **No habitat on site**.

Layia carnosa - beach layia. Federal Endangered, State Endangered, CA Rare Plant rank 1B.1. Annual Plant 2–18 cm, prostrate to erect, glandular, not scented Leaves 3–45 mm, oblong to ovate, fleshy; lower leaves generally lobed < 1/2 to midvein Ray flowers 4–10; ligules 1.5–3.5 mm, white Disk flowers 5–45; corollas 2–4 mm; anthers purple Ecology: Coastal dunes
Elevation: < 60 m.
Bioregional distribution: n North Coast, Central Coast. **No habitat on site.**

Lomatium parvifolium - small-leaved lomatium. CA Rare Plant Rank 4.2. Perennial plant 1.5–4 dm; taproot slender; herbage glabrous, ± glaucous, ± fleshy. Ecology: UNCOMMON. Pine woods, serpentine outcrops. Blooms March to June. Elevation: 70–150 m.
Bioregional distribution: Central Coast, South Coast Ranges. **No habitat on site**.

Lupinus tidestromii - Tidestrom's lupine. Federal Endangered, State Endangered, CA Rare Plant rank 1B.1. Perennial 1–3 dm, white-shaggy-hairy Stem ± prostrate, weak Flower 11–13 mm; calyx upper lip 5–6 mm, deeply notched, lower lip 5–6 mm, entire to notched; petals light blue to lavender, banner back glabrous, patch white to yellow turning violet, upper keel margins ciliate from claw to tip, lower keel margins glabrous Ecology: Dunes, beaches
Elevation: < 100 m.
Bioregional distribution: s North Coast (Sonoma Co.), n&c Central Coast (Marin, Monterey cos.).
No habitat on site.

Malacothamnus involucratus - Carmel Valley bush-mallow. CA Rare Plant rank 1B.2. Shrub, Pl < 2.5 m, branches stout; hairs stalked, yellowish, occ glandular and bristly, shaggy woolly to short-hairy. Soft Pink flowers May to July. Ecology: Valleys, chaparral; Elevation: 30–800 m, Bioregional distribution Central Coast, Carmel Valley. **No habitat on site.**

Malacothamnus palmeri var. palmeri - Santa Lucia bush-mallow. CA Rare Plant rank 1B.2. Shrub, similar to above, Pl < 2.5 m, branches stout; hairs stalked, yellowish, shaggy woolly to short-hairy. Smaller clusters of clear pink flowers May to July. Ecology: Interior Valleys. Elevation: 30–800 m, Bioregional distribution Central Coast, Eastern Santa Lucia range. **No habitat on site**.

Microseris paludosa - marsh microseris. CA Rare Plant rank 1B.2 Perennial 15–70 cm, generally branched and leafy only near base Flowers 25–70; ligules yellow, May to June Ecology: Uncommon. Moist grassland or open woods
Elevation: < 300 m.
Bioregional distribution: Central Coast, San Francisco Bay Area. **No habitat on site**

Monardella sinuata* ssp. *nigrescens - northern curly-leaved monardella CA Rare Plant rank 1B.2. Annual herb found in dunes and sandy openings in maritime chaparral and coastal scrub. **No habitat on site.**

Monolopia gracilens - woodland woollythreads CA Rare Plant rank 1B.2. Annual herb found in sunny openings of Broad-leaved upland forest, Chaparral, Cismontane woodland, North coast coniferous forest and Valley and Foothill grassland. **No habitat on site.**

Pinus radiata - Monterey pine. CA Rare Plant rank 1B.1 Tree Stem: trunk < 38 m, < 2.1 m wide, when young < 2 m growth per year; mature bark black, deeply grooved; mature crown irregular, round-topped Leaves generally 3 per bundle, 6–15 cm, dark green; sheath persistent Ecology: Closed-cone-pine forest, oak woodland
Elevation: < 1200 m.
Bioregional distribution: Central Coast. **Found on Nature Preserve site.**

Piperia michaelii - Michael's rein orchid. CA Rare Plant rank 4.2. Perennial, caudex tuber- or bulb-like, 1–4 cm, generally ovoid, plant 15–70 cm. Ecology: UNCOMMON. Generally dry sites, coastal scrub, woodland, and mixed-evergreen or closed-cone-pine forest. Flowers January to June.
Elevation: < 700 m.
Bioregional distribution: North Coast, Sierra Nevada Foothills, Central Coast, San Francisco Bay Area, n South Coast. **No habitat on site.**

Piperia yadonii - Yadon's rein orchid. Federal Endangered, CA Rare Plant rank 1B.1. Perennial, Caudex tuber- or bulb-like, 1–4 cm, generally ovoid, plant 10–50 cm. Ecology: Generally sandy soil or sandstone, coastal scrub, Monterey-pine forest. Flowers March to June. Elevation: < 150 m. Bioregional distribution: c Central Coast (n Monterey Co.). **habitat on Nature Preserve site. Not found on site**

Potentilla hickmanii - Hickman's cinquefoil. Federal Endangered, State Endangered, CA Rare Plant rank 1B.1. Perennial Plant rosetted from thick taproot, nonglandular Stem prostrate to decumbent, 5–45 cm, ± glabrous
Leaves pinnate; basal 4–30 cm, leaflets 4–7 per side, separated or overlapped, 5–25 mm, wedge-shaped, ± 4-toothed generally ± 1/2 to base, ± subglabrous Bright yellow flowers April to August.
Ecology: Vernally wet meadows, open pine forests
Elevation: < 100 m.
Bioregional distribution: n&c Central Coast. **No habitat on site**

Ramalina thrausta - angel's hair lichen CA Rare Plant rank 2B.1. Found in North Coastal Coniferous forest. Needle-leaved evergreen trees in usually quite dense stands that may attain impressive heights. Usually on well-drained, moist sites within the reach of summer fogs, but not

experiencing much winter snow. This type occurs in the wetter parts of the North Coast Ranges. **No habitat on site.**

Rosa pinetorum - pine rose. CA Rare Plant rank 1B.2. Dwarf shrub, generally < 10 dm, ± rhizome. Ecology: Pine woodlands, canyons. Blooms May to July. Elevation: generally < 300 m. Bioregional distribution: west-central Central Western California. **No habitat on site.**

Sidalcea malachroides - maple-leaved checkerbloom. CA Rare Plant rank 4.2 Perennial or subshrub from woody caudex, harshly bristly and stellate throughout; flowers bisexual, staminate, pistillate, or mixed Leaves ± evenly arrayed on stem; blades grapeleaf-like, ± coarsely crenate and generally shallowly lobed, White to light purple flowers May to June. Ecology: Woodlands and clearings near coast
Elevation: < 700 m.
Bioregional distribution: North Coast, Outer North Coast Ranges, n&c Central Coast, San Francisco Bay Area, n Outer South Coast Ranges. **No habitat on site**

Trifolium hydrophilum - saline clover CA Rare Plant rank 1B.2. Annual herb found in Marshes and swamps,
wet, alkaline soils in Valley and foothill grassland and Vernal pools. **No habitat on site.**

Trifolium polyodon - Pacific Grove clover. State rare, CA Rare Plant rank 1B.1. Annual, decumbent-ascending, glabrous.FL: calyx 4–7 mm, tube 10–many-veined, lobes ± <= tube, ± 3-parted; corolla 8–10 mm, pink to white with purple tip. April to June. . Ecology: Closed-cone-pine forest; moist meadows, streamsides. Elevation: < 300 m.Bioregional distribution: CCo (Monterey Peninsula) **Marginal habitat on Nature Preserve site. Not found**

Trifolium trichocalyx - Monterey clover. Federal Endangered, State Endangered, CA Rare Plant rank 1B.1. Annual, initially sparse-hairy, in age ± glabrous below inflorescence, spreading. Calyx 6–7 mm, hairy, lobes gen > tube, bristle-tipped, occ ± forked; corolla 6 mm, ± <= calyx, pink or lavender. April to June. Ecology: Open closed-cone pine woodlands, roadsides Elevation: < 100 m. Bioregional distribution: CCo (Monterey Peninsula) **No habitat on site**

CNDDB inventory for the Monterey Quadrangle, Lecomte Residence Carmel-by-the-Sea							
		Federal	State	CDFW	CA Rare	potential	observed
Scientific_Name	Common_Name	_Status	_Status	Status	Plnt Rank	habitat?	on site?
Animals - Amphibians							
Ambystoma californiense pop. 1	California tiger salamander - central California DPS	Threatened	Threatened	WL	-	no	no
Batrachoseps luciae	Santa Lucia slender salamander	None	None	-	-	yes	no
Rana boylii	foothill yellow-legged frog	None	Endangered	SSC	-	no	no
Rana draytonii	California red-legged frog	Threatened	None	SSC	-	no	no
Taricha torosa	Coast Range newt	None	None	SSC	-	no	no
Animals - Birds							
Ardea herodias	great blue heron	None	None	-	-	no	no
Athene cunicularia	burrowing owl	None	None	SSC	-	no	no
Charadrius nivosus nivosus	western snowy plover	Threatened	None	SSC	-	no	no
Coturnicops noveboracensis	yellow rail	None	None	SSC	-	no	no
Cypseloides niger	black swift	None	None	SSC	-	no	no
Laterallus jamaicensis coturniculus	California black rail	None	Threatened	FP	-	no	no
Passerculus sandwichensis alaudinus	Bryant's savannah sparrow	None	None	SSC	-	no	no
Pelecanus occidentalis californicus	California brown pelican	Delisted	Delisted	FP	-	no	no
Ptychoramphus aleuticus	Cassin's auklet	None	None	SSC	-	no	no
Rallus obsoletus obsoletus	California Ridgway's rail	Endangered	Endangered	FP	-	no	no
Setophaga petechia	yellow warbler	None	None	SSC	-	no	no
Animals - Fish							
Oncorhynchus mykiss irideus pop. 9	steelhead - south-central California coast DPS	Threatened	None	-	-	no	no
Animals - Insects							
Bombus caliginosus	obscure bumble bee	None	None	-	-	no	no
Bombus occidentalis	western bumble bee	None	None	-	-	no	no
Coelus globosus	globose dune beetle	None	None	-	-	no	no
Danaus plexippus pop. 1	monarch - California overwintering population	Candidate	None	-	-	no	no

		Federal	State	CDFW	CA Rare	potential	observed
Scientific_Name	**Common_Name**	**_Status**	**_Status**	**Status**	**Plnt Rank**	**habitat ?**	**on site?**
Euphilotes enoptes smithi	Smith's blue butterfly	Endangered	None	-	-	no	no
Animals - Mammals							
Enhydra lutris nereis	southern sea otter	Threatened	None	FP	-	no	no
Eumetopias jubatus	Steller sea lion	Delisted	None	-	-	no	no
Lasiurus cinereus	hoary bat	None	None	-	-	no	no
Myotis yumanensis	Yuma myotis	None	None	-	-	no	no
Neotoma macrotis luciana	Monterey dusky-footed woodrat	None	None	SSC	-	marginal	no
Sorex ornatus salarius	Monterey shrew	None	None	SSC	-	no	no
Sorex vagrans paludivagus	Monterey vagrant shrew	None	None	-	-	no	no
Animals - Mollusks							
Haliotis cracherodii	black abalone	Endangered	None	-	-	no	no
Haliotis kamtschatkana	pinto abalone	None	None	-	-	no	no
Animals - Reptiles							
Anniella pulchra	Northern California legless lizard	None	None	SSC	-	no	no
Emys marmorata	western pond turtle	None	None	SSC	-	no	no
Phrynosoma blainvillii	coast horned lizard	None	None	SSC	-	no	no
Thamnophis hammondii	two-striped gartersnake	None	None	SSC	-	marginal	no
Community - Terrestrial							
Central Dune Scrub	Central Dune Scrub	None	None	-	-	no	no
Central Maritime Chaparral	Central Maritime Chaparral	None	None	-	-	no	no
Monterey Cypress Forest	Monterey Cypress Forest	None	None	-	-	no	no
Monterey Pine Forest	Monterey Pine Forest	None	None	-	-	no	yes in Pres
Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress Forest	None	None	-	-	no	no
Northern Bishop Pine Forest	Northern Bishop Pine Forest	None	None	-	-	no	no
Plants - Lichens							
Ramalina thrausta	angel's hair lichen	None	None	-	2B.1	no	no
Sulcaria spiralifera	twisted horsehair lichen	None	None	-	1B.2	no	no
Plants - Vascular							
Allium hickmanii	Hickman's onion	None	None	-	1B.2	no	no
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	None	None	-	1B.2	no	no

		Federal	State	CDFW	CA Rare	potential	observed
Scientific_Name	**Common_Name**	**_Status**	**_Status**	**Status**	**Plnt Rank**	**habitat ?**	**on site?**
Arctostaphylos montereyensis	Toro manzanita	None	None	-	1B.2	no	no
Arctostaphylos pajaroensis	Pajaro manzanita	None	None	-	1B.1	no	no
Arctostaphylos pumila	sandmat manzanita	None	None	-	1B.2	no	no
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	None	None	-	4.2	no	no
Astragalus tener var. titi	coastal dunes milk-vetch	Endangered	Endangered	-	1B.1	no	no
Castilleja ambigua var. insalutata	pink Johnny-nip	None	None	-	1B.1	no	no
Castilleja latifolia	Monterey Coast paintbrush	None	None	-	4.3	no	no
Ceanothus rigidus	Monterey ceanothus	None	None	-	4.2	no	no
Chorizanthe douglasii	Douglas' spineflower	None	None	-	4.3	no	no
Chorizanthe pungens var. pungens	Monterey spineflower	Threatened	None	-	1B.2	no	no
Clarkia jolonensis	Jolon clarkia	None	None	-	1B.2	no	no
Clarkia lewisii	Lewis' clarkia	None	None	-	4.3	no	no
Collinsia multicolor	San Francisco collinsia	None	None	-	1B.2	no	no
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	None	Endangered	-	1B.1	no	no
Cryptantha rattanii	Rattan's cryptantha	None	None	-	4.3	no	no
Delphinium hutchinsoniae	Hutchinson's larkspur	None	None	-	1B.2	no	no
Eriastrum virgatum	virgate eriastrum	None	None	-	4.3	no	no
Ericameria fasciculata	Eastwood's goldenbush	None	None	-	1B.1	no	no
Erysimum menziesii	Menzies' wallflower	Endangered	Endangered	-	1B.1	no	no
Fritillaria agrestis	stinkbells	None	None	-	4.2	no	no
Fritillaria liliacea	fragrant fritillary	None	None	-	1B.2	no	no
Gilia tenuiflora ssp. amplifaucalis	trumpet-throated gilia	None	None	-	4.3	no	no
Gilia tenuiflora ssp. arenaria	Monterey gilia	Endangered	Threatened	-	1B.2	no	no
Hesperocyparis goveniana	Gowen cypress	Threatened	None	-	1B.2	no	no
Hesperocyparis macrocarpa	Monterey cypress	None	None	-	1B.2	no	no
Horkelia cuneata var. sericea	Kellogg's horkelia	None	None	-	1B.1	no	no
Hosackia gracilis	harlequin lotus	None	None	-	4.2	no	no

		Federal	State	CDFW	CA Rare	potential	observed
Scientific_Name	**Common_Name**	**_Status**	**_Status**	**Status**	**Plnt Rank**	**habitat ?**	**on site?**
Iris longipetala	coast iris	None	None	-	4.2	no	no
Layia carnosa	beach layia	Endangered	Endangered	-	1B.1	no	no
Leptosiphon grandiflorus	large-flowered leptosiphon	None	None	-	4.2	no	no
Leptosiphon latisectus	broad-lobed leptosiphon	None	None	-	4.3	no	no
Lessingia tenuis	spring lessingia	None	None	-	4.3	no	no
Lomatium parvifolium	small-leaved lomatium	None	None	-	4.2	no	no
Lupinus tidestromii	Tidestrom's lupine	Endangered	Endangered	-	1B.1	no	no
Malacothamnus involucratus	Carmel Valley bush-mallow	None	None	-	1B.2	no	no
Microseris paludosa	marsh microseris	None	None	-	1B.2	no	no
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	None	None	-	1B.2	no	no
Monolopia gracilens	woodland woollythreads	None	None	-	1B.2	no	no
Pinus radiata	Monterey pine	None	None	-	1B.1	no	yes in Pres
Piperia michaelii	Michael's rein orchid	None	None	-	4.2	no	no
Piperia yadonii	Yadon's rein orchid	Endangered	None	-	1B.1	no	no
Potentilla hickmanii	Hickman's cinquefoil	Endangered	Endangered	-	1B.1	no	no
Rosa pinetorum	pine rose	None	None	-	1B.2	no	no
Sidalcea malachroides	maple-leaved checkerbloom	None	None	-	4.2	no	no
Trifolium hydrophilum	saline clover	None	None	-	1B.2	no	no
Trifolium polyodon	Pacific Grove clover	None	Rare	-	1B.1	no	no
Trifolium trichocalyx	Monterey clover	Endangered	Endangered	-	1B.1	no	no

Archives & Archaeology
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Phase 1 Archaeological Survey Report for 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921 APN 010-331-008-000

Submitted By

Archives & Archaeology
Rubén G. Mendoza, Ph.D., RPA, Project Archaeologist
Jennifer A. Lucido, MA, RPA, CRM Associate
1645 Beacon Hill Drive
Salinas, CA 93906

Prepared for:

Pierre Lecomte, c/o Cindi Scarlett
PO Box 1721
Carmel-by-the-Sea, CA 93921
609-977-8692

And

City of Carmel-by-the-Sea Planning Division
PO Box CC
Carmel-by-the-Sea, CA 93921

February 5, 2026

Results: Negative
Coverage: 0.38728349 acres
Other Resources: None
Map: 36.548604272769886, -121.91803346779201
APN: 010-331-008-000
Address: 11th 2 E of Torres, Carmel-By-The-Sea, CA 93921

Introduction

This document constitutes the reporting requested by the City of Carmel-by-the-Sea Planning Division and required of the property owner, Pierre Lecomte, c/o Cindi Scarlett, for compliance with the required Phase 1 Archaeological Survey Report for the property at 11th 2 E of Torres, Carmel-By-The-Sea, CA 93921 (Figures 1-8; Appendix I). Listed as Assessor's Parcel Number 010-331-008-000, Cindi Scarlett requested this Phase 1 Archaeological Survey Report on behalf of the property owner. The property is located within the City of Carmel-by-the-Sea's Archaeological Significance Overlay District (Chapter 17.20 Overlay Districts, Article II). The City of Carmel-by-the-Sea requires completing the Phase 1 Archaeology Survey report provided here. This report is mandated under Carmel-by-the-Sea Municipal Code, Chapter 17.32 Historic Preservation, Section 17.32.060 Determining eligibility for the Carmel Inventory, Subsection E, as well as Section 21.66.050.C of the Zoning Ordinance and per Policy OS-6.3; 2010 Monterey County General Plan.

Background Research

In anticipation of the study, researchers reviewed available maps for historic resources, collected parcel information, and plotted the parcel onto those maps. Researchers undertook preliminary efforts to facilitate a record search from the Northwest Information Center of the California Historical Resources Information System (NWIC) housed at Sonoma State University. The NWIC is one of eight CHRIS centers affiliated with the State of California Office of Historic Preservation (OHP) in Sacramento. One of the principal functions of the NWIC is to manage historical resource records (prehistoric and historic), reports, and maps. A record search 1) identifies previously documented or studied reports, maps, and site records within or adjacent to the study area, and 2) helps to determine the likelihood of unrecorded cultural resources based on archaeological, ethnographic, and historical documents and literature, and on the environmental setting of nearby sites. This included a review of the following literature: California Inventory of Historic Resources (California Department of Parks and Recreation, 1976) and the Historic Properties Directory (CA-OHP, 1990, 1992, 1998, and 2008).

The NWIC Rapid Response Records Search for the Lecomte parcel was requested on January 19, 2026, and was received on January 28, 2026, completed by researcher Justin Murazzo. The Records Search indicated that no archaeological resources had been previously recorded within the parcel area nor within a 750 ft radius of the parcel (see Appendix II). In addition, the NWIC records search identified 21 reports associated with the parcel. These include two historic resource survey reports (S-024471 and S-025092), two cultural resources surveys (S-9252 and S-10952), and 17 other archaeological reports. This "other" designation signifies that these reports have little or no fieldwork or are missing maps. These include S-000848, S-002164, S-003453, S-003455, S-003456, S-3517, S-3745, S-005537, S-015529, S-030204, S-030789, S-032596, S-045010, S-048927, S-54497, and S-57464. The parcel's region is highly sensitive to extant historic and cultural resources.

Natural Setting

The climatological regime constitutes a subtropical, Mediterranean climate. The area consists of pine forests and oak woodlands with mammals such as deer, elk, bears, and rodents, as well as

estuaries with ducks, geese, pelicans, and other birds. Fish and mollusks were also a part of the ecosystem (St. Clair, 2004).

The soil horizon for the survey area of the parcel and the immediate surrounding area consists of Elkhorn fine sandy loam, 9 to 15 percent slopes (9.6% of the overall area) and Santa Lucia channery clay loam, 30 to 50 percent slopes, MLRA 15 (90.4% of the overall area; USDA 2026; see Appendix III). Vegetation identified with the Lecomte parcel under consideration consists of native and introduced plants, including Coast live oak (*Quercus agrifolia*), Apple (*Malus pumila*), Peach (*Prunus persica*), Common pear (*Pyrus communis*), Spineless yucca (*Yucca gigantea*), Lemon (Citrus limon), English holly (*Ilex aquifolium*), Algerian ivy (*Hedera canariensis*), Poison hemlock (*Conium maculatum*), Calla lily (*Zantedeschia aethiopica*), California blackberry (*Rubus ursinus*), Three-cornered leek (*Allium triquetrum*), Jade plant (*Crassula ovata*), Brush cherry (*Syzygium paniculatum*), Creeping juniper (*Juniperus horizontalis*), French lavender (*Lavandula stoechas*), Cape marguerite (*Osteospermum ecklonis*), English ivy (*Hedera helix*), Sweet briar (*Rosa rubiginosa*), Western swordfern (*Polystichum munitum*), Bigleaf hydrangea (*Hydrangea macrophylla*), Japanese pittosporum (*Pittosporum tobira*), Zonal geranium (*Pelargonium hortorum*), Tuberous sword fern (*Nephrolepis cordifolia*), Tea-oil camellia (*Camellia oleifera*), Aloe vera (*Aloe vera*), Snapdragon (*Antirrhinum majus*), Florist kalanchoe (*Kalanchoe blossfeldiana*), Dahlia (*Dahlia pinnata*), Elephant bush (*Portulacaria afra*), Haworth's aeonium (*Aeonium haworthii*), Chinese cymbidium (*Cymbidium sinense*), Golden penda (*Xanthostemon chrysanthus*), Crown daisy (*Glebionis coronaria*), Miner’s lettuce (*Claytonia perfoliata*), Crown daisy (*Glebionis coronaria*), and Spiny sowthistle (*Sonchus asper*), and other native and non-native plants and grasses.

Cultural Setting

The project area falls within the ethnographic territory of Esselen and Rumsen according to Native Land Digital (2025). Archaeological, ethnohistorical, and linguistic data indicate that at the time of European contact, the Esselen occupied the northern Santa Lucia Mountain Range and the coastal plains of Big Sur. In contrast, the Rumsen territory spanned the Pajaro River to Point Sur, including the lower courses of the Pajaro River, and the Salinas and Carmel Rivers. Scholars believe the Rumsen are descendants of Hokan speakers (Levy 1978: 485; These peoples are considered ancestors of the Esselen (and possibly Salinan as well), whose presence in Monterey County is calibrated to circa 2,500 to 4,000 years ago (Breschini and Haversat 2004, 2008). At Spanish contact, the Rumsen occupied the lower Carmel River Valley and Monterey Peninsula. Their ancestral territory corresponds to those areas today identified with the present-day cities of Salinas, Monterey, and the Carmel Valley. The three primary Southern Ohlone/Costanoan districts within Monterey County (from the Monterey Peninsula to the Big Sur River) identified at Spanish contact include Rumsen, Ensen, and Sargentaruc (Breschini and Haversat 2004: 6; UCB 2020). These districts are collectively identified, with a portion of the Rumsen ethnolinguistic group comprising approximately 800 speakers (UCB 2020).

Population projections for the Esselen range from 500 to 1300 speakers, and the Esselen are considered one of the smallest groups in California (Breschini and Haversat 2004; Kroeber 1925; Shaul 1995; UCB 2020). The five primary Esselen districts or multi-village-communities include *Excelen*, *Eslenajan*, *Imunajan, Ecgeajan*, and *Aspasniajan* (as identified at Spanish contact)

(Lucido and Mendoza 2019: 39; Milliken 1990: 59). These districts spanned Carmel Valley in the northwest and further inland regions near the Arroyo Seco, Salinas River, and adjacent creeks of southeastern Monterey County (Breschini and Haversat 2004: 6; Lucido and Mendoza 2019: 39; Milliken 1990: 59).

Hokan-Esselen sites are radiocarbon dated to older than 200 B.C.E. (Breschini and Haversat 2008; Jones 1992:105). These interior foraging sites represent a “Sur Pattern” distinctive from later sites associated with the Penutian-Rumsen (Breschini and Haversat 2008; Jones 1992: 105; Lucido and Mendoza 2019: 39). Additional characteristics of foraging include seasonal residential patterns related to resource patches, a daily gathering of food because of minimal or no storage, the limited distance between resource acquisition and residence, variability in group size because of nomadic patterns, and potentially redundant land use (Breschini and Haversat 2004a, 2008: 14).

The Hokan-Esselen would have established residential bases by the coast within a mile of the intertidal zone (Brandoff 1982; Breschini and Haversat 2004). These locations provided access to marine resources (identified through shell and faunal analysis), including mussels, abalone, and other fish besides marine mammals such as the sea otter, harbor seal, California and Steller sea lion, fur seal, etc. (Breschini and Haversat 2004; Jones 1992: 105). Besides the coastal occupational sites, interior foraging sites in the forests and mountains are identified with the Hokan-Esselen (Brandoff 1982; Breschini and Haversat 2004; Lucido and Mendoza 2019: 39). Terrestrial resources characterize these sites (identified through faunal analysis), including deer and other small mammals (where species vary by location), birds, reptiles, etc. (Brandoff 1982; Breschini and Haversat 2004). Such sites also functioned as base stations for gathering vegetation and seed, nut, or acorn processing (Lucido and Mendoza 2019: 39).

Hunting and butchering tools associated with Esselen foraging sites include bone awls, antler flakes, various projectile points from local chert and Napa Glass Mountain obsidian, scrapers, and sharpened hardwood arrow foreshafts (Breschini and Haversat 2004a). Given their perishable material, said arrow foreshafts represent rare findings of Esselen hunting technology (Breschini and Haversat 2004a). Archaeological evidence, including bedrock mortars in sandstone, hopper mortars (indicating bottomless baskets), and various milling stone tools, suggests that the interior sites served primarily as places of vegetation gathering and processing (e.g., acorn, pine nuts, and other seeds) as opposed to residential sites (Brandoff 1982; Breschini and Haversat 2004a).

The Rumsen territory spanned the San Francisco Bay and Carquinez Strait in the north to the Big Sur and Salinas rivers in the south (Levy 1978: 485; Milliken 1995: 19). The three primary Southern Ohlone/Costanoan districts within Monterey County (from the Monterey Peninsula to Big Sur River) identified at Spanish contact include Rumsen, Ensen, and Sargentaruc (Breschini and Haversat 2004b: 6; UCB 2020). These districts are collectively construed as part of the Rumsen ethnolinguistic group, consisting of approximately 800 speakers (UCB 2020). The Rumsen populated the region now identified with Monterey Bay and occupied the region extending from the Monterey Peninsula to the Big Sur River in south Monterey County (Breschini and Haversat 2004b: 6; CSAC 2012a, 2012b; Kroeber 1925: 462, 544; Lucido and Mendoza

2019: 37; Native Land Digital 2025; UCB 2020).

The Ohlone of these regions established settlements along both the Pajaro River and much of the coast within a mile or two of the intertidal zones (Wood 1930: 5-7, 12). These locations provided access to marine resources, including mussels, abalone, and other fish, as well as marine mammals such as sea otters, harbor seals, California and Steller sea lions, fur seals, etc. (Breschini and Haversat 2004a: 109-110, 119; Jones 1992: 105). The Ohlone gathered, processed, and consumed dietary resources, proximate to their indigenous distributions, whether marine or terrestrial (Breschini and Haversat 1986: 8, 11). The material cultures reflected in such contexts span marine and terrestrial resource use. Evidence for such material correlates includes abalone and other shell usages in producing pendants and beads. Other forms include traces of perishable structures, such as those indicated by tule structures, deer metapodial and bird bone artifacts, and an extensive tradition of elaborately crafted basketry and food processing implements, including granite and bedrock mortars and pestles. Sites identified with these hunter-gatherer traditions encompass surface indications consisting of dark grey to charcoal middens, replete with marine and riverine shells, fragmentary bone, and lithic debris consisting of Monterey chert, and nominal amounts of obsidian flake tools.

Survey Results

On January 31, 2026, this investigator undertook an archaeological (pedestrian) survey of the existing parcel to complete the Phase 1 Archaeological Survey Report of the Lecomte property (Figures 1-8, Appendix I). The parcel is located in the city of Carmel-by-the-Sea, California. Access to the property lies approximately 1 mile from CA-1 S. From Salinas, take CA-1 S for 10.5 miles. Turn right onto Ocean Ave (0.5 miles) and turn left onto Torres St (0.5 miles). Turn left onto 11th Ave (223 ft). The study area is located immediately to the left of the road via a long driveway (Google Maps 2026).

It should be noted that this investigator relies on visual inspection of exposed soils, road cuts, rodent burrows, and open areas to assess such sites or parcels for the presence of archaeologically sensitive materials. The pedestrian survey and the close inspection produced no otherwise significant archaeological resources identified within the property. In sum, scrutiny of exposed, cleared, and or disturbed soils, erosional contours, and other open areas permitted close inspection for the presence or absence of culturally sensitive materials. No culturally sensitive materials were identified.

Recommendations

This investigator recommends that the contractor(s), on behalf of the property owner(s), be permitted to proceed with the construction-related excavation required for the proposed project development as per archaeological clearance. Section 7050.5 of the California Health and Safety Code states it is a misdemeanor to knowingly disturb a human burial. Therefore, the property owner(s), contractor(s), and or the project archaeologist(s) are mandated by state and federal law to contact the Coroner’s Office if human remains are disturbed during future project-related excavation.

Respectfully Submitted,

Rubén G. Mendoza, PhD, RPA, Archaeologist/Historian
Jennifer A. Lucido, MA, RPA, CRM Associate

Archives & Archaeology, 831-320-9360

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2026 11th 2 E of Torres, Carmel-By-The-Sea, CA 93921. https://www.zillow.com/homedetails/11th-2-E-Of-Torres-Carmel-By-The-Sea-CA-93921/458097010_zpid/

Appendix I: Figures

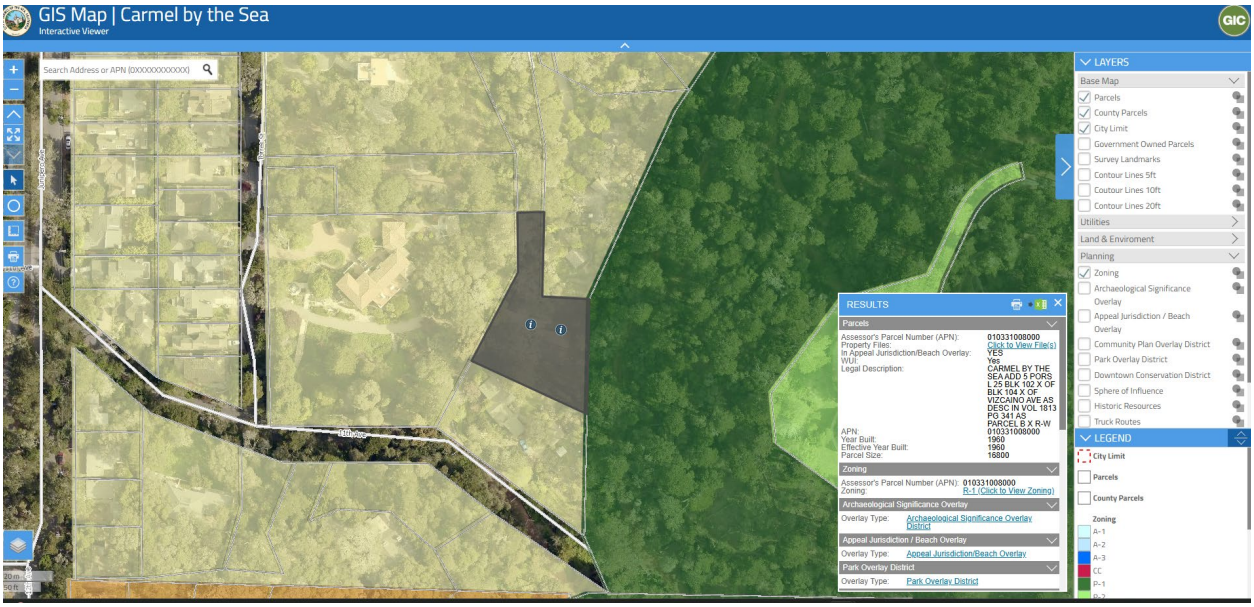

Figure 1a: Location of 11th 2 E of Torres, Carmel-By-The-Sea, CA 93921 parcel (APN: 010-331-008-000). The property is located within the Archaeological Significance Overlap District. Courtesy of Carmel-by-the-Sea GIS Data (2026).

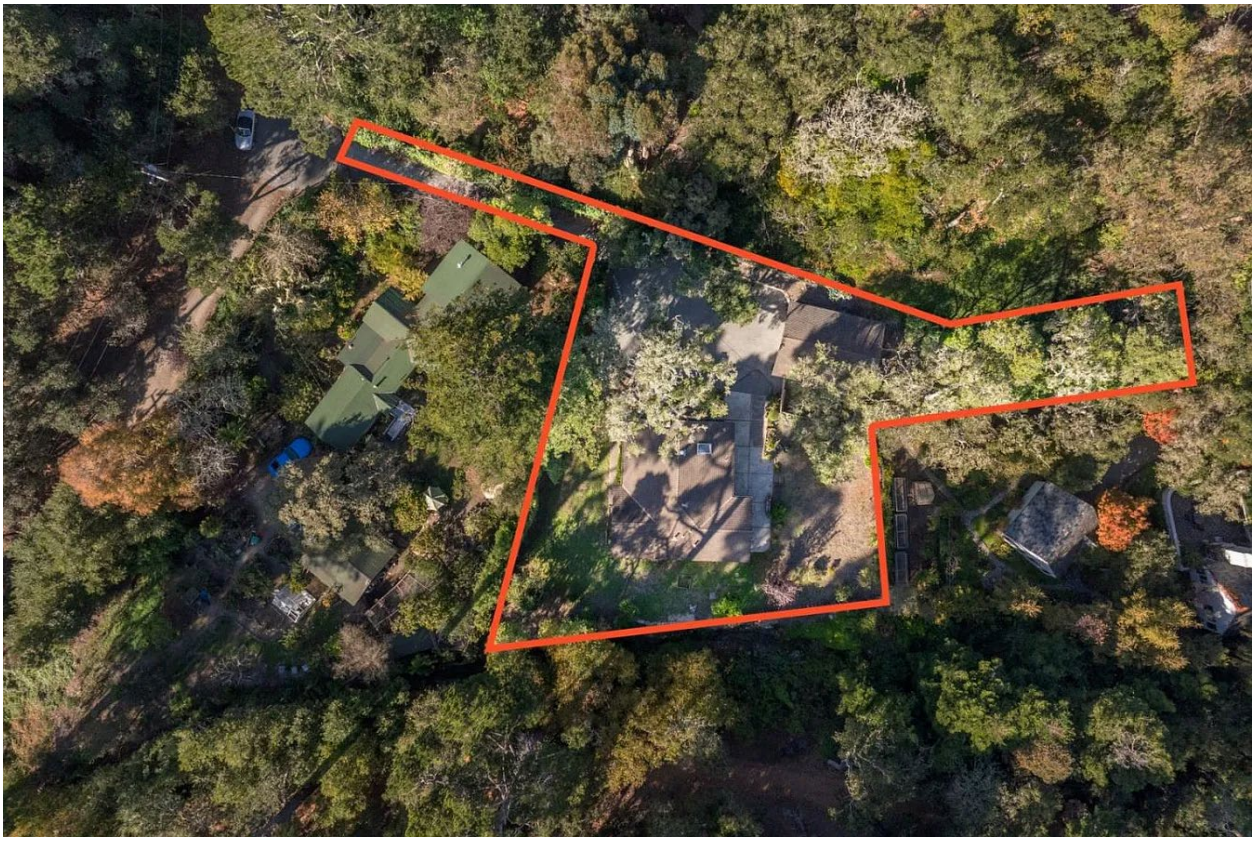

Figure 1b: Location of 11th 2 E of Torres, Carmel-By-The-Sea, CA 93921 parcel (APN: 010-331-008-000). Courtesy of Zillow (2026).

Figure 2: View of the Lecomte property with a bearing of 32.90 Northeast. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 3: View of the Lecomte property with a bearing of 337.57 Northwest. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 4: View of the Lecomte property with a bearing of 124.24 Southeast. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 5: View of Lecomte property with a bearing of 48.59 Northeast. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 6: View of Lecomte property with a bearing of 32.90 Northeast. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 7: View of the Lecomte property with a bearing of 78.56 East. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Figure 8: View of Lecomte property with a bearing of 182.57 South. Parcel at 11th 2 E of Torres, Carmel-by-the-Sea, CA 93921.

Appendix II:
Northwest Information Center Record Search Results

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA, COLUSA, CONTRA COSTA, DEL NORTE, HUMBOLDT, LAKE, MARIN, MENDOCINO, MONTEREY, NAPA, SAN BENITO, SAN FRANCISCO, SAN MATEO, SANTA CLARA, SANTA CRUZ, SOLANO, SONOMA, YOLO

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1/28/2026

NWIC File No.: 25-1096

Ruben G. Mendoza
Archives & Archaeology
1645 Beacon Hill Drive
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Re: Lecomte Property

The Northwest Information Center received your record search request for the project area referenced above, located on the Monterey USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 750 foot radius:

Resources within project area:	No archaeological resources listed
Resources within 750ft radius:	No archaeological resources listed
Reports within project area:	21: See list below
Reports within 750ft radius:	Not requested

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☐ not requested	☒ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☐ not requested	☒ nothing listed
Report Copies:	☒ enclosed	☐ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Archaeological Resources Directory:	☐ enclosed	☒ not requested	☐ nothing listed
CA Inventory of Historic Resources (1976):	☐ enclosed	☒ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Shipwreck Inventory:	☐ enclosed	☒ not requested	☐ nothing listed
Soil Survey Maps:	☐ enclosed	☒ not requested	☐ nothing listed

*Notes:
** Current versions of these resources are available on-line:
Caltrans Bridge Survey: https://dot.ca.gov/programs/environmental-analysis/cultural-studies/california-historical-bridges-tunnels
Soil Survey:
https://alabamamaps.ua.edu/historicalmaps/soilsurvey/California/california.html
Shipwreck Inventory: https://www.slc.ca.gov/shipwrecks/

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

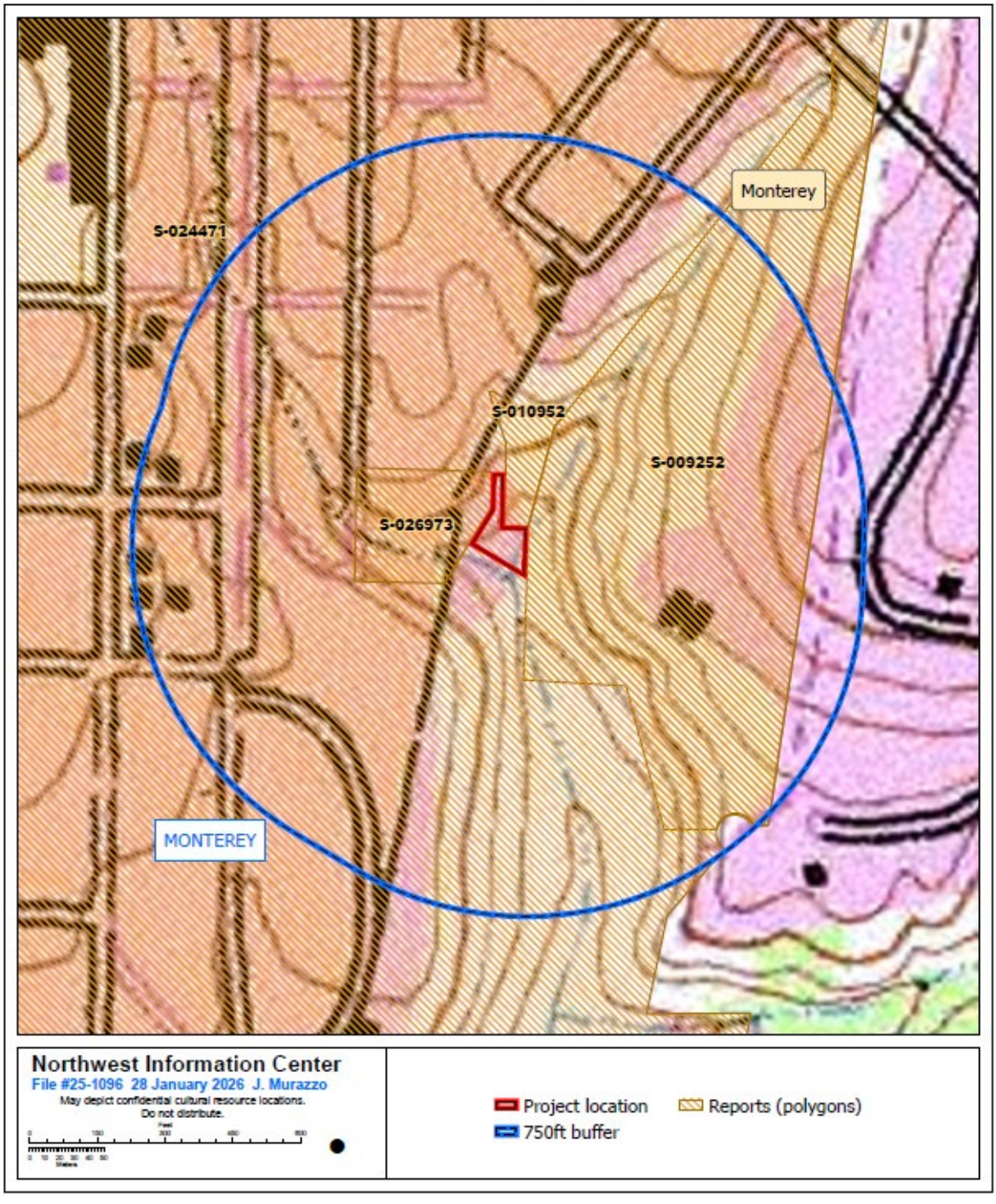
Sincerely,

Justin Murazzo

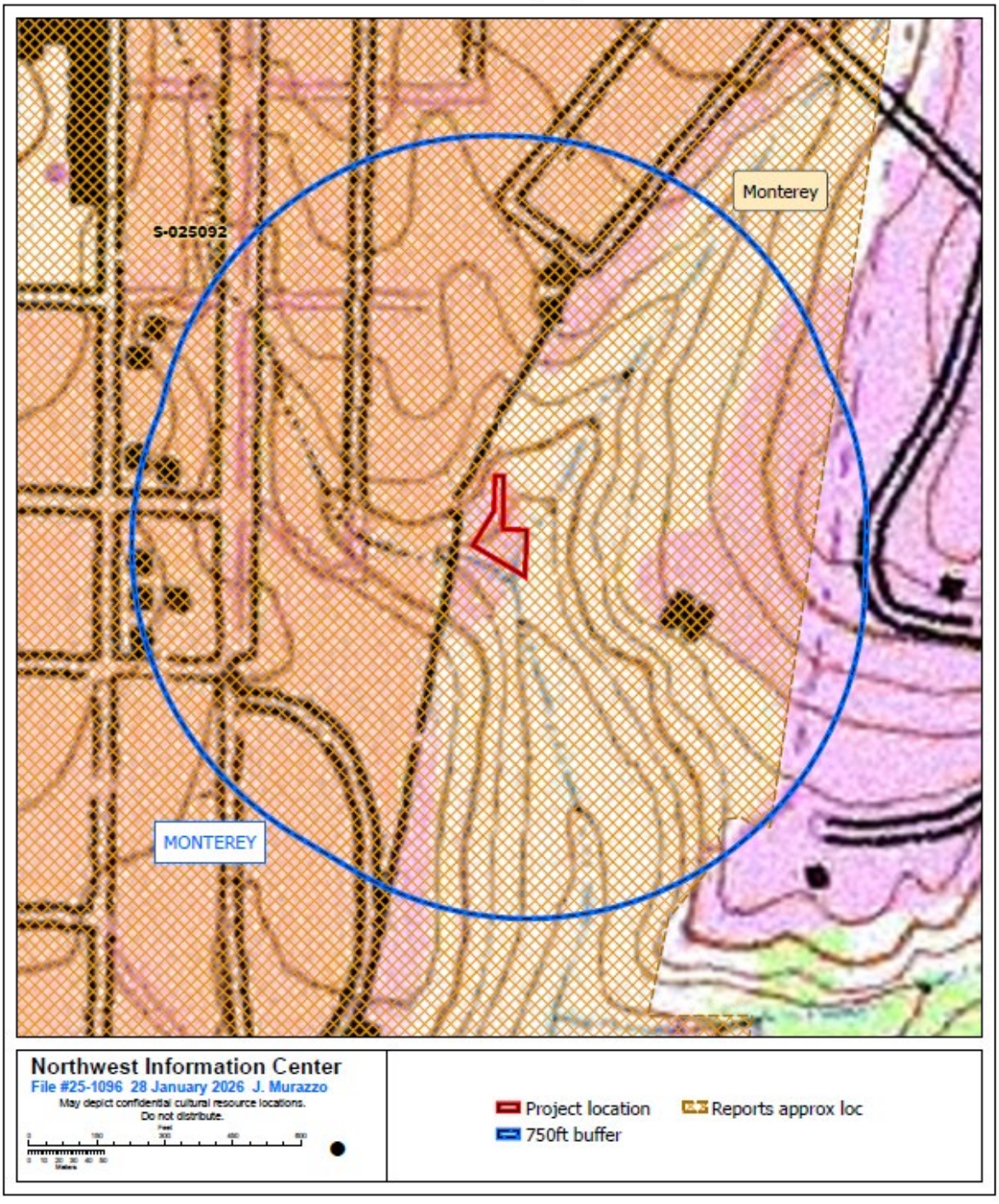
Justin Murazzo, Researcher

Reports In Project Location	
S-	848
S-	2164
S-	3453
S-	3455
S-	3456
S-	3517
S-	3745
S-	5537
S-	9252
S-	10952
S-	15529
S-	24471
S-	25092
S-	26973
S-	30204
S-	30789
S-	32596
S-	45010
S-	48927
S-	54497
S-	57464

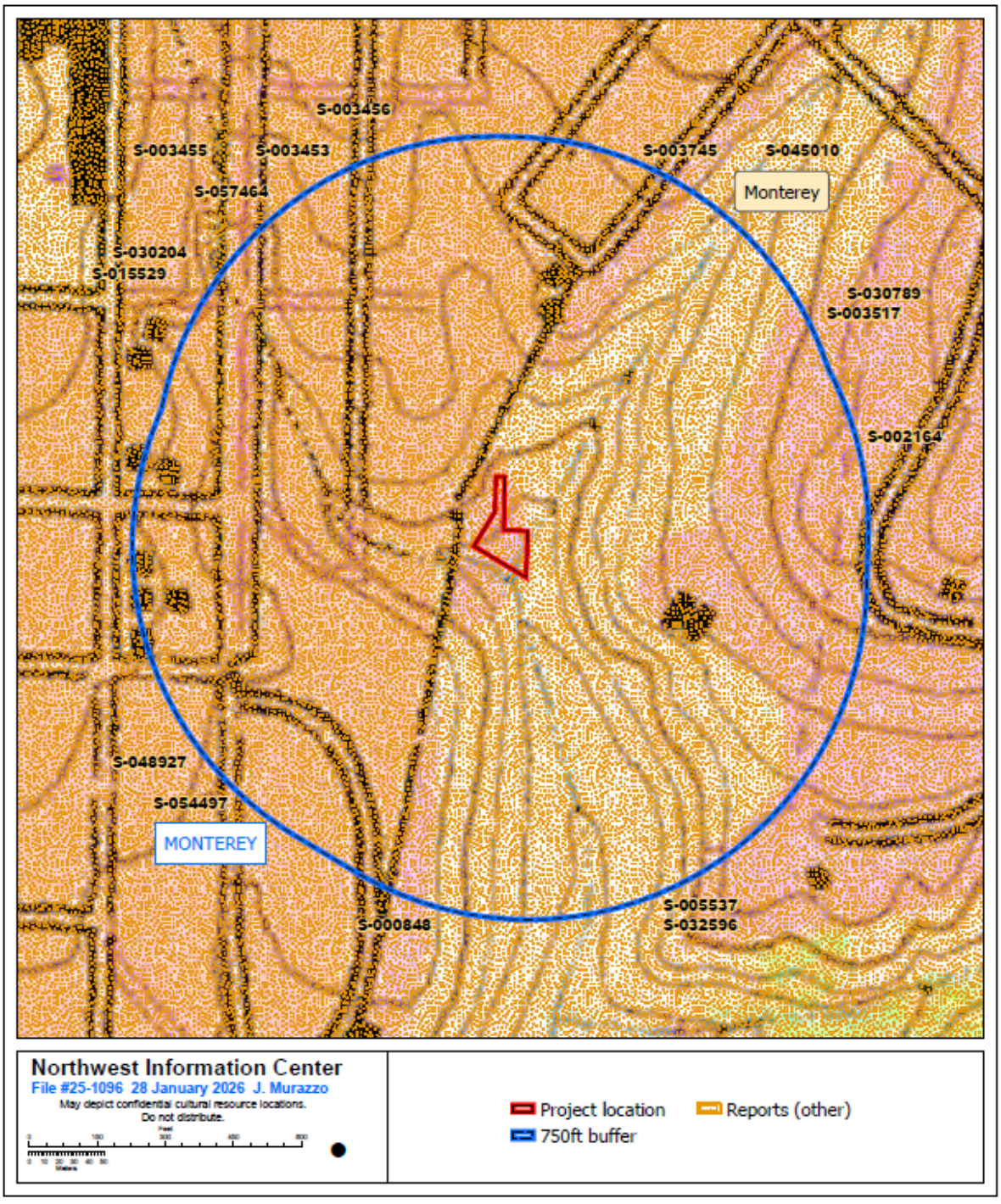
Report Map 1
Lecomte Property



Report Map 2
Lecomte Property



Other Report Map
Lecomte Property



Appendix III:
USDA Web Soil Survey Summary Data

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdD	Elkhorn fine sandy loam, 9 to 15 percent slopes	0.1	9.6%
StF	Santa Lucia channery clay loam, 30 to 50 percent slopes, MLRA 15	0.5	90.4%
Totals for Area of Interest		**0.5**	**100.0%**

Access easement to subject property, view from 11th Avenue.

View of neighboring property to the west, as viewed from 11th Avenue.

View of neighboring property to the south, as viewed from the access easement.

View of subject property from Mission Trail Nature Preserve path.

Proposed garage storypoles in foreground, with proposed residence storypoles behind and image right. View looking northeast.

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 26130 (Newman):** Consideration of a Track 1 Design Study Referral, DS 26130 (Newman), for the request to install glass railings on a single-family residence located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000

Proposed CEQA Action: Finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270

Application: DS 26130 (Newman)
APN: 010-252-020-000
Block & Lot: Block GG, Lot 22
Location: Carmelo Street 3 southeast of 4th Avenue
Applicant: Holdren-Lietzke Architecture, Agent
Owner: Newman Jeffrey R & Noelle Q Trs

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (**Attachment 1**):

1. Finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270; and
2. Denying a Track 1 Design Study Referral, DS 26130 (Newman) for installation of glass railings in lieu of the wood railings previously approved by the Planning Commission for Design Study 24017 (Newman), Resolution No. 2024-063-PC.

Summary, Background, and Project Description:

The project site is a 7,000 square foot lot located on Carmelo Street 3 southeast of 4th Avenue. On August 14, 2024, the Planning Commission approved a Design Study and Coastal Development Permit for the demolition of two existing residences and the construction of a new two-story single-family residence and attached

garage (**Attachment 3, Resolution No. 2024-063-PC**, and **Attachment 4, DS 24017 (Newman) Approved Plans**). The building permit for the project was issued on January 31, 2025, and the project is currently under construction. On April 14, 2026, the applicant submitted Design Study 26130 (Newman), requesting to install glass railings at the west deck and the primary entry landing (**Attachment 1, Exhibit A, Proposed Project Plans**) in lieu of wood railings previously approved by the Planning Commission at these locations. The applicant additionally proposes a metal handrail at the entry stair, rather than the wood handrail and wood balusters previously approved. The west deck, entry landing, and entry stair are façade features that are visible from the right-of-way.

Staff Analysis:

Neither the Concept nor Final Details staff reports included a description or discussion of the railings, and the railings were not specifically discussed during the public hearings. The Residential Design Guidelines do not expressly address railings, however, due to a potential conflict with Residential Design Guideline 9.5, *use natural building materials*, the application is being referred to the Planning Commission. The guidelines describe natural building materials to include painted wood clapboard, stained or painted board and batten siding and shingles, Carmel stone, stucco. The guidelines also describe the local chronology of use of various building materials, describing, *Wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued*.

The style and materiality of the railings should be considered based on the appropriateness of the design within the context of the site and the subject block. The architectural style of the approved residence is traditional, featuring natural materials including stucco and stone, and aluminum-clad divided-lite windows with arched transoms. The proposed CeDur synthetic shake roof additionally contributes to the traditional appearance. Glass railings are typically seen as part of modern designs featuring a high degree of glazing. In contrast to Scenic Road, where numerous examples may be found, the subject block is definitively traditional in character. The proposed glass railings with metal square tube supports appear inconsistent with both the character of the residence and the character of the subject block, as does the proposed metal handrail. The Residential Design Guidelines state, *The execution of design details can substantially affect the perceived character of a project, including [its] compatibility within the neighborhood contex*t. While the building form and roof form are not proposed to be altered from the previous approval, the proposed use of glass or metal in lieu of wood results in a more complex and less modest design. Therefore, the staff recommendation is to deny the request for glass railings and a metal handrail.

Other Project Components:

Staff recommends the Planning Commission find denial of the project statutorily exempt from environmental review pursuant to Section 15270 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - Draft Resolution
2. Attachment 2 - DS 26130 (Newman) Proposed Plans
3. Attachment 3 - Resolution 2024-03-PC (Newman)
4. Attachment 4 - DS 24017 (Newman) Approved Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS STATUTORILY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15270; AND DENYING A TRACK 1 DESIGN STUDY REFERRAL FOR INSTALLATION OF GLASS RAILINGS IN LIEU OF THE WOOD RAILINGS PREVIOUSLY APPROVED BY THE PLANNING COMMISSION FOR DESIGN STUDY 24017 (NEWMAN), PLANNING COMMISSION RESOLUTION NO. 2024-063-PC. THE PROPERTY IS LOCATED AT CARMELO STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-252-020-000.

WHEREAS, on April, 14, 2026, Holdren-Lietzke Architecture ("Applicant"), submitted an application requesting approval of a Track 1 Design Study application ("DS 26130 (Newman")), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to install glass railings in lieu of wood railings previously approved by the Planning Commission for DS 24017 (Newman) on August 14, 2024 via the adoption of Resolution 2024-063-PC; and

WHEREAS, the revision to the previous approval requires approval of a new Design Study by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Chapter 17.58); and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.A, and 17.52.030.L.

3. The Planning Commission has considered the design study application, including the project plans (**Exhibit A**) at a public hearing. Based on the facts of this particular case, the Commission determines that all required findings cannot be made (Section 1 and 2, below), and therefore denies the Track 1 Design Study referral.

4. Denial of the project by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.040.C.

Section 1: FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC Section 17.58.060.B).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: Pursuant to CMC section 17.02.060.C: *"A proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan when all the following conditions exist:"*

    b. Evidence: Pursuant to CMC section 17.02.060.C.1, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the proposed use is compatible with a site's land use designation. The Land Use and Community Character Element Figure 1.3 – General Plan Land Use Map illustrates that the subject property has a land use designation of "Single Family Residential" which is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. The primary use of the site is single family residence which is consistent with the underlying Land Use designation and zoning district. The proposed project (installation of glass railings) does not result in a change of use of the site.

    c. Evidence: Pursuant to CMC section 17.02.060.C.2, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if it is in conformance with, or would not impede implementation of, the goals, policies and intent of the General Plan and the Coastal Land Use Plan. The existing use is single family residential and the site is consistent with land use and zoning designations. There is no proposed change in use as a result of this application. Installing railings are typical improvements normally associated with a single-family residence and are consistent with land use and zoning designations. However, because Policy P1-37 requires that designs do not disrupt the existing neighborhood character by introducing inconsistent design elements. Because the project is not consistent with this policy it is not consistent with the entire Land Use Plan.

d. Evidence: Pursuant to CMC section 17.02.060.C.3, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the proposed use is established and maintained in a manner consistent with all elements and applicable provisions of the General Plan and the Coastal Land Use Plan. As demonstrated in Section 2, Finding 1, Evidence "a" and "b", there are no new proposed uses to be considered as part of this application. However, because Policy P1-37 requires that designs do not disrupt the existing neighborhood character by introducing inconsistent design elements. Because the project is not consistent with this policy it is not consistent with the entire Land Use Plan.

e. Evidence: Pursuant to CMC section 17.02.060.C.4, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the physical development conforms with the goals and policies of the General Plan and the Coastal Land Use Plan, including, but not limited to, such design considerations as: providing public access, recreational use of and views to open-space lands while protecting natural resources; and ensuring designs consider natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns.

    i. The project would not impact public access and/or recreational use of open space lands nor would it conflict with the policies described in the Coastal Access and Recreation Element of the General Plan/Coastal Land Use Plan, as these policies do not relate to the proposed project.

    ii. As demonstrated in Section 1, Finding 1, Evidence "b", the existing use of a single family residential site is consistent with land use and zoning designations.

    iii. Land Use & Community Character Policies P1-37 and P1-47 establish the standard of review -Design Review and the use of the Residential Design Guidelines. The Design Review process and Residential Design Guidelines inform the considerations described in Evidence "d" above. As found in Section 2, below, the project is inconsistent with the applicable Residential Design Guidelines and therefore Finding 1 is not met.

2. Finding – CMC Compliance: The project complies with all applicable provisions of the CMC.

    a. Evidence: The municipal code does not regulate the materiality or design of railings. Therefore, this finding is met.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: The Residential Design Guidelines do not expressly address railings. However, Residential Design Guideline 9.5 states, *use natural building materials*. The guidelines describe natural building materials to include painted wood clapboard, stained or painted board and batten siding and shingles, Carmel stone, stucco. The guidelines also describe

the local chronology of use of various building materials, describing, *Wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued*.

b. Evidence: Glass railings have been approved by the Commission on a case by case basis, and should be considered based on the appropriateness of the design and context of the site and subject block. The guidelines do not address glass railings, but in the context of using stucco, Guideline 9.5 states that [material alternatives to wood and stone] *may be considered depending on neighborhood character but should not be repeated to excess within a block*. The architectural style of the approved residence is traditional, featuring natural materials including stucco and stone, and aluminum-clad divided-lite windows with arched transoms. The proposed CeDur synthetic shake roof additionally contributes to the traditional appearance. Glass railings are typically seen as part of modern designs featuring a high degree of glazing. In contrast to Scenic Road, where numerous examples may be found, the subject block is definitively traditional in character. The proposed glass railings with metal square tube supports appear inconsistent with both the character of the residence and the character of the subject block, as does the proposed metal handrail. Therefore, this finding cannot be met.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL BY THE PLANNING COMMISSION (CMC Section 17.58.060.C).

1. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: As demonstrated in Section 1, Finding 2 and supporting evidence, the project is consistent with all zoning standards that are applicable to the project.

2. Finding – Neighborhood Character: The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.

    a. Evidence: The project (the installation of glass railings and metal handrail) does not contribute to the character of the street. Based on a field observation, the subject block does not feature any other examples of glass railings. The proposed glass railings appear inconsistent with both the character of the residence and the character of the subject block, as does the proposed metal handrail. Therefore, this finding is not met.

3. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.

    a. Evidence: Additional grading or site work is not proposed as part of the project.

4. Finding – Modesty and Simplicity: The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.

    a. Evidence: The Residential Design Guidelines state, *The execution of design details can substantially affect the perceived character of a project, including [its] compatibility within the neighborhood contex*t. While the building form and roof form are not proposed to be altered from the previous approval, the proposed use of glass or metal in lieu of wood results in a more complex and less modest design. This finding is not met.

5. Finding – Mass and Bulk: The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

    a. Evidence: The project is consistent with the finding pertaining to mass and bulk. This finding is met.

6. Finding – Detail and Material: Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.

    a. Evidence: The project does include changes to fenestration, chimneys, roofs, or stonework. However, the proposed changes to the railing materiality and design are visually inconsistent with the proposed architecture. See Section 1, Finding 3, Evidence “a”. This finding is not met.

7. Finding – Forest and Open Space: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.

    a. Evidence: The project is consistent with the finding pertaining to Forest and Open Space. This finding is met.

Section 3: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Denial of the Project is statutorily exempt from environmental review.

    a. Evidence: CEQA Guidelines Section 15270 – Projects Which are Disapproved, states that CEQA does not apply to projects which a public agency rejects or disapproved.

    b. Evidence: Based on the findings and evidence contained in this resolution, the project is inconsistent with applicable policies and guidelines relative to design. Therefore, as proposed, the project cannot be approved.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270, and **DENY** the Track 1 Design Study Referral, DS 26130 (Newman) for installation of glass railings in lieu of the wood railings previously approved by the Planning Commission for Design Study 24017 (Newman), Resolution No. 2024-063-PC. The property is located at Carmelo Street 3 southeast of 4th Avenue in the Single Family Residential (R-1) Zoning District, APN 010-252-020-000.

All of which are in conformance with the attached plans (**Exhibit A**), being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of May 2026, by the following vote:

AYES:

NOES:

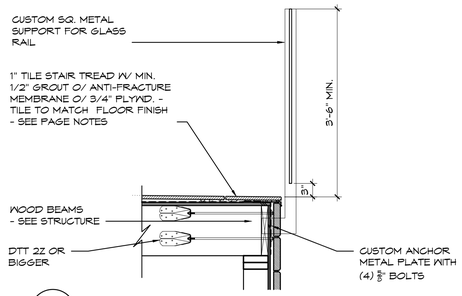
ABSENT:

ABSTAIN:

APPROVED: ATTEST:

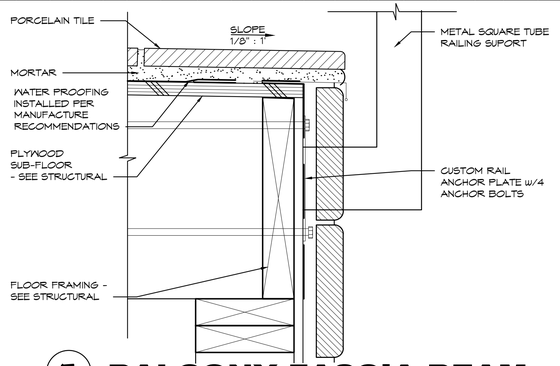
_____ _____

Michael LePage Shelby Gorman
Chair Planning Commission Secretary



6 DECK GUARDRAIL

SCALE: 3/4"= 1'-0"



5 BALCONY FASCIA BEAM

SCALE: 3"= 1'-0"

STAIR NOTES:

1. MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN.
2. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING.
3. MINIMUM 36 INCH CLEAR WIDTH.
4. THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN.
5. AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS.
7. ALL USEABLE SPACE UNDER INTERIOR STAIRS TO HAVE 5/8" TYPE 'X' GYP. BD. INSTALLED OVER FRAMING ON ALL SURFACES.

