# CITY OF CARMEL-BY-THE-SEA
# PLANNING COMMISSION & HISTORIC RESOURCES BOARD AMENDED AGENDA

Planning Commissioners Mel Ahlborn, Stefan Karapetkov, Michael LePage, Stephanie Locke, Kevin Ruess
Historic Resources Board Members Jordan Chroman, Erik Dyar, Katherine Gualtieri, Thomas Reinstein, and Bobbie Voris

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

## Special Joint Meeting
## Wednesday, September 9, 2026

## TOUR – 3:30 PM
## MEETING – 4:00 PM

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**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 using 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.

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## 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. **MP 26218 (Harrison Memorial Library):** Northeast corner of Lincoln Street and Ocean 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

## PUBLIC HEARINGS

1) **MP 26218 (Harrison Memorial Library):** Consideration of a Track 1 Municipal Project Design Review referral, MP 26218 (Harrison Memorial Library), for exterior changes and site improvements located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000

   **Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines 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

**2)**

A. Next Regular Planning Commission Meeting: September 9, 2026
B. Next Regular Historic Resources Board Meeting: September 21, 2026

## ADJOURNMENT

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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
# Planning Commission
# Staff Report

**September 9, 2026**
**PUBLIC HEARINGS**

**TO:** Chair LePage and Planning Commissioners
**SUBMITTED BY:** Katherine Wallace, Associate Planner
**APPROVED BY:** Brandon Swanson, Acting City Administrator
**SUBJECT:** **MP 26218 (Harrison Memorial Library):** Consideration of a Track 1 Municipal Project Design Review referral, MP 26218 (Harrison Memorial Library), for exterior changes and site improvements located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000

**Proposed CEQA Action:** Find the project categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) 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:** **APN:** APN: 010-139-007-000
**Block & Lot:** Block 72, Lots 7, 8, 9, 10
**Location:** Northeast corner of Lincoln Street and Ocean Avenue
**Applicant:** Christopher Hamilton, Architect **Owner:** City of Carmel-by-the-Sea

## Recommendation:

Staff recommends the Historic Resources Board adopt a Resolution (**Attachment 1**):

A. Finding the proposed project consistent with the established design context of the Downtown Conservation District and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"); and
B. Issuing a Determination of Consistency with the Standards for exterior changes and site improvements at the historic "Harrison Memorial Library" located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000

Staff recommends the Planning Commission adopt a Resolution (**Attachment 2**):

A. Finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and
B. Approving a Track 1 Municipal Project Design Review referral, MP 26218 (Harrison Memorial Library), for exterior changes and site improvements at the historic "Harrison Memorial Library" located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000

## Summary, Background, and Project Description:

*Historical Background*

Ella Reid Harrison, who died in 1922, donated funds to the City of Carmel to construct a municipal library in memory of her husband, California Supreme Court Justice Ralph Chandler Harrison. The Carmel Free Library's Board of Trustees held a design competition for the new library. They received nine entries, including an entry from local designer Michael J. Murphy. The Board consulted Berkeley architect Bernard Maybeck about the design, and he submitted drawings for building elements, such as lighting fixtures and the fireplace, but ultimately Murphy's building design was adopted and construction moved forward. Building plans note that Bernard Maybeck was Consulting Architect while Michael Murphy is credited for architectural drawings and acted as Superintendent of Construction. Murphy designed a Spanish Eclectic style building that drew from Spanish, Mexican and Monterey Colonial building traditions. In 1927 the Harrison Memorial Library was constructed on the northeast corner of Ocean Avenue and Lincoln Street. In 1949 architect Robert R. Jones designed a large addition on the north side of the building, extending the building footprint nearly to the north property line at 6$^{th}$ Avenue. The original hardscape design and specifications were included in the Maybeck/Murphy design. The Carmel Women's Club designed the garden, and planting was supervised by John B. Jordan, a member of the Library Board of Trustees.

In 2002, Kent Seavey evaluated the property for historical significance using the California Register of Historic Resources criteria and prepared a Department of Parks and Recreation (DPR) 523 Form (**Attachment 3**). The building was found eligible for listing under Criterion One (Event) within the historic context theme of *Government, Civic, and Social Institutions*. It was also found eligible under Criterion Three (Architecture) within the historic context theme of *Architectural Development*. The 2002 historical evaluation concludes that, "As one of the first major public works by the City of Carmel, the Harrison Memorial Library continues to be a success, both as an excellent example of Spanish Eclectic design, integrated into the landscape, and as a seminal social institution of Carmel." It is the only building within the city limits associated with famed California architect Bernard Ralph Maybeck, served as Consulting Architect on the project. It is also a good example of the work of local

master builder/designer M.J. Murphy. The 2002 evaluation states that the 1949 Jones addition was “particularly sensitive to the original intent of the building” and therefore the significant building retains integrity. The Harrison Memorial Library was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

*Architectural Evolution/Construction Chronology*

The 2002 historical evaluation of the library determined that the building has retained a high level of integrity despite changes that have occurred since 1927. Projects that have affected the exterior of the building and the landscape include the following:

- 1935: A large pine tree was replaced by the present-day flagpole.
- 1949: Major addition to the original building. All floors were expanded 21’ 6” to the rear and almost doubled the floor area of the building (BP#1893). The original flagstone walkways may have been replaced by brick at this time. Robert R. Jones Architect.
- 1974: Structural work to strengthen the building laterally; concrete caissons built along the east side and other sheathing (BP# 74-12). Howard Carter Structural Engineers.
- 1989: ADA improvements (BP# 89-118). Flesher + Foster Architects.
- 2004: Remodel of entry garden. Brick walkway was removed and replaced with flagstone walkway and new stairs. The existing perimeter stone wall was retained. Walter V. Guthrie, Landscape Architect.

*Period of Significance*

The 2002 evaluation of the Harrison Memorial Library determined that the property’s Period of Significance was 1903-1940, however, under current preservation standards, the Period of Significance is 1927. For properties significant under Criterion One (Events), the Period of Significance is the date the event occurred, which is 1927. This is the year that marks the institution of Carmel’s Municipal Library. For properties significant under Criterion Three (Architecture), the Period of Significance is the date of construction and/or the dates of any significant alterations and additions. The 2002 evaluation did not consider the 1949 Robert Jones addition as significant, therefore the Period of Significance under Criterion Three is 1927.

In summary, the Period of Significance for both applicable criteria (One and Three) is 1927.

*Character-Defining Features*

A character-defining feature is an aspect of a building’s design, construction, or detail that is representative of the building’s function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance, which in this case is 1927. For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible.

Based on the description provided in the 2002 historic evaluation, the character-defining features of the Harrison Memorial Library are as follows:

- One and two-story massing with L-shaped plan.

- All 1927 hardscape and flagpole.
- Gabled roof system with clay tiles and wide overhanging eaves with exposed rafter tails and purlins.
- Textured cement stucco, Carmel stone, and clay tile exterior siding.
- Two chimneys; one exterior chimney on the east elevation and one interior chimney on the west slope of the east wing.
- Door hood over principal entry.
- Monterey style second floor wood balcony and railing that wraps around the south and west elevations. Access to the south elevation is through paired French doors and access to the west elevation is through a single leaf, multipaned door.
- All 1927 fenestration including:

    a. Large arched multipaned windows on the south, west and north elevations.
    b. Multipaned wood sash windows of varying sizes throughout the building.

*Proposed Project*

The project plans (**Attachment 4**) describe a rehabilitation project involving seismic improvements, building system upgrades, and increased accessibility throughout the historic site and building. In addition to the project plans, the architect has provided supplemental materials for consideration (**Attachment 5**). The proposed project includes but is not limited to the following:

General

1. All existing exterior building elements will remain (except the proposed fenestration changes on the north elevation, and one window at the west elevation to be replaced within the existing opening).
2. Existing windows will be reglazed within current openings (except the proposed fenestration changes on the north elevation, and one window at the west elevation to be replaced within the existing opening).
3. Exterior paint finishes will match existing.
4. Plans note that all work will be performed according to the Secretary of the Interior's Standards for Rehabilitation.

Lower Level

1. Protect historic window openings during construction.
2. Remove non-historic iron security grilles.
3. Protect historic exterior stone bench during construction.
4. Door panels will be removed and stored for reinstallation.
5. Excavation for elevator shaft and mechanical equipment.
6. Some stucco will be removed and replaced in-kind to facilitate repairs.

Main Level

1. Protect historic arched window openings and Reading Room door.
2. Protect historic entry – no building access during construction.
3. Protect historic guardrail on balcony with wood enclosure during construction.
4. Install 42” high guardrail with wrought iron frame and vertical cables behind the existing guardrail.
5. Protect historic window openings throughout excluding fenestration changes on the north elevation and one window alteration on the west elevation.
6. A door and a band of windows in the north elevation addition will be removed and replaced with a multipaned window wall with a central door. The remaining two bands of windows will be replaced with new bands of windows. Window and door frames will be burnished brass.
7. A new roof overhang will be installed over the new north entrance which will match the existing roof.
8. The five concrete cantilever columns on the east elevation that were installed in 1974 will be replaced with nine concrete cantilever columns.
9. A 12-pane window on the west elevation, which is part of the 1949 addition, will be replaced with a 9-pane window. The frame will be burnished brass.

Mezzanine

1. Protect historic arched windows.

Roof and Elevator Installation

1. Roof tiles on the entire building will be removed (see Roof Demo Plan Sheet AD2.40).
2. Raise the roof 4” with 2x4 sleepers to accommodate sprinkler piping and electrical routing. Install waterproofing, roof sheathing, and insulation. Reinstall tiles to match existing pattern. Install new gutters (material to be determined). The existing gutters are copper. (see Roof Demo Plan Sheet AD2.40 and Wall Sections Plan A5.50)
3. Elevator override will be constructed on the west slope of the east wing’s roof, towards the rear of the building.
4. A small section of roof will be removed to install the elevator override. The tiles will be carefully removed and salvaged for reuse.
5. Modify roof framing for elevator override.
6. Finish elevator override to match existing plaster.

Landscape and Hardscape

1. Library entry garden to remain.
2. Existing plantings and paving will be protected. If anything is damaged it will be replaced in-kind.

3. Build new accessible walk from Ocean Avenue to match existing stone paving.
4. New paving, sidewalk and bulb-out will be installed at the new north entry.

Ms. Margaret Clovis, a qualified architectural historian under contract to the City, evaluated the portions of the project that will affect the exterior of the building and the site. Ms. Clovis prepared a Phase II Historic Evaluation, dated September 2, 2026 (**Attachment 6**) and concluded the project will meet the Secretary's Standards for Rehabilitation (**Attachment 7**) if certain recommendations are incorporated (see staff analysis to follow).

The City has also received a request to install a commemorative plaque recognizing the contributions of local designer/builder M.J. Murphy. The preliminary plaque design and supporting historical documentation – provided by a member of the community – has been included as **Attachment 8**. The HRB and the Planning Commission may provide comments on the plaque proposal, which remains in the design development phase. The final plaque proposal and associated details will be brought back to the Historic Resources Board at a future meeting.

## Staff Analysis:

Based on staff's analysis of the project, the proposed project is consistent with the Standards, consistent with the context of the Downtown Conservation District, and consistent with the requirements of the Carmel Municipal Code, including the Commercial Design Guidelines. These required findings are described separately below, and in the attached resolutions.

*Secretary of the Interior's Standards for Rehabilitation*

Per CMC Section 17.32.120, Alteration of Historic Resources, the proposed project shall first obtain a Determination of Consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). The Standards identify four primary treatment approaches to historic resources: "*Preservation", "Rehabilitation", "Restoration", and "Reconstruction"*. The regulations state that "one set of standards…will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." (36 CFR Part 68). "*Rehabilitation*" is the recommended standard of treatment for this project and is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)). Note that "*Restoration*" is a separate treatment that does not apply to this project; "*Restoration*" is the removal of features from outside the period of significance and reconstruction of missing features, which is not proposed as part of this project.

In the "*Rehabilitation*" treatment, historic building materials and character-defining features are protected and maintained as they are in the "*Preservation"* treatment;

however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for *"Rehabilitation"* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only "*Rehabilitation*" includes an opportunity to make possible an efficient contemporary use through alterations and additions.

In her Phase II Historic Evaluation (**Attachment 6**), Ms. Clovis evaluated the project for consistency with the ten "*Rehabilitation*" Standards which guide modifications to historic resources (**Attachment 7**). Ms. Clovis found that the proposed project meets applicable Standards One, Two, Four, Five, and Ten. Standards Three and Eight are not applicable. If the recommendations for Standards Six, Seven and Nine are implemented, then the proposed project will meet those Standards. Therefore, the project, as conditioned with incorporation of the recommendations (see **Attachment 1**), meets the applicable *Secretary of the Interior's Standards for Rehabilitation* and will not have a significant impact on the historic resource.

**Standard One**
*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
The Harrison Memorial Library has been a public library since it was constructed in 1927. The proposed project does not change the historic use of the library. The proposed work is consistent with Standard One.

**Standard Two**
*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*
Wood windows in the north and west elevations of the 1949 addition will be removed and replaced with new windows with burnished brass frames. These windows are outside the period of significance, and their removal will not affect the historic character of the property. The proposed project is consistent with Standard Two.

**Standard Three**
*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*
No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

**Standard Four**
*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
The Period of Significance of the Harrison Memorial Library is 1927, which does not include the 1949 addition. Although the addition does not fall within the Period of

Significance, it will be retained albeit with the installation of a new north entrance and fenestration changes. The proposed project is consistent with Standard Four.

**Standard Five**
*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The focus of this project includes seismic upgrades and accessibility improvements. All the library's distinctive materials, features, finishes, construction techniques and craftsmanship will be preserved and protected during construction. Protection plans for different features are described below (see Plan Sheets AH2.10, A2.20, and AH2.30).

- Balcony Guardrail: Plans indicate that the balcony guardrail will be protected with a wood enclosure. There will be separate protection from all building surfaces with ¼" neoprene.
- Windows: All historic windows will be protected with a pressure-fit wood framed infill at the interior face. There will be separate protection from all building surfaces with ¼" neoprene.
- Stone Bench: The bench will be protected by a wood framed enclosure. There will be separate protection from all building surfaces with ¼" neoprene.
- Main Entrance: The main entrance will be protected by a pressure-fit wood framed infill at the interior face of the arched door to protect the door panel. There will be separate protection from all building surfaces with ¼" neoprene.

All protection plans meet the Secretary of the Interior's Standards (USDI. National Park Service. *Preservation Tech Note #3: Temporary Protection*. July 2001). The project is consistent with Standard Five.

**Standard Six**
*Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
The protective capacity of the clay tile roof will be improved by adding new waterproofing, roof sheathing, and insulation. In addition, the roof framing will be modified to accommodate the elevator override. To accomplish this, all the historic tiles will be removed and safely stored during construction. They will then be reinstalled to match their current pattern. The proposed work follows recommendations in *Preservation Brief 30* (USDI. National Park Service. *The Preservation & Repair of Historic Clay Tile Roofs*. Spring 1993).

The proposed project includes both the replacement of the current copper gutters as well as the installation of gutters where no gutters currently exist. The addition of gutters will help preserve the building from moisture intrusion and protect it from deterioration. *Preservation Brief 30* addresses the replacement of gutters, as follows: "Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs

because of their durability and long-lasting qualities. However, copper staining from downspouts can sometimes be a problem on light colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems."

At the time of this writing, the gutter material has not been selected, but the recommendations in *Preservation Brief 30* should be taken into consideration when selecting the gutter material. The proposed work is consistent with Standard Six.

**Standard Seven**
*Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
The project plans did not indicate that surface cleaning is proposed for this project. However, if the building exterior is cleaned after construction is completed, the Secretary of the Interior's Standards recommend using "the gentlest means possible". *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings* defines the gentlest means possible as follows:

"The gentlest means possible" of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause deposits to rise to the surface, where they can be washed away (USDI. National Park Service. *Dangers of Abrasive Cleaning to Historic Buildings*. June 1979).

**Standard Eight**
*Archeological resources will be protected and preserved in place.*
No archeological resources have been located on the site, and the property is located outside of the City's Archeological Significance Overlay Zone. This Standard is not applicable.

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

**Elevator**: An interior elevator will be added to the building to increase accessibility. The elevator override will be built on the west slope of the east wing's roof, towards the rear (Sixth Avenue) of the building. The elevator override will be primarily visible from the Lincoln Street and Sixth Avenue elevations (west and north). The elevator override will be less visible from the south elevation which fronts Ocean Avenue. The Secretary of the Interior's Standards and ITS Bulletin #10 recommend that an elevator be installed in a secondary interior space when possible (USDI. National Park Service. *ITS Bulletin #10: Exterior Stair/Elevator Tower Additions*. July 1999). In this case, it will be installed

towards the rear of the building and will disturb very little interior space. Although the elevator override will be visible from the front elevation, it will be principally visible from secondary elevations. Very few historic clay tiles will be removed to accommodate the elevator override, and it is compatible with the massing, scale and architectural features of the historic library. Standard Nine does recommend that additions such as the elevator override be differentiated from historic features, and to that end, the plaster finish should be different than the original plaster finish.

**Roof:** The roof structure will be raised 4” by installing 2x4 sleepers. The raised roof will accommodate sprinkler piping, the insulation and electrical routing. *ITS Bulletin #51* (USDI. National Park Service. ITS Bulletin #51. *Installing New Systems in Historic Buildings*, January 2008) and *Preservation Brief 24* (USDI. National Park Service. Preservation Brief 24, *Heating, Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches.* 1991) acknowledge the difficulty of installing new mechanical systems in a historic building. Generally, the National Park Service does not recommend the lowering of ceilings to accommodate new mechanical systems. They do recommend that any new mechanical systems be minimally visible and result in the least alteration possible to the historic building and its character-defining features. The approach selected will maintain the interior ceiling heights and will be masked by the proposed new gutters. Although raised by a nominal few inches, the roof will maintain its character-defining form and materials.

**Hardscape**: Walkways in the entry garden have been altered at least twice since 1927. A new accessible walkway will be constructed from Ocean Avenue on the southeast side of the property. The walkway will connect with the existing walkway near the library entrance. A small section of the original border wall will be removed to construct the walkway and will be replaced by a new section of wall. The plans indicate both the surface of the walkway and border wall will match the existing hardscape. However, since both the wall and walkway are new construction, they should be differentiated to indicate what portion of the hardscape is original. The existing walkway stones are laid in a random pattern with a variety of paver sizes. New pavers could be a more consistent size to differentiate the old from the new.

**Seismic Upgrades:** In 1974, 12”x24” concrete columns were installed along the east elevation to laterally stabilize the building. These columns are not sufficient for current seismic requirements, and they will be replaced with 16”x24” columns (see Plan Sheet S2.41). The new columns are compatible with the historic building in terms of size, scale, proportion and materials. The finish on the concrete columns should be differentiated from the textured cement stucco used on the 1927 section of the library.

**Balcony Railing:** The existing balcony railing does not meet current code requirements for height (42” height) or spacing between vertical posts (4”). To address these deficiencies, the plans propose installing a secondary guardrail with a wrought iron frame and vertical cables behind the historic railing. As stated previously, the library design combined Spanish, Mexican, and Monterey Colonial design elements. The library’s balcony is derived from the Monterey Colonial vocabulary and is a defining

feature of the type. Virginia McAlester writes that “In Monterey buildings the balcony is generally the primary decorative feature and extends the full-width of the building – or the full width of the wing in a gabled-front-and-wing form” (McAlester, Virginia. *A Field Guide to American Houses: the Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, 2019). This balcony type is easily identified in the Larkin House in Monterey, which served as the prototype for later interpretations of the Monterey Colonial style. This approach would retain the original railing while improving code compliance; however, the added guardrail would introduce more visually complexity which does not align with the library’s architectural style.

Alternatively, altering the historic railing by raising the height to 42” and narrowing the spacing between the balusters to 4” would alter the balcony to such an extent that its integrity would be compromised and the work would not be consistent with Standard Ten.

The preferred preservation option is to keep the balcony closed to the public, preserve the historic railing in its original form, and avoid the visual complexity of a second railing behind the historic railing. Alternative options can be explored and presented to the HRB.

**New Window Frames**: North & West Elevations: Burnished brass window frames are proposed for the new windows on the north and west elevations. The original specifications for the building cited redwood frames for all the windows. The Secretary of the Interior’s Standards for Rehabilitation advises that new windows should be compatible with the overall design of the building but not duplicate the historic fenestration. It is recommended that the applicant supply specifications of the burnished brass material to the Historic Resources Board (HRB) so they may evaluate the compatibility of the proposed material with historic window frames.

*Standard Nine Summary*:
Following is a summary of recommendations to meet Standard Nine. If these recommendations are implemented the proposed project will meet Standard Nine.

Elevator: Differentiate the plaster used on the surface of the elevator override from the plaster used on the original building.
Hardscape: Differentiate the new border wall and walkway from the original walkway.
Seismic Upgrades: Differentiate the cement stucco used on the new columns from the cement stucco used on the original exterior walls.
Balcony Railing: The preferred option which aligns best with the rehabilitation of the building is to close the balcony to the public to preserve the historic railing and avoid the visual complexity of a second railing behind the historic railing. Alternative options can be explored and presented to the HRB.
New Window Frames: Provide specifications of the burnished brass frame material to the HRB for their review.

**Standard Ten**

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

The proposed balcony railing will be constructed behind the existing railing and will not be attached to the historic railing. As such, it could be removed in the future without affecting the essential form and integrity of the historic railing. The elevator override will be constructed on the roof towards the rear of the building. If removed in the future, the opening could be retiled. The patch would not be visible from the public right of way and the elevator override's removal would not impair the essential form and integrity of the historic library. If removed in the future, neither the new balcony railing nor the elevator override will harm the essential form and integrity of the historic library building.
The proposed work is consistent with Standard Ten.

**Phase II Historic Evaluation Standards Analysis Conclusion**
The proposed project meets Standards One, Two, Four, Five, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three and Eight are not applicable. If the recommendations for Standards Six, Seven and Nine are implemented, then the proposed project will meet those Standards.

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*Downtown Conservation District*
The Harrison Memorial Library is located within the Downtown Conservation District. The rehabilitation project is therefore required to be evaluated by the Historic Resources Board and the Planning Commission pursuant to Carmel Municipal Code Section 17.20.280.A, which states:
*The following procedures shall apply to all applications for demolitions, rebuilds, exterior alterations and additions to building sites located in the downtown conservation district.*

***A.** Historic Resources. Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with Chapter 17.32 CMC. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings:*
***1.** The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.*
***2.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.*
***3.** The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.*
***4.** The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.*

*Following action by the Historic Resources Board, the project shall then be scheduled for final review by the Planning Commission consistent with Chapter 17.58 CMC.*
The Board's issuance of a Determination of Consistency with the Secretary's Standards will satisfy CMC Section 17.20.280.A.1, 2, and 3, as there is redundancy between these three findings and the Secretary's Standards. Separately, CMC Section 17.20.280.A 4 requires the Board to find that the proposed project *is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.* Staff recommends the Board make this finding. Projects that are consistent with the Standards, and consistent with the design context of the conservation district, will not adversely affect any historic resources on the project site or on adjacent sites.

*Carmel-by-the-Sea Municipal Code and Design Guidelines*
The application has been processed in accordance with CMC Section 17.58.030.A, Commercial District Track One Design Review. CMC Section 17.58.060 provides required findings for Design Review. The project conforms to the applicable policies of the General Plan and the Local Coastal Program. The proposed use is not changing. The project has been conditioned to incorporate the recommendations outlined in the Phase II Historic Evaluation as follows, to be consistent with the Secretary's Standards to comply with the City's Historic Preservation Ordinance (CMC Section 17.32):

- **Elevator:** Differentiate the plaster used on the surface of the elevator override from the plaster used on the original building.
- **Hardscape:** Differentiate the new border wall and walkway from the original walkway.
- **Seismic Upgrades:** Differentiate the cement stucco used on the new columns from the cement stucco used on the original exterior walls.
- **Balcony Railing:** The preferred option which aligns best with the rehabilitation of the building is to close the balcony to the public to preserve the historic railing and avoid the visual complexity of a second railing behind the historic railing. Alternative options can be explored and presented to the HRB.
- **New Window Frames**: Provide specifications of the burnished brass frame material to the HRB for their review.

As conditioned, the project is consistent with the Commercial Design Guidelines, as described below.

a. Evidence: Commercial guideline A.1 states, "Basic elements of design integrity and consistency throughout each building should be preserved or restored." The design integrity of the historic library will be preserved. Modifications are primarily located at the 1949 Robert Jones addition (at the rear north elevation), which is outside the 1927 period of significance.
b. Evidence: Commercial guideline A.3 states, "Sizes of door and windows should be used as guides to establish the context for new or remodeled

buildings." The fenestration design proposed for the new, glazed north entry window wall is inspired by the fenestration of the 1927 and 1949 designs.

c. Evidence: Commercial guideline B.1 states, "Modifications to buildings should not create the visual clutter that can arise from too many or uncomplimentary design elements." Staff recommends the omission of the second balcony railing to avoid visual clutter that can arise from too many or uncomplimentary design elements, however, the Planning Commission shall consider whether alternative railing proposals sufficiently minimize visual clutter.
d. Evidence: Commercial guideline B.8 states, "The relationship between building wall space and openings (windows and doors) should be balanced. Wall space between openings should maintain a sense of visual substance or solidity. This reflects older building limitations common to unreinforced masonry or wood frame construction and avoids excessive transparency." The north elevation fenestration changes take inspiration from the 1927 and 1947 fenestration designs.
e. Evidence: Commercial guideline C states that "Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman, arched windows (Spanish, Colonial Revival), or banded windows (Craftsman) are typical." The north elevation fenestration changes take inspiration from the 1927 and 1947 fenestration designs. While the existing building features wood windows, the proposed burnished brass fenestration is compatible yet differentiated from the historic design.
f. Evidence: Commercial guideline C.1 states, "Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided." The proposed fenestration design features divided lights.
g. Evidence: Commercial guideline J states, "Such external design elements as rooftop equipment, telecommunications antennae, roofing materials, display cases, parking design, public improvements, and flags are given detailed treatment in the Zoning Code, which should be consulted." The proposed elevator override will be shielded in a stucco enclosure, compatible with the stucco building siding yet slightly differentiated to satisfy the Secretary's Standards.

As conditioned, the project is consistent with the Carmel-by-the-Sea Municipal Code. Special conditions of approval include but are not limited to:

- **Tree Protection.** Standard tree protection conditions.
- **Utility Screening.** All utilities, including but not limited to, fire service equipment, gas meters, electrical meters, and associated equipment shall be screened from public view in a location and method approved by the Community Planning and Building Department and Fire Department.
- **Fire Suppression Systems.** Prior to approval of the fire suppression system,

the plans shall be submitted to the Community Planning & Building Department for review and approval by the Project Planner. The fire-suppression systems shall be sensitively designed and installed to preserve the historic features and finishes of the building. Character-defining features shall not be impacted and the equipment shall be as unobtrusive as possible.

- **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 not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
- **Signage**. Approval of this approval does not permit signage that does not meet the standards provided in CMC Section 17.40, Signs.

## Other Project Components:

The project qualifies as categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) guidelines Section 15301 (Class 1 – Existing Facilities), which exempts minor alteration of existing structures involving negligible or no expansion of an existing use. The project is for a Standards-compliant rehabilitation which qualifies under this 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. The project is a permitted use for the site's designated commercial zoning district. The project will not result in any impacts to scenic highways or scenic resources. 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. Further CEQA analysis is included in the attached draft resolution.

## ATTACHMENTS:

1. Attach 1 - MP 26218 (Harrison Memorial Library) HRB Reso
2. Attach 2 - MP 26218 (Harrison Memorial Library) PC Reso
3. Attach 3 - DPR 523
4. Attach 4 - HML Planning Submission 260828
5. Attach 5 - HML supplemental info rev1
6. Attach 6 - MP26-218_HML_PhaseTwo_09.04.26
7. Attach 7 - Secretary's Standards - Rehabilitation
8. Attach 8 - Murphy Plaque Proposal Background_R. Aeschliman
9. Attach 9 - PROCEDURES FOR 9.9.26 JOINT MEETING

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2026-XX-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR MP 26218 (HARRISON MEMORIAL LIBRARY) FINDING THE PROPOSED PROJECT CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT, AND CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES ("STANDARDS"), AND ISSUING A DETERMINATION OF CONSISTENCY FOR EXTERIOR CHANGES AND SITE IMPROVEMENTS AT THE HISTORIC "HARRISON MEMORIAL LIBRARY" LOCATED AT THE NORTHEAST CORNER OF LINCOLN STREET AND OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) DISTRICT AND DOWNTOWN CONSERVATION (DC) DISTRICT, APN 010-139-007-000.

WHEREAS, on June 9, 2026, Christopher Hamilton ("Applicant") submitted an application on behalf of the City of Carmel-by-the-Sea ("Owner") for exterior changes and site improvements at the historic "Harrison Memorial Library" under Design Review MP 26218 (Harrison Memorial Library) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Ocean Avenue and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District (Block 72, Lots 7, 8, 9, and 10); and

WHEREAS, the project site contains a historic resource listed as the "Harrison Memorial Library" on the Carmel Inventory of Historic Resources; and

WHEREAS, projects on both historic and non-historic properties in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, pursuant to CMC 17.20.280.A, Historic Resources, Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with Carmel-by-the-Sea Municipal Code (CMC) Chapter 17.32. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings: 1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved; 2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved; 3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment; and 4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites; and

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WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on September 2, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation provided specific recommendations were implemented; and

WHEREAS, the proposed project would not compromise the integrity of the historic resource provided specific recommendations were implemented; and

WHEREAS, on August 28, 2026, a notice of public hearing was published in the Carmel Pine Cone for the September 9, 2026, joint Historic Resources Board and 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 August 28, 2026, the City on behalf of 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 September 4, 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 September 9, 2026, the Historic Resources Board and Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided by City staff and through public testimony on the project; and

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

WHEREAS, the Historic Resources Board 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, pursuant to CEQA regulations, the issuance of a determination of consistency or inconsistency is "not a project" pursuant to section 15378 of the CEQA Guidelines as it does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; 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 Historic Resources Board of the City of Carmel-By-The-Sea does hereby FIND the proposed project consistent with the established design context of the Downtown Conservation District, and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), and does ISSUE a Determination of Consistency with the Standards for the proposed exterior changes and site improvements at the historic "Harrison Memorial Library" located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District, APN: 010-139-007-000, subject to the following conditions:

- Elevator: Differentiate the plaster used on the surface of the elevator override from the plaster used on the original building.
- Hardscape: Differentiate the new border wall and walkway from the original walkway.
- Seismic Upgrades: Differentiate the cement stucco used on the new columns from the cement stucco used on the original exterior walls.
- Balcony Railing: The preferred option which aligns best with the rehabilitation of the building is to close the balcony to the public to preserve the historic railing and avoid the visual complexity of a second railing behind the historic railing. Alternative options can be explored and presented to the HRB.
- New Window Frames: Provide specifications of the burnished brass frame material to the HRB for their review.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of September, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Jordan Chroman
Chair

ATTEST:

_____
Shelby Gorman
Historic Resources Board Secretary

**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 (CLASS 1 – EXISTING FACILITIES) AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK ONE MUNICIPAL PROJECT DESIGN REVIEW REFERRAL (MP 26218, HARRISON MEMORIAL LIBRARY) FOR EXTERIOR CHANGES AND SITE IMPROVEMENTS AT THE HISTORIC "HARRISON MEMORIAL LIBRARY" LOCATED AT THE NORTHEAST CORNER OF LINCOLN STREET AND OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) DISTRICT AND DOWNTOWN CONSERVATION (DC) DISTRICT, APN 010-139-007-000.**

WHEREAS, on June 9, 2026, Christopher Hamilton ("Applicant") submitted an application on behalf of the City of Carmel-by-the-Sea ("Owner") for exterior changes and site improvements at the historic "Harrison Memorial Library" under Design Review MP 26218 (Harrison Memorial Library) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northeast corner of Ocean Avenue and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District (Block 72, Lots 7, 8, 9, and 10); and

WHEREAS, the project site contains a historic resource listed as the "Harrison Memorial Library" on the Carmel Inventory of Historic Resources; and

WHEREAS, projects on both historic and non-historic properties in the Downtown Conservation District require review by the Historic Resources Board and the Planning Commission; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment on September 2, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation provided specific recommendations were implemented; and

WHEREAS, on September 9, 2026, the Historic Resources Board held a duly noticed public hearing and adopted Resolution 2026-XXX-HRB, finding the project consistent with the established design context of the Downtown Conservation District, and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), provided specific recommendations were implemented; and

WHEREAS, the project has been referred to the Planning Commission for consideration consistent with

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CMC Section 17.20.280.A, which states that following action by the Historic Resources Board, the project shall then be scheduled for final review by the Planning Commission consistent with Chapter 17.58 CMC; and

WHEREAS, on August 28, 2026, a notice of public hearing was published in the Carmel Pine Cone for the September 9, 2026, joint Historic Resources Board and 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 August 28, 2026, the City on behalf of 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 September 4, 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 September 9, 2026, the Historic Resources Board and Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented at the hearing, 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, pursuant to CEQA regulations, the Application is categorically exempt from environmental review pursuant to section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; and

**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 17.58.030.A, Commercial District Track One Design Review.

3. The Planning Commission has considered the Municipal Project Design Review application, including

the project plans (**Exhibit B**) 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 Municipal Project Design Review MP 26218 (Harrison Memorial Library).

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 Design Review by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.040.C.

6. Effective Date. This Resolution will be effective upon the expiration of the time for an appeal to be filed to the City Council of the action of the Historic Resources Board on September 9, 2026 making a Determination of Consistency with the Secretary Standards for Rehabilitation.

    a. If timely appeal is filed of the Historic Resources Board Determination of Consistency with the Secretary Standards for Rehabilitation and the appeal is denied by the City Council, then this Resolution shall be effective on the date of that denial. If an appeal is filed of the Historic Resources Board Determination of Consistency with the Secretary Standards for Rehabilitation and the appeal is granted by the City Council, then this Resolution shall null and void as of the date of the granting of the appeal.

    b. If there is an appeal filed of the Planning Commission decision in this Resolution to the City Council, then this Resolution shall not become effective unless and until the City Council denies the appeal. If the City Council grants the appeal, then this Resolution shall be null and void as of the date of the granting of the appeal.

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

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

2. Finding – CMC Compliance: As conditioned, the project complies with all applicable provisions of this code.

3. Finding – Design Guidelines Consistency: As conditioned, the project is consistent with applicable adopted design review guidelines.

    a. Evidence: Commercial guideline A.1 states, “Basic elements of design integrity and consistency throughout each building should be preserved or restored.” The design integrity of the historic library will be preserved. Modifications are primarily located at the 1949 Robert Jones addition (at the rear north elevation), which is outside the 1927 period of significance.
    b. Evidence: Commercial guideline A.3 states, “Sizes of door and windows should be used as guides to establish the context for new or remodeled buildings.” The fenestration design proposed for the new, glazed north entry window wall is inspired by the fenestration of the 1927 and 1949 designs.
    c. Evidence: Commercial guideline B.1 states, “Modifications to buildings should not create the visual clutter that can arise from too many or uncomplimentary design elements.” Staff

recommends the omission of the second balcony railing to avoid visual clutter that can arise from too many or uncomplimentary design elements, however, the Planning Commission shall consider whether alternative railing proposals sufficiently minimize visual clutter.

d. Evidence: Commercial guideline B.8 states, "The relationship between building wall space and openings (windows and doors) should be balanced. Wall space between openings should maintain a sense of visual substance or solidity. This reflects older building limitations common to unreinforced masonry or wood frame construction and avoids excessive transparency." The north elevation fenestration changes take inspiration from the 1927 and 1947 fenestration designs.
e. Evidence: Commercial guideline C states that "Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman, arched windows (Spanish, Colonial Revival), or banded windows (Craftsman) are typical." The north elevation fenestration changes take inspiration from the 1927 and 1947 fenestration designs. While the existing building features wood windows, the proposed burnished brass fenestration is compatible yet differentiated from the historic design.
f. Evidence: Commercial guideline C.1 states, "Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided." The proposed fenestration design features divided lights.
g. Evidence: Commercial guideline J states, "Such external design elements as rooftop equipment, telecommunications antennae, roofing materials, display cases, parking design, public improvements, and flags are given detailed treatment in the Zoning Code, which should be consulted." The proposed elevator override will be shielded in a stucco enclosure, compatible with the stucco building siding yet slightly differentiated to satisfy the Secretary's Standards.

**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 (Class 1 – Existing Facilities), which exempts minor alteration of existing structures involving negligible or no expansion of an existing use. The project is for a Standards-compliant rehabilitation 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. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

        i. Location. The project is for a library in the Central Commercial (CC) Zoning District and Downtown Conservation District (DC) Overlay. Per CMC Section 17.14.030 (Land Use Regulations), public libraries are a permitted use in this district.

        ii. Cumulative Impact. The project will not result in a cumulative impact the use is not changing.

        iii. Significant Effect. The proposed project includes minor exterior alterations with no change to the building footprint, and minor site changes. The project will not have a significant effect on the environment.

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 property is a historic resource listed on the Carmel Historic Inventory. The project was reviewed in accordance with the City's Historic Preservation Ordinance.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Track One Municipal Project Design Review referral, MP 26218 (Harrison Memorial Library), for exterior changes and site improvements at the historic "Harrison Memorial Library" located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000

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 9th day of September 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 authorizes a MP 26218 (Harrison Memorial Library), for exterior changes and site improvements at the historic "Harrison Memorial Library" located at the northeast corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) District and Downtown Conservation (DC) District. APN: 010-139-007-000, consistent with the plans approved by the Planning Commission on September 9, 2026, unless modified by the conditions herein. |
| 2. | **Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the Central Commercial (CC) 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 subsequent approval by the Planning Commission and additional environmental review. |
| 3. | **Permit Validity.** This approval shall be valid for a period of eighteen (18) months from the date of action unless an active building permit has been applied for and maintained consistent with the requirements of the Building Division. 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 not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission. |
| 5. | **Fire Sprinklers.** Installation of an automatic fire sprinkler system in accordance with the California Building and Fire Codes shall be required. |
| 6. | **Water Supply – Fire Protection**. Prior to the issuance of a building permit, documentation must be provided which verifies sufficient water supply for the fire sprinkler system and the proposed location of the underground fireline(s). |
| 7. | **Fire Suppression Systems.** Prior to approval of the fire suppression system, the plans shall be submitted to the Community Planning & Building Department for review and approval. The fire-suppression systems shall be sensitively designed and installed to preserve the historic features and finishes of the building. Character-defining features shall not be impacted and the equipment shall be as unobtrusive as possible. |
| 8. | **Electrical Laterals.** 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. |
| 9. | **Sewer Laterals.** Sanitary sewer lateral connection shall be reviewed and approved by CAWD, an Encroachment Permit shall be obtained from the City of Carmel-by-the-Sea prior to installation. |
| 10. | **Modifications Prior to Construction.** 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 into the project. Major changes to the approved project, plans, or use shall be reviewed by the Planning Commission and/or Historic Resourced Board as appropriate. All major changes shall require submittal of a Design Review Application. The |

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|---|---|
| | determination of what constitutes a Major or Minor change shall be made by the Director of Community Planning and Building. All approved major and minor changes shall require a Building Permit Revision to incorporate the change into the approved building plan set. |
| 11. | **Modifications During Construction.** 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, as outlined in Condition of Approval #10. 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 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building. The project will be reviewed for its compliance to the approved plans prior to final inspection. |
| 12. | **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. |
| 13. | **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.<br><br>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. |
| 14. | **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. |
| 15. | **Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Air Resource District prior to the issuance of a demolition permit. |
| 16. | **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 |

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| | 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 the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. |
| 17. | **Encroachment Permit Required.** Any construction, reconstruction, or closure of the right of way shall require approval of an encroachment permit. |
| 18. | **Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary 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. |
| 19. | **Noise from Electrical and Mechanical Equipment.** The fixed installation of any electrical or mechanical equipment shall be subject to the standards outlined in CMC 17.28.020. |
| 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. | **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. |
| 22. | **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. |
| 23. | **Drainage Plan.** If required by the Building or Public Works Department, 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. |
| 24. | **Construction Management Plan.** Prior to the issuance of the first construction-related permit, the applicant shall submit a Construction Management Plan (CMP) for review and approval by the Community Planning and Building Director and Director of Public Works, and other relevant City departments as found necessary during the review of the CMP. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management. The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how |

| | |
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| | potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project |
| 25. | **Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. |
| 26. | **Landscape Inspection and Maintenance.** All approved landscaping shall be installed on-site prior to a final inspection. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way consistent with the approved landscape plan. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced. |
| 27. | **Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees on site, or in the right-of-way immediately adjacent to the site shall be protected during construction by methods approved by the City Forester. |
| 28. | **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. |
| 29. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>● Excavation within 6 feet of a tree trunk is not permitted.<br>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.<br>● 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.<br>● 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.<br>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. |
| 30. | **Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division. |
| 31. | **Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set. |

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| 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. | **Exterior Lighting.** All light fixtures shall not be directed toward the public right-of-way. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application. |
| 34. | **Interior Lighting.** Lighting intensity within the interior of the store spaces shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface. |
| 35. | **Utility Screening and Roof Mounted Mechanical Equipment.** All utilities, including but not limited to, fire service equipment, gas meters, electrical meters, and associated equipment shall be screened from public view in a location and method approved by the Community Planning and Building Department and Fire Department. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure; the equipment shall not be visible from the ground at any distance from the building. |
| 36. | **Exterior Duct Work.** Ducting, line sets, conduit and similar features associated with mechanical or electrical equipment shall be run through the interior of the structure. If not feasible, these elements shall be located on building faces that are not visible from publicly accessible areas and painted to match the color of the building wall upon which it is placed. |
| 37. | **Public Way Improvements.** All Public Way Improvements shall be constructed consistent with the requirements of the "Policy and Standards for Public Way Design". |
| 38. | **Final Inspection.** A final certificate of occupancy for any individual building or structure shall only granted upon completion of the entire project. All landscaping shall be installed, inspected, and approved prior to issuance of a final certificate of occupancy for the project. Construction and installation of all public way improvements approved as part of the proposed project shall be completed, inspected, and approved prior to issuance of a final certificate of occupancy of the project. |
| 39. | **Fire Department Connections.** All fire department connections (FDC) required for the project must be located on the exterior of buildings. They may not be covered or hidden, nor may they be located inside buildings. Fire risers, and other service equipment shall be visually screened as reviewed and approved by the Planning Division. |
| 40. | **Secretary of the Interior's Standards for Rehabilitation.** The plans shall be revised to incorporate the recommendations specified in the Phase Two Historic Evaluation prepared by Margaret Clovis in September 2026, to ensure consistency with the Secretary of the Interior's Standards for Rehabilitation.<br>• Elevator: Differentiate the plaster used on the surface of the elevator override from the plaster used on the original building.<br>• Hardscape: Differentiate the new border wall and walkway from the original walkway.<br>• Seismic Upgrades: Differentiate the cement stucco used on the new columns from the cement stucco used on the original exterior walls.<br>• Balcony Railing: The preferred option which aligns best with the rehabilitation of the building is to close the balcony to the public to preserve the historic railing and avoid the visual complexity of a second railing behind the historic railing. Alternative options can be explored and presented to the HRB. |

| | |
|---|---|
| | • New Window Frames: Provide specifications of the burnished brass frame material to the HRB for their review.<br>• Exterior cleaning to be carried out by the gentlest means possible per *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*<br>• Gutters to be installed per *Preservation Brief 30*: *The Preservation & Repair of Historic Clay Tile Roofs* |

# Exhibit B
# Project Plans

# HARRISON MEMORIAL LIBRARY CENTENNIAL RESTORATION

OCEAN AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CA 93921



## PLANNING SUBMISSION

AUGUST 28, 2026

NOT FOR CONSTRUCTION

HARRISON MEMORIAL LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT

moore ruble yudell
*architects & planners*
933 Pico Boulevard Santa Monica, California 90405
tel 310 450 1400 mooreruibleyudell.com

ARCHITECT'S STAMP

CONSULTANTS

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Pasadena, CA 91105
626-793-2400

STRUCTURAL ENGINEER

Pivot Structural Engineering
5940 College Ave, Suite F
Oakland, CA 94618
415-231-5770

MECHANICAL, PLUMBING, FIRE PROTECTION ENGINEERS

Blue Forest Engineering
3622 Kingsley Street
Oakland, CA 94610
510-924-8224

ELECTRICAL, TELECOMM, AV, FIRE ALARM, SECURITY ENGINEERS

Atium Engineering
3533 York Lane
San Ramon, CA 94582
913-961-1658

CIVIL ENGINEER, SURVEYOR

BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
408-467-9100

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2785 Pacific Coast Highway, Suite E928
Torrance, CA 90505
508-301-9615

LIGHTING DESIGN

Horton Lees Brogden Lighting Design
8580 Washington Boulevard
Culver City, CA 90232
310-837-0929

SIGNAGE & GRAPHICS

Hunt Design
88 N. Fair Oaks Avenue
Pasadena, CA 91103
626-793-7847

SPECIFICATIONS

Gary Barnett Specifications
PO Box 801681
Santa Clarita, CA 91380
661-284-6882

COST CONSULTANT

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750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
424-343-2652

SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

COVER SHEET

SHEET NO.

G0.00




VICINITY MAP

# PROJECT DATA

**1. PROJECT LOCATION:**

OCEAN AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CA 93921

**2. PROJECT DESCRIPTION:**

THE HARRISON MEMORIAL LIBRARY RESTORATION PROJECT WILL PROVIDE SEISMIC IMPROVEMENTS, BUILDING SYSTEM UPGRADES, AND INCREASE ACCESSIBILITY THROUGHOUT THE HISTORIC BUILDING. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1928 WITH A SIGNIFICANT ADDITION BUILT IN 1940'S. HARRISON IS INCLUDED IN THE CITY OF CARMEL-BY-THE-SEA'S LISTING OF HISTORIC PLACES.

THE WORK WILL INCLUDE INSTALLATION OF NEW ACCESSIBLE NORTH ENTRY, ACCESSIBLE RESTROOMS, INSTALLATION OF AN ELEVATOR AND CHAIR LIFT, REBUILT INTERIOR STAIRS AND HANDRAILS AS WELL AS OVERALL IMPROVEMENTS TO THE INTERIOR FINISHES AND FURNISHINGS AND NEW ENERGY EFFICIENT LIGHTING. A REPLACEMENT SPRINKLER AND FIRE ALARM SYSTEM WILL BE INSTALLED.

THE NEW BASEMENT MECHANICAL ROOM WILL BE ADDED UNDER THE EXISTING READING ROOM TOWARDS THE NORTH WALL.

THREE WOOD WINDOWS IN THE 1940'S PORTION WILL BE REPLACED WITH METAL WINDOWS WITH INSULATED GLASS. REMAINING EXISTING WINDOWS WILL BE REGLAZED WITH ENERGY EFFICIENT GLASS USING THE EXISTING FRAMES. GLASS ENCLOSURE WILL BE ADDED TO EXISTING FIREPLACE FOR ENHANCING INDOOR AIR QUALITY.

THE SEISMIC IMPROVEMENT WORK WILL INCLUDE REPLACING EXTERIOR COLUMNS IN THE EAST SIDE YARD, STRENGTHENING ROOF DIAPHRAGM BY ADDING NEW SHEATHING, AND STEEL MOMENT FRAMES IN TWO LOCATIONS.

THERE IS NO CHANGE IN USE OR OCCUPANCY.

**3. BUILDING HEIGHT AND AREA:**

2 STORIES, WITH MEZZANINE

FLOOR AREAS PER FLOOR:

| | |
|---|---|
| MAIN LEVEL | 4,195 GSF |
| MEZZANINE | 1,077 GSF |
| LOWER LEVEL | 1,994 GSF (INCL. 37 GSF / 25 NSF ADDITION) |
| TOTAL FLOOR AREA | **7,266 GSF**<br>**NO CHANGE TO EXISTING FOOTPRINT** |
| MECHANICAL LEVEL | 398 GSF (NEW BASEMENT ADDITION) |

SITE COVERAGE (HARDSCAPE)

| | |
|---|---|
| EXISTING | 1,981 SF |
| PROPOSED | 2,205 SF |

MAXIMUM RIDGE HEIGHTS

| | |
|---|---|
| EXISTING | 25' - 5" |
| PROPOSED | 25' - 9" |

MAXIMUM PLATE HEIGHTS (NO CHANGE)

| | |
|---|---|
| EXISTING | 19' - 4" |
| PROPOSED | 19' - 4" |

**4. APPLICABLE CODES AND STANDARDS:**
CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

**BUILDING**
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA EXISTING BUILDING CODE

**HISTORICAL**
2025 CALIFORNIA HISTORICAL BUILDING CODE

**FIRE**
2025 CALIFORNIA FIRE CODE

**ACCESSIBILITY**
2025 CALIFORNIA BUILDING CODE CHAPTER 11B

**ELECTRICAL**
2025 CALIFORNIA ELECTRICAL CODE

**MECHANICAL**
2025 CALIFORNIA MECHANICAL CODE

**PLUMBING**
2025 CALIFORNIA PLUMBING CODE

**ENERGY**
2025 CALIFORNIA ENERGY CODE

**GREEN**
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

**ELEVATOR**
CALIFORNIA ELEVATOR SAFETY ORDERS

**OTHER**
2022 NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS
2022 NFPA 12: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2022 NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE

**5. OCCUPANCY CLASSIFICATION:**
LIBRARY AREAS AND GATHERING PLACE
GROUP A-3

OFFICES
GROUP B

**6. TYPE OF CONSTRUCTION:**
TYPE VB

**7. FIRE PROTECTION SYSTEM:**
AUTOMATIC SPRINKLER SYSTEM

**8. LENGTH OF EXIT ACCESS TRAVEL**
GROUP A: 250 FEET
GROUP B: 300 FEET

**9. MAXIMUM COMMON PATH OF EGRESS TRAVEL**
GROUP A: 75 FEET
GROUP B: 100 FEET

**10. DELEGATED DESIGN**
FIRE ALARM SYSTEM
AUTOMATIC SPRINKLER SYSTEM

# SHEET INDEX


GENERAL INFORMATION
G0.00 COVER SHEET
G1.10 PROJECT DATA & SHEET INDEX
G1.20 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

ARCHITECTURAL SITE
AS1.01 EXISTING SITE PLAN
AS1.10 ARCHITECTURAL SITE PLAN

CIVIL
C1.0 EXISTING CONDITIONS
C2.0 GRADING & DRAINAGE PLAN

ARCHITECTURAL HISTORIC
AH2.10 LOWER LEVEL SALVAGE & PROTECTION PLAN

AH2.20 MAIN LEVEL SALVAGE & PROTECTION PLAN

AH2.30 MEZZANINE SALVAGE & PROTECTION PLAN

ARCHITECTURAL DEMOLITION
AD2.10 LOWER LEVEL DEMO PLAN
AD2.20 MAIN LEVEL DEMO PLAN
AD2.30 MEZZANINE DEMO PLAN
AD2.40 ROOF DEMO PLAN

ARCHITECTURAL
A2.10 LOWER LEVEL PLAN
A2.20 MAIN LEVEL PLAN
A2.30 MEZZANINE PLAN
A2.40 ROOF PLAN

A4.00 DOOR SCHEDULE
A4.01 DOOR FRAME TYPES
A4.10 WINDOW SCHEDULE

A5.01 EXTERIOR BUILDING ELEVATIONS - NORTH
A5.02 EXTERIOR BUILDING ELEVATIONS - EAST
A5.03 EXTERIOR BUILDING ELEVATIONS - SOUTH
A5.04 EXTERIOR BUILDING ELEVATIONS - WEST
A5.30 BUILDING SECTIONS
A5.31 BUILDING SECTIONS
A5.50 WALL SECTIONS
A5.51 WALL SECTIONS