HANDRAIL:

1. INSTALL A CONTINUOUS HAND RAIL AT STAIRS WITH 4 OR MORE RISERS
2. HANDRAIL SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS.
3. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.

GUARDRAILS:

GUARDS ON THE OPEN SIDE OF STAIRS WITH 4 OR MORE RISERS SHALL HAVE THE FOLLOWING MINIMUMS.

1. GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34 TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
2. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
3. PROVIDE A MINIMUM 36 INCH HIGH PROTECTIVE GUARDRAIL AT UN-ENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, AISLES, LANDINGS AND RAMPS, BALCONIES OR PORCHES, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF BUILDING, SHALL BE PROTECTED BY GUARDRAIL.
4. CONNECTION AND CONSTRUCTION 200 LB FORCE ON RAILING CONNECTION AND 50 LB FORCE ON ANY POINT ON SURFACE. STRUCTURAL TO TAKE PRESIDENT OVER THIS INFORMATION

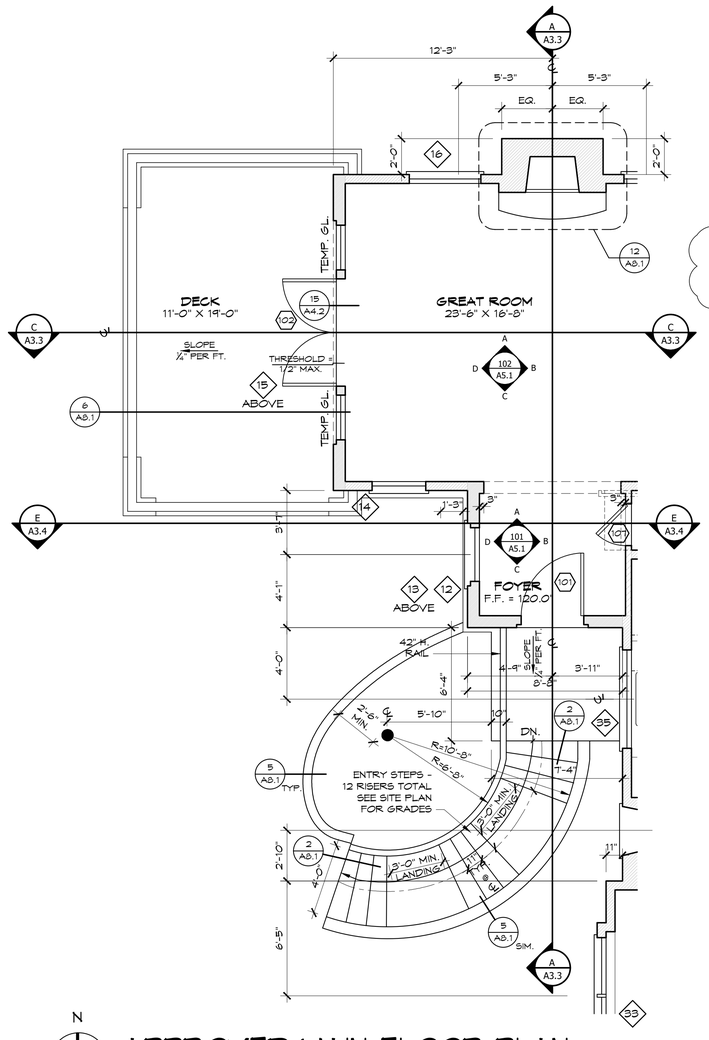
1 STAIR NOTES

SCALE: N.T.S.

LEGEND

- (N) 2X4 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X6 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X8 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC: CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB

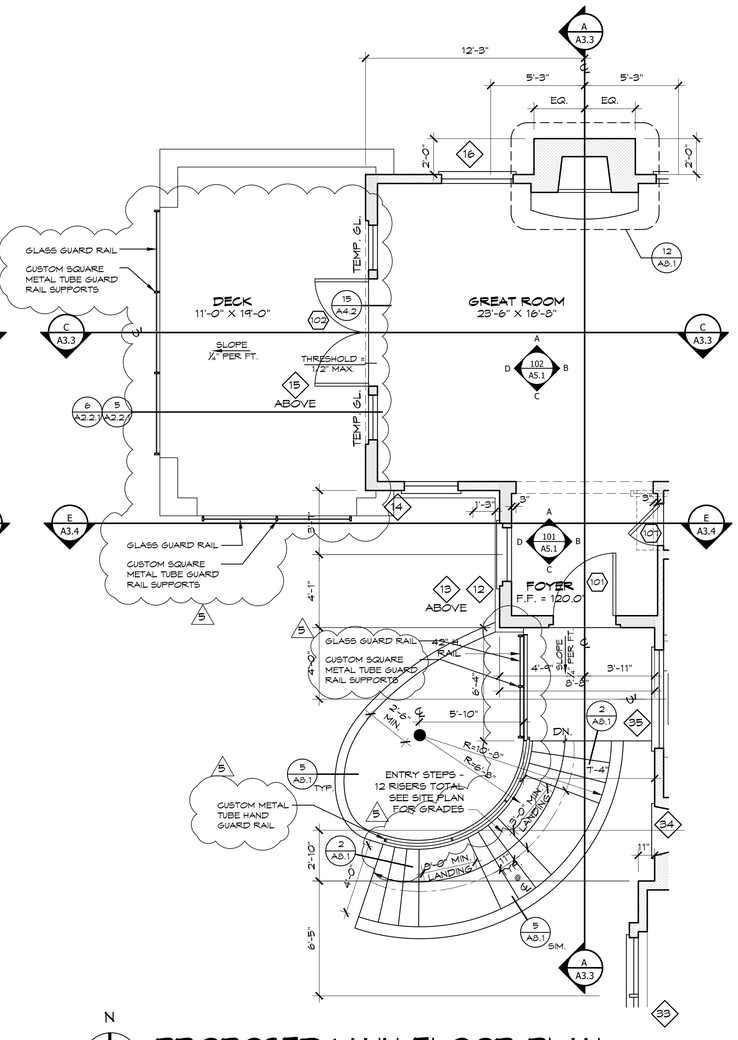


N

APPROVED MAIN FLOOR PLAN

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

0 5 10



N

PROPOSED MAIN FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	09.04.2024
SCALE:	1/4"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.10
REVISION	
5	OWNER CHANGE 04/14/26

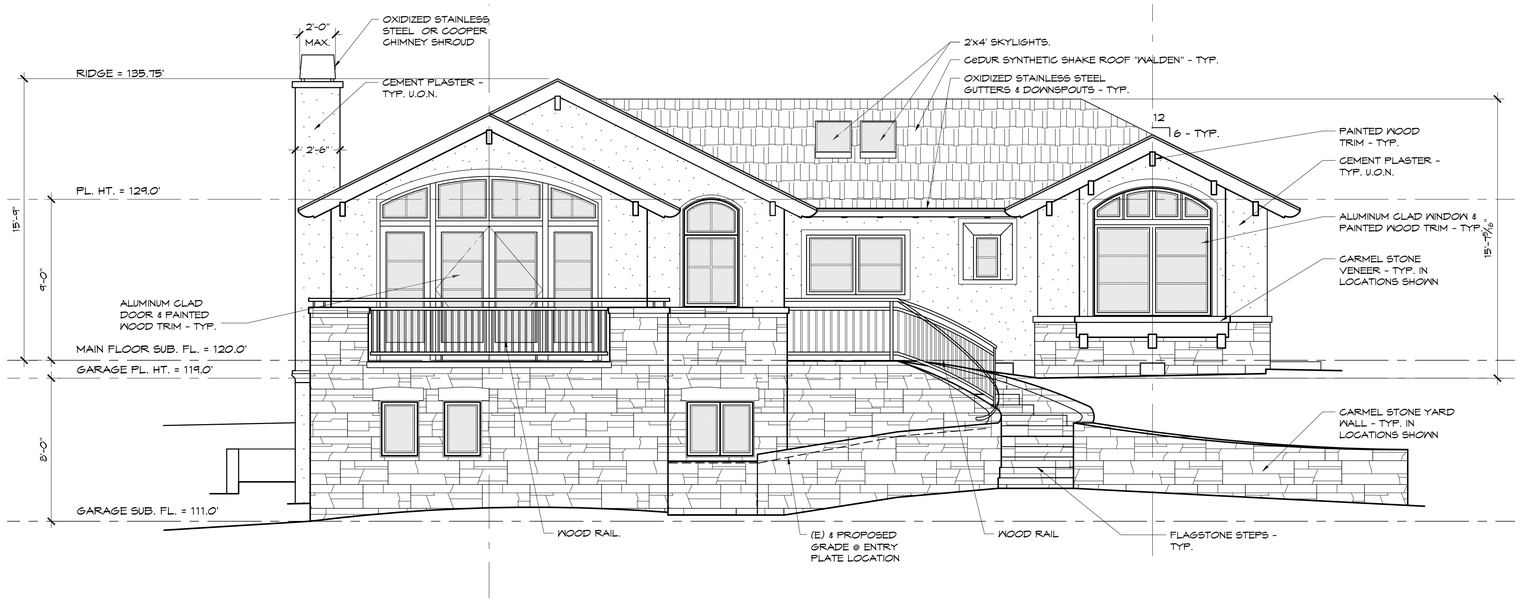
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-12668
RENEWAL DATE SEP 30 2027
STATE OF CALIFORNIA

MAIN FLOOR PLAN

NEWMAN RESIDENCE

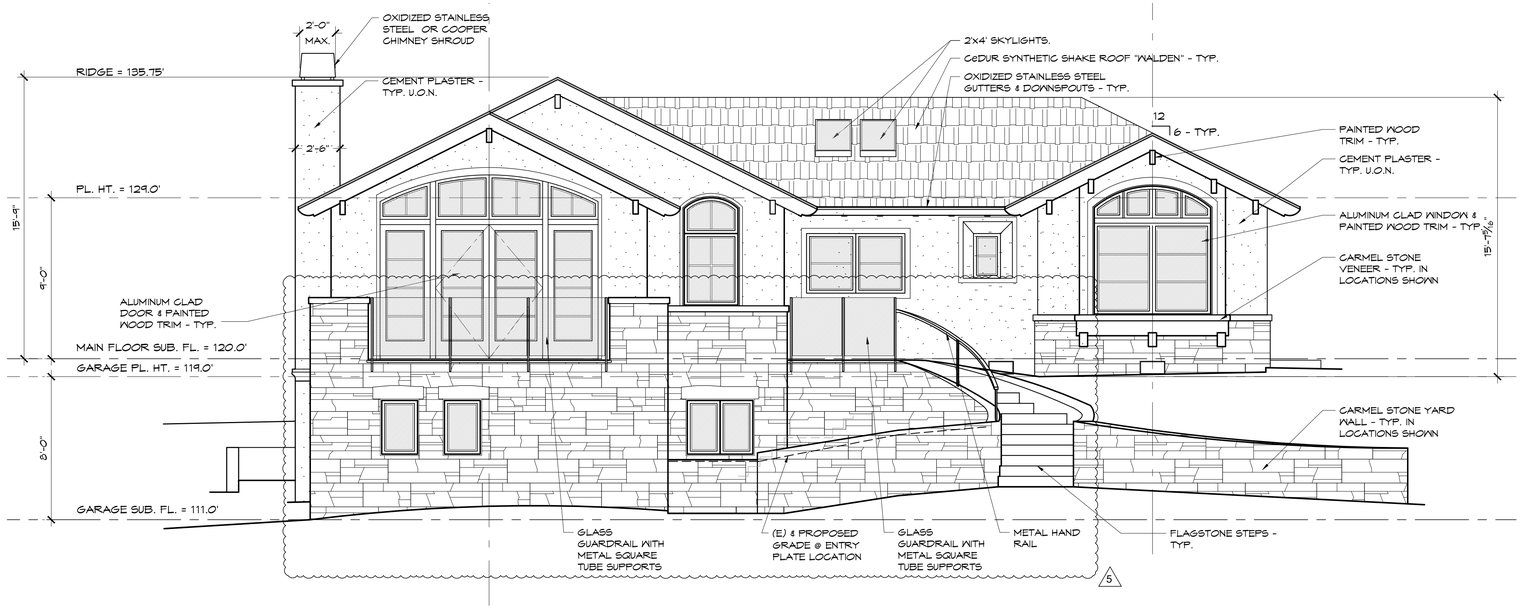
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.2.1



APPROVED WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:	09.04.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
5	OWNER CHANGE 04/14/26

LICENSED ARCHITECT J. CRAIG HOLDREN C-32768 SEP 30 2027 Renewal Date STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

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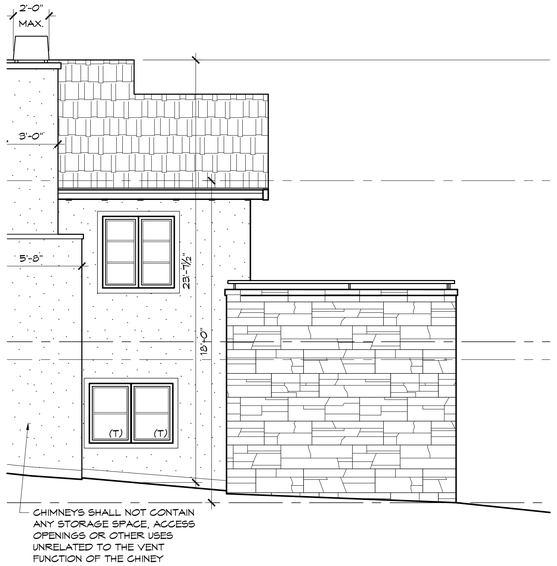

APPROVED NORTH ELEVATION

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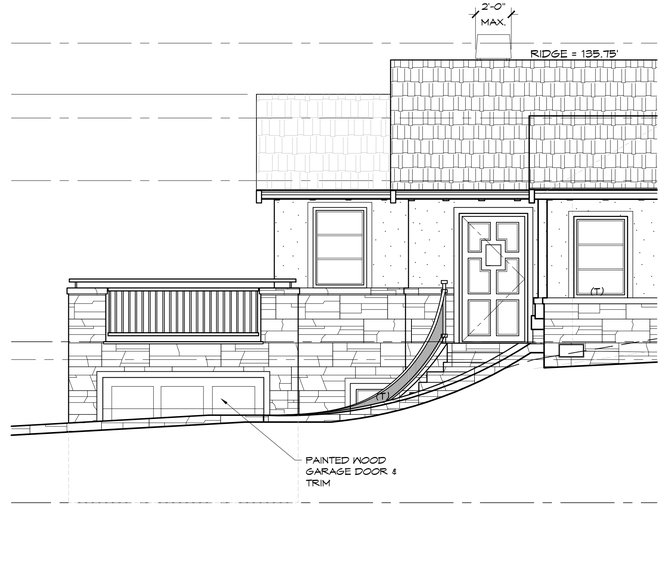
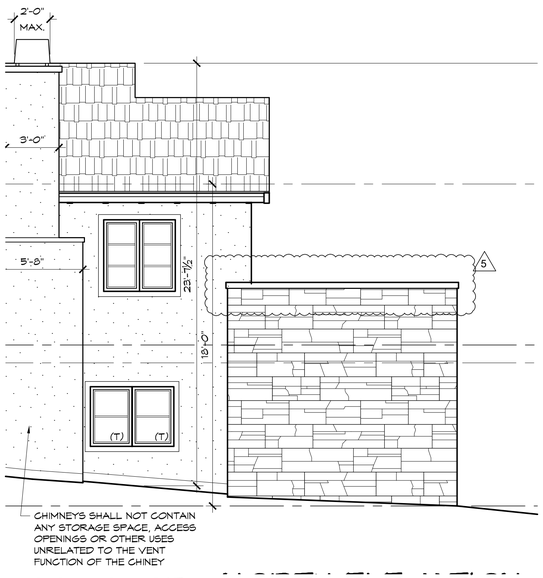


APPROVED SOUTH ELEVATION

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



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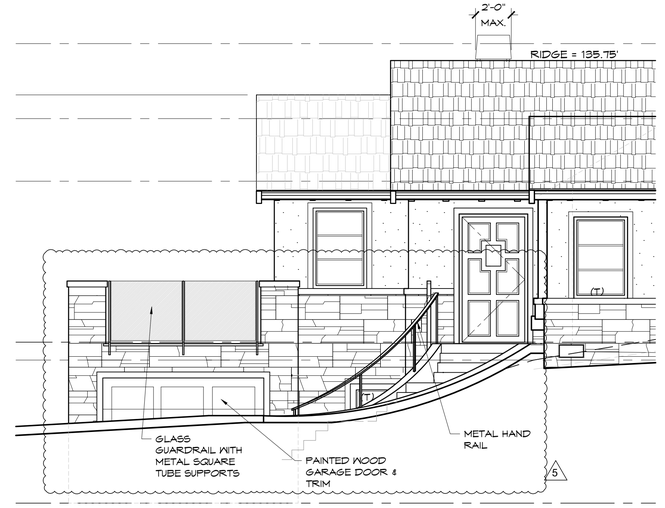

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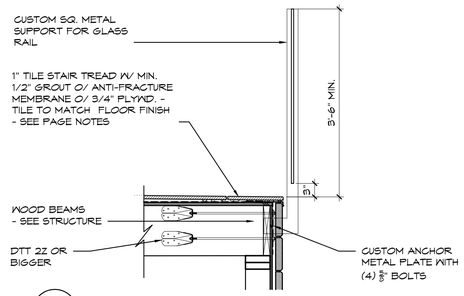
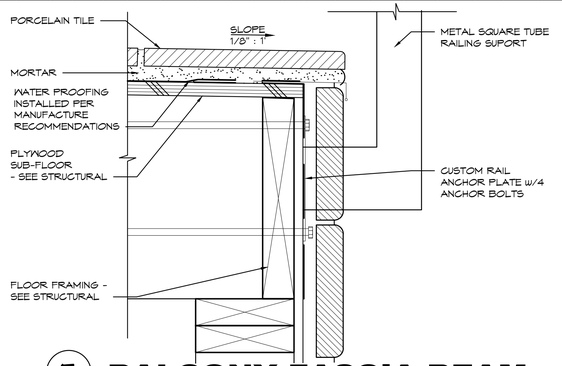


6 DECK GUARDRAIL

SCALE: 3/4"= 1'-0"



5 BALCONY FASCIA BEAM

SCALE: 3"= 1'-0"

STAIR NOTES:

1. MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN.
2. MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSING.
3. MINIMUM 36 INCH CLEAR WIDTH.
4. THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN.
5. AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS.
7. ALL USEABLE SPACE UNDER INTERIOR STAIRS TO HAVE 5/8" TYPE 'X' GYP. BD. INSTALLED OVER FRAMING ON ALL SURFACES.

HANDRAIL:

1. INSTALL A CONTINUOUS HAND RAIL AT STAIRS WITH 4 OR MORE RISERS
2. HANDRAIL SHALL BE 34 INCHES TO 38 INCHES ABOVE THE NOSING OF TREADS.
3. THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1-1/4 INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION.

GUARDRAILS:

GUARDS ON THE OPEN SIDE OF STAIRS WITH 4 OR MORE RISERS SHALL HAVE THE FOLLOWING MINIMUMS.

1. GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34 TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
2. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
3. PROVIDE A MINIMUM 36 INCH HIGH PROTECTIVE GUARDRAIL AT UN-ENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, AISLES, LANDINGS AND RAMPS, BALCONIES OR PORCHES, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF BUILDING, SHALL BE PROTECTED BY GUARDRAIL.
4. CONNECTION AND CONSTRUCTION 200 LB FORCE ON RAILING CONNECTION AND 50 LB FORCE ON ANY POINT ON SURFACE. STRUCTURAL TO TAKE PRESIDENT OVER THIS INFORMATION

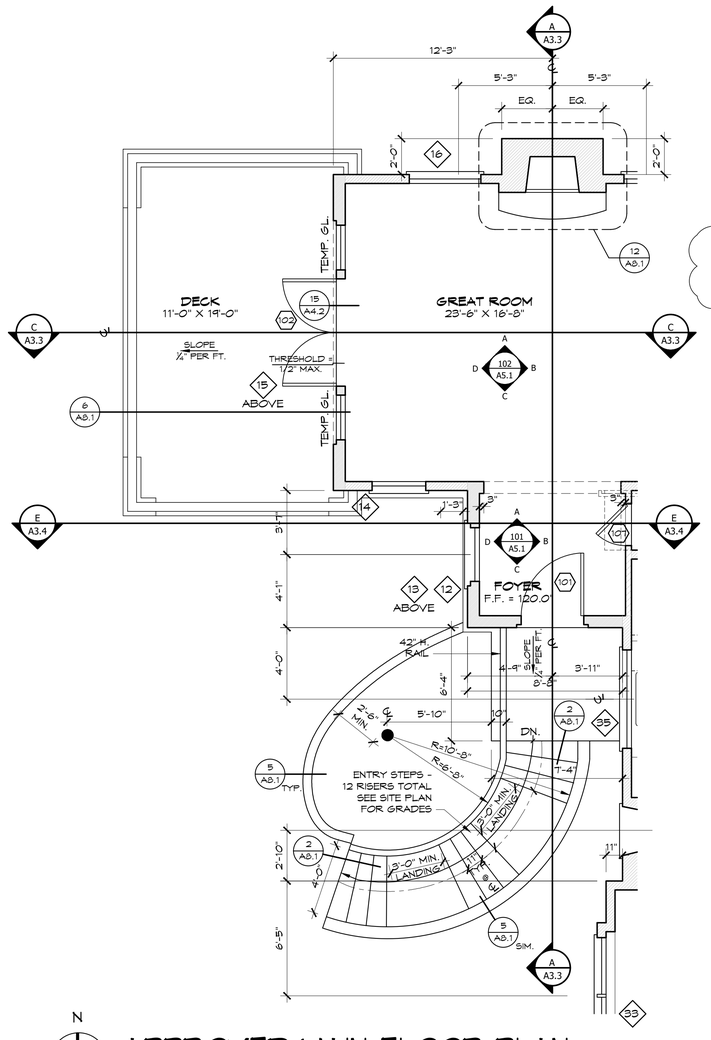
1 STAIR NOTES

SCALE: N.T.S.

LEGEND

- (N) 2X4 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X6 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X8 STUDS @ 16" O.C. U.O.N. W/⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC: CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB



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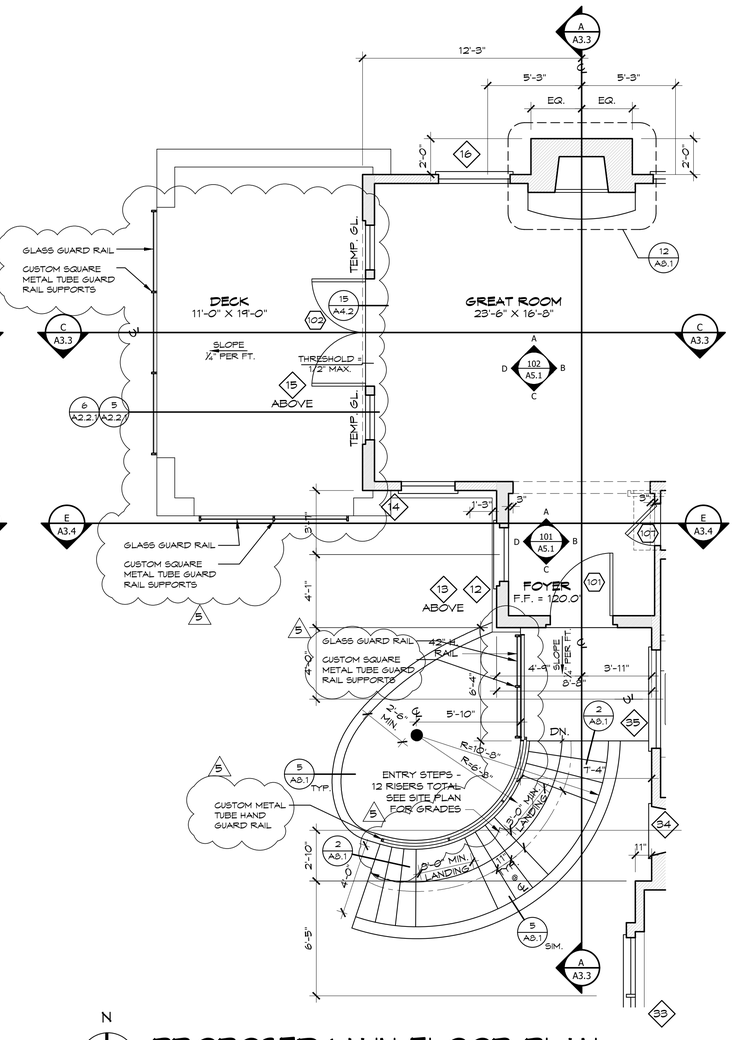
APPROVED MAIN FLOOR PLAN

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

0 5 10



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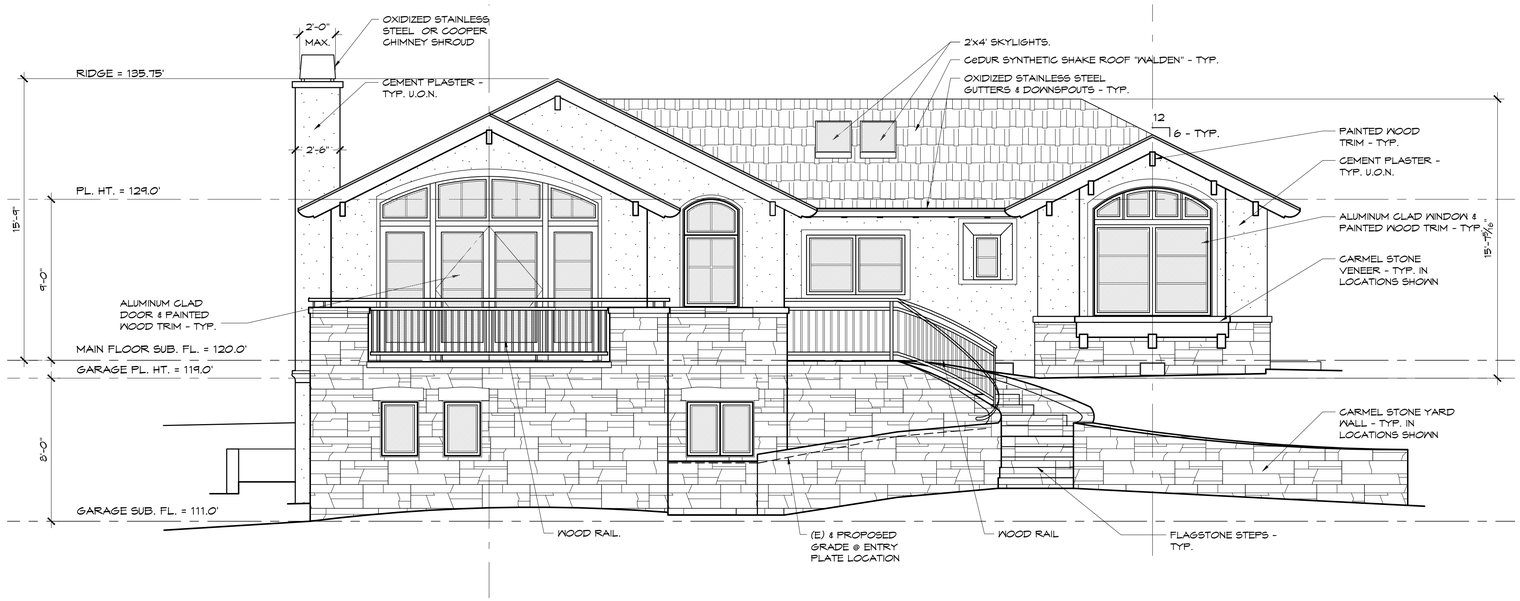

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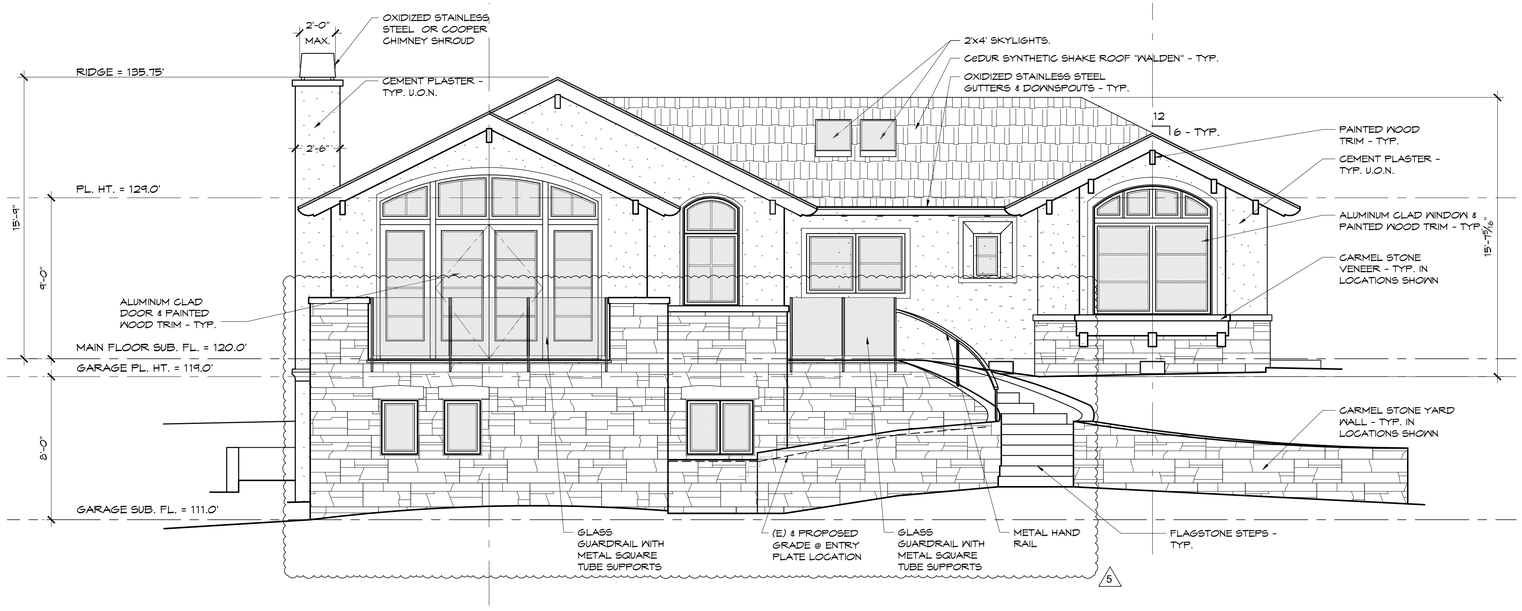

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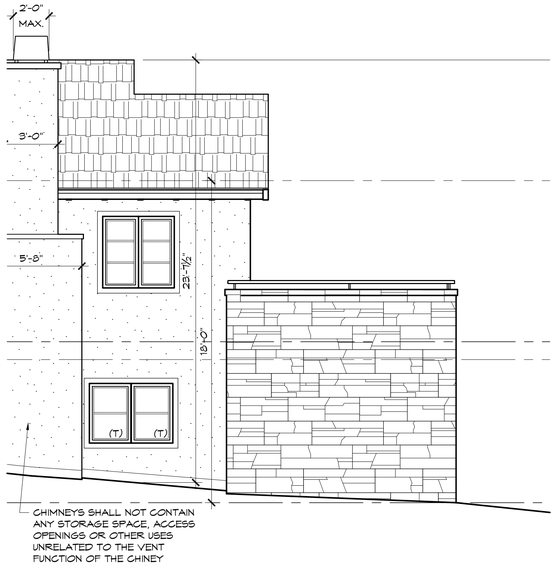

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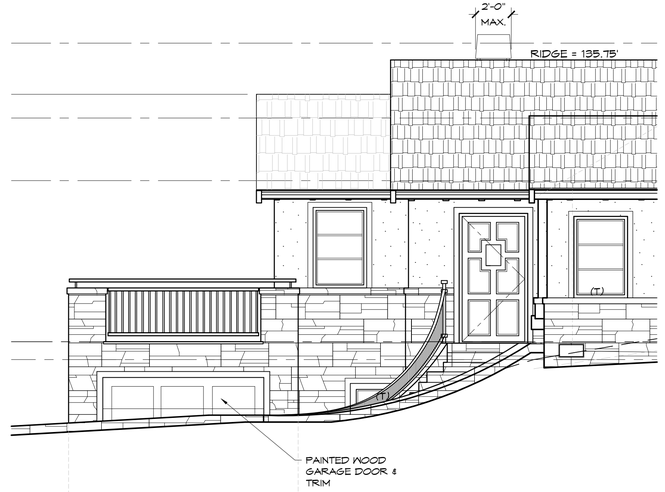

APPROVED SOUTH ELEVATION

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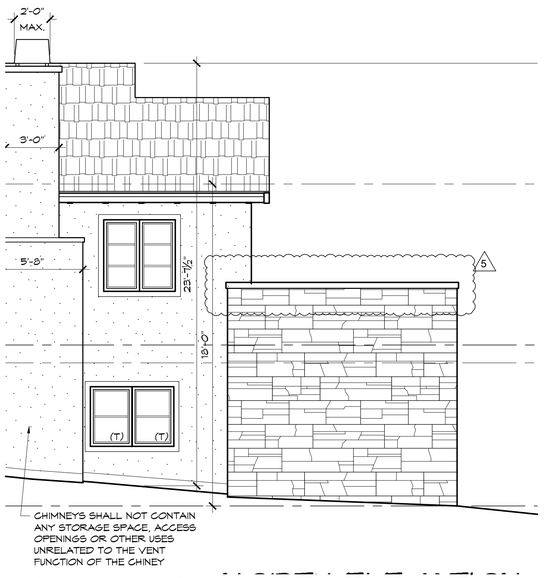

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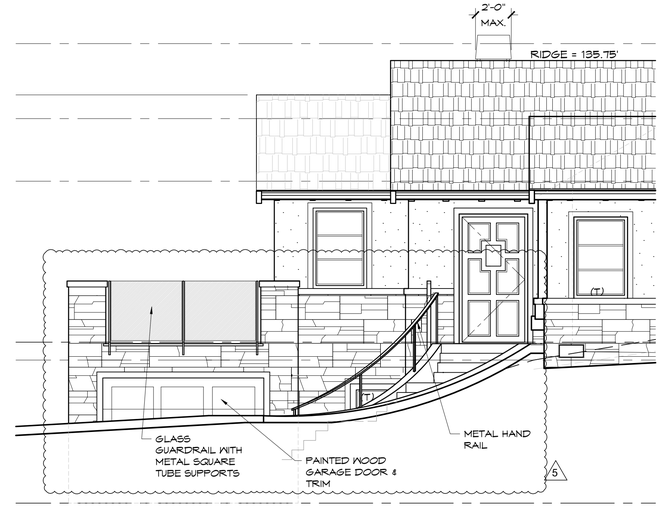

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-063-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF TWO EXISTING RESIDENCES TOTALING 1,195 SQUARE FEET AND THE CONSTRUCTION OF A NEW 2,730-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 300-SQUARE-FOOT ATTACHED GARAGE LOCATED AT CARMELO STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT
APN 010-252-020-000

WHEREAS, on May 8, 2024, Holdren + Lietzke Architecture ("Applicant") submitted an application on behalf of NEWMAN JEFFREY R & NOELLE Q TRS ("Owners") requesting approval of Track 2 Design Study application DS 24017 (Newman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,000-square-foot lot located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District (Block GG, Lot N. 30' of 20 and all of 22); and

WHEREAS, the Applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, the Planning Commission adopted Resolution 2024-051-PC accepting the Concept Design at the June 12, 2024 meeting; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law

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(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of two cottages on a 7,000-square-foot lot and the construction of a two-story single-family dwelling and, therefore, qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

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NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Final Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

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BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** Design Study (DS 24017, Newman) for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District, APN 010-252-020-000, subject to the following **Conditions of Approval:**

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 24017 (Newman) authorizes the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Holdren + Lietzke Architecture approved by the Planning Commission on August 14, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not

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	exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the

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	construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
15.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.

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16.	**Roofing.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
17.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
18.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
19.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.

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22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
24.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings. It will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted. The landscape plan shall also identify landscaping in the right-of-way at the front of the property. Refer to Condition of Approval No. 34 for erosion control.
25.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify the location, size, and species of required tree plantings on the landscape plan. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
26.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

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	• Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
28.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
29.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance,

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	SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
30.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
31.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit cross-section details for all semi-permeable surfaces for review and approval by the Community Planning & Building and Public Works Departments.
32.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director or their designee may waive this requirement.
	Special Conditions
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Gutters & Downspouts.** Prior to the issuance of a building permit, the applicant shall identify the material for new gutters and downspouts in the construction drawings. Copper is not permitted.
36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
37.	**Building Permit Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.
38.	**Right-of-Way Encroachments.** Prior to the final inspection, all right-of-way encroachments shall be removed. Refer to Condition of Approval No. 34 for erosion control.

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Acknowledgment and acceptance of conditions of approval:

DocuSigned by: Craig Holdren 0A1B0F0AFB9E477...	Craig Holdren	1/22/2025
Applicant Signature	Printed Name	Date
Signed by: Jeffrey R Newman 5AFA78232CA64F6...	Jeffrey R Newman	1/21/2025
Property Owner Signature	Printed Name	Date
Signed by: Noelle Q Newman 5AFA78232CA64F6...	Noelle Q Newman	1/21/2025
Property Owner Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA on this 14th day of August 2024 by the following vote:

AYES: KARAPETKOV, LOCKE, LEPAGE

NOES:

ABSENT: ALLEN

ABSTAIN: DELVES

APPROVED:	ATTEST:
Signed by: Michael LePage 4FF97D7E0A3D499...	DocuSigned by: Leah R. Young 2960DA9BEC1C495...
Michael LePage	Leah Young
Chair	Planning Commission Secretary

NEWMAN RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	HGR.	HANGER
APPROX.	APPROXIMATE	HORIZ	HORIZONTAL
ARCH.	ARCHITECT	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M. B.	MACHINE BOLT
BOT.	BOTTOM	M. I. W.	MALLEABLE IRON WASHER
BTWN.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N. I. C.	NOT IN CONTRACT
COL.	COLUMN	N. T. S.	NOT TO SCALE
CONC.	CONCRETE	O/	OVER
CONC. BLK.	CONCRETE BLOCK	O. C.	ON CENTER
CONN.	CONNECTION	O. H.	OVER HANG/OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P. I.	PANEL INDEX
CTR.	CENTER	P. T. D. F.	PRESSURE TREATED D.F.
CTSK.	COUNTERSINK	PLYWD.	PLYWOOD
DBL.	DOUBLE	REINF.	REINFORCING
D. F.	DOUGLAS FIR	REQ'D.	REQUIRED
DIA.	DIAMETER	RDWD.	REDWOOD
DRWG	DRAWING	S. B.	SOLID BLOCKING
(E)	EXISTING	S. O. G.	SLAB ON GRADE
E. N.	EDGE NAILING	SCHED.	SCHEDULE
EA.	EACH	SHT.	SHEET
EQ.	EQUAL	SHTG.	SHEATHING
EXP	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
F. F.	FINISH FLOOR	SQ.	SQUARE
F. G.	FINISH GRADE	STD.	STANDARD
F. N.	FIELD NAILING	SYM.	SYMMETRICAL
FNDN.	FOUNDATION	T. & G.	TONGUE & GROOVE
FLR.	FLOOR	T. N.	TOE NAIL
F. O. C.	FACE OF CONCRETE	T. O. C.	TOP OF CONCRETE
F. O. M.	FACE OF MASONRY	T. O. W.	TOP OF WALL
F. O. S.	FACE OF STUD	T. S.	TUBE STEEL
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U. O. N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VERT.	VERTICAL
G. I.	GALVANIZED IRON	W/	WITH
GLU-LAM.	GLUE LAMINATED	W/O	WITHOUT
GYPBD.	GYPSUM BOARD	W. W. M.	WELDED WIRE MESH

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PLUMBING & ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL AND PLUMBING NOTES FOR FLOW RATE AND FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTRECTION
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTRECTION
5. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHND NEW TILE, SHOWER AND SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING AND POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT AND INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT ALL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE IN ANY SUCH REQUIREMENTS. (2007 C.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS. FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

SPECIAL INSPECTIONS

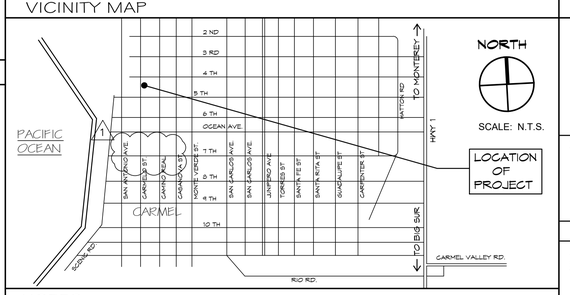
SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

SPECIAL CONDITIONS

THE APPLICANT SHALL WORK WITH PLANNING STAFF AND THE CITY FORESTER ON EVALUATING OPTIONS FOR PLANTING ONE NEW UPPER-CANOPY TREE ON SITE. THE APPLICANT SHALL PLANT ONE UPPER-CANOPY TREE OF SUBSTANTIAL SIZE AND CALIBER IF DETERMINED APPROPRIATE FOR THE SITE BY THE CITY FORESTER. THE LOCATION, SIZE, AND SPECIES OF THIS TREE SHALL BE NOTED ON A REVISED LANDSCAPE PLAN, AND THIS PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION PLAN SET. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE TREE SHALL BE PLANTED ON SITE LOCATED APPROX. 10 FT. FROM ANY BUILDING.

VICINITY MAP



NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, GREEN BUILDING STANDARDS, ENERGY, HISTORICAL, AND FIRE CODES, AND ALL LOCAL AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION PER THE TREE PROTECTION STANDARDS OF THE CITY OF CARMEL.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 18%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
8. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OR CARMEL WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE APRINKLER SYSTEM - THE BUILDINGS AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SURVEY AND GEOTECHNICAL NOTES

1. A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.
2. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEERING FIRM PRIOR TO PROCESSING OR PLACING FILL. SEE GEOTECHNICAL REPORT F-100945, DATED FEBRUARY 21, 2014 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT DATA

LOT 22 AND A PORTION OF LOT 20, BLOCK GG, CARMEL CITY, MONTEREY COUNTY, CALIFORNIA
ZONING: R-1
LOT SIZE: 7,000 S.F.
GRADE AT HIGHEST RIDGE: 112'
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED
OCCUPANCY GROUP:
RESIDENCE: R-3
GARAGE: U
TYPE OF CONSTRUCTION: V-B

SETBACKS
REQUIRED FRONT SETBACK = 15'-0"
PROPOSED FRONT SETBACK = 20'-3" TO GARAGE, 31'-9" TO HOUSE
REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 17'-6"
PROPOSED SIDE SETBACKS TO FINISH = 8'-9" + 8'-9" = 17'-6"
REQUIRED REAR SETBACK = 5'-0"
PROPOSED REAR SETBACK = 5'-0"

	EXISTING	PROPOSED
FLOOR AREA		
BUILDINGS		
MAIN FLOOR(S)	588 SQ. FT. 607 SQ. FT.	1,867 SQ. FT. --
LOWER FLOOR	--	563 SQ. FT.
GARAGE	--	300 SQ. FT.
TOTAL FLOOR AREA	1,195 SQ. FT.	2,730 SQ. FT.
TOTAL ALLOWABLE FLOOR AREA = 2,730 SQ. FT.		
SITE COVERAGE	IMPERMIABLE:	IMPERMIABLE:
ENTRY PORCH & STEPS	104 SQ. FT.	128 SQ. FT.
PATIOS	228 SQ. FT.	63 SQ. FT.
BB-Q	--	12 SQ. FT.
STEPPING STONES	--	22 SQ. FT.
GENERATOR SLAB	--	17 SQ. FT.
SITE STONE WALLS	--	93 SQ. FT.
DRIVEWAY	555 SQ. FT.	--
WALKWAYS	297 SQ. FT.	--
	PERMIABLE:	PERMIABLE:
PATIO	--	154 SQ. FT.
DRIVEWAY	--	342 SQ. FT.
SUBTOTALS PERMIABLE:	--	546 SQ. FT.
IMPERMIABLE:	1,188 SQ. FT.	335 SQ. FT.
TOTAL SITE COVERAGE	1,188 SQ. FT.	881 SQ. FT.

TOTAL ALLOWABLE IMPERMIABLE SITE COVERAGE = 601 SQ. FT. + (4% FOR DRIVEWAY) 280 SQ. FT. =
TOTAL ALLOWABLE SITE COVERAGE: 881 SQ. FT.

PROJECT TEAM

2 1

OWNER:
JEFF AND NOELLE NEWMAN
26022 ATHERTON DR
CARMEL-BY-THE-SEA, CA 93923-8904
PH: 831-601-1522

SITE ADDRESS:
CARMELO, 3 SE OF 4TH
CARMEL-BY-THE-SEA, CA 93921

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SURVEYOR:
POLARIS CONSULTING
P.O. BOX 1319
CARMEL VALLEY, CA 93924
PH: 831-659-9564

SOILS ENGINEER:
BEACON GEOTECHICAL, INC.
P.O. BOX 4814
PASO ROBLES, CA 93447
PH: 805-239-9451
SOILS REPORT F-100945, DATED FEB 21, 2014

STRUCTURAL ENGINEER:
UYEDA AND ASSOCIATES
2600 GARDEN ROAD, SUITE 305
MONTEREY, CA 93940
PH: 831-373-3101
CONTACT: YUTAKA UYEDA

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., SUITE B
CARMEL, CA 93924
PH: 831-372-8328

SHEET INDEX

ARCHITECTURAL

A1.0	COVER SHEET, PROJECT DATA
1 of 1	SITE PLAN SURVEY
A1.1	SITE / DRAINAGE PLAN
A1.2	WALL REMOVAL PLN., FLR. LEVEL MAP 1
A1.3	EXISTING AND PROPOSED STREET ELEV.
A2.1	LOWER FLOOR PLAN
A2.2	MAIN FLOOR PLAN
A2.5	ROOF PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS 1
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	DOOR & WINDOW SCHEDULE & DETAILS
A4.2	WINDOW & DOOR DETAILS

LANDSCAPE

L-1	HARDSCAPE/LIGHTING/IRRIGATION & DRAINAGE PLAN

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

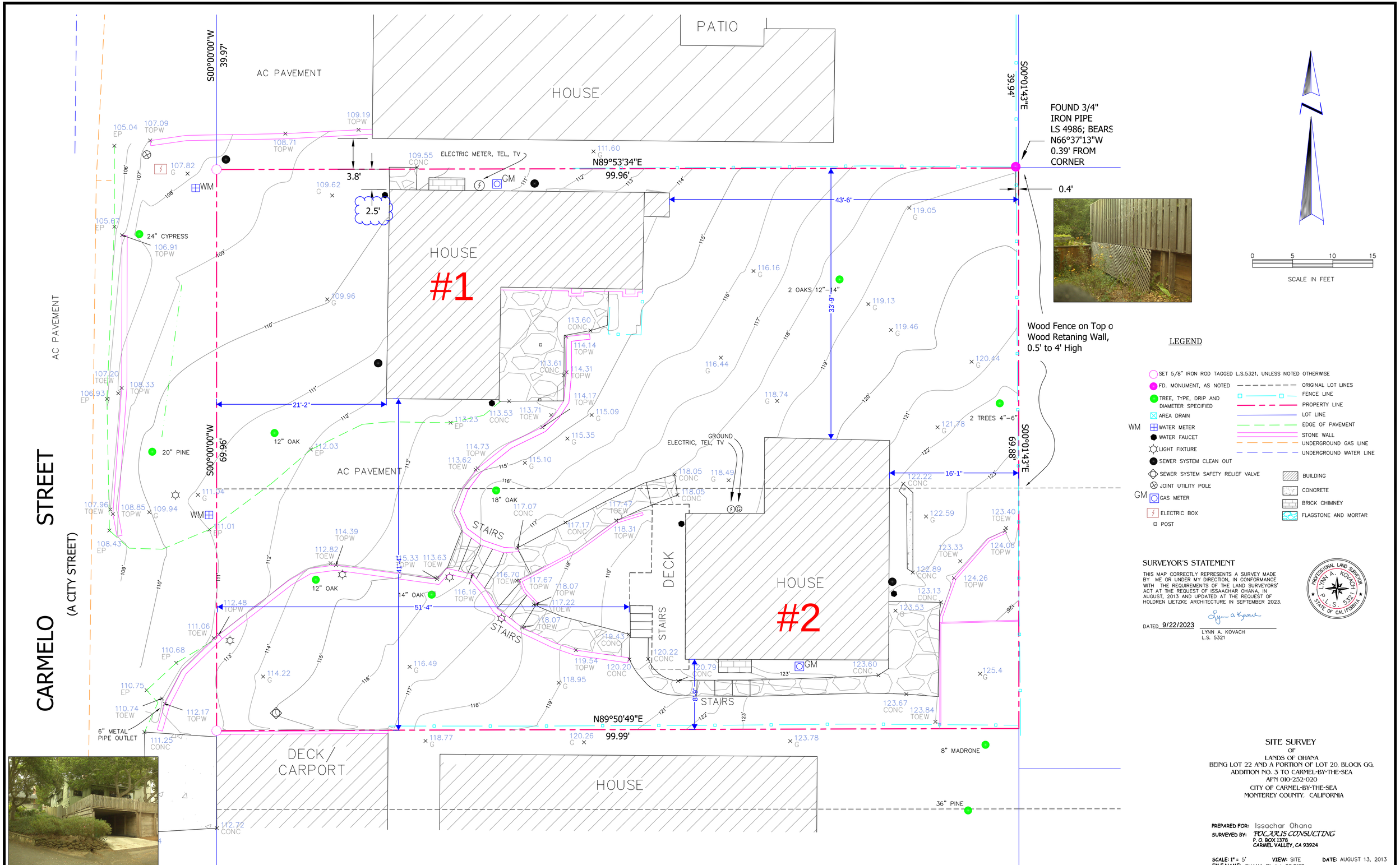
DATE:	01.17.2024
SCALE:	
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24
2	PLANNING COMMENT 08/02/24

LICENSED ARCHITECT — J. CRAIG HOLDREN — C-32768 — RENEWAL DATE SEP 30 2025 — STATE OF CALIFORNIA

COVER SHEET, PROJECT DATA

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.0



PATIO
HOUSE
AC PAVEMENT
S00°00'00"W
39.97'
S00°01'43"E
39.94'
FOUND 3/4" IRON PIPE LS 4986; BEARS N66°37'13"W 0.39' FROM CORNER
0.4'
ELECTRIC METER, TEL, TV
N89°53'34"E
99.96'
3.8'
2.5'
43'-6"
HOUSE
#1
24" CYPRESS
2 OAKS 12"-14"
33'-9"
Wood Fence on Top o Wood Retaning Wall, 0.5' to 4' High
21'-2"
12" OAK
20" PINE
S00°00'00"W
69.96'
S00°01'43"E
69.88'
2 TREES 4"-6"
16'-1"
GROUND ELECTRIC, TEL, TV
AC PAVEMENT
18" OAK
STAIRS
DECK
HOUSE
#2
12" OAK
14" OAK
51'-4"
STAIRS
STAIRS
N89°50'49"E
99.99'
6" METAL PIPE OUTLET
DECK/ CARPORT
HOUSE
8" MADRONE
36" PINE
CARMELO STREET
(A CITY STREET)
SCALE IN FEET
LEGEND
SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
FD. MONUMENT, AS NOTED
TREE, TYPE, DRIP AND DIAMETER SPECIFIED
AREA DRAIN
WATER METER
WATER FAUCET
LIGHT FIXTURE
SEWER SYSTEM CLEAN OUT
SEWER SYSTEM SAFETY RELIEF VALVE
JOINT UTILITY POLE
GAS METER
ELECTRIC BOX
POST
ORIGINAL LOT LINES
FENCE LINE
PROPERTY LINE
LOT LINE
EDGE OF PAVEMENT
STONE WALL
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
BUILDING
CONCRETE
BRICK CHIMNEY
FLAGSTONE AND MORTAR
SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF ISSAACHAR OHANA, IN AUGUST, 2013 AND UPDATED AT THE REQUEST OF HOLDREN LIETZKE ARCHITECTURE IN SEPTEMBER 2023.
DATED 9/22/2023
LYNN A. KOVACH
L.S. 5321
PROFESSIONAL LAND SURVEYOR LYNN A. KOVACH P.L.S. 5321 STATE OF CALIFORNIA
SITE SURVEY
OF
LANDS OF OHANA
BEING LOT 22 AND A PORTION OF LOT 20, BLOCK GG,
ADDITION NO. 3 TO CARMEL-BY-THE-SEA
APN 010-252-020
CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA
PREPARED FOR: Issachar Ohana
SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
SCALE: 1" = 5'
VIEW: SITE
DATE: AUGUST 13, 2013
FILE NAME: OHANA PL lot 22.DWG

CITY FORESTER TREE SURVEY

CARMELO STREET
(A CITY STREET)

AC PAVEMENT

PATIO

HOUSE #1

HOUSE #2

DECK

STAIRS

DECK/ CARPORT

S00°00'00"W 39.97'

S00°01'43"E 39.94'

S00°00'00"W 69.96'

S00°01'43"E 69.88'

N89°53'34"E 99.96'

N89°50'49"E 99.99'

3.8'

2.5'

0.4'

FOUND 3/4" IRON PIPE LS 4986; BEARS N66°37'13"W 0.39' FROM CORNER

ELECTRIC METER, TEL, TV

GROUND ELECTRIC, TEL, TV

GM

WM

1 24" CYPRESS

2 20" PINE

3 27" OAK

4 12" OAK

5 14" OAK

6 18" OAK

7 2 OAKS 12"

8 2 TREES 4"–6"

9 8" MADRONE

10 36" PINE

Wood Fence on Top o Wood Retaning Wall, 0.5' to 4' High

0 5 10 15

SCALE IN FEET

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- SEWER SYSTEM CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT UTILITY POLE
- GM GAS METER
- ELECTRIC BOX
- POST

- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE

- BUILDING
- CONCRETE
- BRICK CHIMNEY
- FLAGSTONE AND MORTAR

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF ISSACHAR OHANA, IN AUGUST, 2013 AND UPDATED AT THE REQUEST OF HOLDREN LIETZKE ARCHITECTURE IN SEPTEMBER 2023.

DATED 9/22/2023

LYNN A. KOVACH
L.S. 5321

PROFESSIONAL LAND SURVEYOR LYNN A. KOVACH L.S. 5321 STATE OF CALIFORNIA

SITE SURVEY

OF
LANDS OF OHANA
BEING LOT 22 AND A PORTION OF LOT 20, BLOCK GG,
ADDITION NO. 3 TO CARMEL-BY-THE-SEA
APN 010-252-020
CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Issachar Ohana
SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 5' **VIEW:** SITE **DATE:** AUGUST 13, 2013
FILE NAME: OHANA PL lot 22.DWG

Significant Tree Evaluation Worksheet

APN: 010-252-020-000
Street Location: Carmelo 3 SE 4th
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Newman
Recommended Tree Density: 5 upper, 4 lower

Part One: Initial Screening:

Complete Part One to determine if further assessment is warranted. Trees must pass all criteria in Part One to be considered significant or moderately significant.

A. Does the tree pose an above-normal potential risk to life and property?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x	x					

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MC	MP	CO	CO	CO	CO	CO	Pitt	Mad	MP					
YES	x	x	x	x	x	x	x			x					
NO								x	x						

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Mad -- Madrone Pitt -- Pittosporum BL -- big leaf maple Pod -- Podocarpus OT -- other

(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	20	24	12	12	14	18	12+14			36					
NO								4+5	8						

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH
Coast live oak – single trunk tree: 6" DBH
Coast live oak – multi-trunk tree measured per industry standard: 6" DBH
California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH
dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	0	2	2	2	2	1	2	2	2					

0 points:	The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point:	The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points:	The tree appears healthy and in good condition.
3 points:	The tree shows excellent health, is free of pests and disease and is in very strong condition.

E. What is the overall form and structure of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	0	2	1	1	1	2	2	2	2					

0 points:	Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point:	The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points:	The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points:	The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each trunk/branch.

F. What is the age and vigor of the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	1	1	2	2	2	2	1	2	2	2					

0 points:	The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.
1 point:	The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.
2 points:	The tree is young to middle age and shows normal vigor.
3 points:	The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	0	0	2	2	2	2	2	2	2	2					

0 points:	The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point:	The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points:	The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Record the total points scored on D - G for each tree.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total	2	1	8	7	7	7	6	8	8	8					

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES			x	x	x	x	x	x	x	x					
NO	x	x													

B. Are there any other factors that would disqualify a tree from a determination of significance?
(Explain any 'yes' answer)

Yes _____

Conclusion: Does The Tree Qualify As Significant Or Moderately Significant?

If the tree meets the species, size and safety criteria identified in Part One and scores at least one point under each of the criteria in Part Two, it shall be classified as Significant if it achieves a score of **6 or more points** or shall be classified as Moderately Significant if it achieves a score of **4 or 5 points**. Tree species not listed in Part One-B that meet other screening criteria in Part One may be classified by the City Forester as Significant if they score **at least 7 points**, or as Moderately Significant if they score **at least 4 points**. All other trees are classified as non-significant.

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SIGNIF			x	x	x	x	x			x					
MOD SIGNIF															
NOT SIGNIF	x	x						x	x						

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7	8	6	6	6	6	9	6	6	12					

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	9	10	8	8	8	8	12	6	6	15					

Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- UTILITY POLE
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- CO DRAIN LINE CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT POLE
- GM GAS METER
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- GAS
- WATER
- DRAIN LINE
- (E) BUILDING
- CONCRETE
- FLAGSTONE AND MORTAR

CARMELO STREET

AC PAVEMENT

S00°00'00"W 39.97'

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY. VERIFY DRAIN DISCHARGE POINT

MIN. 36' ASPHALT APRON PER CITY STANDARD MAX. DRIVEWAY WIDTH 14'-0"

24" CYPRESS

15'-0" 4' WOOD FENCE

(N) 6' WOOD FENCE TO BACK PROPERTY LINE

15 KW GENERATOR INSTALL PER MANUFACTURE RECOMMENDATIONS

ELECTRIC METER, TEL, TV

N89°53'34"E 99.96'

HOUSE

PATIO

PLANTING

F.F. = 120.0'

T.F.=119.5'

B.W.=118.5'

T.W.=119.0'

T.W.=118.5'

T.W.=118.0'

T.W.=117.0'

T.W.=116.5'

T.W.=114.0'

T.W.=123.5'

T.W.=124.5'

T.W.=125.5'

B.W.=120.5'

TO FINISH 8'-4"

NOTE: CORNERS WILL BE SURVEYED & DOCUMENTATION THAT THE HOUSE PLACEMENT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO FOUNDATION PLACEMENT

FOUND 3/4" IRON PIPE LS 4986 AT N66°37'13"W 0.39'

S00°01'43"E 39.94'

2 (N) 6" Ø MONTEREY PINE

OAKS 12"-14" 1 - PER SITE ASSESMENT 10/25/13

Wood Fence on Top of Wood Retaning Wall, 0.5' to 4' High

FIRE PIT

BBQ

PERMEABLE SAND SET FLAGSTONE PAVERS

2 TREES 4"-6"

S00°01'43"E 69.88'

20" PINE

12" TREE

S00°00'00"W 69.96'

12" MAX. HT. STONE YARD WALL

TURF

18" OAK

PERMEABLE SAND SET PAVER DRIVEWAY

12" OAK

14" OAK

(E) WALL (N) STONE TO REPAINT TWICE

NOTE: MASTER BEDROOM RAKE PROJECTION SHALL BE AT OR BEHIND ℄ OF ADJACENT VIEW WINDOW

RELOCATE (E) GROUND ELECTRIC, TEL, TV

LINE OF ROOF OVERHANG

15'-0" (N) 4' WOOD FENCE

(N) 6' WOOD FENCE TO BACK PROPERTY LINE

6" METAL PIPE OUTLET

N89°50'49"E 99.99'

℄ OF VIEW WINDOW

RELOCATE (E) ELECTRICAL PANEL FROM THIS LOCATION

SET NAIL AND TAG ON FENCE ALONG PROPERTY LINE 1.00' AWAY FROM SE PROPERTY CORNER

8" MADRONE

36" PINE

DECK/ CARPORT

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY

HOUSE

NOTE: THE GROUND 10'-0" FROM THE STRUCTURE IN ALL DIRECTIONS SHOULD BE SLOPED 5% MIN. AWAY FROM THE STRUCTURE. IN ALL LOCATIONS WHERE THIS CANNOT BE ACHIEVED, SUBSURFACE DRAINAGE DISCHARGING AWAY FROM BEARING SOILS SHALL BE PLACED.

N

SITE / DRAINAGE PLAN

SCALE: 1" = 5'-0"

0 5 10

NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE SURVEY BY POLARIS CONSULTING FOR ISSACHER OHANA DATED AUGUST 9, 2013.
2. CONTOUR INTERVAL = ONE FOOT.
3. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1"=5'-0"
DRAWN:	LL
JOB NUMBER:	23.10

REVISION

1	PLANNING COMMENT 04/10/24
2	PLANNING COMMENT 08/02/24

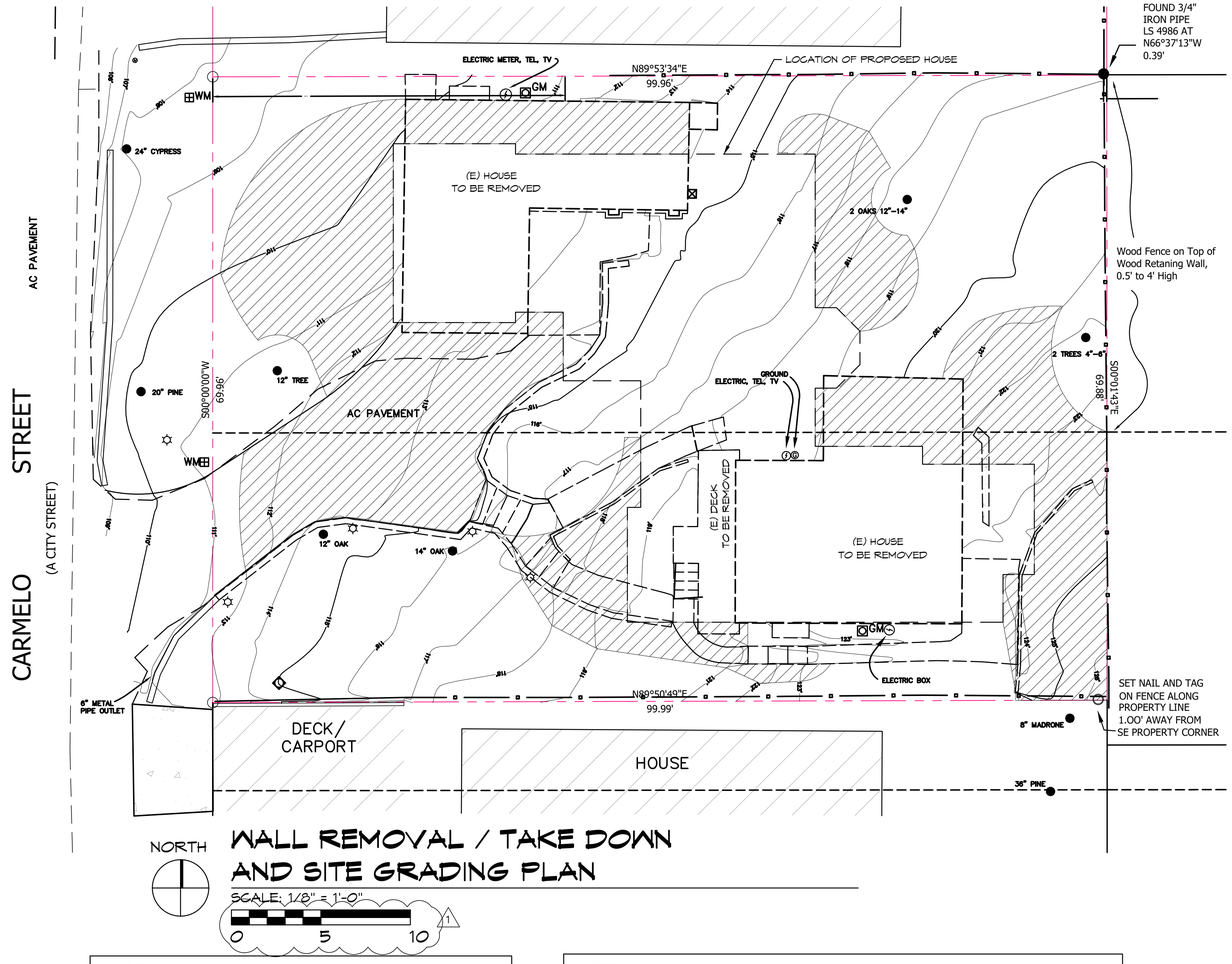
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
RENEWAL DATE: SEPTEMBER 30 2025
STATE OF CALIFORNIA

SITE / DRAINAGE PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.1



NORTH

WALL REMOVAL / TAKE DOWN AND SITE GRADING PLAN

SCALE: 1/8" = 1'-0"

0 5 10

LEGEND

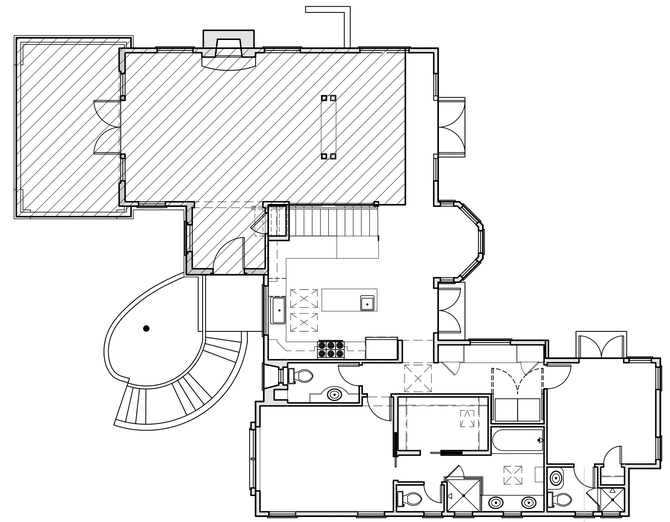
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVING/DECK TO BE REMOVED
- EXISTING FENCE/STEPS TO BE REMOVED
- AREA OF GRADING OUTSIDE FOOTINGS (LESS THAN 15 C.Y. CUT, 15 C.Y. FILL)

NOTES:

1. ALL ADDL. GRADING CUT & FILL OCCURS IN LOCATION OF NEW FOOTINGS.
2. NO GRADING OFF SITE OR IN PUBLIC RIGHT OF WAY.

EXISTING EXTERIOR STRUCTURAL WALLS PROPOSED FOR DEMOLITION, REMOVAL OR RECONSTRUCTION = 100%

MAIN FLOOR: EXISTING/DEMO - 210 LINEAR FEET



NORTH

FLOOR LEVEL MAP

SCALE: 1/8" = 1'-0"

0 5 10

LEGEND

- AREA OF MAIN LEVEL
- AREA OF LOWER LEVEL THAT IS COMPLETELY OVERLAPPED BY MAIN LEVEL (NOTE: 100% OF LOWER LEVEL IS OVERLAPPED BY FIRST LEVEL)

FLOOR AREA TABLE

MAIN FLOOR: 1,867 S.F.
LOWER FLOOR (INCLUDING GARAGE): 864 S.F.
AREA OF LOWER FLOOR THAT IS OVERLAPPED BY FIRST FLOOR: 864 S.F.

HOLDREN+LIETZKE ARCHITECTURE

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Fax: 831.649.6003

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DATE:	01.17.2024
SCALE:	AS_NOTED
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-12768
SEP 30 2025
RenewalDate
STATE OF CALIFORNIA

WALL REMOVAL PLN., FLR. LEVEL MAP

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921

A.P.N. 010-252-020

A1.2

EXISTING CARMELO STREET PROFILE - WEST ELEVATION

SCALE: ⅛"=1'-0"

0 5 10

PROPOSED CARMELO STREET PROFILE - WEST ELEVATION

SCALE: ⅛"=1'-0"

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

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REVISION	
1	PLANNING COMMENT 04/10/24

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J. CRAIG HOLDREN
C-32768
Renewal Date SEP 30 2025
STATE OF CALIFORNIA

EXISTING AND PROPOSED STREET ELEV.

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.3

INSULATION NOTES

1. ROOF INSULATION SHALL BE CIMA APPROVED BLOWN-IN CELLULOSE INSULATION BY U.S. GREENFIBER, LLC/ OR 'HMI HAMILTON MANUFACTURING, INC.' OR APPROVED EQUAL AND SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION - (REQUIRES NO VENTILATION)
2. BATT INSULATION SHALL BE PROVIDED IN ALL WALLS AND UNDERFLOOR CAVITIES

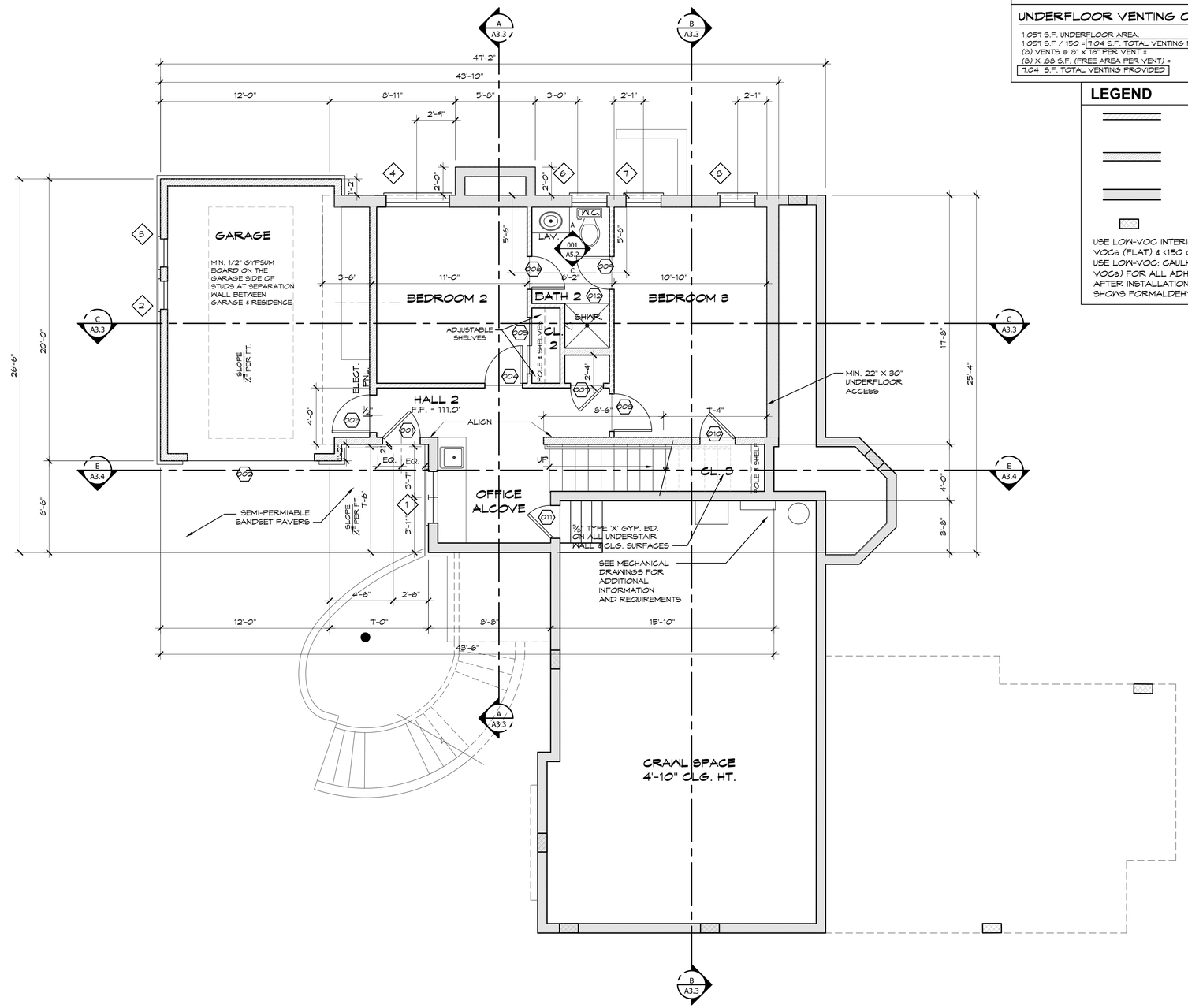
UNDERFLOOR VENTING CALCULATIONS:

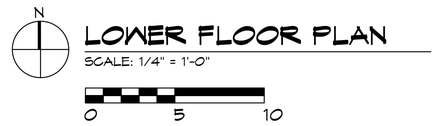
1,057 S.F. UNDERFLOOR AREA.
1,057 S.F. / 150 = 7.04 S.F. TOTAL VENTING REQUIRED
(8) VENTS @ 8" x 16" PER VENT =
(8) X .88 S.F. (FREE AREA PER VENT) =
7.04 S.F. TOTAL VENTING PROVIDED

LEGEND

- (N) 2X4 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X6 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X8 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- 8"X16" UNDERFLOOR VENT (TYP. OF 8)

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB





LOWER FLOOR PLAN

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

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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LOWER FLOOR PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.1

LEGEND

(N) 2X4 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X6 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X8 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC: CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB

DECK
11'-0" X 19'-0"

GREAT ROOM
23'-6" X 16'-8"

DINING
11'-0" X 16'-8"

FLAGSTONE LANDING

FOYER
F.F. = 120.0

COAT CL.

BREAKFAST
8'-0" X 8'-0"

KITCHEN
18'-6" X 13'-6"

ENERGY STAR DISHWASHER

SINK

STOVE

REF.

HOOD ABOVE - VENT TO EXTERIOR

42" H RAIL

ENTRY STEPS - 12 RISERS TOTAL SEE SITE PLAN FOR GRADES

5'-0" MIN. LANDING

FOYER

LINEN

LINEN

HALL 1

18"x22" ATTIC ACCESS

LAUNDRY

W/D

NOTE: RECESS ALL ELECTRICAL AND PLUMBING CONNECTIONS IN WALL TO ALLOW FOR FLUSH INSTALLATION OF WASHER AND DRYER UNIT

BEDROOM 1
12'-2" X 11'-4"

BATH 1
5'-8" X 5'-0"

CL. 1

TUB/ SHWR.

NOTE: TUB/SHOWER SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE INDIV. CONTROL VALVES

MASTER
15'-6" X 11'-10"

M. CLOSET
7'-4" X 6'-0"

M. BATH
16'-0" X 6'-4"

SHWR.

LAV.

LAV.

W.C.

MAIN FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

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C-32768
SEP 30 2025
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MAIN FLOOR PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.2

GENERAL ROOF DETAIL SHEET NOTES

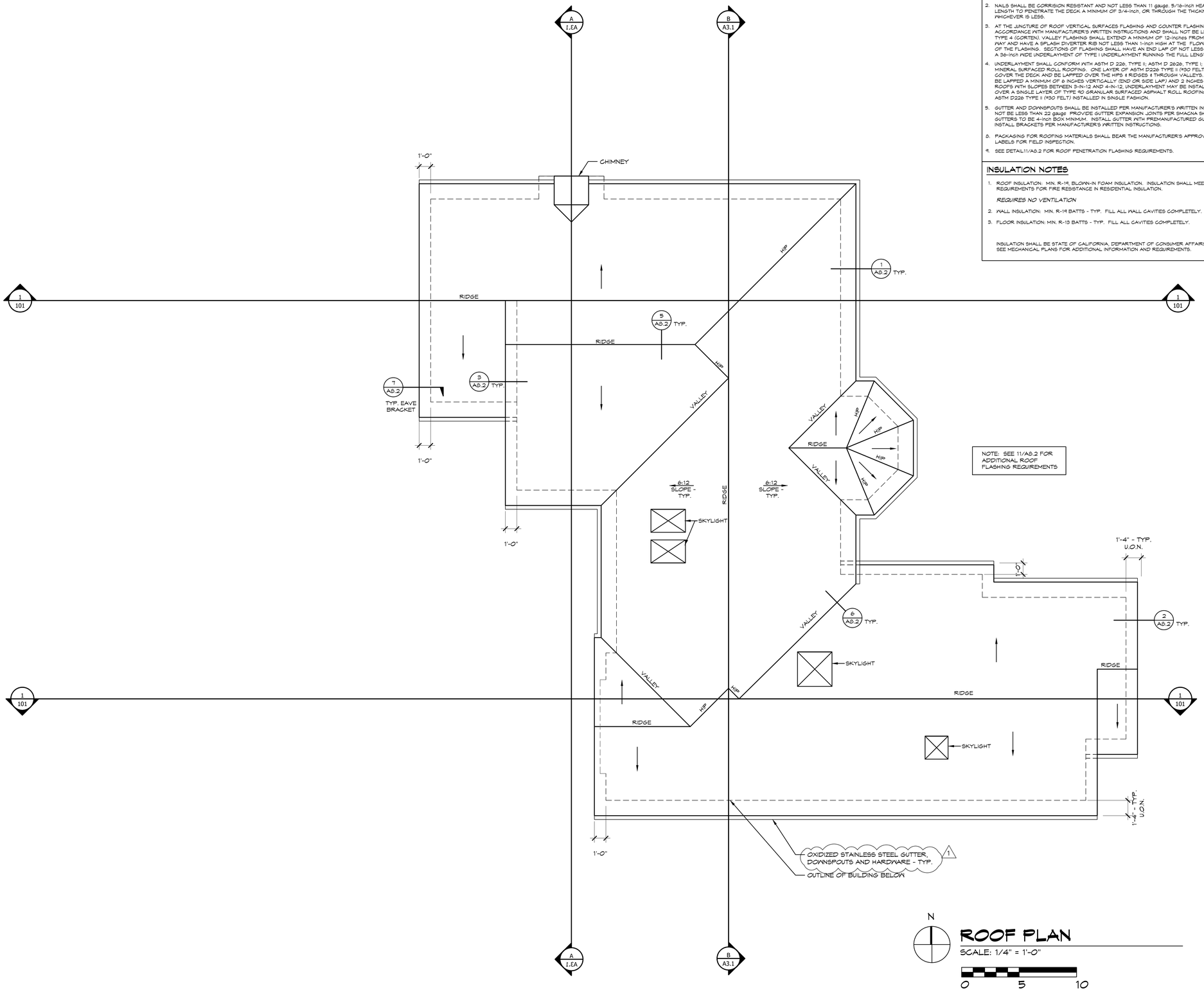
1. ROOF TILE SHALL BE TYPE 'A' FIRE-RESISTANT AND SHALL COMPLY WITH ASTM C 1492.
2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 gauge, 5/16-inch HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-inch, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.
3. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge A606 TYPE 4 (CORTEN). VALLEY FLASHING SHALL EXTEND A MINIMUM OF 12-inches FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-inch HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-inches. PROVIDE A 36-inch WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.
4. UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 249 MINERAL SURFACED ROLL ROOFING. ONE LAYER OF ASTM D226 TYPE II (#30 FELT) WILL COMPLETELY COVER THE DECK AND BE LAPPED OVER THE HIPS & RIDGES & THROUGH VALLEYS. UNDERLAYMENT WILL BE LAPPED A MINIMUM OF 6 INCHES VERTICALLY (END OR SIDE LAP) AND 2 INCHES HORIZONTALLY. FOR ROOFS WITH SLOPES BETWEEN 3-IN-12 AND 4-IN-12, UNDERLAYMENT MAY BE INSTALLED AS ABOVE OR OVER A SINGLE LAYER OF TYPE 90 GRANULAR SURFACED ASPHALT ROLL ROOFING OR TWO LAYERS OF ASTM D226 TYPE II (#30 FELT) INSTALLED IN SINGLE FASHION.
5. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS TO BE 4-inch BOX MINIMUM. INSTALL GUTTER WITH PREMANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
7. SEE DETAIL11/A5.2 FOR ROOF PENETRATION FLASHING REQUIREMENTS.

INSULATION NOTES

1. ROOF INSULATION: MIN. R-19, BLOWN-IN FOAM INSULATION. INSULATION SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION.

   REQUIRES NO VENTILATION
2. WALL INSULATION: MIN. R-14 BATTS - TYP. FILL ALL WALL CAVITES COMPLETELY.
3. FLOOR INSULATION: MIN. R-13 BATTS - TYP. FILL ALL CAVITIES COMPLETELY.

INSULATION SHALL BE STATE OF CALIFORNIA, DEPARTMENT OF CONSUMER AFFAIRS APPROVED. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



NOTE: SEE 11/A5.2 FOR ADDITIONAL ROOF FLASHING REQUIREMENTS

N

ROOF PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
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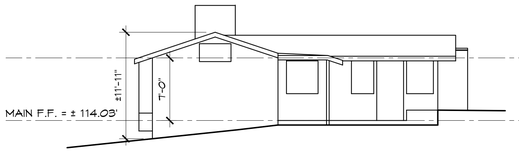
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

ROOF PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

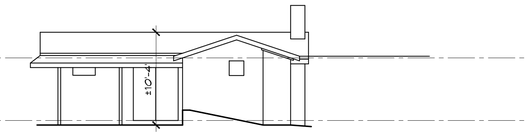
A2.5



SOUTH ELEVATION (HOUSE #1)

SCALE: 1/8" = 1'-0"

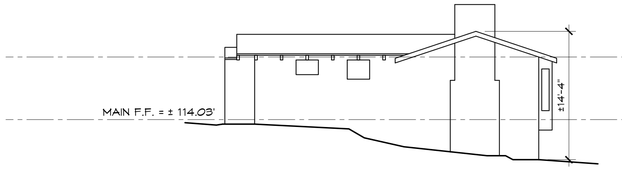
0 5 10



EAST ELEVATION (HOUSE #1)

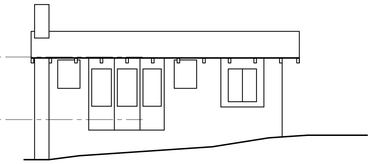
SCALE: 1/8" = 1'-0"

0 5 10



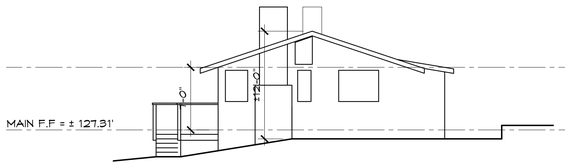
NORTH ELEVATION (HOUSE #1)

SCALE: 1/8" = 1'-0"



WEST ELEVATION (HOUSE #1)

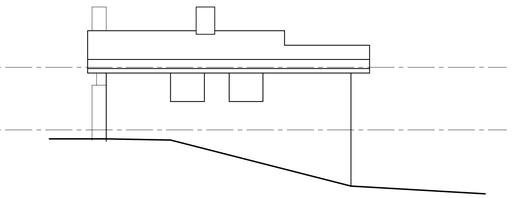
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (HOUSE #2)

SCALE: 1/8" = 1'-0"

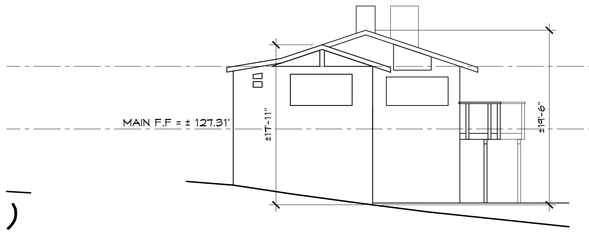
0 5 10



EAST ELEVATION (HOUSE #2)

SCALE: 1/8" = 1'-0"

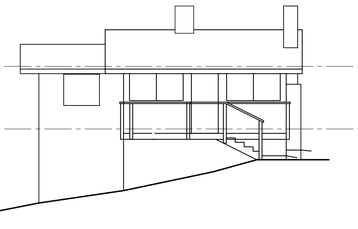
0 5 10



NORTH ELEVATION (HOUSE #2)

SCALE: 1/8" = 1'-0"

0 5 10



WEST ELEVATION (HOUSE #2)

SCALE: 1/8" = 1'-0"

0 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

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DATE:	01.17.2024
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LICENSED ARCHITECT
J. CRAIG HOLDREN
C-17268
RENEWAL DATE SEP 30 2025
STATE OF CALIFORNIA

EXISTING EXTERIOR ELEVATIONS

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
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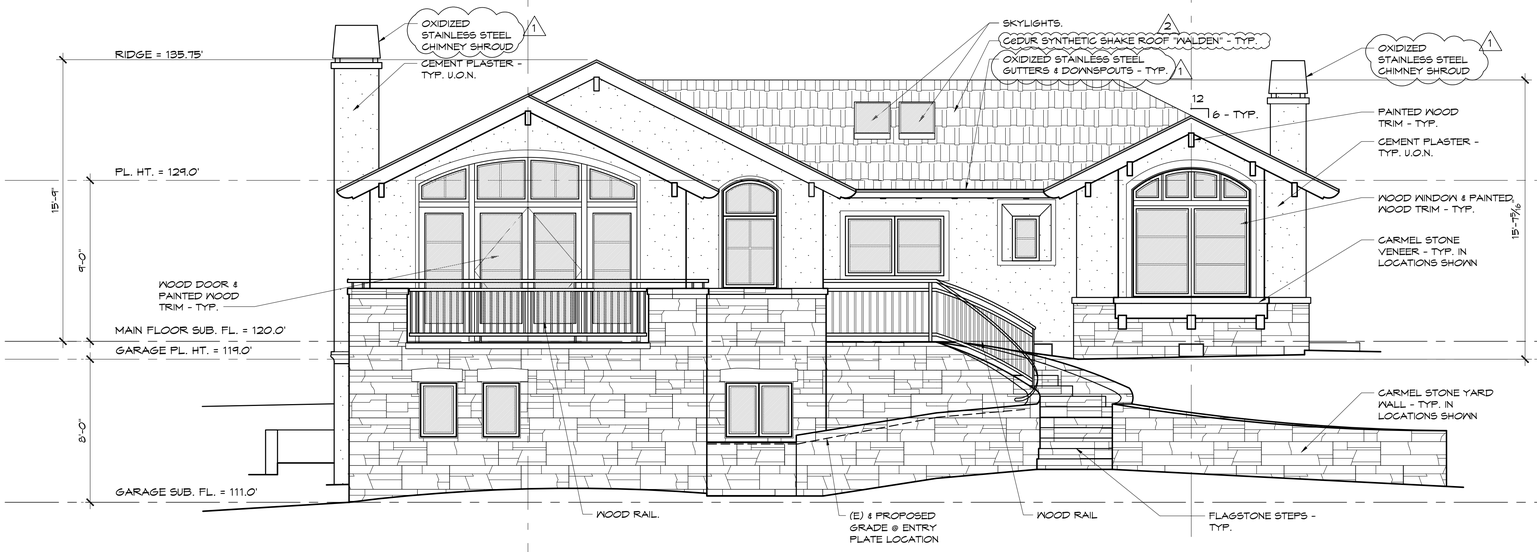
A3.0



WEST ELEVATION

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

NORTH ELEVATION

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

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C-17268
Renewal Date: SEP 30 2025
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EXTERIOR ELEVATIONS

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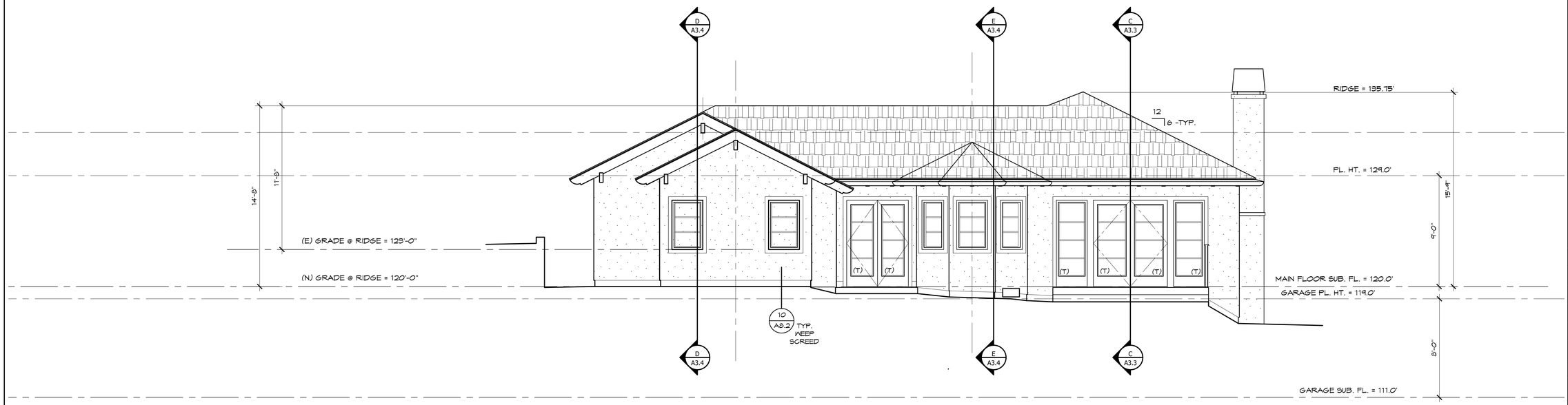
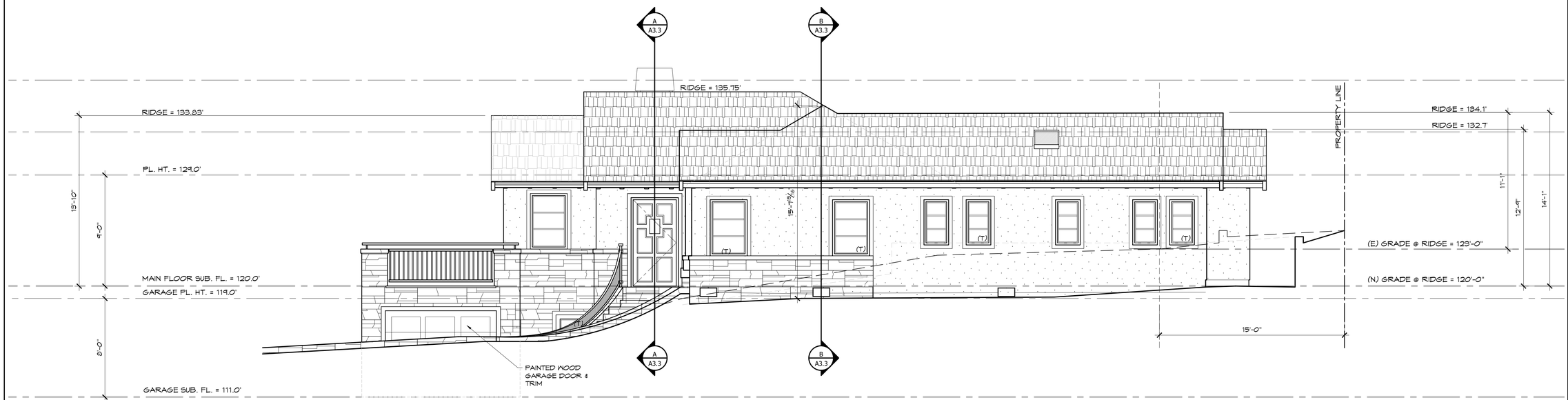
A3.1



EAST ELEVATION

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



SOUTH ELEVATION

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

0 5 10

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LICENSED ARCHITECT J. CRAIG HOLDREN C-32768 SEP 30 2025 Renewal Date STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

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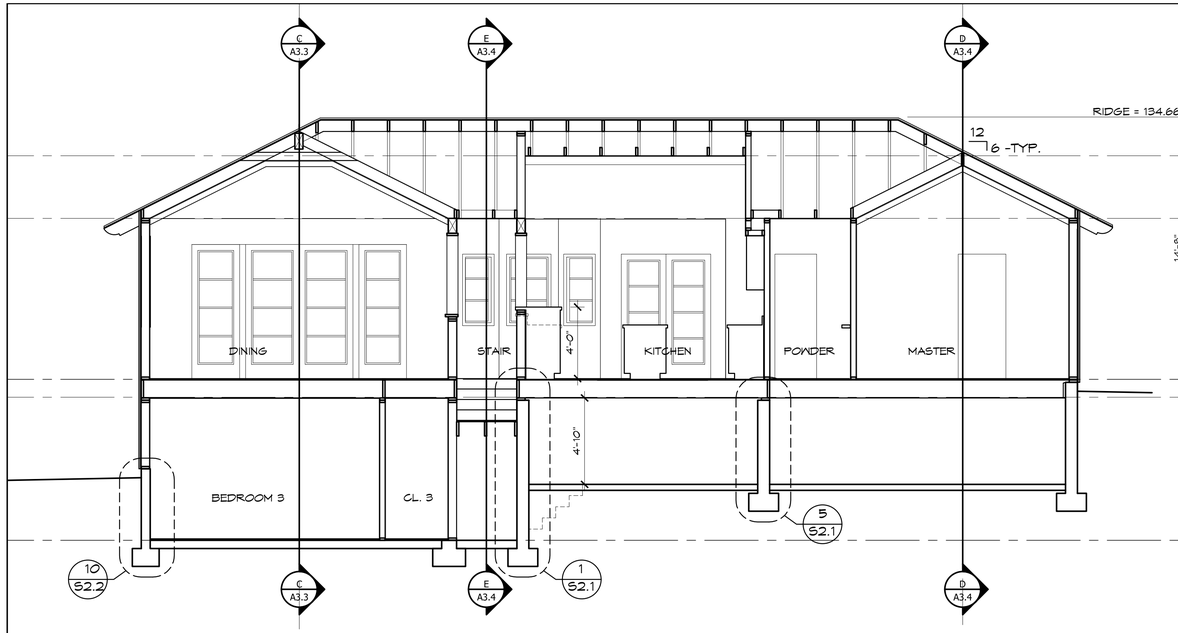
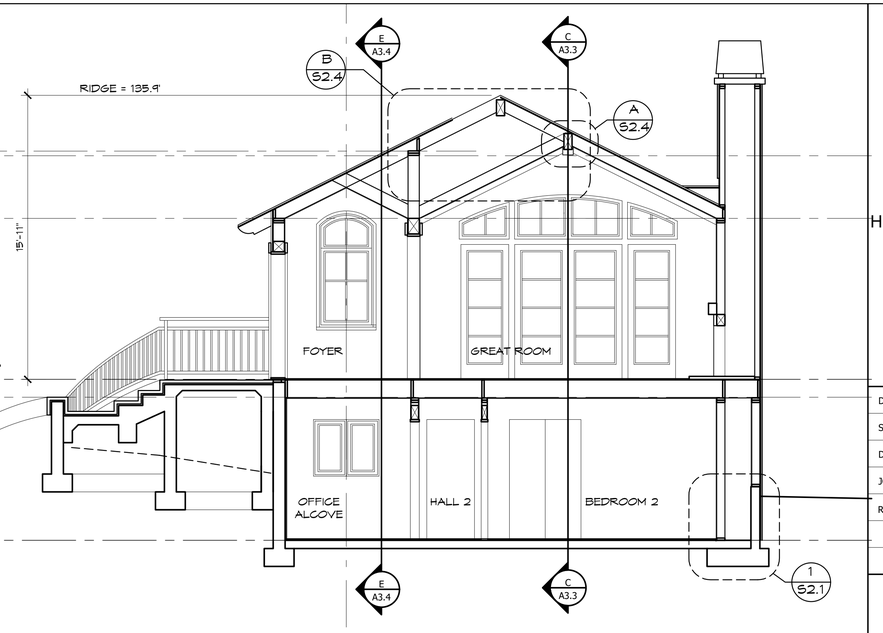
A3.2



B

BUILDING SECTION

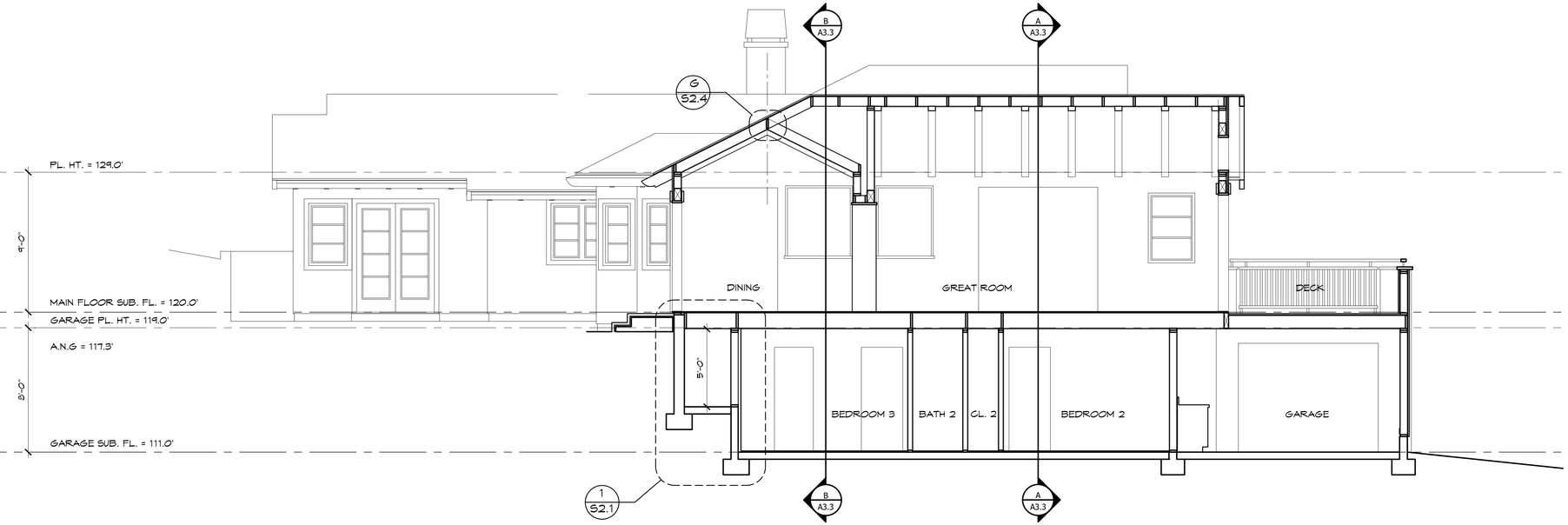
SCALE: 1/4" = 1'-0"



A

BUILDING SECTION

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



C

BUILDING SECTION

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

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
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DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

BUILDING SECTIONS

NEWMAN RESIDENCE

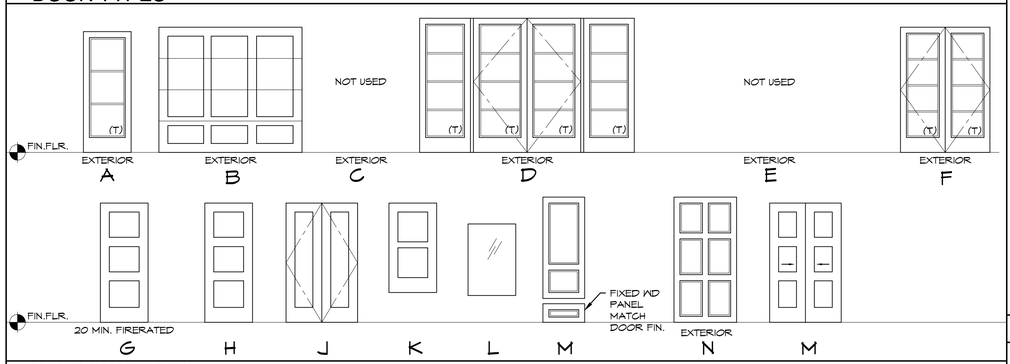
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.3

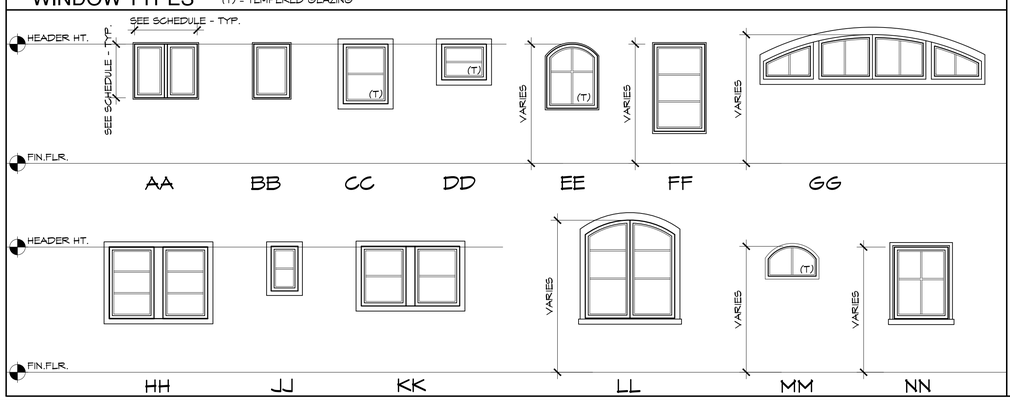
DOOR SCHEDULE

	MARK	TYPE			NOMINAL DIMENSIONS WIDTH	HEIGHT	MIN. THK.	GLAZING	FINISH	FRAME	CORE	HARDWARE	DETAILS (SEE SHEET A4.2 U.O.N.) HEAD	JAMB	THRESH	REMARKS
LOWER FLOOR	001	EXTERIOR	A	LOWER FLOOR ENTRY DOOR	2'-8"	6'-8"	2-1/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY			8 SIM.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	002	EXTERIOR	B	SECTIONAL GARAGE DOOR	9'-0"	7'-0"	PER. MFR.	N/A	PAINTED	PAINTED WOOD	S.C.	PER. MFR.				CUSTOM GARAGE DOOR W/ ELECTRIC OPENER
	003	INTERIOR	G	HALL 2	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	ENTRY				20 MIN. FIRE RATED DOOR, SELF-CLOSING W/SMOKE SEALS
	004	INTERIOR	H	BEDROOM 2	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	005	INTERIOR	M	CLOSET 2	PR. 2'-0"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	006	INTERIOR	H	BATH 2	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	007	INTERIOR	H	HALL 2 CLOSET	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	008	INTERIOR	H	BEDROOM 3	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	009	INTERIOR	H	BATH 2	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	010	INTERIOR	H	CLOSET 3	2'-6"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	011	INTERIOR	K	MECH./UNDRFLR ACCESS	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	012	SHOWER	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING. SEE DOOR NOTE 3.
MAIN FLOOR	101	EXTERIOR	N	FRONT DOOR	3'-6"	7'-0"	2-1/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY			8 SIM.	TEMPERED GLAZING. SEE DOOR NOTE 3. W/ INDW #11
	102	EXTERIOR	D	OUTSWING W/ SIDELITES	12'-0" W/ PR. 3'-0"	7'-6"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	15	W/ SIDELITES - SEE ELEVATION. TEMP GLAZING. SEE DOOR NOTE 3.
	103	EXTERIOR	D	OUTSWING W/ SIDELITES	12'-0" W/ PR. 3'-0"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	W/ SIDELITES - SEE ELEVATION. TEMP GLAZING. SEE DOOR NOTE 3.
	104	EXTERIOR	F	KITCHEN	PR. 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	105	EXTERIOR	F	BEDROOM 1	PR. 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	106	INTERIOR	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING. SEE DOOR NOTE 3.
	107	INTERIOR	M	COAT CLOSET	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	108	INTERIOR	H	BEDROOM 1	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	109	INTERIOR	H	BATH 1	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	110	INTERIOR	H	CLOSET 1	2'-0"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	111	INTERIOR	J	LAUNDRY	PR. 2'-10.5"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	112	INTERIOR	H	MASTER BEDROOM	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	113	INTERIOR	H	POCKET DOOR	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY	-	-	-	POCKET DOOR - SEE 10/A4.2 FOR DETAILS
	114	INTERIOR	H	POCKET DOOR	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE	-	-	-	POCKET DOOR - SEE 10/A4.2 FOR DETAILS
	115	INTERIOR	H	WATER CLOSET	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	116	INTERIOR	H	POWDER ROOM	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	117	INTERIOR	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING DOOR & ENCLOSURE. SEE DOOR NOTE 3.

DOOR TYPES (T) = TEMPERED GLAZING



WINDOW TYPES (T) = TEMPERED GLAZING



WINDOW NOTES

1. ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
2. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
3. ALL DETAILS REFER TO SHEET A5.1 UNLESS OTHERWISE INDICATED.
4. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
6. ALL DIVIDERS TO BE TRU DIVIDERS.
7. WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
8. ALL OPERATING SASH TO HAVE SCREENS.
9. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E. A MINIMUM CLEAR OPENING OF 5.7 S.F., A NET OPENING WIDTH OF 1'-0", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-0" ABOVE FINISH FLOOR.
10. SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
11. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER AND LOCATION OF ALL SASH HEREIN SCHEDULED.
12. DETAILS INDICATE FIXED SASH. SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR OPERATION.
13. WALL WIDTHS VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

1 VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.

2 EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

3 ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.

4 INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.

B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

C. GLAZING IN ALL UNFRAMED SWINGING DOORS.

D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.

E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.

F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

5 VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2 BUILDING ELEVATIONS.

6 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

7 PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

8 CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MFR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER.

DOOR NOTES

HARDWARE NOTES:

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N. :

1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH PER OWNER
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUAL) SMOKE SEALS.

DOOR NOTES:

1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION
2. ALL DOOR GLAZING TO BE TEMPERED:
   S.G. = STAIN GRADE
   P.G. = PAINT GRADE
   MFR. = MANUFACTURER
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

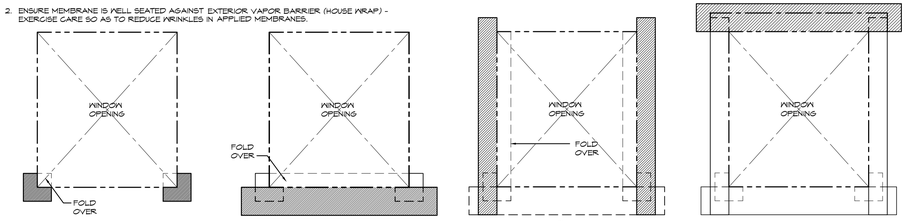
WINDOW SCHEDULE

NOTES: 1. (T) = TEMPERED GLAZING
2. PELLA "ARCHITECT SERIES" COLOR-FRENCH ROAST WOOD WINDOWS OR EQUAL U.O.N. - VERIFY WITH OWNER

	MARK		TYPE	NOMINAL DIMS (WIDTH x HEIGHT)	HEAD HT. (ABV. F.F.)	FRAME/FINISH	GLAZING	LOW e	DETAILS - SEE SHEET A4.2 U.O.N. HEAD	JAMB	SILL	REMARKS
LOWER FLOOR	1	AA	DOUBLE CASEMENT UNIT	3'-8" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5	6	7	
	2	BB	CASEMENT	2'-0" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	3	BB	CASEMENT	2'-0" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	4	KK	DBL. CASEMENT UNIT	PR. 2'-4" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	EGRESS INDW - CONTRACTOR & INDW MFR. TO VERIFY THAT INDW COMPLIES W/ CURRENT CBC REQMTS. - SEE NOTE 9
	5		NOT USED									
	6	CC	CASEMENT	2'-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	FIRREGLASS WINDOW FRAME, TEMPERED GLAZING TEMPERED GLAZING. SEMI-OPAQUE.
	7	CC	CASEMENT	2-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	EGRESS INDW - CONTRACTOR & INDW MFR. TO VERIFY THAT INDW COMPLIES W/ CURRENT CBC REQMTS. - SEE NOTE 9
	8	CC	CASEMENT	2-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	TEMPERED GLAZING
MAIN FLOOR	11		NOT USED									
	12	NN	CASEMENT	3'-0" X 4'-0"	T-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	13	MM	FIXED	3'-0" X 2'-0"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e				ARCHED WINDOW - SEE ELEVATIONS.
	14	FF	CASEMENT	3'-0" X 4'-6"	T'-6"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	15	GG	FIXED TRANSOM	12'-2" X 2'-6"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e		2		COORDINATE ALIGNMENT W/ DOOR #102 W/ ARCHED WINDOW - SEE ELEVATIONS. TEMPERED GLAZING
	16	HH	DOUBLE CASEMENT UNIT	PR. 2'-0" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	17	HH	DOUBLE CASEMENT UNIT	PR. 2'-0" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	18	HH	DOUBLE CASEMENT UNIT	PR. 2'-9" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	19	FF	FIXED	1'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	20	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	21	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	22	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	23	FF	FIXED	1'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	TEMPERED GLAZING
	24	HH	DOUBLE CASEMENT UNIT	PR. 2'-3" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	25	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	TEMPERED GLAZING
	26	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	27	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	28	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				FIRREGLASS WINDOW FRAME, TEMPERED GLAZING
	29	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	30	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				FIRREGLASS WINDOW FRAME, TEMPERED GLAZING
	31	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32A	FF	CASEMENT	3'-0" X 4'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32B	FF	CASEMENT	3'-0" X 4'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	33	LL	FIXED	6'-6" X 1'-2"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e		2	3	ARCHED WINDOW - SEE ELEVATIONS.
	34	JJ	CASEMENT	1'-6" X 2'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	35	KK	DOUBLE CASEMENT UNIT	PR. 2'-9" X 3'-4"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	36	-	SKYLIGHT	2'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	37	-	SKYLIGHT	2'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	38	-	SKYLIGHT	3'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	39	-	SKYLIGHT	2'-0" X 2'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	
	40	-	SKYLIGHT	2'-0" X 2'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	

GENERAL NOTES:

1. ENSURE ALL SURFACES TO RECEIVE MEMBRANE FLASHING ARE CLEAN AND DRY.
2. ENSURE MEMBRANE IS WELL SEATED AGAINST EXTERIOR VAPOR BARRIER (HOUSE WRAP) - EXERCISE CARE SO AS TO REDUCE WRINKLES IN APPLIED MEMBRANES.



STEP 1
1. INSTALL 12" sq. SELF-ADHESIVE MEMBRANE CORNER PATCHES.
2. FOLD ENDS IN AT JAMBS.
3. ENSURE MEMBRANE EXTENDS TO FULL WALL WIDTH ON EXTERIOR FACE.

STEP 2
1. INSTALL 12" wide SELF-ADHESIVE MEMBRANE STRIP AT WINDOW SILL.
2. LAP SILL MEMBRANE OVER CORNER PATCHES.
3. ENSURE MEMBRANE EXTENDS MINIMUM OF 6" BEYOND CORNER PATCHES.
4. FOLD OVER SILL STRIP TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 3
1. INSTALL 8" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 4
1. INSTALL WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. INSTALL 16 OZ. COPPER HEAD FLASHING EXTEND PAST WINDOW OPENING TO EDGE OF JAMB MEMBRANE.
3. INSTALL 12" wide SELF-ADHESIVE MEMBRANE OVER COPPER FLASHING, EXTEND 6" PAST JAMB MEMBRANE.

1 **FLASHING REQUIREMENTS**
SCALE: 1" = 1'-0"

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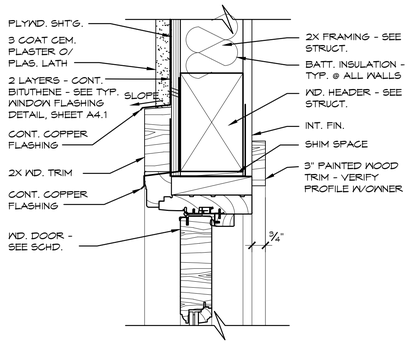
DATE: 01.17.2024
SCALE:
DRAWN: CC
JOB NUMBER: 23.10
REVISION
2 PLANNING COMMENT 08/02/24

LICENSED ARCHITECT J. CRAIG HOLDREN C-32068 SEP 30 2025 Renewal Date STATE OF CALIFORNIA

DOOR & WINDOW SCHEDULES & DETAILS

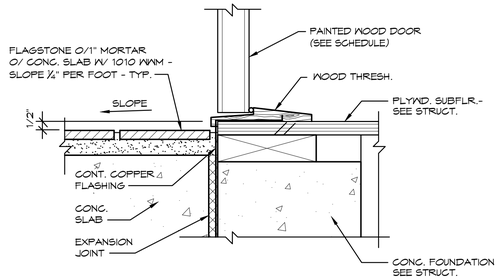
NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A4.1



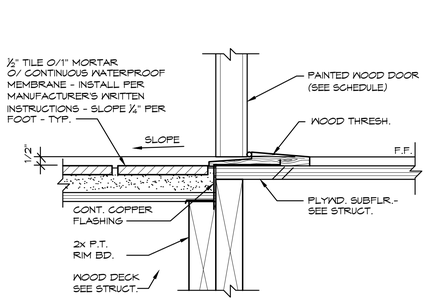
13 OUTSWING DOOR HEAD (JAMB SIM.)

SCALE: 3" = 1'-0"



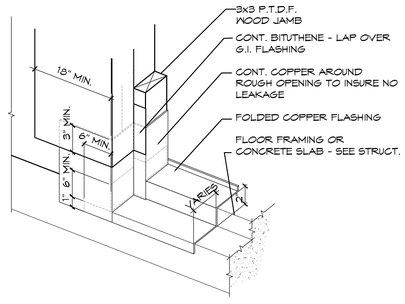
14 EXT. THRESHOLD

SCALE: 3" = 1'-0"



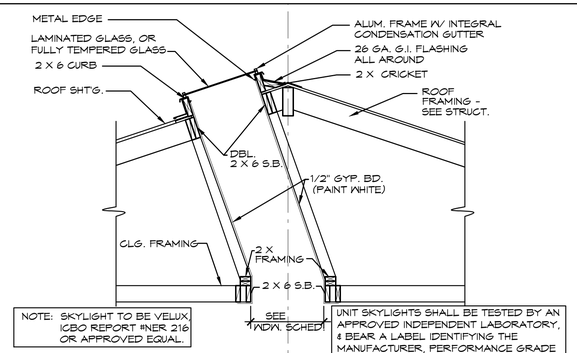
15 EXT. THRESHOLD @ DECK

SCALE: 3" = 1'-0"



16 THRESHOLD FLASHING

N.T.S.

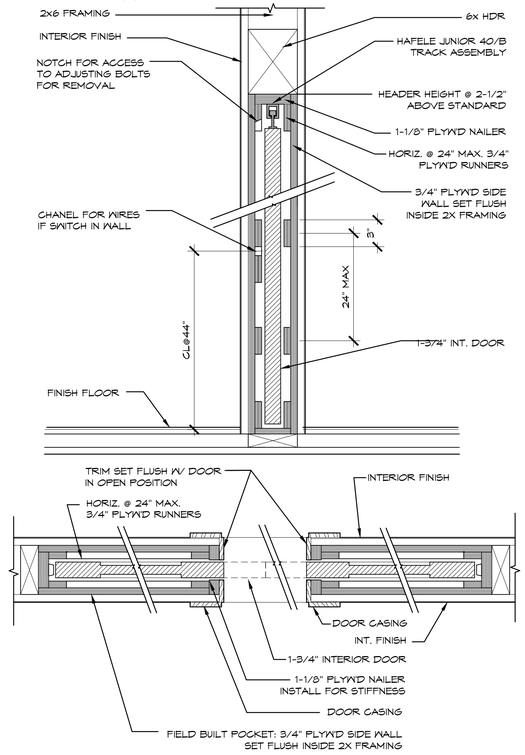


NOTE: SKYLIGHT TO BE VELUX ICBO REPORT #NER 216 OR APPROVED EQUAL.

UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, & BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE GRADE RATING & APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE W/THE REQUIREMENTS OF AAMA/ NWMA/ CSA 101/ I.S.2/A440

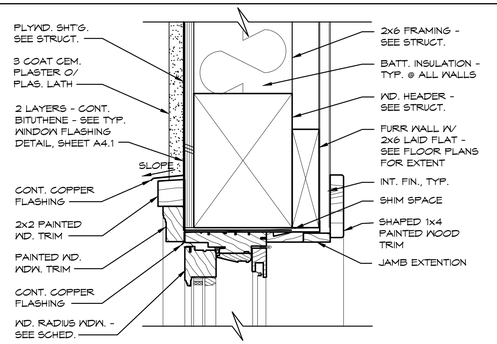
9 SKYLIGHT

SCALE: 1/2" = 1'-0"



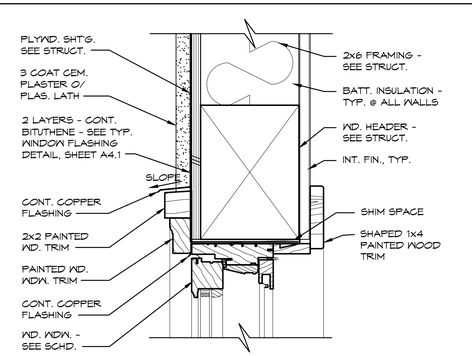
10 POCKET DOOR

SCALE: 1-1/2" = 1'-0"



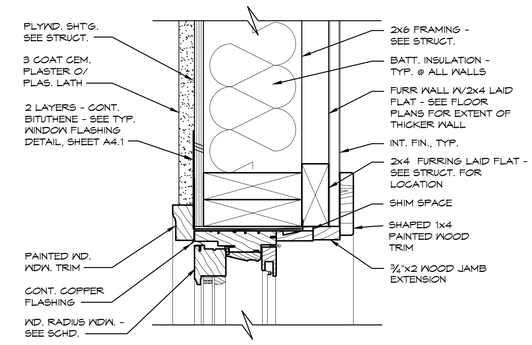
5 WDW HEAD @ THK. WALL

SCALE: 3" = 1'-0"



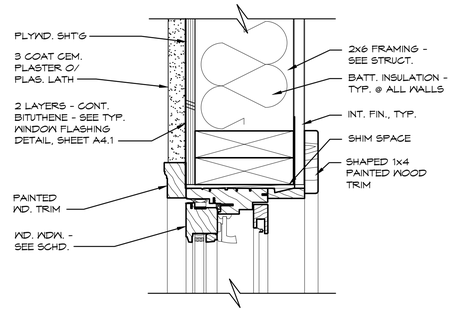
1 TYP. WDW HEAD

SCALE: 3" = 1'-0"



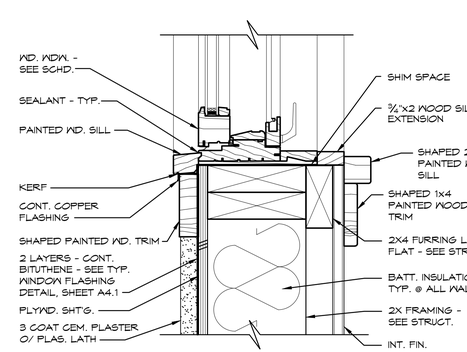
6 WDW. JAMB @ THK. WALL

SCALE: 3" = 1'-0"



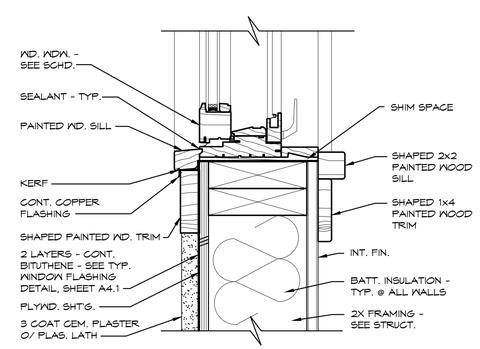
2 TYP. WDW JAMB

SCALE: 3" = 1'-0"



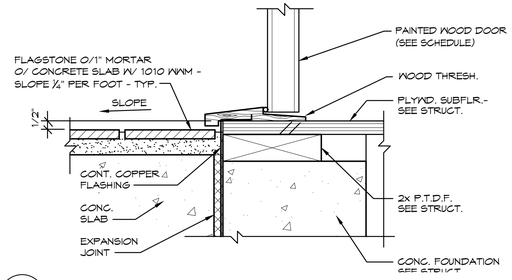
7 SILL @ THK. WALL

SCALE: 3" = 1'-0"



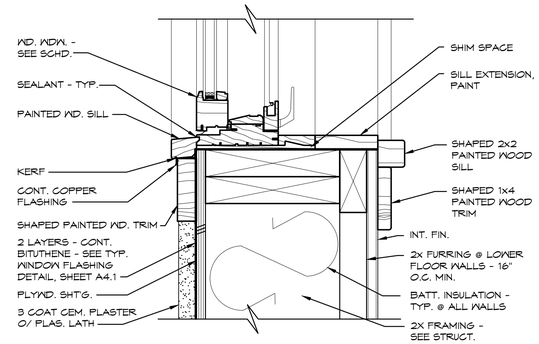
3 TYP. WDW SILL

SCALE: 3" = 1'-0"



8 INSWING EXT. THRESH.

SCALE: 3" = 1'-0"



4 SILL @ LOWER FLOOR

SCALE: 3" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	VARIES
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

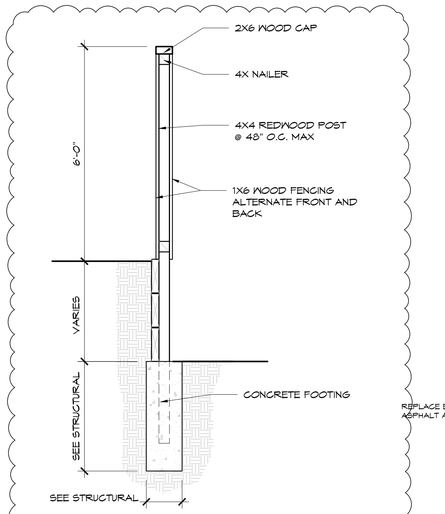
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-12768
REN 10 2025
Renewal Date
STATE OF CALIFORNIA

WINDOW & DOOR DETAILS

NEWMAN RESIDENCE

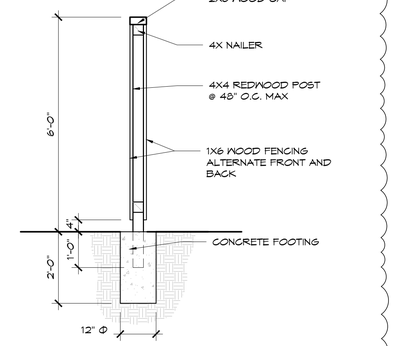
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A4.2



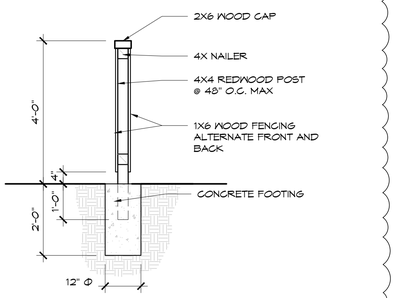
3 RETAINING WALL W/6' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"



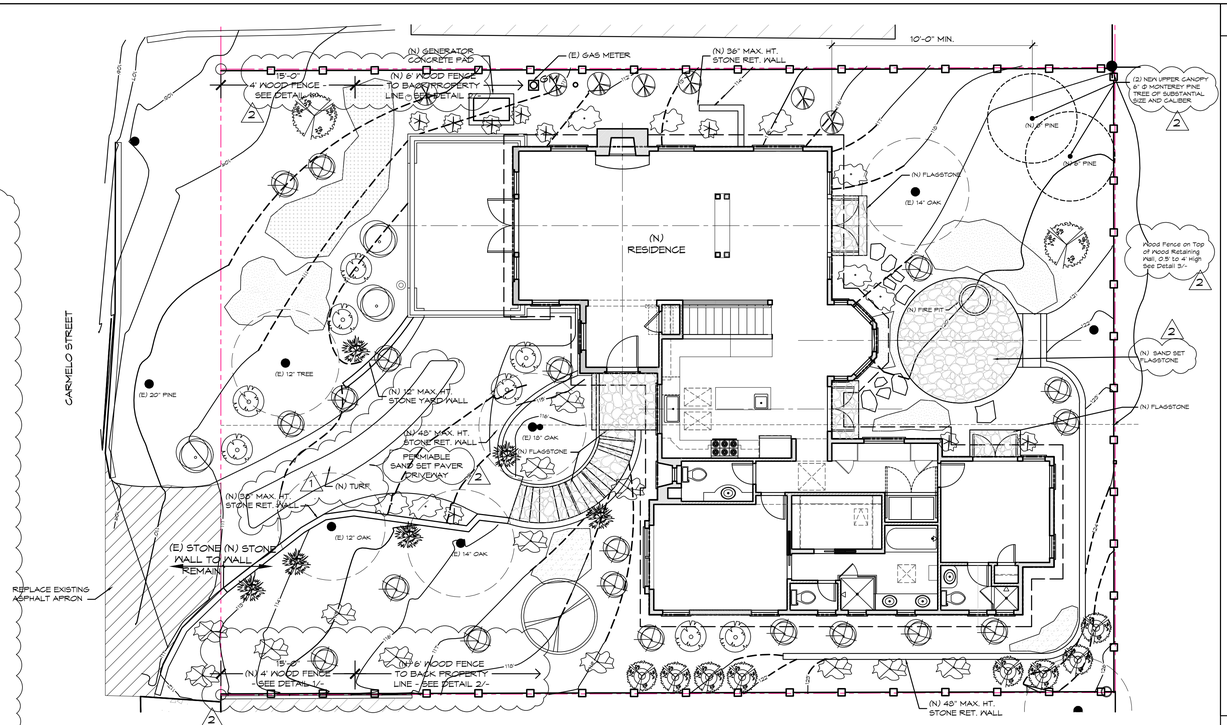
2 6' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"



1 4' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"

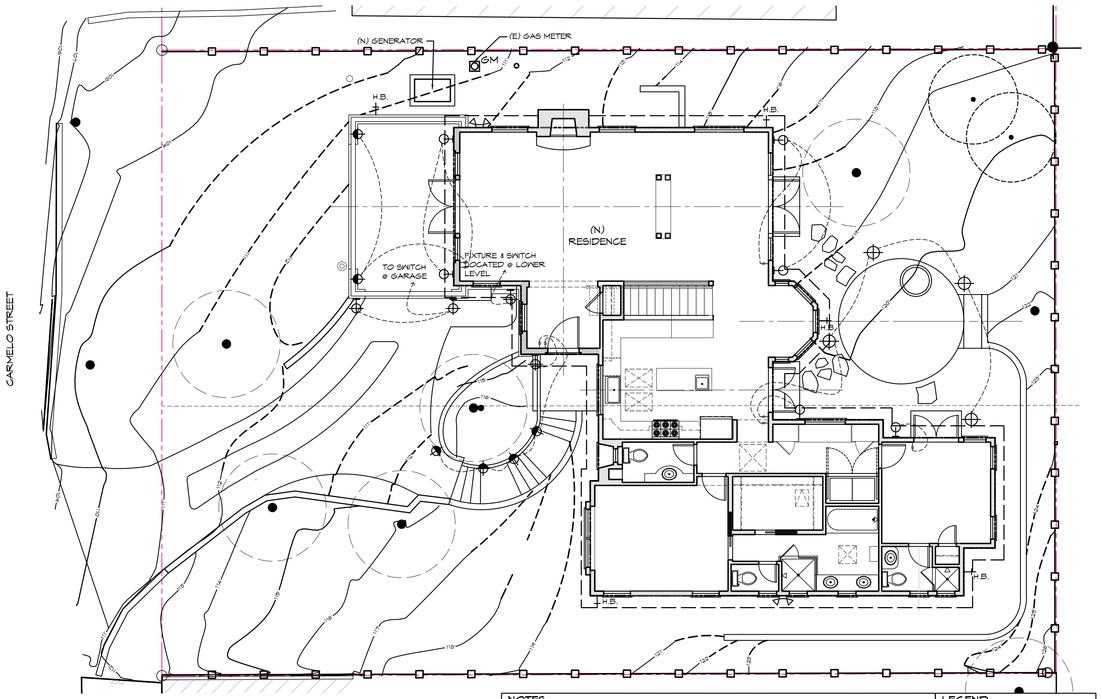


NOTE: SEE SITE PLAN, SHEET A1.1 FOR DRAINAGE INFORMATION

N

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



N

EXTERIOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

0 5 10

NOTES

1. ALL OUTDOOR LIGHTING SHALL BE LABELED "SUITABLE FOR DAMP" OR "SUITABLE FOR WET LOCATIONS".
2. SEE SHEET E2.1 AND E2.2 FOR POWER LOCATIONS & ADDITIONAL INFO. & REQUIREMENTS.
3. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 315 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND. LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND. ALL FIXTURES SHALL BE SHIELDED AND DOWN FACING.