A10.20 INTERIOR & EXTERIOR DETAILS

SIGNAGE
A12.01 SIGN TYPE MENU

A12.06 SIGN LOCATION PLAN SITE
A12.07 SIGNAGE DETAILS
A12.08 SIGNAGE DETAILS


HARRISON MEMORIAL LIBRARY

Ocean Avenue and Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT


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KEY PLAN

DWG. TITLE
PROJECT DATA & SHEET INDEX

SHEET NO.
G1.10

## 4. ABBREVIATIONS FOR ARCHITECTURAL DRAWING SHEETS

| | | | | | |
|---|---|---|---|---|---|
| AB | ANCHOR BOLT | FT | FOOT OR FEET | PP | POLYPROPYLENE, PUSH/PULL |
| ACST | ACOUSTIC | FTG | FOOTING | PR | PAIR |
| ACT | ACOUSTIC CEILING TILE | FN | FENCE | PRCST | PRECAST |
| AD | AREA DRAIN | FO | FIELD ORDER, FINISHED OPENING | PRKG | PARKING |
| ADA | AMERICANS WITH DISABILITIES ACT | FOC | FACE OF CONCRETE, FACE OF CURB | PROP | PROPERTY |
| ADC | AUTOMATIC DOOR CLOSER | FOF | FACE OF FINISH | PS | POLYSTYRENE, PULL STATION |
| ADDM | ADDENDUM | FOM | FACE OF MASONRY | PT | PAINT, POST TENSIONED |
| ADH | ADHESIVE | FOS | FACE OF STUD | PTN | PARTITION |
| ADJ | ADJACENT, ADJUSTABLE | FOW | FACE OF WALL | PTR | PAPER TOWEL RECEPTACLE |
| AFC | ABOVE FINISHED COUNTER | FP | FIRE PROTECTION, FIREPROOF, FLAGPOLE | PV | PAVED, PHOTOVOLTAIC |
| AFF | ABOVE FINISHED FLOOR | FPM | FEET PER MINUTE | PVA | POLYVINYL ACETATE |
| AFS | ABOVE FINISHED SLAB | FR | FIRE RATING, FRAME | PVC | POLYVINYL CHLORIDE |
| AGGR | AGGREGATE | FRA | FIRE RATED ASSEMBLY | PVF | POLYVINYL FLUORIDE |
| AHJ | AUTHORITY HAVING JURISDICTION | FURN | FURNITURE, FURNACE | PWR | POWER |
| AHU | AIR HANDLING UNIT | | | | |
| ALM | ALARM | GA | GAGE | QA | QUALITY ASSURANCE |
| ALT | ALTERNATE | GALV | GALVANIZED | QC | QUALITY CONTROL |
| ALUM | ALUMINUM | GB | GRAB BAR | QCR | QUALITY CONTROL REVIEW |
| ANOD | ANODIZE | GC | GENERAL CONTRACTOR | QT | QUARRY TILE |
| ANT | ANTENNA | GCO | GRADE CLEAN OUT | QTB | QUARRY TILE BASE |
| APPD | APPROVED | GEN | GENERAL, GENERATOR | QTF | QUARRY TILE FLOOR |
| APC | ACOUSTICAL PANEL CEILING | GI | GALVANIZED IRON | QTR | QUARTER |
| APPROX | APPROXIMATE | GIP | GALVANIZED IRON PIPE | QTY | QUANTITY |
| AR | AS REQUIRED | GL | GLASS, GROUND LEVEL | | |
| ARCH | ARCHITECT OR ARCHITECTURAL | GRAN | GRANITE | R | RISER, RANGE, RADIUS, |
| ASC | ABOVE SUSPENDED CEILING | GRL | GRILLE | | THERMAL RESISTANCE |
| ASI | ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS | GRTG | GRATING | RA | RETURN AIR |
| ASPH | ASPHALT | GRV | GROOVE | RAB | RABBETED |
| AUTO | AUTOMATIC | GSB | GYPSUM SHEATHING BOARD | RAC | ROOM AIR CONDITIONER |
| AUX | AUXILIARY | GSM | GALVANIZED SHEET METAL | RAD | RADIATOR, RADIAN, RETURN AIR DUCT |
| AV | AUDIO-VISUAL, AIR VENT | GSU | GLAZED STRUCTURAL UNIT | RB | RESILIENT BASE, RUBBER BASE |
| AVG | AVERAGE | GT | GREASE TRAP, GROUT | RB HK | ROBE HOOK |
| AWT | ACOUSTICAL WALL TREATMENT | GUT | GUTTER | RBM | REINFORCED BRICK MASONRY |
| | | GWT | GLAZED WALL TILE | RBR | RUBBER |
| B PL | BASE PLATE | GYP | GYPSUM | RC | REINFORCED CONCRETE |
| BAL | BALANCE | | | RD | ROOF DRAIN, ROAD |
| BAS | BUILDING AUTOMATION SYSTEM | HB | HOSE BIB | REC | RECESSED |
| BAT | BATTEN, BATTERY | HC | HOLLOW CORE, HEATING COIL | REF | REFERENCE, REFRIGERATOR |
| BB | BASEBOARD, BULLETIN BOARD | HCP | HANDICAPPED | REINF | REINFORCE |
| BC | BACK OF CURB, BUILDING CODE | HDWE | HARDWARE | REM | REMOVABLE |
| BD | BOARD | HDBD | HARDBOARD | REP | REPAIR |
| BDRY | BOUNDARY | HDO | HIGH DENSITY OVERLAY | REPL | REPLACE |
| BKG | BACKING | HDPE | HIGH DENSITY POLYETHYLENE | REQD | REQUIRED |
| BKGD | BACKGROUND | HDR | HEADER | REST | RESTROOM |
| BL | BASE LINE, BUILDING LINE | HDW | HARDWARE | RT | RETURN |
| BLDG | BUILDING | HDWD | HARDWOOD | RF | RESILIENT FLOORING |
| BLR | BOILER | HM | HOLLOW METAL | RFG | ROOFING |
| BLST | BALLAST | HMD | HOLLOW METAL DOOR, HUMIDITY | RH | ROOF HATCH |
| BLW | BELOW | HMDF | HOLLOW METAL DOOR AND FRAME | RLG | RAILING |
| BM | BEAM, BENCHMARK | HMF | HOLLOW METAL FRAME | RM | ROOM |
| BN | BULLNOSE | HO | HOLD OPEN | RND | ROUND |
| BOT | BOTTOM | HOA | HAND-OFF-AUTOMATIC | RO | ROUGH OPENING |
| BP | BUILDING PAPER | HOR | HORIZONTAL | ROW | RIGHT OF WAY |
| BRLP | BURLAP | HS | HAND SINK | RR | ROLL ROOFING |
| BRZ | BRONZE | HT | HEIGHT | RS | ROUGH SAWN |
| BS | BOTH SIDES | HV | HIGH VOLTAGE, HOSE VALVE | RSD | ROLLING STEEL DOOR |
| BSMT | BASEMENT | HW | HOT WATER | RT | RIGHT |
| BT | BATH TUB | HWB | HOT WATER BOILER | RV | ROOF VENT |
| Btu | BRITISH THERMAL UNIT | | | RVL | REVEAL |
| BTWN | BETWEEN | ID | INSIDE DIMENSION, INTERIOR DESIGN | RVS | REVERSE |
| BU | BUILT-UP | IF | INSIDE FACE | | |
| BUR | BUILT-UP ROOFING | INSUL | INSULATION | S | SOUTH |
| BW | BOTH WAYS | INT | INTERIOR | S1S | SURFACED ONE SIDE |
| | | IR | INFRARED | S2S | SURFACED TWO SIDES |
| C | CHANNEL, CELSIUS | IR | INSIDE RADIUS | S4S | SURFACED FOUR SIDES |
| CAB | CABINET | IW | IRRIGATION WATER | SA | SUPPLY AIR |
| CAM | CAMBER | IWH | INSTANTANEOUS WATER HEATER | SAG | SUPPLY AIR GRILLE |
| CAV | CAVITY | | | SAN | SANITARY |
| CB | CATCH BASIN, CERAMIC BASE, CORNER BEAD | JAL | JALOUSIE | SAPC | SUSPENDED ACOUSTICAL PLASTER CEILING |
| CBB | CEMENTITIOUS BACKER BOARD | JAN | JANITOR | SAT | SUSPENDED ACOUSTICAL TILE |
| CCD | CONTRACT CHANGE DIRECTIVE | JS | JANITOR'S SINK | SATC | SUSPENDED ACOUSTICAL TILE CEILING |
| CCTV | CLOSED CIRCUIT TELEVISION | | | SB | SPLASH BLOCK |
| CDW | CHILLED DRINKING WATER | KB | KNEE BRACE | SBS | STYRENE BUTADIENE STYRENE |
| CDWR | CHILLED DRINKING WATER RETURN | KD | KILN DRIED, KNOCK DOWN | SC | SOLID CORE, SHADING COEFFICIENT |
| CDWS | CHILLED DRINKING WATER SUPPLY | KIT | KITCHEN | SCD | SEAT COVER DISPENSER |
| CCW | COUNTERCLOCKWISE | KOP | KNOCK OUT PANEL | SCMU | SOLID CORE MASONRY UNIT |
| CEM | CEMENT | KPL | KICKPLATE | SCP | SCUPPER |
| CER | CERAMIC | | | SCR | SHOWER CURTAIN ROD |
| CF/CI | CONTRACTOR FURNISHED/CONTRACTOR INSTALLED | L | ANGLE, LITER | SCRN | SCREEN |
| CF/OI | CONTRACTOR FURNISHED/OWNER INSTALLED | L&P | LATH AND PLASTER | SCT | STRUCTURAL CLAY TILE |
| CFC | CHLOROFLUOROCARBONS | LAB | LABORATORY | SCWD | SOLID CORE WOOD DOOR |
| CFE | CONTRACTOR FURNISHED EQUIPMENT | LAGG | LAGGING | SD | SHOP DRAWINGS, SMOKE DETECTOR, |
| CFLG | COUNTERFLASHING | LAD | LADDER | | SOAP DISPENSER, STORM DRAIN, SUPPLY DUCT |
| CFM | CUBIC FEET PER MINUTE | LAM | LAMINATE | SDBL | SANDBLAST |
| CFMF | COLD-FORMED METAL FRAMING | LAQ | LACQUER | SDG | SIDING |
| CFS | CUBIC FEET PER SECOND | LAT | LATTICE | SGD | SLIDING GLASS DOOR |
| CG | CORNER GUARD | LAU | LAUNDRY | SHR | SHOWER |
| CH | CHILLER, COAT HOOK | LAV | LAVATORY | SHRD | SHOWER DRAIN |
| CHL | CHAIN LINK | LBR | LUMBER | SHTG | SHEATHING |
| CHFR | CHAMFER | LBS | POUND | SIM | SIMILAR |
| CI | CAST IRON, CURB INLET | LCD | LINEAR CEILING DIFFUSER | SJ | SCORED JOINT, SLIP JOINT |
| CIP | CAST-IN-PLACE, CAST IRON PIPE | LD | LINEAR DIFFUSER | SK | SKETCH |
| CJ | CONSTRUCTION JOINT, CONTROL JOINT | LEV | LOW EMISSIONS VEHICLE | SKLT | SKYLIGHT |
| CL | CENTER LINE, CLASS, CLOSE | LINO | LINOLEUM | SL | SEA LEVEL, SPOT LIGHT |
| CLDG | CLADDING | LKR | LOCKER | SLDG | SLIDING |
| CLG | CEILING | LMST | LIMESTONE | SLDR | SOLDER |
| CLO | CLOSET | LP | LIGHT POLE | SLNT | SEALANT |
| CLR | CLEAR | LTNG | LIGHTNING | SM | SHEET METAL, SMALL, SMOOTH |
| CMU | CONCRETE MASONRY UNIT | LVR | LOUVER | SMLS | SEAMLESS |
| CNCL | CONCEALED | | | SMP | SUMP PUMP |
| CO | CLEAN OUT | m | METER | SND | SANITARY NAPKIN DISPENSER |
| COL | COLUMN | MA | MIXED AIR | SNSR | SENSOR |
| CONC | CONCRETE | MATL | MATERIAL | SOV | SHUT OFF VALVE |
| CONT | CONTINUOUS | MAX | MAXIMUM | SP | STANDPIPE, SUMP PIT, SOLID PLASTIC |
| CT | CERAMIC TILE | MB | MACHINE BOLT, MAIL BOX | SP EL | SPOT ELEVATION |
| CTR | CENTER | MC | MANHOLE COVER | SP FIN | SPECIAL FINISH |
| CTV | CABLE TELEVISION | MECH | MECHANICAL | SPEC | SPECIFICATION |
| CU | COPPER, CUBIC | MEL | MELAMINE | SPH | SPACE HEATER |
| CW | COLD WATER | MEMB | MEMBRANE | SPKLR | SPRINKLER |
| | | MEZZ | MEZZANINE | SPKR | SPEAKER |
| DB | DECIBEL | MF | MILL FINISH | SPR | SPRINKLER LINE |
| D-B | DESIGN-BUILD | MFR | MANUFACTURER | SS | SANITARY SEWER, SERVICE SINK, |
| DBL | DOUBLE | MIN | MINIMUM | | STORM SEWER, STANDING SEAM |
| DEF | DEFINITION | MISC | MISCELLANEOUS | SMD | SEE MECHANICAL DRAWINGS |
| DEG | DEGREE | ML | METAL LATH, MONOLITHIC | SOI | SECRETARY OF THE INTERIOR'S STANDARDS |
| DEL | DELETE | MLWK | MILLWORK | | FOR THE TREATMENT OF HISTORIC PROPERTIES |
| DEMO | DEMOLITION, DEMONSTRATION | MO | MASONRY OPENING | SST | STAINLESS STEEL |
| DET | DETAIL | MON | MONITOR, MONUMENT | ST | STAIRS, STREET |
| DF | DRINKING FOUNTAIN | MOPR | MOP RACK | STAG | STAGGERED |
| DI | DRAIN INLET | MR | MOISTURE RESISTANT | STC | SOUND TRANSMISSION CLASS |
| DIA | DIAMETER | MRB | MARBLE BASE | STD | STANDARD |
| DIAG | DIAGONAL, DIAGRAM | MRT | MARBLE THRESHOLD | STL | STEEL |
| DIFF | DIFFUSER | MS | MOP SINK | STM | STEAM |
| DIM | DIMENSION | MT | METAL THRESHOLD, MOUNT | STOR | STORAGE |
| DIR | DIRECTION | MTD | MOUNTED | STRUC | STRUCTURAL |
| DISP | DISPENSER | MTL | METAL | SUSP | SUSPEND |
| DIST | DISTANCE | MTLB | METAL BASE | SV | SHEET VINYL, SAFETY VALVE |
| DMPR | DAMPER | MTLD | METAL DOOR | SYM | SYMMETRICAL |
| DMR | DIMMER | MTLF | METAL FLASHING | | |
| DN | DOWN | MTLP | METAL PARTITION | T | TREAD |
| DPTN | DEMOUNTABLE PARTITION | MTLR | METAL ROOF | T&B | TOP AND BOTTOM |
| DR | DOOR, DRAIN, DRIVE | MULT | MULTIPLE | T&G | TONGUE AND GROOVE |
| DS | DOWNSPOUT | MVBL | MOVEABLE | T&M | TIME AND MATERIALS |
| DSP | DRY STANDPIPE | | | T/S | TUB/SHOWER |
| DWG | DRAWING | N | NORTH | TB | THROUGH BOLT |
| | | NA | NOT APPLICABLE | TB | TOWEL BAR |
| E | EAST | NC | NOISE CRITERIA | TC | TERRA COTTA |
| EA | EACH | NE | NOT EXCEEDING | TD | TOWEL DISPENSER, TRENCH DRAIN |
| EC | EDGE OF CURB | NEG | NEGATIVE | TDR | TOWEL DISPENSER, RECEPTACLE |
| EE | EACH END | NIC | NOT IN CONTRACT, NOISE ISOLATION CLASS | TEL | TELEPHONE |
| EF | EACH FACE, EXTERIOR FINISH | NKL | NICKEL | TEMP | TEMPERATURE, TEMPORARY |
| EG | EDGE GRAIN | NM | NON-METALLIC | TER | TERRAZZO |
| EGB | EXTERIOR GYPSUM BOARD | NO | NUMBER | TFF | TOP OF FINISH FLOOR |
| EJ | EXPANSION JOINT | NOM | NOMINAL | TG | TRANSFER GRILLE |
| EH | ELECTRIC HEATER | NPL | NICKEL PLATED | THK | THICKNESS |
| EHD | ELECTRIC HAND DRYER | NR | NOISE REDUCTION | THRU | THROUGH |
| EL | ELEVATION | NRC | NOISE REDUCTION COEFFICIENT | TL | TWIST LOCK |
| ELEC | ELECTRIC | NRP | NONREMOVABLE | TMPD | TEMPERED |
| ELEV | ELEVATOR | NS | NARROW STILE, NEAR SIDE, NO SCALE | TN | TRUE NORTH |
| ENCL | ENCLOSURE | NTS | NOT TO SCALE | TO | TOP OF |
| EOS | EDGE OF SLAB | | | TOB | TOP OF BEAM |
| EQ | EQUAL | OA | OUTSIDE AIR | TOC | TOP OF CONCRETE, TOP OF CURB |
| ETC | AND SO FORTH, ET CETERA | OC | ON CENTER | TOF | TOP OF FLOOR, TOP OF FOOTING, TOP OF FRAME |
| EW | EACH WAY | OF | OUTSIDE FACE | TOJ | TOP OF JOIST |
| EWC | ELECTRIC WATER COOLER | OFD | OVERFLOW DRAIN | TOL | TOLERANCE |
| EWH | ELECTRIC WATER HEATER | OFF | OFFICE | TOM | TOP OF MASONRY |
| EWS | EYE WASH STATION | OD | OUTSIDE DIAMETER, OUTSIDE DIMENSION | TOP | TOP OF PAVEMENT, TOP OF PARAPET |
| EXC | EXCAVATE | OF/CI | OWNER FURNISHED/CONTRACTOR INSTALLED | TOS | TOP OF STEEL |
| EXCL | EXCLUDE | OF/OI | OWNER FURNISHED/OWNER INSTALLED | TOW | TOP OF WALL |
| EXP | EXPOSED TO STRUCTURE | OFS | OUTSIDE FACE OF STUDS | TP | TELEPHONE POLE |
| EXST | EXISTING | OGL | OBSCURE GLASS | TPD | TOILET PAPER DISPENSER |
| EXP | EXPANSION, EXPAND, EXPOSED | OPNG | OPENING | TR | TOWEL RACK, TOP OF RIM |
| EXT | EXTERIOR, EXTINGUISHER | OPH | OPPOSITE HAND | TRTD | TREATED |
| | | OPP | OPPOSITE | TS | TUBE STEEL |
| FA | FIRE ALARM, FRESH AIR | OPQ | OPAQUE | TSH | TOWEL SHELF |
| FAB | FABRIC | OPR | OPERABLE | TV | TELEVISION |
| FAR | FLOOR AREA RATIO | OVFL | OVERFLOW | TYP | TYPICAL |
| FAS | FASCIA | | | | |
| FCO | FLOOR CLEAN OUT | P | POLE, PUMP | UH | UNIT HEATER |
| FD | FLOOR DRAIN | PAR | PARALLEL, PARAPET | UN | UNLESS NOTED |
| FDC | FIRE DEPARTMENT CONNECTION | PAT | PATTERN | UNEX | UNEXCAVATED |
| FE | FIRE EXTINGUISHER | PB | PAINTED BASE, PANELBOARD, | UNO | UNLESS NOTED OTHERWISE |
| FEC | FIRE EXTINGUISHER CABINET | | PANIC BAR, PULL BOX, PUSHBUTTON | UON | UNLESS OTHERWISE NOTED |
| FF | FINISH FACE OR FLOOR | PBD | PARTICLEBOARD | UR | URINAL |
| FF&E | FURNITURE, FIXTURE AND EQUIPMENT | PC | PORTLAND CEMENT, POLYCARBONATE | UTIL | UTILITY |
| FFA | FROM FLOOR ABOVE | PCP | PORTLAND CEMENT PLASTER | | |
| FFB | FROM FLOOR BELOW | PEC | PHOTOELECTRIC CELL | VAR | VARIES |
| FGL | FIBERGLASS | PERF | PERFORATED | VCT | VINYL COMPOSITION TILE |
| FH | FIRE HOSE, FIRE HYDRANT | PIB | POLYISOBUTYLENE | VENT | VENTILATION |
| FHC | FIRE HOSE CABINET | PIL | PILASTER | VERT | VERTICAL |
| FHP | FULL HEIGHT PARTITION | PL | PROPERTY LINE | VIF | VERIFY IN FIELD |
| FIN | FINISH | PLAM | PLASTIC LAMINATE | | |
| FIXT | FIXTURE | PLAS | PLASTER | W | WEST, WIDE |
| FL | FLOOR LINE, FLOOR | PLYWD | PLYWOOD | W/ | WITH.. |
| FLG | FLOORING, FLANGE | PMTL | PAINTED METAL | WB | WHITE BOARD |
| FLR | FLOOR | PNL | PANEL | WC | WATER CLOSET |
| FO | FACE OF | POLY | POLYETHYLENE | WD | WOOD |
| FOIO | FURNISHED BY OWNER | PORC | PORCELAIN | WM | WIRE MESH |
| FOS | FACE OF STUD | POTW | POTABLE WATER | W/O | WITHOUT |

## 3. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

SITE CONSTRUCTION

- GRAVEL, ROCK, BALLAST
- EARTHWORK, COMPACTED FILL
- EARTHWORK, UNDISTURBED
- PLANTING
- SAND

CONCRETE

- CONCRETE

MASONRY

- BRICK 1
- BRICK 2
- BRICK 3
- MORTAR, GROUT
- CONCRETE MASONRY UNIT (CUT)
- BRICK (CUT)
- STONE (CUT)

METALS

- ALUMINUM
- STEEL
- METAL PANEL
- BRONZE, BRASS

WOOD AND PLASTICS

- EXISTING WALL POCHE
- PLYWOOD
- WOOD - ARCHITECTURAL FINISH
- WOOD - CONTINUOUS ROUGH FRAMING
- WOOD - BLOCKING OR SHIM

THERMAL AND MOISTURE PROTECTION

- ROOFING
- INSULATION, RIGID BOARD

DOORS AND WINDOWS

- GLASS - CLEAR, SEE GLAZING TYPES
- GLASS - FRIT, SEE GLAZING TYPES
- GLASS - TRANSLUCENT, SEE GLAZING TYPES
- GLASS - OPAQUE, SEE GLAZING TYPES

FINISHES

- GYPSUM BOARD
- ACOUSTICAL PANEL
- TERRAZZO

## 2. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

## 1. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

- GRID OR COLUMN LINE (1 / A)
- TYPICAL DRAWING REFERENCE (DRAWING SHEET: SIM / 1 / A0.00)
- BUILDING SECTION — *ARROW AND FLAG INDICATE DIRECTION OF CUT* (SIM / 1 / A0.00)
- WALL SECTION — *ARROW AND FLAG INDICATE DIRECTION OF CUT* (SIM / 1 / A0.00)
- EXTERIOR ELEVATION — *ARROW INDICATES DIRECTION OF VIEW* (1 / A0.00 / 1)
- INTERIOR ELEVATION — *ARROW INDICATES DIRECTION OF VIEW* (1 / A0.00 / 1)
- SECTION DETAIL REFERENCE — *TAIL INDICATES DIRECTION OF VIEW* (SIM / 1 / A0.00)
- PLAN DETAIL REFERENCE — *CALLOUT BOUNDARY INDICATES AREA OF VIEW* (SIM / 1 / A0.00)
- OPEN TO BELOW (NOT USED FOR ALL INSTANCES)
- OPEN TO ABOVE (NOT USED FOR ALL INSTANCES)
- ROOM IDENTIFIER — ROOM NAME / 5000A
- ROOM FINISH INDICATOR — F FL1 *FLOOR*; B B1 *BASE*; W PT1 *WALL*
- CEILING HEIGHT INDICATOR — 00' - 00" AFF
- MATERIAL TYPE INDICATOR — CT1
- KEYNOTE INDICATOR — 055000.01
- 3-SIDED, DRAWING REVISION INDICATOR — 0 / RFI 0011
- 4-SIDED DIAMOND, PARTITION TYPE INDICATOR — 2F
- 6-SIDED, WINDOW TYPE INDICATOR "E" FOR EXISTING — W1
- SWINGING DOOR SYMBOL, PLAN — 5000A / *DOOR NUMBER*
- SWINGING DOOR SYMBOL, ELEVATION — *HINGE SIDE*; *DASHED LINE INDICATES DOOR SWING*
- LEVEL OR ELEVATION INDICATOR — Name
- MATCHLINE LOCATION INDICATOR — 1 / A2.23 / 1 / A2.24
- DEMOLITION LINE
- HIDDEN FEATURES LINE / FEATURES ABOVE LINE
- CENTER LINE INDICATOR
- CONTRACT LIMIT LINE
- PROPERTY LINE
- SMOKE BARRIER LINE
- EXISTING TO REMAIN LINE (S — S)
- 1-HOUR FIRE RATED WALL
- 2-HOUR FIRE RATED WALL
- INSULATION, LOOSE FILL OR BLANKET
- WOOD GRAIN, CARPET PATTERN AND OTHER MATERIAL DIRECTION INDICATOR
- SLIDING DOOR, PANEL, EQUIPMENT ETC. INDICATOR
- FE — FIRE EXTINGUISHER - SURFACED MOUNTED WITH BRACKET
- FEC — FIRE EXTINGUISHER - WITH CABINET
- FDV — FIRE DEPARTMENT VALVE CABINET
- CFDV — COMBINATION FDV AND SPRINKLER STANDPIPE CABINET
- CNR — CORNER GUARD
- RS — ROOM SCHEDULER
- NORTH ARROW

1. SYMBOLS AND ABBREVIATIONS ON THIS SHEET REFER TO THE ARCHITECTURAL DISCIPLINE DRAWINGS. SEE OTHER DISCIPLINES FOR ADDITIONAL ABBREVIATIONS AND SYMBOLS.

2. ABBREVIATIONS ON THIS SHEET ARE ABRIDGED FROM THE UNITED STATES NATIONAL CAD STANDARD (NCS) MODULE 5, V5.

3. NOT ALL ABBREVIATIONS AND SYMBOLS ON THIS SHEET MAY BE PRESENT IN THIS PROJECT.

4. REVIEW THE SPECIFICATIONS FOR INFORMATION ON FURNISHINGS, FIXTURES AND EQUIPMENT. GRAPHIC SYMBOLS SHOWN ON THIS SHEET DO NOT NECESSARILY CONVEY THE QUALITY, TYPES, ETC.

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| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

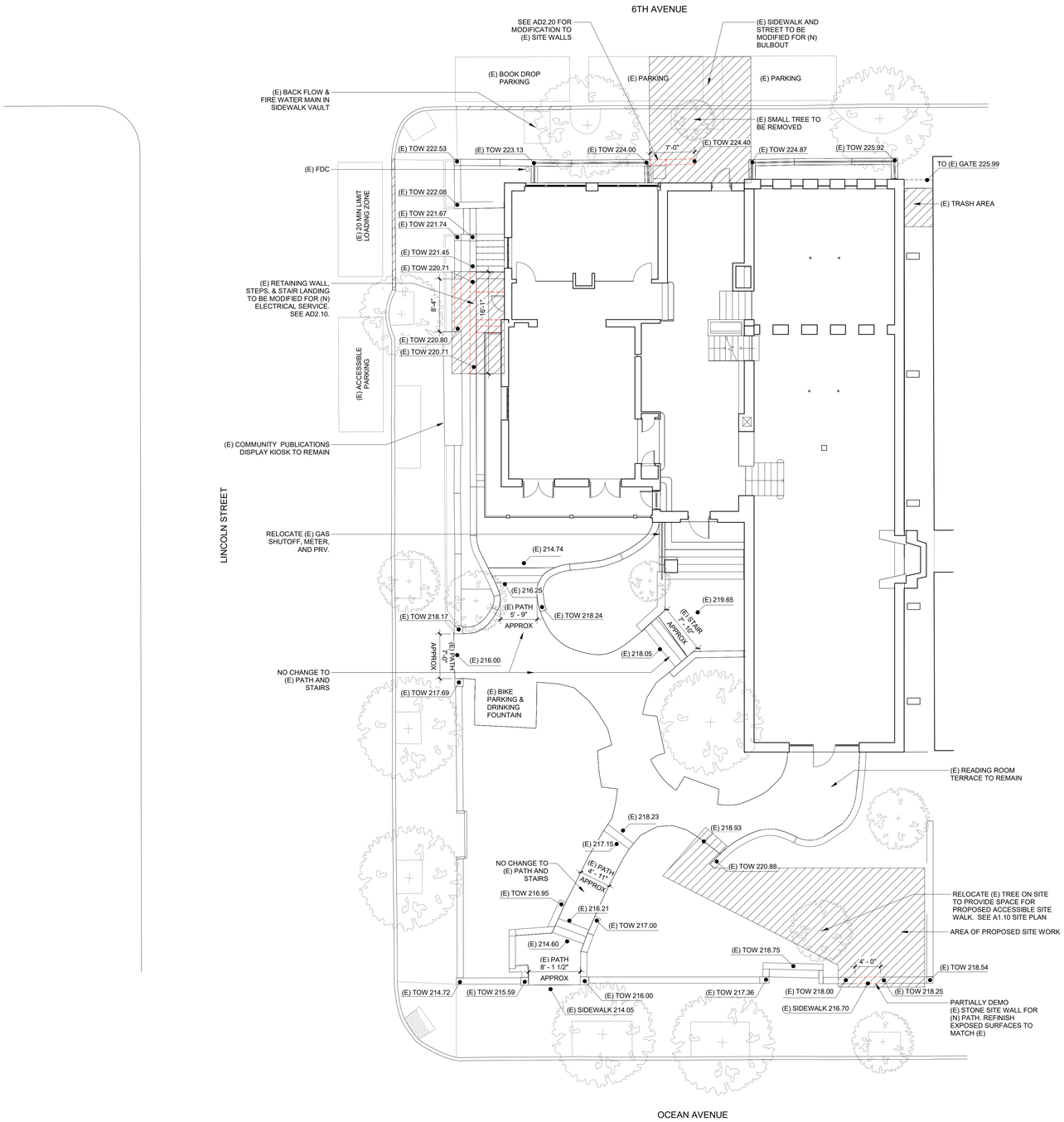
ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

SHEET NO.

G1.20

**NOTES**

1. (E) STREET TREES TO REMAIN U.N.O.
2. (E) LIBRARY GARDEN AND TREES TO REMAIN U.N.O.
3. PROTECT ALL (E) EXTERIOR PLANTINGS AND PAVING DURING CONSTRUCTION. PLANTINGS AND PAVING DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED IN KIND.
4. (N) TRANSFORMER AND (N) SWITCHGEAR TO BE CONNECTED PER ELECTRICAL SITE DRAWINGS. ALL SITEWORK DISTURBED BY TRENCHING AND RELATED INSTALLATION TO BE PUT BACK TO MATCH EXISTING U.N.O.




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

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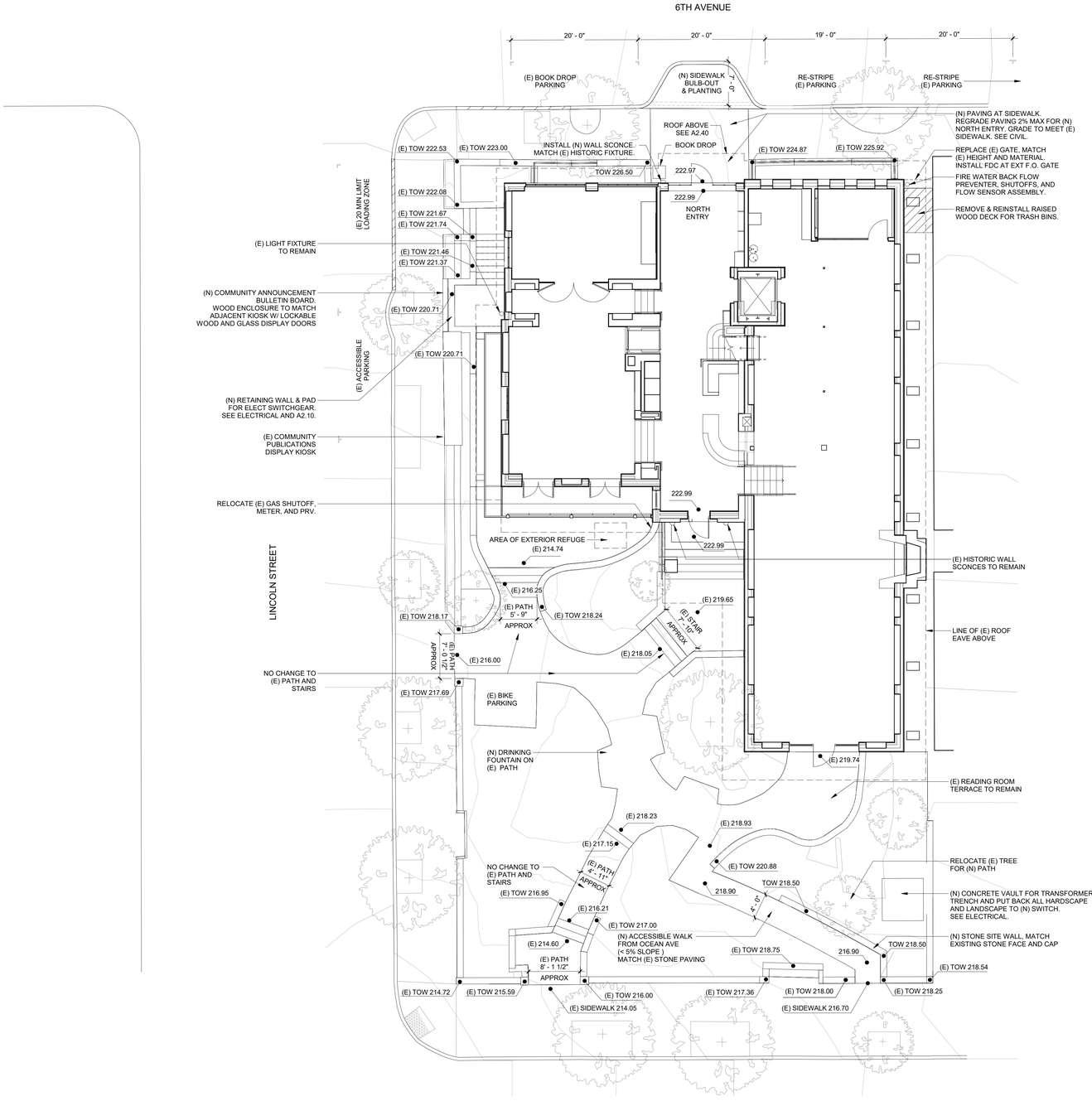
KEY PLAN

DWG. TITLE

EXISTING SITE PLAN

SHEET NO.

AS1.01




PROPOSED SITE PLAN | 1

1/8" = 1'-0"

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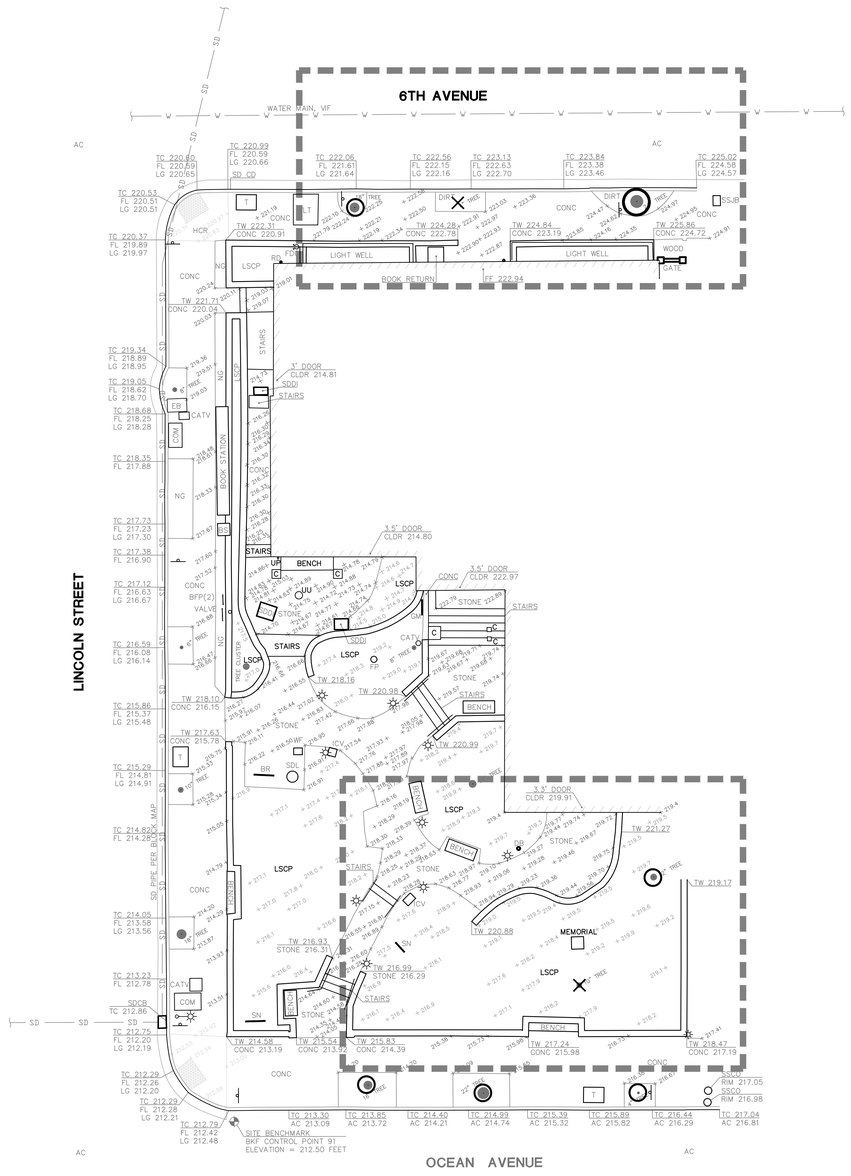
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KEY PLAN

DWG. TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.
AS1.10




## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| ADJACENT LOT LINE | |
| EASEMENT LINE | |
| STREET CENTER LINE | |
| LIMIT OF WORK | |
| STORM DRAIN LINE | SD |
| SANITARY SEWER | SS |
| DOMESTIC WATER | W |
| NATURAL GAS | G |
| EXISTING OVER HEAD LINE | OVH |
| STORM DRAIN MANHOLE | SDMH |
| SANITARY SEWER MANHOLE | SSMH |
| CATCH BASIN | |
| WATER VALVE | |
| FIRE HYDRANT | |
| JOINT POLE | |
| TRAFFIC SIGNAL POLE | |
| COMMUNICATION BOX | COMM |
| SPOT ELEVATION | x 46.21 |
| (E) TREE TO BE REMOVED/RELOCATED | X |
| (E) TREE TO BE PROTECTED | O |

## ABBREVIATIONS

| | |
|---|---|
| AC | ASPHALTIC CONCRETE |
| AL | AREA LIGHT |
| BFP | BACK FLOW PREVENTOR |
| BR | BIKE RACK |
| BS | BOOK STATION |
| CATV | CABLE TELEVISION |
| CLDR | CENTERLINE DOOR |
| C | COLUMN |
| COM | COMMUNICATION |
| CONC | CONCRETE |
| DB | DOOR BUTTON |
| EB | ELECTRICAL BOX |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| FP | FLAG POLE |
| GM | GAS METER |
| HCR | ACCESSIBLE RAMP |
| HR | HAND RAIL |
| ICV | IRRIGATION CONTROL VALVE |
| LG | LIP OF GUTTER |
| LSCP | LANDSCAPE |
| NG | NATURAL GROUND |
| RD | ROOF DRAIN |
| SD CD | STORM DRAIN CURB DRAIN |
| SDDI | STORM DRAIN INLET |
| SDL | SUN DIAL |
| SL | STREET LIGHT |
| SN | SIGN |
| SSCO | SANITARY SEWER CLEANOUT |
| SSJB | SANITARY SEWER JUNCTION BOX |
| T | TRASH CAN |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| UP | UTILITY PIPE |
| UU | UNKNOWN CLEANOUT |
| VLT | VAULT |
| WF | WATER FOUNTAIN |

## SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATE OF THE FIELD SURVEY: SEPTEMBER 16 & NOVEMBER 8TH, 2025
3. TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT (~48").
4. NO TITLE REPORT WAS ISSUED FOR THIS SURVEY.
5. NO BOUNDARY INFORMATION IS SHOWN ON THIS SURVEY.
6. NO EASEMENT INFORMATION IS SHOWN ON THIS SURVEY.

## HORIZONTAL DATUM

THE HORIZONTAL DATUM USED FOR THIS SURVEY IS DERIVED FROM GNSS RTK METHODS, UTILIZING THE LEICA SMARTNET REAL TIME NETWORK, TIED INTO CALIFORNIA STATE PLANE COORDINATES NAD83.

## ELEVATION DATUM

BKF CONTROL POINT NO. 91

MAG NAIL

ELEVATION = 212.50 FEET (GPS DERIVED) BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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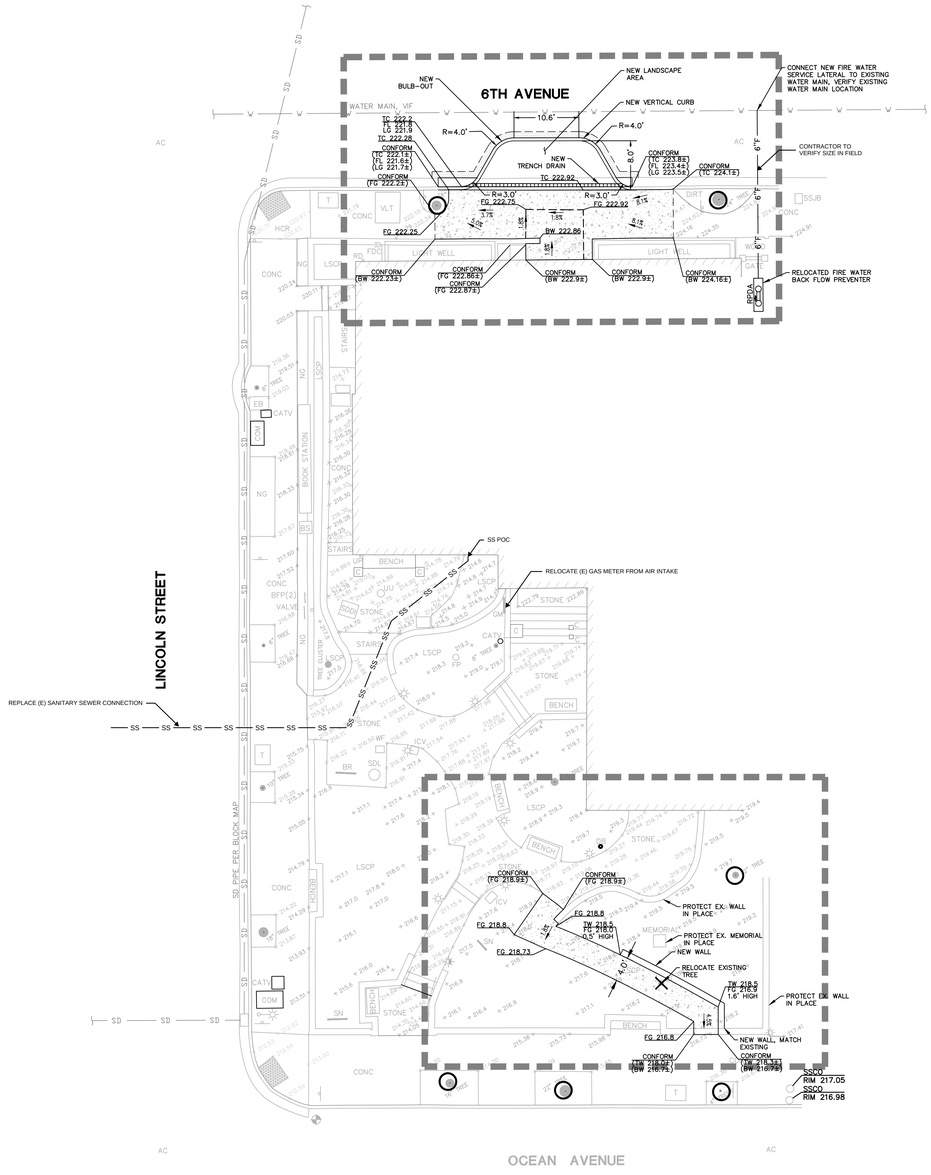
KEY PLAN

DWG. TITLE

**EXISTING CONDITIONS**

SHEET NO.

**C1.0**




**LEGEND**

| | |
|---|---|
| PROPERTY LINE | |
| ADJACENT LOT LINE | |
| SAW-CUT LINE | |
| GRADE BREAK LINE | |
| NEW CONCRETE | |
| NEW ASPHALT | |
| LIMIT OF WORK | |
| VERTICAL CURB & GUTTER | |
| FINISHED GRADE ELEVATION | 36.05 |
| FINISHED FLOOR ELEVATION | FF 36.05 |
| GARAGE SLAB FLOOR ELEVATION | GS 36.05 |
| TOP OF STEP ELEVATION | TS 36.05 |
| BOTTOM OF STEP ELEVATION / TOP OF CURB ELEVATION | BS 36.05 / TC 36.05 |
| TOP OF ROLLED CURB ELEVATION | TRC 36.05 |
| FLOW LINE ELEVATION ELEVATION | FL 36.05 |
| HIGH POINT | HP |
| LOW POINT | LP |
| PAVEMENT ELEVATION | PV 36.05 |
| GRADE TO DRAIN | |
| SLOPE/DIRECTION OF FLOW | 8.0% |
| OVERLAND RELEASE | |
| TRENCH DRAIN | |

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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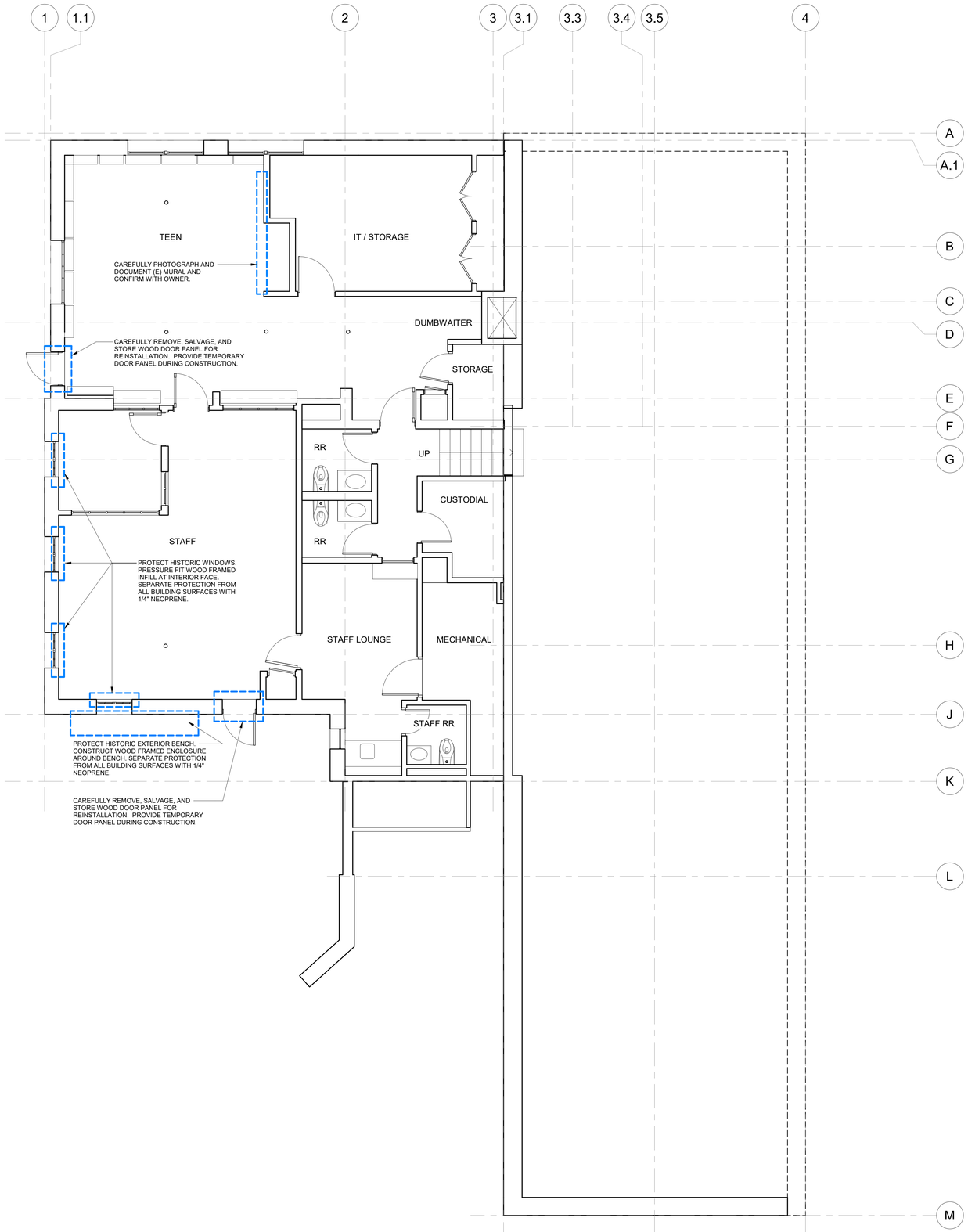
KEY PLAN

DWG. TITLE

**GRADING & DRAINAGE PLAN**

SHEET NO.

C2.0




(E) LOWER LEVEL PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

1. ALL WORK TO BE PERFORMED ACCORDING TO THE SECRETARY OF INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES.
2. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
3. PRIOR TO START OF DEMOLITION, CONTRACTOR SHALL COMPLETE SALVAGE AND PROTECTION WORK.
4. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
5. CONTRACTOR SHALL COORDINATE SALVAGE AND PROTECTION WORK WITH HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION, SO THAT HISTORIC MATERIALS ARE CONTINUOUSLY PROTECTED.
6. WHEN PHYSICAL PROTECTION DIRECTLY IMPEDES ABATEMENT OR DEMOLITION, PROTECTION SHALL ONLY BE REMOVED OR NOT INSTALLED FOR THE MINIMUM DURATION REQUIRED TO PERFORM ABATEMENT. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO HISTORIC MATERIALS.
7. BOOKSHELVES AND OTHER FIXED CASEWORK TO BE REMOVED PRIOR TO DEMO WORK.
8. CONTRACTOR SHALL REASONABLY PROTECT ALL EXISTING TO REMAIN ELEMENTS FROM DAMAGE DURING CONSTRUCTION, INCLUDING ITEMS NOT SHOWN.
9. CONTRACTOR SHALL DEVELOP WITH ARCHITECT A LIST OF ITEMS TO BE SAVED AND TURNED OVER TO OWNER. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES FOR SALVAGED ITEMS.
10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.

**LEGEND**

AREAS OF HISTORIC PROTECTION. SEE NOTES FOR INFORMATION.

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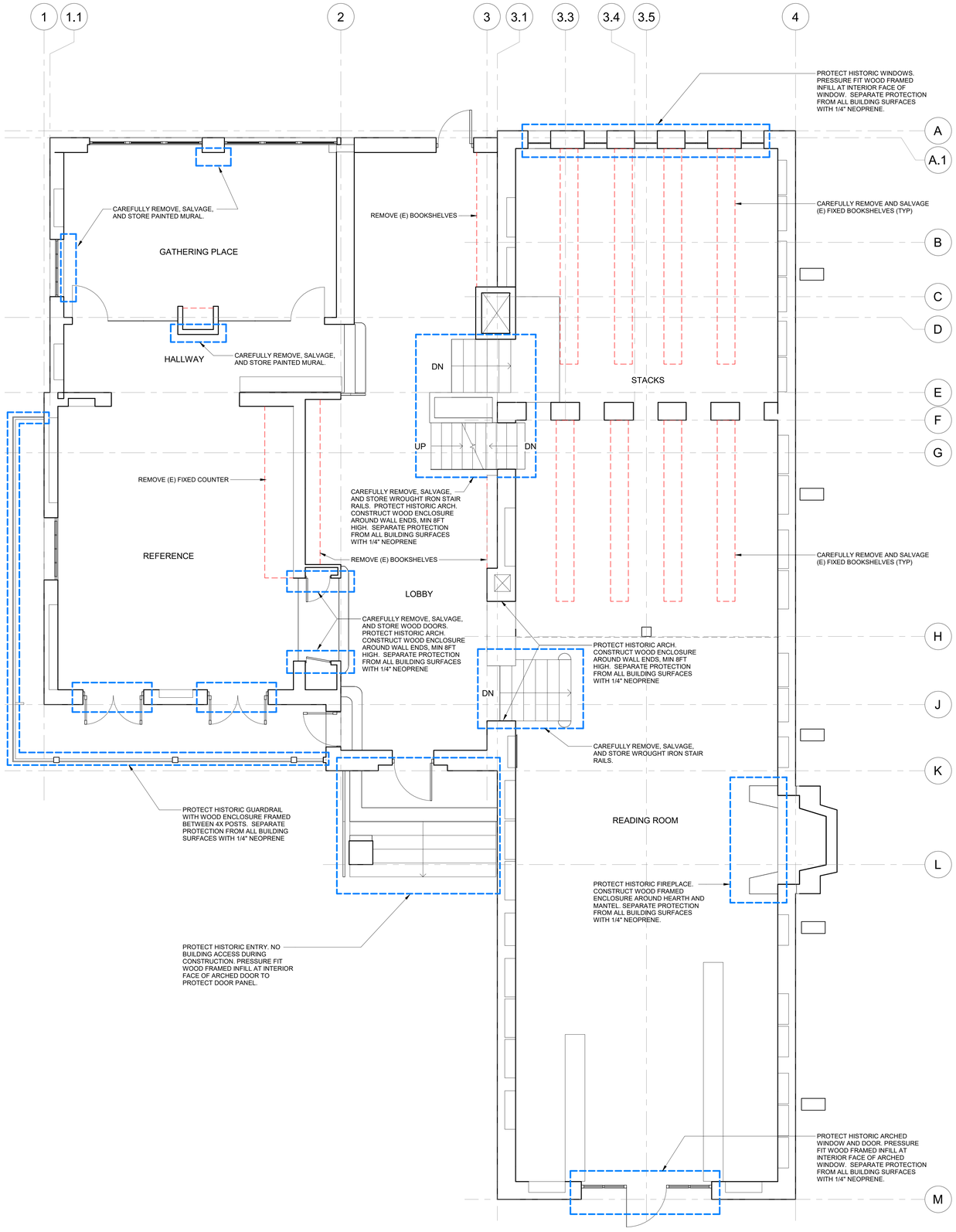
KEY PLAN

DWG. TITLE

LOWER LEVEL SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.10




(E) MAIN LEVEL PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

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10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.

**LEGEND**

AREAS OF HISTORIC PROTECTION. SEE NOTES FOR INFORMATION.

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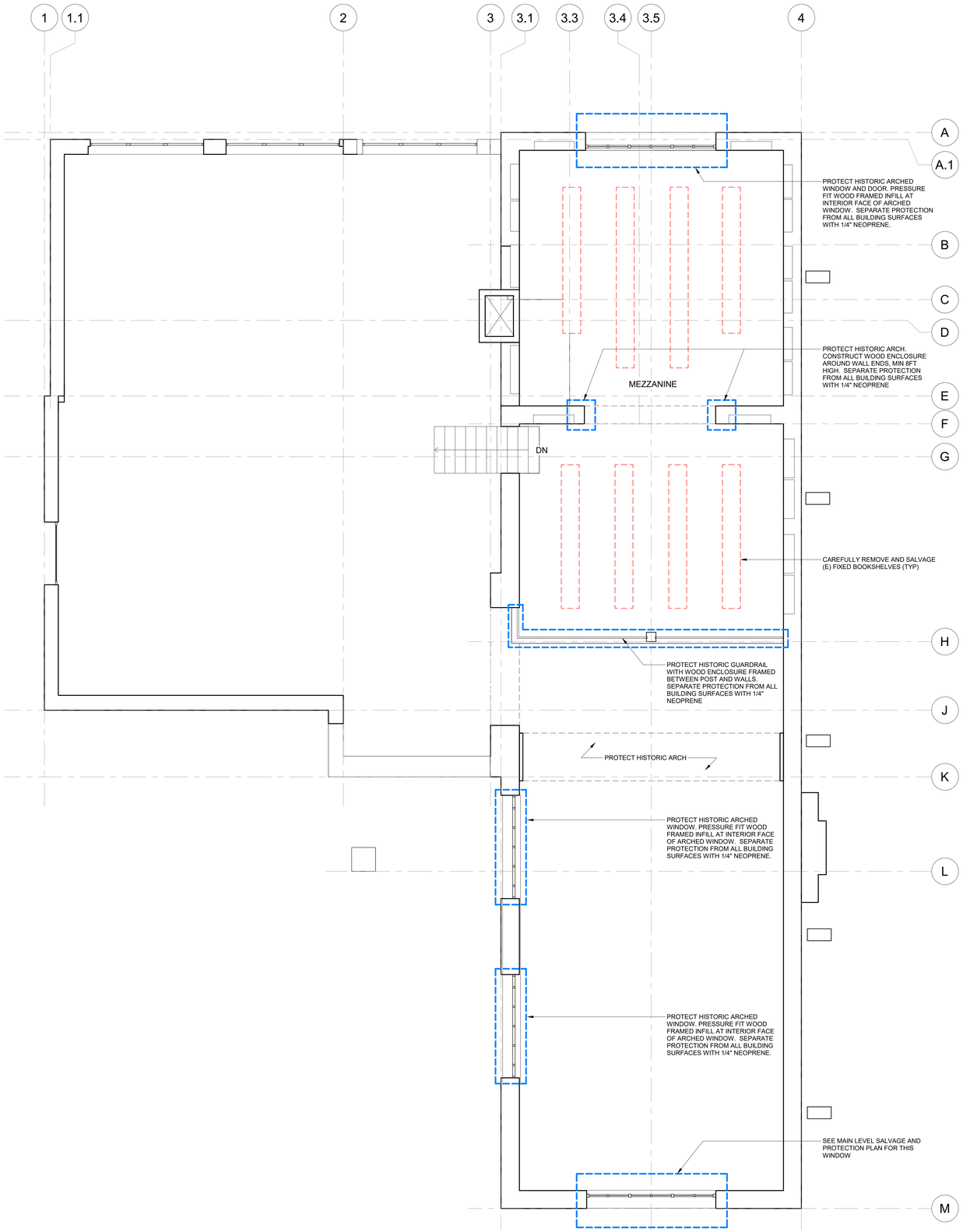
KEY PLAN

DWG. TITLE

MAIN LEVEL SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.20




(E) MEZZANINE PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

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4. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
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**LEGEND**

AREAS OF HISTORIC PROTECTION. SEE NOTES FOR INFORMATION.

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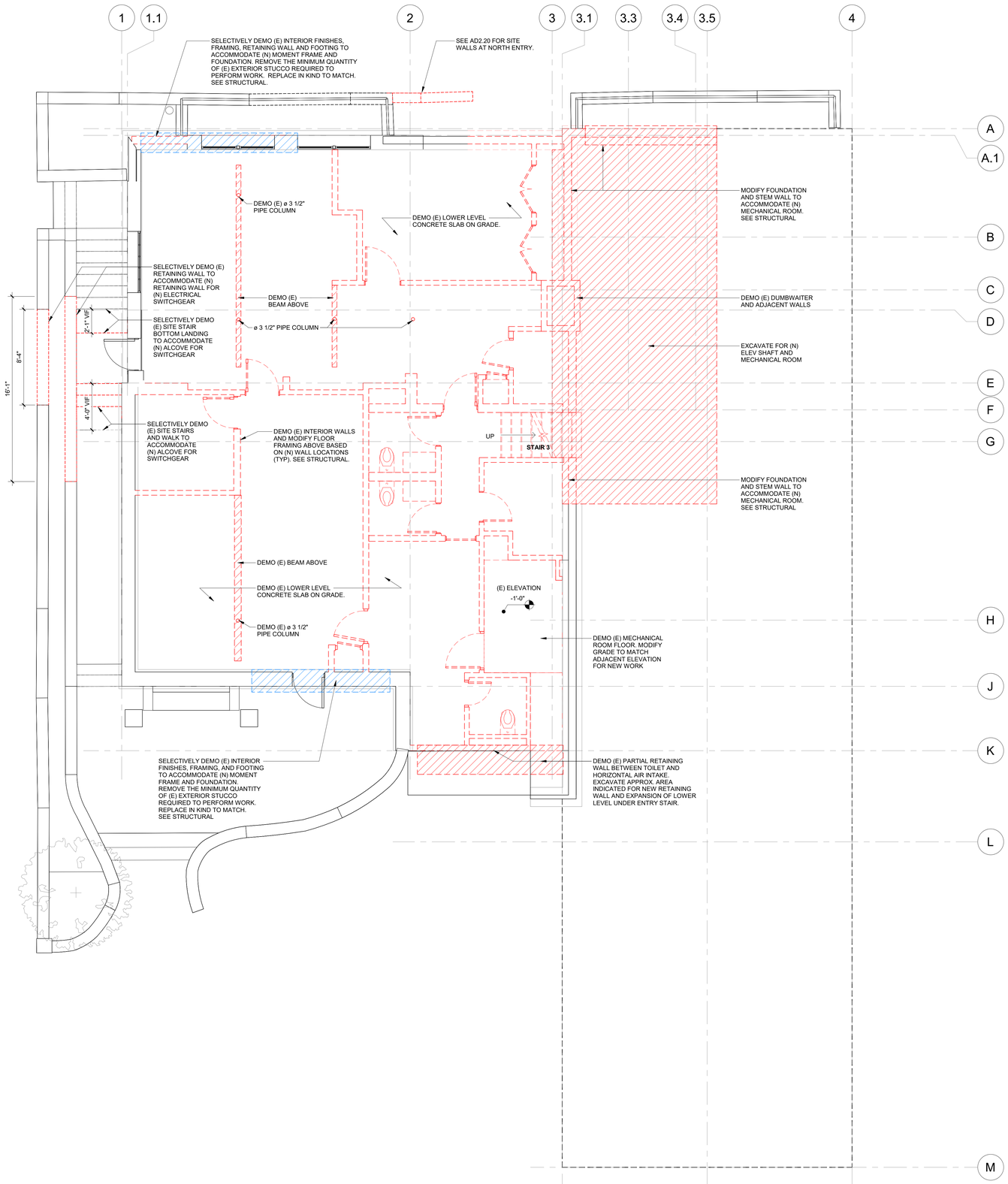
KEY PLAN

DWG. TITLE

MEZZANINE SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.30




LOWER LEVEL DEMO PLAN 1
1/4" = 1'-0"

**NOTES**

1. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
2. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL COMPLETE SALVAGE AND PROTECTION WORK PER DRAWINGS.
3. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
4. WHEN PHYSICAL PROTECTION DIRECTLY IMPEDES DEMOLITION, PROTECTION SHALL ONLY BE REMOVED OR NOT INSTALLED FOR THE MINIMUM DURATION REQUIRED TO PERFORM ABATEMENT. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO HISTORIC MATERIALS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN ELEMENTS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, SUPPORT, AND OTHER BRACING REQUIRED TO MAINTAIN INTEGRITY AND PROTECT STRUCTURE FROM DAMAGE DURING DEMOLITION AND REPLACEMENT OF STRUCTURAL ELEMENTS.
7. DEMOLITION SHALL BE PLANNED TO AVOID DAMAGE TO ADJACENT ELEMENTS. THIS MAY REQUIRE “ROUGH” DEMOLITION WELL BEFORE THE ACTUAL LIMIT OF WORK AND “FINE” DEMOLITION TO THE EXTENT ESTABLISHED BY THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION EXISTING CONSTRUCTION, ITEMS AND FINISHES DAMAGED BY DEMOLITION WORK THAT ARE NOT OTHERWISE SUBJECT TO NEW WORK TO AN ACCEPTABLE CONDITION AS DEFINED BY DIVISION 1 SPECIFICATIONS OR THE ORIGINAL CONDITION.
9. CONTRACTOR SHALL DEVELOP WITH ARCHITECT A LIST OF ITEMS TO BE SAVED AND TURNED OVER TO OWNER. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES FOR SALVAGED ITEMS.
10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.
11. SEE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ON EXTENT OF DEMOLITION WORK.
12. PROTECT EXISTING TO REMAIN AGAINST DAMAGE FROM DEMOLITION WORK.
13. COORDINATE ALL DEMOLITION WORK WITH EXISTING TO REMAIN AND NEW CONSTRUCTION.
14. LOWER LEVEL AND READING ROOM FLOOR SLABS TO BE DEMOLISHED AND GRADE LOWERED APPROX. 4" TO ACCOMMODATE STRUCTURAL FOUNDATION AND RADIANT FLOORING WORK.

**LEGEND**

- EXITING WALL TO REMAIN
- EXISTING BUILDING COMPONENTS TO REMAIN
- WALL TO BE DEMOLISHED, SEE NOTES FOR PARTIAL OR MODIFIED DEMOLITION
- BUILDING COMPONENTS TO BE DEMOLISHED, SEE NOTES FOR ADDITIONAL INFORMATION
- AREA OF FOUNDATION OR FLOOR TO BE DEMOLISHED OR MODIFIED, SEE NOTES.
- AREA OF EXTERIOR WALL TO BE PARTIALLY DEMOLISHED, SEE NOTES.

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| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

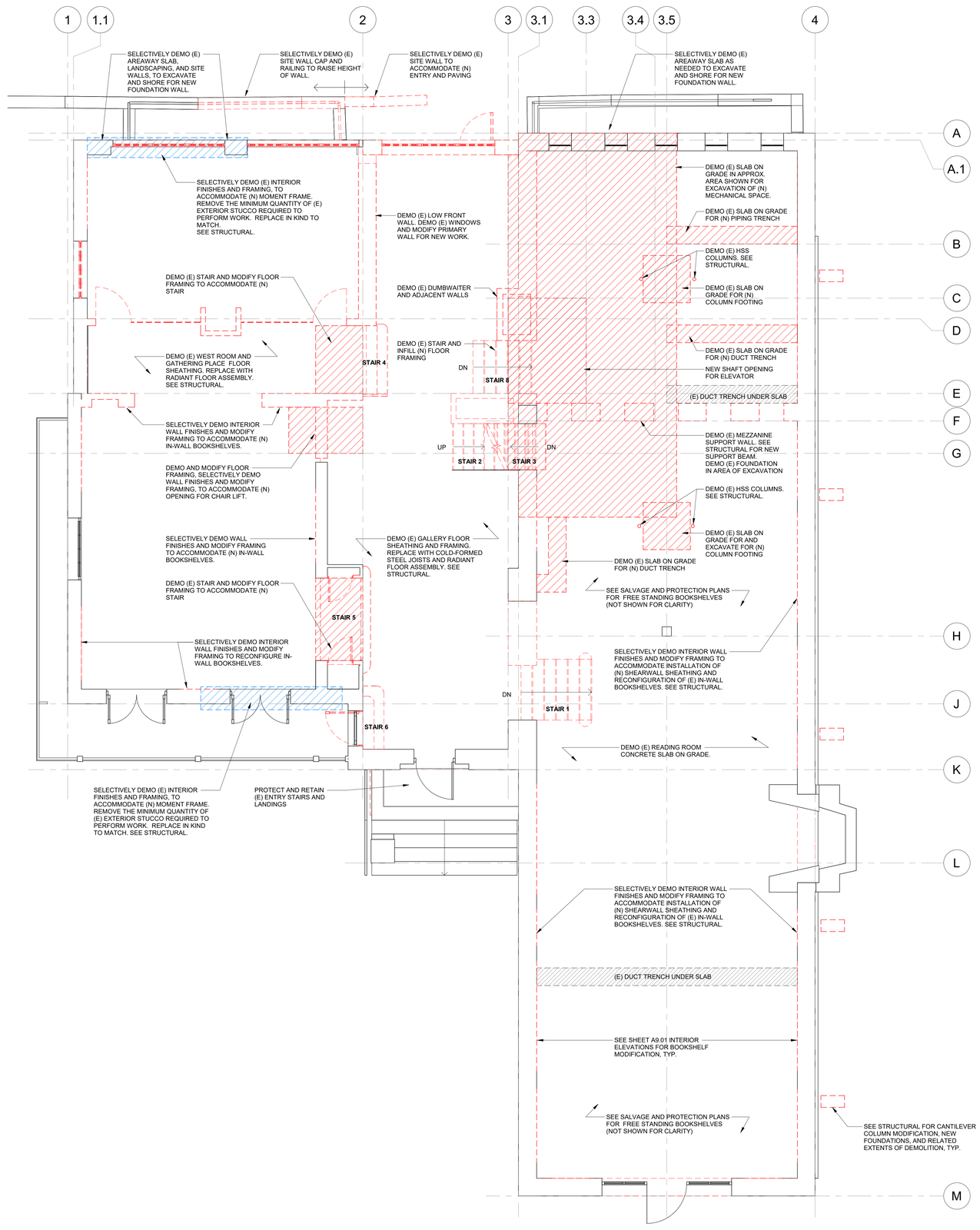
KEY PLAN

DWG. TITLE

LOWER LEVEL DEMO PLAN

SHEET NO.

AD2.10




MAIN LEVEL DEMO PLAN 1

1/4" = 1'-0"

**NOTES**

1. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
2. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL COMPLETE SALVAGE AND PROTECTION WORK PER DRAWINGS.
3. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
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5. CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN ELEMENTS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, SUPPORT, AND OTHER BRACING REQUIRED TO MAINTAIN INTEGRITY AND PROTECT STRUCTURE FROM DAMAGE DURING DEMOLITION AND REPLACEMENT OF STRUCTURAL ELEMENTS.
7. DEMOLITION SHALL BE PLANNED TO AVOID DAMAGE TO ADJACENT ELEMENTS. THIS MAY REQUIRE “ROUGH” DEMOLITION WELL BEFORE THE ACTUAL LIMIT OF WORK AND “FINE” DEMOLITION TO THE EXTENT ESTABLISHED BY THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION EXISTING CONSTRUCTION, ITEMS AND FINISHES DAMAGED BY DEMOLITION WORK THAT ARE NOT OTHERWISE SUBJECT TO NEW WORK TO AN ACCEPTABLE CONDITION AS DEFINED BY DIVISION 1 SPECIFICATIONS OR THE ORIGINAL CONDITION.
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12. PROTECT EXISTING TO REMAIN AGAINST DAMAGE FROM DEMOLITION WORK.
13. COORDINATE ALL DEMOLITION WORK WITH EXISTING TO REMAIN AND NEW CONSTRUCTION.
14. LOWER LEVEL AND READING ROOM FLOOR SLABS TO BE DEMOLISHED AND GRADE LOWERED APPROX. 4" TO ACCOMMODATE STRUCTURAL FOUNDATION AND RADIANT FLOORING WORK.

**LEGEND**

- EXITING WALL TO REMAIN
- EXISTING BUILDING COMPONENTS TO REMAIN
- WALL TO BE DEMOLISHED, SEE NOTES FOR PARTIAL OR MODIFIED DEMOLITION
- BUILDING COMPONENTS TO BE DEMOLISHED, SEE NOTES FOR ADDITIONAL INFORMATION
- AREA OF FOUNDATION OR FLOOR TO BE DEMOLISHED OR MODIFIED, SEE NOTES.
- AREA OF EXTERIOR WALL TO BE PARTIALLY DEMOLISHED, SEE NOTES.