LEGEND

- LANDSCAPE BOLLARD, 18" T., COPPER
- WALL SCONCE
- DOWNLIGHT
- STEP LIGHT
- MOTION SENSOR FLOOD LIGHT

PLANT LIST & SYMBOL KEY

- NEPHROLEPIS CORDIFOLIA
- VACCINUM OVATUM
- CARPENTERIA CALIFORNICA
- ROSMARINUS 'IRENE'
- RHODODENDRON
- CERCIS OCCIDENTALIS
- CAMELLIA SASANQUA 'SETSUGEKKA'
- SALVIA CLEVLANDII
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- LIRIOPE MUSCARI 'SILVER DRAGON'
- CEANOTHUS 'YANKEE PT.'
- LAVANDULA SP.
- DODONEA V.

LEGEND

(4) PATH LIGHTS - 15 WATT MAX OXIDIZED STAINLESS STEEL BOLLARD 1

(3) WALL SCONCE, SHIELDED BULB, DOWNWARD LIGHT, 25 WATT MAX FROSTED GLASS
MODEL: ELK 42181/1-LED SAN GABRIEL

(7) DOWN LIGHT, 25 WATT MAX
MODEL: RESTORATION HARDWARE VINTAGE BARN SCONCE - WEATHERED ZINC

(5) STEP LIGHTS - OXIDIZED STAINLESS STEEL DOWN LT 15 WATT MAX 1

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	VARIES
DRAWN:	~
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24
2 PLANNING COMMENT	08/02/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

LANDSCAPE & EXTERIOR LIGHTING

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

L-1

Holdren + Lietzke
Architecture

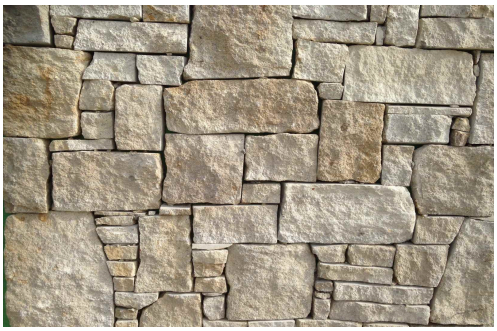
225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

Newman Project

Carmelo Street, 3 SE of 4th
Carmel, CA
APN: 010-252-020

Stucco: 3 coat plaster stucco - Color Life #CL 2863w

Stone: “Fond DuLac” Thin veneer, Rustic Color



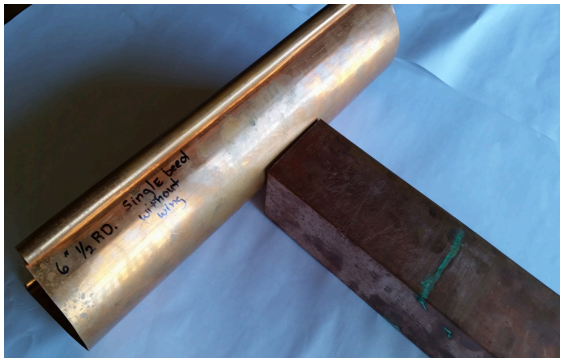
Windows and Doors:
Pella “Architect Series”
Color -French Roast

Wood trim:

Roof: CeDUR Synthetic Shake "Walden"

Pavers: Calstone -Quarry Stone
Color - Rustic Yellowstone

Gutters & Downspouts: Oxidized stainless steel



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 26146 (Golden Mean LLC):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 23-290 (Golden Mean LLC), located on Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family (R-1) Zoning District. APN: 010-082-021-000 (010-082-002-000)

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Application: DS 26146 (Golden Mean)
APN: 010-082-021 (010-082-002)
Block & Lot: Block 87; Lot 11
Location: Santa Fe 3 SW Mountain View

Applicant: Alan Lehman, Designer
Owner: The Golden Mean, LLC

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

1. Finding that the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and

2. Approving a Track 1 Design Study Referral, DS 26146 (The Golden Mean) to allow for amendment to the conditions of approval adopted in Planning Commission Resolution No. 2024-33-PC, which would allow for the after-the-fact approval of alterations to the existing fence near the front property line.

Summary, Background, and Project Description:

Executive Summary

On May 8, 2024, the Planning Commission approved a Design Study and Coastal Development Permit for the construction of a two-story single family residence and detached garage on a vacant lot (Resolution 2024-33- PC). As part of the approval, the applicant was required to eliminate the majority of the stone columns which were proposed to be installed along the front fenceline. Following completion of the project, the applicant submitted an application requesting the elimination of the Condition of Approval No. 34 which required the elimination of the stone columns. The stone columns have been installed and elimination of the condition would allow them to remain and permit the improvement after the fact.

Background

The project site is a 4,000 square foot lot located on Santa Fe 3 SW Mountain View. On May 8, 2024, the Planning Commission approved a Design Study (DS 23-290; Reso. 2024-33-PC) for a new residence on a vacant lot. When describing the landscaping and site improvements for the project, the associated staff report for the project stated, in part:

> *"The applicant is also proposing to construct a front yard fence setback five (5) feet from the front property line but still located within the front setback. The fence is proposed to be a split paling cedar (grape stake) and will be four (4) tall for the portions located in the front setback. The fence is proposed to be punctuated with stone columns and the corners of the fence, an intermediate column, and two columns to demarcate the gate entrance. The Commission has previously found that stone columns combined with a simple wood fence [is not] in keeping with the forest character. Staff has included Condition of Approval #34 requiring the omission of the stone column with the exception of the two columns which define the site entrance and support the gate as these columns are used only to identify the property entrance, and are not used in regular intervals along a fence line. This allowance is consistent with past Planning Commission approvals and the Residential Design Guidelines which state "a gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall" (Residential Design Guideline 11.6)."*

The project was ultimately approved with Condition of Approval #34 which stated:

> *"**Fence Pillars.** Prior to building permit issuance, the plans submitted to the building division for building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain."*

The applicant has since completed construction of the residence, however, the front fence was constructed with the pillars that were required to be omitted. The applicant has requested an amendment to the Conditions of Approval which would allow the

fence to remain, as constructed.

Staff Analysis:

The building permit for the project was issued on September 10, 2024, and the associated approved plans omitted the fence columns, consistent with Condition of Approval #34 of Resolution 2024-33-PC.

On October 21, 2024, a building permit revision was submitted, and on March 18, 2025, a second revision was issued. In both revisions, the columns were shown on the approved plans associated with the permit revision.

While the columns were shown on the site plan(s), Condition of Approval #10, a standard Condition of Approval for nearly all projects approved by the Planning Commission, required:

> ***Exterior Revisions to Planning Approval Form.*** *All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.*

Prior to issuance of both permit revisions, the applicant submitted a Revision to Planning Approval Form as part of their application materials listing other changes made to the project. However, the change to the fence and inclusion of the fence pillars were not listed on the revision form, nor building permit application form. The applicant has stated, *"[D]ue to a drafting error and failed oversight, the columns were installed."* As such, the applicant has requested an amendment to the Conditions of Approval to allow the fence to remain as constructed.

While the Commission had previously found that stone columns combined with a simple wood fence is not in keeping with the character of the urban forest, specifically finding that stone columns or "estate pillars" formal, monumental and not complementary to the urban forest -specifically when used either with a fence or wall. In their 2024 decision, the Commission found that stone columns should not be used along a fence line, with the exception of two columns which may define the site entrance and support a gate. This allowance was determined to be consistent with the Residential Design Guidelines which state *"a gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall"* (Residential Design Guideline 11.6). The Planning Commission has also provided previous direction (generally) that stone pillars should be no taller than the fence to avoid a grand and monumental appearance (refer to Resolution 2024-33- PC; Condition of Approval #34).

However, the Residential Design Guidelines do not expressly address "columns", or "pillars" integrated as part of a fence, or as an independent feature. When a fence with stone pillars/columns was considered as part of a project or part of a later application on

a different site, the Commission re-considered their position related to pillars/columns and, based on the lack of guidance in the guidelines, determined the subject feature(s) should be considered based on the appropriateness of the design and context of the site.

Residential Design Guideline 11.2 and 11.3 states:

11.2 Respect the neighborhood context when designing a fence or wall.

- *Fences and walls should convey a simple, hand-crafted design.*
- *The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.*
- *The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods.*
- *Ornate, "Victorian" wrought iron and chain link fences are inappropriate.*

11.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

- *Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).*
- *Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.*
- *Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.*

Based on a field observation of the installed fence with columns, the subject feature is consistent with the Residential Design Guidelines listed above.

Alternatives and Additional Considerations:
The Commission could uphold their initial decision and deny the request to amend the conditions of approval. While other projects have been approved with similar design features since Condition No. 34 was applied to this project, each project is reviewed based on its own merits and the Design Review process involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. Should the Commission decide to uphold their initial decision, a motion to deny would be sufficient and the original resolution (Resolution 2024-33-PC) and all conditions therein would remain in full force and effect, including the requirement to eliminate the fence pillars.

In all cases, the Commission should carefully weigh amending or eliminating a Condition of Approval after a project has been approved. Typically, Conditions of

Approval are the mechanism by which the Commission can modify a proposed project in order to find it consistent with the Residential Design Guidelines (or other requirements of the General Plan, Local Coastal Program, or Zoning Code).

Removing or amending Conditions of Approval after-the-fact could undermine the integrity of the discretionary review process depending on the specifics of each case. Should the Commission grant the request, approval should not be interpreted as a broad invitation from others to seek relief from inconvenient conditions. In this specific case, consideration of elimination of the previous condition is based on a specific and documented change in interpretation of the Residential Design Guidelines pertaining to fence pillars since the initial project was approved.

Other Project Components:

Environmental Review

Staff recommends the Planning Commission find the project categorically exempt from environmental review pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case.

Attachments:

1. Attachment 1 - Resolution_DS 26146 (The Golden Mean, LLC)
2. Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15303 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL TO ALLOW FOR THE AMENDMENT TO THE CONDITIONS OF APPROVAL CONTAINED IN RESOLUTION NO. 2024-33-PC ASSOCIATED WITH DESIGN STUDY DS 23-290, AND ALLOWING FOR AFTER-THE-FACT MODIFICATIONS TO A FENCE LOCATED IN THE FRONT YARD SETBACK. THE PROPERTY IS LOCATED AT SANTA FE 3 SW MOUNTAIN VIEW IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-082-021-000.

WHEREAS, on April, 28, 2026, Alan Lehman ("Applicant"), submitted an application requesting approval of a Track 1 Design Study application ("DS 26146 (The Golden Mean"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to amend the conditions of approval associated with a previous Track 2 Design Study Application (DS 23-290) to allow the after-the-fact modification to the fence near the front property line ("Project"); and

WHEREAS, DS 23-290 was approved by the Planning Commission on May 8, 2024 via the adoption of Resolution 2024-33-PC; and

WHEREAS, the applicant has specifically requested to amend Condition of Approval #34 of Resolution 2024-33-PC which states:

> ***"Fence Pillars.*** *Prior to building permit issuance, the plans submitted to the building division for building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain."*

WHEREAS, the proposed amendment to the previously adopted conditions of approval would eliminate Condition of Approval No. 34 from Resolution 2024-33-PC in its entirety to allow for the construction of the fence and pillars, as initially proposed in the Design Study Application (DS 23-290); and

WHEREAS, the amendment to the previous adopted conditions of approval requires approval of a new Design Study by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Chapter 17.58; and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the

date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.A, and 17.52.030.L.

3. The Planning Commission has considered the design study application, including the project plans (**Exhibit A**) at a public hearing. Based on the facts of this particular case, the Commission determines that the required findings (see Sections 1-3 below) can be made and therefore approves the Track 1 Design Study referral.

4. Approval of the project by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.040.C.

Section 1: <u>FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC Section 17.58.060.B).</u>

1. <u>Finding – General Plan and Local Coastal Program Consistency</u>: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

   Pursuant to CMC section 17.02.060.C: *"A proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan when all the following conditions exist:"*

   a. <u>Evidence</u>: Pursuant to CMC section 17.02.060.C.1, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the proposed use is compatible with a site's land use designation. The Land Use and Community Character Element Figure 1.3 – General Plan Land Use Map illustrates that the subject property has a land use designation of "Single Family Residential" which is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. The primary use of the site is single family residence which is consistent with the underlying Land

Use designation and zoning district. The proposed project, after-the-fact approval of fence columns does not result in a change of use of the site.

b. Evidence: Pursuant to CMC section 17.02.060.C.2, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if it is in conformance with, or would not impede implementation of, the goals, policies and intent of the General Plan and the Coastal Land Use Plan. The existing use is single family residential and site is consistent with land use and zoning designations. There is no proposed change in use as a result of this application to amend the conditions of approval for a previous approved project.

   A fence and/or columns are typical improvements and/or structures normally associated with a single-family residence and are consistent with land use and zoning designations.

c. Evidence: Pursuant to CMC section 17.02.060.C.3, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the proposed use is established and maintained in a manner consistent with all elements and applicable provisions of the General Plan and the Coastal Land Use Plan. As demonstrated in Section 2, Finding 1, Evidence "a" and "b", there are no new proposed uses to be considered as part of this application.

d. Evidence: Pursuant to CMC section 17.02.060.C.4, a proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan if the physical development conforms with the goals and policies of the General Plan and the Coastal Land Use Plan, including, but not limited to, such design considerations as: providing public access, recreational use of and views to open-space lands while protecting natural resources; and ensuring designs consider natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns.

   The project, the after-the-fact approval of alterations to the existing fence near the front property line, will not impact public access and/or recreational use of open space lands nor will it conflict with the policies described in the Coastal Access and Recreation Element of the General Plan/Coastal Land Use Plan, as these policies do not relate to the proposed project.

   As demonstrated in Section 1, Finding 1, Evidence "b", the existing use of a single family residential site is consistent with land use and zoning designations.

   General Plan Policy P1-37 and P1-47 establish the standard of review -Design Review and the use of the Residential Design Guidelines. The Design Review process and Residential Design Guidelines inform the considerations described in finding d. As found in Section 2, the project is consistent with the applicable Residential Design Guidelines.

2. Finding – CMC Compliance: The project complies with all applicable provisions of the CMC.

   a. Evidence: CMC section 17.10.030.E.1 states, *"Fences and walls meeting the standards in Table 17.10-G may be approved through track one design review. Approval of taller fences and walls require approval from the Planning Commission."* Table 17.10-G identifies that "Pillars and Gates" may be 6 feet tall within the front setback.

The subject pillars (after-the-fact) are approximately 40" tall (approximately 3'4"). Therefore, this finding is met.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: The Residential Design Guidelines do not expressly address "columns", or "pillars" integrated as part of a fence, or as an independent feature. However, Residential Design Guideline 11.2 states that when designing a fence or wall, respect the neighborhood context. Fences and walls should convey a simple, hand-crafted design and the use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods. Residential Design Guideline 11.3 states that open space resources of the immediate neighborhood are preserved when designing a fence or wall along a street by continuing the pattern of fences, walls and landscaping of nearby properties (height, materials, vegetation and visibility into the site), keeping a sense of openness when viewed from the street as fences and walls should be kept low and have open, transparent qualities.

    Although the Commission previously found that stone columns combined with a simple wood fence was not in keeping with the character of the urban forest and conditioned their approval to omit the columns, during more recent hearings the Commission determined that columns and pillars should be considered based on the appropriateness of the design and context of the site.

    Based on a field observation of the existing fence with columns, the subject feature is consistent with the Residential Design Guidelines listed above, as: the subject feature conveys a simple, hand-crafted design; the subject feature continues the pattern of fences on other properties nearby and respect any existing patterns on nearby properties including height, and visibility into the site; and, the subject feature generally is low is scale that permits filtered views into the front garden.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL BY THE PLANNING COMMISSION (CMC Section 17.58.060.C).

1. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: As demonstrated in Section 1, Finding 2, the project is consistent with all zoning standards that are applicable to the project.

2. Finding – Neighborhood Character: The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.

    a. Evidence: A new single family dwelling was approved pursuant to Resolution 2024-33-PC. This approval allowed for the installation of a grapestake fence near the font property line with two

(2) stone columns demarcating the front entry at the fenceline.

b. Evidence: The installation of three (3) additional columns (total of 5) do not materially alter the neighborhood character including, forest resources, character of the street, topography, or open space, as a fence with pillars had previously been approved as in Resolution 2024-33-PC.

c. Evidence: While the Commission has previously found that stone columns combined with a simple wood fence is not in keeping with the forest character, and was the nexus for the inclusion of Condition #34 as part of Resolution 2024-33-PC, finding their inclusion formal, monumental and not complementary to the urban forest, generally. However, the Commission has reconsidered their position and has determined the subject feature(s) should be considered based on the appropriateness of the design and context of the site.

Based on a field observation of the installed fence with columns, the subject feature is consistent with the Residential Design Guidelines 11.2 and 11.3, the applicable Design Guidelines for fences and walls.

3. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.

   a. Evidence: Additional grading or site work is not proposed as part of the project.

4. Finding – Modesty and Simplicity: The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.

   a. Evidence: As demonstrated in Section 2, Finding 2 and supporting evidence, the project is consistent with the finding pertaining to modesty and simplicity.

5. Finding – Mass and Bulk: The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

   a. Evidence: The proposed feature does not exceed the height the existing fence line which is consistent with Residential Design Guideline 11.3 that encourages, *"fences and walls along street frontages should be kept low."*

   b. Evidence: As demonstrated in Section 2, Finding 2 and supporting evidence, the project is consistent with the finding pertaining to mass and bulk.

6. Finding – Detail and Material: Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.

   a. Evidence: As demonstrated in Section 2, Finding 2 and supporting evidence, the project is

consistent with the finding pertaining to detail and materials.

7. Finding – Forest and Open Space: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.

    a. Evidence: As demonstrated in Section 2, Finding 2 and supporting evidence, the project is consistent with the finding pertaining to Forest and Open Space.

Section 3: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15303 – New Construction/Conversion of Small Structures categorically exempts the construction of fences. The project is for an amendment to the conditions of approval which would allow for the after-the-fact approval of alterations to the existing fence near the front property line, which qualifies under this exemption.

    b. Evidence: Location. The proposed project would not result in any significant impacts due to the project's location and remains in context and consistent with the existing conditions of the single-family residential (R-1) zoning district.

    c. Evidence: Cumulative Impact. No successive projects on the project site are proposed, known, or expected to occur over time that would result in cumulatively considerable impacts.

    d. Evidence: Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances and remains in context and consistent with the existing conditions of the single-family residential (R-1) zoning district.

    e. Evidence: Scenic Highways. The proposed project is not located within, immediately adjacent to, or visible from, a highway officially designated as a state scenic highway.

    f. Evidence: Hazardous Waste Sites. The project site is not on the California Environmental Protection Agency Cortese List of Data Sources, or any other known list that reports hazardous waste sites.

    g. Evidence: Historical Resources. On September 4, 2020, the Department of Planning and Building of the City of Carmel-by-the-Sea made a final determination that the property does not constitute an historic resource. This determination remained valid for a period of five (5) years and expired on September 4, 2025. A building permit for a new single-family dwelling was issued prior to the expiration of the Determination of Ineligibility (BP 24250; issued: September 10, 2024). The subject site contains a new single-family residence currently still under construction (the associated Building Permit has not been filed as of the date of this resolution, May 13, 2026).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby incorporate Resolution 2024-33-PC, including all findings and conditions, herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby amend Resolution 2024-33-PC by eliminating Condition of Approval #34 in its entirety from Resolution 2024-33-PC, while maintaining the all other components of Resolution 2024-33-PC in full force and effect, except as amended expressly amended by this action.

Resolution 2024-33-PC is hereby amended to read:

~~34.~~	~~**Fence Pillars.** Prior to building permit issuance, the plans submitted to the building division for building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain.~~

With Conditions of Approval #1-#33, and #35 unaltered and remaining in full force and effect.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Track 1 Design Study Referral, DS 26146 (The Golden Mean) to allow for amendment to the conditions of approval which would allow for the after-the-fact approval of alterations to the existing fence near the front property line. The property is located at Santa Fe 3 SW Mountain View in the Single Family Residential (R-1) Zoning District, APN 010-082-021-000.

All of which are in conformance with the attached plans (**Exhibit A**), being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13 day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Resolution 2026-xx-PC

GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

PERMIT NOTES

1.FIRE SPRINKLERS ON DEFERRED PERMIT

2. GARAGE ROOF TRUSS CALCS ON DEFERRED PERMIT

3. BP 240250 = MAIN HOUSE PERMIT
BP 240252 = GARAGE PERMIT
BP 240251 = ADU PERMIT

4. SOLAR PV SYSTEM AND BATTERY BACKUP ON DEFERRED SUBMITTAL ON A SEPARATE PERMIT

REVISION NOTES

1 RESPONSE TO PLAN CHECK COMMENTS, RFI 1

2 RESPONSE TO PLAN CHECK COMMENTS, RFI 2, PLANNING REQUEST TO REMOVE STONE FENCE COLUMNS FROM RENDERINGS AND NOTE THE SIZE AND SPECIES OF NEW TREES ON LANDSCAPE PLAN

3 RESPONSE TO PLAN CHECK COMMENTS, RFI 3, PLANNING COMMENT REGARDING THE SIZE AND SPECIES OF NEW TREES ON LANDSCAPE PLAN

4 MINOR ADJUSTMENTS TO WINDOW AND DOOR SIZES FOR VALUE ENGINEERING. CHANGE FROM CRAWL SPACE FOUNDATION AT MAIN HOUSE TO SLAB ON GRADE. F.F. ELEVATION CHANGES AND ADJUSTED DOWN ROOF PITCH TO MAINTAIN APPROVED RIDGE HEIGHTS.

5 CLARIFICATION ON FENCE DESIGN WITH TRELLIS (7') TALL AT PORTION OF SOUTH PROPERTY LINE. ADD SUMP PUMP AND BUBBLER FOR OVERFLOW SITE DRAINAGE WATER DUE TO SLOW PERKING SOIL CONDITIONS. RELOCATE GARAGE SLIDING GLASS DOOR TO WEST WALL FROM SOUTH WALL, CHANGE ENTRY PORCH ROOF TO SLOPING FROM FLAT, WOOD SIDING CLARIFIED AS BOARD AND BATTEN PATTERN

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 202 NEC AND CARMEL MUNI CODE, AND ANY OTHER APPLICABLE CODES.

1 2.A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	The Golden Mean LLC
SITE ADRESS	Santa FE 3 SW of Mountain View, Carmel CA 93921
A P N	010-082-021
LEGAL	Carmel By The Sea Add 5 Blk 87 Lot 11 4000 Sf Approx
LOT/BLOCK	LOT 11 / BLOCK 87
YEAR BUILT	NEW
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO
WUI	YES

PROPOSED BUILDING AREA	
LOT SIZE	4000 S.F.
MAIN HOUSE LIVING AREA	1600S.F.
FIRST FLOOR – 922 S.F.	
SECOND FLOOR – 678 S.F.	
GARAGE	200 S.F.
TOTAL NEW BUILDINGS	**1800 S.F.**
NEW ADU	422 S.F.
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	39 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

SET BACKS	CODE (R-1)	PROPOSED
FRONT YARD SET BACK	15'	GARAGE – 3'-4" SFR - 17'-7"
REAR YARD 1ST STORY	3'	ADU - 4'-5"
REAR YARD 2ND STORY	15'	SFR -44'-6"
SIDE YARD MIN.	3'	SFR- 3'-2
SIDE YARD COMPOSITE	25%= 10'	10'-0" MIN. SFR 19'-6" ADU
SIDE/REAR YARD ADU	4'	4'-2" MIN.
PLATE HEIGHT 1ST STORY	12'	9'-6" MAX.
PLATE HEIGHT 2ND STORY	18'	17'-6' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-0" MAX SFR 13'-6" MAX (ADU)
RIDGE HEIGHT 2ND STORY	24'	21-0"

CONDITIONAL APPROVAL FOR (7) OAKS AND (1) TEA TREE ON PROPERTY PLUS (2) OAK TREES IN THE PUBLIC RIGHT OF WAY

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: 6/19/25 Permit #: 240250 Rv02
Issued By: Sullivan Carey-Lang

REVIEWED FOR CODE COMPLIANCE

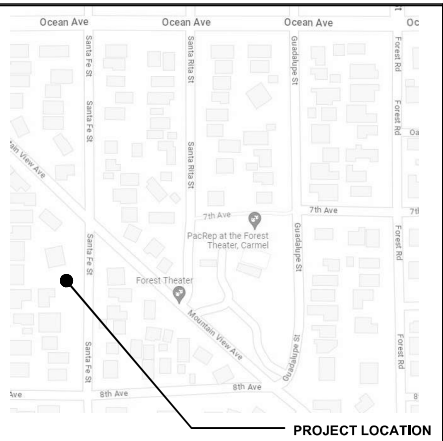
ALL CHANGES TO PLANS SHALL BE REVIEWED AND APPROVED BEFORE WORK COMMENCES

SCOPE OF WORK

NEW 1600 S.F. 2 STORY 3 BEDROOM 3 BATH SINGLE FAMILY HOUSE., 200 S.F. DETACHED GARAGE. 422 S.F. DETACHED ADU.

CONTACT INFORMATION

Owner- The Golden Mean LLC	
Designer – Alan Lehman	831-747-4718
Engineering- Jared Pechan	831-264-3217
Civil Engineering- Ryan Haley	831-346-5446
Energy Calcs- Title 24 Express	888-828-9488



VICINITY MAP

NO SCALE

DRAWING INDEX

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A4	SITE PLAN, SITE PLAN DIMENSIONS
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A6	SECOND FLOOR PLAN, FLOOR OVERLAY PLAN
A7	FLOOR PLAN DIMENSIONS
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1

REVISIONS
1 8/5/24
2 8/29/24
3 9/9/24
4 10/15/24
5 3/25/25

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

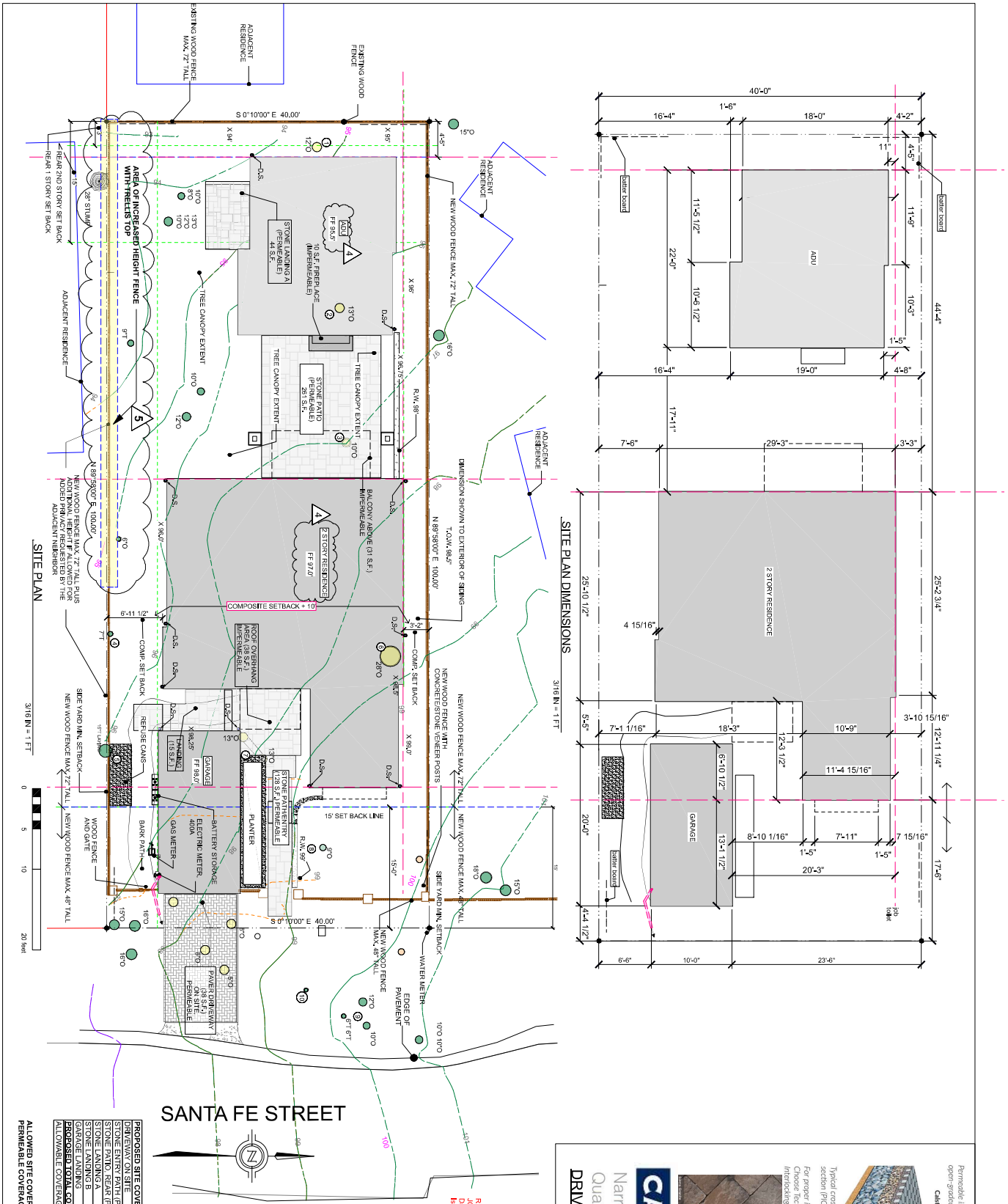
DRAWN BY
ALAN LEHMAN

PROJECT OVERVIEW

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
P1



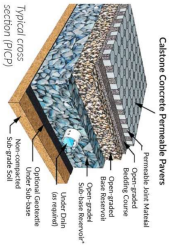
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	38 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

ALLOWED SITE COVERAGE (WITH PERMEABLE COVERAGE BONUS) 556 S.F.

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date
Issued By
Permit #

CALSTONE
Narrow Joint Permeable
Quarry Stone
DRIVEWAY PAVERS

Permeable interlocking concrete pavement (PICP) with open-graded base and sub-base for infiltration and storage.



For proper installation procedures visit: icpi.org/Calstone
Choose Tech Spec #18 (Construction of Permeable Interlocking Concrete Pavement Systems)

REVISIONS	
1	8/5/24
2	8/30/24
3	9/9/24
4	10/15/24
5	3/25/25

DRAWN BY
ALAN LEHMAN

LEHMAN DESIGN STUDIO
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carmel CA 93923
info @ lehmandesignstudio.com

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

SITE PLAN, SITE PLAN DIMENSIONS

5/22/24

SHEET
A4

The Golden Mean LLC PLN V1

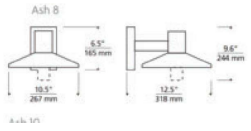
Exhibit A
Resolution 2026-xx-PC

Lightology

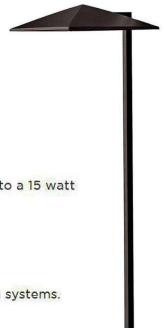
Ash Outdoor Wall Light w/Clear Lens

ITEM NUMBER TLG604330

SHADE COLOR	Clear
BODY FINISH	Bronze
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	8"W x 6.5"H x 9.9"D
LAMP	1 x LED/8W/120V LED
Technical Information	
LUMINOUS FLUX	298 lumens
LUMENS/WATT	37.25
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI



EXTERIOR SCONCE



- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.

EXTERIOR PATH LIGHT

HINKLEY

TAPER STEP 12V

1562BZ

TAPER STEP 12V VERTICAL

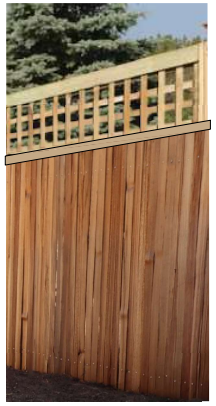
DETAILS	
FINISH:	Bronze
MATERIAL:	Cast Aluminum
GLASS:	Etched

DIMENSIONS	
WIDTH:	3"
HEIGHT:	5"
DEPTH:	1.5
WEIGHT:	0.4
TOP TO OUTLET:	0

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP10
WATTAGE:	1.20w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	90
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 10w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

STEP LIGHT

NEIGHBOR FENCE DESIGN



VIEW FROM THE PROJECT SIDE OF THE FENCE. THE FENCE WILL HAVE APPOX. 1/2" SPACING BETWEEN SPLIT PALING VERTICAL BOARDS TO ALLOW FOR LIGHT AND AIR TO FLOW THROUGH THE FENC
NEIGHBORS SIDE WILL ALS APPROX. 1/2" SPACING BETWEEN VE BOARDS.

REVIEWED FOR CODE COMPLIANCE
Date
Initials

MAXIMUM HEIGHT AT LOW SIDE OF THE RETAINING WALL WILL BE 7' AT THE TRELLIS AREA OF THE FENCE. THE REMAINING FENCE LINES WILL BE MAX. 6' TALL UNTIL THE FRONT YARD SETBACK WHERE THE FENCE WILL DROP TO 4' TALL.

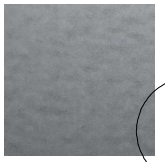
ADJUSTED FENCE DESIGN AT TALLER TRELLIS SECTION

Benjamin Moore Gunmetal (1602)

Benjamin Moore Simply White (2143-70)

Swiss Coffee OC-45 (Benjamin Moore)

November Rain OC-50 (Benjamin Moore)



METAL DECK RAILING
BENJAMIN MOORE 1602

TRIM
BENJAMIN MOORE 2143-70

STONE VENEER

DOORS/WINDOWS
BENJAMIN MOORE OC-45

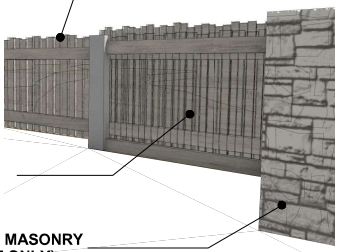
PAINTED SIDING
BENJAMIN MOORE OC-50

ZINC VINTAGE GRAY DOWNSPOUTS AND GUTTERS

PAINT COLORS / MATERIALS

SPLIT PALING CEDAR BOARD FENCE (MAX. 72" HIGH ABOVE GRADE)

5



4' HIGH MAX INSIDE FRONT YARD SETBACK
6' HIGH MAX AFTER FRONT YARD SETBACK

SPLIT PALING CEDAR BOARDS ON 2X4 CEDAR RAILS

STONE CLAD MASONRY (ENTRY POST ONLY)

APPROVED FENCE DESIGN

FENCE DESIGN

REVISIONS
1 8/5/24
2 8/29/24
3 9/9/24
4 10/15/24
5 3/25/25

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS, COLORS, FENCE DESIGN

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
A23

Exhibit A
Resolution 2026-xx-PC

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study Review**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Study Application**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C. Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated	✓	
4. The project maintains the City's principle of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
4. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with human scale.	✓	
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following	✓	

finding: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 23-196) and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-303-007-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-290, The Golden Mean LLC) authorizes a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District, APN: 010-082-021-000, as depicted in the plans prepared by Lehman Design Studios as approved by City of Carmel-by-the-Sea Planning Commission on April 29, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the

	working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certification.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant tree(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the

	change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for aluminum-clad wood windows and doors. The window style shall be consistent with the style of internal and exterior mullions and muntins on insulated windows. Any window and door grids, which are

	snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.

Landscape Conditions	
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) At new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by

	the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking Form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging area, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement.** Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised pan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

34.	**Fence Pillars.** Prior to building permit issuance, the plans submitted to the building division for building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain.
35.	**Exterior Finish and Materials.** The composite wood exterior cladding of the building may be finished as a vertical wood finish (as identified on the approved project plans), or may be replaced with board and batten. The selected finish shall be consistent throughout the full project and applied to all portions of the project proposed to be finished with the composite wood siding. No other elements of the project shall be altered as a result of the potential change in material. Prior to building permit issuance, the applicant shall clearly identify the proposed building finish in the plans to the building division for building permit review.

Acknowledgement and acceptance of conditions of approval.

DocuSigned by: Gail Lehman Property Owner Signature	GAIL LEHMAN for The Golden Mean, LLC Printed Name	5/24/2024 Date
DocuSigned by: Alan Lehman Applicant Signature	Alan Lehman Printed Name	5/24/2024 Date

Once signed, please email to ekort@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES: Allen, Delves, Karapetkov, Locke, LePage

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

DocuSigned by:
Michael LePage
Chair

DocuSigned by:
Leah R. Young
Leah Young
Planning Commission Secretary

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

REVISIONS
1 8/5/24
2 8/29/24
3 9/9/24
4 10/15/24
5 3/25/25

LEHMAN DESIGN STUDIO
ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

PLANNING CONDITIONS

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
A26

Exhibit A
Resolution 2026-xx-PC

City of Carmel-by-the-Sea
Community Planning & Building Department

Conditions of Approval Acknowledgement

Project Information
Project Location: Santa Fe 3 SW of Mountain View

Block: 87 Lot(s): 11 APN(s): 010-082-021

Building Permit Number: bp 24 240250 Associated Planning Permit(s): ds23-290

Acknowledgement

WE, THE UNDERSIGNED, HAVE READ AND HEREBY CERTIFY THAT WE UNDERSTAND AND AGREE TO ALL OF THE CONDITIONS OF APPROVAL OF THIS PROJECT. WE UNDERSTAND THAT THE PROJECT IS REQUIRED TO BE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PROJECT PLANS AND ANY CHANGES, MODIFICATIONS, OR REVISIONS TO THE PROJECT SHALL BE SUBITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL FOR **MODIFICATIONS**, **EXTERIOR REVISIONS TO PLANNING APPROVAL FORM**, AND **CONFLICTS BETWEEN PLANNING APPROVALS AND CONSTRUCTION PLANS**. WE UNDERSTAND THAT FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PROJECT MAY LEAD TO THE ISSUANCE OF A STOP WORK ORDER AND/OR PENALTIES LEVIED AGAINST THE APPLICANT AND HIS/HER ASSIGNS.

Modifications. *The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 1-week of the City being notified. A stop work order may be issued any time at the discretion of the Director of Community Planning and Building Director until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.*

Exterior Revisions to Planning Approval Form. *All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.*

Conflicts Between Planning Approvals and Construction Plans. *It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.*

When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.

Property Owner:	The Golden Mean LLC, Gail Lehman		9/9/24
	Printed Name	Signature	Date
Applicant:	Alan Lehman		9/9/24
	Printed Name	Signature	Date
Contractor:	Lehman Design Studio, Alan Lehman		9/9/24
	Printed Name	Signature	Date

Citations: CMC 17.58.050 , CMC 17.58.070 , CMC 17.66

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

conditions of approval acknowledgement

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
F1

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GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

PERMIT NOTES

1.FIRE SPRINKLERS ON DEFERRED PERMIT

2. GARAGE ROOF TRUSS CALCS ON DEFERRED PERMIT

3. BP 240250 = MAIN HOUSE PERMIT
BP 240252 = GARAGE PERMIT
BP 240251 = ADU PERMIT

1

4. SOLAR PV SYSTEM AND BATTERY BACKUP ON DEFERRED SUBMITTAL ON A SEPARATE PERMIT

REVISION NOTES

1 RESPONSE TO PLAN CHECK COMMENTS, RFI 1

2 RESPONSE TO PLAN CHECK COMMENTS, RFI 2, PLANNING REQUEST TO REMOVE STONE FENCE COLUMNS FROM RENDERINGS AND NOTE THE SIZE AND SPECIES OF NEW TREES ON LANDSCAPE PLAN

3 RESPONSE TO PLAN CHECK COMMENTS, RFI 3, PLANNING COMMENT REGARDING THE SIZE AND SPECIES OF NEW TREES ON LANDSCAPE PLAN

4 MINOR ADJUSTMENTS TO WINDOW AND DOOR SIZES FOR VALUE ENGINEERING. CHANGE FROM CRAWL SPACE FOUNDATION AT MAIN HOUSE TO SLAB ON GRADE. F.F. ELEVATION CHANGES AND ADJUSTED DOWN ROOF PITCH TO MAINTAIN APPROVED RIDGE HEIGHTS.

5 CLARIFICATION ON FENCE DESIGN WITH TRELLIS (7') TALL AT PORTION OF SOUTH PROPERTY LINE. ADD SUMP PUMP AND BUBBLER FOR OVERFLOW SITE DRAINAGE WATER DUE TO SLOW PERKING SOIL CONDITIONS, RELOCATE GARAGE SLIDING GLASS DOOR TO WEST WALL FROM SOUTH WALL, CHANGE ENTRY PORCH ROOF TO SLOPING FROM FLAT, WOOD SIDING CLARIFIED AS BOARD AND BATTEN PATTERN

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 202 NEC AND CARMEL MUNI CODE, AND ANY OTHER APPLICABLE CODES.

1 2.A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	The Golden Mean LLC
SITE ADRESS	Santa FE 3 SW of Mountain View, Carmel CA 93921
A P N	010-082-021
LEGAL	Carmel By The Sea Add 5 Blk 87 Lot 11 4000 Sf Approx
LOT/BLOCK	LOT 11 / BLOCK 87
YEAR BUILT	NEW
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO
WUI	YES

PROPOSED BUILDING AREA	
LOT SIZE	4000 S.F.
MAIN HOUSE LIVING AREA	1600S.F.
FIRST FLOOR – 922 S.F.	
SECOND FLOOR – 678 S.F.	
GARAGE	200 S.F.
TOTAL NEW BUILDINGS	**1800 S.F.**
NEW ADU	422 S.F.
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	39 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

SET BACKS	**CODE (R-1)**	**PROPOSED**
FRONT YARD SET BACK	15'	GARAGE – 3'-4" SFR - 17'-7"
REAR YARD 1ST STORY	3'	ADU - 4'-5"
REAR YARD 2ND STORY	15'	SFR -44'-6"
SIDE YARD MIN.	3'	SFR- 3'-2
SIDE YARD COMPOSITE	25%= 10'	10'-0" MIN. SFR 19'-6" ADU
SIDE/REAR YARD ADU	4'	4'-2" MIN.
PLATE HEIGHT 1ST STORY	12'	9'-6" MAX.
PLATE HEIGHT 2ND STORY	18'	17'-6' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-0" MAX SFR 13'-6" MAX (ADU)
RIDGE HEIGHT 2ND STORY	24'	21-0"

CONDITIONAL APPROVAL FOR (7) OAKS AND (1) TEA TREE ON PROPERTY PLUS (2) OAK TREES IN THE PUBLIC RIGHT OF WAY

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Date: 6/19/25 Permit #: 240250 Rv02
Issued By: _____
Sullivan Carey-Lang

Digitally signed by Sullivan Carey-Lang
DN: cn=US, o=City of Carmel-by-the-Sea, ou=Community Planning and Building, cn=Sullivan Carey-Lang
Date: 2025.06.19 09:06:30-07'00'

REVIEWED FOR CODE COMPLIANCE

ALL CHANGES TO PLANS SHALL BE REVIEWED AND APPROVED BEFORE WORK COMMENCES

SCOPE OF WORK

NEW 1600 S.F. 2 STORY 3 BEDROOM 3 BATH SINGLE FAMILY HOUSE., 200 S.F. DETACHED GARAGE. 422 S.F. DETACHED ADU.

CONTACT INFORMATION

Owner- The Golden Mean LLC	
Designer – Alan Lehman	831-747-4718
Engineering- Jared Pechan	831-264-3217
Civil Engineering- Ryan Haley	831-346-5446
Energy Calcs- Title 24 Express	888-828-9488

VICINITY MAP

NO SCALE

DRAWING INDEX

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A5	FIRST FLOOR PLAN
A6	SECOND FLOOR PLAN, FLOOR OVERLAY PLAN
A7	FLOOR PLAN DIMENSIONS
A8	ROOF PLAN, ROOF ISOMETRIC
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A12	ELECTRICAL PLAN
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A14	MECHANICAL VENTILATION PLAN
A15	ADU-FLOOR PLAN, SCHEDULES, NOTES
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A17	ADU-ELECTRICAL PLAN
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E1	ENERGY CALCULATIONS- MAIN HOUSE
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C-3	EROSION CONTROL PLAN

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5 3/25/25

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROJECT OVERVIEW

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel CA 93921
010-082-021

5/22/24

SHEET
P1

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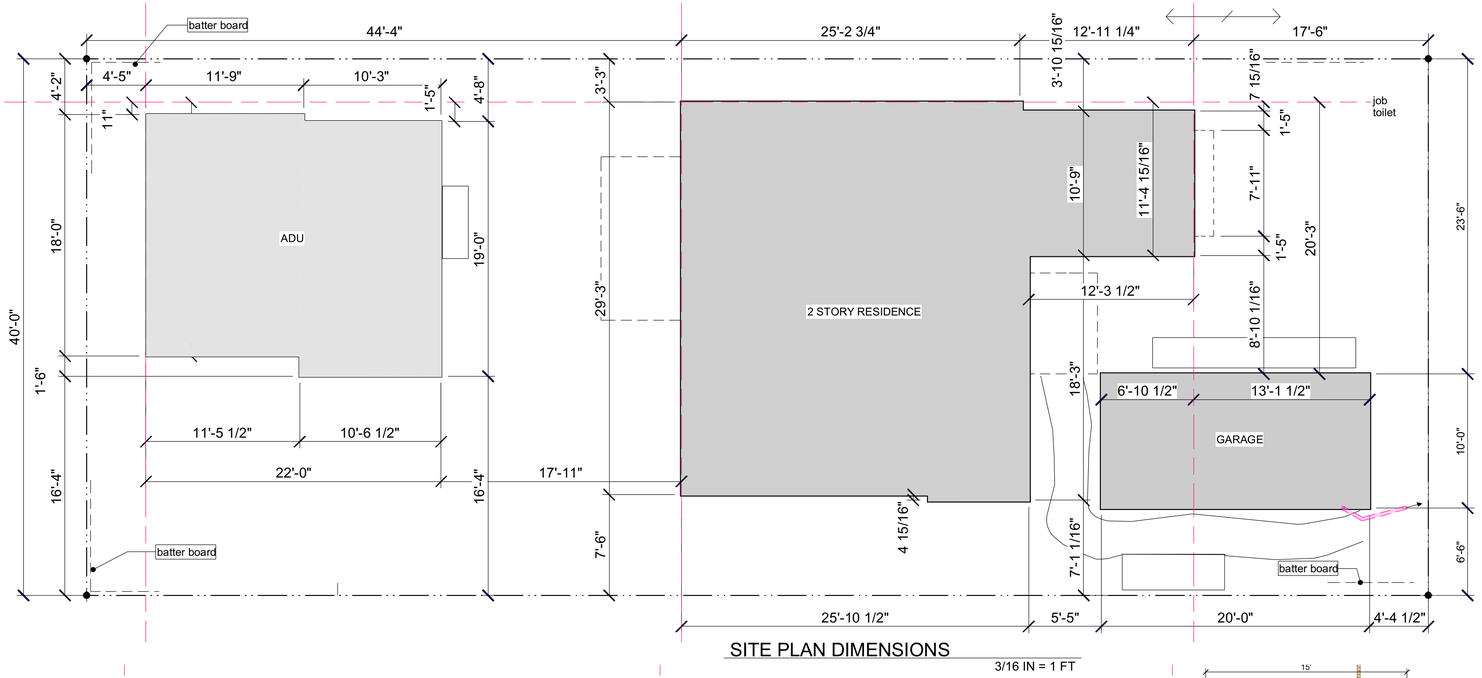
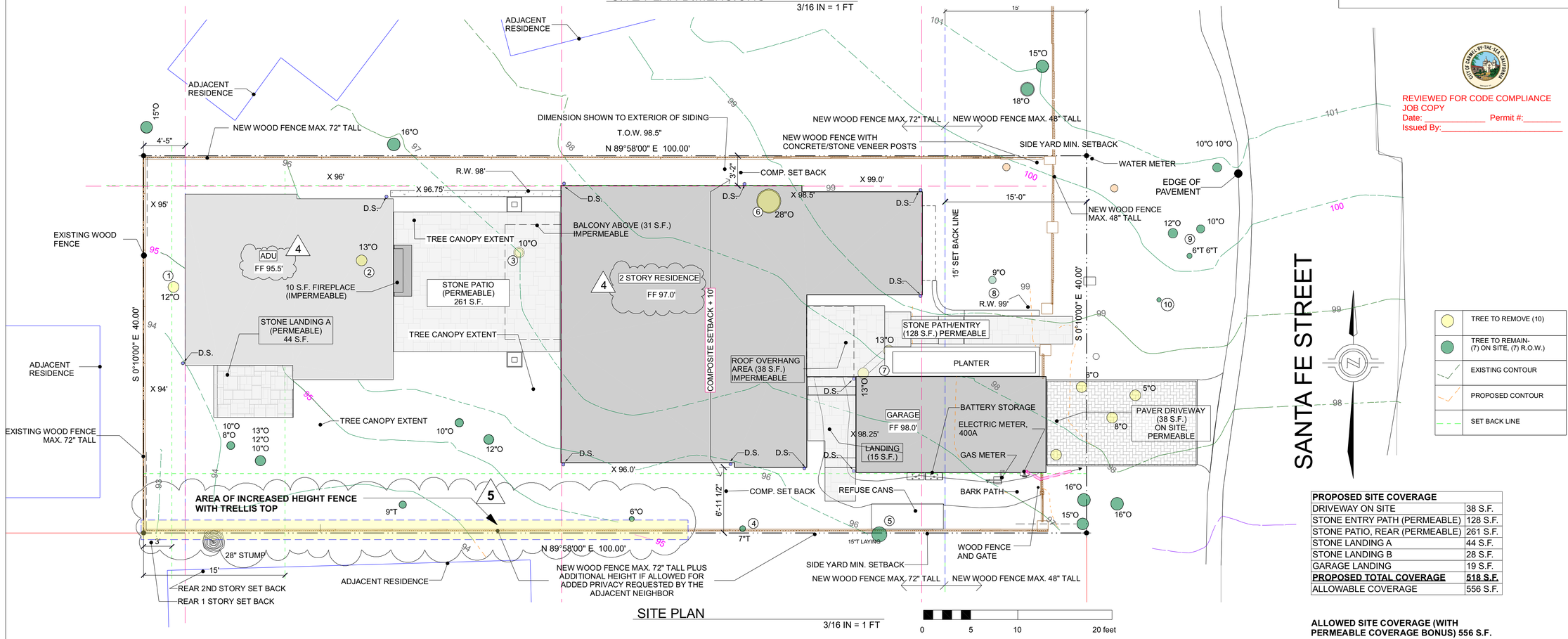


SITE PLAN DIMENSIONS

3/16 IN = 1 FT



SITE PLAN

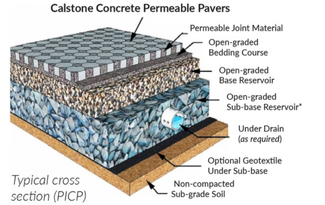
3/16 IN = 1 FT

0 5 10 20 feet

PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	38 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

ALLOWED SITE COVERAGE (WITH PERMEABLE COVERAGE BONUS) 556 S.F.

Permeable interlocking concrete pavement (PICP) with open-graded base and sub-base for infiltration and storage.



Typical cross section (PICP)

For proper installation procedures ***visit: icpi.org/Calstone***
Choose Tech Spec #18 (Construction of Permeable Interlocking Concrete Pavement Systems)

CALSTONE

Narrow Joint Permeable Quarry Stone

DRIVEWAY PAVERS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, SITE PLAN DIMENSIONS

The Golden Mean LLC PROJECT
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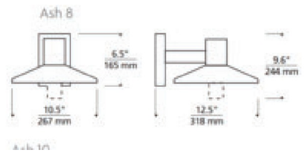
Lightology

Ash Outdoor Wall Light w/Clear Lens

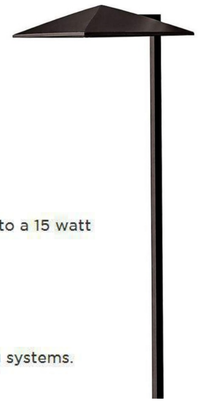
ITEM NUMBER TLG604330

SHADE COLOR	Clear
BODY FINISH	Bronze
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	8"W x 6.5"H x 9.9"D
LAMP	1 x LED/8W/120V LED
Technical Information	
LUMINOUS FLUX	298 lumens
LUMENS/WATT	37.25
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI



EXTERIOR SCONCE

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.



EXTERIOR PATH LIGHT

HINKLEY

TAPER STEP 12V

1562BZ

TAPER STEP 12V VERTICAL

DETAILS	
FINISH:	Bronze
MATERIAL:	Cast Aluminum
GLASS:	Etched

DIMENSIONS	
WIDTH:	3"
HEIGHT:	5"
DEPTH:	1.5
WEIGHT:	0.4
TOP TO OUTLET:	0

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP10
WATTAGE:	1.20w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	90
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 10w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

STEP LIGHT

NEIGHBOR FENCE DESIGN

Benjamin Moore Gunmetal (1602)

METAL DECK RAILING
BENJAMIN MOORE 1602

Benjamin Moore Simply White (2143-70)

TRIM
BENJAMIN MOORE 2143-70

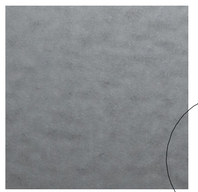
STONE VENEER

Swiss Coffee OC-45 (Benjamin Moore)

DOORS/WINDOWS
BENJAMIN MOORE OC-45

November Rain OC-50 (Benjamin Moore)

PAINTED SIDING
BENJAMIN MOORE OC-50



ZINC VINTAGE GRAY DOWNSPOUTS AND GUTTERS

PAINT COLORS / MATERIALS

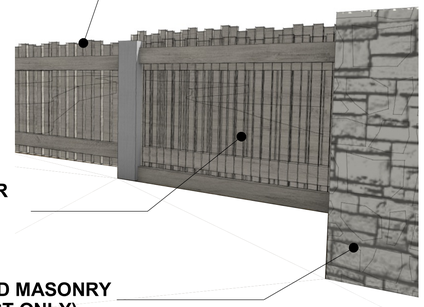
VIEW FROM THE PROJECT SIDE OF THE FENCE. THE FENCE WILL HAVE APPOX. 1/2" SPACING BETWEEN SPLIT PALING VERTICAL BOARDS TO ALLOW FOR LIGHT AND AIR TO FLOW THROUGH THE FENC
NEIGHBORS SIDE WILL ALS APPROX. 1/2" SPACING BETWEEN VE BOARDS.

MAXIMUM HEIGHT AT LOW SIDE OF THE RETAINING WALL WILL BE 7' AT THE TRELLIS AREA OF THE FENCE. THE REMAINING FENCE LINES WILL BE MAX. 6' TALL UNTIL THE FRONT YARD SETBACK WHERE THE FENCE WILL DROP TO 4' TALL.

ADJUSTED FENCE DESIGN AT TALLER TRELLIS SECTION

SPLIT PALING CEDAR BOARD FENCE (MAX. 72" HIGH ABOVE GRADE)

4' HIGH MAX INSIDE FRONT YARD SETBACK
6' HIGH MAX AFTER FRONT YARD SETBACK



SPLIT PALING CEDAR BOARDS ON 2X4 CEDAR RAILS

STONE CLAD MASONRY (ENTRY POST ONLY)

APPROVED FENCE DESIGN

5

FENCE DESIGN

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APPROVED
Date: Permit #:
Reviewed By:

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS, COLORS, FENCE DESIGN

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
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010-082-021

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A23

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NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study Review**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Study Application**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	✓	
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
4. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following findings:	✓	
a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives.		
b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.		
c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.		
d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT APPROVAL For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	**YES**	**NO**
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 23-196) and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-303-007-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-290, The Golden Mean LLC) authorizes a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District, APN: 010-082-021-000, as depicted in the plans prepared by Lehman Design Studios as approved by City of Carmel-by-the-Sea Planning Commission on April 29, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the is[illegible]ing permit, the Applicant shall include the manufacturer's specifications for t[illegible]minum-clad wood windows and doors. The window style shall be consistent w[illegible]d windows and doors with divided lights that appear to be true divided light, [illegible]: of internal and external mullions and muntins on insulated windows. Any window paint divisers, which are

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.

	Landscape Conditions
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
34.	**Fence Pillars.** Prior to building permit issuance, the plans submitted to the building division for building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain.
35.	**Exterior Finish and Materials.** The composite wood exterior cladding of the building may be finished as a vertical wood finish (as identified on the approved project plans), or may be replaced with board and batten. The selected finish shall be consistent throughout the full project and applied to all portions of the project proposed to be finished with the composite wood siding. No other elements of the project shall be altered as a result in the potential change in material. Prior to building permit issuance, the applicant shall clearly identify the proposed building finish in the plans to the building division for building permit review.

Acknowledgement and acceptance of conditions of approval.

DocuSigned by: GAIL LEHMAN — Property Owner Signature | GAIL LEHMAN for The Golden Mean, LLC — Printed Name | 5/24/2024 — Date

DocuSigned by: Alan Lehman — Applicant Signature | Alan Lehman — Printed Name | 5/24/2024 — Date

Once signed, please email to ekort@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES: Allen, Delves, Karapetkov, Locke, LePage

NOES:

ABSENT:

ABSTAIN:

APPROVED: — Michael LePage, Chair

ATTEST: — Leah Young, Planning Commission Secretary

REVISIONS
1 8/5/24
2 8/29/24
3 9/9/24
4 10/15/24
5 3/25/25

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PLANNING CONDITIONS

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
A26

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

City of Carmel-by-the-Sea
Community Planning & Building Department

Conditions of Approval Acknowledgement

Project Information
Project Location: Santa Fe 3 SW of Mountain View

Block: 87 Lot(s): 11 APN(s): 010-082-021

Building Permit Number: bp 24 240250 Associated Planning Permit(s): ds23-290

Acknowledgement

WE, THE UNDERSIGNED, HAVE READ AND HEREBY CERTIFY THAT WE UNDERSTAND AND AGREE TO ALL OF THE CONDITIONS OF APPROVAL OF THIS PROJECT. WE UNDERSTAND THAT THE PROJECT IS REQUIRED TO BE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PROJECT PLANS AND ANY CHANGES, MODIFICATIONS, OR REVISIONS TO THE PROJECT SHALL BE SUBITTED TO THE PLANNING DIVISION FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL FOR **MODIFICATIONS**, **EXTERIOR REVISIONS TO PLANNING APPROVAL FORM**, AND **CONFLICTS BETWEEN PLANNING APPROVALS AND CONSTRUCTION PLANS**. WE UNDERSTAND THAT FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PROJECT MAY LEAD TO THE ISSUANCE OF A STOP WORK ORDER AND/OR PENALTIES LEVIED AGAINST THE APPLICANT AND HIS/HER ASSIGNS.

Modifications. *The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 1-week of the City being notified. A stop work order may be issued any time at the discretion of the Director of Community Planning and Building Director until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.*

Exterior Revisions to Planning Approval Form. *All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.*

Conflicts Between Planning Approvals and Construction Plans. *It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee.*

When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.

	Printed Name	Signature	Date
Property Owner:	The Golden Mean LLC, Gail Lehman		9/9/24
Applicant:	Alan Lehman		9/9/24
Contractor:	Lehman Design Studio, Alan Lehman		9/9/24

Citations: CMC 17.58.050 , CMC 17.58.070 , CMC 17.66

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

REVISIONS
1 8/5/24
2 8/29/24
3 9/9/24
4 10/15/24
5 3/25/25

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carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

conditions of approval acknowledgement

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

5/22/24

SHEET
F1

CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

May 13, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Jacob Olander, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT: **DS 25363 (Mardani):** Consideration of a Track 1 Design Study Referral, DS 25363 (Mardani), for the addition of a 156-square-foot front staircase and entry deck, and associated site improvements on an existing single -family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Application: DS 25363 (Mardani)
APN: 010-033-011-000
Block & Lot: Block 64, Lot 6
Location: Ocean 4NE Guadalupe

Applicant: Azadeh Mardani
Owner: Azadeh Mardani

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

1. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and
2. Approving the Track 1 Design Study Referral, DS 25363 (Mardani), for the construction of a 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, and associated adding planting areas along the garage and fence line, and rearrange site coverage on site to an existing single-family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to construct a 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, and associated site improvements on a 2,500-square-foot lot.

BACKGROUND AND PROJECT DESCRIPTION

The 1,125-square-foot single-story home was constructed in 1946 and has undergone multiple renovations over the years. The property was reviewed for historical significance in 2021 and found ineligible for the Carmel Historical Inventory. In 1968, the property and the two properties to the south received a conditional use permit to operate as a motel. The property was converted back to a single-family residence in 1974. The framing, windows, and roof were replaced between 1999-2008.

The property has an approved Design Study, DS 21-376 (Mardani), for the substantial alteration to the property, the construction of a 333 square foot addition, and the construction of a 230 square foot garage. The approval of DS 21-376 was appealed, APP 24188 (Mardani) to the City Council in 2024. The appellant contended that the proposed property did not comply with zoning standards and was not a legal building site. The appeal was denied by the City Council September 10, 2024.

On September 11, 2025, the property owner received approved for Design Study, DS 25212 (Mardani), for changes to a window, the entry steps, and the site coverage arrangement on site. On November 26, 2025, the property owner applied for the subject Design Study, DS 25363 (Mardani). The applicant is proposing a 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, and associated site improvements.

Staff Analysis:

The applicant is proposing a stucco retaining wall with a stone top adjacent to the garage. This retaining wall is intended to facilitate conveyance of stormwater to a gravel drainage basin. In addition, the project includes proposed modifications to the front entry gate and adding concrete columns. The deck is proposed to be timber tech PVC in the wheat color with a flagstone color cable railing.

Staff has added Condition of Approval #29 requiring the applicant change the large front entry columns to wood posts prior to building permit submittal. The columns do not fit the scale and design of the primary residence. The analysis of the columns fit with the subject site is included the resolution (Attachment 1). Staff has added Condition of Approval #30 requiring the applicant to revise the proposed landscaping to be drought tolerant, native plants prior to building permit submittal. The current landscaping does not meet the requirements outlined in the Carmel Municipal Code (CMC) Chapter 17.34. Further analysis of the landscaping is included in the attached resolution (Attachment 1). Condition of Approval #31 requires the applicant to revise the proposed front deck material to an approvable material, such as, composite, wood, stone, or pavers in lieu of PVC prior to building permit submittal.

Should the Planning Commission determine that the proposed decking and front entry columns are an acceptable deviation from the Residential Design Guidelines, staff has included findings in the resolution in Section 2. If the Planning Commission determines that the decking and columns are not acceptable deviations from the Design Guidelines, the Condition of Approval can be retained the deviations findings can be removed from the resolution (Attachment 1).

At the time of writing this report, staff received two emails from neighbors regarding the proposed work on site. Both neighbors expressed concerns about the project. One neighbor asked about the drainage on site and where the property line was. The second concerned neighbor had questions regarding the location of the new fence and concerns about work encroaching into the shared driveway in front of the subject site. Staff sent the neighbors copies of the project plans and a description of the proposed work.

Other Project Components:

Environmental Review:
Approval of the DS 25363 (Mardani) is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case. The evidence for the categorical exemption and exceptions analysis is provided in the draft resolution (**Attachment 1**).

Attachments:

1. Attachment 1 - Resolution

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL PERMIT TO ALLOW THE CONSTRUCTION OF A 156-SQUARE-FOOT DECK, NEW RETAINING WALL, AND ASSOCIATED SITE IMPROVEMENTS. THE PROPERTY IS LOCATED OCEAN 4 NE GUADALUPE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-033-011-000.

WHEREAS, on December 11, 2026, Azadeh Mardani ("Applicant"), submitted an application requesting approval of Track 1 Design Study referral application ("DS 25363 (Mardani)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to construct 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, adding planting areas along the garage and fenceline, and rearrange site coverage on site ("Project"); and

WHEREAS, the revision to the previously approved Design Study, DS 21-376 (Mardani), was referred to the Planning Commission per Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.A.3.b; and

WHEREAS, on May 1, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 13, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does

hereby make the following findings and determinations:

a. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

b. As demonstrated in Section 3 of this resolution, approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case.

c. The Planning Commission has considered the Design Study, DS 25363 (Mardani), application at a public hearing. Based on the facts of this particular case, The Planning Commission determines that the required findings (see Sections 1 & 2 below) can be made and therefore approves the Design Study.

d. Conditions of approval have been incorporated to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

e. Approval of the Design Study by the Planning Commission is appealable to City Council pursuant to CMC Section 17.54.040.C.

Section 1: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: Land Use and Community Character Policies P1-37 through P1-54 relate to residential development in Carmel-by-the-Sea. These policies require Design Review permits for new buildings, additions, and remodels of homes. The purpose of the permit processes and intent of the policies is to maintain neighborhood, forest, and street character, promote harmonious yet diverse designs, and ensure compliance with the Residential Design Guidelines. Design Study, DS 25363 (Mardani), is for a project to construct a front deck, retaining wall, and associated site improvements to an existing single-family residence. The residence currently maintains legal, nonconforming building elements that will not be altered as part of this project. The proposed deck, retaining wall, and site improvements fit into design context of Carmel-by-the-Sea, as proposed and conditioned. The project includes large concrete columns with a stone veneer to abut the entry gate. These columns are out of scale with the character of the site and surrounding area and do not match the design of the primary residence. Therefore, Special Condition of Approval #29 has been incorporated requiring the applicant to change the entry gate columns to wood posts prior to the Building Permit application submittal. As conditioned, the proposed work meets the intent of the applicable policies in the Land Use and Community Character Element of the General Plan.

    b. Evidence: Circulation Element policies are not applicable to Design Study, DS 25363 (Mardani). The project will not have any effect on parking, circulation, or roadway safety in Carmel-by-the-Sea.

c. Evidence: Coastal Access and Recreation policies are not applicable to Design Study, DS 25363 (Mardani). The project will not have any effect on vertical or lateral access to the beach in Carmel-by-the-Sea. The project will not have any effects on tourism or visitor accommodation.

d. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. DS 25363 (Mardani) involves the rearrangement of site coverage and adjustments to the drainage plan on site. The site will conform with site coverage limits and will have the drainage plan approved by Environmental Compliance during the building permit review. No other policies in the Coastal Resource Management element are applicable to the proposed project. DS 25363 (Mardani) does not create any view concerns. The applicant is proposing succulents in the front setback that cannot be supported based on compliance with the applicable landscaping requirements. Therefore, Special Condition of Approval #30 has been incorporated requiring the applicant to amend their landscape plan prior to building permit submittal to include native, drought resistant plantings. The project will not have any effect on beaches, ESHAs, and coastal access. As conditioned, the project complies with the Coastal Resource Management policies in the General Plan.

e. Evidence: CMC Section 17.10.030 outlines required parking, height limits, floor area limits, site coverage limits, and setback standards for the R-1 zoning district. Development approved by DS 25363 (Mardani) meets all zoning standards outlined in CMC Chapter 17.10. The Mardani property has an existing nonconforming wall in the side setback that will not be altered as part of the project. CMC Section 17.36.020.A allows for legal nonconforming buildings to may be used and maintained. The project includes a full reorganization of site coverage at the subject property. The project will meet site maximum allowed site coverage outlined in the CMC Chapter 17.10.

f. Evidence: Housing Element policies are not applicable to Design Study, DS 25363 (Mardani). The Mardani project does not involve the development of any new market rate or affordable housing.

g. Evidence: Public Facilities and Services Element policies are not applicable to Design Study, DS 25363 (Mardani) as the project does not relate to and will have no effect on public health, safety, or recreation.

h. Evidence: Open Space and Conservation Element Policies P7-19 through P7-25 are applicable to Design Study, DS 25363 (Mardani). P7-19 through P7-25 relate to water conservation, percolation, and landscaping. The project includes updates to the drainage plans, which were initially reviewed by the Environmental Compliance Division of Public Work. To ensure the final plans meet the stormwater requirements contained in CMC Chapter 17.42 and the guidance contained in SOG 17-07, the project has been conditioned requiring approved of the final drainage plans by Environmental Compliance prior to issuance of the building permit. In addition, the project involves the planting of new landscaping. Special Condition of Approval #30 requires the applicant to amend their landscape plan prior to building permit submittal to include native, drought resistant plantings. As proposed and conditioned, DS 25363 (Mardani) conforms to the applicable Open Space and Conservation Element Policies.

i. Evidence: Environmental Safety Element policies are not applicable to Design Study, DS 25363 (Mardani). The project is for a new front deck, retaining wall, and site improvements to a

developed residential property and does not relate to emergency preparedness, natural disasters, hazardous waste sites, or work in areas of excessive risk.

j. Evidence: Noise Element policies P9-4 and P9-5 are applicable to the project. P9-4 and P9-5 require construction noise to be minimized and monitored. The project includes a construction management plan that includes best management practices to ensure construction produces the least amount of noise possible. Additionally, the CMC Section 8.56.040 requires all construction noise to occur between 8:00 AM and 6:30 PM.

2. Finding – CMC Compliance: The project complies with all applicable provisions of this code.

    a. Evidence: As demonstrated in Section 1, Finding 1, Evidence "e", the project meets the applicable site development standards of the R-1 zoning district.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: Design Guidelines 9.5 encourages the use of "natural" building materials" and that stucco, when used in conjunction with natural materials, may be considered depending on neighborhood character.

    b. Evidence: The project includes a Timber Tech PVC deck in the wheat color. PVC decking is not an approved building material therefore Special Condition of Approval #31 has been incorporated requiring the applicant to change the decking to an approvable material (e.g. composite, wood, stone, paver, etc.) prior to Building Permit application submittal. As conditioned, the deck complies with the Design Guidelines.

    c. Evidence: The project includes modification of site coverage materials utilizing gravel and decking. With Condition of Approval #31, the site coverage will comply with the Design Guidelines.

    d. Evidence: The project includes construction of large, 22" by 18" by 4' concrete columns with a stone veneer to abut the entry gate. The columns are out of scale with the character of the area and do not match the design of the primary residence, which is out of compliance with the Design Guidelines. Special Condition of Approval #29 has been incorporated requiring the applicant change the entry gate columns to wood posts prior to the building permit application submittal.

    e. Evidence: As conditioned, the proposed project is consistent with the Residential Design Guidelines and therefore this finding can be made.

4. Finding – Zoning Standards and Permits: The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.

    a. Evidence: As demonstrated in the findings and supporting evidence contained in Section 1, the project does conform to the applicable zoning standards.

5. Finding – Neighborhood Character: The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.

    a. Evidence: The project does not include any new structures in setbacks. As there was no landscaping or trees proposed previously in the location of the new deck, the open space of the subject site will not be impacted negatively by the new deck. However, new landscaping that does not meet the requirements is included. As demonstrated in Finding 1, Evidence "d" of this section, the project has been conditioned to ensure the final landscape plans meet the requirements for native, drought resistant planting. As proposed with Condition of Approval #30, this finding can be made.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.

    a. Evidence: The project does not include any grading, cut, fill, or new structures on slopes. This finding is not applicable.

7. Finding – Modesty and Simplicity: The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.

    a. Evidence: The project does not include changes to the building and roof form of the existing residence. The project plans show work that was previously approved under Design Study DS 21-376 (Mardani), including additions to the home, a partial reroof, and the removal of a tree deemed not significant. The alterations to the building and roof form were approved previously and are not part of the scope of this permit. This finding is not applicable.

8. Finding – Mass and Bulk: The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

    a. Evidence: The project will not change the mass bulk of the existing structure. The new front deck will be low in scale and will not have any effect on perceived mass and bulk or views. This finding can be made.

9. Finding – Detail and Material: Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.

    a. Evidence: As demonstrated in Section 1, Finding 3 and supporting evidence, the project details and materials are consistent with the Residential Design Guidelines with the adoption of Condition of Approval #31. This finding can be made.

10. Finding – Forest and Open Space: The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.

    a. Evidence: As demonstrated in Section 1, Findings 1, 2, 3, and 5 and supporting evidence, the open space on site is preserved and no increase structural bulk will be perceived from the street and neighboring properties. This finding can be made.

11. Finding – Simple and Modest Roof Forms: The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives.

    a. Evidence: As demonstrated in Section 1, Finding 7 and supporting evidence, the building and roof form of the structure will not change from the previous approval of DS 21-376 (Mardani). The project does include a front entry deck and staircase that are simple and do not add excess complexity to the subject site. This finding can be made.

12. Finding – Context: The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.

    a. Evidence: As demonstrated in Section 1, Findings 5 and 8 and their supporting evidence, the property will fit into the context of the neighborhood. The project includes the addition of a front entry staircase and deck that will not create excessive mass and scale to the property. This finding can be made.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood.

    a. Evidence: As demonstrated in Section 1, Findings 3 and 5 and their supporting evidence, the project is in similar size, scale, and form to the surrounding buildings. The proposed deck is of an appropriate, comparable scale to surrounding structures. This finding can be made.

14. Finding – Significant Trees: The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.

    a. Evidence: The project does not involve tree removal. This finding can be made.

Section 2: FINDINGS REQUIRED FOR DEVIATIONS FROM THE DESIGN GUIDELINES (CMC Section 17.58.060).

The proposed front gate columns and decking materials deviate from the design guidelines. If the Planning Commission finds that the concrete entry columns with a stone veneer and/or the PVC decking are acceptable deviations from the Design Guidelines the below finds must be made.

1. Finding - Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

a. Evidence: The proposed entry columns are an appropriate scale and complement the architecture of the subject site. The columns provide a visually distinct break from the fencing and are an appropriate framing of the front entry gate.
b. The PVC decking replicate the scale of a wood deck and complements the design of the residence.

2. Finding - Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;

    a. Evidence: The proposed deck and entry columns fit into the character of the surrounding neighborhood and Carmel-by-the-Sea as a whole. The PVC decking replicates the look of a wood deck is scale and design. While large front entry columns are not a common feature in the surrounding neighborhood, they are prevalent throughout the city and can be an appropriate way to break up a fence line at the point of an entry deck. This finding can be made.

3. Finding - Encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting as well as the site design and materials used in surrounding structures;

    a. Evidence: The proposed deck and front entry columns would add diversity of design to the neighborhood as there are no others in the immediate vicinity. The PVC deck is a fire resistant material that replicate the look of a wood deck, blending the look of tradition Carmel architecture with a fire wise material. The front entry columns include a stone veneer which is not uncommon in Carmel-by-the-Sea and have been found to be appropriate in other neighborhoods. This finding can be made.

4. Finding - Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;

    a. Evidence: Neither the PVC deck, nor the front entry columns will effect privacy, solar, access, and private views. This finding is not applicable..

5. Finding - Maintain a tradition of architectural diversity that enhances the character of the commercial district and adds a lively sense of history to Carmel's village ambiance by promoting commercial building design that respect these traditions; and

    a. Evidence: The project is no proposed on a commercially zoned lot and therefore, this finding is not applicable.

6. Finding - Encourage originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character and avoid out-of-scale or bizarre building forms or incompatible design.

    a. Evidence: As outlined in the Finding 1, 2, and 3 of this section, the PVC decking and large entry columns maintain the human scale and preserve the village character. The PVC and stone veneer replicate natural materials traditionally used in Carmel-by-the-Sea and do not detract from the character of the village or the scale of the subject site.

Section 3: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15301 – Existing Facilities categorically exempts 15301. The project is for the construction of a 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, and associated site improvements, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

        i. Location. The project is for a new deck and site improvements to an existing single-family residence. The existing and proposed use is a permitted use for the site's designated residential zoning district.

        ii. Cumulative Impact. The proposed project is to add a front deck, retaining wall, and associated site improvements to an existing single-family residence that was previously substantially altered. Due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. It is not uncommon for Design Study revisions during the construction process. The project will not result in a cumulative impact because there have not been successive projects of the same type in the same location.

        iii. Significant Effect. The proposed project is for the addition of a deck, retaining wall, and site improvements to an existing single-family residence. No significant trees are being proposed to be removed, and minimal ground disturbance is proposed.

        iv. Scenic Highways. The project is not located on a scenic highway and will not result in any impacts to scenic highways or scenic resources.

        v. Hazardous Waste. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

        vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory in February of 2021. The proposed project will not have any negative effects on a historic resource on or adjacent to the subject site.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and **APPROVE** the Track 1 Design Study Referral, DS 25363 (Mardani), for the construction of a 156-square-foot front staircase and entry deck, retaining wall adjacent to the garage door, adding planting areas along the garage and fenceline, and rearrange site coverage on site to an existing single-family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13 day of May 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study, DS 25363 (Mardani), for the addition of a 156-square-foot front staircase and entry deck, and associated site improvements on an existing single-family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000 as depicted in the plans prepared by NES Consultants LLC as approved by City of Carmel-by-the-Sea Planning Commission on May 13, 2026 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
6.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
7.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification

	incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
10.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
11.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
12.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.

13.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
14.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
15.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
16.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
17.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
18.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
19.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.

	The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
20.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
Environmental Compliance Conditions	
22.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.

23.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
24.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
25.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
26.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
27.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
28.	**Construction Management Plan.** Prior to building permit issuance, the applicant shall submit a construction management plan for review and approval by the Community Planning and Building, and Public Works Department.
29.	**Entry Gate Columns.** Prior to building permit submittal, the applicant shall revise the proposed front entry gate columns to be wood posts.
30.	**Landscaping.** Prior to building permit submittal, the applicant shall revise the proposed landscaping to be drought tolerant, native plants.
31.	**Decking.** Prior to building permit submittal, the applicant shall revise the proposed front deck to be an approvable material (composite, wood, stone, paver, ETC).

Exhibit B
Project Plans

AZADEH MARDANI RESIDENCE

APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

OWNER: AZADEH MARDANI
4 NE GUADALUPE CARMEL, CA 93923
Phone: (408) 826-9046
Email: azadehmardani1@yahoo.com

SCOPE OF WORK:

ADD 332 SQFT FRONT AND BACK ADDITION AND 231 SQFT DETACHED GARAGE
ADD APPROX 156 SQFT DECK BETWEEN THE GARAGE AND THE MAIN HOUSE

NOTES:

1.. FIRE SPRINKLERS TO BE DEFERRAL SUBMITTAL.

2. FINAL CONSTRUCTION DOCUMENTATION VERIFYING THE CONSTRUCTION COST SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO FINAL INSPECTION

INDEX OF DRAWINGS:

G.0 PROJECT DATA, PARCEL MAP, SITE PHOTOS
G.1 SITE PLAN
G.2 PRELIMINARY SITE ASSESSMENT REPORT
G.3 TREE EVALUATION
D.1 DEMOLITION PLAN
A.1 EXIST AND PROPOSED FLOOR PLAN
A.2 EXIST AND PROPOSED ROOF PLAN
A.3 EXIST AND PROPOSED ELEVATIONS
A.4 ELECTRICAL PLAN
A.5 PROPOSED GARAGE PLAN
A.6 WINDOWS AND DOORS SCHEDULE
A.7 MATERIALS AND COLORS
C.1 GRADING PLAN
C.2 EROSION CONTROL PLAN
C.3 STORMWATER MANAGEMENT PLAN
CONSTRUCTION BEST MANAGEMENT PRACTICE
L.1 LANDSCAPING PLAN
PCR1 PLANNING COMMISSION RESOLUTION NO. 2024-043-PC
PCR2 PLANNING COMMISSION RESOLUTION NO. 2024-043-PC
CON1 CONDITIONS OF APPROVAL DATED 9/11/2025
AD HANDRAIL DETAILS
CG.1 CALGREEN CHECKLIST SHEET No.1
CG.2 CALGREEN CHECKLIST SHEET No.2
T24A TITLE 24A
T24B TITLE 24B
S1.1 GENERAL NOTES
S1.2 SPECIFICATIONS
S2.1 FOUNDATION AND ROOF FRAMING PLAN GARAGE
S3.1 FOUNDATION AND ROOF FRAMING PLAN HOUSE ADDITION
S3.2 DECK FRAMING PLAN
S4.1 STRUCTURAL DETAILS
S5.1 FOUNDATION DETAILS No. 1

STRONG WALL SHEETS

BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CAL GREEN
2020 NEC & CARMEL MUNI. CODE

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U
CONSTRUCTION CLASSIFICATION: V-B
FIRE SPRINKLERS: N
NUMBER OF STORIES: 1
MAX. EXIST BUILDING HEIGHT: 18'-0" (SINGLE STORY)
GROSS AREA OF LOT: 2,500 SQFT
GROSS AREA OF EXISTING RESIDENCE: 562 SQFT
PARKING PAD: 200 SQFT
TOTAL EXISTING FLOOR AREA: 762 SQFT
(30.48% OUT OF TOTAL LOT AREA)

AREA ADDITION:
FIRST FLOOR: 332 SQFT
DETACHED GARAGE: 231 SQFT
TOTAL PROPOSED FLOOR AREA: 1,125 SQFT
(45% OUT OF TOTAL LOT AREA)

SITE COVERAGE:

EXISTING:

STONE BACK PATIO	615 SQFT	IMPERMEABLE
STONE RIGHT WALKWAY	155 SQFT	IMPERMEABLE
FRONT STEP STONE	206 SQFT	IMPERMEABLE
FRONT CONC PLAN BOX	77 SQFT	IMPERMEABLE
FRONT CONC CURB	12 SQFT	IMPERMEABLE
TOTAL EXIST:	1,065 SQFT	

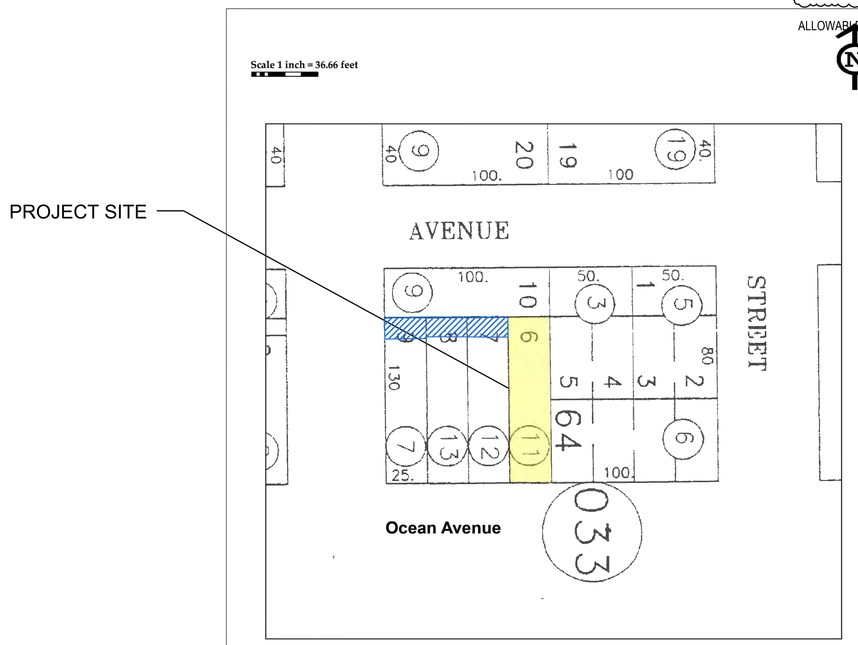
PROPOSED:

CONC. STAIR/LANDING	24 SQFT	IMPERMEABLE
FRONT PEDESTAL/WALL	16 SQFT	IMPERMEABLE
GARAGE STEPS	29 SQFT	PERMEABLE
DECK/DECK STAIR	156 SQFT	PERMEABLE
DRIVEWAY	67 SQFT	PERMEABLE
PEA GRAVEL	55 SQFT	PERMEABLE
TOTAL PROPOSED:	347 SQFT	

ALLOWABLE: 247 SQFT OR
347 SQFT WITH 50% PERMEABLE

PROJECT LOCATION
SCALE: NTS

PROJECT SITE



©2021

Chicago Title Company **50 Winham Street** **Salinas, CA 93901**	**Title Order No. : FWMN-5272000576-A, Preliminary Report Dated January 14, 2021**	**Drawing Date : 01/21/2021 - FNFI**
	Reference :	**Assessor's Parcel No. : 010-033-011**
	Property : Ocean Avenue 4 NE Guadalupe Street, Carmel, CA	**Data :**
This mappilat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.	**Plat Showing : Lot 6, Block 64, as shown and designated on that certain map entitled, "Carmel City, Monterey, Cal.", filed May 1, 1888 in Volume 1, Maps of "Cities and Towns", at Page 82, in the Office of the County Recorder of the County of Monterey, State of California.**	**Sheet 1 of 1** Archive #

Owner:
AZADEH MARDANI
408-826-9046
AZADEHMARDANI1@YAHOO.COM

Coordinating Professional:

ARCHITECT
NES CONSULTANTS
1659 BRANHAM LN
SUITE F, PMB 109
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STRUCTURAL ENGINEER
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REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES:	2019 IBC
USE AND OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
ZONING:	

Issue:	Permit Set
Date:	10/22/2021
Dwg File:	4 NE
Drawn By:	NP
Checked By:	NP

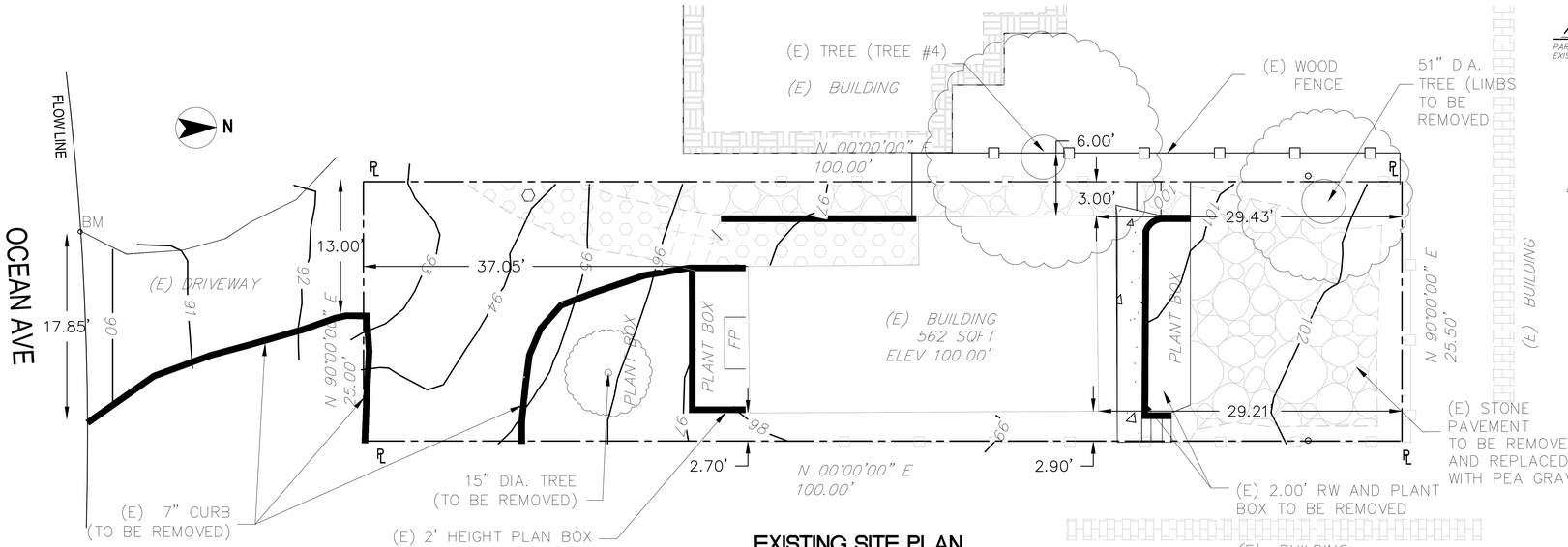
These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:

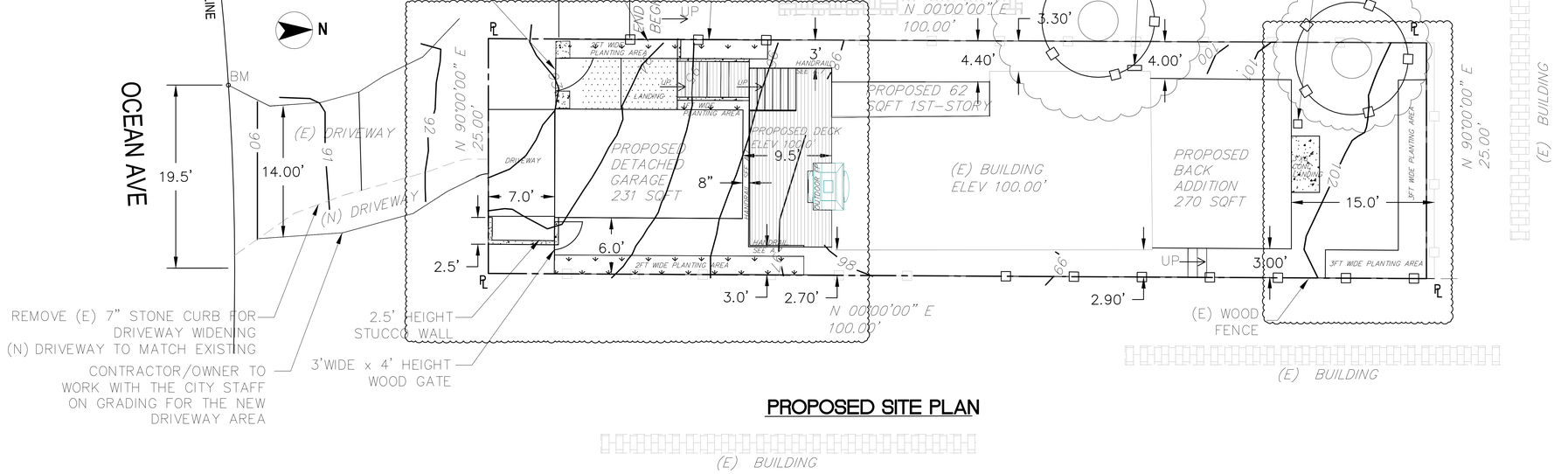
COVER SHEET

Sheet Number:

G.0



EXISTING SITE PLAN



PROPOSED SITE PLAN

SCALE: 1"=5'

NGOC H. PHAM
C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

NGOC PHAM — 04/7/2021 DATE

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

AZADEH MARDANI
APN: 010-033-011-000
SITE ADDRESS:
OCEAN 4NE, GUADALUPE
CARMEL BY THE SEA, CA

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	APPROXIMATE PROPERTY LINE	
◉	WELL MONUMENT	◉
●	FOUND MONUMENT AS NOTED	●
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	
—x—	FENCE LINE	—x—
—w—	WATER LINE	—w—
△	SURVEY CONTROL POINT	△
	LOT LINES	
	DIRECTION OF SURFACE DRAINAGE	
	EDGE OF PAVEMENT	
	APPROXIMATE TREE DRIPLINES	

ABBREVIATION:

A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RW	RETAINING WALL
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM, ASSUME DATUM 100FT AT FINISHED FLOOR OF EXISTING HOUSE. BENCHMARK AT FLOW LINE.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.

PEA GRAVEL
PLANTING AREA
CONCRETE

NES CONSULTANTS LLC.
SAN JOSE, CA
CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

SITE PLAN
OCEAN 4NE GUADALUPE
CARMEL BY THE SEA, CA

Drawn By: MP
Date: 05/11/2022
Scale: 1"=5'
Job No.: 21025
Checked:

NO.	DATE	REVISIONS ISSUED FOR	BY

SHEET 1 OF 1

Plot February 6, 2026 at 2:56 PM C:\Users\ngocpham\Downloads\Carmel By the Sea\Rev6\survey site plan detach garage step landing_DECK.dwg

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: May 11, 2021
Planner: Marnie R. Waffle
Forester: Sara Davis
Block/Lot: 64 / 6
APN: 010-033-011
Property Owner: MARDANI SEYEDEH & MOSTAFAZADEH SHAHRAM
Street Location: Ocean 4 NE of Guadalupe

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	No
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	No

Street and Neighborhood Character:

- Style and materials of the existing residence:

Front (South & West) Elevation (*left*) Rear (North) Elevation (*right*)

Side (East) Elevation

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The project site fronts on Ocean Avenue but maintains a significant setback from the street as well as the front property line. On/about 1965, two driveways were installed to provide a semi-circular access to five cottages which were being used for short-term lodging known as Buena Vista Cottages. By 1974, all five cottages had been converted back to single-family use but the semi-circular driveway remained in use as it currently exists today providing access and parking for three of the five original cottages. The front yard of the project site serves as the entrance to the parking area with the exit located two lots west of the project site.

Site Conditions & Development Standards:

- Building Site Area: The lot is **2,500 square feet** (25'x100'). The maximum base floor area is 45% of the building site, or 1,125 square feet. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad.

  Floor Area is defined as, *"...the total grass square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. Fractions are rounded up to the next whole number.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle (CMC §17.10.030.F). All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street (CMC §17.10.030.A.1). Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a

studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

  Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Site Coverage: The permitted impermeable site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,125 square feet, the allowed impermeable site coverage would be 247 square feet. The City recognizes the following materials as permeable or semi-permeable: gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	5 feet**	6 feet	5 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy Concerns: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking

active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey will be provided under separate cover.

Historic Status: The property was reviewed for historical significance and on February 5, 2021, it was determined that the property is not historic. This determination is valid for five (5) years after which time the property becomes eligible to be reviewed again.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. Enclosed is a copy of the City's Story-Pole Policy which was adopted by the City Council in 2017. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

SUBMITTAL						4/22/21	
VL	Designed						
VL	Drawn						
NP	Checked						

MARK	DESCRIPTION	DATE	BY
	REVISIONS		

PRINT SCALE IN INCHES FOR REDUCED PLANS

REG. NO. C81902 EXP. 3/31/26 CIVIL — REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1699 BRANHAM LANE, #96560
SAN JOSE, CA 95118
(510) 962-2008

PRELIMINARY SITE ASSESSMENT REPORT

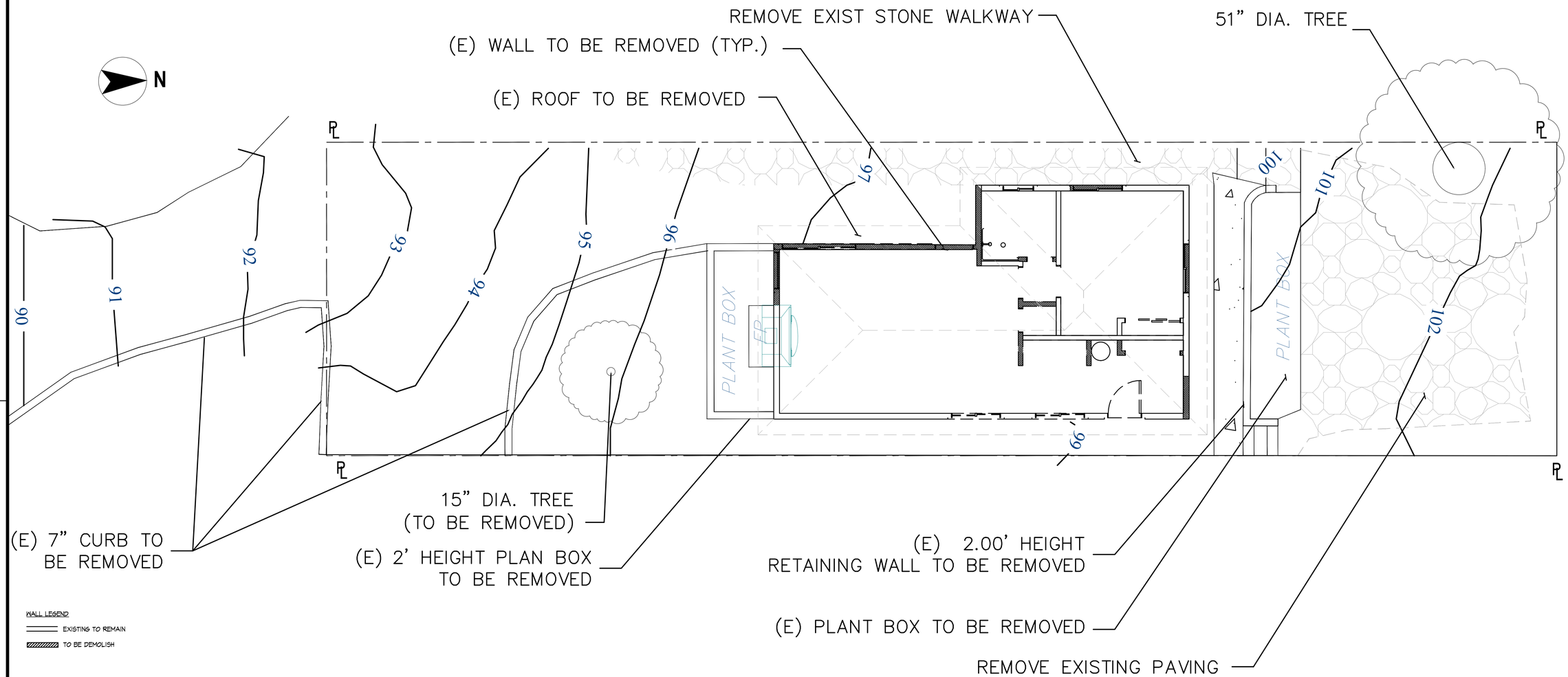
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. G.2
2 of 10 Sheets
JOB NO. 21021

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.



WALL LEGEND

EXISTING TO REMAIN

TO BE DEMOLISH

DEMOLITION PLAN

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

1' 2' 4' 8'

SUBMITTAL	DESCRIPTION	MARK	DATE	BY
BLDG REV1		1	12/3/23	
BLDG REV2		2	12/10/24	
BLDG REV2		3	3/25/25	
BLDG REV2		4	6/9/25	

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1569 PRANAHILL DR. PMB#50
SAN JOSE, CA 95118
(510) 982-2008

DEMOLITION PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
D.1
____of 10 Sheets
JOB NO. 21021

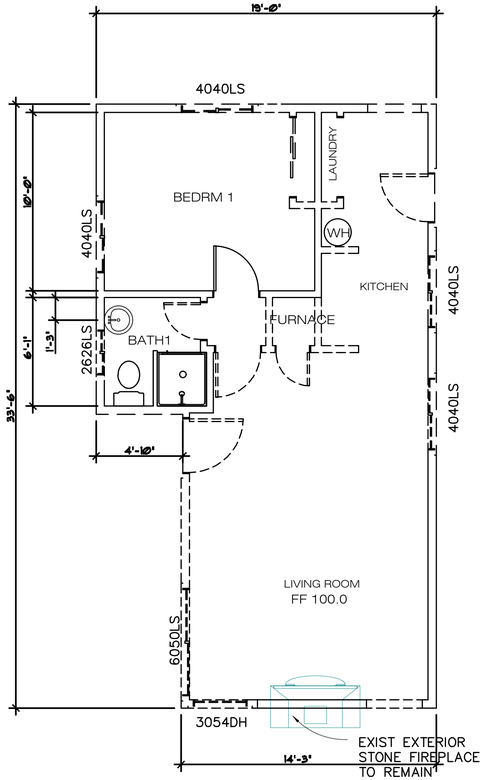
USERNAME => $USER
DATE PLOTTED => $DATE
TIME PLOTTED => $TIME

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2x4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH

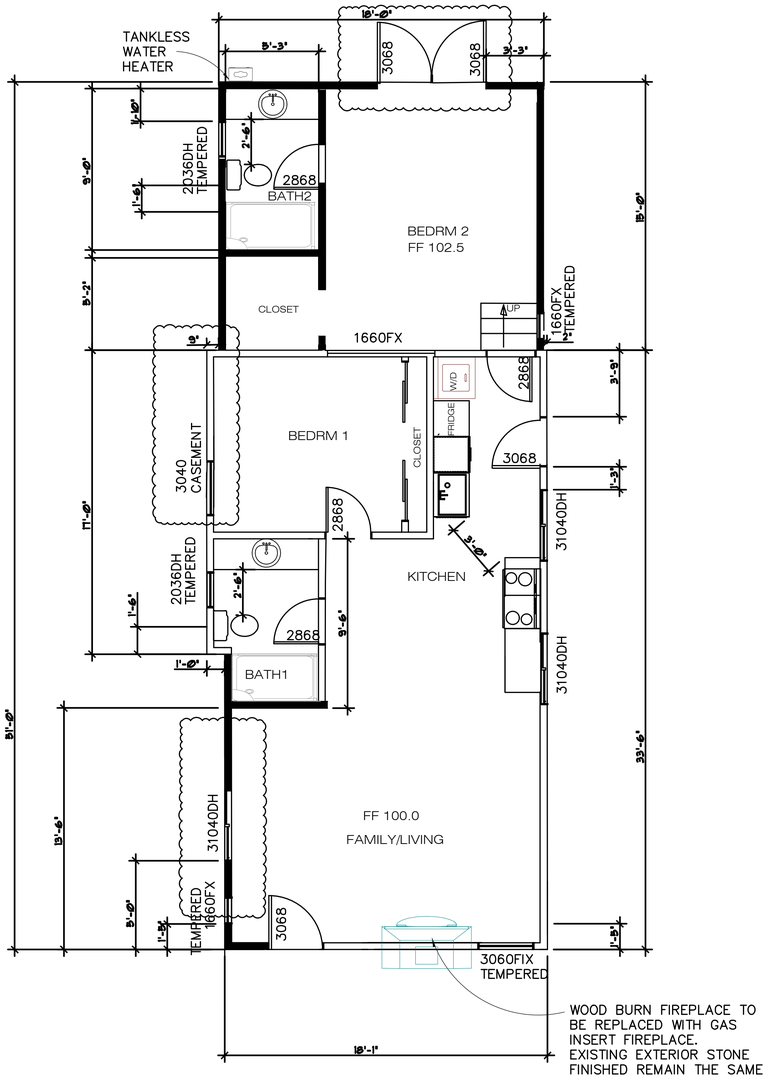
KEYNOTES

1. PARTITIONS.
   A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
   B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
   C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
2. PROVIDE AND INSTALL DOOR AS PER SPECS. NOTE: ALL GLASS FENCH DOORS SHOULD BE TEMPERED GLASS.
3. PROVIDE AND INSTALL WINDOW PER MANUF. SPECS. EXAMPLE: 2036DH WINDOW = 2'-0" x 3'-6" DOUBLE HANGED WINDOW
4. PROVIDE AND INSTALL PLUMBING FIXTURE.
   A. LAVATORY
   B. TOILET
   C. SHOWER
   D. BATHTUB
   E. KITCHEN SINK



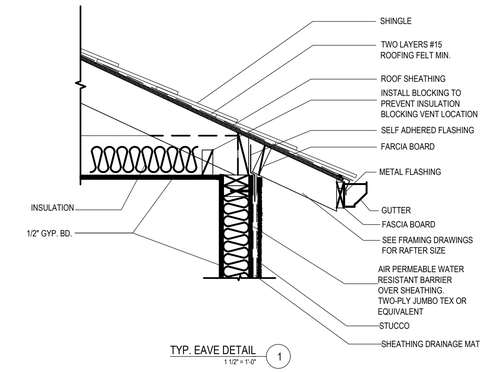
EXISTING FLOOR PLAN

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

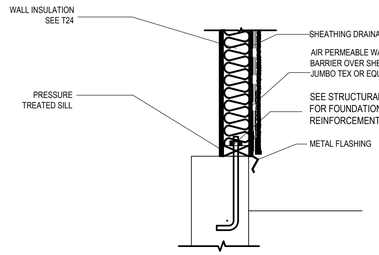


PROPOSED FLOOR PLAN

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



TYP. EAVE DETAIL 1 — 1 1/2" = 1'-0"



TYP. WALL SECTION 2 — 1 1/2" = 1'-0"

SUBMITTAL		DESCRIPTION	MARK	DATE	BY
BLDG REV1	1	REVISIONS	1	12/10/24	
BLDG REV2	2		2	3/25/25	
BLDG REV3	3		3	8/13/25	
CONST	4		4	1/18/26	

VL Designed · VL Drawn · NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — No. C81902 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-207
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED FLOOR PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.1
3 of 10 Sheets
JOB NO. 21021

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

1' 2' 4' 6'

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\NGOCPHAM\DOWNLOADS\CARMEL BY THE SEA\REV6\ARCHITECTURAL PLAN DETACH GARAGE 1 STORY 8112025_RECOVER.DWG

FILE =>

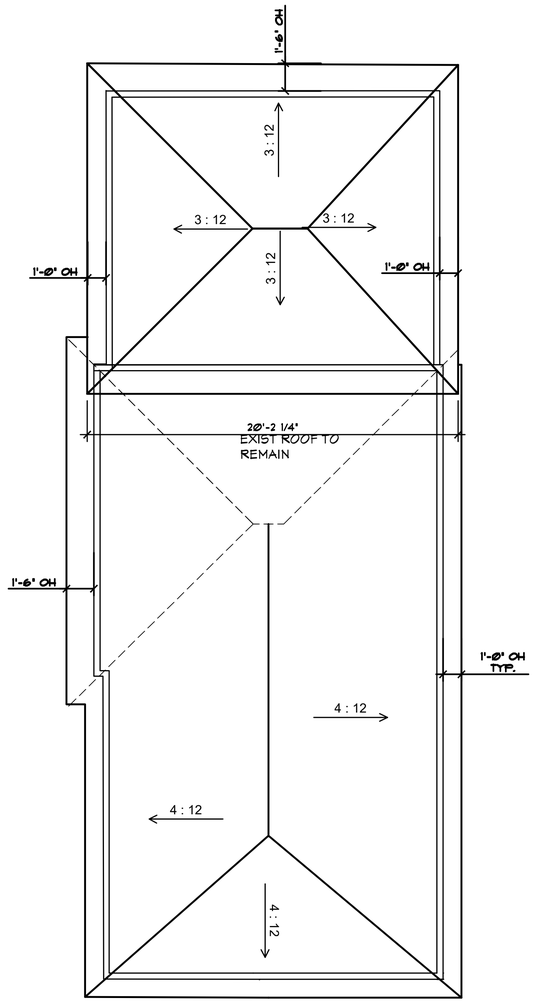
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

PITCH OF ROOF: 4" IN 12" ENTIRE HOUSE.

ROOF COVERINGS:
1. UPPER ROOF AND GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389. COLOR TO MATCH EXISTING ROOF.

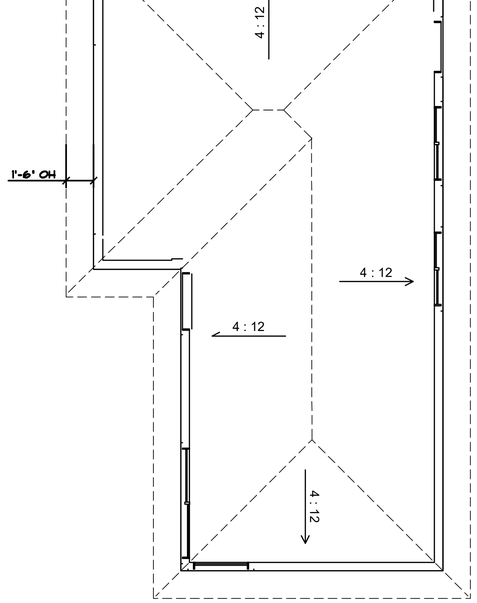
ATTIC VENTILATION CALCS

VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED



PROPOSED ROOF PLAN

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



EXIST ROOF PLAN

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

1' 2' 4' 8'

REVISIONS			
SUBMITTAL		12/3/23	
DESCRIPTION	MARK	DATE	BY

VL Designed VL Drawn NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

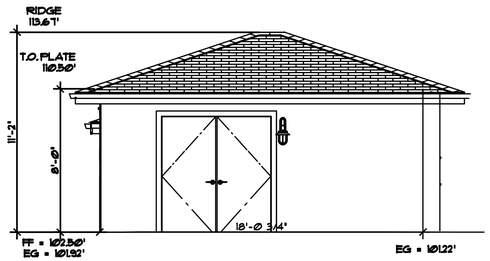
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, PMB180
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED ROOF PLAN

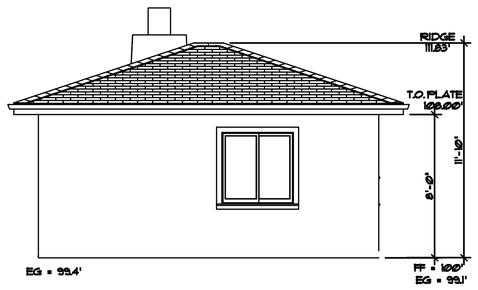
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.2
3 of 10 Sheets
JOB NO. 21021



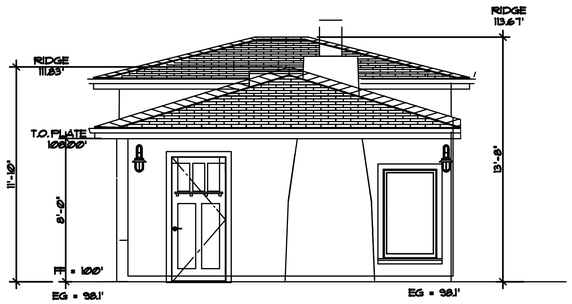
(N) BACK ELEVATION – NORTH

scale: 1/4" = 1'–0"



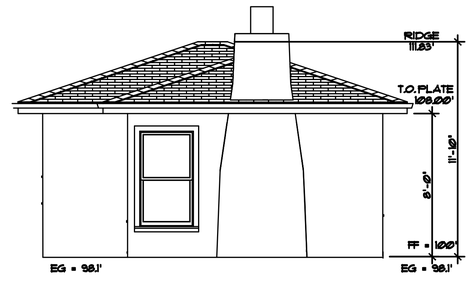
(E) BACK ELEVATION – NORTH

scale: 1/4" = 1'–0"



(N) FRONT ELEVATION – SOUTH

scale: 1/4" = 1'–0"

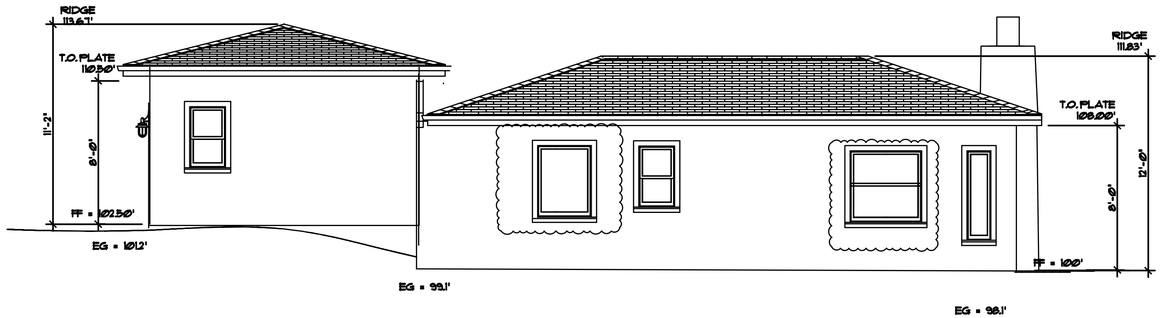


(E) FRONT ELEVATION – SOUTH

scale: 1/4" = 1'–0"

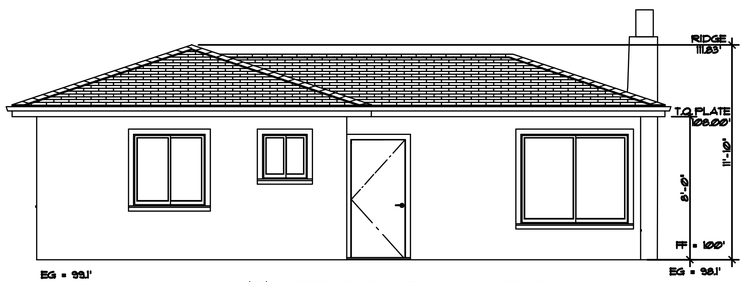
NOTES:

A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.A



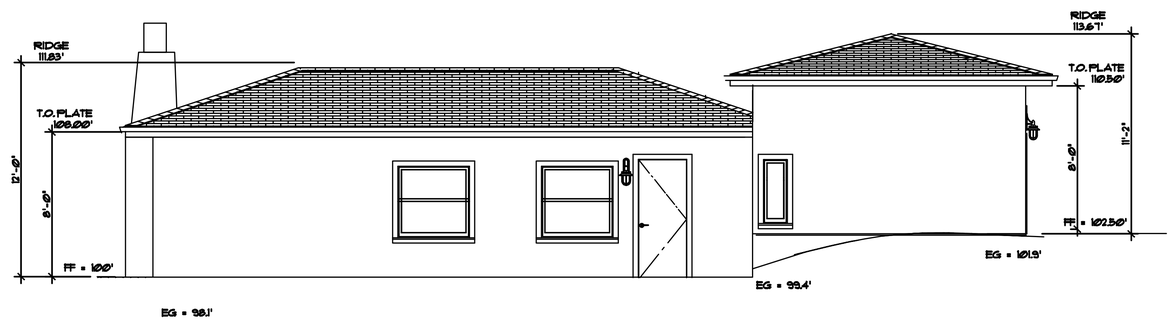
(N) LEFT ELEVATION – WEST

scale: 1/4" = 1'–0"



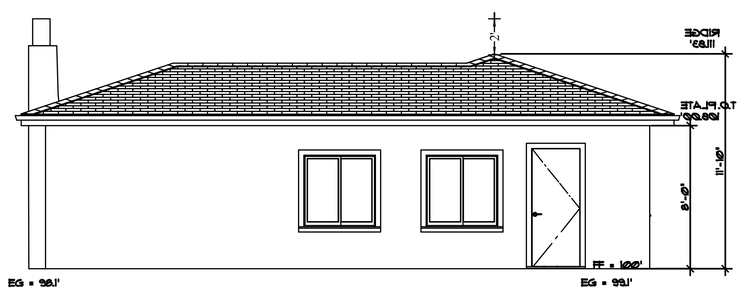
(E) LEFT ELEVATION – WEST

scale: 1/4" = 1'–0"



(N) RIGHT ELEVATION – EAST

scale: 1/4" = 1'–0"



(E) RIGHT ELEVATION – EAST

scale: 1/4" = 1'–0"

1' 2' 4' 8'

SUBMITTAL	DESCRIPTION	MARK	DATE	BY
BLDG REV1		1	12/10/24	
BLDG REV2		2	3/25/25	
BLDG REV3		3	8/13/25	

REVISIONS

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE B-#8160
SAN JOSE, CA 95118
(510) 962-2008

ELEVATIONS

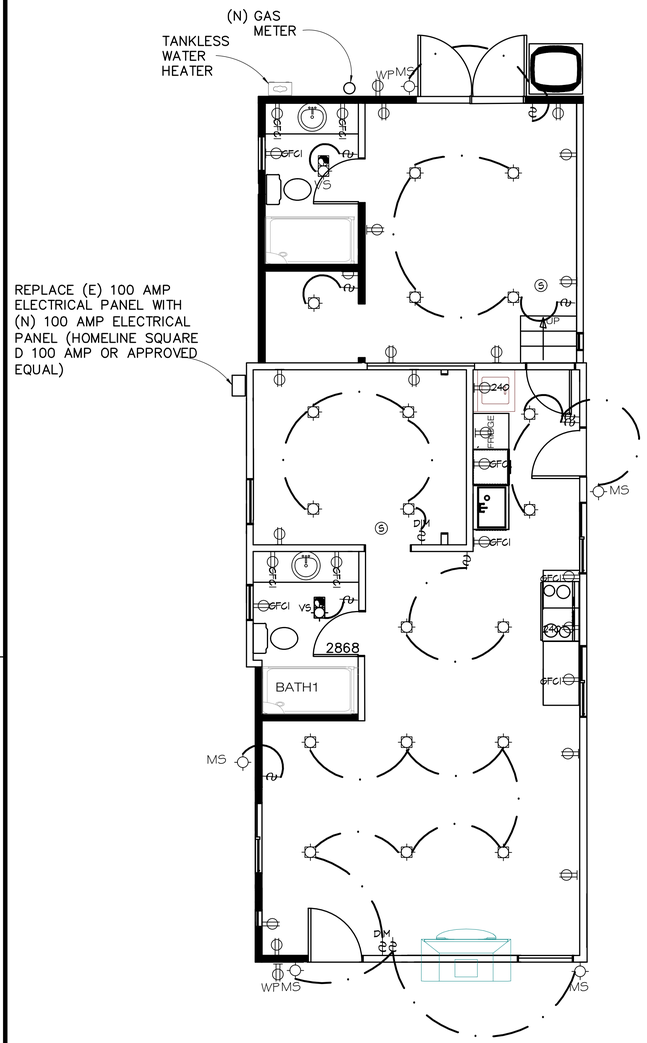
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.3
5 of 10 Sheets
JOB NO. 21021

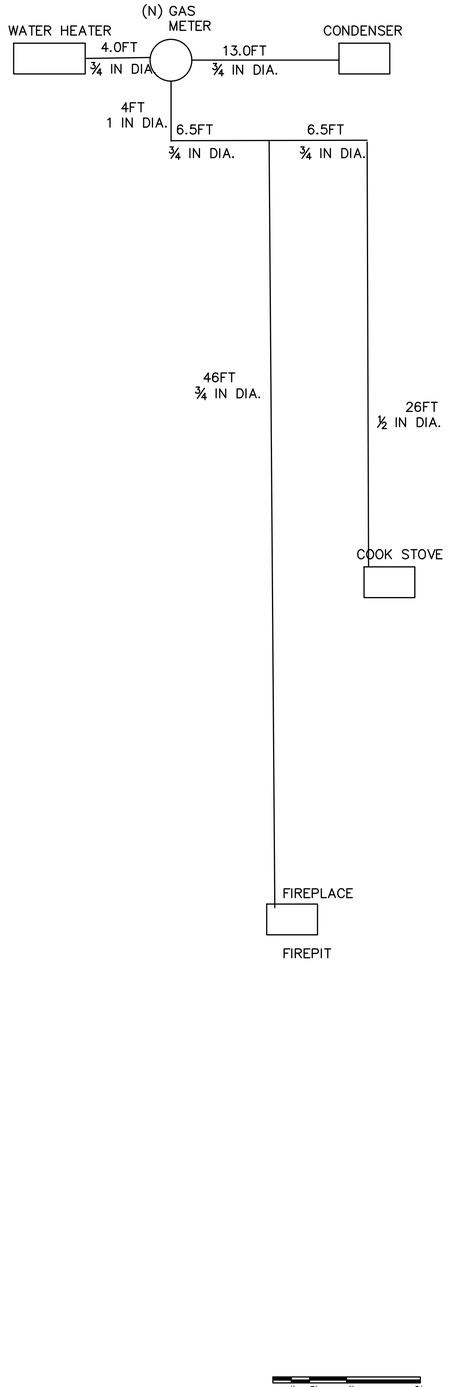
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



PROPOSED ELECTRICAL PLAN



LEGEND

- 110V DUPLEX CONVENIENCE DUPLEX OUTLET
- 220 220V DUPLEX CONVENIENCE DUPLEX OUTLET
- GFI GFI OUTLET
- WP WEATHERPROOF OUTLET
- 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
- S SWITCH
- VS VACANCY SENSOR SWITCH
- 3 3-WAY SWITCH
- D DIMMER SWITCH
- INCANDESCENT WALL MOUNTED FIXTURE
- INCANDESCENT BAR LIGHT FIXTURE
- RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- HANGING FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. FIXTURE - FLUORESCENT (OR OTHER HIGH EFFICACY)
- VS RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- C CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL SMOKE DETECTORS SHALL BE INTERCONNECTED)
- S SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
- OUTDOOR CONDENSER UNIT

NOTES:

WATER HEATER EXHAUST SHALL TERMINATE ABOVE THE ROOF LINE.
KITCHEN EXHAUST TO BE COSMO 36-IN DUCTED 380-CFM .

GENERAL NOTES & SPECIFICATIONS:

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.
The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.
All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 65% of construction and demolition waste. Provide operations & maintenance manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug institutes Green Label plus program.
The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

FIRE NOTES:

A. FIRE PROTECTION
1. Provide 5/8" type "X" gyp. bd. at house/ garage walls and at utility closet walls. Provide 26g min. galvanized steel ducting through fire wall.
2. Min. 4" street numbers of a contrasting color, visible from street;
3. Closet fixtures to be surface mounted at 18' min. to shelves.

B. SMOKE/ CARBON MONOXIDE DETECTOR
115 v interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.

MECHANICAL NOTES:

The MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be submitted to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 3' from any openings into the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed during construction for all new and existing ductwork. All annular spaces around pipes, electric cables or other openings in sole/ bottom plates at exterior walls shall be protected against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CGBSC Section 4.507.2

C. WATER HEATER: TANKLESS WATER HEATER.

D. HEATING
1. Install Thermocore 60000 Btu Ductless Mini Split Air conditioner Heat

E. THERMOSTAT Provide double setback thermostat for FAU.
F. DRYER VENT Vent dryer to exterior of building with smooth metal duct with inline mechanical fan, routed through attic to backdraft damper at eave soffit.
G. TUB & SHOWER
1. Limestone tile shower to 6'height, with chloro-loy WATER CONSERVATION waterproof shower base, or approved equal. See GB req.
2. Acrylic spa with limestone tile surround.
3. Acrylic tub & tile to 6' hgt.
4. Provide individual control valves of the pressure balance or thermostatic mixing valve type, at showers and tubshower combinations Low-flow shower heads to have a maximum 2.0 GPM; water closets shall have a maximum of 1.28 gallons per flush; kitchen faucet areator shall have a maximum 1.8 GPM; residential lavatory areators shall have a maximum 1.5 GPM; and a high pressure reducing valve between meter and first point of use (60 PSI maximum).

ELECTRICAL NOTES:

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

R. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES
1. All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen walls & countertops.
2. Provide a dedicated 20 Amp circuit for bathroom GFI's. No other receptacle or loads for this circuit.
3. All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
4. Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking unit.
5. Provide separate laundry circuit.
6. All recessed elect. fixtures in insulation to be IC rated. Provide damp rated light fixtures in baths or showers.
7. Provide an arc-fault interrupter circuit for receptacles in all rooms except kitchen and garage.
8. Provide undercounter flouresent fixtures at entire kitchen.
9. All exterior fixtures to be high efficacy or on motion sensors with photocontrol. See mandatory features for required lighting at kitchen and bath.
10. Provide 1 receptacle at the islands. Receptacles may not be more than 12" below the counter surface or be below a couter that extend more than 6" beyond a cabinets end.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and recaptacle shall be accessible.
12. Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

S. FANS
1. Provide 50 cfm exhaust fans with lights at laundry & baths. Bath exhaust fans to be energy star compliant and to have humidity controllers.

U. STRUCTURED WIRING
1. Provide structured panel and all connections to system. Locate panel 4' min. to electrical entry. Provide labeling of all circuits at panel.
2. Provide tech ports as shown on plans. Provide individual jacks as determined by owners, for phone, data, & cable service. Provide Cat 5e & RG 6 wiring with all connectors. All wiring to be in home runs. Maintain 1' clearance of wiring to electrical circuits, cross wiring at right angles, and avoid circuits with motors or fans. Do not over pull or kink wiring, & provide wide loops at turns. Do not crush wiring with insulated staples.

V. LIGHTING
1. All lighting shall be high efficacy and meet the requirements of Section 150.0(k) and Joint Appendix JA8.
2. A single bathroom light shall be high efficacy as shown on plans. All other lights shall be high efficacy or controlled by vacancy sensor and shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
3. All garage and laundry luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
4. All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
5. All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated.
6. Recessed lighting shall be listed as IC (zero clearance to insulation) and AT (air tight), be sealed/caulked between the fixture housing and ceiling, shall not contain a screw base socket, and contain bulbs marked with JA8-2019-E efficiency label.

W. AC & DC UNITS: Install as per manufacture's instructions.

		12/3/23	
SUBMITTAL	1	12/10/24	
BLDG REV1	2	3/25/25	
BLDG REV2	3	8/13/25	
BLDG REV3	4	11/18/25	
CONST			
DESCRIPTION	MARK	DATE	BY

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
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CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE B#B180
SAN JOSE, CA 95118
(510) 962-2008

ELECTRICAL PLAN

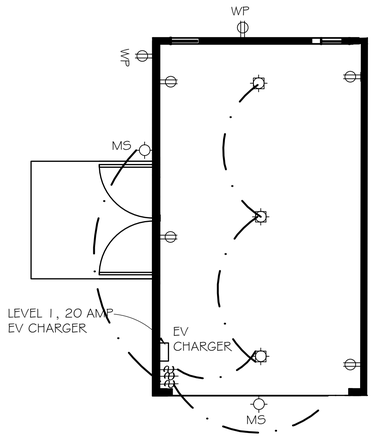
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.4
6 of 10 Sheets
JOB NO. 21021

DESIGNAME = $DESIGNAME
DATE PLOTTED = $DATE
TIME PLOTTED = $TIME

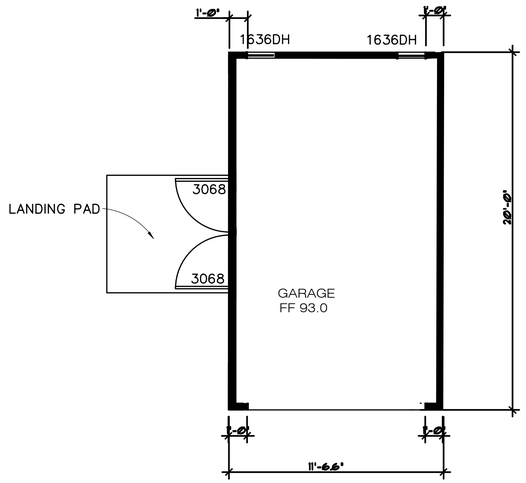
GARAGE TO BE UNDER PERMIT No. 240522.