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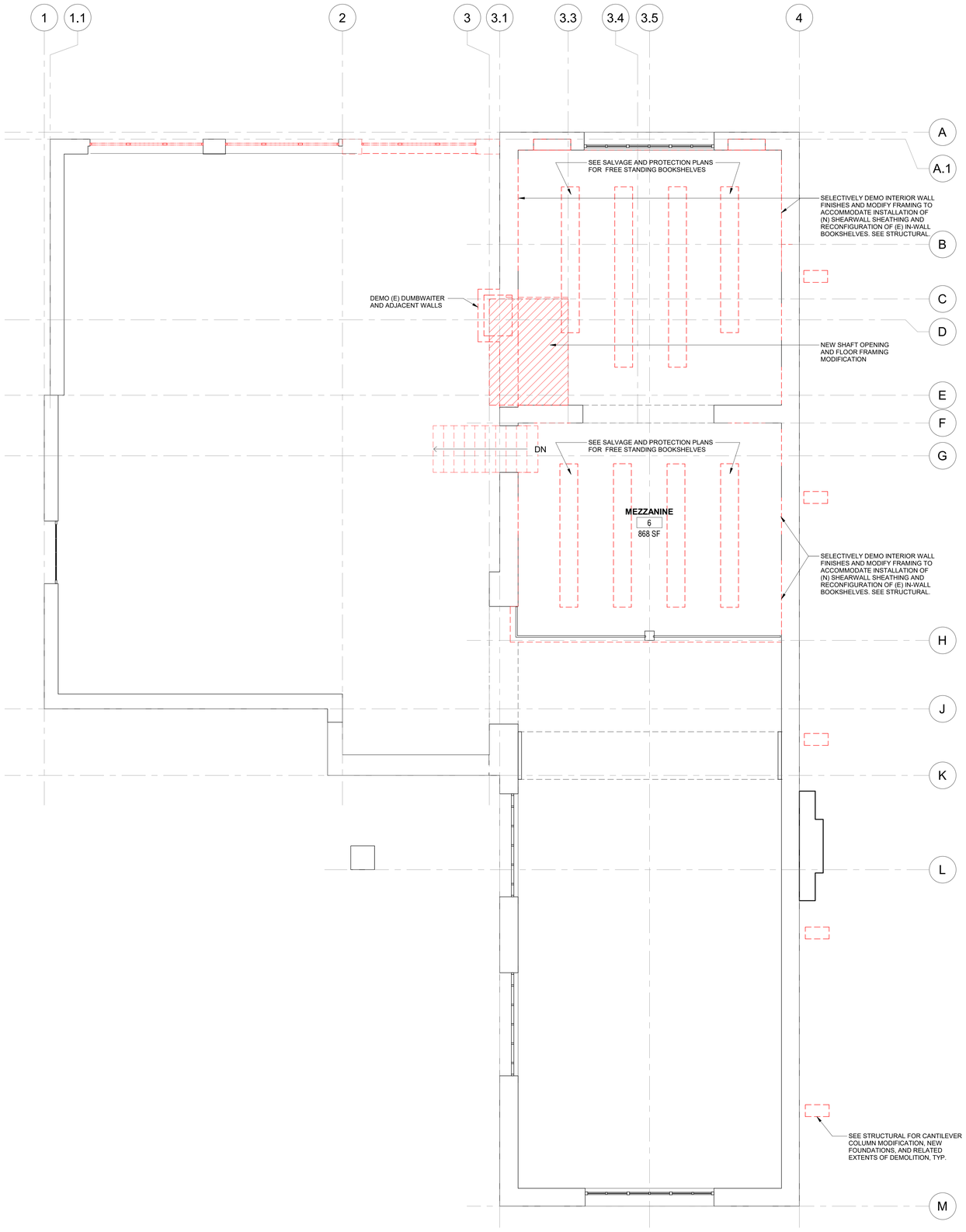
KEY PLAN

DWG. TITLE

MAIN LEVEL DEMO PLAN

SHEET NO.

AD2.20




MEZZANINE DEMO PLAN 1

1/4" = 1'-0"

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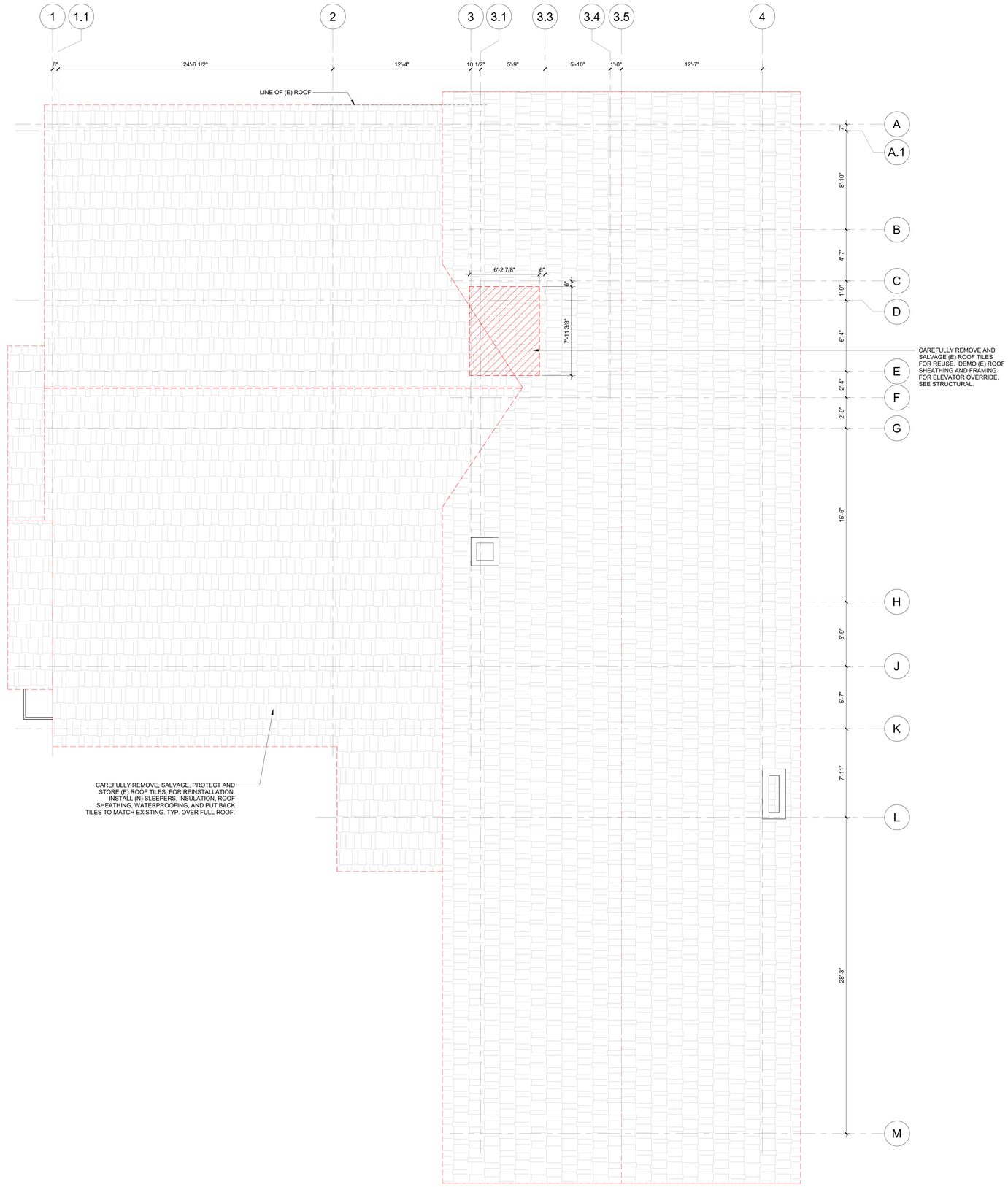
KEY PLAN

DWG. TITLE

MEZZANINE DEMO PLAN

SHEET NO.

AD2.30




ROOF DEMO PLAN | 1

1/4" = 1'-0"

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NOTES

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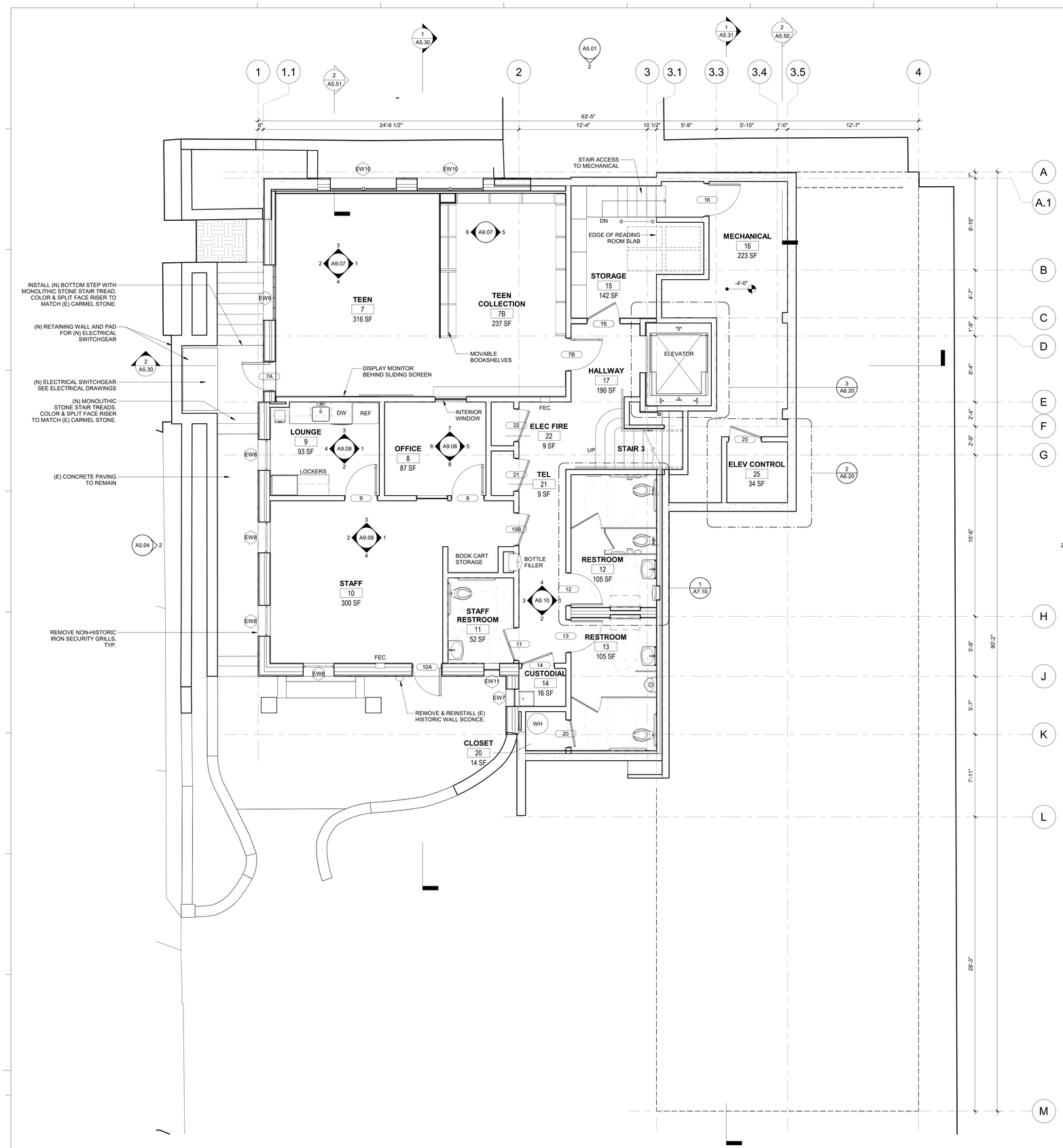
KEY PLAN

DWG. TITLE

ROOF DEMO PLAN

SHEET NO.

AD2.40




LOWER LEVEL PLAN 1
1/4" = 1'-0"

**NOTES**

1. IN-WALL BOOKSHELVES TO BE MODIFIED TO CONSISTENT 3' WIDE MODULAR SHELVING. HEIGHT OF IN-WALL BOOKSHELVES TO MATCH EXISTING. ADJUST INNER WALL FRAMING AS NEEDED.
2. INTERIOR BOOKSHELVES TO BE 5' HIGH WITH CUSTOM STAIN GRADE SOLID WOOD PANELS AND TRIM.
3. CASEWORK IN PUBLIC SPACES TO BE CUSTOM DESIGN W/ STAIN GRADE SOLID WOOD FINISH.
4. (E) HISTORIC TABLE TO BE REFURBISHED
5. RE-GLAZE ALL (E) WINDOWS AND DOORS W/ LOW IRON LAMINATED GLASS W/ CLEAR LOW-E COATING. FOLLOW SOI STANDARDS. (E) MULLIONS TO REMAIN. PAINT TO MATCH EXISTING FINISH.
6. (E) INTERIOR STAIRS AND STAIR RAILINGS TO BE REBUILT FOR CODE COMPLIANCE.
7. ALL NOTED ITEMS ARE CONSIDERED NEW OR OTHERWISE INCLUDED IN SCOPE OF WORK UNLESS NOTED AS EXISTING (E).

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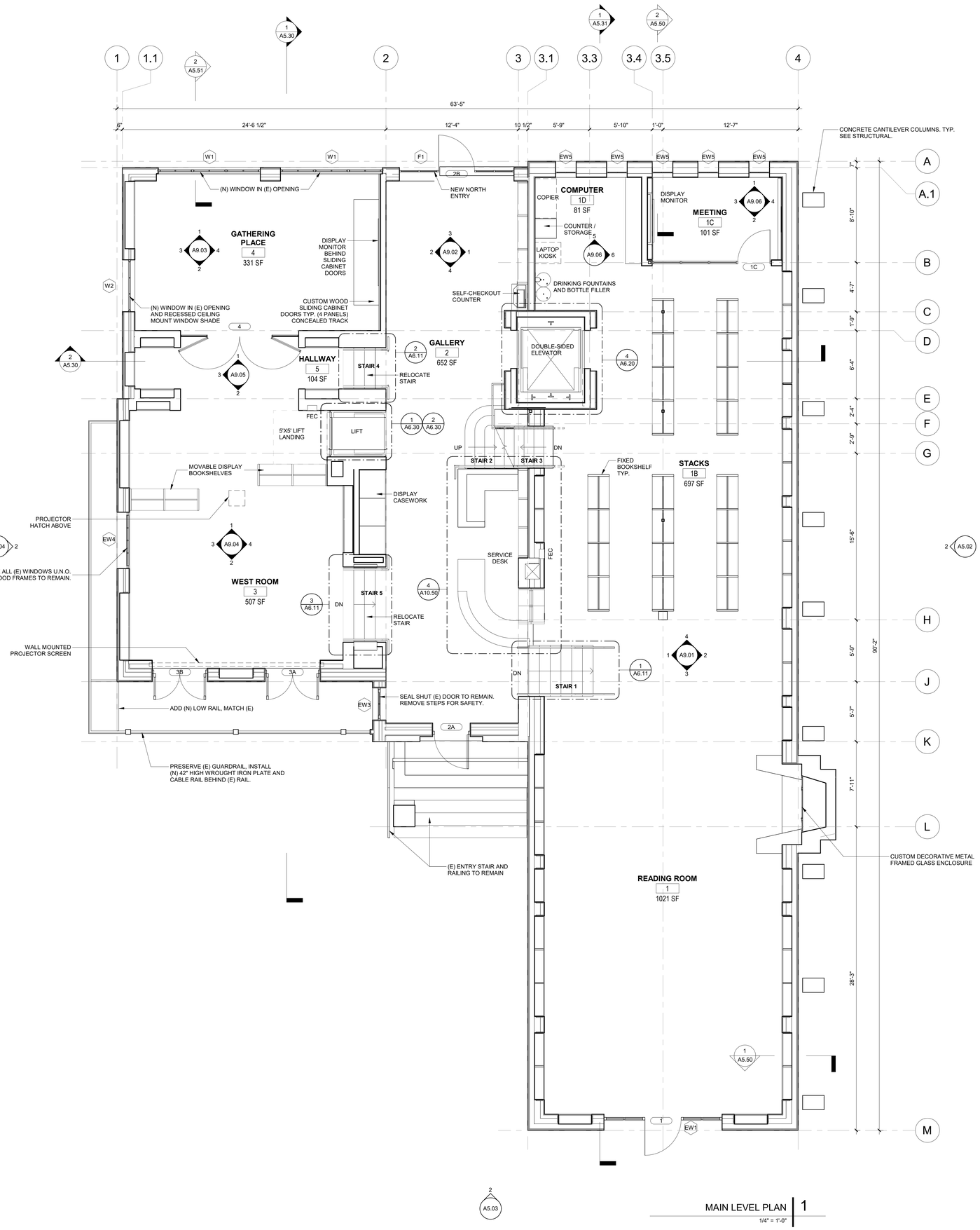
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KEY PLAN

DWG. TITLE
LOWER LEVEL PLAN

SHEET NO.
A2.10




MAIN LEVEL PLAN 1
1/4" = 1'-0"

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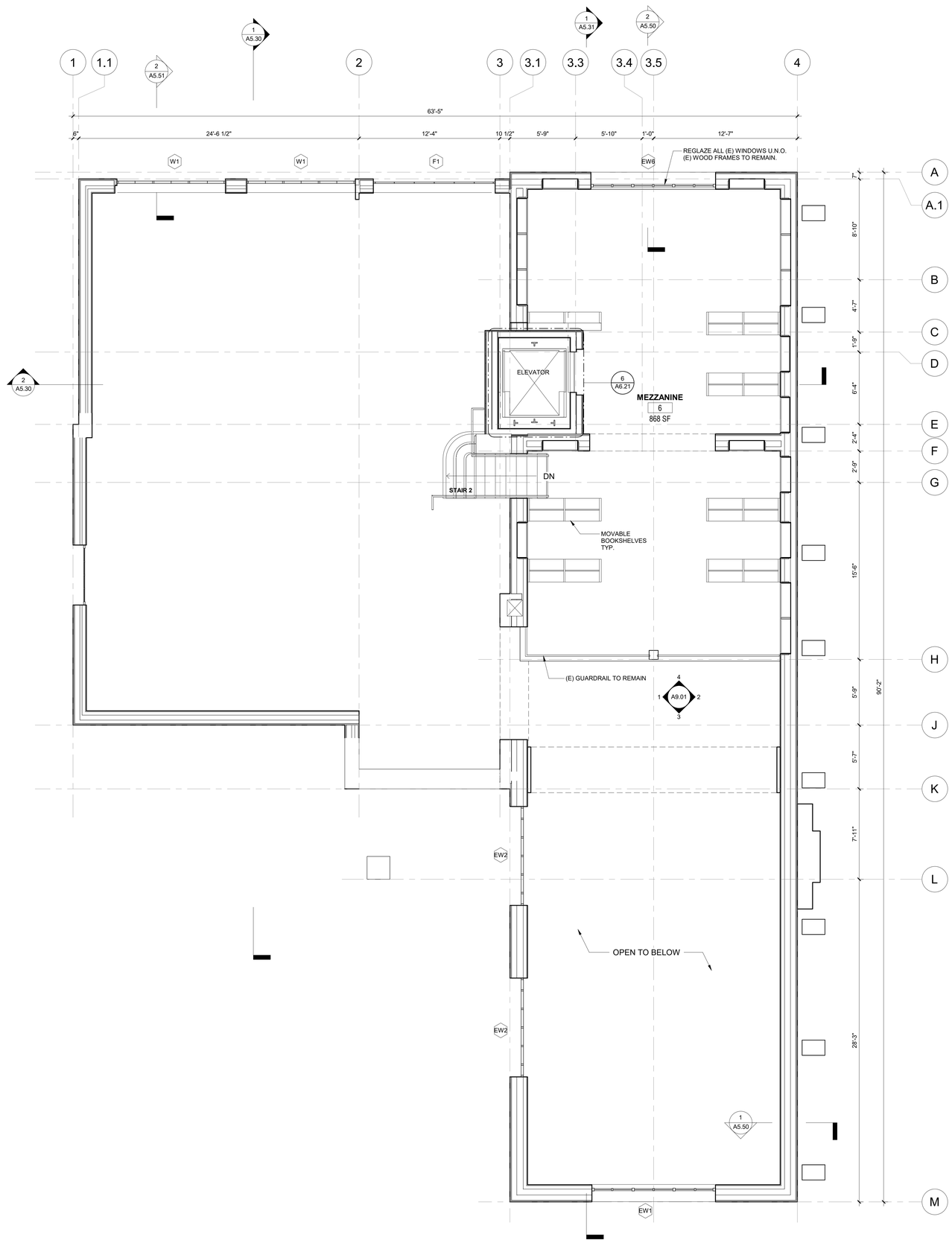
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KEY PLAN

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MAIN LEVEL PLAN

SHEET NO.
A2.20




MEZZANINE PLAN 1

1/4" = 1'-0"

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424-343-2652

SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

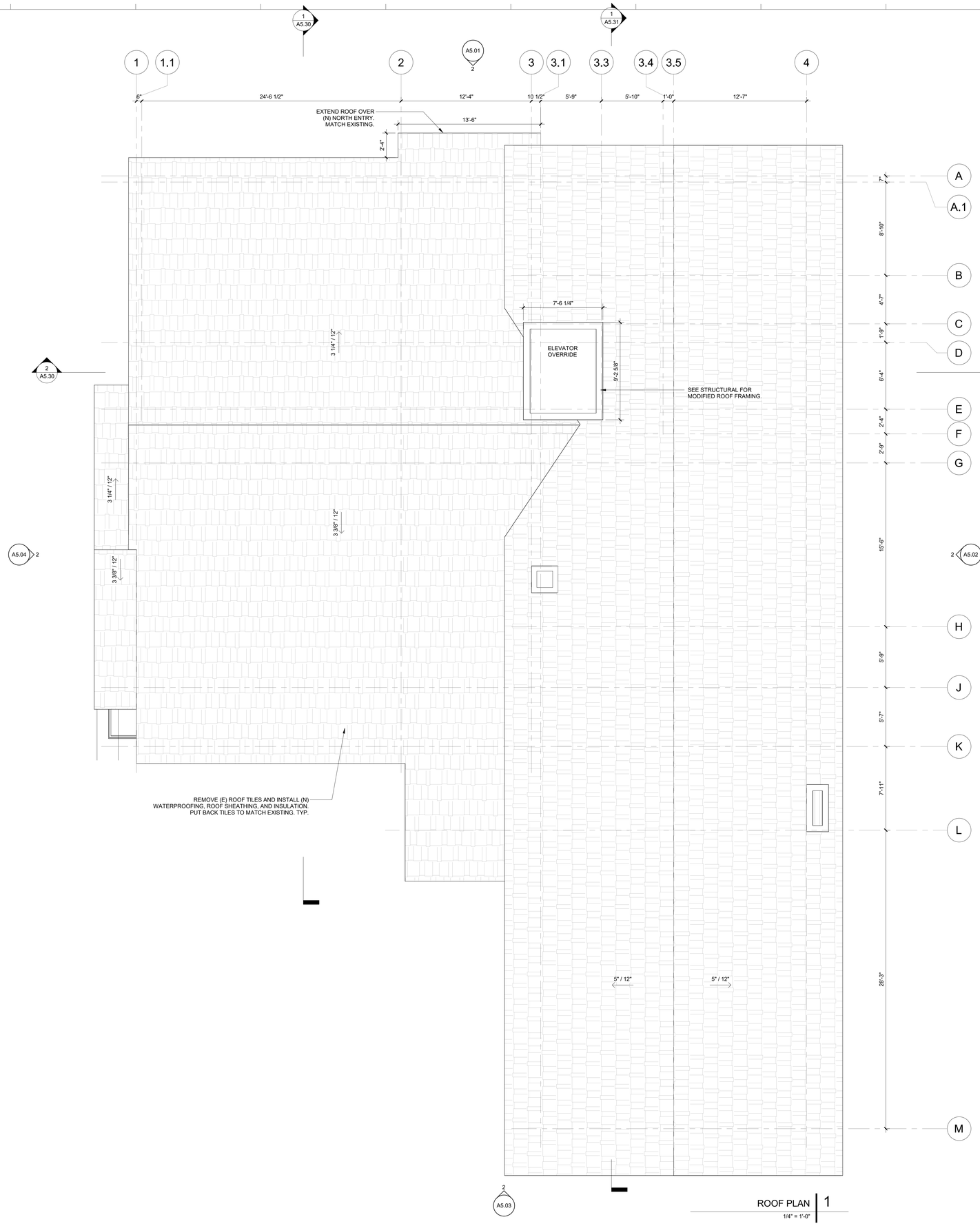
KEY PLAN

DWG. TITLE

MEZZANINE PLAN

SHEET NO.

A2.30




ROOF PLAN 1

1/4" = 1'-0"

**NOTES**

1. CAREFULLY REMOVE HISTORIC CLAY ROOF TILES IN AREAS INDICATED ON DRAWINGS. PROTECT AND STORE SECURELY FOR REINSTALLATION.
2. ROOF TILE REMOVAL AREA TO EXTEND SUFFICIENTLY BEYOND REQUIRED WORK AREA TO PROVIDE SUFFICIENT UNDAMAGED ROOF UNDERLAYMENT SUITABLE FOR TIE-IN OF (N) 2-PLY MODIFIED BITUMEN MEMBRANE WITH MIN. 12" OVERLAP TO (E) ROOF UNDERLAYMENT MEMBRANE.
3. CONTRACTOR TO CONFIRM FINAL EXTENTS OF ROOF TILE REMOVAL REQUIRED TO EXECUTE WORK.
4. AREAS OF ROOF TILE REMOVAL TO RECEIVE (N) 2-PLY MODIFIED BITUMEN ROOF UNDERLAYMENT. REMOVE (E) UNDERLAYMENT, PREP AND PRIME ROOF DECK PER MANUF REQUIREMENTS PRIOR TO INSTALLATION. PROVIDE MIN. 12" OVERLAP W/ UNDAMAGED (E) ROOF UNDERLAYMENT, UNO.
5. PRIOR TO TIE-IN TO (E) ROOF UNDERLAYMENT, REMOVE ADDITIONAL CLAY TILES IF NEEDED TO EXPOSE UNDAMAGED (E) UNDERLAYMENT. CLEAN, PREP & PRIME TO RECEIVE (N) ROOF UNDERLAYMENT.
6. 2-PLY MODIFIED BITUMEN ROOFING SYSTEM TO BE INSTALLED PER MANUFACTURE'S REQUIREMENTS.
7. REMOVE (E) WIRE TIE SYSTEM IN AREAS TO RECEIVE MODIFIED BITUMEN ROOF UNDERLAY. INSTALL (N) COPPER WIRE TIE SYSTEM AS NEEDED AT AREAS W/ (N) UNDERLAYMENT.
8. SECURE ALL BLOCKING TO SUBSTRATES.
9. LAP ALL COPPER FLASHING 6" MIN @ VERTICAL JOINTS AND 8" MIN @ FLAT OR SLOPED CONDITIONS, UNO.
10. VERTICAL COPPER JOINTS AND LAPS TO BE FULLY SOLDERED, UNO. DO NOT SOLDER TO (E) COPPER FLASHING OR GUTTERS.
11. HORIZONTAL COPPER JOINTS TO BE SEALED W/ CONTINUOUS BEAD OF SEALANT, UNO.
12. COPPER JOINTS AND SEAMS USED TO FORM CONTINUOUS AREAS OF COPPER FLASHING TO BE FORMED USING SOLDERED, FLAT-LOCK SEAMS WHEN PERPENDICULAR TO DIRECTION OF WATER TRAVEL AND SOLDERED LAP SEAMS WHEN PARALLEL TO DIRECTION OF WATER TRAVEL. USE CLEATED AND SOLDERED, FLAT-LOCK SEAMS WHERE NEEDED TO FASTEN TO ROOF DECK.
13. HEM ALL EXPOSED EDGES OF COPPER FLASHING.

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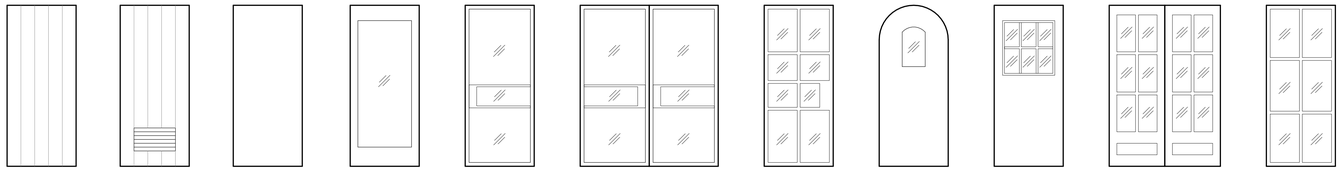
KEY PLAN

DWG. TITLE

ROOF PLAN

SHEET NO.

A2.40




DOOR TYPES

| | |
|---|---|
| FP | FLUSH PLANK (1/8" KERF) |
| LP | LOUVERED PLANK (1/8" KERF) |
| F | FLUSH |
| FG | FULL GLASS LITE |
| NF | NARROW FRAME FULL GLASS |
| DNF | DOUBLE NARROW FRAME FULL GLASS |
| DN | DIVIDED NARROW FRAME GLASS |
| V | VISION LITE |
| DHG | DIVIDED HALF GLASS |
| DSG | DOUBLE STILE AND RAIL GLASS |
| DG | DIVIDED FULL GLASS |

**NEW DOOR SCHEDULE**

| DOOR # | ROOM # | ROOM NAME | DOOR TYPE | SIZE WIDTH | SIZE HEIGHT | DOOR MATERIAL | DOOR FINISH | GLAZING TYPE | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | DETAILS HEAD | DETAILS JAMB | DETAILS THLD | FIRE RATING | STC | HDW | ELEC | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | | | |
| GALLERY | | | | | | | | | | | | | | | | | | | |
| 2B | 2 | GALLERY | DN | 3'-4" | 7'-4" | BR/GL | WX | GL2 | 1 | BR | WX | | | | | | | Yes | |
| Interior | | | | | | | | | | | | | | | | | | | |
| MECHANICAL | | | | | | | | | | | | | | | | | | | |
| 16 | 16 | MECHANICAL | F | 3'-0" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | 45 | | | | |
| 25 | 25 | ELEV CONTROL | F | 3'-0" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | 45 | | | | |
| LOWER LEVEL | | | | | | | | | | | | | | | | | | | |
| 7B | 7B | TEEN | FG | 3'-0" | 6'-8" | WD/GL | ST | GL4 | 2 | WD | ST | | | | | | | | |
| 8 | 8 | OFFICE | FG | 3'-0" | 6'-8" | WD/GL | ST | GL3 | 2 | WD | ST | | | | | | | | |
| 9 | 9 | LOUNGE | FG | 3'-0" | 6'-8" | WD/GL | ST | GL3 | 2 | WD | ST | | | | | | | | |
| 10B | 10 | STAFF | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 11 | 17 | STAFF RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 12 | 12 | RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 13 | 17 | RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 14 | 14 | CUSTODIAL | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 15 | 17 | STORAGE | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 20 | 20 | CLOSET | F | 2'-6" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | | | | | |
| 21 | 21 | TEL | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 22 | 22 | ELEC FIRE | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| READING ROOM | | | | | | | | | | | | | | | | | | | |
| 1C | 1C | MEETING | NF | 3'-0" | 7'-5 1/2" | BR/GL | WX | GL3 | 4 | BR | WX | | | | | | | | |
| GATHERING PLACE | | | | | | | | | | | | | | | | | | | |
| 4 | 4 | GATHERING PLACE | I | 6'-0" | 8'-5" | BR/GL | WX | GL3 | 3 | BR | WX | | | | | | | | |

**SEE A4.10 FOR FRAME TYPES.**

**EXISTING TO REMAIN EXTERIOR DOOR SCHEDULE**

| DOOR # | ROOM # | ROOM NAME | DOOR TYPE | SIZE WIDTH | SIZE HEIGHT | DOOR MATERIAL | DOOR FINISH | GLAZING TYPE | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | DETAILS HEAD | DETAILS JAMB | DETAILS THLD | FIRE RATING | STC | HDW | ELEC | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | | | |
| LOWER LEVEL | | | | | | | | | | | | | | | | | | | |
| 7A | 7 | TEEN | DHG | 2'-8" | 6'-8" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |
| 10A | 10 | STAFF | FP | 2'-8" | 6'-8" | WD | PT | N/A | 2 | WD | PT | | | | | | | | |
| READING ROOM | | | | | | | | | | | | | | | | | | | |
| 1 | 1 | READING ROOM | DG | 3'-4 1/2" | 8'-3" | WD/GL | PT | GL1 | 6 | WD | PT | | | | | | | | |
| GALLERY | | | | | | | | | | | | | | | | | | | |
| 2A | 2 | GALLERY | V | 3'-2" | 6'-8" | WD/GL | ST | GL1 | 5 | WD | PT | | | | | | | | |
| GATHERING PLACE | | | | | | | | | | | | | | | | | | | |
| 3A | 3 | WEST ROOM | DSG | 4'-10" | 7'-0" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |
| 3B | 3 | WEST ROOM | DSG | 4'-10" | 7'-0" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |

**NO CHANGES TO DOORS AND FRAMES, U.N.O.**

1. DOOR TYPES SHOWN MAY BE IMPOSED ON ANY DOOR CONSTRUCTION. SEE DOOR SCHEDULE FOR INDIVIDUAL DOOR CONSTRUCTION MATERIAL.

2. SEE FLOOR PLANS AND DOOR SCHEDULE FOR LOCATIONS OF PAIRS OF DOORS.

3. NOT ALL DOOR TYPES SHOWN ON THIS SHEET MAY BE PRESENT IN THIS PROJECT.

4.SEE FLOOR PLANS AND SPECIFICATIONS FOR DOOR TYPES NOT INDICATED HERE INCLUDING BUT NOT LIMITED TO:

083113
ACCESS DOORS AND FRAMES

5. SEE DOOR SCHEDULE FOR GLAZING TYPES FOR DOORS WITH GLAZING.

6. EXISTING DOORS ARE NOT SHOWN IN DOOR SCHEDULE. REGLAZE ALL GLAZING IN EXISTING DOORS TO REMAIN WITH GLASS TYPE 1 LOW IRON VACUUM INSULATED GLASS.

**DOOR AND FRAME NOTES**

EGRESS HARDWARE TO BE PROVIDED PER LIFE SAFETY DRAWINGS.

**DOOR AND FRAME SCHEDULE NOTES**

THE NOTES BELOW APPLY TO FIELDS IN THE DOOR SCHEDULE:

**DOOR NUMBER**
THE DOOR NUMBER MATCHES THE ROOM #. WHEN MORE THAN ONE DOOR EXISTS PER ROOM A LETTER SUFFIX IS ADDED TO THE DOOR #. THE FIRST DOOR IN THE ROOM WILL HAVE THE SUFFIX "A", THE SECOND DOOR THE SUFFIX "B", ETC.

**DOOR TYPE**
IDENTIFIES THE GENERAL DOOR TYPE. REFER TO THE DOOR / FRAME TYPE LEGEND FOR A VISUAL REPRESENTATION OF EACH TYPE.

**DOOR WIDTH / DOOR HEIGHT**
INDICATES THE NOMINAL DOOR SIZE. FIELD VERIFY ALL OPENINGS. ALL DOORS ARE 1 3/4" THICK WITH A 3/8" UNDERCUT UNLESS OTHERWISE NOTED.

**DOOR MATERIAL**
INDICATES THE PRIMARY CONSTRUCTION MATERIAL OF THE DOOR. REFER TO THE ABBREVIATIONS BELOW FOR DOOR MATERIALS.

| | | |
|---|---|---|
| BR | = | BURNISHED BRASS |
| WD | = | WOOD |
| HM | = | HOLLOW METAL |
| GL1 | = | LOW IRON VACUUM INSULATED GLASS |
| GL2 | = | LOW IRON IGU |
| GL3 | = | CLEAR TEMPERED LAMINATED |
| GL4 | = | CLEAR TEMPERED TEXTURED GLASS |

**DOOR FINISH**
INDICATES DOOR FINISH. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

| | | |
|---|---|---|
| WX | = | BEESWAX FINISH |
| ST | = | STAIN FINISH |
| PT | = | PAINT, MATCH ADJACENT WALL COLOR, U.N.O. |

**DOOR GLAZING**
INDICATES GLAZING TYPE OF DOOR LITE(S) OR DOOR PANELS OF ALL GLASS DOORS. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**FRAME TYPE**
IDENTIFIES THE GENERAL FRAME TYPE. REFER TO THE DOOR / FRAME TYPE LEGEND FOR A VISUAL REPRESENTATION OF EACH TYPE.

**FRAME MATERIAL**
INDICATES THE PRIMARY CONSTRUCTION MATERIAL OF THE DOOR FRAME. REFER TO THE ABBREVIATIONS BELOW FOR FRAME MATERIALS.

| | | |
|---|---|---|
| BR | = | BRASS |
| WD | = | WOOD |
| HM | = | HOLLOW METAL |

**FRAME FINISH**
INDICATES DOOR FINISH. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

| | | |
|---|---|---|
| ST | = | STAINED |
| PT | = | PAINT, MATCH ADJACENT WALL COLOR, U.N.O. |

**DETAILS**
SEE DETAIL NUMBER AND SHEET NUMBER NOTED FOR APPLICABLE DOOR DETAILS.

**FIRE RATING**
INDICATES REQUIRED FIRE RESISTANCE RATING OF DOOR ASSEMBLY WHICH INCLUDES DOOR PANEL, DOOR GLAZING, DOOR FRAME, DOOR HARDWARE AND GASKETING MATERIALS.

**SOUND TRANSMISSION CLASS (STC)**
INDICATES REQUIRED MINIMUM TESTED STC (SOUND TRANSMISSION CLASS) RATING OF DOOR ASSEMBLY.

**HARDWARE (HDW)**
INDICATES DOOR HARDWARE GROUP. REFER TO DOOR HARDWARE SPECIFICATIONS.

**ELECTRIC (ELEC)**
IDENTIFIES DOORS THAT REQUIRE ELECTRIFIED HARDWARE OR SECURITY DEVICES. REFER TO DOOR HARDWARE SPECIFICATIONS FOR SPECIFIC REQUIREMENTS OF ELECTRIC COMPONENTS.

**COMMENTS**
ADDITIONAL INFORMATION THAT IS UNIQUE TO A DOOR INSTANCE.

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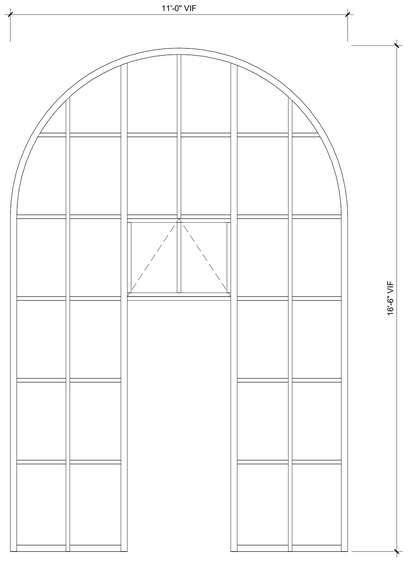
KEY PLAN

DWG. TITLE

DOOR SCHEDULE

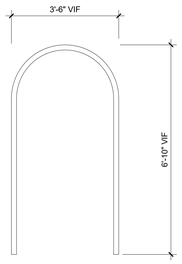
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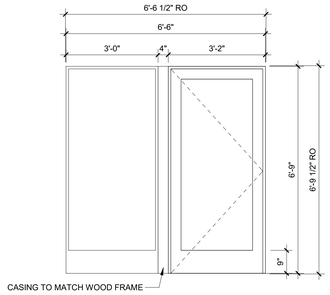

FRAME TYPE 7

EXISTING FRAME TO REMAIN

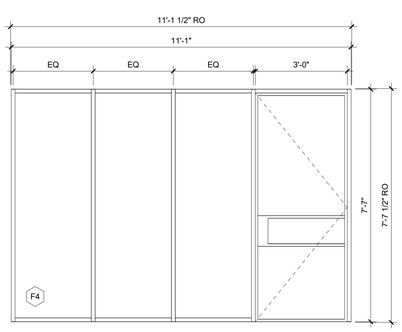



FRAME TYPE 6

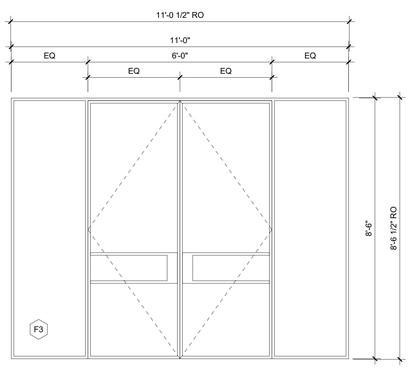
EXISTING FRAME TO REMAIN



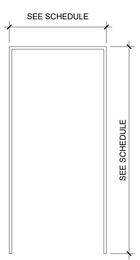

FRAME TYPE 5



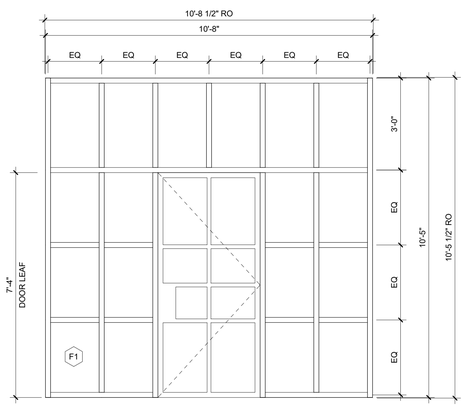

FRAME TYPE 4




FRAME TYPE 3




FRAME TYPE 2




FRAME TYPE 1

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KEY PLAN

DWG. TITLE

DOOR FRAME TYPES

SHEET NO.

A4.01

**WINDOW MATERIAL NOTES**

REFER TO THE ABBREVIATIONS BELOW FOR WINDOW MATERIALS.

**GLAZING MATERIAL**

| | | |
|---|---|---|
| GL1 | = | LOW IRON VACUUM INSULATED GLASS |
| GL2 | = | LOW IRON IGU |
| GL3 | = | CLEAR TEMPERED LAMINATED |
| GL4 | = | CLEAR TEMPERED TEXTURED GLASS |

**WINDOW FRAME MATERIAL**

| | | |
|---|---|---|
| BR | = | BURNISHED BRASS |
| WD | = | WOOD |

**WINDOW FRAME FINISH**

| | | |
|---|---|---|
| WX | = | BEESWAX FINISH |
| ST | = | STAIN FINISH |
| PT | = | PAINT, MATCH ADJACENT WALL COLOR, U.N.O. |

**EXISTING TO REMAIN WINDOW SCHEDULE**

| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT | NOTES |
|---|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | | |
| EW1 | 11'-0" | 16'-6" | GL1 | WD | PT | 1 | ARCHED WINDOW |
| EW2 | 9'-10" | 7'-6" | GL1 | WD | PT | 2 | ARCHED WINDOW |
| EW3 | 3'-0" | 6'-6" | GL1 | WD | PT | 1 | |
| EW4 | 5'-3" | 9'-10" | GL1 | WD | PT | 1 | PEAKED WINDOW |
| EW5 | 1'-11" | 4'-4" | GL1 | WD | PT | 5 | |
| EW6 | 10'-11" | 11'-3" | GL1 | WD | PT | 1 | ARCHED WINDOW |
| EW7 | 1'-11" | 3'-3" | GL1 | WD | PT | 1 | ARCHED WINDOW, REMOVE SECURITY GRILLE |
| EW8 | 3'-0" | 3'-1" | GL1 | WD | PT | 4 | REMOVE SECURITY GRILLE |
| EW9 | 5'-4" | 2'-0" | GL1 | WD | PT | 1 | |
| EW10 | 6'-4" | 2'-7" | GL1 | WD | PT | 2 | |
| EW11 | 1'-6" | 3'-3" | GL1 | WD | PT | 1 | REMOVE SECURITY GRILLE |

TOTAL COUNT: 20

**SEE ELEVATIONS. NO CHANGES TO FRAMES, U.N.O.**

**NEW EXTERIOR WINDOW SCHEDULE**

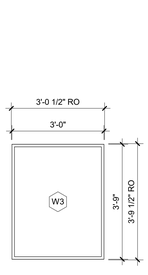
| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT |
|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | |
| W1 | 9'-6" | 3'-1" | GL2 | BR | WX | 2 |
| W2 | 4'-10" | 6'-5" | GL2 | BR | WX | 1 |

TOTAL COUNT: 3

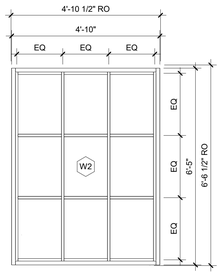
**NEW INTERIOR WINDOW SCHEDULE**

| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT |
|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | |
| W3 | 3'-0" | 3'-9" | GL3 | WD | ST | 1 |

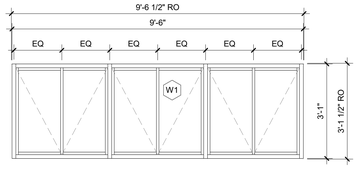
TOTAL COUNT: 1




WINDOW TYPE 3




WINDOW TYPE 2




WINDOW TYPE 1

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|---|---|---|
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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

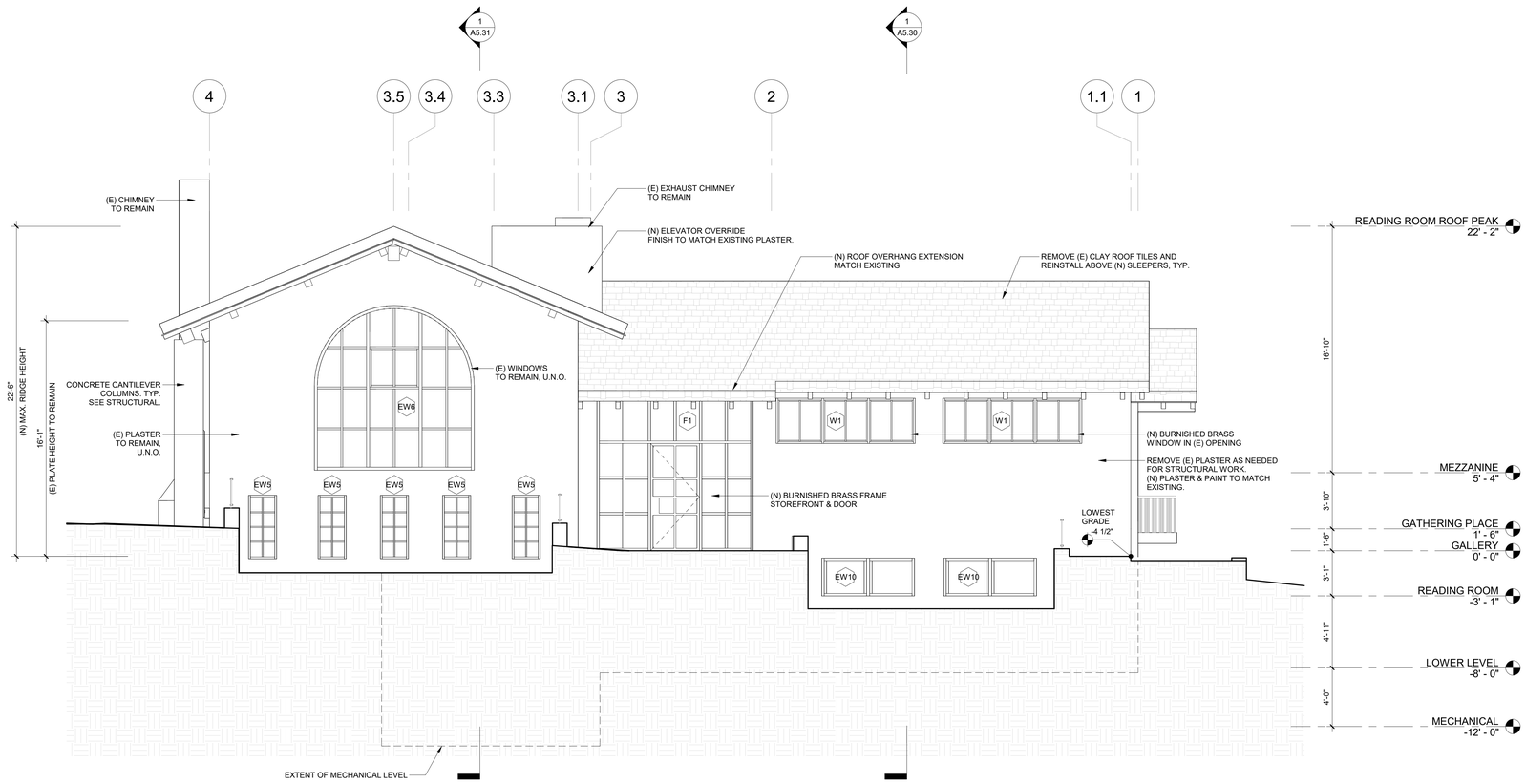
KEY PLAN

DWG. TITLE

WINDOW SCHEDULE

SHEET NO.

A4.10

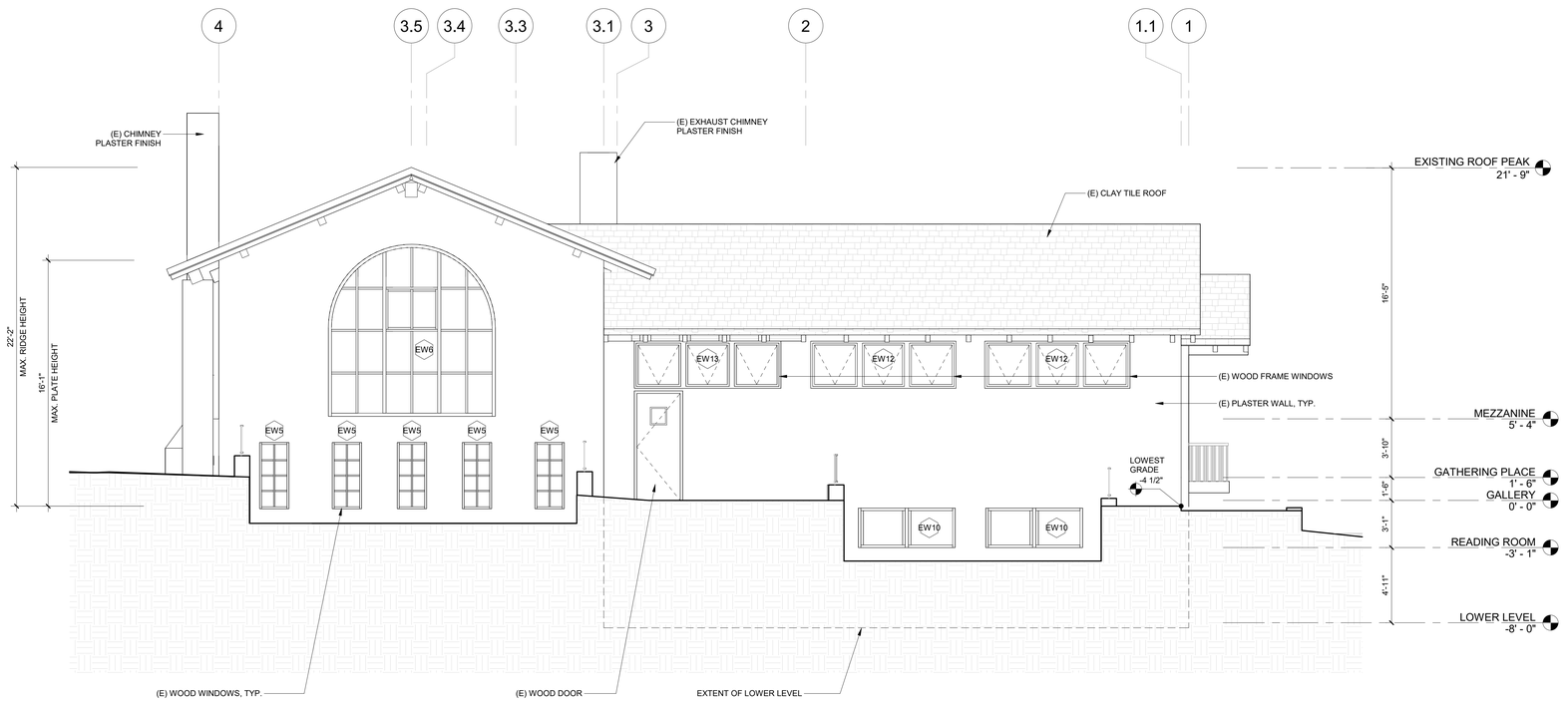



PROPOSED NORTH ELEVATION | 2

1/4" = 1'-0"

**NOTES**

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2. ALL EXISTING EXTERIOR WINDOWS TO BE RE-GLAZED WITH GL1, SEE WINDOW SCHEDULE.
3. SEE WINDOW SCHEDULE FOR NEW WINDOW MATERIALS, FINISHES, AND GLAZING.
4. EXTERIOR PAINT FINISHES TO MATCH HISTORIC COLORS DETERMINED THROUGH INVESTIGATION OF EXTERIOR PAINT.
5. ALL NOTED ITEMS ARE CONSIDERED NEW OR OTHERWISE INCLUDED IN SCOPE OF WORK UNLESS NOTED AS EXISTING (E).




EXISTING NORTH ELEVATION | 1

1/4" = 1'-0"

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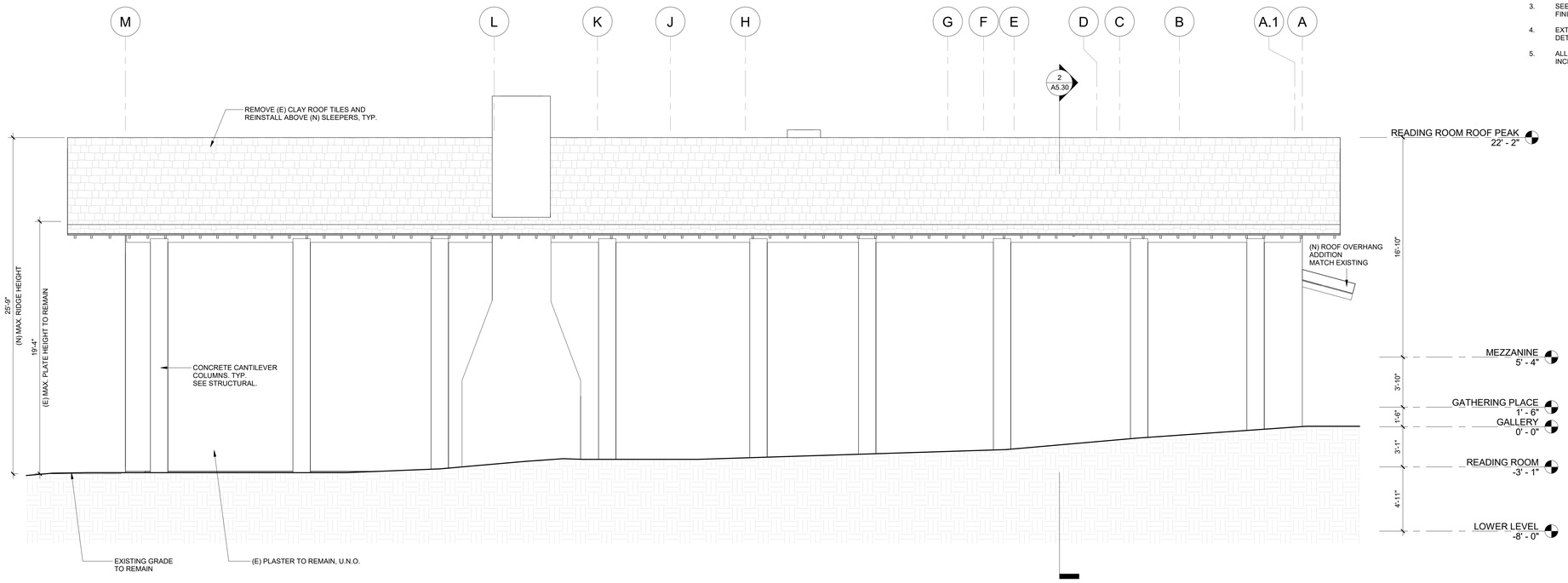
KEY PLAN

DWG. TITLE
EXTERIOR BUILDING ELEVATIONS - NORTH

SHEET NO.
A5.01

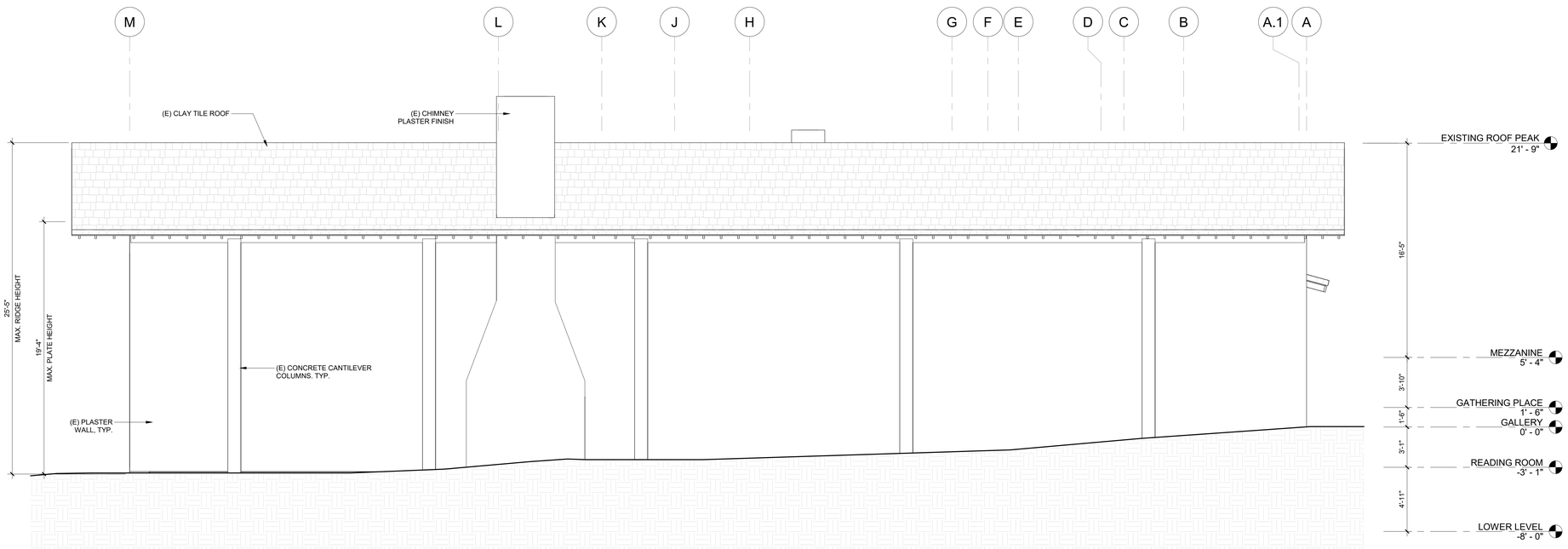
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PROPOSED EAST ELEVATION | 2

1/4" = 1'-0"




EXISTING EAST ELEVATION | 1

1/4" = 1'-0"

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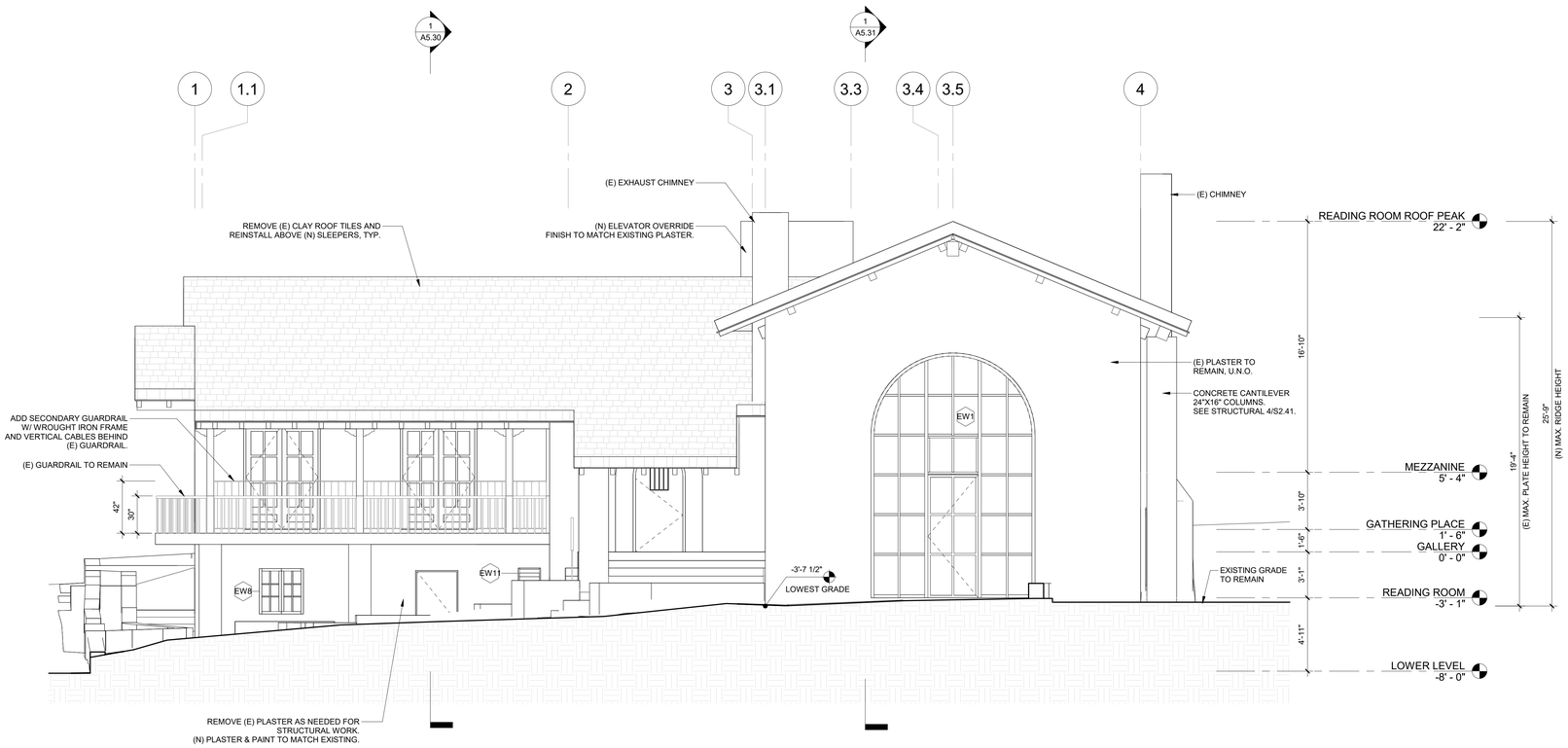
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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES
1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

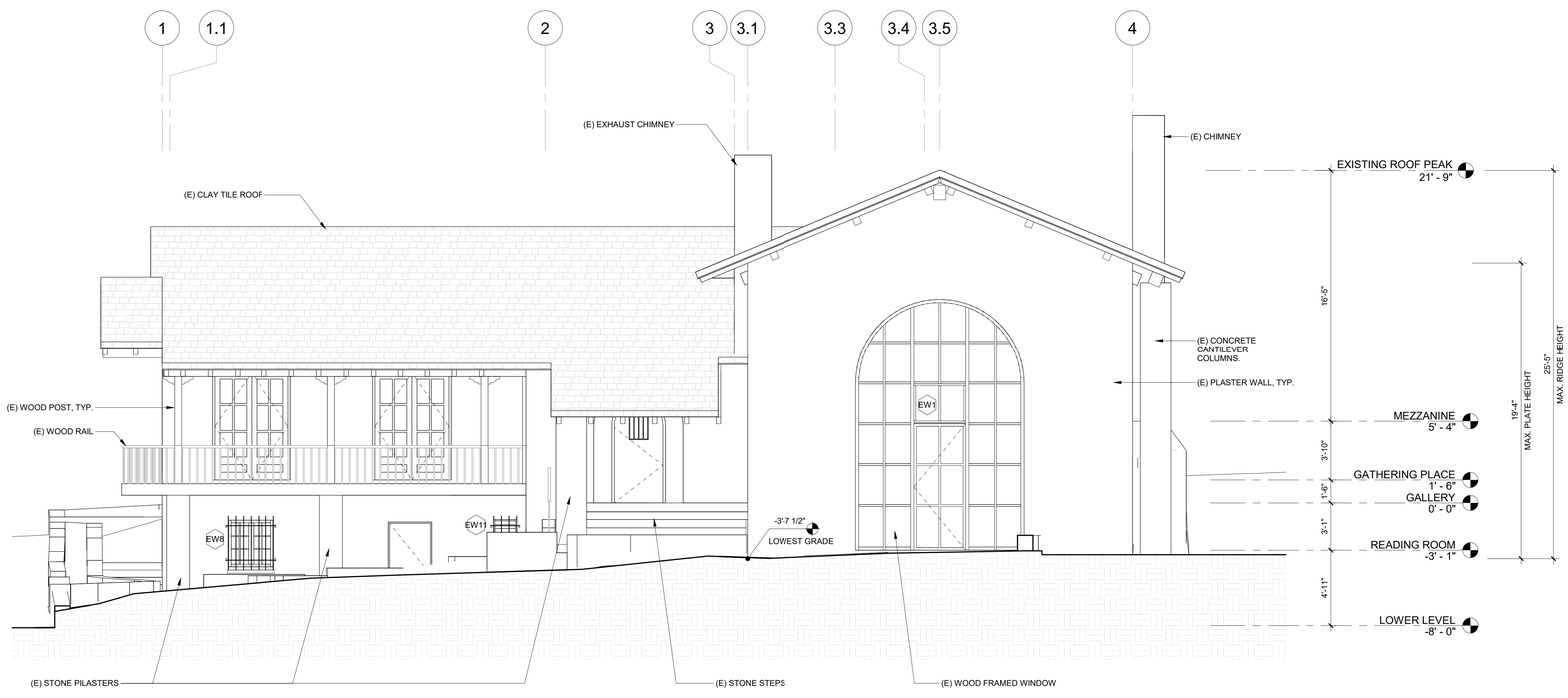
DWG. TITLE
EXTERIOR BUILDING ELEVATIONS - EAST

SHEET NO.
A5.02




PROPOSED SOUTH ELEVATION | 2

1/4" = 1'-0"




(E) SOUTH ELEVATION | 1

1/4" = 1'-0"

**NOTES**

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| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

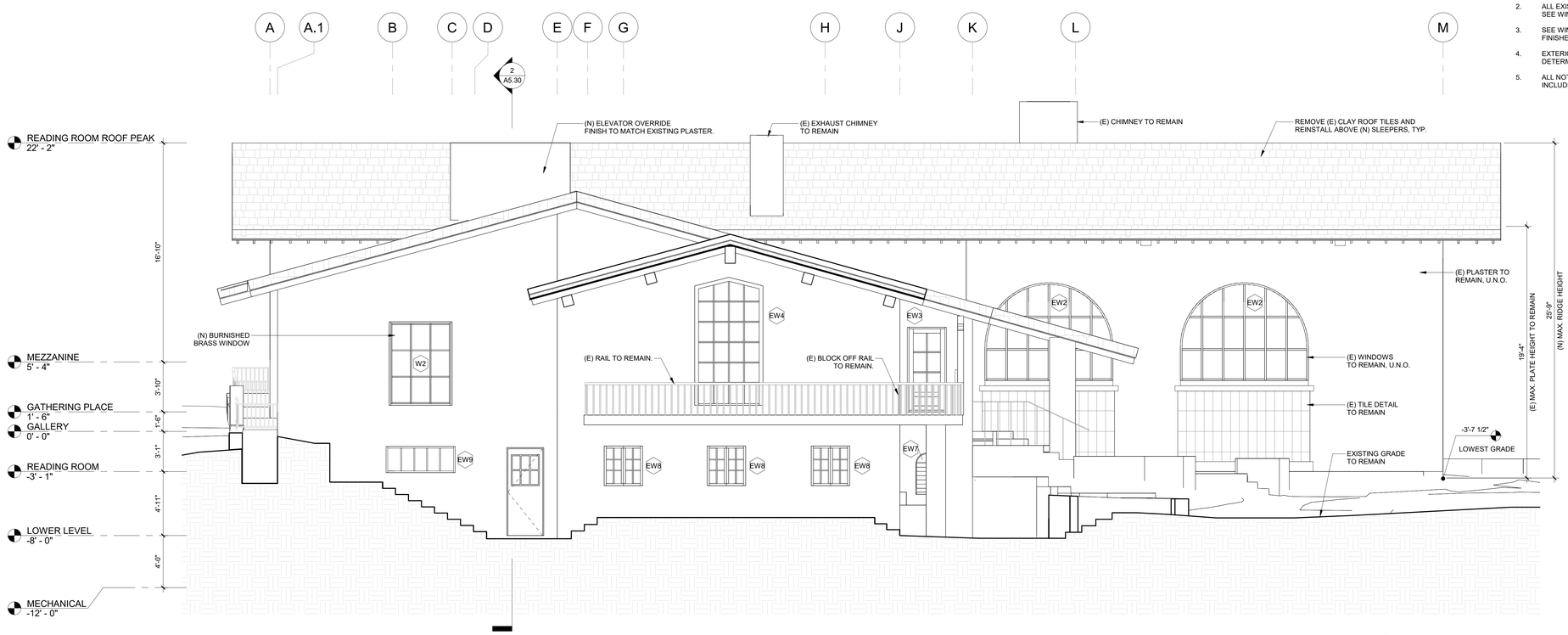
EXTERIOR BUILDING ELEVATIONS - SOUTH

SHEET NO.

A5.03

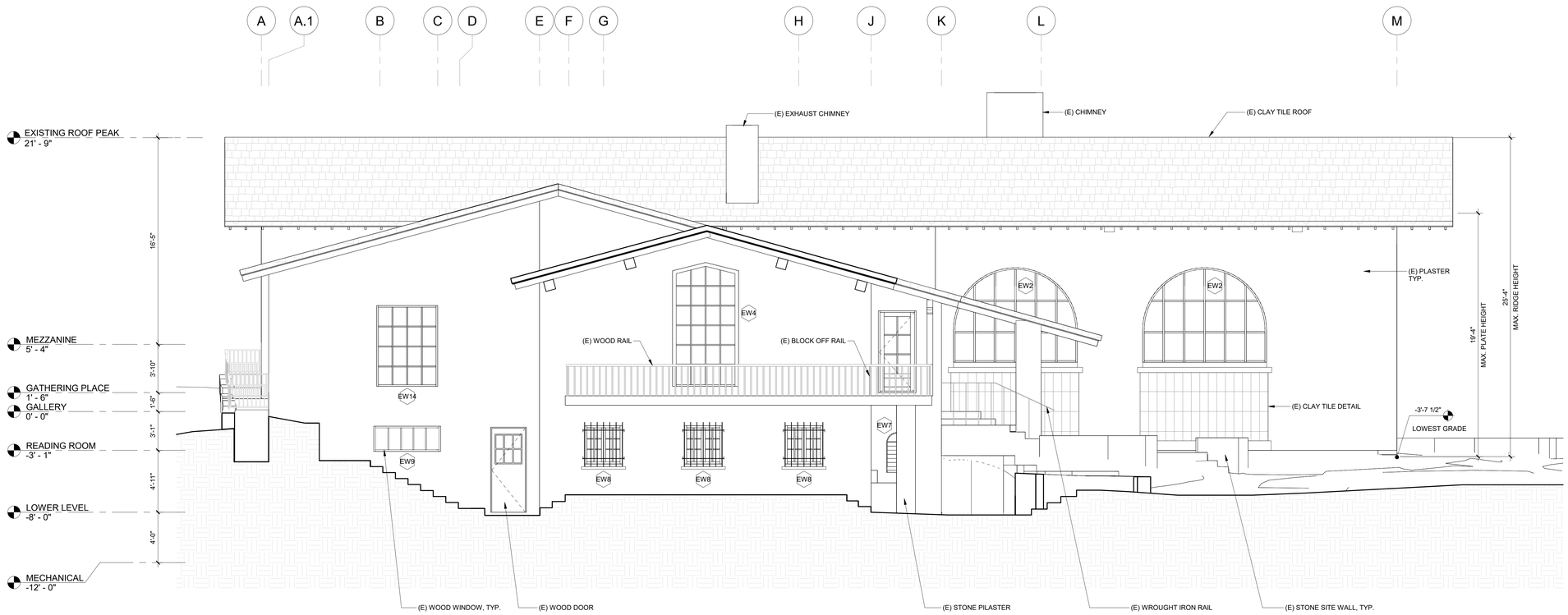
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WEST ELEVATION | 2

1/4" = 1'-0"




EXISTING WEST ELEVATION | 1

1/4" = 1'-0"

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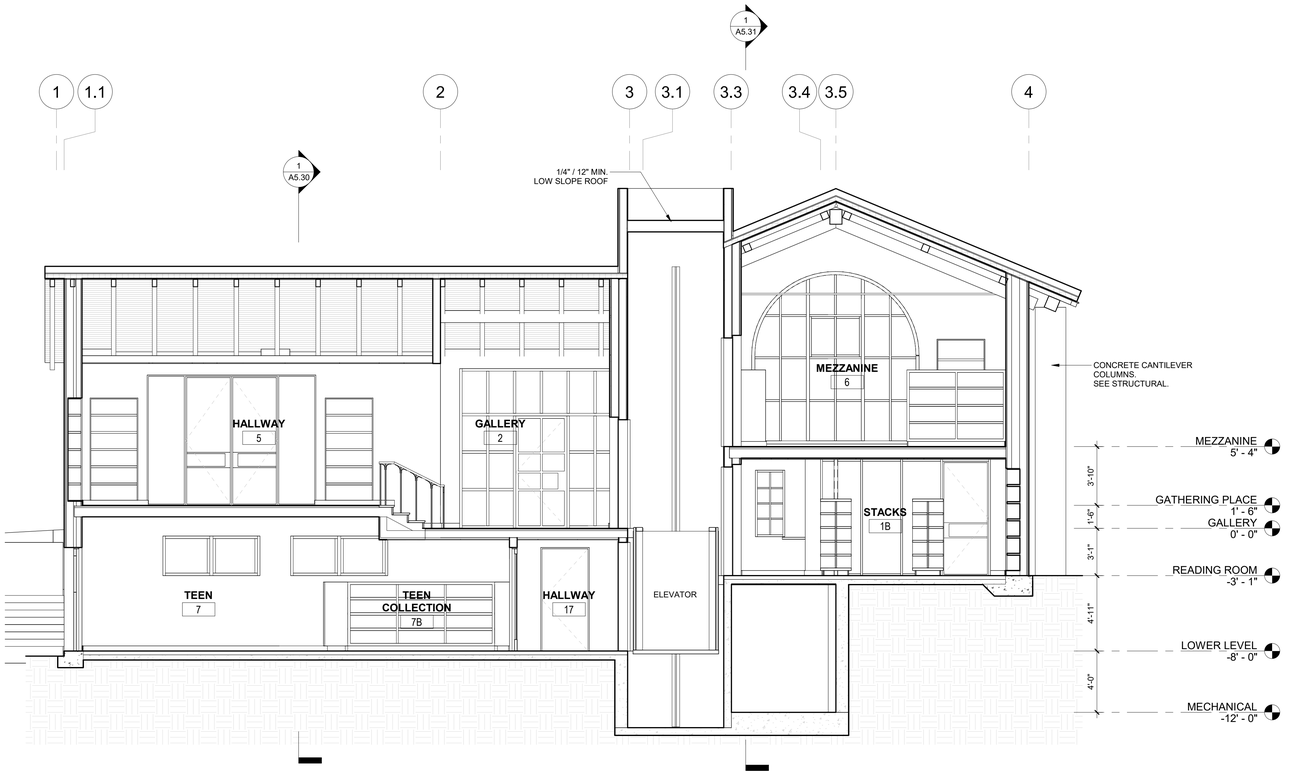
| REV# | DATE | DESCRIPTION |
|---|---|---|
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| | 1/23/26 | SCHEMATIC DESIGN |

NOTES
1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

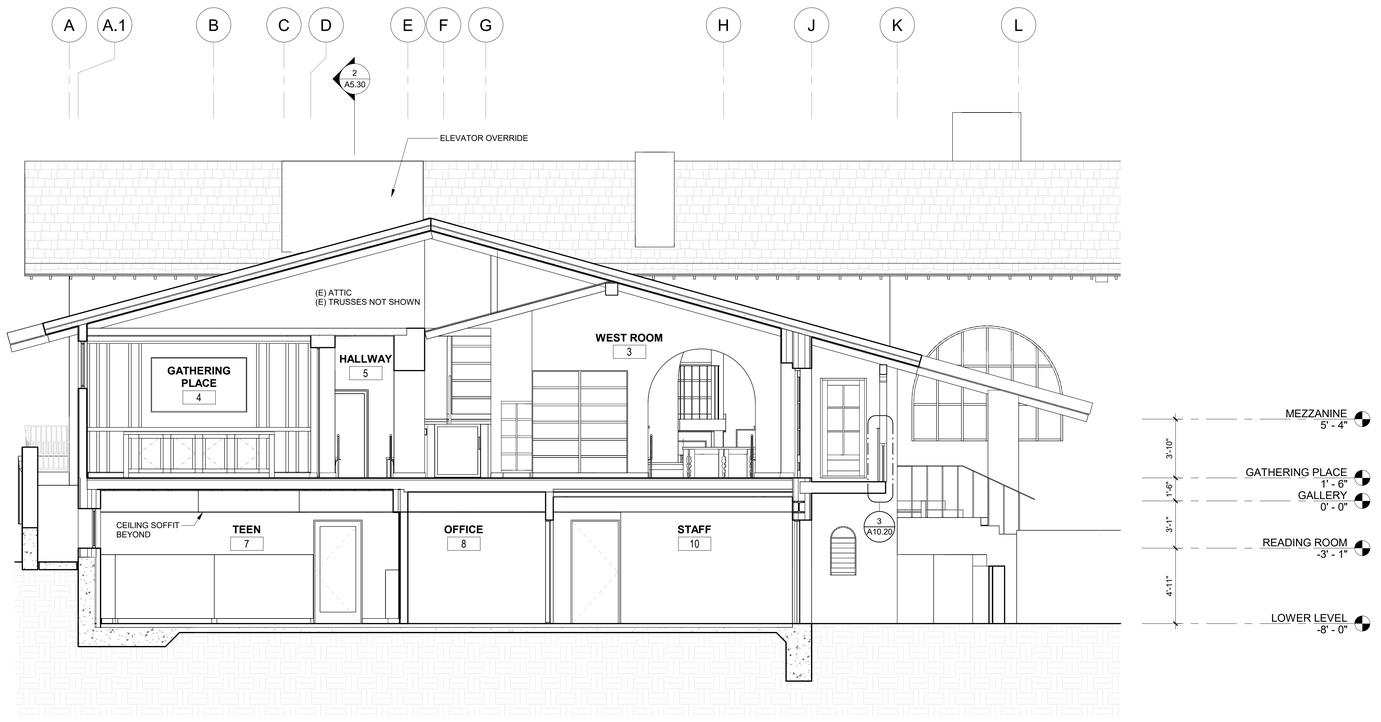
DWG. TITLE
EXTERIOR BUILDING ELEVATIONS - WEST

SHEET NO.
A5.04




PROPOSED BUILDING CROSS SECTION AT ELEVATOR | 2

1/4" = 1'-0"




PROPOSED BUILDING SECTION WEST ROOM | 1

1/4" = 1'-0"

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NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

BUILDING SECTIONS

SHEET NO.

A5.30




PROPOSED BUILDING SECTION READING ROOM | 1

1/4" = 1'-0"

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COST CONSULTANT

TBD Consulting
750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
424-343-2652

SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

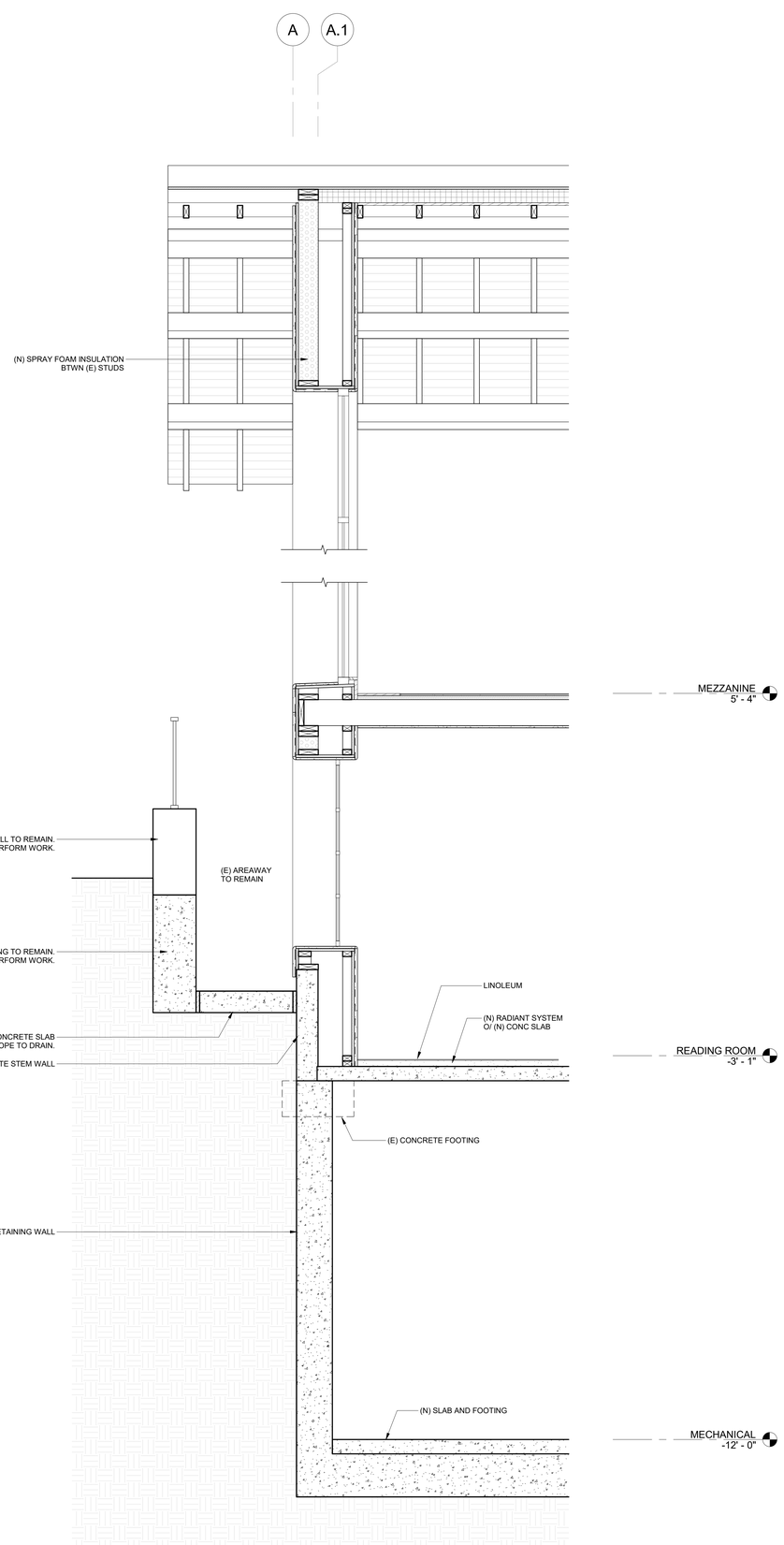
KEY PLAN

DWG. TITLE

BUILDING SECTIONS

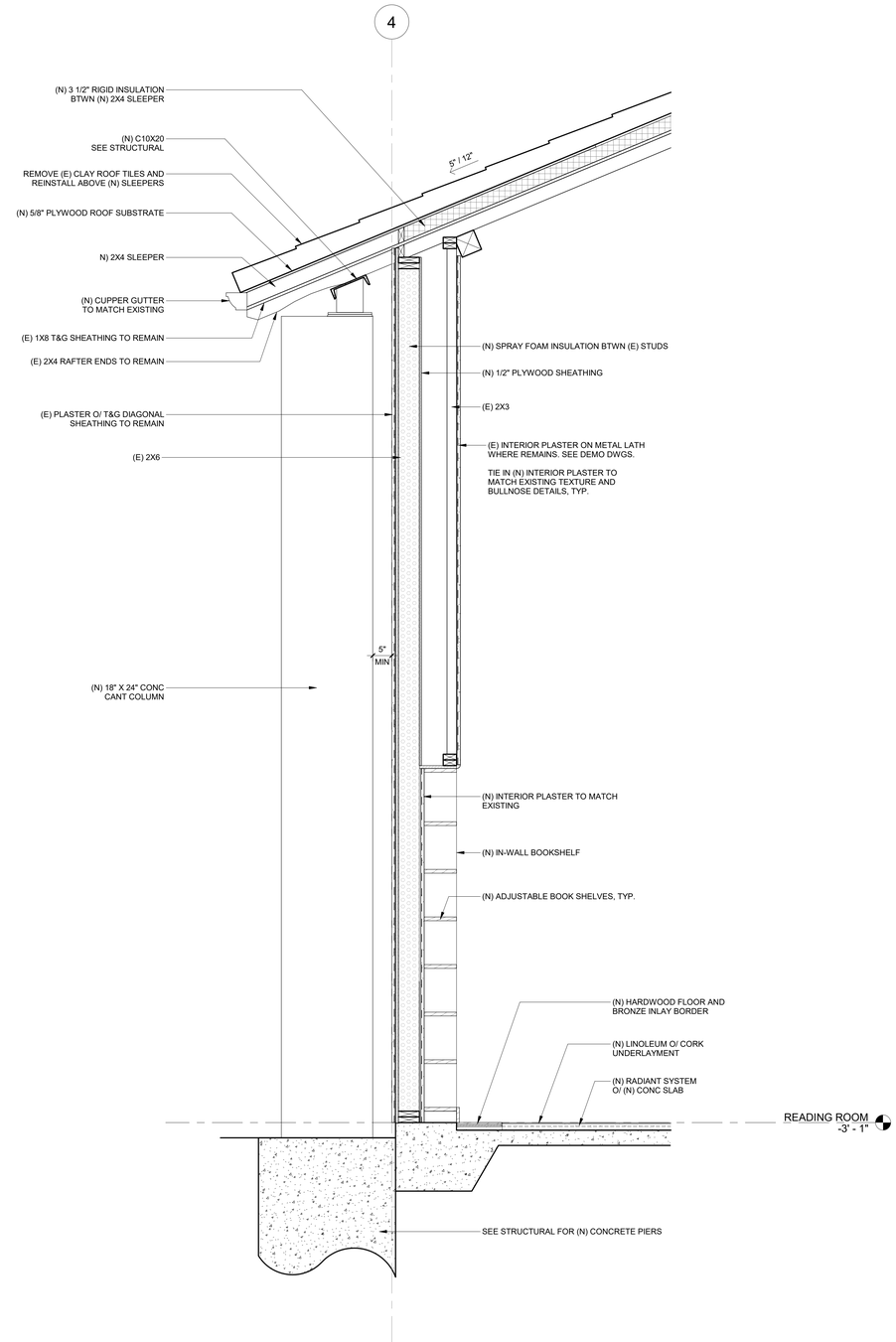
SHEET NO.

A5.31




PROPOSED WALL SECTION EADING ROOM NORTH WALL | 2

3/4" = 1'-0"




PROPOSED WALL SECTION READING ROOM EAST WALL | 1

3/4" = 1'-0"

# HARRISON MEMORIAL LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT


moore ruble yudell
*architects & planners*
933 Pico Boulevard Santa Monica, California 90405
tel 310 450 1400 mooreruibleyudell.com


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565 S. Fair Oaks Avenue, Suite 101-515
Pasadena, CA 91105
626-793-2400

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5940 College Ave, Suite F
Oakland, CA 94618
415-231-5770

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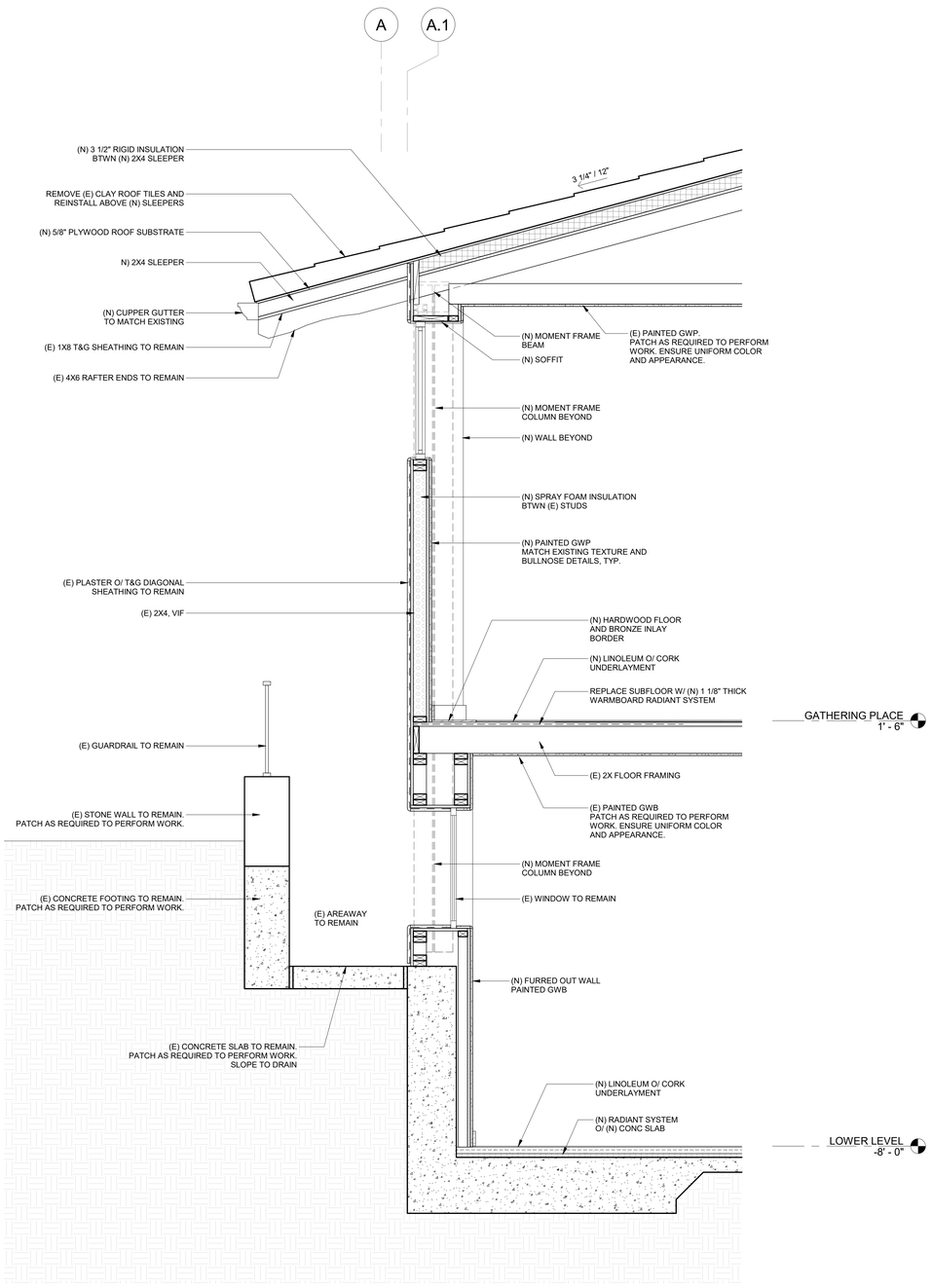
KEY PLAN

DWG. TITLE

WALL SECTIONS

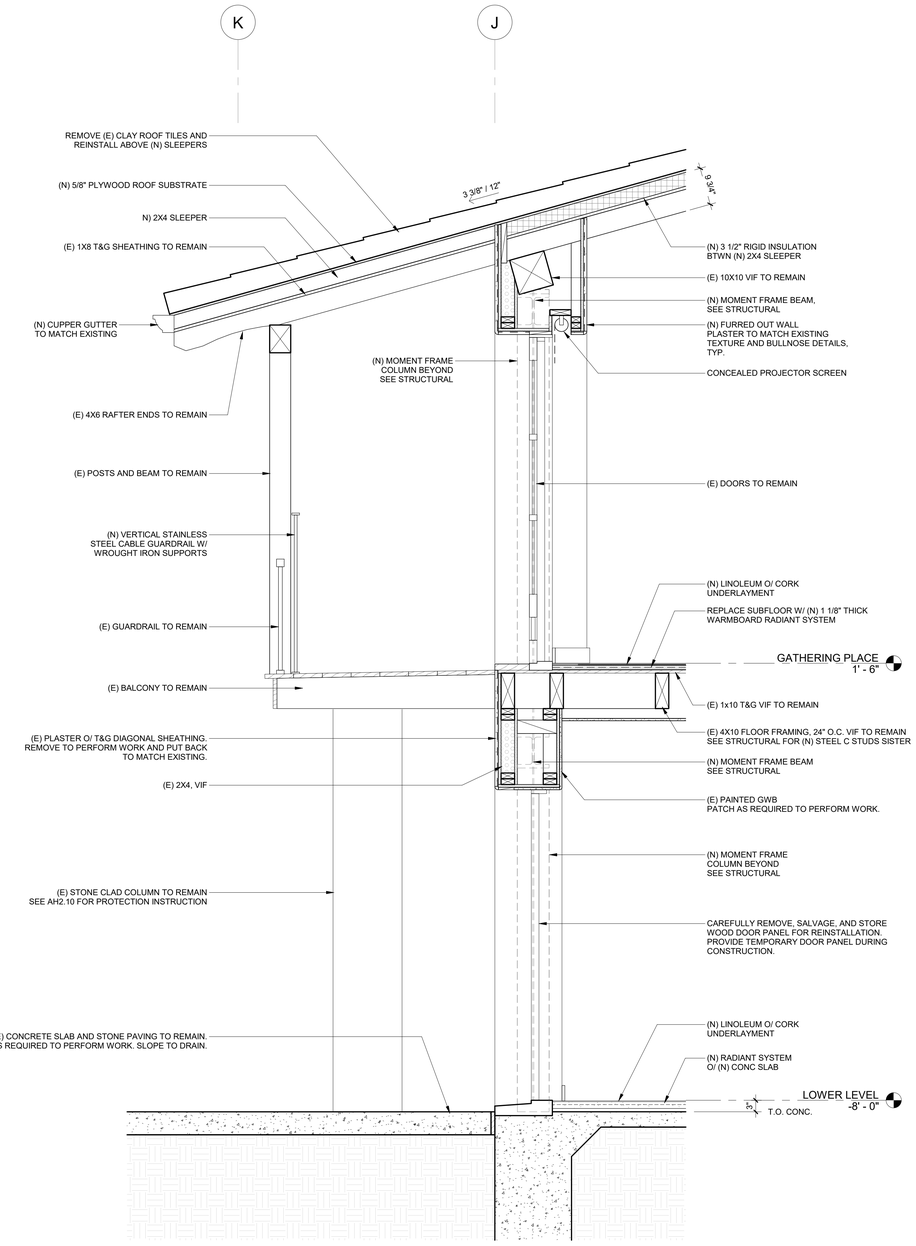
SHEET NO.

A5.50




PROPOSED WALL SECTION GATHERING PLACE NORTH WALL | 2

3/4" = 1'-0"




PROPOSED WALL SECTION WEST ROOM SOUTH WALL | 1

3/4" = 1'-0"

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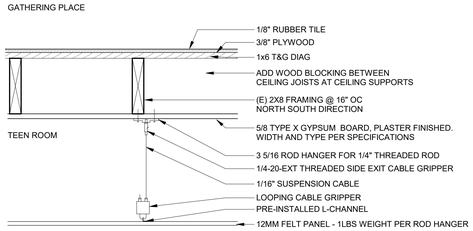
KEY PLAN

DWG. TITLE

WALL SECTIONS

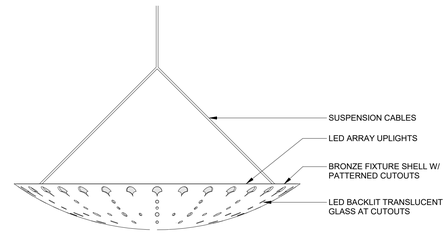
SHEET NO.

A5.51



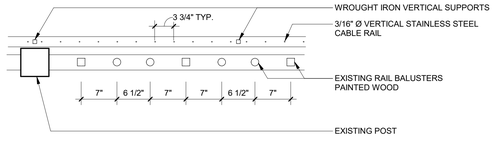

TEEN ROOM CEILING - FELT PANEL ATTACHMENT | 8

1 1/2" = 1'-0"



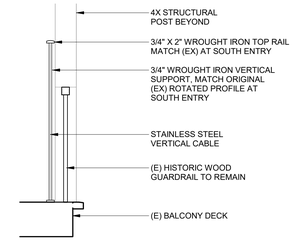

CUSTOM CHANDELIER | 4

1" = 1'-0"



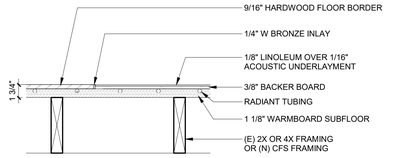

BALCONY RAIL ENLARGED PLAN | 7

1" = 1'-0"



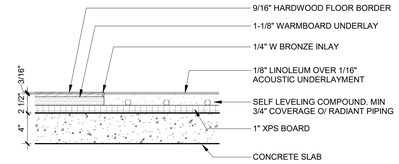

BALCONY GUARDRAIL | 3

3/4" = 1'-0"




TYPICAL FLOOR ASSEMBLY FOR WOOD FRAMING FLOOR | 2

1 1/2" = 1'-0"




TYPICAL FLOOR ASSEMBLY FOR CONCRETE FLOOR | 1

1 1/2" = 1'-0"

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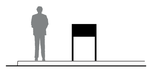
INTERIOR & EXTERIOR DETAILS

SHEET NO.

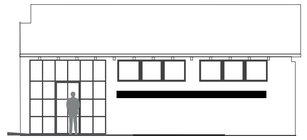
A10.20

# SIGN TYPE MENU

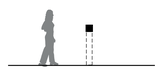
## SITE SIGNAGE



**100**
Primary Building ID



**105**
Secondary ID



**125**
Accessible Directional
(Exterior)

## REGULATORY/CODE SIGNAGE



**200**
Room ID
(ADA)



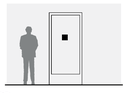
**205**
Insert Panel



**210**
Restroom ID
(Door)



**215**
Restroom ID
(ADA)



**217**
Restroom
Accessible Stall

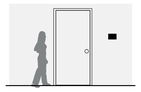
## REGULATORY/CODE SIGNAGE



**225**
Evacuation
Plan



**220**
Exit Route ID Sign
(ADA)



**230**
Maximum Occupancy



**240**
Entry Information
(No Smoking/Accessibility)



**250**
Fire Extinguisher ID
(Blade Mounted)



**251**
Fire Extinguisher ID
(Wall Mounted)



**255**
Accessible Directional
(Interior)



**260**
Assistive Listening
Device

## WAYFINDING SIGNAGE



**300**
Elevator Directory

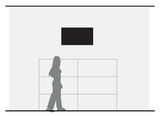


**305**
Book Section Identification



**310**
Directional

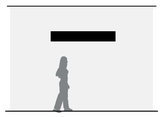
## DONOR SIGNAGE



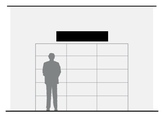
**400**
Historic Plaque



**405**
Donor Recognition
(Type 1)



**407**
Donor Recognition
(Type 2)



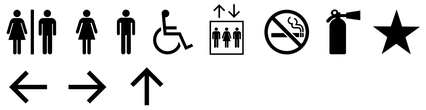
**410**
Donor Recognition
(Type 3)

# TYPOGRAPHY, SYMBOLS & COLORS

### Project Logo

LOGO T.B.D.

### Symbols & Arrows



### Fonts

Barlow Regular
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Barlow Medium
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Barlow Semi-Bold
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**
**abcdefghijklmnopqrstuvwxyz**
**1234567890**

### Color Schedule

NOTE: ALL PAINT TO HAVE SATIN FINISH UNLESS OTHERWISE NOTED.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| RED<br>PMS 216C | BLUE<br>PMS 308C | WHITE<br>MATTHEWS PAINT<br>MP27386<br>VERIZON WHITE | MEDIUM BLUE<br>TBD | LIGHT BLUE<br>TBD | GREY<br>(ONLY USED IN EXTERIOR SIGNAGE PACKAGE) | MED. GREY<br>MATTHEWS PAINT<br>MP14176<br>GRAYJAY |

COLORS T.B.D.

| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|---|---|---|---|---|---|---|
| LIGHT GREY<br>TBD | BRIGHT RED<br>MATTHEWS PAINT<br>MP15394<br>RED FERARRI | YELLOW<br>MATTHEWS PAINT<br>MP14064<br>CELADINE<br>YELLOW | BLUE<br>PMS 293C | MATTE BLACK<br>(ACRYLIC)<br>ACRYLITE<br>(OR EQUIVALENT)<br>SATINICE 9H01 SC<br>INDUSTRY NO.<br>199-0 & 2025 | WHITE<br>3M OPAQUE VINYL<br>3M 7725-20 | BLACK<br>3M OPAQUE VINYL<br>3M 180C-12 |

| 00 | Primary Building ID | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 00 | S | 1 | HARRISON MEMORIAL LIBRARY | |

| 05 | Secondary ID | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 05 | S | 1 | HARRISON MEMORIAL LIBRARY | |

| 25 | Accessible Directional (Exterior) | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 25 | S | 1 | (ISA Symbol) ◀ | |
| 25 | S | 2 | (ISA Symbol) ◀ | |
| 25 | S | 3 | (ISA Symbol) ◀ | |
| 25 | S | 4 | (ISA Symbol) ◀ | |
| 25 | S | 5 | (ISA Symbol) ◀ | |
| 25 | S | 6 | (ISA Symbol) ▲ | |

| 00 | Room ID (ADA) | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 00 | LL | 1 | STORAGE | |
| 00 | LL | 2 | MECHANICAL | |
| 00 | LL | 3 | ELECT FIRE ? | |
| 00 | LL | 4 | TEL ? | |
| 00 | LL | 5 | STAFF | |
| 00 | LL | 6 | OFFICE | |

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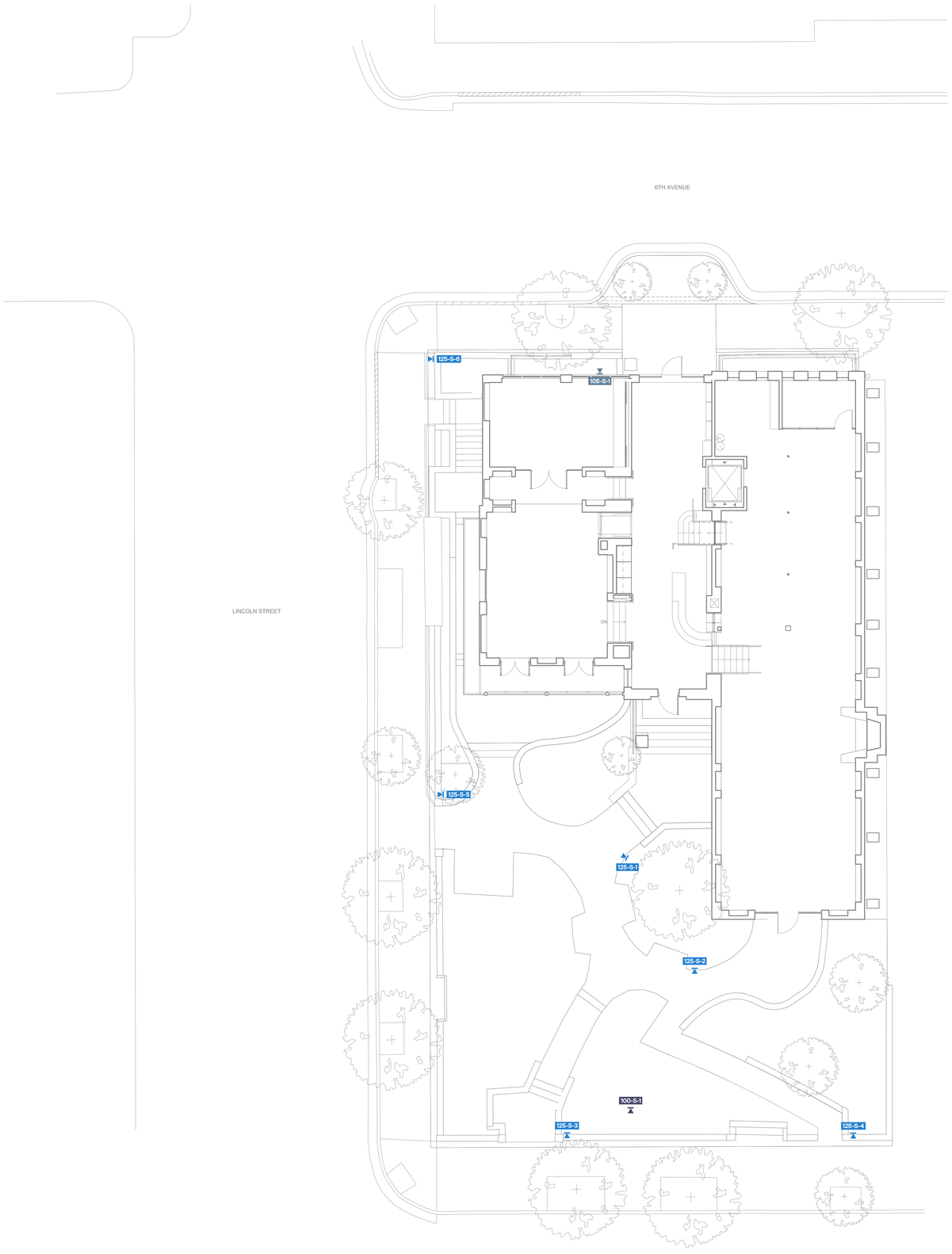
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| | 7/24/26 | 50% CD SUBMITTAL |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

KEY PLAN

DWG. TITLE
TYPOGRAPHY,
COLORS,
SIGH TYPE MENU

SHEET NO.
A12.01




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SIGN LOCATION PLANS
SITE

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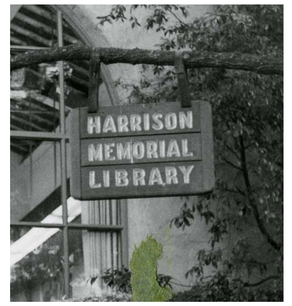
A12.06









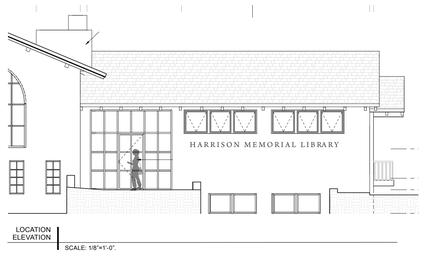






ELEVATION | PRIMARY BUILDING ID - MONUMENT | SIGN TYPE **100**
SCALE: XX

SIDE VIEW | SCALE: XX




LOCATION ELEVATION | SCALE: 1/8"=1'-0".

## TYPE STUDIES




HARRISON MEMORIAL LIBRARY
Bonfield

HARRISON MEMORIAL LIBRARY
RFC Vintage Apothecary Regular

HARRISON MEMORIAL LIBRARY
Aquifer

HARRISON MEMORIAL LIBRARY
Arno Pro - With roughened effect @ 1% and smoothness at 30%







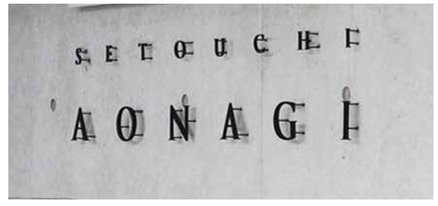






DESIGN ALTERNATE A: PAINTED LETTERS ON WALL



DESIGN ALTERNATE B: BLACKENED STEEL LETTERS ON WALL

# HARRISON MEMORIAL LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

**ARCHITECT**

moore ruble yudell
*architects & planners*
933 Pico Boulevard Santa Monica, California 90405
tel 310 450 1400 mooreruibleyudell.com

**ARCHITECT'S STAMP**

**CONSULTANTS**

HISTORIC ARCHITECT
Historic Resources Group
565 S. Fair Oaks Avenue, Suite 101-515
Pasadena, CA 91105
626-793-2400

STRUCTURAL ENGINEER
Pivot Structural Engineering
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West Hollywood, CA 90036
424-343-2652

**SUBMITTAL**

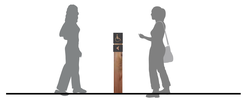
| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 7/24/26 | 50% CD SUBMITTAL |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

**NOTES**

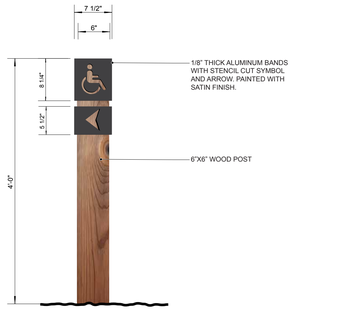
**KEY PLAN**

**DWG. TITLE**
SIGNAGE DETAILS

**SHEET NO.**
A12.07



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

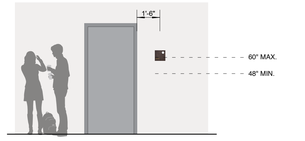



ELEVATION | ACCESSIBLE DIRECTIONAL (EXTERIOR) | SIGN TYPE **125**
SCALE: 1"=1'-0"



SIDE VIEW
SCALE: XX

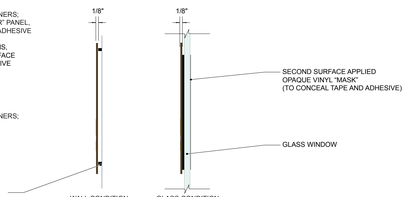
CBC 11B-703.4.1 Height above finish floor or ground. Tactile characters on signs shall be located 48 inches (1219mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest braille cells and 60 inches (1524 mm) maximum from the baseline of the highest line of raised characters.




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



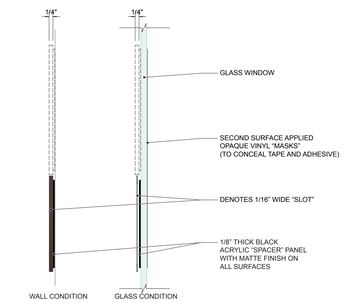

ELEVATION | ROOM ID (ADA) | SIGN TYPE **200**
SCALE: 3" = 1'-0"




SIDE VIEWS
SCALE: 3" = 1'-0"

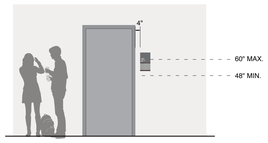



ELEVATION | INSERT PANEL | SIGN TYPE **205**
SCALE: 3" = 1'-0"

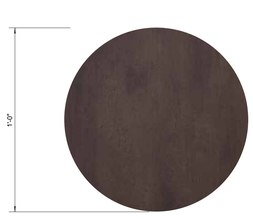



SIDE VIEWS
SCALE: 3" = 1'-0"

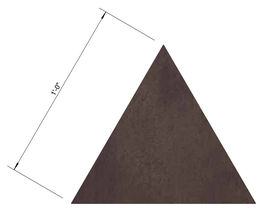
CBC 11B-703.4.1 Height above finish floor or ground. Tactile characters on signs shall be located 48 inches (1219mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest braille cells and 60 inches (1524 mm) maximum from the baseline of the highest line of raised characters.




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



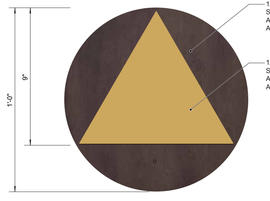

ELEVATION | WOMEN ID- DOOR
SCALE: 3" = 1'-0"



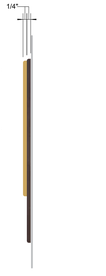

ELEVATION | MEN ID- DOOR
SCALE: 3" = 1'-0"




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




ELEVATION | RESTROOM ID- DOOR | SIGN TYPE **210**
SCALE: 3" = 1'-0"




SIDE VIEW
SCALE: 3" = 1'-0"

# HARRISON MEMORIAL LIBRARY

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West Hollywood, CA 90036
424-343-2652

SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 7/24/26 | 50% CD SUBMITTAL |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

KEY PLAN

DWG. TITLE
SIGNAGE DETAILS

SHEET NO.
A12.08

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
**PRIMARY RECORD**

**Primary #** _____
**HRI #** _____
**Trinomial** _____
**NRHP Status Code** *3S*
**Other Listings**
**Review Code** _____ **Reviewer** _____ **Date** _____

Page of **Resource Name or #:** (Assigned by recorder) *Harrison Memorial Library*

**P1. Other Identifier:**

**P2. Location:** ☐ Not for Publication ☐ Unrestricted **a. County** *Monterey*

**and (P2b and P2c or P2d. Attach a Location Map as necessary.)**

**b. USGS 7.5' Quad** **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: City *Carmel by-the-Sea* Zip *93921*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

*NE Cr. Ocean & Lincoln (Blk 72, Lots 7, 8, 9, 10)*

Parcel No. *010-139-007*

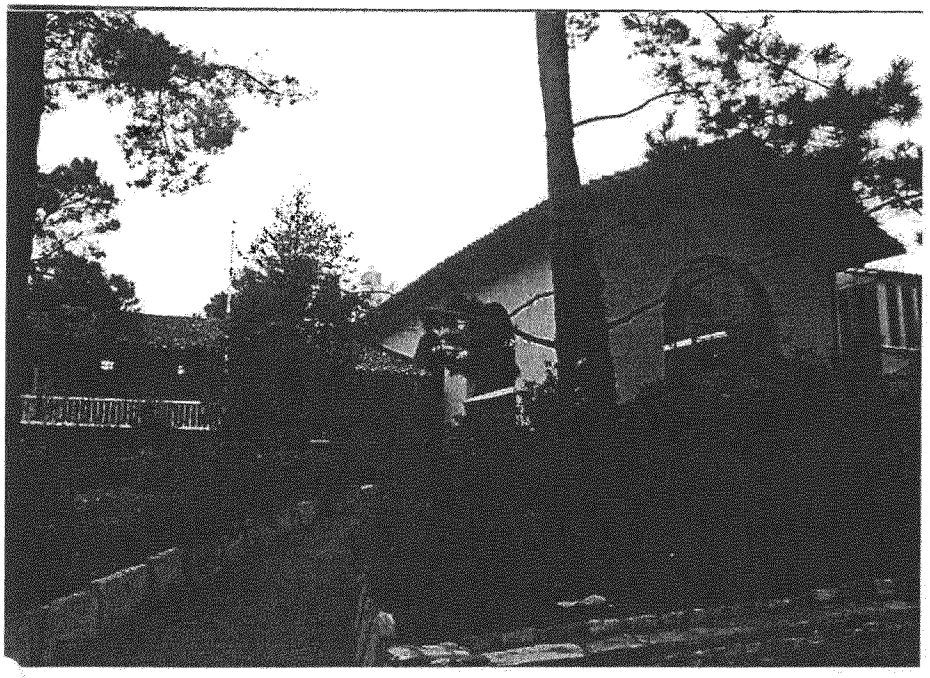
**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*A one-and-two story wood-framed Spanish Eclectic style library building, ell shaped in plan, resting on a concrete foundation. The exterior wall cladding is a textured cement stucco, w/clay roof tiles partially facing the openings of the principal arched windows. The low-pitched gabled roof system has wide overhanging eaves w/exposed rafter-tails & purlins, and is covered in Mission tile. There are two stuccoed chimneys present. An interior chimney is found at the junction of the ridge line of the west wing of the ell where it meets the main building block. The second, an exterior eave wall type, is located toward the south, along the east side elevation of the main building block. A shed-roofed extension of the roof of the west wing forms a door hood over the principal entry, at the inside junction of the ell formed by the two wings on the front (south) elevation of the library. The roof is supported by a heavy Carmel stone veneered pier, on the west, and a pair of thick, hand-adzed wood posts on the east. The west wing is characterized by a Monterey style second floor balcony. The south roof-plane overhangs the balcony, supported by thick wood posts w/a simple wood rail and balusters. The base of the balcony is carried on two Carmel stone piers, w/ wood corbels. It wraps around the building envelope on the south and west sides. Access to the balcony is from two two sets of wooden French doors on the south elevation. The ground floor of the west wing is below grade and characteized by multi-paned wood windows faced w/metal grilles.*

**b. Resource Attributes:** (List attributes and codes)

**P4. Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
*(View toward ). Photo No: 3008-, .*

**P6. Date Constructed/Age and Sources:**
☐ Prehistoric ☒ Historic ☐ Both
*1927 Carmel bldg. records*

**P7. Owner and Address**
*City of Carmel by-the-Sea*
*City Hall*
*Carmel, CA 93921*

**P8. Recorded by:** (Name, affiliation, and address)
*Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950*

**P9. Date Recorded:** *11/18/2002*

**P10. Survey Type:** (Describe)
*Carmel Historic Resource Inventory - 2001*

**. Report Citation:** (Cite survey report and other sources, or enter "none")
*armel Significant Building Survey 1979*

**Attachments** ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
**BUILDING, STRUCTURE, AND OBJECT RECORD** **HRI #** **Primary #**

**Page of** **NRHP Status Code** 3S

**Resource Name or #:** (Assigned by recorder) *Harrison Memorial Library*

B1. Historic Name: *Ralph Chandler Harrison Memorial Library*
B2. Common Name: *Harrison Memorial Library*
B3. Original Use: *Library* B4. Present Use: *Library*
**B5. Architectural Style:** *Spanish Eclectic*
**B6. Construction History:** (Construction date, alterations, and date of alterations)
*Constructed 1927 (Cbp# 1918); addition to NW 1949 (Cbp# 1893); seismic retrofit 1974 (Cbp# 74-12); interior remodel, add sprinklers 1976 CBP# 76-69, 76-185) interior work 1986; handicapped access work 1989 (Cbp# 89-118)*

**B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date : Original Location:
**B8. Related Features:**

B9a. Architect: *Bernard R. Maybeck (consulting)* b. Builder: *Michael J. Murphy*
**B10. Significance: Theme:** *Development of Arch. ,Gov., Civi, & Soc.* Area: *Carmel by-the-Sea*
**Period of Significance:** *1903-1940* **Property Type:** *library* **Applicable Criteria:** *CR1,3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The Harrison Memorial Library is significant under California Register criterion 1 as a major cultural institution in Carmel, and one of its first public works projects.It is also significant under criterion 3 in the area of architecture, as an excellent example of Spanish Eclectic design in a public building, and the only known building in Carmel to be worked on by noted California architect Bernard Ralph Maybeck. Carmel's first library had been established in 1904 and occupied a cottage at the cr. of Lincoln & Sixth. in 1905 it was operated as the Carmel Free Library Association, w/a board of directors who paid nominal annual dues for its maintenance. In 1911 the bylaws were amended and it became the Carmel Free Library. Dues at this time were twenty-five cents a month, or three dollars a year. Most of the reading material was donated, as were the furnishings in the building. Mrs. Ella Reid Harrison, widow of California Supreme Court Justice, Ralph Chandler Harrison, was a supporter of the Carmel Free Library. When she died tragically in a fire in 1923, she left the city sufficient funds to establish a municipal library, in memory of her husband. The actual design and construction of the facility did not take place until 1926-27. When constructed, the Carmel Free Library turned over its holdings to the new institution. In 1926 the Carmel Board of Trustees held a design competition for the new library. There were nine entries. Those who submitted plans included Hugh Comstock, Michael J. Murphy, Percy Parkes, Robert A. Stanton, Clay Otto, Calvin Bates, W.A. Beckett, W. Hastings & A. Natovic. At a Trustees meeting on Aug. 20, 1926, "it was agreed that the Spanish-type building met with the most favor, but none of the plans submitted were entirely satisfactory." It was then moved that the board consult with San Francisco architect, Bernard Maybeck about the library design. Maybeck indicated that he was unable to take full charge of the library plans and construction supervision, but would consult with M.J. Murphy, who was selected to do the work. In November, 1926 Murphy's plans, and a large color sketch by Maybeck were shown the board. On Dec. 16, Murphy was requested to prepare blueprints and specifications.*

B11. Additional Resource Attributes: (List attributes and codes) *HP15 - Educational building*

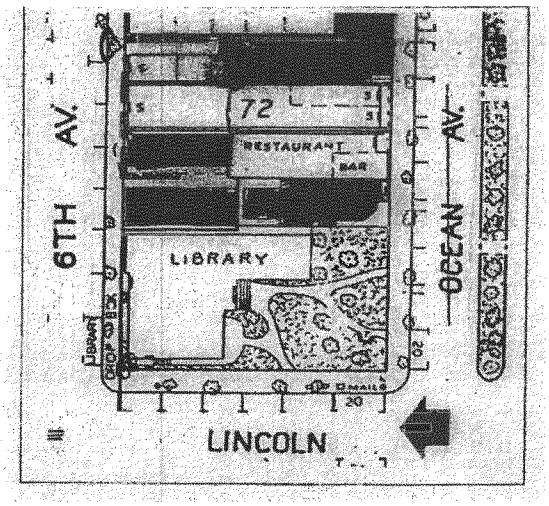
**B12. References:**
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
Hale, Sharron, *A Tribute to Yesterday*, Valley Publishers:Santa Cruz, 1980
*Monterey Daily Herald*, 10/22/27, 3/30/28

B13. Remarks: *Zoning CC*
*CHCS (AD/GCSI)*

**B14. Evaluator:** *Kent L. Seavey*
**Date of Evaluation:** *11/18/2002*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)




DPR 523B (1/95) HistoryMaker 4

P3. The lower floors on the north side are surrounded by tall concrete retaining walls covered in a Carmel stone veneer. Tall, narrow multi-paned windows are found on the ground floor of the main building block along this elevation, w/a large archedfocal window above, and the west wing has a series of three-panel horizontal windows, high in the building envelope, to bring light to the interior. The main building block, projecting south along the east side of the parcel, has three very large arches.: two along the west wall, partially filled w/clay roof tiles, and the principal focal window in the south gable end, which is a multi-paned industrial steel type, that includes a full height glazed exit door in its center. The only exteriorchanges appear to be the 1949 addition to the north side of the west wing, and a rearrangement of the front entry, where the original Carmel stone pier was centered on the overhanging roof, affording passage on both sides of the column. The entry doorway is a recessed stuccoed arch, w/a wood planked arched door, and small arched window w/wrought iron grille. Of interest is the existence of a series of wrought iron rings attached to the Carmel stone retaining wall at the SE cr of the west wing for securing pets while in the library. The ell shaped building is sited along the north and east side lot lines ofthe parcel, creating a large, natural parklike frontage along Ocean and Lincoln, w/mature pines and natural foliage. The entry walkways are framed w/Carmel stone retaining walls.

B10. On Feb. 27, 1927, Murphy's complete specifications, as approved by Bernard Maybeck, were presented to and accepted by the trustees. On July 5, 1927, Murphy's bid of $20,373 for the work was accepted and he was awarded the contract. The *Monterey Daily Herald* for Mar. 30, 1928, announced the formal opening of the new facility, erroneously crediting Maybeck w/the entire design. It noted that the large arched focal windows and entry way were "true Spanish copies", and that the gallery around the children's room was suggestive of Mexican galleries. As constructed, the north side elevation of the west wing had a massive north window that flooded the interior space w/light. This feature was lost in the 1949 addition by architect Robert Jones. The original building incorporated elements derived from Spanish, Mexican and the Monterey Colonial styles. All were incorporated insuch a way as to insure the programmatic needs of a modern (1927) library. This was one of Maybeck's particular areas of expertise, and his hand canbe seen refining Murphy's basic scheme to produce the best possible product. Carmel architect Robert Jones's seamless 1949 addition along thenorth side of the west wing was particularly sensitive to the original intent of the building. As one of the first major public works by the City of Carmel, the Harrison Memorial Library continues to be a success, both as an excellent example of Spanish Eclectic design, integrated into the landscape, and as a seminal social institution of Carmel. The Harrison Memorial Library retains its historic integrity to a high degree. It clearly reflects the findings of, and is consistent with the1997 Carmel Historic Context Statement under the themes of architectural development and government, civic and social institutions.

B12. Nickerson, Roy, "1926-1927 Records Show Who Designed Carmel Library," *Monterey Herald,* n/d

**Supplemental Photograph or Drawing**



Description of Photo: (View, date, accession #)
*(View toward ). Photo No: 3009-, .*

# HARRISON MEMORIAL LIBRARY CENTENNIAL RESTORATION

OCEAN AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CA 93921



## PLANNING SUBMISSION

AUGUST 28, 2026

NOT FOR CONSTRUCTION

HARRISON MEMORIAL LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT

moore ruble yudell
*architects & planners*
933 Pico Boulevard Santa Monica, California 90405
tel 310 450 1400 mooreruibleyudell.com

ARCHITECT'S STAMP

CONSULTANTS

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COST CONSULTANT
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750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
424-343-2652

SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

COVER SHEET

SHEET NO.