ROOF COVERINGS:
GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389



PROPOSED ELECTRICAL PLAN

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



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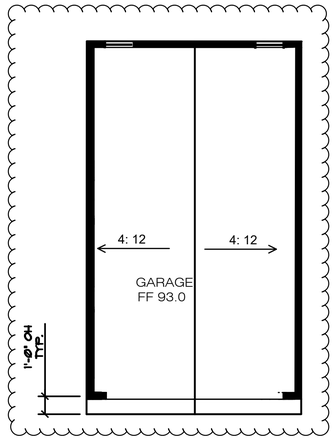

PROPOSED ROOF PLAN

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

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2X4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 1-HOUR FIRE RATE WALL

INSTALL 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

KEYNOTES

1. PARTITIONS.
   A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
   B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
   C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
2. PROVIDE AND INSTALL DOOR AS PER SPECS.
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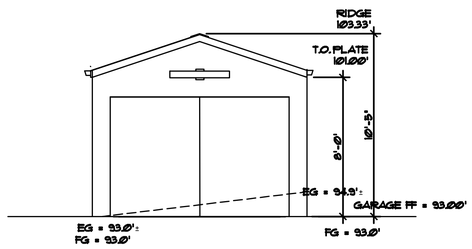
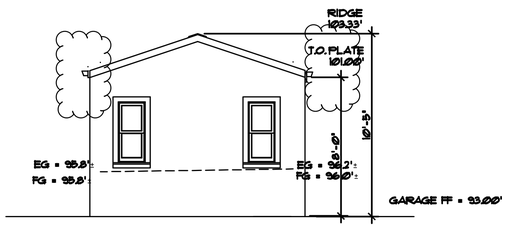
NOTES:

A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.A



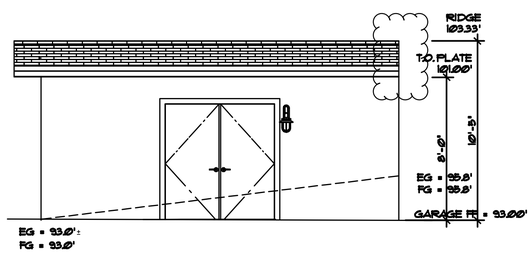
(N) FRONT ELEVATION – SOUTH

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



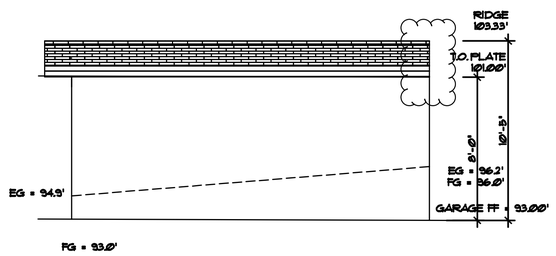
(N) BACK ELEVATION – NORTH

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



(N) LEFT ELEVATION – WEST

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



(N) RIGHT ELEVATION – EAST

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

1' 2' 4' 8'

SUBMITTAL	DESCRIPTION	MARK	DATE	BY
BLDG REV1		1	12/10/24	
BLDG REV2		2	3/25/25	
BLDG REV3		3	8/13/25	
CONST		4	1/18/26	

REVISIONS

VL Designed | VL Drawn | NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

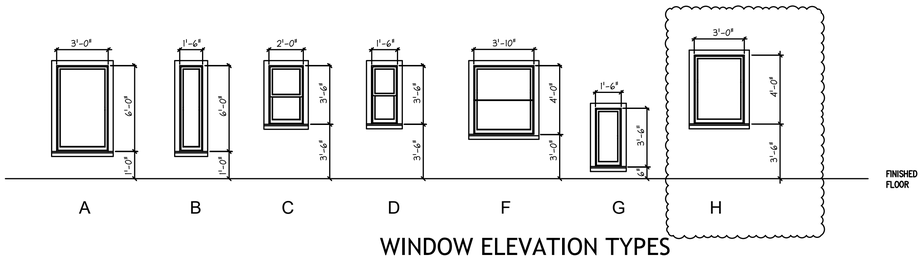
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, STE F #B0180
SAN JOSE, CA 95118
(510) 982-2008

PROPOSED GARAGE PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.5
3 of 10 Sheets
JOB NO. 21042

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME



WINDOW ELEVATION TYPES

WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
GARAGE	1	GARAGE (REAR/NORTH WALL)	D	(2) 1'-8" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
MAIN HOUSE	2	LIVING ROOM (FRONT/SOUTH WALL)	A	3'-0" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	3	LIVING ROOM (LEFT/WEST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	4	KITCHEN (RIGHT/EAST WALL)	F	(2) 3'-10" X 4'-0"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	NO	NO
	5	BATHROOM ONE (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	6	BEDROOM TWO (RIGHT/EAST WALL)	G	1'-6" X 3'-6"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	7	BATHROOM TWO (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	8	BEDROOM 1 (LEFT/WEST WALL)	H	3'-0" X 4'-0"	P	CASEMENT	WOOD-UNCLAD	YES	NO	YES	YES
	9	LIVING ROOM (LEFT/WEST WALL)	F	3'-10" X 4'-0"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	NO	NO
	10										

DOOR NOTES

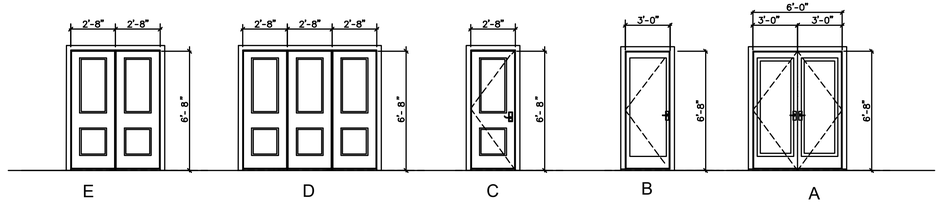
1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
8. PER THE ENERGY CODE ALL WINDOWS ARE TO BE
9. LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

ABBREVIATIONS

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL



DOOR ELEVATION TYPES

DOOR SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
GARAGE	1	GARAGE	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
MAIN HOUSE	3	LIVING ROOM	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
	4	LIVING ROOM (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
	5	BEDROOM ONE (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO	NO
	6	BEDROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	7	KITCHEN (RIGHT/ EAST ENTRY)	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	INSIDE	WOOD	NO	NO
	8	BATHROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	9	BEDROOM ONE CLOSET	D	(3) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	SLIDING	WOOD	NO	NO
	10	BEDROOM TWO (REAR/NORTH ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	INSIDE	WOOD	NO	NO
	11	BATHROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	12	BEDROOM TWO CLOSET	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	13	KITCHEN AND BEDROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	OUTSIDE	WOOD	NO	NO

REVISIONS			
DESCRIPTION	MARK	DATE	BY
SUBMITTAL		12/3/23	
BLDG REV1	1	12/10/24	
BLDG REV2	2	3/25/25	
BLDG REV3	3	8/13/25	

Designed	VL
Drawn	NP
Checked	

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE F-#B0180
SAN JOSE, CA 95118
(510) 962-2008

WINDOWS AND DOORS SCHEDULE

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
A.6
3 of 10 Sheets
JOB NO. 21021

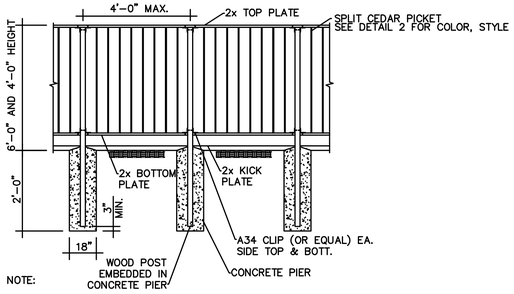
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
FILE =>
ORIGINAL SCALE IN INCHES
AND DRAWN PLANE

MANUFACTURE: CERTAINTEED MOUNTAIN RIDGE
SHINGLE ROOF
PRESIDENTIAL SHAKE, CLASS A
COUNTRY GRAY COLOR

SHINGLE ROOF
NO SCALE

CHIMNEY HOOD
NO SCALE

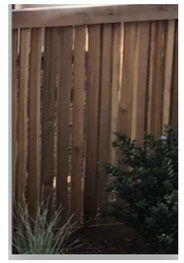
PEA GRAVEL FOR SITE COVERAGE
NO SCALE



NOTE:

1. FENCE HEIGHT SHALL BE MEASURED TO THE LOWEST FINISHED GRADE WHEN THERE IS AN ELEVATION DIFFERENCE ON EACH SIDE.
2. WOOD POSTS SHALL BE PRESSURE-TREATED DOUGLAS FIR LARCH 4x4 NO. 2.
3. CONCRETE STRENGTH SHALL BE 2500 PSI MIN.
4. REINFORCEMENT YIELD STRENGTH SHALL BE 40 KSI MIN.
5. FENCES SUPPORTING SOIL AND/OR LOCATED ON THE HILLSIDE SHALL BE DESIGNED BY A LICENSED ARCHITECT OR ENGINEER.
6. AS AN OPTION, DIFFERENT SIZES OF POST AND FOOTING MAY BE USED PROVIDED STRUCTURAL CALCULATIONS AND DETAILS WITH CALIFORNIA LICENSED ENGINEER'S STAMP AND SIGNATURE ARE SUBMITTED.
7. ALL WEATHER EXPOSED WOOD MEMBERS SHALL BE NATURALLY DURABLE OR PRESSURE TREATED.
8. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.

FENCE DETAIL 1
NO SCALE



FENCE DETAIL 2
NO SCALE

FLAGSTONE

MANUFACTURE: JELD-WEN
CLADWOOD
FINISH: FLAGSTONE

DOOR-WINDOW
NO SCALE

RETAINING WALL AND COLUMN AT THE GATE TO BE STUCCO WITH STONE ON TOP. STUCCO TO MATCH WITH THE GARAGE/HOUSE COLOR

RETAINING WALL/COLUMN
NO SCALE

DECKING TO BE TIMBER TECH ADVANCED FIRE RESISTANT PVC, TOASTED WHEAT COLOR.
SPACED DECKING WITH A 1/8" TO 1/4" GAP BETWEEN BOARDS

DECKING
NO SCALE

3'-6" W X 4'-0" H WOODEN GATE IN TOASTED WHEAT COLOR

FENCE GATE
NO SCALE

FINISH: STUCCO, OMEGA FLEX, SMOOTH FINISH
1C025 COCONUT
FOR WALLS, MAIN HOUSE, AND GARAGE

EXTERIOR WALL
NO SCALE

SOLID WOOD TOASTED WHEAT COLOR
GARAGE DOOR/FENCE DOOR COLOR
NO SCALE

MANUFACTURE: HERSTELLER: ZHANGSHAN YINGHE LIGHTING TECHNOLOGY CO. LTD
LED OUTDOOR WALL LAMP, SHIELDED, DOWN FACING LIGHTING
WATERPROOF IP65 WALL LAMP WARM WHITE LIGHT AC85-265V,
BLACK COLOR.

LIGHT BULB: INTEGRATED LED WATTAGE: 5 WATT

OUTDOOR LIGHT - HOUSE AND GARAGE
NO SCALE

CABLE RAILING, FLAGSTONE COLOR, TO BE INSTALLED WHERE STAIRS/LANDING IS 30" HEIGHT FROM EXISTING GRADE. SEE DETAILS ON SHEET AD.2

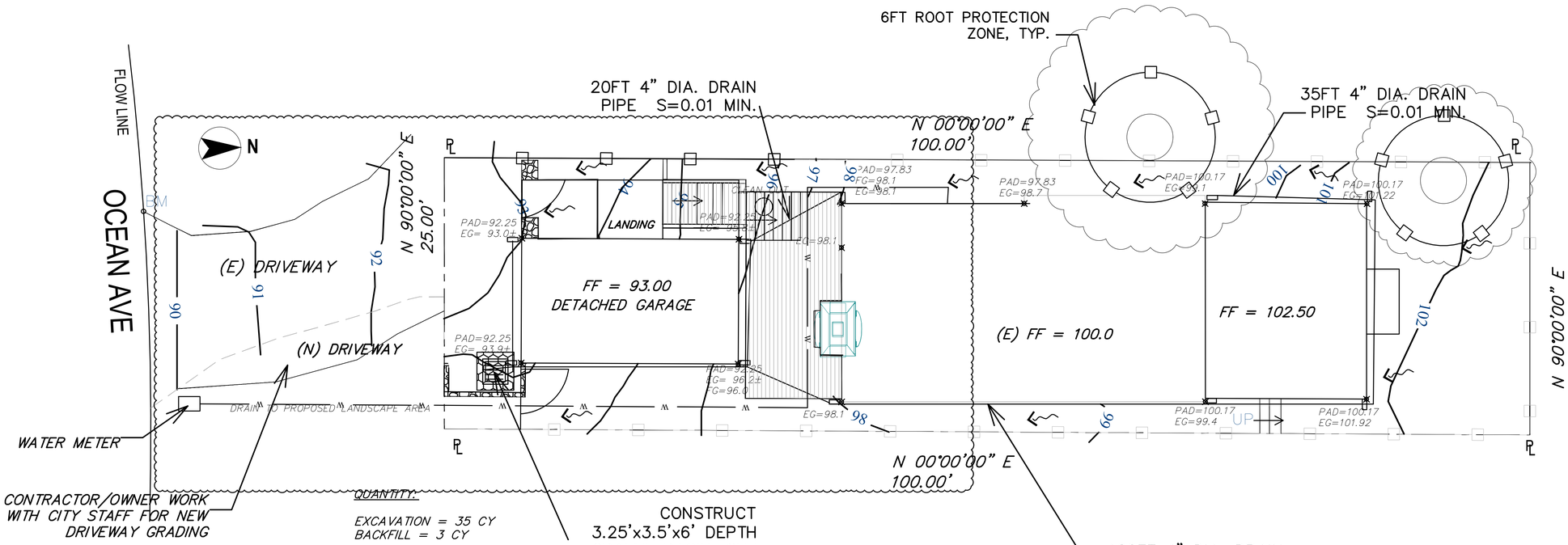
RAILING
NO SCALE

8'W x 7'H. 18.4 R-VALUE INTELLICORE INSULATED SOLID WOODEN GARAGE DOOR IN TOASTED WHEAT COLOR

GARAGE DOOR
NO SCALE

FLAGSTONE

FASCIA ROOF
NO SCALE



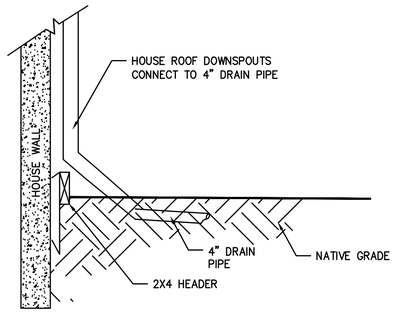
GRADING PLAN

scale: 3/16" = 1'-0"

W PROPOSED WATER LINE

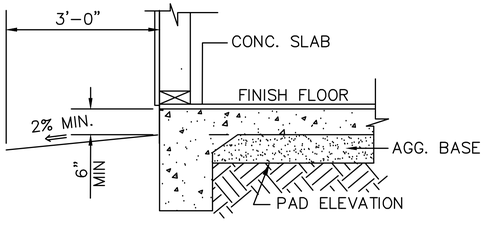
GRADING NOTES:

1. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE PROPOSED BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 10FT. MINIMUM SLOPE ON ALL OTHER CASES SHALL NOT BE NO LESS THAN 1%.
2. SLOPE DRIVEWAY AT 2% TO DIRECT DRAINAGE AWAY FROM BUILDING TOWARD STREET.
3. THIS PLAN IS PART OF THE PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAIL AND DIMENSIONS.



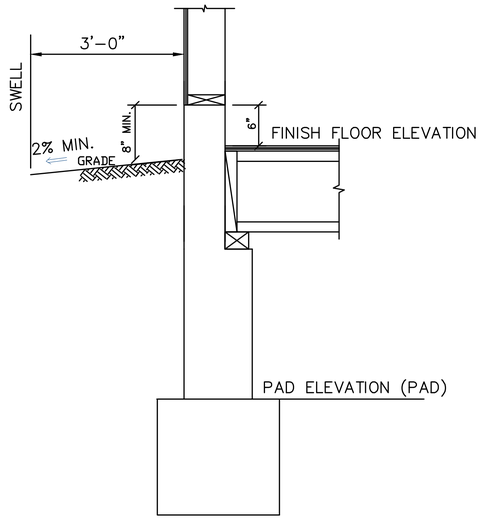
DETAIL 1: ROOF DOWNSPOUT DETAIL

NOT TO SCALE



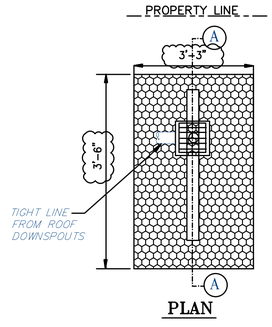
DETAIL 3: TYPICAL BUILDING SECTION

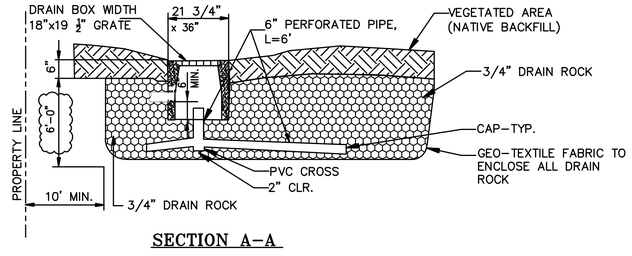
NOT TO SCALE



DETAIL 4 TYPICAL BUILDING SECTION

NOT TO SCALE





DETAIL 5: GRAVEL BASIN DETAIL

EXISTING IMPERVIOUS: 1,627 SQFT		
BACK PATIO	615 SQFT	IMPERMEABLE
RIGHT WALKWAY	155 SQFT	IMPERMEABLE
FRONT STEP STONE	206 SQFT	IMPERMEABLE
FRONT PLAN BOX	77 SQFT	IMPERMEABLE
FRONT CONCRETE CURB	12 SQFT	IMPERMEABLE
HOUSE	562 SQFT	
PROPOSED IMPERVIOUS: 1,218 SQFT		
CONC STEPS/LANDING	28 SQFT	IMPERMEABLE
FRONT PEDESTAL/WALL	16 SQFT	IMPERMEABLE
DECK/DECK STAIRS	156 SQFT	PERMEABLE
GARAGE	231 SQFT	
HOUSE	894 SQFT	

THE PROPOSED IMPERVIOUS SURFACE IS LESS THAN THE EXISTING IMPERVIOUS SURFACE.

SUBMITTAL	DATE	BY
BLDG REV1	12/10/24	
BLDG REV2	3/25/25	
BLDG REV3	8/13/26	
CONST	1/18/26	

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1569 BERRYESSA RD. #D-PMB160
SAN JOSE, CA 95118
(510) 982-2008

GRADING PLAN

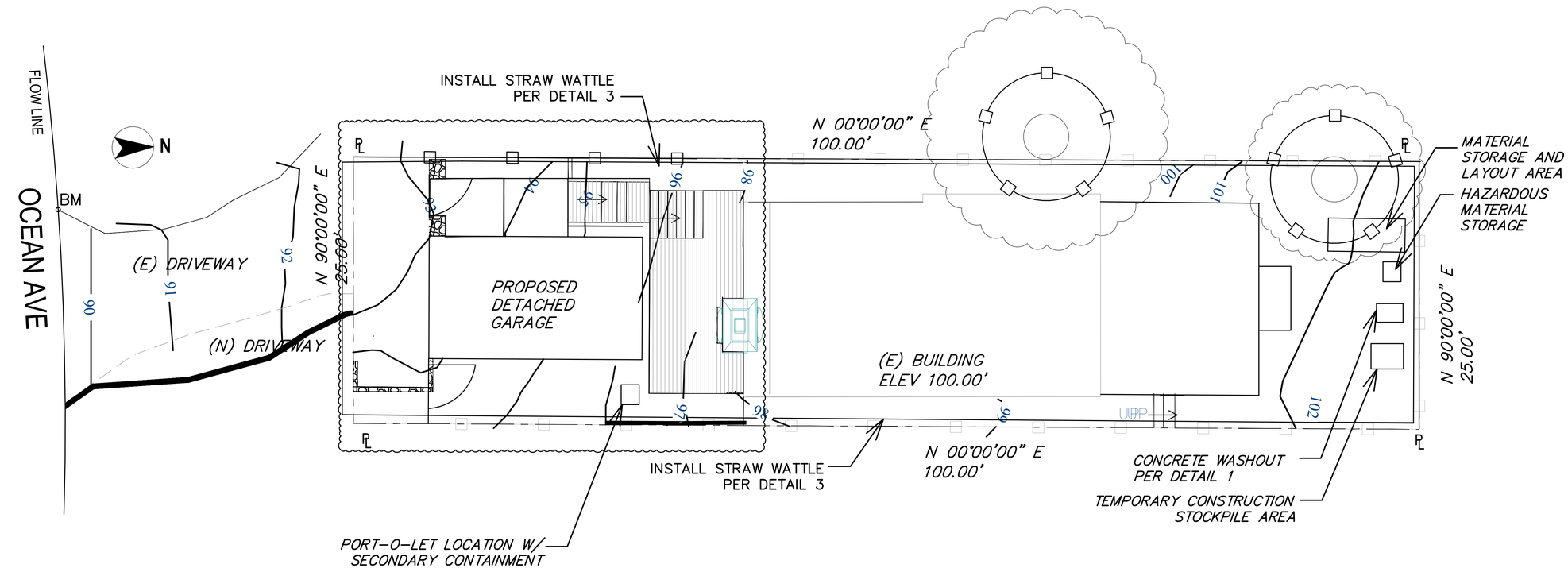
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. C.1
____of_10__Sheets
JOB NO. 21021

TIME PLOTTED => &TIME
DATE PLOTTED => &DATE
USERNAME => &USER

LEGEND:

- STRAW WATTLE
- WASHOUT
- TREE PROTECTION
- DIRECTION OF SURFACE DRAINAGE



CONSTRUCTION NOTES:

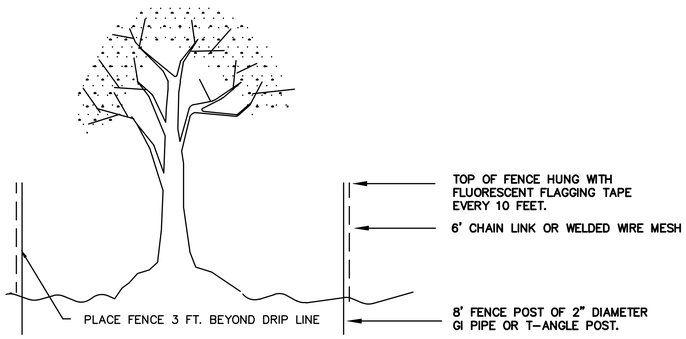
1. INSTALL STRAW WATTLES AS SHOWN ON PLAN PER DETAIL 3 ON THIS SHEET.
2. CONSTRUCT EQUIPMENT WASHOUT AREA PER DETAIL 1 ON THIS SHEET.
3. CONSTRUCT INLET PROTECT PER DETAIL 4 ON THIS SHEET.
4. CONSTRUCT TEMPORARY COVERED AREA FOR STORING CEMENT, PAINTS, FLAMMABLES, OILS, FERTILIZERS PESTICIDE, OR ANY OTHER MATERIALS THAT WILL POTENTIALLY BECOME A POLLUTANT.
5. INSTALL TEMPORARY CONSTRUCTION WITH PRIVACY SCREEN AS SHOWN ON THE PLAN.

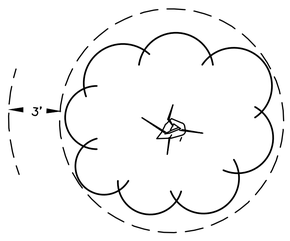
EROSION CONTROL PLAN

scale: 3/16" = 1'-0"

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

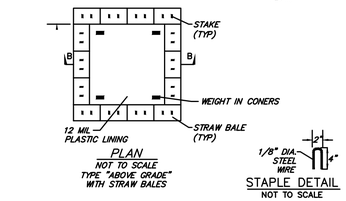




TYPICAL TREE PROTECTION DETAIL
SEE SHEET EC.2 FOR SPECS

TREE PROTECTION NOTES

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING **OR CLEARING WORK.**
2. THE CITY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" **DEVICES ARE NOT MAINTAINED PROPERLY.**
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION **OF A TREE SERVICE COMPANY.**
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED **TREE SERVICE COMPANY.**
8. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.



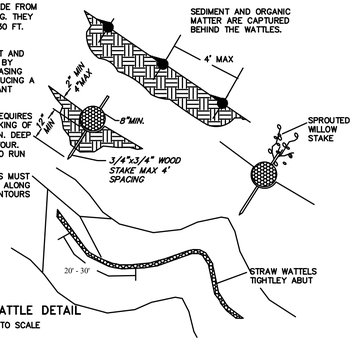
NOTE:

1. *ACTUAL LAYOUT DETERMINED IN FIELD.*

DETAIL 1: CONCRETE WASHOUT DETAIL

NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 2" MIN. DEEP AND 4" MAX. DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



DETAIL 3: STRAW WATTLE DETAIL

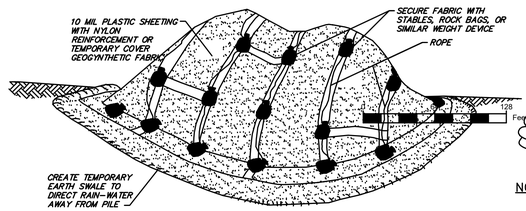
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD AND NPDES.
2.
3. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED: TIRE WASH AREA AND INLET PROTECTION.
4. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO OCTOBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
8. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS.
9. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.
10. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
12. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING PLAN FOR OTHER INFORMATION.

SUPPLEMENTAL:

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.

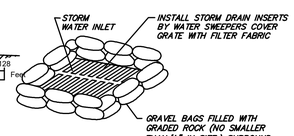


NOTE:

1. *ACTUAL LAYOUT DETERMINED IN FIELD.*
2. *ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.*
3. *STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.*
4. *PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.*
5. *DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.*

DETAIL 2: TEMPORARY COVER ON STOCK PILE

NOT TO SCALE



NOTES

1. *THICKNESS OF GRAVEL BAGS WHEN LAID SHALL NOT EXCEED 4". ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.*
2. *REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.*
3. *INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.*

DETAIL 4: DRAIN INLET (D.I.) PROTECTION DETAIL

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
F. RILLS AND GULLIES MUST BE REPAIRED.

SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

SUBMITTAL		12/3/23	
BLDG REV1	1	12/10/24	
BLDG REV2	2	3/25/25	
BLDG REV3	3	8/13/25	
CONST	4	1/18/26	
DESCRIPTION	MARK	DATE	BY

REVISIONS

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1569 BRANHAM LANE, SUITE A-MB#350
SAN JOSE, CA 95118
(510) 982-2008

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. C.2
____of 10 Sheets
JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
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ORIGINAL SCALE IN INCHES
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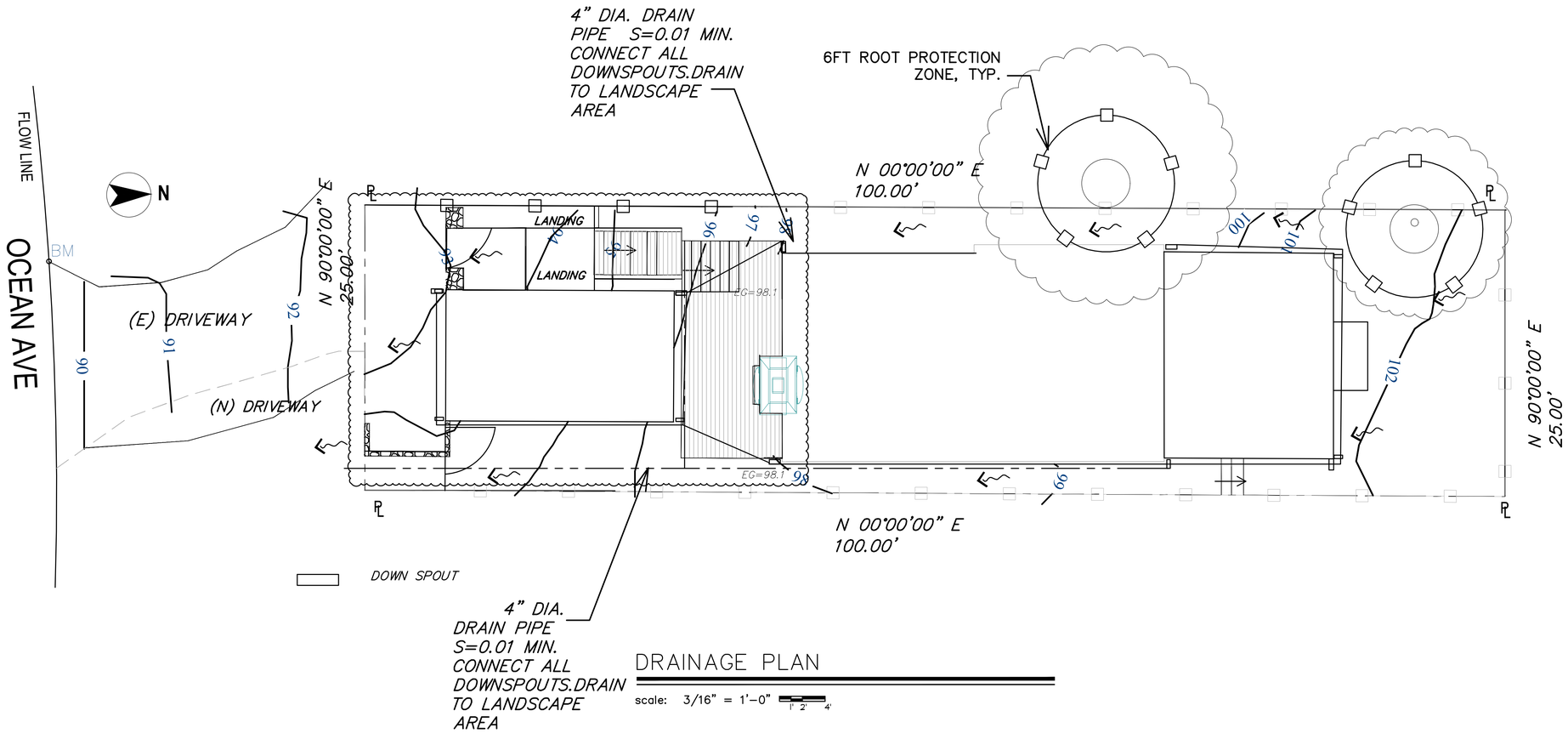
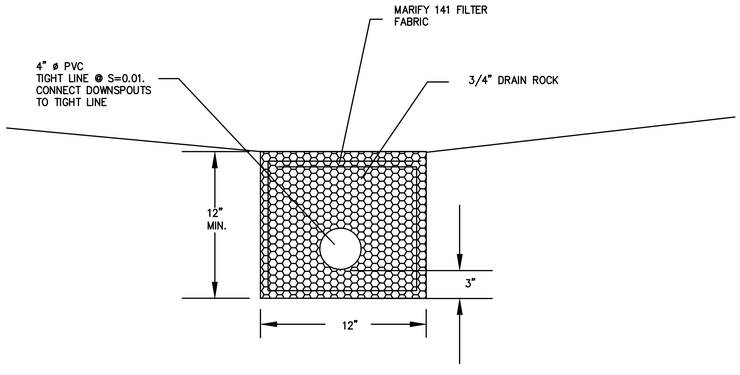
TIME PLOTTED => &TIME
USER => &USER
PATH & FILENAME => &FILENAME



DRAINAGE PLAN

scale: 3/16" = 1'-0"



DETAIL 4: DRAINAGE TRENCH DETAIL

NOT TO SCALE

REVISIONS			
SUBMITTAL		12/3/23	
BLDG REV1	1	12/10/24	
BLDG REV2	2	3/25/25	
BLDG REV3	3	8/13/25	
CONST	1	1/18/26	
DESCRIPTION	MARK	DATE	BY

VL Designed VL Drawn NP Checked

REGISTERED PROFESSIONAL ENGINEER NGOC H. PHAM No. C81902 Exp. 3/31/26 CIVIL STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, PMB180
SAN JOSE, CA 95118
(510) 962-2008

STORMWATER MANAGEMENT PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED

Date 4/22/21

REF. NO.

DWG. NO. C.3

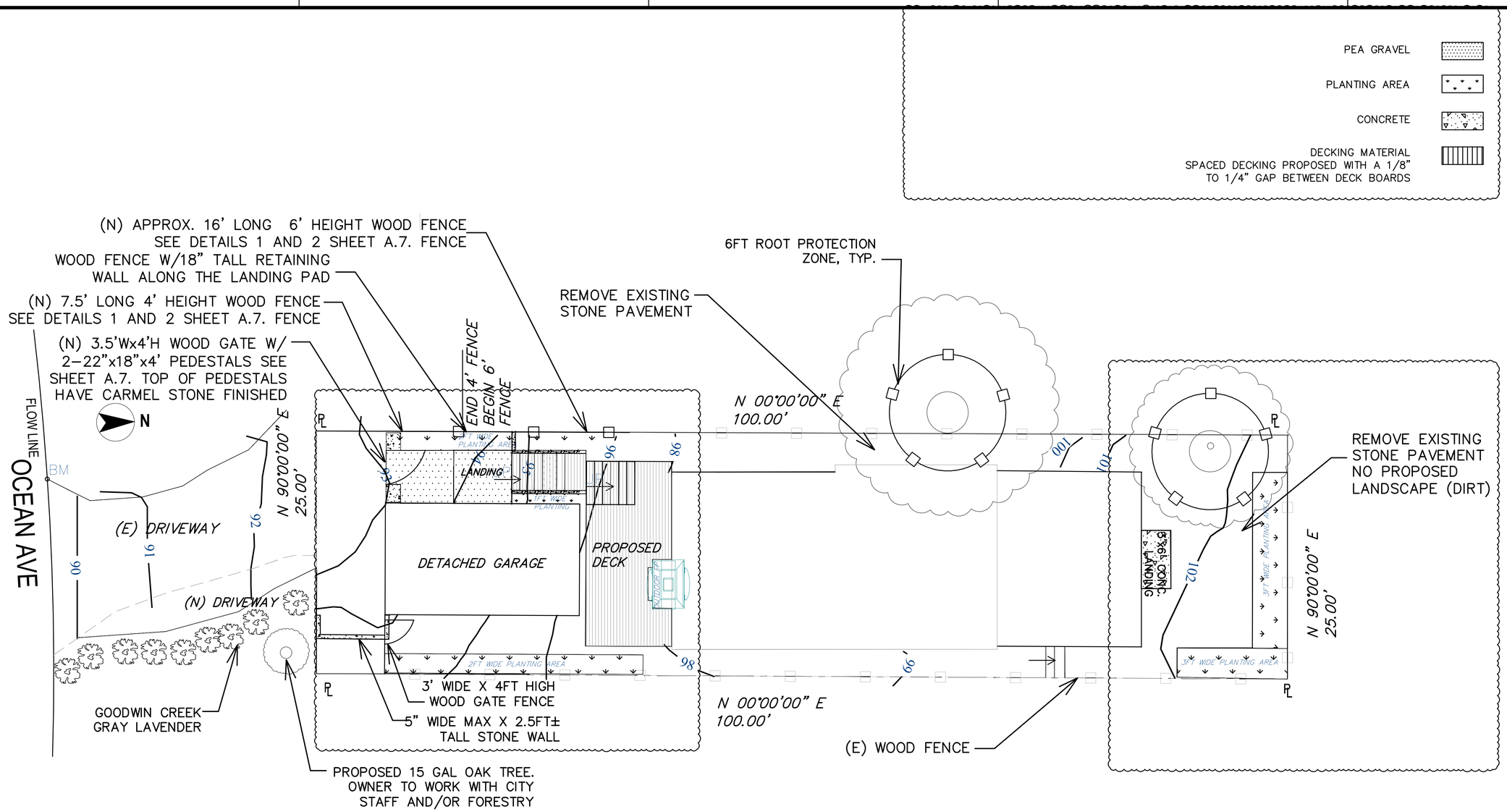
of 10 Sheets

JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

FILE =>

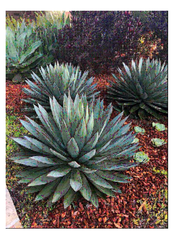
ORIGINAL SCALE IN INCHES



LANDSCAPING PLAN

scale: 3/16" = 1'-0"

GOODWIN CREEK GRAY LAVENDER



SUCCULENT TO BE PLANTED AT THE 1FT PLANTING AREA

ROSE AND PITTOSPORUM TENUIFOLIUM TO BE PLANTED AT THE 2FT AND 3FT PLANTING AREAS

REVISIONS			
SUBMITTAL		12/3/23	
BLDG REV1	1	12/10/24	
BLDG REV2	2	3/25/25	
BLDG REV3	3	8/13/25	
CONST	4	1/18/26	
DESCRIPTION	MARK	DATE	BY

VL Designed VL Drawn NP Checked

REGISTERED PROFESSIONAL ENGINEER NGOC H. PHAM No. C81902 Exp. 3/31/26 CIVIL STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, PMB180
SAN JOSE, CA 95118
(510) 962-2008

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. L.1
of 10 Sheets
JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

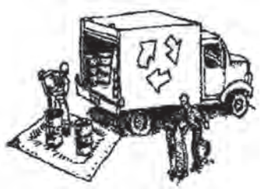
FILE =>

ORIGINAL SCALE IN INCHES

Page 474 of 491

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-043-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR ONE-STORY ADDITIONS TOTALING 333 SQUARE FEET TO A ONE-STORY, 562-SQUARE-FOOT COTTAGE AND CONSTRUCTION OF A 230-SQUARE-FOOT DETACHED GARAGE IN THE FRONT YARD SETBACK LOCATED ON OCEAN AVENUE 4 NORTHEAST OF GUADALUPE STREET
APN 010-033-011-000

WHEREAS, on October 29, 2021, Ngoc Pham, Engineer ("Applicant") submitted an application on behalf of MARDANI SEYEDEH ("Owner") requesting approval of Track 2 Design Study application DS 21-376 (Mardani) described herein as ("Application"); and

WHEREAS, the Application was submitted for a 2,500-square-foot lot located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District (Block 64, Lot 6); and

WHEREAS, the Applicant originally proposed a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot one-story addition, construction of a 200-square-foot attached garage, and associated site improvements; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on April 12, 2023, the Planning Commission reviewed the Concept design and adopted Resolution 2023-019-PC, with conditions; and

WHEREAS, following the Concept hearing, the Owner decided not to move forward with the project as proposed and submitted a new Design Study application DS 23-221 (Mardani) for a second-story addition and detached garage in the front yard setback; and

WHEREAS, on June 26, 2023, the Owner submitted Tree Permit application TR 23-215 (Mardani) for the pruning of limbs on a significant Coast live oak tree located on the neighboring property to the west to accommodate the proposed second-story addition; and

WHEREAS, on August 10, 2023, the Forest & Beach Commission reviewed Tree Permit application TR 23-215 (Mardani) and continued the item to a date uncertain, pending review of the revised Design Study application by the Planning Commission; and

WHEREAS, on November 8, 2023, the Planning Commission reviewed the revised Concept design for a second-story addition and denied the project; and

WHEREAS, following the denial, the Owner requested that the previous Design Study application DS 21-376 (Mardani) for a one-story addition be reinstated; and

WHEREAS, on January 23, 2024, the Owner submitted the current plans proposing a 333-square-foot one-story addition and 230-square-foot detached garage in the front yard setback; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on February 13, 2024, the Planning Commission adopted Resolution 2024-012-PC accepting the concept design with conditions; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on May 31, 2024, a notice of public hearing was published in the Carmel Pine Cone for the June 11, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 1, 2024, the Owner posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 7, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the

information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission finds the project categorically exempt from CEQA pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	

3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application (DS 21-376, Mardani) for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 333-square-foot one-story addition, construction of a 230-square-foot detached garage in the front yard setback, and associated site improvements located on Ocean Avenue 4 northeast of Guadalupe Street (APN 010-033-011-000), subject to the following conditions:

CONDITIONS OF APPROVAL

No. Standard Conditions

1. Authorization. This approval of Design Study application DS 21-376 (Mardani) authorizes one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by NES Consultants approved by the Planning Commission on June 11, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.

2. Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 District. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3. Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4. Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5. Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:
   - The footing locations are in conformance with the approved plans prior to footing/foundation inspection;
   - The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.

   Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6. Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7. Utility Meter Locations. The placement of all utility meters shall be behind the front elevation and attached to either the primary residence or the detached garage. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change .
8. Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of

an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9. Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10. Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11. Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.

    When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12. Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing.

    Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

    Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used

to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13. Window & Door Material. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors in the construction drawings. Windows and doors that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any windowpane dividers, which are snap-in or otherwise superficially applied, are not permitted. The finish shall be matte or low gloss.
14. Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
15. Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16. Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17. Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18. Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings

regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19. Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20. USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21. Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.

Landscape Conditions

22. Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:

    1) All new landscaping shall be 75% drought-tolerant;
    2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and
    3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.

    The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23. Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24. Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or

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adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.

25. Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.
    - Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
    - Excavation within 6 feet of a tree trunk is not permitted.
    - No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.
    - Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.
    - Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.
    - Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.
    - If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

    If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26. Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.

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Environmental Compliance Conditions

27. Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28. BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29. Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30. Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
31. Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.

Special Conditions

32. Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
33. Conditions of Approval Acknowledgement. Prior to the issuance of a building permit revision, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
34. Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall clearly identify the material for gutters and downspouts. Copper is not permitted.
35. Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
36. Required Tree Plantings. Prior to issuance of a building permit, the applicant shall identify the type, size, and location of one upper canopy tree on the project site. The applicant

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shall work with the City Forester in selecting an appropriate upper canopy tree and identifying the location for planting. Required tree planting shall be installed prior to final inspection.

37. Proposed Stone Wall in the Public Right-of-Way. Prior to the issuance of a building permit, the applicant shall work with staff on a wall design for safe vehicular access revise the plans to eliminate the proposed stone wall on the east side of the driveway in the public right-of-way.
38. Exterior Color Scheme. Prior to the issuance of a building permit the applicant shall submit for review and approval by the Community Planning & Building Department an alternative color scheme for the window/door color and/or body color that reflects muted earthtones.
39. Root Protection Zone. Prior to the issuance of a building permit the applicant shall revise the plans to provide a minimum 6-foot setback between the addition, including the foundation system, and tree no. 4 and 5 OR shall design a foundation system that avoids any significant roots.
40. Number of Exterior Light Fixtures. Prior to the issuance of a building permit the applicant shall revise the plans to show no more than one exterior wall mounted light fixture at each exterior door.
41. Roof Form. Prior to the issuance of a building permit, the applicant shall revise the roof plan to reflect a hip roof on the bedroom addition.
42. East Elevation Window at Stairs Leading to the Bedroom Addition. Prior to the issuance of a building permit, the applicant shall revise the window schedule to reflect obscure glass for window Type B in bedroom two on the east elevation at the stairs leading from the kitchen to the bedroom addition.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature	Azadeh Mardani Printed Name	6/13/2024 Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024, by the following vote:

AYES: DELVES, KARAPETKOV, LOCKE, LEPAGE

NOES:

ABSENT: ALLEN

ABSTAIN:

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APPROVED:	ATTEST:
Michael LePage Chair	Leah Young Planning Commission Secretary

										12/3/23	
SUBMITTAL											

FINDINGS AND CONDITIONS

Project: DS 25212 (Mardani)
Location: Ocean 4NE Guadalupe; 010-033-011-000
Date of Action: September 11, 2025

Project Description:

DS 25212 (Mardani) authorizes amendments to previously approved Design Study Applications (DS 21-376 (Mardani)) located at Ocean Avenue 4 NE Guadalupe in the Single-Family (R-1) District. APN: 010-033-011-000

The proposed changes include:

- The replacement of a window and door with new windows, adjustments to the front entry stairs and land, and associated site improvements.

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A. For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," staff discusses the issues to facilitate staff's decision making. Findings checked "yes" may or may not be discussed depending on the issue(s).		
CMC 17.58.060.B Findings for Design Review Approval Before approving an application for design review in any district, the Director shall find that the final design plans:	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	
Additional Staff Analysis/Discussion: The proposed work complies with all applicable sections of the Carmel Municipal Code and Design Guidelines. The applicant is reducing the size of two fenestrations, making slight adjustments to the entry to the home, and associate site improvements.		

ENVIRONMENTAL REVIEW
The California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared.
Finding: The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Class 3) – New Construction and Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.
Additional Staff Analysis/Discussion: The project consists of an amendment to a previously approved Design Study (DS 21-376 (Mardani)) to make minor adjustments to the design of the approved project. The revision will not increase the scope of the originally approved work and will not create any unusual circumstances.

CONDITIONS OF APPROVAL	
No.	
1.	**Authorization.** This approval of Design Study (DS 25212 (Mardani)) authorizes amendments to existing Design Study Approvals (DS 21-376 (Mardani)) for alterations to an existing single-family residence located on Ocean Avenue 4 NE Guadalupe in the Single Family Residential (R-1) District with an active building permit (BP 240457 (Mardani)). The modifications approved under this Design Study include: 1. Replacement of a window and door with new, smaller windows; 2. Adjusting the entry steps and landing at the front door; and 3. Associate site improvements. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the application materials dated approved by Community Planning & Building Department on September 11, 2025, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
5.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full-size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.
6.	**Building Permit Revision Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit revision from the Community Planning & Building Department.
7.	**Prior Conditions of Approval.** All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.

Acknowledgement and acceptance of conditions of approval:

Property Owner Signature	Azadeh Mardani Printed Name	9/11/2025 Date
Applicant Signature	Azadeh Mardani Printed Name	9/11/2025 Date

Once signed, please email to jolander@ci.carmel.ca.us.

DESCRIPTION	MARK	DATE	BY
SUBMITTAL		12/3/23	
BLDG REV1	1	12/10/24	
BLDG REV2	2	3/25/25	
BLDG REV3	3	8/13/25	

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

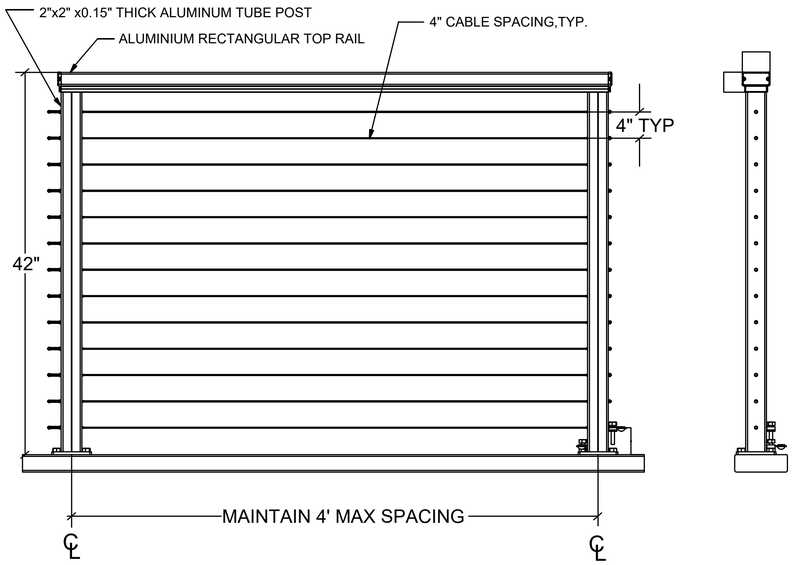
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE F#B#180
SAN JOSE, CA 95118
(510) 962-2008

CONDITIONS OF APPROVAL
DATED 9/11/2025

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
CON 1
____of_10__Sheets
JOB NO. 21021

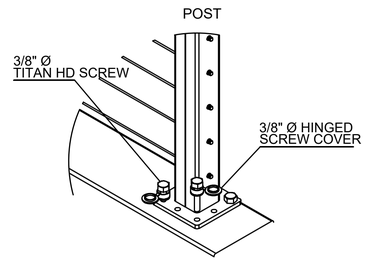
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
FILE =>
ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



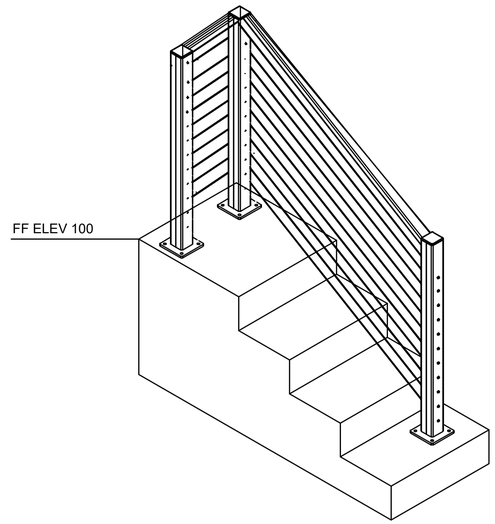
NOTE:

CABLE RAILING SHALL BE INSTALLED PER VIEWRAIL MANUFACTURER'S SPECIFICATIONS AND CERTIFIED BY ICC OR APPROVED EQUAL.

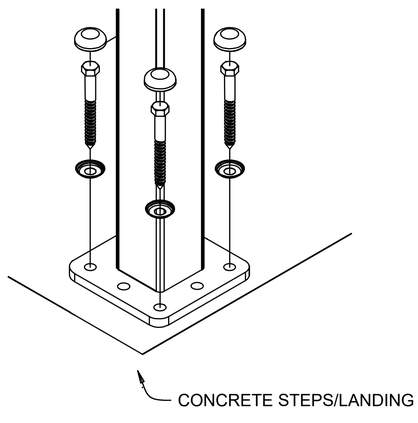
1 TYPICAL GUARDRAIL DETAIL

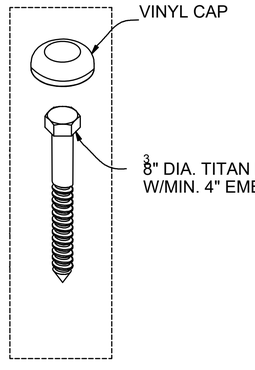


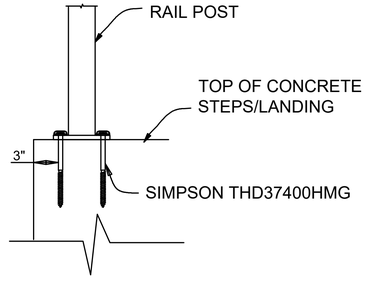
DECK MOUNT



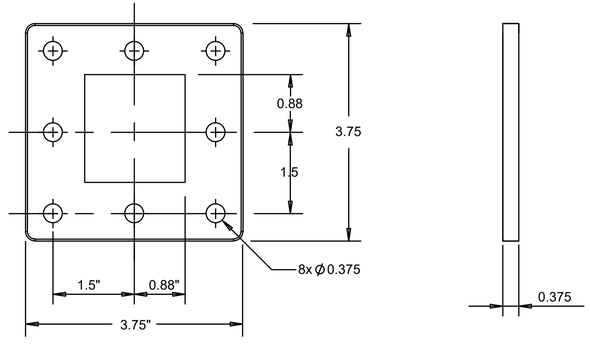
2 POST TO POST STAIR HANDRAIL







3 BASE PLATE MOUNTED TO CONCRETE



4 BASE PLATE

SUBMITTAL		DESCRIPTION	DATE
BLDG REV1	1	BLDG REV1	12/3/23
BLDG REV2	2	BLDG REV2	12/10/24
BLDG REV3	3	BLDG REV3	3/25/25
			8/13/25

REVISIONS

VL Designed VL Drawn NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE F#B180
SAN JOSE, CA 95118
(510) 962-2008

HANDRAIL DETAILS

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
AD
of 10 Sheets
JOB NO. 21021

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 1 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

GENERAL INFORMATION					
01	Project Name	4 NE GUADALUPE ADDITION			
02	Run Title				
03	Project Location	4 NE Guadalupe			
04	City	Carmel-By-The-Sea, CA	05	Standards Version	2022
06	Zip code	93923	07	Software Version	CBECC-Res 2022.3.1
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft²)	332	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	562	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	894	19	Glazing Percentage (%)	8.99%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 424-P010263527A-000-000-0000000-0000 Registration Date/Time: 10/28/2024 20:04 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 2 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	115.86	0	117.14	0	-1.26
Space Cooling	0	26.55	0	28.04	0	-1.49
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	41.41	0	36.81	0	4.6
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**183.84**	**0**	**181.99**	**0**	**1.85**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	9.25	0	9.25		
Appl. & Cooking	0	37.28	0	37.29		
Plug Loads	0	53.74	0	53.74		
Outdoor Lighting	0	1.94	0	1.94		
TOTAL COMPLIANCE	**0**	**286.05**	**0**	**284.21**		

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 3 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	58.22	57.33	0.89	1.53
Net EUI[2]	58.22	57.33	0.89	1.53

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Floor has high level of insulation
- No cooling system included
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
4 NE GUADALUPE ADDITION	894	1	2	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
(E) House Zone	Conditioned	HVAC System 1	562	8	DHW System 1	Existing Unchanged

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 4 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
(N) Front Addition Zone	Conditioned	HVAC System 1	62	8	DHW System 1	New
(N) Back Addition Zone	Conditioned	HVAC System 1	270	8	DHW System 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
(E) Exterior Wall Front	(E) House Zone	(e) 2x4 Walls + Stucco	180	Front	96	18	90	none	Existing	No
(E) Exterior Wall Left	(E) House Zone	(e) 2x4 Walls + Stucco	270	Left	268	47	90	none	Existing	No
(E) Exterior Wall Right	(E) House Zone	(e) 2x4 Walls + Stucco	90	Right	268	30.4	90	none	Existing	No
(N) Exterior Wall Front	(N) Front Addition Zone	2x4 Exterior Walls + R15 + Stucco	180	Front	48	20	90	Extension	New	n/a
(N) Exterior Wall Left	(N) Front Addition Zone	2x4 Exterior Walls + R15 + Stucco	270	Left	108	49	90	Extension	New	n/a
(N) Exterior Wall Back	(N) Back Addition Zone	2x4 Exterior Walls + R15 + Stucco	0	Back	144	40	90	none	New	n/a
(Nn) Exterior Wall Left	(N) Back Addition Zone	2x4 Exterior Walls + R15 + Stucco	270	Left	112	7	90	Extension	New	n/a
(Nn) Exterior Wall Right	(N) Back Addition Zone	2x4 Exterior Walls + R15 + Stucco	90	Right	112	9	90	Extension	New	n/a
(E) Interior Wall 1	(E) House Zone<>(N) Back Addition Zone	Interior walls connecting to main house	n/a	n/a	152	0	n/a		New	n/a
(N) Front Addition Interior Wall 1	(N) Front Addition Zone<>(E) House Zone	Interior walls connecting to main house	n/a	n/a	48	0	n/a		New	n/a

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 5 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
(N) Back Addition Interior Wall 1	(N) Back Addition Zone<>(E) House Zone	Interior walls connecting to main house	n/a	n/a	144	0	n/a		New	n/a
(N) Front Addition Interior Wall 1-2	(N) Front Addition Zone<>(E) House Zone	Interior walls connecting to main house	n/a	n/a	48	0	n/a		New	n/a
Floor Over Crawlspace 1	(E) House Zone	(e) 2x6 Floor	n/a	n/a	562	n/a	n/a		Existing	No
Floor Over Crawlspace 2	(N) Front Addition Zone	2x6 Floor + R21	n/a	n/a	62	n/a	n/a		New	n/a
Floor Over Crawlspace 3	(N) Back Addition Zone	2x6 Floor + R21	n/a	n/a	270	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
(E) Built up ceiling 1	(E) House Zone	(e) Built up ceiling	270	Left	281	0	4	0.1	0.85	No	Existing	No	
(E) Built up ceiling 2	(E) House Zone	(e) Built up ceiling	90	Right	281	0	4	0.1	0.85	No	Existing	No	
(N) Built up Ceiling 1	(N) Back Addition Zone	(N) Built up ceiling	0	Back	270	0	3	0.1	0.85	No	New	n/a	
(N) Built up Ceiling 2	(N) Front Addition Zone	(N) Built up ceiling	180	Front	62	0	3	0.1	0.85	No	New	n/a	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 6 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
(N) Window 2	Window	(E) Exterior Wall Left	Left	270	2	3.5	1	7	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
(E) Window 1	Window	(E) Exterior Wall Right	Right	90	3.8	4	1	15.2	0.79	NFRC	0.71	NFRC	Bug Screen	Existing	No
(E) Window 2	Window	(E) Exterior Wall Right	Right	90	3.8	4	1	15.2	0.79	NFRC	0.71	NFRC	Bug Screen	Existing	No
(N) Window 3	Window	(N) Exterior Wall Left	Left	270	1.5	6	1	9	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
(N) Window 4	Window	(Nn) Exterior Wall Left	Left	270	2	3.5	1	7	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
(N) Window 5	Window	(Nn) Exterior Wall Right	Right	90	1.5	6	1	9	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA
(N) Window 1	Window	(E) Exterior Wall Front	Front	180	3	6	1	18	0.3	NFRC	0.35	NFRC	Bug Screen	New	NA

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
(N) Door 3	(E) Exterior Wall Left	20	0.2	New	n/a
(N) Door 2	(E) Exterior Wall Left	20	0.2	New	n/a
(N) Door 1	(N) Exterior Wall Front	20	0.2	New	n/a
(N) Door 4	(N) Exterior Wall Left	20	0.2	New	n/a
(N) Door 5	(N) Exterior Wall Left	20	0.2	New	n/a
(N) Door 6	(N) Exterior Wall Back	20	0.2	New	n/a

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Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 7 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
(N) Door 7	(N) Exterior Wall Back	20	0.2	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
2x4 Exterior Walls + R15 + Stucco	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
(e) 2x4 Walls + Stucco	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
(e) Built up ceiling	Cathedral Ceilings	Built-up Roof	2x6 @ 16 in. O. C.	R-0	None / None	0.479	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Inside Finish: Gypsum Board
(N) Built up ceiling	Cathedral Ceilings	Built-up Roof	2x6 @ 16 in. O. C.	R-21	None / None	0.053	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-21 / 2x6 Inside Finish: Gypsum Board
Interior walls connecting to main house	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
(e) 2x6 Floor	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.22	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6

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Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
2x6 Floor + R21	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-21	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-21 / 2x6

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (if)	Status	Verified Existing Condition	Existing Water Heating System
DHW System 1	Domestic Hot Water (DHW)	Standard	Water Heater 1	1	n/a	None	n/a	Water Heater 1 (1)	Altered	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (inn/Out)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
Water Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.94	Btu/Hr	200000	0	n/a	n/a		Altered	No

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Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW System 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HVAC System 1	Central heating and cooling, variable OA ventilation	Heating System 1	1	Cooling System 1	1	HVAC Fan System 1	Distribution System 1	Setback	Altered	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating System 1	Central gas furnace	1	AFUE - 80	n/a

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Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Distribution System 1	Conditioned space-entirely	Non-Verified	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Distribution System 1-hers-dist	New	n/a		n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan System 1	HVAC Fan	0.45	n/a

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: 424-P010263527A-000-000-0000000-0000 Registration Date/Time: 10/28/2024 20:04 HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-10-28 20:03:10
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: 4 NE GUADALUPE ADDITION **Calculation Date/Time:** 2024-10-28T20:01:46-07:00 **(Page 11 of 11)**

Calculation Description: **Input File Name:** 4 NE GUADALUPE.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Eduardo Tijerina	Documentation Author Signature: Eduardo Tijerina
Company: Green Solutions	Signature Date: 10/28/2024
Address: 7600 Weedpatch Hwy	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: bakersfield, CA 93307	Phone: (661) 300-0690

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Eduardo Tijerina	Responsible Designer Signature: Eduardo Tijerina
Company: Green Solutions	Date Signed: 10/28/2024
Address: 7600 Weedpatch Hwy	License:
City/State/Zip: bakersfield, CA 93307	Phone: (661) 300-0690

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

IMPORTANT:
ALL PLANS MUST BE APPROVED BY THE CITY, COUNTY, OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION. THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY UNAPPROVED PLANS.

REVISIONS

PROJECT LOCATION:
4 NE GUADALUPE
CARMEL-BY-THE-SEA, CA
93923

TITLE 24: ENERGY CALCULATIONS

DATE: 10/27/2024

SHEET NUMBER
T-24A

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.3 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.3-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1CI-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool anc spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.'
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar eectric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

GREEN SOLUTIONS
CAITTLE24REPORTS@GMAIL.COM
(661) 800-9702

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

IMPORTANT:
ALL PLANS MUST BE APPROVED BY THE CITY, COUNTY, OR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION. THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY UNAPPROVED PLANS.

REVISIONS

PROJECT LOCATION:

4 NE GUADALUPE
CARMEL-BY-THE-SEA, CA
93923

TITLE 24: MANDATORY MEASURES SUMMARY

DATE: 10/27/2024

SHEET NUMBER
T-24B

LEGEND/SYMBOLS:

X / SX.X	DETAIL NUMBER / SHEET NUMBER
A	VERTICAL TIE DOWN STRAP., SEE DETAIL 20/S2.2
2	SHEAR WALL BELOW ROOF OR FLOOR FRAMING, SEE SHEAR WALL SCHEDULE (1/S1.2) FOR MORE INFO.,
	FLUSH / CEILING BEAM OR CEILING JST. SEE PLAN FOR SIZES
	FRAMING MEMBERS: RAFTER & FLOOR JOISTS SEE PLAN FOR SIZES
	HORIZONTAL STRAPS, SEE PLAN FOR SIZES
	HGUS HANGERS AT PSL / LVL / LSL, U.O.N. IUS HANGERS AT TJI JOIST, U.O.N. HU (MAX) HANGERS AT SAWN LUMBER, U.O.N.
	CONCEAL FLANGE HANGERS, HUC U.O.N.
	POST ABOVE OR KING POST, SEE PLAN FOR SIZES
	POST BELOW ROOF OR FLOOR FRAMING, SEE PLAN FOR SIZES
	WALLS ABOVE
	WALLS BELOW
	FRAMING MEMBER
	DIAGRAMMATIC EXTENT OF FRAMING
	OPENING IN ROOF OR FLOOR DIAPHRAGM, SEE DETAIL 7/S3.1 FOR MORE INFO.

PROJECT DESIGN DATA:

DESIGN CRITERIA:				
BUILDING CODE				2022 CBC
GRAVITY DESIGN LOAD				
ROOF	SLOPE	4:12	DL=20psf	LL=20 psf
FLOORS	TYPICAL		DL= 22psf	LL=40 psf
LATERAL DESIGN				
LATERAL FORCE RESISTING SYSTEM			LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS	
ANALYSIS PROCEDURE USED			EQUIVALENT LATERAL FORCE PROCEDURE	
WIND DESIGN CRITERIA				
DESIGN WIND SPEED			91 MPH	
WIND EXPOSURE			B	
WIND DESIGN IMPORTANCE FACTOR			Iw = 1.0	
SEISMIC DESIGN CRITERIA				
RISK CATEGORY			II	
SEISMIC DESIGN IMPORTANCE FACTOR			I = 1.0	
SITE CLASS			D	
PROJECT LOCATION COORDINATES			LATITUDE = 38.556°N	LONGITUDE = 121.920°W
MAPPED SPECTRAL RESPONSE ACCELERATIONS			Ss = 1.420 g	S1 = 0.470 g
SPECTRAL RESPONSE COEFFICIENTS			SDS = 1.110 g	SD1 = 0.770 g
SEISMIC DESIGN CATEGORY			D	
RESPONSE MODIFICATION FACTOR			R = 6.5	
SEISMIC RESPONSE COEFFICIENT			Cs = 0.171	
DESIGN BASE SHEAR COEFFICIENT			V = 0.120 WDL [ASD]	
FOUNDATION DESIGN CRITERIA (NOT AVAILABLE)				
SPREAD FOOTINGS	ALLOWABLE BEARING (DL+LL)		1500psf	
	ALLOWABLE SKIN FRICTION (DL+LL)		NA	
	ALLOWABLE LATERAL BEARING		na	
	COEFFICIENT OF FRICTION		na	

TESTING AND SPECIAL INSPECTION

STRUCTURAL SPECIAL INSPECTION AND TESTING

GENERAL

THESE PROVISIONS SHALL GOVERN THE QUALITY, WORKMANSHIP, AND REQUIREMENTS FOR WORK COVERED. MATERIALS OF CONSTRUCTION AND TESTS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED. THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTICE TO THE SPECIAL INSPECTION AGENCY FOR WORK THAT REQUIRES SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR WITH THE USE OF A LIFT OR OTHER EQUIPMENT AS REQUIRED TO ALLOW ACCESS TO THE WORK THAT REQUIRES INSPECTION. THE CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS AND RETAIN SPECIAL INSPECTION RECORDS AT THE JOB–SITE.