G0.00




VICINITY MAP

# PROJECT DATA

**1. PROJECT LOCATION:**

OCEAN AVENUE AND LINCOLN STREET
CARMEL-BY-THE-SEA, CA 93921

**2. PROJECT DESCRIPTION:**

THE HARRISON MEMORIAL LIBRARY RESTORATION PROJECT WILL PROVIDE SEISMIC IMPROVEMENTS, BUILDING SYSTEM UPGRADES, AND INCREASE ACCESSIBILITY THROUGHOUT THE HISTORIC BUILDING. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1928 WITH A SIGNIFICANT ADDITION BUILT IN 1940'S. HARRISON IS INCLUDED IN THE CITY OF CARMEL-BY-THE-SEA'S LISTING OF HISTORIC PLACES.

THE WORK WILL INCLUDE INSTALLATION OF NEW ACCESSIBLE NORTH ENTRY, ACCESSIBLE RESTROOMS, INSTALLATION OF AN ELEVATOR AND CHAIR LIFT, REBUILT INTERIOR STAIRS AND HANDRAILS AS WELL AS OVERALL IMPROVEMENTS TO THE INTERIOR FINISHES AND FURNISHINGS AND NEW ENERGY EFFICIENT LIGHTING. A REPLACEMENT SPRINKLER AND FIRE ALARM SYSTEM WILL BE INSTALLED.

THE NEW BASEMENT MECHANICAL ROOM WILL BE ADDED UNDER THE EXISTING READING ROOM TOWARDS THE NORTH WALL.

THREE WOOD WINDOWS IN THE 1940'S PORTION WILL BE REPLACED WITH METAL WINDOWS WITH INSULATED GLASS. REMAINING EXISTING WINDOWS WILL BE REGLAZED WITH ENERGY EFFICIENT GLASS USING THE EXISTING FRAMES. GLASS ENCLOSURE WILL BE ADDED TO EXISTING FIREPLACE FOR ENHANCING INDOOR AIR QUALITY.

THE SEISMIC IMPROVEMENT WORK WILL INCLUDE REPLACING EXTERIOR COLUMNS IN THE EAST SIDE YARD, STRENGTHENING ROOF DIAPHRAGM BY ADDING NEW SHEATHING, AND STEEL MOMENT FRAMES IN TWO LOCATIONS.

THERE IS NO CHANGE IN USE OR OCCUPANCY.

**3. BUILDING HEIGHT AND AREA:**

2 STORIES, WITH MEZZANINE

FLOOR AREAS PER FLOOR:

| | |
|---|---|
| MAIN LEVEL | 4,195 GSF |
| MEZZANINE | 1,077 GSF |
| LOWER LEVEL | 1,994 GSF (INCL. 37 GSF / 25 NSF ADDITION) |
| TOTAL FLOOR AREA | **7,266 GSF**<br>**NO CHANGE TO EXISTING FOOTPRINT** |
| MECHANICAL LEVEL | 398 GSF (NEW BASEMENT ADDITION) |

SITE COVERAGE (HARDSCAPE)

| | |
|---|---|
| EXISTING | 1,981 SF |
| PROPOSED | 2,205 SF |

MAXIMUM RIDGE HEIGHTS

| | |
|---|---|
| EXISTING | 25' - 5" |
| PROPOSED | 25' - 9" |

MAXIMUM PLATE HEIGHTS (NO CHANGE)

| | |
|---|---|
| EXISTING | 19' - 4" |
| PROPOSED | 19' - 4" |

**4. APPLICABLE CODES AND STANDARDS:**
CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

**BUILDING**
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA EXISTING BUILDING CODE

**HISTORICAL**
2025 CALIFORNIA HISTORICAL BUILDING CODE

**FIRE**
2025 CALIFORNIA FIRE CODE

**ACCESSIBILITY**
2025 CALIFORNIA BUILDING CODE CHAPTER 11B

**ELECTRICAL**
2025 CALIFORNIA ELECTRICAL CODE

**MECHANICAL**
2025 CALIFORNIA MECHANICAL CODE

**PLUMBING**
2025 CALIFORNIA PLUMBING CODE

**ENERGY**
2025 CALIFORNIA ENERGY CODE

**GREEN**
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

**ELEVATOR**
CALIFORNIA ELEVATOR SAFETY ORDERS

**OTHER**
2022 NFPA 10: STANDARD FOR PORTABLE FIRE EXTINGUISHERS
2022 NFPA 12: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2022 NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE

**5. OCCUPANCY CLASSIFICATION:**
LIBRARY AREAS AND GATHERING PLACE
GROUP A-3

OFFICES
GROUP B

**6. TYPE OF CONSTRUCTION:**
TYPE VB

**7. FIRE PROTECTION SYSTEM:**
AUTOMATIC SPRINKLER SYSTEM

**8. LENGTH OF EXIT ACCESS TRAVEL**
GROUP A: 250 FEET
GROUP B: 300 FEET

**9. MAXIMUM COMMON PATH OF EGRESS TRAVEL**
GROUP A: 75 FEET
GROUP B: 100 FEET

**10. DELEGATED DESIGN**
FIRE ALARM SYSTEM
AUTOMATIC SPRINKLER SYSTEM

# SHEET INDEX


GENERAL INFORMATION
G0.00 COVER SHEET
G1.10 PROJECT DATA & SHEET INDEX
G1.20 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

ARCHITECTURAL SITE
AS1.01 EXISTING SITE PLAN
AS1.10 ARCHITECTURAL SITE PLAN

CIVIL
C1.0 EXISTING CONDITIONS
C2.0 GRADING & DRAINAGE PLAN

ARCHITECTURAL HISTORIC
AH2.10 LOWER LEVEL SALVAGE & PROTECTION PLAN

AH2.20 MAIN LEVEL SALVAGE & PROTECTION PLAN

AH2.30 MEZZANINE SALVAGE & PROTECTION PLAN

ARCHITECTURAL DEMOLITION
AD2.10 LOWER LEVEL DEMO PLAN
AD2.20 MAIN LEVEL DEMO PLAN
AD2.30 MEZZANINE DEMO PLAN
AD2.40 ROOF DEMO PLAN

ARCHITECTURAL
A2.10 LOWER LEVEL PLAN
A2.20 MAIN LEVEL PLAN
A2.30 MEZZANINE PLAN
A2.40 ROOF PLAN

A4.00 DOOR SCHEDULE
A4.01 DOOR FRAME TYPES
A4.10 WINDOW SCHEDULE

A5.01 EXTERIOR BUILDING ELEVATIONS - NORTH
A5.02 EXTERIOR BUILDING ELEVATIONS - EAST
A5.03 EXTERIOR BUILDING ELEVATIONS - SOUTH
A5.04 EXTERIOR BUILDING ELEVATIONS - WEST
A5.30 BUILDING SECTIONS
A5.31 BUILDING SECTIONS
A5.50 WALL SECTIONS
A5.51 WALL SECTIONS

A10.20 INTERIOR & EXTERIOR DETAILS

SIGNAGE
A12.01 SIGN TYPE MENU

A12.06 SIGN LOCATION PLAN SITE
A12.07 SIGNAGE DETAILS
A12.08 SIGNAGE DETAILS


HARRISON MEMORIAL LIBRARY

Ocean Avenue and Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT


moore ruble yudell
*architects & planners*
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ARCHITECT'S STAMP

CONSULTANTS


HISTORIC ARCHITECT
Historic Resources Group
565 S. Fair Oaks Avenue, Suite 101-515
Pasadena, CA 91105
626-793-2400

STRUCTURAL ENGINEER
Pivot Structural Engineering
5940 College Ave, Suite F
Oakland, CA 94618
415-231-5770

MECHANICAL, PLUMBING, FIRE PROTECTION ENGINEERS
Blue Forest Engineering
3622 Kingsley Street
Oakland, CA 94610
510-924-8224

ELECTRICAL, TELECOMM, AV, FIRE ALARM, SECURITY ENGINEERS
Atium Engineering
3533 York Lane
San Ramon, CA 94582
913-961-1658

CIVIL ENGINEER, SURVEYOR
BKF Engineers
1730 N. First Street, Suite 600
San Jose, CA 95112
408-467-9100

CODE / FIRE LIFE-SAFETY
Code Red Consulting
2785 Pacific Coast Highway, Suite E928
Torrance, CA 90505
508-301-9615

LIGHTING DESIGN
Horton Lees Brogden Lighting Design
8580 Washington Boulevard
Culver City, CA 90232
310-837-0929

SIGNAGE & GRAPHICS
Hunt Design
88 N. Fair Oaks Avenue
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SPECIFICATIONS
Gary Barnett Specifications
PO Box 801681
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661-284-6882

COST CONSULTANT
TBD Consulting
750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
424-343-2652


SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES
1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE
PROJECT DATA & SHEET INDEX

SHEET NO.
G1.10

## 4. ABBREVIATIONS FOR ARCHITECTURAL DRAWING SHEETS

| | | | | | |
|---|---|---|---|---|---|
| AB | ANCHOR BOLT | FT | FOOT OR FEET | PP | POLYPROPYLENE, PUSH/PULL |
| ACST | ACOUSTIC | FTG | FOOTING | PR | PAIR |
| ACT | ACOUSTIC CEILING TILE | FN | FENCE | PRCST | PRECAST |
| AD | AREA DRAIN | FO | FIELD ORDER, FINISHED OPENING | PRKG | PARKING |
| ADA | AMERICANS WITH DISABILITIES ACT | FOC | FACE OF CONCRETE, FACE OF CURB | PROP | PROPERTY |
| ADC | AUTOMATIC DOOR CLOSER | FOF | FACE OF FINISH | PS | POLYSTYRENE, PULL STATION |
| ADDM | ADDENDUM | FOM | FACE OF MASONRY | PT | PAINT, POST TENSIONED |
| ADH | ADHESIVE | FOS | FACE OF STUD | PTN | PARTITION |
| ADJ | ADJACENT, ADJUSTABLE | FOW | FACE OF WALL | PTR | PAPER TOWEL RECEPTACLE |
| AFC | ABOVE FINISHED COUNTER | FP | FIRE PROTECTION, FIREPROOF, FLAGPOLE | PV | PAVED, PHOTOVOLTAIC |
| AFF | ABOVE FINISHED FLOOR | FPM | FEET PER MINUTE | PVA | POLYVINYL ACETATE |
| AFS | ABOVE FINISHED SLAB | FR | FIRE RATING, FRAME | PVC | POLYVINYL CHLORIDE |
| AGGR | AGGREGATE | FRA | FIRE RATED ASSEMBLY | PVF | POLYVINYL FLUORIDE |
| AHJ | AUTHORITY HAVING JURISDICTION | FURN | FURNITURE, FURNACE | PWR | POWER |
| AHU | AIR HANDLING UNIT | | | | |
| ALM | ALARM | GA | GAGE | QA | QUALITY ASSURANCE |
| ALT | ALTERNATE | GALV | GALVANIZED | QC | QUALITY CONTROL |
| ALUM | ALUMINUM | GB | GRAB BAR | QCR | QUALITY CONTROL REVIEW |
| ANOD | ANODIZE | GC | GENERAL CONTRACTOR | QT | QUARRY TILE |
| ANT | ANTENNA | GCO | GRADE CLEAN OUT | QTB | QUARRY TILE BASE |
| APPD | APPROVED | GEN | GENERAL, GENERATOR | QTF | QUARRY TILE FLOOR |
| APC | ACOUSTICAL PANEL CEILING | GI | GALVANIZED IRON | QTR | QUARTER |
| APPROX | APPROXIMATE | GIP | GALVANIZED IRON PIPE | QTY | QUANTITY |
| AR | AS REQUIRED | GL | GLASS, GROUND LEVEL | | |
| ARCH | ARCHITECT OR ARCHITECTURAL | GRAN | GRANITE | R | RISER, RANGE, RADIUS, |
| ASC | ABOVE SUSPENDED CEILING | GRL | GRILLE | | THERMAL RESISTANCE |
| ASI | ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS | GRTG | GRATING | RA | RETURN AIR |
| ASPH | ASPHALT | GRV | GROOVE | RAB | RABBETED |
| AUTO | AUTOMATIC | GSB | GYPSUM SHEATHING BOARD | RAC | ROOM AIR CONDITIONER |
| AUX | AUXILIARY | GSM | GALVANIZED SHEET METAL | RAD | RADIATOR, RADIAN, RETURN AIR DUCT |
| AV | AUDIO-VISUAL, AIR VENT | GSU | GLAZED STRUCTURAL UNIT | RB | RESILIENT BASE, RUBBER BASE |
| AVG | AVERAGE | GT | GREASE TRAP, GROUT | RB HK | ROBE HOOK |
| AWT | ACOUSTICAL WALL TREATMENT | GUT | GUTTER | RBM | REINFORCED BRICK MASONRY |
| | | GWT | GLAZED WALL TILE | RBR | RUBBER |
| B PL | BASE PLATE | GYP | GYPSUM | RC | REINFORCED CONCRETE |
| BAL | BALANCE | | | RD | ROOF DRAIN, ROAD |
| BAS | BUILDING AUTOMATION SYSTEM | HB | HOSE BIB | REC | RECESSED |
| BAT | BATTEN, BATTERY | HC | HOLLOW CORE, HEATING COIL | REF | REFERENCE, REFRIGERATOR |
| BB | BASEBOARD, BULLETIN BOARD | HCP | HANDICAPPED | REINF | REINFORCE |
| BC | BACK OF CURB, BUILDING CODE | HDWE | HARDWARE | REM | REMOVABLE |
| BD | BOARD | HDBD | HARDBOARD | REP | REPAIR |
| BDRY | BOUNDARY | HDO | HIGH DENSITY OVERLAY | REPL | REPLACE |
| BKG | BACKING | HDPE | HIGH DENSITY POLYETHYLENE | REQD | REQUIRED |
| BKGD | BACKGROUND | HDR | HEADER | REST | RESTROOM |
| BL | BASE LINE, BUILDING LINE | HDW | HARDWARE | RT | RETURN |
| BLDG | BUILDING | HDWD | HARDWOOD | RF | RESILIENT FLOORING |
| BLR | BOILER | HM | HOLLOW METAL | RFG | ROOFING |
| BLST | BALLAST | HMD | HOLLOW METAL DOOR, HUMIDITY | RH | ROOF HATCH |
| BLW | BELOW | HMDF | HOLLOW METAL DOOR AND FRAME | RLG | RAILING |
| BM | BEAM, BENCHMARK | HMF | HOLLOW METAL FRAME | RM | ROOM |
| BN | BULLNOSE | HO | HOLD OPEN | RND | ROUND |
| BOT | BOTTOM | HOA | HAND-OFF-AUTOMATIC | RO | ROUGH OPENING |
| BP | BUILDING PAPER | HOR | HORIZONTAL | ROW | RIGHT OF WAY |
| BRLP | BURLAP | HS | HAND SINK | RR | ROLL ROOFING |
| BRZ | BRONZE | HT | HEIGHT | RS | ROUGH SAWN |
| BS | BOTH SIDES | HV | HIGH VOLTAGE, HOSE VALVE | RSD | ROLLING STEEL DOOR |
| BSMT | BASEMENT | HW | HOT WATER | RT | RIGHT |
| BT | BATH TUB | HWB | HOT WATER BOILER | RV | ROOF VENT |
| Btu | BRITISH THERMAL UNIT | | | RVL | REVEAL |
| BTWN | BETWEEN | ID | INSIDE DIMENSION, INTERIOR DESIGN | RVS | REVERSE |
| BU | BUILT-UP | IF | INSIDE FACE | | |
| BUR | BUILT-UP ROOFING | INSUL | INSULATION | S | SOUTH |
| BW | BOTH WAYS | INT | INTERIOR | S1S | SURFACED ONE SIDE |
| | | IR | INFRARED | S2S | SURFACED TWO SIDES |
| C | CHANNEL, CELSIUS | IR | INSIDE RADIUS | S4S | SURFACED FOUR SIDES |
| CAB | CABINET | IW | IRRIGATION WATER | SA | SUPPLY AIR |
| CAM | CAMBER | IWH | INSTANTANEOUS WATER HEATER | SAG | SUPPLY AIR GRILLE |
| CAV | CAVITY | | | SAN | SANITARY |
| CB | CATCH BASIN, CERAMIC BASE, CORNER BEAD | JAL | JALOUSIE | SAPC | SUSPENDED ACOUSTICAL PLASTER CEILING |
| CBB | CEMENTITIOUS BACKER BOARD | JAN | JANITOR | SAT | SUSPENDED ACOUSTICAL TILE |
| CCD | CONTRACT CHANGE DIRECTIVE | JS | JANITOR'S SINK | SATC | SUSPENDED ACOUSTICAL TILE CEILING |
| CCTV | CLOSED CIRCUIT TELEVISION | | | SB | SPLASH BLOCK |
| CDW | CHILLED DRINKING WATER | KB | KNEE BRACE | SBS | STYRENE BUTADIENE STYRENE |
| CDWR | CHILLED DRINKING WATER RETURN | KD | KILN DRIED, KNOCK DOWN | SC | SOLID CORE, SHADING COEFFICIENT |
| CDWS | CHILLED DRINKING WATER SUPPLY | KIT | KITCHEN | SCD | SEAT COVER DISPENSER |
| CCW | COUNTERCLOCKWISE | KOP | KNOCK OUT PANEL | SCMU | SOLID CORE MASONRY UNIT |
| CEM | CEMENT | KPL | KICKPLATE | SCP | SCUPPER |
| CER | CERAMIC | | | SCR | SHOWER CURTAIN ROD |
| CF/CI | CONTRACTOR FURNISHED/CONTRACTOR INSTALLED | L | ANGLE, LITER | SCRN | SCREEN |
| CF/OI | CONTRACTOR FURNISHED/OWNER INSTALLED | L&P | LATH AND PLASTER | SCT | STRUCTURAL CLAY TILE |
| CFC | CHLOROFLUOROCARBONS | LAB | LABORATORY | SCWD | SOLID CORE WOOD DOOR |
| CFE | CONTRACTOR FURNISHED EQUIPMENT | LAG | LAGGING | SD | SHOP DRAWINGS, SMOKE DETECTOR, |
| CFLG | COUNTERFLASHING | LAD | LADDER | | SOAP DISPENSER, STORM DRAIN, SUPPLY DUCT |
| CFM | CUBIC FEET PER MINUTE | LAM | LAMINATE | SDBL | SANDBLAST |
| CFMF | COLD-FORMED METAL FRAMING | LAQ | LACQUER | SDG | SIDING |
| CFS | CUBIC FEET PER SECOND | LAT | LATTICE | SGD | SLIDING GLASS DOOR |
| CG | CORNER GUARD | LAU | LAUNDRY | SHR | SHOWER |
| CH | CHILLER, COAT HOOK | LAV | LAVATORY | SHRD | SHOWER DRAIN |
| CHL | CHAIN LINK | LBR | LUMBER | SHTG | SHEATHING |
| CHFR | CHAMFER | LBS | POUND | SIM | SIMILAR |
| CI | CAST IRON, CURB INLET | LCD | LINEAR CEILING DIFFUSER | SJ | SCORED JOINT, SLIP JOINT |
| CIP | CAST-IN-PLACE, CAST IRON PIPE | LD | LINEAR DIFFUSER | SK | SKETCH |
| CJ | CONSTRUCTION JOINT, CONTROL JOINT | LEV | LOW EMISSIONS VEHICLE | SKLT | SKYLIGHT |
| CL | CENTER LINE, CLASS, CLOSE | LINO | LINOLEUM | SL | SEA LEVEL, SPOT LIGHT |
| CLDG | CLADDING | LKR | LOCKER | SLDG | SLIDING |
| CLG | CEILING | LMST | LIMESTONE | SLDR | SOLDER |
| CLO | CLOSET | LP | LIGHT POLE | SLNT | SEALANT |
| CLR | CLEAR | LTNG | LIGHTNING | SM | SHEET METAL, SMALL, SMOOTH |
| CMU | CONCRETE MASONRY UNIT | LVR | LOUVER | SMLS | SEAMLESS |
| CNCL | CONCEALED | | | SMP | SUMP PUMP |
| CO | CLEAN OUT | m | METER | SND | SANITARY NAPKIN DISPENSER |
| COL | COLUMN | MA | MIXED AIR | SNSR | SENSOR |
| CONC | CONCRETE | MATL | MATERIAL | SOV | SHUT OFF VALVE |
| CONT | CONTINUOUS | MAX | MAXIMUM | SP | STANDPIPE, SUMP PIT, SOLID PLASTIC |
| CT | CERAMIC TILE | MB | MACHINE BOLT, MAIL BOX | SP EL | SPOT ELEVATION |
| CTR | CENTER | MC | MANHOLE COVER | SP FIN | SPECIAL FINISH |
| CTV | CABLE TELEVISION | MECH | MECHANICAL | SPEC | SPECIFICATION |
| CU | COPPER, CUBIC | MEL | MELAMINE | SPH | SPACE HEATER |
| CW | COLD WATER | MEMB | MEMBRANE | SPKLR | SPRINKLER |
| | | MEZZ | MEZZANINE | SPKR | SPEAKER |
| DB | DECIBEL | MF | MILL FINISH | SPR | SPRINKLER LINE |
| D-B | DESIGN-BUILD | MFR | MANUFACTURER | SS | SANITARY SEWER, SERVICE SINK, |
| DBL | DOUBLE | MIN | MINIMUM | | STORM SEWER, STANDING SEAM |
| DEF | DEFINITION | MISC | MISCELLANEOUS | SMD | SEE MECHANICAL DRAWINGS |
| DEG | DEGREE | ML | METAL LATH, MONOLITHIC | SOI | SECRETARY OF THE INTERIOR'S STANDARDS |
| DEL | DELETE | MLWK | MILLWORK | | FOR THE TREATMENT OF HISTORIC PROPERTIES |
| DEMO | DEMOLITION, DEMONSTRATION | MO | MASONRY OPENING | SST | STAINLESS STEEL |
| DET | DETAIL | MON | MONITOR, MONUMENT | ST | STAIRS, STREET |
| DF | DRINKING FOUNTAIN | MOPR | MOP RACK | STAG | STAGGERED |
| DI | DRAIN INLET | MR | MOISTURE RESISTANT | STC | SOUND TRANSMISSION CLASS |
| DIA | DIAMETER | MRB | MARBLE BASE | STD | STANDARD |
| DIAG | DIAGONAL, DIAGRAM | MRT | MARBLE THRESHOLD | STL | STEEL |
| DIFF | DIFFUSER | MS | MOP SINK | STM | STEAM |
| DIM | DIMENSION | MT | METAL THRESHOLD, MOUNT | STOR | STORAGE |
| DIR | DIRECTION | MTD | MOUNTED | STRUC | STRUCTURAL |
| DISP | DISPENSER | MTL | METAL | SUSP | SUSPEND |
| DIST | DISTANCE | MTLB | METAL BASE | SV | SHEET VINYL, SAFETY VALVE |
| DMPR | DAMPER | MTLD | METAL DOOR | SYM | SYMMETRICAL |
| DMR | DIMMER | MTLF | METAL FLASHING | | |
| DN | DOWN | MTLP | METAL PARTITION | T | TREAD |
| DPTN | DEMOUNTABLE PARTITION | MTLR | METAL ROOF | T&B | TOP AND BOTTOM |
| DR | DOOR, DRAIN, DRIVE | MULT | MULTIPLE | T&G | TONGUE AND GROOVE |
| DS | DOWNSPOUT | MVBL | MOVEABLE | T&M | TIME AND MATERIALS |
| DSP | DRY STANDPIPE | | | T/S | TUB/SHOWER |
| DWG | DRAWING | N | NORTH | TB | THROUGH BOLT |
| | | NA | NOT APPLICABLE | TB | TOWEL BAR |
| E | EAST | NC | NOISE CRITERIA | TC | TERRA COTTA |
| EA | EACH | NE | NOT EXCEEDING | TD | TOWEL DISPENSER, TRENCH DRAIN |
| EC | EDGE OF CURB | NEG | NEGATIVE | TDR | TOWEL DISPENSER, RECEPTACLE |
| EE | EACH END | NIC | NOT IN CONTRACT, NOISE ISOLATION CLASS | TEL | TELEPHONE |
| EF | EACH FACE, EXTERIOR FINISH | NKL | NICKEL | TEMP | TEMPERATURE, TEMPORARY |
| EG | EDGE GRAIN | NM | NON-METALLIC | TER | TERRAZZO |
| EGB | EXTERIOR GYPSUM BOARD | NO | NUMBER | TFF | TOP OF FINISH FLOOR |
| EJ | EXPANSION JOINT | NOM | NOMINAL | TG | TRANSFER GRILLE |
| EH | ELECTRIC HEATER | NPL | NICKEL PLATED | THK | THICKNESS |
| EHD | ELECTRIC HAND DRYER | NR | NOISE REDUCTION | THRU | THROUGH |
| EL | ELEVATION | NRC | NOISE REDUCTION COEFFICIENT | TL | TWIST LOCK |
| ELEC | ELECTRIC | NRP | NONREMOVABLE | TMPD | TEMPERED |
| ELEV | ELEVATOR | NS | NARROW STILE, NEAR SIDE, NO SCALE | TN | TRUE NORTH |
| ENCL | ENCLOSURE | NTS | NOT TO SCALE | TO | TOP OF |
| EOS | EDGE OF SLAB | | | TOB | TOP OF BEAM |
| EQ | EQUAL | OA | OUTSIDE AIR | TOC | TOP OF CONCRETE, TOP OF CURB |
| ETC | AND SO FORTH, ET CETERA | OC | ON CENTER | TOF | TOP OF FLOOR, TOP OF FOOTING, TOP OF FRAME |
| EW | EACH WAY | OF | OUTSIDE FACE | TOJ | TOP OF JOIST |
| EWC | ELECTRIC WATER COOLER | OFD | OVERFLOW DRAIN | TOL | TOLERANCE |
| EWH | ELECTRIC WATER HEATER | OFF | OFFICE | TOM | TOP OF MASONRY |
| EWS | EYE WASH STATION | OD | OUTSIDE DIAMETER, OUTSIDE DIMENSION | TOP | TOP OF PAVEMENT, TOP OF PARAPET |
| EXC | EXCAVATE | OF/CI | OWNER FURNISHED/CONTRACTOR INSTALLED | TOS | TOP OF STEEL |
| EXCL | EXCLUDE | OF/OI | OWNER FURNISHED/OWNER INSTALLED | TOW | TOP OF WALL |
| EXP | EXPOSED TO STRUCTURE | OFS | OUTSIDE FACE OF STUDS | TP | TELEPHONE POLE |
| EXST | EXISTING | OGL | OBSCURE GLASS | TPD | TOILET PAPER DISPENSER |
| EXP | EXPANSION, EXPAND, EXPOSED | OPNG | OPENING | TR | TOWEL RACK, TOP OF RIM |
| EXT | EXTERIOR, EXTINGUISHER | OPH | OPPOSITE HAND | TRTD | TREATED |
| | | OPP | OPPOSITE | TS | TUBE STEEL |
| FA | FIRE ALARM, FRESH AIR | OPQ | OPAQUE | TSH | TOWEL SHELF |
| FAB | FABRIC | OPR | OPERABLE | TV | TELEVISION |
| FAR | FLOOR AREA RATIO | OVFL | OVERFLOW | TYP | TYPICAL |
| FAS | FASCIA | | | | |
| FCO | FLOOR CLEAN OUT | P | POLE, PUMP | UH | UNIT HEATER |
| FD | FLOOR DRAIN | PAR | PARALLEL, PARAPET | UN | UNLESS NOTED |
| FDC | FIRE DEPARTMENT CONNECTION | PAT | PATTERN | UNEX | UNEXCAVATED |
| FE | FIRE EXTINGUISHER | PB | PAINTED BASE, PANELBOARD, | UNO | UNLESS NOTED OTHERWISE |
| FEC | FIRE EXTINGUISHER CABINET | | PANIC BAR, PULL BOX, PUSHBUTTON | UON | UNLESS OTHERWISE NOTED |
| FF | FINISH FACE OR FLOOR | PBD | PARTICLEBOARD | UR | URINAL |
| FF&E | FURNITURE, FIXTURE AND EQUIPMENT | PC | PORTLAND CEMENT, POLYCARBONATE | UTIL | UTILITY |
| FFA | FROM FLOOR ABOVE | PCP | PORTLAND CEMENT PLASTER | | |
| FFB | FROM FLOOR BELOW | PEC | PHOTOELECTRIC CELL | VAR | VARIES |
| FGL | FIBERGLASS | PERF | PERFORATED | VCT | VINYL COMPOSITION TILE |
| FH | FIRE HOSE, FIRE HYDRANT | PIB | POLYISOBUTYLENE | VENT | VENTILATION |
| FHC | FIRE HOSE CABINET | PIL | PILASTER | VERT | VERTICAL |
| FHP | FULL HEIGHT PARTITION | PL | PROPERTY LINE | VIF | VERIFY IN FIELD |
| FIN | FINISH | PLAM | PLASTIC LAMINATE | | |
| FIXT | FIXTURE | PLAS | PLASTER | W | WEST, WIDE |
| FL | FLOOR LINE, FLOOR | PLYWD | PLYWOOD | W/ | WITH.. |
| FLG | FLOORING, FLANGE | PMTL | PAINTED METAL | WB | WHITE BOARD |
| FLR | FLOOR | PNL | PANEL | WC | WATER CLOSET |
| FO | FACE OF | POLY | POLYETHYLENE | WD | WOOD |
| FOIO | FURNISHED BY OWNER | PORC | PORCELAIN | WM | WIRE MESH |
| FOS | FACE OF STUD | POTW | POTABLE WATER | W/O | WITHOUT |

## 3. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

SITE CONSTRUCTION

- GRAVEL, ROCK, BALLAST
- EARTHWORK, COMPACTED FILL
- EARTHWORK, UNDISTURBED
- PLANTING
- SAND

CONCRETE

- CONCRETE

MASONRY

- BRICK 1
- BRICK 2
- BRICK 3
- MORTAR, GROUT
- CONCRETE MASONRY UNIT (CUT)
- BRICK (CUT)
- STONE (CUT)

METALS

- ALUMINUM
- STEEL
- METAL PANEL
- BRONZE, BRASS

WOOD AND PLASTICS

- EXISTING WALL POCHE
- PLYWOOD
- WOOD - ARCHITECTURAL FINISH
- WOOD - CONTINUOUS ROUGH FRAMING
- WOOD - BLOCKING OR SHIM

THERMAL AND MOISTURE PROTECTION

- ROOFING
- INSULATION, RIGID BOARD

DOORS AND WINDOWS

- GLASS - CLEAR, SEE GLAZING TYPES
- GLASS - FRIT, SEE GLAZING TYPES
- GLASS - TRANSLUCENT, SEE GLAZING TYPES
- GLASS - OPAQUE, SEE GLAZING TYPES

FINISHES

- GYPSUM BOARD
- ACOUSTICAL PANEL
- TERRAZZO

## 2. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

## 1. SYMBOLS FOR ARCHITECTURAL DRAWING SHEETS

- GRID OR COLUMN LINE (1 / A)
- TYPICAL DRAWING REFERENCE (DRAWING SHEET: 1 / A0.00 SIM)
- BUILDING SECTION — *ARROW AND FLAG INDICATE DIRECTION OF CUT* (1 / A0.00 SIM)
- WALL SECTION — *ARROW AND FLAG INDICATE DIRECTION OF CUT* (1 / A0.00 SIM)
- EXTERIOR ELEVATION — *ARROW INDICATES DIRECTION OF VIEW* (1 / A0.00)
- INTERIOR ELEVATION — *ARROW INDICATES DIRECTION OF VIEW* (1 / A0.00)
- SECTION DETAIL REFERENCE — *TAIL INDICATES DIRECTION OF VIEW* (1 / A0.00 SIM)
- PLAN DETAIL REFERENCE — *CALLOUT BOUNDARY INDICATES AREA OF VIEW* (1 / A0.00 SIM)
- OPEN TO BELOW (NOT USED FOR ALL INSTANCES)
- OPEN TO ABOVE (NOT USED FOR ALL INSTANCES)
- ROOM IDENTIFIER — ROOM NAME / 5000A
- ROOM FINISH INDICATOR — F FL1 *FLOOR*; B B1 *BASE*; W PT1 *WALL*
- CEILING HEIGHT INDICATOR — 00' - 00" AFF
- MATERIAL TYPE INDICATOR — CT1
- KEYNOTE INDICATOR — 055000.01
- 3-SIDED, DRAWING REVISION INDICATOR — 0 / RFI 0011
- 4-SIDED DIAMOND, PARTITION TYPE INDICATOR — 2F
- 6-SIDED, WINDOW TYPE INDICATOR "E" FOR EXISTING — W1
- SWINGING DOOR SYMBOL, PLAN — 5000A *DOOR NUMBER*
- SWINGING DOOR SYMBOL, ELEVATION — *HINGE SIDE*; *DASHED LINE INDICATES DOOR SWING*
- LEVEL OR ELEVATION INDICATOR — Name
- MATCHLINE LOCATION INDICATOR — 1 / A2.23; 1 / A2.24
- DEMOLITION LINE
- HIDDEN FEATURES LINE / FEATURES ABOVE LINE
- CENTER LINE INDICATOR
- CONTRACT LIMIT LINE
- PROPERTY LINE
- SMOKE BARRIER LINE
- EXISTING TO REMAIN LINE — S S
- 1-HOUR FIRE RATED WALL
- 2-HOUR FIRE RATED WALL
- INSULATION, LOOSE FILL OR BLANKET
- WOOD GRAIN, CARPET PATTERN AND OTHER MATERIAL DIRECTION INDICATOR
- SLIDING DOOR, PANEL, EQUIPMENT ETC. INDICATOR
- FE — FIRE EXTINGUISHER - SURFACED MOUNTED WITH BRACKET
- FEC — FIRE EXTINGUISHER - WITH CABINET
- FDV — FIRE DEPARTMENT VALVE CABINET
- CFDV — COMBINATION FDV AND SPRINKLER STANDPIPE CABINET
- CNR — CORNER GUARD
- RS — ROOM SCHEDULER
- NORTH ARROW

1. SYMBOLS AND ABBREVIATIONS ON THIS SHEET REFER TO THE ARCHITECTURAL DISCIPLINE DRAWINGS. SEE OTHER DISCIPLINES FOR ADDITIONAL ABBREVIATIONS AND SYMBOLS.

2. ABBREVIATIONS ON THIS SHEET ARE ABRIDGED FROM THE UNITED STATES NATIONAL CAD STANDARD (NCS) MODULE 5, V5.

3. NOT ALL ABBREVIATIONS AND SYMBOLS ON THIS SHEET MAY BE PRESENT IN THIS PROJECT.

4. REVIEW THE SPECIFICATIONS FOR INFORMATION ON FURNISHINGS, FIXTURES AND EQUIPMENT. GRAPHIC SYMBOLS SHOWN ON THIS SHEET DO NOT NECESSARILY CONVEY THE QUALITY, TYPES, ETC.

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|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

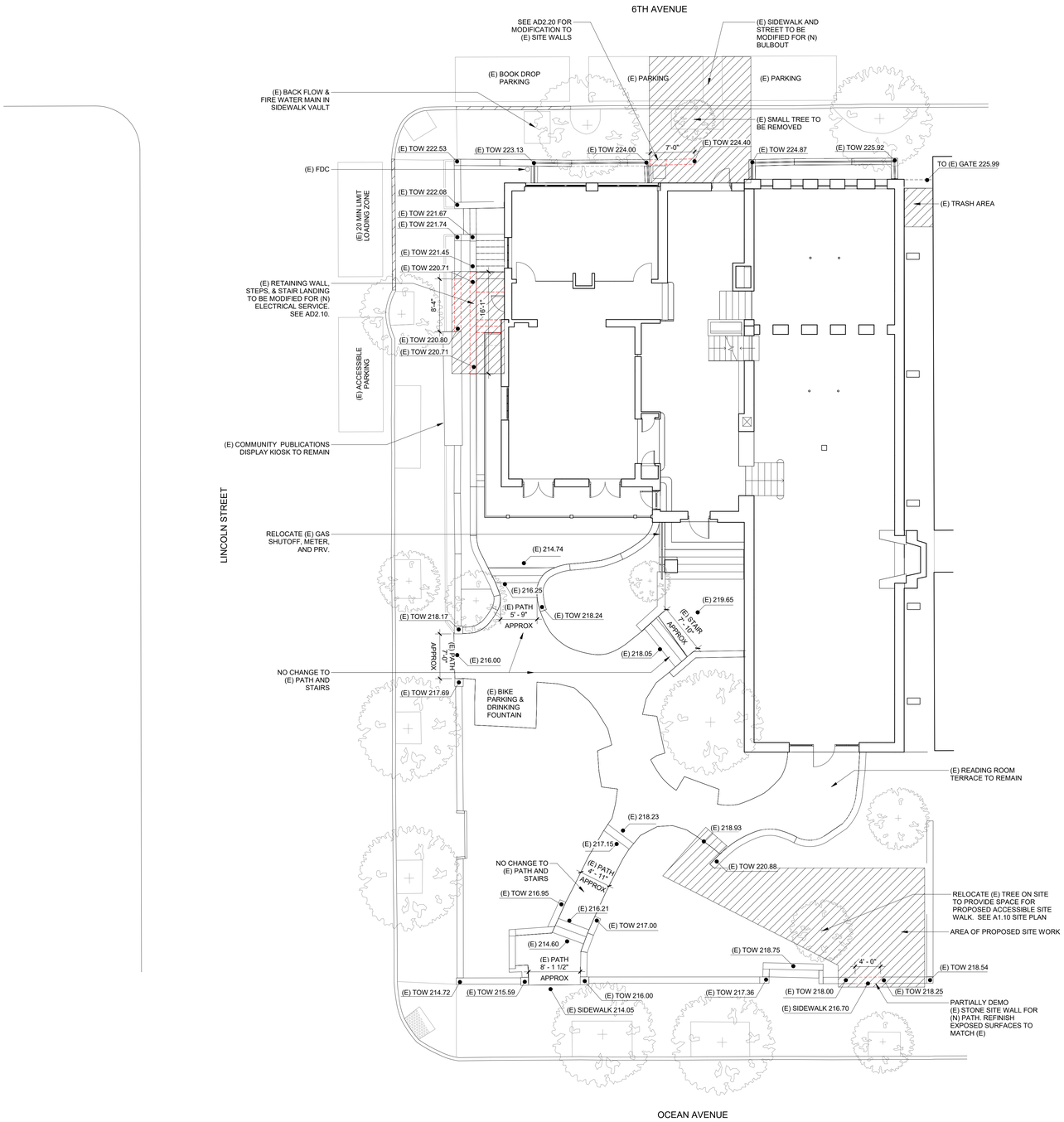
ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

SHEET NO.

G1.20

**NOTES**

1. (E) STREET TREES TO REMAIN U.N.O.
2. (E) LIBRARY GARDEN AND TREES TO REMAIN U.N.O.
3. PROTECT ALL (E) EXTERIOR PLANTINGS AND PAVING DURING CONSTRUCTION. PLANTINGS AND PAVING DAMAGED OR REMOVED DURING CONSTRUCTION TO BE REPLACED IN KIND.
4. (N) TRANSFORMER AND (N) SWITCHGEAR TO BE CONNECTED PER ELECTRICAL SITE DRAWINGS. ALL SITEWORK DISTURBED BY TRENCHING AND RELATED INSTALLATION TO BE PUT BACK TO MATCH EXISTING U.N.O.




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

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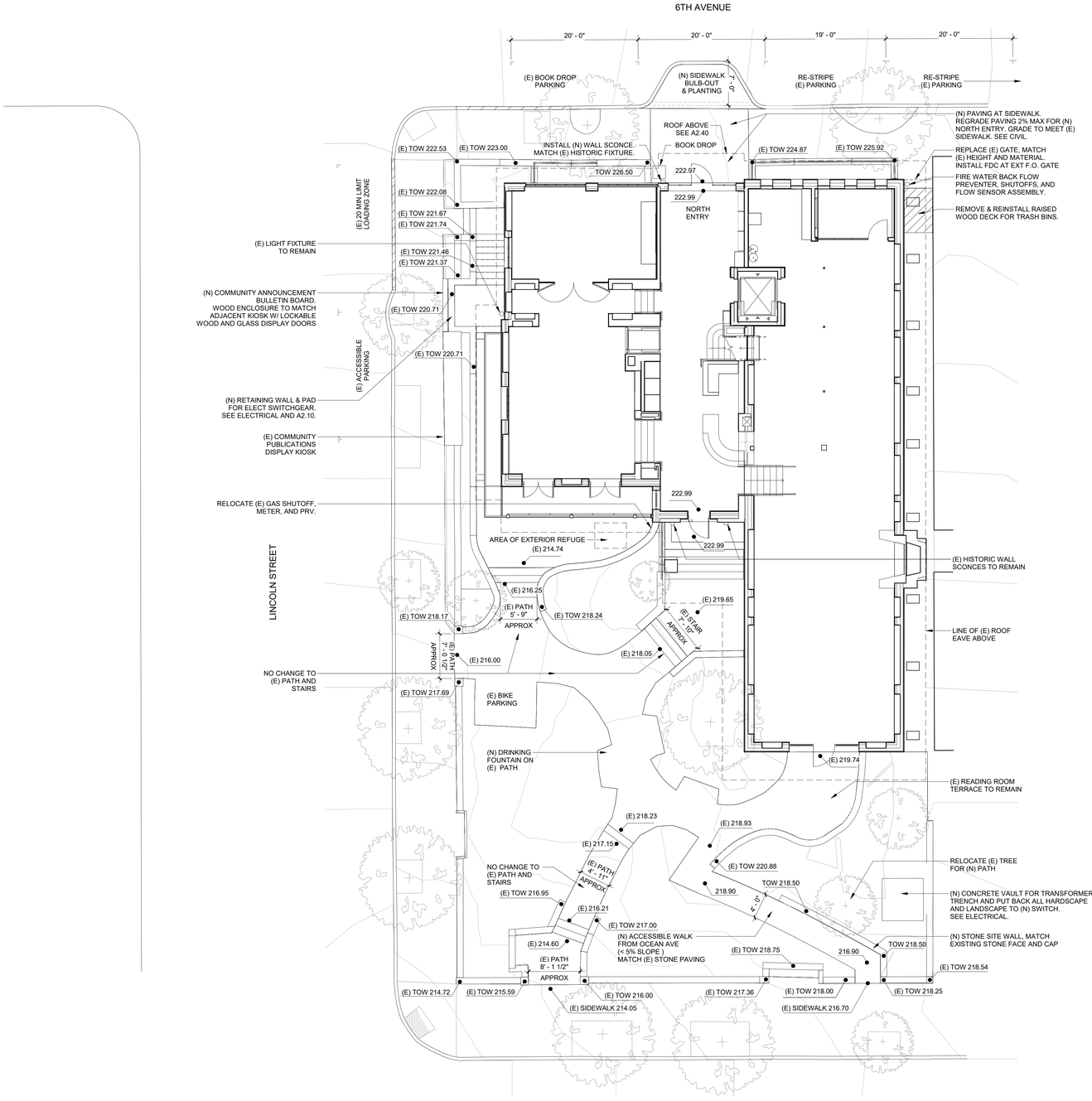
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NOTES
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KEY PLAN

DWG. TITLE
EXISTING SITE PLAN

SHEET NO.
AS1.01




PROPOSED SITE PLAN | 1

1/8" = 1'-0"

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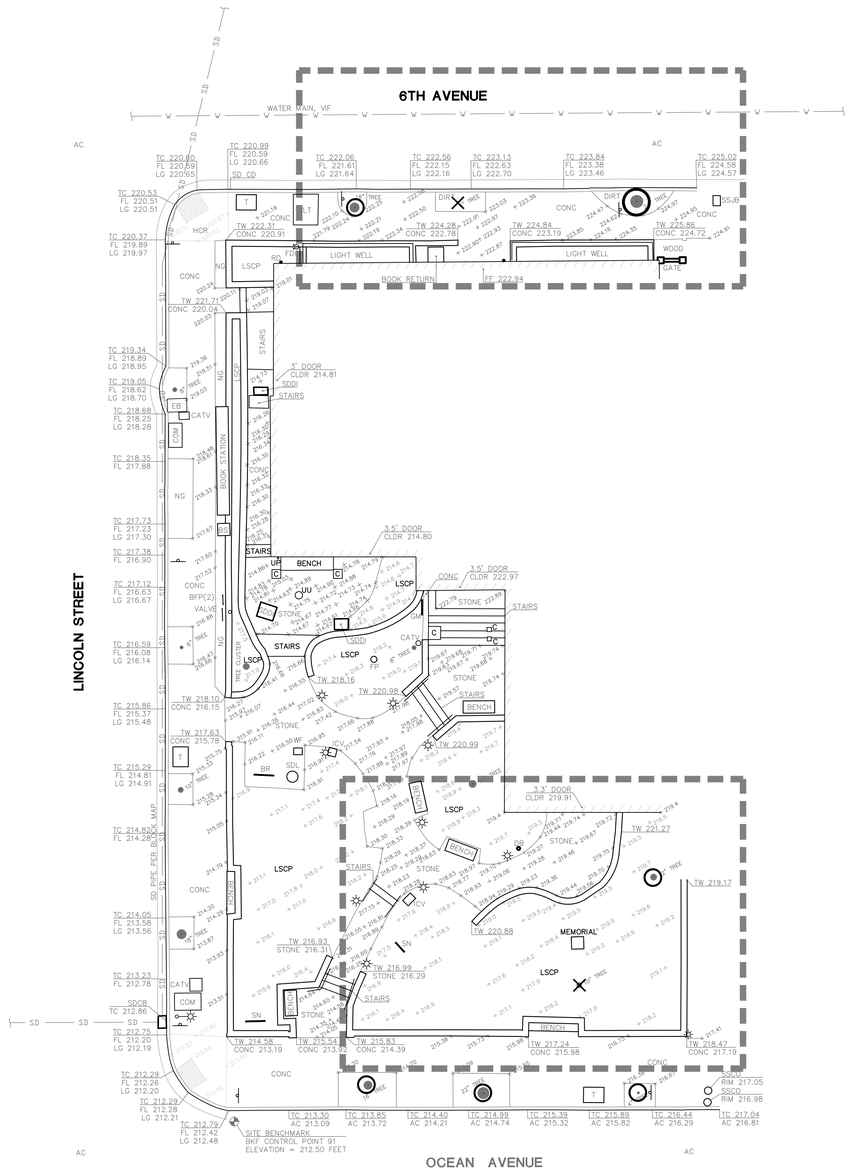
KEY PLAN

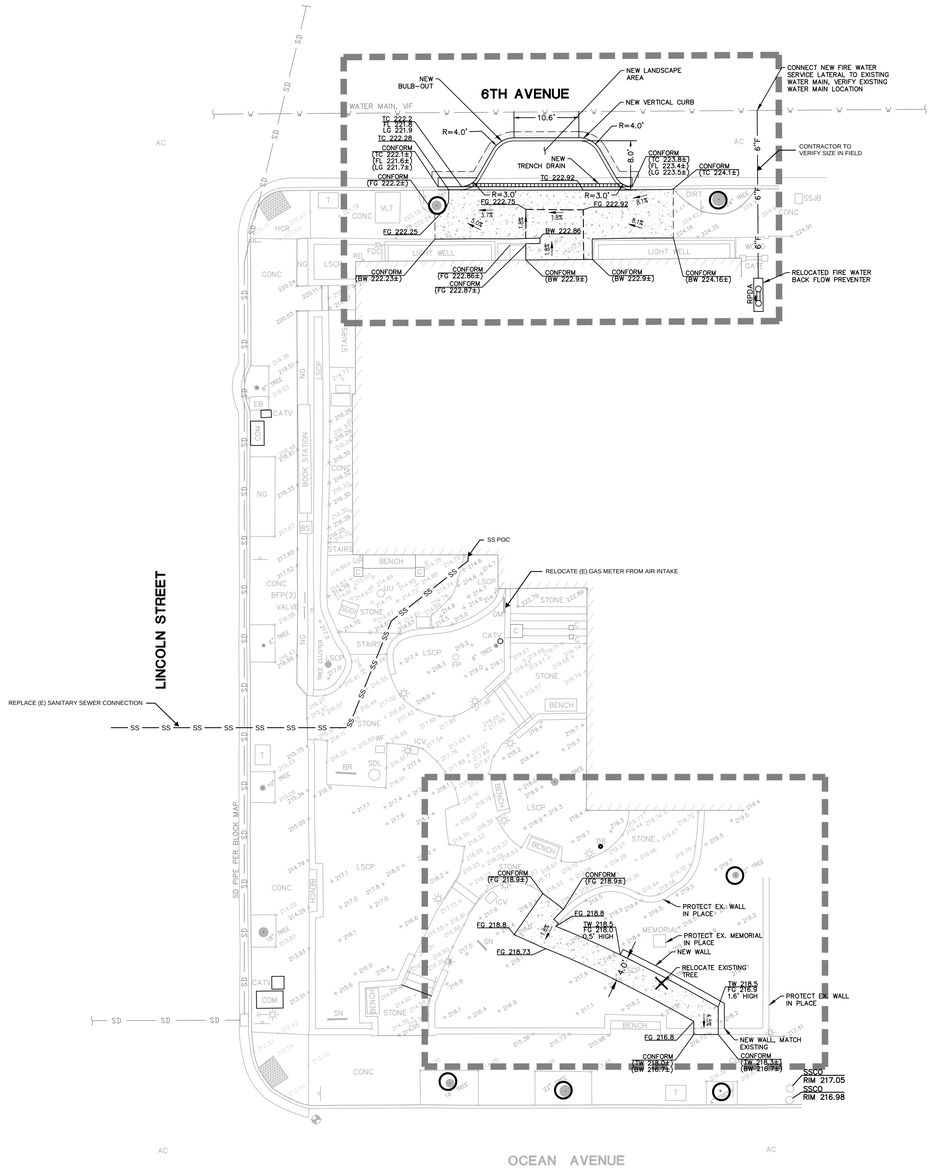
DWG. TITLE

ARCHITECTURAL SITE PLAN

SHEET NO.

AS1.10


6TH AVENUE
LINCOLN STREET
OCEAN AVENUE
WATER MAIN, VIF
LIGHT WELL
BOOK RETURN
LIGHT WELL
WOOD
FF 222.94
STAIRS
3' DOOR
CLDR 214.81
SDDI
STAIRS
BENCH
3.5' DOOR
CLDR 214.80
3.5' DOOR
CLDR 222.97
STONE
STAIRS
LSCP
STAIRS
LSCP
LSCP
STAIRS
BENCH
3.3" DOOR
CLDR 219.91
LSCP
STONE
STAIRS
BENCH
LSCP
STAIRS
STONE
STAIRS
BENCH
MEMORIAL
LSCP
BENCH
BENCH
BOOK STATION
BOOK STATION
BOOK STATION




**LEGEND**

| | |
|---|---|
| PROPERTY LINE | |
| ADJACENT LOT LINE | |
| SAW-CUT LINE | |
| GRADE BREAK LINE | |
| NEW CONCRETE | |
| NEW ASPHALT | |
| LIMIT OF WORK | |
| VERTICAL CURB & GUTTER | |
| FINISHED GRADE ELEVATION | 36.05 |
| FINISHED FLOOR ELEVATION | FF 36.05 |
| GARAGE SLAB FLOOR ELEVATION | GS 36.05 |
| TOP OF STEP ELEVATION | TS 36.05 |
| BOTTOM OF STEP ELEVATION / TOP OF CURB ELEVATION | BS 36.05 / TC 36.05 |
| TOP OF ROLLED CURB ELEVATION | TRC 36.05 |
| FLOW LINE ELEVATION ELEVATION | FL 36.05 |
| HIGH POINT | HP |
| LOW POINT | LP |
| PAVEMENT ELEVATION | PV 36.05 |
| GRADE TO DRAIN | |
| SLOPE/DIRECTION OF FLOW | 8.0% |
| OVERLAND RELEASE | |
| TRENCH DRAIN | |

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

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| | 1/23/26 | SCHEMATIC DESIGN |

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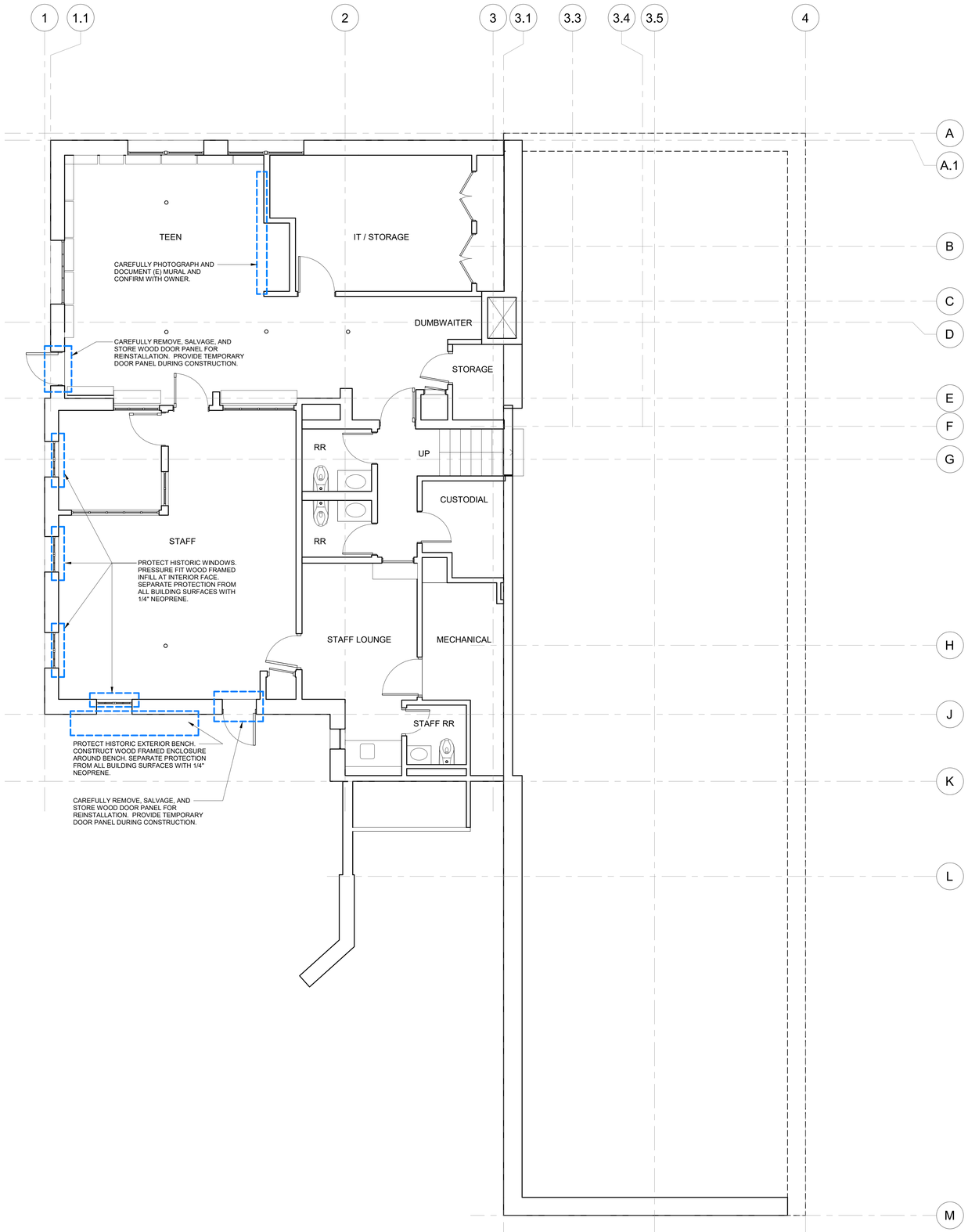
KEY PLAN

DWG. TITLE

**GRADING & DRAINAGE PLAN**

SHEET NO.

C2.0




(E) LOWER LEVEL PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

1. ALL WORK TO BE PERFORMED ACCORDING TO THE SECRETARY OF INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES.
2. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
3. PRIOR TO START OF DEMOLITION, CONTRACTOR SHALL COMPLETE SALVAGE AND PROTECTION WORK.
4. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
5. CONTRACTOR SHALL COORDINATE SALVAGE AND PROTECTION WORK WITH HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION, SO THAT HISTORIC MATERIALS ARE CONTINUOUSLY PROTECTED.
6. WHEN PHYSICAL PROTECTION DIRECTLY IMPEDES ABATEMENT OR DEMOLITION, PROTECTION SHALL ONLY BE REMOVED OR NOT INSTALLED FOR THE MINIMUM DURATION REQUIRED TO PERFORM ABATEMENT. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO HISTORIC MATERIALS.
7. BOOKSHELVES AND OTHER FIXED CASEWORK TO BE REMOVED PRIOR TO DEMO WORK.
8. CONTRACTOR SHALL REASONABLY PROTECT ALL EXISTING TO REMAIN ELEMENTS FROM DAMAGE DURING CONSTRUCTION, INCLUDING ITEMS NOT SHOWN.
9. CONTRACTOR SHALL DEVELOP WITH ARCHITECT A LIST OF ITEMS TO BE SAVED AND TURNED OVER TO OWNER. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES FOR SALVAGED ITEMS.
10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.

**LEGEND**

AREAS OF HISTORIC PROTECTION. SEE NOTES FOR INFORMATION.

SHELVING TO BE SALVAGED.

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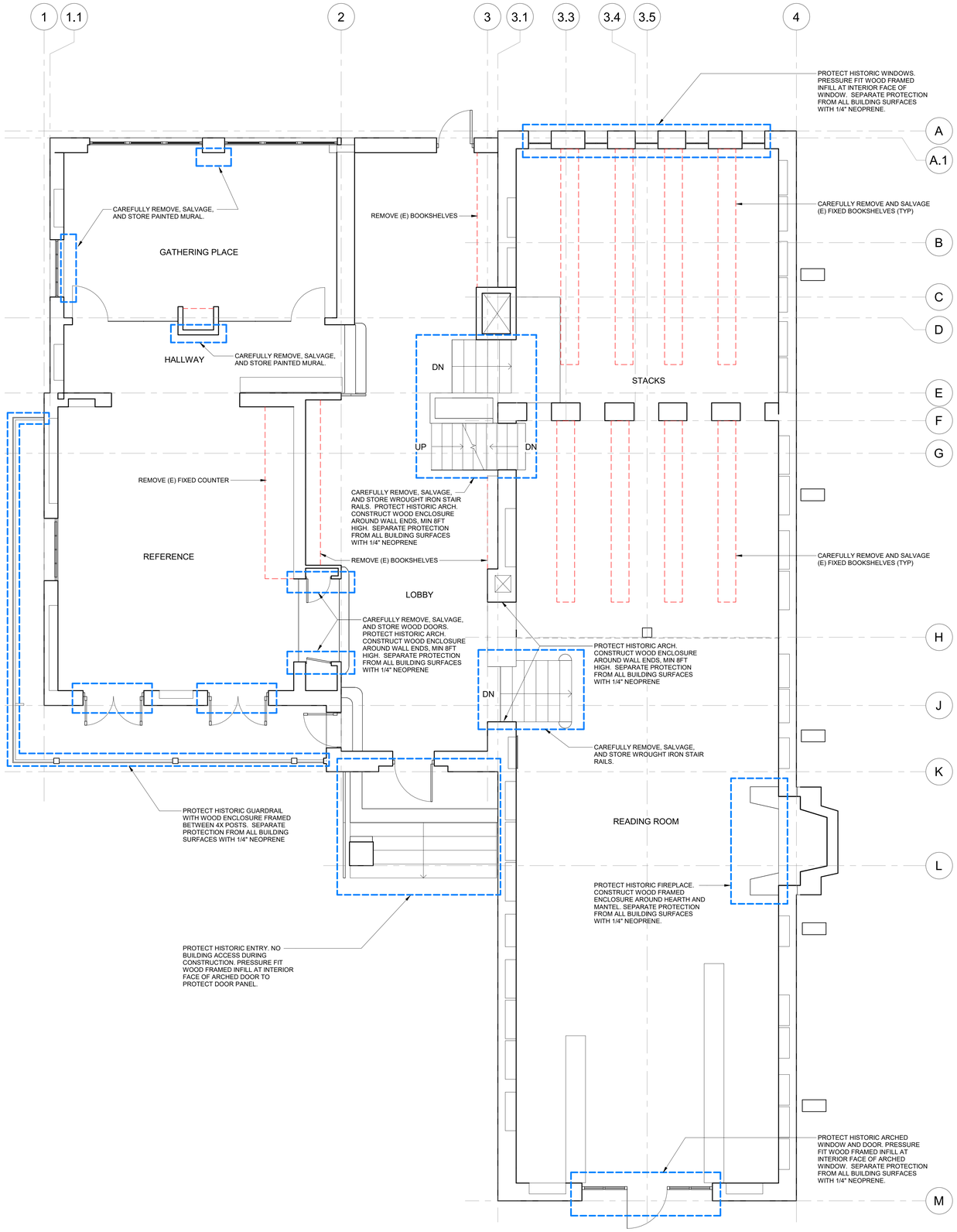
KEY PLAN

DWG. TITLE

LOWER LEVEL SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.10




(E) MAIN LEVEL PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

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2. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
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**LEGEND**

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| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

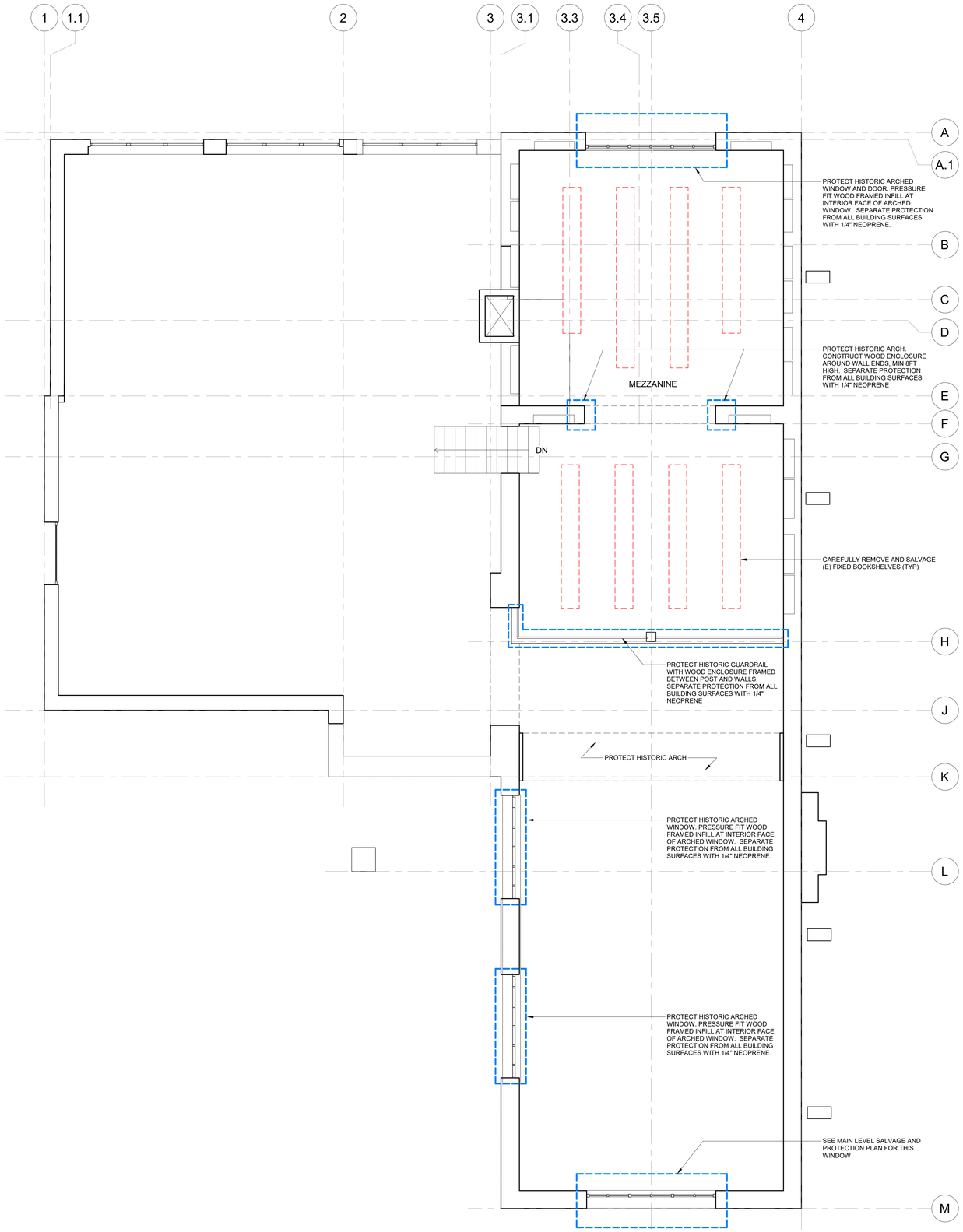
KEY PLAN

DWG. TITLE

MAIN LEVEL SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.20




(E) MEZZANINE PROTECTION PLAN 1

1/4" = 1'-0"

**NOTES**

1. ALL WORK TO BE PERFORMED ACCORDING TO THE SECRETARY OF INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC STRUCTURES.
2. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
3. PRIOR TO START OF DEMOLITION, CONTRACTOR SHALL COMPLETE SALVAGE AND PROTECTION WORK.
4. PRIOR TO DEMOLITION WORK, CONTRACTOR SHALL PERFORM NECESSARY HAZARDOUS MATERIALS REMOVAL AND REMEDIATION AS DESCRIBED IN APPENDIX A OF THE PROJECT MANUAL.
5. CONTRACTOR SHALL COORDINATE SALVAGE AND PROTECTION WORK WITH HAZARDOUS MATERIALS ABATEMENT AND DEMOLITION, SO THAT HISTORIC MATERIALS ARE CONTINUOUSLY PROTECTED.
6. WHEN PHYSICAL PROTECTION DIRECTLY IMPEDES ABATEMENT OR DEMOLITION, PROTECTION SHALL ONLY BE REMOVED OR NOT INSTALLED FOR THE MINIMUM DURATION REQUIRED TO PERFORM ABATEMENT. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO HISTORIC MATERIALS.
7. BOOKSHELVES AND OTHER FIXED CASEWORK TO BE REMOVED PRIOR TO DEMO WORK.
8. CONTRACTOR SHALL REASONABLY PROTECT ALL EXISTING TO REMAIN ELEMENTS FROM DAMAGE DURING CONSTRUCTION, INCLUDING ITEMS NOT SHOWN.
9. CONTRACTOR SHALL DEVELOP WITH ARCHITECT A LIST OF ITEMS TO BE SAVED AND TURNED OVER TO OWNER. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES FOR SALVAGED ITEMS.
10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.

**LEGEND**

AREAS OF HISTORIC PROTECTION. SEE NOTES FOR INFORMATION.

SHELVING TO BE SALVAGED.

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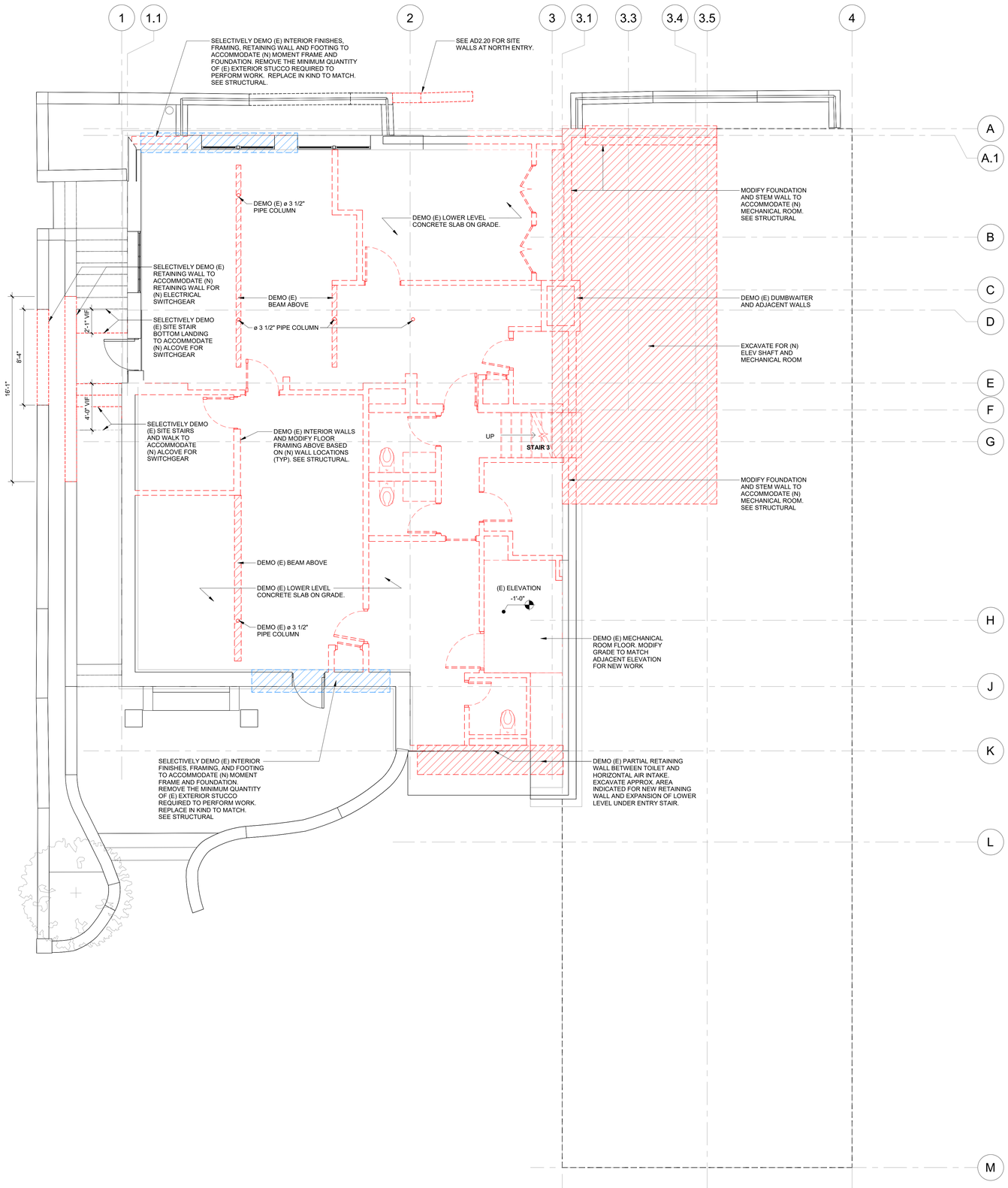
KEY PLAN

DWG. TITLE

MEZZANINE SALVAGE & PROTECTION PLAN

SHEET NO.

AH2.30




LOWER LEVEL DEMO PLAN 1
1/4" = 1'-0"

**NOTES**

1. BEFORE STARTING WORK, CONTRACTOR SHALL BE FAMILIAR WITH EXISTING CONDITIONS RELATING TO AND AROUND AREAS SUBJECT TO DEMOLITION WORK.
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5. CONTRACTOR SHALL PROTECT ALL EXISTING TO REMAIN ELEMENTS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, SUPPORT, AND OTHER BRACING REQUIRED TO MAINTAIN INTEGRITY AND PROTECT STRUCTURE FROM DAMAGE DURING DEMOLITION AND REPLACEMENT OF STRUCTURAL ELEMENTS.
7. DEMOLITION SHALL BE PLANNED TO AVOID DAMAGE TO ADJACENT ELEMENTS. THIS MAY REQUIRE “ROUGH” DEMOLITION WELL BEFORE THE ACTUAL LIMIT OF WORK AND “FINE” DEMOLITION TO THE EXTENT ESTABLISHED BY THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION EXISTING CONSTRUCTION, ITEMS AND FINISHES DAMAGED BY DEMOLITION WORK THAT ARE NOT OTHERWISE SUBJECT TO NEW WORK TO AN ACCEPTABLE CONDITION AS DEFINED BY DIVISION 1 SPECIFICATIONS OR THE ORIGINAL CONDITION.
9. CONTRACTOR SHALL DEVELOP WITH ARCHITECT A LIST OF ITEMS TO BE SAVED AND TURNED OVER TO OWNER. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES FOR SALVAGED ITEMS.
10. FOR ITEMS TO BE SALVAGED: SEE SPECS; 024119 SELECTIVE DEMOLITION, 024296 HISTORIC REMOVAL AND DISMANTLING.
11. SEE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ON EXTENT OF DEMOLITION WORK.
12. PROTECT EXISTING TO REMAIN AGAINST DAMAGE FROM DEMOLITION WORK.
13. COORDINATE ALL DEMOLITION WORK WITH EXISTING TO REMAIN AND NEW CONSTRUCTION.
14. LOWER LEVEL AND READING ROOM FLOOR SLABS TO BE DEMOLISHED AND GRADE LOWERED APPROX. 4" TO ACCOMMODATE STRUCTURAL FOUNDATION AND RADIANT FLOORING WORK.

**LEGEND**

- EXITING WALL TO REMAIN
- EXISTING BUILDING COMPONENTS TO REMAIN
- WALL TO BE DEMOLISHED, SEE NOTES FOR PARTIAL OR MODIFIED DEMOLITION
- BUILDING COMPONENTS TO BE DEMOLISHED, SEE NOTES FOR ADDITIONAL INFORMATION
- AREA OF FOUNDATION OR FLOOR TO BE DEMOLISHED OR MODIFIED, SEE NOTES.
- AREA OF EXTERIOR WALL TO BE PARTIALLY DEMOLISHED, SEE NOTES.

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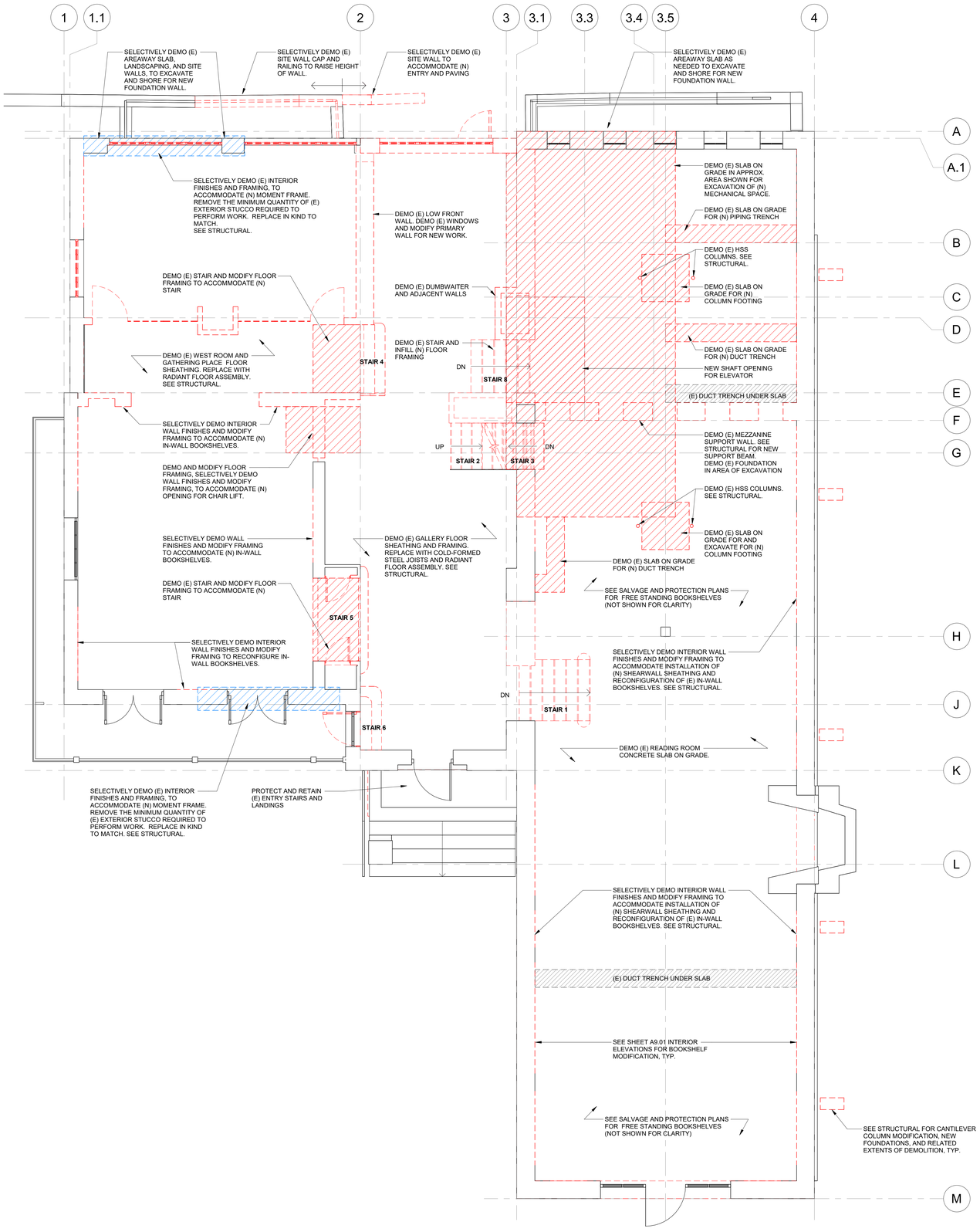
KEY PLAN

DWG. TITLE

LOWER LEVEL DEMO PLAN

SHEET NO.

AD2.10




MAIN LEVEL DEMO PLAN 1

1/4" = 1'-0"

**NOTES**

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14. LOWER LEVEL AND READING ROOM FLOOR SLABS TO BE DEMOLISHED AND GRADE LOWERED APPROX. 4" TO ACCOMMODATE STRUCTURAL FOUNDATION AND RADIANT FLOORING WORK.

**LEGEND**

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- EXISTING BUILDING COMPONENTS TO REMAIN
- WALL TO BE DEMOLISHED, SEE NOTES FOR PARTIAL OR MODIFIED DEMOLITION
- BUILDING COMPONENTS TO BE DEMOLISHED, SEE NOTES FOR ADDITIONAL INFORMATION
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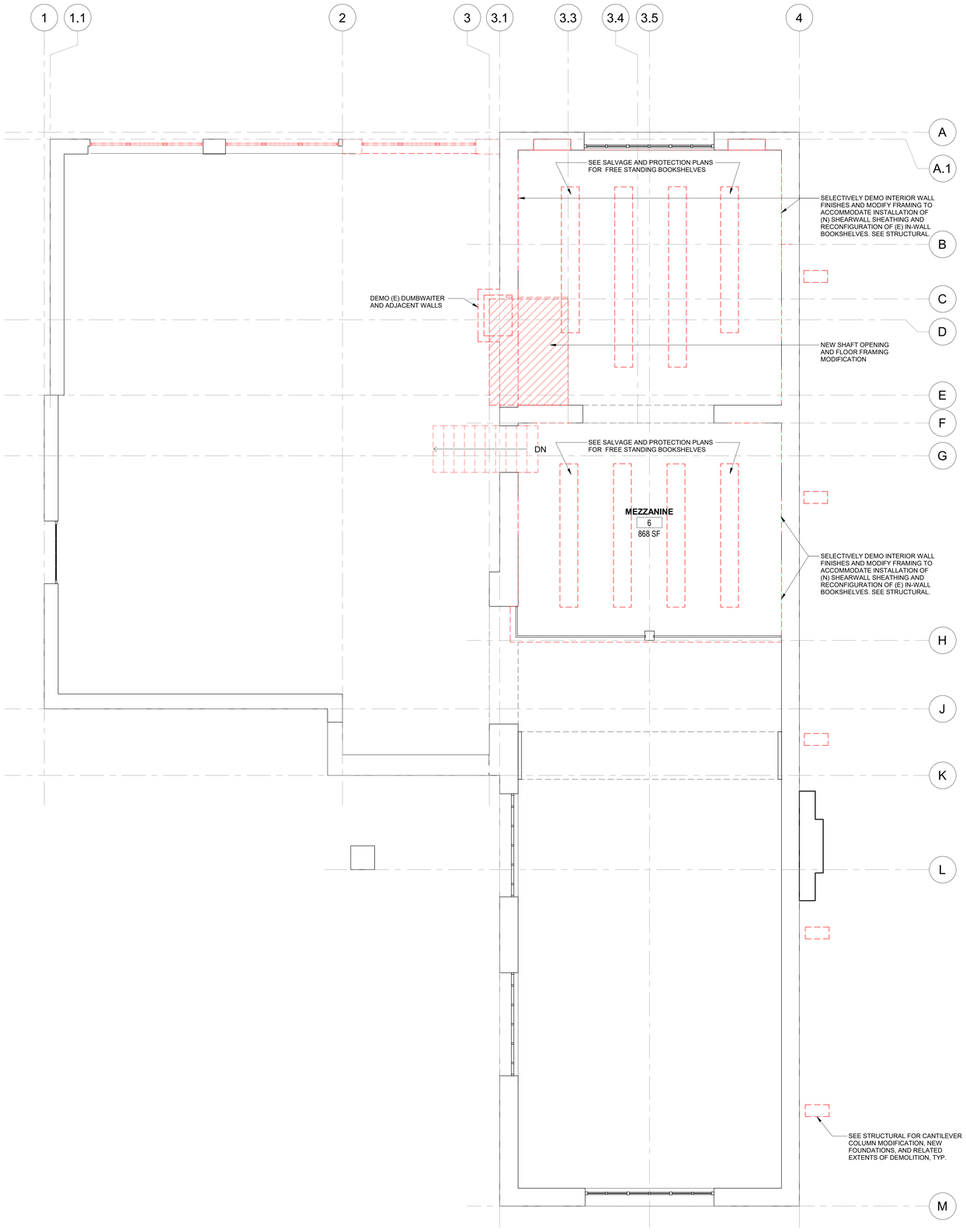
KEY PLAN

DWG. TITLE

MAIN LEVEL DEMO PLAN

SHEET NO.

AD2.20




MEZZANINE DEMO PLAN 1

1/4" = 1'-0"

**NOTES**

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- EXISTING BUILDING COMPONENTS TO REMAIN
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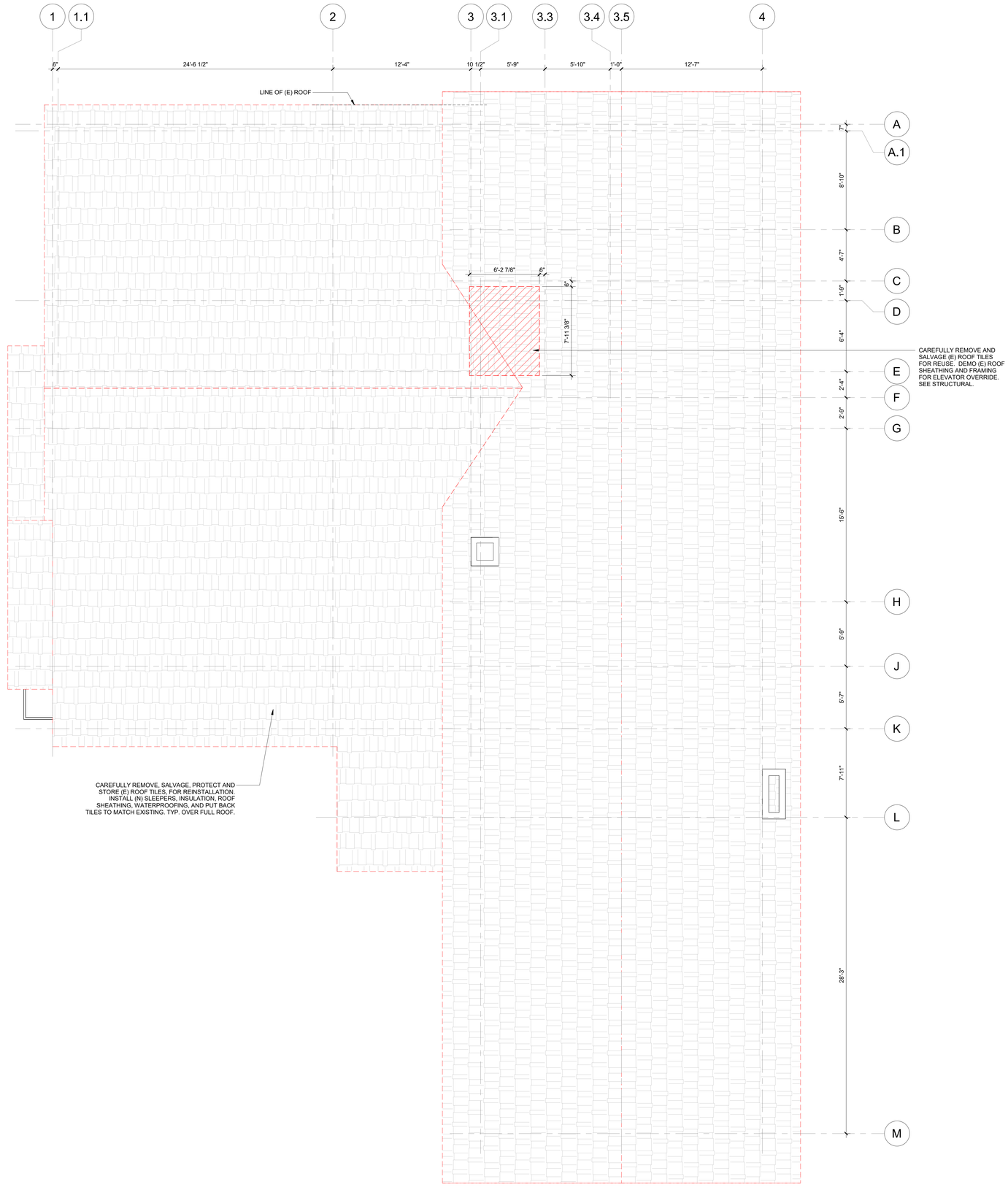
KEY PLAN

DWG. TITLE

MEZZANINE DEMO PLAN

SHEET NO.

AD2.30




ROOF DEMO PLAN | 1

1/4" = 1'-0"

**NOTES**

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**LEGEND**

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- EXISTING BUILDING COMPONENTS TO REMAIN
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750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
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SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 8/28/26 | PLANNING SUBMISSION |
| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

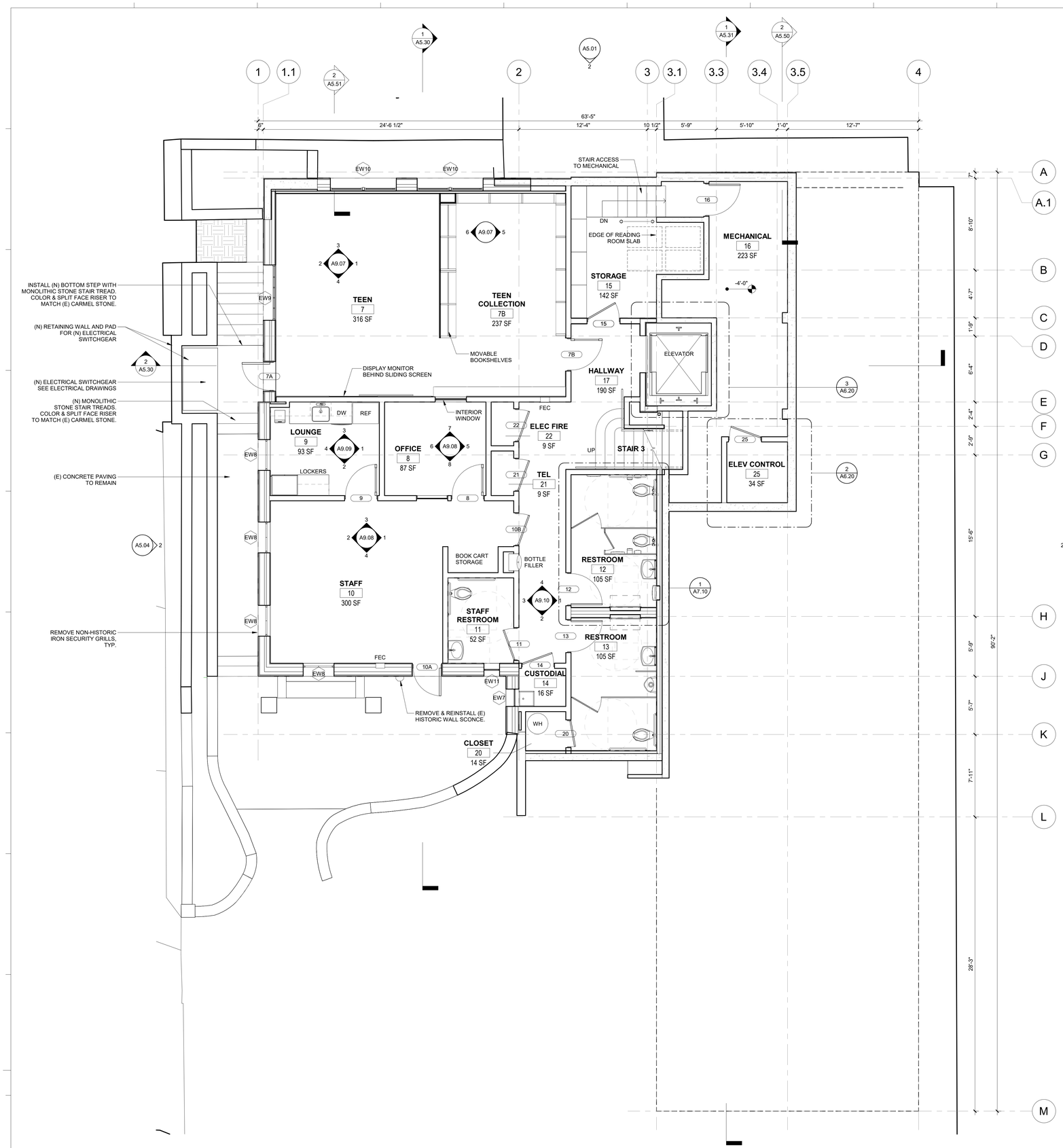
KEY PLAN

DWG. TITLE

ROOF DEMO PLAN

SHEET NO.

AD2.40




LOWER LEVEL PLAN 1
1/4" = 1'-0"

**NOTES**

1. IN-WALL BOOKSHELVES TO BE MODIFIED TO CONSISTENT 3' WIDE MODULAR SHELVING. HEIGHT OF IN-WALL BOOKSHELVES TO MATCH EXISTING. ADJUST INNER WALL FRAMING AS NEEDED.
2. INTERIOR BOOKSHELVES TO BE 5' HIGH WITH CUSTOM STAIN GRADE SOLID WOOD PANELS AND TRIM.
3. CASEWORK IN PUBLIC SPACES TO BE CUSTOM DESIGN W/ STAIN GRADE SOLID WOOD FINISH.
4. (E) HISTORIC TABLE TO BE REFURBISHED
5. RE-GLAZE ALL (E) WINDOWS AND DOORS W/ LOW IRON LAMINATED GLASS W/ CLEAR LOW-E COATING. FOLLOW SOI STANDARDS. (E) MULLIONS TO REMAIN. PAINT TO MATCH EXISTING FINISH.
6. (E) INTERIOR STAIRS AND STAIR RAILINGS TO BE REBUILT FOR CODE COMPLIANCE.
7. ALL NOTED ITEMS ARE CONSIDERED NEW OR OTHERWISE INCLUDED IN SCOPE OF WORK UNLESS NOTED AS EXISTING (E).

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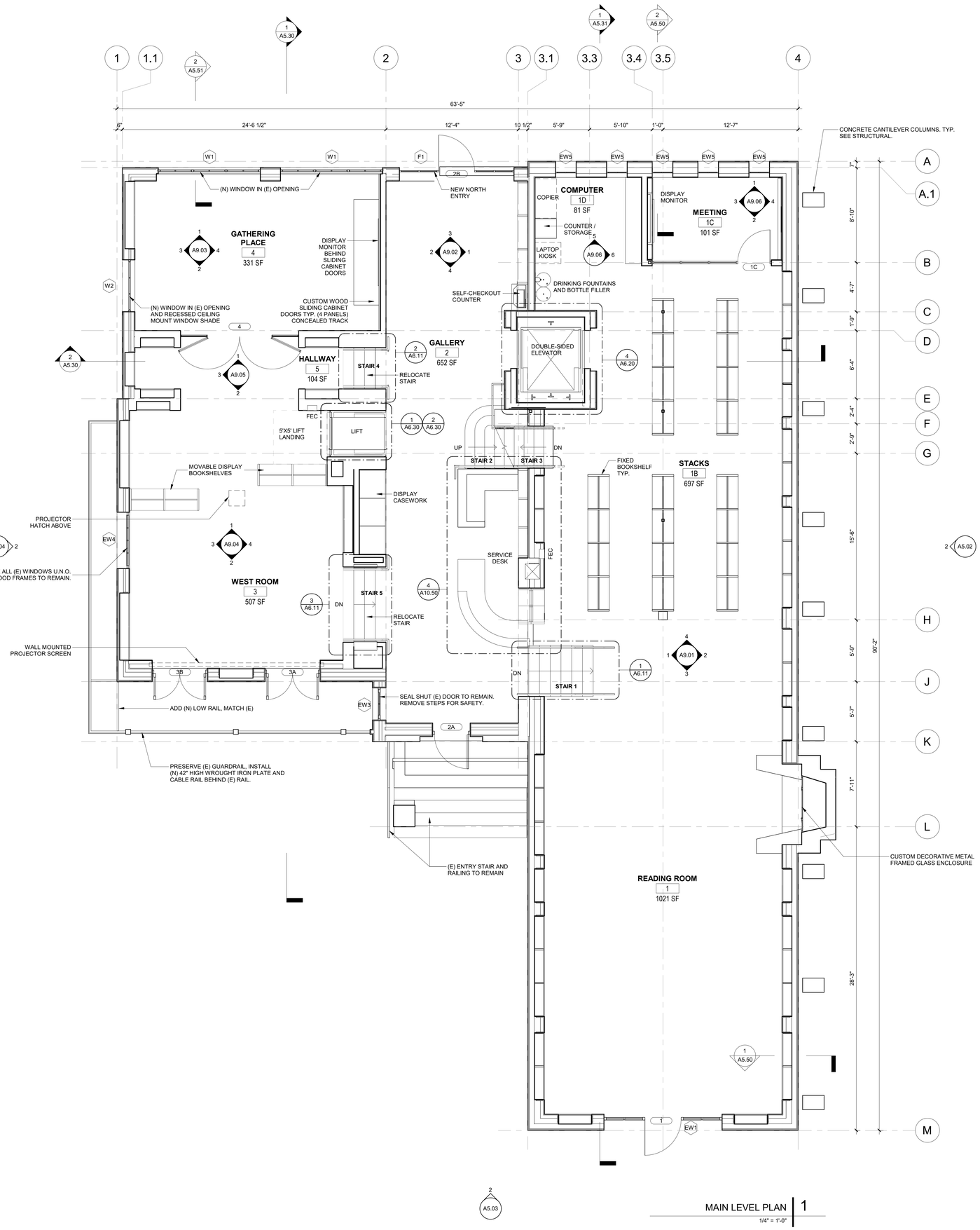
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KEY PLAN

DWG. TITLE
LOWER LEVEL PLAN

SHEET NO.
A2.10




MAIN LEVEL PLAN 1

1/4" = 1'-0"

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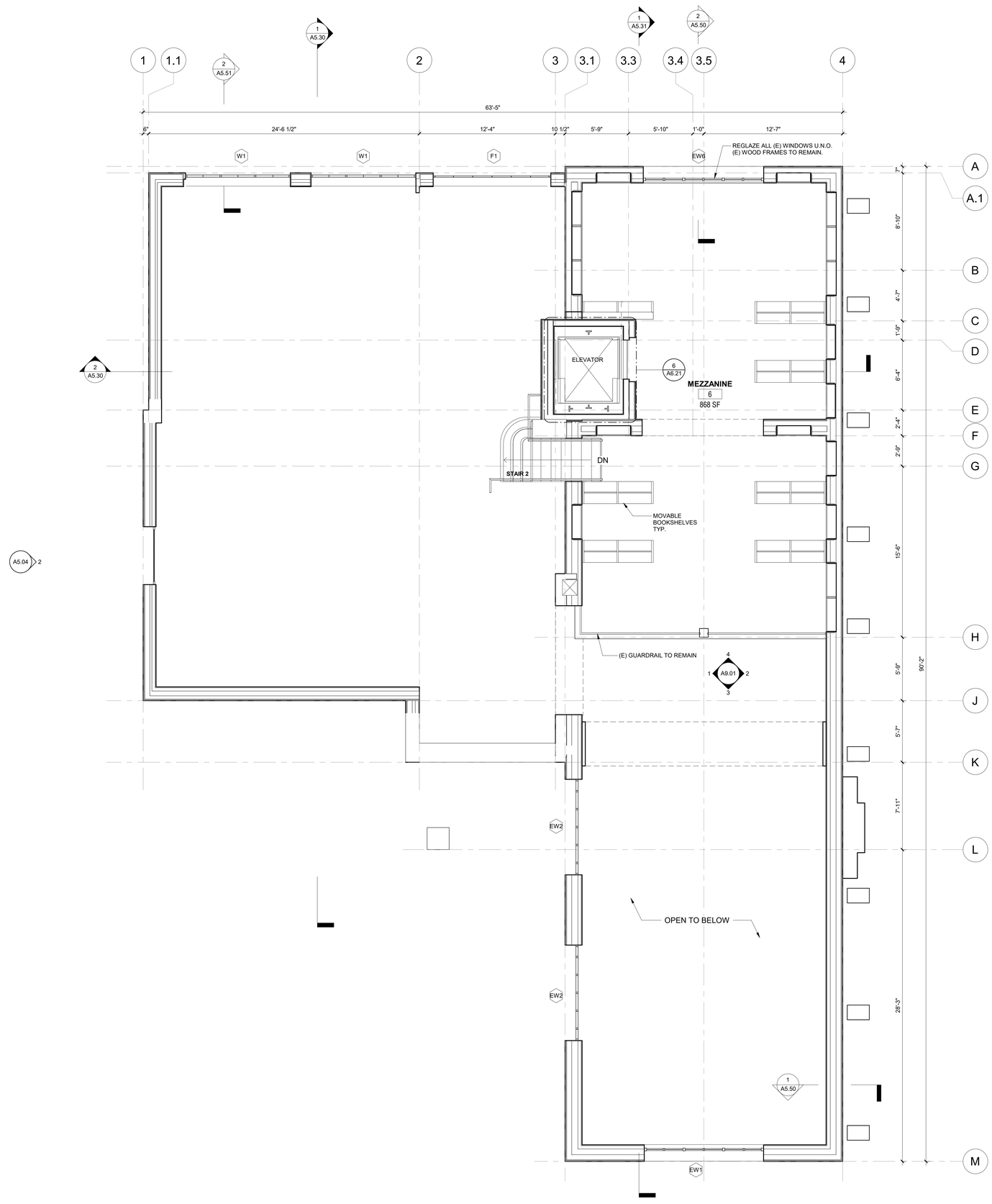
KEY PLAN

DWG. TITLE

MAIN LEVEL PLAN

SHEET NO.

A2.20




MEZZANINE PLAN 1

1/4" = 1'-0"

**NOTES**

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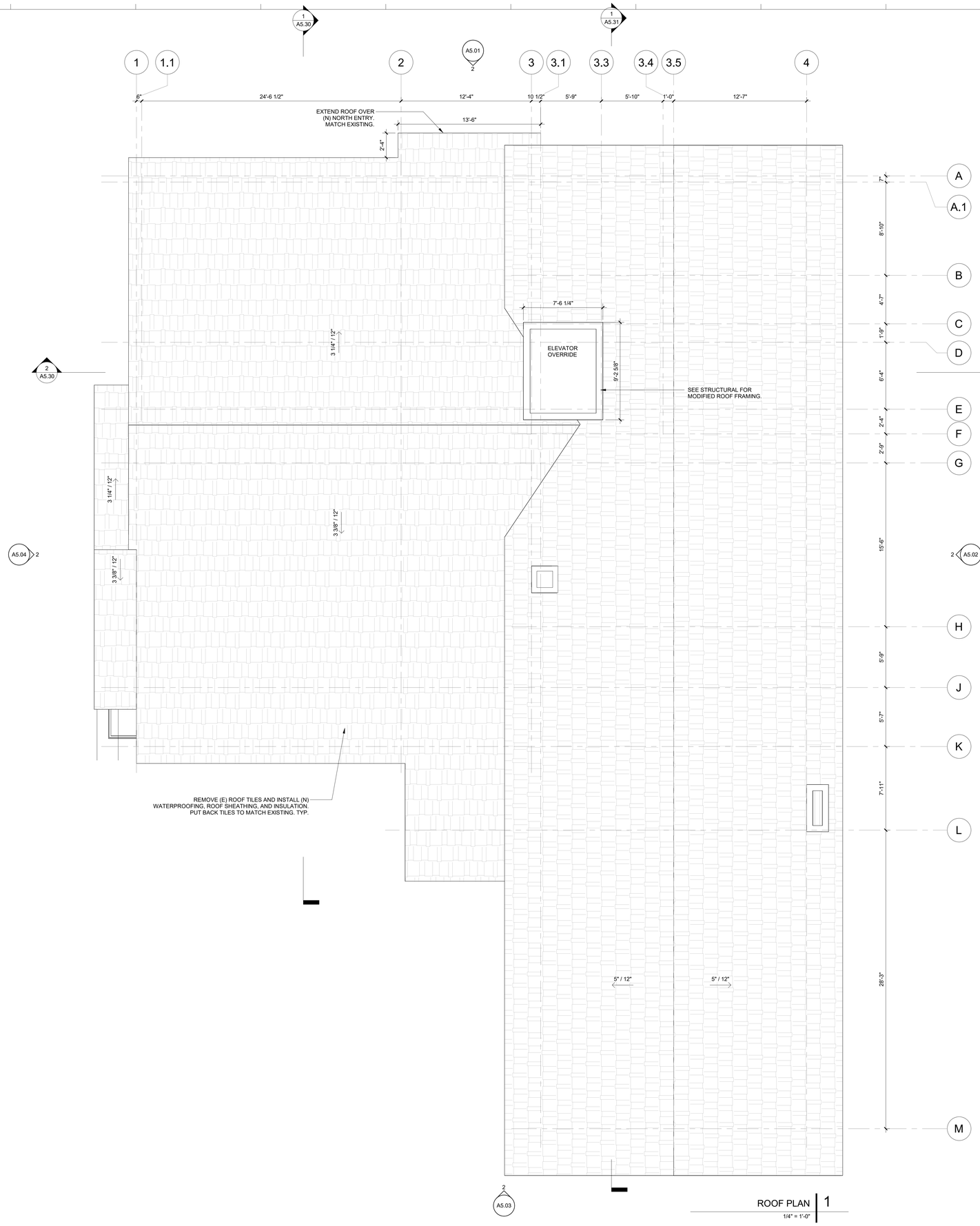
KEY PLAN

DWG. TITLE

MEZZANINE PLAN

SHEET NO.

A2.30




ROOF PLAN 1

1/4" = 1'-0"

**NOTES**

1. CAREFULLY REMOVE HISTORIC CLAY ROOF TILES IN AREAS INDICATED ON DRAWINGS. PROTECT AND STORE SECURELY FOR REINSTALLATION.
2. ROOF TILE REMOVAL AREA TO EXTEND SUFFICIENTLY BEYOND REQUIRED WORK AREA TO PROVIDE SUFFICIENT UNDAMAGED ROOF UNDERLAYMENT SUITABLE FOR TIE-IN OF (N) 2-PLY MODIFIED BITUMEN MEMBRANE WITH MIN. 12" OVERLAP TO (E) ROOF UNDERLAYMENT MEMBRANE.
3. CONTRACTOR TO CONFIRM FINAL EXTENTS OF ROOF TILE REMOVAL REQUIRED TO EXECUTE WORK.
4. AREAS OF ROOF TILE REMOVAL TO RECEIVE (N) 2-PLY MODIFIED BITUMEN ROOF UNDERLAYMENT. REMOVE (E) UNDERLAYMENT, PREP AND PRIME ROOF DECK PER MANUF REQUIREMENTS PRIOR TO INSTALLATION. PROVIDE MIN. 12" OVERLAP W/ UNDAMAGED (E) ROOF UNDERLAYMENT, UNO.
5. PRIOR TO TIE-IN TO (E) ROOF UNDERLAYMENT, REMOVE ADDITIONAL CLAY TILES IF NEEDED TO EXPOSE UNDAMAGED (E) UNDERLAYMENT. CLEAN, PREP & PRIME TO RECEIVE (N) ROOF UNDERLAYMENT.
6. 2-PLY MODIFIED BITUMEN ROOFING SYSTEM TO BE INSTALLED PER MANUFACTURE'S REQUIREMENTS.
7. REMOVE (E) WIRE TIE SYSTEM IN AREAS TO RECEIVE MODIFIED BITUMEN ROOF UNDERLAY. INSTALL (N) COPPER WIRE TIE SYSTEM AS NEEDED AT AREAS W/ (N) UNDERLAYMENT.
8. SECURE ALL BLOCKING TO SUBSTRATES.
9. LAP ALL COPPER FLASHING 6" MIN @ VERTICAL JOINTS AND 8" MIN @ FLAT OR SLOPED CONDITIONS, UNO.
10. VERTICAL COPPER JOINTS AND LAPS TO BE FULLY SOLDERED, UNO. DO NOT SOLDER TO (E) COPPER FLASHING OR GUTTERS.
11. HORIZONTAL COPPER JOINTS TO BE SEALED W/ CONTINUOUS BEAD OF SEALANT, UNO.
12. COPPER JOINTS AND SEAMS USED TO FORM CONTINUOUS AREAS OF COPPER FLASHING TO BE FORMED USING SOLDERED, FLAT-LOCK SEAMS WHEN PERPENDICULAR TO DIRECTION OF WATER TRAVEL AND SOLDERED LAP SEAMS WHEN PARALLEL TO DIRECTION OF WATER TRAVEL. USE CLEATED AND SOLDERED, FLAT-LOCK SEAMS WHERE NEEDED TO FASTEN TO ROOF DECK.
13. HEM ALL EXPOSED EDGES OF COPPER FLASHING.

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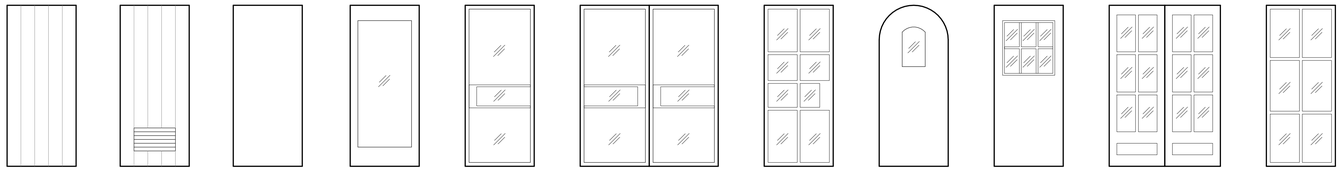
KEY PLAN

DWG. TITLE

ROOF PLAN

SHEET NO.

A2.40




DOOR TYPES

FP FLUSH PLANK (1/8" KERF)
LP LOUVERED PLANK (1/8" KERF)
F FLUSH
FG FULL GLASS LITE
NF NARROW FRAME FULL GLASS
DNF DOUBLE NARROW FRAME FULL GLASS
DN DIVIDED NARROW FRAME GLASS
V VISION LITE
DHG DIVIDED HALF GLASS
DSG DOUBLE STILE AND RAIL GLASS
DG DIVIDED FULL GLASS

**NEW DOOR SCHEDULE**

| DOOR # | ROOM # | ROOM NAME | DOOR TYPE | SIZE WIDTH | SIZE HEIGHT | DOOR MATERIAL | DOOR FINISH | GLAZING TYPE | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | DETAILS HEAD | DETAILS JAMB | DETAILS THLD | FIRE RATING | STC | HDW | ELEC | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | | | |
| GALLERY | | | | | | | | | | | | | | | | | | | |
| 2B | 2 | GALLERY | DN | 3'-4" | 7'-4" | BR/GL | WX | GL2 | 1 | BR | WX | | | | | | | Yes | |
| Interior | | | | | | | | | | | | | | | | | | | |
| MECHANICAL | | | | | | | | | | | | | | | | | | | |
| 16 | 16 | MECHANICAL | F | 3'-0" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | 45 | | | | |
| 25 | 25 | ELEV CONTROL | F | 3'-0" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | 45 | | | | |
| LOWER LEVEL | | | | | | | | | | | | | | | | | | | |
| 7B | 7B | TEEN | FG | 3'-0" | 6'-8" | WD/GL | ST | GL4 | 2 | WD | ST | | | | | | | | |
| 8 | 8 | OFFICE | FG | 3'-0" | 6'-8" | WD/GL | ST | GL3 | 2 | WD | ST | | | | | | | | |
| 9 | 9 | LOUNGE | FG | 3'-0" | 6'-8" | WD/GL | ST | GL3 | 2 | WD | ST | | | | | | | | |
| 10B | 10 | STAFF | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 11 | 17 | STAFF RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 12 | 12 | RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 13 | 17 | RESTROOM | LP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 14 | 14 | CUSTODIAL | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 15 | 17 | STORAGE | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 20 | 20 | CLOSET | F | 2'-6" | 6'-8" | HM | PT | N/A | 2 | HM | PT | | | | | | | | |
| 21 | 21 | TEL | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| 22 | 22 | ELEC FIRE | FP | 3'-0" | 6'-8" | WD | ST | N/A | 2 | WD | ST | | | | | | | | |
| READING ROOM | | | | | | | | | | | | | | | | | | | |
| 1C | 1C | MEETING | NF | 3'-0" | 7'-5 1/2" | BR/GL | WX | GL3 | 4 | BR | WX | | | | | | | | |
| GATHERING PLACE | | | | | | | | | | | | | | | | | | | |
| 4 | 4 | GATHERING PLACE | I | 6'-0" | 8'-5" | BR/GL | WX | GL3 | 3 | BR | WX | | | | | | | | |

**SEE A4.10 FOR FRAME TYPES.**

**EXISTING TO REMAIN EXTERIOR DOOR SCHEDULE**

| DOOR # | ROOM # | ROOM NAME | DOOR TYPE | SIZE WIDTH | SIZE HEIGHT | DOOR MATERIAL | DOOR FINISH | GLAZING TYPE | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | DETAILS HEAD | DETAILS JAMB | DETAILS THLD | FIRE RATING | STC | HDW | ELEC | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Exterior | | | | | | | | | | | | | | | | | | | |
| LOWER LEVEL | | | | | | | | | | | | | | | | | | | |
| 7A | 7 | TEEN | DHG | 2'-8" | 6'-8" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |
| 10A | 10 | STAFF | FP | 2'-8" | 6'-8" | WD | PT | N/A | 2 | WD | PT | | | | | | | | |
| READING ROOM | | | | | | | | | | | | | | | | | | | |
| 1 | 1 | READING ROOM | DG | 3'-4 1/2" | 8'-3" | WD/GL | PT | GL1 | 6 | WD | PT | | | | | | | | |
| GALLERY | | | | | | | | | | | | | | | | | | | |
| 2A | 2 | GALLERY | V | 3'-2" | 6'-8" | WD/GL | ST | GL1 | 5 | WD | PT | | | | | | | | |
| GATHERING PLACE | | | | | | | | | | | | | | | | | | | |
| 3A | 3 | WEST ROOM | DSG | 4'-10" | 7'-0" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |
| 3B | 3 | WEST ROOM | DSG | 4'-10" | 7'-0" | WD/GL | PT | GL1 | 2 | WD | PT | | | | | | | | |

**NO CHANGES TO DOORS AND FRAMES, U.N.O.**

1. DOOR TYPES SHOWN MAY BE IMPOSED ON ANY DOOR CONSTRUCTION. SEE DOOR SCHEDULE FOR INDIVIDUAL DOOR CONSTRUCTION MATERIAL.

2. SEE FLOOR PLANS AND DOOR SCHEDULE FOR LOCATIONS OF PAIRS OF DOORS.

3. NOT ALL DOOR TYPES SHOWN ON THIS SHEET MAY BE PRESENT IN THIS PROJECT.

4.SEE FLOOR PLANS AND SPECIFICATIONS FOR DOOR TYPES NOT INDICATED HERE INCLUDING BUT NOT LIMITED TO:

083113
ACCESS DOORS AND FRAMES

5. SEE DOOR SCHEDULE FOR GLAZING TYPES FOR DOORS WITH GLAZING.

6. EXISTING DOORS ARE NOT SHOWN IN DOOR SCHEDULE. REGLAZE ALL GLAZING IN EXISTING DOORS TO REMAIN WITH GLASS TYPE 1 LOW IRON VACUUM INSULATED GLASS.

**DOOR AND FRAME NOTES**

EGRESS HARDWARE TO BE PROVIDED PER LIFE SAFETY DRAWINGS.

**DOOR AND FRAME SCHEDULE NOTES**

THE NOTES BELOW APPLY TO FIELDS IN THE DOOR SCHEDULE:

**DOOR NUMBER**
THE DOOR NUMBER MATCHES THE ROOM #. WHEN MORE THAN ONE DOOR EXISTS PER ROOM A LETTER SUFFIX IS ADDED TO THE DOOR #. THE FIRST DOOR IN THE ROOM WILL HAVE THE SUFFIX "A", THE SECOND DOOR THE SUFFIX "B", ETC.

**DOOR TYPE**
IDENTIFIES THE GENERAL DOOR TYPE. REFER TO THE DOOR / FRAME TYPE LEGEND FOR A VISUAL REPRESENTATION OF EACH TYPE.

**DOOR WIDTH / DOOR HEIGHT**
INDICATES THE NOMINAL DOOR SIZE. FIELD VERIFY ALL OPENINGS. ALL DOORS ARE 1 3/4" THICK WITH A 3/8" UNDERCUT UNLESS OTHERWISE NOTED.

**DOOR MATERIAL**
INDICATES THE PRIMARY CONSTRUCTION MATERIAL OF THE DOOR. REFER TO THE ABBREVIATIONS BELOW FOR DOOR MATERIALS.

BR = BURNISHED BRASS
WD = WOOD
HM = HOLLOW METAL
GL1 = LOW IRON VACUUM INSULATED GLASS
GL2 = LOW IRON IGU
GL3 = CLEAR TEMPERED LAMINATED
GL4 = CLEAR TEMPERED TEXTURED GLASS

**DOOR FINISH**
INDICATES DOOR FINISH. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

WX = BEESWAX FINISH
ST = STAIN FINISH
PT = PAINT, MATCH ADJACENT WALL COLOR, U.N.O.

**DOOR GLAZING**
INDICATES GLAZING TYPE OF DOOR LITE(S) OR DOOR PANELS OF ALL GLASS DOORS. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

**FRAME TYPE**
IDENTIFIES THE GENERAL FRAME TYPE. REFER TO THE DOOR / FRAME TYPE LEGEND FOR A VISUAL REPRESENTATION OF EACH TYPE.

**FRAME MATERIAL**
INDICATES THE PRIMARY CONSTRUCTION MATERIAL OF THE DOOR FRAME. REFER TO THE ABBREVIATIONS BELOW FOR FRAME MATERIALS.

BR = BRASS
WD = WOOD
HM = HOLLOW METAL

**FRAME FINISH**
INDICATES DOOR FINISH. REFER TO FINISH SCHEDULE / SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ST = STAINED
PT = PAINT, MATCH ADJACENT WALL COLOR, U.N.O.

**DETAILS**
SEE DETAIL NUMBER AND SHEET NUMBER NOTED FOR APPLICABLE DOOR DETAILS.

**FIRE RATING**
INDICATES REQUIRED FIRE RESISTANCE RATING OF DOOR ASSEMBLY WHICH INCLUDES DOOR PANEL, DOOR GLAZING, DOOR FRAME, DOOR HARDWARE AND GASKETING MATERIALS.

**SOUND TRANSMISSION CLASS (STC)**
INDICATES REQUIRED MINIMUM TESTED STC (SOUND TRANSMISSION CLASS) RATING OF DOOR ASSEMBLY.

**HARDWARE (HDW)**
INDICATES DOOR HARDWARE GROUP. REFER TO DOOR HARDWARE SPECIFICATIONS.

**ELECTRIC (ELEC)**
IDENTIFIES DOORS THAT REQUIRE ELECTRIFIED HARDWARE OR SECURITY DEVICES. REFER TO DOOR HARDWARE SPECIFICATIONS FOR SPECIFIC REQUIREMENTS OF ELECTRIC COMPONENTS.

**COMMENTS**
ADDITIONAL INFORMATION THAT IS UNIQUE TO A DOOR INSTANCE.

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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

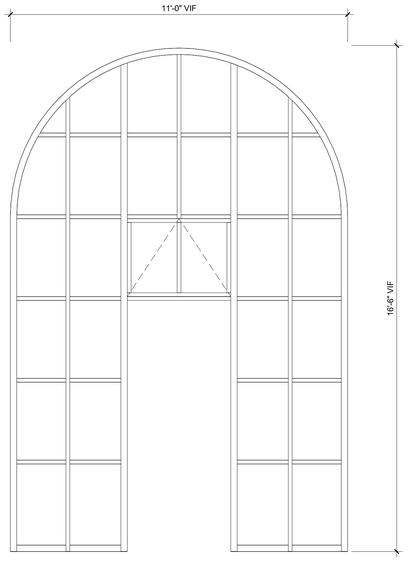
KEY PLAN

DWG. TITLE

DOOR SCHEDULE

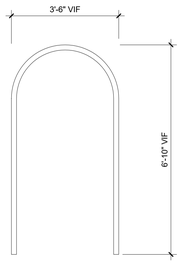
SHEET NO.

A4.00



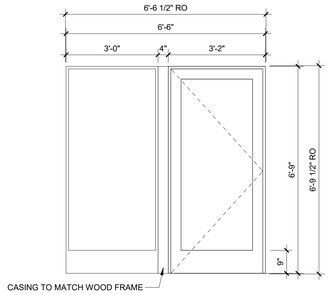

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EXISTING FRAME TO REMAIN

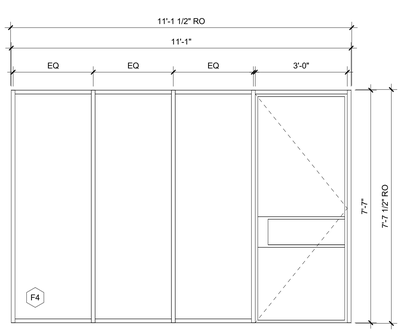



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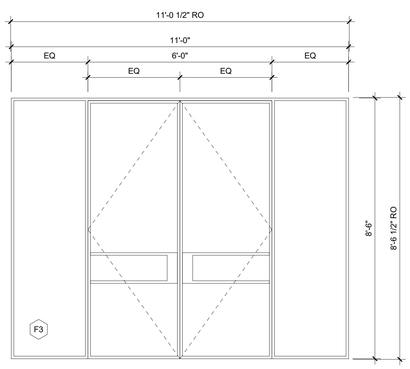
EXISTING FRAME TO REMAIN



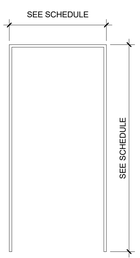

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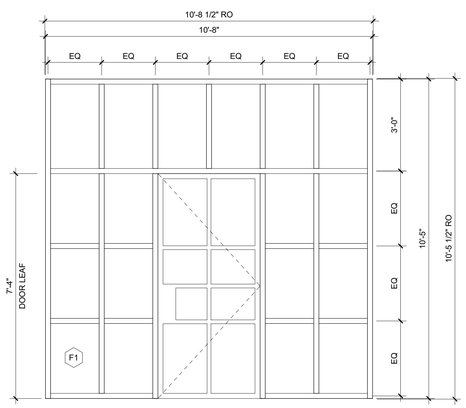

FRAME TYPE 4




FRAME TYPE 3




FRAME TYPE 2




FRAME TYPE 1

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NOTES

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KEY PLAN

DWG. TITLE

DOOR FRAME TYPES

SHEET NO.

A4.01

**WINDOW MATERIAL NOTES**

REFER TO THE ABBREVIATIONS BELOW FOR WINDOW MATERIALS.