PRECONSTRUCTION MEETING

A PRECONSTRUCTION MEETING THAT INCLUDES PROJECT SUPERINTENDENT, INSPECTOR & ENGINEER IS REQUIRED. MEETING MINUTES MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.

DEFINITIONS

CONTINUOUS SPECIAL INSPECTION: THE FULL–TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.

PERIODIC SPECIAL INSPECTION: THE PART–TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.

REFERENCE STANDARDS (EDITIONS ADOPTED BY CURRENT GOVERNING CALIFORNIA BUILDING CODE)

- CBC – CALIFORNIA BUILDING CODE 2016
- AISC 341 – SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
- AISC 360 – SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC
- ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY; AMERICAN CONCRETE INSTITUTE
- RCSC – SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS; RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS
- AWS – AMERICAN WELDING SOCIETY
- ASTM – ASTM INTERNATIONAL
- TMS 402–11/602–11 BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES

REPORT REQUIREMENTS

SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS, AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT THE WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF THE WORK BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL.

SCHEDULE OF STRUCTURAL INSPECTION AND TESTING

CONCRETE

- REVIEW CERTIFIED MILL TEST REPORTS FOR REINFORCING STEEL
- PERIODICALLY INSPECT REINFORCING STEEL AND PLACEMENT
- VERIFY USE OF ENGINEER OF RECORD REVIEWED MIX DESIGN AND MATERIAL CERTIFICATE
- CONTINUOUSLY INSPECT CONCRETE PLACEMENT
- PERIODICALLY INSPECT CURING MATERIAL FOR CONFORMANCE WITH APPROVED CONTRACT DOCUMENTS AND PLACEMENT
- PERIODICALLY INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS
- FABRICATE 6" DIAMETER X 12" CYLINDER TEST SPECIMENS
- PERFORM SLUMP TESTING AT THE TIME CONCRETE IS SAMPLED
- PERFORM AIR CONTENT TESTING AT THE TIME CONCRETE IS SAMPLED
- RECORD TEMPERATURE OF CONCRETE AT THE TIME CONCRETE IS SAMPLED
- PERFORM CONCRETE COMPRESSION TESTING
- FABRICATE DRYING SHRINKAGE SAMPLES (3 SAMPLES FOR EACH DAY OF POUR)

WOOD

STRUCTURAL COMPOSITE LUMBER

- REVIEW MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS

PLYWOOD/OSB

- PERIODICALLY INSPECT THICKNESS AND GRADE AT FASTENING OF 4" ON CENTER OR LESS
- PERIODICALLY INSPECT NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING SHEET EDGES AT FASTENING OF 4" ON CENTER OR LESS
- PERIODICALLY INSPECT FASTENER DIAMETER, LENGTH, SPACING, NUMBER OF ROWS AND EDGE DISTANCE AT FASTENER SPACING OF 4" ON CENTER OR LESS

PRE–ENGINEERED SHEAR PANELS

- PERIODICALLY INSPECT INSTALLATION OF PRE–ENGINEERED SHEAR PANELS PER ICC – ES EVALUATION REPORT

WOOD FRAMING

- PERIODICALLY INSPECT SILL PLATE BOLTING
- PERIODICALLY INSPECT THE INSTALLATION OF HOLD–DOWNS

POST–INSTALLED ANCHORS

* ADHESIVE ANCHORS IN CONCRETE OR REINFORCED MASONRY
- PERIODICALLY INSPECT ANCHOR TYPE, DIAMETER, LENGTH AND CLEANLINESS
- PERIODICALLY INSPECT ADHESIVE PRODUCT NAME AND EXPIRATION
- PERIODICALLY INSPECT HOLE LOCATION, DIAMETER, DEPTH AND CLEANLINESS
- PERIODICALLY INSPECT ANCHOR EMBEDMENT, SPACING AND EDGE DISTANCE
- PERIODICALLY INSPECT ADHERENCE TO MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS
- CONTINUOUSLY INSPECT SUBSTRATE TEMPERATURE AT TIME OF INSTALLATION
- PERIODICALLY INSPECT ADHESIVE AND ANCHOR INSTALLATION PER ICC/IAPMO EVALUATION REPORT

MECHANICAL SPLICE COUPLERS

- PERIODICALLY INSPECT GRADE AND SIZE OF REINFORCEMENT, BAR INSERTION LENGTH AND PLACEMENT OF SPLICES
- PERIODICALLY INSPECT GRADE, SIZE AND THREAD QUALITY OF RODS, ROD INSERTION LENGTH AND PLACEMENT OF SPLICES
- PERIODICALLY INSPECT COUPLER IDENTIFICATION AND POSITION OF COUPLER

STRUCTURAL OBSERVATION BY NES CONSULTANTS, INC.

THE GENERAL CONTRACTOR OR THE PROJECT ARCHITECT IS RESPONSIBLE TO COORDINATE WITH NES CONSULTANTS, INCFOR THE FOLLOWING REQUIRED INSPECTIONS. AT LEAST 3 BUSINESS DAYS NOTICE SHALL BE GIVEN TO NES CONSULTANTS, INC. PRIOR TO THE TIME OF THE INSPECTIONS. IN THE EVENT NES CONSULTANTS, INCIS NOT NOTIFY AT CERTAIN MILESTONE OF THE PROJECT WHERE STRUCTURAL OBSERVATION IS REQUIRED ACCORDING TO THE SCHEDULE BELOW, NES CONSULTANTS, INC.WILL NOT BE HOLD RESPONSIBLE FOR ANY DAMAGE TO THE STRUCTURE EITHER DURING CONSTRUCTION OR POST CONSTRUCTION.

FRAMING INSPECTION

ROUGH FRAMING – ALL FRAMING COMPONENTS & THEIR ASSOCIATED CONNECTION HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.
FLOOR, WALL, & ROOF PLYWOOD NAILING – ROOF, FLOOR & WALL PLYWOOD SHEATHING SHALL BE INSTALLED WITH SPECIFIED LAYOUT, BLOCKING, & NAILING PRIOR TO THE INSPECTION AND BEING CONCEALED.

CONCRETE STEEL REINFORCEMENT & EMBEDS

CONCRETE FOOTING – ALL REINFORCEMENT AND STRUCTURAL EMBEDS TO BE IN PLACED HARDWARE SHALL BE INSTALLED PRIOR TO THE INSPECTION AND BEING CONCEALED.

GENERAL NOTES:

1. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF NES CONSULTANTS, INC. FOR USE OF THIS PROJECT ONLY.

2. DO NOT SCALE FROM ANY STRUCTURAL DRAWINGS. REPRODUCTION MAY BE SUBJECT TO DISTORTION. CONTACT ENGINEER FOR ANY DIMENSIONS WHICH APPEAR TO BE MISSING OR IN ERROR. ALL PLANS, DETAILS, SECTION, ETC. PROVIDE CONCEPTUAL INFORMATION ONLY. REFER TO ACTUAL FIELD DIMENSIONS AND/OR ARCHITECTURAL DRAWINGS FOR DIMENSIONS REQUIRED FOR CONSTRUCTION OR FABRICATION.

3. EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION PRIOR TO START OF CONSTRUCTION. THE ENGINEER ASSUMES NO LIABILITY FOR DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS. LIABILITY FOR ANY CLAIM OR LOSS ASSOCIATED WITH THE DESIGN SERVICES PROVIDED BY NES CONSULTANTS, INC., IS LIMITED TO THE AMOUNT OF THE FEES PAID TO NES CONSULTANTS, INC. FOR SAID SERVICES.

4. NOTES & DETAILS SHALL APPLY UNLESS NOTED OTHERWISE. DETAILS SHOWN IN DIAGRAMMATIC FORM ARE NOT TO BE SCALED. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE, ALL APPLICABLE REGULATIONS, AND SAFETY REQUIREMENTS.

5. TYPICAL NOTES & DETAILS – THE GENERAL CONTRACTOR SHALL FOLLOW THESE DETAILS AND NOTES WHERE APPLICABLE.

6. PRIOR TO SUBMITTING BID, CONTRACTOR SHOULD VISIT THE SITE AND INSPECT EXISTING CONDITIONS SHOWN ON THIS PLAN. VERIFY FIELD CONDITIONS PRIOR TO START OF WORK OR ORDERING MATERIALS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. EXISTING CONDITIONS WHICH WERE NOT VISIBLE OR WERE UNKNOWN TO NES CONSULTANTS, INC. UNLESS ALL CONCEALED CONDITIONS OR FEATURES ARE UNCOVERED AND VERIFIED PRIOR TO BEGINNING WORK, IT IS TYPICALLY IMPOSSIBLE TO DETERMINE WHETHER OR NOT REVISIONS WILL BE REQUIRED. NES CONSULTANTS, INC. RECOMMENDS THAT PROJECT CONTRACTOR AND/OR OWNER DISMANTLE EXISTING STRUCTURES AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION TO VERIFY EXISTING CONDITIONS IN RELATION TO THE NEW CONSTRUCTION REQUIREMENTS DETAILED BY NES CONSULTANTS, INC. AS AN ALTERNATE TO THIS METHOD, NES CONSULTANTS, INC. RECOMMENDS THAT THE PROJECT CONTRACT FOR CONSTRUCTION SERVICES PROVIDE THE MEANS TO COVER THIS TYPE OF SITUATION. NES CONSULTANTS, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ANY REVISIONS WHICH MAY BE REQUIRED TO THE DESIGN PREPARED BY NES CONSULTANTS, INC. RESULTING FROM ANY EXISTING CONDITIONS, CONSTRUCTION OR FEATURES WHICH WERE UNKNOWN BY NES CONSULTANTS, INC. AT THE TIME OF DESIGN.

7. OMISSIONS & DISCREPANCIES – THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE JOB SITE (WHERE APPLICABLE) AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS. OMISSIONS & DISCREPANCIES BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IN THE EVEN OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRUCTURE REQUIREMENT SHALL APPLY.

8. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORKS, ETC., AS REQUIRED FOR THE FOLLOWING PRIOR TO THEIR FINAL ASSEMBLY INTO THE COMPLETED STRUCTURE.
   7.1. PROTECTION OF LIFE AND PROPERTY
   7.2. SUPPORT ANY CONSTRUCTION LOADS
   7.3. MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE

9. ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE CURRENT ADOPTED CALIFORNIA BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.

10. SHOP DRAWING – AS AN AID FOR FABRICATION AND INSTALLATION AND SHALL BE SUPERCEDED BY THE STRUCTURAL DRAWINGS. SHOP DRAWING REVIEW BY STRUCTURAL ENGINEER IS FOR GENERAL CONFORMANCE AND DOES NOT GUARANTEE ACCURACY. THE GENERAL CONTRACTOR IS RESPONSIBLE TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

11. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER CONSTRUCTION DOCUMENT FOR DETAILS NOT SHOWN.

12. NES CONSULTANTS, INC. RESERVES THE RIGHT TO REQUIRE ADDITIONAL WORK, REVISIONS OR REMEDIES, NOT SPECIFICALLY INCLUDED IN THESE PLANS, TO BE DONE AS WORK PROGRESSES WHERE REQUIRED TO ENSURE THAT THE INTEND OF THE STRUCTURAL DESIGN FOR ANY INCREASED PROJECT COSTS OR LOSSES WHICH MAY OCCURS.

EXISTING CONSTRUCTION & CONDITIONS

SHORING – THE GENERAL CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

EXISTING CONSTRUCTION – EXISTING CONDITIONS SHOWN ON THE STRUCTURAL DRAWING WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY NES CONSULTANTS, INC. OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

DEMOLITIONS – THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

SPECIAL INSPECTION BY INDEPENDENT AGENCY

IN ADDITION TO THE INSPECTION REQUIRED BY SECTION 1704A OF THE 2022 CALIFORNIA BUILDING CODE, THE OWNER SHALL EMPLOY AN INDEPENDENT SPECIAL TESTING AND INSPECTION AGENCY QUALIFIED IN THE PARTICULAR TYPES OF CONSTRUCTION REQUIRING SPECIAL INSPECTION AS DEFINED IN SECTION 1704 ON THE FOLLOWING WORK. (AGENCY TO PROVIDE TESTING AND INSPECTION REPORTS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT).

THE CONTRACTOR SHALL BE RESPONSIBLE TO INFORM THE OWNER OF THIS REQUIREMENT AND SHALL COORDINATE WITH THE AGENCY ALL REQUIRED INSPECTIONS AND TESTING.

1. EPOXY – DURING THE INSTALLATION OF THREADED RODS OR REINFORCING STEEL INTO DRILLED HOLES FILLED WITH EPOXY ADHESIVE FOR ALL REQUIREMENTS STIPULATED IN PRODUCT ICC–ES REPORT AT EXISTING BRICK WALL/FOUNDATION LOCATIONS INDICATED IN STRUCTURAL DRAWINGS.

2. WOOD LATERAL RESISTING SYSTEM – PERIODIC SPECIAL INSPECTION OF NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS BRACES SHEAR PANELS AND HOLD–DOWNS WHERE SHEATHING NAILING IS AT 4" O.C. OR LESS.

2022 CALIFORNIA BUILDING CODE

TABLE 2304.10.1 FASTENING SCHEDULE

	CONNECTION	FASTENING[a,m]	LOCATION		CONNECTION	FASTENING[a,m]	LOCATION
1.	JOIST TO SILL OR GIRDER	3–8d COMMON (2½"x0.131") OR 3"x0.131" NAILS OR 3–3" 14 GAGE STAPLES	TOENAIL	20.	1" DIAGONAL BRACE TO EACH STUD AND PLATE	2–8d COMMON (2½"x0.131") OR 2"x0.131" NAILS OR 2–3" 14 GAGE STAPLES	FACE NAIL
2.	BRIDGING TO JOIST	2–8d COMMON (2½"x0.131") OR 2–3"x0.131" NAILS OR 2–3" 14 GAGE STAPLES	TOENAIL EACH END	21.	1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
3.	1"x8" SUBFLOOR OR LESS TO EACH JOIST	2–8d COMMON (2½"x0.131")	FACE NAIL	22.	WIDER THAN 1"x8" SHEATHING TO EACH BEARING	3–8d COMMON (2½"x0.131")	FACE NAIL
4.	WIDER THAN 1"x8" SUBFLOOR TO EA. JOIST	3–8d COMMON (2½"x0.131")	FACE NAIL	23.	BUILT–UP CORNER STUDS	16d COMMON (3½"x0.162") OR 3"x0.131" NAILS OR 3" 14 GAGE STAPLES	24"O.C. 16"O.C. 16"O.C.
5.	2" SUBFLOOR TO JOIST OR GIRDER	2–16d COMMON (3½"x0.162")	BLIND AND FACE NAIL	24.	BUILT–UP GIRDER AND BEAMS	20d COMMON (4"x0.192") 32"O.C. 3"x0.131" NAIL AT 24"O.C. 4" 14 GAGE STAPLE AT 24"O.C.	FACE NAIL AT TAB STAGGERED ON OPPOSITE SIDES
6.	SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") AT 16"O.C. 3"x0.131" NAILS AT 8"O.C. 3" 14 GAGE STAPLES AT 12"O.C.	TYPICAL FACE NAIL			2–20d COMMON (4"x0.192") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3"–16d (3½"x0.135") AT 16"O.C. 4–3"x0.131" NAILS AT 16"O.C. 4–3" 14 GAGE STAPLES AT 16"O.C.	BRACED WALL PANELS	25.	2" PLANKS	16d COMMON (3½"x0.162")	AT EACH BEARING
7.	TOP PLATE TO STUD	2–16d COMMON (3½"x0.162") OR 3–3"x0.131" NAILS OR 3–3" 14 GAGE STAPLES	END NAIL	26.	COLLAR TIE TO RAFTER	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
8.	STUD TO SOLE PLATE	4–8d COMMON (2½"x0.131") 4–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL	27.	JACK RAFTER TO HIP	3–10d COMMON (3"x0.148") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	TOENAIL
		2–16d COMMON (3½"x0.162") OR 3–3"x0.131" 3–3" 14 GAGE STAPLES	END NAIL			2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL
9.	DOUBLE STUDS	16d (3½"x0.135") AT 24"O.C. 3"x0.131" NAIL AT 8"O.C. 3" 14 GAGE STAPLE AT 8"O.C.	FACE NAIL	28.	ROOF RAFTER TO 2–BY RIDGE BEAM	2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL
10.	DOUBLE TOP PLATES	16d (3½"x0.135") AT 16"O.C. 3"x0.131" NAIL AT 12"O.C. 3" 14 GAGE STAPLE AT 12"O.C.	TYPICAL FACE NAIL			2–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
	DOUBLE TOP PLATES	8–16d COMMON (3½"x0.162") 12–3"x0.131" NAILS 12–3" 14 GAGE STAPLES	LAP SPLICE	29.	JOIST TO BAND JOIST	3–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
11.	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3–8d COMMON (2½"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL	30.	LEDGER STRIP	3–16d COMMON (3½"x0.162") 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL
12.	RIM JOIST TO TOP PLATE	8d (2½"x0.131") AT 6"O.C. 3"x0.131" NAIL AT 6"O.C. 3" 14 GAGE STAPLE AT 6"O.C.	TOENAIL	31.	WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	¾" AND LESS	6d (2"x0.113" NAIL) OR 16 GAGE
13.	TOP PLATES, LAPS AND INTERSECTIONS	2–16d COMMON (3½"x0.162") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	FACE NAIL			7/8" TO 1"	8d OR 6d (2½"x0.113" NAIL) 2" 16 GAGE
14.	CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½"x0.162")	16"O.C. ALONG EDGE			1⅛" TO 1¼"	8d 10d OR 8d
15.	CEILING JOISTS TO PLATE	3–8d COMMON (2½"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE ATAPLES	TOENAIL		SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING)	¾" AND LESS	6d 8d 10d OR 8d
16.	CONTINUOUS HEADER TO STUD	4–8d COMMON (2½"x0.131")	TOENAIL	32.	PANEL SIDING (TO FRAMING)	½" OR LESS	6d 8d
17.	CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL	33.	FIBERBOARD SHEATHING[e]	½"	NO.11 GAGE ROOFING NAILS 8d COMMON NAIL (2½"x0.131") NO.16 GAGE STAPLES
18.	CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3–16d COMMON (3½"x0.162") MINIMUM, TABLE 2308.10.4.1 4–3"x0.131" NAILS 4–3" 14 GAGE STAPLES	FACE NAIL			25/32"	NO.11 GAGE ROOFING NAILS 8d COMMON NAIL (2½"x0.131") NO.16 GAGE STAPLES
19.	RAFTERS TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3–8d COMMON (2½"x0.131") 3–3"x0.131" NAILS 3–3" 14 GAGE STAPLES	TOENAIL	34.	INTERIOR PANELING	¼"	4d 6d

ABBREVIATIONS:

℄	CENTERLINE	do.	DITTO	JT.	JOINT	PSL	PARALLEL STRAND LUMBER
ø	DIAMETER	DWG.	DRAWING	KD	KILN DRIED	P.S.F.	POUNDS PER SQUARE FOOT
∠	PLATE	E.F.	EACH FACE	LB.	POUND	QTY.	QUANTITY
#	POUND OR NUMBER	E.W.	EACH WAY	LDGR.	LEDGER	RO	ROUGH OPENING
@	AT	EA.	EACH	LDSCP	LANDSCAPE	REINF.	REINFORCE(D) (ING) (MENT)
(E)	EXISTING	ELEV.	ELEVATION	LL	LIVE LOAD	REQ'D.	REQUIRED
A.B.	ANCHOR BOLT	ENGR.	ENGINEER	LOC.	LOCATION	RET.	RETAINING
ADDL.	ADDITIONAL	EQ.	EQUAL	LONG.	LONGITUDINAL	RF.	ROOF/ROOFING
ADJ.	ADJACENT	EQUIP	EQUIPMENT	LS	LAG SCREW	RFTR.	RAFTER
APPROX.	APPROXIMATE(LY)	EXP.	EXPANSION	LSL	LAMINATED STRAND LUMBER	RWD.	REDWOOD
ARCH.	ARCHITECT(URAL)	EXT.	EXTERIOR	L.V.F.	LOW–VELOCITY FASTENER	S.A.D.	SEE ARCHITECTURAL DRWGS
B.O.F.	BOT. OF FTG.	F.F.	FINISH FLOOR	LVL	LAMINATED VENEER LUMBER	SCHED.	SCHEDULE
BLDG.	BUILDING	F.O.	FACE OF	MECH.	MECHANICAL	SHT.	SHEET
BLKG.	BLOCKING	F.O.S.	FACE OF STUD/STL.	MATL.	MATERIAL	SHTG.	SHEATHING
BM.	BEAM	FDN.	FOUNDATION	MFR.	MANUFACTURER	SIM.	SIMILAR
BOT.	BOTTOM	F.O.S.	FACE OF STUD/STL.	M.B.	MACHINE BOLT	S.O.G.	SLAB ON GRADE
BRG.	BEARING	FLR.	FLOOR	MECH.	MECHANICAL	SPEC.	SPECIFICATION
BSMT.	BASEMENT	FRMG.	FRAMING	MEZZ.	MEZZANINE	SQ.	SQUARE
BTWN.	BETWEEN	FT.	FOOT OR FEET	MFR.	MANUFACTURER	STAG.	STAGGER(ED)
CIP	CAST–IN–PLACE	FTG.	FOOTING	MIN.	MINIMUM	STD.	STANDARD
CJ	CONSTRUCTION JOINT	GA.	GAUGE	MISC.	MISCELLANEOUS	STL.	STEEL
CMU	CONC. MASONRY UNIT	GAL.	GALVANIZED	MTL.	METAL	STRUCT.	STRUCTURAL
CLG.	CEILING	GLB.	GLUE–LAMINATED BM.	(N)	NEW	SW.	SHEARWALL
CLR.	CLEAR(ANCE)	GR.	GRADE	NO.	NUMBER	T&B	TOP AND BOTTOM
COL.	COLUMN	GYP BD	GYPSUM BOARD	N.T.S.	NOT TO SCALE	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	HDR.	HEADER	N/A	NOT APPLICABLE	T.O.	TOP OF
CONN.	CONNECTION	HKS.	HOOKS	O.C.	ON CENTER	THD.	THREAD(ED)
CONT.	CONTINUOUS(ATION)	HLDN.	HOLDOWN	o/	OVER	THK.	THICK(NESS)
CTR.	CENTER	HGR.	HANGER	OD	OUTSIDE DIAMETER	TYP.	TYPICAL
CTSK.	COUNTERSINK	HORIZ.	HORIZONTAL	OPP.	OPPOSITE	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DOUGLAS FIR	HSB	HIGH STRENGTH BOLT	E.N.	EDGE NAILING	CBC	CALIFORNIA BUILDING CODE
DBL.	DOUBLE	HT.	HEIGHT	P.D.F.	POWER DRIVEN FASTENER	CBC	CALIFORNIA BUILDING CODE
DEMO.	DEMOLITION	HVAC	HEAT/BENT/AIR COND.	PT	POST TENSION	VERT.	VERTICAL
DET.	DETAIL	IN.	INCH	P.T.D.F.	PRESSURE TREATED D.F.	V.I.F.	VERIFY IN FIELD
DIAG.	DIAGONAL	INFO.	INFORMATION	PERP.	PERPENDICULAR	WP	WORK POINT
DISCONT.	DISCONTINUED	INSUL.	INSULATION	PLYWD.	PLYWOOD	WS	WELDED STUD
DIM.	DIMENSION	INV.	INVERT	PREFAB	PREFABRICATED	W/	WITH
DL.	DEAD LOAD	JST.	JOIST	P.S.F.	POUNDS PER SQUARE FOOT	W/o	WITHOUT

REVISIONS			
DESCRIPTION	MARK	DATE	BY
SUBMITTAL		4/22/21	
BLDG SUBMITTAL		10/15/24	

VL Designed | VL Drawn | NP Checked

SECTION 01 30 00 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1.01 SUBMITTAL REVIEW

A. CONSTRUCTION, FABRICATION, OR ORDERING OF MATERIALS SHALL NOT BEGIN UNTIL CONTRACTOR HAS RECEIVED SUBMITTALS REVIEWED BY ARCHITECT/ENGINEER GOVERNING ALL ASPECTS OF THE INTENDED WORK.

B. DOCUMENT: SUBMIT ONE ELECTRONIC COPY IN PDF OR WORD FORMAT NOT LARGER THAN 24 X 36 INCHES; AN ELECTRONICALLY-MARKED UP FILE WILL BE RETURNED. CREATE FILES AT NATIVE SIZE AND RIGHT-SIDE UP; ILLEGIBLE FILES WILL BE REJECTED.

C. FOR EACH SHOP DRAWING FOR REVIEW, ALLOW 15 DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.

SECTION 03 20 00 CONCRETE REINFORCING

1.01 SUBMITTALS

A. SHOP DRAWINGS (PLACING DRAWINGS)

B. PRODUCT DATA

C. MILL CERTIFICATES

1.02 QUALITY ASSURANCE

A. PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH THE CURRENT GOVERNING EDITION OF CBC, ACI 301, ACI SP-66, ACI 318, AND AWS D1.4 EXCEPT AS MODIFIED BY THE CONTRACT DOCUMENTS.

2.01 REINFORCING BARS

A. REINFORCING STEEL:

1. BARS FOR REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706, DEFORMED LOW-ALLOY STEEL BARS FOR THESE APPLICATIONS:
   1.1. FOOTINGS
   1.2. ALL REINFORCING BARS TO BE WELDED.
   ASTM A615, GRADE 60 BARS MAY BE SUBSTITUTED TO MEET A THROUGH B ABOVE IF THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI (RETEST SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25. THIS SUBSTITUTION MUST BE VERIFIED BY THE SPECIAL INSPECTOR PRIOR TO BUNDLE TAG REMOVAL.
2. BARS FOR REINFORCEMENT NOT NOTED ABOVE SHALL BE DEFORMED GRADE STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A706 OR A615, GRADE 60.
3. UNCOATED STEEL UNLESS NOTED OTHERWISE.

2.02 WELDING ELECTRODES

A. WELDING ELECTRODES SHALL BE PER TABLE 5-1 OF AWS D1.4.

2.03 MECHANICAL COUPLING DEVICES

A. MECHANICAL COUPLING DEVICES SHALL DEVELOP 125 PERCENT OF THE MINIMUM YIELD STRENGTH OF THE BARS SPLICED.

2.04 FABRICATION

A. WELDING OF REINFORCEMENT IS PERMITTED ONLY WITH THE SPECIFIC APPROVAL OF ENGINEER. PERFORM WELDING IN ACCORDANCE WITH AWS D1.4. DO NOT WELD CROSSING BARS (TACK WELDS) FOR ASSEMBLY OF REINFORCEMENT, SUPPORTS, OR EMBEDDED ITEMS.

3.01 BENDING

A. BENDS FOR REINFORCING STEEL SHALL BE MADE IN ACCORDANCE WITH ACI 301 AND ACI 318. BEND BAR SIZES NO. 3 THROUGH 5 COLD ONLY ONE TIME, PROVIDED REINFORCING BAR TEMPERATURE IS ABOVE 32 DEGREE F. DO NOT FIELD BEND REINFORCING STEEL IN A MANNER THAT WILL INJURE MATERIAL, CAUSE THE BARS TO BE BENT ON TOO TIGHT A RADIUS, OR THAT IS NOT INDICATED AS ALLOWED ON DRAWINGS OR PERMITTED BY ENGINEER. DO NOT STRAIGHTEN BENT OR KINKED BARS FOR USE ON PROJECT WITHOUT PERMISSION OF ENGINEER. REPLACE BARS WITH KINKS OR BENDS NOT SHOWN ON THE DRAWINGS.

3.02 PLACING

A. ALL REINFORCEMENT SHALL BE PLACED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, BOTH AS TO LOCATION, POSITION AND SPACING OF MEMBERS. IT SHALL BE SUPPORTED AND SECURED AGAINST DISPLACEMENT BY THE USE OF ADEQUATE AND PROPER WIRE SUPPORTING AND SPACING DEVICES, TIE WIRES, ETC. SO THAT IT WILL REMAIN IN ITS PROPER POSITION IN THE FINISHED STRUCTURE. REINFORCEMENT MAY NOT BE WET SET IN CONCRETE POURS.

B. TOLERANCES: DO NOT EXCEED THE PLACING TOLERANCES SPECIFIED IN ACI 318 AND ACI 117, WHICHEVER IS MORE STRINGENT, BEFORE CONCRETE IS PLACED. PLACING TOLERANCES SHALL NOT REDUCE COVER REQUIREMENTS EXCEPT AS SPECIFIED IN ACI 117.

C. MINIMUM CONCRETE COVER FOR REINFORCEMENT AND COUPLERS SHALL BE AS INDICATED IN THE CONTRACT DRAWINGS. CONCRETE COVER IS MEASURED FROM THE THEORETICAL EXCAVATION LINE, NOT THE LINE OF ANY OVER EXCAVATION. WHERE LESS THAN 3 INCHES COVER IS NOTED AND CONCRETE WILL BE PLACED AGAINST EXCAVATED SURFACE, INCREASE THE SECTION THICKNESS TO ATTAIN 3 INCHES COVER.

D. PRESERVE CLEAR SPACE BETWEEN PARALLEL BARS OF NOT LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF ROUND BARS AND IN NO CASE LET THE CLEAR DISTANCE BE LESS THAN 1-1/2 INCHES NOR LESS THAN 1-1/3 TIMES THE MAXIMUM SIZE OF AGGREGATE FOR CONCRETE.

E. LAP SPLICES SHALL BE CONTACT LAP SPLICES IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS. BARS SHALL BE WIRED TOGETHER AT LAPS. WHEREVER POSSIBLE, STAGGER SPLICES IN ADJACENT BARS.

SECTION 03 30 00 CAST-IN-PLACE CONCRETE

1.01 SUBMITTALS

A. PRODUCT DATA

B. MIX DESIGNS

C. CERTIFICATES OF COMPLIANCE

1. THE CONTRACTOR SHALL PROVIDE CERTIFICATE OF COMPLIANCE FOR EACH TYPE OF AGGREGATE, CEMENTITIOUS MATERIAL AND ADMIXTURE TO BE USED IN EACH CLASS OF CONCRETE OR A CERTIFICATE OF COMPLIANCE FOR EACH CLASS OF CONCRETE.
2. CERTIFICATES OF COMPLIANCE FOR VAPOR RETARDER/BARRIER SHALL INCLUDE THE NAME AND DESCRIPTION OF THE PRODUCT AND SHALL STATE THAT THE PRODUCT COMPLIES WITH ASTM E1745 AND ASTM E154.

D. WEIGHT AND BATCH TAGS: THE SPECIAL INSPECTOR SHALL BE PROVIDED WITH A WEIGHT AND BATCH TAG UPON DELIVERY OF EACH LOAD OF CONCRETE. THE BATCH TAG MUST SHOW WEIGHT OF ALL MATERIALS.

1.02 QUALITY ASSURANCE

A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 301, AND ASTM C94 EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.01 WATER

A. MIXING WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF CHLORIDES, ACIDS, ALKALIS OR ORGANIC MATERIALS.

2.02 CEMENTITIOUS MATERIALS

A. PORTLAND CEMENT: ASTM C150, TYPE II.

B. FLY ASH: ASTM C618, CLASS F.

1. FLY ASH MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% OF TOTAL CEMENTITIOUS MATERIALS BY WEIGHT (FLY ASH, IF USED, MUST SUBSTITUTE FOR 15% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT, MINIMUM).
   1.1. SUBSTITUTIONS THAT COMBINE FLY ASH AND GROUND GRANULATED BLAST-FURNACE SLAG ARE LIMITED TO A COMBINED TOTAL OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT WITH FLY ASH NO MORE THAN 25% OF THE TOTAL CEMENTITIOUS MATERIALS BY WEIGHT.

C. REDUCE SLAG AND FLY ASH SUBSTITUTION RATES BY AT LEAST 50% FOR COLD WEATHER CONCRETING AS DEFINED IN ACI 306.1.

D. GROUND-GRANULATED BLAST-FURNACE SLAG: ASTM C989 GRADES 100 OR 120

1. GROUND-GRANULATED BLAST-FURNACE SLAG MAY SUBSTITUTE FOR PORTLAND CEMENT UP TO A MAXIMUM OF 50% OF THE TOTAL CEMENTITIOUS MATERIAL BY WEIGHT.

2.03 AGGREGATES

A. AGGREGATES FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33. B.

2.04 ACCESSORY MATERIALS

A. UNDERSLAB VAPOR RETARDER/BARRIER SHEETING: SHALL BE NO LESS THAN 10 MIL AND COMPLY WITH ASTM E1745, CLASS A; STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS.

1. ACCEPTABLE PRODUCTS:
   1.1. VAPOR RETARDER
      1) 10 MIL STEGO WRAP; STEGO INDUSTRIES.
      2) MOISTOP ULTRA 10; FORTIFIBER CORP.
      3) GIFFOLYN 10 MIL GREEN; GRIFFOLYN CO.
      4) VAPOR BLOCK 10; RAVEN INDUSTRIES OR APPROVED EQUAL.
   1.2. VAPOR BARRIER
      1) 15 MIL STEGO WRAP; STEGO INDUSTRIES. OR APPROVED EQUAL.
2. COMPACTED GRANULAR FILL: COMPACTED GRANULAR FILL SHALL BE CLEAN WELL GRADED CRUSHER FINES (NOT SAND), FREE FROM EXCESSIVE DIRT, DEBRIS, ORGANIC MATTER, WITH AT LEAST 10 TO 30% OF PARTICLES PASSING A NO. 100 SIEVE. THE MATERIAL SHOULD HAVE A UNIFORM DISTRIBUTION OF PARTICLE SIZES RANGING FROM NO. 4 TO THE NO. 200 SIEVE.

B. WATERPROOFING PAPER: ASTM C171.

C. LIQUID MEMBRANE CURING COMPOUND: ASTM C309 OR ASTM C1315.

D. CAST-IN-PLACE ANCHOR RODS AND NUTS: ASTM F1554 GRADE 36 CLASS 2A (GRADE 105 CLASS 2A WHERE HIGH STRENGTH IF NOTED) WITH MATCHING FINISH ASTM A563 NUTS. RODS EMBEDDED IN CONCRETE, GROUT OR ADHESIVE SHALL BE GALVANIZED OR NON-LUBRICATED UNLESS NOTED OTHERWISE. EMBEDDED RODS WITHOUT A HEAD, NUT OR HOOK FOR ANCHORAGE SHALL BE THREADED FULL LENGTH. RODS, NUTS AND WASHERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED.

2.05 CONCRETE MIX DESIGN

A. NORMAL WEIGHT CONCRETE MIX REQUIREMENTS:

1. SHALL BE MADE WITH AGGREGATES FOR HARDROCK CONCRETE.
2. MINIMUM COMPRESSIVE STRENGTH, F'C, WHEN TESTED IN ACCORDANCE WITH ASTM C39 AT 28 DAYS: 2500 PSI

B. MAXIMUM WATER CEMENT RATIO OF 0.55

C. CONCRETE MIX DESIGNS: MAXIMUM AGGREGATE SHALL BE 1.5 INCHES, MAXIMUM SLUMP (MEASURE PER ASTM C143 AT THE POINT OF TRUCK DISCHARGE) SHALL BE 4 INCHES AND MAXIMUM AIR CONTENT SHALL BE 4.5%.

3.01 PREPARATION

A. VAPOR RETARDER/BARRIER INSTALLATION REQUIREMENT: INSTALL VAPOR RETARDER/BARRIER UNDER INTERIOR MAT SLAB IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND ASTM E1643.

B. HOLES, NOTCHES, CONDUITS, PIPES, ETC. ARE NOT ALLOWED IN CONCRETE SLABS, WALLS, MEMBERS, ETC. UNLESS SHOWN ON THE STRUCTURAL DRAWINGS.

3.02 CONVEYING AND PLACING CONCRETE

A. ALL CONCRETE SHALL BE MIXED, DELIVERED AND DISCHARGED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94. ALL CONCRETE SHALL BE PLACED, FINISHED AND CURED AND ALL OTHER PERTINENT CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 301.

B. CONSOLIDATING: ALL CONCRETE SHALL BE PLACED WITH MECHANICAL VIBRATION UNLESS NOTED OTHERWISE. EMPLOY AS MANY VIBRATORS AND TAMPERS AS NECESSARY TO SECURE THE DESIRED RESULTS. MINIMUM: ONE PER EACH 20 CUBIC YARDS OF CONCRETE PLACED PER HOUR. ELIMINATE THE FOLLOWING PRACTICES: PUSHING OF CONCRETE WITH VIBRATOR; EXTERNAL VIBRATION OF FORMS; ALLOWING VIBRATOR TO VIBRATE AGAINST REINFORCING STEEL WHERE STEEL PROJECTS INTO GREEN CONCRETE; ALLOWING VIBRATOR TO VIBRATE CONTACT FACES OF FORMS. VIBRATORS SHALL FUNCTION AT A MINIMUM FREQUENCY OF 3600 CYCLES PER MINUTE WHEN SUBMERGED IN CONCRETE. SUPPLEMENT VIBRATION BY FORKING AND SPADING ALONG THE SURFACES OF THE FORMS AND BETWEEN REINFORCING WHENEVER FLOW IS RESTRICTED. DRILLED PIERS SHALL BE VIBRATED ONLY TO A DEPTH OF 3 TIMES THE PIER DIAMETER MEASURED FROM THE TOP OF PIER.

3.03 CONSTRUCTION JOINTS

A. LOCATION AND DETAILS OF CONSTRUCTION JOINTS SHALL BE AS INDICATED ON DRAWINGS, SPECIFIED, OR AS APPROVED BY THE ENGINEER. LOCATE SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE.

B. SANDBLAST ALL CONSTRUCTION JOINTS USING COARSE SAND OR WATERBLAST TO CLEAN AND ROUGHEN ENTIRE SURFACE OF JOINT TO 1/4 INCH AMPLITUDE AT ALL CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.

3.04 CONCRETE FINISHING

A. FINISHING FORMED SURFACES: FINISH PER ARCHITECT SPECIFICATIONS AND REQUIREMENTS OF ACI 301.

1. IF THE TYPE OF FINISH IS NOT SPECIFIED BY ARCHITECT, USE GROUT-CLEANED FINISH FOR SLAB TOP SURFACES EXCEPT SIDE SURFACES AND SMOOTH-RUBBED FINISH FOR EXPOSED SIDE SURFACES.

B. MEASURE SLABS TO VERIFY COMPLIANCE WITH THE TOLERANCE REQUIREMENTS OF ACI 117 AS SPECIFIED BELOW:

1. 1/4 INCH IN 10 FT IN ACCORDANCE WITH THE "10-FT STRAIGHT EDGE METHOD" IN ACI 117.

3.05 CONTROL JOINTS

A. CONTROL JOINTS SHALL BE MADE BY SAWCUTTING SLAB WITH THE SOFF-CUT SYSTEM OR APPROVED EQUAL AS SOON AS THE SURFACE IS FIRM ENOUGH SO THAT IT WILL NOT BE DAMAGED BY THE BLADE, USUALLY WITHIN 2 TO 4 HOURS AFTER FINAL FINISHING (NO LATER THAN 8 HOURS AFTER PLACEMENT). CUT 1/4 DEPTH OF SLAB THICKNESS NOT LESS THAN 1 INCH.

3.06 CURING AND PROTECTION

A. COMPLY WITH REQUIREMENTS OF ACI 301. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT ABOVE 50° F FOR THE PERIOD OF TIME NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

1. NORMAL CONCRETE: AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT.
2. HIGH EARLY STRENGTH CONCRETE: AT LEAST THE FIRST 3 DAYS AFTER PLACEMENT.

C. CURING METHODS SHALL COMPLY WITH ACI 308R.

D. CURING COMPOUNDS CONFORMING TO ASTM C309 OR ASTM C1315 SHALL BE APPLIED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND SHALL NOT BE USED ON ANY SURFACE AGAINST WHICH ADDITIONAL CONCRETE OR OTHER CEMENTITIOUS FINISHING MATERIALS ARE TO BE BONDED, WHERE EPOXY FLOORING IS CALLED FOR, WHERE CONCRETE TOPPING IS TO RECEIVE WATERPROOFING MEMBRANE, WHERE NOT RECOMMENDED BY INTEGRAL COLOR MAKER, NOR ON SURFACES WHERE SUCH CURING IS PROHIBITED BY THE PROJECT SPECIFICATIONS.

SECTION 03 90 00 POST-INSTALLED ANCHORING SYSTEMS

1.01 QUALITY ASSURANCE

A. COMPLY WITH THE PROVISIONS OF THE CURRENT GOVERNING CBC, ACI 318, AND ICC/IAPMO REPORTS EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED.

2.01 ADHESIVE ANCHORING SYSTEM

A. ADHESIVE ANCHORING SYSTEM SHALL BE HILTI-HY 200 (ESR-3187) OR APPROVED EQUAL WITH A CURRENT ICC/IAPMO EVALUATION REPORT.

3.01 INSTALLATION

A. INSTALLATION OF ANCHORS AND ADHESIVE INCLUDING DRILLING, CLEANING OF HOLES AND TORQUE SHALL BE IN ACCORDANCE WITH THE CURRENT ICC/IAPMO EVALUATION REPORT. POST INSTALLED ANCHORS SHALL BE USED ONLY IN APPLICATIONS PERMITTED BY THE EVALUATION REPORT. ANCHORS SHALL USE WASHER SIZED TO PREVENT CRUSHING OF THE ATTACHED MEMBER AT INSTALLATION TORQUE.

B. PROVIDE STAINLESS STEEL ANCHORS FOR EXTERIOR USE OR WHEN EXPOSE TO WEATHER OR IN CHEMICALLY CORROSIVE ENVIRONMENTS. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

C. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

A. ADHESIVE ANCHORS:

1. INSERT THE ANCHOR OR DOWEL IN THE HOLE WITH A TWISTING MOTION TO THE REQUIRED EMBEDMENT DEPTH. DO NOT PUMP THE ANCHOR OR DOWEL IN AND OUT OF THE HOLE.
2. WEDGE BARS TIGHT AND CENTERED IN THE HOLE WITH WOODEN WEDGES (GOLF TEES) TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.

SECTION 06 10 00 ROUGH CARPENTRY

1.01 SUBMITTALS

A. STRUCTURAL COMPOSITE LUMBER

2.01 GENERAL REQUIREMENTS

A. SAWN LUMBER FRAMING: COMPLY WITH PS 20 AND REQUIREMENTS OF SPECIFIED GRADING AGENCIES.

1. SPECIES: DOUGLAS FIR-LARCH, UNLESS OTHERWISE INDICATED. USE ALASKAN CEDAR FOR OUTDOOR POSTS
2. LUMBER NOT GRADE STAMPED, AND LUMBER OF IMPROPER GRADE, SHALL BE REMOVED FROM THE JOB SITE AND REPLACED BY GRADE STAMPED LUMBER OF THE PROPER GRADE.
3. OTHER MATERIALS: ALL OTHER LUMBER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR THE PROPER COMPLETION OF THE WORK, SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS AND SUBJECT TO THE REVIEW OF THE ENGINEER.
4. NOTCHING, BORING, AND CUTTING OF WOOD MEMBERS IS NOT PERMITTED UNLESS APPROVED IN ADVANCE BY STRUCTURAL ENGINEER.

2.02 DIMENSION LUMBER

A. GRADING AGENCY: WEST COAST LUMBER INSPECTION BUREAU (WCLIB).

B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S, UNLESS NOTED OTHERWISE.

C. MOISTURE CONTENT: HOLDOWN POSTS SHALL BE AT MOISTURE CONTENT OF 19 PERCENT OR LESS AT THE TIME OF HOLDOWN INSTALLATION.

D. STUD FRAMING AND BLOCKING:

1. GRADE: 2X6 OR LARGER: NO.1 (1000FB, 1500FC), 2X4 AND 3X4: CONSTRUCTION GRADE (1000FB, 1650FC).

E. 2X, 3X AND 4X MEMBERS EXCEPT STUDS, LEDGERS, AND POSTS:

1. GRADE: NO. 1 & BTR (1200FB), UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. GRADE: SELECT STRUCTURAL (1500FB), WHERE NOTED ON THE DRAWINGS.

F. POSTS (4X4 AND 4X6)

1. GRADE: NO.1 (1500FC), UNLESS NOTED OTHERWISE ON THE DRAWINGS.

G. LEDGER:

1. GRADE: NO.1 (1000FB) UNLESS NOTED OTHERWISE ON THE DRAWINGS.

2.03 TIMBERS

A. GRADING AGENCY: WEST COAST LUMBER INSPECTION BUREAU (WCLIB).

B. SIZES: NOMINAL SIZES AS INDICATED ON DRAWINGS, S4S.

C. MOISTURE CONTENT: ALL NEW FRANING LUMBER SHALL HAVE 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION AND FABRICATION.

D. BEAMS 6X AND LARGER:

1. GRADE: NO. 1 (1350FB) UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHEN BEAM WIDTH IS NOT MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL CONFORM TO ITEM E BELOW.

E. POSTS 6X6 AND LARGER:

1. GRADE: NO. 1 (1000FC) UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHEN POST WIDTH IS MORE THAN 2" GREATER THAN THICKNESS, THE MEMBER SHALL CONFORM TO ITEM D ABOVE.

F. ALL FRAMING 6" OR LARGER IN THE LEAST DIMENSION SHALL BE FREE OF HEART CENTER.

2.04 STRUCTURAL COMPOSITE LUMBER (SCL)

A. GENERAL:

1. STRUCTURAL CAPACITIES FOR STRUCTURAL COMPOSITE LUMBER SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D5456.
2. SCL SHALL BE FURNISHED AND INSTALLED AS SHOWN ON THE APPROVED BUILDING PLANS AND IN ACCORDANCE WITH THE SPECIFICATION OF THE SCL MANUFACTURER.
3. THE CONTRACTOR SHALL USE APPROVED HARDWARE AND CONNECTIONS AS SPECIFIED IN THE PLANS.

B. STRUCTURAL COMPOSITE LUMBER: FACTORY FABRICATED RAFTERS, STUDS, JOISTS, RIM BOARDS, BEAMS, HEADERS, AND COLUMNS, OF SIZES AND TYPES INDICATED ON DRAWINGS; STRUCTURAL CAPACITY AS PUBLISHED BY MANUFACTURER.

C. PERFORMANCE REQUIREMENTS: PROVIDE STRUCTURAL COMPOSITE LUMBER SYSTEMS WITH THE FOLLOWING PERFORMANCE PROPERTIES:

2. LAMINATED STRAND LUMBER: LSL MEMBERS. ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS, MINIMUM:
   2.1. POSTS, RIM JOISTS AND BLOCKING:
      1) BENDING (FB) = 1,700 PSI
      2) SHEAR (FV) = 400 PSI
      3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP) = 680 PSI
      4) COMPRESSION (PARALLEL TO GRAIN) (FC) = 1,400 PSI
      5) MODULUS OF ELASTICITY (E) = 1,300,000 PSI
   2.2. POSTS, RIM JOISTS AND BLOCKING: BEAMS, PURLINS, AND HEADERS:
      1) BENDING (FB) = 2,325 PSI
      2) SHEAR (FV) = 400 PSI
      3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP) = 800 PSI
      4) COMPRESSION (PARALLEL TO GRAIN) (FC) = 2,050 PSI
      5) MODULUS OF ELASTICITY (E) = 1,550,000 PSI
3. PARALLEL STRAND LUMBER: PSL MEMBERS. ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS MINIMUM:
   3.1. POSTS:
      1) BENDING (FB) = 2,500 PSI
      2) SHEAR (FV) = 230 PSI
      3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP) = 600 PSI
      4) COMPRESSION (PARALLEL TO GRAIN) (FC) = 2,500 PSI
      5) MODULUS OF ELASTICITY (E) = 1,800,000 PSI
   3.2. BEAMS, PURLINS, AND HEADERS:
      1) BENDING (FB) = 2,900 PSI
      2) SHEAR (FV) = 290 PSI
      3) COMPRESSION (PERPENDICULAR TO GRAIN) (FCP) = 650 PSI
      4) COMPRESSION (PARALLEL TO GRAIN) (FC) = 2,900 PSI
      5) MODULUS OF ELASTICITY (E) = 2,000,000 PSI

D. MANUFACTURERS:

1. ILEVEL BY WEYERHAEUSER: WWW.ILEVEL.COM., OR APPROVED EQUAL.

2.05 WOOD STRUCTURAL PANELS (OSB OR PLYWOOD)

A. GENERAL PROVISIONS:

1. IDENTIFICATION REQUIREMENTS: EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE PS AND/OR TRADEMARK OF APA, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS 1 FOR STRUCTURAL PLYWOOD, VOLUNTARY PRODUCT PS 2 OR APA PRP-108 PERFORMANCE STANDARDS FOR OSB PANELS.
2. ALL PANELS WHICH HAVE ANY EDGE OR SURFACE EXPOSED LONG TERM TO THE WEATHER OR MOISTURE SHALL BE EXTERIOR TYPE PLYWOOD, EXCEPT ROOF SHEATHING EXPOSED TO THE OUTDOORS ONLY ON THE UNDERSIDE IS PERMITTED TO BE EXPOSURE 1 TYPE PLYWOOD.

B. SHEATHING: IN COMPLIANCE WITH U.S. PRODUCT STANDARD PSI, LATEST EDITION. INSTALLATION WORKMANSHIP SHALL CONFORM TO MANUFACTURER'S INSTRUCTION AND TO AMERICAN PLYWOOD ASSOCIATION'S DESIGN/CONSTRUCTION GUIDE. THE MINIMUM INSTALLED SHEET DIMENSION SHALL NOT BE LESS THAN 24".

1. ROOF SHEATHING: 15/32 INCH APA RATED 24/0 EXPOSURE I. (4 PLY MIN.)
2. FLOOR SHEATHING: 3/4 INCH APA RATED 48/24 EXPOSURE I. (5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT)
3. WALL SHEATHING: 15/32 APA C-D, INTERIOR WITH EXTERIOR GLUE. (4 PLY MIN.)

2.06 ACCESSORIES

A. FASTENERS:

3. METAL AND FINISH: FASTENERS FOR PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE EITHER HOT-DIPPED ZINC COATED GALVANIZED STEEL PER ASTM A153 OR STAINLESS STEEL TYPE 304 OR 316. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS MAY BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. UNFINISHED STEEL ELSEWHERE IS ACCEPTABLE.
4. NAILS:
   4.1. BRIGHT COMMON WIRE NAILS, AND SHALL CONFORM TO ASTM F1667.
   4.2. NAILS AVERAGE BENDING YIELD STRENGTH SHALL MEET, AS A MINIMUM, THE YIELD STRENGTH PER ASTM F1667 TABLE S1.1.
5. MACHINE BOLTS: ASTM A307 QUALITY INSTALLED THROUGH HOLES 1/16" LARGER THAN SIZE OF BOLT. USE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS OTHERWISE NOTED. COUNTERSINK WHERE SPECIFIED NOT MORE THAN THICKNESS OF HEAD AND WASHER.
6. LAG SCREWS: INSTALLATION SAME AS BOLTS BUT WITH PILOT HOLES 2/3 OF SHANK DIAMETER. LEAD HOLES SHALL BE UTILIZED EQUAL TO LENGTH AND DIAMETER OF SMOOTH PORTION OF SHANK.
5. SHEET METAL FASTENERS: TYPE AS INDICATED ON DRAWINGS BY SIMPSON COMPANY (OR APPROVED EQUAL) UTILIZING ALL SPECIFIED NAILS OR BOLTS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS WHERE NOT SHOWN OR NOTED.
6. MINIMUM ANCHOR BOLT & MUDSILL: MINIMUM ANCHOR BOLTS SHALL BE 5/8"ø, EMBEDDED 7" MINIMUM INTO CONCRETE, AND SHALL BE SPACED NOT MORE THAN 6'-0" O.C. WITH 2 BOLTS PER MUDSILL PIECE WITH ONE NOT MORE THAN 12 IN. OR LESS THAN 7 BOLT DIAMETERS FROM END. .229"x3" SQR. AT 2x4 WALL (.229"x4½" SQR. AT 2x6 WALL) GALVANIZED STEEL PLATE WASHERS SHALL BE PLACED BETWEEN EA. NUT AND THE TOP OF THE SILL. REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
7. ALL HARDWARE TO BE SIMPSON COMPANY (OR APPROVED EQUAL). INSTALL ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. MINIMUM GYPSUM BOARD NAILING IS 5d PARKERHEAD NAILS (6d FOR 5/8" BOARD) AT 7" EDGES AND FIELD.

B. DIE-STAMPED CONNECTORS AND JOIST HANGERS: GALVANIZED STEEL, MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR APPROVED EQUAL:

1. FOR CONTACT WITH PRESERVATIVE TREATED WOOD, PROVIDE MINIMUM G185 GALVANIZING PER ASTM A653. AT CONTRACTOR'S OPTION G90 CONNECTORS AND GALVANIZED FASTENERS IN COMBINATION WITH GRACE VYCOR DECK PROTECTOR BARRIER MAY BE USED. BARRIER SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION BETWEEN THE CONNECTOR AND TREATED WOOD.
2. G90 GALVANIZED CONNECTORS CAN BE USED WITH SODIUM BORATE (DOT - DISODIUM OCTABORATE TETRAHYDRATE) TREATED WOODS; PLAIN CARBON STEEL FOR SBX/DOT OR ZINC BORAT USED IN INTERIOR DRY CONDITIONS.
3. WHEN USING STAINLESS STEEL OR HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

C. FLOOR SHEATHING GLUE: WATERPROOF, WATER BASE, AIR CURE TYPE, CARTRIDGE DISPENSED CONFORMING TO ASTM D3498.

2.07 FACTORY WOOD TREATMENT

A. PRESERVATIVE TREATMENT:

1. PRESERVATIVES USED IN PRESSURE TREATED WOOD SHALL CONSIST OF ALKALINE COPPER QUAT (ACQ-C, ACQ-D (CARBONATE)), COPPER AZOLE (CBA-A, CA-B), SBX (DOT) OR SBX (DOT) WITH NASI02. SODIUM BORATE TREATED WOODS SHALL NOT BE USED AT EXTERIOR APPLICATIONS. SODIUM BORATE TREATED WOODS SHALL BE TRANSPORTED, STORED, AND INSTALLED APPROPRIATELY.
2. PRESERVATIVE PRESSURE TREATMENT OF PLYWOOD NOT IN CONTACT WITH SOIL: AWPA U1 USING WATERBORNE PRESERVATIVE TO 0.4 LB/CU FT RETENTION WHERE SHOWN ON STRUCTURAL PLANS.
   2.1. KILN DRY PLYWOOD AFTER TREATMENT TO MAXIMUM MOISTURE CONTENT OF 18 PERCENT.
3. PRESERVATIVE PRESSURE TREATMENT OF LUMBER EMBEDDED IN THE CONCRETE, IN CONTACT OR WITHIN 4 INCHES OF SOIL\FILL: AWPA U1, USE CATEGORY UC4A, COMMODITY SPECIFICATIONS A OR F USING WATERBORNE PRESERVATIVE TO 0.4 LB/CU FT RETENTION FOR SOIL USE.

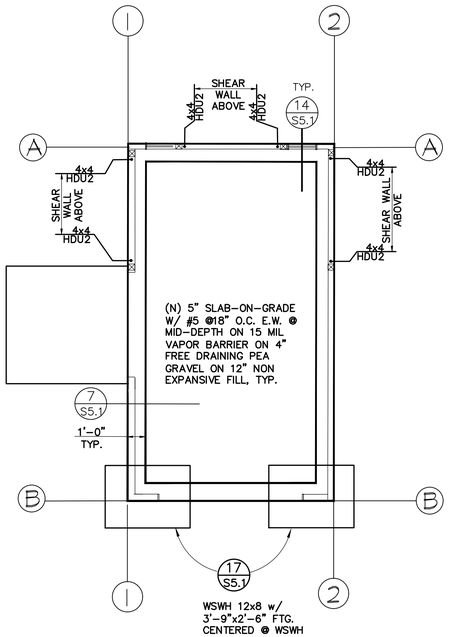
B. PRESERVATIVE FOR FIELD APPLICATION TO CUT SURFACES: AS RECOMMENDED BY MANUFACTURER OF FACTORY TREATMENT CHEMICALS FOR BRUSH-APPLICATION IN THE FIELD.

3.01 INSTALLATION - GENERAL

A. INSTALL STRUCTURAL MEMBERS FULL LENGTH WITHOUT SHIM OR SPLICES UNLESS OTHERWISE SPECIFICALLY DETAILED.

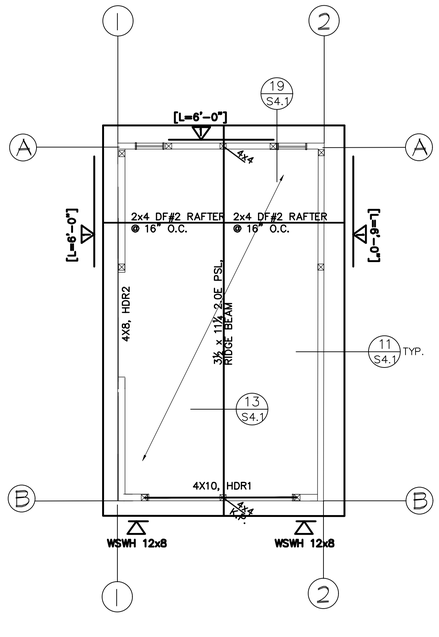
B. COMPLY WITH MEMBER SIZES, SPACING, AND CONFIGURATIONS INDICATED, AND FASTENER SIZE AND SPACING INDICATED, BUT NOT LESS THAN REQUIRED BY APPLICABLE CODES AND CBC TABLE 2304.9.1.

C. MOISTURE CONTENT: PRESERVATIVE TREATED WOOD SHALL NOT BE COVERED WITH ANY M



FOUNDATION AND FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

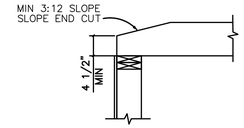
MBER NOTES

LUMBER GRADE SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

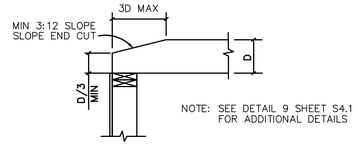
USE	SIZE / TYPE	SPECIES & GRADE
UDS / LIGHT FRAMING	ANY	DF #2
OF & CEILING JOISTS	ANY	DF #1
AMS / POSTS	ANY	DF #1
LS ON CONCRETE	ANY	DF #1
GINEERED BEAM & ADER	PARALAM / MICROLAM/ TIMERSTRAND / VERSALAM	WEYERHAEUSER [ESR-1387] BOISE CASCADE [ESR-1336]
GINEERED JOISTS	TJI	WEYERHAEUSER [ESR-1387]

1. ALL POST TO BE 4X6 DF#1, U.O.N
2. ALL WALL FRAMING TO BE 2x4 @ 16" O.C. DF#2, U.O.N
3. ALL HEADERS SHALL BE 4x6 DF#1 UNLESS NOTED OTHERWISE ON PLANS:
   WHERE BEAM IS SUPPORTED BY STUD WALL AND POST IS SHOWN, INSTALL POST WITH FULL BEARING BETWEEN DBL TOP PLATE AND SILL PLATE. TOE NAIL POST TOP & BOTTOM W/ 6-16d.
   WHERE BEAM IS SUPPORTED BY STUD WALL AND NO POST IS SHOWN, INSTALL MULTIPLE STUDS IN WALL BELOW AS FOLLOWS:
   - 2 STUDS FOR 3½" PSL OR 4x SAWN LUMBER.
   - 3 STUDS FOR 5½" PSL OR 6x SAWN LUMBER.

   CONNECT STUDS TOGETHER W/ 10d @ 6" OC, STAGGERED. CONTINUE STUDS IN WALL TO FOUNDATION.