**GLAZING MATERIAL**

| | | |
|---|---|---|
| GL1 | = | LOW IRON VACUUM INSULATED GLASS |
| GL2 | = | LOW IRON IGU |
| GL3 | = | CLEAR TEMPERED LAMINATED |
| GL4 | = | CLEAR TEMPERED TEXTURED GLASS |

**WINDOW FRAME MATERIAL**

| | | |
|---|---|---|
| BR | = | BURNISHED BRASS |
| WD | = | WOOD |

**WINDOW FRAME FINISH**

| | | |
|---|---|---|
| WX | = | BEESWAX FINISH |
| ST | = | STAIN FINISH |
| PT | = | PAINT, MATCH ADJACENT WALL COLOR, U.N.O. |

**EXISTING TO REMAIN WINDOW SCHEDULE**

| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT | NOTES |
|---|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | | |
| EW1 | 11'-0" | 16'-6" | GL1 | WD | PT | 1 | ARCHED WINDOW |
| EW2 | 9'-10" | 7'-6" | GL1 | WD | PT | 2 | ARCHED WINDOW |
| EW3 | 3'-0" | 6'-6" | GL1 | WD | PT | 1 | |
| EW4 | 5'-3" | 9'-10" | GL1 | WD | PT | 1 | PEAKED WINDOW |
| EW5 | 1'-11" | 4'-4" | GL1 | WD | PT | 5 | |
| EW6 | 10'-11" | 11'-3" | GL1 | WD | PT | 1 | ARCHED WINDOW |
| EW7 | 1'-11" | 3'-3" | GL1 | WD | PT | 1 | ARCHED WINDOW, REMOVE SECURITY GRILLE |
| EW8 | 3'-0" | 3'-1" | GL1 | WD | PT | 4 | REMOVE SECURITY GRILLE |
| EW9 | 5'-4" | 2'-0" | GL1 | WD | PT | 1 | |
| EW10 | 6'-4" | 2'-7" | GL1 | WD | PT | 2 | |
| EW11 | 1'-6" | 3'-3" | GL1 | WD | PT | 1 | REMOVE SECURITY GRILLE |

TOTAL COUNT: 20

**SEE ELEVATIONS. NO CHANGES TO FRAMES, U.N.O.**

**NEW EXTERIOR WINDOW SCHEDULE**

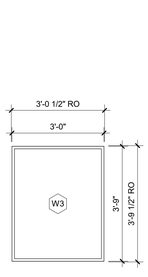
| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT |
|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | |
| W1 | 9'-6" | 3'-1" | GL2 | BR | WX | 2 |
| W2 | 4'-10" | 6'-5" | GL2 | BR | WX | 1 |

TOTAL COUNT: 3

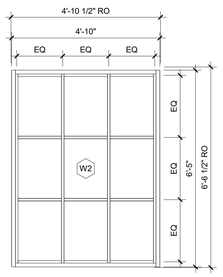
**NEW INTERIOR WINDOW SCHEDULE**

| WINDOW TYPE | WIDTH | HEIGHT | GLAZING TYPE | FRAME | | COUNT |
|---|---|---|---|---|---|---|
| | | | | MATERIAL | FINISH | |
| W3 | 3'-0" | 3'-9" | GL3 | WD | ST | 1 |

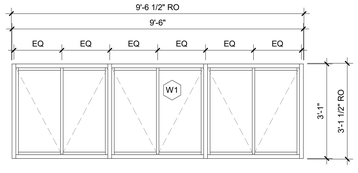
TOTAL COUNT: 1




WINDOW TYPE 3




WINDOW TYPE 2




WINDOW TYPE 1


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NOTES

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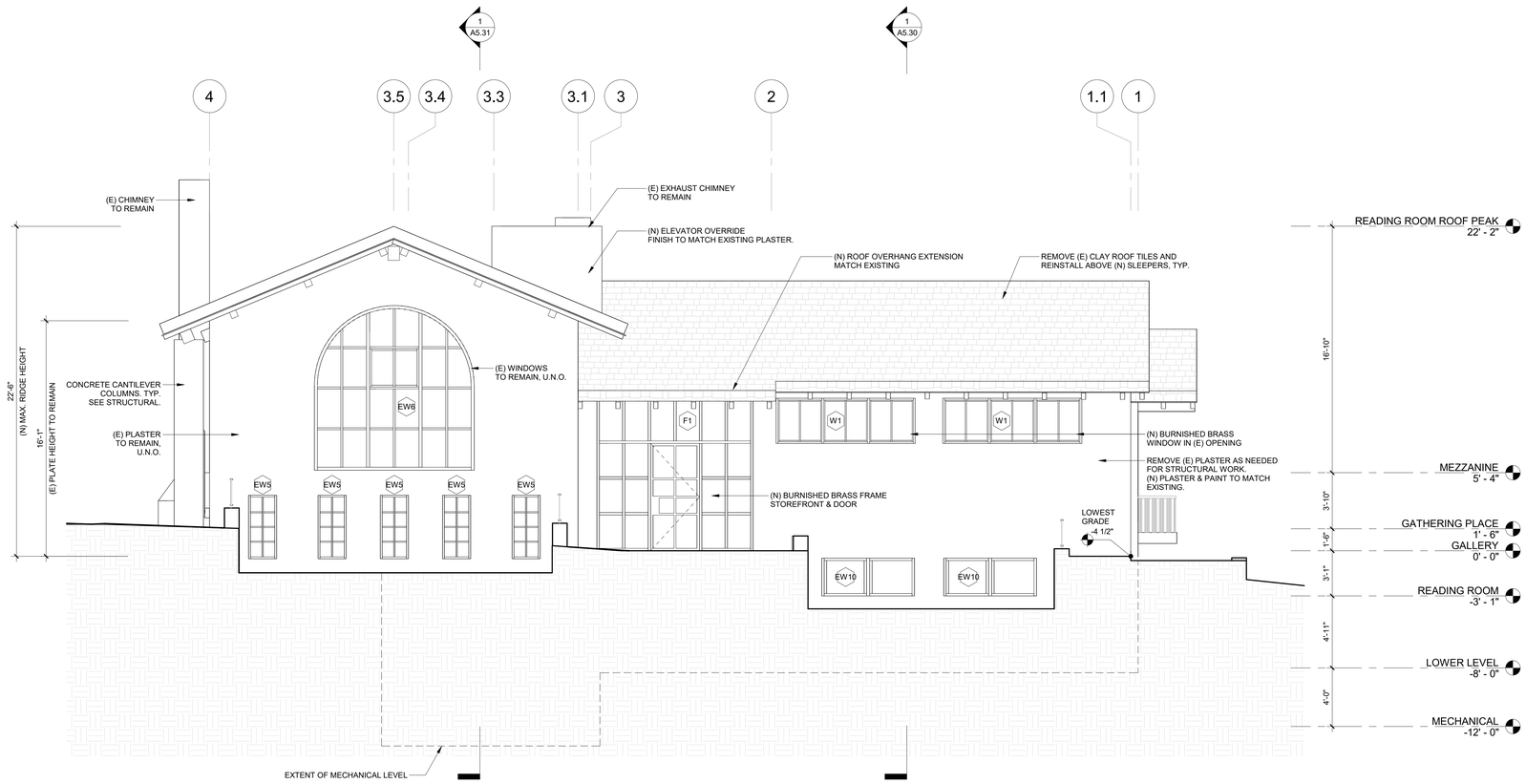
KEY PLAN

DWG. TITLE

WINDOW SCHEDULE

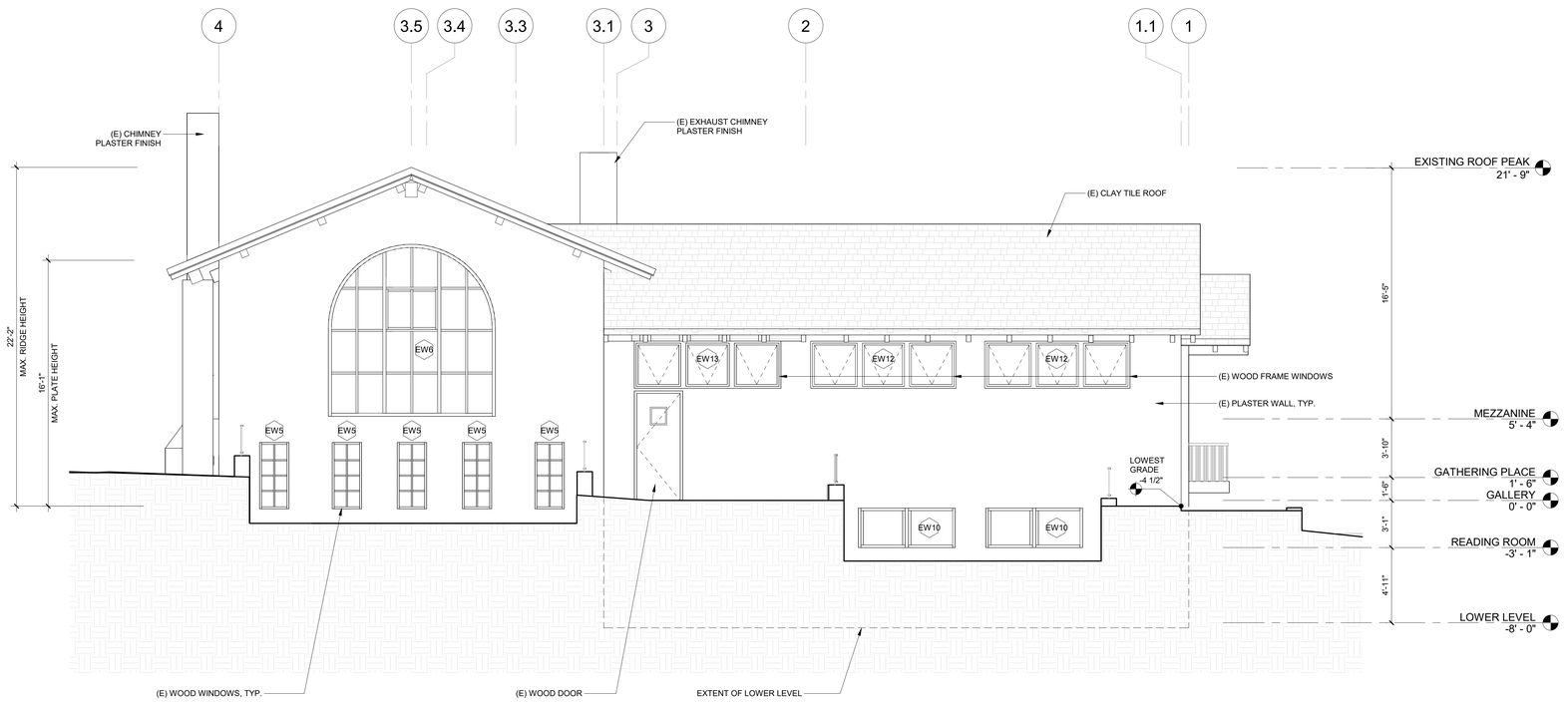
SHEET NO.

A4.10




PROPOSED NORTH ELEVATION | 2

1/4" = 1'-0"




EXISTING NORTH ELEVATION | 1

1/4" = 1'-0"

**NOTES**

1. ALL EXTERIOR BUILDING ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
2. ALL EXISTING EXTERIOR WINDOWS TO BE RE-GLAZED WITH GL1, SEE WINDOW SCHEDULE.
3. SEE WINDOW SCHEDULE FOR NEW WINDOW MATERIALS, FINISHES, AND GLAZING.
4. EXTERIOR PAINT FINISHES TO MATCH HISTORIC COLORS DETERMINED THROUGH INVESTIGATION OF EXTERIOR PAINT.
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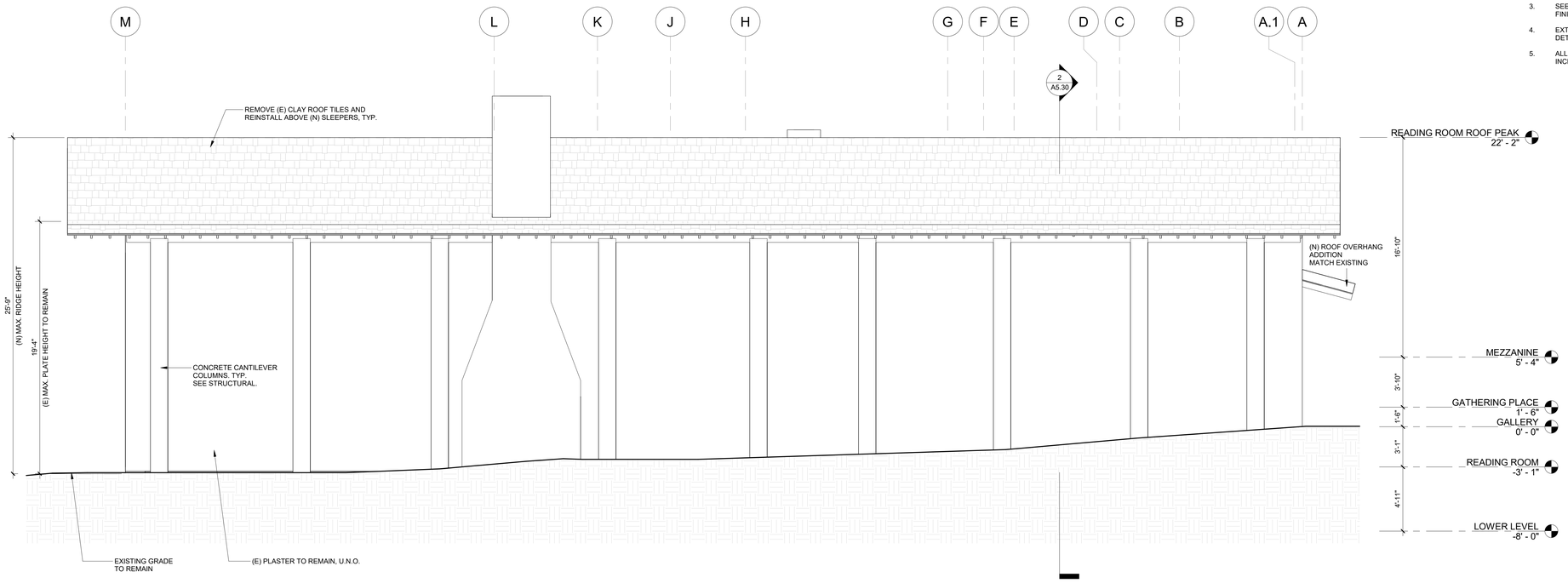
KEY PLAN

DWG. TITLE
EXTERIOR BUILDING ELEVATIONS - NORTH

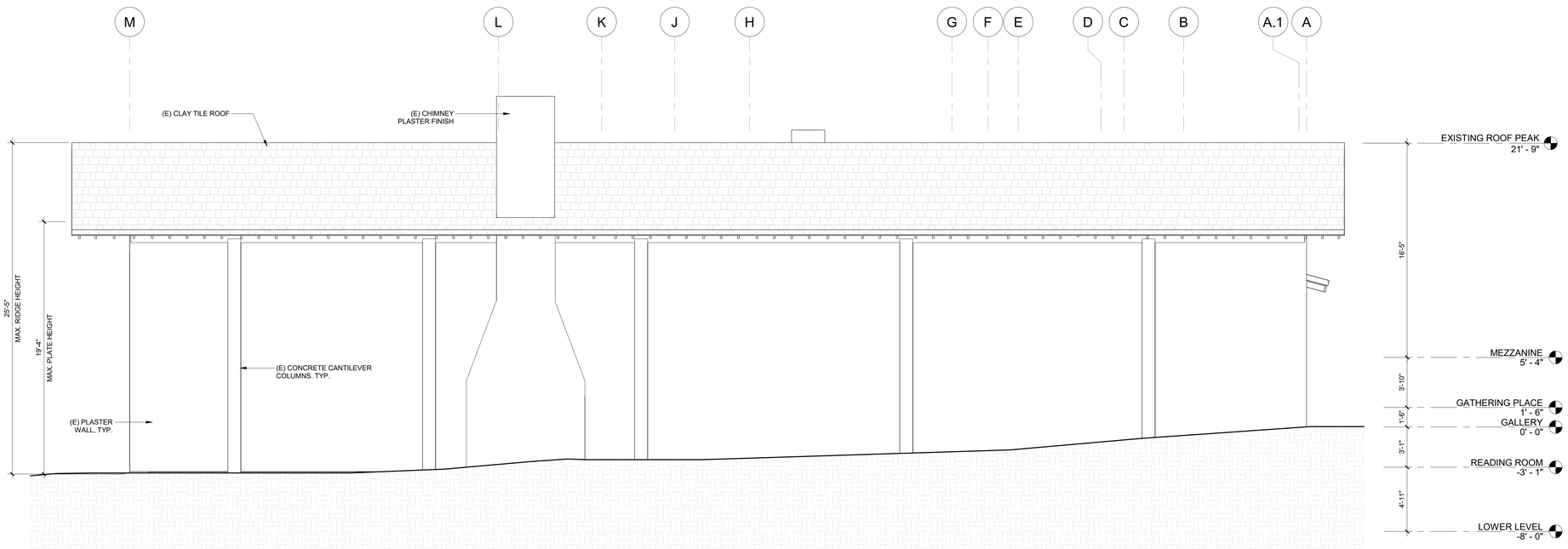
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A5.01

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PROPOSED EAST ELEVATION | 2
1/4" = 1'-0"




EXISTING EAST ELEVATION | 1
1/4" = 1'-0"

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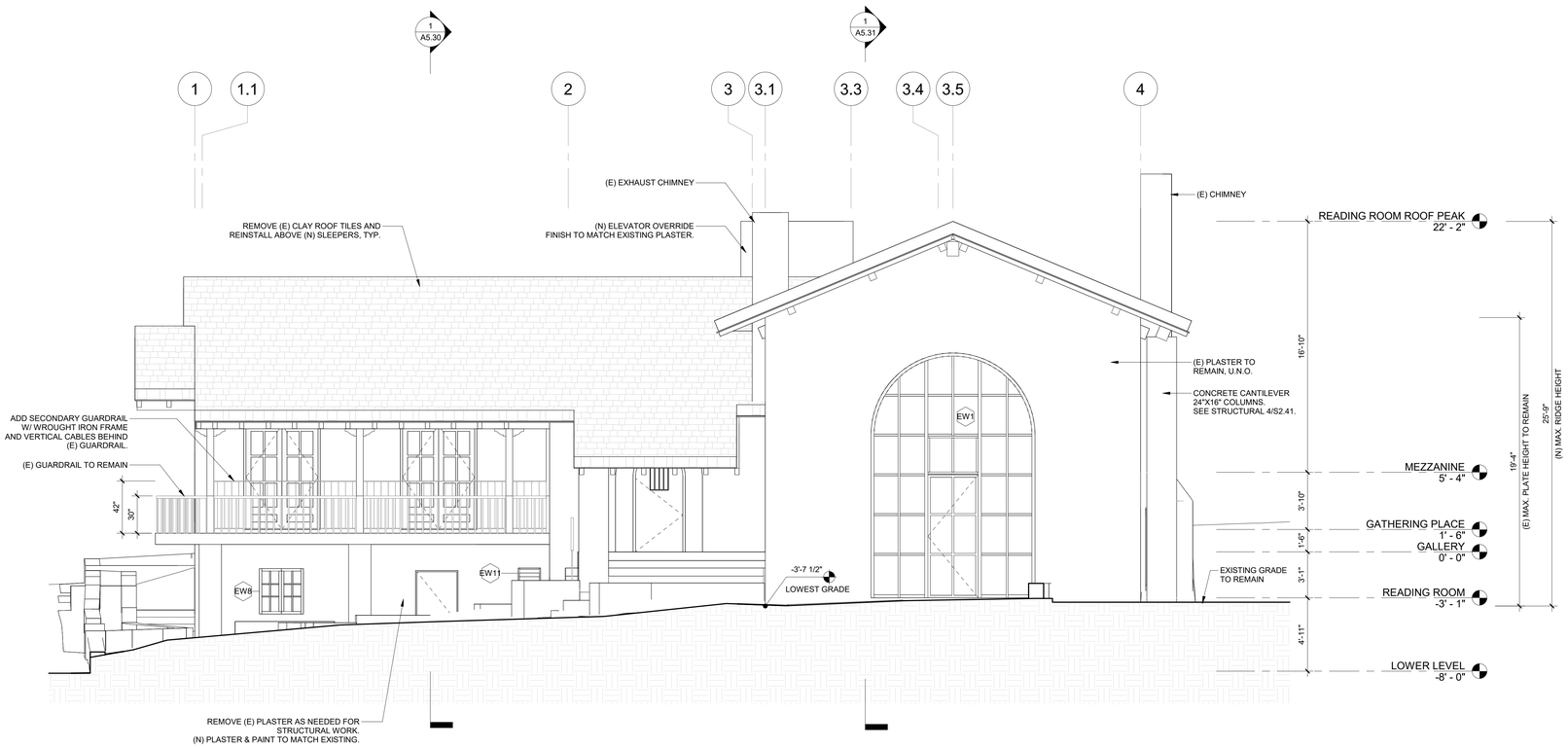
KEY PLAN

DWG. TITLE

EXTERIOR BUILDING ELEVATIONS - EAST

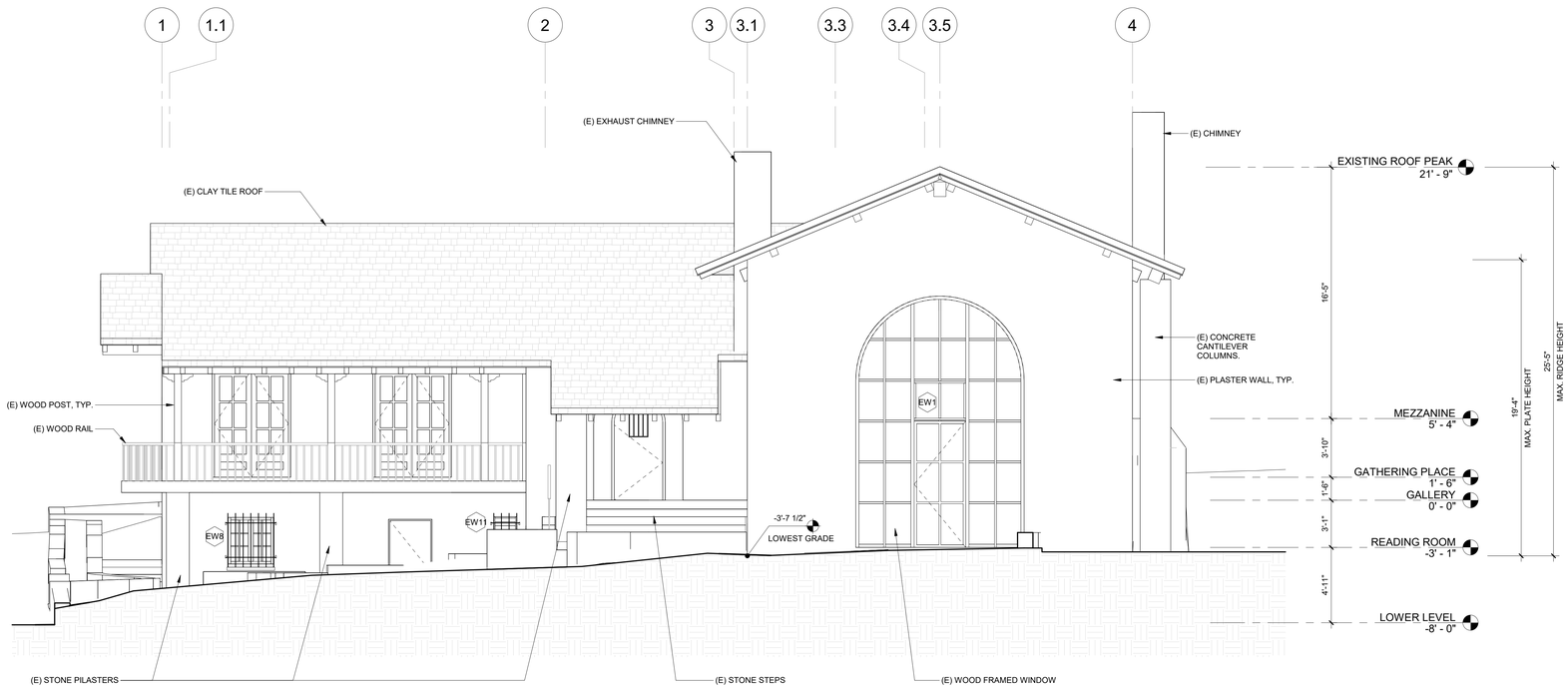
SHEET NO.

A5.02




PROPOSED SOUTH ELEVATION | 2

1/4" = 1'-0"




(E) SOUTH ELEVATION | 1

1/4" = 1'-0"

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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

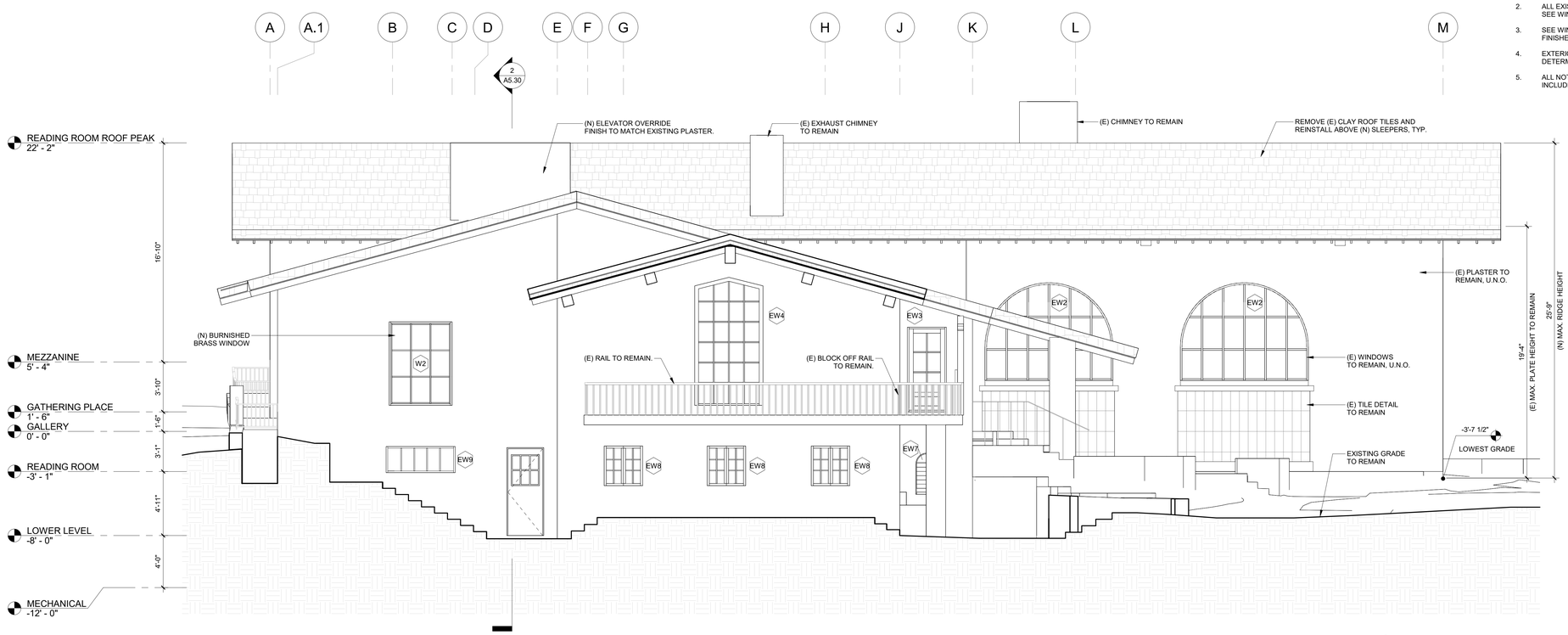
EXTERIOR BUILDING ELEVATIONS - SOUTH

SHEET NO.

A5.03

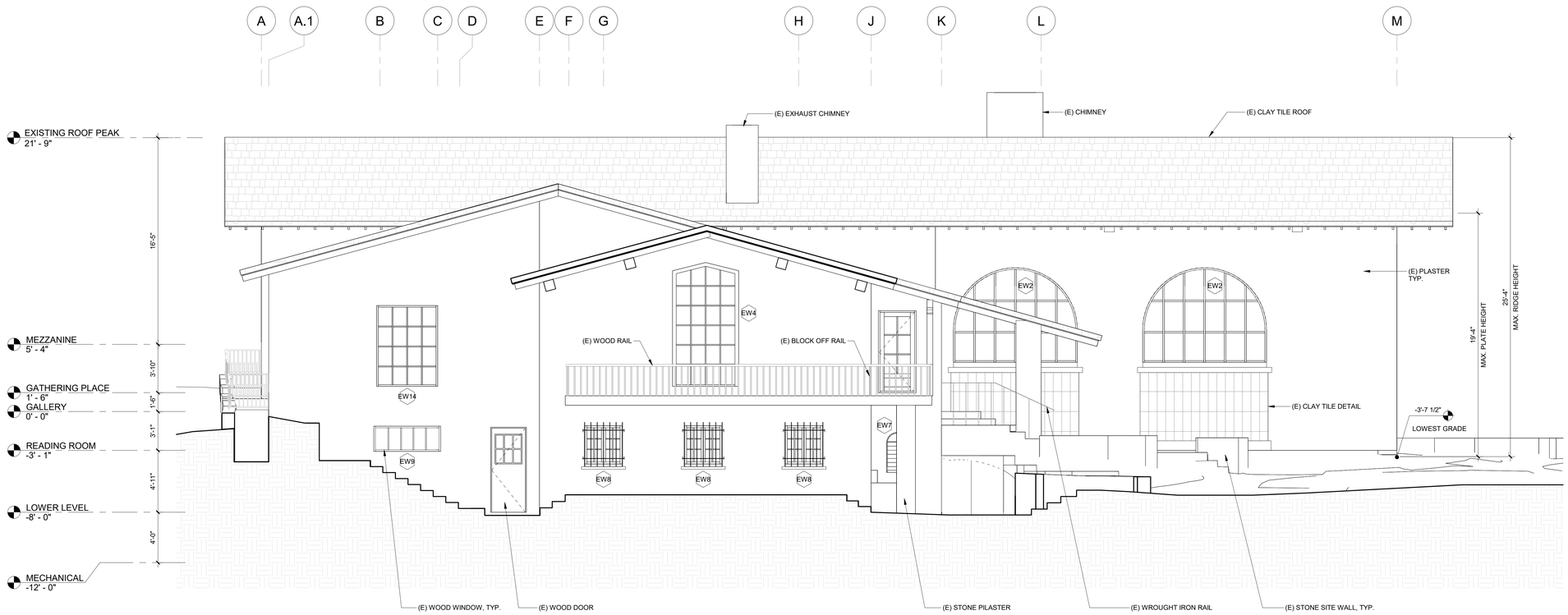
**NOTES**

1. ALL EXTERIOR BUILDING ELEMENTS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE
2. ALL EXISTING EXTERIOR WINDOWS TO BE RE-GLAZED WITH GL1, SEE WINDOW SCHEDULE.
3. SEE WINDOW SCHEDULE FOR NEW WINDOW MATERIALS, FINISHES, AND GLAZING.
4. EXTERIOR PAINT FINISHES TO MATCH HISTORIC COLORS DETERMINED THROUGH INVESTIGATION OF EXTERIOR PAINT.
5. ALL NOTED ITEMS ARE CONSIDERED NEW OR OTHERWISE INCLUDED IN SCOPE OF WORK UNLESS NOTED AS EXISTING (E).




WEST ELEVATION | 2

1/4" = 1'-0"




EXISTING WEST ELEVATION | 1

1/4" = 1'-0"

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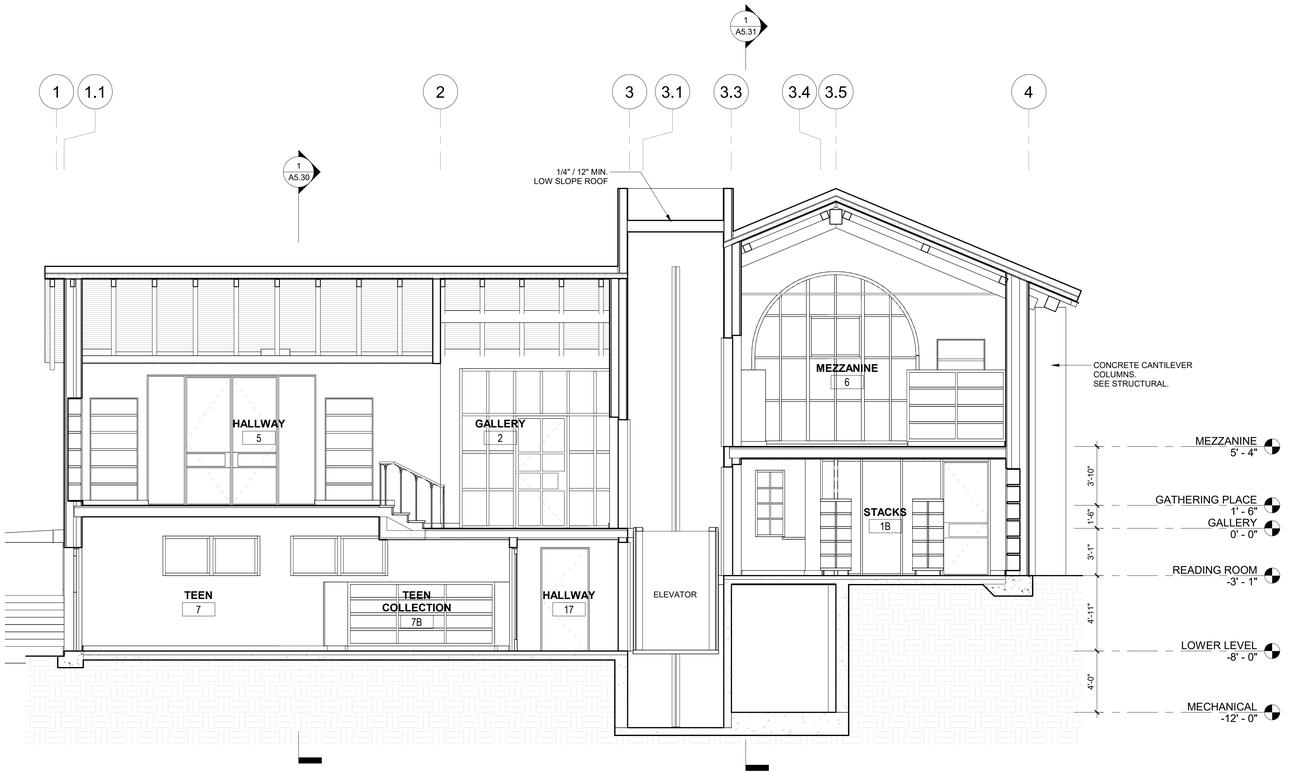
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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES
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KEY PLAN

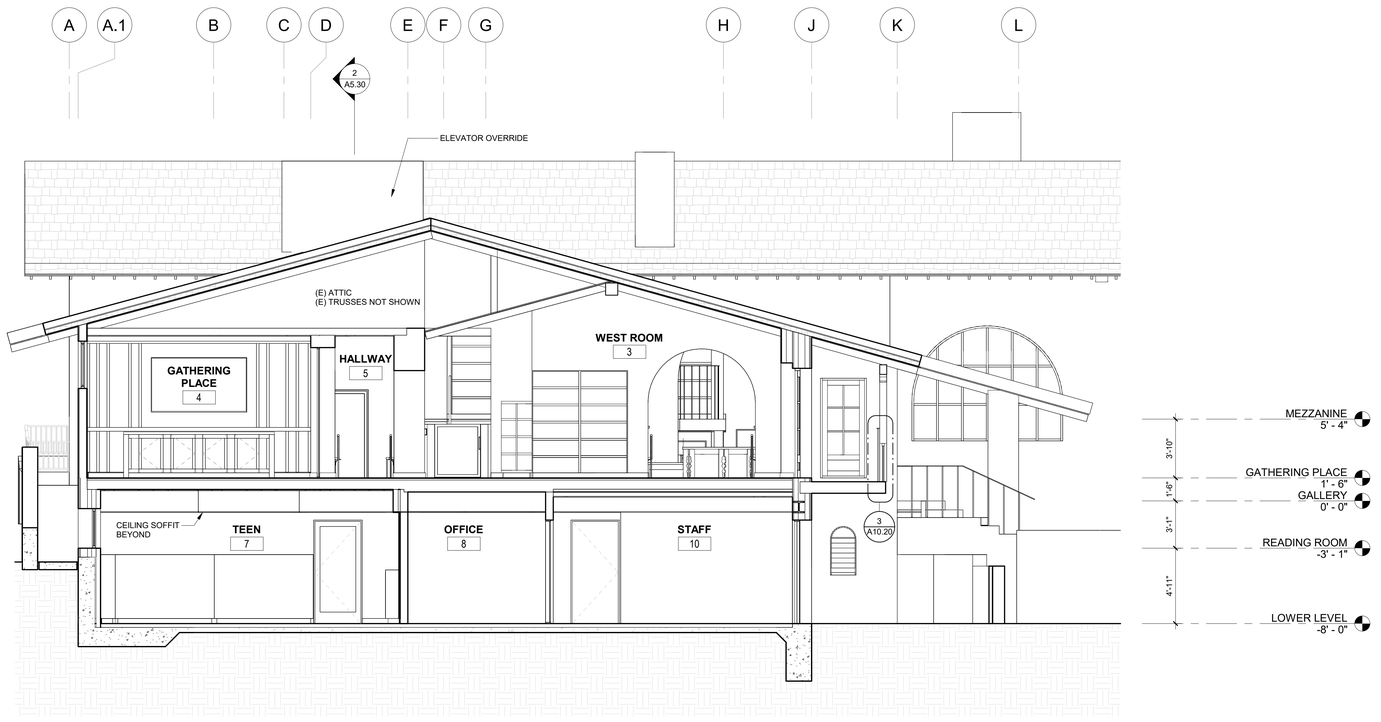
DWG. TITLE
EXTERIOR BUILDING ELEVATIONS - WEST

SHEET NO.
A5.04




PROPOSED BUILDING CROSS SECTION AT ELEVATOR | 2

1/4" = 1'-0"




PROPOSED BUILDING SECTION WEST ROOM | 1

1/4" = 1'-0"

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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

1. BLDG ELEV 0'-0" = SITE ELEV 222.99

KEY PLAN

DWG. TITLE

BUILDING SECTIONS

SHEET NO.

A5.30




PROPOSED BUILDING SECTION READING ROOM | 1

1/4" = 1'-0"

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NOTES

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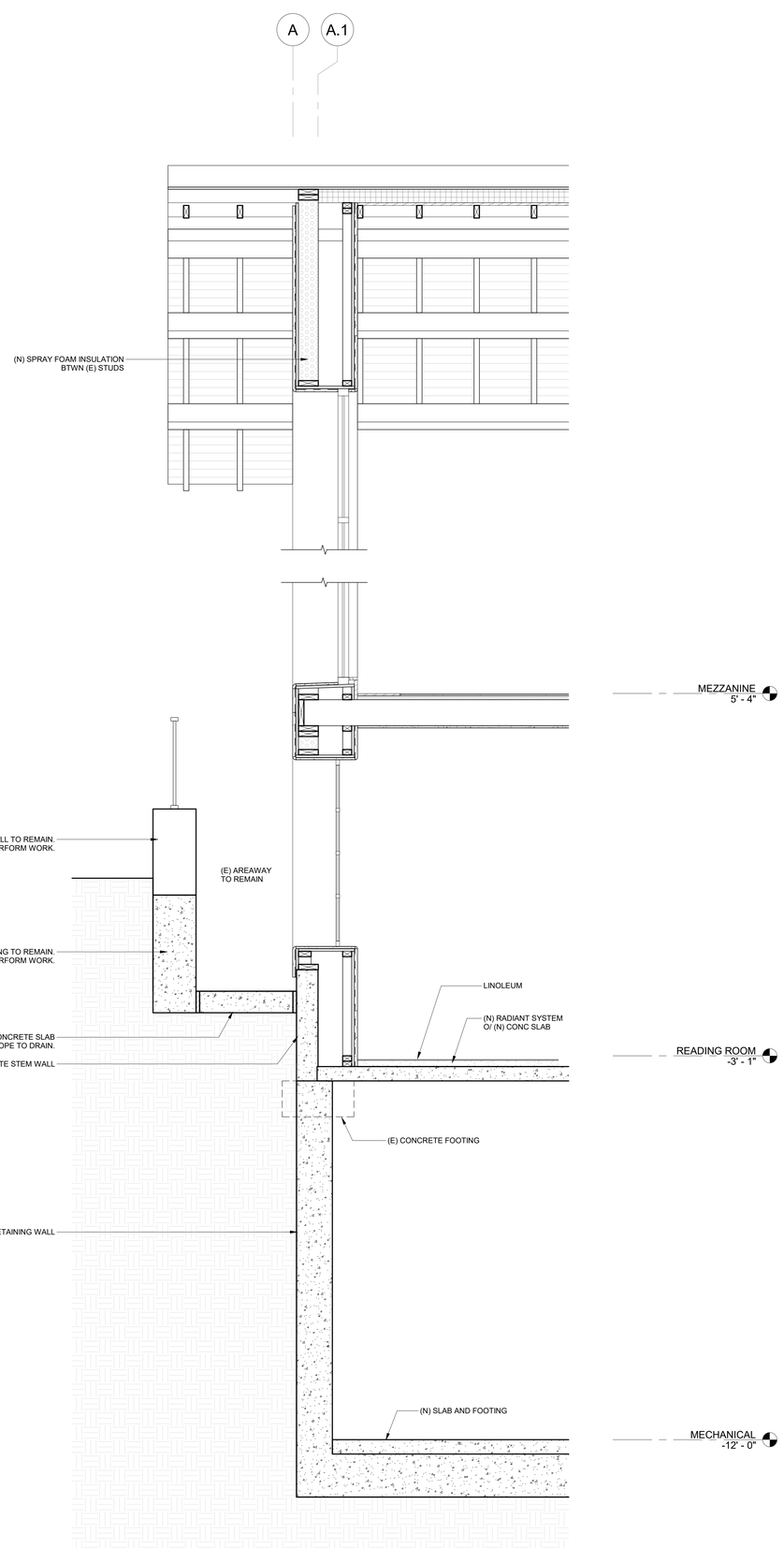
KEY PLAN

DWG. TITLE

BUILDING SECTIONS

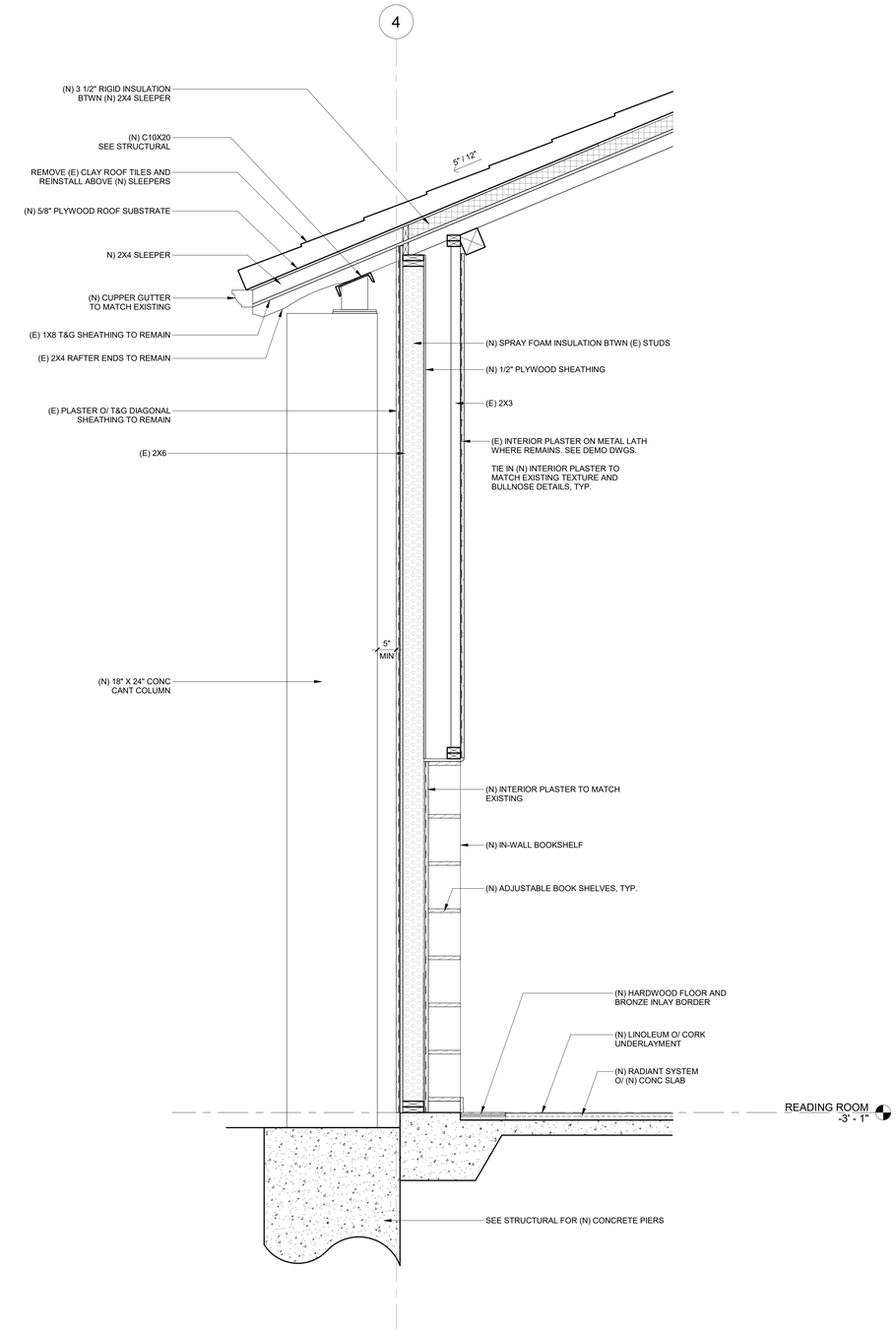
SHEET NO.

A5.31




PROPOSED WALL SECTION EADING ROOM NORTH WALL | 2

3/4" = 1'-0"




PROPOSED WALL SECTION READING ROOM EAST WALL | 1

3/4" = 1'-0"

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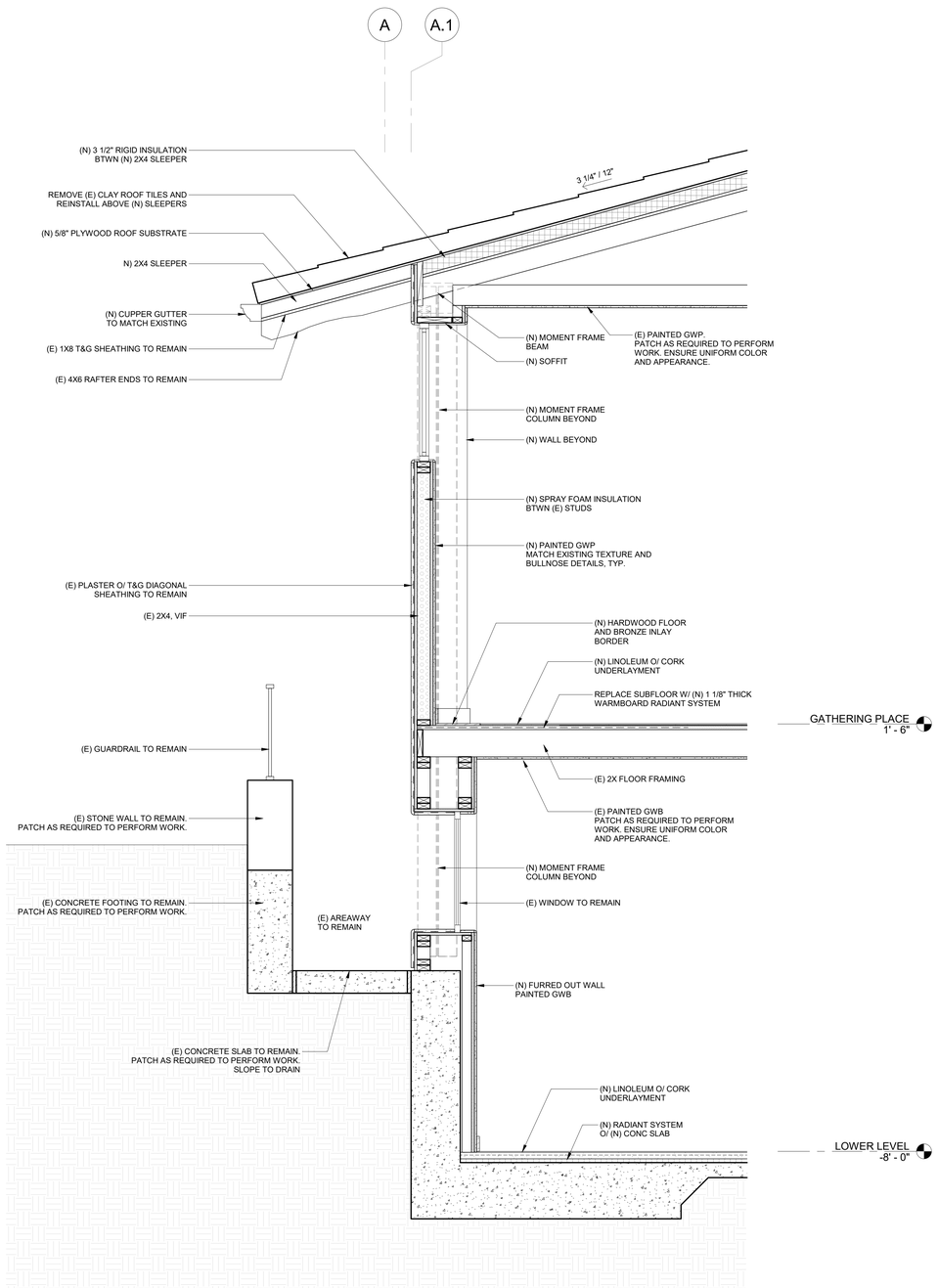
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NOTES
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KEY PLAN

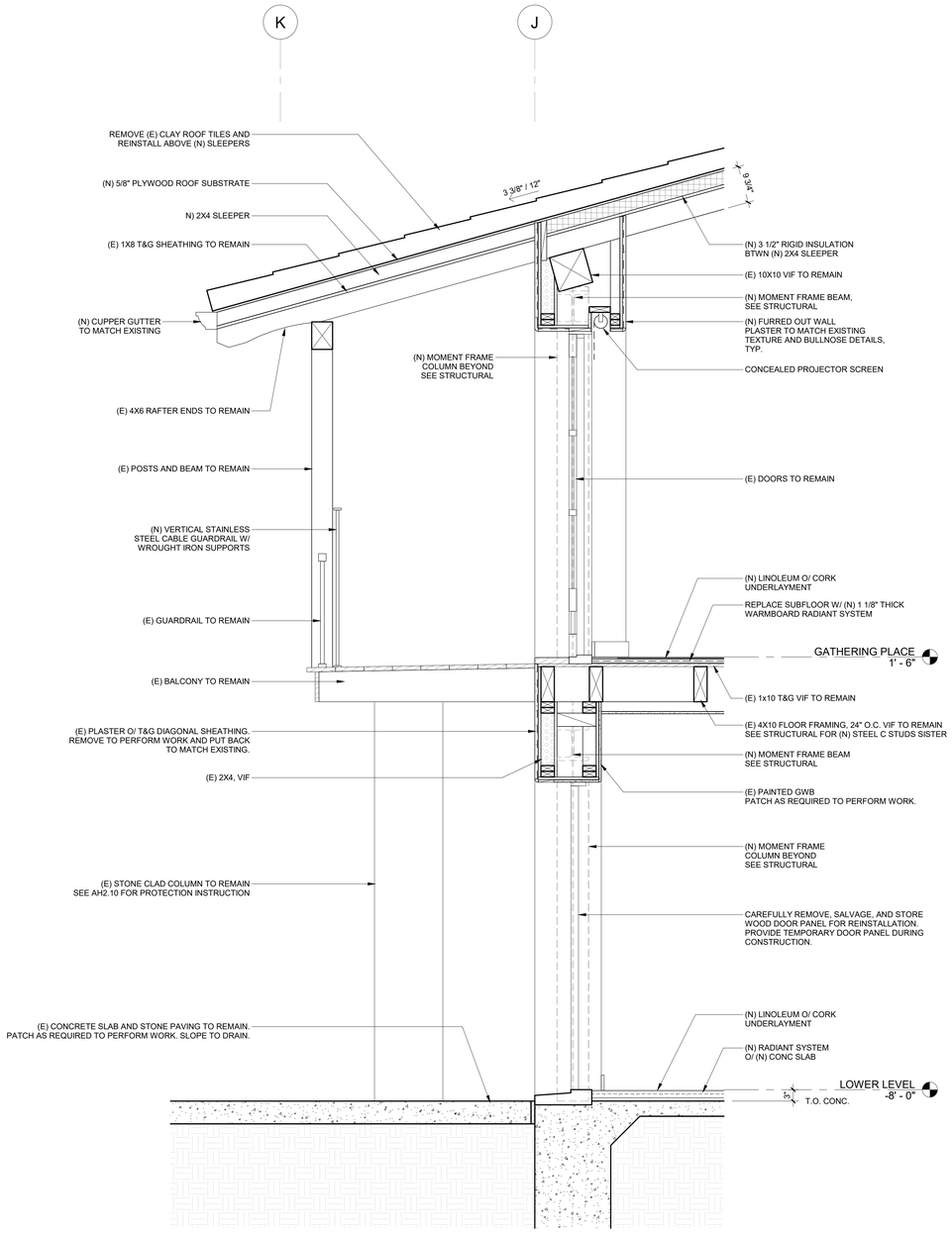
DWG. TITLE
WALL SECTIONS

SHEET NO.
A5.50




PROPOSED WALL SECTION GATHERING PLACE NORTH WALL | 2

3/4" = 1'-0"




PROPOSED WALL SECTION WEST ROOM SOUTH WALL | 1

3/4" = 1'-0"

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NOTES

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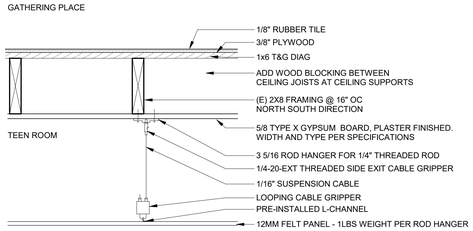
KEY PLAN

DWG. TITLE

WALL SECTIONS

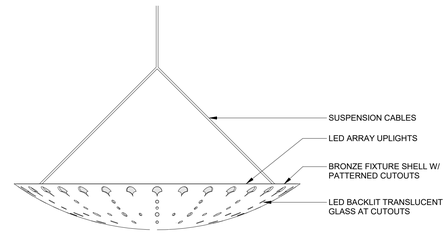
SHEET NO.

A5.51



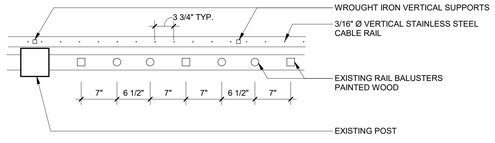

TEEN ROOM CEILING - FELT PANEL ATTACHMENT | 8

1 1/2" = 1'-0"



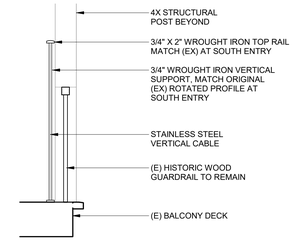

CUSTOM CHANDELIER | 4

1" = 1'-0"



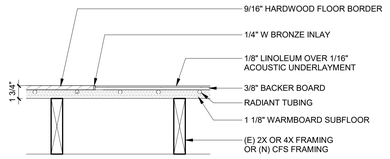

BALCONY RAIL ENLARGED PLAN | 7

1" = 1'-0"



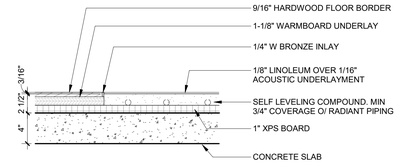

BALCONY GUARDRAIL | 3

3/4" = 1'-0"




TYPICAL FLOOR ASSEMBLY FOR WOOD FRAMING FLOOR | 2

1 1/2" = 1'-0"




TYPICAL FLOOR ASSEMBLY FOR CONCRETE FLOOR | 1

1 1/2" = 1'-0"

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NOTES

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KEY PLAN

DWG. TITLE

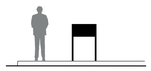
INTERIOR & EXTERIOR DETAILS

SHEET NO.

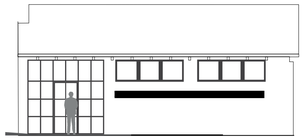
A10.20

# SIGN TYPE MENU

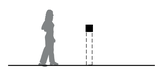
## SITE SIGNAGE



**100**
Primary Building ID



**105**
Secondary ID



**125**
Accessible Directional
(Exterior)

## REGULATORY/CODE SIGNAGE



**200**
Room ID
(ADA)



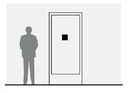
**205**
Insert Panel



**210**
Restroom ID
(Door)



**215**
Restroom ID
(ADA)



**217**
Restroom
Accessible Stall

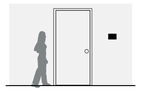
## REGULATORY/CODE SIGNAGE



**225**
Evacuation
Plan



**220**
Exit Route ID Sign
(ADA)



**230**
Maximum Occupancy



**240**
Entry Information
(No Smoking/Accessibility)



**250**
Fire Extinguisher ID
(Blade Mounted)



**251**
Fire Extinguisher ID
(Wall Mounted)



**255**
Accessible Directional
(Interior)



**260**
Assistive Listening
Device

## WAYFINDING SIGNAGE



**300**
Elevator Directory

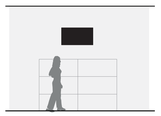


**305**
Book Section Identification



**310**
Directional

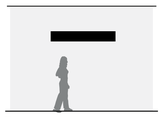
## DONOR SIGNAGE



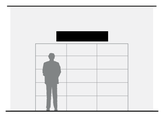
**400**
Historic Plaque



**405**
Donor Recognition
(Type 1)



**407**
Donor Recognition
(Type 2)



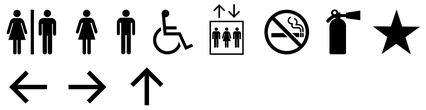
**410**
Donor Recognition
(Type 3)

# TYPOGRAPHY, SYMBOLS & COLORS

### Project Logo

LOGO T.B.D.

### Symbols & Arrows



### Fonts

Barlow Regular
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Barlow Medium
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Barlow Semi-Bold
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**
**abcdefghijklmnopqrstuvwxyz**
**1234567890**

### Color Schedule

NOTE: ALL PAINT TO HAVE SATIN FINISH UNLESS OTHERWISE NOTED.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| RED<br>PMS 216C | BLUE<br>PMS 308C | WHITE<br>MATTHEWS PAINT<br>MP27386<br>VERIZON WHITE | MEDIUM BLUE<br>TBD | LIGHT BLUE<br>TBD | GREY<br>(ONLY USED IN EXTERIOR SIGNAGE PACKAGE) | MED. GREY<br>MATTHEWS PAINT<br>MP14176<br>GRAYJAY |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| LIGHT GREY<br>TBD | BRIGHT RED<br>MATTHEWS PAINT<br>MP15394<br>RED FERARRI | YELLOW<br>MATTHEWS PAINT<br>MP14064<br>CELADINE<br>YELLOW | BLUE<br>PMS 293C | MATTE BLACK<br>(ACRYLIC)<br>ACRYLITE<br>(OR EQUIVALENT)<br>SATINICE 9H01 SC<br>INDUSTRY NO.<br>199-0 & 2025 | WHITE<br>3M OPAQUE VINYL<br>3M 7725-20 | BLACK<br>3M OPAQUE VINYL<br>3M 180C-12 |

COLORS T.B.D.

| 00 | Primary Building ID | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 00 | S | 1 | HARRISON MEMORIAL LIBRARY | |

| 05 | Secondary ID | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 05 | S | 1 | HARRISON MEMORIAL LIBRARY | |

| 25 | Accessible Directional (Exterior) | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 25 | S | 1 | (ISA Symbol) ◀ | |
| 25 | S | 2 | (ISA Symbol) ◀ | |
| 25 | S | 3 | (ISA Symbol) ◀ | |
| 25 | S | 4 | (ISA Symbol) ◀ | |
| 25 | S | 5 | (ISA Symbol) ◀ | |
| 25 | S | 6 | (ISA Symbol) ▲ | |

| 00 | Room ID (ADA) | | | |
|---|---|---|---|---|
| ype | Location | Number | Message | Quant |
| 00 | LL | 1 | STORAGE | |
| 00 | LL | 2 | MECHANICAL | |
| 00 | LL | 3 | ELECT FIRE ? | |
| 00 | LL | 4 | TEL ? | |
| 00 | LL | 5 | STAFF | |
| 00 | LL | 6 | OFFICE | |

HARRISON
MEMORIAL
LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT

moore ruble yudell
*architects & planners*
933 Pico Boulevard Santa Monica, California 90405
tel 310 450 1400 mooreruibleyudell.com

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Pasadena, CA 91105
626-793-2400

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Pivot Structural Engineering
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Oakland, CA 94618
415-231-5770

MECHANICAL, PLUMBING, FIRE PROTECTION ENGINEERS
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Oakland, CA 94610
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913-961-1658

CIVIL ENGINEER, SURVEYOR
BKF Engineers
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San Jose, CA 95112
408-467-9100

CODE / FIRE LIFE-SAFETY
Code Red Consulting
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Torrance, CA 90505
508-301-9615

LIGHTING DESIGN
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8580 Washington Boulevard
Culver City, CA 90232
310-837-0929

SIGNAGE & GRAPHICS
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Pasadena, CA 91105
626-793-7847

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661-284-6882

COST CONSULTANT
TBD Consulting
750 N San Vicente Boulevard, Level 7
West Hollywood, CA 90036
424-343-2652

SUBMITTAL

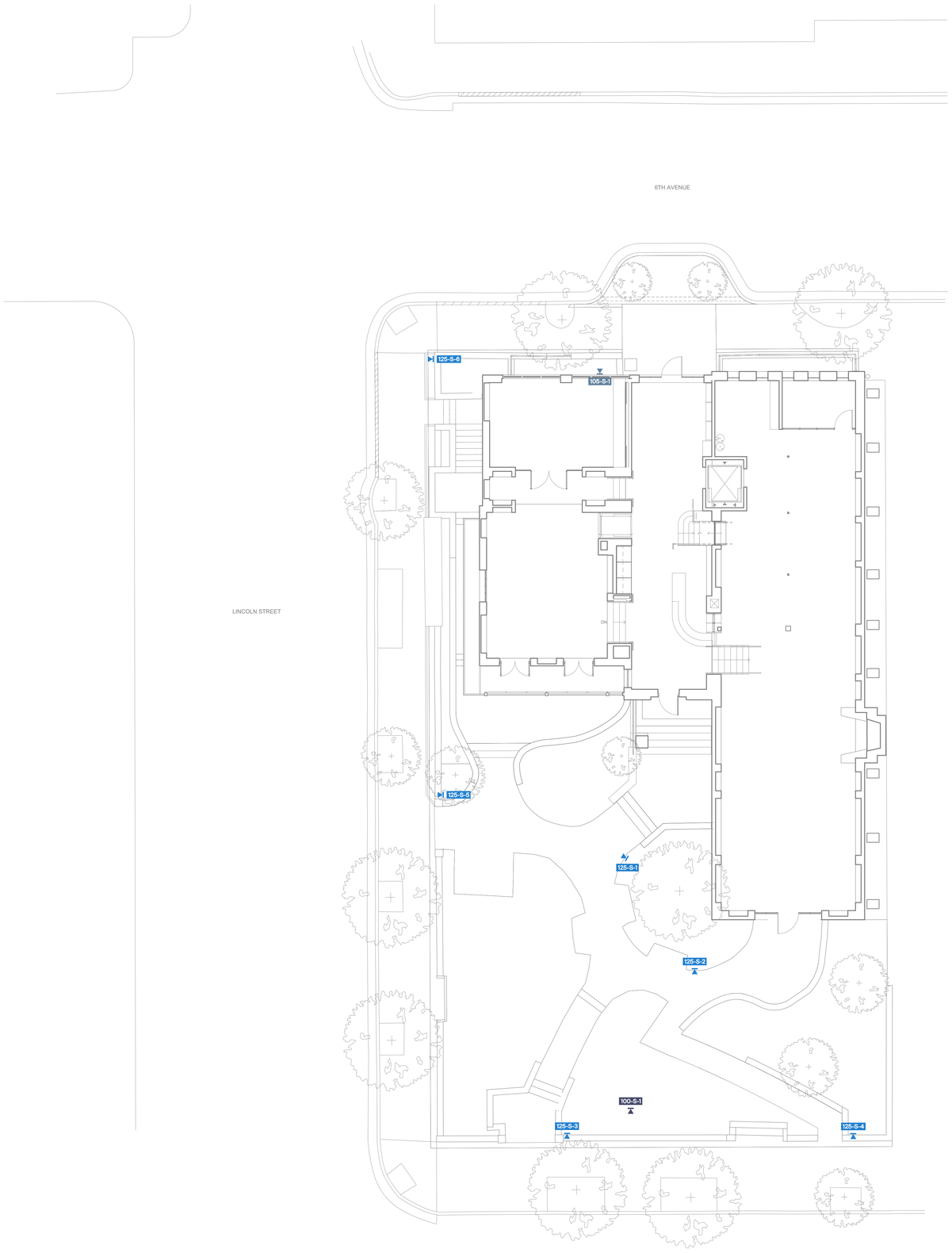
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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

KEY PLAN

DWG. TITLE
TYPOGRAPHY,
COLORS,
SIGH TYPE MENU

SHEET NO.
A12.01




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Lincoln Street
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NOTES

KEY PLAN

DWG. TITLE

SIGN LOCATION PLANS
SITE

SHEET NO.

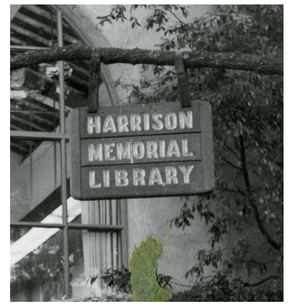
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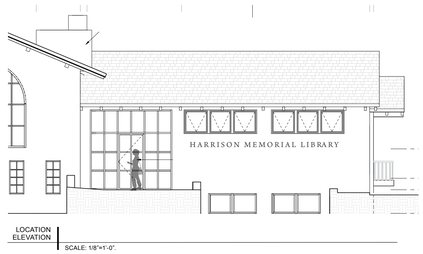






ELEVATION | PRIMARY BUILDING ID - MONUMENT | SIGN TYPE **100**
SCALE: XX

SIDE VIEW | SCALE: XX




LOCATION ELEVATION | SCALE: 1/8"=1'-0".

## TYPE STUDIES

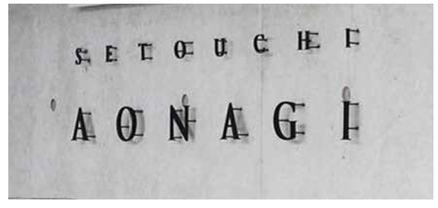






DESIGN ALTERNATE A: PAINTED LETTERS ON WALL



DESIGN ALTERNATE B: BLACKENED STEEL LETTERS ON WALL

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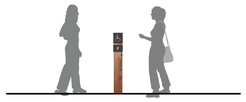
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| | 5/29/26 | DESIGN DEVELOPMENT |
| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

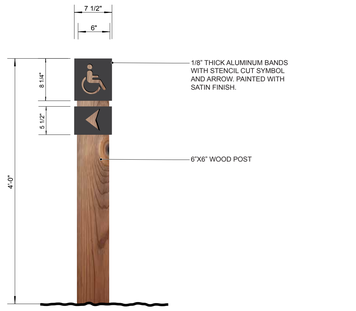
KEY PLAN

DWG. TITLE
SIGNAGE DETAILS

SHEET NO.
A12.07



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

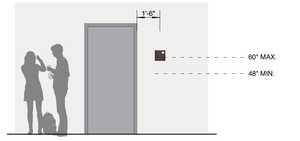



ELEVATION | ACCESSIBLE DIRECTIONAL (EXTERIOR) | SIGN TYPE **125**
SCALE: 1"=1'-0"



SIDE VIEW
SCALE: XX

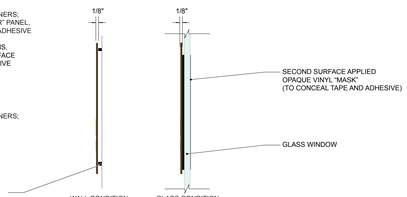
CBC 11B-703.4.1 Height above finish floor or ground. Tactile characters on signs shall be located 48 inches (1219mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest braille cells and 60 inches (1524 mm) maximum from the baseline of the highest line of raised characters.




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




ELEVATION | ROOM ID (ADA) | SIGN TYPE **200**
SCALE: 3" = 1'-0"

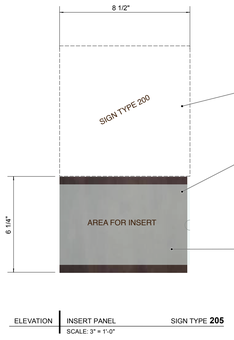



SIDE VIEWS
SCALE: 3" = 1'-0"

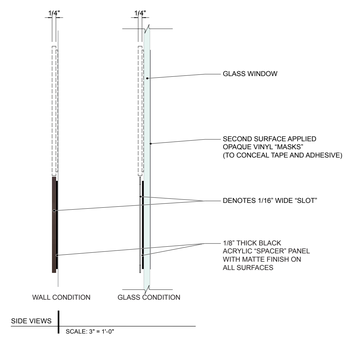



CBC 11B-703.4.1 Height above finish floor or ground. Tactile characters on signs shall be located 48 inches (1219mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest braille cells and 60 inches (1524 mm) maximum from the baseline of the highest line of raised characters.

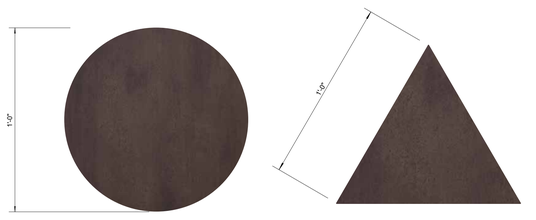
LOCATION ELEVATIONS
SCALE: 1/4" = 1'-0"




ELEVATION | INSERT PANEL | SIGN TYPE **205**
SCALE: 3" = 1'-0"

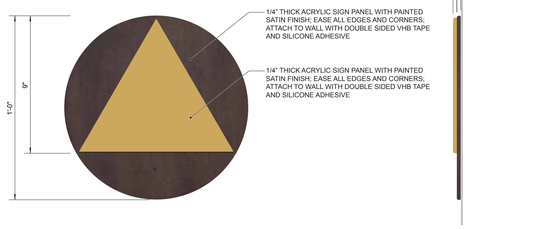



SIDE VIEWS
SCALE: 3" = 1'-0"

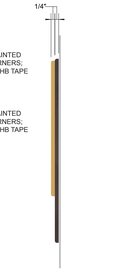



ELEVATION | WOMEN ID- DOOR
SCALE: 3" = 1'-0"

ELEVATION | MEN ID- DOOR
SCALE: 3" = 1'-0"




ELEVATION | RESTROOM ID- DOOR | SIGN TYPE **210**
SCALE: 3" = 1'-0"




SIDE VIEW
SCALE: 3" = 1'-0"




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

# HARRISON MEMORIAL LIBRARY

Ocean Avenue and
Lincoln Street
Carmel-By-The-Sea
CA 93921

ARCHITECT


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SUBMITTAL

| REV# | DATE | DESCRIPTION |
|---|---|---|
| | 7/24/26 | 50% CD SUBMITTAL |
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| | 1/23/26 | SCHEMATIC DESIGN |

NOTES

KEY PLAN

DWG. TITLE
SIGNAGE DETAILS

SHEET NO.
A12.08

# Harrison Memorial Library Centennial Restoration

Ocean Avenue and Lincoln Street
Carmel-By-The-Sea, CA 93921



## Planning Submittal Supplemental Information

August 28, 2026

moore ruble yudell
*architects & planners*

**Table of Contents**

Exterior Building Lights - Historic Wall Sconces

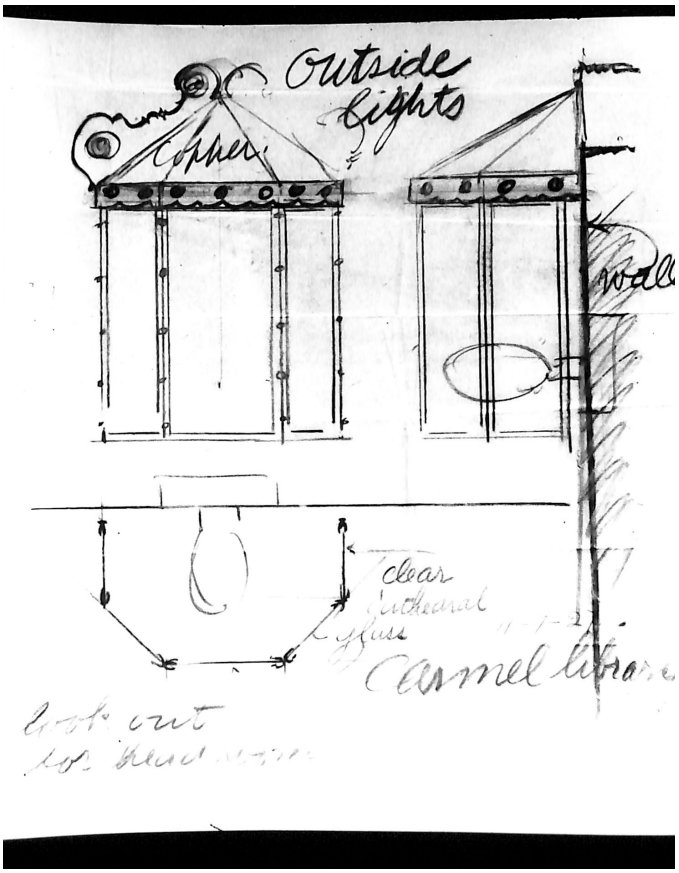
South Arched Window Material

North Entry Inspiration

Balcony Guardrail

The enclosed supplemental information is intended to provide additional background to specific historic and proposed design items that otherwise may not be readily discerned from the drawings.

## Exterior Building Lights - Historic Wall Sconces



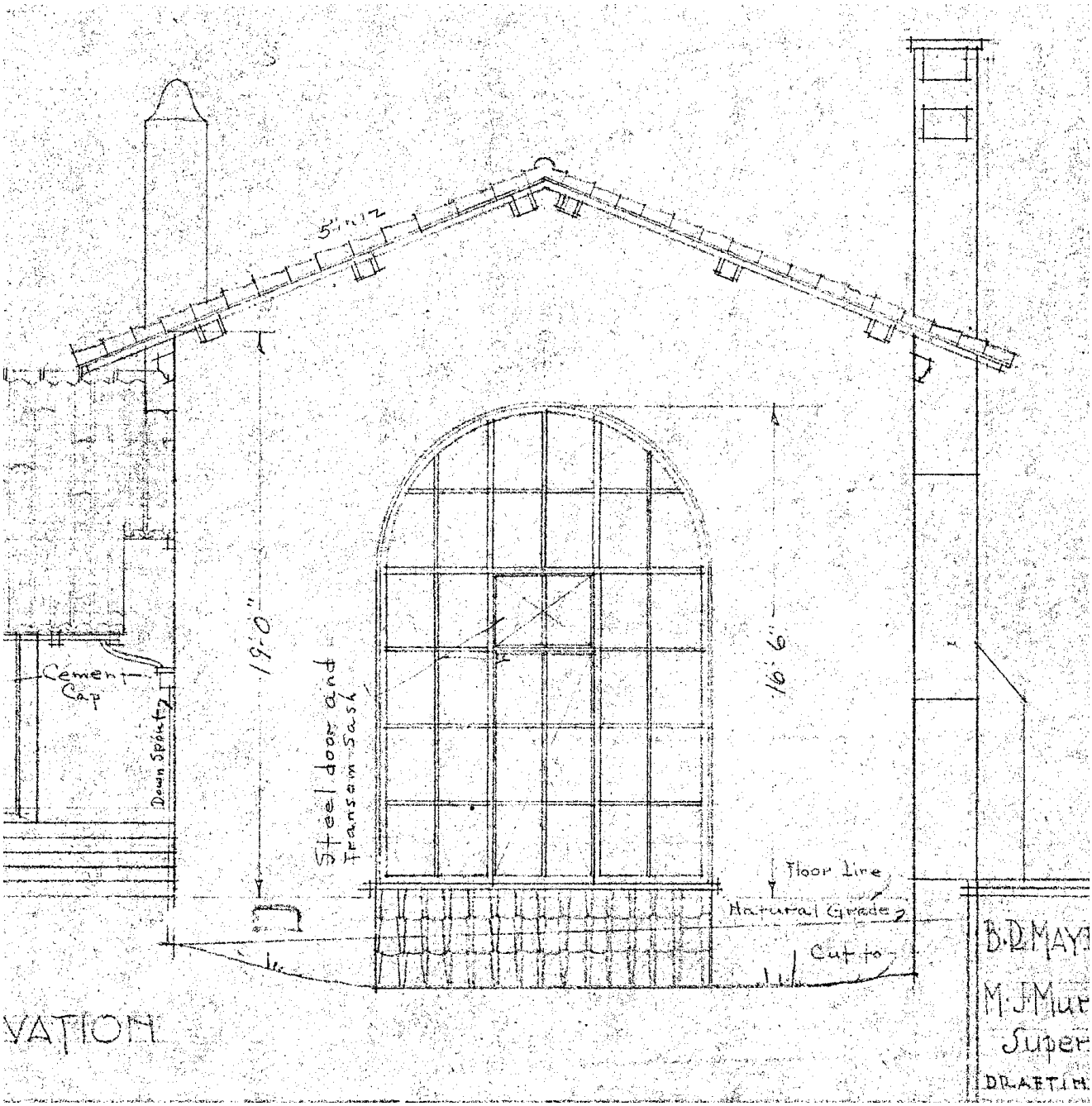

*Maybeck Sketch*




*Existing Historic Wall Sconce*

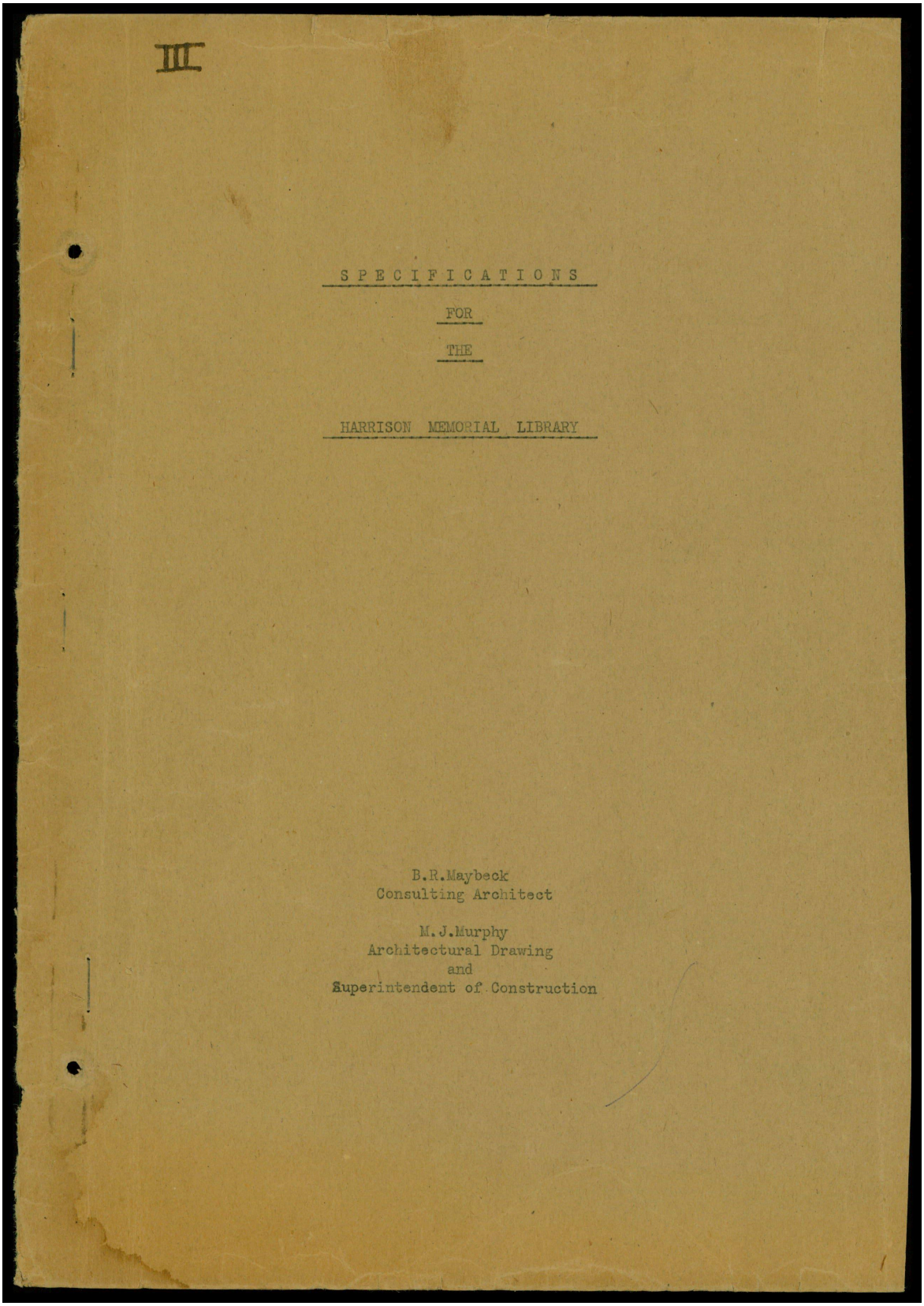
The existing historic exterior sconce, as illustrated in the historic sketch and photo of the south entry, will be refurbished and reinstalled as noted on the drawings. A reproduction of this historic fixture is planned to be installed at the new north entry.

## South Arched Window Material




*20s Original Construction Steel Door and Transom Notes*

The description of Harrison Memorial Library in the City of Carmel-by-the-Sea's list of significant, historic resources describes the original arched windows as steel. From the project's review of historic drawings, specifications from 1920s, and visual observation, it appears that the large arched windows are made of wood, with the south facing arched window in the reading room consisting of the wood framed window portion and a steel door and transom window insert.



III

SPECIFICATIONS

FOR

THE

HARRISON MEMORIAL LIBRARY

B.R.Maybeck
Consulting Architect

M.J.Murphy
Architectural Drawing
and
Superintendent of Construction

*20s Original Construction Specifications Cover Page*

Where beams are exposed in basement rooms, for underfloor and covering over beams, use 1" T & G same as for exposed ceiling over rafters.

WINDOWS

The window frames of casements shall be of Redwood, sash of sugar pine, and sills of redwood, all properly constructed, as per detail

Sills of French windows to porches, balconies, etc., to be oak unless otherwise shown to be cement.

Sills to be protected with one inch board until painting is commenced.

All windows shall be made in accordance with full sized details

FURRING AND GROUNDS

Furr out all partitions, cornices, arches, etc., as may be required to provide for plastering, woodwork or other trim finishing to outline shown on scale and full size detail drawings.

Furnish and set dressed grounds for the support of all finished woodwork throughout. Grounds to be corrected by this Contractor if found to be in error. Furnish and install wood backing for plumbing fixtures as required and solid wood backing between the studs where wall finish is tile or cement.

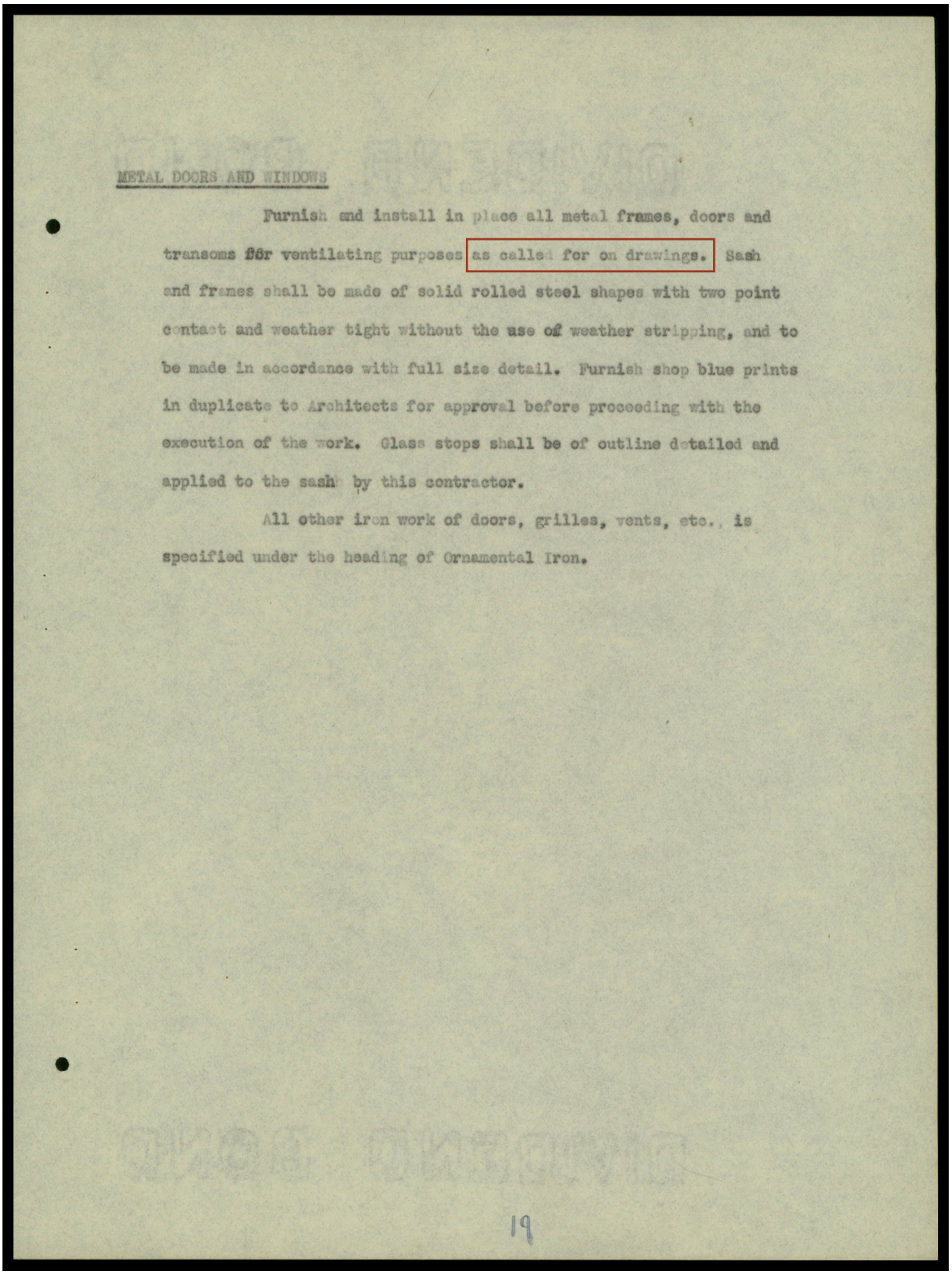
EXTERIOR MILLWORK

All outside millwork of door and window trim, balconies, railings, columns, etc., to be first quality soft clear(no sap) verticle grain redwood well seasoned and kiln-dried. The work to be constructed in strict accordance with scale and detail drawings, with joits set in white lead.

The timber work of balconies, columns, beams, etc., shall be carved, adzed, broad-axed, wire brushed or combed and otherwise tooled as directed to give the appearance of hand-hewn construction

14

*20s Original Construction Window Specification*



METAL DOORS AND WINDOWS

Furnish and install in place all metal frames, doors and transoms for ventilating purposes as called for on drawings. Sash and frames shall be made of solid rolled steel shapes with two point contact and weather tight without the use of weather stripping, and to be made in accordance with full size detail. Furnish shop blue prints in duplicate to Architects for approval before proceeding with the execution of the work. Glass stops shall be of outline detailed and applied to the sash by this contractor.

All other iron work of doors, grilles, vents, etc., is specified under the heading of Ornamental Iron.

19

*20s Original Construction Metal Doors and Windows Specification*

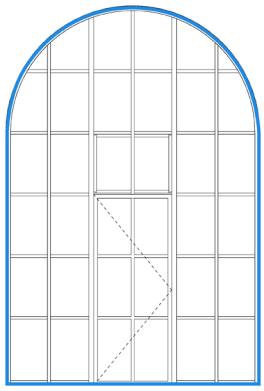
## North Entry Inspiration



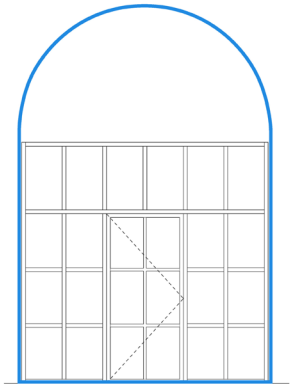

*20s Original North Window Photo*

The proposed North Entry door and window are inspired by the large rectangular window from the original 1920's facade of Harrison, destroyed during the 1940's addition. The proportions of the new glass panes closely match the adjacent arched window. The proposed window material is a warm colored, dark-burnished brass. To minimize the chance that new work is incorrectly understood to be historic, the Secretary of Interior's (SOI) Standards for the rehabilitation of historic structures, encourage the differentiation of original historic fabric from new or renovated instruction through the use of different material, colors, or other means.

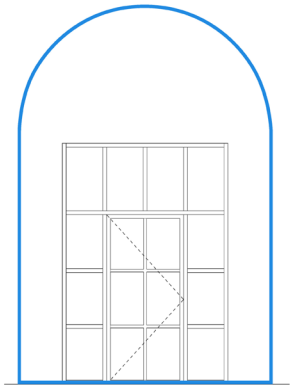
## North Entry Inspiration

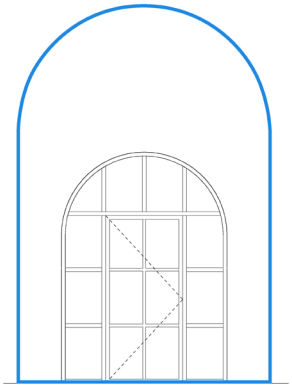


*Original South Window*



*Proposed North Entry*





*New North Entry Proportion Studies*

## North Entry Inspiration



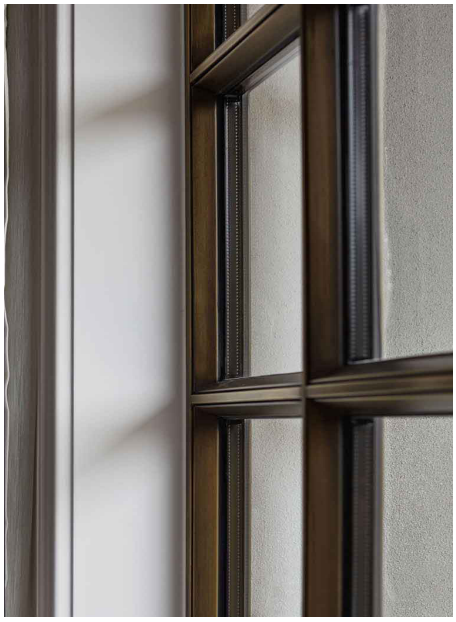
*Original South Window*



*Original South Door Beveled Frame*



*Proposed Secco Sistemi Window Burnished Brass Frame Material*



*Proposed Beveled Profile*

The selection of the burnished brass material for the new exterior windows and doors is purposefully intended to be sympathetic in character and color to the interior finish of the original historic windows, without directly copying the existing materials and colors. The burnished brass provides a rich, warm toned color that works well with the original, historic interior window paint, while simultaneously providing a long-lasting, low-maintenance exterior finish. The historic paint finish is illustrated in the paint analysis on the following page.

| HARRISON MEMORIAL LIBRARY PAINT STRIATION RESULTS | | | | | | |
|---|---|---|---|---|---|---|
| **Sample #** | **Feature** | **Specific Location** | **Substrate** | **Finish Material (Paint UNO) Color Seriation from Bottom of Sample to Top** | **First Finish Material Color** | **Nearest Munsell match (if applicable)** |
| 28 | Baseboard | Reading Room, west wall | Wood | Brown (stain)<br>Dark brown | Brown (stain) | 10YR 4/1 |
| 29 | Baseboard | Reading Room, east wall | Wood | Brown (stain)<br>Dark brown | Brown (stain) | 10YR 4/1 |
| 30 | Baseboard | Reading Room, east wall | Wood | Brown (stain)<br>Dark brown | Brown (stain) | 10YR 4/1 |
| 31 | Window, interior | Reading Room, south wall | Wood | Dark brown | Dark brown | 10YR 3/1 |
| 32 | Window, interior | Reading Room, west wall | Wood | Brown (stain)<br>Dark brown | Brown (stain) | 10YR 4/1 |
| 33 | Window, interior | Reading Room, west wall | Wood | Brown (stain)<br>Dark brown | Brown (stain) | 10YR 4/1 |
| 34 | Fascia, interior | Reading Room, Mezzanine | Wood | Brown (stain)<br>Light brown | Brown (stain) | 10YR 4/1 |



*Historic Reading Room Window Paint and Stain Color Analysis*

## Balcony Guardrail

The historic balcony is currently closed to the public. The existing guardrail is not code-compliant and has therefore been deemed unsafe by the City. The community, project representatives, and library staff have requested that the balcony be reopened to library patrons.

The project's recommendation is to introduce a minimal wrought iron frame with vertical cables behind the historic rail, as shown in the accompanying rendering. The cables will be visually unobtrusive. The frame and top rail will be similar in character and scale to the existing historic rail at the south entry steps.

Other options were further considered. Rebuilding the guardrail to meet current height and spacing requirements does not meet the SOI Standards, as it fundamentally alters the proportions and visual perception of the historic balcony.

The introduction of a glass rail was also considered, with strong concern noted regarding the ongoing and difficult cleaning required to maintain a visually unobtrusive appearance.



*Existing Balcony Rail*



*Rebuilt Guardrail Study*



*Hazy Glass Balcony Rail from Salt Buildup*



*Glass Condensation in Coastal Environment*

## Balcony Guardrail



*Existing Balcony Photo*



*Proposed Code-compliant Guardrail behind Existing Rail*

September 2, 2026

# Phase Two Report for the Harrison Memorial Library MP26-218 (APN 010-139-007), Carmel-by-the-Sea, CA.

## A. Executive Summary

In 1927 the Harrison Memorial Library was constructed on the northeast corner of Ocean Avenue and Lincoln Street. In 2002 the property was evaluated for historical significance using the California Register of Historic Resources criteria. The building was found eligible for listing under Criterion One (Event) within the historic context theme of *Government, Civic, and Social Institutions*. It was also found eligible under Criterion Three (Architecture) within the historic context theme of *Architectural Development*. The Harrison Memorial Library was listed on the Carmel Inventory of Historic Resources on May 25, 2005.

## B. Historical Background

Ella Reid Harrison, who died in 1922, donated funds to the City of Carmel to construct a municipal library in memory of her husband, California Supreme Court Justice Ralph Chandler Harrison. The Carmel Free Library's Board of Trustees held a design competition for the new library. They received nine entries, including an entry from local designer Michael J. Murphy. The Board consulted Berkeley architect Bernard Maybeck about the design, and he submitted drawings for building elements, such as lighting fixtures and the fireplace, but ultimately Murphy's building design was adopted and construction moved forward. Building plans note that Bernard Maybeck was Consulting Architect while Michael Murphy is credited for architectural drawings and acted as Superintendent of Construction. Murphy designed a Spanish Eclectic style building that drew from Spanish, Mexican and Monterey Colonial building traditions. In 1949 architect Robert R. Jones designed a large addition on the north side of the building. The 2002 evaluation states that the Jones addition was "particularly sensitive to the original intent of the building."

The original hardscape design and specifications were included in the Murphy plans. The Carmel Women's Club designed the garden, and planting was supervised by John B. Jordan, a member of the Library Board of Trustees.[1]

The 2002 historical evaluation concludes that, "As one of the first major public works by the City of Carmel, the Harrison Memorial Library continues to be a success, both as an excellent example of Spanish Eclectic design, integrated into the landscape, and as a seminal social institution of Carmel."

[1] Harrison Memorial Library Board of Trustee Minutes, 11/10/1927-2/20/1928.

**C. Architectural Evolution**

The 2002 evaluation of the library determined that the building has retained a high level of integrity. There have been changes to the building since it was initially constructed in 1927, most of which have been interior remodels. Projects that have affected the exterior of the building and landscape are described below.

- 1935: A large pine tree was replaced by the present-day flagpole.[2]
- 1949: Major addition to the original building. All floors were expanded 21' 6" to the rear and almost doubled the floor area of the building (BP#1893). The original flagstone walkways may have been replaced by brick at this time. Robert R. Jones Architect.
- 1974: Structural work to strengthen the building laterally; concrete caissons built along the east side and other sheathing (BP# 74-12). Howard Carter Structural Engineers.
- 1989: ADA improvements (BP# 89-118). Flesher + Foster Architects.
- 2004: Remodel of entry garden. Brick walkway was removed and replaced with flagstone walkway and new stairs. The existing perimeter stone wall was retained. Walter V. Guthrie, Landscape Architect.

**D. Period of Significance**

The 2002 evaluation of the Harrison Memorial Library determined that the Period of Significance was 1903-1940. For properties significant under Criterion One, the Period of Significance is the date the event occurred, which is 1927. This is the year that marks the institution of Carmel's Municipal Library.

For properties that are architecturally significant, the Period of Significance is the date of construction and/or the dates of any significant alterations and additions. The 2002 evaluation did not consider the Robert Jones addition as significant, therefore the Period of Significance under Criterion Three is 1927.

In summary, the Period of Significance for both applicable criteria is 1927.

**E. Character-Defining Features**

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the Harrison Memorial Library is 1927.

[2] Minutes from the Annual Meeting of the Library Board, July 2, 1935.

For an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation.

Following are the character-defining features of the Harrison Memorial Library based on the description provided in the 2002 evaluation:

- One and two-story massing with L-shaped plan.
- All 1927 hardscape and flagpole.
- Gabled roof system with clay tiles and wide overhanging eaves with exposed rafter tails and purlins.
- Textured cement stucco, Carmel stone, and clay tile exterior siding.
- Two chimneys; one exterior chimney on the east elevation and one interior chimney on the west slope of the east wing.
- Door hood over principal entry.
- Monterey style second floor wood balcony and railing that wraps around the south and west elevations. Access to the south elevation is through paired French doors and access to the west elevation is through a single leaf, multipaned door.
- All 1927 fenestration including:
    a. Large arched multipaned windows on the south, west and north elevations.
    b. Multipaned wood sash windows of varying sizes throughout the building.

**F. Proposed Project Description**

The project plans describe the proposed work as follows:

"The Harrison Memorial Library restoration project will provide seismic improvements, building system upgrades, and increase accessibility throughout the historic building. The work will include installation of new accessible restrooms, installation of an elevator and chair lift, rebuild interior stairs and handrails as well as overall improvements to the interior finishes and furnishings, and new energy efficient lighting. A replacement sprinkler and fire alarm system will be installed."

This Phase II report will focus on alterations that will affect the exterior of the building and grounds which are described as follows:

**G. Historic Library Alterations**

<u>General</u>

1. All existing exterior building elements will remain, except on the north elevation.
2. Existing windows will be reglazed within current openings.[3]

[3] This does not include the proposed fenestration changes on the north elevation.

3. Exterior paint finishes will match historic colors.
4. Plans note that all work will be performed according to the Secretary of the Interior's Standards for Rehabilitation.

Lower Level

1. Protect historic window openings during construction.
2. Remove non-historic iron security grills.
3. Protect historic exterior bench during construction.
4. Door panels will be removed and stored for reinstallation.
5. Excavation for elevator shaft and mechanical equipment.
6. Some stucco will be removed and replaced..

Main Level

1. Protect historic arched window openings and Reading Room door.
2. Protect historic entry – no building access during construction.
3. Protect historic guardrail on balcony with wood enclosure during construction.
4. Install 42" high guardrail with wrought iron frame and vertical cables behind the existing guardrail.
5. Protect historic window openings throughout excluding fenestration changes on the north elevation and one window alteration on the west elevation.
6. A door and a band of windows in the north elevation addition will be removed and replaced with a multipaned window wall with a central door. Window and door frames will be burnished brass. The remaining two bands of windows will be replaced with new bands of windows.
7. A new roof overhang will be installed over the new north entrance which will match the existing roof.
8. The five concrete cantilever columns on the east elevation that were installed in 1974 will be replaced with nine concrete cantilever columns.
9. A 12-pane window on the west elevation, which is part of the 1949 addition, will be replaced with a 9-pane window. The frame will be burnished brass.

Mezzanine

1. Protect historic arched windows.

Roof and Elevator Installation

1. Roof tiles on the entire building will be removed (see Roof Demo Plan Sheet AD2.40).
2. Raise the roof 4" with 2x4 sleepers to accommodate sprinkler piping and electrical routing. Install waterproofing, roof sheathing, and insulation. Reinstall tiles to match

existing pattern. Install new gutters (material to be determined). The existing gutters are copper. (see Roof Demo Plan Sheet AD2.40 and Wall Sections Plan A5.50)

3. Elevator override will be constructed on the west slope of the east wing's roof, towards the rear of the building.
4. A small section of roof will be removed to install the elevator override. The tiles will be carefully removed and salvaged for reuse.
5. Modify roof framing for elevator override.
6. Finish elevator override to match existing plaster.

Landscape and Hardscape

1. Library entry garden will remain.
2. Existing plantings and paving will be protected. If anything is damaged it will be replaced in-kind.
3. Build new accessible walk from Ocean Avenue to match existing stone paving.
4. New paving, sidewalk and bulb-out will be installed at the new north entry.

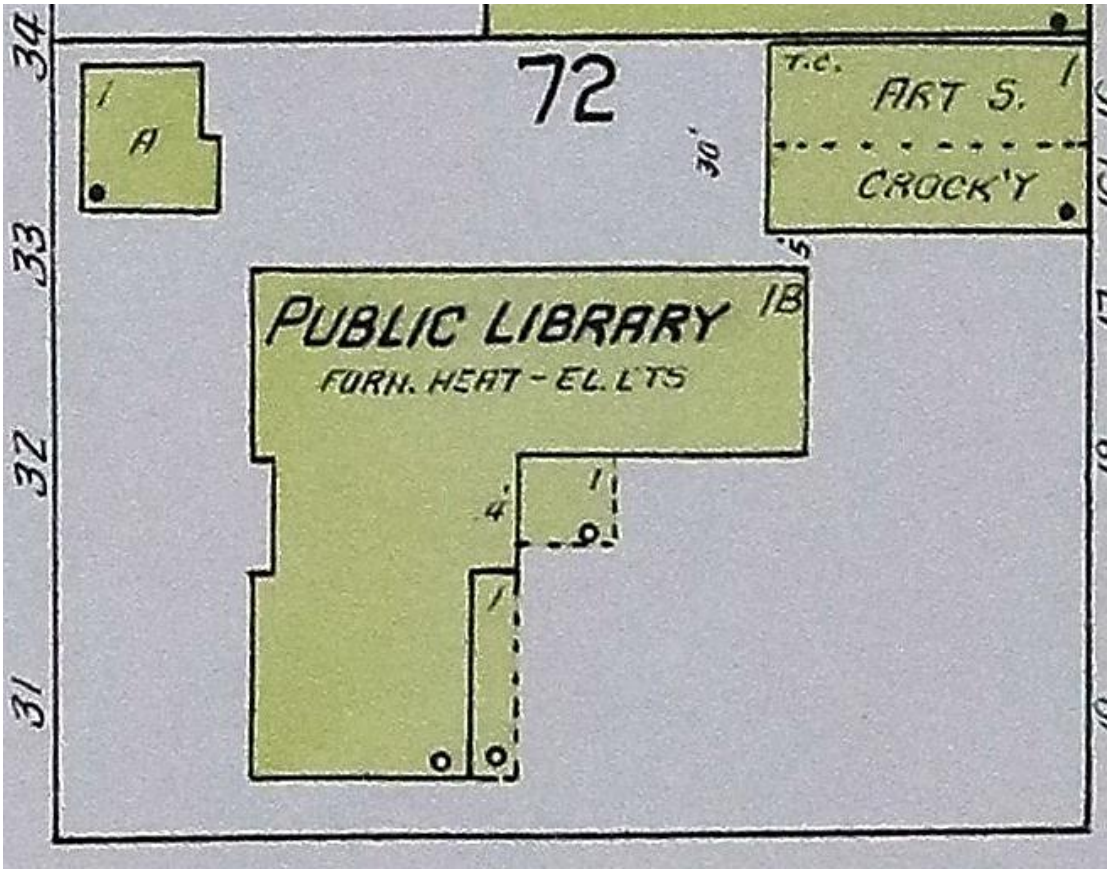


Figure 1: 1930 Sanborn Map.

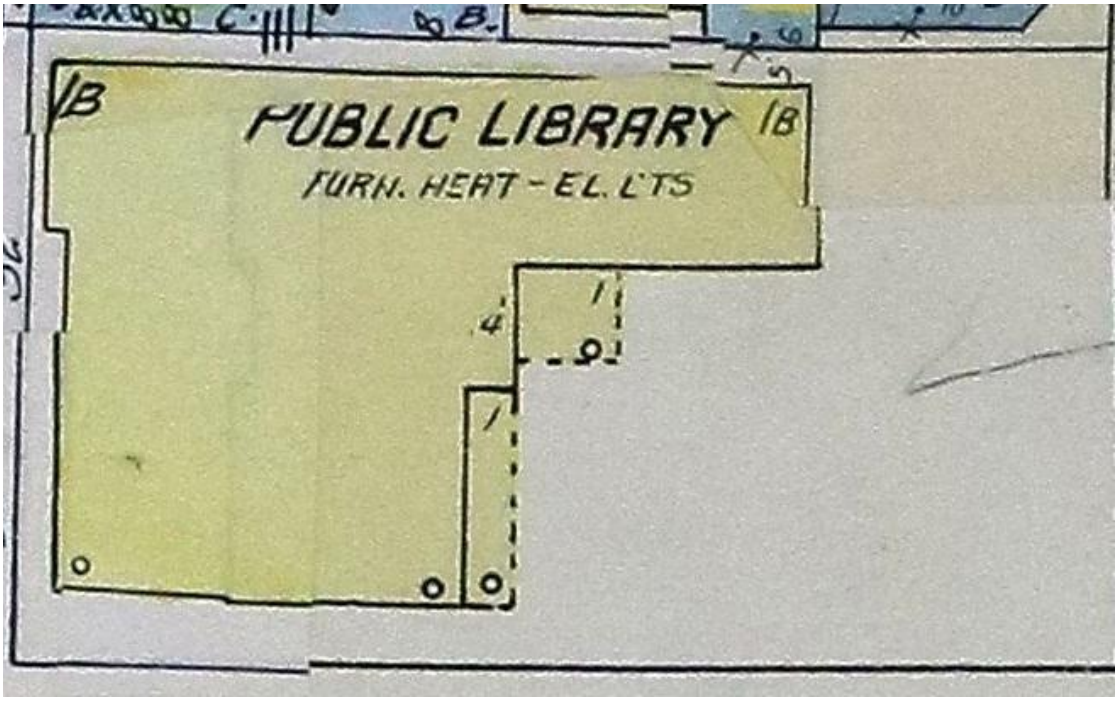


Figure 1: 1962 Sanborn Map showing 1949 addition.


Figure 3: Front elevation showing 2004 walkway surface.



Figure 4: Balcony and historic stone bench.



Figure 5: Window to be replaced in 1949 addition, west elevation.



Figure 6: Band windows to be replaced, 1949 addition, north elevation.


Figure 7: Harrison Memorial Library, 1927. All historic photos courtesy of the HML History Room.



Figure 8: Harrison Memorial Library, c. 1935.



Figure 9: Constructing the 1949 addition. Arrow indicates window that was lost in the remodel.



Figure 10: Constructing the 1949 addition.


Figure 11: View of former brick walkway in entry garden.

**H. The Secretary of the Interior's Standards for Rehabilitation**

**Compliance Evaluation**

As a historical resource, the Harrison Memorial Library is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Harrison Memorial Library is reviewed below with respect to the *Rehabilitation Standards.* The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)). The regulations also state that "one set of standards…will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project." (36 CFR Part 68).

## Standard One

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

The Harrison Memorial Library has been a public library since it was constructed in 1927. The proposed project does not change the historic use of the library. The proposed work is consistent with Standard One.

## Standard Two

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

Windows in the north and west elevations of the 1949 addition will be removed and replaced with new windows with burnished brass frames. These windows are outside the period of significance, and their removal will not affect the historic character of the property.

The proposed project is consistent with Standard Two.

## Standard Three

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

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

## Standard Four

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

The Period of Significance of the Harrison Memorial Library is 1927, which does not include the 1949 addition. Although the addition does not fall within the Period of Significance, it will be retained albeit with the installation of a new north entrance and fenestration changes. The proposed project is consistent with Standard Four.

## Standard Five

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

The focus of this project includes seismic upgrades and accessibility improvements. All the library's distinctive materials, features, finishes, construction techniques and craftsmanship will be preserved and protected during construction. Protection plans for different features are described below (see Plan Sheets AH2.10, A2.20, and AH2.30).

- Balcony Guardrail: Plans indicate that the balcony guardrail will be protected with a wood enclosure. There will be separate protection from all building surfaces with ¼" neoprene.
- Windows: All historic windows will be protected with a pressure-fit wood framed infill at the interior face. There will be separate protection from all building surfaces with ¼" neoprene.
- Stone Bench: The bench will be protected by a wood framed enclosure. There will be separate protection from all building surfaces with ¼" neoprene.
- Main Entrance: The main entrance will be protected by a pressure-fit wood framed infill at the interior face of the arched door to protect the door panel. There will be separate protection from all building surfaces with ¼" neoprene.

All protection plans meet the Secretary of the Interior's Standards as described in *Preservation Tech Note #3: Temporary Protection*.[4]

The project is consistent with Standard Five.

## Standard Six

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

The protective capacity of the clay tile roof will be improved by adding new waterproofing, roof sheathing, and insulation. In addition, the roof framing will be modified to accommodate the elevator override. To accomplish this, all the historic tiles will be removed and safely stored during construction. They will then be reinstalled to match their current pattern. The proposed work follows recommendations in *Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs*.[5]

The proposed project includes both the replacement of the current copper gutters as well as the installation of gutters where no gutters currently exist. The addition of gutters will help preserve the building from moisture intrusion and protect it from deterioration. *Preservation Brief 30* addresses the replacement of gutters, as follows:

"Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs because of their durability and long-lasting qualities. However, copper staining from downspouts can sometimes be a problem on light colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems."

At the time of this writing, the gutter material has not been selected, but the recommendations in *Preservation Brief 30* should be taken into consideration when selecting the gutter material.

The proposed work is consistent with Standard Six.

## Standard Seven

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

[4] USDI. National Park Service. *Preservation Tech Note #3: Temporary Protection*. July 2001.
[5] USDI. National Park Service. *The Preservation & Repair of Historic Clay Tile Roofs*. Spring 1993.

The project plans did not indicate that surface cleaning is proposed for this project. However, if the building exterior is cleaned after construction is completed, the Secretary of the Interior's Standards recommend using "the gentlest means possible". *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings*[6] defines the gentlest means possible as follows:

"The gentlest means possible" of removing dirt from a building surface can be achieved by using a low-pressure water wash, scrubbing areas of more persistent grime with a natural bristle (never metal) brush. Steam cleaning can also be used effectively to clean some historic building fabric. Low-pressure water or steam will soften the dirt and cause deposits to rise to the surface, where they can be washed away.

## Standard Eight

*Archeological resources will be protected and preserved in place.*

No archeological resources have been located on the site, and the property is located outside of the City's Archeological Significance Overlay Zone. This Standard is not applicable.

## Standard Nine

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

**Elevator**: An interior elevator will be added to the building to increase accessibility. The elevator override will be built on the west slope of the east wing's roof, towards the rear (Sixth Avenue) of the building. The elevator override will be primarily visible from the Lincoln Street and Sixth Avenue elevations (west and north). The elevator override will be less visible from the south elevation which fronts Ocean Avenue (see Figure 10). The Secretary of the Interior's Standards and ITS Bulletin #10[7] recommend that an elevator be installed in a secondary interior space when possible. In this case, it will be installed towards the rear of the building and will disturb very little interior space. Although the elevator override will be visible from the front elevation, it will be principally visible from secondary elevations. Very few historic clay tiles will be removed to accommodate the elevator override, and it is compatible with the massing, scale and architectural features of the historic library. Standard Nine does recommend that additions such as the elevator override be differentiated from historic features, and to that end, the plaster finish should be different than the original plaster finish.

[6] USDI. National Park Service. *Dangers of Abrasive Cleaning to Historic Buildings*. June 1979.
[7] USDI. National Park Service. *ITS Bulletin #10: Exterior Stair/Elevator Tower Additions*. July 1999.

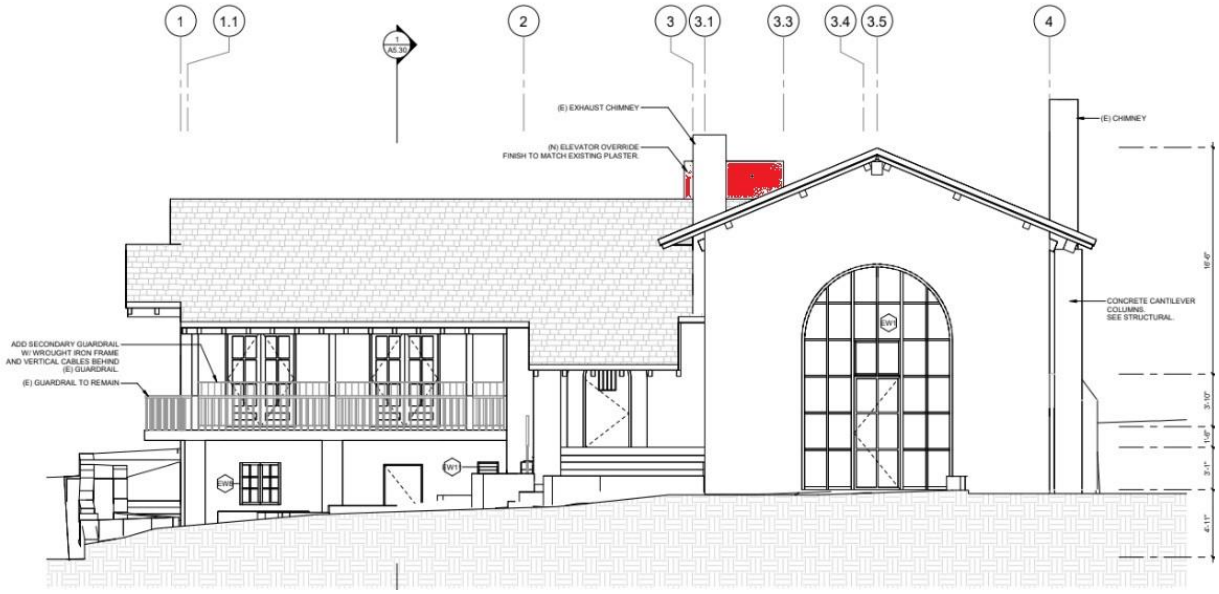


Figure 10: Elevator override shown in red.

**Roof:** The roof structure will be raised 4" by installing 2x4 sleepers. The raised roof will accommodate sprinkler piping, the insulation and electrical routing. *ITS Bulletin #51*[8] and *Preservation Brief 24*[9] acknowledge the difficulty of installing new mechanical systems in a historic building. Generally, the National Park Service does not recommend the lowering of ceilings to accommodate new mechanical systems. They do recommend that any new mechanical systems be minimally visible and result in the least alteration possible to the historic building and its character-defining features. The approach selected will maintain the interior ceiling heights and will be masked by the proposed new gutters. Although raised by a nominal few inches, the roof will maintain its character-defining form and materials.

**Hardscape**: Walkways in the entry garden have been altered at least twice since 1927. A new accessible walkway will be constructed from Ocean Avenue on the southeast side of the property (see Figure 11). The walkway will connect with the existing walkway near the library entrance. A small section of the original border wall will be removed to construct the walkway and will be replaced by a new section of wall. Both the surface of the walkway and border wall will match the existing hardscape. Since both the wall and walkway are new construction, they should be differentiated to indicate what portion of the hardscape is original. The walkway stones are laid in a random pattern (see Figure 12) with a variety of paver sizes. New pavers could be a more consistent size to differentiate the old from the new.

[8] USDI. National Park Service. ITS Bulletin #51. *Installing New Systems in Historic Buildings*, January 2008.
[9] USDI. National Park Service. Preservation Brief 24, *Heating, Ventilating and Cooling Historic Buildings: Problems and Recommended Approaches.* 1991.

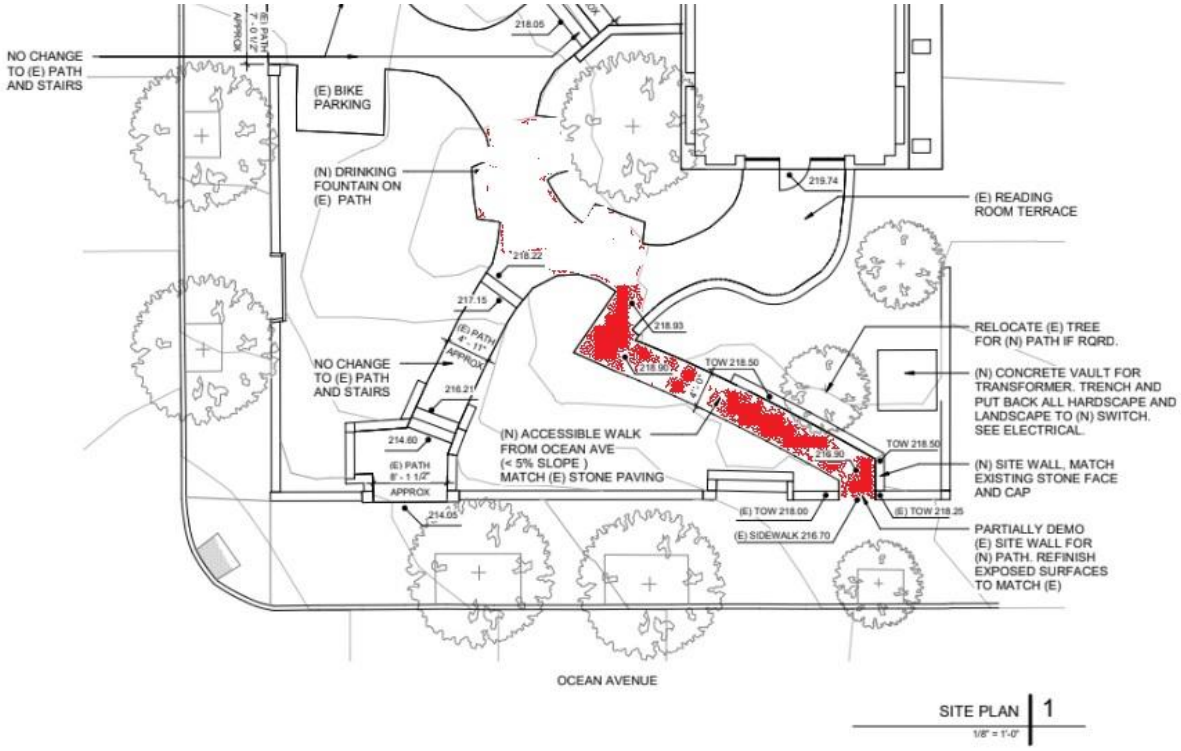



Figure 11: New accessible walkway.



Figure 12: Hardscape along Ocean Avenue.

**Seismic Upgrades:** In 1974, 12”x24” concrete columns were installed along the east elevation to laterally stabilize the building. These columns are not sufficient for current seismic requirements, and they will be replaced with 16”x24” columns (see Plan Sheet S2.41). The new columns are compatible with the historic building in terms of size, scale, proportion and materials. The finish on the concrete columns should be differentiated from the textured cement stucco used on the 1927 section of the library.

**Balcony Railing:** The existing balcony railing does not meet current code requirements for height or spacing between the balusters. To address these deficiencies, the plans propose installing a secondary guardrail with a wrought iron frame and vertical cables behind the historic railing. This approach would retain the original railing while improving code compliance; however, the added guardrail would introduce more visual complexity which does not align with the library’s architectural style. As stated previously, the library design combined Spanish, Mexican, and Monterey Colonial design elements. The library’s balcony is derived from the Monterey Colonial vocabulary and is a defining feature of the type. Virginia McAlester[10] writes that “In Monterey buildings the balcony is generally the primary decorative feature and extends the full-width of the building – or the full width of the wing in a gabled-front-and-wing form.” This balcony type is easily identified in the Larkin House in Monterey, which served as the prototype for later interpretations of the Monterey Colonial style.



Figure 13: The Larkin House, Monterey. Courtesy of the Mayo Hayes O’Donnell Library.

[10] McAlester, Virginia. *A Field Guide to American Houses: the Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York, 2019.




Figure 14: Detail from Plan Sheet A5.02.




Figure 15: Rendition of secondary guardrail submitted by the applicant.

Altering the balcony itself by adding an additional railing to bring the height up to 42" would be a possible code compliance solution however narrowing the spacing between the balusters to 4" is not an option. Adding a rod between the balusters would introduce the same visual complexity as the proposed secondary wrought iron guardrail. More importantly, the balcony itself would be altered to such an extent that its integrity would be compromised, and the work would not be consistent with Standard Ten.

The preferred preservation option would be the closure of the balcony to the public. The balcony on the west elevation is already closed to public access and is thereby preserved in its original form.

Alternative options can be explored and presented to the HRB separately.

**New Window Frames: North & West Elevations:** Burnished brass window frames are proposed for the new windows on the north and west elevations. The original specifications for the building cited redwood frames for all the windows. According to the Secretary of the Interior's Standards for Rehabilitation advises that new windows should be compatible with the overall design of the building but not duplicate the historic fenestration. It is recommended that the applicant supply specifications for the burnished brass material to the Historic Resources Board (HRB) so they may evaluate the compatibility of the proposed material with historic window frames.

**Standard Nine Summary:**
Following is a summary of recommendations to meet Standard Nine. If these recommendations are implemented the proposed project will meet Standard Nine.

**Elevator:** Differentiate the plaster used on the surface of the elevator override from the plaster used on the original building.

**Roof**: Raising the roof to accommodate new mechanical systems is consistent with Standard Nine.

**Hardscape:** Differentiate the new border wall and walkway from the original walkway.

**Seismic Upgrades:** Differentiate the cement stucco used on the new columns from the cement stucco used on the original exterior walls.

**Balcony Railing:** The preferred option which aligns best with the preservation of the building is to close the balcony to the public to preserve the historic railing.

**New Window Frames**: Provide the specifications for the burnished brass frame material to the HRB for their review.

## Standard Ten

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

**Balcony Railing:** The proposed balcony railing will be constructed behind the existing railing and will not be attached to the historic railing. As such, it could be removed in the future without affecting the essential form and integrity of the historic railing (see Standard Nine for further discussion).

**Elevator Override:** The elevator override will be constructed on the roof towards the rear of the building. If removed in the future, the opening could be retiled. The patch would not be visible from the public right of way and the elevator override's removal would not impair the essential form and integrity of the historic library.

**Standard Ten Summary:** If removed in the future, neither the new balcony railing nor the elevator override will harm the essential form and integrity of the historic library building. The proposed work is consistent with Standard Ten.

**Conclusion**

The proposed project meets Standards One, Two, Four, Five, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three and Eight are not applicable. If the recommendations for Standards Six, Seven and Nine are implemented, then the proposed project will meet those Standards.

Respectfully Submitted,



Margaret Clovis

**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES**
**Standards for Rehabilitation**

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

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

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

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

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

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

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

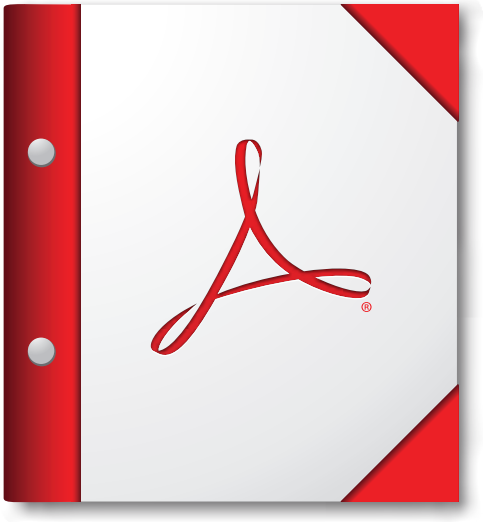
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

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

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*Source: U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017.*



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**PROCEDURES FOR JOINT MEETING OF PLANNING COMMISSION AND HISTORIC RESOURCES BOARD ON SEPTEMBER 9, 2026 AT 4 PM REGARDING HARRISON MEMORIAL LIBRARY PROJECT (MP 26218)**

1. Chair of Planning Commission calls to order the Special Planning Commission (PC) meeting and requests a roll call.

2. Chair of Historic Resources Board (HRB) calls to order the Special HRB meeting and requests a roll call.

3. PC Chair states that this is a Joint Special Meeting of the PC and the HRB regarding the Harrison Memorial Library Project (MP 26218).

4. PC Chair requests the Clerk to read the Public Comment Guidelines for Special Meetings.

5. PC Chair requests City staff to explain what actions are being requested of the PC and the HRB, namely:

    (1) The HRB will first consider whether to issue a Determination of Consistency with the Secretary Standards for Rehabilitation and

    (2) If the HRB makes this Determination of Consistency, then the PC will decide whether to make a CEQA determination and approve the Design Review

6. HRB Chair requests that staff make presentation regarding the subject of whether the HRB should issue a Determination of Consistency with the Secretary Standards for Rehabilitation.

7. Staff makes presentation on the subject of whether the HRB should issue a Determination of Consistency with the Secretary Standards for Rehabilitation.

8. HRB Chair asks HRB Members if they have any questions of Staff.

9. HRB Chair request public comment – starting in person and then remote

10. HRB Chair closes public comment and requests deliberation by the Board members whether to issue a Determination of Consistency with the Secretary Standards for Rehabilitation.

11. HRB Chair ask whether there is a Motion by a Board member of the HRB on whether to adopt a Resolution to issue a Determination of Consistency with the Secretary Standards for Rehabilitation.

12. If there is a Motion by the HRB, then Chair asks for second on the motion and, if a second, then asks for roll call vote on the motion.

13. If the HRB votes approve the Determination of Consistency with the Secretary Standards for Rehabilitation, then the Chair of the PC should request that staff make a presentation on whether the PC should make a CEQA determination and approve the Design Review.

14. PC Chair asks the Commissioners if they have any questions of Staff.

15. PC Chair request public comment – starting in person and then remote

16. PC Chair closes public comment and requests deliberation by the Commission members on whether the PC should adopt a Resolution to make a CEQA determination and approve the Design Review.

17. PC Chair asks whether there is a Motion by a Commissioner on whether to adopt a Resolution to make a CEQA determination and approve the Design Review.

18. If there is a Motion by the Commission, then Chair asks for second on the motion and, if a second, then asks for roll call vote on the motion.

19. PC Chair announces that the special meeting of the PC is adjourned.

20. HRB Chair announces that the special meeting of the HRB is adjourned.

21. HRB is excused from the meeting and Planning Commission Chair calls to order the Regular Meeting of the Planning Commission