TAPERED END CUT FOR PSL BEAM



NOTE: SEE DETAIL 9 SHEET S4.1 FOR ADDITIONAL DETAILS

TAPERED END CUT FOR SAWN LUMBER

SUBMITTAL			12/3/23
BLDG REV1	1		12/10/24
BLDG REV2	2		3/25/25
BLDG REV3	3		8/13/25
DESCRIPTION	MARK	DATE	BY

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

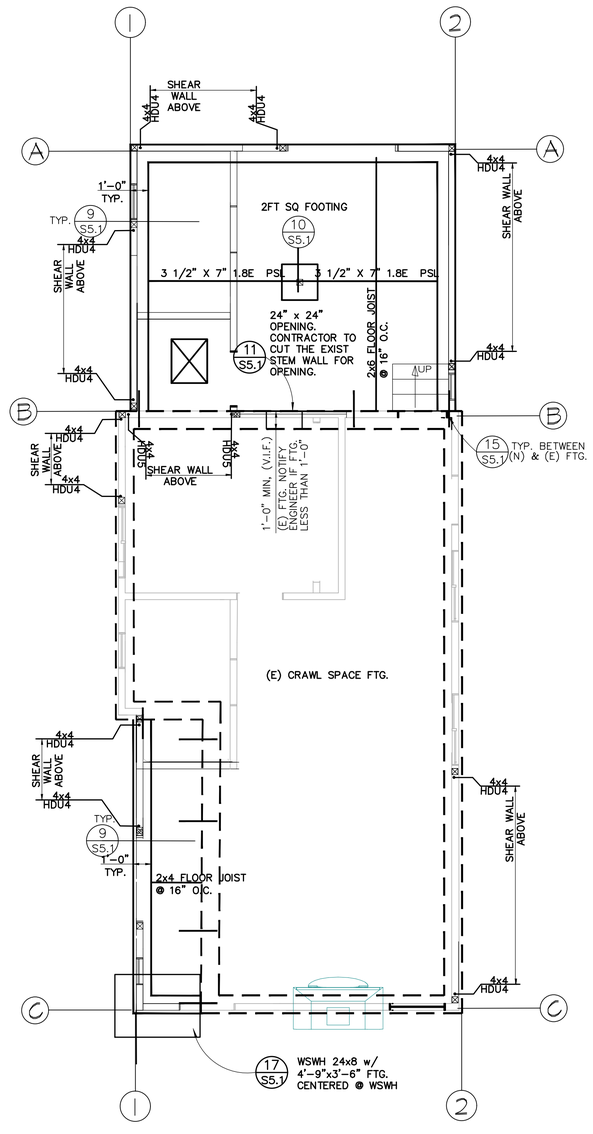
NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, PMB180
SAN JOSE, CA 95118
(510) 962-2008

FOUNDATION AND ROOF FRAMING PLAN - GARAGE

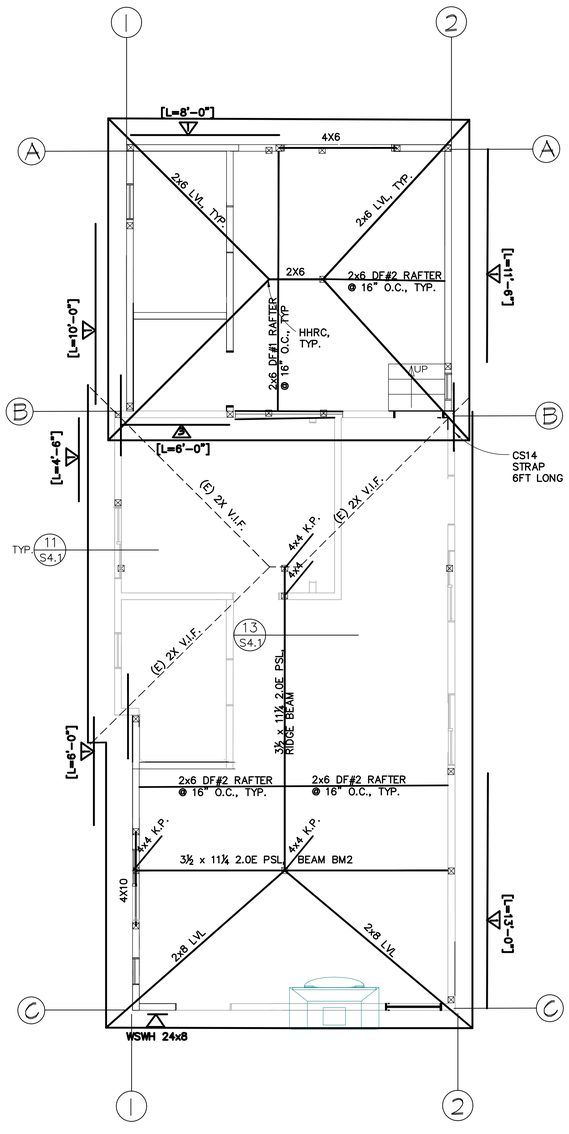
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. S2.1
3 of 10 Sheets
JOB NO. 21021



FOUNDATION AND FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

MBER NOTES

LUMBER GRADE SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

USE	SIZE / TYPE	SPECIES & GRADE
UDS / LIGHT FRAMING	ANY	DF #2
OF & CEILING JOISTS	ANY	DF #1
AMS / POSTS	ANY	DF #1
LS ON CONCRETE	ANY	DF #1
GINEERED BEAM & ADER	PARALAM / MICROLAM/ TIMERSTRAND / VERSALAM	WEYERHAEUSER [ESR-1387] BOISE CASCADE [ESR-1336]
GINEERED JOISTS	TJI	WEYERHAEUSER [ESR-1387]

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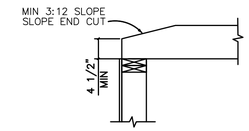
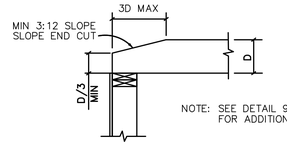
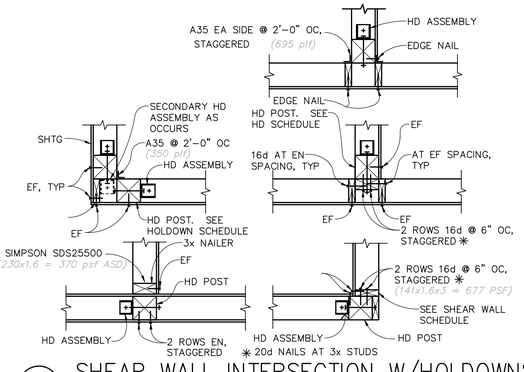
   CONNECT STUDS TOGETHER W/ 10d @ 6" OC, STAGGERED. CONTINUE STUDS IN WALL TO FOUNDATION.



TAPERED END CUT FOR PSL BEAM



TAPERED END CUT FOR SAWN LUMBER



1 SHEAR WALL INTERSECTION W/HOLDOWNS

MARK	DATE	DESCRIPTION
	12/3/23	SUBMITTAL
1	12/10/24	BLDG REV1
2	3/25/25	BLDG REV2
3	8/13/25	BLDG REV3

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE #B8180
SAN JOSE, CA 95118
(510) 962-2008

FOUNDATION AND ROOF FRAMING PLAN - HOUSE ADDITION

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. S3.1
3 of 10 Sheets
JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
FILE =>
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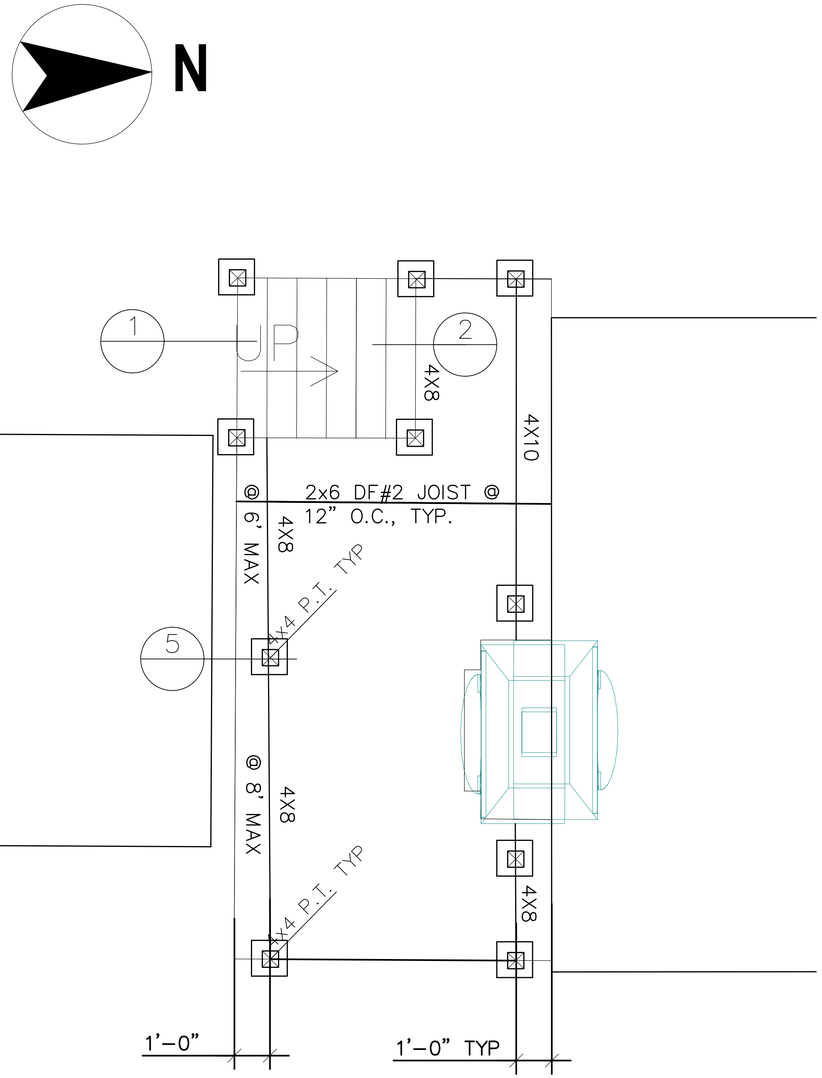
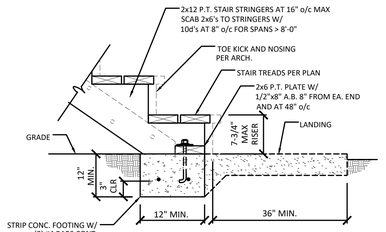
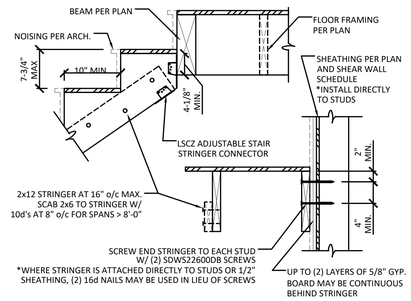




1 FTG & LANDING PAD AT STAIR
N.T.S.



2 TOP OF STAIR CONNECTION
N.T.S.

MBER NOTES

LUMBER GRADE SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

USE	SIZE / TYPE	SPECIES & GRADE
UDS / LIGHT FRAMING	ANY	DF #2
OF & CEILING JOISTS	ANY	DF #1
AMS / POSTS	ANY	DF #1
LS ON CONCRETE	ANY	DF #1
GINEERED BEAM & ADER	PARALAM / MICROLAM/ TIMERSTRAND / VERSALAM	WEYERHAEUSER [ESR-1387] BOISE CASCADE [ESR-1336]
GINEERED JOISTS	TJI	WEYERHAEUSER [ESR-1387]

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2. ALL WALL FRAMING TO BE 2x4 @ 16" O.C. DF#2, U.O.N
3. ALL HEADERS SHALL BE 4x6 DF#1 UNLESS NOTED OTHERWISE ON PLANS:
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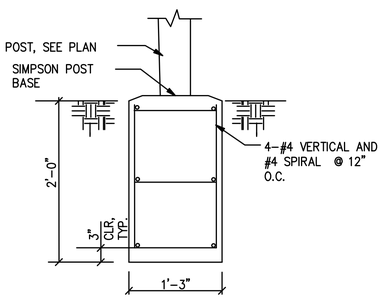
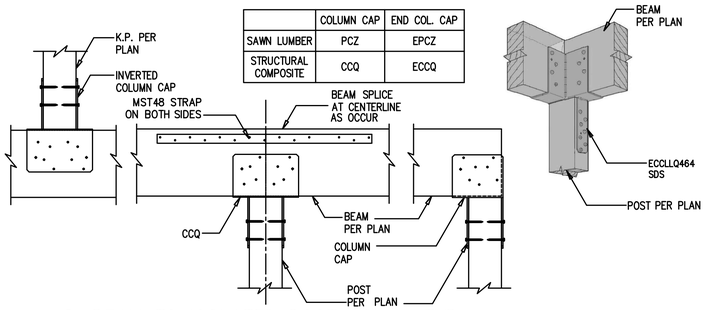
   WHERE BEAM IS SUPPORTED BY STUD WALL AND NO POST IS SHOWN, INSTALL MULTIPLE STUDS IN WALL BELOW AS FOLLOWS:
   - 2 STUDS FOR 3½" PSL OR 4x SAWN LUMBER.
   - 3 STUDS FOR 5½" PSL OR 6x SAWN LUMBER.

   CONNECT STUDS TOGETHER W/ 10d @ 6" OC, STAGGERED. CONTINUE STUDS IN WALL TO FOUNDATION.
5. ALL DECK MEMBER SHOULD BE PRESSURE TREATED LUMBER AND GALV OR STAINLESS STEEL HARDWARE
6. ALL DECK MEMEBER TO BE PRESSURE TREATED, U.O.N
7. ALL MEMBER AND HARDWARE WITHIN EXPOSED DECK SHALL BE PRESSURE TREATED AND HOT DIP GAVL., RESPECTIVELY.
8. SECURE DECKING TO TOP OF RIM JOIST WITH 10d THREADED NAILS OR #10 x 3" MIN. WOOD SCREWS @ 6" O.C.
9. ALL DECK BEAMS AND JOISTS TO BE DF#2, PRESSURE TREATED, U.O.N.



5 POST FOOTING
N.T.S.



	COLUMN CAP	END COL. CAP
SAWN LUMBER	PCZ	EPCZ
STRUCTURAL COMPOSITE	CCQ	ECCQ

8 BEAM TO ISOLATED POST CONN., TYP.

MARK	DATE	DESCRIPTION
	12/3/23	SUBMITTAL
1	12/10/24	BLDG REV1
2	3/25/25	BLDG REV2
3	8/13/25	BLDG REV3
4	1/18/26	CONST

REVISIONS BY

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

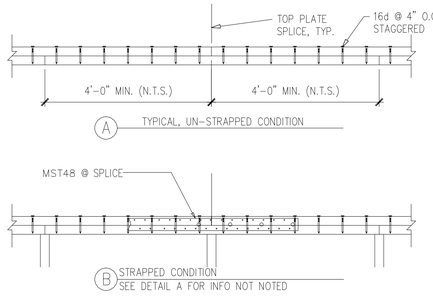
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE #B0160
SAN JOSE, CA 95118
(510) 962-2008

DECK FRAMING PLAN

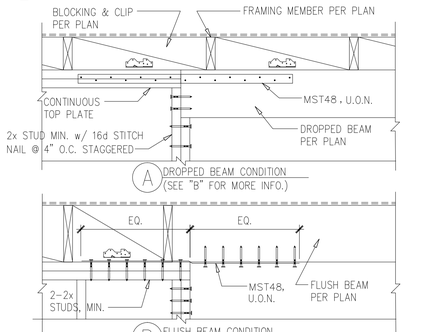
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. S3.2
3 of 10 Sheets
JOB NO. 21049

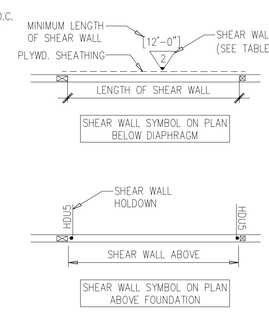
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
FILE =>
ORIGINAL SCALE IN INCHES



5 TOP PLATE SPLICE, TYP.



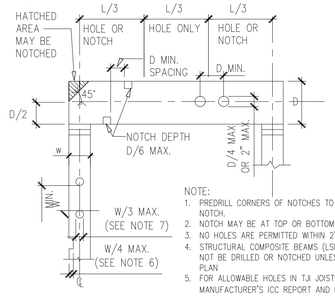
10 DISCONTINUOUS TOP ℄ CONN. TYP.



FOR TYPICAL SHEAR WALL ELEVATION SEE DETAIL 2/–

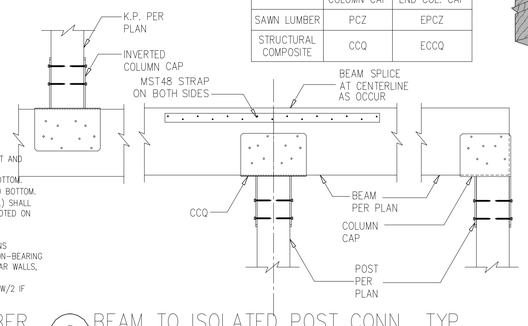
SHEAR WALL TYPE	SHEATH–ING (CDX OR OSB)	NAILING (1½"MIN. PENETRATION) EDGES [E.N.]	NAILING (1½"MIN. PENETRATION) FIELDS	ALLOW–ABLE UNIT SHEAR [plf]	ADJOIN. PANEL EDGE MEMBER	BLK'G. OR RIM ATTACH. TO T.O. WALL FRAMING, U.O.N.	SOLE PLATE ATTACH TO BLK'G OR RIM U.O.N. SDS SCREWS ¼Ø x6"	SOLE PLATE ATTACH TO BLK'G OR RIM U.O.N. 16d SINKER NAILS	SOLE PLATE ATTACH TO BLK'G OR RIM U.O.N. RIM OR BLK'G MIN. WIDTH	SOLE & SILL PLATE, U.O.N.	TYPICAL HOLDOWN U.O.N.	MUDSILL ATTACH. TO FND. w/ ⅝"Ø A.B., U.O.N.
"1"	15/32"	10d@6"	10d@12"	310	2x MIN.	A35 OR LTP4 @ 16"O.C. (MAX.)	16" O.C.	6" O.C.	1½"	2x	HDU4	3x MUDSILL, A.B. @ 48"O.C.
"2"	15/32"	10d@4"	10d@12"	460	3x MIN.	A35 OR LTP4 @ 12"O.C. (MAX.)	12" O.C.	4" O.C.	1½"	2x	HDU5	3x MUDSILL, A.B. @ 36"O.C.
"3"	15/32"	10d@3"	10d@12"	600	3x MIN.	A35 OR LTP4 @ 8"O.C. (MAX.)	10" O.C.	N.A.	3⅛"	3x	HDU6	3x MUDSILL, A.B. @ 30"O.C
"4"	15/32"	10d@2"	10d@12"	770	3x MIN.	A35 OR LTP4 @ 6"O.C. (MAX.)	6" O.C.	N.A.	3⅛"	3x	HDU8	3x MUDSILL, A.B. @ 24"O.C

4 SHEAR WALL SCHEDULE



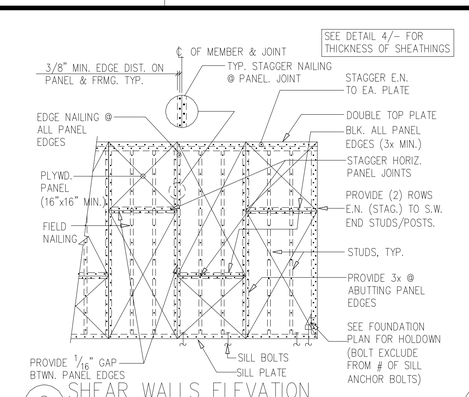
NOTE:
1. PREDRILL CORNERS OF NOTCHES TO AVOID OVER CUT AND NOTCH.
2. NOTCH MAY BE AT TOP OR BOTTOM; NOT TOP & BOTTOM.
3. NO HOLES ARE PERMITTED WITHIN 2" FROM TOP AND BOTTOM.
4. STRUCTURAL COMPOSITE BEAMS (LSL, LVL, PSL, ETC.) SHALL NOT BE DRILLED OR NOTCHED UNLESS OTHERWISE NOTED ON PLAN
5. FOR ALLOWABLE HOLES IN TJI JOISTS, REFER TO MANUFACTURER'S ICC REPORT AND RECOMMENDATIONS
6. NOTCH IN STUDS CAN ONLY OCCUR AT INTERIOR, NON–BEARING WALLS. FOR NOTCHES AT EXTERIOR WALLS AND SHEAR WALLS, PROVIDE DOUBLE STUDS
7. MAX DIAMETER OF DRILLS HOLES IN STUDS CAN BE W/2 IF DOUBLE STUDS ARE PROVIDED

9 NOTCHING/DRILLING @ SAWN LUMMBER

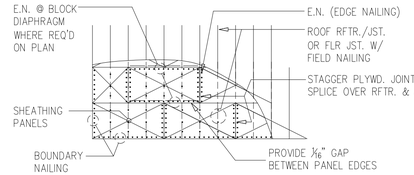


	COLUMN CAP	END COL. CAP
SAWN LUMBER	PCZ	EPCZ
STRUCTURAL COMPOSITE	CCQ	ECCQ

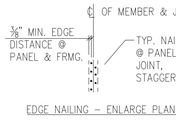
8 BEAM TO ISOLATED POST CONN., TYP.



2 SHEAR WALLS ELEVATION

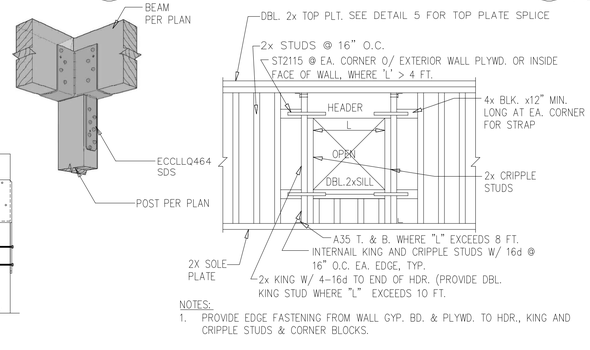


NOTE (TYP. U.O.N.)
1. NAIL SIZE: 10d
2. EDGE NAIL: 6" O.C.
3. BOUNDARY NAIL: 6" O.C.
4. UNBLOCKED U.O.N. ON PLAN
5. SHEATHING PANELS SHALL BE 4'x8' TYP., EDGE PANELS SHALL BE AT LEAST 2' IN WIDTH
6. SEE SHT. S1.2 FOR THICKNESS & GRADE OF SHEATHING

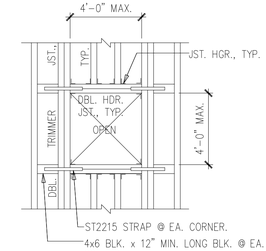


EDGE NAILING – ENLARGE PLAN

1 ROOF & FLOOR DIAPHRAGM – PLAN VIEW



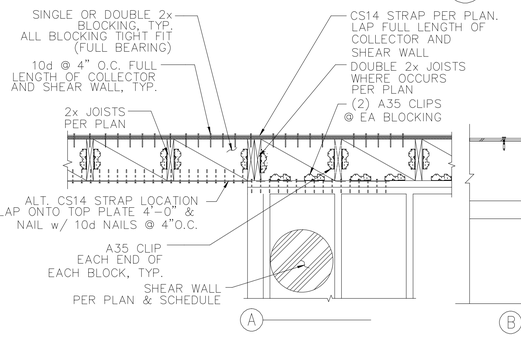
NOTES:
1. PROVIDE EDGE FASTENING FROM WALL GYP. BD. & PLYWD. TO HDR., KING AND CRIPPLE STUDS & CORNER BLOCKS.



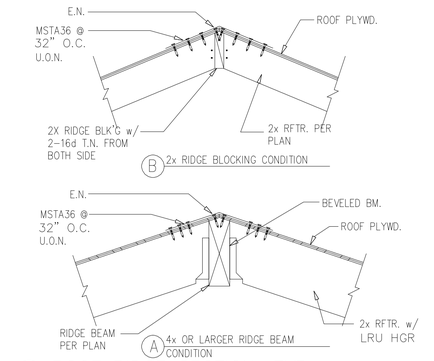
NOTES:
1. PROVIDE PLYWD. EDGE NAIL'G TO TRIMMER JST., HDR. JST. AND CORNER BLOCKS.
2. DETAIL IS APPLICABLE TO MAX. DIMEN. SHOWN.

7 TYPICAL WALL FRAMED OPNG.

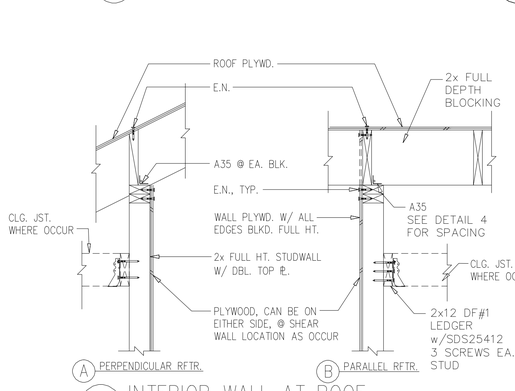
6 TYP. ROOF/FLOOR FRAMED OPNG 4 –"0 MAX



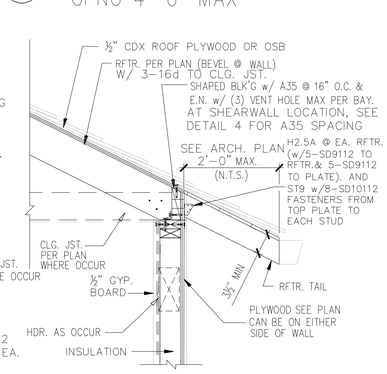
15 ROOF DRAG CONNECTION, TYP.



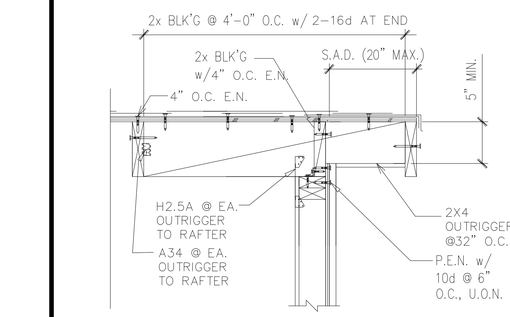
13 ROOF RIDGE SECTION, TYP.



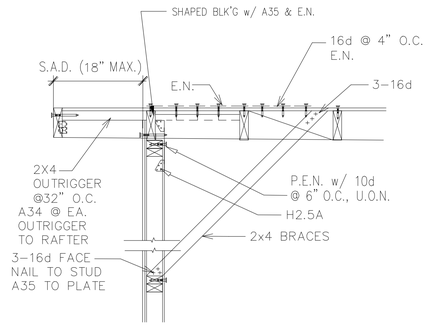
12 INTERIOR WALL AT ROOF



11 EAVE DETAIL, TYP.

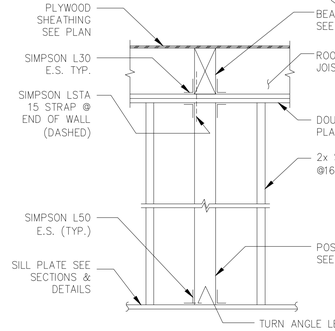


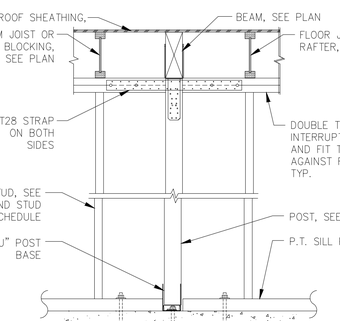
20 RAKE DETAIL, TYP.



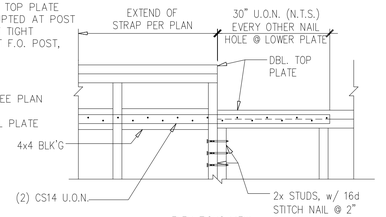
19 GABLE END DETAIL

N.T.S.





17 BEAM TO POST CONN. IN WALL, TYP.



ELEVATIONS VIEW

16 DISCONTINUOUS TOP ℄ CONN. TYP

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE B #B180
SAN JOSE, CA 95118
(510) 962–2008

DESCRIPTION	DATE	BY
SUBMITTAL	4/22/21	
BLDG SUBMITTAL	10/15/24	

REVISIONS

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER — NGOC M. PHAM — C81902 — Exp. 3/31/26 — CIVIL — STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER

SIGNATURE

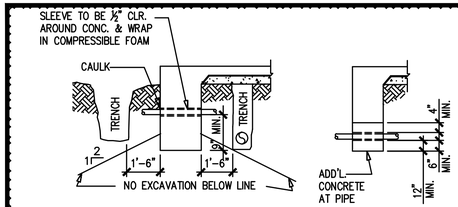
TYPICAL SECTIONS AND DETAILS No.1

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL–BY–THE–SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	S4.1
	14 of 10 Sheets
JOB NO.	21021

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

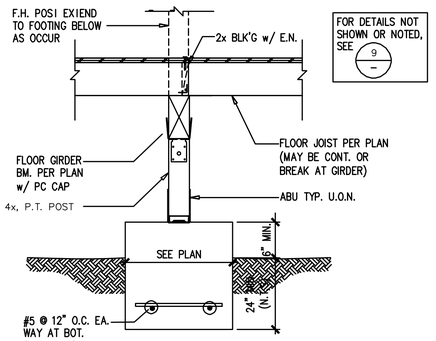
USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME

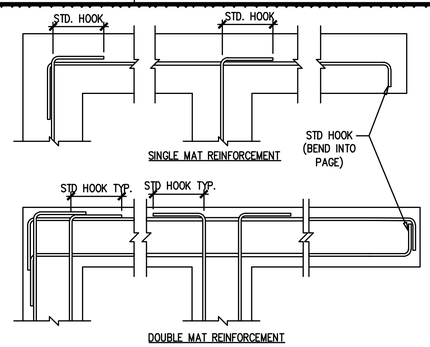


THROUGH FOOTING CONDITION | BELOW FOOTING CONDITION

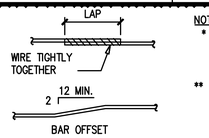
NOTES:
1. DEPTHS OF FTGS. MAY BE DETERMINED BY LOCATION OF PIPE.
2. GENERAL CONTRACTOR SHALL CONSULT WITH MECH. CONTRACTOR TO DETERMINE EXACT DEPTH AND LOCATION OF PIPES.
3. WHERE PIPES CROSS UNDER AND ARE NOT MORE THAN 3 FEET BELOW THE NORMAL BOTTOM OF FTG., EXCAVATION SHALL BE AS SHOWN BELOW FILLED WITH MASS CONCRETE.
4. WHERE PIPES CROSS UNDER AND ARE MORE THAN 3 FEET BELOW, THE FTG. SHALL BE STEPPED.

5 TRENCH & PIPE CLEARANCE





4 CONCRETE MEMBER INTERSECTION, TYP.



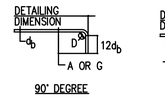
NOTE:
* "TOP BARS" ARE HORIZ. BARS (OTHER THAN IN WALLS) THAT PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE BARS.
** TABLE BELOW IS BASED UPON MIN. CLEAR COVER GREATER THAN 1 BAR Ø & MINIMUM CLEAR SPACING GREATER THAN 2 BAR Ø

BAR SIZE	2500 PSI CONCRETE		3000 PSI CONCRETE	
	TOP BARS *	OTHER BARS	TOP BARS *	OTHER BARS
#3	31"	24"	28"	22"
#4	42"	33"	38"	30"
#5	52"	40"	48"	36"
#6	62"	48"	56"	44"
#7	90"	70"	82"	64"
#8	102"	80"	94"	72"

MINIMUM LAP LENGTH FOR REINFORCING BARS, U.O.N.

3 CONCRETE. REBAR LAP SPLICES, TYP.

NOTE:
1. D = BEND DIAMETER
2. d_b = NOMINAL BAR DIAMETER

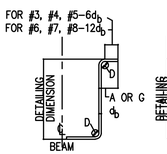


BAR SIZE	90° D	90° A OR G	135° A OR G	135° APPROX.H
#3	1½"	4"	4"	2½"
#4	2"	4½"	4½"	3"
#5	2½"	6"	5½"	3½"
#6	4½"	1'-0"	8"	4½"
#7	5¼"	1'-2"	9"	5¼"
#8	6"	1'-4"	10½"	6"

90° STIRRUP HOOK (TIE BENDS SIMILAR)

BAR SIZES	STANDARD HOOKS	STIRRUP/TIE HOOKS
#3, #4, #5	$6d_b$	$4d_b$
#6, #7, #8	$6d_b$	$6d_b$
#9, #10, #11	$8d_b$	$8d_b$
#14, #18	$10d_b$	$10d_b$

FINISHED INSIDE BEND DIAMETER = "D"

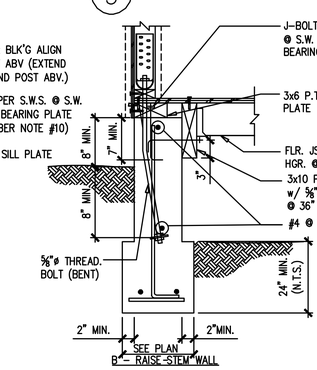


BAR SIZE	135° SEIMIC HOOK D	A OR G	APPROX.H
#3	1½"	4¾"	3"
#4	2"	4¾"	3"
#5	2½"	5½"	3½"
#6	4½"	8"	4½"
#7	5¼"	9"	5¼"
#8	6"	10½"	6"

SEISMIC STIRRUP/TIE

BAR SIZE	DIMENSIONS OF STANDARD 180° HOOKS, ALL GRADES A OR G	J	D	DIMENSIONS OF STANDARD 90° HOOKS, ALL GRADES A OR G	D
#3	5"	3"	2¼"	6"	2¼"
#4	6"	4"	3"	8"	3"
#5	7"	5"	3¾"	10"	3¾"
#6	8"	6"	4½"	1'-0"	4½"
#7	10"	7"	5¼"	1'-2"	5¼"
#8	11"	8"	6"	1'-4"	6"
#9	1'-3"	11¼"	8½"	1'-7"	8½"
#10	1'-5"	1'-1¼"	10¾"	1'-10"	10¾"
#11	1'-7"	1'-2¾"	12"	2'-0"	12"
#14	2'-3"	1'-9¾"	18¼"	2'-7"	18¼"
#18	3'-0"	2'-4½"	24"	3'-5"	24"

2 STANDARD REINFORCEMENT HOOKS

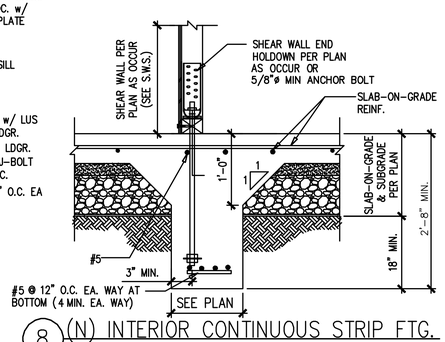


A – LOW STEM WALL

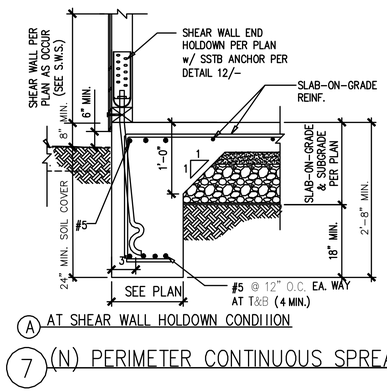
B – RAISE STEM WALL

9 (N) T-FTG., JST. PERPENDICULAR. TO EXT. WALL

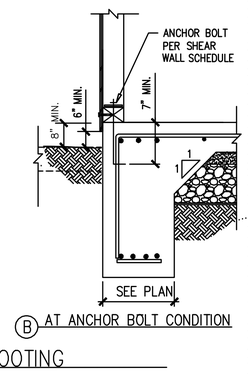
3 CONCRETE. REBAR LAP SPLICES, TYP.



8 (N) INTERIOR CONTINUOUS STRIP FTG.

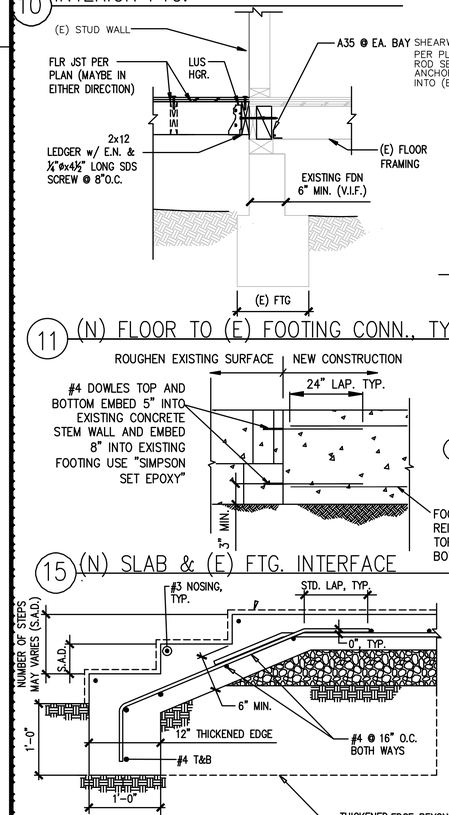


A AT SHEAR WALL HOLDOWN CONDITION

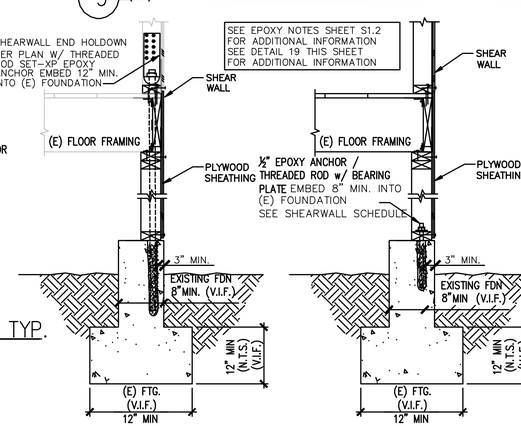


B AT ANCHOR BOLT CONDITION

7 (N) PERIMETER CONTINUOUS SPREAD FOOTING



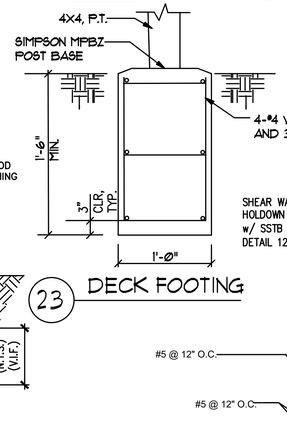
10 INTERIOR FTG.



A AT SHEAR WALL HOLDOWN CONDITION | B AT ANCHOR BOLT CONDITION

9 (N) T-FTG., JST. PERPENDICULAR. TO EXT. WALL

13 RETROFIT HOLDOWN AT (E) FOUNDATION

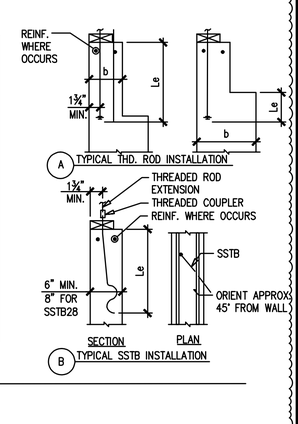


23 DECK FOOTING

HOLDOWN SIZE	OPTION A: THRD. ROD WITH DBL. NUT/WASHER ANCHOR BOLT SIZE	MIN. EMBED. (Le) 6"≤db<10"	db≥10"	REMARKS	OPTION B: SIMPSON SSTB ANCHOR BOLT ANCHOR BOLT SIZE *	MIN. EMBED. (Le)	REMARKS
HDU2	⅝" DIA THD ROD	18	18	SEE (A)	SSTB16L	12⅝"	FOR INSTALLATION REQUIREMENTS
HDU4	⅝" DIA THD ROD	18	18	PROVIDE DBL. NUT W/ STANDARD WASHER AT BOTTOM	SSTB20L	16⅝"	SEE (B)
HDU 5	⅝" DIA THD ROD	18	18		SSTB24L	20⅝"	REFER TO SIMPSON CATALOG FOR ADDL. REQUIREMENTS
HDU8	⅞" DIA THD ROD	27	18	SEE (A)	SSTB28L	24⅞"	
HDU11	1" DIA THD ROD	36	22	PROVIDE DBL. NUT & ℄2¼x3x3 WASHER AT BOTTOM			
HDU14	1" DIA THD ROD	40	24				

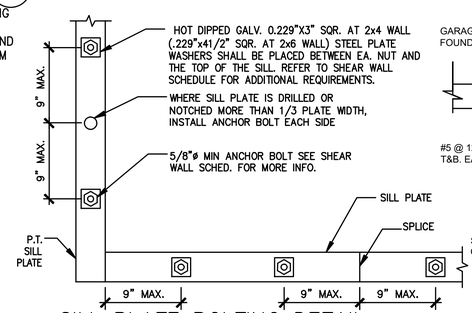
* MONO POUR

12 HOLDOWN ANCHOR BOLT SCHEDULE

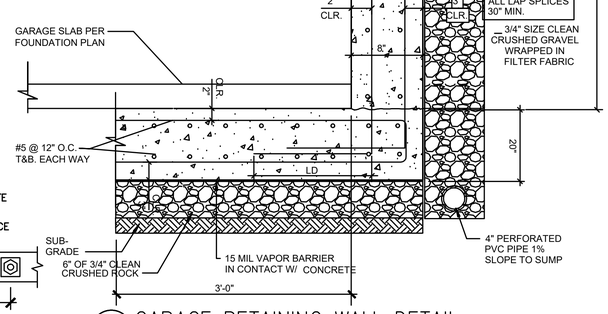


11 (N) FLOOR TO (E) FOOTING CONN., TYP.

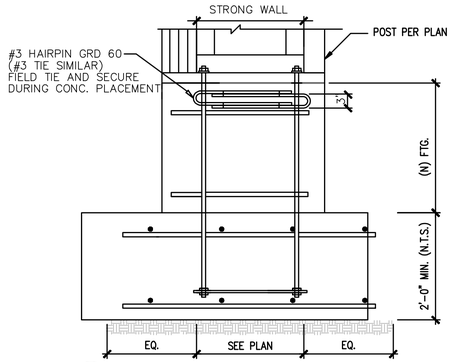
22 CONCRETE STEP SECTION, TYP.



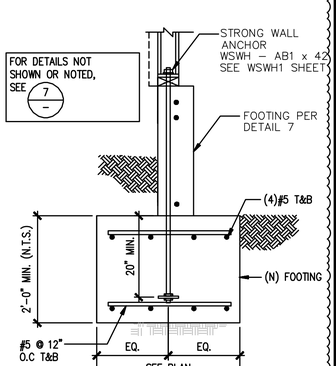
19 SILL PLATE BOLTING DETAIL



14 GARAGE RETAINING WALL DETAIL



17 STRONG WALL FOUNDATION



SUBMITTAL							
BLDG REV1	1	12/10/24					
BLDG REV2	2	3/25/25					
DESCRIPTION	MARK	DATE	BY				

REVISIONS

VL Designed | VL Drawn | NP Checked

NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRUNI AVE, UNIT 1
SAN JOSE, CA 95118
(510) 962-2008

FOUNDATION DETAILS NO.1

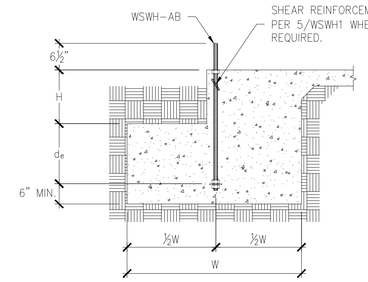
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. S5.1
6 of 10 Sheets
JOB NO. 21021

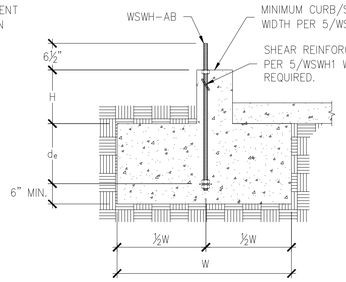
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

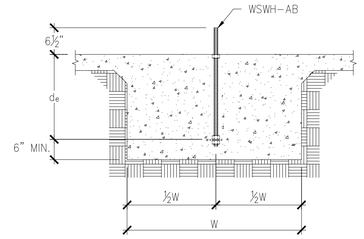


SLAB ON GRADE FOUNDATION



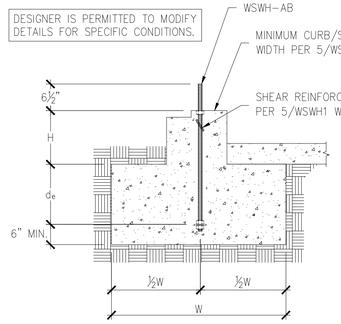
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1 AND 4/WSWH1 FOR l_e.



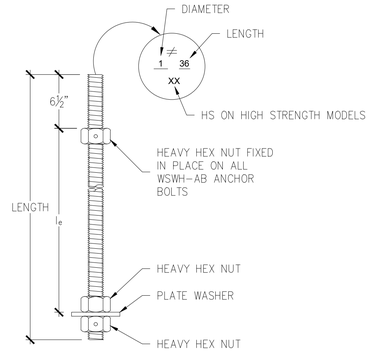
INTERIOR FOUNDATION

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



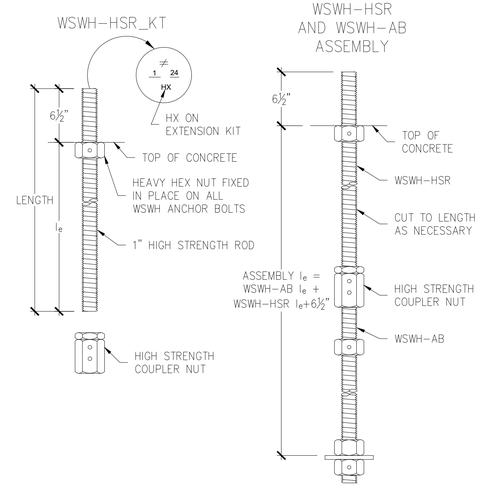
BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



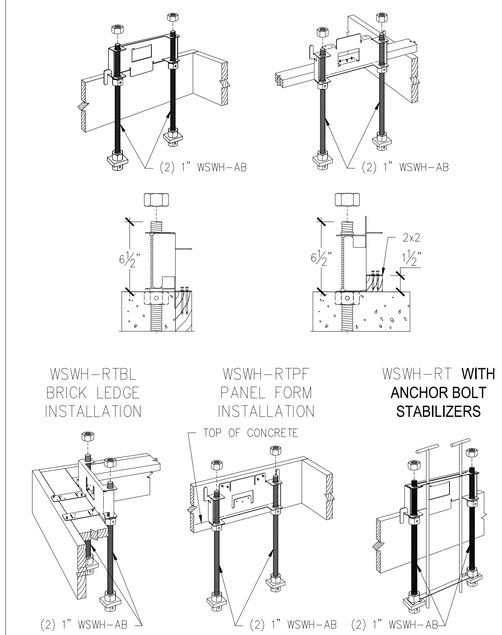
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"
	WSWH–AB1x42	1"	42"	33⅜"
	WSWH–AB1x42HS	1"	42"	33⅜"
	WSWH–AB1x48	1"	48"	39½"
	WSWH–AB1x48HS	1"	48"	39½"

WSWH ANCHOR BOLTS | 3

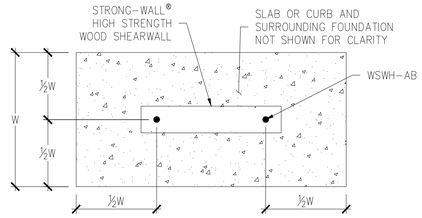


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

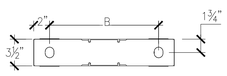
WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6



FOUNDATION PLAN VIEW



WSWH PLAN VIEW
ANCHORAGE LAYOUT

ANCHOR BOLT LAYOUT	
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER–TO–CENTER OF WSWH–AB, B (in)
WSWH12	8⅛
WSWH18	14
WSWH24	20

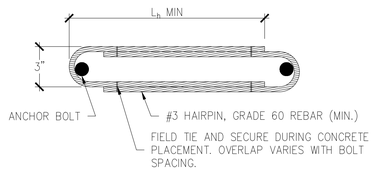
NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
			17,100	32	11
		HIGH STRENGTH	21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
		HIGH STRENGTH	17,100	28	10
			22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

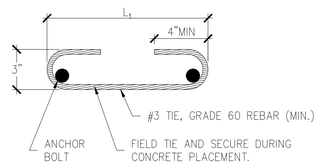
WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
			17,100	30	10
		HIGH STRENGTH	20,000	33	11
			26,500	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	21	7
		HIGH STRENGTH	17,100	26	9
			21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	15,700	23	8
			17,100	25	9
		HIGH STRENGTH	33,900	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
			17,100	26	9
		HIGH STRENGTH	21,400	30	10
			28,400	36	12
			32,400	39	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
		HIGH STRENGTH	17,100	23	8
			22,800	27	9
			26,700	30	10
			30,700	33	11
			36,800	37	13

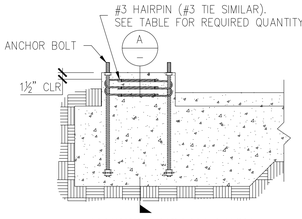
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



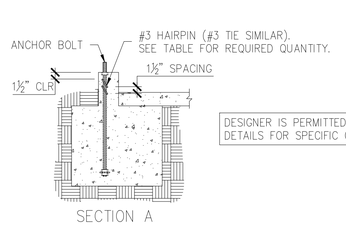
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE						
MODEL	SEISMIC[3]			WIND[4]		
	L_t OR L_h (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)
						UNCRACKED / CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080 / 770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6	

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–11 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

REVISIONS			
NO.	DATE		
0	02-26-2021	FIRST RELEASE - 2018 IBC	
1	03-16-2021	2021 IBC REVISIONS	
2	04-29-2022	ADDED WSWH-AB MODELS	

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
EXP. 3/31/26
CIVIL
STATE OF CALIFORNIA

SIMPSON Strong-Tie, Co. Inc.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.strongtie.com

SIMPSON Strong-Tie® THERE IS NO EQUAL

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie® THERE IS NO EQUAL

NAME
DATE 04-29-2022
SCALE N.T.S.
CHECKED
SHEET WSWH1
OF SHEETS
JOB NO.

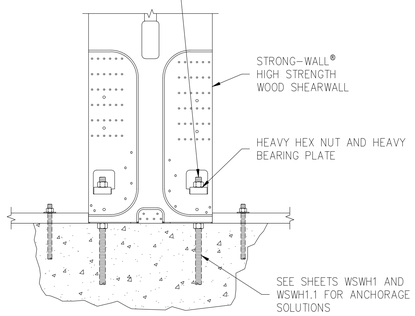
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS		TOTAL WALL WEIGHT (lb.)
			QUANTITY	DIA. (in.)	
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

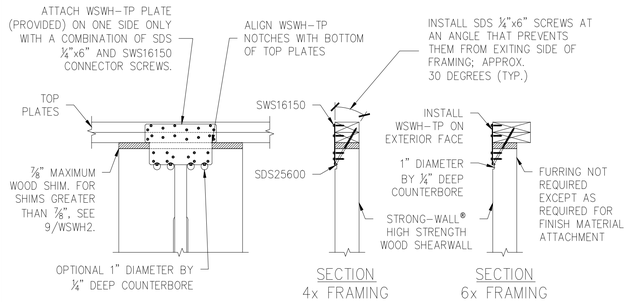
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅛" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

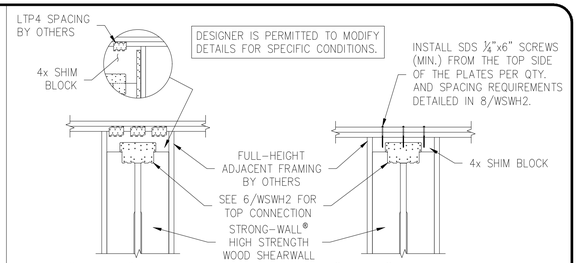


WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



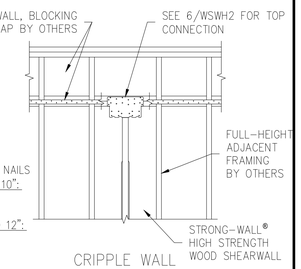
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



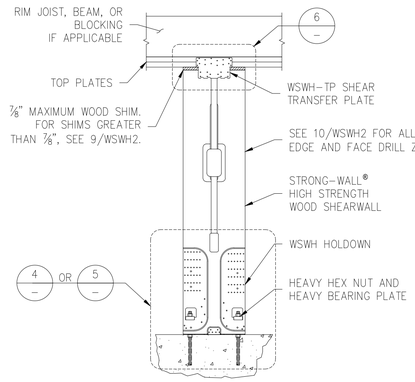
DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL



STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

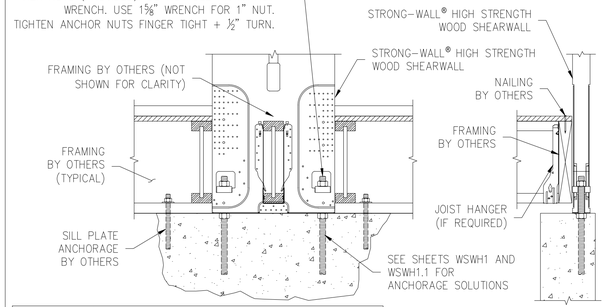
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2

STANDARD INSTALLATION BASE CONNECTION | 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅛" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



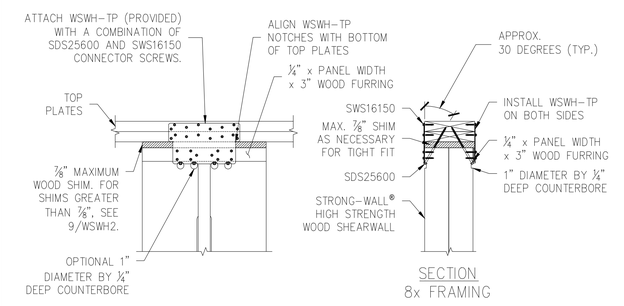
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

WOOD FLOOR SYSTEM BASE CONNECTION | 5

TOP CONNECTION | 6

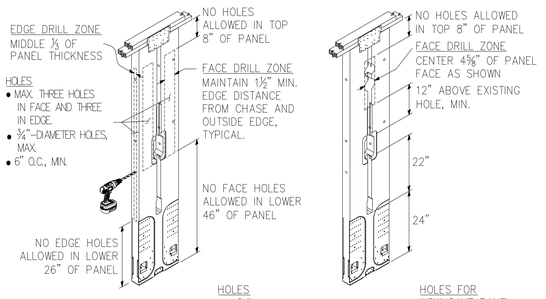
WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY	
	SWS16150	SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



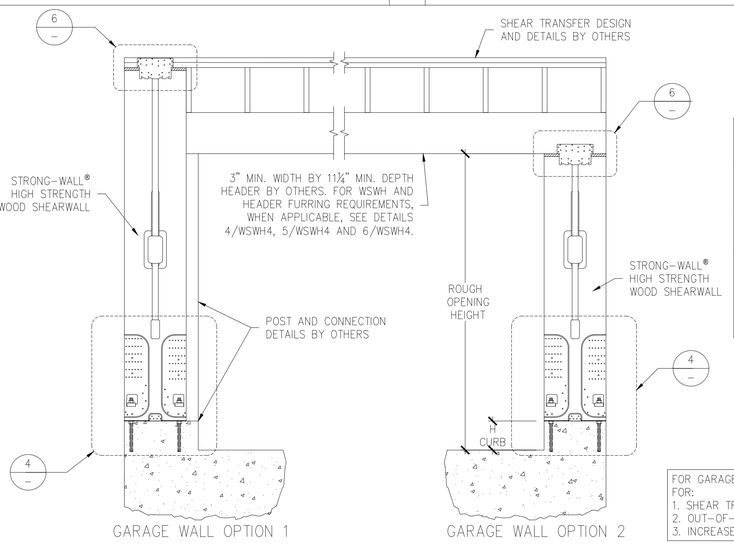
BACK-TO-BACK TOP CONNECTION | 7

TOP OF WALL HEIGHT ADJUSTMENTS | 9



TRIM ZONE AND ALLOWABLE HOLES | 10

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

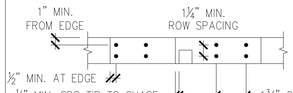
FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

RAKE WALL | 8

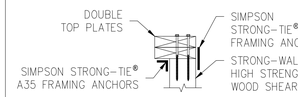
QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

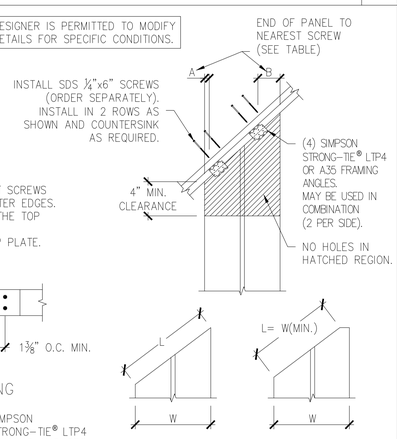


PLAN VIEW
SDS SCREW SPACING



SECTION VIEW
2X6 OR WIDER FRAMING

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

NOTES | 11

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

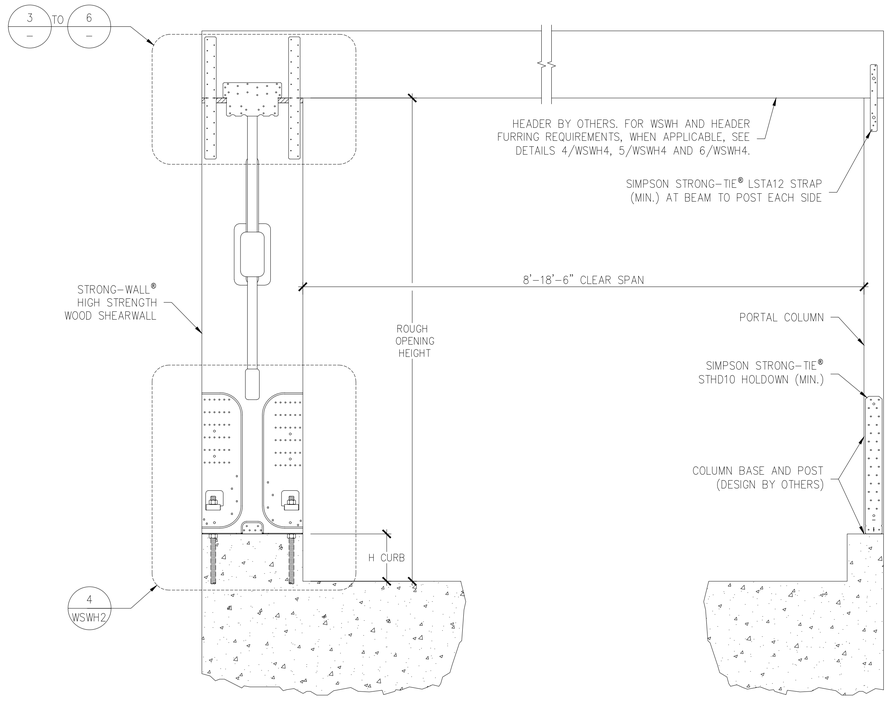
NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/26
CIVIL
STATE OF CALIFORNIA

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH2
OF	SHEETS
JOB NO.	



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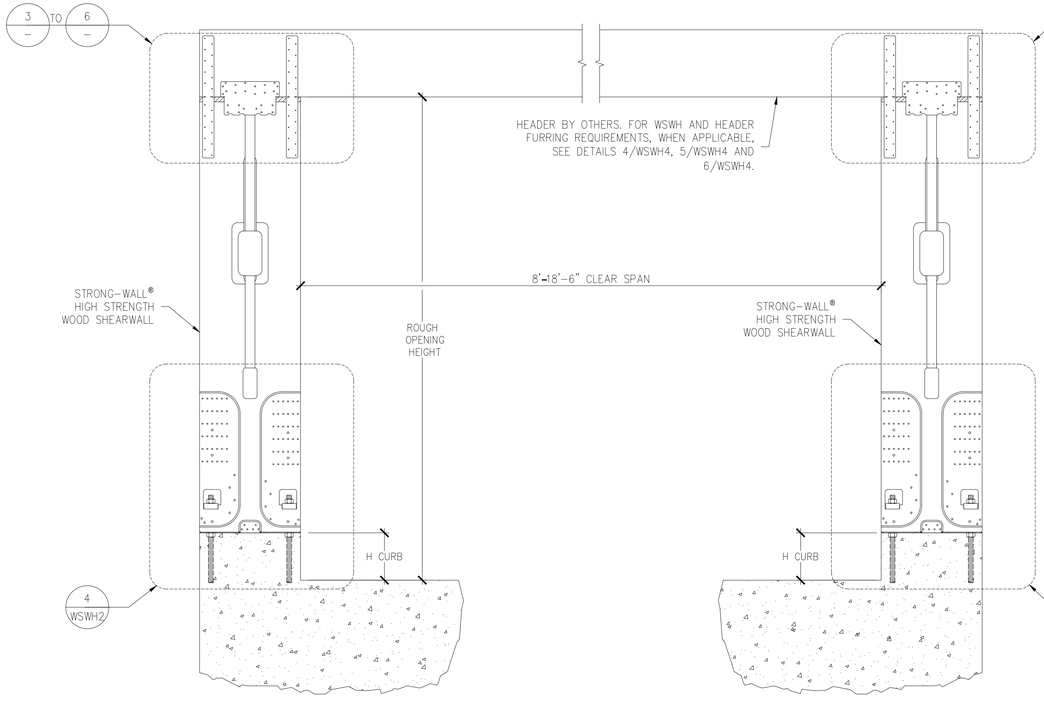
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY | 1



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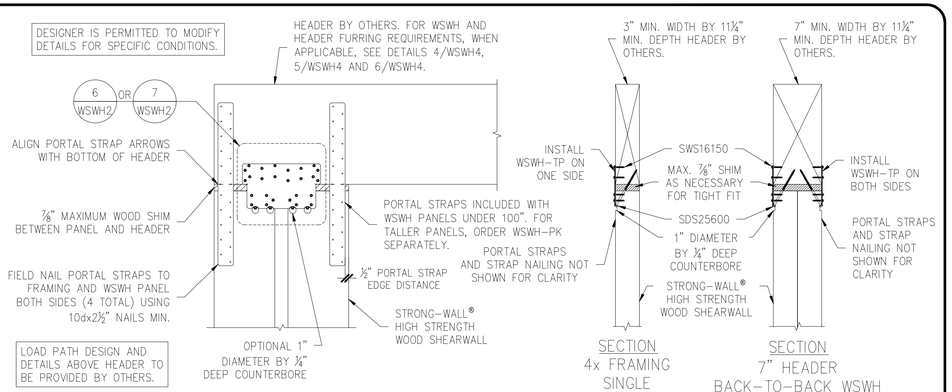
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

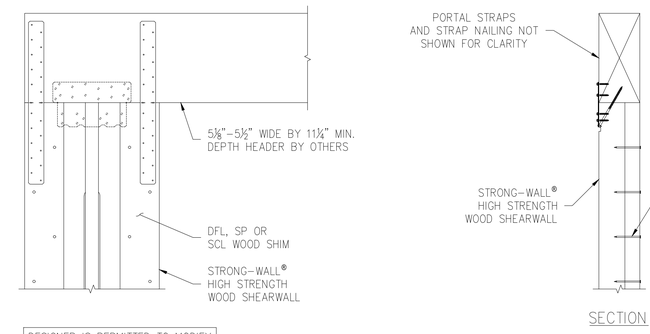
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY | 2

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



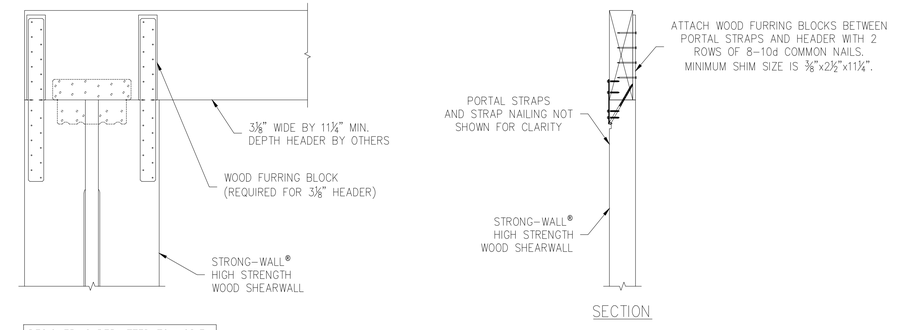
LOAD PATH DESIGN AND DETAILS ABOVE HEADER TO BE PROVIDED BY OTHERS.

PORTAL TOP CONNECTION | 3



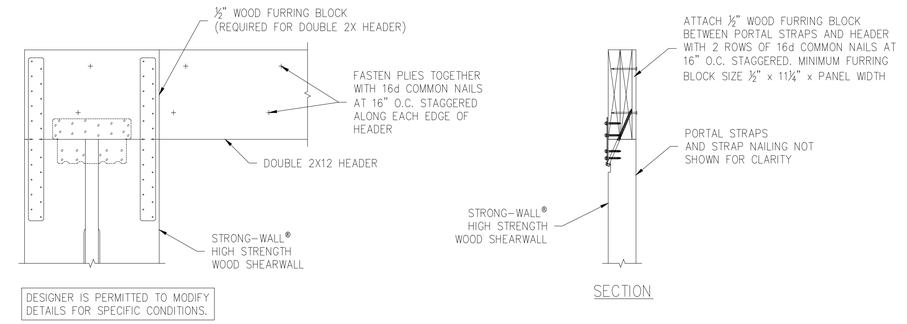
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 5⅛" TO 5½" HEADER | 4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 3⅛" HEADER | 5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR DOUBLE 2X12 HEADERS | 6

NO.	DATE	REVISIONS
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THERE IS NO EQUAL

STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

© 2021 Simpson Strong-Tie Company Inc.

THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH4
OF SHEETS	
JOB NO.	